

City of Kelowna
Regular Council Meeting
AGENDA



Monday, March 15, 2021
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.

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend Council meetings in-person. As an open meeting, a live audio-video feed is being broadcast and recorded on kelowna.ca.

2. Confirmation of Minutes

5 - 10

PM Meeting - March 8, 2021

3. Development Application Reports & Related Bylaws

3.1. Chute Lake Rd 4870 - A20-0003 - Stephen Cipes

11 - 64

To support an application to the Agricultural Land Commission for a "Non-Farm Use" under Section 20(2) of the Agricultural Land Commission Act.

3.2. June Springs Rd 4350 - Z20-0032 - Frank Robert Vezer

65 - 92

The Mayor to invite the Applicant, or Applicant's Representative, to come forward.

To consider a Staff recommendation to NOT rezone the subject property that would bring the existing carriage house into conformance.

3.3. Longhill Rd 2825 - A19-0014 - Carol Grassmick

93 - 122

The Mayor to invite the Applicant, or Applicant's Representative, to come forward.

To consider a Staff recommendation to NOT support an application to the ALC for a Non-Farm Use Permit to allow a soil storage and fabrication business to operate on the subject property.

- 3.4. Glenmore Dr 888 and 892 - Z20-0071 (BL12184) - A and S Infinity Homes Ltd., Inc. No. BC1159817** 123 - 144
- To rezone the subject properties from the RU₁ – Large Lot Housing zone to the RM₃ – Low Density Multiple Housing zone to facilitate a multiple dwelling housing development.
- 3.5. Glenmore Dr 888 and 892 - BL12184 (Z20-0071) - A and S Infinity Homes Ltd., Inc.No. BC1159817** 145 - 145
- To give Bylaw No. 12184 first reading in order to rezone the subject properties from the RU₁ – Large Lot Housing zone to the RM₃ – Low Density Multiple Housing zone.
- 3.6. Supplemental Report - Cadder Ave 377 - Z20-0105 (BL12169) - Kevin O'Brien and Wendy Holt-O'Brien** 146 - 147
- To receive a summary of correspondence for Rezoning Bylaw No. 12169 and to give the bylaw further reading consideration.
- 3.7. Cadder Ave 377 - BL12169 (Z20-0105) - Kevin O'Brien and Wendy Holt-O'Brien** 148 - 148
- To give Bylaw No. 12169 second and third reading in order to rezone the subject property from the RU₁ – Large Lot Housing zone to the RU_{1c} – Large Lot Housing zone with Carriage House zone.
- 3.8. Supplemental Report - Yates Rd 350 - Z21-0001 (BL12170) - Loyal William Wooldridge and Ian Alexander Roth** 149 - 150
- To receive a summary of correspondence for Rezoning Bylaw No. 12170 and to give the bylaw further reading consideration.
- 3.9. Yates Rd 350 - BL12170 (Z21-0001) - Loyal William Wooldridge and Ian Alexander Roth** 151 - 151
- To give Bylaw No. 12170 second and third reading and be adopted in order to rezone the subject property from the RU₁ – Large Lot Housing zone to the RU_{1c} – Large Lot Housing with Carriage House zone.
- 3.10. Coronation Ave 1036 - Z17-0117 (BL11731) - Extension Request** 152 - 153
- To extend the deadline for adoption of Rezoning Bylaw No. 11731 to February 25, 2022.
- 3.11. Findlay Rd 1308 - Z18-0107 (BL11920) - Additional Extension Request** 154 - 155
- To extend the deadline for adoption of Rezoning Bylaw No. 11920 for 6 months to August 27, 2021.

4. Bylaws for Adoption (Development Related)

4.1.	Hwy 97 N 2690 - BL12067 (LUCT20-0002) - Miltco Investments Limited, Inc. No. 0111450	156 - 156
	To adopt Bylaw No. 12067 in order to proceed with early termination of Land Use Contract 75-76.	
4.2.	Hwy 97 N 2690 - BL12068 (Z20-0061) - Miltco Investments Limited, Inc.No. 0111450	157 - 158
	To adopt Bylaw No. 12068 in order to rezone a portion of the subject property from the A1 - Agriculture 1 zone to the C10 - Service Commercial zone.	
4.3.	Fenwick Rd 2821 - BL12158 (LUCT20-0008) McIntosh Properties Ltd., Inc.No. 0846631	159 - 159
	To adopt Bylaw No. 12158 in order to proceed with early termination of Land Use Contract 77-1004.	
4.4.	Fenwick Rd 2821 - BL12159 (Z20-0073) - McIntosh Properties Ltd., Inc.No. 0846631	160 - 161
	To adopt Bylaw No. 12159 in order to rezone a portion of the subject property from the A1 - Agriculture 1 zone to the I2 - General Industrial zone.	
4.5.	Fleming Rd 395 - BL12155 (Z20-0099) - Terry Orlan and Karen Shalom Peters	162 - 162
	To adopt Bylaw No. 12155 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.	
5.	Non-Development Reports & Related Bylaws	
5.1.	Reporting Progress on Council Priorities 2019 – 2022	163 - 174
	To present the 2020 results of the progress report on Council Priorities 2019-2022.	
5.2.	Urban Infill Updates	175 - 181
	To inform Council of upcoming bylaw amendments regarding urban infill development, including changes to the RU7- Infill Housing zone, the deregulation of carriage houses, amendments to the RU6-Two Dwelling Housing zone and a review of the current car share program and to inform Council how the proposed bylaw amendments relate to the City’s Healthy Housing Strategy.	
5.3.	Amendment No. 11 to Development Application Fees Bylaw No 10560 (BL12173)	182 - 194
	To amend the Development Application Fees Bylaw No. 10560 to provide greater clarity on the fees charged to rezone to certain subzones, for subdivisions, RU7 fast-track applications and to update the ALC Applications section to be consistent with the ALC Application Fee Table.	
5.4.	BL12173 Amendment No. 11 to Development Application Fees Bylaw No. 10560	195 - 196
	To give Bylaw No. 12173 first, second and third reading.	

5.5.	Investment of Kelowna Funds 2020	197 - 208
	To provide Council with information summarizing the City of Kelowna's 2020 investment portfolio and an overview of the performance of the portfolio as a whole.	
5.6.	Rental Housing Agreement - Evangel Family Rental Housing Society	209 - 210
	To consider a Housing Agreement for an affordable rental housing project that is pursuing rental housing incentives, in accordance with the Rental Housing Grants Program and the Revitalization Tax Exemption Program Bylaw 9561.	
5.7.	Harvey Ave 969, BL12174 - Housing Agreement Authorization Bylaw - The Evangel Family Rental Housing Society, Inc. No. S16918	211 - 218
	To give Bylaw No. 12174 first, second and third reading.	
5.8.	Annual Housing Report - 2020 Update	219 - 253
	To introduce the Annual Housing Report that provides an update on the 2020 housing market and progress on the Healthy Housing Strategy and Housing Wheelhouse.	
5.9.	2021 Bernard Avenue Program	254 - 281
	To update Council on the activities related to the potential closure of the 400 and 500 blocks of Bernard Avenue and seek endorsement on implementing the 'Meet me on Bernard' program for the summer months on an annual basis.	
6.	Bylaws for Adoption (Non-Development Related)	
6.1.	BL12162 - Amendment No. 9 to the Revitalization Tax Exemption Program Bylaw No. 9561	282 - 282
	To adopt Bylaw No. 12162.	
6.2.	BL12167 Amendment No. 2 to the Municipal Properties Tree Bylaw No. 8042	283 - 285
	To adopt Bylaw No. 12167.	
6.3.	BL12172 - Amendment No. 26 to Bylaw Notice Enforcement Bylaw No. 10475	286 - 287
	To adopt Bylaw No. 12172.	
6.4.	BL12181 - Amendment No. 9 to the Development Applications Procedures Bylaw No. 10540	288 - 288
	To adopt Bylaw No. 12181.	
7.	Mayor and Councillor Items	
8.	Termination	



City of Kelowna Regular Council Meeting Minutes

Date:	Monday, March 8, 2021
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben, Mohini Singh and Loyal Wooldridge
Members participating remotely	Councillors Charlie Hodge and Luke Stack*
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith*, Community Planning & Development Manager, Dean Strachan*, Planner, Tyler Caswell*; Planning Technician, Jason Issler*; Policy & Planning Department Manager, Danielle Noble-Brandt*; Development Engineering Manager, James Kay*; Revenue Supervisor, Angie Schumacher*; Community Safety Director, Darren Caul*; Crime Prevention Supervisor Colleen Cornock*; Infrastructure Operations Department Manager, Ian Wilson*; Urban Forestry Technician, Tara Bergeson*; Planner Specialist, Ross Soward*; Divisional Director, Partnership & Investments, Derek Edstrom*, Real Estate Department Manager, Johannes Saufferer*, Property Management Manager, JoAnne Adamson*; Utility Planning Manager, Rod MacLean*, Divisional Director, Infrastructure, Alan Newcombe*
Staff participating remotely	Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

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

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

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend Council meetings in-person. As an open meeting, a live audio-video feed is being broadcast and recorded on kelowna.ca.

Mayor Basran acknowledged the recent passing of School Board Trustee Rolli Cacchioni and provided heartfelt condolences to the family on behalf of Council.

Mayor Basran acknowledged that today is International Women's Day.

2. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

R0267/21/03/08 THAT the Minutes of the Regular Meetings of March 1, 2021 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Benvoulin Rd 2870 - A20-0005 - Kelowna Christian School, Inc. No. S14368

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Singh/Seconded By Councillor Sieben

R0268/21/03/08 THAT Agricultural Land Reserve Appeal No. A20-0005 for Lot 1 District Lot 130 ODYD Plan KAP59724 located at 2870 Benvoulin Road, Kelowna, BC for a Non-Farm Use in the Agricultural Land Reserve pursuant to Section 20(3) of the Agricultural Land Commission Act, be supported by Council;

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

Carried

3.2 Multiple Addresses - Z21-0006 (BL12180) - Multiple Owners

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Given/Seconded By Councillor Stack

R0269/21/03/08 THAT Rezoning Application No. Z21-0006 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of multiple properties, as indicated on Schedule 'A' and shown on Maps "A" to "J" attached to the Report from the Development Planning Department dated March 8, 2021, be considered by Council;

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

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

Carried

3.3 Multiple Addresses - BL12180 (Z21-0006) - Multiple Owners

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0270/21/03/08 THAT Bylaw No. 12180 be read a first time.

Carried

3.4 Temporary Patio Program 2021

Staff:

- Displayed a PowerPoint Presentation outlining the Temporary 2021 Outdoor Patio Program on private property.

Moved By Councillor DeHart/Seconded By Councillor Donn

R0271/21/03/08 THAT Council authorize the temporary delegation of authority to the Divisional Director of Planning and Development Services to review and approve expanded patio areas on private property as it relates to the City of Kelowna Temporary Outdoor Patio Program until October 31, 2021;

AND THAT Bylaw No. 12181, being Amendment No. 9 to the Development Applications Procedure Bylaw No. 10540, be forwarded for reading consideration.

Carried

3.5 BL12181 - Amendment No. 9 to the Development Applications Procedures Bylaw No. 10540

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0272/21/03/08 THAT Bylaw No. 12181 be read a first, second and third time.

Carried

4. Bylaws for Adoption (Development Related)

4.1 Rodondo Pl 1295 - BL12120 (Z20-0028) - Janis Wiens

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0273/21/03/08 THAT Bylaw No. 12120 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Green Infrastructure Options

Staff:

- Displayed a PowerPoint Presentation summarizing the current and proposed Green Infrastructure options and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R0274/21/03/08 THAT Council, receives, for information, the report from the Policy and Planning department, dated March 1, 2021, outlining opportunities for green infrastructure in Kelowna;

AND THAT Council directs staff to pursue the recommended approach outlined in this report to implement green infrastructure in the City's right of way.

Carried

5.2 Uptown Rutland Business Association - BIA - 2021 Budget

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed Levy for the Uptown Business Association.

Moved By Councillor Sieben/Seconded By Councillor DeHart

R0275/21/03/08 THAT Council approve the Uptown Rutland Business Association 2021 Budget as attached to the report of the Revenue Supervisor dated March 8, 2021;

AND THAT Council approve the 2021 levy of \$194,449 on the Class 5 and Class 6 properties located within the boundaries of the Uptown Rutland Business Improvement Area.

Carried

5.3 Downtown Kelowna Association - BIA - 2021 Budget

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed Levy for the Downtown Business Association.

Moved By Councillor Hodge/Seconded By Councillor Singh

R0276/21/03/08 THAT Council approves the Downtown Kelowna Association 2021 Budget as attached to the report of the Revenue Supervisor dated March 8, 2021;

AND THAT Council approves the 2021 levy of \$1,126,084 on Class 5 and Class 6 properties located within the boundaries of the Kelowna Downtown Business Improvement Area.

Carried

5.4 RCMP Community Policing Offices

Staff:

- Displayed a PowerPoint Presentation summarizing the reasons for closing the KLO Road Community Policing Office and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor DeHart

R0277/21/03/08 THAT Council receives, for information, the report from the Community Safety Department, dated March 8, 2021.

AND THAT the 2021 Financial Plan be amended to remove the KLO CPO Lease Expense budget upon the cancellation of the lease.

Carried

5.5 Municipal Properties Tree Bylaw No. 8042

Staff:

- Provided an overview of the proposed amendments to the Municipal Properties Tree Bylaw and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Wooldridge

R0278/21/03/08 THAT Council receives, for information, the March 8, 2021 report from the Urban Forestry Technician with respect to the Municipal Properties Tree Bylaw No. 8042;

AND THAT Bylaw No. 8042 being the Municipal Properties Tree Bylaw Amendment No. 2 be forwarded for reading consideration;

AND FURTHER THAT Bylaw No. 12172 being Amendment No. 26 to the Bylaw Notice Enforcement Bylaw No. 10475 be forwarded for reading consideration.

Carried

5.6 BL12167 Amendment No. 2 to the Municipal Properties Tree Bylaw No. 8042

Moved By Councillor Dehart/Seconded By Councillor Sieben

R0279/21/03/08 THAT Bylaw No. 12167 be read a first, second and third time.

Carried

5.7 BL12172 - Amendment No. 26 to Bylaw Notice Enforcement Bylaw No. 10475

Moved By Councillor Sieben/Seconded By Councillor DeHart

R0280/21/03/08 THAT Bylaw No. 12172 be read a first, second and third time.

Carried

5.8 Revitalization Tax Exemption Bylaw - Minor Amendment

Councillor Stack declared a perceived conflict of interest for items 5.8 and 5.9 as the organization he work for applies for tax exemptions from time to time and disconnected from the meeting at 2:35 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed amendments to the Revitalization Tax Exemption Bylaw.

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0281/21/03/08 THAT Council receives, for information, the report from the Planner Specialist dated March 8, 2021 with respect to the bylaw updates to the Revitalization Tax Exemption Program Bylaw 9561;

AND Bylaw No. 12162, being Amendment No. 9 to the Revitalization Tax Exemption Program Bylaw, be forwarded for reading consideration.

Carried

5.9 BL12162 - Amendment No. 9 to the Revitalization Tax Exemption Program Bylaw No. 9561

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0282/21/03/08 THAT Bylaw No. 12162 be read a first, second and third time.

Carried

Councillor Stack reconnected to the meeting at 2:40 p.m.

5.10 Non-Market Agreement - Bike and Adaptive Rentals

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed bike and adaptive rental services and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Stack

R0283/21/03/08 THAT Council approves the City entering into a five and a half (5.5) month License of Occupation Agreement, with the Elevation Outdoor Experiential Programs Association and Community Recreation Initiatives Society, in the form attached to the Report of the Real Estate department, dated March 8, 2021;

AND THAT the Manager of Property Management be authorized to execute the License of Occupation Agreement, and all documents necessary to complete this transaction.

Carried

5.11 UBCM - CEPF, Flood Risk Assessment, Mapping, and Mitigation Planning. Prediction Analytics to Address Flood Risk in Kelowna

Staff:

- Provided details on the grant application.

Moved By Councillor Sieben/Seconded By Councillor DeHart

R0284/21/03/08 THAT Council receives for information, the report from Infrastructure Engineering dated March 8, 2021, with respect to the UBCM Community Emergency Preparedness Fund (CEPF) - Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning – Prediction Analytics to Address Flood Risk in Kelowna;

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

AND THAT Council authorizes staff to execute the UBCM CEPF Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning grant, if the application is successful;

AND FURTHER THAT the 2021 Financial Plan be amended to include the grant funding for the Prediction Analytics to Address Flood Risk in Kelowna Project if the application is successful.

Carried

6. Mayor and Councillor Items

Councillor Wooldridge:

- Wished colleagues and staff a happy International Women's Day.

7. Termination

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

Mayor Basran

/acm

City Clerk

REPORT TO COUNCIL



Date: March 1, 2021
To: Council
From: City Manager
Department: Development Planning
Application: A20-0003 **Owner:** Stephen Cipes
Address: 4870 Chute Lake Road **Applicant:** CTQ Consultants Ltd., Ed Grifone
Subject: Application to the ALC for "Non-Farm Use"
Existing OCP Designation: REP – Resource Protection
Existing Zone: A₁ – Agriculture

1.0 Recommendation

THAT Agricultural Land Reserve Application No. A20-0003 for Lot 1, Sections 24 and 25, Township 28, Plan KAP78562 located at 4870 Chute Lake Road, Kelowna, BC for a "Non-Farm Use" under Section 20(2) of the Agricultural Land Commission Act, be supported by Council;

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

2.0 Purpose

To consider a staff recommendation to support an application to the Agricultural Land Commission for a "Non-Farm Use" under Section 20(2) of the Agricultural Land Commission Act.

3.0 Development Planning

Development Planning Staff recommend support for the proposed Non-Farm Use application and that it be forwarded onto the Agricultural Land Commission for consideration. The overall proposal, focused on a new educational culinary facility, is unique with few comparables within the province or nationally. Due to its general scope and scale, the proposed facility can generally be considered an urban use which does not meet a number of agricultural objectives outlined in the City's Official Community Plan (OCP) and Agricultural Plan. However, upon a detailed assessment of the proposal, staff surmise that the proposal has potential to generate alternative agricultural value to the City and the region in providing for a rare opportunity for value-added agricultural amenities. The proposal could advance agricultural objectives such as the promotion of local farming through research and education, including local foods and agricultural products. The proposed educational culinary facility has the potential to play an important role in shaping a

community's identity and pride making agriculture more accessible and ultimately highly valued by the public. The facility can add to the 'sense of place' of the region and the community's feelings of what makes the area attractive to visit and live in.

Should this application be supported by the City and approved by the ALC, a text amendment application would be required to come forth to Council for consideration of the specific uses and details of the proposal.

3.1 Background

The subject property has been owned and operated as Summerhill Pyramid Winery since 1995 when the original winery building was constructed. The site currently has the main building, tasting room, offices, restaurant, outdoor events area and the pyramid wine cellar. It is accessed from Chute Lake Road and has a variety of surface parking to service the winery and agricultural operation. The current owner also owns a number of directly adjacent parcels which make up the farm unit and have a mix of agricultural and residential uses. Approximately 48.6 acres are utilized for active vineyard production.

3.2 Site Context

The subject property is located in the City's South Okanagan Mission Sector. The Future Land Use is REP – Resource Protection is zoned A1 – Agriculture and it is within the Agricultural Land Reserve. It is located outside of the Permanent Growth Boundary (PGB) however has available City services (sanitary and water) and is a small agricultural block surrounded by the PGB. The property is approximately 62.3 acres in size with its primary access being Chute Lake Road. It has a variety of agricultural and agri-tourism uses including a winery, restaurant & ballroom, agricultural storage and existing parking.

3.3 Project Description

The proposed development is for a culinary education facility at the existing Summerhill Pyramid Winery location. The "Culinary College for Humanity" at Summerhill consists of several stated uses including culinary facility, educational stays, wine tasting, food producing gardens, and parking. These uses would be accommodated in a structure designed specifically for the unique nature of the proposal.

Proposed Structure & Non-Farm Use

The siting of the proposed structure is located in the north west corner of the property next to the Summerhill Pyramid Winery. It would utilize the same access and be primarily within already disturbed land that is not currently being used for crop production.

The proposed structure is to be constructed on top of the existing wine production and warehousing building. The existing buildings footprint is approximately 20,000 ft² with a proposed 15,000 ft² addition to support the remaining floors. The at grade and parkade level would consist of wine production and large parkade. The culinary school facilities including large kitchen and classrooms are located on the main floor along with the administrative offices and wine tasting rooms. In addition, a large atrium and First Nations cultural space in the centre of the building would be located on the 4th floor and provide for conference centre seating capacity. A total of 150 rooms ranging from 250-450ft² in size for accommodation of students and faculty are located in various configurations on floors 2, 3, 5 and 6. The rooms would be restricted to registered students and faculty only and used for accommodation based on the program curriculum. In addition, gardens aimed at producing biodiverse food are incorporated to every level of the proposed structure to a total of approximately 37,000 ft² of proposed food producing area.

Soil Capability

The soils on the property are 4A (CLI) as per latest BC Agricultural Capability Map (Updated July 2018). The property is currently being utilized for grape production and would potentially support a number of agricultural crops.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR2 – Rural Residential 2	Residential
East	A1 – Agriculture 1 & RR1 – Rural Residential 1	Agriculture/Residential
South	RR2 – Rural Residential 2	Residential
West	A1 - Agriculture	Agriculture/Residential

3.4 Development Planning

Policy Considerations

The proposed development is reviewed primarily against the OCP's Agricultural Policies and recommendations of the City's Agricultural Plan (2017), and secondly against overall city-wide policies and objectives. The overall scope and scale of the proposal is considered unique with few local comparables in the province or nationally. In analysis of the policy framework the project is not considered to meet a number of objectives in preserving agricultural lands, however, is considered to meet some overall policies and objectives which are considered in more detail later in the report.

The primary use of the property is being retained as agriculture through the 48 acres of vineyard and winery which a permitted farm use or directly associated with agriculture. Vineyards and wineries are a permitted farm uses that can be restricted but not prohibited by local government under the ALC Act and Regulations. The proposed culinary facility is considered an urban scale project and therefore would not meet policy objectives given its scope and scale. Policy aimed at urban scale uses directs this form of development away from agricultural lands to better suited properties within the Permanent Growth Boundary. Even though the existing vineyard and winery would be maintained the proposal could shift the primary use of the property to the facility itself.

In review of all Non-Farm Use applications the most directly applicable OCP policy is 5.33.6 which lists several criteria to help evaluate the proposal. A general analysis using the criteria is listed below:

Is it consistent with the Zoning and OCP? The zoning and land use of the subject property does not currently support the use or type of structure proposed in this application. A rezoning text amendment would be required subsequently to approval of the Non-Farm Use application if Council and the ALC chose to do so.

Does it provide significant benefits to local agriculture? Regarding use of land directly for food production, either through livestock or crops, the proposal is not considered to provide direct benefit to local agriculture or food security. However, it could be considered to help promote local agriculture through research and education purposes including local foods and agricultural products.

Can it be accommodated using existing municipal infrastructure? Connection to City services would be required for a proposal of this scale. Water and Sewer mains are available on Chute Lake Road however further confirmation of capacity and upgrades would be required to be proven out by the applicant's consultants.

Does it minimize impacts on productive agricultural lands? The proposed structure is to be constructed primarily on the footprint of the existing winery storage building and its surrounding area not currently used for agricultural production. Some expansion of the building footprint is proposed however no additional vineyard is to be removed at this time. In this regard the proposal does minimize the impact on productive agricultural lands. Indirect impacts such as increased speculative pressures and interface conflicts could result from development of this type of facility.

Will it preclude future use of the lands for agriculture? Given the nature of the proposal it would likely preclude a number of potential agricultural uses for the property. Traditional types of agriculture would likely not be viable or desirable adjacent to the proposal. Given the sites current use as a vineyard, the proposal would not likely preclude any use of the existing agricultural operation.

Will it harm adjacent farm operations? The proposed building is in the north portion of the subject property. The properties directly adjacent to the north are residential and the east and west sides of the property is buffered by Chute Lake Road and Lakeshore Road. To the east and across Chute Lake Road there is a large apple orchard currently in production. Potential impacts to the adjacent agricultural operation could result from increased traffic and result in further agricultural interface conflicts.

Approval Process

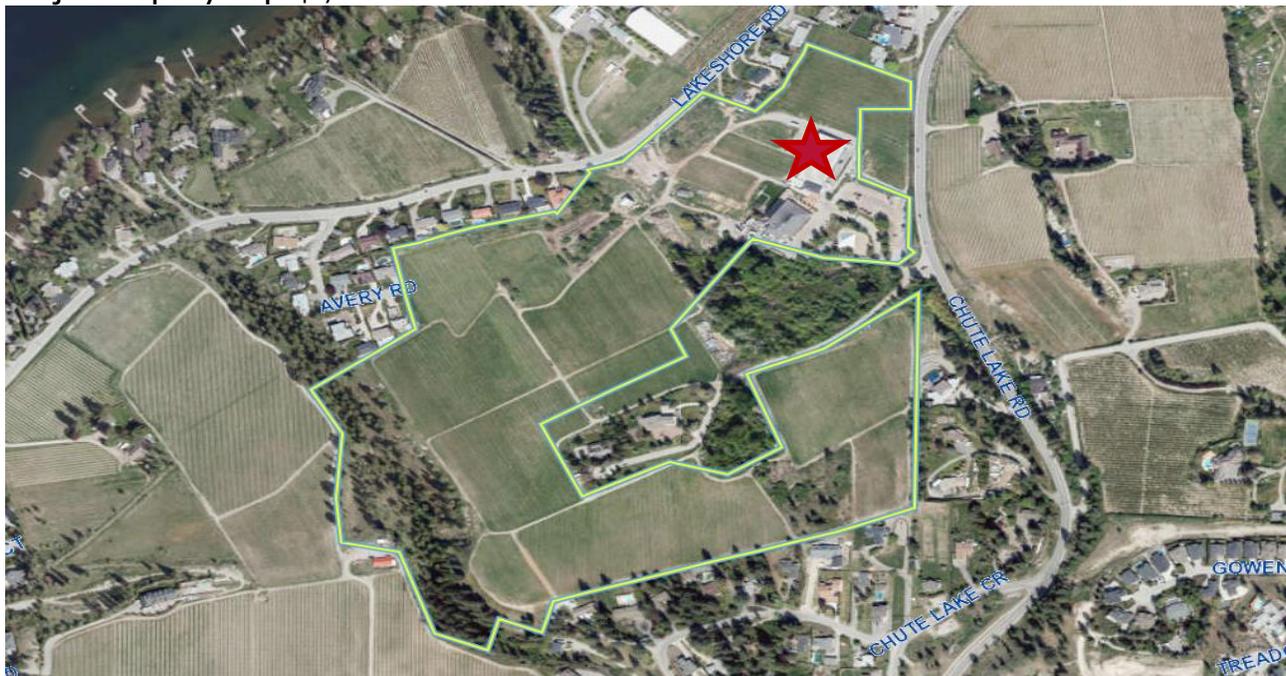
The application being considered at this time is a Non-Farm Use ALC application. The application would be forwarded onto the Agricultural Land Commission for approval if Council chooses to do so. If approved by Council and the ALC the application would be required to apply to the City for a Text Amendment to the A1 Zone (or a Comprehensive Development Zone) to allow for the proposed uses, use restrictions, building height, and any restrictions imposed by the ALC. This application would be reviewed by the Agricultural Advisory Committee, require public consultation and formal public hearings related to the Text Amendment.

Due to the proposals unique nature and scope, consideration of the Non-Farm Use application prior to the Text Amendments provides Council with an opportunity to review the proposal under a broader policy and at a conceptual level. In addition, if the ALC chooses to approve the use, it may impose a range of restrictions which would need to be accommodated within the Text Amendment. Staff and Council would consider those items at the next stage of process while still having an opportunity for further community input.

Development Cost Charges and Taxation

Development cost charges for a structure and use as proposed would be considered Commercial and charged at a square foot rate as per Development Cost Charge Bylaw No.10515. Taxation for similar facilities would be assessed and taxed as commercial use.

Subject Property Map: 4870 Chute Lake Road



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Objective 5.33 Protect and enhance local agriculture.

Objective 5.33 Protect and Enhance Local Agriculture

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

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

Policy .5 Agri-tourism, Wineries, Cideries, Retail Sales. Support agri-tourism uses that can be proven to be in aid of and directly associated with established farm operations. Permit wineries, cideries and farm retail sales (inside and outside the ALR) only where consistent with existing ALC policies and regulations.

Policy .6 Non-Farm Uses. Restrict non-farm uses that do not directly benefit agriculture. Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:

- 1.0 are consistent with the Zoning Bylaw and OCP;
- 2.0 provide significant benefits to local agriculture;
- 3.0 can be accommodate using existing municipal infrastructure;
- 4.0 minimize impacts on productive agricultural lands;

5.0 will not preclude future use of the lands for agriculture;

6.0 will no harm adjacent farm operations.

5.0 Technical Comments

5.1 Development Engineering Department

5.1.1 See attached memorandum dated March 22, 2020.

5.2 Ministry of Agriculture

5.2.1 See attached letter dated March 3, 2020.

5.3 Regional District of Central Okanagan

RDCO has reviewed the referral and provides the following comments on this proposal with a recommendation of non-support for this application:

It is noted that the proposed culinary facility, educational stays, wine tasting, food producing gardens and parking includes space not associated with agriculture (non-farm use) and as such does not achieve the goal or policies of the Regional Growth Strategy Bylaw No. 1336's (e.g. 'Our Food' Issue Area, such as Policy No. 3.2.5.7 "Protect the supply of agricultural land and promote agricultural viability.")

The Central Okanagan has strong agricultural roots and this sector has been important in defining the region and its growth pattern. With changes in population, pressures of development, increased climate impacts, water pressures, and more focus on local food production for sustainability, these changes have raised more awareness on food systems.

RDCO supports the preservation of the agricultural land base and the retention of large continuous blocks of agricultural land and discourages fragmentation.

6.0 Application Chronology

Date of Application Received: February 20, 2020

Date of Amended Application: December 2, 2020

Agricultural Advisory Committee August 13, 2020

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on August 13, 2020 and the following recommendations were passed:

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Application No. A20-0003 for the property located at 4870 Chute Lake Road to allow for a "Non-Farm Use" under Section 20(2) of the Agricultural Land Commission Act.

Anecdotal comments were that the Agricultural Advisory Committee (AAC) have concerns with the size of the facility (consider a smaller size facility), impact to the neighbouring agricultural properties, the accommodations being used for tourism versus teaching, how much primary food production would be emphasized, that wineries were being given more ability to have non-agricultural uses than other and that

this facility would set a precedent. Further, the AAC requested that Council continue to make compliance and enforcement for non-compliance uses a priority.

Report prepared by: Wesley Miles, Planner Specialist
Approved for Inclusion: Dean Strachan, Community Planning and Development Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum
Attachment B: Ministry of Agriculture Letter
Attachment C: Rationale and Concept Designs

CITY OF KELOWNA MEMORANDUM

ATTACHMENT **A**

This forms part of application

A20-0003

Planner
Initials

WN



Date: March 22 2020
File No.: A20-0003
To: Land Use Planning Manager (WM)
From: Development Engineering Manager (JK)
Subject: 4870 Chute Lake Road, Lakeshore Rd Summerhill Winery Lot 1 Plan 78562

Development Engineering has the following comments at this point in time with regard to this application for Non-Farm Use –Culinary facility, educational stays, wine tasting, food producing gardens and parking.

Potential requirements are provided for information only and are subject to the policies in effect at the time when a formal building permit application is made by the owners.

1. General

- a) A development of this magnitude, when developed on agricultural lands, has a major impact on all existing municipal infrastructure as well as the electrical, telecommunication systems and road network

2. Domestic water and fire protection.

- a) The property is located within the City of Kelowna South Mission Water ESA 14 service area.
- b) 129 EDU's are currently available for the Adams Reservoir
- c) At present, servicing is provided from an on-site well.
- d) The water system must be capable of supplying domestic and fire flow demands of the proposed project in accordance with the Subdivision, Development & Servicing Bylaw.
- e) Fire protection requirements of this proposed commercial development, including hydrant and service needs shall be determined by the developer's engineering consulting
- f) Major upgrades to the existing 150mm diameter AC water infrastructure system will likely be required to achieve the required fire flows.

3. Sanitary Sewer.

- a) This subject parcel is within the City sewer connection Area No. 28 (Okaview) .
- b) Sanitary sewage is presently handled with a on-site sewage disposal system.
- c) The developer's consulting engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted.
- d) A flow analysis check is required by the developer's civil engineering consultant to determine if there are any downstream impacts to the sewer system triggered by this development.

James Kay, P.Eng.
Development Engineering Manager
JF



March 3, 2020

File: A20-0003

City of Kelowna
1435 Water Street
Kelowna BC V1Y 1J4
E-mail: planninginfo@kelowna.ca

Re: ALC Non-Farm Use Application A20-0003 4870 Chute Lake Road

To the City of Kelowna,

Thank you for providing the B.C. Ministry of Agriculture the opportunity to comment on the ALC Non-Farm Use application at 4870 Chute Lake Road. I have reviewed the documents you have provided. From an agricultural perspective I can provide the following comments for your consideration:

- Ministry of Agriculture staff have concerns regarding this application. The size and scope of the proposed development and its associated conference centre, sleeping units, atrium/gallery, onsen pond/spas, parking and administrative area appear disproportionate to the primary agricultural activity taking place on this ALR parcel. While Ministry staff recognize the proposal's educational component and appreciation for agriculture, the beneficial improvement for agricultural production, when the proposed non-agricultural uses could be developed outside of the ALR, is uncertain.
- If this development as proposed were to proceed, the potential for conflict between existing agricultural and non-agricultural land uses and users could also increase and become problematic as the existing agricultural practices may not be compatible with the planned commercial accommodation/event enterprise. In particular, the large number of accommodation units could greatly impact the primary activity on the farm and become in itself the parcel's primary activity.
- The experience of Ministry staff is that developing additional infrastructure of this type on wineries could dramatically change the nature of the business away from the intent of any agri-tourism or educational activity as permitted by the *Agricultural Land Commission Act* and its regulations. Ministry staff note there may also be tax differences in locating this type of business on the ALR compared to a similar business in another zone.

If you have any questions, please contact me directly at christina.forbes@gov.bc.ca or 250-861-7201.

Sincerely,

Christina Forbes, P.Ag
Regional Agrologist
B.C. Ministry of Agriculture – Kelowna
Office: (250) 861-7201
E-mail: christina.forbes@gov.bc.ca

Email copy: ALC Planner, ALC.Okanagan@gov.bc.ca

CULINARY COLLEGE for HUMANITY

WHERE GREAT FOOD BEGINS



Kelowna, BC

A Sustainable Model for the Next Dimension of Agriculture

Submission of a Non-Farm Use Application Pursuant to:

Section 20 (2), ALC Act, BC

PROVINCIAL AGRICULTURAL LAND COMMISSION

January, 2020

For: 4870 Chute Lake Road, Kelowna, BC

CTQ Consultants
Agent

Summerhill Pyramid Winery

Stephen Cipes (Proprietor)

1334 St. Paul Street
Kelowna BC, V1Y 2E1

250 - 979 - 1221 20

Executive Summary

“IN MY LIFETIME, THE POPULATION OF THE PLANET HAS GROWN FROM 2.5 BILLION TO 7.7 BILLION. HOW DO WE FEED OURSELVES? OUR FOOD SYSTEM IS ONE OF THE MAIN CAUSES OF CLIMATE CHANGE AND ENVIRONMENTAL DEGRADATION. LET’S STOP TALKING ABOUT IT; LET’S OPEN A WORLD FORUM ON SUSTAINABLE FOOD PRODUCTION IN THIS PRISTINE CULINARY PARADISE!”

-STEPHEN CIPES, APPLICANT

Kelowna is THE ideal location for the Culinary College for Humanity, as it is the breadbasket of BC’s interior, with local produce, meats, fruits, wine, and dairy, and with fresh fish from inland lakes and farms and from the nearby coast. As a model to the world of organic and local, the entire world will be inspired. We envision an international gathering place in this ideal setting, to develop sustainable food culture for the future of humanity. A headquarters for world food production education with a holistic immersive concept to entice food production entrepreneurs, activists, and executives from around the world to enroll.

Change does not start with governments. Change comes from individual leadership. The Culinary College for Humanity is a place for leaders from around the world to gather and to learn the technology of regenerative agriculture which will restore nutrient levels. The setting and concepts are designed for participants to develop and share knowledge, and to network with each other.

The Culinary College for Humanity will be programmed with a series of retreats and workshops focusing on bringing together culinary and agricultural change-makers and learners from around the world. Both professional and consumer designed courses will be offered to support sustainable, localized food systems, including in subjects as varied as nose-to-tail preparation of animals, urban farming, food preservation, vegetable forward meal preparation, eliminating food waste, and regenerative and organic agricultural systems.

At Summerhill Vineyard the farm is the classroom, with Permaculture style, no-till vegetable gardens, diverse perennial food forests, nature-preserves for wild harvesting native edibles, beehives, chickens, insectary gardens, large scale composting, and famous for highest quality Demeter certified biodynamic vineyards.

Designed with the guidance of the Sparking Hill Swarovski Management Team, this beacon of light to the world, the Culinary College for Humanity will not displace a single square foot of arable land and will be built atop Summerhill’s already existing concrete wine cellar and its production area. The new building will feature architecturally integrated food production to increase the arable acreage of Summerhill Vineyard and demonstrate the potential of urban agriculture. A teaching kitchen, four storey mini conference centre, and educational stays are important concept ingredients of the vision.

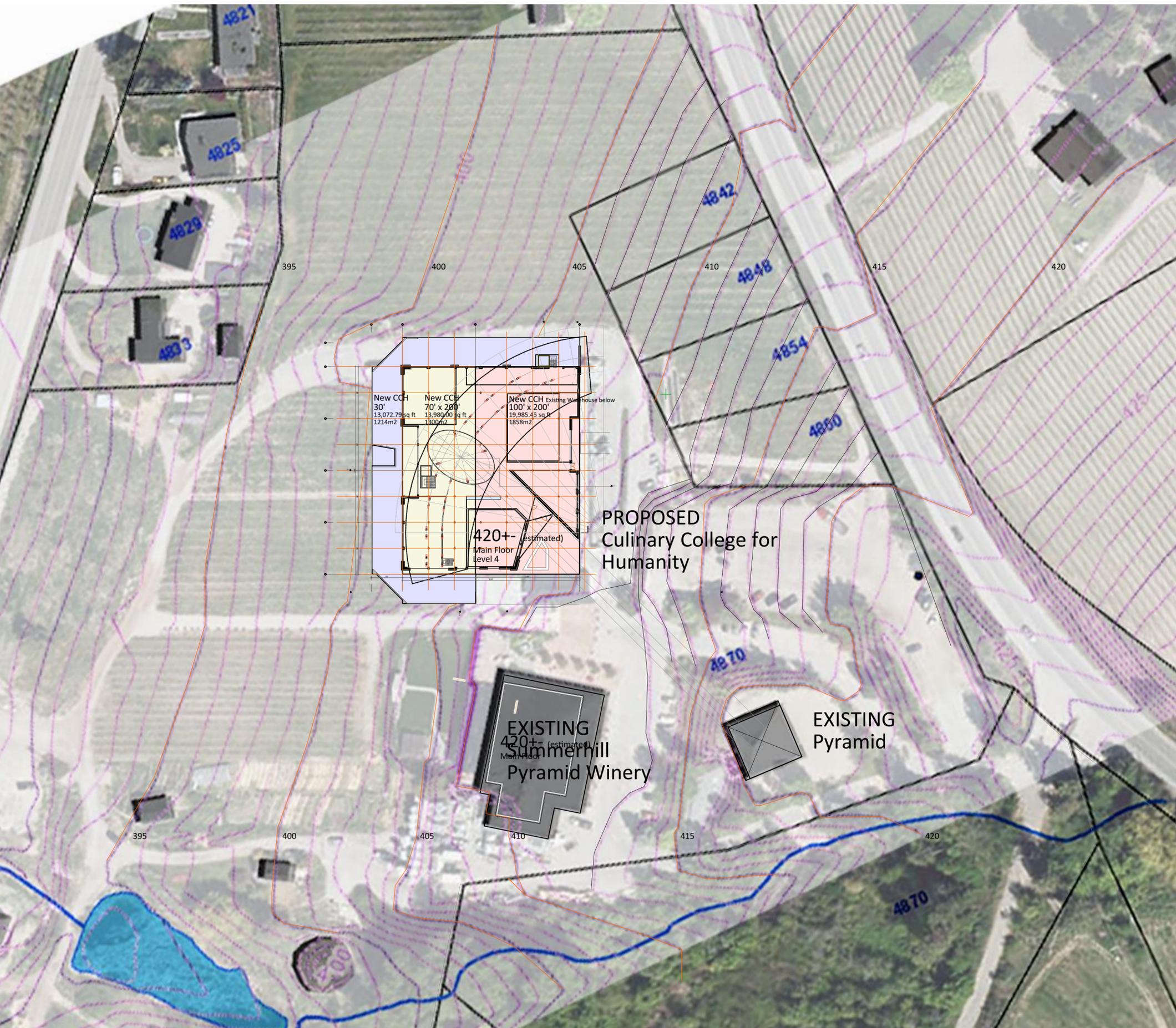
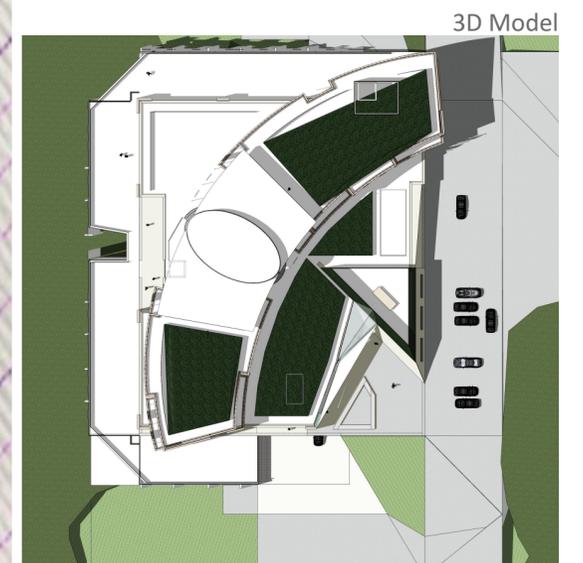
The concept for the Culinary College for Humanity is based on the premise of our Mission Statement: **To impact major change to the planet by building a model of growing and eating organic food and wine with a focus to include all climates, and inviting food production executives and farmers to attend world food production conferences in the four story First Nations lecture theatre.**

We have drawn from other examples of culinary facilities and schools around the world as a foundation for programming, but the Culinary College for Humanity has a specific focus which is to build a program based on a fully regionalized, zero waste, organic food system. This opens the opportunity for this local growing region to flourish, with the utilization of the many unproductive ALR acres, as well as opening a model to inspire 21st century sustainable food systems for all of humanity. We have the ideal pristine model of how food production can be in harmony with nature. This model is vital for the food industry to adopt. Some of, but not all, the highlights follow:

- ❖ Fostering responsible stewardship of our lands and oceans, encouraging ethical animal husbandry, and supporting pollinators (responsible for roughly 88% of flowering plants), the Culinary College for Humanity (CCH) strives for the ultimate health and well-being of our planet and humanity. CCH strives to be a driver for change by providing an education of sustainable agriculture, and organic growing practices.
- ❖ Large scale industrial farming as well as globalized transportation of food commodities is responsible for significant environmental degradation and greenhouse gas emissions. CCH will demonstrate a model of a regionalized food system with regenerative agricultural practices that aid in soil carbon sequestration and fertility and reduce long distance transportation.
- ❖ Offering a curriculum that combines culinary techniques for food preparation relying on 100% regionalized ingredients that are grown in harmony with the environment, CCH is the ultimate culinary school that connects the dots between the field and the plate for a sustainable future. The curriculum includes seasonal menu planning, food preservation, zero waste food preparation, and butchering and using the whole animal, alongside courses around sustainable food production, including in Permaculture design principles and techniques, animal integration and regenerative agriculture, urban agriculture, and encouragement of pollinators.
- ❖ Great food and great taste extend beyond the walls of a classroom. They extend to the sea, farm, market, vineyard, and beyond. The chefs of the 21st Century need to know more than culinary techniques and management. They need to have knowledge of where raw ingredients come from, what it means to be organic and sustainable, and gain an understanding of true farm to table cuisine. The importance of animal husbandry and responsible stewardship of our lands and oceans must be conveyed to the next generation to secure sustainable agriculture practices that will in turn continue to nurture our nation for decades to come.
- ❖ The CCH will be an innovative school and think tank located on an urban mixed use farm featuring a biodynamic vineyard, annual vegetable gardens, perennial food producing “food forest”, large scale biodynamic composting, apiary, pollinator sanctuaries, and small scale animal husbandry, with a four-season architecturally integrated food producing garden.

- ❖ A variety of programs, from short courses to semester long professional courses, will take place on the farm rather than in a traditional college/university setting. Students will learn about the life of a farmer with hands-on participation in harvesting and planting. The extraordinary experience will be a catalyst for humanity to realize the importance of good nutrition and sustainable agriculture on the planet.
- ❖ The dramatic First Nations inspired four story atrium lecture theatre is the ideal setting for presentations of innovative changes in food production technology and food systems. Based in an inspiring comfortable year-round setting where leaders from all over the world come together in Kelowna, the Culinary Capitol of Canada.
- ❖ The programs offer participants a forward-thinking approach to the best practices in agriculture and culinary techniques, providing an opportunity to develop lifelong understanding of food and agriculture. The latest innovations and research from the world's top culinary, sustainability, and agricultural leaders in this spectacular college paves the way to catapult the new trends and new commercial models that are already replacing today's unsustainable systems.

Existing	Area	
Site	0000 m ²	000,000 sf
Level 1 Warehouse	1858 m ²	20,000 sf
Level 3 Parkade (uncovered)	1858 m ²	20,000 sf
Proposed (Includes Existing)	Building Floor Area	
Height	8 Storeys	32 m 105 ft (4 Storeys @ East Elev / 7 Storeys @ West Elev)
Basement	1300 m ²	14,000 sf
Level 1 Warehouse / Stays	4320 m ²	46,500 sf (4,000 sf at grade - 10,000 sf cantilevered)
Level 2 Stays	1161 m ²	12,500 sf
Level 3 Stays / Covered Parkade	4320 m ²	46,500 sf (includes 3159 m ² / 34,000 sf Parkade)
Level 4 CCH / Atrium	2576 m ²	27,732 sf
Level 5 Stays / Learning / Greenhouse	1417 m ²	15,253 sf (includes 130 m ² / 1,400 sf Greenhouse)
Level 6 Stays / Learning	1287 m ²	13,854 sf
Level 7 Private Tasting	424 m ²	4,540 sf
TOTAL Building Floor Area	16805 m²	180,893 sf
Proposed	Program Area	
Stays	150 units	@ 250 sf - 450 sf each
Food Production Greenery Planting	2023 m ²	21,776 sf Rooftop
Food Production Greenery Planting	1411 m ²	15,400 sf Basement and Greenhouse
TOTAL Food Production Area	3454 m²	37,176 sf
NEW Site Coverage / Building Footprint	3530 m²	38,000 sf (includes Existing)
TOTAL Incremental Agricultural Growing Area	1781 m²	19,176 sf (3453 m ² / 37,176 sf - 1672 m ² / 18,000 sf)





Sample Images Rooftop Food Production & Private Tasting



Project Architect

Project

Culinary College for Humanity

Project Address 4870 Chute Lake Road Kelowna BC

Drawing By SNH



Drawing Title North Elevation

Date 2021 01 18

File Name Brut CCH 2021 01 18.pln

Drawing No. A2.1



Sample Images Teaching Kitchens & Private Tasting



Sample Images Food Production



Sample Images Cultural Events Hosting



Sample Images Greenhouse

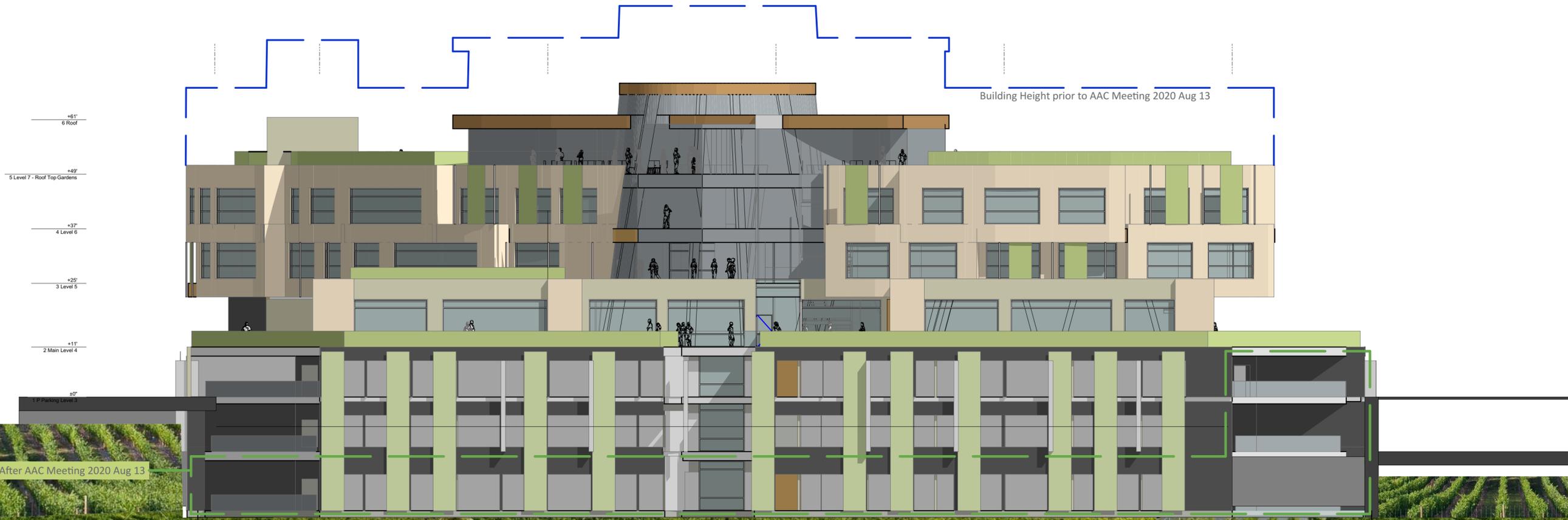


Sample Images CCH Stays





Sample Images CCH Stays



Building Height prior to AAC Meeting 2020 Aug 13

Building Area Added After AAC Meeting 2020 Aug 13



Sample Images Teaching Kitchens & Private Tasting

Rammed Earth Wall Exterior



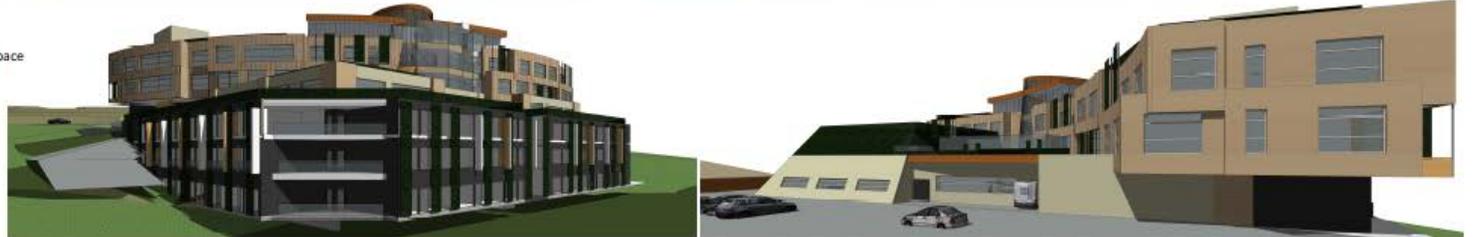
Wood Panel Exterior



SAMPLE PHOTO CLT - Cross Laminated Timber Construction



- A Tasting Room
- B Elliptical Shaped Atrium - First Nations Cultural Space
- C Rammed Earth Concrete Exterior Walls Level 1
- D Food Producing Gardens on Roof Decks
- E CLT Timber Construction
- F Onsen Pond + Spas
- G Tasting & Learning Centre
- H Culinary Kitchens
- I Path to Summerhill Winery and Pyramid
- J Outdoor Decks Seating
- K Existing Storage
- L Existing Equipment Storage
- M New Parkade



Project Architect

Project

Culinary College for Humanity

Project Address 4870 Chute Lake Road Kelowna BC

Drawing By SNH



Drawing Title 3D Model

Date 2021 01 18

File Name Bnt CCH 2021 01 18.pln

Drawing No. A0.1



A20-0003 4870 Chute Lake Road

Application to the ALC for a Non-Farm Use

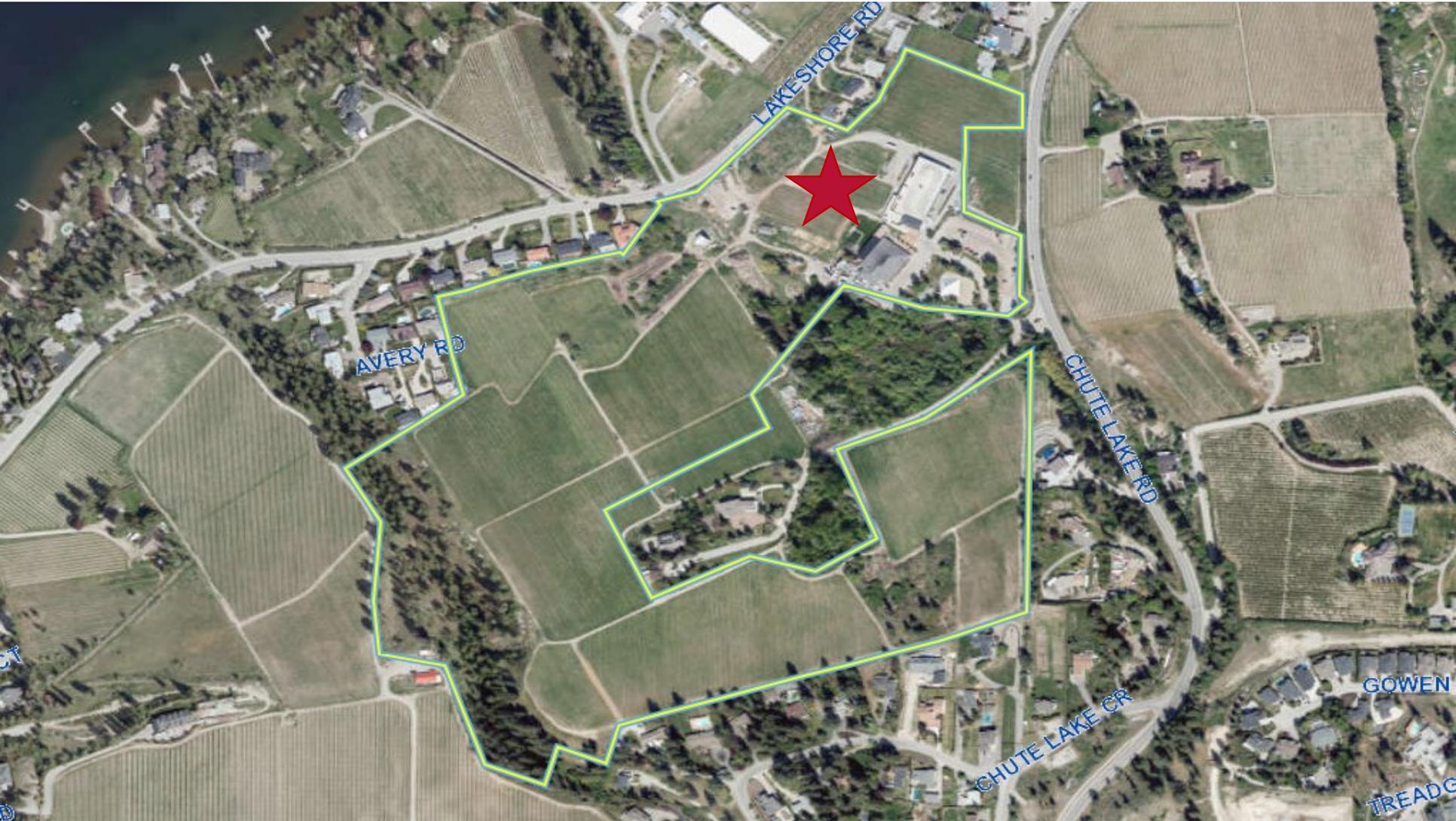
Proposal

- ▶ An application to the ALC for a Non-Farm Use at 4870 Chute Lake Road for a culinary facility, educational stays, wine tasting, food producing gardens, and parking.

Development Process



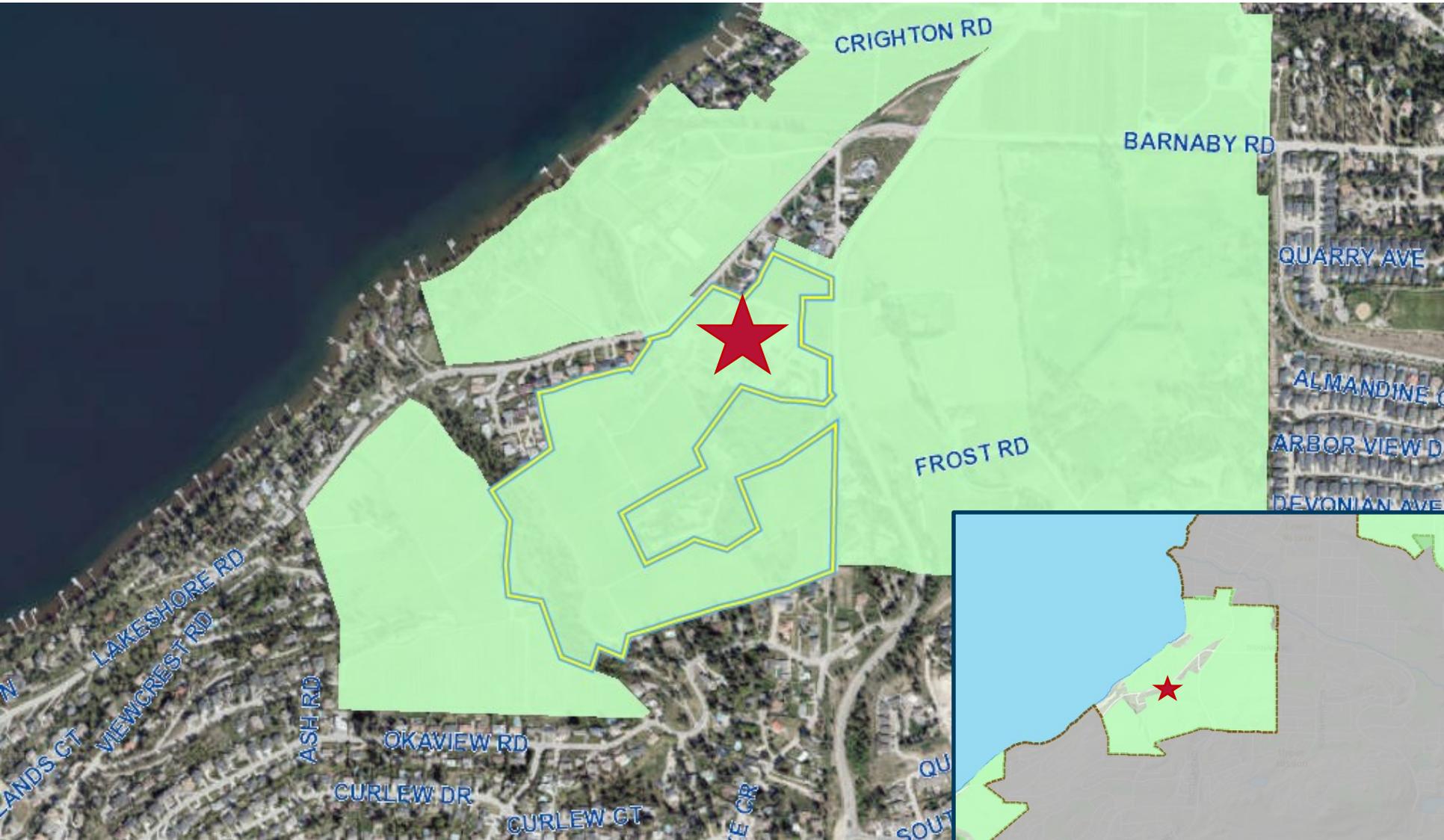
Context Map



OCP Future Land Use / Zoning



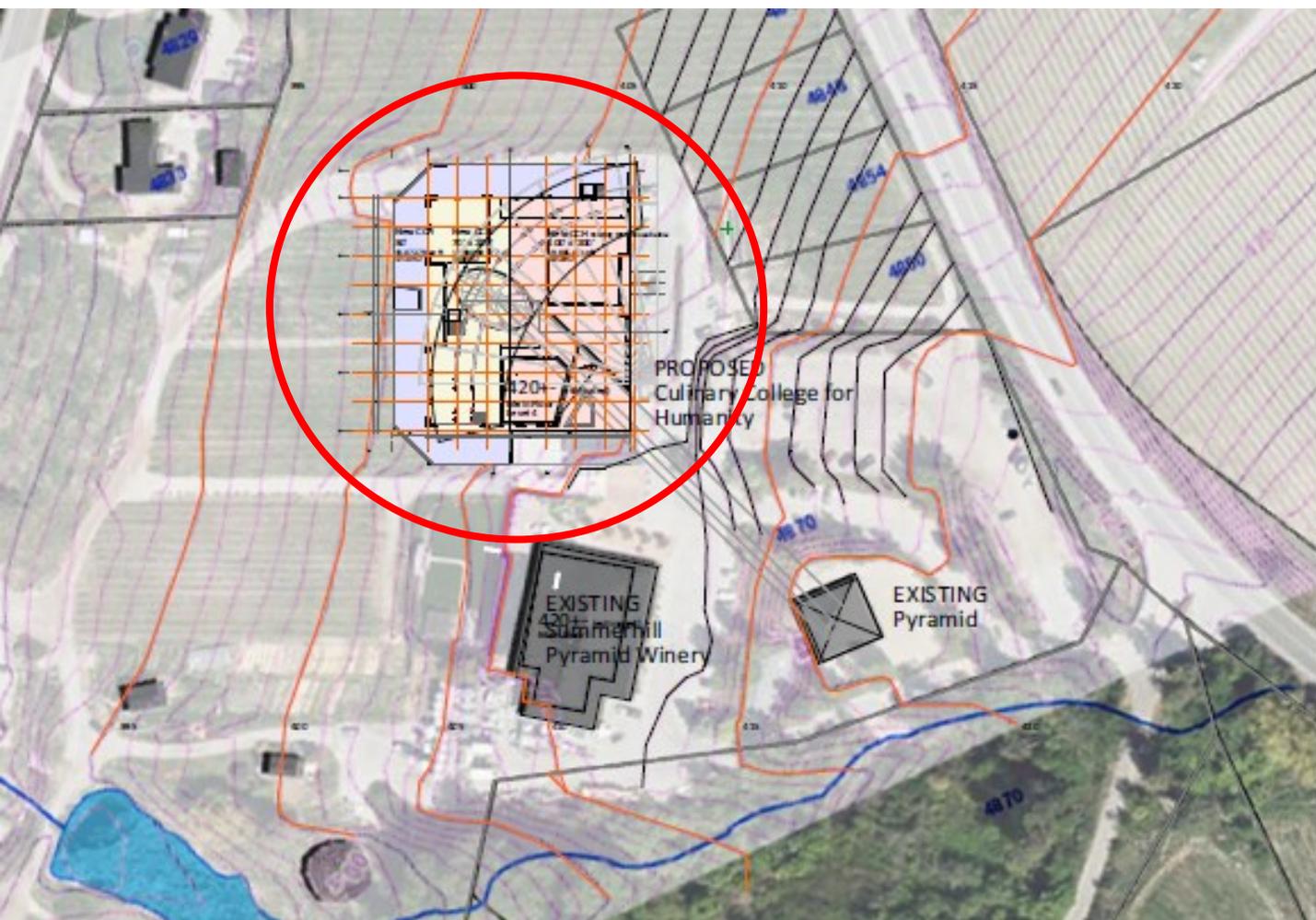
Agricultural Land Reserve



Existing Land Use



Proposed Structure & Non-Farm Use



Item	Value	2014-2015
Development Fee	\$200	\$200
Permit Fee	\$100	\$100
Other Fees	\$50	\$50
Total	\$350	\$350



Key Plan



Proposed Structure & Conceptual Renderings

Rammed Earth Wall Interior



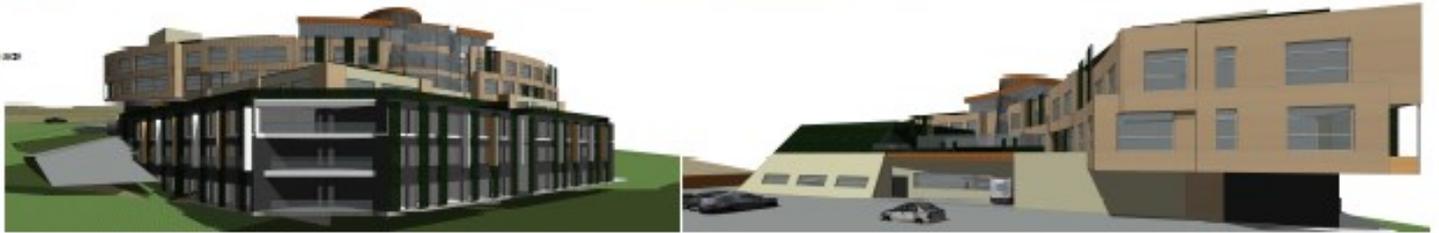
Wood Panel Interior



SAPPHIRE PHOTO CLT - Oak Laminated Timber Construction



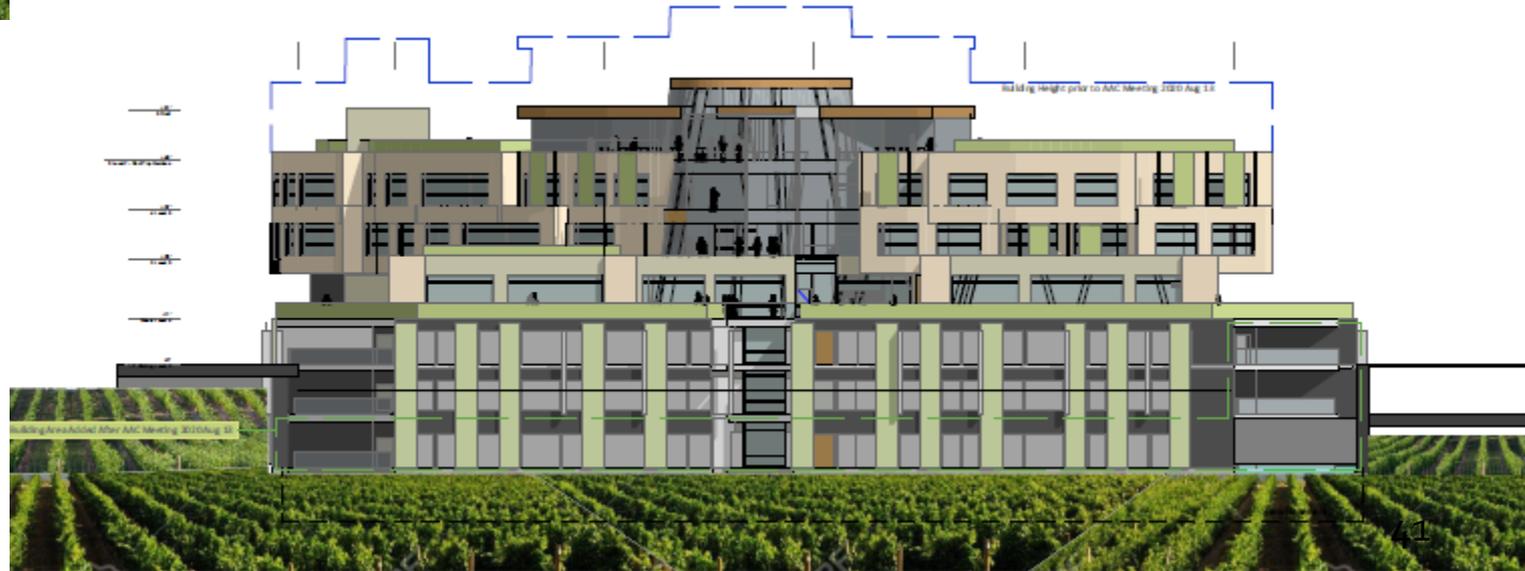
- A Tasting Room
- B Elliptical Shaped Atrium - First Nations Cultural Space
- C Rammed Earth Concrete Exterior Walls Level 1
- D Food Producing Garden on Roof Deck
- E CLT Timber Construction
- F Open Pond + Spas
- G Tasting & Learning Centre
- H Culinary Kitchens
- I Path to Summerhill Winery and Pyramid
- J Outdoor Decks Seating
- K Existing Storage
- L Existing Equipment Storage
- M New Parkade



Proposed Structure & Non-Farm Use Conceptual Elevations:



Proposed Structure & Non-Farm Use Conceptual Elevations:



Project Detail Summary

- ▶ Property is approx. 62 ha in size with approx. 48 acres of active vineyard production
- ▶ Proposed 35,000 ft² (footprint) structure on top of the existing 20,000 ft² wine production and warehouse building
- ▶ 6 stories on top of existing warehouse building with a total of 8 stories from the west elevation.
- ▶ Large kitchen, classroom facilities and administrative offices focused on education
- ▶ Large atrium and First Nations cultural space
- ▶ 150 educational stay rooms and parkade

Policy

- ▶ **OCP Objective/Policies 5.33.1,.3,.5**
- ▶ **OCP Policy 5.33.6 Non-Farm Uses.** Restrict non-farm uses that do not directly benefit agriculture. Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:
 - ▶ are consistent with the Zoning Bylaw and OCP;
 - ▶ provide significant benefits to local agriculture;
 - ▶ can be accommodate using existing municipal infrastructure;
 - ▶ minimize impacts on productive agricultural lands;
 - ▶ will not preclude future use of the lands for agriculture;
 - ▶ will no harm adjacent farm operations.

AAC Recommendation

- ▶ The AAC (Aug 13, 2020) Meeting recommended to Council that it support the proposed Non-Farm Use.
- ▶ Discussion:
 - ▶ size of the facility;
 - ▶ impact to the neighbouring agricultural properties;
 - ▶ accommodations being used for tourism versus teaching;
 - ▶ how much primary food production would be emphasized;
 - ▶ wineries were being given favour and setting precedent; and
 - ▶ compliance and enforcement. |

Other Considerations

- ▶ Development Cost Charges for the structure would be applied at a Commercial Rate by square footage as per DCC Bylaw
- ▶ Taxation would be applied to the building as Commercial.

Process Review

- ▶ Application will be forwarded to ALC should Council support it;
- ▶ Text Amendment to the A₁ zone (or CD Zone) for Council consideration if ALC supports the application.
 - ▶ Including proposed uses, use restrictions building height, any restrictions imposed by the ALC; and
 - ▶ AAC review and recommendation.

Staff Recommendation

- ▶ Staff are recommending support for the proposed Non-Farm Use:
 - ▶ The overall proposal is focused on a new educational culinary facility;
 - ▶ The proposal has potential to generate alternative agricultural value to the City and the region in providing for a rare opportunity for value-added agricultural amenities;
 - ▶ Aims advance agricultural objectives such as the promotion of local farming through research and education, including local foods and agricultural products;
 - ▶ Integrate well into the existing vineyard and winery operation and create a 'sense of place' within the region and add value to the agricultural community.



Conclusion of Staff Remarks

Culinary College for Humanity

The Centre for Sustainable Global Food Systems



Culinary College for Humanity
@Summerhill Pyramid Winery
4870 Chute Lake Road
Kelowna, British Columbia
Canada

Contents

WELCOME TO THE KELOWNA CULINARY COLLEGE FOR HUMANITY	3
The Ultimate Farm to Table Course: Professional Chefs Culinary Arts Program	4
Introduction to Permaculture Design (two week course).....	7
 Three Day Courses	
HOLISTIC FARMING THINK TANK	8
INTRODUCTION TO URBAN FARMING	8
SOLID FOUNDATIONS: ZERO WASTE CULINARY TECHNIQUES	9
ARTISANAL BREAD BAKING	10
BIODYNAMIC GRAIN & LEGUME GROWING	10
BIODYNAMIC ANIMAL HUSBANDRY & HOLISTIC FARM INTEGRATION	10
INTEGRATING INDIGENOUS KNOWLEDGE: TRADITIONAL FOOD HARVESTING & PREPARATION	11
FUNDAMENTALS OF WINE	11
USING THE WHOLE ANIMAL: CHARCUTERIE & PATES	11
 A la Carte Day Classes	
ORGANIC WINE UNCORKED	12
LOCAL & ORGANIC YEAR ROUND: FRUIT AND VEGETABLE PRESERVES	12
VEGETABLE FORWARD DINING: SECRETS OF SPICES	12
ZERO WASTE MEXICAN CUISINE	12
ZERO WASTE RAMEN AND GYOZA	13
HANDMADE PASTA	13
COOKING IN THE LOCAL SEASON	14
KNIFE SKILLS	14
URBAN FOOD FORESTRY	8
ALL ABOUT POLLINATORS!	15
ALL ABOUT BUTTERFLIES!	16

WELCOME TO THE CULINARY COLLEGE FOR HUMANITY

The Centre for Sustainable Global Food Systems

From fostering the health of our communities to responsible stewardship of our lands and oceans, ethical animal husbandry and butchery, and supporting pollinators, the Culinary College for Humanity (CCH) is the centre for the ultimate health and well-being of our planet and humanity.

For the future of humanity, we must shift from a globalized, industrialized, commodity-based food system, to a regionalized, organic, human based food system. Each course in CCH's curriculum demonstrates how to achieve this transformation.

The world's lands and oceans are severely affected by industrialized agriculture with synthetic fertilizers and pesticides, contributing to the loss of ecosystems and biodiversity and having long-term devastating effects on both our planet and human health¹. Food production and transport as it exists on the planet today has the biggest impact on planetary warming. CCH is a driver for change by providing an education and laboratory for sustainable regionalized agriculture, organic growing practices, and connecting the raw ingredients we cook to their origins.

CCH addresses the present epidemics related to food production. CCH will provide knowledge and a forum of engagement for chefs, industry leaders, and individuals to transform our food systems to be regionalized and organic. Offering a curriculum that combines culinary technique with responsible agricultural practices, CCH is the ultimate culinary school that connects the dots between the field, the plate, and the larger environment.

Fashioned after Hollyhock, with its rich history of cultivating major green business changes, and with the blessing of two of its founders Dana and Joel Solomon, CCH's ultimate wisdom lies in the co-mingling synergies of its international students.

¹ Effects of Pesticides on the Environment (*Research Gate*) Retrieved from https://www.researchgate.net/publication/286042190_Effects_of_Pesticides_on_Environment

The Ultimate Farm to Table Course: Professional Chefs Culinary Arts Program

Great food and great taste extend beyond the four walls of the classroom to the sea, farm, market, vineyard, and beyond. The chefs of the 21st century need to know more than culinary techniques and management. They need to have knowledge of where raw ingredients come from, what it means to be organic and sustainable, how to create a sustainable, regionalized supply chain and offer true farm to table cuisine. The importance of ethical animal husbandry and butchery and responsible stewardship of our lands and oceans must be imparted to the next generation to secure sustainable agriculture practices that will continue to nurture our nation and planet for generations to come.

The Culinary College for Humanity (CCH) is an innovative school located on an urban commercial organic and biodynamic farm with vineyard and wine production, culinary gardens, food forests, apiary, small livestock, and a four-season rooftop garden—a natural environment for promoting an education of farm to table² cooking.

The various programs take place on the farm, rather than in a traditional college/university setting. Students learn about the life of a farmer with hands-on participation in harvesting and planting. To become a great chef and ambassador of sustainability is to become fluent in what is happening on the land and in the water, and to be intimately connected to the source of ingredients and the impact on the environment.

These programs offer participants a forward-thinking approach to the best practices in agriculture and culinary techniques that will sustain humanity in harmony with the earth, provide an opportunity to develop a lifelong understanding of food and agriculture, and gain an understanding of recipes from field to pasture. Emphasis is placed on zero waste use of garden growth and animal proteins, including “nose to tail³” cooking that utilize whole ingredients to their fullest capacity and ultimate flavour.

Join us at CCH for the Ultimate Farm to Table Course and learn how to make a connection between the bounty of the land and culinary techniques.

YOUR PATH TO BECOMING A CHEF OF THE 21st CENTURY BEGINS WITH CCH’S UNIQUE TOTAL IMMERSION APPROACH

In our Professional Culinary Arts program, you will be immersed in the classic cooking techniques that form the building blocks of Western and global cuisines from day one. Your educators are chef-instructors who are

² Also known as “Farm to Fork,” Farm to Table is defined as a social movement that promotes the use of local and natural (often organic) ingredients in food production; a system “in which food production, processing, distribution, and consumption are integrated to enhance the environmental, economic, social and nutritional health of a particular place” (Rutgers *Farm to Fork*; Retrieved from njaes.rutgers.edu/food-nutrition-health/farm-to-fork.php)

³ The utilization of the “whole beast” in butchery and meat cookery; using every part of the animal so that nothing is wasted. “Nose to Tail” (or “Beak to Feet”) is a term coined for “the traditions of using the entire animal, respecting its life even in death” (Lexicon of Food, n.d; retrieved from lexiconoffood.com/thefoodlist/nose-tail)

passionate, accomplished leaders eager to share their expertise. You'll enjoy the kind of hands-on experience, personal attention, and support that will build your confidence and skills. Thanks to The CCH'S unique Total Immersion approach, you will amass an incredible amount of knowledge and ability in a very short time.

The CCH'S Professional Culinary Arts program combines both hands-on instruction and theory into one comprehensive program. Each class begins with a short lesson from your chef-instructor, who will outline terminology, relevant food history, the reasons behind various cooking techniques, and the rationale behind following procedures in a specific order.

LET'S TAKE IT OUTSIDE

The Culinary Arts + Farm-To-Table program builds upon your newfound skills and techniques by connecting your training as a chef from the beginning of the food chain to the end. The program begins in the kitchen, where our Professional Culinary Arts curriculum teaches you fundamental techniques, high-volume production, food costing and the skill of replicating a proven dish.

From early in the program, your classroom will extend outside to the chicken coops, apiary, a forest garden, nature preserves, and an organic production garden, all located on the property of an award-winning winery. Here the standards are set. You will begin learning the techniques that will serve as the foundation of your entire culinary career. You will become familiar with the sustainable supply chain, equipment and tools, and the brigade system of organization and teamwork — the core of every serious kitchen.

PREPARE:

Vegetables & Starches
Salads and vinaigrettes
Fish & Shellfish
Poultry
Beef
Pork

Lamb
Plant-based
Food Preservation
Seasonal Menu Planning
Zero Waste Food Production
Whole Animal Butchery

TECHNIQUES:

Poaching
Grilling
Frying
Blanching

Glazing
Baking
Puréeing
Pickling & Fermenting

LEARN THE BASICS:

Knife Skills:

Learn which knives are best for which jobs, and proper care for them. Through tailiage (cutting vegetables into even sizes and shapes), you'll learn different techniques such as émincer (thin slice), batonnet (small sticks), brunoise (small dice) and paysanne (tile-shaped).

Food Safety:

You'll gain an understanding of the general rules of hygiene as well as comprehensive food handling and safety issues for a kitchen environment, earning the valuable National Restaurant Association's ServSafe® Food Protection Manager Certification.

Ingredient Identification and Classification:

Use all your senses as you identify and classify a wide range of proteins, vegetables, starches, grains, herbs and spices.

Learn to Grow:

Learn how to grow using sustainable practices, regenerative agriculture, urban agriculture, permaculture design and organic growing philosophy and techniques

Food Preservation:

Brining, pickling, confit and dehydration used to prevent food from spoiling in pre-refrigeration days; today, we rely on these methods for the complex flavors they infuse into dishes and to eat locally year-round.

INTRODUCTION TO PERMACULTURE DESIGN (two-week course)

Permaculture design is based on principles derived from a close consideration of nature. Applying these principles to human systems reminds us that we, too, are nature, and brings us closer into harmony with all of our relations.



Permaculture design is an ethically based, whole-systems design approach to create sustainable human settlements and institutions. Although rooted in agriculture, permaculture design also touches on regional and urban planning, ecology, technology, architecture, and social organization. The design principles learned can be applied to your home's landscaping, a farm, business, public space, civic systems, village, or even the way we organize ourselves in our businesses and institutions.

The two-week CCH Introduction to Permaculture Design is offered in collaboration with Okanagan College. Participants completing the course work will be awarded a Certificate of Completion and will be eligible to embark upon a recognized Permaculture Diploma by completing an independent two-year practicum with the mentorship of a Permaculture Design instructor.

WHAT YOU'LL LEARN

- Permaculture Design Principles in theory and in action
- “Zones” planning approach
- Stacking functions
- Recycle like nature does
- Raised bed mulched gardening
- Forest Gardens and perennial systems
- Green building
- Tools for a healthy community

The Culinary College for Humanity

Three Day Courses



HOLISTIC FARMING THINK TANK

The theory and practice of growing our food in harmony with our planet's natural systems are explored in these three-day conferences that explore how to feed humanity sustainably, including understanding living soils and the importance of biodiversity on our farms and in our communities.

Featuring keynote addresses from global food and sustainability leaders, participants are leaders themselves.

WHAT YOU'LL LEARN

- Soil Ecosystems
- Composting
- Introduction to Regenerative Agriculture
- Introduction to Biodynamics
- Diversity and Integrated Pest Management
- Forest Gardening
- No-till Gardening
- Sustainable ocean harvesting and fish farming
- Understanding certifications: Organic, Biodynamic, and Certified Naturally Grown

INTRODUCTION TO URBAN FARMING

Encompassing community and backyard gardens, rooftop and balcony gardening, growing in vacant lots, right-of-ways, and parks, aquaculture, hydroponics, fruit and nut trees, market farms, raising small livestock, and beekeeping, Urban Farming is a viable commercial and / or community venture integral to healthy communities and secure, sustainable food systems in the 21st century.

Through experiencing the various systems of urban growing in and around the Culinary College for Humanity, Summerhill Vineyard, and field trips to nearby commercial urban agriculture enterprises, this three day course will inspire you to grow wherever you live or work, either on a personal, community, or commercial scale.

WHAT YOU'LL LEARN

- Soil Quality

- Composting and Vermicomposting
- Intensive spacing, Square-Foot Gardening, & Small-Plot Intensive Farming (SPIN)
- Intercropping
- Greenhouses, hoop houses, and high tunnels
- Aquaponics
- Controlled Environment / Vertical farming
- Small livestock and bees
- Integrated Pest Management

SOLID FOUNDATIONS: ZERO WASTE CULINARY TECHNIQUES

In day or evening classes, you'll learn from the same accomplished chef-instructors who teach our career students and enjoy the same pristine kitchens. As you become immersed in the course and touch on more advanced cooking techniques, terminology will become second language, precision knife work will be your trusted skill.

This program incorporates many of the essential skills introduced in CCH's career food production awareness program, Professional Culinary Arts, including the culinary techniques of preparing stocks and sauces, cooking meat, fish and vegetables and executing classic recipes. And if you're inspired to go further, Culinary Techniques may allow you to enter our Professional Culinary Arts career course with advanced standing.

PREPARE:

Vegetables & Starches
Salads and vinaigrettes
Fish & Shellfish
Poultry
Beef
Pork

Lamb
Plant-based
Food Preservation
Seasonal Menu Planning
Zero Waste Food Production
Whole Animal Butchery

TECHNIQUES:

Poaching
Grilling
Frying
Blanching

Glazing
Baking
Puréeing
Pickling & Fermenting

LEARN THE BASICS:

Knife Skills:

Learn which knives are best for which jobs, and proper care for them. Through *tailiage* (cutting vegetables into even sizes and shapes), you'll learn different techniques, such as *émincer* (thin slice), *batonnet* (small sticks), *brunoise* (small dice) and *paysanne* (tile-shaped).

Food Safety:

General rules of hygiene as well as comprehensive food handling and safety issues for a kitchen environment.

Ingredient Identification and Classification:

Use all your senses as you identify and classify a wide range of proteins, vegetables, starches, grains, herbs and spices.

ARTISANAL BREAD BAKING

Get ready to channel your inner bread baker: this inspiring class will teach you the proper mixing, kneading and professional bread baking techniques to make breads from around the world.

Breathe in the aroma of freshly baked loaves and realize your dough-making dreams in this CCH course devoted to the art of producing beautiful baguettes, fresh focaccia, crusty ciabatta and braided challah, to name a few of the artisanal breads in the curriculum. Choose to take the five sessions in a one-week immersion by day, or spread over three weeks in the evenings, depending on your schedule.

Come to class each day, slip on your baker's whites and get ready to mix, ferment, fold, shape, score, finish and bake. Even if you have no prior experience making bread, you'll discover the joy of baking and unleash its mysteries, while learning techniques for a spectrum of tastes and textures. Under the close supervision of CCH's accomplished chef-instructors, you'll be challenged to learn more about professional bread baking than you ever thought possible.

WHAT YOU'LL LEARN

- In five intense and enjoyable classes, you'll gain knowledge in:
- The proper mixing, fermentation, shaping, proofing, scoring and baking techniques for a variety of breads
- The critical importance of dough temperature
- The keys to baking an assortment of breads and viennoiseries, including baguettes, bagels, brioche, challah, croissants, traditional loaf breads, pizza, focaccia and ciabatta
- Ancient grains
- Visit local farms and a local flour mill

BIODYNAMIC GRAIN & LEGUME GROWING

Crops like corn and soy dominate vast tracts of land across North America, with much of the yield destined for highly processed industrial food. But these nutrient dense foods, along with other species like lentils, chickpeas, beans, rice, and wheat, can be grown at any scale, from backyards to environmentally harmonious commercial operations.

Explore these plants in detail from a biodynamic perspective, and experience examples of growing staple food crops in sustainable ways in this in-depth three-day course.

BIODYNAMIC ANIMAL HUSBANDRY & HOLISTIC FARM INTEGRATION

The great cycles of nature involve birth, death, eating, and digesting. The cycles of life in the soil are no different.

Learn how animals can be integrated into biodynamic poly-cultural farm systems to prepare land for planting, reduce pest pressure on tree fruit crops, and regenerate soil life in this three-day course.

INTEGRATING INDIGENOUS KNOWLEDGE: TRADITIONAL FOOD HARVESTING & PREPARATION

Gain insight into a completely different relationship with nature, one where humans are a harmonious part of the world around us, rather than dominating and controlling it. In this three-day course you will learn directly from Indigenous wisdom keepers and scholars about the sophisticated food systems and relationships that fed local communities before colonization. Learn about harvesting and preparation of Okanagan Indigenous foods like salmon, roots, and berries, and prepare food staples from different regions such as acorn flour and pemmican.

FUNDAMENTALS OF WINE

Like any great field of study, wine appreciation is a life-long endeavor. It can start out intimidating and mysterious, but with structured guidance, a fascinating world of smell, taste and flavor can awaken. In this intensive 3-day program, learn to taste and describe wine as we travel through commercially important wine regions of the world.

We begin with an overview of the organic winemaking process from field to cellar at Summerhill Pyramid Winery. Then the historical context of the great regions of Europe and explored, with benchmark tasting examples of the classic styles – from sparkling to still to fortified. We'll make sense of how these wines came to be and their current relevance in the global wine market.

Not to be outdone, the regions we refer to as the New World, the Americas, the Antipodes, Canadian Wines and South Africa, have an equally compelling story to tell. We'll taste the *New Classics* and draw comparisons to, and discern differences from, their Old-World predecessors. With our three-day intensive training, you'll begin to think differently about the business of wine and – to your great pleasure – eat and drink more deeply with your new life skills.

USING THE WHOLE ANIMAL: CHARCUTERIE & PATES

Imagine setting out beautifully arranged plates of pâtés, saucisson and prosciutto—all made at home in your very own kitchen. At CCH, you can learn the elements of the craft of the charcutier, a trade that has been around for centuries. Getting a taste of life as a charcutier doesn't have to take a big bite out of your schedule. This introduction into whole animal butchery will have you learning about all parts of the animal and see it in a way you have never looked at it before. Don your own set of chef's whites, enter our professional kitchens, and listen as chef-instructors share the techniques, tips and trade secrets that took them years to learn.

You'll walk away with hands-on knowledge to make fresh-cured bacon, prosciutto, fresh and dry-cured sausages, pâtés, pork rillettes and duck and ham confit. Among the subjects discussed will be the traditions of charcuterie; an overview of pig anatomy and butchery; methods used to salt, smoke and cure meats; and techniques of working with seasonings, casings and more.

The Culinary College for Humanity

A la Carte Day Classes

ORGANIC WINE UNCORKED

Spend time in the organic vineyard and wine cellar to learn how great wine is made in harmony with the land and community. Then enjoy an afternoon learning about the vast world of wine in a lively and rewarding fashion. Learn to describe wine – wine as a second language! Then we'll taste, talk and decide on our preferences. We're on our own personal learning curves.

Students must be at least 19 years of age to enroll in this course.

LOCAL & ORGANIC YEAR-ROUND: FRUIT AND VEGETABLE PRESERVES

Preserve local seasonal fruits and vegetables to be enjoyed year-round, from fermenting to canning and pickling fruits and vegetables. The importance of using all that you grow and harvest so you can truly be local year round.

VEGETABLE FORWARD DINING: SECRETS OF SPICES

Properly utilized spices can elevate plant-based dishes to be as satisfying and delicious as anything!

Warning: This culinary class may not be for the faint of nose. In just four hours, you'll acquire skills to properly match spices with dishes—not always an easy task, especially if a recipe calls for exotic international spices that you've never used.

Indulge your senses in a hands-on experience, with exotic spices from around the world. Learn how to maximize flavor and prepare spice combinations. You'll cook (and eat!) a three-course meal that shows how the right spices can make even your regular dinner routine irresistible.

What's Cooking:

- Grilled Vegetables in a Curry Vinaigrette with Granny Smith Apples
- Traditional Lentil Dahl
- Exotic Spice Fruit Soup with Spiced Cake and Mascarpone Cream

ZERO WASTE SEAFOOD: MEXICAN CUISINE

Ceviche techniques will allow you to use the whole fish with zero waste. Also, the Okanagan Valley is home to some of the best tomatoes and corn. This course will show you how to integrate world flavours into local products.

Escape to the coastal regions of Mexico in a one-day cooking class for a flavourful introduction to cooking with seafood in Mexican cuisine. In this hands-on class, you'll learn to make three classic dishes and the signature sides to accompany everyone's favorites!

From the refreshing flavors of a Sinaloa style ceviche, to a hearty wild organic shrimp soup with fresh vegetables, Chef will teach you to make two appetizers highlighting ceviche. Then you'll learn to make homemade tortillas, the perfect vessel for delicious Blackened Fish Tacos, which you'll learn to make from start to finish, including Chili Lime Salsa to accompany it. By the end of the class, you'll have tasted all your hard work and be equipped with the skills to host an authentic meal for your next dinner party!

What's Cooking

- House made Tortillas
- Aguachile de Camarón (Sinaloa Style Ceviche)
- Blackened Fish Tacos with a Chili Lime Salsa

ZERO WASTE RAMEN AND GYOZA

These traditional dishes are a great way to integrate the whole locally raised animal – bones and all - and what would otherwise be vegetable food waste, into delicious, nourishing broths and dishes.

North America is known for mouth-watering burgers, Italy for rustic pastas, and France for its fromage. The Japanese have their own cultural obsession: ramen. Japanese ramen chefs are detail-oriented perfectionists, and the ramen lovers they serve are a discerning bunch who can pick out their favorite ramen from the thousands of restaurants and stands that dot the landscape.

Glean insight into the fascinating—and delicious—art of ramen and learn to prepare two popular styles (shoyu and miso) in this hands-on class with a Japanese cooking authority.

What's Cooking

The lesson begins by learning how to make flavorful stock from pork, chicken, beef bone, and “ugly vegetables”. Great flavours can be built from all types of food! You will learn how to make ramen noodles. After that, you'll build your dish, adding perfectly cooked noodles, boiled egg, vegetables and tender cashew pork. You'll also learn how to make gyoza, tasty pork and vegetable filled potsticker dumplings that often accompany a bowl of noodles.

HANDMADE PASTA

From fresh farm eggs to locally milled flour, you will learn the different shapes and styles of pasta, starting with fresh noodles and learning about how pasta can be a vessel for all of your kitchen's odds and ends, integrating the zero-waste philosophy for all proteins and vegetables.

You'll make a basic noodle dough, which can be cut and formed into an infinite variety of shapes, and a more elastic dough that can be filled and folded into ravioli or tortellini. Round out your education by preparing seasonal fillings and sauces using mouth-watering ingredients with light flavors and textures designed to complement the pastas you've created.

COOKING IN THE LOCAL SEASON

Learn culinary techniques for cooking the bounty of the season!

You'll learn how to use all the products you are working with, whether it's roots, tubers, apples, pears and hardy greens in the colder months; asparagus, peas and strawberries in the spring; or corn, zucchini, tomatoes and peaches in the warmer months.

This class will not just teach you recipes—it will change the way you look at ingredients, as you use techniques to transform and deconstruct each seasonal ingredient into delicious dishes. (You may never discard those apple peels or celery root tops again!)

KNIFE SKILLS

Sharpen your knives—and your skills—while learning to execute essential knife cuts for precision in the kitchen. This one-day workshop, designed to give you greater consistency and confidence, will combine the techniques learned to complete a dish you can add to your repertoire at home.

WHAT YOU'LL LEARN

- Knife sharpening / Honing your knife on a steel
- To correctly hold your knife
- To properly cut an onion and shallot
- To properly and safely use a mandolin (taught using potato for waffle cut)
- Utilizing the above techniques to complete a dish in class
- Knife cuts (taught using assorted vegetables) include:
 - Julienne
 - Baton cut
 - Large dice
 - Medium dice
 - Small dice
 - Brunoise
 - Chiffonade

URBAN FOOD FORESTRY

Reimagine how we landscape our parks, boulevards, and yards.

Not only are nut trees beautiful, but the food they produce can be a staple part of a healthy diet. These underutilized, low maintenance species have sustained communities for generations, and can again. By the same token, some fruit tree crops require very little maintenance, in particular native species like Elderberry and Saskatoon Berry trees.

On a backyard scale, these plants can produce food and medicine for your family and neighbours. On a community scale, these plants can provide not only food, but also jobs for underserved community members.

Whether you are a landscape architect, City staff member, or a homeowner, learn how to integrate these plants and more into your designs to not only create beautiful urban forests, but productive and nourishing ones!

ALL ABOUT POLLINATORS!

Make your yard or garden a haven for pollinators! Learn about plants that encourage the presence of bumble bees and other earth-friendly insects, then plant them at home to contribute to a healthy insect population. Build a home beehive to have fresh honey on tap, and watch your colony thrive.

Pollinators such as honeybees are essential to food production, but there has been a significant decrease in the population of pollinators documented since the late 19th century (Berenbaum, 2016)⁴ first due to urbanization and then the introduction of “conventional” agriculture. Honeybees have suffered widespread loss (Neumann and Carreck, 2010)⁵ due to the chemicals that are commonly used in commercial agriculture, with other populations of insects dwindling at an alarming rate since the introduction of synthetic pesticides (Oerke, 2006)⁶.

WHAT YOU'LL LEARN

- Pollinator Identification
- What plants to grow in your lawn or garden to encourage the presence of pollinators
- Learn about various wildflowers native to our province, and important to pollinator survival
- What methods to use to maintain your yard and garden and encourage insect biodiversity
- How to spot a bumblebee nest, and how to make one!
- Create a ‘bee bath’ to attract bees and other beneficial insects (butterflies, ladybugs...)
- How to make a homemade beehive, and harvest honey for home consumption safely
- Gain knowledge of culinary applications for honey

Participants will have the opportunity to taste harvested wild bee honey and compare its flavour and texture to that of the commercial brands. When learning about the various garden plants that encourage pollinators, participants will spend time in the garden and vineyard and enjoy a fresh organic lunch using fresh honey as an ingredient! There are many culinary applications for honey, and since CCH bases food production on seasonal growth, the meal served will be dependant on what foods are in season at the time of participation in the course.

4 Berenbaum, 2016 M.R. Berenbaum

Does the honeybee “risk cup” runneth over? Estimating aggregate exposures for assessing pesticide risks to honeybees in agroecosystems

J. Agric. Food Chem., 64 (2016), pp. 13-20

5 Neumann and Carreck, (2010) P. Neumann, N.L. Carreck

Honeybee colony losses

J. Apic. Res., 49 (2010), pp. 1-6

6 Oerke, (2006) E.-C. Oerke

Crop losses to pests

J. Agric. Sci., 144 (2006), pp. 31-43

ALL ABOUT BUTTERFLIES!

PESTICIDE FREE HOME GARDENING, LAWN CARE, & HOW TO CREATE A BUTTERFLY GARDEN

This course is perfect for any ‘green thumb’ who wants to learn the valuable practices of keeping a ‘natural wilderness’ at home. This one-day course is all about butterflies and how to foster a beautiful natural home ‘wilderness’, with pesticide free gardening, and practices that encourage growth of native plants and wildflowers (which also nurtures other beneficial insects such as pollinators).

Many people are unaware of how important butterflies, and certain moths, are to our ecosystems — in fact, the number of butterflies and moths in a geographic region is an indicator of the health of the ecosystems in that place. Butterflies and moths serve an important role in the food chain, and scientists have used their population levels as an indicator for the health of the planet for many years⁷.

By creating a habitat for butterflies, you are helping to restore the population of these important insects by offsetting the impact of urban development and pesticide use in agriculture, as well as our lawns and gardens. Encourage the butterfly and moth population and learn how to grow and maintain your very own butterfly garden!

WHAT YOU’LL LEARN

Learn about a variety of butterflies and moths native to our region and how to encourage population growth of the species to encourage healthy ecosystems

Identify plants that attract butterflies, and other beneficial insects

Gain a basic understanding of how to maintain a habitat that will encourage breeding

Identify species that migrate and those that do not (hibernate) and the importance of nectar for both important cycles

Spend time in the CCH butterfly garden and gain inspiration and insight for your own

Gain knowledge of natural home lawn and garden care without the use of pesticides (and other chemicals) that can be harmful to butterflies (and other important insects)

Learn WHY the practice of using chemical pesticides threatens biodiversity and insect populations

Students will enjoy a fresh organic lunch outdoors (weather pending) in the butterfly garden using ingredients grown that are attractants to our winged friends — such as lavender, tomatoes, strawberries, kale, multi-coloured chards, fennel, cherries, blueberries, and garlic chives — so you can have your butterfly garden, and eat it too!

⁷ Why Butterflies Matter (*Butterfly Conservation*) Retrieved from

<https://butterfly-conservation.org/butterflies/why-butterflies-matter>

compromised future funding opportunities by supporting the development of carriage houses which contravene OBWB’s policies.

4.0 Proposal

4.1 Background

Following the Okanagan Basin Water Board’s policy changes, TA16-0005 (BL11333) which amended Zoning Bylaw No. 8000 to restrict carriage houses on lots less than 1.0 hectare was adopted by Council at the February 27, 2017 meeting.

This file came forward due to illegal suite investigation that was instigated by Bylaw Services on May 30th, 2018. The accessory building began being resided in full-time in 2014, without the correct zoning or permits. Now, the applicant is seeking the carriage house subzone to allow for the legal conversion of the accessory building into a carriage house. The City of Kelowna received a Building Permit (BP23727) for an accessory building on January 24th, 2003. The accessory building was labelled as an unfinished basement (which hasn’t been permitted to be finished), an art studio and an office. This Permit also appeared to include a full bathroom and a kitchen area, which are not permitted in accessory buildings. This was likely an oversight by Staff, however, when approved, this Building Permit had a condition stating that this accessory building cannot be used as a dwelling.

4.2 Project Description

The proposed rezoning from RR1 to RR1c would allow the conversion of the accessory building into a carriage house on the subject property. The proposed suite is roughly 60m² in area, is on the second level of the structure and it is located on the eastern portion of the property, accessed from June Springs Road. The accessory building has been inhabited since 2014 by the owner’s family members and has remained unchanged from the exterior.

4.3 Site Context

The subject property is located in the Southeast Kelowna OCP Sector and the surrounding area is primarily zoned RR1 – Rural Residential 1, A1 – Agriculture 1 and RR1C – Rural Residential 1 with Carriage House. The surrounding area entirely has a Future Land Use Designation of REP – Resource Protection Area.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR1 – Rural Residential 1 and A1 – Agriculture 1	Single-Family Home(s)
East	RR1C – Rural Residential 1 with Carriage House	Single-Family Home with Carriage House
South	A1 – Agriculture 1	Single-Family Home with Agriculture
West	RR1 – Rural Residential 1	Single-Family Home

Subject Property Map: 4350 June Springs Road



5.0 Current Development Policies

5.1 Okanagan Basin Water Board's 1.0 Hectare Policy

5.1.1 The Okanagan Basin Water Board (OBWB) updated its Sewage Facilities Grant Program Policy on carriage houses (Attachment 'B') in 2014. The OBWB requires sewage grant recipients, including the City of Kelowna, to have bylaws in place restricting carriage houses to properties greater than 1.0 hectare or to properties with community sewer connections. As per the OBWB Sewage Facilities Assistance Grants' Terms of Reference, OBWB will only fund sewage infrastructure application in communities that comply with its 1.0 Hectare Policy.

5.2 Kelowna Official Community Plan (OCP)

5.2.1 Objective 5.3.1 – Permanent Growth Boundary: Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. Lands outside of the Permanent Growth Boundary will not be supported for urban or intensive uses with the exception of the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of Bylaw 10500.

6.o Application Chronology

Date of Application Received: April 1st, 2020
Date Public Consultation Completed: Feb 4th, 2021

7. Alternative Recommendation

THAT Rezoning Application No. Z20-0032 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 Section 35 Township 29 ODYD Plan KAP56325, located at 4350 June Springs Road, Kelowna, BC from RR1 – Rural Residential 1 zone to the RR1c – Rural Residential 1 with Carriage House 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 in conjunction with Council’s consideration of a Development Variance Permit for the subject property.

Report prepared by: Tyler Caswell, Planner I
Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Applicant’s Rationale
Attachment B: Original Accessory Building Permit Drawings
Attachment C: Okanagan Basin Water Board Memorandum dated January 20, 2014.
Attachment D: Development Engineering Memorandum dated April 29th, 2020

March 1, 2021

Our File: 00046-002

Attention: Community Planning Department

City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4



Dear Sirs/Mesdames:

RE: Supplemental Letter in Support of Development Proposal Application Package for 4350 June Springs Road, Kelowna, B.C. (the “Property”)

I have been retained as counsel by Mr. Frank Vezer (the “Owner”) in relation to two Bylaw Offence Notices issued by the City of Kelowna Bylaw Services Department for alleged violations of sections 4.3.7(g) and 4.3.7(h) of the City of Kelowna Zoning Bylaw No. 8000 (the “Zoning Bylaw”) in relation to the Property legally described as:

PID: 023-331-062
LOT 6 SECTION 35 TOWNSHIP 29 OSOYOOS DIVISION YALE DISTRICT
PLAN KAP56325

A. Chronology of Events

In 2003 the Owner wished to construct a studio (the “Studio”) on the Property. Prior to construction of the Studio, the Owner did his due diligence as required by the City of Kelowna, including:

1. having a percolation test conducted on the Property;
2. having a second septic system installed and approved by the City of Kelowna; and
3. having all drawings of the Studio (which clearly indicated a kitchen) signed off by a City of Kelowna inspector.

Once the Owner completed his due diligence and the requisite permits were obtained, the Studio was constructed. When construction of the Studio was complete, the Owner

subsequently obtained and passed all permitting inspections with the City of Kelowna Inspection Services Department.

The Studio remains structurally unchanged from that which was approved by the City of Kelowna in 2003.

In 2014 security became a serious concern in the neighbourhood and on the Property. To address the issue, the Owner's daughter and son-in-law began residing full time and year round in the Studio so that they could care for the Property, including the principal dwelling unit, while the Owner and his wife were in the United States operating their family business.

On or about June 18, 2018, the Owner was issued two Bylaw Offence Notices under ticket numbers KN 0041127 & KN 0041128 (the "Bylaw Offence Notices") by the City of Kelowna Bylaw Services department for alleged violations of sections 4.3.7(g) and 4.3.7(h) of the Zoning Bylaw for having permitted "use contrary to zone" and "occupancy of secondary dwelling unit contrary to zone", respectively, on the basis that the occupancy of the Studio by the Owner's daughter and son-in-law deems the building a "carriage house" for purposes of the Zoning Bylaw.

On or about August 10, 2018 a compliance agreement was executed in respect of the Bylaw Offence Notices pursuant to which the Owner was provided the opportunity to ameliorate the offences.

On or about March 20, 2020 a Development Proposal Application Package was submitted on behalf of the Owner to rezone the Property from its current RR1 zoning to RR1C.

B. The Owner's Development Proposal Application

In order to ameliorate the offences noted under the Bylaw Offence Notices the Owner hereby applies to the City of Kelowna for:

1. consent to rezone the Property from its current RR1 zoning to RR1C zoning on the basis of subsection 1.8.2 of Section 1 [General Administration] of the Zoning Bylaw such that the Studio now deemed a "carriage house" under the Zoning Bylaw may remain as-constructed on the Property; or
2. in the alternative, issuance of a Development Variance Permit to be registered against title to the Property such that the Studio now deemed a "carriage house" under the Zoning Bylaw may remain as-constructed on the Property as a "non-conforming use" as defined under the Zoning Bylaw.

Rezoning of the Property from RR1 to RR1C

Section 12 [Rural Residential Zones] of the Zoning Bylaw, subsection 12.1.S(c) provides that the minimum lot size of any RR1 or RR1C zoned property is 1.0 ha.

While the Property is only surveyed as being 0.91 ha in size, Section I [General Administration] of the Zoning Bylaw provides as follows:

1.8.2 A principal or secondary use is permitted on a lot less than the minimum lot size in that zone, provided that the lot was created before adoption of this Bylaw and the development otherwise complies with all the regulations of this Bylaw.

The Owner submits that though the surveyed lot size of the Property is marginally less than the minimum lot size under Section 12 for any newly subdivided RR1C lots, the Property was created before adoption of the Zoning Bylaw and the "carriage house" otherwise complies with all the regulations of the Zoning Bylaw.

The Owner also submits that the proposed rezoning of the Property to RR1C is aligned with that of the intended future use (REP) of the Property as laid out in the City of Kelowna's Official Community Plan as well as the current zoning of the properties immediate adjacent to the Property that already hold an RR1C zoning designation.

Furthermore, the Owner submits that the Studio, including the kitchen, as well as the second septic system, were approved and permitted by the City of Kelowna prior to and after construction. This is not a situation where the Owner deviated away from what the City of Kelowna had given him the green light for. Nor is it a situation where the Owner acted dishonestly or surreptitiously. The Owner's actions were proper, transparent and authorized by the City of Kelowna.

Finally, the City of Kelowna itself has made clear there is a housing crisis in the area. The Owner submits that the Studio, which is structurally the same as it was in 2003, fills an articulated need in the community.

Accordingly, the Owner requests that the City of Kelowna consent to the proposed rezoning of the Property from its current RR1 zoning to RR1C zoning under subsection 1.8.2 of Section 1 [General Administration] of the Zoning Bylaw such that the Studio now deemed a "carriage house" under the Zoning Bylaw may remain as-constructed on the Property.

Issuance of A Development Variance Permit to allow "non-conforming use" of the Property

If the City of Kelowna should decline to rezone the Property from RR1 to RR1C, there are no practical nor cost-feasible options in relation to bringing the Property

into compliance with RR1 zone requirements under the Zoning Bylaw, particularly given the existing construction of the Studio or "carriage house" and the long-standing use of the Property.

Additionally, prior to the Owner's daughter and son-in-law occupying the Studio, the Property had been subject to multiple break-and-enters. Security had become such an issue that the insurers of the Property advised they would not provide coverage for losses incurred due to the Owner's extended vacancy of the Property. Since the Owner's daughter and son-in-law began occupying the building in 2014, there have been no further break-and-enters at the Property.

Thus the Owner submits that the occupancy of the building by his daughter and son-in-law have mitigated the risk of further uninsured break-and-enters at the Property and serves to further general City of Kelowna objectives with respect to general deterrence of crime in the surrounding neighbourhood where nearby rural properties have also been subject to break-and-enters in previous years while owners have been away during winter months.

The Owner also submits that the practical "use" of the Property has remained unchanged since acquired in 2002. The only change in "use" has been the result of the City of Kelowna's Bylaw Services department determination as of July 2018 that the occupancy of the Studio by the Owner's daughter and son-in-law now deems the building a "carriage house" for purposes of the Zoning Bylaw.

Finally, the Owner submits that given the current housing shortage, the current and intended use of the Studio fills a need and meets the City of Kelowna's objectives with respect to creating more and affordable housing.

Section 1 [General Administration] of the Zoning Bylaw provides as follows:

1.4.1 Except for legal non-conforming uses or development approved by a development variance permit or a Board of Variance order, or another agreement or permit as authorized by the Local Government Act, the use, buildings, structures, in each zone or area shall be in accordance with the uses listed in the zone and all the appropriate regulations and requirements of this Bylaw.

Section 2 [Interpretation] of the Zoning Bylaw defines a "non-conforming use" as follows:

NON-CONFORMING USE means a lawful existing use made of a lot or building, intended to be made of a building lawfully under construction, or a development which is approved under provisions of Section 1.7 of this Bylaw at the date of Council adoption of this Bylaw, or amendment thereof, which on the date this Bylaw or an amendment thereto becomes effective, would no longer comply with this Bylaw.

Accordingly, should rezoning be denied, the Owner requests that the City of Kelowna issue a Development Variance Permit to be registered against title to the Property such that the Studio now deemed a "carriage house" under the Zoning Bylaw may remain as-constructed on the Property as a "non-conforming use", despite non-compliance with RR1 lot restrictions under Section 12 [Rural Residential Zones] disallowing a "carriage house" on the Property.

C. Conclusion

The Owner thanks the City of Kelowna for considering his requests. He would like to make clear that in approving his request for rezoning, the City of Kelowna will not be setting an improper precedent with regard to use and lot size. This is a unique situation. In granting the requested rezoning application the City of Kelowna will simply be confirming what it already approved in the past while simultaneously fulfilling a housing need for the future.

Should you have any questions regarding the Owner's Development Proposal or require any further documentation in order to make a decision in respect of the Owner's Development Proposal, please contact me directly at my contact information above.

The Owner looks forward to any further guidance the City of Kelowna may be able to offer in respect of the Development Proposal and working towards an amicable resolution of the matter.

Yours truly,

ARAYA LAW Corporation

per:



Rina E. Jeyakumar, B.A. (Hons.), J.D.
Director and Principal Lawyer

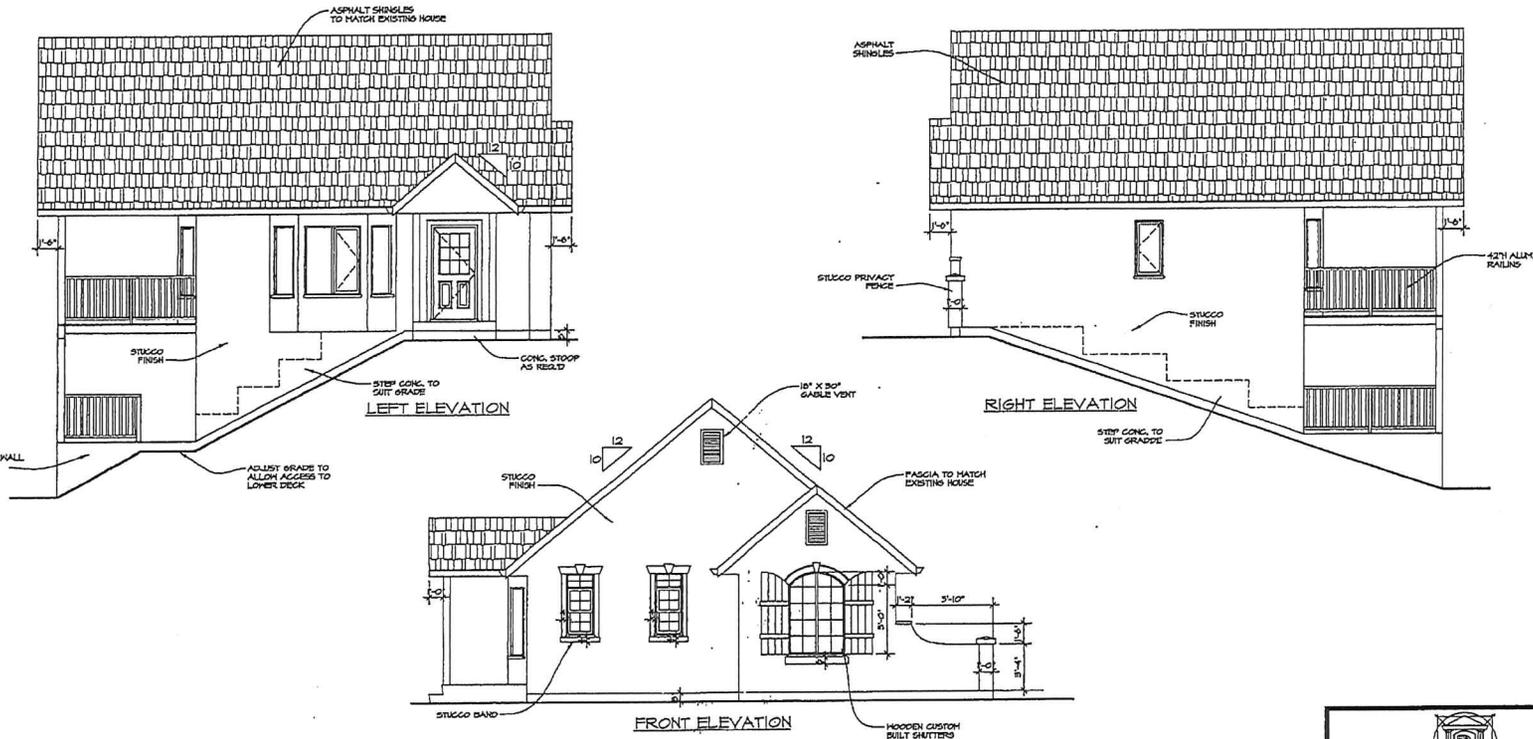
This forms part of application

Z20-0032



City of Kelowna DEVELOPMENT PLANNING

Planner Initials TC




BAXTER DESIGN
 Custom Building Design
 ph: (250) 882-9562
 FRANK VEEZER - JUNE SPRINGS RD.
 KELOWNA, B.C.

DEC. 3 / 02

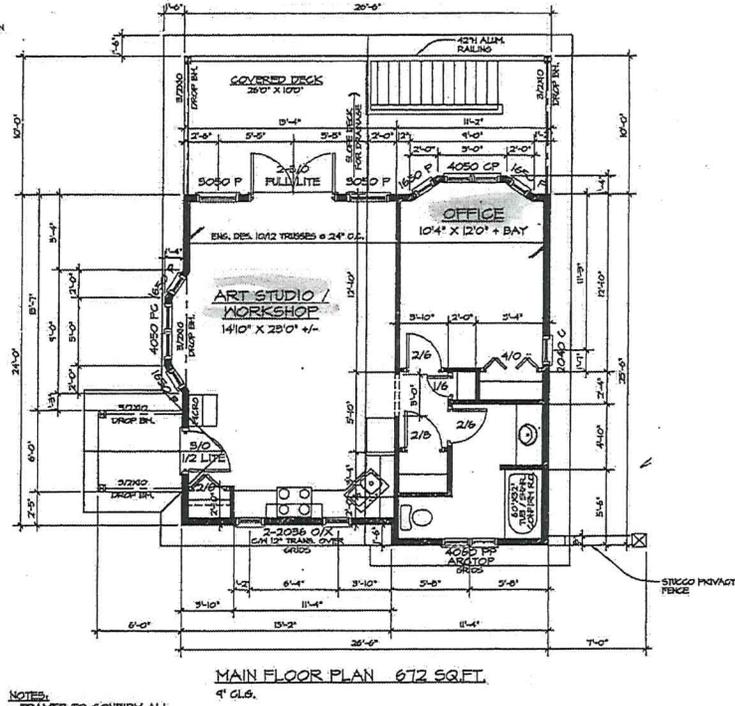
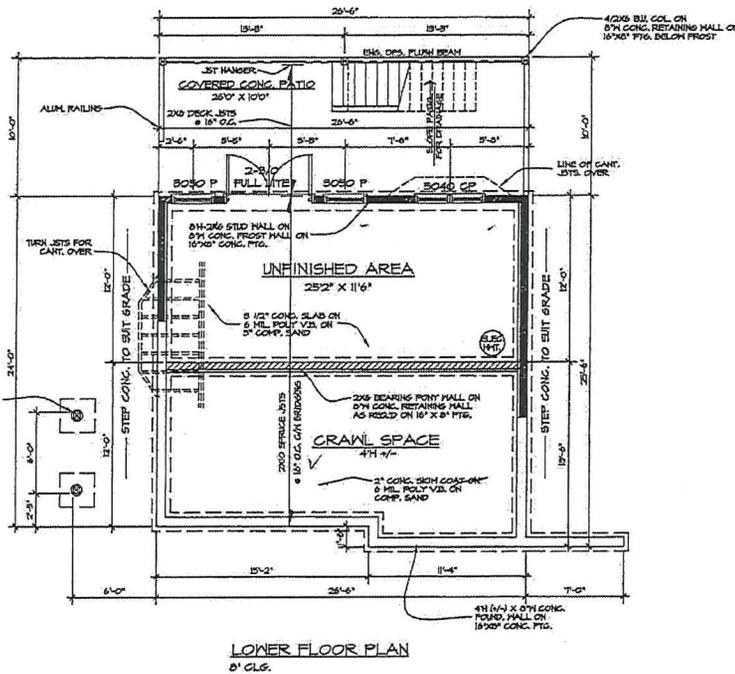
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Z20-0032



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **TC**



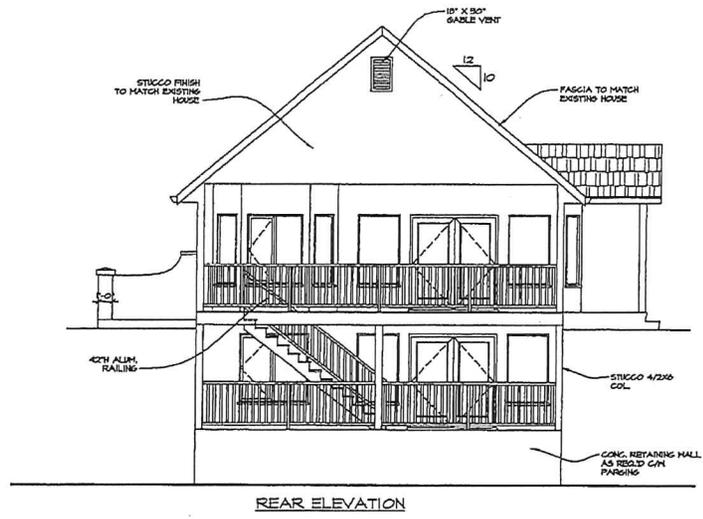
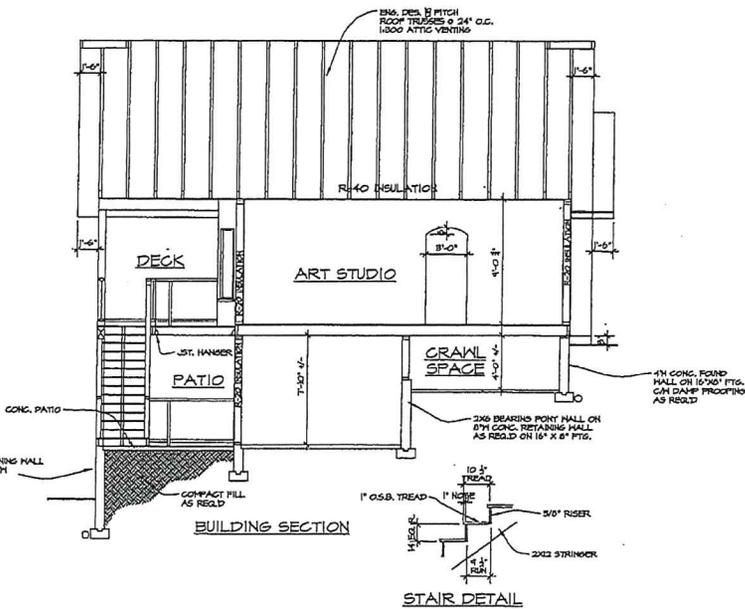
BAXTER DESIGN
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KELOWNA, B.C.

DEC. 3 / 02

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Z20-0032

Planner Initials **TC**



ROOF CONSTRUCTION

- ASPHALT SHINGLES
- 50# ROOFING FELT
- 1/16" O.S.B. ROOF SHEATHING
- C/M H CLIPS
- ENGINEER DESIGNED ROOF TRUSS SYSTEM
- R-40 INSULATION
- 6 MIL. POLY. VAPOUR BARRIER
- 1/2" GYPSUM BOARD

EXTERIOR WALL CONSTRUCTION

- STUCCO ON STUCCO LATH
- PERMAK PAPER
- 5/8" O.S.B. WALL SHEATHING
- 2X6 SPRUCE STUDS @ 24" O.C.
- R-20 INSULATION
- 6 MIL. POLY. VAPOUR BARRIER
- 1/2" GYPSUM BOARD

INTERIOR WALL CONSTRUCTION

- 1/2" GYPSUM BOARD TO BOTH SIDES OF 2X4 SPRUCE STUDS @ 16" O.C.

INTERIOR FLOOR CONSTRUCTION

- FINISHED FLOORING
- 1/4" UNDERLAY (STURDI-HOOD) @ LINO AREAS
- 5/8" T.&G. SPRUCE PLYWOOD SUB-FLOOR
- 2X10 SPRUCE FLOOR JOISTS @ 16" O.C. (GLUED, SCREWED, AND BRIDGED)
- 1/2" GYPSUM BOARD TO FINISHED AREAS

DECK CONSTRUCTION

- WEATHER PROOF MEMBRANE
- 5/8" T.&G. SPRUCE PLYWOOD DECKING
- 2X8 SPRUCE DECK JOISTS @ 16" O.C.

STAIR CONSTRUCTION

- 14 EQUAL RISERS OF 5/8" PLYWOOD
- 4 1/2" RUN
- 10 1/2" TREADS OF 1" O.S.B.
- 2X12 STRINGERS
- 2'-8" HANDRAIL HEIGHT

BASEMENT SLAB

- 8 1/2" CONC. SLAB @ 20 MPa
- 6 MIL. POLY. VAPOUR BARRIER
- 5" COMPACTED SAND

CRAWL SPACE SLAB

- 2" CONC. SKIM COAT @ 15 MPa
- 6 MIL. POLY. VAPOUR BARRIER
- 5" COMPACTED SAND



BAXTER DESIGN
 Custom Building Design
 ph: (250) 862-9662

FRANK VEEZER - JUNE SPRINGS RD.
 KELOWNA, B.C.

DEC. 3 / 02



MEMORANDUM

To: Okanagan Local Government Administrators
From: Anna Warwick Sears, Executive Director
Date: January 20, 2014
Subject: Sewage Facilities Grant Program Policy on Small-lot Accessory Dwellings

Summary: The purpose of this memo is to update local governments on OBWB's sewage grants 1.0-hectare policy. This policy, which requires grant recipients to enact bylaws prohibiting the subdivision of small lots on septic, has now been expanded to include accessory dwellings (carriage houses) on lots smaller than 1.0-hectare. **The OBWB requests Okanagan local governments to update their bylaws to exclude development of accessory dwellings (carriage houses) on lots less than 1.0 hectare that rely on on-site sewage disposal. The OBWB further requests an update of zoning and/or subdivision and development servicing bylaws, requiring that secondary suites be tied to the sewage disposal system of the existing dwelling.**

This request only applies to the areas of your jurisdiction within the Okanagan Basin drainage area. Secondary suites that are tied into the existing domestic septic system are accepted (although not recommended) if the sewage disposal system has adequate capacity per health regulations.

Background: The OBWB's Sewage Facilities Assistance program provides funding for Okanagan communities to upgrade wastewater treatment plants and extend community sewer to areas on septic. The program was initiated in 1975.

Since 2007, the OBWB has required sewage grant recipients to have bylaws prohibiting subdivision of lots smaller than 1.0 hectare (see attached Terms of Reference). The 1.0 Hectare (minimum subdivision) Policy is in line with provincial government rules, and was established recognizing that much of the pollution entering lakes and streams comes from failing septic systems. Septic is the highest human-produced source of phosphorus in the watershed.

The premise behind the 1.0 hectare rule is that the more dwelling units there are using septic systems in a given area, the greater the chance that systems may malfunction and less opportunity to find sufficient, suitable, available land for replacement effluent dispersal fields – potentially leading to water pollution and health threats.

- The 1.0 Hectare Policy is based on a scientific assessment by the Ministry of Community, Sport and Cultural Development in the 1990s. Exceptions cannot be made for in-fill subdivision properties, because of the risk of cumulative impacts from many closely-spaced septic systems, and because for fairness reasons we must have a uniform policy throughout the Basin.
- There are many advances in on-site sewage treatment available. However, each of these solutions requires long-term maintenance or else there are continued risks of system failure. Following Provincial policy, the Water Board allows the 1.0 Hectare Policy to be waived only if a Liquid Waste Management Plan is prepared for the site, and if the system itself is adopted by the local government as permanent infrastructure.

In October, the OBWB received an inquiry whether development of secondary suites and detached accessory dwellings (carriage houses) on properties less than 1.0 hectare violates the 1.0 Hectare Policy within the OBWB sewage grant program. With respect to septic systems, adding a carriage house creates similar risks for system failure and water quality impairment as small-lot subdivision, without creating a separate title.

For this reason, the OBWB has now expanded the 1.0 Hectare Policy, and now requires all sewage grant recipients to have bylaws in place restricting carriage houses to properties greater than 1.0 hectare, or to properties with community sewer connections (see Terms of Reference section 3.6.1). Secondary suites that are tied into the existing domestic septic system are accepted (although not recommended) if the sewage disposal system has adequate capacity per health regulations.

Please do not hesitate to contact me with any questions, by email at: anna.warwick.sears@obwb.ca, or phone at: (250) 469-6251.

Sincerely,



Anna Warwick Sears
Executive Director

ATTACHMENT		C
This forms part of application		
# Z20-0032		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

CITY OF KELOWNA MEMORANDUM

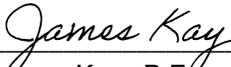
Date: April 29, 2020
File No.: Z20-0032
To: Land Use Planning Manager (AK)
From: Development Engineering Manager (JK)
Subject: 4350 June Springs Road Lot 2 Plan 56325 RR1 to RR1C

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

1. Domestic water and fire protection.
 - a) The subject property is within the service area of the former South East Kelowna Irrigation District (SEKID). The utilisation of existing and proposed services, as well as fire protection will be reviewed by Building & Permitting.

2. Sanitary Sewer.
 - a) This subject parcel is currently not within the City service area. Sanitary sewage is presently handled by an on-site sewage disposal system.
 - b) Existing and proposed on-site servicing will be reviewed by the Interior Health Authority and Building & Permitting.

3. General and Access
 - a) Foliage shall be kept cleared in both directions for the existing driveways to ensure that when egressing the properties, sightlines are not obstructed


James Kay, P.Eng.
Development Engineering Manager
JF

ATTACHMENT	D
This forms part of application # Z20-0032	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	



Z20-0032

4350 June Springs Road

Rezoning Application



Proposal

- ▶ To consider a Staff recommendation to NOT rezone the subject property that would bring the existing carriage house into conformance.

Development Process

Apr 1st, 2020

Development Application Submitted



Staff Review & Circulation



Feb 4th, 2021

Public Notification Received



Mar 15th, 2021

Initial Consideration



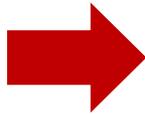
Public Hearing
Second & Third Readings



Final Reading
DP & Variances

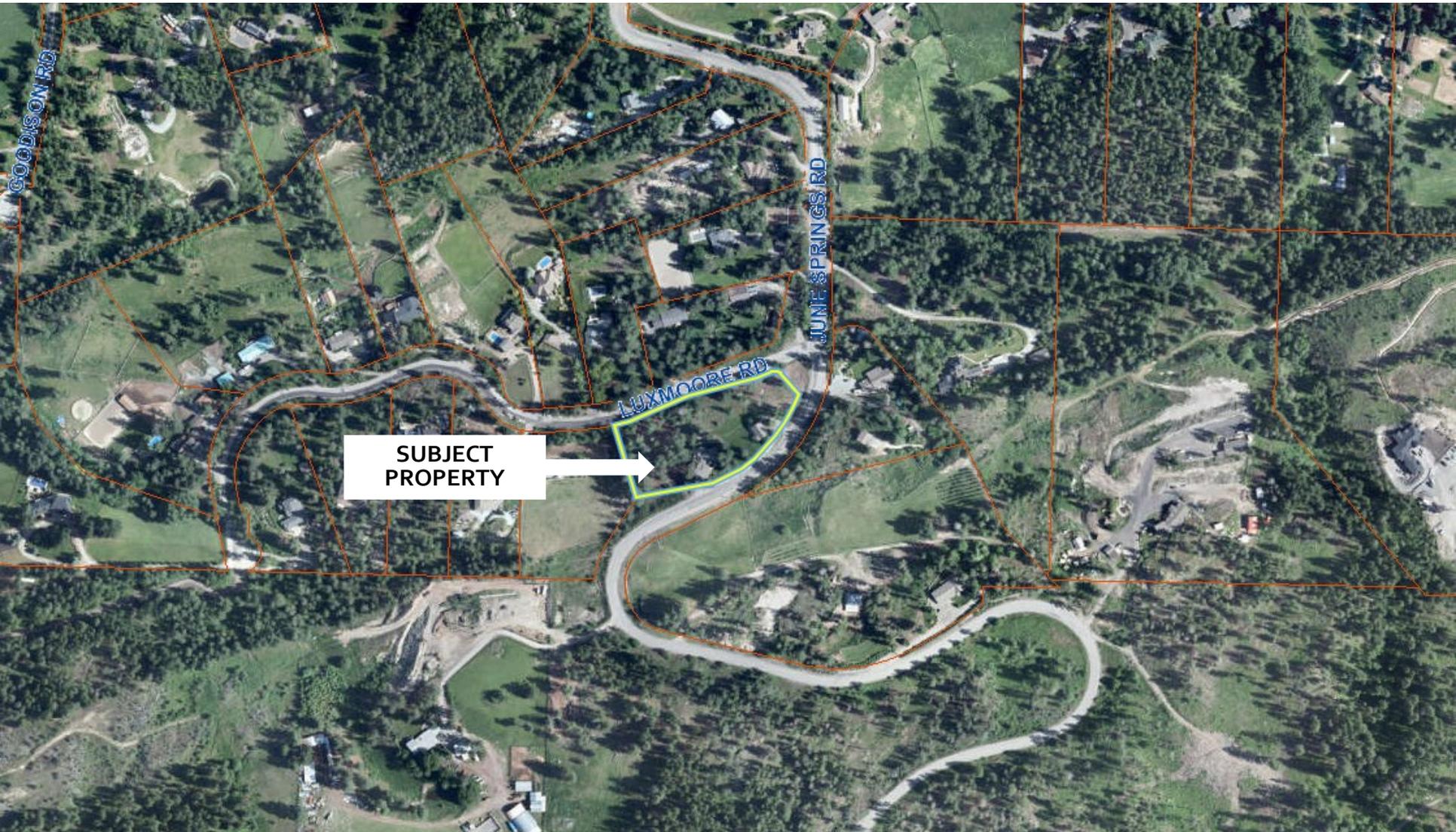


Building Permit

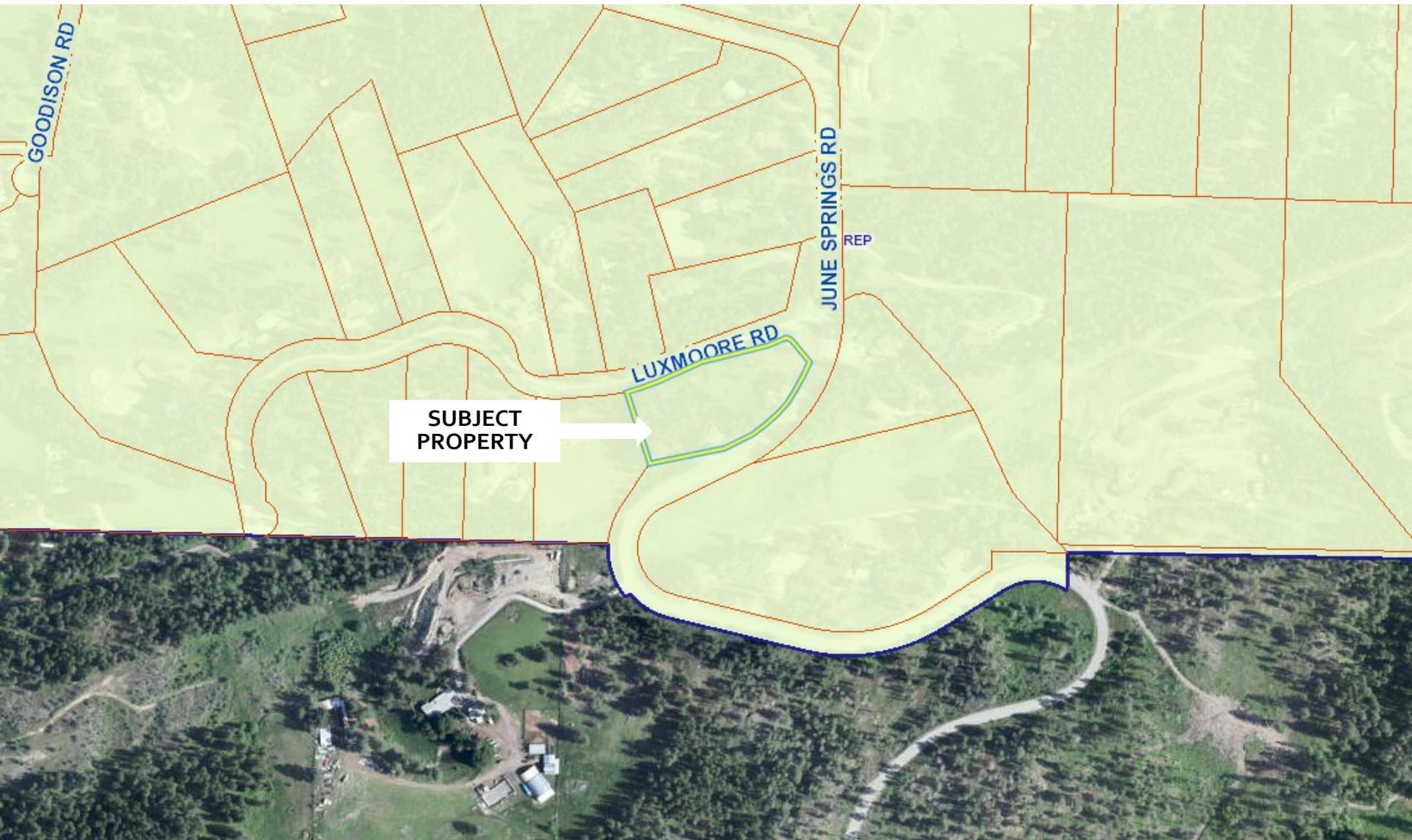


Council
Approvals

Context Map



OCP Future Land Use



**SUBJECT
PROPERTY**

Subject Property Map



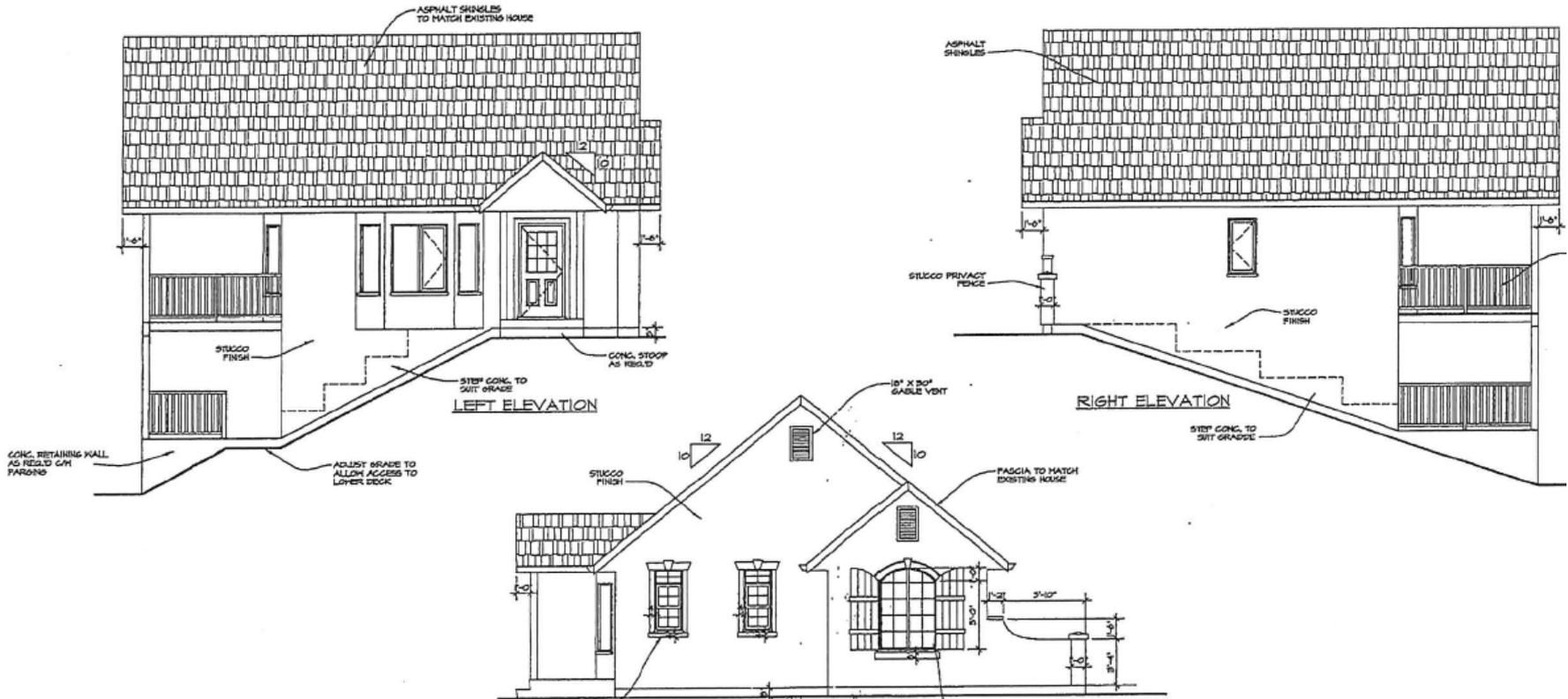
Project details

- ▶ The accessory building was built in 2003.
 - ▶ It was built as an art studio, office and an unfinished basement.
- ▶ Illegal suite investigation was initiated on May 30th, 2018 by Bylaw Services.
 - ▶ Investigation concluded that the building had been inhabited since 2014.
- ▶ The proposed rezoning would bring the illegal carriage house into conformance.

Site Photos



Site Plan



Development Policy

- ▶ Okanagan Basin Water Board's (OBWB) Sewage Grant Program Policy.
 - ▶ Amended in 2014.
 - ▶ Requires sewage grant recipients (incl. CoK) to have bylaws in place restricting carriage houses to properties greater than 1.0ha or to properties with community sewer connections.
- ▶ Official Community Plan
 - ▶ Objective 5.3.1 – Permanent Growth Boundary.

Public Notification Policy no. 367

- ▶ Applicant submitted a neighbourhood consultation summary form on February 4th, 2021.
 - ▶ All neighbours within 300m of the subject property were notified.

Staff Recommendation

- ▶ Development Planning Staff do not recommend support for the proposed Rezoning Application:
 - ▶ Property is located in Southeast Kelowna with no abilities to connect to a community sanitary system.
 - ▶ Zoning Bylaw, Subdivision & Servicing Bylaw, and OBWB's policies do not support the development of carriage houses on lots less than 1.0hha that rely on on-site sewage disposal.
 - ▶ Staff do not wish to compromised future sewage infrastructure funding opportunities by supporting the development of carriage houses that contravene OBWB's policies.



Conclusion of Staff Remarks

REPORT TO COUNCIL



Date: March 15th, 2021
To: Council
From: City Manager
Department: Development Planning Department
Application: A19-0014 **Owner:** Carol Grassmick
Address: 2825 Longhill Road **Applicant:** Associated Environmental -
Melanie Piorecky
Subject: Agricultural Land Reserve Application
Existing OCP Designation: REP – Resource Protection
Existing Zone: A1 – Agriculture 1 and RR2 – Rural Residential 2

1.0 Recommendation

THAT Agricultural Land Reserve Appeal No. A19-0014 for Lot A Section 34 Township 26 ODYD Plan 36168 Except Plan 36259, located at 2825 Longhill Road, Kelowna, BC, for a non-farm use in the Agricultural Land Reserve pursuant to Section 20(2)(a) of the Agricultural Land Commission Act, NOT be supported by Council;

AND FURTHER THAT Council directs Staff NOT to forward the subject application to the Agricultural Land Commission for consideration.

2.0 Purpose

To consider a Staff recommendation to NOT support an application to the ALC for a Non-Farm Use Permit to allow a soil storage and fabrication business to operate on the subject property.

3.0 Development Planning

Staff do not support the proposal for a soil storage and fabrication business to operate on the subject property located within the Agricultural Land Reserve (ALR) as it is not consistent with the objectives of the Official Community Plan and Agricultural Plan. In order to protect and enhance local agriculture, the policy of the Official Community Plan provides support for non-farm use applications only where the proposed use meets the following criteria:

- i. Consistent with the Zoning Bylaw and Official Community Plan;
- ii. Provides significant benefits to local agriculture;

- iii. Can be accommodated using existing municipal infrastructure;
- iv. Minimizes impacts on productive agricultural lands;
- v. Will not preclude future use of the lands for agriculture; and,
- vi. Will not harm adjacent farm operations.

The proposal does not demonstrate how the business would enhance or protect the lands, but largely does the opposite and Staff have not been able to quantify any significant benefit to agriculture. Reflective of this land use conflict, soil fabrication businesses are not an allowable use within the A1 – Agricultural 1 zone.

The proposal has no impact on municipal infrastructure; however, the Development Engineering Memo indicates that this property has two entrances onto Longhill Road, which doesn't meet Bylaw 7900 – Subdivision, Development and Servicing Bylaw. More specifically in Section 4.6 – Curb and Gutter, Sidewalk and Bike Lanes, which only allows one driveway access per road frontage. The second driveway will have to be removed to meet the bylaw.

Part of the protection of ALR land is to maintain long-term access to agriculture and help with food security. Soil fabrication and storage doesn't help with either agriculture or with food security. There is potential to preclude future use of the land for agricultural purposes. The Land Capability Classification for Agriculture in BC manual published by the Ministry of Agriculture which assesses the agricultural capability of land, identifies that the agricultural land capability is both Class 4 and Class 5. Class 4 and 5 have limitations, which only make it suitable for a few crops, however, this is appropriate for fruit trees or grapes and adapted crops like cranberries. This soil can also be improved to both Class 3NW and Class 3D soil, which is more suitable for a wide range of crops. The soil storage and fabrication does not benefit the existing agricultural land and can be improved to a plant many crops suitable to the Central Okanagan climate. There is limited agricultural activity adjacent to the property, however, the runoff from the soil storage may impact neighbouring soil conditions as well as the neighbouring wetland.

4.0 Proposal

4.1 Project Description

The subject property is a 3.71-acre (1.5 ha) property located near the intersection of Longhill Road and Sexsmith Road. There is an existing single-family dwelling on the subject property. There is no agriculture on the property and the site is being used for a commercial business that stores and fabricates soils for resale to businesses.

This non-farm use application came forward due to compliance and enforcement activity by the ALC. They required the operator to stop the use or apply for a non-farm use application, as the uses on-site are not a permitted use in the ALR. The property has been in possession of the owners since 1991, an excavation company started in 1995 and the soil fabrication business started in 2007. The business was operating under a nursery license, but as of October 2019 it wasn't renewed because it was determined that the business did not meet the definition of a nursery. As part of the business operation, a mini excavator, a large excavator, and a large backhoe are stored on site.

The soil fabrication business requires several types of soil and amendments to be imported and stored on the property, which consist of the following materials:

- Topsoil, which is excavated and hauled to the property from excavation jobs;

- Manure and animal bedding mixture from a nearby cattle feedlot;
- OgoGrow, Class A compost mixture that is sold by the City of Kelowna;
- GlenGrow, compost that is created by the City Of Kelowna green waste;
- Fly ash from Tolkos bioenergy burner;
- Crushed gravel that is brought on site from local quarries.

These materials are screened and sold by the owner, none of which remains on the property full-time. The file area measures 0.9ha, with a depth of 6m and the estimated volume of fill is 6000m³.

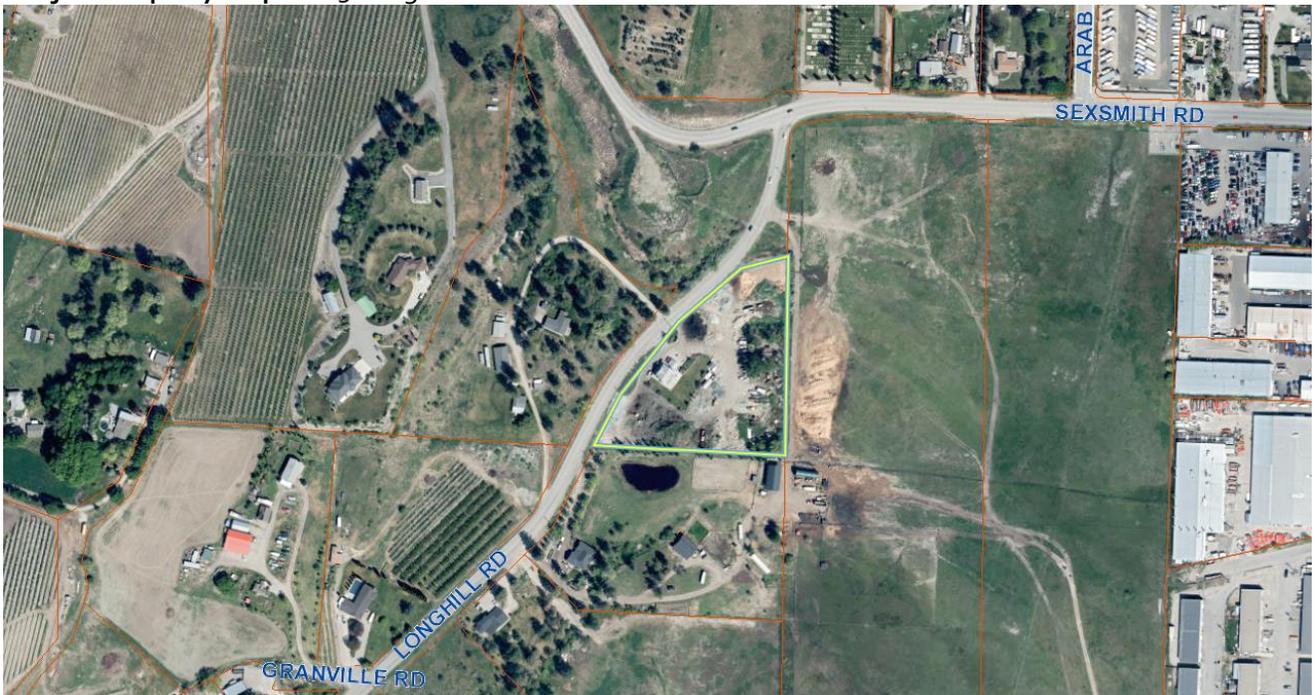
4.2 Site Context

The subject property has the Future Land Use Designation of REP – Resource Protection Area within the City’s Official Community Plan (OCP). The property is zoned both A1 – Agriculture 1 and RR2 – Rural Residential 2 and is within the Agricultural Land Reserve (ALR). The subject property lies within the Glenmore – Clifton – Dilworth OCP Sector. Much of the surrounding area is within the ALR and has a Future Land Use Designation of REP – Resource Protection.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1 (ALR)	Vacant City-Owned Parcel / Wetland
East	A1 – Agriculture 1 (ALR)	Cattle / Vacant
South	A1 – Agriculture 1 / RR2 – Rural Residential 2 (Partially in ALR)	Rural Residential / Minimal Agriculture
West	A1 – Agriculture 1 (ALR)	Rural Residential

Subject Property Map: 2825 Longhill Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.33 Protect and enhance local agriculture Policy .1 - Protect Agricultural Land.

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

Objective 5.33 Protect and enhance local agriculture Policy .6 - Non-farm Uses.

Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:

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

5.2 **Kelowna Agriculture Plan**

Official Community Plan recommendations

- **Prohibit non-farm use.** Support non-farm uses in farm areas only that have a direct and ongoing benefit to agriculture. Restrict and/or prohibit non-farm uses that do not directly benefit agriculture.

6.0 Technical Comments

6.1 Development Engineering Department

- Development Engineering Memo Attached

6.2 Ministry of Agriculture

- See Attached Letter

6.3 Interior Health

- See Attached Letter

7.0 Application Chronology

Date of Application Received: September 5th, 2019
Agricultural Advisory Committee February 25th, 2021

The above note application as reviewed by the Agricultural Advisory Committee at the meeting held at February 25th, 2021 and the following recommendations were defeated:

THAT the Committee recommend Council the permission of a non-farm use permit to allow for a soil fabrication business to operate on the subject property.

Anecdotal comments from the Agricultural Advisory Committee (AAC) are that a length of time for the non-farm use should be established. The applicant should work with the City to see if there are other avenues to pursue that would allow for a non-farm use. In general, fabricating soil does not support agricultural use. The Committee recognizes it is a non-farm use and is not comfortable providing a permanent recommendation for this kind of use on the property. It sets a precedent for other small ALR properties in Kelowna.

8.0 Alternate Recommendation

THAT Agricultural Land Reserve Appeal No. A19-0014 for Lot A Section 34 Township 26 ODYD Plan 36168 Except Plan 36259, located at 2825 Longhill Road, Kelowna, BC, for a non-farm use in the Agricultural Land Reserve pursuant to Section 20(2)(a) of the Agricultural Land Commission Act, be supported by Council;

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

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: ALC Non-Farm Use Application

Attachment B: Site Plan

Attachment C: Letter from Ministry of Agriculture

Attachment D: Letter from Interior Health

Attachment E: Development Engineering Memo



ATTACHMENT **A**

This forms part of application
A19-0014

Planner Initials TC



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 59572

Application Status: Under LG Review

Applicant: Carol Grassmick

Agent: Associated Environmental

Local Government: City of Kelowna

Local Government Date of Receipt: 08/13/2019

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: The property has been under review by the ALC (ALC C&E File 79623), and the ALC requires that the landowner apply for non-farm use approval. This application and supporting report is meant to describe the land use and the mapped soils and agricultural capability on site and is in support of the fill placement under a non-farm use application.

Agent Information

Agent: Associated Environmental

Mailing Address:

200-2800 29th Street

Vernon, BC

V1T 9P9

Canada

Primary Phone: (250) 545-2038

Email: pioreckym@ae.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 002-745-950

Legal Description: L A SEC 34 TP 26 OSOYOOS DIVISION YALE DISTRICT PL 36168 EXC PL 36259

Parcel Area: 1.5 ha

Civic Address: 2825 Longhill Road, Kelowna, BC

Date of Purchase: 07/23/1991

Farm Classification: No

Owners

1. **Name:** Carol Grassmick

Address:

2825 Longhill Road
Kelowna , BC
V1V 2G5
Canada
Phone: (250) 863-3181
Email: carolgrassmick@hotmail.com

ATTACHMENT A

This forms part of application
A19-0014

Planner
Initials **TC**

City of
Kelowna
DEVELOPMENT PLANNING



Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

No agriculture

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

Fabricated soil mixed on site has been placed in the immediate area around the residence to increase nutrients and drainage for landscaping. Beyond basic landscaping, no agricultural improvements have been made the parcel itself.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

Currently, the property is used to store and fabricate soils for resale to businesses and individuals for use in landscaping. The soil and amendments imported and stored on the property consist of the following materials:

*Topsoil excavated and hauled to the property by the proponent from excavation jobs;
Manure and animal bedding mixture from nearby cattle feedlot;
OgoGrow, the Class A compost mixture sold by the City of Kelowna;
GlenGrow compost created from the City of Kelownas green waste;
Fly ash sourced from Tolkos bioenergy burner in Kelowna; and
Crushed gravel screened from imported topsoil and decorative rocks from local quarries*

The proponent screens the imported topsoil on site and then mixes it with amendments in various proportions. Contaminated soils and construction debris are not accepted on the property. None of the material is intended to stay on the property permanently. The materials will be removed from the property upon closure of the business and/or when the proponent retires.

To reduce potential for compaction, the proponent uses a bobcat to move materials and only provides access for hauling trucks along existing roads.

Adjacent Land Uses

North

Land Use Type: Unused
Specify Activity: unused

East

Land Use Type: Other
Specify Activity: some cattle grazing, mostly unuseed

South

Land Use Type: Residential
Specify Activity: single family home

West

Land Use Type: Residential
Specify Activity: single family home

Proposal

1. How many hectares are proposed for non-farm use?

1 ha

2. What is the purpose of the proposal?

The property has been under review by the ALC (ALC C&E File 79623), and the ALC requires that the landowner apply for non-farm use approval. This application and supporting report is meant to describe the land use and the mapped soils and agricultural capability on site and is in support of the fill placement under a non-farm use application.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

The soil fabrication could be accommodated on lands outside the ALR, but due to the retroactive nature of this proposal, it is not considered feasible. The Grassmicks have been operating their soil fabrication business since 2007 and have established a base of local clientele, and due to the cost restrictions associated with hauling soils, moving properties could mean a large loss in clientele. It would also not be economically feasible to move locations, due to property prices in the area and the cost to haul the existing soil stockpiles offsite.

4. Does the proposal support agriculture in the short or long term? Please explain.

The business may not directly support agriculture onsite, but it creates nutrient rich, viable soils for an affordable price. These soils are sold locally to landscapers, nurseries and hobby farms in the area. Native soils are preserved beneath the stockpiles for future cultivation of the land.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

Yes

Proposal dimensions

Total fill placement area (to one decimal place) *0.9 ha*

Maximum depth of material to be placed as fill *6 m*

Volume of material to be placed as fill *6000 m³*

Estimated duration of the project. *1 Years*

Describe the type and amount of fill proposed to be placed.

Six types of fill are to brought on site in the following quantities. Note this is a continuing operation and volumes are on a per year basis.

Topsoil - 800 m³/year

Manure - 500 m³/year

OgoGrow- 3000 m3/year
GlenGrow - 500 m3/year
Fly ash - 200 m3/year
Crushed gravel/decorative rocks 1000 m3/year

ATTACHMENT		A
This forms part of application # A19-0014		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

Briefly describe the origin and quality of fill.

Topsoil is excavated and hauled to the property by the proponent from excavation jobs. This soil is free of foreign materials in contaminants. Quality varies based on where it is excavated from, but generally the material is somewhat sandy, nutrient poor material found within the Okanagan valley.

Manure is mixed with animal bedding from a nearby cattle feedlot. The mixture is partially composted before it is moved to the property.

OgoGrow is the Class A compost mixture sold by the City of Kelowna. The compost is mix of biosolids, wood waste and wood ash created using Extended Aerated Static Pile Composting. OgoGrow is tested to assure it meet the standards of the BC Organic Matter Recycling Regulations and the federal Canadian Food Inspection Agency regulation to safely be applied to flowers, shrubs and vegetable gardens.

GlenGrow is the compost created from the City of Kelownas green waste (plant material). The plant material is processed to remove foreign materials such as metal or plastic, before being chipped, and composted at a facility at the Glenmore Landfill.

Fly ash is sourced from Tolkos bioenergy burner in Kelowna.

Crushed gravel/decorative rocks are screened from the imported topsoil as well as brought in from quarries

Applicant Attachments

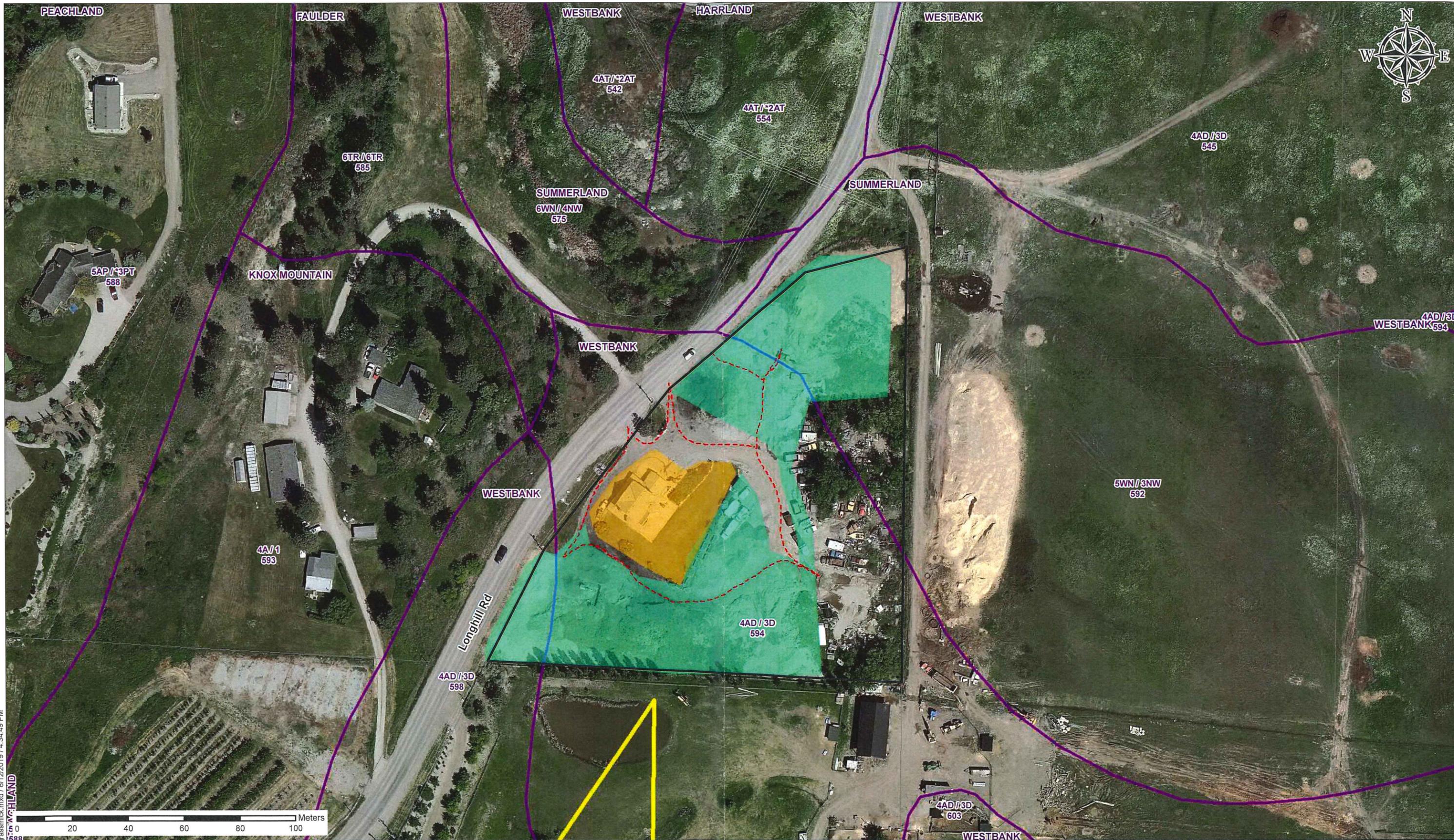
- Agent Agreement - Associated Environmental
- Other correspondence or file information - agent authorization Jerald
- Proposal Sketch - 59572
- Certificate of Title - 002-745-950

ALC Attachments

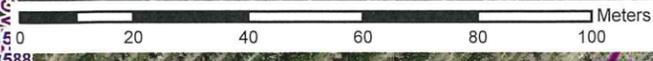
None.

Decisions

None.



grassmick.mxd / 8/12/2019 / 4:34:49 PM



- Subject property
- Access roads
- ALR boundary
- Residence
- Stockpiles

ATTACHMENT B

This forms part of application
A19-0014

Planner Initials TC

City of **Kelowna**
DEVELOPMENT PLANNING

- Soil polygons
- GAMMIL
7:3 AT/7:1A Decile and dominant agricultural class (normal) with limitations
 - 4AD/3D
594 Decile and dominant agricultural class (improved) with limitations

PROJECT NO.: 2019-8414
DATE: August 2019
DRAWN BY: BdJ

FIGURE 3-1: MAPPED SOIL AND AGRICULTURAL CAPABILITY
Grassmick's Excavating Ltd.
Agriculture Advisory Services



September 5 2019

File: A19-0014

City of Kelowna
1435 Water Street
Kelowna BC V1Y 1J4
E-mail: planninginfo@kelowna.ca

Re: ALC Non-Farm Use Application A19-0014 at 2825 Longhill Road

To the City of Kelowna,

Thank you for providing the B.C. Ministry of Agriculture the opportunity to comment on the Agricultural Land Commission Non-Farm Use application at 2825 Longhill Road. I have reviewed the documents you have provided. From an agricultural perspective I can provide the following comments for your consideration:

- The parcel is located within the Agricultural Land Reserve (ALR), a provincial zone in which agriculture is recognized as the priority use; where farming is encouraged, and non-agricultural uses are restricted.
- Ministry of Agriculture staff have concerns regarding this application. When non-agricultural uses occur in the ALR, the potential for conflict between land uses and users can increase as practices may not be compatible.
- It is not in the best interest of agriculture to remove land from agricultural productivity in the ALR. Long term access to ALR lands is in the interest of agriculture and food security. The non-agricultural commercial use of agricultural land can negatively impact the farming operation on the remaining parcel.
- Ministry staff are available to discuss viable agricultural opportunities with land owners considering pursuing farming activities on non-farmed ALR land.

If you have any questions, please contact me directly at christina.forbes@gov.bc.ca or 250-861-7201.

Sincerely,

Christina Forbes, P.Ag
Regional Agrologist
B.C. Ministry of Agriculture – Kelowna
Office: (250) 861-7201
E-mail: christina.forbes@gov.bc.ca

Email copy: ALC Planner, ALC.Okanagan@gov.bc.ca



Interior Health

Every person matters

September 12, 2019

Sergio Sartori
Development Technician
City of Kelowna
1435 Water Street, Kelowna, BC V1Y 1J4

Dear Sergio,

Re. Application for non-farm use in the ALR: A19-0014

Thank you for the opportunity to provide comments on this application. It is our understanding that this is an application for non-farm use to permit soil storage and fabrication for resale. This application has been reviewed from the Healthy Food System perspective.

The following are Population Health related comments for Kelowna staff, councillors to consider when making their decision. Interior Health has an interest in protecting agricultural land and increasing the capacity of local food systems as a way to support our community's food security. Food security is vital to the health and well-being of a community and is the foundation for healthy eating. Food security has been recognized as a key public health issue by the BC Ministry of Health.

In the interest of food security, and the ability of our citizens to access healthy and safe food, we suggest the consideration of the following:

- From a food security perspective, it is ideal that land in the ALR be used for its intended purpose. This application does not support food security and our communities' ability to produce local food. This is primarily a landscape business.
- Food self-sufficiency in BC is increasingly important, as extreme weather will affect food production in California and elsewhere. Currently, California supplies 40%-50% of BC's imported fruits and vegetables.
- If this application is approved, ensuring the non-farm use is done in a way that minimally impacts farmland and can be easily converted back to land that supports agriculture activities.

Regards,

Joanne Redies, BSc, RD
Public Health Dietitian
Healthy Communities 505 Doyle Avenue, Kelowna, BC V1Y 0C5

Business: 250-469-7070 ext 12085

Fax: 250-868-7760

Email: joanne.redies@interiorhealth.ca

CITY OF KELOWNA

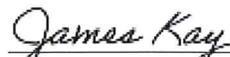
MEMORANDUM

Date: September 10, 2019
File No.: A18-0014
To: Suburban and Rural Planning (LB)
From: Development Engineering Manager (JK)
Subject: 2825 Longhill Road

The Development Engineering comments regarding this application within the Agricultural Land Reserve are as follows:

Development Engineering has the following comments at this point in time with regard to this application, however, This Land Capability Assessment report will be assessed at the time of development application submission, if the Agricultural Land Commission agrees to the proposed activity on the subject property.

- a) Note that the current residence appears to be outside of the existing Fire Hydrant coverage limits.
- b) Only an entrance and one exit will be allowed for access to Longhill Rd. All others must be removed.
- c) All dust complaints will be addressed by owner/Business of this property.



James Kay, P.Eng.
Development Engineering Manager

RO



A19-0014 2825 Longhill Road

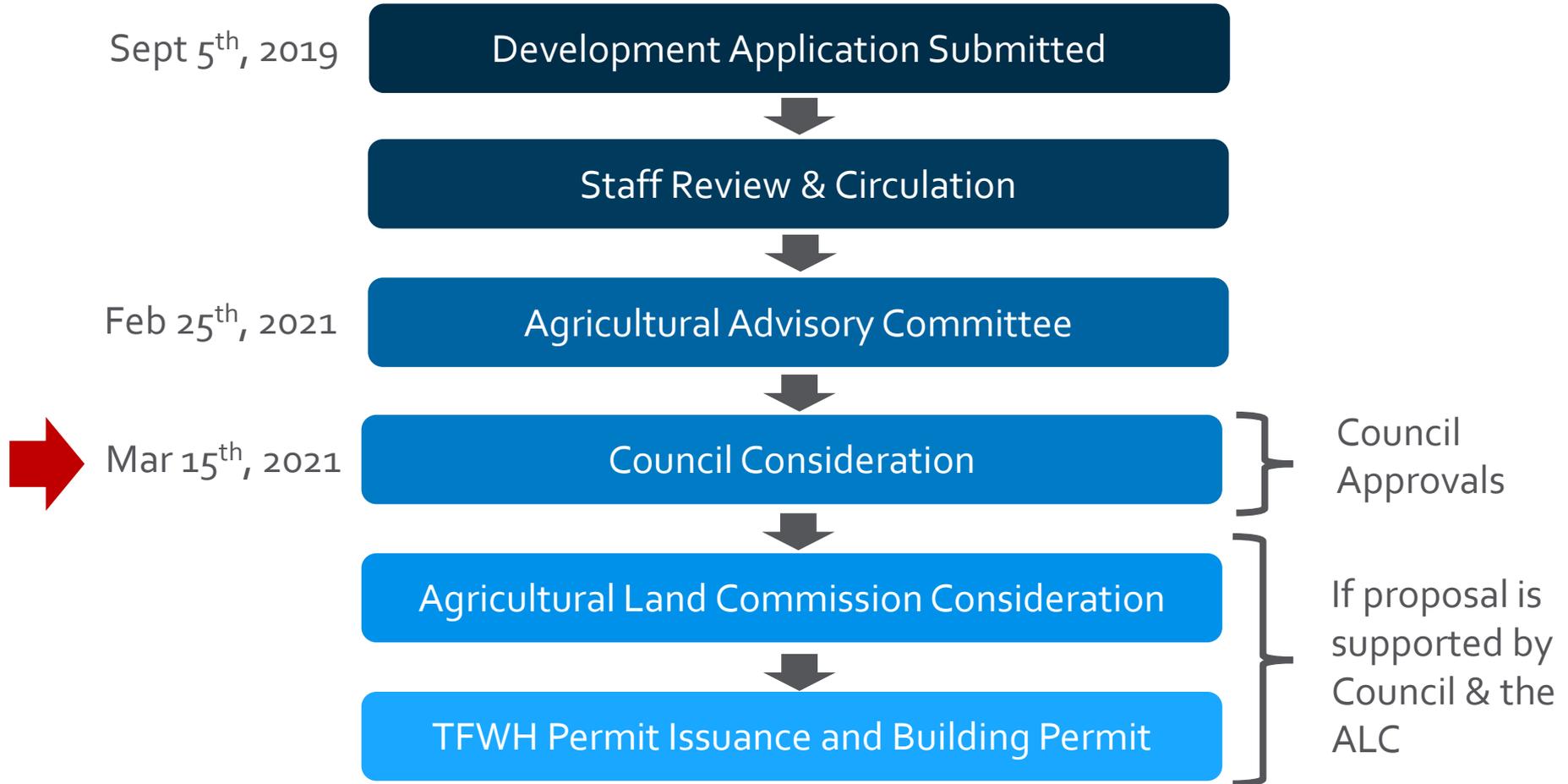
Non-Farm Use Application



Proposal

- ▶ To consider a Staff recommendation to NOT support an application to the ALC for a Non-Farm Use Permit to allow a soil storage and fabrication business to operate on the subject property.

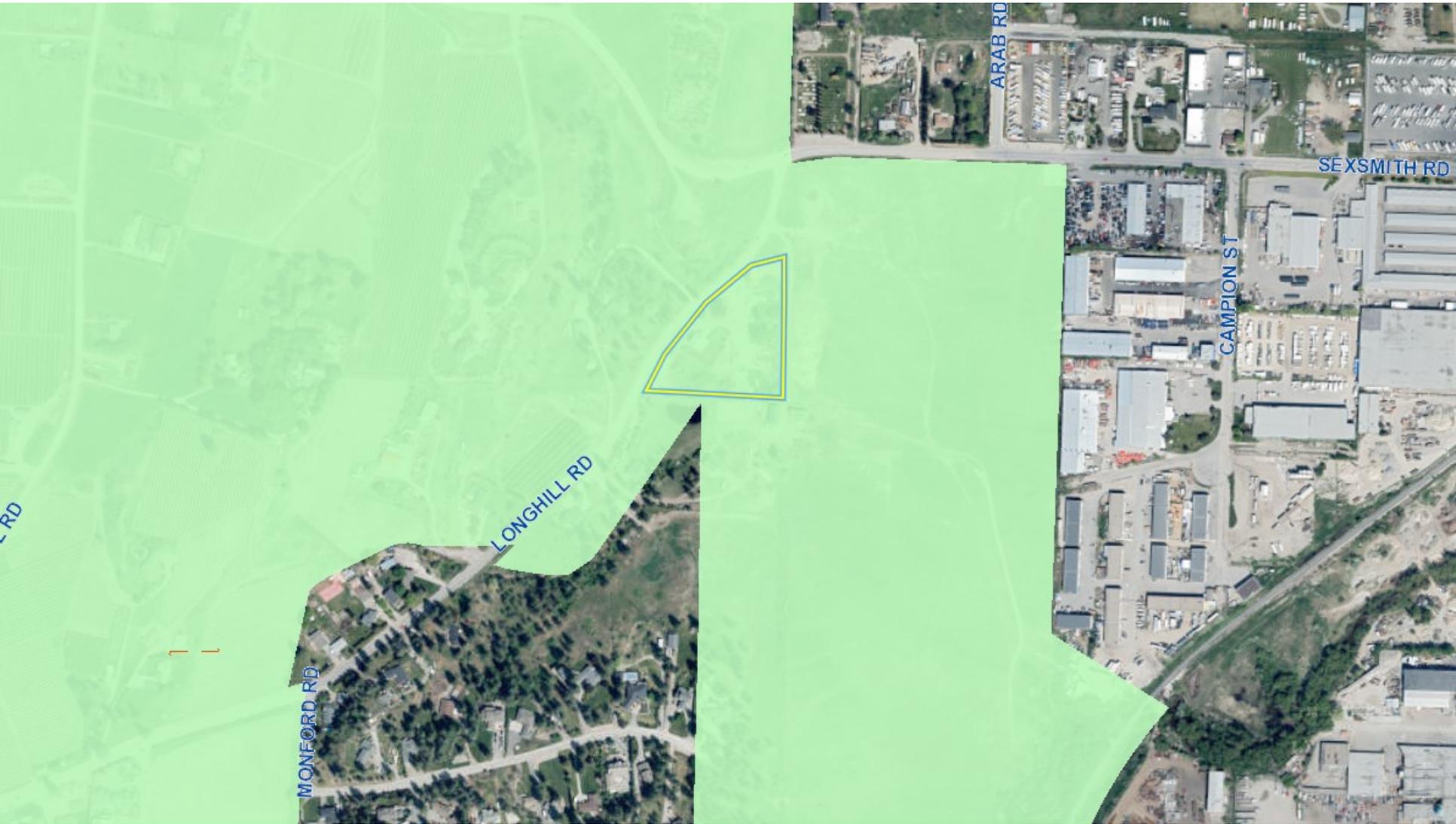
Development Process



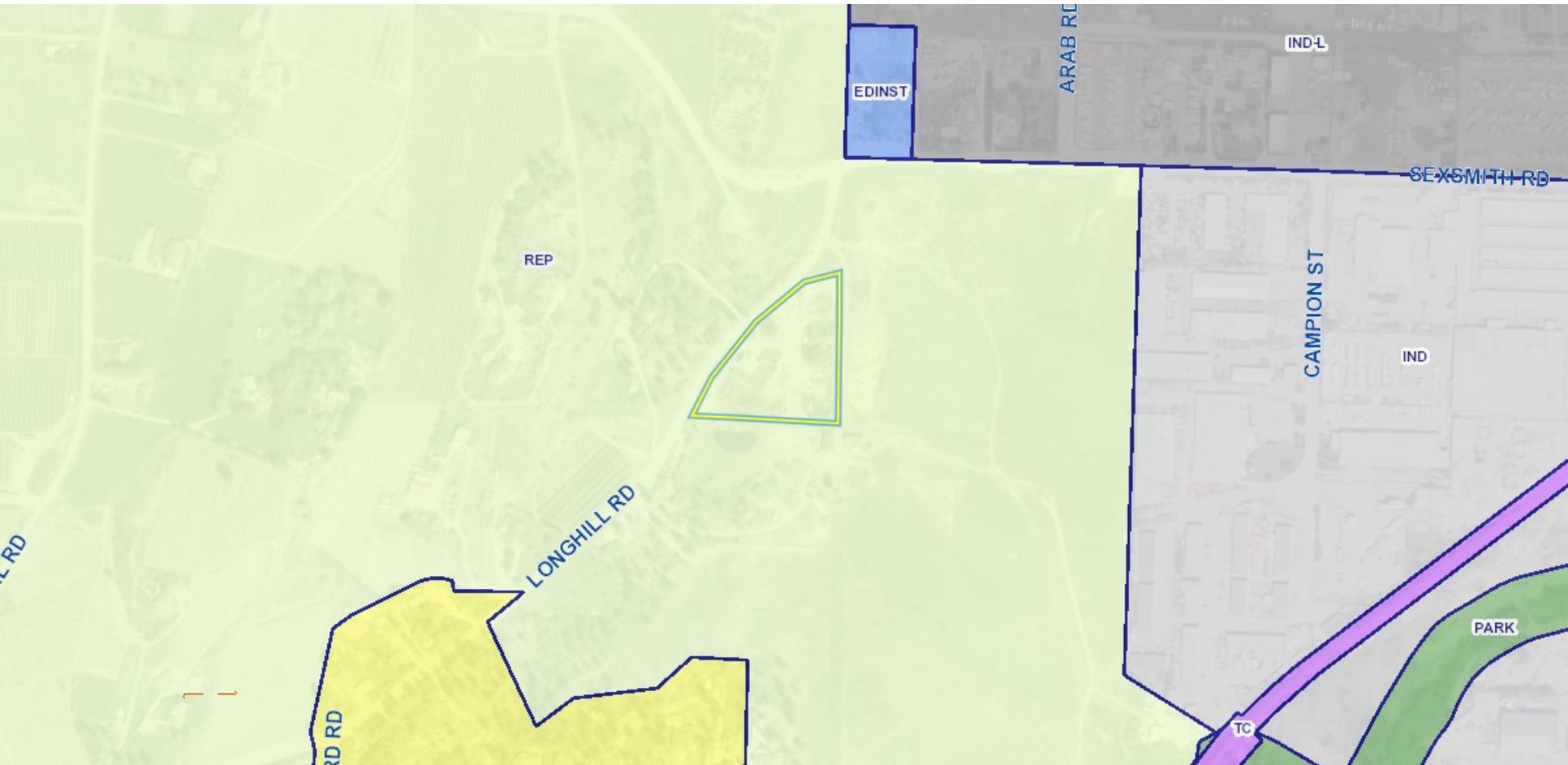
Context Map



Agricultural Land Reserve



OCP – Future Land Use



Subject Property

- ▶ 3.617 acres
- ▶ Split zoned A1 – Agriculture and RR2 – Rural Residential 2
- ▶ Within the ALR
- ▶ Outside of the Permanent Growth Boundary
- ▶ Future Land Use Designation – REP – Resource Protection Area

Subject Property





2000

City of Kelowna



2009

City of Kelowna



2017

City of Kelowna



2020

City of Kelowna

Project Details

- ▶ The Non-Farm Use Application came forward as part of a compliance and enforcement activity by the ALC and Bylaw Services.
- ▶ Applicant was required to apply for the non-farm use application or to stop the operation.
- ▶ The business did have a Business License; however, it was under a Nursery Licences and was not renewed by the City in 2019.

Project Details

- ▶ The Non-Farm Use Application is to allow for the soil storage and fabrication to remain operating on the subject property.
- ▶ As part of the business, a mini excavator, a large excavator and a large backhoe are stored on site.
- ▶ The soil and amendments that are stored on site are:
 - ▶ Topsoil, which is excavated and hauled to the property from excavation jobs
 - ▶ Manure and animal bedding mixture from a nearby cattle feedlot
 - ▶ OgoGrow, Class A compost mixture that is sold by the City of Kelowna
 - ▶ GlenGrow, compost that is created by the City Of Kelowna green waste
 - ▶ Fly ash from Tolkos bioenergy burner
 - ▶ Crushed gravel that is brought on site from local quarries

Non-Farm Use Applications

- ▶ Official Community Plan provides support for non-farm use applications where the proposal meets:
 - ▶ i. Consistent with the Zoning Bylaw and OCP;
 - ▶ ii. provides significant benefits to local agriculture;
 - ▶ iii. can be accommodated using existing municipal infrastructure;
 - ▶ iv. minimizes impacts on productive agricultural lands;
 - ▶ v. will not preclude future use of the lands for agriculture; and,
 - ▶ vi. will not harm adjacent farm operations

Staff Recommendation

- ▶ Staff do **not** recommend support of the proposed Non-Farm Use Permit.
 - ▶ The business does not meet the intent of the OCP and Rezoning Bylaw.
 - ▶ The business does not benefit agricultural within the City of Kelowna.
 - ▶ The non-farm use will likely preclude the land for future agriculture.
- ▶ Recommend the Bylaw **not** be forwarded to ALC for consideration.



Conclusion of Staff Remarks

REPORT TO COUNCIL



Date: March 15, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0071

Owner: A & S Infinity Homes Ltd., Inc.
No. BC1159817

Address: 888 & 892 Glenmore Drive

Applicant: New Town Architecture &
Engineering Inc. – Jesse
Alexander

Subject: Rezoning

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

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z20-0071 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 12, Section 29, Township 26 ODYD Plan 4101, located at 888 Glenmore Drive, Kelowna BC and Lot 13 Section 29 Township 26 ODYD Plan 4101, located at 892 Glenmore Drive, Kelowna BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple 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 outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated March 15, 2021;

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

Purpose

To rezone the subject properties from the RU₁ – Large Lot Housing zone to the RM₃ – Low Density Multiple Housing zone to facilitate a multiple dwelling housing development.

2.0 Development Planning

Staff are recommending support for the proposed rezoning application to facilitate the development of a 10-unit row housing development on the subject sites.

Glenmore Drive is designated as both a 4-lane arterial road and also as a future active transportation (AT) primary network in the OCP and subsequently functions as a major north-south corridor in the Glenmore-Clifton-Dilworth area of the City. With Public transit options being available directly on Glenmore Drive, and the properties being in close proximity to schools, parks and existing commercial areas to the north and south, staff sees adding increased residential density on these properties to be appropriate.

Should Council support the rezoning application, frontages along Glenmore Drive and Lowland Street will be upgraded and subsequently include a required 1.5m road dedication abutting Lowland St. The required infrastructure upgrades to the fronting streets will include new street tree plantings along Glenmore Drive in addition to the existing concrete walkway and full frontage upgrades along Lowland St including curb, gutter, sidewalk and a paved shoulder. The required road widening along Lowland St will help to accommodate a wider road cross section over time and subsequently provide additional space for street parking and reduce encumbrances with parked vehicles and access along the street.

The applicant completed neighbourhood notification in accordance with Council Policy No. 367.

3.0 Proposal

3.1 Background

The subject property comprises two single-family lots with one lot being vacant and the other lot containing an existing single-family dwelling. The existing home would need to be demolished, and the lots consolidated to facilitate the proposed development.

3.2 Project Description

This application is proposing a 10-unit row housing development contained within 3 separate buildings. All units proposed will be two-bedroom. Parking requirements are met on-site and will be located within grade level garages in a side by side configuration, including 2 long-term bicycle parking stalls per dwelling unit. A single visitor stall is required and will be located on-site in between 2 of the buildings proposed and adjacent to the north property line. The subject properties are double fronting and face two separate parallel streets with Glenmore Drive situated to the east and Lowland Street to the west.

3.3 Site Context

The subject properties are located in the Glenmore-Clifton-Dilworth City Sector nearest to the intersection of Glenmore Dr and Tronson Dr and are situated to the north of Glenmore Elementary School. A majority of the surrounding properties are zoned RU₁ – Large Lot Housing with a mix of RU_{1c} – Large Lot Housing with Carriage House, and RU₆ – Two Dwelling Housing, P₂ – Education and Minor Institutional & P₃ – Parks and Open Space zoned sites. Surrounding Future Land Use designations include S₂RES – Single / Two Unit Residential, MRL – Multiple Unit Residential (Low Density) and EDINST – Educational / Major Institutional & REC – Private Recreation.

The properties have a Walk Score of 26, indicating that most errands require a vehicle, a Transit Score of 28 meaning that there are some transit options available in the area and a Bike Score of 80, indicating that biking is convenient for most trips.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	Residential
East	P ₃ – Parks and Open Space	Golf course
South	P ₂ – Education and Minor Institutional	Childcare minor
West	RU ₁ – Large Lot Housing	Residential

Subject Property Map: 888 & 892 Glenmore Drive



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

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

Objective 5.22 Ensure context sensitive housing development

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

Objective 5.23 Address the needs of families with children through the provision of appropriate family-oriented housing

Policy .1 Ground-Oriented Housing. Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

5.0 Technical Comments

5.1 Development Engineering Department

See Schedule A City of Kelowna Memorandum

6.0 Application Chronology

Date of Application Received: August 17, 2020

Date Public Consultation Completed: January 19, 2021

Report prepared by: Andrew Ferguson, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Site Plan and Renders

CITY OF KELOWNA

MEMORANDUM

Date: August 19, 2020
File No.: Z20-0071
To: Land Use Management Department (AF)
From: Development Engineering Manager (JK)
Subject: 888-892 Glenmore Road



RU1 to RM3

The Development Engineering Department has the following comments and requirements associated with this proposal for the Rezoning application to rezone the subject properties from RU1 Large Lot Housing to RM3 Low Density Multiple Housing. The Development Engineering Technologist for this project is Ryan O'Sullivan.

1. Domestic Water and Fire Protection

- a. These properties are currently serviced with a 19mm-diameter water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicant's cost.
- b. A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost.
- c. The developer must obtain the necessary permits and have one of existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

- a. Our records indicate that these properties are currently serviced with a 100mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicant's cost.

3. Storm Drainage

- a. The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management



plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.

- b. On site storm drainage systems for the site will be reviewed and approved by Engineering when a site servicing design is submitted.
- 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.

4. Road Improvements

- a. Glenmore Rd is complete the only requirement is to remove red staped conc strip and replace with landscape strip and street trees.
- b. Lowland St must be upgraded to an urban standard along the full frontage and a connection to the existing sidewalk, curb and gutter on Tronson Dr. of this proposed development, Local Class 2 SS-R4 including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

5. Road Dedication and Subdivision Requirements

- (a) Dedicate of 1.5m off Lowland St will be required.
- (b) Grant statutory rights-of-way if required for utility services.

6. Electric Power and Telecommunication Services

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

7. Design and Construction

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

examination of design drawings, it may be determined that rights-of-way are required for current or future needs

8. Servicing Agreements for Works and Services

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

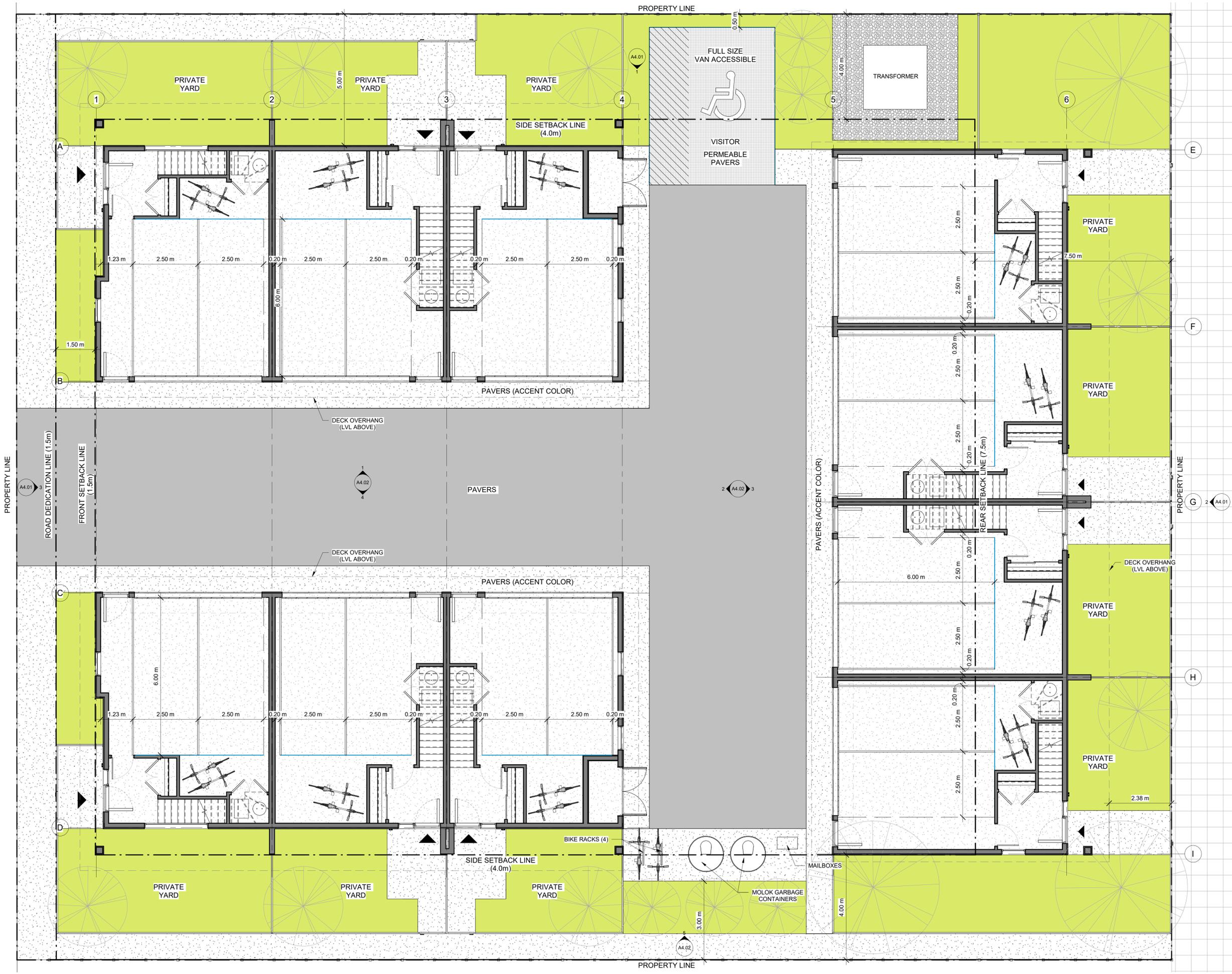
9. Geotechnical Study

- (a) Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision. The Geotechnical reports must be submitted to the Development Services Department for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval:
 - i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - ii. Site suitability for development.
 - iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - iv. Any special requirements for construction of roads, utilities and building structures.
 - v. Recommendations for items that should be included in a Restrictive Covenant.
 - vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
 - vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc

James Kay

James Kay, P.Eng.
Development Engineering Manager
RO



ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled.

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.



NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca



Revisions

No.	DATE	DESCRIPTION
1	20-07-15	ISSUED FOR DP
2	20-12-01	RE-ISSUED FOR DP
3	21-01-28	RE-ISSUED FOR DP

ATTACHMENT A

This forms part of application # Z20-0071

Planner Initials: AF

NOT FOR CONSTRUCTION

project title
Glenmore TH

project address
**888 & 892 Glenmore DR,
KELOWNA, BC**

project no. **4124**

drawing title
LEVEL 1 FLOOR PLAN

designed: LA scale: 3/16" = 1'-0"
drawn: LA
checked: RY
drawing no. **A3.01**
plotted: 28/01/2021 3:20:24 PM



01_ UNIT 2 & 3 - VIEW FROM LOWLAND STREET SOUTH



02_ UNIT 1 & 2 - VIEW FROM GLENMORE DR



03_ UNIT 2 & 3 - VIEW FROM LOWLAND STREET NORTH



04_ UNIT 1 - VIEW FROM GLENMORE DRIVE

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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www.newtownservices.ca

Seal



Revisions

No.	DATE	DESCRIPTION
1	20-07-15	ISSUED FOR DP
2	20-12-01	RE-ISSUED FOR DP
3	21-01-28	RE-ISSUED FOR DP

ATTACHMENT A
This forms part of application # Z20-0071
Planner Initials AF
City of Kelowna
COMMUNITY PLANNING

NOT FOR CONSTRUCTION

project title
Glenmore TH

project address
888 & 892 Glenmore DR,
KELOWNA, BC

project no. 4124

file no. © New Town Services Incorporated 2021. All Rights Reserved.

drawing title
RENDERINGS

designed LA scale

drawn LA

checked RY

drawing no.

A1.00

plotted 28/01/2021 3:20:16 PM



Z20-0071

888 & 892 Glenmore Dr

Rezoning Application



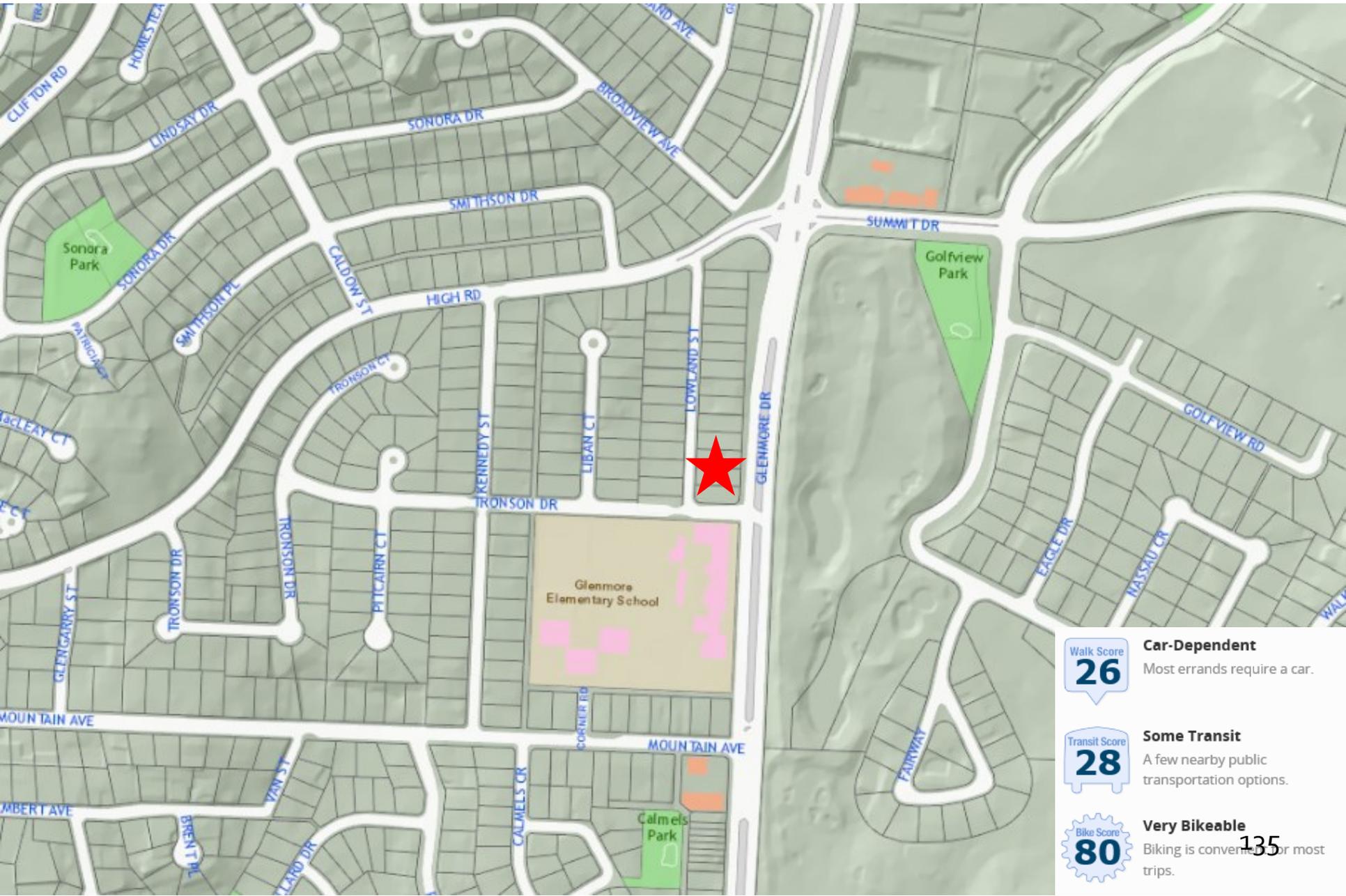
Proposal

- ▶ To rezone the subject properties from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate a multiple housing development.

Development Process



Context Map

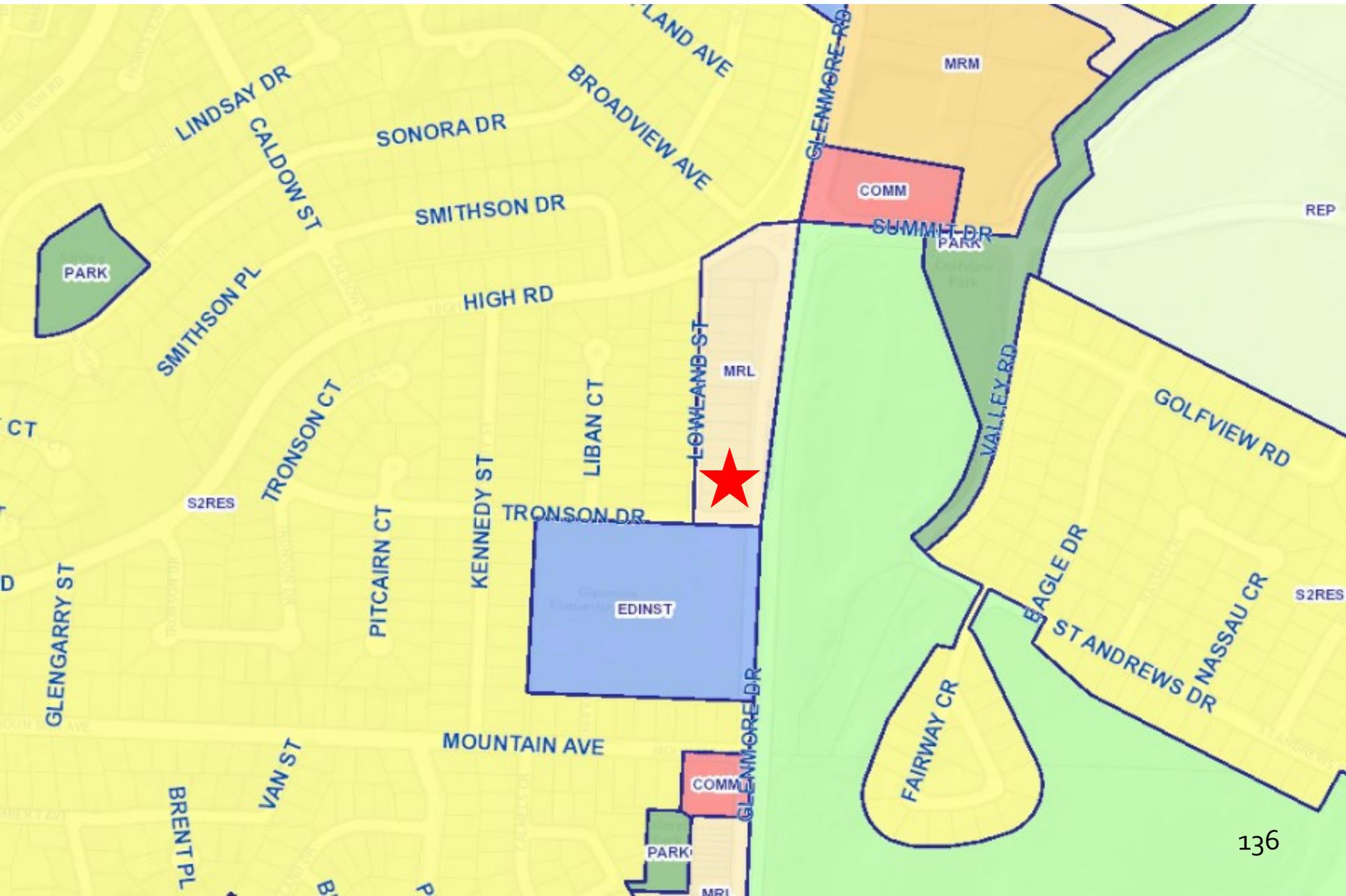


Walk Score
26
Car-Dependent
Most errands require a car.

Transit Score
28
Some Transit
A few nearby public transportation options.

Bike Score
80
Very Bikeable
Biking is convenient for most trips.

OCP Future Land Use



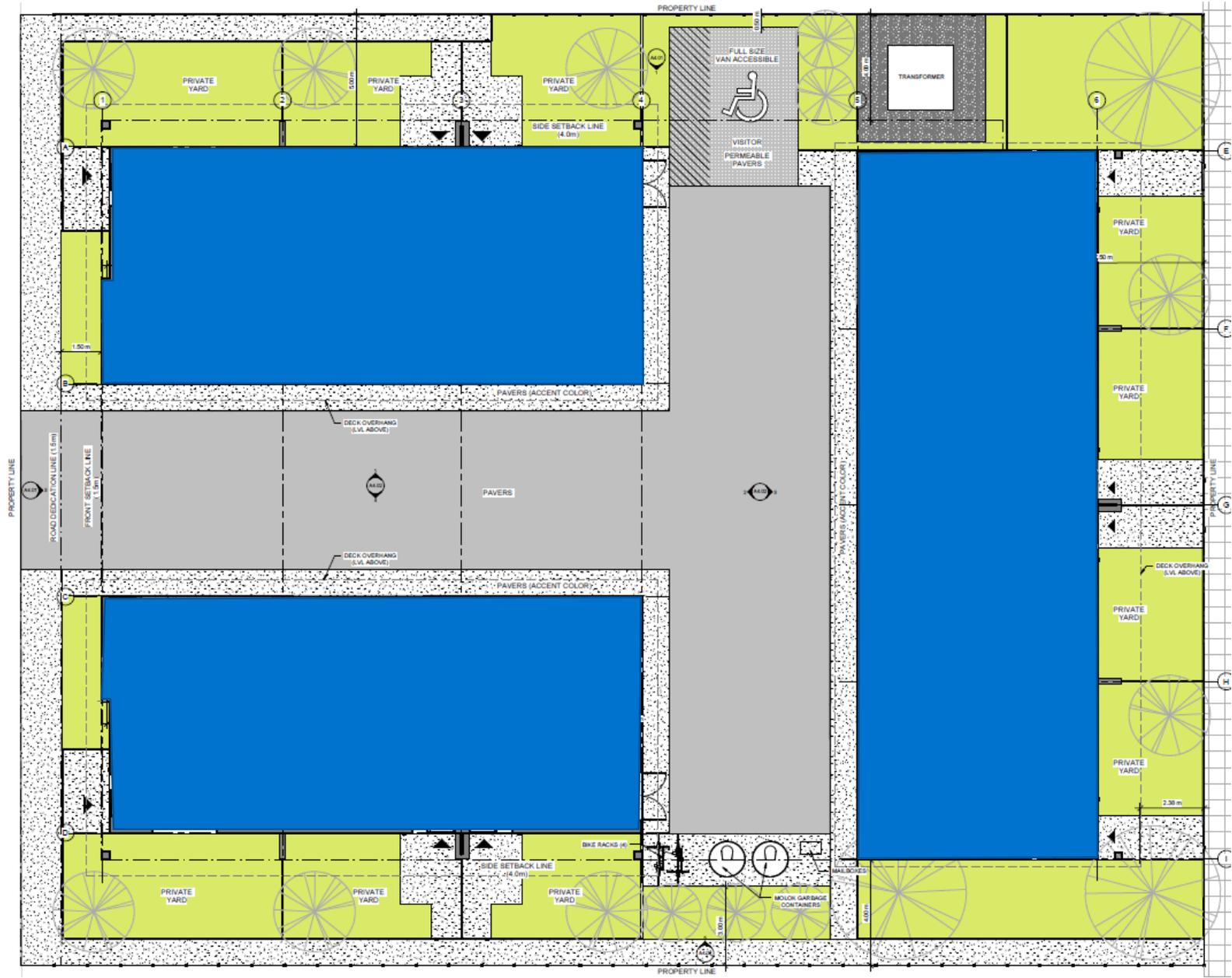
Subject Property Map



Project details

- ▶ Multiple dwelling housing details
 - ▶ 10 two-bedroom units
 - ▶ Within 3 separate row housing buildings
 - ▶ Central drive isle
 - ▶ Garage parking
 - ▶ Ground-oriented entry
 - ▶ Sites are double fronting

Conceptual Site Plan



Conceptual Rendering



Development Policy

- ▶ Meets the Intent of the Official Community Plan (OCP)
 - ▶ Compact Urban Form
 - ▶ Sensitive Infill
 - ▶ Ground-Oriented Housing

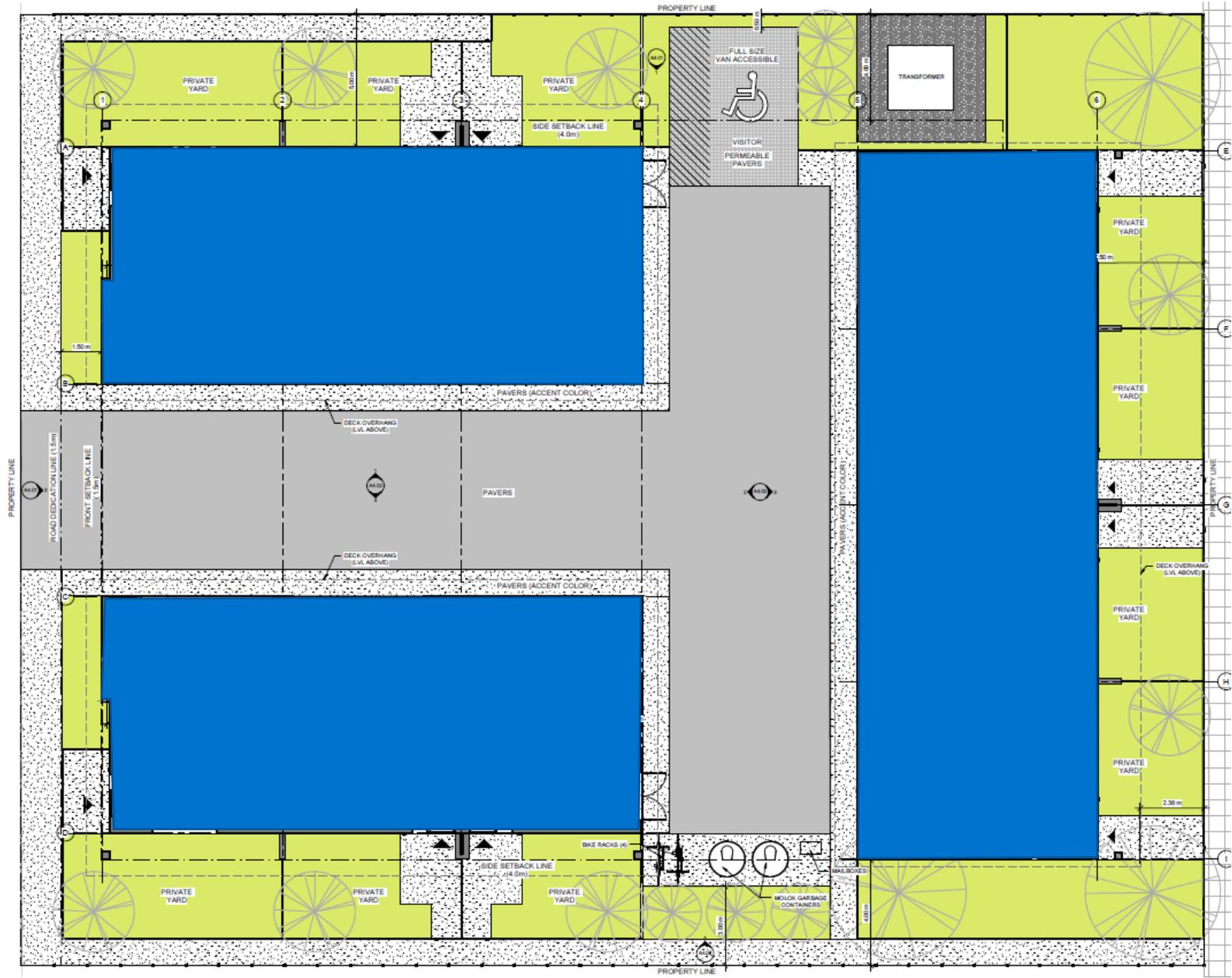
Staff Recommendation

- ▶ Staff recommend support for the Rezoning application
 - ▶ Supported by policies in the OCP
 - ▶ Consistent with Future Land Use Designation
- ▶ Recommend the Public Hearing be waived in accordance with Local Government Act s. 464(2)



Conclusion of Staff Remarks

Conceptual Site Plan



CITY OF KELOWNA
BYLAW NO. 12184
Z20-0071
888 and 892 Glenmore Drive

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:
 - a) Lot 12 Section 29 Township 26 ODYD Plan 4101 located at Glenmore Drive, Kelowna, BC; and
 - b) Lot 13 Section 29 Township 26 ODYD Plan 4101 located at Glenmore Drive, Kelowna, BCfrom the RU₁ – Large Lot Housing zone to the RM₃ – Low Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

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: March 15, 2021
To: Council
From: City Manager
Subject: Rezoning Bylaw No. 12169 for Z20-0105 Summary of Correspondence
Department: Office of the City Clerk

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated March 15, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12169;
 AND THAT Rezoning Bylaw No. 12169 be forwarded for further reading consideration.

Purpose:

To receive a summary of correspondence for Rezoning Bylaw No. 12169 and to give the bylaw further reading consideration.

Background:

On January 11, 2021, Council passed a resolution directing staff to recommend that Council waive the Public Hearing for rezoning applications that are consistent with the Official Community Plan, have a recommendation of support from staff and are not expected to generate significant public input based on correspondence received. This resolution is in effect until the Order of the Provincial Health Officer regarding gatherings and events is rescinded or replaced to allow for in-person attendance at public hearings or until Council provides further direction on waiving public hearings.

The public has the opportunity to submit written correspondence for applications where the Public Hearing has been waived. Notification is done through signage on the subject property, newspaper advertisements, and mailouts in accordance with the *Local Government Act* and Development Application Procedures Bylaw No. 10540.

Previous Council Resolution

Resolution	Date
AND THAT Council direct staff to recommend that Council waive the public hearing for rezoning applications that are consistent with the Official	January 11, 2021

Community Plan, have a recommendation of support from staff, and are not expected to generate significant public input based on correspondence received at the time of the report to Council;	
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Discussion:

Rezoning Application Z20-0105 for 377 Cadder Avenue was brought forward to Council for initial consideration on February 22, 2021. At this meeting, Council passed a resolution to waive the Public Hearing and correspondence was accepted between February 24, 2021 and March 8, 2021.

The Office of the City Clerk received one piece of correspondence and this has been circulated to Council. They are summarized as follows:

- one letter of support

This application was brought forward with a recommendation of support from the Development Planning Department. Staff are recommending Council proceed with further readings of the Bylaw.

Conclusion:

Following the public notification period, staff are recommending that Council give Rezoning Bylaw No. 12169, located at 377 Cadder Avenue, further reading consideration.

Internal Circulation:

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act s. 464(2)

Legal/Statutory Procedural Requirements:

Following the notification period under s. 467 of the *Local Government Act* and upon considering correspondence submitted, Council may choose to:

- give a bylaw further reading consideration,
- advance the bylaw to a Public Hearing, or
- defeat the bylaw.

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: R. Van Huizen, Legislative Technician

Approved for inclusion: S. Fleming, City Clerk

cc:

Development Planning

CITY OF KELOWNA

BYLAW NO. 12169

Z20-0105

377 Cadder Avenue

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Parcel Y Plan B6043 District Lot 14 ODYD Plan 2305 Except Plan 6976 located at Cadder Avenue, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 22nd day of February, 2021.

Public Hearing waived by the Municipal Council this 22nd day of February, 2021.

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: March 15, 2021
To: Council
From: City Manager
Subject: Rezoning Bylaw No. 12170 for Z21-0001 Summary of Correspondence
Department: Office of the City Clerk

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated March 15, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12170;
 AND THAT Rezoning Bylaw No. 12170 be forwarded for further reading consideration.

Purpose:

To receive a summary of correspondence for Rezoning Bylaw No. 12170 and to give the bylaw further reading consideration.

Background:

On January 11, 2021, Council passed a resolution directing staff to recommend that Council waive the Public Hearing for rezoning applications that are consistent with the Official Community Plan, have a recommendation of support from staff and are not expected to generate significant public input based on correspondence received. This resolution is in effect until the Order of the Provincial Health Officer regarding gatherings and events is rescinded or replaced to allow for in-person attendance at public hearings or until Council provides further direction on waiving public hearings.

The public has the opportunity to submit written correspondence for applications where the Public Hearing has been waived. Notification is done through signage on the subject property, newspaper advertisements, and mailouts in accordance with the *Local Government Act* and Development Application Procedures Bylaw No. 10540.

Previous Council Resolution

Resolution	Date
AND THAT Council direct staff to recommend that Council waive the public hearing for rezoning applications that are consistent with the Official	January 11, 2021

Community Plan, have a recommendation of support from staff, and are not expected to generate significant public input based on correspondence received at the time of the report to Council;	
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Discussion:

Rezoning Application Z21-0001 for 350 Yates Road was brought forward to Council for initial consideration on February 22, 2021. At this meeting, Council passed a resolution to waive the Public Hearing and correspondence was accepted between February 24, 2021 and March 8, 2021.

The Office of the City Clerk received one piece of correspondence and this has been circulated to Council. They are summarized as follows:

- one letter of support

This application was brought forward with a recommendation of support from the Development Planning Department. Staff are recommending Council proceed with further readings of the Bylaw.

Conclusion:

Following the public notification period, staff are recommending that Council give Rezoning Bylaw No. 12170, located at 350 Yates Road, further reading consideration.

Internal Circulation:

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act s. 464(2)

Legal/Statutory Procedural Requirements:

Following the notification period under s. 467 of the *Local Government Act* and upon considering correspondence submitted, Council may choose to:

- give a bylaw further reading consideration,
- advance the bylaw to a Public Hearing, or
- defeat the bylaw.

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: R. Van Huizen, Legislative Technician

Approved for inclusion: S. Fleming, City Clerk

cc:

Development Planning

CITY OF KELOWNA

BYLAW NO. 12170

Z21-0001

350 Yates Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 7 Section 5 Township 23 ODYD Plan 12480 located at Yates Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 22nd day of February, 2021.

Public Hearing waived by the Municipal Council this 22nd day of February, 2021.

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: March 15, 2021
To: Council
From: City Manager
Subject: Coronation Ave 1036 Z17-0117 Extension Request
Department: Development Planning

Recommendation:

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Rezoning Amending Bylaw No. 11731, for Lot 1 District Lot 138 and Section 30 Township 26 ODYD Plan EPP97719 for 1036 Coronation Avenue, Kelowna, BC, be extended from February 25, 2021 to February 25, 2022,

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

Purpose:

To extend the deadline for adoption of Rezoning Bylaw No. 11731 to February 25, 2022.

Community Planning:

Rezoning Bylaw No. 11731 received second and third readings at a Regular meeting of Council held on February 25, 2020. Final adoption of the zone amendment bylaw is subject to the applicant meeting the requirements for the Development Engineering Department. The applicant has made progress on the rezoning application and advises they are moving forward to complete these requirements. Staff are recommending that Council supports extending the deadline for adoption for Rezoning Bylaw No.11731 to February 25, 2022.

Subject Property Map: 1036 Coronation Avenue



Submitted by: Heather Benmore, Administrative Clerk

Approved for inclusion: Terry Barton, Development Planning Department Manager

cc: lk

Report to Council



Date: March 15, 2021
To: Council
From: City Manager
Subject: Z18-0107 Extension Request for 1308 Findlay Road
Department: Development Planning Department

Recommendation:

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Rezoning Amending Bylaw No. 11920, for Lot B Section 34, Township 26 ODYD Plan 14612 located at 1308 Findlay Road, Kelowna, BC, be extended for 6 months from February 27, 2021 to August 27, 2021;

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

Purpose:

To extend the deadline for adoption of Rezoning Bylaw No. 11920 for 6 months to August 27, 2021.

Urban Planning:

Rezoning Bylaw No. 11920 received second and third readings at a Regular meeting of Council held on August 27, 2019. Final adoption of the zone amendment bylaw is subject to the applicant meeting the requirements for the Development Engineering Department. The applicant has made progress on the rezoning application and advises they are moving forward to complete these requirements.

During the Covid pandemic, the applicant did receive approval from the Planning & Development Services Director on August 31, 2020 (delegated authority), for a six-month extension to February 27, 2021, with the option for an additional six-month extension.

Staff are recommending that Council supports another six-month extension for Rezoning Bylaw No 11920 to August 27, 2021.

Subject Property Map: 1308 Findlay Road



Submitted by: Heather Benmore, Administrative Clerk

Approved for inclusion: T. Barton, Development Planning Department Manager

CC: SS

CITY OF KELOWNA

BYLAW NO. 12067

LUCT20-0002

**Early Termination of Land Use Contract – LUC75-76
2690 Highway 97 North**

WHEREAS a land use contract (the "Land Use Contract LUC75-76) is registered at the Kamloops Land Title Office under the charge number M31703 against lands in the City of Kelowna particularly known and described as Lot B District Lots 124 and 125 and of Section 27 Township 26 ODYD Plan KAP92754 Except Plan EPP58799 (the "Lands"), located on Highway 97 North, Kelowna, B.C.;

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

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

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract Bylaw No. 12067";
2. "A M Automotive Limited Land Use Contract Authorizing Bylaw No. 4207-77" establishing Land Use Contract LUC75-76 and all amendments thereto, are hereby repealed and the Land Use Contract is terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this 1st day of February, 2021.

Considered at a Public Hearing this 23rd day of February, 2021.

Read a second and third time by Municipal Council this 23rd day of February, 2021.

Adopted by the Municipal Council this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 12068
Z20-0061 -
2690 Highway 97 North

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 a portion of Lot B District Lots 124 and 125 and of Section 27 Township 26 ODYD Plan KAP92754 Except Plan EPP58799 located at Highway 97 North, Kelowna, BC from the A1 – Agriculture 1 zone to the C10 – Service Commercial zone as shown on Map "A" attached to and forming part of this bylaw;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 1st day of February, 2021.

Public Hearing by the Municipal Council on the 23rd day of February, 2021.

Read a second and third time by the Municipal Council this 23rd day of February, 2021.

Approved under the Transportation Act this 4th day of March, 2021.

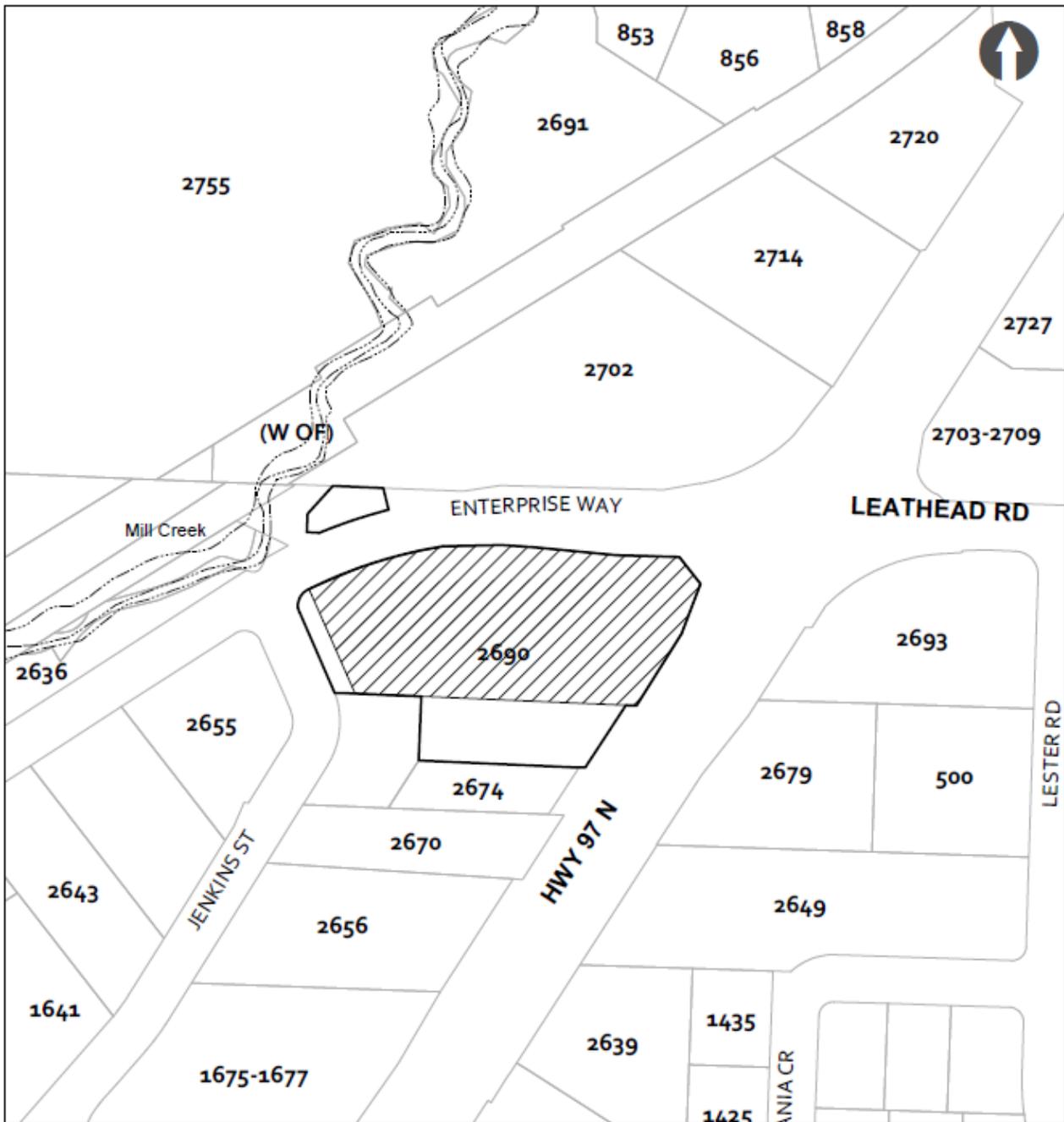
Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



**MAP "A" Proposed Rezoning
File Z20-0061**

-  Subject Property
-  A1 - Agriculture 1 to C10 - Service Commercial
-  Mill Creek



0 40 80 Metres Rev. Wednesday, January 13, 2021

TC

CITY OF KELOWNA

BYLAW NO. 12158

LUCT20-0008

**Early Termination of Land Use Contract – LUC77-1004
2821 Fenwick Road**

WHEREAS a land use contract (the "Land Use Contract LUC77-1004") is registered at the Kamloops Land Title Office under the charge number N43913 against land in the City of Kelowna particularly known and described as Lot 1 Section 34 Township 26 ODYD Plan 29162 (the "Land"), located on Fenwick Road, Kelowna, B.C.;

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

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

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract Bylaw No. 12158";
2. Land Use Contract Bylaw No. 4491-77 establishing Land Use Contract LUC77-1004 and all amendments thereto, are hereby repealed and the Land Use Contract is terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this 1st day of February, 2021.

Considered at a Public Hearing this 23rd day of February, 2021.

Read a second and third time by Municipal Council this 23rd day of February, 2021.

Adopted by the Municipal Council this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12159

Z20-0073

2821 Fenwick Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of a portion of Lot 1 Section 34 Township 26 ODYD Plan 29162 located at Fenwick Road, Kelowna, BC from the A1 – Agriculture 1 zone to the I2 – General Industrial zone as shown on Map "A" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 1st day of February, 2021.

Considered at a Public Hearing on the 23rd day of February, 2021.

Read a second and third time by the Municipal Council this 23rd day of February, 2021.

Approved under the Transportation Act this 4th day of March, 2021.

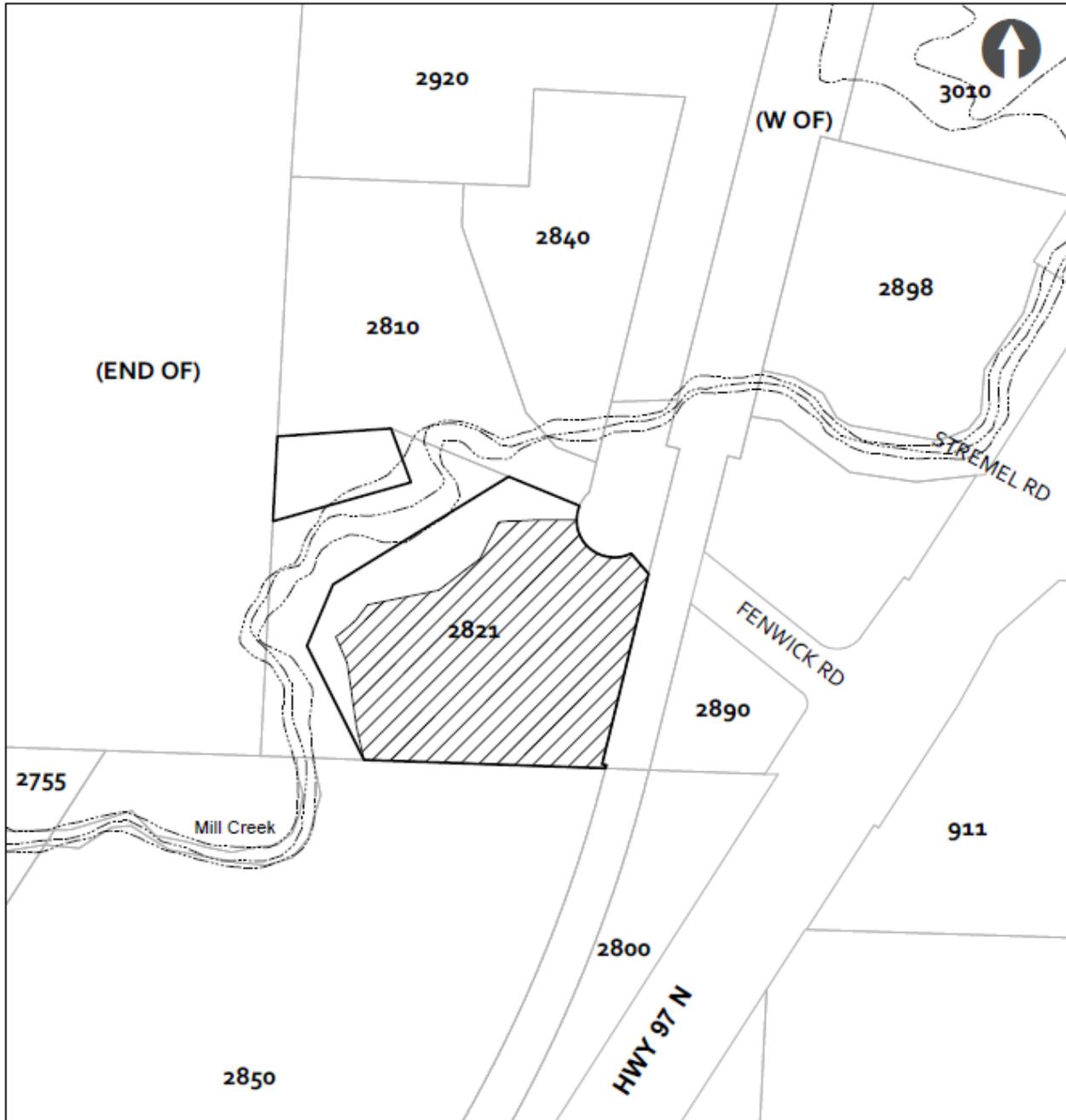
Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



**MAP "A" Proposed Rezoning
File Z20-0073**

-  Subject Property
-  A1 - Agriculture 1 to I2 - General Industrial
-  Mill Creek

TC



0 40 80 Metres



City of
Kelowna

Rev. Wednesday, January 13, 2021

CITY OF KELOWNA

BYLAW NO. 12155

Z20-0099

395 Fleming Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A Section 27 Township 26 ODYD Plan 26972 located at Fleming Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 1st day of February, 2021.

Public Hearing waived by the Municipal Council this 1st day of February, 2021.

Read a second and third time by the Municipal Council this 22nd day of February, 2021.

Approved under the Transportation Act this 4th day of March, 2021.

Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: March 15, 2021
To: Council
From: City Manager
Subject: Reporting progress on Council Priorities 2019 – 2022
Department: Corporate Strategy and Performance

Recommendation:

THAT COUNCIL receive the report from the Corporate Strategy & Performance Department dated March 15, 2021 with respect to reporting progress in 2020 on Council Priorities 2019-2022;

AND THAT COUNCIL direct staff to report back on the 2021 progress for Council Priorities in spring 2022.

Purpose:

To present the 2020 results of the progress report on Council Priorities 2019-2022.

Background:

During the May 25, 2020 presentation to Council on the 2019 progress report for Council priorities, Council directed staff to report back on progress in spring 2021.

It's important to note that this report is focused on the progress of results achieved in 2020. Significant progress was achieved despite the impacts of COVID19 on the community and the organization. Specific results and programs were acutely impacted by health measures resulting from COVID 19, notably:

- YLW passenger counts and revenues
- Recreation centre operations, programs and revenues
- Community events
- Number of people experiencing homelessness

The impacts on residents and businesses have been profound and uneven as all faced a high level of uncertainty through last year regarding the spread of COVID 19, health measures and recovery. The City took action to support the community including reducing the tax rate at final budget in April, delaying the late penalty fee for property tax payments, and supporting the tourism and service sectors through the Bernard Avenue project to increase foot traffic and patio spaces.

While the future is still uncertain, Kelowna appears well-positioned for recovery based on recent data that shows continued population growth, unemployment trending down, and increasing building permit values through the final months of 2020 and early 2021.

Council Priorities 2019-2022, *Imagine Kelowna: vision into action*, released on April 29, 2019 identified priority areas where Council wants to see a difference during its four-year term in office. It also identified the corporate results needed to ensure the organization delivers on Council's priorities and the vision put forth by the community through *Imagine Kelowna*.

Publicly reporting progress on Council priorities 2019-2022 shows accountability for results and is a cornerstone of good governance. By being transparent with our reporting, we aim to build trust with citizens and other community partners. It helps us stay on track and focused on outcomes, and by evaluating our progress regularly, we are primed for innovation and to continuously improve our results.

Program Details:

The key elements include:

- Subject matter experts annually collect, analyze and present to the Senior Leadership Team (SLT) progress results; and
- SLT review and approve the progress results to be publicly reported.

The report is available online at www.kelowna.ca/councilpriorities or directly at <https://opendata.kelowna.ca/pages/council-priorities>

Each of the 39 results statements has a measure that provides the best available evidence of our progress. The evidence may be quantitative or a narrative. The analysis of each measure answers four questions:

- Why is this important? The analysis speaks to the role of the City, what trends we want to see and identifies limitations of the data.
- How are we doing? The analysis speaks to the rationale supporting the judgement of how we are doing (e.g. on track, no change).
- What are we doing? The text provides examples of activity undertaken in 2020 or underway in 2021.
- What is next? The text provides planned or potential future activity.

The analysis is at the core of the reporting; it is the analysis that gets us thinking about our performance and opportunities for improvement, including clarifying the role of the City. For example, for the result "homelessness is decreasing" the City can convene partners to lead a coordinated local response; however, it does not fund, build or operate housing with supports, shelters, or scattered sites.

Results

Overall, the organization reported that:

- 27 results are on track and trending in the desired direction
- 7 results have not seen significant change from last year
- 5 results need improvement and are not trending in the desired direction.

The evaluation of how we're doing changed for 15 results between 2019 and 2020. The progress seen for eight (8) results improved, while it declined for seven (7) results.

Progress improved

- Crime rates are decreasing
- Resident sense of safety
- Data and analysis are used to understand problems & target responses
- Policy is guiding where the City invests resources
- Travel times are optimized
- The cost to deliver services is quantified
- Divisional/departmental plans
- Ability to recruit, select and retain talent

Progress declined

- Homelessness is decreasing
- More trips by transit, carpooling, cycling & walking
- Emerging technologies are making it easier to get around
- Number of urban centre development plans is increasing
- Affordable and attainable housing mix options
- Parks and public spaces are animated
- Non tax revenues are increasing

A summary of all statuses in the 2020 progress report and the change in statuses between the 2019 and 2020 progress reports are available as attachments to this report.

This Council Report highlights several results in the Community Safety, Social & Inclusive, Vibrant Neighborhood, Economic Resiliency and Environmental Protection focus areas. Most results within these areas are measures of community well-being where the City is working alongside its many partners to influence the trend and it is important to note the City's level of influence varies by focus area and result. For some results though, the City has full control over the desired result, like for example "The number of urban centre development plans is increasing" within the Vibrant Neighborhood focus area. The reporting focuses on the specific priorities Council set itself in Council priorities 2019-2022, but does not include the full scope of activity under the larger focus area (e.g. the Environmental Protection has several measures on how we respond to climate change, however does not cover topics such as the quality of our creeks and lakes).

Community Safety

The result "Crime rates are decreasing," as measured by the number of reported property offences, is trending in the desired direction. Like the trend in other major cities in BC, property crime in Kelowna decreased 19 per cent in 2020. This improvement offsets annual increases in property crime in both 2018 and 2019. It is important to acknowledge that a significant share of property crimes are 'crimes of opportunity'. COVID-19 restrictions and the increased presence of Kelowna citizens staying closer to home in 2020 likely contributed to this decrease.

The result "Residents feel safe in their communities" did not change from 2019. In the 2020 Citizen Survey, the majority (87 per cent) of residents say Kelowna is a safe community. This is the same as was

reported in the 2018 City Citizen Survey, although the strength of the figure was marginally lower with 20 per cent and 67 per cent stating they feel “very safe” and “somewhat safe”, respectively. While there was no substantial change in 2020, this follows years of successive decline; from 94 per cent in 2015, to 90 per cent in 2017 and 87 per cent in 2018. The reasons cited by survey respondents relate to “more homelessness/poverty, drugs, break-ins/theft and increase in crime”, respectively.

Social and Inclusive

The progress on “Homelessness is decreasing” has not changed substantially from the 2019 report. In the absence of comprehensive system-wide data, there is an ongoing need to rely on the bi-annual Point-in-Time (PiT) Counts conducted locally to measure progress in addressing homelessness. The last counts were conducted in 2016, 2018 and 2020. Between 2016 and 2018 a 23 per cent increase in the number of people experiencing homelessness in Kelowna was reported. Between 2018 and 2020 the pace of increase slowed significantly, rising only four per cent. While it appeared that Kelowna was trending towards a substantial decrease, the impact of the pandemic has been significant. In the absence of real-time data, the number of winter emergency shelter beds is an indicator that, despite the significant number of people that have been housed, the same number of shelter beds were required this winter as in 2019.

While the most recent PiT count shows an increase in the number of people experiencing homelessness, there is significant activity underway in the community including: new housing units opened (139 in 2020 and 49 planned for early 2021), scattered sites housing first units (117 units in operation), community inclusion model application, Built for Zero (real-time, person specific data), COVID-19 pandemic response (improved coordination between providers) and winter shelter solutions (three temporary emergency shelters).

The result “Social policy is guiding where the City invests” is trending in the desired direction. The City has continued to invest in initiatives designed to address the community’s social needs. Examples of key initiatives include housing needs assessment, Journey Home Strategy, Healthy Housing Strategy, Central Okanagan Wellness Analysis, KOAst Table and Community Inclusion Team. Examples of initiatives currently in development include Central Okanagan Journey Home Society Funding, Kelowna Community Court, Community Emergency Shelter Plan, Complex Needs Advocacy Paper, Regional Poverty Reduction Strategy, and Emergency Transit Assistance Program. Note the primary measure changed from 2019 to provide a more holistic view; the 2019 primary measure “Social policy framework” is included in the 2020 report under the ‘taking a closer look’ section.

Vibrant Neighborhoods

The result “The housing mix provides affordable and attainable options” is not trending in the desired direction. The data for median multiple, which measures the median house price divided by the median household income, is at the highest in the past 10 years. The increase is attributed to housing prices which increased 12% in 2020; price increases were most pronounced in single family homes and townhouse and partly driven by historically low interest rates.

Although the City saw over 600 rental units completed in 2020, strong rental demand resulted in a decrease in the vacancy rate and average rental rates were up 3 per cent. The City continues to encourage the development of rental housing through incentive programs such as the rental housing grants program and the revitalization tax exemption (RTE) program. The rental

housing grants program supported three affordable rental projects in 2020 and Council approved tax exemption agreements for 715 long-term rental units. In terms of the ownership market, 52 per cent of building permits issued were for more compact forms of housing that are generally affordable to a greater number of residents. Also, the City continues to work with partners to develop more affordable rental units through strategic land acquisitions.

Economic Resiliency

The reason the four results under the economic resiliency are trending in the right direction, despite the economic impacts from COVID-19, is due to the specific scope of the desired results and the City's role.

The result for "The infrastructure deficit is decreasing" is trending in the desired direction. The City has taken significant steps to reduce the deficit based on areas within its control, notably the introduction of an Infrastructure Levy in 2019 and a Park Development Cost Charge (DCC) in 2020 to increase the funding available for projects identified in the 10-Year Capital Plan.

The result for "City policies are enabling investment" is trending in the desired direction due to the replacement underway of legacy business systems used to manage land development, construction activity, business licensing, and other permitting functions. Services will be accessible online 24/7 from home, office or construction site on any electronic device. New features will include online applications, stream-lined payment options, paper-less inspection results, digital plan review, and a web portal for customers to view and manage their applications.

The results for both "Top talent is living in Kelowna" and "The economic impact of key sectors is increasing" are trending in the desired direction. Regarding top talent, the City's primary role is to focus on 'quality of place': dense, diverse, and culturally open urban environments that are a much more powerful conduit for prosperity. We are seeing an increase in post-secondary enrollment and the per cent of UBCO students staying in the Okanagan after graduation. Regarding key sector impact, Kelowna continues to benefit from the City's investment in the Innovation Centre and the internal-facing Business Investment Advisory service provides a thorough review and analysis of partnership and investment opportunities to ensure the benefits are maximized and recommend a course of action.

Environmental Protection

The result for "Greenhouse Gas emissions are decreasing" is still not trending in the desired direction. This measure reports on both community and corporate emissions and the assessment aggregates both community and corporate emissions.

While we are not trending in the desired direction there is significant activity underway to address this important issue. On the community side current and planned action include Community Energy Retrofit Strategy, Community Electric Vehicle Strategy, 2040 Official Community Plan, Modelling. On the corporate side current and planned action include LED streetlight retrofits, energy efficiency upgrades and green fleet strategy. City Council approved a position in the 2021 budget to help determine what additional actions the City needs to take or amplify to address climate change.

Next steps:

The progress report will be used to inform work planning and budget direction for 2022 and inform continuous improvement in the organization. The next progress report is planned for spring 2022.

Considerations applicable to this report:

Existing Policy:

Reporting annually on progress will support the implementation of Council Priorities 2019 – 2022.

Considerations not applicable to this report:

Financial/Budgetary Considerations:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Internal Circulation:

External Agency/Public Comments:

Communications Comments:

Submitted by: M. McGreer, Corporate Strategy and Performance Dept. Manager

Approved for inclusion:

CW

cc: SLT

Progress on Council priorities: Change from 2019 - 2020

	On track
	No change
	Needs improvement

Focus Area	Result	2019 status	2020 status
Community safety	The property crime, petty crime and drug crime rates are decreasing		
	Residents feel safe in their communities		
	The city and its partners are using data and analysis to understand the problems and deliver targeted		
Social & inclusive	The number of people experiencing homelessness is decreasing		
	Policy is guiding where the City invests resources		
	Inclusivity and diversity in the community are increasing		
Transportation & mobility	Strategic transportation investments are connecting higher density urban centres identified in the Official		
	More trips are being made by transit, carpooling, cycling and walking		
	Travel times within our current transportation network are being optimized		
	Emerging technologies are making it easier to get around		
	More opportunities to learn about transportation are provided in the community		
	People of all ages and abilities can get around the city easily.		
Vibrant neighbourhoods	The number of current and complete urban centre development plans is increasing		
	Site design and architecture are high-quality and sensitive to context		
	The housing mix provides affordable and attainable options		
	Community amenities are accessible for residents and are multi-purpose		
	Parks and public spaces are being animated		
	Key sites in the city are being planned proactively		
Economic resiliency	Infrastructure deficit is being reduced		
	City policies are enabling investment		
	Top talent is living in Kelowna		
	The economic impact of key sectors is increasing		
Environmental protection	Neighbourhoods and city infrastructure are resilient and adaptable to climate change		
	Community and corporate greenhouse gas emissions are decreasing		
	Our predictive modelling and forecasting is improving		
	The city's response to extreme weather events minimizes disruption to delivering regular operations		
Financial management	Lower value activities are being improved or stopped		
	Non-tax revenue is increasing		
	The cost to deliver services is quantified		
Clear direction	There is a common understanding of where the organization is going in the future		
	Progress on Council and corporate results is measured, monitored and reported		
	Divisional / departmental plans show how we are advancing the Council and corporate results and outline		
	Divisions and departments have meaningful performance measures that are reviewed regularly		
	Innovation is encouraged and supported throughout the organization		
	Services, processes and business activities are being transformed		
People	The ability to attract, select and retain the right people is improving		
	Collaboration within the organization, and with external stakeholders, is improving problem solving		
	Staff engagement has increased		
	Organizational values have shifted to prepare us for the future		



*Council priorities -
2020 progress report*

March 15, 2021

2020 progress report

- ▶ COVID impact
- ▶ Strategy & progress reporting
- ▶ Summary of 2020 progress
 - ▶ <https://www.kelowna.ca/councilpriorities>
 - ▶ <https://opendata.kelowna.ca/pages/council-priorities>

COVID Impact

- Community
- City of Kelowna
- Recovery

Council priorities 2019 - 2022, Imagine Kelowna: vision into action is about turning our community's Imagine Kelowna vision into reality. It identifies the strategic shifts, improvements and changes that are important to Council, the corporation and our community. Check our Progress on results summary or click through each section below to learn about how we are doing.

Council results: what's important to residents

Council results identify the areas where our residents want to see a difference. These are the services, programs, and infrastructure that help create a great place to live.



Corporate results: what the organization must do to deliver results for residents

Corporate results identify the areas where the City's administrative leadership will focus the organization to ensure we are a high-performance organization that delivers good value for money to our residents.



Council priorities 2019 - 2022

Imagine Kelowna: vision into action



City of Kelowna

Progress on results summary 2020

 **On track:** trending in the desired direction

 **No change:** not a significant change in 2020

 **Needs improvement:** not trending in the desired direction

Community indicator: measure of community well-being where the City is working alongside its many partners to influence the trend

March 2021

Imagine Kelowna: vision into action

Council priorities

Community safety	Social & inclusive	Transportation & mobility	Vibrant neighbourhoods	Economic resiliency	Environmental protection
 Crime rates are decreasing	 Homelessness is decreasing	 Investments are connecting high density areas	 Number of urban centre development plans is increasing	 Infrastructure deficit is reduced	 Resiliency & adaptability to climate change
		 More trips by transit, carpooling, cycling & walking	 Site design & architecture is high quality, context sensitive	 City policies are enabling investment	 Greenhouse gas emissions are decreasing
 Residents feel safe	 Policy guides where the City invests resources	 Travel times are optimized	 Affordable & attainable housing mix options	 Top talent is living in Kelowna	 Predictive modelling & forecasting
		 Emerging technologies make it easier to get around	 Accessible and multi-purpose amenities		
 Data and analysis is used to understand problems & target responses	 Inclusivity and diversity are increasing	 More opportunities to learn about transportation	 Animated parks & public spaces	 Key economic sector impact is increasing	 Emergency response & preparation
		 People of all ages & abilities can easily get around	 Key sites are proactively planned		

Corporate

Financial management					
 Lower value activities are improved or stopped	 Non-tax revenues are increasing		 Cost to deliver services is quantified		
Clear direction					
 Common understanding of future direction	 Progress on results is measured, monitored & reported	 Divisional business plans are created	 Divisions have and use performance measures	 Innovation is encouraged and supported	 Services, processes & business activities are transformed
People					
 Ability to attract, select & retain talent	 Collaboration is improving problem solving		 Staff engagement has increased		 Organizational values prepare us for the future

Report to Council



Date: March 15, 2021
To: Council
From: City Manager
Subject: Urban Infill Updates
Department: Development Planning

Recommendation:

THAT Council receives, for information, the report from the Development Planning Department dated March 15, 2021, with respect to forthcoming proposed bylaw amendments relating to urban infill development;

AND that Council instruct Staff to bring forth the necessary proposed Zoning Bylaw regulations changes as identified in the report from the Development Planning Department dated March 15, 2021 for Council consideration.

Purpose:

To inform Council of upcoming bylaw amendments regarding urban infill development, including changes to the RU7- Infill Housing zone, the deregulation of carriage houses, amendments to the RU6-Two Dwelling Housing zone and a review of the current car share program and to inform Council how the proposed bylaw amendments relate to the City's Healthy Housing Strategy.

Background:

Council endorsed the Healthy Housing Strategy on June 25, 2018, with one of the strategy's key directions being to "build the right supply". While progress has been made in championing this direction, such as the implementation of the RU7- Infill zone, there are remaining zoning bylaw amendments that should be actioned to support the overarching goal of achieving a greater variety of infill housing forms. *Appendix F: Build the Right Supply* of the Healthy Housing Strategy provides "action details" that identify potential zoning bylaw amendments that will aide in expanding the permissiveness of existing infill housing forms. The forthcoming bylaw amendments are aligned with the action details.

Staff are working on a new comprehensive zoning bylaw update however that project will be in development through the coming year. It is anticipated to come forth for Council consideration in coordination with the new OCP 2040. Staff feel there is good merits in bringing forth the proposed

zoning regulations changes now in order for this year's development cycle to benefit from the changes and help implement the City's objectives.

Discussion:

Staff are working on bringing multiple bylaw amendments forward for Council consideration that will allow for the better facilitation of Urban Infill development and further encourage densification in urban environments. The proposed amendments include:

1. The deregulation of carriage houses in the Urban Core area of the City. Carriage houses offer diversity in the infill housing stock and can be designed to fit in well with the existing context of a neighbourhood without negative impacts. Currently, a rezoning application is generally required for carriage house development and the deregulation will make it easier and more affordable for landowners to pursue a carriage house development.
2. Rezoning of infill properties to the RU7 Infill zone, strictly in the Hospital Area and adjustments to the RU7 zone based on learning experiences over the past few years. In July 2020, Council gave Staff direction to prepare Official Community Plan and Zoning Bylaw amendments for rezoning of approximately 70 properties within the Hospital Area, on Aberdeen St, Burnett St, Glenwood Ave, and Woodlawn St. based on the report from Development Planning.
3. Minor amendments to the subdivision regulations of the RU6- Two Dwelling Housing zone. The proposed amendment will allow for the development of two dwelling housing on smaller lot sizes than what is currently allowed in the zone. This is achieved by proposing to remove the current subdivision requirements in the zone and by doing so, avoids the need for variances in the condition of irregular shaped lots that can accommodate infill development within the zoning regulations.
4. Planning review of the current car-share program related to Parking Variances. Staff have been reviewing the current state of car-share incentives in urban environments, specifically, a review of projects that are using car-share under reduced parking levels. Staff will be recommending that the car-share program for reduced levels of required parking be temporarily halted (potential for 1 year) until a greater understanding of the success of the program and uptake in usage is better understood.

Lastly, Staff are working on the establishment of a staff-level Advisory Design Committee (previously known as the Advisory Design Team which operated from 2013-2016). The goal of the committee is to improve the urban and architectural design quality and its contribution to the built environment in Kelowna. The committee approach is acknowledged as a best management practice in Urban Planning used widely by many other municipalities in BC to be able to discuss complex development proposals from a variety of viewpoints and perspectives and to potentially help Staff evaluate and determine Council recommendations.

Conclusion:

Planning Staff are currently working on the proposed amendments, and each will be brought forward in standalone reports to Council.

Internal Circulation:

Policy and Planning Department
Building and Permitting

Submitted by: J.Black, Urban Planning Manager

Approved for inclusion: Terry Barton, Development Planning Department Manager



Urban Infill Updates

March 8, 2021

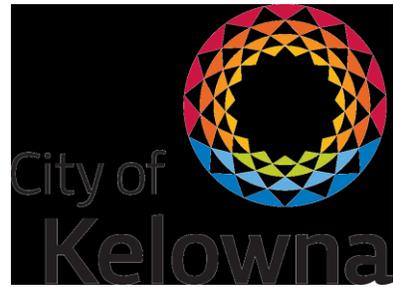


Forthcoming Bylaw Amendments

- ▶ Deregulation of Carriage Houses in the Urban Core
 - ▶ Allow carriage houses as a permitted use
- ▶ Rezoning of infill properties to RU7- Infill zone in the hospital area
 - ▶ 70 properties east of Pandosy St on Aberdeen St, Burnett St, Glenwood Ave and Woodlawn St
- ▶ RU7 zone adjustments
 - ▶ Amendments to the zone off of lessons learned
- ▶ Minor amendments to RU6- Two Dwelling Housing zone
- ▶ Review of car-share program for reduced levels of required parking
- ▶ Advisory Design Committee

Forthcoming Bylaw Amendments

- ▶ Minor amendments to RU6- Two Dwelling Housing zone
 - ▶ To enable development of two dwelling housing on smaller lot sizes
- ▶ Review of car-share program for reduced levels of required parking
 - ▶ Temporary pause the car-share incentives that allow for reduced on site parking while Staff review the program
- ▶ Advisory Design Committee
 - ▶ Establishing a Staff level Advisory Design Committee to improve urban and architectural design quality and its contribution to the built environment in Kelowna



Questions?

For more information, visit kelowna.ca.

REPORT TO COUNCIL



Date: March 15, 2021
To: Council
From: City Manager
Department: Development Planning
Subject: Amendment to Development Application Fees Bylaw No. 10560

Recommendation:

THAT Council, receives, for information, the Report from the Development Planning Department dated March 15, 2021 recommending that Council amend the City of Kelowna Development Application Fees Bylaw No. 10560;

AND THAT Bylaw No. 12173 being Amendment No. 11 to the Development Application Fees Bylaw No. 10560 be forwarded for reading consideration.

Purpose:

To amend the Development Application Fees Bylaw No. 10560 to provide greater clarity on the fees charged to rezone to certain subzones, for subdivisions, RU7 fast-track applications and to update the ALC Applications section to be consistent with the ALC Application Fee Table.

Background:

The Development Planning Department would like to clarify, through an amendment to the Development Application Fees Bylaw No. 10560, the fees charged for rezoning to certain subzones, for RU7 fast-track applications and to subdivision applications. This amendment adds clarity that the fee for All Other Zones applies to rezoning applications which include Retail Liquor Sales (RLS), Liquor Primary (LP) and Residential Rental Tenure Only (R) Subzones and that no development permit fees apply for RU7 fast-track applications. Further, it clarifies the fees charged for subdivision applications and how fees are calculated based on the number of lots. No increases are proposed to fees through this amendment.

For Agricultural Land Commission (ALC) applications these fees are set by the ALC and not subject to annual City of Kelowna increases. The wording in the Development Application Fees Bylaw No. 10560 would be changed to reflect the current ALC Application Fee Table.

The Development Application Fee Bylaw currently applies through 2023. It will need to be further amended for subsequent years.

Internal Circulation:
Office of the City Clerk

Considerations applicable to this report:

Legal/Statutory Authority: Authority to impose fees for processing development applications is established in Section 462(1) of the *Local Government Act*.

Financial/Budgetary Considerations: There are no changes to any fees proposed in this amendment, the changes are to add greater clarity.

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements: N/A

Existing Policy: N/A

External Agency/Public Comments: N/A

Communications Comments: N/A

Submitted by: K. Brunet, Planner II
Reviewed by: J. Black, Urban Planning Manager
Approved for inclusion: T. Barton, Development Planning Department Manager

Attachments:

Schedule A – Amendment to Development Application Fees Bylaw No. 10560

SCHEDULE "A" – Amendments to City of Kelowna Development Application Fee Bylaw No. 10560

Development Application Fee Bylaw No. 10560												
No.	Section	Existing Text				Proposed Text				Rationale		
1.	Schedule "A" Development Application Fees – Table 1 FEES PURSUANT TO ZONING BYLAW NO. 8000 AND LOCAL GOVERNMENT ACT		2020 Fees	2021 Fees	2022 Fees	2023 Fees		2020 Fees	2021 Fees	2022 Fees	2023 Fees	Clarifies that the fee for All Other Zones applies to rezoning applications which include Retail Liquor Sales (RLS), Liquor Primary (LP) and Residential Rental Tenure Only (R) Subzones
		Zoning Bylaw Amendments				Zoning Bylaw Amendments						
		All Other Zones	\$1,915	\$1,950	\$1,985	\$2,020	All Other Zones (including RLS, LP and R subzones)	\$1,915	\$1,950	\$1,985	\$2,020	
2.	Schedule "A" Development Application Fees – Table 1 FEES PURSUANT TO ZONING BYLAW NO. 8000 AND LOCAL GOVERNMENT ACT		2020 Fees	2021 Fees	2022 Fees	2023 Fees		2020 Fees	2021 Fees	2022 Fees	2023 Fees	As RU7 fast-track applications are to be considered as Development Permit applications, they must be included in the Development Applications Fees Bylaw, even if the fee is \$0
		Urban Design Development Permits				Urban Design Development Permits						
		Major	\$1,745	\$1,775	\$1,810	\$1,845	Major	\$1,745	\$1,775	\$1,810	\$1,845	
		Minor	\$960	\$975	\$985	\$1,000	Minor Direct	\$960	\$975	\$985	\$1,000	
		Direct					RU7 Fast-Track	\$0	\$0	\$0	\$0	
3.	Schedule "A" Development Application Fees – Table 1 FEES PURSUANT TO ZONING BYLAW NO. 8000 AND LOCAL GOVERNMENT ACT		2020 Fees	2021 Fees	2022 Fees	2023 Fees		2020 Fees	2021 Fees	2022 Fees	2023 Fees	Updates and references that fees are charged accordance with the ALC Application Fee Table and confirms fees are not subject to annual City of Kelowna increases. The wording has also been changed to reflect the current ALC Application Fee Table.
		ALC Applications (ALC receives \$1,200 of permit fees)				ALC Applications-(In accordance with the Application Fee Table published by the ALC). Amounts below paid to the City of Kelowna.						
		Subdivision/Non-Farming	\$1,505	\$1,510	\$1,515	\$1520	Non-Adhering Residential Use	\$450	\$450	\$450	\$450	
		Application for Exclusion	\$1,505	\$1,510	\$1,515	\$1520	Soil Use to Place Fill and/or Remove Soil	\$750	\$750	\$750	\$750	
							Non-Farm Use	\$750	\$750	\$750	\$750	
							Subdivision	\$750	\$750	\$750	\$750	
							Exclusion	\$750	\$750	\$750	\$750	

Development Application Fee Bylaw No. 10560

No.	Section	Existing Text					Proposed Text					Rationale																									
4.	Schedule "A" Development Application Fees – Table 2 FEES PURSUANT TO SUBDIVISION, DEVELOPMENT, AND SERVICING BYLAW NO. 7900 AND LAND TITLE ACT	<table border="1"> <thead> <tr> <th data-bbox="540 379 708 447">Subdivision Category⁵</th> <th data-bbox="708 379 873 447">2020 Fees</th> <th data-bbox="873 379 1038 447">2021 Fees</th> <th data-bbox="1038 379 1202 447">2022 Fees</th> <th data-bbox="1202 379 1367 447">2023 Fees</th> </tr> </thead> <tbody> <tr> <td data-bbox="540 447 708 721">Fee Simple Subdivision and Bare Land Strata Subdivisions (Preliminary Layout Review)</td> <td data-bbox="708 447 873 721">\$2,160 base fee + \$110/lot</td> <td data-bbox="873 447 1038 721">\$2,200 base fee + \$110/lot</td> <td data-bbox="1038 447 1202 721">\$2,240 base fee + \$115/lot</td> <td data-bbox="1202 447 1367 721">\$2,280 base fee + \$115/lot</td> </tr> </tbody> </table>	Subdivision Category ⁵	2020 Fees	2021 Fees	2022 Fees	2023 Fees	Fee Simple Subdivision and Bare Land Strata Subdivisions (Preliminary Layout Review)	\$2,160 base fee + \$110/lot	\$2,200 base fee + \$110/lot	\$2,240 base fee + \$115/lot	\$2,280 base fee + \$115/lot					<table border="1"> <thead> <tr> <th data-bbox="1386 379 1895 413">Subdivision Category⁵</th> <th data-bbox="1895 379 2060 413">2020 Fees</th> <th data-bbox="2060 379 2225 413">2021 Fees</th> <th data-bbox="2225 379 2390 413">2022 Fees</th> <th data-bbox="2390 379 2501 413">2023 Fees</th> </tr> </thead> <tbody> <tr> <td data-bbox="1386 413 1895 586">Fee Simple Subdivision and Bare Land Strata Subdivisions (Preliminary Layout Review) <i>Subdivision where less than 3 new lots are being proposed</i></td> <td data-bbox="1895 413 2060 586">\$2,160 base fee</td> <td data-bbox="2060 413 2225 586">\$2,200 base fee</td> <td data-bbox="2225 413 2390 586">\$2,240 base fee</td> <td data-bbox="2390 413 2501 586">\$2,280 base fee</td> </tr> </tbody> </table>	Subdivision Category ⁵	2020 Fees	2021 Fees	2022 Fees	2023 Fees	Fee Simple Subdivision and Bare Land Strata Subdivisions (Preliminary Layout Review) <i>Subdivision where less than 3 new lots are being proposed</i>	\$2,160 base fee	\$2,200 base fee	\$2,240 base fee	\$2,280 base fee	<table border="1"> <tbody> <tr> <td data-bbox="1914 586 2051 792">Fee Simple Subdivision and Bare Land Subdivisions (Preliminary Layout Review) <i>Subdivision where 3 or more new lots are being proposed</i></td> <td data-bbox="1914 586 2051 792">\$2,160 base fee (lots 1-2) + \$110/lot additional lot</td> <td data-bbox="2051 586 2188 792">\$2,200 base fee (lots 1-2) + \$110/lot additional lot</td> <td data-bbox="2188 586 2324 792">\$2,240 base fee (lots 1-2) + \$115/lot additional lot</td> <td data-bbox="2324 586 2461 792">\$2,280 base fee (lots 1-2) + \$115/lot additional lots</td> </tr> </tbody> </table>	Fee Simple Subdivision and Bare Land Subdivisions (Preliminary Layout Review) <i>Subdivision where 3 or more new lots are being proposed</i>	\$2,160 base fee (lots 1-2) + \$110/lot additional lot	\$2,200 base fee (lots 1-2) + \$110/lot additional lot	\$2,240 base fee (lots 1-2) + \$115/lot additional lot	\$2,280 base fee (lots 1-2) + \$115/lot additional lots				Adds greater clarity for the fees being charged for 1-2 lot subdivisions
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Amendment to Development Application Fees Bylaw No. 10560



Proposal

- ▶ To amend the Development Application Fees Bylaw No. 10560 to provide greater clarity on the fees charged to rezone to certain subzones, for RU7 fast-track applications, for subdivisions and to update the ALC Applications section to be consistent with the ALC Application Fee Table.

Application Fee for Subzones

- ▶ Clarifies that the existing fee for All Other Zones also applies to rezoning applications which include Retail Liquor Sales (RLS), Liquor Primary (LP) and Residential Rental Tenure Only (R) Subzones

Application Fee for RU7 Fast-Track

- ▶ As RU7 Fast-Track applications are to be considered as Development Permit applications and they need to be included in the Fee Bylaw, even if the fee is \$0.

ALC Applications

- ▶ Updates and references that fees are charged accordance with the ALC Application Fee Table and confirms fees are not subject to annual City of Kelowna increases. The wording has also been changed to reflect the current ALC Application Fee Table.

Subdivision Category

- ▶ Adds greater clarity for the fees being charged for 1-2 lot subdivisions and how subdivision fees are calculated

Further Amendments

- ▶ Fees established through 2023
- ▶ The Fee Bylaw will need to be further amended in 2023, for subsequent years
- ▶ Re-evaluate all fees at that time

Staff Recommendation

- ▶ Staff recommend Council **support** the proposed amendments to Development Application Fees Bylaw No. 10560



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12173

Amendment No. 11 to Development Application Fees Bylaw No. 10560

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Development Applications Fees Bylaw No. 10560 be amended as follows:

1. THAT **Schedule “A” – Development Application Fees – Table 1, FEES PURSUANT TO ZONING BYLAW NO. 8000 AND LOCAL GOVERNMENT ACT** be amended by:

- a) deleting under **Zoning Bylaw Amendments** the following that reads:

	2020 Fees	2021 Fees	2022 Fees	2023 Fees
Zoning Bylaw Amendments				
All Other Zones	\$1,915	\$1,950	\$1,985	\$2,020

replacing it with the following:

	2020 Fees	2021 Fees	2022 Fees	2023 Fees
Zoning Bylaw Amendments				
All Other Zones (including RLS, LP and R subzones)	\$1,915	\$1,950	\$1,985	\$2,020

- b) adding under **Urban Design Development Permits** in its appropriate location the following that reads:

RU7 Fast-Track	\$0.00	\$0.00	\$0.00	\$0.00
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- c) deleting under **ALC Applications (ALC receives \$1,200 of permit fees)** the following that reads:

	2020 Fees	2021 Fees	2022 Fees	2023 Fees
ALC Applications (ALC receives \$1,200 of permit fees)				
Subdivision/Non-Farming	\$1,505	\$1,510	\$1,515	\$1520
Application for Exclusion	\$1,505	\$1,510	\$1,515	\$1520

replacing it with the following:

	2020 Fees	2021 Fees	2022 Fees	2023 Fees
ALC Applications-(In accordance with the Application Fee Table published by the ALC). Amounts below paid to the City of Kelowna.				
Non-Adhering Residential Use	\$450	\$450	\$450	\$450
Soil Use to Place Fill and/or Remove Soil	\$750	\$750	\$750	\$750
Non-Farm Use	\$750	\$750	\$750	\$750
Subdivision	\$750	\$750	\$750	\$750
Exclusion	\$750	\$750	\$750	\$750

2. THAT Schedule "A" – Development Application Fees – Table 2 FEES PURSUANT TO SUBDIVISION, DEVELOPMENT, AND SERVICING BYLAW NO. 7900 AND LAND TITLE ACT be amended by:

deleting under **Subdivision Category**⁵ the following that reads:

Subdivision Category⁵	2020 Fees	2021 Fees	2022 Fees	2023 Fees
Fee Simple Subdivision and Bare Land Strata Subdivisions (Preliminary Layout Review)	\$2,160 base fee + \$110/lot	\$2,200 base fee + \$110/lot	\$2,240 base fee + \$115/lot	\$2,280 base fee + \$115/lot

replacing it with the following:

Subdivision Category⁵	2020 Fees	2021 Fees	2022 Fees	2023 Fees
Fee Simple Subdivision and Bare Land Strata Subdivisions (Preliminary Layout Review) Subdivision where less than 3 new lots are being proposed	\$2,160 base fee	\$2,200 base fee	\$2,240 base fee	\$2,280 base fee
Fee Simple Subdivision and Bare Land Subdivisions (Preliminary Layout Review) Subdivision where 3 or more new lots are being proposed	\$2,160 base fee (lots 1-2) + \$110/lot additional lot	\$2,200 base fee (lots 1-2) + \$110/lot additional lot	\$2,240 base fee (lots 1-2) + \$115/lot additional lot	\$2,280 base fee (lots 1-2) + \$115/lot additional lots

3. This bylaw may be cited for all purposes as "Bylaw No. 12173, being Amendment No. 11 to Development Application Fees Bylaw No. 10560."
4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: March 15, 2021
To: Council
From: City Manager
Subject: Investment of Kelowna Funds for 2020
Department: Financial Planning

Recommendation:

THAT Council receives, for information, the Investment of Kelowna Funds for 2020 Report from the Corporate Financial Planning Manager as presented on March 15, 2021 in alignment with Council’s strong financial management priority.

Purpose:

To provide Council with information summarizing the City of Kelowna’s 2020 investment portfolio and an overview of the performance of the portfolio as a whole.

Background:

Economic Review

COVID-19 created many challenges for the economy in 2020. In response to these challenges the Bank of Canada decreased the overnight interest rate from 1.75% pre pandemic to 0.25% post pandemic. The overnight interest rate is expected to remain at 0.25% until 2023.

The Consumer Price Index (CPI) for Canada decreased from 1.9% in 2019 to 0.7% in 2020. The CPI is expected to fluctuate in the coming months due to economic uncertainty but is expected to remain close to an increase of 1.6% for 2021 and won’t get back to the Bank of Canada’s target of 2% until 2023.

Discussion:

Investment of Kelowna Funds

The Investment Policy ensures the continued commitment to provide a blend of investment return and security. The City of Kelowna has a fund value of \$566.9 million as of Dec. 31, 2020. The funds are used toward the City’s operating and capital programs and help offset taxation impact to residents. The portfolio is diversified into: 41% (\$234.3 million) long term investments, 58% (\$333.1 million) short term investments and 1% (\$1.5 million) internally financed projects.

The City of Kelowna continues to utilize a laddered 10-year strategy and balanced approach for investment holdings and duration. The laddered strategy ensures that the bonds mature at a smooth and predictable rate, that yields are maximized, and that investment income and maturing investments provide ongoing liquidity. This balanced approach results in the City having sufficient levels of income and funding available to meet the municipality's annual requirements.

Portfolio Performance

As at Dec. 31, 2020 the City of Kelowna Investment Portfolio had a weighted average term to maturity of 3.4 years and an average investment quality rating of AA.

The City of Kelowna Investment Policy includes five market indicators as benchmarks to determine the investment portfolio's performance. The benchmarks are compared to the City's average rate of return earned on the entire investment portfolio. These benchmarks are the CPI Index Average, the FTSE TMX Canada 91-Day T-Bill, the median money market return, and the MFA Money Market and Intermediate Funds. In 2020, the City of Kelowna's 1.89% average rate of return was greater than performance indicators in each of these benchmarks.

In 2020 the Municipal Finance Authority of British Columbia (MFABC) discontinued their Intermediate Pooled Investment Fund. In 2021 we will update our Investment Policy to include a new benchmark in its place.

Legacy Fund

The Legacy Fund consists of City owned Fortis Inc. corporate shares purchased with the proceeds of the sale of the City's electrical utility, along with the proceeds received from the termination of the City's natural gas lease-in lease-out agreement with FortisBC Energy Inc. in 2018. In 2013 the City of Kelowna purchased Fortis Inc. shares in the amount of \$55.0 million from the sale of the City's Electric Utility.

In 2020, the City reinvested dividends in the amount of \$3.8 million. As of Dec. 31, 2020, the Fortis investment had a book value of \$69 million and a market value of \$103.9 million. The proceeds from the 2018 termination of the City's natural gas lease-in lease-out agreement with FortisBC Energy Inc. were invested with \$0.6 million in interest earned in 2020 and total invested funds of \$28.2 million.

The Legacy Fund is to be an investment fund that benefits the citizens of Kelowna in perpetuity. There is a project team working on a proposed strategy for these Legacy Funds, with plans to seek Council endorsement by June of this year.

The Year Ahead

Investment objectives for 2021 include continued monitoring of the U.S. dollar and Canadian economic climate in order to safeguard and accurately position financial assets, along with continuing to diversify the assets to maintain the security of funds.

Internal Circulation:

Communications Consultant

Legal/Statutory Procedural Requirements:

The Financial Officer will provide Council with an annual report on the performance of the Investment of City of Kelowna Funds portfolio in the first quarter of the following year.

Existing Policy:

Council Policy Number 316

Submitted by:

Kevin Hughes CA, CPA, Corporate Financial Planning Manager

Approved for inclusion:



KH

cc: G, Davidson CMA, CPA, Divisional Director Financial Services

Attachments:

Appendix A. Presentation to Council



2020 Investment Report

March 15, 2020



Portfolio summary

Fund Summary at December 31, 2020	Amount
Long Term Investments	\$ 234.3
Short Term Investments	\$ 331.1
Internally Financed Projects	\$ 1.5
Total Fund Value	\$ 566.9

(in millions)

Compliance report

Diversification

Rating	Amount	Percentage	Maximum	Over/(Under)
AAA	\$ 140.4	25%	100%	(75%)
AA	\$ 401.3	71%	80%	(9%)
A	\$ 23.7	4%	60%	(56%)
Grand Total	\$ 565.4	100%		

(in millions)

Compliance report

Exposure

Rating - Government	%	Max.%	Over/(Under)
AAA	2%	70%	(68%)
AA	10%	50%	(40%)
A	6%	30%	(24%)

Includes bonds from Government of Canada, Provincial and Municipal.

Compliance report

Exposure

Rating - Corporation	%	Max.%	Over/(Under)
AAA	3%	40%	(37%)
AA	11%	30%	(19%)
A	5%	20%	(15%)

Includes bonds from commercial banks.

Performance objectives

Average rate of return

Benchmark	Rate	City of Kelowna Average Rate
CPI Index Average	0.70%	1.89%
FTSE TMX Canada 91-Day T-Bill	0.90%	
Median Money Market Return	0.88%	
MFA Money Market Fund	0.85%	
MFA Intermediate Fund	NA	

MFA no longer offers the Intermediate Fund, investment policy to be updated

Legacy Fund summary

Legacy Fund at December 31, 2020	Amount
FortisBC Inc. Share	\$ 69.0
Natural Gas (LILO)	\$ 28.2
Total	\$ 97.2

(in millions)

Cemetery Care Maintenance Fund summary

CCMF Investment at Dec 31, 2020	Amount
Investment Summary	\$ 3.9

(in millions)



Questions?

For more information, visit kelowna.ca.

Report to Council



Date: March 15, 2021
To: Council
From: City Manager
Subject: Rental Housing Agreement - Evangel Family Rental Housing Society
Department: Policy & Planning

Recommendation:

THAT Council, receives, for information, the Report from Policy and Planning dated March 15, 2021 recommending that Council adopt a Housing Agreement Bylaw to secure 46 purpose-built rental housing units;

AND THAT Bylaw No. 12174 authorizing a Housing Agreement between the City of Kelowna and The Evangel Family Rental Housing Society, INC. NO.S-16918 which requires the owners to designate 46 dwelling units in a purpose-built rental housing for Lot A District Lot 138 ODYD Plan 31933 Except Plan 36604; located at 969 Harvey Avenue, Kelowna, BC be forwarded for reading consideration.

Purpose:

To consider a Housing Agreement for an affordable rental housing project that is pursuing rental housing incentives, in accordance with the Rental Housing Grants Program and the Revitalization Tax Exemption Program Bylaw 9561.

Background:

In order to be eligible to receive a rental housing grant or rental housing tax exemption, a proponent must enter into a housing agreement with the City of Kelowna for a minimum of ten years. The housing agreement becomes a bylaw and is put on title to ensure any projects receiving the City's financial incentives are required to deliver purpose-built rental housing. The housing agreement being considered in this report will ensure the 46 affordable rental units receiving rental housing grants are secured for a minimum of ten years.

Discussion:

After ten years, if a landowner intends to lift an agreement, Council approval is required, and the rental housing grant would need to be repaid to the City. The project being considered by Council in this report is an affordable rental project operated by a non-profit housing provider (Evangel Family Rental Housing Society). Council approved a rental housing grant of \$122,368 in January 2020 for this affordable rental housing project.

Conclusion:

This housing agreement will ensure this affordable rental project receives the approved grant in the form of a DCC credit and allow for the project to apply for a rental housing tax exemption. Overall, the grant and related housing agreement reflects the City’s on-going efforts to promote the creation of affordable rental housing a key direction of the City’s Healthy Housing Strategy.

Internal Circulation:

Office of City Clerk
Policy & Planning
Development Planning

Legal/Statutory Authority:

Local Government Act, Section 483.

Existing Policy:

2030 Official Community Plan

Objective 10.3

Support the creation of affordable and safe rental, non-market and /or special needs housing Policies 10.3.1, 10.3.2, 10.3.3 & 10.3.4

Submitted by:

R. Soward, Planner Specialist.

Approved for inclusion:



J. Moore, Manager, Long Range Policy Planning

CITY OF KELOWNA

BYLAW NO. 12174

**Housing Agreement Authorization Bylaw – The Evangel Family
Rental Housing Society, Inc.No. S16918
969 Harvey Avenue**

Whereas pursuant to Section 483 of the *Local Government Act*, a local government may, by bylaw, enter into a housing agreement.

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

1. The Municipal Council hereby authorizes the City of Kelowna to enter into a Housing Agreement with The Evangel Family Rental Housing Society, Inc.No. S16918 for the lands known as Lot A District Lot 138 ODYD Plan 31933 Except Plan 36604 located on Harvey Avenue, Kelowna, B.C., a true copy of which is attached to and forms part of this bylaw as Schedule "A".
2. The Mayor and City Clerk are hereby authorized to execute the attached agreement as well as any conveyances, deeds, receipts or other documents in connection with the attached agreement.
3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

PURPOSE-BUILT RENTAL HOUSING AGREEMENT

THIS AGREEMENT dated for reference FEBRUARY 10, 2021 affects:

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO THE AGREEMENT:

Civic Address: 969 Harvey Avenue, Kelowna, BC
Legal Description: LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 31933
EXCEPT PLAN 36604; PID: 003-567-257

("Land")

And is

BETWEEN:

THE EVANGEL FAMILY RENTAL HOUSING SOCIETY, a society duly incorporated pursuant to the laws of British Columbia, Incorporation Number S-16918, having an address at 100-969 Harvey Avenue, Kelowna, BC V1Y 8M8

("Owner")

AND:

CITY OF KELOWNA, a local government incorporated pursuant to the *Community Charter* and having its offices at 1435 Water Street, Kelowna, B.C. V1Y 1J4

("City")

GIVEN THAT:

- A. The Owner has applied to the City for rezoning of the Lands to permit the construction of a housing complex that will include purpose-built rental housing units, as defined in this Agreement, on certain lands more particularly described in this Agreement;
- B. The City may, pursuant to section 483 of the *Local Government Act*, enter into an agreement with an owner of land that includes terms and conditions regarding the occupancy, tenure, and availability of the housing units on the land or construction on land;
- C. The Owner and the City wish to enter into this Agreement to provide for purpose-built rental housing on the terms and conditions set out in this Agreement, and agree that this Agreement is a housing agreement under s. 483 of the *Local Government Act*; and
- D. The City has, by bylaw, authorized the execution of this Agreement and the Owner has duly authorized the execution of this Agreement;

This Agreement is evidence that in consideration of \$1.00 paid by the City to the Owner (the receipt of which is acknowledged by the Owner) and in consideration of the promises exchanged below, the City and Owner agree, as

a housing agreement between the Owner and the City under s. 483 of the *Local Government Act*, as follows:

ARTICLE 1 INTERPRETATION

1.1 Definitions -

"Caregiver" means an individual who provides assistance with the performance of the personal functions and activities necessary for daily living that a person is unable to perform efficiently for himself or herself;

"City" means the City of Kelowna;

"Dwelling Unit" means accommodation providing sleeping rooms, washrooms, and no more than one kitchen, intended for domestic use, and used or intended to be used permanently or semi-permanently for a Household. This use does not include a room in a hotel or a motel.

"Household" means

- (a) a person;
- (b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities;
- (c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- (d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities.

In addition, a household may also include up to one Caregiver or nanny;

"Land" means the land described herein;

"LTO" means the Kamloops Land Title Office or its successor;

"Official Community Plan" means the City of Kelowna Official Community Plan Bylaw No. 10500, or its successor bylaw;

"Owner" means the registered owner of the Lands from time to time and any parcels into which the Lands are subdivided;

"Purpose-Built Rental Housing" means a Dwelling Unit that is intended to be used for rental housing; and

"Tenancy Agreement" means a tenancy agreement as defined in, and subject to, the *Residential Tenancy*

Act.

1.2 Interpretation - In this Agreement:

- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;
- (d) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (e) the word "enactment" has the meaning given in the *Interpretation Act* on the reference date of this Agreement;
- (f) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (g) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (h) the provisions of s. 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (i) time is of the essence;
- (j) all provisions are to be interpreted as always speaking;
- (k) reference to a "party" is a reference to a party to this Agreement and to their respective successors, assigns, trustees, administrators and receivers;
- (l) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
- (m) the definitions given in the City of Kelowna Zoning Bylaw No. 8000, or its successor bylaw, and the Official Community Plan apply for the purposes of this Agreement; and
- (n) any act, decision, determination, consideration, consent or exercise of discretion by a party, or other person, as provided in this Agreement will be performed, made or exercised acting reasonably.

1.3 Purpose of Agreement - The Owner and the City agree that:

- (a) this Agreement is intended to serve the public interest by providing for occupancy of a certain number of Dwelling Units, of the kinds provided for in this Agreement, that are in demand in the City of Kelowna but that are not readily available;

- (b) damages are not an adequate remedy to the City in respect of any breach of this Agreement by the Owner, such that the Owner agrees the City should be entitled to an order for specific performance, injunction or other specific relief respecting any breach of this Agreement by the Owner.

**ARTICLE 2
HOUSING AGREEMENT AND LAND USE RESTRICTIONS**

2.1 Land Use Restrictions - The Owner and the City hereby covenant and agree as follows:

- (a) The Land will be used only in accordance with this Agreement;
- (b) The Owner will design, construct and maintain one or more buildings providing 46 Dwelling Units as Purpose-Built Rental Housing
- (c) The Owner acknowledges that the City will not support applications to stratify the building(s) on the Land, thereby allowing the identified Purpose-Built Rental Housing Dwelling Units to be sold independently of each other, for a period of ten (10) years from the date of this Agreement.

**ARTICLE 3
HOUSING AGREEMENT AND TRANSFER RESTRICTIONS**

3.1 Purchaser Qualifications - The City and the Owner agree as follows:

- (a) the Owner will not sell or transfer, or agree to sell or transfer, any interest in any building containing Purpose-Built Rental Housing Dwelling Units on the Land other than a full interest in the fee simple title to an agency or individual that will continue to ensure that the Purpose-Built Rental Housing Dwelling Units are available in accordance with this Agreement.

3.2 Use and Occupancy of Purpose-Built Rental Housing Dwelling Unit - The Owner agrees with the City as follows:

- (a) the Owner will rent or lease each Purpose-Built Rental Housing Dwelling Unit on the Land in accordance with the *Residential Tenancy Act*, and in no event may the Owner itself occupy a Purpose-Built Rental Housing Dwelling Unit or use the Purpose-Built Rental Housing Dwelling Unit for short-term vacation accommodation; and
- (b) the Owner will deliver a copy of the Tenancy Agreement for each Purpose-Built Rental Housing Dwelling Unit to the City upon demand.

**ARTICLE 4
GENERAL**

4.1 Notice of Housing Agreement - For clarity, the Owner acknowledges and agrees that:

- (a) this Agreement constitutes a housing agreement entered into under s. 483 of the *Local Government Act*;
- (b) the City is requiring the Owner to file a notice of housing agreement in the LTO against title to the Land;
- (c) once such a notice is filed, this Agreement binds all persons who acquire an interest in the Land;
- (d) in the event the parties agree to release this Agreement from the title of the Land, which may not occur before the tenth (10th) anniversary of the date of this Agreement, the Owner will repay the City for 100% of the amount of the rental grant received from the City. Such repaid funds will be directed to the City's Housing Opportunities Reserve Fund.

4.2 No Effect On Laws or Powers - This Agreement does not

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of land,
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement,
- (c) affect or limit any enactment relating to the use or subdivision of land, or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of land.

4.3 Management – The Owner covenants and agrees that it will furnish good and efficient management of the Dwelling Units and will permit representatives of the City to inspect the Dwelling Units at any reasonable time, subject to the notice provisions of the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Dwelling Units in a satisfactory state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Land. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Dwelling Units.

4.4 Notice - Any notice which may be or is required to be given under this Agreement will be in writing and either be delivered or sent by facsimile transmission. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery. Any notice which is sent by fax transmission is to be considered to have been given on the first business day after it is sent. If a party changes its address or facsimile number, or both, it will promptly give notice of its new address or facsimile number, or both, to the other party as provided in this section.

4.5 Agreement Runs With the Land - Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted by the Owner to the City in respect of the Land and this Agreement burdens the Land and runs with it and binds the Owner's successors in title and binds every parcel into which it is consolidated or subdivided by any means, including by subdivision or by strata plan under the *Strata Property Act*.

4.6 Limitation on Owner's Obligations - The Owner is only liable for breaches of this Agreement that occur

while the Owner is the registered owner of the Land.

- 4.7 Release** – The Owner by this Agreement releases and forever discharges the City and each of its elected officials, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors, and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of advice or direction respecting the ownership, lease, operation or management of the Land or the Dwelling Units which has been or at any time after the commencement of this Agreement may be given to the Owner by all or any of them. This clause will survive the termination of this Agreement.
- 4.8 Joint Venture** – Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.
- 4.9 Waiver** - An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.
- 4.10 Further Acts** - The Owner will do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.
- 4.11 Severance** - If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 4.12 Equitable Remedies** – The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.
- 4.13 No Other Agreements** - This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.
- 4.14 Amendment** - This Agreement may be discharged, amended or affected only by an instrument duly executed by both the Owner and the City.
- 4.15 Enurement** - This Agreement binds the parties to it and their respective successors, heirs, executors and administrators. Reference in this Agreement to the "City" is a reference also to the elected and appointed officials, employees and agents of the City.
- 4.16 Deed and Contract** - By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

IN WITNESS WHEREOF the parties hereunto have executed this Agreement on the date and year first above written.

SIGNED, SEALED & DELIVERED in the presence of)

Signature of Witness)

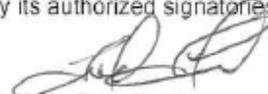
MICHAEL G. HANSEN
Lawyer)

Benson Law LLP
Print Name: 270 Highway 33 W)
Kelowna, B.C. V1X 1X7)

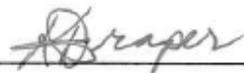
Address)

Occupation)

"OWNER" by its authorized signatories:



TED KING
Print Name: _____



KEVIN DRAPER
Print Name: _____

SIGNED, SEALED & DELIVERED in the presence of)

Signature of Witness)

Print Name)

Address)

Occupation)

CITY OF KELOWNA by its authorized signatories:

Mayor

City Clerk

Report to Council



Date: March 15, 2021
To: Council
From: City Manager
Subject: Annual Housing Report – 2020 Update
Department: Policy & Planning

Recommendation:

THAT Council receives, for information, the report from Policy and Planning dated March 15, 2021, with respect to Kelowna’s Annual Housing Report.

Purpose:

To introduce the Annual Housing Report that provides an update on the 2020 housing market and progress on the Healthy Housing Strategy and Housing Wheelhouse.

Background:

The City’s Annual Housing Report (AHR) summarizes key data and shares insights related to all segments of the housing market for the previous year. Also, this year’s AHR provides a strong reporting link to the Housing Wheelhouse. The first section of the AHR provides commentary on each segment of the Housing Wheelhouse that was developed through the City’s Housing Needs Assessment. The second section of the AHR provides *Housing Insights*, which are deeper analyses on short-term trends that shaped the 2020 housing market.

The AHR (Attachment A) combines quantitative and qualitative analysis to understand trends in the housing market. The report is built upon background research on the demographics, economics, as well as a policy scan to understand regional and national drivers of the housing market. Also, the AHR incorporates data from various sources including City of Kelowna development statistics, Canadian Mortgage and Housing Corporation rental market data, and BC Assessment Authority sales data, to understand activity in each segment of the Housing Wheelhouse in 2020.

The commentary on each segment of the Wheelhouse allows for a deeper understanding of how the housing market is meeting the diverse needs of Kelowna’s residents, and key actions the City is taking. By using the Wheelhouse as a reporting framework, it is easier to see the relationships between different segments of the market and to appreciate how the housing market functions as a system.

Discussion:

The strength of the local economy offers valuable context as it generally impacts demand in the housing market. If a region experiences job and population growth, robust housing demand typically follows suit.

Early reports indicate Kelowna experienced stronger than expected population growth in 2020. Although the region saw lower international migration, higher levels of interprovincial migration translated into robust growth even amid a pandemic. Although several sectors (tourism, food and beverage, and retail) of the economy faced challenges due to public health orders related to the pandemic and reduced travel, the overall regional labour market had a strong recovery at the end of 2020 with more people employed than at the end of 2019. The recovery of the labour market reflects the stability and strength of knowledge-based employment in 2020 (finance, professional and technical services). Overall, the economic impacts of the pandemic were most pronounced in lower-wage service sectors typically associated with people who are more likely to be long-term renters.

2020 Kelowna Housing Market

Kelowna's economy showed considerable resilience, translating into strong demand for housing even in the middle of the pandemic. The AHR identified the following key takeaways for the housing market in 2020:

- **Demand for ground-oriented housing:** With people spending more time at home during the pandemic and the rise of remote work, demand for ground-oriented housing drove sales and price increases in the region.
- **Downtown sales strong:** Demand for housing remained strong in the City's downtown, illustrating that condo living will continue to be a major part of Kelowna's future.
- **Robust growth tightens rental market:** Purpose-built rental demand continues to out-pace supply even after record construction in 2019, highlighting the need for on-going investment in rental housing.
- **Rental rates out of reach:** Strong demand for rental housing is driving rental rates out of reach for many, reinforcing the need for more subsidized rental units.
- **Progress on Housing with Supports and other Safety Net Housing:** There were several promising developments yielding results, but there is much more work to be done to tackle the immense challenge of housing Kelowna's most vulnerable citizens.
- **Housing market mobility declines:** Rising median housing prices and low rental vacancy rates suggest that it is getting harder for people to move between different segments of the Housing Wheelhouse to meet their housing needs.

Looking Ahead

The strong demand for housing in Kelowna is expected to carry over into 2021 and 2022, supported by the region's recovery from the pandemic and the return of post-secondary students, as well as a surge of international immigration as immunization plans roll-out.

While there was a shift towards single dwelling homes in 2020, this trend appears to be temporary based on the city's in-stream development data. Despite a lower-than-average number of building permits issued in 2020, there is a considerable amount of housing in the approval process. At the end of 2020 there were approximately 4,700 units under construction with roughly 84 per cent in the form of multi-family housing. We expect these units to be completed over the next 1 to 3 years, addressing near-term housing demand. The City's in-stream development statistics suggest the development community is already responding to the unpredicted strong demand for housing in Kelowna. Overall, it is difficult to determine if any of the short-term shifts in housing from 2020 will become long-term housing trends given the exceptional circumstances in 2020.

Conclusion:

While the AHR does not provide formal policy recommendations, the report provides valuable insight regarding the housing needs for different segments of the *Wheelhouse*. The AHR illustrates the continued need for market rental and subsidized rental housing to keep pace with the rapid growth of the region. The demand in these segments of the *Wheelhouse* underscores important role of the City in promoting the development of long-term rental housing. The City's incentives for new market rental housing and land acquisitions for affordable rental housing will be important actions for the City to support the Healthy Housing Strategy. Also, the City's efforts to encourage ground-oriented housing in the Core Area could provide options for centrally located family-friendly housing at an attainable price point in the years ahead. In conclusion, the Annual Housing Report demonstrates the need for on-going action from the City, development community, and other community partners to address housing needs of all residents in Kelowna.

Internal Circulation:

Policy and Planning
Planning and Development Services,
Real Estate Services,
Active Living and Culture,
Communications

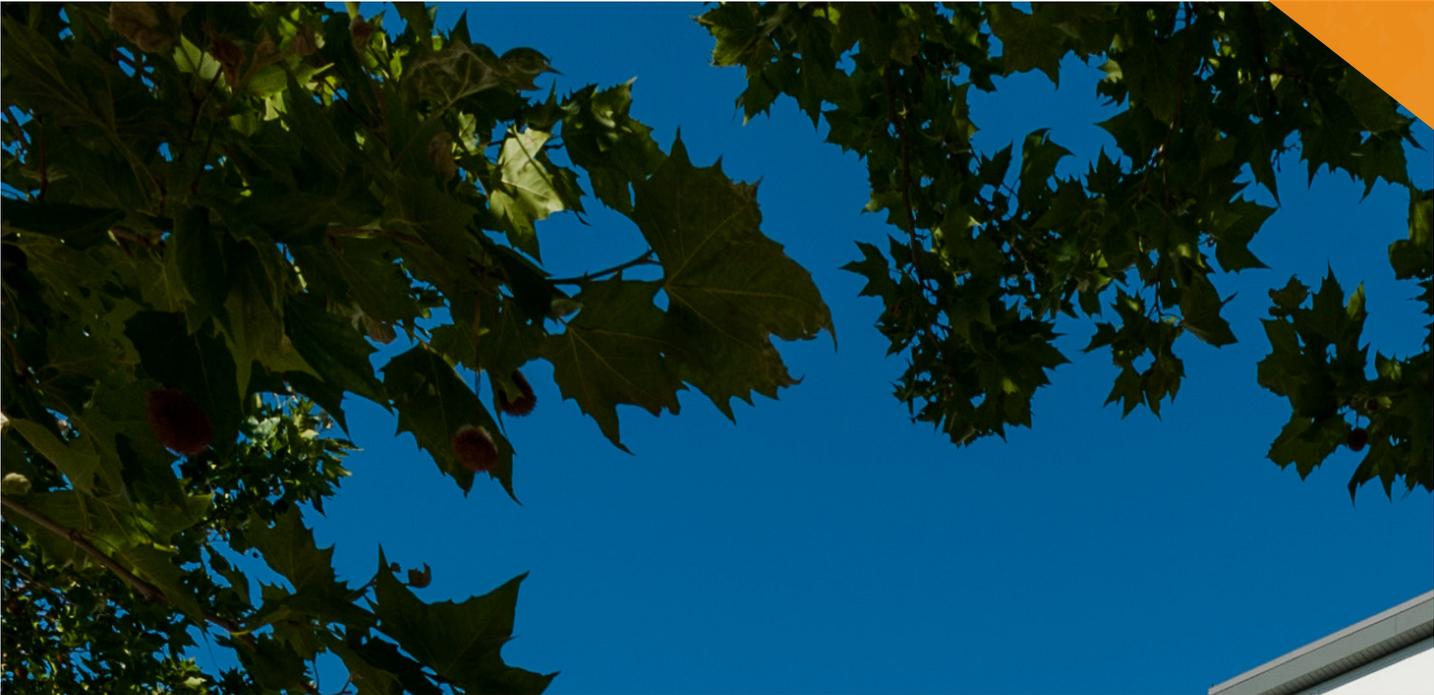
Submitted by: R. Soward Policy Planning

Attachment A: Annual Housing Report – 2020 Update

Approved for inclusion:

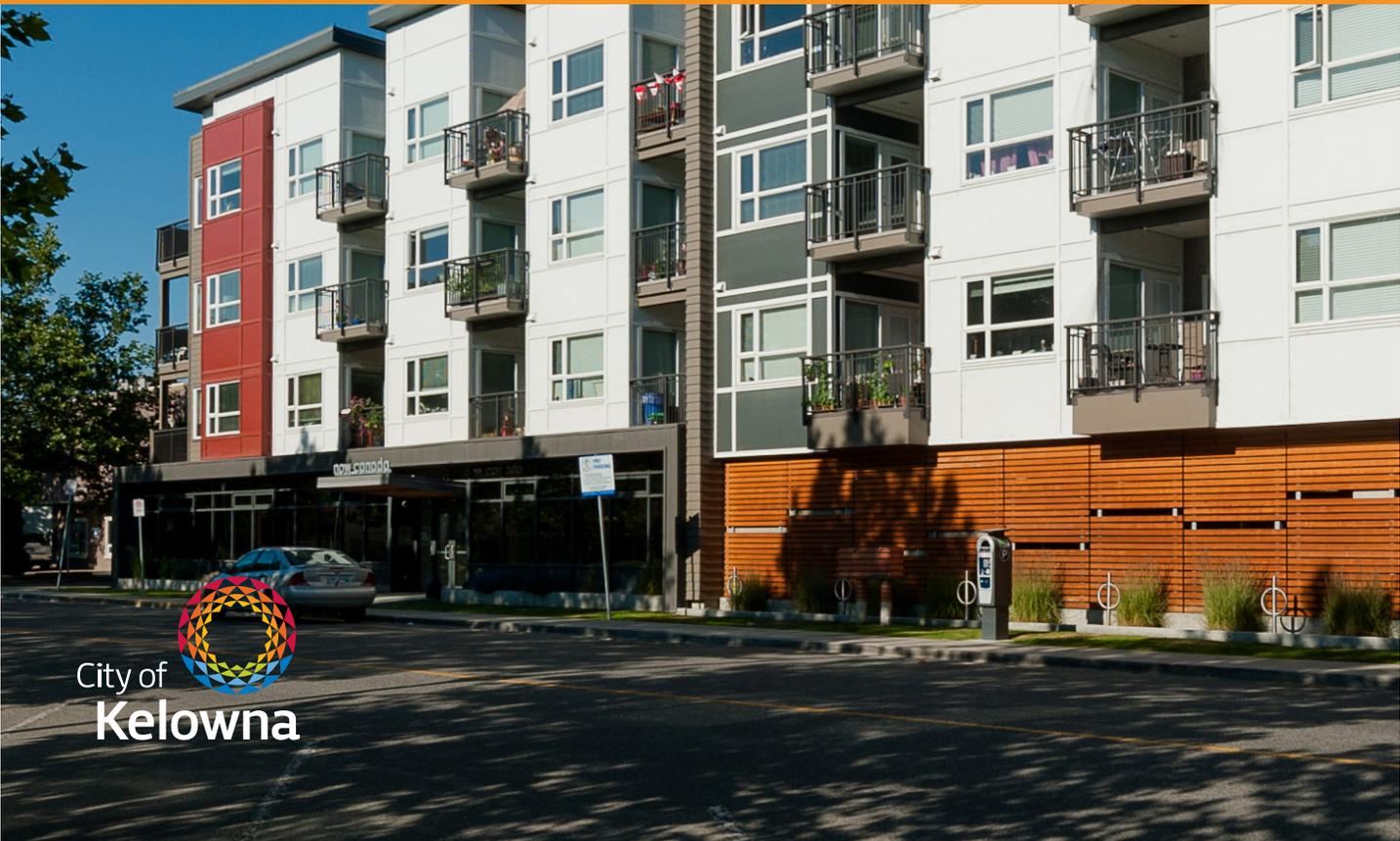


J. Moore, Manager Long Range Planning



KELOWNA ANNUAL HOUSING REPORT

PREPARED BY POLICY & PLANNING DEPARTMENT - MARCH 2021



EXECUTIVE SUMMARY

Several sectors of Kelowna’s economy and housing system faced challenges due to the pandemic in 2020, but by the end of the year there were signs of recovery. The regional labour market saw total employment at the end of 2020 up from 2019 and mid-year population estimates suggest Kelowna experienced robust population growth throughout the pandemic. Overall, Kelowna’s economic resilience during the pandemic combined with strong population growth, fueled greater than expected demand for housing in 2020.

It is still too early to know how the short-term shifts in the housing market associated with the pandemic might impact housing trends over the next 5-10 years. But, at the end of 2020 there were 4,700 units under construction with 84 per cent in the form of multi-family housing which indicates that focus on single-detached housing may be more of an anomaly. There will be periodic shifts in housing demand, but the long-term trend for housing is likely to reflect a gradual shift to more ground-oriented multi-family and apartment housing over the next 20 years.

KEY TAKEAWAYS

- Demand for ground-oriented housing drove sales and price increases in the resale market with people spending more time at home during the pandemic and the rise of remote work.
- Demand for housing remained strong in the City’s downtown, illustrating that condo living will continue to be a major part of Kelowna’s future.
- Purpose-built rental demand continues to outpace supply even after record construction in 2019, highlighting the need for on-going investment in rental housing.
- Strong demand for rental housing is driving rental rates out of reach for many, reinforcing the need for additional subsidized rental housing.
- Emergency shelter housing and supportive housing saw several developments in 2020, yielding results and progress, but there is more work to be done to tackle the immense challenge of housing Kelowna’s most vulnerable citizens.
- Key data such as increasing median housing prices and low rental vacancy rates (Table 1) suggest that it is getting harder for people to move between different segments of the Wheelhouse (page 5) to meet their housing needs.



Table 1: Median Home Price and Vacancy Rate

Type	2019 Median Price	2020 Median Price	% Increase
Apartment	\$355,700	\$364,300	2.4%
Townhouse	\$466,110	\$501,100	7.5%
Single Detached	\$681,766	\$735,000	7.8%

Overall rental vacancy rate decreased from 2.7% in 2019 to 2.1% in 2020

Source: BC Assessment Authority and CMHC.

INTRODUCTION

Each year, the *Annual Housing Report* gives a detailed overview of the local housing market, sharing vital data and key insights into Kelowna's housing system. This year's *Annual Housing Report* provides a strong reporting link to the City's *Healthy Housing Strategy*¹. The first section of this report focuses on the housing Wheelhouse that was developed through the City's *Housing Needs Assessment*². For each segment of the Wheelhouse, we provide a review of recent data and commentary on City actions and the relationship to other segments of the Wheelhouse. The last section of the report, *Housing Insights*, analyzes some of the larger trends affecting housing in 2020, and explores impacts of the COVID-19 pandemic on the housing market as well as implications for housing policy moving forward.

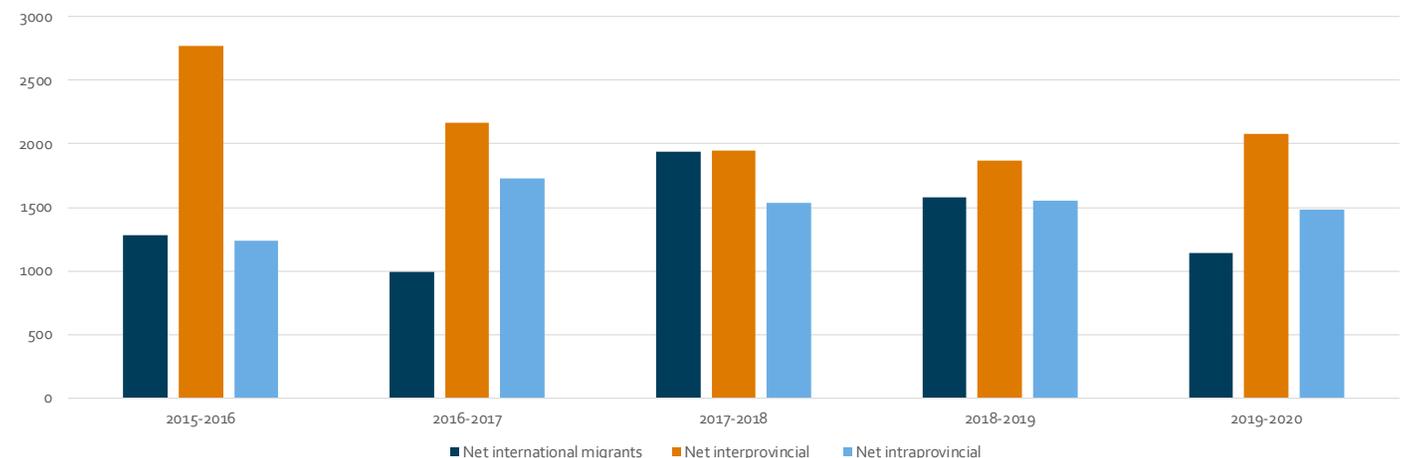
2020 KELOWNA CONTEXT

The strength of the local economy offers valuable context, as it typically influences demand in the local housing market. If a region is experiencing job and population growth, robust housing demand typically follows suit. The opposite is also true in times of slow or negative job and population growth.

POPULATION

Since 2016, Kelowna has added about 3,000 people annually, bringing strong demand for housing. Historically, population growth in the region is the result of people moving to Kelowna from other provinces and since 2017, national and international migration to Kelowna has increased. This shift in migration patterns (Figure 1), highlights Kelowna's evolution from a retirement destination to an economic centre that retains students and attracts talent.

Figure 1: Components of Migration



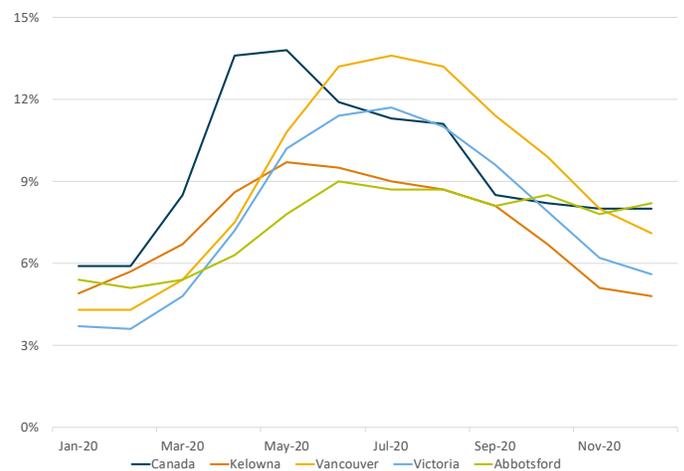
Source: Statistics Canada.

Population estimates from Statistics Canada show that the Kelowna region was one of the fastest growing areas in Canada for the first half of 2020. Kelowna saw an overall reduction in international migration, but this was offset by migration from other areas of BC and Canada³. Anecdotal evidence suggests the rise of remote work during the pandemic has allowed more people from larger centres to move to Kelowna to access lower housing prices and quality of life factors.

STATE OF THE ECONOMY

Kelowna's economy has performed better than some other regions during the pandemic (Figure 2), but there are several sectors that continue to struggle. Two of Kelowna's most prominent economic generators, the airport and the tourism

Figure 2: Monthly Unemployment Rates



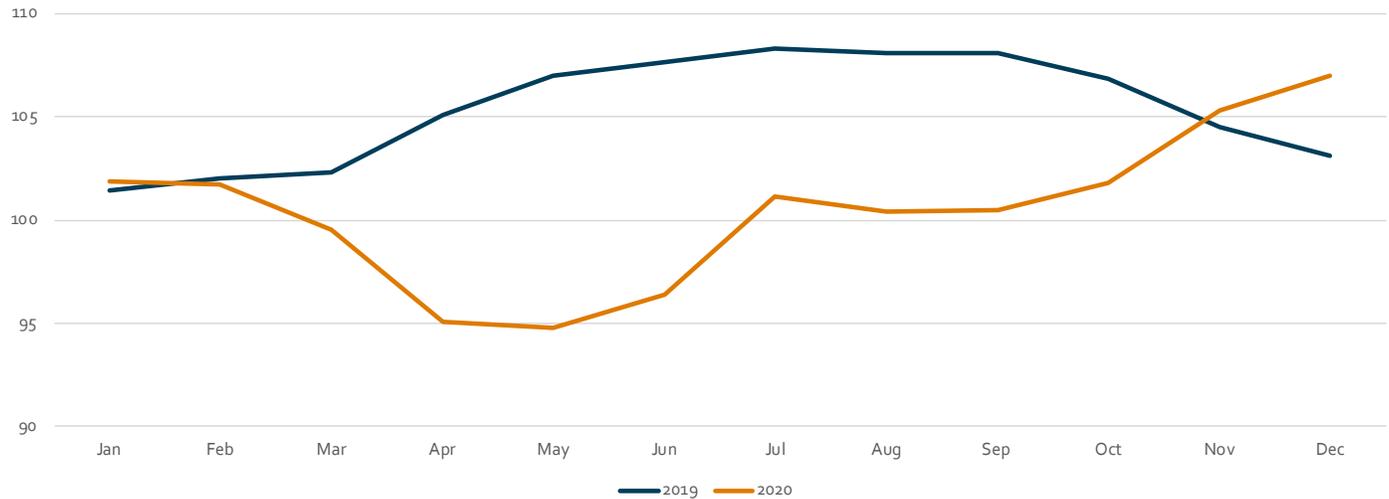
Unadjusted for seasonality. Source: Statistics Canada.

industry, were both significantly impacted in 2020, both financially and operationally. Jobs in accommodation and food services as well as culture and recreation were hit the hardest, with 30-50 per cent decreases in spring and summer employment compared to 2019 (Figure 3).

Overall employment in the region made a strong recovery at the end of 2020. Knowledge-based sectors such as real estate, finance and professional and technical services showed stable or modest employment growth for much of 2020. Early data suggests the economic impacts were most pronounced in lower-wage service sectors typically associated with people who are more likely to be long-term renters.

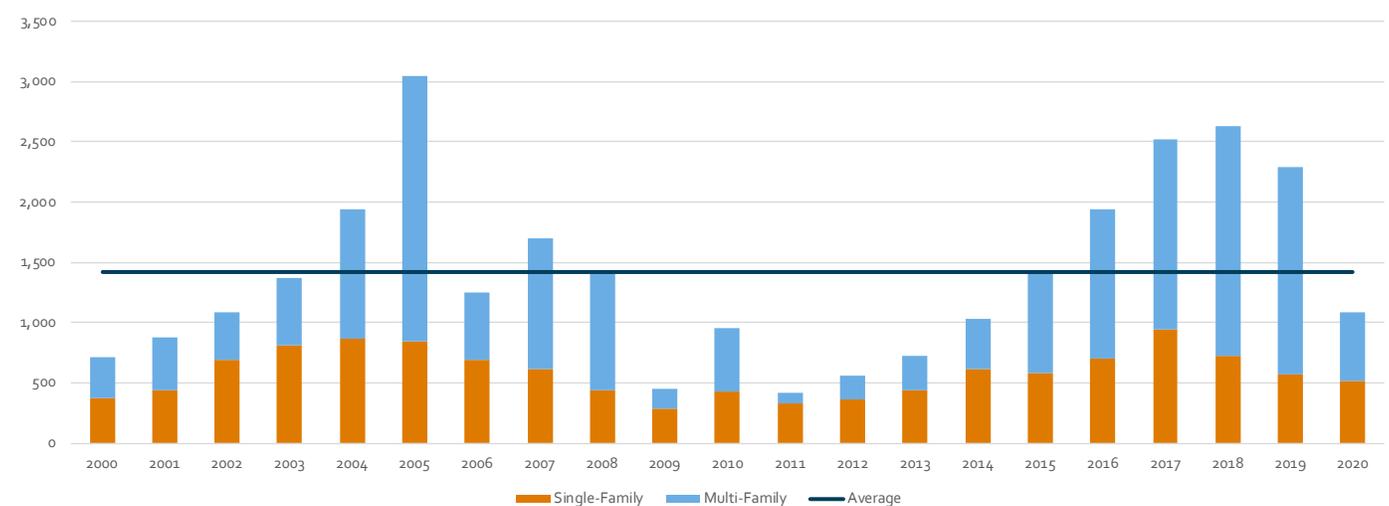
Housing construction slowed with 1,096 building permits issued, which is a large drop from the 10-year average (Figure 4). This decrease in new projects being permitted likely reflects the significant economic uncertainty triggered by the pandemic. Towards the end of 2020, market confidence appears to have returned with high overall housing sales numbers including strong pre-sales for the Bertram mixed-use tower in September 2020. As of January 2021, there are roughly 5,000 units in-stream to obtain a development permit, indicating 2021 should be a strong year for building permits and construction.

Figure 3: Monthly Employment



In thousands, 2019 vs. 2020, Kelowna CMA. Source: Statistics Canada.

Figure 4: Annual Residential Building Permit Issuances

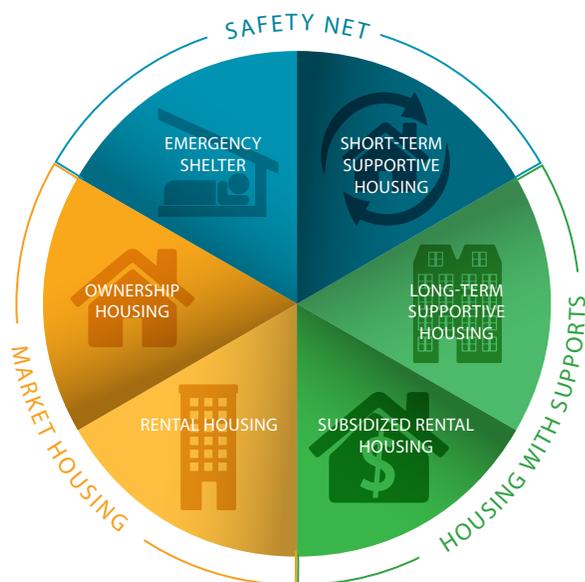


Source: City of Kelowna. Development Statistics.

HOUSING WHEELHOUSE REPORTING

The City of Kelowna completed a *Housing Needs Assessment* in 2017, and established the Housing Wheelhouse (Figure 5) to analyze housing in Kelowna. The Wheelhouse shows the variety of housing needed for a healthy community housing system. Additionally, the Wheelhouse promotes equity and inclusion by recognizing that people may move from segment to segment of the Wheelhouse throughout their lives. This year, the *Annual Housing Report* uses the Wheelhouse as a guide to assess and report on housing.

Figure 5: The Housing Wheelhouse



Source: City of Kelowna Housing Needs Assessment, 2017.

In 2017, the City and partner organizations indicated a strong distinction between short-term supportive housing and long-term supportive housing. Over the last three years, housing needs and the way that housing is provided has changed, and we are seeing more overlap between short-term and long-term supportive housing. For the purposes of the 2020 *Annual Housing Report*, we are reporting on short-term and long-term supportive housing together. Future updates to the housing Wheelhouse may be necessary to reflect our current housing system.

SAFETY NET & HOUSING WITH SUPPORTS

Safety Net housing refers to housing and services offered by non-profit organizations to those experiencing a lack of housing or inappropriate housing. This model provides a variety of supports based on residents' needs such as specific services or financial

support. There is currently overlap between these areas of the housing Wheelhouse, particularly for supportive housing.

EMERGENCY SHELTER

Emergency shelter housing provides temporary shelter as well as food and other supportive services.

What's the data telling us?

A point-in-time count on the number of people experiencing homelessness in Kelowna was completed by the Central Okanagan Foundation on March 10, 2020ⁱ. At least 297 people were found to be experiencing homelessness, a 4 per cent increase from 2018. The point-in-time count found that emergency shelters had capacity for approximately 240 peopleⁱ.

While emergency shelters were not full on the day of the count, they would not have had the capacity to provide accommodation for all people experiencing homelessness. Overall, the growth rate for people experiencing homelessness appears to mirror Kelowna's overall population growth and indicates a steady increase in the demand for emergency shelter housing.

PROJECT SPOTLIGHT

The Central Okanagan Journey Home Society, supported by the City of Kelowna, worked with BC Housing and other partners to provide multiple temporary emergency shelter spaces in 2020 for protection from winter weather and the COVID-19 pandemic. The Welcome Inn on Ellis Street, operated by Metro Community, provided 39 beds and 24/7 winter shelter services. Metro Central on St. Paul Street continued to operate as a drop-in centre. Furthermore, UBC Okanagan and Mission Group collaborated to make their property at 550 Doyle Avenue available for emergency winter sheltering, providing 50 beds that are operated by the Kelowna Gospel Mission⁶. A third temporary shelter opened in early February on Richter Street that is operated by Turning Points and offers 40 shelter beds.

ⁱ It is difficult to accurately report on this segment of the Wheelhouse as the population accessing emergency shelter housing is dynamic and there is a lack of integrated data available.

What's the City doing?

The Journey Home Strategy is the Kelowna's plan to address homelessness. The strategy provides leadership in the Safety Net segments of the Wheelhouse⁵. The City continuously explores opportunities to partner with organizations, such as BC Housing, and private landowners to support the provision of Safety Net housing in alignment with the Journey Home Strategy. The City is also working to develop an Emergency Shelter Plan, considerations for shelter locations, and an advocacy paper on the topic of housing people with complex needs.

The big picture...

Unaffordable housing and low incomes contribute to the need for emergency shelters. The high cost of housing affects people in all segments of the Wheelhouse, but for those without access to social and financial supports, unaffordable housing may result in homelessness. Providing adequate, affordable housing with the right supports for all residents, including people with complex needs, is critical to reducing the demand for emergency shelter services in our community.



PROJECT SPOTLIGHT

In 2020, BC Housing, the City of Kelowna, the Canadian Mental Health Association (CMHA), and Interior Health collaborated on a housing project at 1055-1063 Ellis Street. This City-owned property is being leased to BC Housing for 10 years and provides 38 modular units of housing that are operated by CMHA. The housing is available to people over the age of 19 currently living in the community who have a history or are at risk of homelessness and who need additional support services to maintain housing⁷. Through a partnership with Interior Health, this project also delivers integrated health care as a pilot project highlighting the importance of wrap-around supports for this segment of the Wheelhouse.

HOUSING WITH SUPPORTS

When the Wheelhouse was created, short-term and long-term supportive housing were thought of as two separate forms. Short-term supportive housing was described as providing a step between shelters and long-term housing, with stays typically being two to three years. In comparison, long-term supportive housing was described as permanent housing that provides ongoing supports that align with residents' needs. Over the last three years, there have been shifts in how these forms of housing are being delivered and operated, with less of a distinction between short-term and long-term supportive housing. Due to this shift, we are reporting on all types of housing with supports in this section of the *Annual Housing Report*.

What's the data telling us?

The Central Okanagan Foundation's point-in-time count assessed housing with supports on March 10, 2020 and found that there were 335 individuals living in "temporary system-supported housing", which includes a range of housing with supports as well as institutional care and treatment centres. This is a 5 per cent increase over 2018. Specifically, there were 253 people living in interim housing and 82 people in institutional care. The total number of interim housing units is 259ⁱⁱ, meaning this type of housing was close to capacity.

Housing with supports in Kelowna serves many populations including youth, seniors, and individuals with disabilities. Seniors-specific housing ranges widely in terms of affordability and level of support, and housing seniors with complex needs is a challenge in our community. Overall, information on the demand for housing with supports is limited; however, BC Housing's supportive housing registryⁱⁱⁱ waitlist has approximately 550 people on it at the time of reporting.

Since 2017, 318 units of housing with supports have opened in Kelowna to serve those experiencing homelessness or those at risk of experiencing homelessness. In 2020, there were approximately 200 units spread across housing with supports projects that are in the development approval process. These projects will provide much needed housing for youth and young adults, women and children, and seniors.

What's the City doing?

The City, guided by the Journey Home Strategy, works with our provincial partners to look for opportunities for housing with supports. We expect that current research on complex needs will also inform how to best structure investments to promote housing with supports that meets the needs of our community. Additionally, City staff are working to improve tracking of these projects and continue to offer financial incentives, such as rental housing grants and tax exemptions.

ii Only facilities that have a maximum stay of three years were included. The count excluded facilities that provide supported care but have no official limitation on how long people can reside there.

iii This includes short-term and long-term supportive housing.

The big picture...

Housing with supports plays a critical role in offering permanent housing to community members with complex and ongoing needs, as well as providing transitional housing as people move from emergency shelter housing to more stable housing forms. A lack of housing with supports could put pressure on other segments of the Wheelhouse. For example, if residents are unable to find long-term housing that offers the supports that they need, there may be increased demand for emergency shelter housing to fill that gap.

SUBSIDIZED RENTAL HOUSING

Subsidized or affordable rental housing is generally operated by non-profit housing providers. In this segment of the Wheelhouse, rent is subsidized through monthly subsidies or capital grants. Subsidized rental units cost approximately 65-80 per cent of market rates⁸.

What's the data telling us?

There are about 1,450 subsidized rental units in Kelowna. According to local non-profit organizations, waitlists for subsidized rental housing range from 400-500 people, and the demand for this type of housing is expected to continue for the foreseeable future. In 2020, approximately 150 subsidized rental units were developed. Of these units, 20 per cent were three or more bedrooms, which is much higher than Kelowna's market rental segment where only around 3 per cent of units have more than three bedrooms (Figure 6). This shows that subsidized rental housing may be helping to meet the need for larger, family-oriented rental units. Overall, it is positive to see the development of subsidized rental housing in Kelowna; however, the current supply does not appear to meet our community's demand.

What's the City doing?

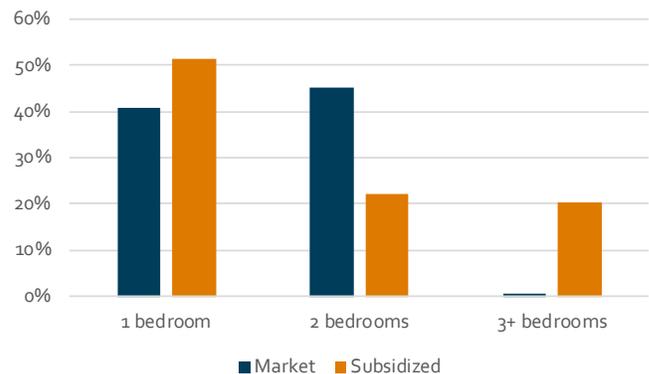
Staff are seeking to increase and optimize land acquisition for affordable housing through the development of an Affordable Housing Land Acquisition Strategy. More recently, The City started tracking new rental housing projects through the *Rental Housing Inventory*⁹. The City also supported local partners in the creation of a rent bank that provides interest free loans to people who are struggling to pay rent¹⁰. Additionally, we provide ongoing incentives for subsidized rental housing through rental housing grants and tax exemptions¹¹.

The big picture...

Approximately 47 per cent of renters in Kelowna spend over 30 per cent of their income on housing, which means their housing is considered to be unaffordable. Renters are particularly vulnerable to rising housing costs. Without a healthy supply of subsidized rental units, those earning low to moderate incomes will struggle to find housing they can afford, especially if they are forced to move due to unforeseen circumstances. The subsidized rental housing segment of the Wheelhouse acts as a bridge between Safety Net housing and market housing and helps to ensure that people who can't afford market housing have an option other than Safety Net housing to rely on.



Figure 6: Rental Housing Unit Distribution



Source: City of Kelowna.

MARKET HOUSING

Most of the housing in Kelowna falls under the category of market housing. This is privately owned housing and does not include any form of support, financial or otherwise. Market housing relates to two segments of the Wheelhouse: rental housing and ownership housing.

RENTAL HOUSING

Rental housing refers to both primary and secondary rental market housing. Primary rental housing generally consists of five or more units that are constructed as purpose-built rental housing. The secondary rental market includes many forms of private rental housing such as secondary suites, carriage homes, and single-detached housing.

What's the data telling us?

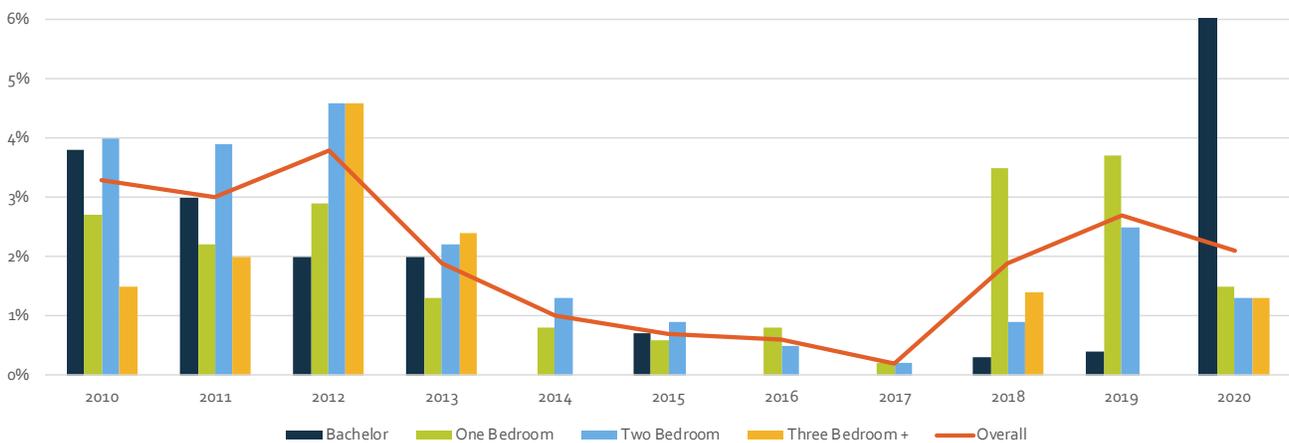
There were about 625 units of primary rental housing that gained occupancy in 2020, which is above the 10-year average of 379. Of units that were occupied in 2020, approximately 41 per cent were 1-bedroom units, 45 per cent were 2-bedroom units, around 13 per cent were micro and bachelor units, and less than 1 per cent were larger than 2-bedrooms. The development of primary rental housing continues to be aided by low interest rates and support from senior government programs.

Although 2019 saw a record number of new rental units built in Kelowna, the vacancy rate for the primary rental market decreased from 2.7 per cent in 2019 to 2.1 per cent in 2020 (Figure 7)²². The low vacancy rate reflects ongoing population growth in Kelowna. Recent estimates found that the Kelowna region was the fourth fastest growing area in Canada from 2019 to 2020. As our population grows and a higher proportion of people are renting, the demand for rental housing continues to increase. Of note, there was a significant rise in the vacancy rate of bachelor suites over 2020, likely due to COVID-19 reducing the need for student housing.

Overall rental rates remained high in 2020 (Figure 8). Average overall rent rose 2.7 per cent to \$1,255 per month. As new purpose-built rental housing has higher rents than existing rental housing, it is likely that the introduction of a large volume of new rental units is pushing up the overall rental rate (Figure 9). That said, while rental rates did increase in Kelowna from 2019 to 2020, it was a slower rate of growth than Kelowna has seen in the last five years (2.7 per cent vs. 7.1 per cent). Additionally, the turnover of rental properties decreased for all unit types except for bachelor suites compared to 2019, which indicates that people were less likely to move during 2020, potentially due to persistent high prices and economic uncertainty caused by the COVID-19 pandemic.

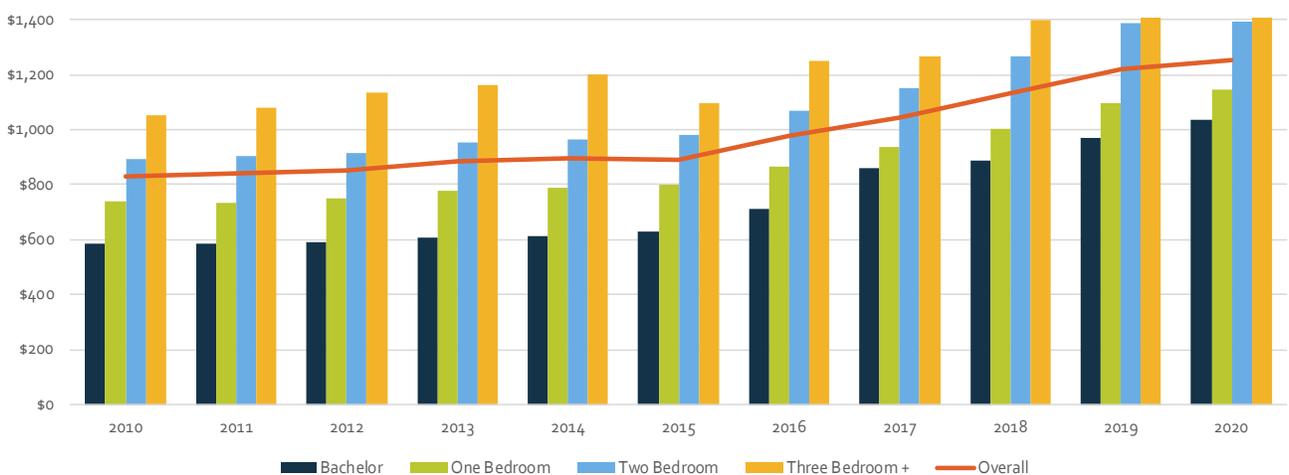
In terms of the secondary rental market, 2020 showed increased interest in larger units such as single-detached housing and townhouses. This trend correlates to the timing of the COVID-19 pandemic and is discussed in the Housing Insights section of this report. As overall demand for rental housing increases in Kelowna, we anticipate that the cost of secondary rental market housing will also continue to rise.

Figure 7: Vacancy Rate by Unit Type



Source: CMHC 2020 Kelowna Rental Survey.

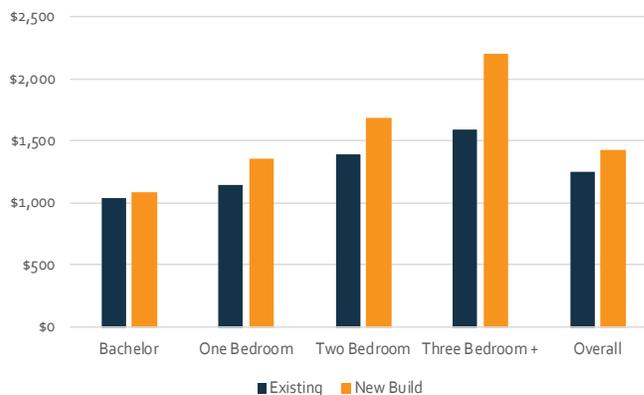
Figure 8: Average Rent by Unit Type



Source: CMHC 2020 Kelowna Rental Survey.



Figure 9: Average Rent Existing vs. New Housing Stock



Rental rate of new purpose-built rental units (July 2018-June 2020) compared to average overall 2020 rents. Source: CMHC 2020 Kelowna Rental Survey.

Table 2: Household Income Needed to Afford Average Rents

Type	Average Annual Rent	Income Needed*
Bachelor	\$12,456	\$41,520
One Bedroom	\$13,740	\$45,800
Two Bedroom	\$16,692	\$55,640
Three Bedroom +	\$19,152	\$63,840

*To ensure that rent costs do not account for more than 30% of household income. Source: CMHC.

What's the City doing?

Overall, a low vacancy rate and high rental rate reinforces the importance of on-going investments in purpose-built rental housing. The City encourages purpose-built rentals through incentives such as rental housing tax exemptions for projects located in parts of the city that are less car dependent. The Zoning bylaw also has rental incentives in the form of parking reductions for developers who commit to rental only zoning.

The big picture...

As breaking into the home ownership market becomes more expensive, demand for rental housing is expected to increase. Additionally, as rents rise, it becomes more difficult for renters to save up for a down payment to enter the ownership market. With rents rising faster than incomes, more people may need to access subsidized rental housing (Table 2). Furthermore, if the gap between market rental rates and subsidized rental rates becomes too large, it may become increasingly difficult for people to move from subsidized rental housing into market rental housing or home ownership. Overall, an adequate supply of market rental housing that aligns with local incomes is critical to providing relief from expensive home ownership and to reduce pressure on subsidized rental housing.

OWNERSHIP HOUSING

Ownership housing refers to privately owned housing units. Ownership housing comes in different forms, ranging from apartment housing to single-detached housing.

What's the data telling us?

Despite the COVID-19 pandemic, Kelowna saw 3,635 homes sold in 2020, which is well above the 10-year average of 3,246. There were fewer new listings in 2020 than in 2019 (10,229 vs. 10,779) with a significant drop in April and May³³. Additionally, there were about 30 per cent fewer active listings in December 2020 than in December 2019. Overall, 2020 was more of a "sellers' market" than 2019. Sales activity was strongest from August to November.

The overall median home price rose significantly in Kelowna in 2020, which appears to be driven by demand for ground-oriented housing forms. The median single-detached house price increased 7.8 per cent from \$681,767 in 2019 to \$735,000 in 2020 and the median townhouse price increased 7.5 per cent from \$466,110 to \$501,000. The median apartment price increased proportionately less – 2.4 per cent from \$355,700 to \$364,300. Additionally, ground-oriented housing made up a greater proportion of 2020 home sales when compared to the last two years (Figure 11).

Although the relative popularity of single-detached housing appeared to rise in 2020, it remains the least affordable housing form. As per Figure 10, it would take the average Kelowna resident about twice as long to save up for a down payment for a median priced single-detached house compared to a median priced apartment.

In terms of newly constructed housing that was absorbed into the market in 2020, 41 per cent of sales were in the form of single-detached housing and 59 per cent were in the form of multiple-dwelling housing. This indicates that while there was a shift towards larger homes in 2020, people are still interested in purchasing smaller, more affordable housing units as they are constructed. Of note, the median price of new single-detached homes in Kelowna was close to \$1 million in 2020, which is out of reach for most Kelowna residents.

As per Figure 12, we saw proportionally more building permits issued for single-detached housing in 2020 than in the last few years, as well as a drop-off in building permits issued for

apartment housing. That being said, while row housing units still make up a relatively small proportion of total building permits issued, this form of missing middle housing trended upward in 2020.

What's the City doing?

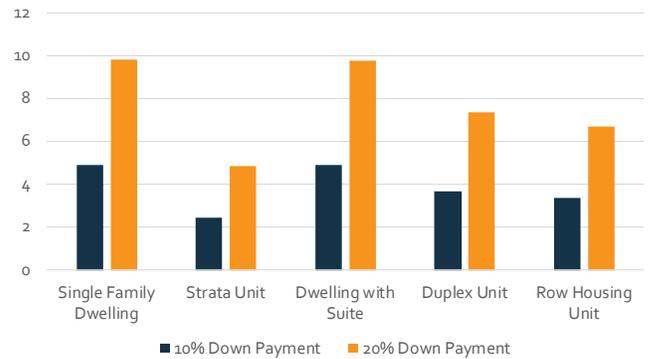
The City recognizes the growing unaffordability of single-detached housing and supports increased diversity in home ownership forms in key policy documents. For example, the draft 2040 Official Community Plan promotes ground-oriented housing options. Additionally, City policies promote building infill and missing middle housing through initiatives such as RU7 zoning and the next phase of the Infill Challenge. The City also provides incentives for development within urban centres, with the goal of increasing the amount of housing that is affordable to more Kelowna residents.

The big picture...

Overall, home ownership that is affordable for most Kelowna residents is unlikely to be in the form of new single-detached housing. Building the right mix of housing, including a focus

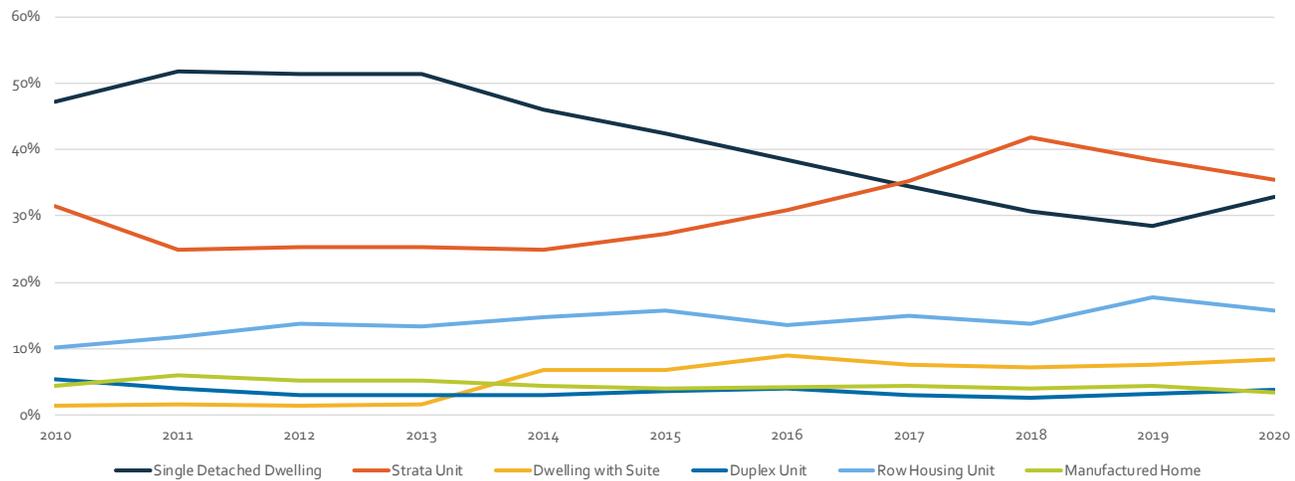
on apartments and missing middle housing like townhomes, is a way to help ensure that there are options for Kelowna residents making a median income or who are looking to break into the home ownership market. If home prices continue to rise and fewer people are able to purchase homes, it is likely that other segments of the Wheelhouse will see more demand, particularly market rental housing.

Figure 10: Years to Save for a Down Payment



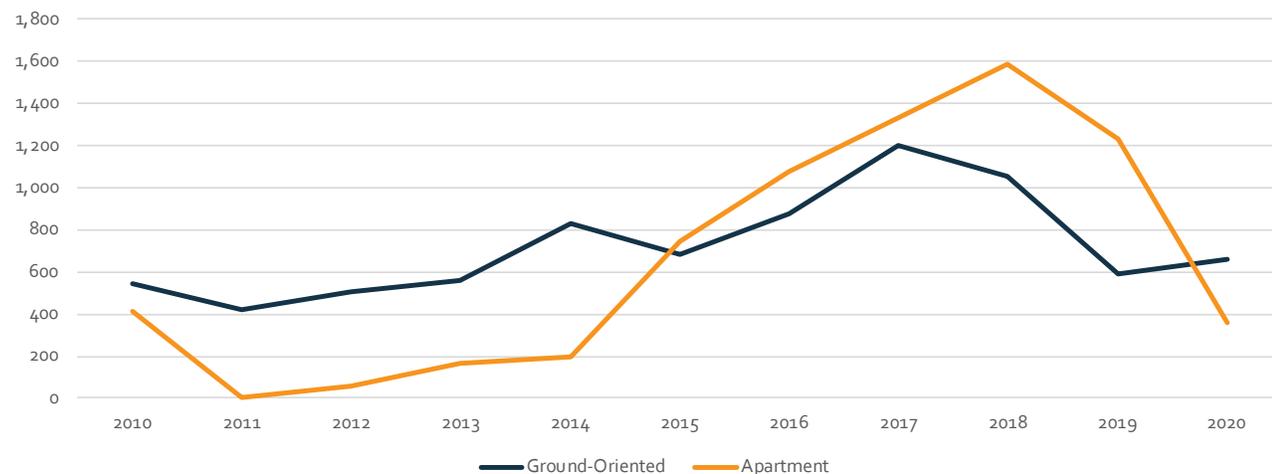
In years, based on median sale price and median income saved at 20% per year.

Figure 11: Percentage of Home Sales by Type



Source: BC Assessment Authority.

Figure 12: Percentage of Building Permits Issued by Building Type



Ground-oriented includes single-dwelling homes, semi-detached housing, row housing, carriage houses, and secondary suites. Source: City of Kelowna.

THE HOUSING WHEELHOUSE: CONCLUDING REMARKS

In 2020, Kelowna’s economy showed considerable resilience, translating into strong demand for housing even in the middle of the pandemic. Housing demand was driven by robust population growth and the recovery of the employment market in the last quarter of 2020.

The impacts of the pandemic on various segments of the Wheelhouse in 2020 were challenging to predict. Even now, it is too soon to know if short-term shifts in housing preferences associated with the pandemic will translate into long-term trends. With people spending more time at home during the pandemic and the shift to remote work, Kelowna saw strong demand for ground-oriented housing options. The strengthened demand resulted in a significant rise in sales and median prices in the resale market for single-detached units and townhouses. Meanwhile, demand for condo housing was more in line with 2019, illustrating the strong appeal of downtown living in Kelowna.

Although a record amount of rental housing was completed in 2019, the rental housing market continues to face supply challenges as population growth drives demand for rental units. Accordingly, the vacancy rate in 2020 dropped to 2.1 per cent with the cost of rental housing becoming unaffordable for many people in Kelowna. The challenges in the long-term rental market highlight the need for additional subsidized rental housing, and that all segments of the Wheelhouse are interconnected. Actions taken in one segment can have widespread impacts on housing choice.

In 2020, the Journey Home was able to provide more emergency housing and housing with supports, but we continue to see the demand for these forms of housing increase with more work to be done to house Kelowna’s most vulnerable citizens. Overall, the 2020 data suggests that it is getting harder for people in Kelowna to move between different segments of the Wheelhouse to meet their housing needs.

LOOKING AHEAD: NEAR-TERM HOUSING SUPPLY

We expect to see the strong demand for housing in Kelowna carry over into 2021 and 2022, but it is too early to determine if there will be long-term changes to the housing market based on a volatile 2020. We anticipate that continued demand for

housing will be supported by the region’s strong recovery from the pandemic as well as the return of post-secondary students and international immigration.

As per Table 3, 41 per cent of new sales in 2020 were in the form of single-detached housing. That said, we expect that the shift towards single-detached homes in 2020 appears to be temporary, as evidenced by in-stream development data.

Despite a lower-than-average number of building permits issued in 2020, there is a considerable amount of housing in the approval process. At the end of 2020 there were approximately 4,700 units under construction with roughly 84 per cent in the form of multi-family housing (Figure 13). We expect these units to be completed over the next 1 to 3 years, addressing near-term housing demand. Longer term, there are another 4,500 units of housing in the development permit process which are expected to be completed in three to four years (Figure 14). Of those, 86 per cent are in the form of multi-family housing. In conclusion, preliminary analysis shows that the development community is already responding to the unexpected strong demand for housing that Kelowna experienced in 2020 with significant investments in multi-family housing.

Figure 13: Units Under Construction

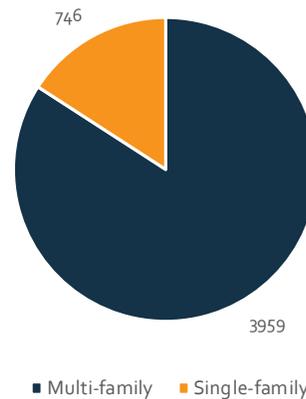


Figure 14: Units in Development Permit Process

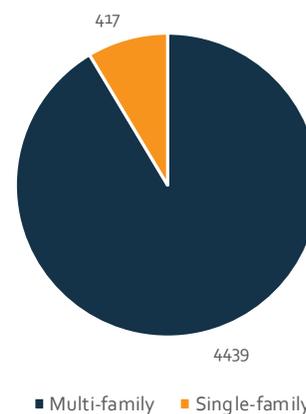


Table 3: Median Price of Newly Constructed Units

Type	% Sales by Type	Median Price
Duplex	6%	\$719,900
Townhouse	19%	\$514,900
Apartment	34%	\$392,400
Single Detached Housing	41%	\$999,000

Units sold Q4 2019 – Q3 2020. Source: BC Assessment Authority.

Source: City of Kelowna.



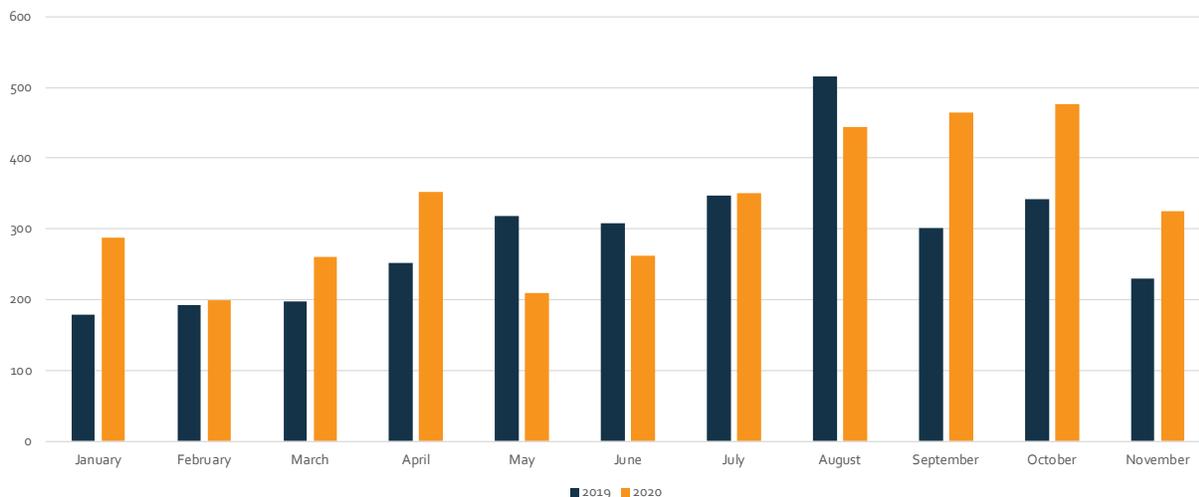
HOUSING INSIGHTS

In addition to reviewing specific parts of the Wheelhouse, it is important to look at the broader forces influencing the housing market in 2020. The *Housing Insights* examine the economic and demographic trends shaping the local housing market. Both *Housing Insights* acknowledge the impact of the pandemic on

the local economy and the housing market. The first *Insight* explores key factors increasing the demand for single-detached housing during the pandemic. The second *Insight* investigates the uneven impact of the pandemic on different income groups and implications for the housing market.

WHAT'S DRIVING DEMAND IN KELOWNA?

Figure 15: Monthly Housing Sales



Number of total monthly home sales (all unit types), 2019 vs. 2020. Source: BC Assessment Authority.

WHAT ARE WE SEEING?

In the spring of 2020, many housing forecasts predicted the pandemic would trigger a correction in housing prices¹⁴. But, contrary to expectations, Kelowna is experiencing a real estate boom. The first wave of the pandemic in the spring resulted in a short real estate slowdown, but the market recovered over the summer and the year finished with record sales numbers during the second wave of the pandemic (Figure 15). In summary, total sales were up 14 per cent from 2019, despite the low unemployment, solid job growth, robust international migration and low mortgage rates observed in 2019.

Not all segments of the housing market were thriving during the pandemic in 2020. The greatest demand was for more costly ground-oriented housing. Sales for single-detached homes were

up 27 per cent and the median sales price increased by 7 per cent from 2019. As a result, the number of sales over \$700,000 were up 30 per cent and the sales over \$1 million more than doubled from 2019 (126 to 292). In contrast, we saw less demand for smaller strata apartments with ostensibly flat year over year sales (1,224 to 1,292) and a small increase in prices (2 per cent) from 2019¹⁵. Overall, the demand for more spacious ground-oriented housing drove much of the market gains in 2020.

WHO IS DRIVING DEMAND?

The high price of single-detached homes in 2020 raises questions around who is driving demand. The price of a single-detached home is out of reach for most local households (Figure 16). A

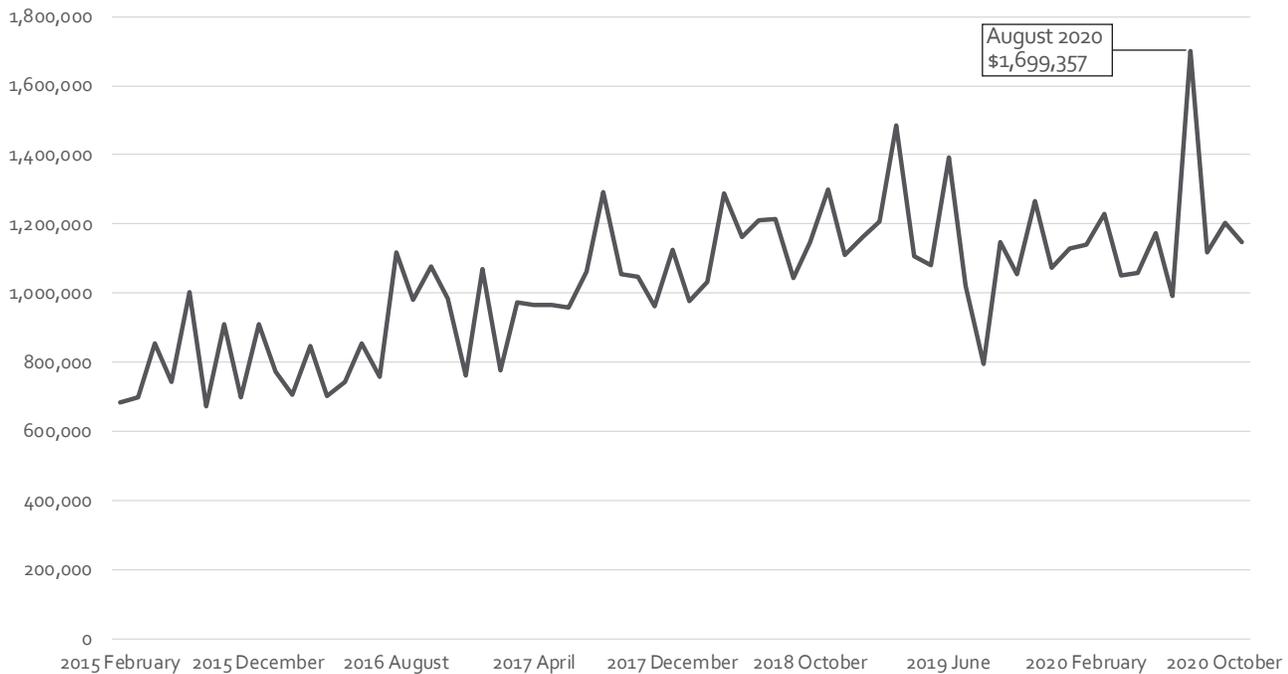
down payment for a typical single-detached home in 2020 would require upwards of \$110k, while median annual household incomes lag at \$74,851¹⁶. Based on conservative assumptions, a typical household would require close to 10 years to save for a down payment. The gap between local incomes and single-detached home prices highlights the need for more attainable home ownership options and suggests that demand in 2020 was in part driven by buyers from outside Kelowna.

Kelowna has always attracted buyers from other parts of Canada, but the pandemic may have amplified this trend (Figure 17). The OMREB Buyers Survey shows buyers from the Lower Mainland and Vancouver Island increased in 2020, accounting for close to 20 per cent of sales from May to October¹⁷. Buyers from these more expensive markets would have significant equity that could be fueling demand for high-cost housing. Pre-sales for the Bertram condo project in downtown Kelowna showed this trend even more strongly with 90 of the 150 units sold to buyers from the Lower Mainland. Also, anecdotal evidence suggests that snowbirds and retirees may be driving demand for secondary properties and recreational housing as travel to the United States became more difficult in 2020. Overall, strong housing demand observed in 2020 appears to be partially driven by buyers from outside the Kelowna region.

Efforts by the federal government to stabilize the housing market may also help to explain the strong housing demand. Bank of Canada policy has resulted in historically low mortgage rates. The low rates have increased purchasing power for all, and especially those who have built up equity in the housing market over the last 5-10 years.

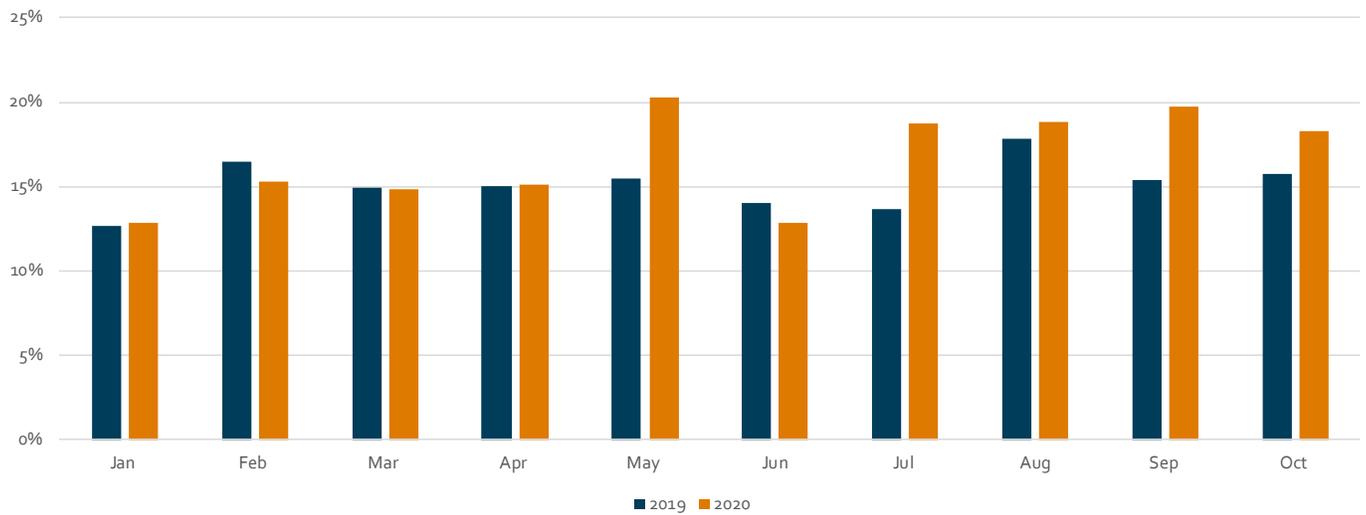


Figure 16: Average Monthly Sales Price of Absorbed New Single Detached Housing



Source: CMHC, Housing Market Information Portal.

Figure 17: Buyers from Metro Vancouver & Vancouver Island



Percentage of total buyers, 2019 vs. 2020. Source: OMREB Buyers Survey.

CONCLUSION

The strong demand for more costly single-detached housing in 2020 was partially related to an up-tick in buyers from outside the Okanagan. Additionally, low interest rates and shifting housing preferences are also contributing to the unexpected rise in housing sales. The pandemic has temporarily shifted housing preferences toward options with more space, potentially due to increased remote work and greater time spent at home.

However, the unaffordability of single-detached housing highlights the need for more housing that meets local needs. The Official Community Plan vision of encouraging missing middle housing could address some of the need for ground-oriented housing in the years to come.



COVID-19 INEQUITIES INFLUENCING THE HOUSING MARKET

Early data shows that the economic impacts of the pandemic were quite different depending on factors such as socioeconomic status, housing tenure, and employment type. People with more education and who work in knowledge-based jobs were more likely to be able to work remotely and stay employed during the pandemic. In contrast, people working in lower-wage service jobs and renters were more likely to experience loss of wages or layoffs due to the pandemic and associated public health orders. The unequal impacts of the pandemic on these two groups has implications for the housing market in 2020 and beyond.

KNOWLEDGE-BASED WORKERS / HOMEOWNERS

Most people working in the knowledge-based service sector (e.g., professional services, finance, and public administration) in Kelowna are in the top third of median incomes and are also more likely to be homeowners. These characteristics allowed knowledge-based workers to enjoy a high level of economic security prior to the pandemic.

Throughout the pandemic, people working in these knowledge-based sectors could more easily pivot to remote work and maintain earnings and employment (Figure 18). Also, knowledge-based workers who were homeowners prior to the pandemic saw the value of their home rise significantly in 2020. Knowledge-based workers may have had the additional opportunity to increase savings based on reduced travel, lower childcare costs, and other reductions in discretionary spending associated with the pandemic. As a result, this group was well positioned to take advantage of the historically low mortgage rates to re-finance or leverage home equity and move up in the market.

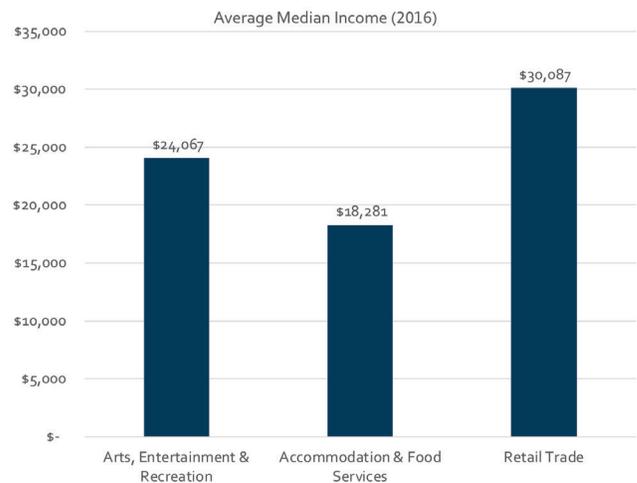
The shift to remote work also allowed knowledge-based workers the ability to move from big cities like Vancouver or Toronto to less expensive markets such as Kelowna, while maintaining their jobs. The rise of remote work means knowledge-based workers have greater housing options without the burden of a long commute or extra travel. Based on the rise in buyers from Vancouver, there may be some people moving to Kelowna for ground-oriented housing options while maintaining their jobs elsewhere. Generally, knowledge-based workers were insulated from the economic impacts of the pandemic, allowing for a unique opportunity to improve their housing and economic position.

SERVICE-BASED WORKERS

are more likely to be:



- Front line workers
- In the bottom third of wage earners
- Renters in core housing need
- In an unstable financial position
- Living in a single-person household



KNOWLEDGE-BASED WORKERS

are more likely to be:



- Able to work remotely
- In the top third of wage earners
- Homeowners
- In a stable financial position
- Living in a two-person household

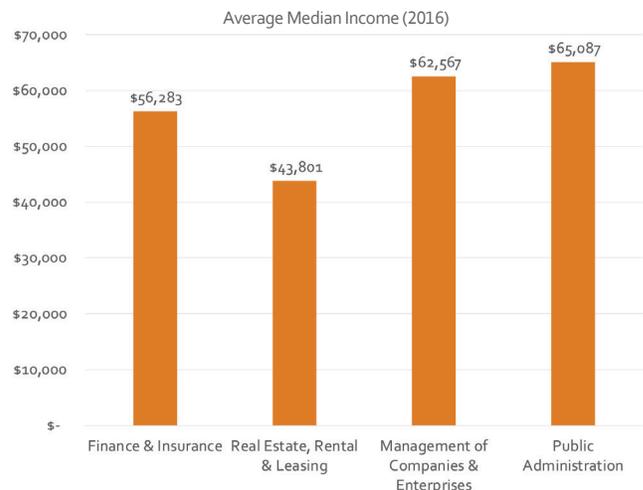
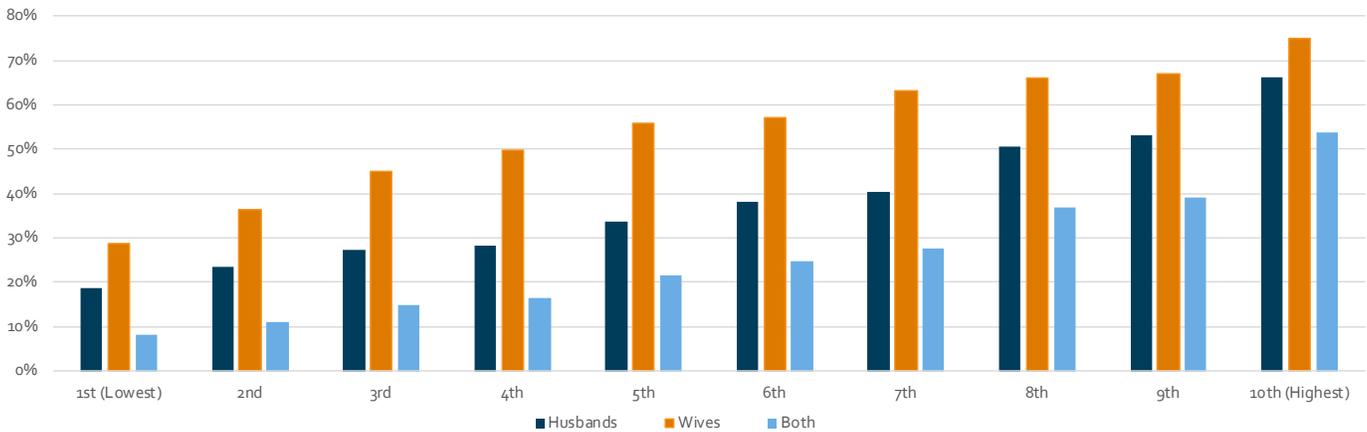


Figure 18: Percentage of Adults in Jobs Where Work From Home is Possible



In Canada, by Family Earnings Decile, Dual-earner Families, 2019. Source: Statistics Canada.

SERVICE WORKER / RENTERS

In Kelowna, renter households tend to have lower incomes and renters are more likely to work in lower-wage service sector jobs (Figure 19). In fact, the median annual income in 2018 for a renter was \$25,000 lower than for a homeowner. Over the last several years, renters have also been facing rising rental rates and low vacancy rates. As of 2016, 47 per cent of renters were spending more than 30 per cent of household income on rent, highlighting the precarious economic position of lower-wage renters even before the pandemic.

Emerging reports show that renters and lower-wage earners were disproportionately impacted by the pandemic. A recent survey by the Canadian Centre for Policy Alternative (CCPA) found that 54 per cent of renters in BC reported a loss of income in their household in 2020²⁸. In spring 2020, Kelowna’s unemployment rate spiked with roughly 6,000 fewer people working in lower-wage service sectors of retail, tourism and hospitality compared to 2019. This surge in unemployment translated into a decrease in earnings for many lower-wage workers. The greater economic hardship experienced by people of lower socioeconomic status, highlights the intersectional impacts of the pandemic.

Generally, people working in service sector jobs in Kelowna are in the bottom third of wage earners. Also, 65 per cent of renters are in single-person households compared to 22 per cent of owners, meaning renter households are more vulnerable to economic shocks such as job losses or wage reductions (Figure 20)²⁹. For example, the CCPA survey found that one third of renters in BC had less than one month’s savings to survive on as of May 2020. Given the share of renters in core housing need, any reduction in wages due to the pandemic could severely limit the ability of renters to cover shelter costs.

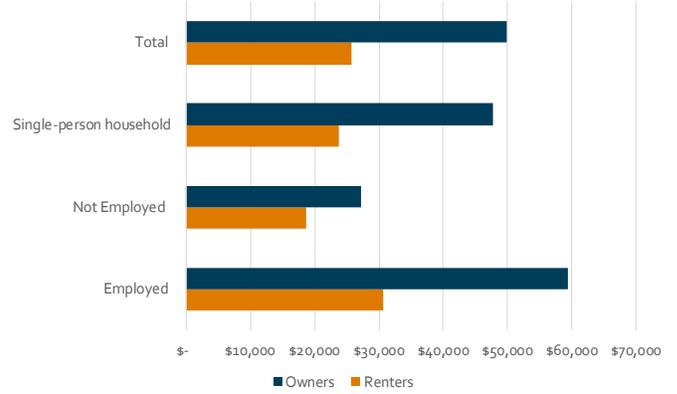


Federal and provincial financial programs (CERB, renter subsidy, Wage Subsidy) were critical in supporting many renter and lower-wage service workers during the pandemic. But as these programs wind down in 2021, the need to create new affordable rental housing to serve lower income workers in our community becomes more critical. Without access to affordable rental housing, people earning lower incomes are at an elevated risk of needing to access Safety Net housing if any future shocks to the economy occur.

CONCLUSION

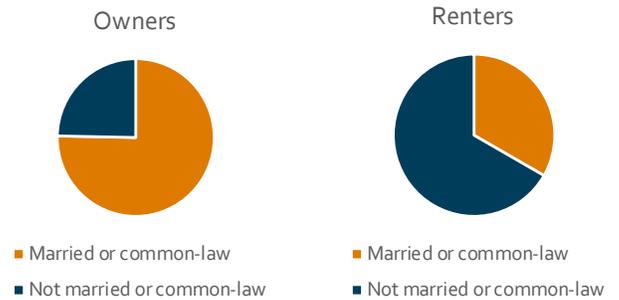
Lower-wage service workers and higher-wage knowledge-based workers entered the pandemic in very different positions. Subsequently, knowledge-based workers were more likely to have strengthened their economic position further during the pandemic, due to job stability and benefits of low interest rates. In contrast, lower-wage workers, who are more likely to be renters, were more likely to have seen their economic position decline over the course of the pandemic. The diverging impact of the pandemic on these two groups highlights the value of incorporating an equity lens in future City planning to better understand how diverse Kelowna residents experience our City. Additionally, the pandemic has emphasized the on-going importance of affordable rental options for lower-income households.

Figure 19: Median Income Owners vs. Renters



Source: Statistics Canada, Canadian Housing Statistics Program 2018.

Figure 20: Marital Status of Owners vs. Renters



Source: Statistics Canada, Canadian Housing Statistics Program 2018.



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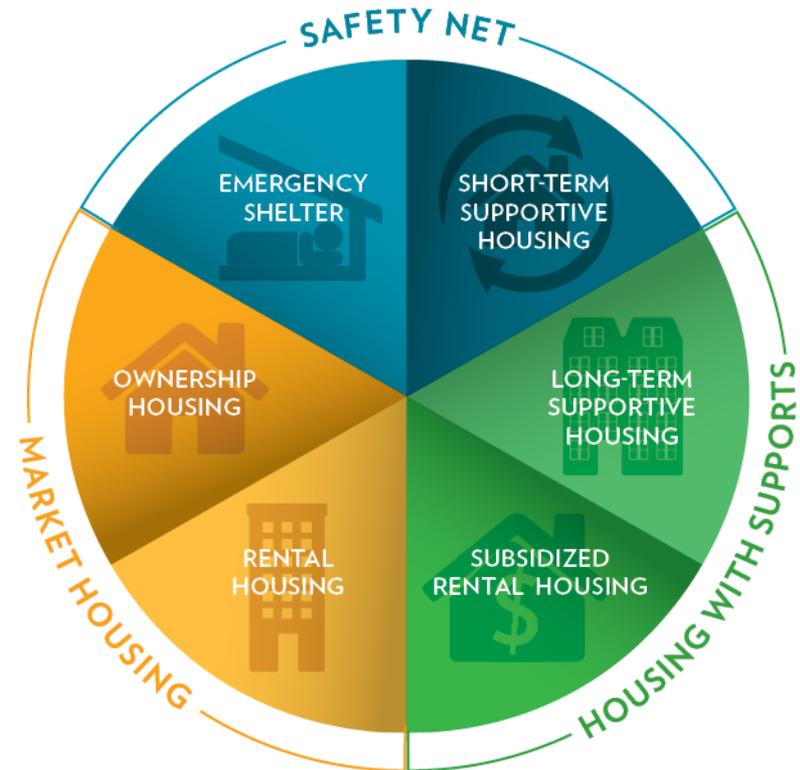


2020 Annual Housing Report

March 15, 2021

Organization of Housing Report

- Reporting on Healthy Housing Strategy
- Wheelhouse as lens
- Deep dives “*Insights*”
- Key takeaways



Population Growth in a Pandemic

CANADA

Kelowna sees fourth-highest population growth rate in Canada



By [Darrian Matassa-Fung](#) · Global News

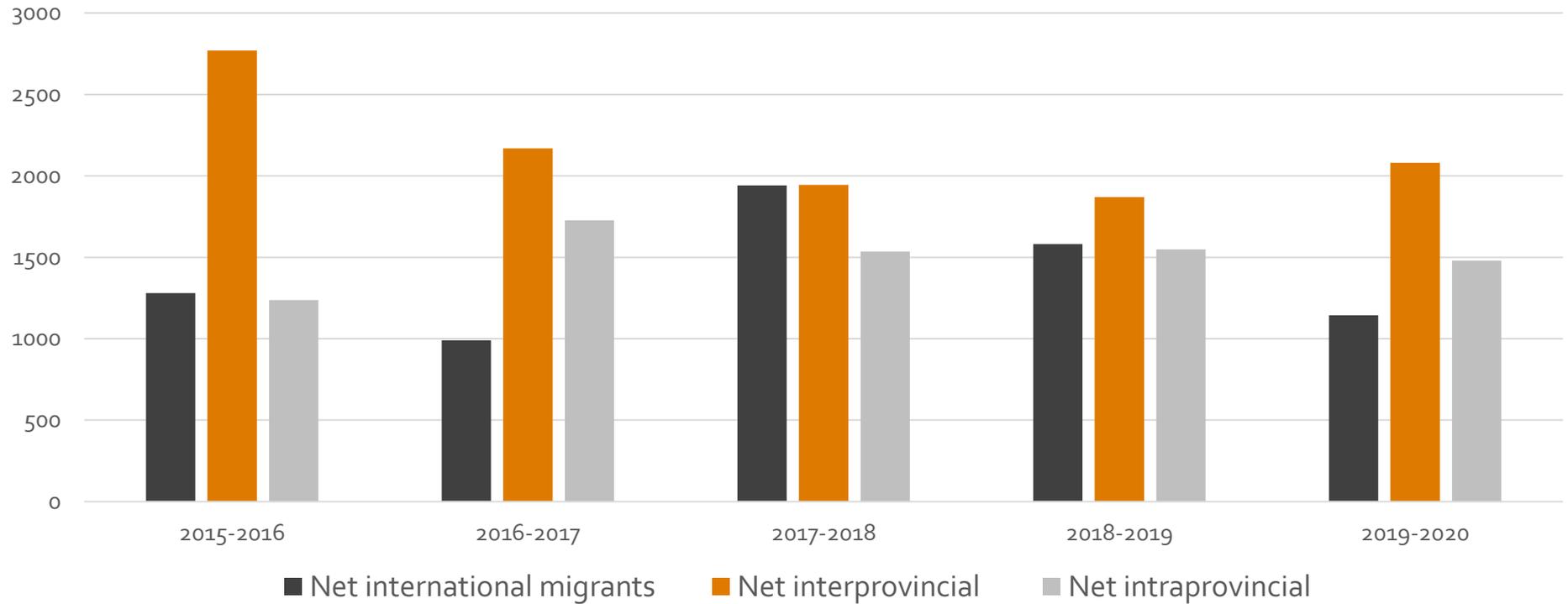
Posted January 14, 2021 12:48 pm · Updated January 14, 2021 5:33 pm

Kelowna area is the fastest growing in B.C.

The Kelowna CMA is also the fourth fastest growing in Canada

[JEN ZIELINSKI](#) / Feb. 22, 2021 12:00 p.m. / [NEWS](#)

Balanced migration drives growth



Kelowna's pandemic recovery: unemployment lower than others

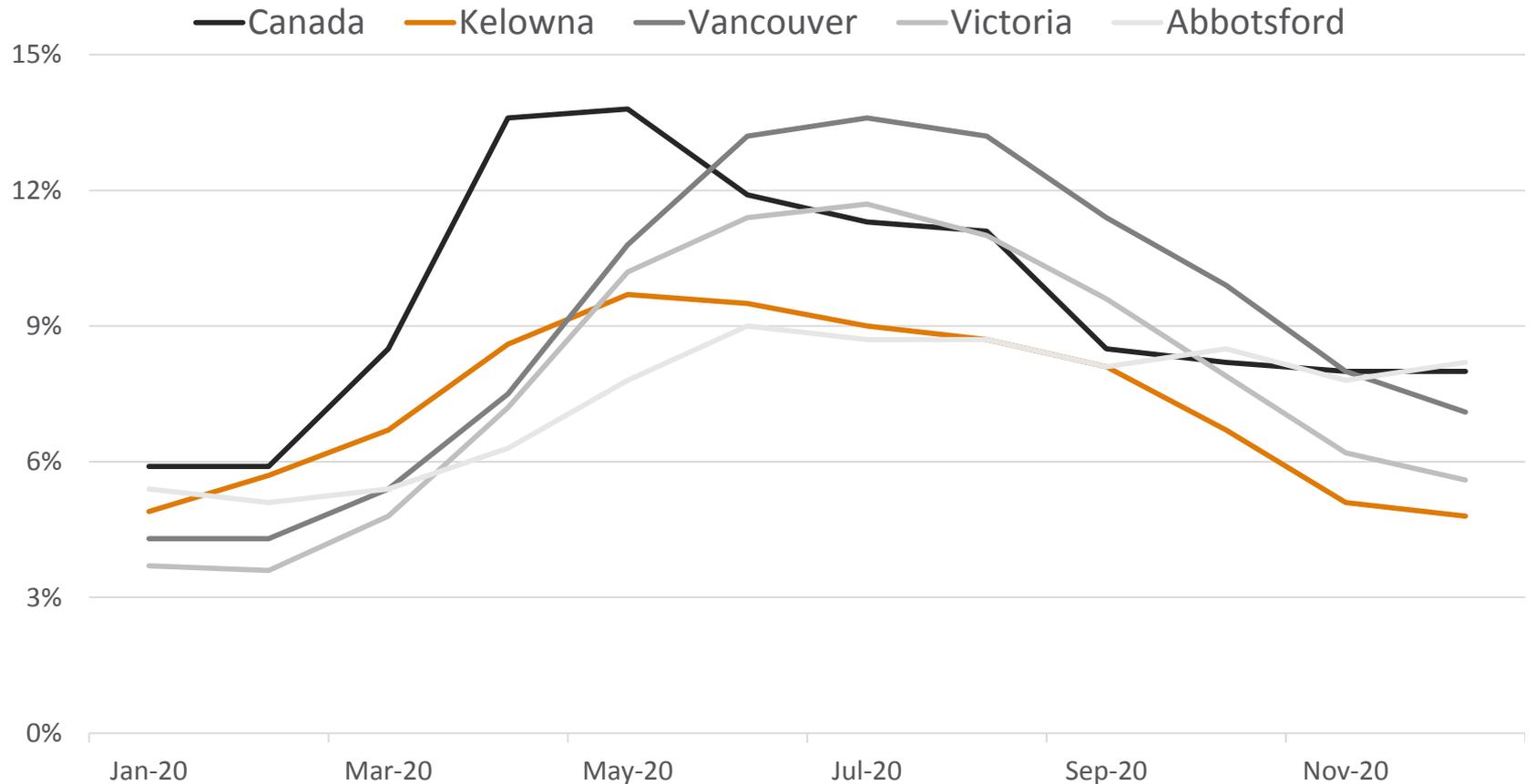


Chart Shows: Monthly Unemployment Rate

Total employment recovers at year end

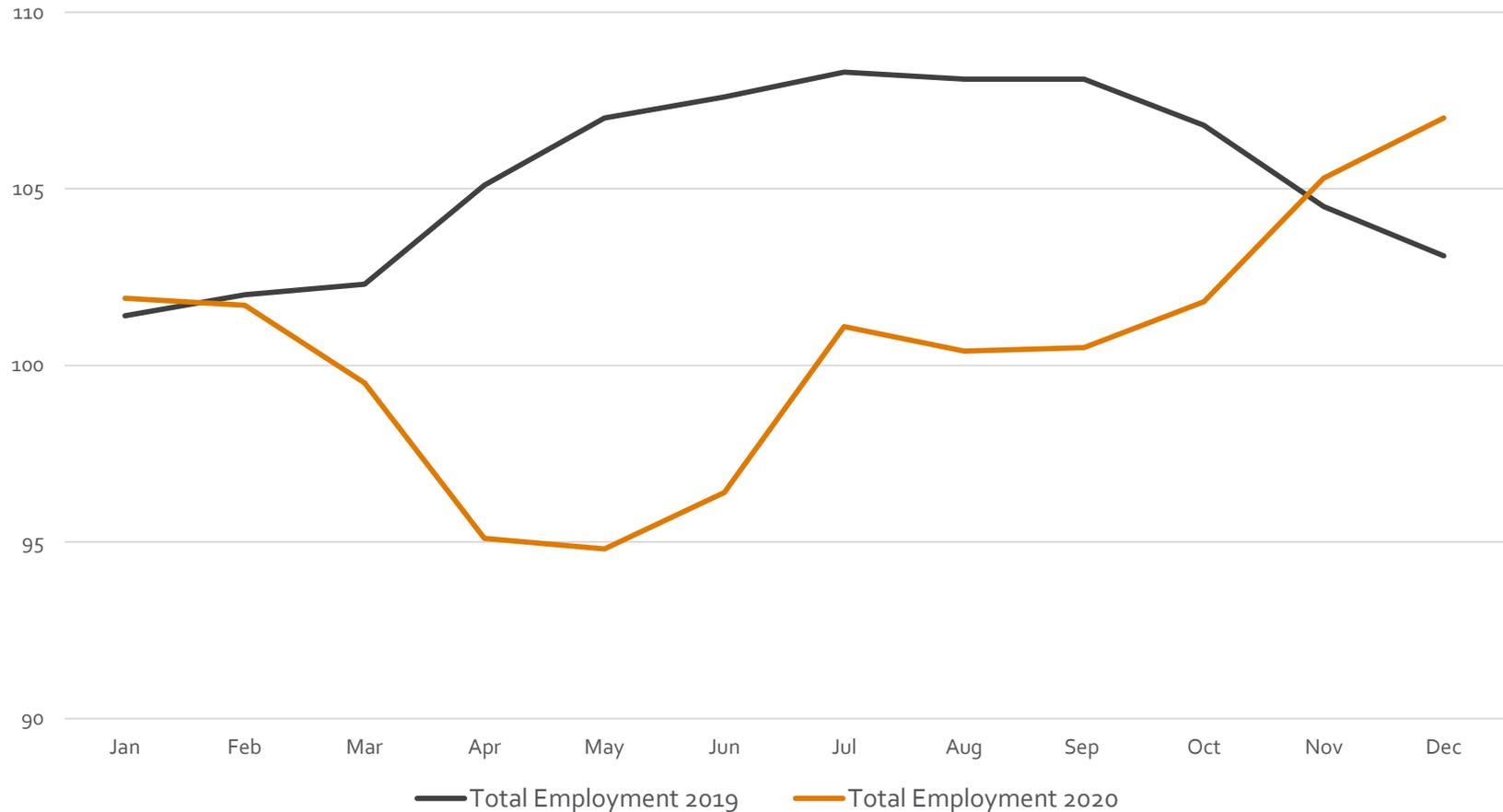


Chart Shows: Total Monthly Employment

Demand for ground-oriented

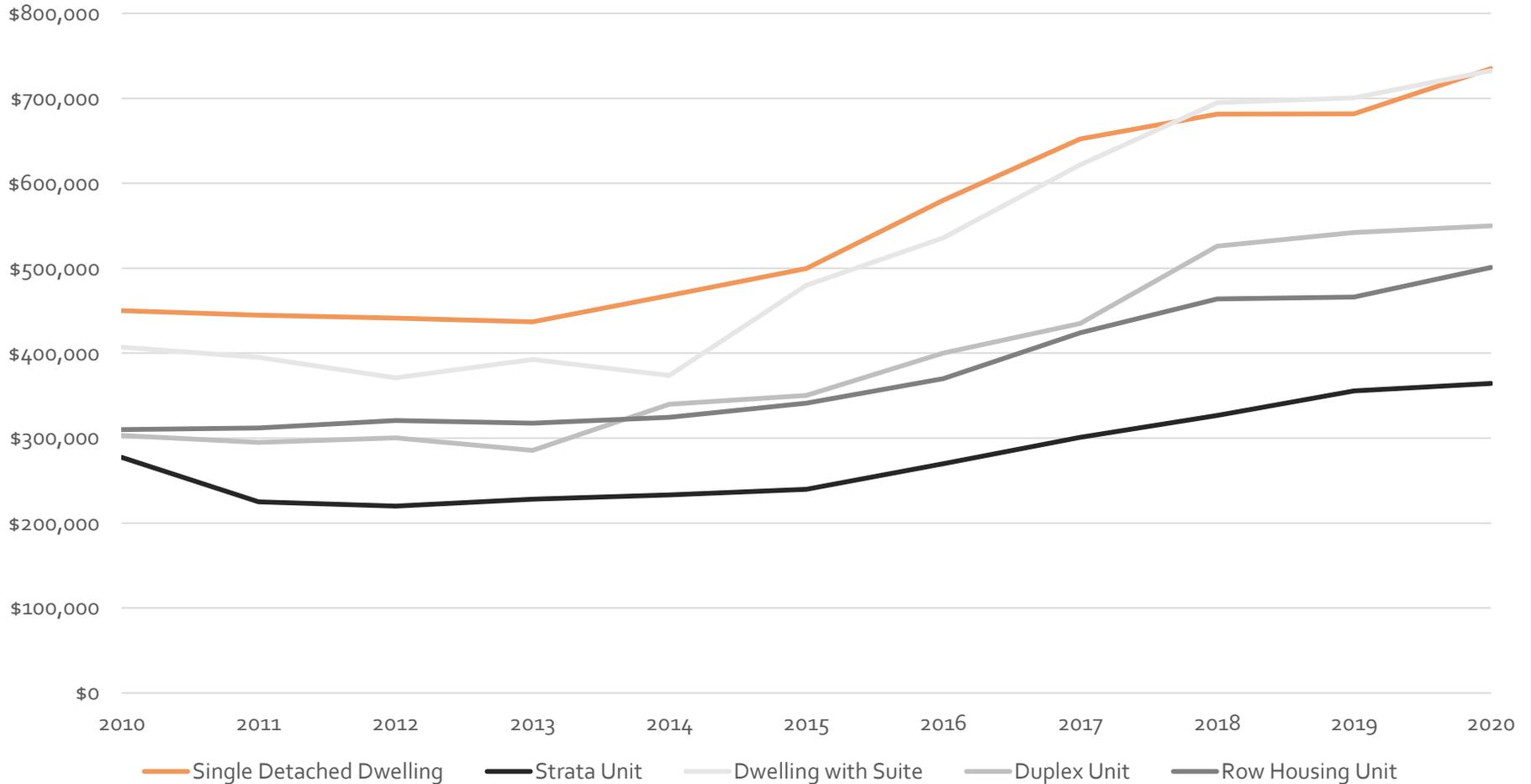


Chart Shows: Median Sales Price by Unit Type

Stable demand for multi-family

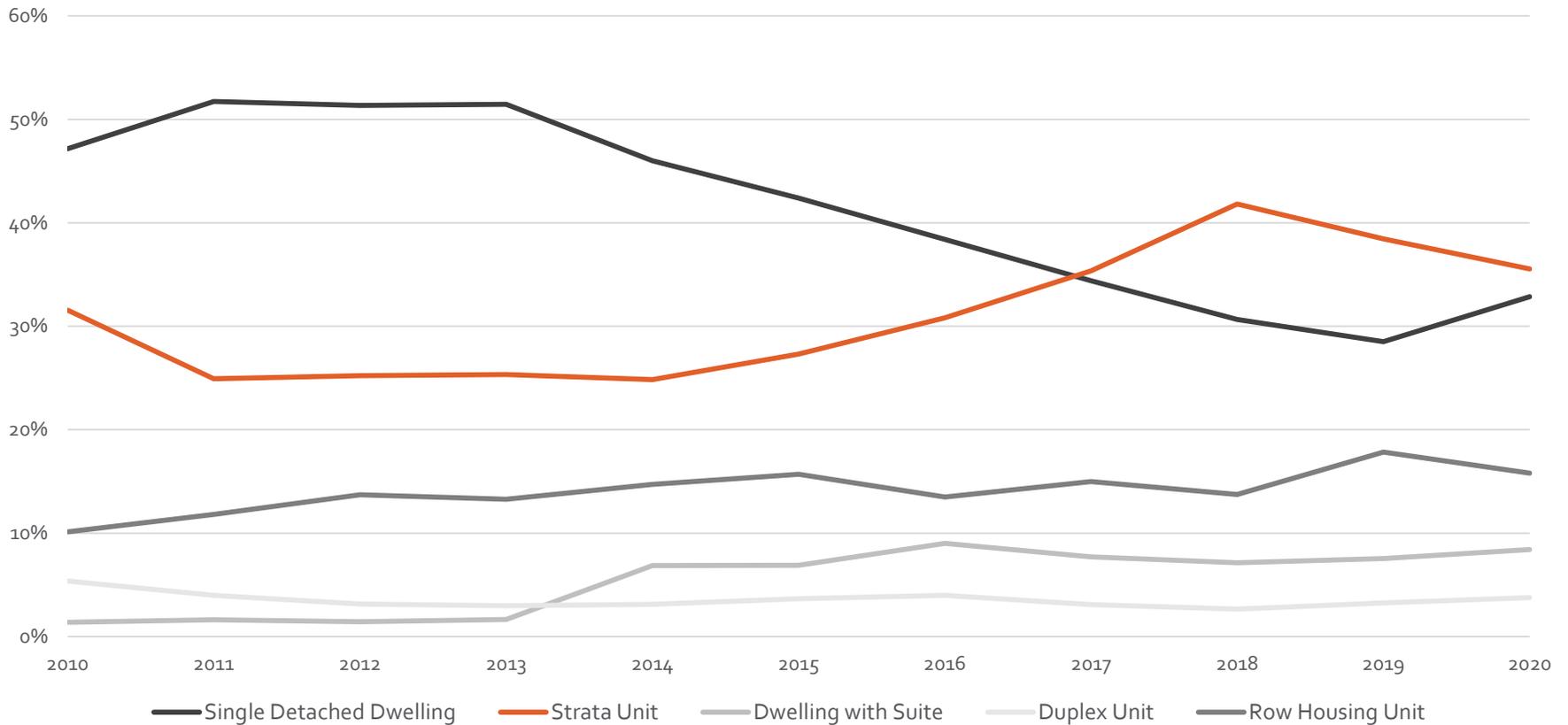
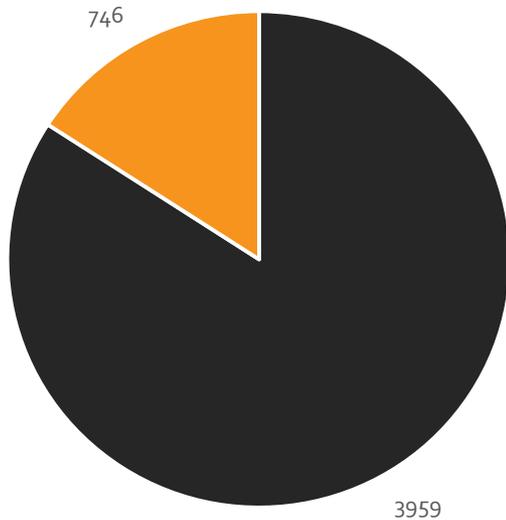


Chart Shows: Share of Sales by Unit Type

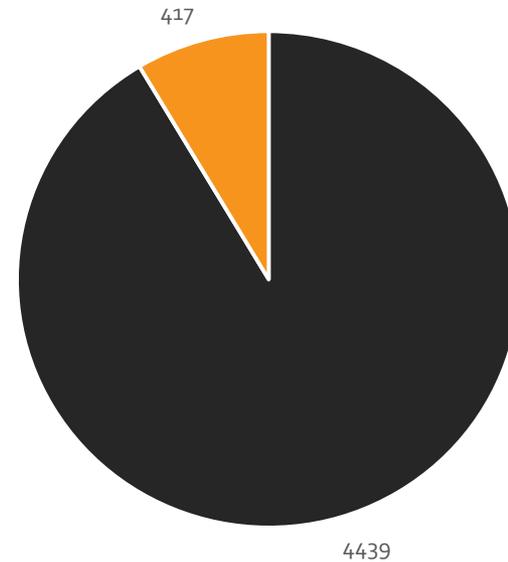
Supply and looking ahead

Under Construction
(1-3 years)



■ Multi-family ■ Single-family

In Development Permit Process
(3+ years)



■ Multi-family ■ Single-family

Despite new rental housing, vacancy rate decreases

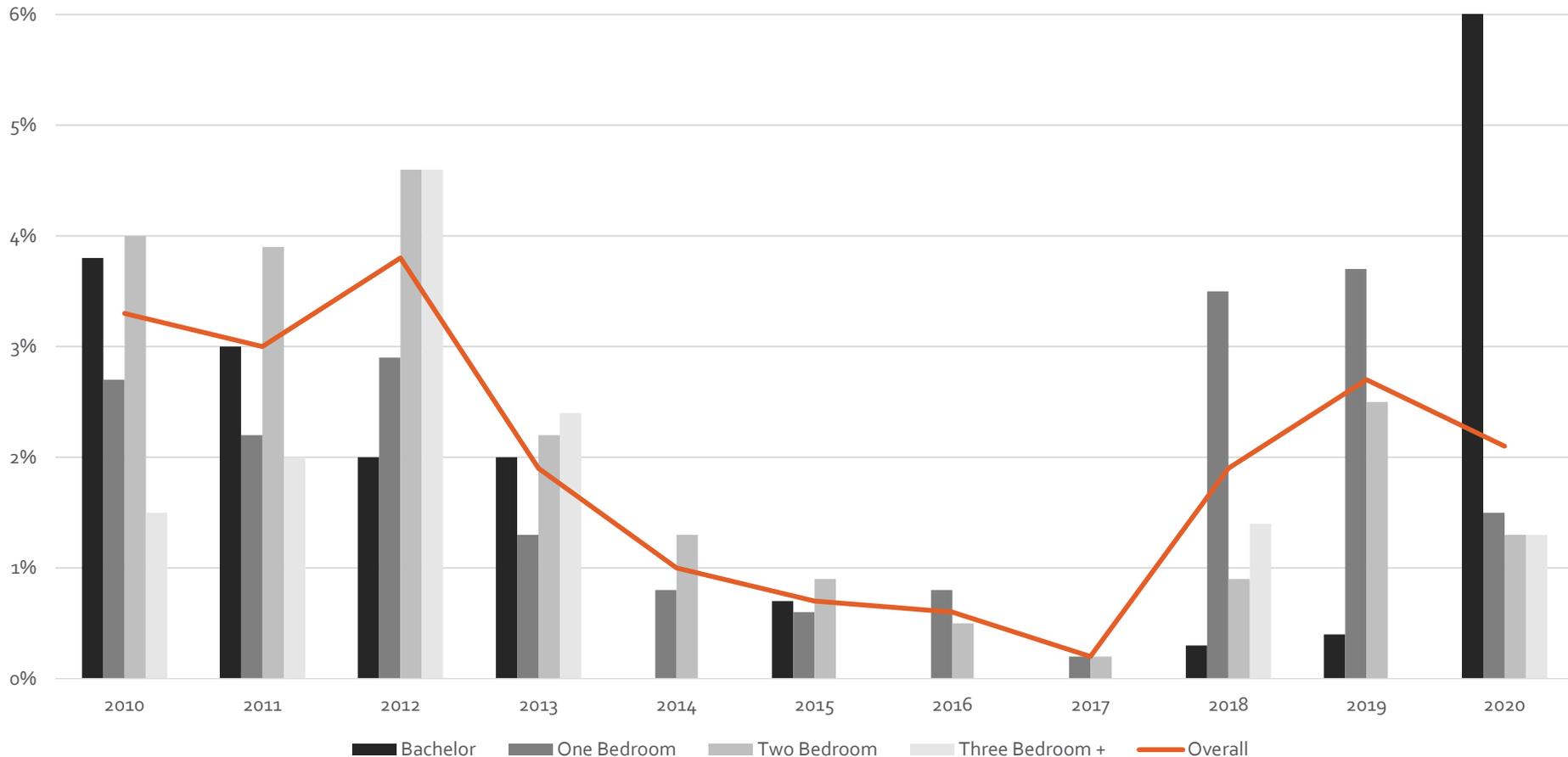


Chart Shows: Primary Rental Market Vacancy Rate by Unit Type

Rents continue to rise, impact most vulnerable

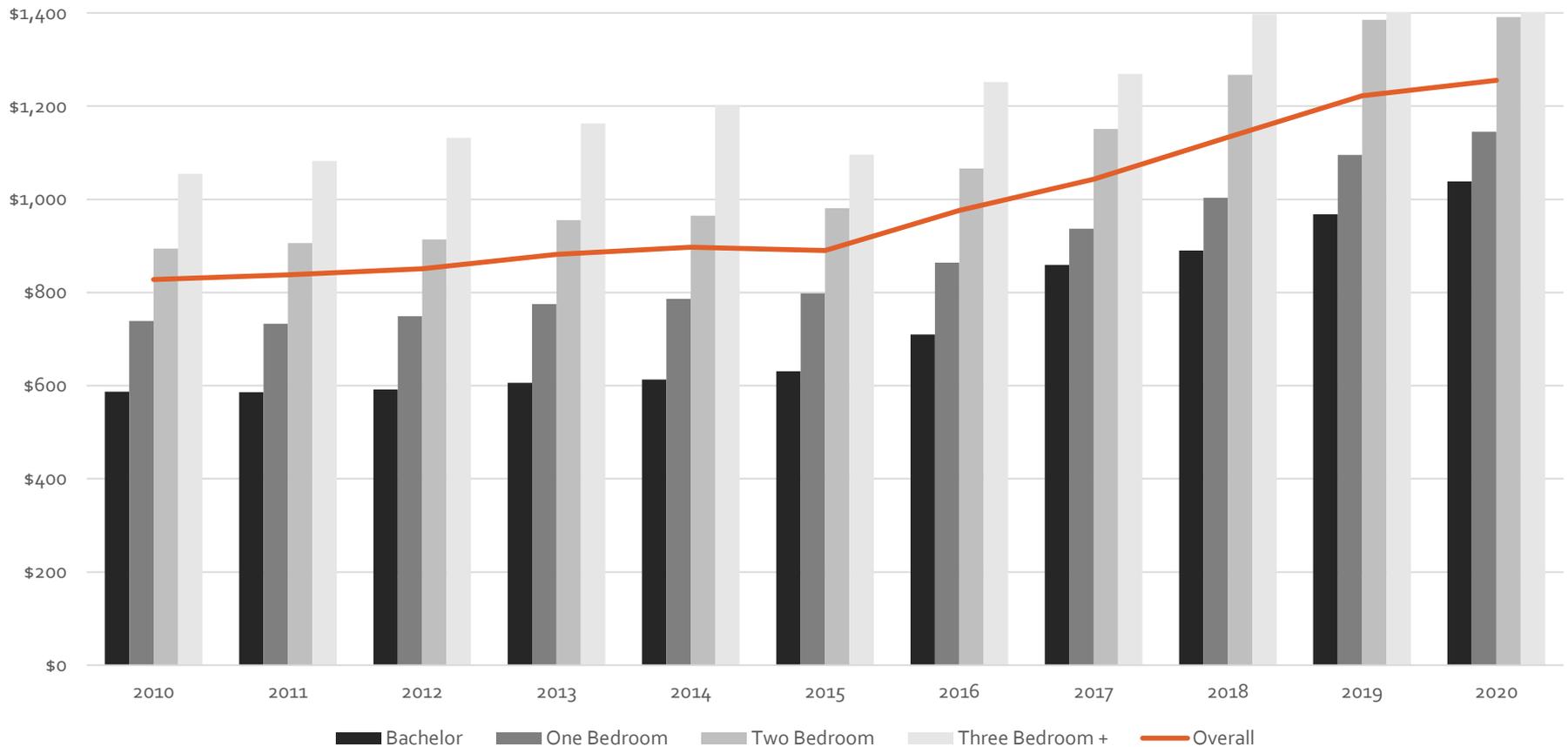
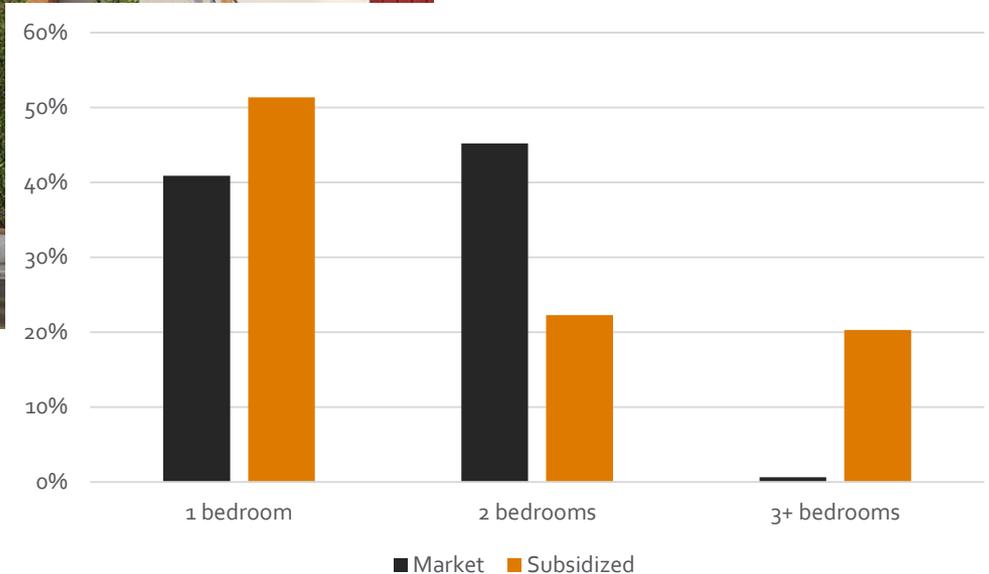
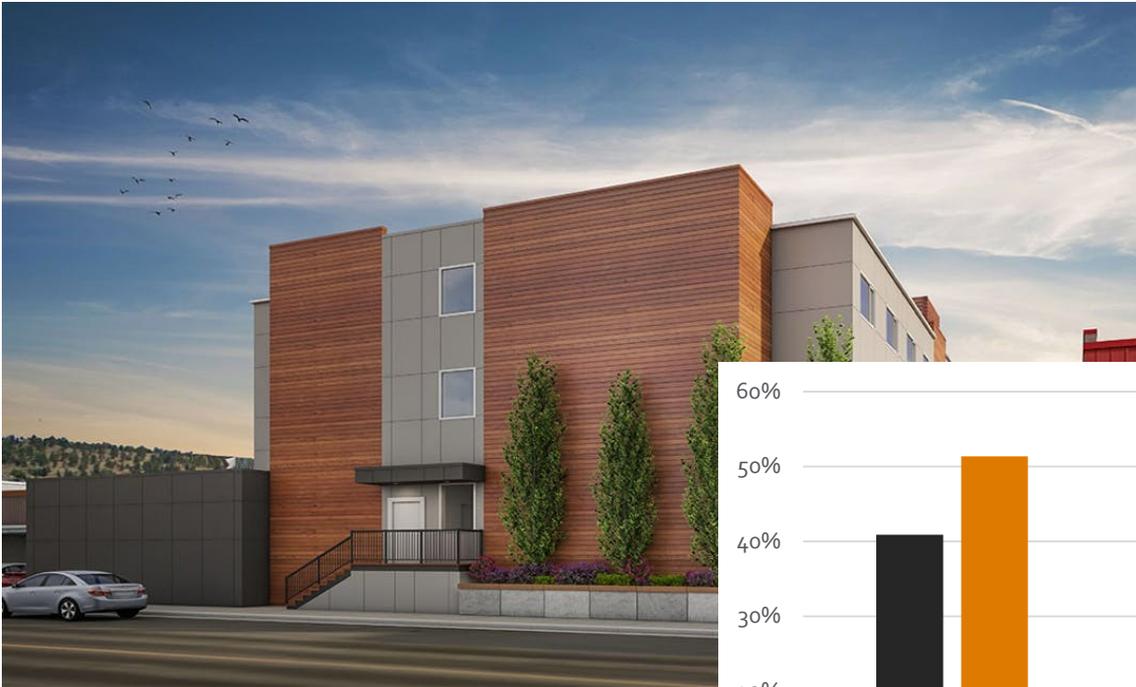
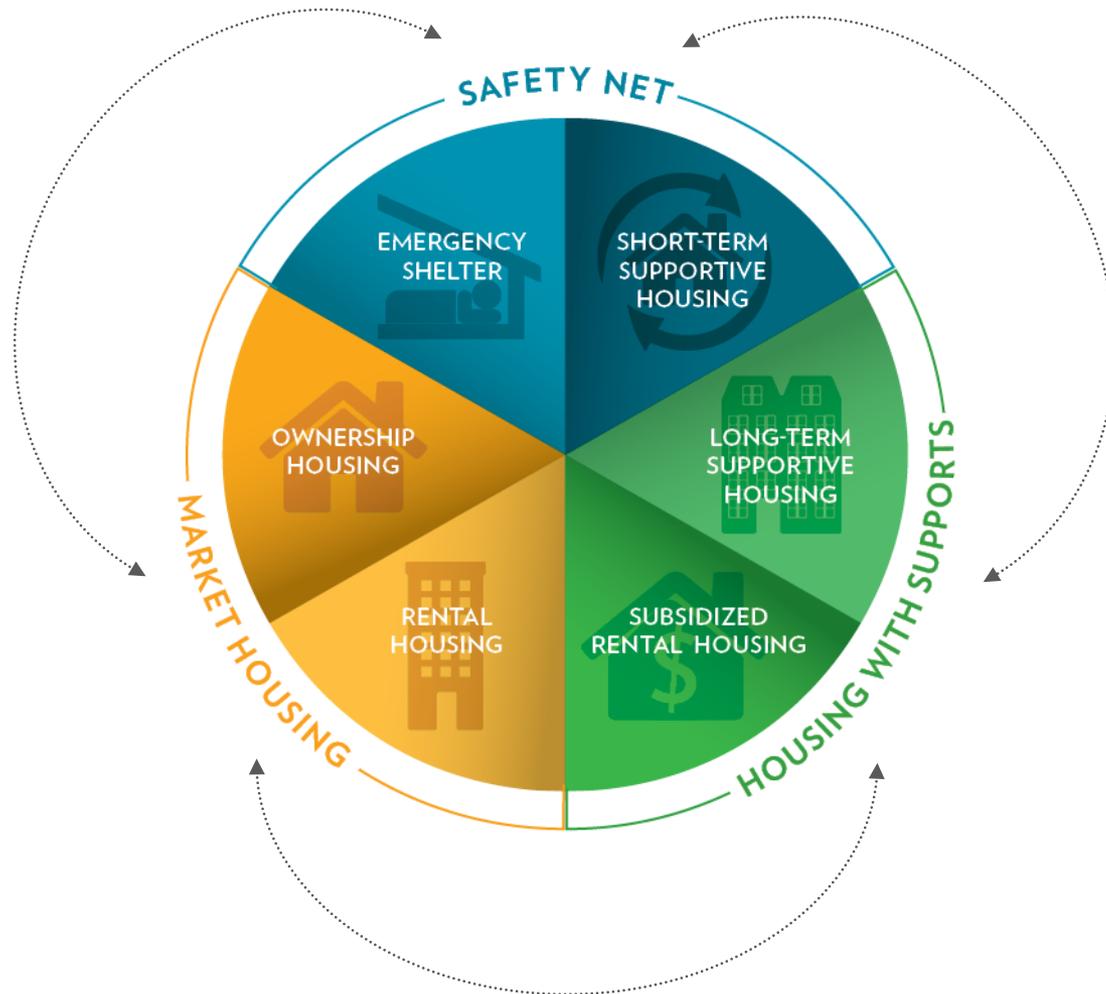


Chart Shows: Primary Rental Market Average Rents by Unit Type

Progress and challenges in safety net and housing with supports

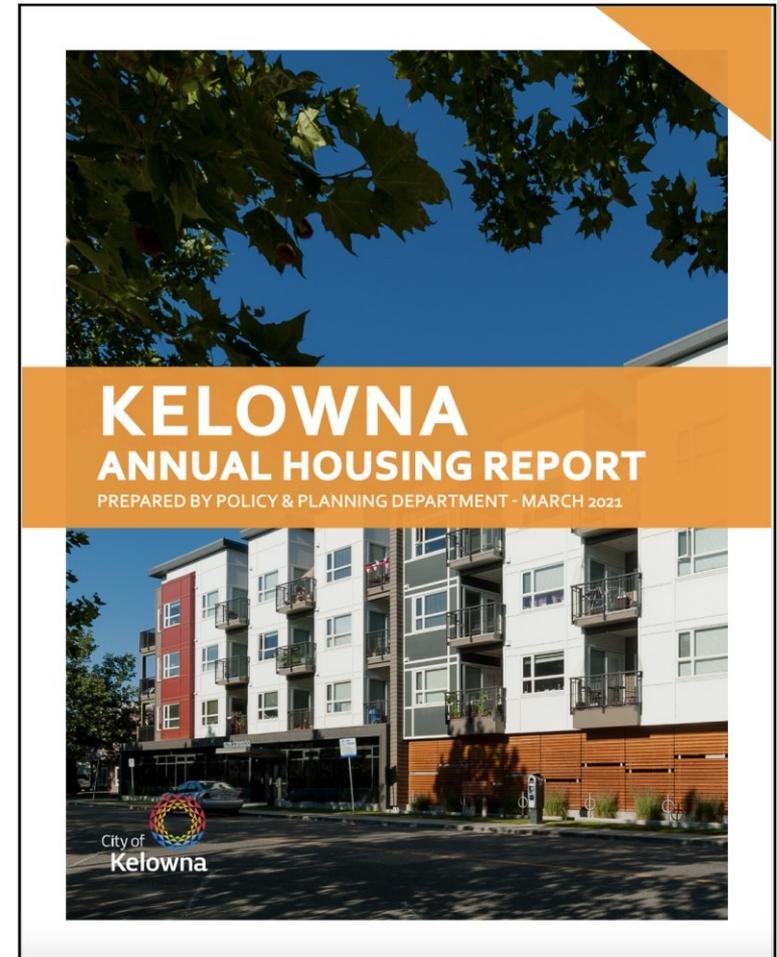


Is mobility in the Wheelhouse increasing or decreasing?



Conclusion

- Challenges & opportunities in housing system
- Need for more supply
 - Rental units
 - Subsidized units
 - Attainable ground-oriented units
- Work with partners to meet housing needs



Report to Council



Date: March 15, 2021
To: Council
From: City Manager
Subject: Bernard Avenue Program – 400 and 500 blocks
Department: Sport & Event Services

Recommendation:

THAT Council receive, for information, the report from Sport & Event Services dated March 15, 2021 regarding the activities related to the potential closure of the 400 and 500 blocks of Bernard Avenue;

AND THAT Council approve the development and animation plans of a pedestrian 'green street' program on the 400 and 500 blocks of Bernard Avenue, as described in the report;

AND THAT Council support staff to execute all documents necessary to complete the Canada Healthy Communities Initiatives grant;

AND THAT the 2021 Financial Plan be amended to include the grant revenue upon notification of a successful grant application;

AND FURTHER THAT the 2021 Financial Plan be amended to include \$50,000 of General Reserve funding if the grant application is not successful.

Purpose:

To update Council on the activities related to the potential closure of the 400 and 500 blocks of Bernard Avenue and seek endorsement on implementing the 'Meet me on Bernard' program for the summer months on an annual basis.

Background:

In November 2020, staff provided a report to Council regarding the activities related to the closure of Bernard Avenue from June to August 2020, and the lessons learned throughout the process. Based on the findings shared in that report, it was evident that the patio program on the 200 & 300 blocks of Bernard Avenue was successful and provided value to the community. By closing the roadway to vehicles, the area was transformed into a public plaza that allowed the extension of restaurant patios

and an expanded space for pedestrians to safely enjoy. Most participating businesses on the 200 & 300 blocks were pleased with the initiative and in support of it becoming an annual event. As a result, Council approved staff to operationalize the closure of the 200 & 300 blocks, during the summer months, on an annual basis.

Though the road closure for the 200 & 300 blocks was well-received, the 400 & 500 blocks closure was not met with the same level of uptake or acceptance, largely due to the limited number of food and beverage establishments located on those blocks. Retail businesses expressed that it was difficult to participate in a patio-oriented program primarily due to the additional staff-related expenses associated with it. The resulting “empty space” was not conducive to the intended vibrant, bustling atmosphere, and it highlighted the need for additional programming and animation to better utilize the space and provide community benefit.

Based on experiences and feedback from 2020, Council directed staff to further consider the closure of the 400 & 500 blocks of Bernard Avenue and report back on consultation findings and plan recommendations.

Discussion:

Since the November report, staff have been exploring the many facets of the Bernard Avenue initiative and road closure implications. Outcomes and findings were as follows:

Consultation

Success of any program relies on the communications and collaboration of key stakeholders and partners. In moving forward with this initiative, staff have purposefully engaged with many of the stakeholders/partners associated with it, including: Downtown Kelowna Association (DKA), Tourism Kelowna, Festivals Kelowna, and the downtown business owners. Consultation activities have included:

- Regular email updates to downtown businesses via the DKA network
- Door-to-door business consultations
- Virtual information sessions
- Personalized communications via phone & email

Based on the consultation to date, though the two blocks differ in their responses, the overall feedback from business owners on the 400 & 500 blocks weighs favorably towards transforming Bernard Avenue into an animated, pedestrian zone, as outlined in the table below:

	400 Block	500 Block	400 & 500 Block (combined)
For	8 (42%)	18 (69%)	26 (58%)
Against	8 (42%)	5 (19%)	13 (29%)
No Response	3 (16%)	3 (12%)	6 (13%)
Total	19	26	45

*Note: Does not include empty/closed storefronts (8 total).

Consideration Factors

When looking at the consultation results and exploring plans for Bernard Avenue, several factors have been considered and are outlined below:

Business owner feedback

Door-to-door consultation with Bernard Avenue business owners demonstrated an overall positive response towards the initiative. Many were optimistic of the potential benefits and wanted to see more animation to help attract visitors to the area, while several businesses expressed concerns, which included:

- **Parking / Visibility**
Loss of storefront parking and drive-by traffic was identified as a primary concern with some business owners feeling that prohibiting vehicles on the road will reduce visibility and thus customer visitation.
- **Safety/Security**
Related to parking, some business owners stated customer safety as a concern suggesting that customers feel unsafe walking from parkades, resulting in the decision of those customers to not visit downtown businesses.
- **COVID-19**
The COVID-19 pandemic was a concern that was also raised. While some business owners see the expansion of pedestrian space as increasing opportunity for physical distancing and business, others feel that it could be an initiative better suited for after the pandemic, when social gathering is possible.
- **Deliveries/Pickups**
Some business owners expressed concerns regarding the difficulties experienced during the 2020 closure with mail/parcel pickups and deliveries, especially those of a significant nature. In some cases, postal/delivery services were unwilling to “walk the block” and provide delivery/pick-up service to the stores.

Stakeholder Support

Key stakeholders have been consulted and engaged in the development of a program to animate the 400 and 500 blocks of Bernard Avenue. Potential stakeholder involvement includes:

- Downtown Kelowna Association will provide COVID recovery opportunities for local businesses, support logistical/COVID management, and enhance visitor experience.
- Tourism Kelowna will operate a mobile visitor centre, provide education on COVID-safe activities and travel, and support overall logistical/COVID management.
- Festivals Kelowna will produce local entertainment such as musical performances, busker activities, and on-street pianos, and support overall logistical/COVID management.
- Rotary Centre for the Arts and the Thompson Okanagan Tourism Association will provide an Indigenous mobile art gallery to further establish connection with our syilx/Okanagan heritage.

- Sncewips Heritage Museum have demonstrated expression of interest in providing Indigenous art, educational and cultural demonstrations to share the history of the syilx/Okanagan People.
- Kelowna Art Gallery and Alternator Gallery have been approached to explore the possibility to procure and create public art that enhances our space while representing our community's identity.
- Local landscape architectural firms will design, create and build 'green street' parklets that are safe, vandal resistant, and COVID-friendly.
- Local business will expand operations to outdoor patio-spaces, offering expanded dining and shopping areas.

*Note: Letters of support from key stakeholders are included in Appendix A.

Public interest

Feedback from the general public on the Bernard Avenue experience was very positive as evidenced by the large numbers of participants during the first weeks of the program in 2020, before further gathering restrictions were imposed by the Province. Though no official public interest survey has been conducted, anecdotal responses to the project have been favorable.

Animation Readiness

Though extra precautions will be required, staff are confident that the physical features (i.e. parklets, games, etc.) associated with the Bernard Avenue initiative can be implemented successfully, and the related logistical elements (i.e. cleaning/disinfecting, storage, etc.) managed effectively at this time.

Conversely, the delivery of live entertainment, events, and other demonstrations, as well as public uptake, is more unpredictable due to the uncertainty of COVID. Many community groups and organizations have expressed interest in this initiative, however a cautious approach to their involvement will need to be taken. Street animation plans will need to be developed in alignment with public health guidelines, and necessary modifications put in place accordingly.

Construction / Traffic

A traffic management plan will be created that will address items such as re-routing transit, educational signage for motorists and pedestrians, and short-term parking for pickups/deliveries. It has also been noted that the St. Paul corridor will become a busier detour route and may be further congested with surrounding construction projects.

Project Design & Programming

With positive support from stakeholders in place, and a greater understanding of key factors and concerns, plans for the Bernard Avenue initiative have started to take shape. Dubbed the 'Meet me on Bernard' program, staff have been building on the initial 'green street' plans to include additional animation that would effectively activate the 400 & 500 blocks and support the Bernard Avenue transformation.

A broad range of project ideas and expertise has been gathered and used to design a layout that meets program objectives and has proven successful in other cities such as Vancouver's Granville Island, Miami's Lincoln Road, Whistler Village, and Charlottetown's Victoria Row.

The 'Meet me on Bernard' program includes four key components:

1) Opportunities for businesses

The patio program will once again be in place to allow businesses an opportunity to expand their service area and provide a welcoming environment within the pedestrian-only street. Additionally, dedicated space for pop-up businesses will be made available for businesses not located on Bernard Avenue. These pop-up business opportunities will complement existing Bernard businesses and be made available through the Downtown Kelowna Association.

2) Physical design features

Parklets, small pop-up parks approximately the size of a parking stall, will be a main component of the overall design. These parklets will provide special spaces for individuals, friends, and family to come together downtown in a safe and meaningful way. A Parklet Challenge program has been developed where local landscape architects can create and build parklets, within set parameters, that highlight their creativity and demonstrate community support. To date, nine landscape architects and architecture firms have expressed interest.

Another key feature will be the inclusion of public art, guided by the City's Temporary Public Art program. The Kelowna Art Gallery and the Alternator Centre for Contemporary Art have been approached with the opportunity to curate public art exhibit(s) that will act as a focal point to draw pedestrians to the area and showcase local artists. Community associations will also have the opportunity to create art forms such as on-street designs and infrastructure decorations to further enhance aesthetics.

3) Flexible games, furniture and activations

A variety of unique activities and games will contribute to the street animation plans and support the urban park setting. Planned on-site activities/games include:

- Mobile indigenous art gallery
- Mobile visitor centre
- Street games (i.e. giant chess and checkers, ping pong, snakes & ladders, basketball, etc.)

To further encourage public to stay and enjoy local shops and restaurants while supporting active transportation methods, items such as picnic tables, chairs, benches, shade trees/planters and bike racks will be available. Storage containers will be provided to securely store moveable furniture and games overnight.

4) Additional animation

Program spaces will be set aside to provide further opportunities for site animation and COVID-compliant programming. Many individuals, businesses and community organizations have expressed interest in participating in the 'Meet me on Bernard' program and ideas currently being explored include:

- Musical entertainment, street performers
- Outdoor events and other sport/cultural demonstrations

- Recreational programs/classes

Operations and Logistics

Logistical items and required permits will be secured to ensure a safe and successful delivery of the 'Meet me on Bernard' program. As with other events that have an impact on the public realm, members of the City's Outdoor Events Committee will be engaged to ensure all appropriate operational measures are in place, including, but not limited to:

- Traffic management plan (TMP)
- Access for Emergency Services (Kelowna Fire Dept., RCMP, BC Ambulance)
- Liquor and patio licensing permits
- Waste management and street cleanliness
- Access for City services (i.e. Parks Dept.)
- Public transit
- Bylaw and security patrols
- Promotional plans and public notifications
- COVID safety plans

Staff will work with local businesses to explore practical solutions to the logistical concerns raised through the consultation process and support a smooth transition with the Bernard Avenue transformation.

Program Evaluation

Consultation and collaboration with stakeholders and residents will take place throughout the program. Ongoing communication, transparency and evaluation will be of paramount importance to ensure viewpoints are recognized, concerns are addressed, and new ideas considered. Program evaluation methods will include:

- Daily onsite monitoring
- Ongoing business consultation
- Public questionnaires
- Scheduled stakeholder updates/meetings
- Post-event surveys and feedback

Program Funding

To effectively support the design and animation of the 400 & 500 blocks of Bernard Avenue as outlined, an additional \$50,000 of funding is required. This funding will be used for beautification items, logistical equipment, and animation expenses. Staff are exploring alternative revenue sources including sponsorship opportunities and grants. The Canada Healthy Communities Initiatives (CHCI) grant has been identified as a potential revenue source for this funding need. Staff have applied for the CHCI grant and anticipate a response by the end of April.

Conclusion:

The proposed 'Meet me on Bernard' program is an initiative to stimulate the local economic and social recovery process from the COVID-19 pandemic. The program will transform Bernard Avenue, Kelowna's popular main street, from a vehicular corridor to an urban park, allowing pedestrians to

move freely through the downtown core, explore local shops and restaurants and enjoy a variety of fun activities.

The engagement process has contributed to a deeper understanding of implications on businesses, particularly within a pandemic environment, and continues to generate creative ideas on how we can support recovery efforts and strengthen our community. Initial feedback on the Bernard Avenue plans has been positive and has indicated a desire for this initiative to take place on an annual basis.

The proactive plan being developed takes COVID-related safety measures into consideration and fosters active transportation, safe spaces, economic resiliency, inclusion, and creative contributions for the betterment of our community. The vibrant atmosphere will offer an inviting destination for all to enjoy and provide an exciting reason for people to re-engage downtown in a safe and meaningful way.

Internal Circulation:

Active Living & Culture
Parks Planning
Financial Services
Communications
Sponsorship & Advertising

Considerations applicable to this report:

Financial/Budgetary Considerations: The 'Meet me on Bernard' program will be cost shared between the City of Kelowna and program stakeholders. As part of the 2021 Provisional Budget, Council supported a request of \$53,000 towards this program, which included \$20,000 revenues from the patio extension program. As planning progressed, it was determined that additional funds were needed to develop and implement the program for 2021. Staff have applied for the \$50,000 Canada Healthy Community Initiatives grant and anticipate a response by the end of April. If the CHCI grant application is successful, staff request the 2021 Financial Plan be amended to include the grant revenue. If unsuccessful, staff request the 2021 Financial Plan be amended to include \$50,000 from the General Reserve.

Existing Policy: Council's 2019-2022 priorities identified focus areas supporting staff recommendations in this report, including:

- Vibrant Neighbourhoods
- Social & Inclusive
- Economic Resiliency
- Transportation & Mobility
- Community Safety

Additionally, the 'Meet me on Bernard' program aligns with key objectives of the Kelowna Community Sport Plan, Cultural Plan, Community for All Action Plan, Journey Home Strategy and Events Strategy Framework.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

***External Agency/Public Comments:
Communications Comments:***

Submitted by: Chris Babcock, Event Development Supervisor, Active Living & Culture

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

Attachments: Powerpoint Presentation – Meet me on Bernard program
Appendix A - Letters of Support

DOWNTOWN KELOWNA

March 9, 2021

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

Re: Downtown Kelowna Association Support for Bernard 400 and 500 Block Closure

Dear Mayor and Council and Chris Babcock,

The Downtown Kelowna Association (DKA) represents businesses and commercial property owners in the Downtown core of our City. The DKA acts in the best interests of our members to promote Downtown Kelowna as a thriving place to work, live and play.

As you know, the unplanned closure of Bernard Avenue from the Sails to St Paul in the summer of 2020, due to the pandemic, was met with mixed reviews from the DKA's members along Bernard Avenue. Generally speaking, businesses along the 200 and 300 blocks were happy with the 2020 closure, as those blocks remained busy and well animated throughout the Summer. In contrast, though, the 400 and 500 blocks (from Pandosy to St Paul) lacked activity and animation, relatively speaking. This contributed to a less enthusiastic response from businesses along the 400 and 500 blocks.

Following the 2020 closure, City Council this past fall approved the closure of the 200 and 300 blocks again for the summer of 2021. Council also approved a request for direct engagement with businesses in the 400 and 500 blocks, to determine whether there is sufficient support to close those blocks again this summer.

On February 22, 2021, Mr. Babcock and his team presented to the DKA's Board of Directors the City's vision for closing the 400 and 500 blocks this summer. Mr. Babcock's presentation covered numerous exciting features for these blocks, including parklets, public seating, performance stages, spaces for art, interactive games, and colourful concrete barriers at the end of each block. The Board also reviewed the results of the door-to-door engagement work completed jointly by Chris Babcock and Mark Burley, our Executive Director.

On the whole, it is evident to the DKA Board that the abrupt closure of the 400 and 500 blocks of Bernard Avenue in 2020 should not be taken as an indication of what the public should expect for the closure of these blocks this year. Rather, we can see that the City has this time enjoyed the benefit of time to plan for a better experience. We are convinced that the City is committed to a considerable investment in the closure of the 400 and 500 blocks this time around.

Ultimately, after considering the City's vision for the closure of the 400 and 500 blocks of Bernard Avenue this summer, and after considering the results of our joint engagement work, the DKA's Board of Directors is happy to report that we support closure of the 400 and 500 blocks for the summer of 2021. Our support is based on the City's ongoing commitment to invest in this project at a level sufficient to make it a success, as demonstrated to the DKA Board by Mr. Babcock's team.

The DKA also continues to support the allowance for restaurants to expand their patio spaces beyond their current footprint again in 2021. We support this allowance for all food service in Downtown Kelowna, not only on Bernard Avenue.

The DKA appreciates the consideration the City has given to all Downtown businesses with this project, as ultimately all businesses are affected when any road is closed in Downtown, especially Bernard Avenue. We look forward to continuing to work with the City on projects that enhance the experience of shopping, living and working in Downtown Kelowna.

Sincerely,



Yarden Gershony
President, DKA Board of Directors



Mark Burley
Executive Director, Downtown Kelowna Association



February 25, 2021

Mr. Chris Babcock
Event Development Supervisor
City of Kelowna
c/o 1435 Water Street
Kelowna, BC V1Y 1J4

RE: Funding application to Canada Healthy Communities Initiative 2021

Dear Chris,

Following our discussions regarding the proposed "Green Streets Initiative" for the summer of 2021 that will animate and pedestrianize portions of Bernard Avenue, please accept this letter as confirmation that Festivals Kelowna supports the efforts by the City of Kelowna to create new and unique community gathering spaces. Further, we look forward to working with you and your team to integrate our cultural programming into these new community spaces.

As an organization that has produced cultural festivals, events, and programs in local parks and urban public spaces for the past 20+ years, we know the importance of well designed, welcoming, and well maintained spaces. With the increased densification of our community in the downtown resulting in a growing demand for outdoor, public gathering spaces, combined with the tremendous impacts of the COVID Pandemic limiting people's ability to access spaces for physical activity, play, or enjoyment of cultural experiences, we see the tremendous value in this initiative.

The most recent City of Kelowna Cultural Plan calls for increased programming and animation of public spaces, but there needs to be a level of investment that will support such animation and ensure infrastructure that is appropriate for such activities. Given the investment already committed by the City of Kelowna towards this "Green Streets Initiative", we encourage the "Canadian Healthy Communities Initiative" funding committee to support your request and provide additional resources that will leverage and expand your capacity on this project, thereby reaching and benefiting a greater number of community members.

Sincerely,

Renata Mills
Executive Director

Unit 100 – 1680 Water Street Kelowna, BC V1Y 8T8 p. 250-868.3326

Producers of: Celebrate Canada Day-Kelowna * Pianos in Parks * Kelowna Buskers Program * Buskers on Bernard
Parks Alive! * Arts on the Avenue * New York New Years Eve

Chris Babcock
Event Development Supervisor – City of Kelowna

Dear Mr. Babcock,

We would like to take this opportunity to share some feedback on the City of Kelowna's Bernard Avenue closure, including the proposed green street initiative.

From Tourism Kelowna's perspective, the Bernard Ave. closure in 2020 had a positive impact on the downtown core. We look forward to seeing the closure again in 2021. Having the street closed helped bring pedestrian traffic to many local businesses who were struggling due to the COVID-19 pandemic. This in turn led to a greater amount of money spent within the community, helping the local economy and the businesses themselves. The patio expansion program allowed local restaurants who had smaller indoor spaces and limited capacity to expand onto the street, leading to more earned revenue. During the time that our staff and volunteers were on site with our mobile visitor centre, they talked to many residents and visitors that appreciated the opportunity to ask questions, enjoy the music, or speak with businesses they might not have seen previously while walking Bernard Avenue.

The tourism sector was hit very hard with travel recommendations and various restrictions in 2020, but the closure of Bernard in the summer months helped local businesses recover some of what they lost during Phase 1 and 2 of BC's Restart Plan.

Tourism Kelowna believes that the green street initiative that has been proposed for 2021 will further help businesses in the downtown core, driving more money into our economy. We believe that the success of the green street initiative will depend on animation of the allotted portion of Bernard. It will be important to have activations that draw visitors and locals up the street. The activations that we believe will draw people are, but not limited to: parklets, live music, vendor pop-ups, sitting areas, shade from the sun, and interactive games and spaces. We also believe that it is important to have secure storage for vendors who are on site. This will allow vendors to more easily set up and take down their activations when necessary permitting more frequency.

There are numerous benefits to moving forward with the proposed green street initiative. It could create a larger amount of foot traffic in front of local businesses that may not normally see this traffic. This will lead to both locals and visitors spending additional money at these small businesses, boosting their success, and the local economy as a whole. We also believe that the addition of the green street will encourage locals and visitors to choose walking or biking as a mode of transportation versus driving a vehicle in the downtown core.

Tourism Kelowna supports the trial of the green street initiative on Bernard Ave. for the summer of 2021. Following consultation of businesses, we believe these initiatives will enhance the Downtown Kelowna experience for visitors to our city and also enhance the quality of life for residents.

Kind Regards,



Chris Lewis – Director of Visitor Experience

Sarah Semeniuk
Outdoor Events Coordinator
City of Kelowna
1800 Parkinson Way
Kelowna, BC V1Y 4P9



Dear Ms. Semeniuk,

I am writing on behalf of the Rotary Centre for the Arts (RCA) in support of the City of Kelowna's Bernard Avenue pedestrian initiative. Our mission at the RCA is to celebrate, nurture, and promote the Arts through diversity, entertainment, and education. We do this through community and educational programming, presenting performances, and showcasing exhibitions. Being a part of the Bernard Avenue pedestrian initiative will enable us to expand our reach to share art with more community members.

We are thrilled to partner with the City of Kelowna and the Thompson Okanagan Tourism Association (TOTA) to feature the portable IArt gallery from May 7 to August 31, 2021 as part of the Bernard Avenue pedestrian initiative. Moreover, we are excited to have the space curated by Tania Willard, a UBCO Assistant Professor in Creative Studies and organizer of the Summer Indigenous Art Intensive at UBCO. This partnership will serve to showcase the work of indigenous artists in a venue that is free and open to the public. The work exhibited in the IArt gallery, in conjunction with the occasional small-scale, durational performances will help to animate and enliven Kelowna's Cultural District.

If you require more information about the RCA offering support, please let us know and we will be happy to provide you with any necessary information.

Sincerely,

Colleen Fitzpatrick
Executive Director
250.717.5304 ext. 109
director@rotarycentreforthearts.com

Kelowna Visual and Performing Arts Centre Society

421 Cawston Avenue, Kelowna, BC V1Y 6Z1 ph (250) 717-5304 fax (250) 717-5314 email info@rotarycentreforthearts.com web www.RotaryCentrefortheArts.com



THOMPSON OKANAGAN
TOURISM ASSOCIATION

2280-D Leckie Road
Kelowna, British Columbia
V1X 6G6
totabc.org

February 26, 2021

Sarah Semeniuk
Outdoor Events Coordinator
City of Kelowna

Type text here

Re: City of Kelowna Bernard Avenue Block Program

Dear Sarah,

Please find this letter of support for the Bernard Avenue Pedestrian Initiative. The Thompson Okanagan Tourism Association (TOTA) strongly supports the City of Kelowna's grant application for the Canada Healthy Communities Initiative because, in these changing times, we need to find new ways to support our communities with innovative and unique programs like this.

TOTA has signed a partnership agreement with the Rotary Centre for the Arts and we are working on a long term strategy to promote artisans and crafters of the Thompson Okanagan region, with a spotlight on Indigenous artists. TOTA's mandate includes this type of community programming and projects which can support and elevate individuals and communities that are struggling due to COVID-19.

If you have any questions or concerns, feel free to contact me.

Sincerely,

Ellen Walker-Matthews

Ellen Walker-Matthews
Senior Vice President / Acting President & Chief Executive Officer
Thompson Okanagan Tourism Association



February 24th 2021

To Kelowna City Council,

I am writing in regards to the summer Parklet program. After meeting with Melanie Steppuhn and seeing the exciting socially distant layout, The Sncewips Heritage Museum is in support of the Bernard Ave. Parklet program for summer of 2021. We feel that the program is thoughtful in its approach to bring engagement as well as a sense of color and excitement to the downtown center, especially to ease the tensions of business owners who feel that they have not benefitted as much from the patio program, however, may still see an increase in foot traffic from the attractions ranging from art, demonstrations like dancing, singing, karate and various workshops. We are also very interested in the opportunity for our first nation community to participate and celebrate their culture amongst the Kelowna community. Our hope is to see Bernard Ave. return to its jovial summertime self along with the artistic developments. We feel confident in the security selected to help enforce the social distancing protocols and the set up of extra sanitation stations that help to mitigate further risk of exposure while also easing some anxiety. I see this parklet project as a way of boosting morale and helping our community shake off the fatigue of what was a very trying and exhausting 2020

way' limlāmt | Thank you,

Coralee Miller,

Sncewips, Museum Assistant
Office: 778-755-2787 Ext. 1601
Cell: 250-300-5193

WESTBANK
FIRST NATION



Bernard Ave – 2021 Pedestrian Program

March 15, 2021



Consultation

	400 Block	500 Block	Combined
For	8 (42%)	18 (69%)	26 (58%)
Against	8 (42%)	5 (19%)	13 (29%)
No Response	3 (16%)	3 (12%)	6 (13%)
TOTAL	19	26	45

* Does not include empty/closed storefronts (8 total)



Consideration Factors

- Parking / Visibility
- Safety / Security
- COVID-19
- Deliveries & Pickups
- Public Interest
- Animation Readiness
- Construction / Traffic



Stakeholder Support



**DOWNTOWN
KELOWNA**



FestivalsKelowna



Meet me on Bernard

Opportunities for Businesses

- Patio Extension
- Pop-Up Business



Meet me on Bernard

Physical Design Features



- Parklets
- Indigenous Art Gallery
- Public Art
- Murals

Meet me on Bernard

Flexible Games, Furniture, and Activations



- Checkers
- Table Tennis
- Tables / Chairs
- Hopscotch
- Chess

Meet me on Bernard

Additional Animation

- Musical Entertainment
- Cultural Performances
- Sport Demonstrations
- Recreational Programs



Operations & Logistics

- Traffic Management
- Emergency Services
- Waste Management
- Street Cleanliness
- Public Transit
- Bylaw & Security Patrols
- COVID Safety Plans



Program Evaluation

- Daily Onsite Monitoring
- Ongoing Business Consultation
- Public Questionnaires
- Post-Event Surveys & Feedback



Program Funding

- Cost Shared
- Required Funding
- CHCI Grant Application



Next Steps

- Council Consideration
- Design & Develop
- Permit Process
- Program & Animation
- Implementation & Evaluation





Questions?

For more information, visit kelowna.ca.

CITY OF KELOWNA

BYLAW NO. 12162

Amendment No. 9 to Revitalization Tax Exemption Program Bylaw No. 9561

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Revitalization Tax Exemption Bylaw No. 9561 be amended as follows:

1. THAT the definition for Purpose Built Rental Housing” be deleted in its entirety and replaced with the following:

“Purpose Built Rental Housing” means a project with five or more Dwelling Units that are intended to be used for rental housing. Purpose-built rental housing meets an identified need for housing in the City and does not include buildings that are stratified, except those stratified buildings that are subject to operating agreements with the Provincial Rental Housing Corporation;”
2. AND THAT Section 6. h. (i) be added as follows:

“Purpose-built rental housing projects that include single-detached or semi-detached dwelling units will be required to enter into a 15-year housing agreement with the City of Kelowna. In cases where the project has a long-term operating agreement (15 years or greater) in place with the Provincial Rental Housing Corporation (BC Housing), an agreement with the City of Kelowna will not be required.”
3. This bylaw may be cited for all purposes as "Bylaw No. 12162, being Amendment No. 9 to Revitalization Tax Exemption Program Bylaw No. 9561."
4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 8th day of March, 2021.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12167

Amendment No.2 to the Municipal Properties Tree Bylaw No. 8042

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Amendment No. 2 to Municipal Properties Tree Bylaw No. 8042 be amended as follows:

1. THAT PART 3.0 - 3.1 DEFINITIONS be amended by adding the following definition:
“Officer” means a City employee whose duties include the enforcement of this chapter including but not limited to those persons holding the positions of: Bylaw Enforcement Officer, Parks Services Manager, and Urban Forestry Supervisor;”
2. AND THAT PART 6.0 General Provisions, 6.2 be amended by adding the following
“, and the Tree Barrier and Installation Policy as identified in Schedule “C” of this bylaw.”;
3. AND THAT PART 6.0 General Provisions, 6.4 be deleted in its entirety and replaced with the following:
“Any construction activity that is likely to occur within the critical root zone as defined in Schedule “C” of this Bylaw requires proactive installation of protective barriers as detailed in Schedule “C”;
4. AND THAT Part 12.0 PENALTY, 12.1 be deleted in its entirety and replaced with the following:
“Every person who commits an offence against this bylaw is liable to a fine and penalty not exceeding Fifty Thousand Dollars (\$50,000.00) for each City tree unlawfully cut down or damaged in addition to the Equitable Compensation as outlined in Section 8.0 of this bylaw;”
5. AND THAT Part 13.0 SCHEDULES, 13.1 be amended by adding the following
“; and Schedule C - Tree Barrier and Installation Policy”;
6. AND FURTHER THAT the attached SCHEDULE “C” Tree Barrier and Installation Policy be added.
7. This bylaw may be cited for all purposes as "Bylaw No. 12167 being Amendment No. 2 to Municipal Properties Tree Bylaw No. 8042."
8. 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 8th day of March, 2021.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "C"

Tree Barrier and Installation Policy

PURPOSE

Tree protection barriers are placed around trees for the prevention of tree trunks, branches, and roots being damaged by any construction activities/operations. Under the terms of this Bylaw, no person shall remove, transplant, prune, deface or otherwise injure a tree on city-owned property without the written permission of the City of Kelowna Parks Department.

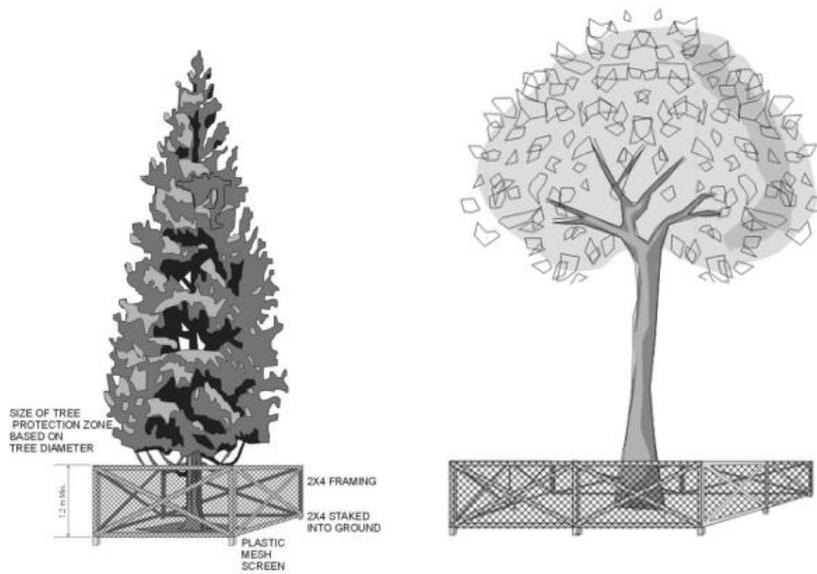
BACKGROUND

1. Tree Protection Barriers are to be installed prior to any demolition, excavation, or construction on site.
2. Tree Protection Barriers must remain upright and in place throughout the entire construction process.
3. Trees of any size on boulevards must be protected.
4. No incursions inside or against the Tree Protection Barriers are to occur, including, but not limited to: garbage/debris storage, material or equipment storage, porta-potties, soil piling, fill or grade changes, surface treatments or excavations of any kind, equipment fueling or chemical mixing, etc.

Specifications for Construction

1. 1.2 m (~4') in height;
2. A minimum of 2"x 4" construction to be used for vertical posts, top and bottom rails and crossbracing (in an "X"); round, un-treated vertical posts may be used with a minimum diameter of 9 cm.
3. Spacing between vertical posts to be no further apart than 3.7 m (12') on center.
4. Structure must be sturdy with vertical posts driven firmly into the ground.
5. Continuous plastic mesh screening (e.g. orange snow fencing).
6. Posted with visible signage advising that encroachment inside the protected area is forbidden.
7. Located at distances based on tree diameter, use table below:

Trunk Diameter (DBH) measured at 1.4 m from the ground	Critical Root Zone minimum fence distance from the tree
20 cm (7.9")	1.2 m (3.9')
25 cm (9.8")	1.5 m (4.9')
30 cm (11.8")	1.8 m (5.9')
35 cm (13.8")	2.1 m (6.9')
40 cm (15.7")	2.4 m (7.9')
45 cm (17.7")	2.7 m (8.9')
50 cm (19.7")	3.0 m (9.8')
55 cm (21.7")	3.3 m (10.8')
60 cm (23.6")	3.6 m (11.8')
75 cm (29.5")	4.5 m (14.8')
90 cm (35.4")	5.4 m (17.7')
100 cm (39.4")	6.0 m (19.7')
• For distances not on this table divide the DBH (in cm) by 16.6 • Example: 80 cm ÷ 16.6 = 4.8 m	



Signage to be posted on each tree protection barrier on at least two sides (weather-proof, 11"x17" minimum size):

NO ENTRY

TREE PROTECTION ZONE

No grade change or storage of material or equipment is permitted within this fenced area. Tree protection barrier must remain in place for the duration of construction.

**For information call Park Services
(250) 469-8503**

CITY OF KELOWNA

BYLAW NO. 12172

Amendment No. 26 to Bylaw Notice Enforcement Bylaw No. 10475

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Bylaw Notice Enforcement Bylaw No. 10475 be amended as follows:

1. THAT **Schedule "A", MUNICIPAL PROPERTIES TREE BYLAW NO. 8042** be deleted in its entirety and replaced with the following:

Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Compliance Agreement Available (*Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes")
8042	4.1	Plant/prune tree without permission	\$500.00	\$490.00	Yes
8042	6.3	Remove/deface/trim/ injure/impair/interfere with tree without permission	\$500.00	\$490.00	Yes
8042	6.4	Failure to proactively install protective barriers around critical root zone of tree	\$500.00	\$490.00	Yes
8042	6.5	Cutting/trimming of tree by other than permitted person/company	\$500.00	\$490.00	

8042	6.6	Erect sign on private property so as to interfere with tree	\$500.00	\$490.00	Yes
8042	6.7	Attach wire /rope /nails /poster to tree	\$500.00	\$490.00	Yes

2. This bylaw may be cited for all purposes as "Bylaw No. 12172 being Amendment No. 26 to Bylaw Notice Enforcement Bylaw No. 10475."
3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 8th day of March, 2021.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12181

Amendment No. 9 to Development Applications Procedures Bylaw No. 10540

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Development Applications Procedures Bylaw No. 10540 be amended as follows:

1. THAT **Section 2 – General Provisions, 2.3 Delegation of Authority** be amended by adding in its appropriate location a new sub-section **2.3.6 Temporary Delegation of Authority** that reads:

"2.3.6 Temporary Delegation of Authority

Pursuant to Section 154(1)(b) of the *Community Charter*, **Council** delegates to the **Divisional Director of Planning and Development Services**:

- a) The powers of **Council** to review and approve expanded patio areas as it relates to the City of Kelowna Temporary Outdoor Patio Program;

Until October 31, 2021 or until the Government of British Columbia lifts orders restricting the gathering of people, whichever is the later."

2. This bylaw may be cited for all purposes as "Bylaw No. 12181, being Amendment No. 9 to Development Applications Procedures Bylaw No. 10540."
3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 8th day of March, 2021.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk