

# City of Kelowna

## Regular Council Meeting

### AGENDA



Monday, April 19, 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

4 - 13

PM Meeting - April 12, 2021

#### 3. Committee Reports

##### 3.1. 46th Annual Civic and Community Awards Announcement

#### 4. Development Application Reports & Related Bylaws

##### 4.1. Cedar Ave 417 - Z21-0002 (BL12209) - 0965634 B.C. Ltd., Inc.No. 0965634

14 - 39

To consider an application to rezone the subject property from the RU1 – Large Lot Housing zone to the C4 – Urban Centre Commercial zone to facilitate the development of mixed-use multiple dwelling housing.

##### 4.2. Cedar Ave 417 - BL12209 (Z21-0002) - 0965634 B.C. Ltd., Inc.No. 0965634

40 - 40

To give Bylaw No. 12209 first reading in order to rezone the subject property from the RU1 - Large Lot Housing zone to the C4 - Urban Centre Commercial zone.

##### 4.3. Supplemental Report - TA21-0010 (BL12132) Z20-0032 (BL12133) - 4350 June Springs Rd - Frank Robert Vezer

41 - 43

To receive an update for the Rezoning and Text Amendment Applications and to move the file to a Public Hearing.

<b>4.4.</b>	<b>June Springs Rd 4350 - BL12132 (TA21-0010) - Frank Robert Vezer</b>	<b>44 - 44</b>
	To give Bylaw No. 12132 first reading in order to permit for a site-specific text amendment on the subject property.	
<b>4.5.</b>	<b>June Springs Rd 4350 - BL12133 (Z20-0032) - Frank Robert Vezer</b>	<b>45 - 45</b>
	To give Bylaw No. 12133 first reading in order to rezone the subject property from the Rural Residential 1 zone to the RR1c - Rural Residential 1 with Carriage House zone.	
<b>4.6.</b>	<b>Supplemental Report - TA20-0024 (BL12203) - Vaughan Ave 889 and Clement Ave 880 890</b>	<b>46 - 47</b>
	To give Bylaw No. 12203 for a site-specific text amendment application first reading.	
<b>4.7.</b>	<b>Vaughan Ave 889 and Clement Ave 880 890 - BL12203 (TA20-0024) - 1568447 Alberta Ltd., Inc.No.Ao093042</b>	<b>48 - 49</b>
	To give Bylaw No. 12203 first reading in order to permit for a site-specific text amendment on the subject property.	
<b>5.</b>	<b>Non-Development Reports &amp; Related Bylaws</b>	
<b>5.1.</b>	<b>Cultural Facilities Master Plan Community Engagement Summary</b>	<b>50 - 82</b>
	To provide Council with an update on the progress of the Cultural Facilities Master Plan and seek Council's support in principle for the proposed preliminary key recommendations.	
<b>5.2.</b>	<b>Amendment No. 1 to the Five Year Financial Plan 2020-2024</b>	<b>83 - 88</b>
	To amend the Five Year Financial Plan (2020-2024) as required by the Community Charter to include the authorized transfers and amendments which occurred in the 2020 year.	
<b>5.3.</b>	<b>BL12197 Amendment No. 1 to the Five Year Financial Plan 2020-2024 Bylaw No. 12011</b>	<b>89 - 90</b>
	To give Bylaw No. 12197 first, second and third reading.	
<b>5.4.</b>	<b>2021 Tax Distribution Policy</b>	<b>91 - 110</b>
	To establish tax class ratios that will be used in the preparation of the 2021 tax rates.	
<b>5.5.</b>	<b>OKSIR-RDCO 2021 Sterile Insect Release (SIR) Parcel Tax Council Report Bylaw 12187</b>	<b>111 - 118</b>
	To authorize the 2021 Sterile Insect Release parcel tax levy on specified property tax rolls within the City of Kelowna.	

<b>5.6.</b>	<b>BL12187 Sterile Insect Release Program Parcel Tax Bylaw 2021</b>	<b>119 - 129</b>
	To give Bylaw No. 12187 first, second, third reading.	
<b>5.7.</b>	<b>Grant Application - Local Government Development Approvals Program</b>	<b>130 - 137</b>
	To seek Council support for a grant application to the Local Government Development Approvals Program.	
<b>5.8.</b>	<b>Intersection Improvements Highway 97 and Leckie</b>	<b>138 - 151</b>
	To amend the 2021 financial plan to allocate \$500,000 toward the improvement of the Hwy.97/Leckie Road intersection.	
<b>5.9.</b>	<b>Regional Growth Strategy -RDCO Consultation</b>	<b>152 - 166</b>
	To consider whether to review the RDCO Regional Growth Strategy	
<b>5.10.</b>	<b>Emergency Operations Centre Grant Request from the RDCO</b>	<b>167 - 168</b>
	To support a Grant Request submission by the Regional District of Central Okanagan for a regionally funded project	
<b>6.</b>	<b>Bylaws for Adoption (Non-Development Related)</b>	
<b>6.1.</b>	<b>BL12183 Amendment No. 39 to Traffic Bylaw No. 8120</b>	<b>169 - 169</b>
	To adopt Bylaw No. 12183.	
<b>6.2.</b>	<b>BL12208 Amendment No. 27 to the Bylaw Notice Enforcement Bylaw No. 10475</b>	<b>170 - 171</b>
	To adopt Bylaw No. 12208.	
<b>6.3.</b>	<b>BL12210 Amendment No. 40 to Traffic Bylaw No. 8120</b>	<b>172 - 173</b>
	To adopt Bylaw No. 12210.	
<b>7.</b>	<b>Mayor and Councillor Items</b>	
<b>8.</b>	<b>Termination</b>	



## City of Kelowna Regular Council Meeting Minutes

Date: Monday, April 12, 2021  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben\* and Mohini Singh

Members participating remotely Councillors Charlie Hodge, Luke Stack and Loyal Wooldridge

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Community & Neighbourhood Services Manager, Mariko Siggers\*; Divisional Director, Active Living & Culture, Jim Gabriel\*; Divisional Director, Corporate and Protective Services, Stu Leatherdale\*; Community Safety Director, Darren Caul\*; Divisional Director, Planning & Development Services, Ryan Smith\*, Urban Planning Manager, Jocelyn Black\*; Planner, Tyler Caswell\*; Sport & Event Services Manager, Doug Nicholas\*; Strategic Transportation Planning Manager, Mariah VanZerr\*; Mobility Specialist, Matt Worona\*; Partnership Manager, Sandra Kochan\*; Property Management Manager, JoAnne Adamson\*; Deputy City Clerk, Laura Bentley\*

Staff participating remotely Legislative Coordinator (Confidential), Arlene McClelland

Guests participating remotely Superintendent Kara Triance\*, OIC Kelowna Detachment RCMP and Inspector Beth McAndie\*

(\* Denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 1:35 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 passing of Prince Phillip, the Duke of Edinburgh, and to pay respect the City will position the flag half-mast from dawn to dusk on Saturday, April 17th.



## 2. Confirmation of Minutes

Moved By Councillor Donn/Seconded By Councillor Hodge

R0374/21/04/12 THAT the Minutes of the Regular Meetings of March 22, 2021 be confirmed as circulated.

Carried

## 3. Committee Reports

### 3.1 46th Annual Civic and Community Awards Announcement

Staff:

- Displayed a PowerPoint Presentation and video introducing the finalists for Teen Honour in the Arts, Honour in the Arts and the Bob Giordano Memorial Awards.

Mayor Basran announced the following winners:

Teen Honour in the Arts Award - Julius Brooker  
Honour in the Arts Award - Karma Lacroff Nieoczym  
Bob Giordano Memorial Award - Meghan Faust

## 4. Reports

### 4.1 Kelowna RCMP's 2021-24 Strategic Plan

Superintendent Kara Triance

- Displayed a PowerPoint Presentation summarizing the Kelowna RCMP 2021-2024 Strategic Plan, introduced Inspector Beth McAndie, and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Wooldridge

R0375/21/04/12 THAT Council receives for information the report from the RCMP dated April 12, 2021 regarding the RCMP 2021-24 Strategic Plan.

Carried

Moved By Councillor Donn/Seconded By Councillor DeHart

R0376/21/04/12 THAT Council direct the Superintendent to include the number of traffic tickets issued as part of the RCMP quarterly report.

Carried

## 5. Development Application Reports & Related Bylaws

### 5.1 Lakeshore Rd 4346 - LUCT20-0014 (BL12135) Z20-0101 (BL12136) - British Columbia Telephone Company, Inc. No. 1801A

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Sieben/Seconded By Councillor DeHart

**R0377/21/04/12** THAT Land Use Contract Termination Application No. LUCT20-0101 to terminate LUC76-1090 from Lot A District Lot 167 ODYD Plan 27865, located at 4346 Lakeshore Road, Kelowna, B.C., be considered by Council;

AND THAT Rezoning Application No. Z20-0101 to amend the City of Kelowna Zoning Bylaw no. 8000 by changing the zoning classification of Lot A District Lot 167 ODYD Plan 27865, located at 4346 Lakeshore Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the P4 – Utilities zone be considered by Council;

AND THAT the notice sign requirements under Council Policy No. 367 be altered to allow for placement on the City of Kelowna's Boulevard;

AND FURTHER THAT the Land Use Contract Termination Bylaw and Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

**Carried**

**5.2 Lakeshore Rd 4346 - BL12135 (LUCT20-0014) - British Columbia Telephone Company, Inc. No. 1801A**

Moved By Councillor Given/Seconded By Councillor Singh

**R0378/21/04/12** THAT Bylaw No. 12135 be read a first time.

**Carried**

**5.3 Lakeshore Rd 4346 - BL12136 (Z20-0101) - British Columbia Telephone Company, Inc. No. 1801A**

Moved By Councillor Singh/Seconded By Councillor Given

**R0379/21/04/12** THAT Bylaw No. 12136 be read a first time.

**Carried**

**5.4 Bulman Rd 3770 - LUCT20-0015 (BL12137) - City of Kelowna**

Staff:

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

Moved By Councillor Sieben/Seconded By Councillor Hodge

**R0380/21/04/12** THAT Land Use Contract Termination Application No. LUCT20-0015 to terminate LUC77-1057 from Lot A District Lot 122 and Section 11 Township 23 ODYD Plan 40375, located at 3770 Bulman Road, Kelowna, BC, be considered by Council;

AND THAT Council waive the development sign requirement under Public Notification & Consultation for Development Application No. 367;

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

**Carried**

**5.5 Bulman Rd 3770 - BL12137 (LUCT20-0015) - City of Kelowna**

Moved By Councillor Given/Seconded By Councillor Singh

R0381/21/04/12 THAT Bylaw No. 12137 be read a first time.

Carried

**5.6 TA20-0015 (BL12193) - Health District Rental Only Subzones - City of Kelowna**

Staff:

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

Moved By Councillor Given/Seconded By Councillor Donn

R0382/21/04/12 THAT Zoning Bylaw Text Amendment Application No. TA20-0015 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated April 12, 2021, be considered by Council;

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

Carried

**5.7 BL12193 (TA20-0015) - Health District Rental Only Subzones - City of Kelowna**

Moved By Councillor Singh/Seconded By Councillor Given

R0383/21/04/12 THAT Bylaw No.12193 be read a first time.

Carried

**5.8 DeHart Rd 855 - Z20-0080 (BL12204) - Diane Maggie Jane Gatley**

Staff:

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

Moved By Councillor Donn/Seconded By Councillor Given

R0384/21/04/12 THAT Rezoning Application No. Z20-0080 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 45 District Lot 358 ODYD Plan 40481, located at 855 DeHart Road, Kelowna, BC, from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to be considered by Council;

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

AND THAT final adoption of the Rezoning be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated April 12, 2021;

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

Carried



**5.9 DeHart Rd 855 - BL12204 (Z20-0080) - Diane Maggie Jane Gatley**

Moved By Councillor Given/Seconded By Councillor Singh

**R0385/21/04/12** THAT Bylaw No 12204 be read a first time.

**Carried**

**5.10 Supplemental Report - Multiple Addresses - Z21-0006 (BL12180) - Multiple Owners**

Moved By Councillor Donn/Seconded By Councillor DeHart

**R0386/21/04/12** THAT Council receives, for information, the report from the Office of the City Clerk dated April 12, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12180;

AND THAT Rezoning Bylaw No. 12180 be forwarded for further reading consideration.

**Carried**

**5.11 Multiple Addresses - BL12180 (Z21-0006) - Multiple Owners**

Moved By Councillor Singh/Seconded By Councillor Given

**R0387/21/04/12** THAT Bylaw No. 12180 be read a second and third time.

**Carried**

**5.12 Rescindment of Bylaw Readings - McCurdy Road 2755 - OCP16-0004 (BL11472) Z16-0030 (BL11473)**

Moved By Councillor Given/Seconded By Councillor Stack

**R0388/21/04/12** THAT Council receives, for information, the Report from the Development Planning Department dated April 12, 2021, with respect to Official Community Plan No. OCP16-0004, Bylaw No. 11472 and Rezoning Application No. Z16-0030, Bylaw No. 11473, for the property located at Lot 1, District Lots 124 and 415, ODYD, Plan KAP84653, Except Plan EPP45174 and DL 415, located at 2755 McCurdy Road, Kelowna BC;

AND THAT Bylaw Nos. 11472 and 11473, be forwarded for rescindment consideration and the file be closed.

**Carried**

**5.13 Rescinding all Readings - McCurdy Rd 2755 - BL11472 (OCP16-0004)**

Moved By Councillor Given/Seconded By Councillor Singh

**R0389/21/04/12** THAT first, second and third reading given to Bylaw No. 11472 be rescinded and the file be closed.

**Carried**

**5.14 Rescinding all Readings - McCurdy Rd 2755 - BL11473 (Z16-0030)**

Moved By Councillor Singh/Seconded By Councillor Given

R0390/21/04/12 THAT first, second and third reading given to Bylaw No. 11473 be rescinded and the file be closed.

Carried

**5.15 Speer St 2257 2263 - Z19-0102 (BL11974) - Extension Request**

Moved By Councillor Stack/Seconded By Councillor Wooldridge

R0391/21/04/12 THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Rezoning Amending Bylaw No. 11974, for Lots 34 & 35, District Lot 14, Plan 413 at 2257 & 2263 Speer Street, Kelowna, BC, be extended from February 4, 2021 to February 4, 2022;

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

Carried

**6. Bylaws for Adoption (Development Related)**

**6.1 Findlay Rd 1308 - BL11920 (Z18-0107) - R 547 Enterprises Ltd**

Moved By Councillor Given/Seconded By Councillor Singh

R0392/21/04/12 THAT Bylaw No. 11920 be amended at third reading by deleting the legal description that read:

- Lot B Section 34 Township 26 ODYD Plan 14612

And replace it with:

- Lot A Section 34 Township 26 ODYD Plan EPP107390; and
- Lot B Section 34 Township 26 ODYD Plan EPP107390

AND by adding "1300 Findlay Road and" to the title.

Carried

Moved By Councillor Given/Seconded By Councillor Singh

R0393/21/04/12 THAT Bylaw No. 11920 as amended be adopted.

Carried

**6.2 Multiple Addresses - BL11928 (OCP19-0005) - Multiple Owners**

Moved By Councillor Given/Seconded By Councillor Singh

R0394/21/04/12 THAT Bylaw No. 11928 be adopted.

Carried

### 6.3 Multiple Addresses - BL11929 (Z19-0107) - Multiple Owners

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0395/21/04/12 THAT Bylaw No.11929 be adopted.

Carried

### 6.4 Ellis St. 1095, BL11962 (Z19-0071) - BMK 140 Holdings Inc., Inc. No. BC0748760

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0396/21/04/12 THAT Bylaw No. 11962 be adopted.

Carried

### 6.5 Moubray Rd 387 - BL12156 (Z20-0092) - Ravdeep S. Tiwana and Kulwinder K. Khatra

Moved By Councillor Donn/Seconded By Councillor DeHart

R0397/21/04/12 THAT Bylaw No. 12156 be adopted.

Carried

### 6.6 Cadder Ave 377 - BL12169 (Z20-0105) - Kevin O'Brien and Wendy Holt-O'Brien

Moved By Councillor Dehart/Seconded By Councillor Donn

R0398/21/04/12 THAT Bylaw No. 12169 be adopted.

Carried

## 7. Non-Development Reports & Related Bylaws

### 7.1 RU7 Infill Housing Fast Track Updates

Staff:

- Displayed a PowerPoint Presentation summarizing the fast tracked development permit process for RU7, reasons for recommending early termination and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Stack

R0399/21/04/12 THAT Council receives, for information, the report from the Development Planning Department dated April 12, 2021, with respect to the RU7 Infill Housing Fast Track program;

AND THAT Council direct staff to terminate the fast-track process as it relates to the Infill Challenge.

Carried

### 7.2 Strengthening Communities' Services Grant Application

Staff:

- Provided an overview of the grant for the Outdoor Sheltering Strategy and responded to questions from Council.



Moved By Councillor Wooldridge/Seconded By Councillor Hodge

**R0400/21/04/12** THAT Council receives, for information, the report from the Community Safety Department dated April 12<sup>th</sup> with respect to the UBCM Local Government Program Services for the Strengthening Communities' Services Program;

AND THAT Council directs staff to apply for grant funding for the Outdoor Sheltering Strategy through the UBCM Local Government Program Services for the Strengthening Communities' Services Program;

AND THAT Council support the current proposed activities and endorse staff to provide overall grant management;

AND THAT, if the grant application is successful, the 2021 Financial Plan be amended to include the receipt of funds.

**Carried**

### **7.3 Edith Gay Park Netting Project**

Staff:

- Displayed a PowerPoint Presentation summarizing the Edith Gay Park baseball fields netting requirements and costs associated and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Hodge

**R0401/21/04/12** THAT Council receives for information, the report from the Sport & Event Services Manager dated April 12, 2021, with respect to the netting requirements at Edith Gay Park baseball fields;

AND THAT Council directs staff to submit a 2021 Final Budget request in the amount of \$254,754 to advance the netting project at Edith Gay Park baseball fields as outlined in the report.

**Carried**

### **7.4 Allowing e-scooters to access the road network through a Motor Vehicle Act Pilot Project**

Staff:

- Displayed a PowerPoint Presentation outlining the E-scooter Pilot Project allowing access to the City's road network and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Donn

**R0402/21/04/12** THAT Council receives, for information, the report from the Integrated Transportation Department dated April 12<sup>th</sup>, 2021, with respect to allowing e-scooters to access the road network through a Motor Vehicle Act Pilot Project,

AND THAT Council gives reading consideration to Bylaw No. 12138 being Amendment No. 39 to the Consolidated Traffic Bylaw No. 8120;

AND THAT Staff report back before the end of 2021 with an evaluation of the Bikeshare (Micromobility) Permit Program.

**Carried**

**7.5 BL12183 Amendment No. 39 to Traffic Bylaw No. 8120**

Moved By Councillor DeHart/Seconded By Councillor Donn

R0403/21/04/12 THAT Bylaw No. 12183 be read a first, second and third time.

Carried

**7.6 BL12208 Amendment No. 27 to the Bylaw Notice Enforcement Bylaw No. 10475**

Moved By Councillor Donn/Seconded By Councillor DeHart

R0404/21/04/12 THAT Bylaw No. 12208 be read a first, second and third time.

Carried

**7.7 Unsolicited Proposal Program**

Staff:

- Displayed a PowerPoint Presentation outlining the proposed Unsolicited Proposal Program to assist the City in addressing key priorities and responded to questions from Council.

Councillor Sieben left the meeting at 3:57 p.m.

Moved By Councillor Donn/Seconded By Councillor Given

R0405/21/04/12 THAT Council receives for information the report from the Partnership Office dated April 12, 2021 regarding the Unsolicited Proposal Program.

Carried

**7.8 Sidewalk Seating Fee Reduction for 2021**

Staff:

- Displayed a PowerPoint Presentation regarding the Sidewalk Seating Fee Reduction for 2021 due to Provincial Health Orders and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Given

R0406/21/04/12 THAT Council receive, for information, the Sidewalk Patio Fee Reduction report from the Real Estate department dated April 12, 2021;

AND THAT Bylaw No. 12210 being Amendment No. 40 to the Traffic Bylaw No. 8120 be forwarded for reading consideration.

Carried

**7.9 BL12210 Amendment No. 40 to Traffic Bylaw No. 8120**

Moved By Councillor Donn/Seconded By Councillor DeHart

R0407/21/04/12 THAT Bylaw No. 12210 be read a first, second and third time.

Carried



## 7.10 2021 School Trustee By-Election Officer Appointments

Staff:

- Displayed a PowerPoint Presentation regarding the appointment of Election Officers and general information regarding the upcoming School Board Trustee by-election.

Moved By Councillor Singh/Seconded By Councillor Hodge

R0408/21/04/12 THAT Council receive, for information, the report from the Office of the City Clerk, dated April 12, 2021 regarding the 2021 School Trustee By-Election Officer Appointments;

AND THAT Council appoint Laura Bentley, Deputy City Clerk as Chief Election Officer for the 2021 School Trustee By-Election;

AND THAT Council appoint Corinne Boback, Legislative Coordinator Confidential and Stephen Fleming, City Clerk as Deputy Chief Election Officers for the 2021 School Trustee By-Election;

AND FURTHER THAT the Chief Election Officer be authorized to enter into agreements with relevant third parties for the purposes of conducting the 2021 School Trustee By-Election.

Carried

## 8. Bylaws for Adoption (Non-Development Related)

### 8.1 BL12153 Amendment No. 13 to Water Regulation Bylaw No.10480

Moved By Councillor Donn/Seconded By Councillor DeHart

Staff:

- Responded to questions from Council

R0409/21/04/12 THAT Bylaw No. 11253 be adopted.

Carried

### 8.2 BL12182 Amendment No. 4 to the Delegation of Authority to Enter into Leases and Licences of Occupation Bylaw No. 11250

Moved By Councillor Dehart/Seconded By Councillor Given

R0410/21/04/12 THAT Bylaw No. 12182 be adopted.

Carried

## 9. Mayor and Councillor Items

There were no Mayor and Councillor items.

## 10. Termination

This meeting was declared terminated at 4:15 p.m.

\_\_\_\_\_  
Mayor Basran

/acm

\_\_\_\_\_  
City Clerk

# REPORT TO COUNCIL



**Date:** April 19, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z21-0002

**Owner:** 0965634 B.C. LTD., INC. No.  
0965634

**Address:** 417 Cedar Avenue

**Applicant:** Lime Architecture Inc./  
Edgemont Builders Group

**Subject:** Rezoning Application

**Existing OCP Designation:** MXR – Mixed Use (Residential/Commercial)

**Existing Zone:** RU1 – Large Lot Housing

**Proposed Zone:** C4 – Urban Centre Commercial

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## 1.0 Recommendation

THAT Rezoning Application No. Z21-0002 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 District Lot 14 ODYD District Plan 4135 located at 417 Cedar Avenue, Kelowna, BC from the RU1 – Large Lot Housing zone to the C4 – Urban Central Commercial zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated April 19, 2021;

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

## 2.0 Purpose

To consider an application to rezone the subject property from the RU1 – Large Lot Housing zone to the C4 – Urban Centre Commercial zone to facilitate the development of mixed-use multiple dwelling housing.

### 3.0 Development Planning

Staff are supportive of the proposed rezoning application to facilitate the development of a mixed-use multiple dwelling housing project located at 417 Cedar Avenue. The site has an Official Community Plan (OCP) future land use designation of MXR – Mixed Use (Residential/ Commercial). Rezoning the property to the C4 – Urban Centre Commercial zone aligns with the OCP direction for the area.

The subject development site is located within the Pandosy Urban Centre. It is situated mid-block on Cedar Avenue between Pandosy Street and Abbott Street. The parcel has a Walk Score of 71 – Very Walkable meaning that most errands can be accomplished on foot and a Bike Score is 93 -Biker's Paradise as the site provides easy access to the Abbott Street active transportation corridor and the KLO and Richter Street bike lanes. The development is in proximity to many nearby amenities including Okanagan Lake, parks, restaurants and shopping opportunities in the immediate area.

To fulfill Council Policy No. 367 for Zoning Major applications, the applicant hosted an on-line (Zoom) Public Open House along with circulating project information to all properties within 50 m of the subject site. The on-line open house took place on Monday, March 15 from 5 pm to 6:30 pm. The applicant submitted a list of attendees along with a summary of the discussion around the proposed rezoning of the subject property.

### 4.0 Proposal

#### 4.1 Background

In 2004, the Cedar Avenue Land Use Review was completed by Staff and endorsed by Council. The purpose of the land use review was to identify if OCP amendments would be required in order to facilitate redevelopment that would aide in creating a vibrant mixed-use neighbourhood along Cedar Avenue. The recommendations for properties fronting onto Cedar Avenue included:

- 1) Properties fronting onto Cedar Avenue to provide ground floor commercial with residential units above. This was due to the street being in a key location for providing connections between the waterfront and existing parks and road access points.
- 2) Creation of a rear access lane to service and strengthen the mixed-use commercial objective by eliminating driveway access from the front of the parcel.

The outcome of the report saw the Cedar Ave corridor redesignated as MXR – Mixed Use (Residential/Commercial) in the Official Community Plan (OCP) to achieve the objectives outlined within the study area. The intent was to provide an affordable alternative location (off Pandosy St) for small independent retailers similar to those located along Tutt Avenue.

The report foresaw redevelopment to the highest and best use of the land occurring within a 10-year period. In the 15+ years since the changes to the OCP, redevelopment in this area has not occurred. This may be in part due to a factor the report alluded to - that if some property owners refuse to sell or cooperate, it would make assemblage of a large enough parcel for a viable development difficult to achieve.

#### 4.2 Project Description

The applicant is proposing to construct a 6-storey 17-unit condo building on the subject property. This includes one live-work unit at grade to provide a commercial element onto Cedar Avenue. Site access is taken from Cedar Avenue as there is no rear lane access available due to the mid-block location of the site.

#### Development Constraints

- 1) *Single mid-block parcel.* To date, redevelopment has not occurred along the Cedar Avenue corridor. Land assembly of two or more parcels is generally required in order to provide the land base

necessary for a mixed-use project as articulated in the minimum lot size regulations within the C<sub>4</sub> zone. Based on direction from Staff, the applicant and owners have exhausted their efforts in trying to achieve a larger development parcel envisioned in the OCP. This has proven unsuccessful and resulted in the single parcel proposal.

- 2) *No rear lane site access.* Vehicle access to the site must come from Cedar Avenue due to the parcel not having a rear laneway. The intent of the Cedar Avenue Plan was for a rear lane to provide both the residential and commercial site access with the goal of eliminating driveways along the Cedar Avenue frontage. This in-turn would allow for an increased commercial presence at the street level to add vibrancy to the pedestrian realm.
- 3) *Limited commercial frontage.* The above noted constraints have influenced the amount of commercial frontage provided. The existing parcel has a width of 18.27 m fronting onto Cedar Avenue. The proposed development divides this frontage into three sections of approximately 6.0 m each. The three sections provide: 1) a two-way parkade entry, 2) the residential foyer and 3) the commercial component (live/work unit).

The above noted constraints provide significant design challenges for the applicant. The resulting proposal is a creative infill that while reducing the amount of commercial presence along Cedar Avenue, delivers valuable residential density in the area. Should the proposal move forward, variances would be required for: commercial frontage, site coverage, building height, and setbacks (adjacent to existing residential). These will be reviewed in greater detail as part of the Development Permit and associated variance application that would come before Council for consideration at a future date.

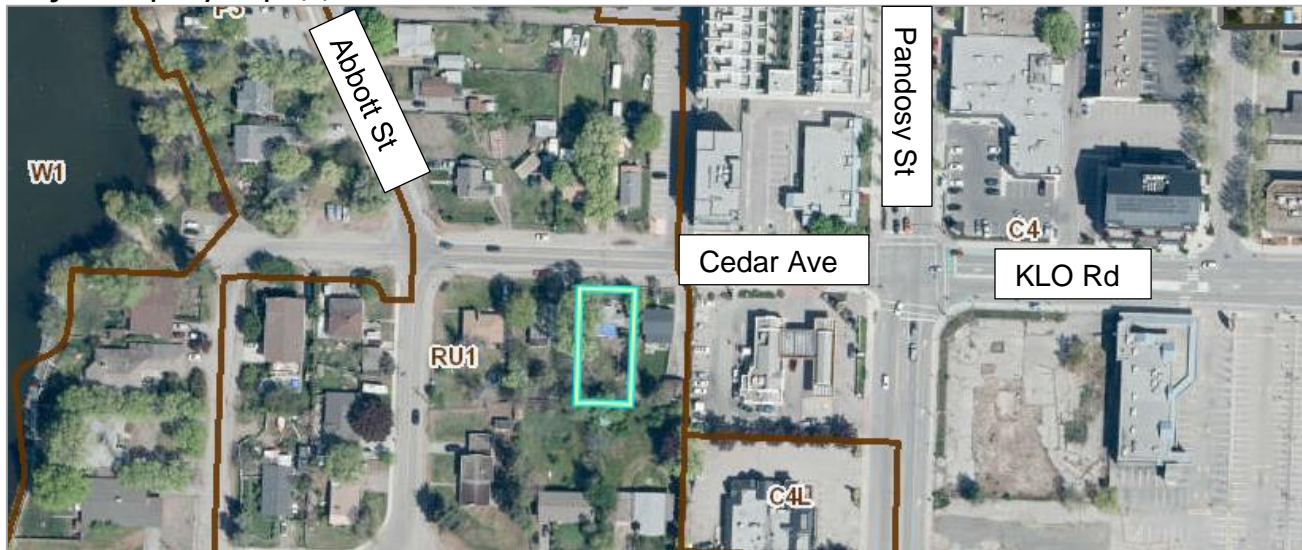
#### 4.3 Site Context

The subject property is located within the Pandosy Urban Centre on the south side of Cedar Avenue between Pandosy Street and Abbott Street. The site is ½ block east of the Okanagan Lake Cedar Avenue Beach Access.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU <sub>1</sub> – Large Lot housing C <sub>4</sub> – Urban Centre Commercial	Single Family Residential Financial Institution
East	RU <sub>1</sub> – Large Lot housing C <sub>4</sub> – Urban Centre Commercial	Single Family Residential Gas Station
South	RU <sub>1</sub> – Large Lot housing	Single Family Residential
West	RU <sub>1</sub> – Large Lot housing P <sub>3</sub> – Parks and Open Space	Single Family Residential Paddle Centre / Future Waterfront Park

**Subject Property Map: 417 Cedar Avenue**



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

Chapter 4: Future Land Use

**Mixed Use (Residential / Commercial) (MXR)**

Developments that provide for commercial floor space on the ground floor or above, with additional potential for residential units above the ground floor. For Urban Centres other than the City Centre, building densities should decrease as the distance from the core of the Urban Centre increases. Other relevant policies include Policy 5.5.1 Building Height and Chapter 17 – Urban Centre definition. Maximum density at the centre of the core would be consistent with zoning as follows: City Centre – C7 zone; Rutland – C7 zone; Pandosy – C4 zone; Midtown – C6 zone; Capri/Landmark – C4 zone.

Chapter 5: Development Process

**Objective 5.2** Develop Sustainability.

**Complete Communities.** Support the development of complete communities with a minimum intensity of approximately 35 - 40 people and/or jobs per hectare to support basic transit service – a bus every 30 minutes.

**Objective 5.3** Focus development to designated growth areas.

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

**6.0 Technical Comments**

**6.1 Development Engineering Department**

Refer to Schedule 'A' dated February 1, 2021.

## **7.0 Application Chronology**

Date of Application Accepted: January 14, 2021

Date Public Consultation Completed: March 15, 2021

**Report prepared by:** Lydia Korolchuk, Planner Specialist

**Reviewed by:** Jocelyn Black, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package

Attachment B: Applicant's rationale letter

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**CITY OF KELOWNA**  
**MEMORANDUM**

**SCHEDULE**

**A**

*This forms part of application*

# Z21-0002

Planner  
Initials

LK



**Date:** February 1, 2021  
**File No.:** Z21-0002  
**To:** Urban Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 417 Cedar Ave.

RU1 to C4

---

The Development Engineering Department has the following comments and requirements associated with this rezoning of the subject property from RU1 Large Lot Housing to C4 Urban Centre Commercial to facilitate the development of a mixed-use development.

The Development Engineering Technologist for this project is Aaron Sangster.

**1. General**

- a. The following requirements are valid for one (1) years from the reference date of this memo, or until the PLR and/or application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.

**2. Domestic Water and Fire Protection**

- a. This property is currently serviced with 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 service and the installation of one new larger service at the applicant's cost.

**3. Sanitary Sewer**

- a. Our records indicate that this property is currently serviced with a 150mm-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.

**4. Storm Drainage**

- a. The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the 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 in accordance with bylaw 7900, 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.

## **5. Road Improvements**


- a. Cedar Ave. is designated a 2 lane minor collector road in the OCP and must be upgraded to an urban standard along the full frontage of this proposed development, including barrier curb and gutter, 1.8m sidewalk, irrigated landscaped boulevard, streetlights, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a SS-R7 with bike lanes. This must match the Pandosy St. style, similar to 3036 Pandosy St. Cedar Ave. frontage.
- b. The developer must connect their frontage sidewalk with the existing sidewalk on 3100 Lakeshore Rd.

## **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.
- c. Existing OH lines must be relocated underground as this is within an urban centre.

## **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

<b>SCHEDULE</b>		<b>A</b>
This forms part of application # Z21-0002		
Planner Initials	<b>LK</b>	 <b>City of Kelowna</b> DEVELOPMENT PLANNING



**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. Other Engineering Comments**

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

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

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

**11. Geotechnical Study**

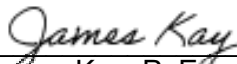
- a. Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result 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

## 12. **Charges and Fees**

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

  
James Kay, P. Eng.  
Development Engineering Manager

AS

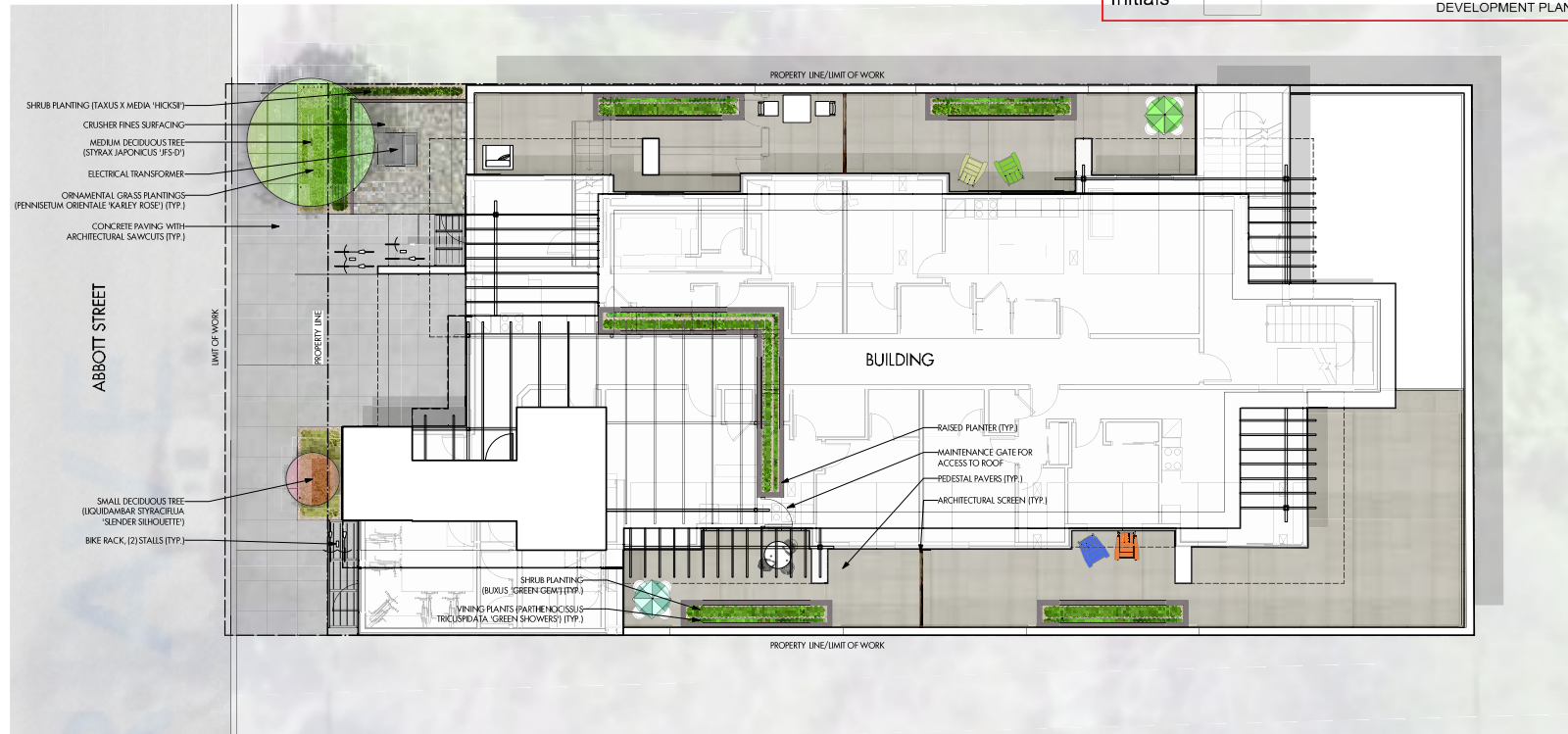
<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# <b>Z21-0002</b>		
Planner Initials	<b>LK</b>	 <b>City of Kelowna</b> DEVELOPMENT PLANNING

This forms part of application

# Z21-0002

Planner  
Initials

LK

City of  
**Kelowna**  
DEVELOPMENT PLANNINGOUTLAND DESIGN  
LANDSCAPE ARCHITECTURE303-590 KLO Road  
Kelowna, BC V1Y 7S2  
T (250) 868-9270  
www.outlanddesign.ca**NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
2. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
4. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm BLACK WOOD MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
5. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
6. TURF AREAS SHALL BE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOUGH AND DROUGHT RESISTANT. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
7. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

**PLANT LIST**

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<b>TREES</b>			
LIQUIDAMBAR STYRACIUM 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	1	6cm CAL
STYRAX JAPONICUS 'JFS-D'	SHOWCONE SNOWBELL	1	6cm CAL
<b>SHRUBS</b>			
BUXUS GREEN GEM	GREEN GEM BOXWOOD	10	#02 CONT. / 1.0M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	10	#02 CONT. / 1.0M O.C. SPACING
<b>PERENNIALS &amp; GRASSES</b>			
PARTHENOCISSUS TRICUSPIDATA 'GREEN SHOWERS'	GREEN SHOWERS BOSTON IVY	11	#01 CONT. / 0.75M O.C. SPACING
PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE ORIENTAL FOUNTAIN GRASS	11	#01 CONT. / 0.75M O.C. SPACING



PROJECT TITLE

**417 CEDAR AVENUE**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL  
LANDSCAPE PLAN**

SHEET FOR / REVISION

1	20.12.11	Review
2	20.12.16	Development Permit
3		
4		

PROJECT NO. 20154

DESIGN BY TB

DRAWN BY JWC/TK

CHECKED BY TB

DATE DEC. 16, 2020

SCALE 1/25

PAGE SIZE 24x36

SEALED



DRAWING NUMBER

**L1/2**

ISSUED FOR REVIEW ONLY

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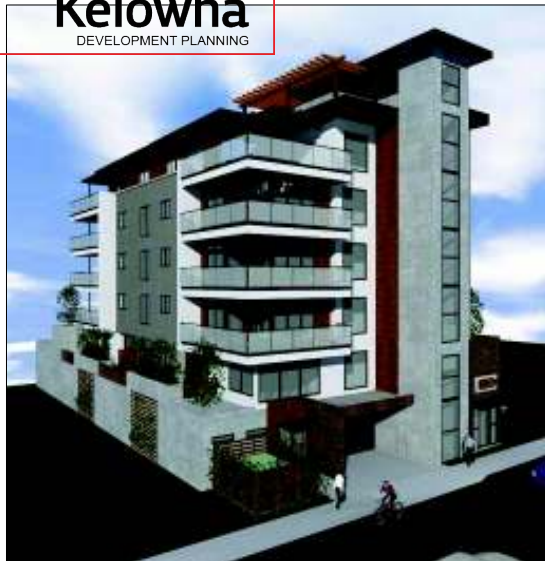
# Z21-0002

Planner  
Initials

LK



City of  
**Kelowna**  
DEVELOPMENT PLANNING



FOR DVP



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All ideas, designs, drawings and specifications are the exclusive property of JME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of JME Architecture Inc. All Contracting Trades shall check and verify level, dimensions, data and conditions at the site prior to commencement of any work. Any discrepancies are to be reported immediately to JME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia building code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewage, gas, heating and telephone.

Revision No., Date and Description
12.16.20 - FOR DVP

<b>Plot Date</b> 16-Dec-20	<b>Drawing No</b> A-600
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PROJECT	417 CEDAR AVENUE
DRAWING TITLE	RENDERS





**Transmittal** Page 1 of 2

**To:** Planning Department  
**CC:** Kevin Edgecombe

City of Kelowna  
kevin@edgecombebuilders.com

March 31, 2021

**Re:** Design Rationale for the Proposed Rezoning of  
417 Cedar Avenue, Kelowna, BC (The Site)

Dear City of Kelowna Planning Department,

Further to submitted information as it pertains to the proposed Development of 417 Cedar Avenue in Kelowna, we offer the following Rezoning Design Rationale for the project:

Located immediately west of the corner of Pandosy Street and KLO Road, 417 Cedar Avenue is located in the heart of Kelowna's Mission Centre neighbourhood. The project location is in close proximity to shopping and restaurants allowing most errands from the location to be accomplished by foot as is emphasized with a 70+ walk score. Kelowna's Mission Centre is ideally located for residential use and because of its associated high walk score, reduces the reliance on automobile use. The proposed C4 zone allows for mixed use (residential/commercial) which is well suited to the property's location between existing residential and commercial zones.

The building design includes a ground floor accessible commercial space from Cedar Avenue that connects internally to a residence on the second level above in order to create a work-live residence. Also included on the Cedar Ave. frontage is vehicle access to a ground level parkade and the entry lobby for the remaining 16 residences (17 in total) located on the upper 5 storeys above the entry level (6 levels in total). The location close to the commercial centre of the Mission Centre influenced the overall design that includes the provision of additional bicycle parking in order to reduce the required number of vehicle parking stalls. The reduction in automobile reliance in conjunction with the higher density infill development of the property contribute to a more sustainable approach to the building design that aligns with the City of Kelowna's Healthy City Strategy and planning initiatives. The concept for the building includes providing a mix of private outdoor spaces and a community roof-top amenity space that allows a variety of outdoor options for the occupants of the building.

The final building form takes inspiration from the trend to design and build with a modern building style combined with energy efficiency in mind. The modern form includes the use of punch windows to reduce the impact of the exterior located elevator shaft while offering transparent connection between indoor and exterior spaces. The use of this type of window system helps establish a regular rhythm on the building exterior while enhancing energy performance by limiting glazing areas. The building human scale at the street level is inviting with a majority of the massing above the entry level stepped back from the property line in order to reduce the impact of the building massing while maintaining a sense of privacy between neighbouring buildings.





The priority to densify precious, developable land within an existing urban centre in conjunction with stepping the building away from neighbouring properties will result in development that is ideally suited for its location while being sensitive to existing neighbours. The aim to achieve 17 residences on the property is felt to be important from a location and sustainability perspectives. The overall aim for the project is to provide an attractive infill project that combines a commercial component, addresses the human scale while sensitively designed to reduce impact on neighbours. Additionally, bicycle storage was regarded as an important aspect and in fact occupies prime floor space on both the entry and second levels. Easily accessible while being secured within the building is a testament to the priority that bicycle storage had in the design of this project. We believe that reducing the number of parking stalls in exchange for the additional bicycle storage aligns with the City's vision and our own when it comes to healthy, interactive urban living.

In summary, the rationale for the rezoning to C4 for the proposed project is as follows:

- i. Provide a thoughtful, sustainable infill housing solution to a property located in the heart of an existing urban centre of Kelowna.
- ii. Provide a live-work space in response to current changing habits that influence the way people work and live.
- iii. Propose a development that meets the City of Kelowna Parking Bylaw requirements. Specifically, and in conjunction with the additional bicycle storage, the project provides a vehicle parking stall for 14 of the 17 residential units plus 3 visitor spaces that includes an accessible stall.
- iv. The proposed development results in a building design that is attractive in its modern design, is inviting and addresses the human scale at ground level and is sensitive to the neighbourhood at large by the way it has been designed and massed on the site.

This proposed development recognizes the City of Kelowna's strategic approach to overall residential growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy and planning initiatives.

We look forward to your supportive comments in response to the zoning application. Please do not hesitate to contact our office if you have any questions or require additional information in these matters.

Sincerely:



Matt Johnston Architect AIBC, LEED AP  
**LIME Architecture Inc.**

c/o

**The Development Team including, but not limited to:  
Edgcombe Builders Group.**



# Z21-0002 417 Cedar Avenue

Rezoning Application



# Proposal

- ▶ To consider an application to rezone the subject property from the RU1 – Large Lot Housing zone to the C4 – Urban Centre Commercial zone to facilitate the development of mixed-use multiple dwelling housing.



# Development Process

Jan 14, 2021

Development Application Accepted

Staff Review & Circulation

Mar 15, 2021

Public Information Session

Apr 19, 2021

Initial Consideration

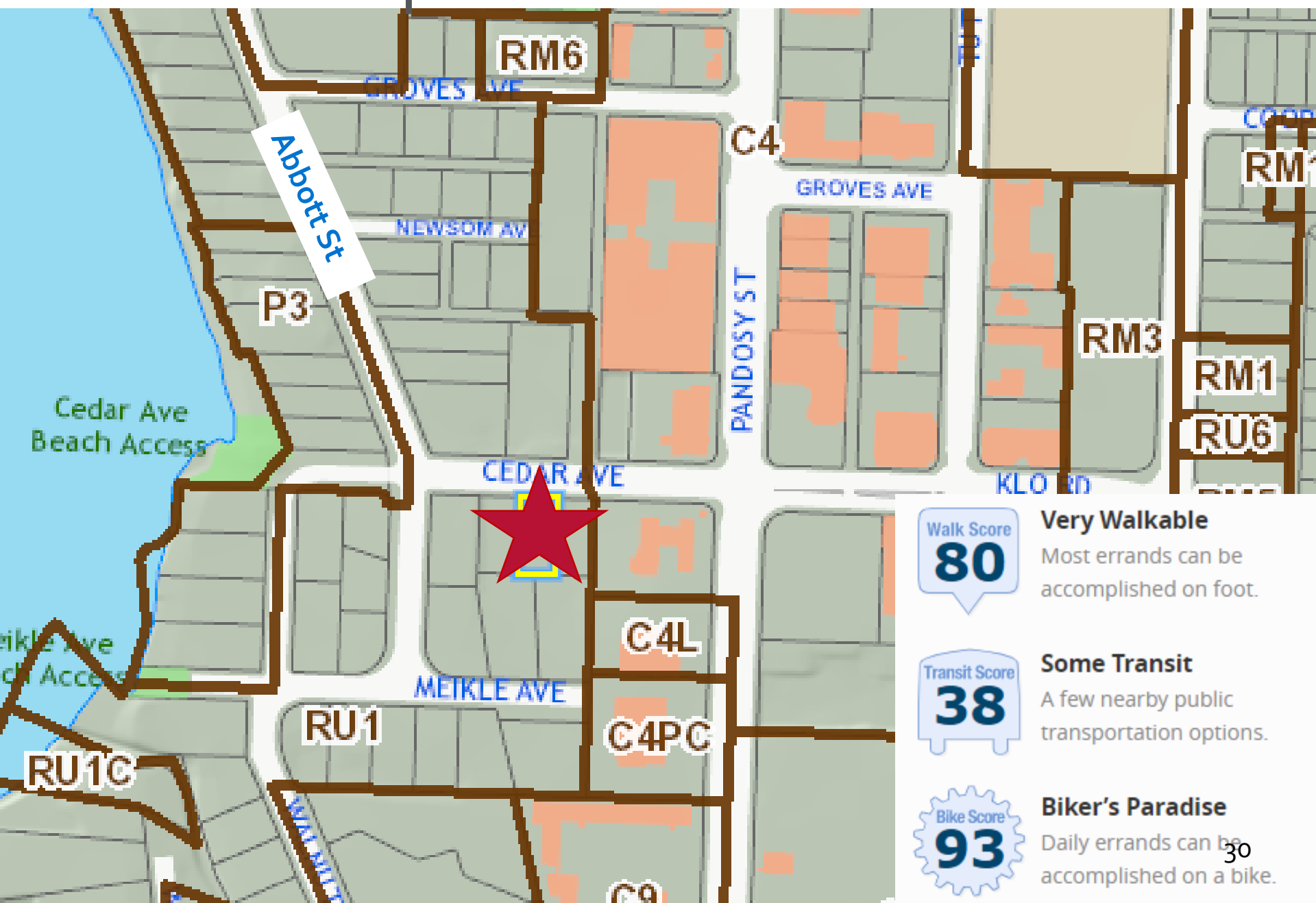
Public Hearing  
Second & Third Readings

Final Reading and DP & Variances

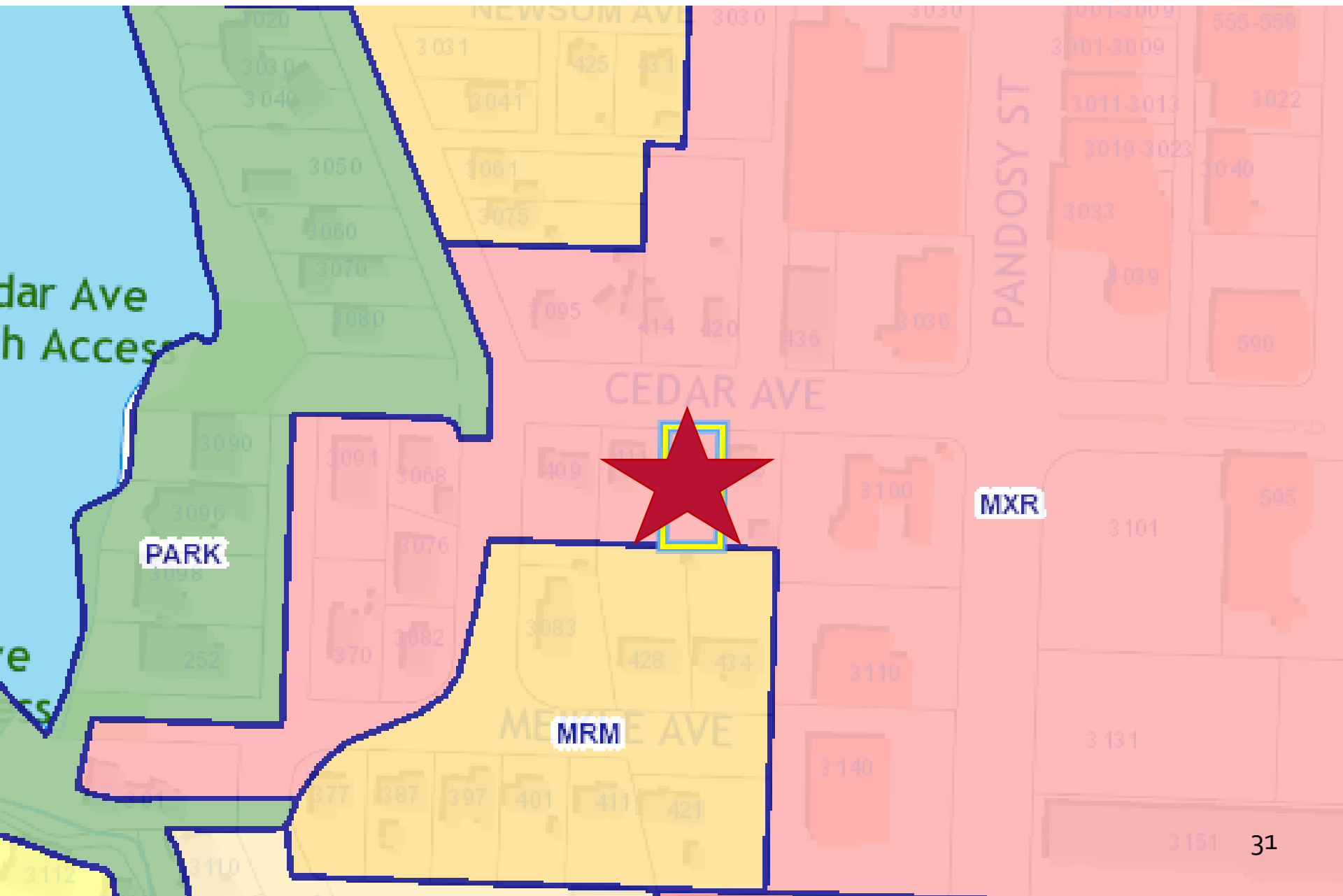
Building Permit

Council  
Approvals

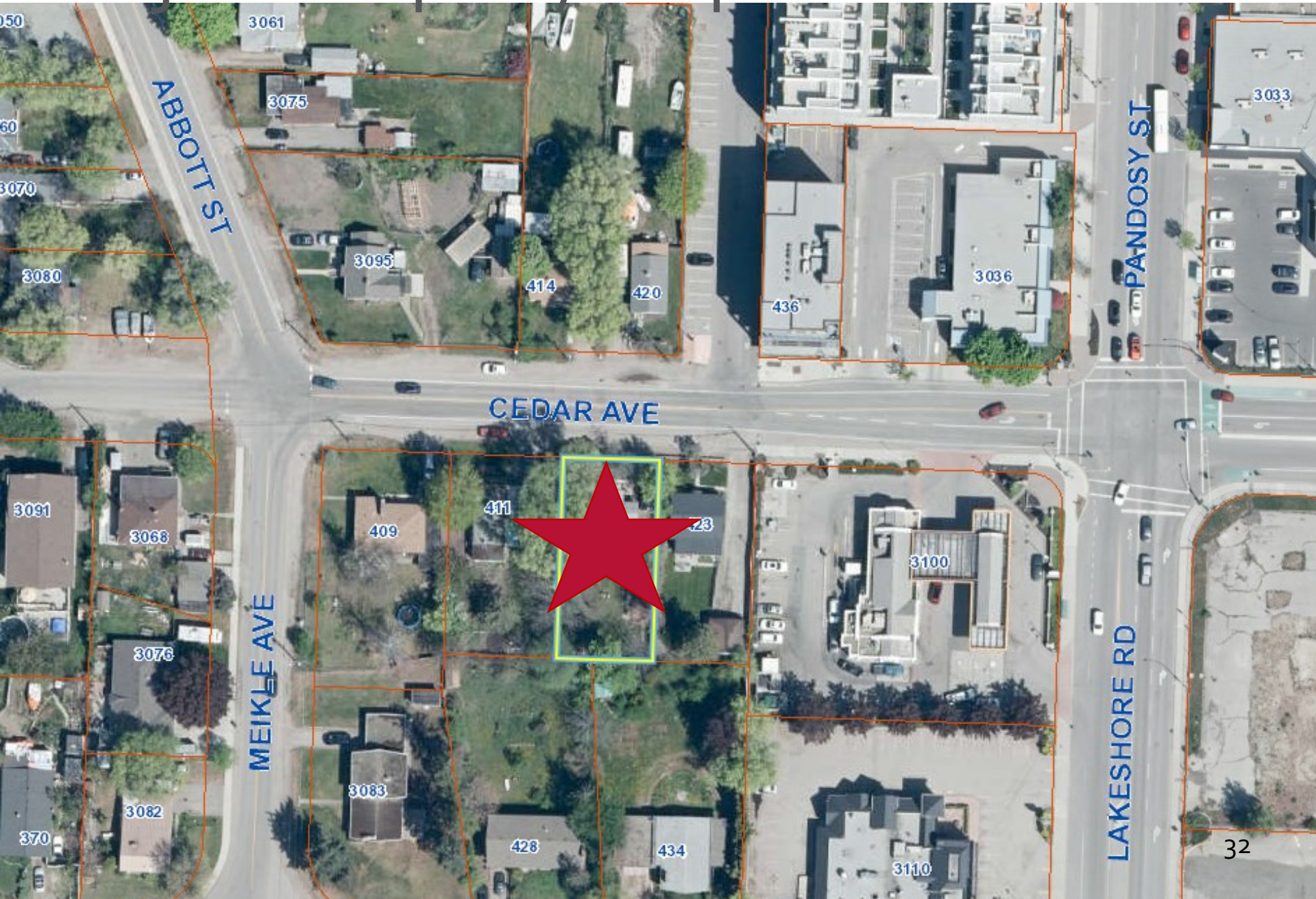
# Context Map



# Future Land Use



# Subject Property Map



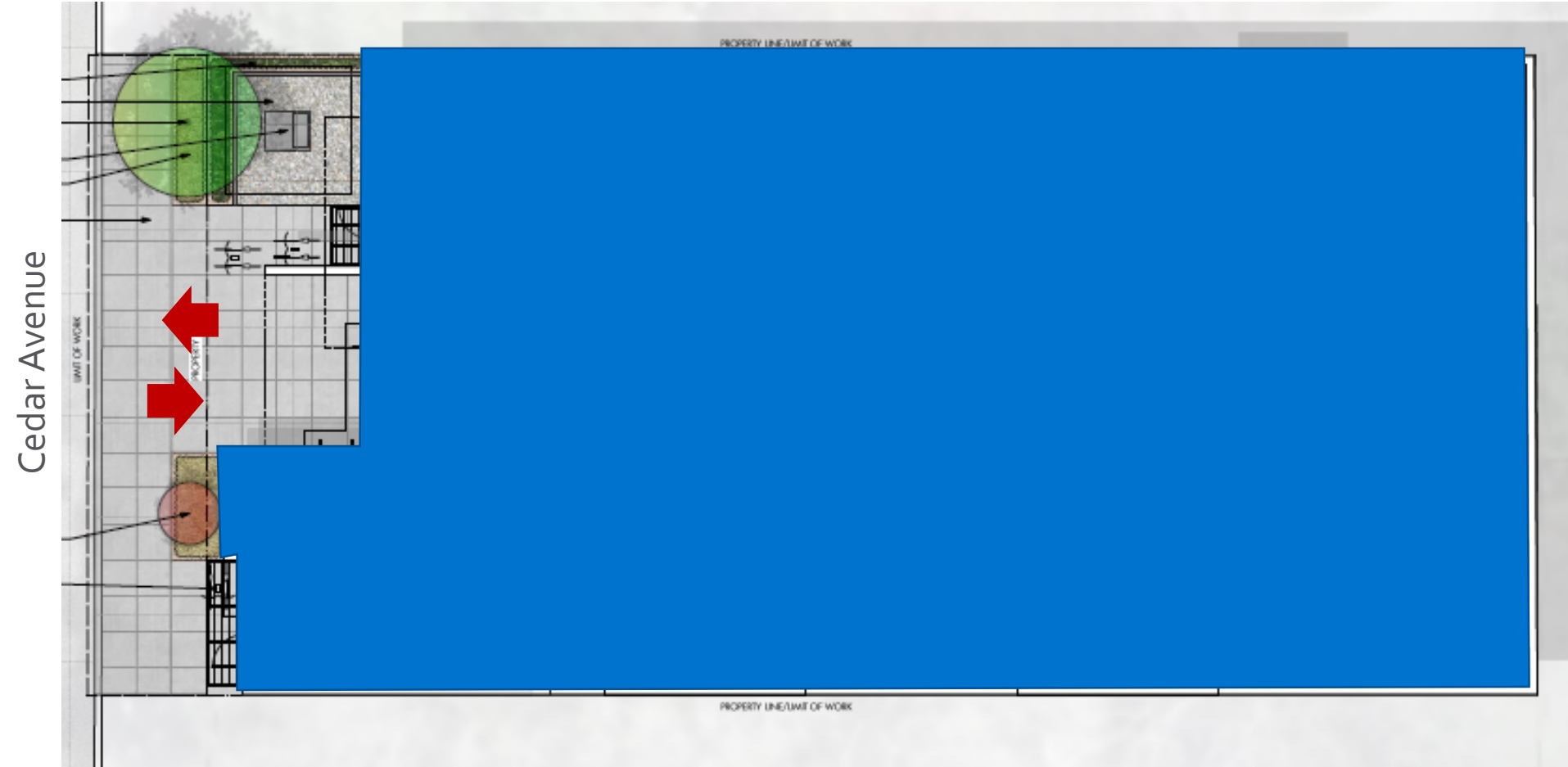




# Project Details

- ▶ 6 storeys condo building
- ▶ 17 residential units (1 is a live/work)
- ▶ One level at-grade parking podium
- ▶ Site access from Cedar Avenue

# Conceptual Site Plan



# Development Policy

- ▶ Consistent with Future Land Use: MXR – Mixed Use (Residential/ Commercial)
- ▶ OCP Urban Infill Policies:
  - ▶ Complete Communities:
    - ▶ Support the development of complete communities with a minimum of intensity of approximately 35 – 40 people and/or jobs per hectare to support basic transit service – a bus every 30 minutes.
  - ▶ Compact Urban Form
    - ▶ Focus growth with compact, connected mixed-use developments in Urban & Village Centres.



# Staff Recommendation

- ▶ **Support** of the proposed Rezoning:
  - ▶ Meets many objectives in the OCP
- ▶ Recommend the bylaw be forwarded to Public Hearing for further consideration.



## *Conclusion of Staff Remarks*



# **CITY OF KELOWNA**

## **BYLAW NO. 12209**

**Z21-0002**

**417 Cedar Avenue**

---

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2 District Lot 14, ODYD, Plan 4135 located at Cedar Avenue, Kelowna, BC from the RU1 – Large Lot Housing zone to the C4 – Urban Centre Commercial 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:** April 19, 2021  
**To:** Council  
**From:** City Manager  
**Department:** Development Planning  
**Subject:** Supplemental Report for 4350 June Springs Road

---

## **Recommendation**

THAT Council receives, for information, the report from the Development Planning Department dated April 19<sup>th</sup>, 2021, with respect to the Rezoning and Text Amendment Bylaws for the property located at 4350 June Springs Road, Kelowna, BC;

AND THAT Council waives the requirement for Development Variance Permit to be considered in conjunction with final adoption of Rezoning Bylaw No. 12133;

AND Zoning Bylaw Text Amendment Application No. TA21-0010 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report From the Development Planning dated April 19<sup>th</sup>, 2021 for Lot 6 Section 35 Township 29 ODYD Plan KAP56325, located at 4350 June Springs Road, Kelowna, BC be considered by Council;

AND THAT Zoning Bylaw Text Amendment Bylaw No. 12132 and Rezoning Bylaw No. 12133 located at 4350 June Springs Road, Kelowna, BC be forwarded for reading consideration.

AND FURTHER THAT Zoning Bylaw Text Amendment Bylaw No. 12132 and Rezoning Bylaw No. 12133 be given first reading to the bylaws and advance them to Public Hearing.

## **Purpose**

To receive an update for the Rezoning and Text Amendment Applications and to move the file to a Public Hearing.

## **Background:**

This file came forward due to illegal suite investigation that was instigated by Bylaw Services on May 30<sup>th</sup>, 2018. The accessory building began being resided in full-time in 2014, without the correct zoning or permits. The applicant is seeking the carriage house subzone to allow for the legal conversion of the accessory building into a carriage house.

On March 29<sup>th</sup>, 2021 a Rezoning Application was presented to Council to bring the carriage house into compliance. Council passed Staff's Alternative Recommendation, which was to move the Rezoning file (Z20-0032) for 4350 June Springs to a Public Hearing. As part of the Alternative Recommendation, Staff

included a Development Variance Permit Application to Section 9.5b.3a of the Zoning Bylaw. However, since this section is a regulation of density, this cannot be varied and Staff recommend this file move forward in conjunction with a site-specific Text Amendment. The Text Amendment will be to allow a carriage house on a property less than 1.0ha in size that is not connected to services. The Rezoning and Text Amendment Applications will move forward to bring the carriage house into compliance.

**Discussion:**

Staff are proposing that the Rezoning Application is brought forward in conjunction with a site-specific Text Amendment. The reason for this is Section 9.5b.3a reads:

A carriage house shall be connected to a community sanitary sewer unless the lot is at least 1.0ha and meets the requirements of the City and the Medical Health Officer for septic disposal capacity.

Staff believe this is regulation of density, which cannot be varied as per the Local Government Act Section 498(2)a. To bring this property into conformance, a site-specific Text Amendment to allow a carriage house on a property not connected to sewer that is less than 1.0ha possible.

**Conclusion:**

Following Council's decision on March 29<sup>th</sup>, 2021, Staff are recommending that Council give Zoning Bylaw Text Amendment Bylaw No. 12132 and Rezoning Bylaw No. 12133 located at 4350 June Springs Road, further reading consideration.

**Report prepared by:** Tyler Caswell, Planner I

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

**Reviewed by:** Terry Barton, Development Planning Department Manager

**Attachment:**

Schedule A" Proposed Site Specific Text Amendment

## Schedule "A" – Site Specific Amendment to City of Kelowna Zoning Bylaw No. 8000 TA21-0010

Section	Current Wording	Proposed Wording	Reason for Change								
Section 9 – Specific Use Regulations, 9.5 Secondary Suite and Carriage House, 9.5b Carriage House Regulations	N/A	<b>9.5b.4 Site Specific Uses and Regulations</b> Uses and regulations apply to Carriage Houses on a site-specific basis as follows: <table border="1" data-bbox="751 474 1371 836"> <thead> <tr> <th></th><th>Legal Description</th><th>Civic Address</th><th>Regulation</th></tr> </thead> <tbody> <tr> <td>1</td><td>Lot 6 Section 35 Township 29 ODYD Plan KAP56325</td><td>4350 June Springs Road</td><td>To allow for a carriage house on a property that is less than 1.0ha in size and not connected to community sanitary sewer</td></tr> </tbody> </table>		Legal Description	Civic Address	Regulation	1	Lot 6 Section 35 Township 29 ODYD Plan KAP56325	4350 June Springs Road	To allow for a carriage house on a property that is less than 1.0ha in size and not connected to community sanitary sewer	To allow for a carriage house on a property that is less than 1.0ha in size and not connected to community sanitary sewer with the addition of a new section for a site-specific text amendment.
	Legal Description	Civic Address	Regulation								
1	Lot 6 Section 35 Township 29 ODYD Plan KAP56325	4350 June Springs Road	To allow for a carriage house on a property that is less than 1.0ha in size and not connected to community sanitary sewer								

**SCHEDULE**
**A**

This forms part of application  
# **TA20-0010**

Planner  
Initials

TC



**City of  
Kelowna**  
DEVELOPMENT PLANNING

**CITY OF KELOWNA**  
**BYLAW NO. 12132**  
**TA21-0010**  
**4350 June Springs Road**

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 **Section 9 – Specific Use Regulations, 9.5 Secondary Suite and Carriage House, 9.5b Carriage House Regulations** be amended by adding in its appropriate location the following:

**"9.5b.4 Site Specific Uses and Regulations**

Uses and regulations apply to Carriage Houses on a site-specific basis as follows:

	<b>Legal Description</b>	<b>Civic Address</b>	<b>Regulation</b>
1	Lot 6 Section 35 Township 29 ODYD Plan KAP56325	4350 June Springs Road	To allow for a carriage house on a property that is less than 1.0ha in size and not connected to community sanitary sewer.

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



**CITY OF KELOWNA**  
**BYLAW NO. 12133**  
**Z20-0032**  
**4350 June Springs Road**

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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 6 Section 35 Township 29 ODYD Plan KAP56325 located at June Springs Road, Kelowna, BC from the RR<sub>1</sub> – Rural Residential 1 zone to the RR<sub>1c</sub> – Rural Residential 1 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

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:** April 19, 2021

**To:** Council

**From:** City Manager

**Subject:** Supplemental Report – Development Application for Reading Consideration

**Department:** Office of the City Clerk

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## **Recommendation:**

THAT Council receives, for information, the Supplemental Report from the Office of the City Clerk dated April 19, 2021 regarding a Zoning Bylaw Text Amendment that requires reading consideration;

AND THAT the Zoning Bylaw Text Amendment Application TA20-0024 located at 88g Vaughan Avenue and 88o, 89o Clement Avenue be forwarded for reading consideration.

## **Purpose:**

To give Bylaw No. 12203 for a site-specific text amendment application first reading.

## **Background:**

Council considered a text amendment at 88g Vaughan Avenue and 88o and 89o Clement Avenue on March 22, 2021 and forwarded the text amendment application to a public hearing. The corresponding bylaw must be given first reading consideration prior to public hearing.

## *Previous Council Resolutions*

<b>Resolution</b>	<b>Date</b>
THAT Zoning Bylaw Text Amendment Application No. TA20-0024 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated March 22, 2021, located at 88o and 89o Clement Avenue and 88g Vaughan Avenue, Kelowna, BC be considered by Council;	March 22, 2021
AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;	

The bylaw will be scheduled for a public hearing should it be given first reading.

**Considerations applicable to this report:**

**Considerations not applicable to this report:**

*Legal/Statutory Authority:*

*Legal/Statutory Procedural Requirements:*

*Existing Policy:*

*Financial/Budgetary Considerations:*

*External Agency/Public Comments:*

*Communications Comments:*

Submitted by: R. Van Huizen, Legislative Technician

Approved for inclusion: S. Fleming, City Clerk

cc:

Development Planning

# CITY OF KELOWNA

## BYLAW NO. 12203

### TA20-0024

## 889 Vaughan Avenue, 880 and 890 Clement Avenue

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000, **Section 9 – Specific Use Regulations, 9.15 CANNABIS PRODUCTION FACILITIES** be amended by adding in its appropriate the following:

#### "9.15.2 Site Specific Uses and Regulations

Uses and regulations apply to the Cannabis Production Facilities on a site-specific basis as follows:

	<b><i>Legal Description</i></b>	<b><i>Civic Address</i></b>	<b><i>Reglation</i></b>
1	See Map A	889 Vaughan Avenue, 880 and 890 Clement Avenue	To allow for a cannabis production facility within a minimum 30 metres of lots that have a residential use as a principal use, measured from closest lot line to closest lot line.

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

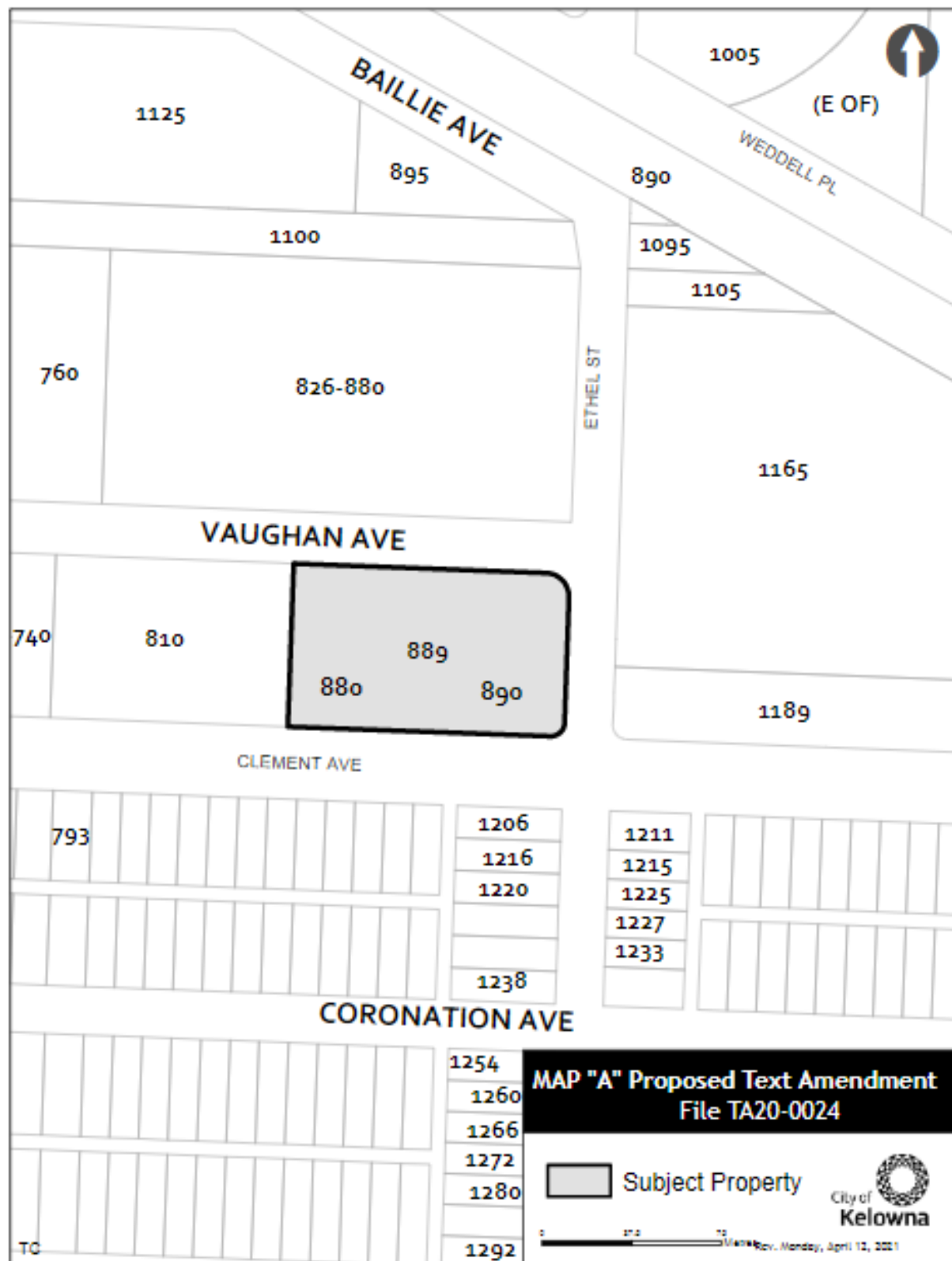
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Mayor

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City Clerk

Map A: 889 Vaughan Avenue, 880 and 890 Clement Avenue



# Report to Council



**Date:** April 19, 2021

**To:** Council

**From:** City Manager

**Subject:** Cultural Facilities Master Plan Community Engagement Summary

**Department:** Active Living and Culture

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## **Recommendation:**

THAT Council receives for information the report from the Cultural Services Manager dated April 19, 2021, regarding the Cultural Facilities Master Plan community engagement summary.

AND THAT Council approves in principle the proposed preliminary Cultural Facilities Master Plan key recommendations as outlined in the report from the Cultural Services Manager, dated April 19, 2021, to support the further development of the plan.

## **Purpose:**

To provide Council with an update on the progress of the Cultural Facilities Master Plan and seek Council's support in principle for the proposed preliminary key recommendations.

## **Background:**

Cultural facilities are integral to the success of a vibrant creative sector in Kelowna. They provide locations for programs and services that benefit people from all demographics of our population, are venues for community-building and contribute in a significant way to the social and economic priorities of the City of Kelowna.

The 2020-2025 Cultural Plan sets community priorities for the enhancement of cultural vitality and community spaces. The plan is designed to set a course for the creative sector to provide accessible, diverse and inclusive experiences, use resources effectively, leverage opportunities, and be innovative and forward thinking. The Cultural Plan also highlights the value of partnerships and cooperation to advance the Plan as a collective community.

While many components of the Cultural Plan will be advanced within the action steps of the Cultural Facilities Master Plan (CFMP), there is a direct connection to the Cultural Plan theme area of "Spaces." Specifically, Goal 3 of the Plan to "Optimize existing spaces" and Goal 4 to "Commit to developing new



facilities”. Therefore, the CFMP builds on prior efforts to strengthen commitment to cultural facility enhancement and development, including the Creative Spaces Report (May 2017) and the 2020-2025 Cultural Plan. In addition, data from the CFMP engagement process was used in the development of the Cultural Plan.

The CFMP explores how facilities are used throughout the city in support of cultural programming, the opportunities and challenges related to municipally-owned cultural facilities and what next steps are needed to enhance Kelowna’s cultural space to meet current and future needs.

The purpose of the CFMP is:

- Assess cultural facility usage within Kelowna, primarily municipally-owned cultural facilities, based on the facility size, characteristics, usage, capacity, condition and demand;
- Provide a description of the spatial needs of the local creative sector and address strategies for optimizing existing space or providing more space;
- Provide recommendations to assist the development of a City prioritization and decision-making process in addressing each municipal facility and the collective inventory;
- Provide common trends and examples in action that are applicable to the City of Kelowna and cultural facility usage and development from across Canada; and
- Support the review and development of future City plans, processes and initiatives including the development of the comprehensive Strategic Facility Master Plan.

While the CFMP covers a lot of ground, it is not all inclusive. This plan does not:

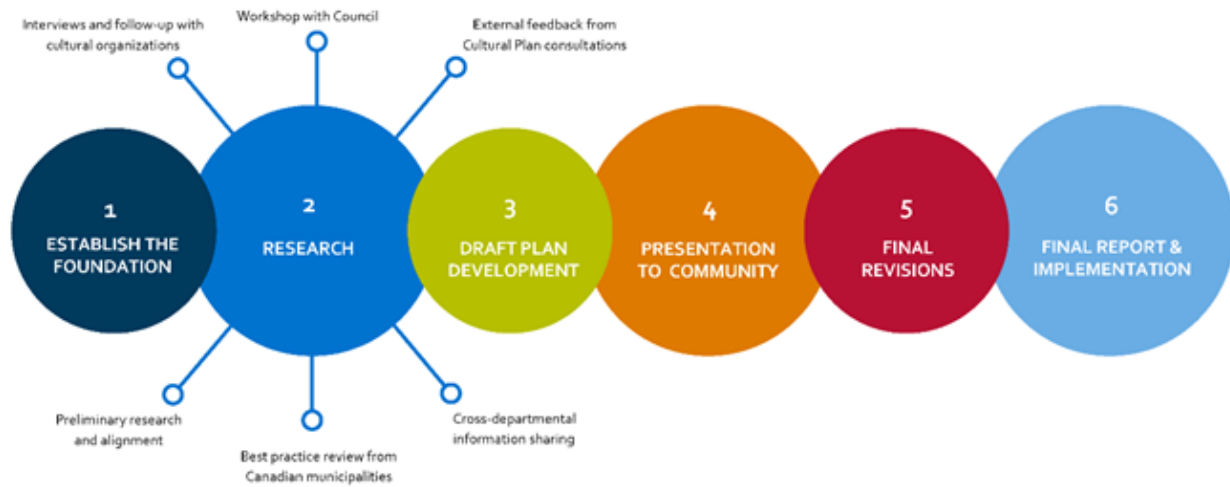
- provide an in-depth understanding or reflection on the space needs of individual artists in our community, but rather is built primarily on the needs of local non-profit arts and culture organizations who serve artists;
- provide a review of for-profit facilities or include specific facility needs of the for-profit creative sector;
- consider municipally-owned heritage assets;
- consider the City of Kelowna Public Art collection or future public art commissions; or
- consider the prioritization of cultural facilities within the context of larger City of Kelowna infrastructure needs (except to the extent to identify that this is necessary).

The CFMP focuses on areas where municipal investment is likely or highly likely and where it is determined that the City of Kelowna would have the largest positive impact on the creative sector overall. The CFMP focuses on cultural facilities however is not intended to act in isolation of other City plans, processes and initiatives that are in place or being reviewed and developed.

The CFMP project was initiated in fall of 2018 and it was originally intended to take six months to complete. However, the complexity of the project, depth of investigation required to make informed recommendations and lack of consultant capacity quickly became apparent. Therefore, the timeline was extended to ensure that the report content was not compromised and appropriate engagement with the creative sector occurred.

The process to complete the report is described below:

## PROCESS FOR CULTURAL FACILITY MASTER PLAN DEVELOPMENT



A summary of the CFMP project is provided as Attachment 1.

### Discussion:

#### *Community Engagement Summary of Results*

Developed concurrently with the 2020-2025 Cultural Plan and the Creative Sector Economic Impact Assessment, the recommendations of this Plan are based on:

- one-on-one interviews with 43 of Kelowna's cultural organizations;
- numerous follow-up interviews and fact checking with major facility operators;
- feedback gathered during the Cultural Plan community engagement;
- third party facility condition assessment reports completed on municipally-owned cultural facilities (still underway);
- a review of examples in action associated with cultural facilities in communities of a similar size and experiencing similar challenges; and
- cross-departmental discussions within the City of Kelowna.

The results of the 43 interviews and where necessary follow-up conversations were used to generate a stronger understanding of the creative sector and the primary facility needs of Kelowna's cultural organizations.

A summary infographic of the results from the community engagement are attached to this report as Attachment 2.

#### *Examples in Action from Across Canada*

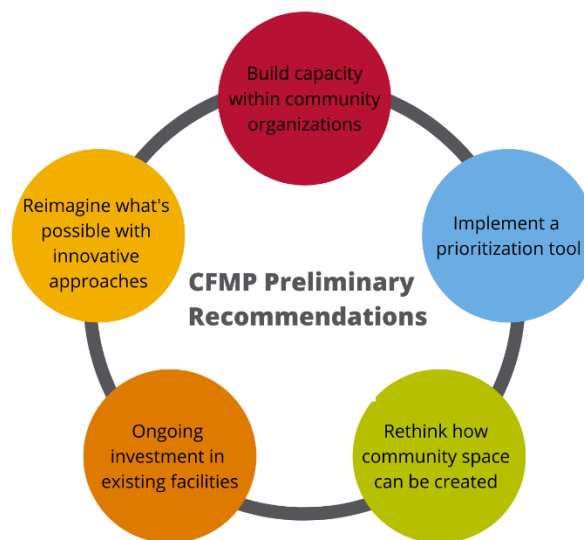
In consideration of the needs that were explored in the previous sections, a review of how other municipalities are handling related challenges was conducted. An overview of key areas were determined to have relevance and offer important considerations for Kelowna including:

- Investment prioritization
- Co-location of cultural facilities
- Partnerships building
- Delivering culture across civic facilities

An overview of the examples in action are provided as Attachment 3. These examples will be further explored in the final version of the CFMP and will help to further formulate the action steps generated from the preliminary recommendations.

#### *Preliminary Recommendations*

Resulting from the community engagement and best practice review, five draft preliminary recommendations are being considered as the framework for the development of draft action items to address facility needs in the creative sector.



The draft action items below are addressed in the context of cultural facilities. It is understood that many of the action items must be developed in coordination with broader City plans, processes and initiatives some of which are underway or planned to begin soon.

#### Key Recommendation 1: Build capacity within community organizations

*Action 1:* Provide grants to community organizations to conduct feasibility work that supports a stronger understanding of their facility needs now and into the future.

*Action 2:* Facilitate partnerships and enhance community stewardship & support for investment into the development of cultural organizations and facilities.

*Action 3:* Support fund development efforts in cultural facilities by developing an approach to measure and share the contribution, economic benefit and impact that cultural facilities have on the City's social, cultural, environmental and economic status.

*Action 4:* Support capacity building of local organizations through ongoing education opportunities and financial support for projects that enhances organizational long-term sustainability and financial security.

Key Recommendation 2: Implement a prioritization tool

*Action 5:* Work cross departmentally to develop and implement a prioritization assessment matrix tool to prioritize capital investment in facilities and facility development across all civic facilities inclusive of cultural facilities.

*Action 6:* Inform the community regarding the criteria used for prioritization of investments and the subsequent results, to rally efforts and move projects forward collectively.

Key Recommendation 3: Rethink how community space can be created

*Action 7:* Develop the opportunity for the professional exhibition of art within municipally owned community facilities and spaces.

*Action 8:* Establish the civic plaza, Art Walk extension and cultural amenity space within the development at 350 Doyle Avenue.

*Action 9:* Include the needs of cultural programming and community arts organizations in the redevelopment or new construction of civic facilities, parks and outdoor spaces.

*Action 10:* Evaluate the use of city owned heritage assets currently vacant as an opportunity to enhance space availability for community programming.

Key Recommendation 4: Ongoing investment in existing facilities

*Action 11:* Increase investment in Facilities Asset Management, including the ongoing maintenance and renewal of municipally-owned facilities to improve accessibility and extend their useful life.

*Action 12:* Clarify the repairs and maintenance responsibilities of municipal facility operators contained within the lease and operating agreements.

*Action 13:* Develop and implement a long-term program for the required repairs and capital projects for municipally-owned facilities based on the results from the formal condition assessment reports.

*Action 14:* Explore the development of appropriate reserves for future cultural facility capital needs and development.

Key Recommendation 5: Reimagine what's possible with innovative approaches

*Action 15:* Explore the role of municipalities in conducting fundraising campaigns for cultural facilities.

*Action 16:* Develop the role of sponsorship, advertising and philanthropy in future cultural facility development.

*Action 17:* Explore models to engage new partnerships that enhance future cultural facility development.

These action steps will be built on (timeline, budget and responsibility) during the next phase of the project's development including discussion with the community to address any concerns or gaps that exist within them.

### **Conclusion:**

The next steps in the development of the Cultural Facilities Master Plan will be to:

- complete the formal condition assessments on municipal cultural facilities (April - May),
- continue with the development of the Plan and build out preliminary action steps (April – May),
- re-engage with the cultural community and seek input on draft key recommendations and preliminary action steps (May-June),
- make final revisions to the Plan content and solidify recommendations and action steps (June-July),
- return to Council with the final draft of the Plan (July-Aug 2021).

Culture is what connects people and keeps our city vibrant. Investment in cultural facilities and cultural infrastructure generates social, economic and health benefits and social capital to communities. In Kelowna, the appreciation for cultural offerings is evident as cultural events are attended by approximately 1.5 million people each year. Over 416,000 of these attendees are at municipally-owned cultural facilities including the Kelowna Community Theatre, Rotary Centre for the Arts, Kelowna Art Gallery, Okanagan Heritage Museum, Okanagan Military Museum and Laurel Packinghouse, all located within Kelowna's Cultural District.

### **Internal Circulation:**

Building Services

Communications

Parks & Buildings Planning

Partnerships Office

Long Range Policy Planning

### **Considerations applicable to this report:**

#### *Existing Policy:*

- Cultural Policy No. 274
- 2020-2025 Cultural Plan
- 2017 Cultural Spaces Report

### **Considerations not applicable to this report:**

Legal/Statutory Authority

Legal/Statutory Procedural Requirements

Financial/Budgetary Considerations

External Agency/Public Comments

Communications Comment:



Submitted by: C. McWillis, Cultural Services Manager

**Approved for inclusion:** JG

cc:



# WHAT WE HEARD

## CULTURAL FACILITIES MASTER PLAN

### INTRODUCTION

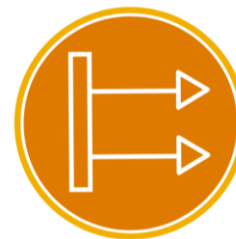
The Cultural Facilities Master Plan (CFMP) is a guiding document building on prior efforts to strengthen commitment to cultural facility development. The CFMP focuses on areas where municipal investment is likely or highly likely and where it is determined that the City of Kelowna would have the largest impact on the creative sector overall. The purpose of the plan is to:



Explore how facilities are used throughout Kelowna for cultural programming



Identify opportunities and challenges related to municipally owned cultural facilities



Highlight next steps needed to enhance Kelowna's cultural space to meet future needs

Functional cultural facilities are integral to the success of a vibrant creative sector in Kelowna. They provide services and programs that benefit residents, foster community-building and contribute to the city's social and economic priorities.

### WHO WE SPOKE TO

One of the pieces critical to the success of the Plan are insights from existing Cultural facility operators representing various roles in the cultural community. One-on-one interviews were held with 43 non-profit arts & culture groups to garner firsthand perspectives on current facility use and conditions, satisfaction levels, threats, space sharing & future plans. A summary of findings are outlined on the next page.



Dissemination/Presentation: 86%



Educational: 74%



Creation/Production: 49%



Curatorial: 23%



Rental House/Space Provider: 5%

*Representation of those interviewed and their self-identified roles in the cultural community.*

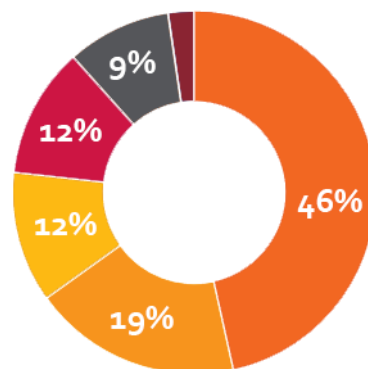


## PERCEPTIONS OF FACILITY CONDITIONS

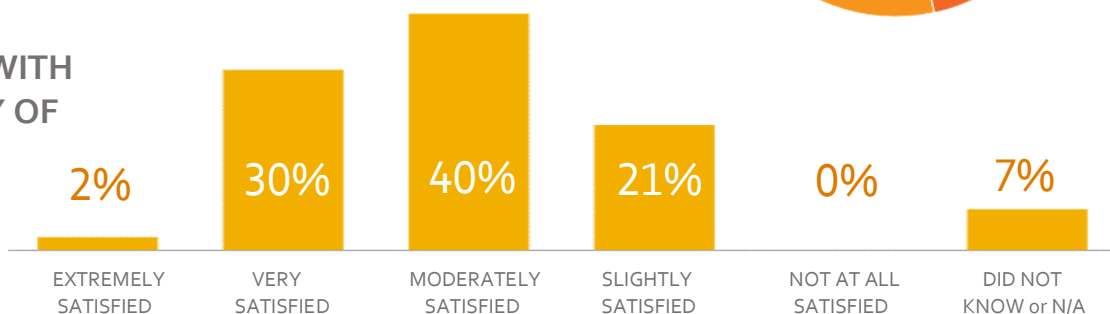
Over half (56%) of those interviewed felt their respective facility or facilities were in **good** or **excellent condition**. 30% indicated that they felt facilities were in **fair condition**, and 12% felt that their facilities were in **poor condition**. 63% operate out of two or more facilities.

## UTILIZATION OF CURRENT SPACE

- Underutilized, do not use all space (2%)
- Somewhat underutilized, some slack space (12%)
- Neutral, just the right amount of space (46%)
- Somewhat over capacity (19%)
- Over capacity, not enough space (12%)
- Did not know or N/A (9%)



## SATISFACTION WITH FUNCTIONALITY OF FACILITIES



## SHARING SPACE

**16%** Currently share space   **16%** Rent to others   **35%** Do not currently share space   **96%** Willing to co-locate with another organization

## TOP 5 priorities for space



Storage



Performance



Admin/Office



Studio/Creator

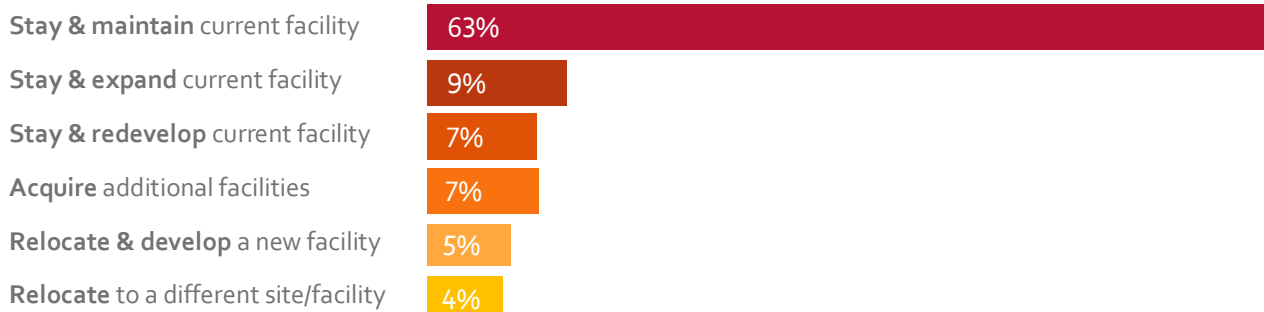


Program/Service

## THREATS TO KEEPING SPACE

Of the 43 organization representatives we spoke to, nearly half (49%) mentioned that the greatest threat to keeping space was rent increases and affordability. Additional threats included the availability of grant funding (30%) compounded by the competitive nature of grant funding available to the sector and organization capacity challenges (28%). Building conditions such as aging infrastructure was a primary threat to 21% of organization representatives interviewed.

## FUTURE SPACE PLANS



Learn more about the Cultural Facilities Master Plan at

[kelowna.ca/culture](http://kelowna.ca/culture)

# Examples in Action Across Canada

## Cultural Facilities Master Plan

In consideration of the needs that were explored in the previous sections, a review of how other municipalities are handling related challenges was conducted. Examples in four key areas were determined to have relevance and offer important considerations for Kelowna including:

- Investment prioritization

The City of Regina ranked 32 facilities using a weighted score card in order to develop its 2019 Recreation Master Plan.

The City of Coquitlam took an in-depth approach to developing its services in line with community aspirations. The Parks, Recreation and Culture Master Plan Implementation Strategy examines 18 different service areas, and identifies unmet needs in relation to applicable facilities, service delivery models, programming, and governance structures.

- Co-location of cultural facilities

The Town of Oakville, Queen Elizabeth Park Community and Cultural Centre (QEPCCC) opened in 2012 and occupies 144,000 sq.ft of a former high school. One of the largest multi-use venues in Canada, the QEPCCC houses a diverse collection of artistic, cultural, and active living programs. While 22 cultural groups call the QEPCCC home, an additional 29 groups regularly use the facility.

The Creative City Centre is a non-profit artist run centre in the heart of downtown Regina. The facility hosts visual art, music, theatre, film screenings, literary art and spoken word experiences and is home to a variety of artists and arts organizations.

Spanning 50,000 sq ft over 3 floors in Vancouver's Chinatown, BCA Sun Wah is home to over 80 artists, cultural organizations, and social impact organizations and is the largest community cultural hub in the province. Operated by BCA (formerly BC Artscape), this space strives to nurture an environment that supports their tenants' work while also serving the broader community.

- Partnerships building

The City of Saskatoon provides a tiered range of capital grant opportunities to its users including a recreation and culture partnership reserve for major investments over \$3 million; a cultural capital reserve of approximately \$500,000, which can also be used to support feasibility studies for new capital investments; and capital reserves for smaller capital upgrades and renewals up to \$100,000.

The City of St. Catharines, Ontario leveraged \$18 million in contributions from the federal and provincial governments, corporate donors, community fundraising, and general funds. In total, \$60 million was raised for the 9,000 m<sup>2</sup> First Ontario Performing Arts Centre. Opened in 2015, the complex has helped redefine the downtown core, and consists of four performance venues that host international artists and offer local groups opportunities to produce performances. The facility partners with Brock University's Marilyn I. Walker School of Fine and Performing Arts, and creates opportunities for 500 students to use the teaching space each day to showcase their talents.

In 2007, the City of Ottawa and the Orléans Town Centre Partnership (OTCP) entered a public-private partnership to construct the Shenkman Arts Centre while undertaking major development in the east end of the City. The partnership is responsible for the design, construction, maintenance, and ownership of the 8,000 m<sup>2</sup> arts centre, which will revert to the ownership of the City after a 30-year term. The OTCP financed the \$37.8 million facility, and received exemptions from development fees, as well as property, education and land transfer taxes.

- Delivering culture across civic facilities

Launched in 2018, the Music Monday's program put on by the City of Hamilton is a series of free live music events offered over the lunch hour on the forecourt of the City Hall. Focusing on emerging artists, this program offers local musicians the opportunity for a paid public performance, while also increasing the community's access to music experiences. In 2019, over 1,100 people attended a total of 7 noon hour concerts.

In response to the community over a lack of exhibition space available to local artists, the City of Richmond established a Community Art Exhibition Space program. By accessing space in already existing civic facilities, they developed community exhibition spaces for local artists and art groups to utilize. As well as using already existing spaces, they have incorporated this principle into new builds. These spaces are available at the City Hall's Galleria, Richmond Cultural Centre's Rotunda Gallery, Gateway Theatre, City Centre Community Centre and Thompson Community Centre.

Surrey's dual-purpose Centre Stage facility within City Hall hosts Council chambers, and can be converted into a 200-seat venue suitable for live music, small-scale theatre, and dance performances. The theatre includes dressing room capacity for 48 performers, and the facility is adjacent to the City Room atrium and Civic Plaza.

These examples will be further explored in the CFMP and will help to formulate the action steps generated from the preliminary recommendations.



# Cultural Facilities Master Plan Community Engagement Summary

April 19, 2021





# Background and Purpose



Explore how facilities are used throughout Kelowna for cultural programming



Identify opportunities and challenges related to municipally owned cultural facilities



Highlight next steps needed to enhance Kelowna's cultural space to meet future needs

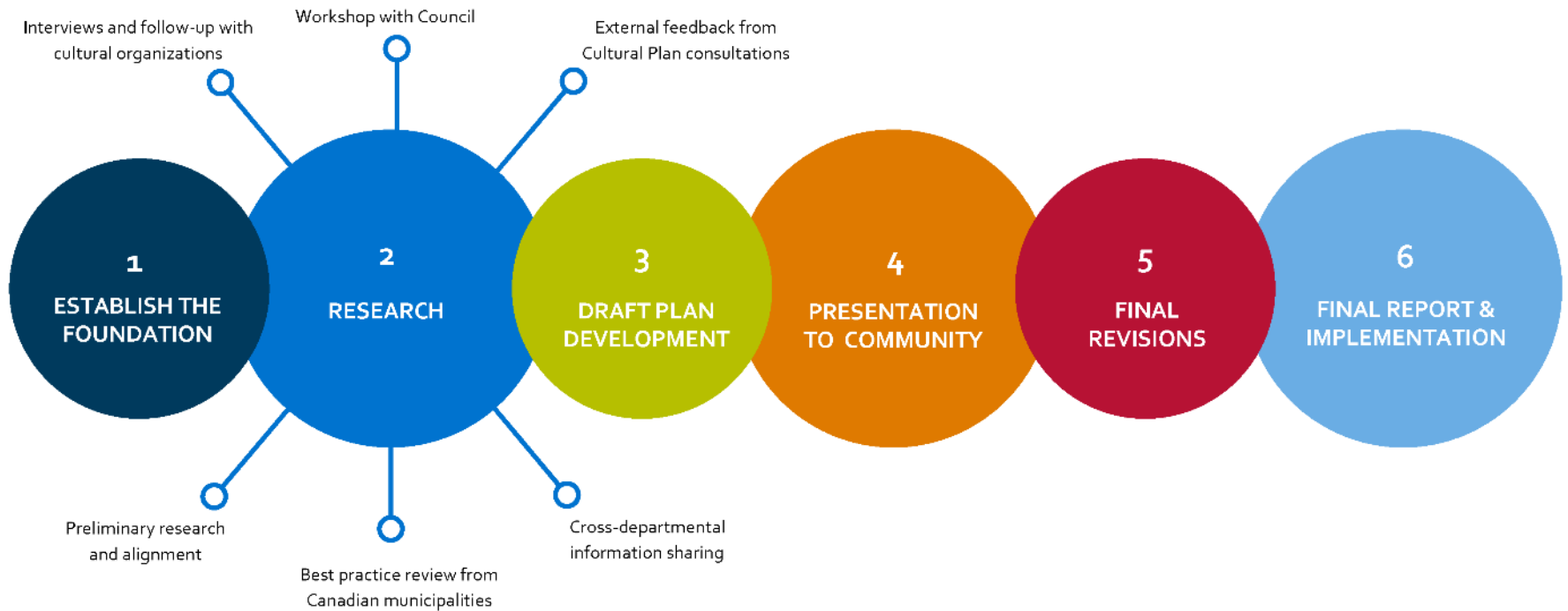
# Out of Scope

## This report does not:



- ▶ provide an in-depth understanding or reflection on the space needs of individual artists in our community but is built on the needs of primarily local non-profit arts and culture organizations who serve artists;
- ▶ provide a review of for-profit facilities or include specific facility needs of the for-profit creative sector;
- ▶ consider municipally-owned heritage assets;
- ▶ consider the City of Kelowna Public Art collection or future public art commissions; or
- ▶ consider the prioritization of cultural facilities within the context of larger City of Kelowna infrastructure needs (except to the extent to identify that this is necessary).



# Development Process



# Engagement Efforts

- 
- ▶ One-on-one interviews with 43 of Kelowna's cultural organizations;
  - ▶ Numerous follow-up interviews and fact checking with major facility operators;
  - ▶ Feedback gathered during the Cultural Plan community engagement;
  - ▶ Third party facility condition assessment reports completed on municipally-owned cultural facilities;
  - ▶ A review of best practices associated with cultural facilities in communities of a similar size and experiencing similar challenges; and
  - ▶ Cross-departmental discussions within the City of Kelowna.
- 



# Findings



Dissemination/Presentation: 86%



Educational: 74%



Creation/Production: 49%



Curatorial: 23%



Rental House/Space Provider: 5

*Representation of those interviewed and their self-identified roles in the cultural community.*



## Sharing space:

**16%** currently share space

**16%** rent to others

**35%** do not currently share space

**60%** interested in sharing space

## TOP 5 priorities for space



Storage



Performance



Admin/Office



Studio/Creator



Program/Service

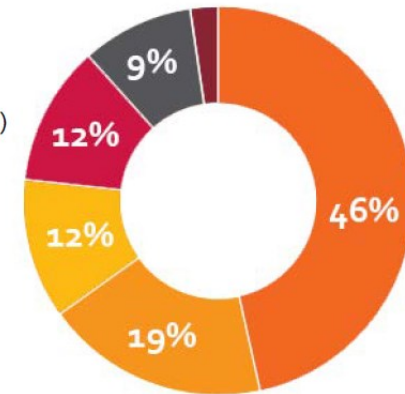
# Findings

## Threats to keeping space:

- 49%:** Rent increases/affordability
- 30%:** Availability of grant funding
- 28%:** Organization capacity challenges
- 21%:** Building conditions/aging infrastructure

## Extent of using space:

- Underutilized, do not use all space (2%)
- Somewhat underutilized, some slack space (12%)
- Neutral, just the right amount of space (46%)
- Somewhat over capacity (19%)
- Over capacity, not enough space (12%)
- Did not know or





# Examples in Action Across Canada

- ▶ In consideration of the facility needs that were explored in the previous sections, a review of how other municipalities are handling related challenges was conducted.
- ▶ Four key practices were determined to have relevance and offer important considerations for Kelowna including:
  - ▶ investment prioritization;
  - ▶ colocation of cultural organizations;
  - ▶ partnership building; and
  - ▶ delivering culture across civic facilities.



# Investment Prioritization

- ▶ The City of Regina
- ▶ The City of Coquitlam





# Colocation of Cultural Organizations

- ▶ Town of Oakville, Queen Elizabeth Park Community and Cultural Centre (QEPCCC)
- ▶ The Creative City Centre in downtown Regina.
- ▶ Vancouver's Chinatown, BCA Sun Wah



# Partnership Building

- ▶ City of Saskatoon
- ▶ City of St. Catharines, First Ontario Performing Arts Centre
- ▶ City of Ottawa and the Orléans Town Centre Partnership (OTCP)

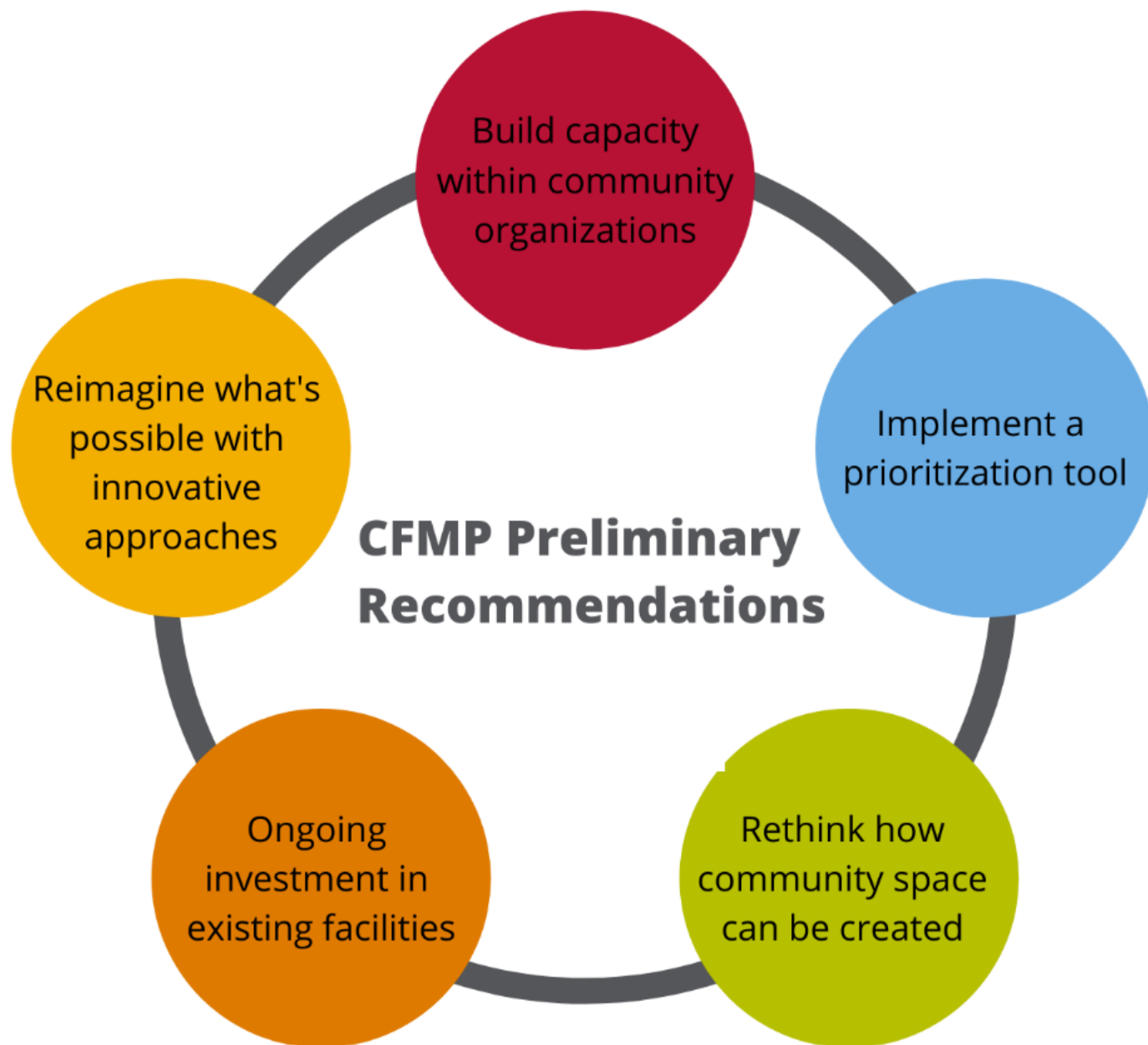


# Delivering Culture Across Civic Facilities

- ▶ City of Hamilton Music Monday's
- ▶ City of Richmond Community Art Exhibition Space program
- ▶ City of Surrey's Centre Stage facility within City Hall









## Key Recommendation 1:

### Build capacity within community organizations

- ▶ **Action 1:** Provide grants to community organizations to conduct feasibility work that supports a stronger understanding of their facility needs now and into the future.
- ▶ **Action 2:** Facilitate partnerships and enhance community stewardship & support for investment into the development of cultural organizations and facilities.
- ▶ **Action 3:** Support fund development efforts in cultural facilities by developing an approach to measure and share the contribution, economic benefit and impact that cultural facilities have on the City's social, cultural, environmental and economic status.
- ▶ **Action 4:** Support capacity building of local organizations through ongoing education opportunities and financial support for projects that enhances organizational long-term sustainability and financial security.

## Key Recommendation 2: Implement a prioritization tool

- ▶ **Action 5:** Work cross departmentally to develop and implement a prioritization assessment matrix tool to prioritize capital investments in facilities and facility development across all civic facilities, inclusive of cultural facilities.
- ▶ **Action 6:** Inform the community regarding the criteria used for prioritization of investments and the subsequent results, to rally efforts and move projects forward collectively.

## Key Recommendation 3: Rethink how community space can be created

- ▶ **Action 7:** Develop the opportunity for the professional exhibition of art within municipally owned community facilities and spaces.
- ▶ **Action 8:** Establish the civic plaza, Art Walk extension and cultural amenity space within the development at 350 Doyle Avenue.
- ▶ **Action 9:** Include the needs of cultural programming and community arts organizations in the redevelopment or new construction of civic facilities, parks and outdoor spaces.
- ▶ **Action 10:** Evaluate the use of City-owned heritage assets currently vacant as an opportunity to enhance space availability for community programming.

# Key Recommendation 4:

## Ongoing investment in existing facilities

- ▶ **Action 11:** Increase investment in Facility Asset Management, including the ongoing maintenance and renewal of municipally-owned cultural facilities to extend their useful life.
- ▶ **Action 12:** Clarify the repairs and maintenance responsibilities of municipal facility operators contained within the lease and operating agreements.
- ▶ **Action 13:** Develop and implement a long-term program for the required repairs and capital projects for each municipally-owned facility based on the results from the formal condition assessment reports.
- ▶ **Action 14:** Explore the development of appropriate reserves for future cultural facility capital needs and development.

## Key Recommendation 5: Reimagine what's possible with innovative approaches

- ▶ **Action 15:** Explore the role of municipalities in conducting fundraising campaigns for cultural facilities.
- ▶ **Action 16:** Develop the role of sponsorship, advertising and philanthropy in future cultural facility development.
- ▶ **Action 17:** Explore models to engage new partnerships that enhance future cultural facility development.

# Next Steps

Apr - May

- Complete formal condition assessments on municipal cultural facilities
- Continue with the development of the Plan and build out preliminary action items

May - June

- Re-engage with the cultural community and seek input on draft key recommendations and preliminary action items

June - July

- Make final revisions to the Plan content and solidify recommendations and action items

July-Aug

- Return to Council with the final draft of the Plan





## *Questions or Feedback?*

For more information, visit [kelowna.ca](http://kelowna.ca).

# Cultural Facilities Master Plan

## Project background, scope and update



43

*one-on-one  
interviews with  
non-profit arts &  
culture groups*

One of the critical pieces to the success of the Plan are insights from existing organization representatives, representing various roles in the creative sector.

One-on-one interviews were held with 43 non-profit arts and culture groups to garner firsthand perspectives on current facility use and conditions, satisfaction levels, threats, space sharing and future plans.

### What is the Cultural Facilities Master Plan (CFMP)?

The intention of the CFMP is to build on prior efforts to strengthen commitment to cultural facility development.

The purpose of the CFMP is to:

- Assess cultural facility usage within Kelowna, primarily municipally-owned cultural facilities (based on facility size, characteristics, usage, capacity, condition and demand)
- Provide a description of the spatial needs of the local creative sector and address strategies for optimizing existing space or providing more space
- Provide recommendations to assist the development of a City prioritization and decision-making process in addressing each municipal facility and the collective inventory
- Provide common trends and examples in action that are applicable to the City of Kelowna and cultural facility usage and development from across Canada
- Support the review and development of future City plans and initiatives including the development of the comprehensive Strategic Facility Master Plan

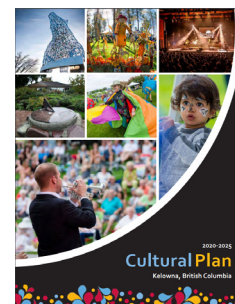
The CFMP focuses on areas where municipal investment is likely or highly likely and where it is determined that the City of Kelowna would have the largest impact on the creative sector overall.

### Why is the Cultural Facilities Master Plan needed?

Functional cultural facilities are integral to the success of a vibrant creative sector in Kelowna. They provide services and programs that benefit residents and families, are venues for community-building and contribute in a significant way to the social and economic priorities of the city.

### What has been done so far in relation to the CFMP?

In October 2018, The Cultural Services department, in coordination with Parks and Building Planning, engaged a consulting firm to develop the Plan. The consultant was able to effectively complete the gathering of raw data with regards to cultural facilities from community stakeholders. Following on the gathering of data with community stakeholders with regards to cultural facilities, all information from the CFMP project was integrated into the development of the 2020-2025 Cultural Plan. Findings from the CFMP project are reflected in a number of goals in the Cultural Plan, including:



**Goal 3:**  
*Optimize existing  
space*

**Goal 4:**  
*Commit to  
developing new  
facilities*

### Cultural Facilities Master Plan Timeline

The current project timeline is as follows for 2021:

**Apr-May**

**May-June**

**June-July**

**July-Aug**

- complete formal condition assessments on municipal cultural facilities
- continue development of the Plan, define preliminary action steps
- re-engage with the cultural community and seek input on draft key recommendations and preliminary action steps
- make final revisions to the Plan content and solidify recommendations and action steps
- final draft of plan presented to Council

## What is the scope of the Plan?

### >>> What will it do?

The scope of the Cultural Facilities Master Plan from the outset of the project has been:

- **Facility Usage Assessment**  
While interviews focused on the cultural facility that the organization primarily occupies, the information will be utilized to understand the needs of the sector overall with a primary focus on municipally-owned facilities. The intent was to assess facility usage according to the following criteria:
  - Facility size, characteristics and use
  - Maximum capacity vs typical operating capacity
  - Overall facility condition, deficits and demands for enhancement/expansion.
- **Creative Sector's Spatial Needs**  
Using the data gathered from internal documents and community interviews, the report will provide a description of:
  - The spatial needs of Kelowna's creative sector, identifying what is being done to meet their current and future spatial needs.
  - The potential for optimizing and sharing space between facilities, or identifying other creative strategies for providing space for the cultural community.
  - Strategies to assist the City's prioritization and decision-making process in addressing each facility and inventory.
- **Trends & Best Practices**  
Based on a best practice review of other municipality's cultural facilities, the CFMP will identify common trends and best practices, including:
  - Role of municipalities in providing Cultural Facilities
  - What are other comparable municipalities doing and why?
  - What recommendations are particular to the City of Kelowna?

### >>> What will it not do?

While the CFMP covers a lot of ground, this plan is not intended to address:

- **Individual artists**  
rather, the Plan is focused on the needs of primarily local non-profit arts and culture *organizations*.
- **For-profit facilities or sectors**  
The plan does not include a review of for-profit facilities or include specific facility needs of the for-profit creative sector.
- **Public art or heritage assets**  
Including analysis of the City of Kelowna's Public Art collection, future public art commissions, or municipally-owned heritage assets.
- **Prioritization of facilities**  
The plan does not go above and beyond the context and priorities of larger City of Kelowna infrastructure needs as outlined in area plans such as the Civic Precinct Plan.



informed



## Association of CFMP with other cultural and area plans

With a number of guiding plans and documents designed to support the strategic growth of the Cultural District and creative sector, understanding the purpose of each plan or project and how they relate to each other is key.

### The Civic Precinct Plan

The Civic Precinct Plan is the overarching planning document that guides the long-term redevelopment of key sites in the Civic Precinct area including the Kelowna Community Theatre, City Hall parking lot and Memorial Arena. The Civic Precinct Plan was endorsed by Council in 2016 following extensive community engagement.

### 2020-2025 Cultural Plan

The Cultural Plan sets priorities for the enhancement of cultural vitality and community spaces over the next five years. The plan is designed to set a course for the creative sector to provide accessible, diverse & inclusive experiences, use resources effectively, leverage opportunities, and be innovative and forward thinking. The plan also highlights the value of partnerships and cooperation to advance the plan as a collective community.

Data from the Cultural Facilities Master Plan development was used in the development of the Cultural Plan.

### Creative Hub Feasibility Study

The development at 350 Doyle Avenue, as part of the direction of the Civic Precinct Plan, includes 6,000 sq ft of community amenity space. In preparation for this space, we are currently undertaking a Feasibility Study to explore the viability of establishing a creative hub in this space.

Like the CFMP, the Creative Hub Feasibility Study aims to support the need for more cultural spaces.

Learn more about the Cultural Facilities Master Plan at

[kelowna.ca/culture](https://kelowna.ca/culture)

# Report to Council



**Date:** April 19, 2021  
**To:** Council  
**From:** City Manager  
**Subject:** Amendment No.1 to the Five Year Financial Plan 2020-2024  
**Department:** Financial Planning

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## **Recommendation:**

THAT Council receives, for information, the Report from Financial Services dated April 19, 2021 with respect to amendments to the Five Year Financial Plan 2020-2024 Bylaw;

AND THAT Bylaw No. 12197 being Amendment No. 1 to the Five Year Financial Plan 2020-2024 Bylaw No. 12011 be advanced for reading consideration.

## **Purpose:**

To amend the Five Year Financial Plan (2020-2024) as required by the Community Charter to include the authorized transfers and amendments which occurred in the 2020 year.

## **Background:**

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

The amended financial plan is impacted on a departmental basis by contingency fund transfers and other transfers as permitted under the Budget Amendment Policy #262 and Budget Transfer Policy #261.

The attached Schedule A summarizes the authorized transfers and amendments that occurred throughout the 2020 year. The following are a few transfers and amendments of note that are being brought before Council for the first time.

## ***Building Capital:***

The City's Clean BC grant application for H<sub>2</sub>O energy efficiency upgrades including the replacement of the heat pump, boilers and hot water tanks, was unsuccessful. The budget was amended to redirect the City's \$600,000 share of the grant project budget to fund the replacement of a failed boiler at the H<sub>2</sub>O Centre.

The chiller at the Kelowna Library building reached the end of its serviceable useful life and required replacement. Review and design by an engineering consultant determined that additional budget of \$125k was required to complete the purchase and installation. Budget was amended to bring in funding from the Civic Facilities reserve.

*Transportation Capital:*

Budget of \$310k was transferred for various roads, water, and sanitary projects within the Ethel Active Transportation Projects. A competitive bidding process brought in bids lower than expected. Surplus budget in Ethel 4 DCC (Sutherland-Springfield) and watermain projects were able to fund interface work between the phases completed as part of Ethel 5 DCC (Springfield-Rose) and a revision to a water design and budget shortfall in phase 5.

Budget was amended by \$113k to complete the Okanagan Rail Trail Interpretive Site at Carney Pond near the UBC Okanagan campus with funding from a third-party capital contribution.

Funding of \$177k was received from the ICBC Road Improvement Program for various capital improvements including bike lanes on Ellis St, sidewalks on Leckie Rd and Rutland Rd, road marking on Enterprise Way, the addition of sharrows and green conflict markings on Glenmore Rd, road widening and bike lanes on Union Rd, numerous safety upgrades on various streets adjacent to South Kelowna School and improved crosswalks at Gordon Dr and Wilson Ave among other road improvement projects.

*Solid Waste Capital:*

A transfer was required to increase budget by \$365k to cover additional costs related to the completion of the new mechanical shop at the Glenmore Landfill. Unforeseen site conditions and scope enhancements were the main cause of the increase in project costs. Funding was transferred from the Landfill Old Entrance Filling project which came in under budget.

*Water Capital:*

During the excavation of an aging cast iron watermain along Clement Ave, considerable pipe degradation and leaks were discovered. The City engaged the developer's engineer and contractor to design and install approximately \$186k of additional works. This watermain provides a key link to the City's distribution system downtown and is essential for domestic service and fire-flow to the quickly developing commercial and industrial properties along Clement Ave. Budget was transferred from available budget in the offsite and oversize account, a watermain renewals project on Cadder Ave and the hydrants project within Water Capital.

*Partnerships and Investments Division:*

Consulting services were obtained to undertake a market study and facility assessment at Prospera Place to analyze the capability of the Kelowna market to host and support a variety of touring events and inform top level recommendations for enhancements to the facility. Budget was amended \$139k to complete the study with funding from the Prospera Place Arena Building reserve.

***Legal/Statutory Authority:***

Community Charter section 165.

**Considerations not applicable to this report:**

**Discussion:**

**Conclusion:**

**Internal Circulation:**

***Legal/Statutory Procedural Requirements:***

***Existing Policy:***

***Financial/Budgetary Considerations:***

***External Agency/Public Comments:***

***Communications Comments:***

Submitted by:

M. Antunes, Budget Supervisor

**Approved for inclusion:**



G. Davidson, CPA, CMA Divisional Director Financial Services

**Attachment:**

1: Schedule A

2: Amendment No. 1 to the Five Year Financial Plan 2020-2024 Council Presentation



# 2020 - 2024 Amendment to the Five Year Financial Plan

**#kelownabudget**  
[kelowna.ca/budget](https://kelowna.ca/budget)





# Amended Budget

- ▶ Community Charter requirement
- ▶ No impact on 2020 taxation demand
- ▶ Financial Plan changes permitted under:
  - ▶ Budget Amendment Policy #262
  - ▶ Budget Transfer Policy #261







## *Questions?*

For more information, visit [kelowna.ca/budget](http://kelowna.ca/budget)



# CITY OF KELOWNA

## BYLAW NO. 12197

### **Amendment No. 1 to the Five Year Financial Plan 2020-2024 Bylaw No. 12011**

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

1. THAT the Five Year Financial Plan 2020-2024 Bylaw No. 12011 be amended by deleting Schedule "A" in its entirety and replacing it with the new Schedule "A" as attached to and forming part of this bylaw;
2. This bylaw may be cited for all purposes as Bylaw No. 12197 being "Amendment No. 1 to the Five Year Financial Plan Bylaw, 2020-2024, No. 12011."

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

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

## Schedule "A"

### Financial Plan 2020 - 2024

	2020Amended Budget	2020	2021	2022	2023	2024	2025-2030
<b>Revenue</b>							
Property Value Tax	148,846,715	148,846,715	158,840,803	169,889,083	180,701,236	186,912,094	1,258,461,927
Library Requisition	6,813,500	6,813,500	6,949,770	7,088,765	7,230,540	7,375,151	47,453,812
Parcel Taxes	3,142,381	3,142,381	3,426,422	3,451,487	3,475,016	3,494,169	17,620,276
Fees and Charges	139,625,159	137,762,227	148,020,158	151,658,903	155,045,322	158,678,327	1,033,087,639
Borrowing Proceeds	8,811,195	7,158,600	22,780,000	73,416,723	46,985,000	6,747,500	26,182,034
Other Sources	74,037,064	73,059,386	50,037,664	60,818,742	51,459,479	68,468,325	414,885,398
	381,276,014	376,782,809	390,054,817	466,323,703	444,896,593	431,675,566	2,797,691,086
<b>Transfer between Funds</b>							
Reserve Funds	2,794,518	2,452,188	1,187,648	1,187,648	972,920	972,920	5,837,520
DCC Funds	31,162,351	31,044,365	14,550,553	19,563,296	20,379,078	25,431,239	155,527,686
Surplus/Reserve Accounts	206,231,689	185,658,769	64,453,198	74,837,863	49,854,898	61,020,999	254,206,738
	240,188,558	219,155,322	80,191,399	95,588,807	71,206,896	87,425,158	415,571,945
<b>Total Revenue</b>	<b>621,464,572</b>	<b>595,938,131</b>	<b>470,246,216</b>	<b>561,912,510</b>	<b>516,103,489</b>	<b>519,100,724</b>	<b>3,213,263,030</b>
<b>Expenditures</b>							
Municipal Debt							
Debt Interest	4,167,837	4,167,837	4,583,941	6,305,472	7,582,916	7,764,788	43,792,164
Debt Principal	11,734,907	11,728,562	9,234,572	11,880,905	12,370,915	12,614,868	65,340,043
Capital Expenditures	264,324,868	244,687,850	115,720,533	196,880,227	135,532,413	130,275,942	681,112,978
Other Municipal Purposes							
General Government	31,484,075	29,511,968	30,369,017	31,212,785	32,087,713	32,987,325	217,993,213
Planning, Development							
& Building Services	31,079,328	29,832,174	25,982,788	26,471,863	27,263,536	28,091,066	186,072,644
Community Services	92,041,151	89,673,511	91,040,530	93,255,538	94,702,682	97,557,258	647,676,400
Protective Services	67,921,669	67,552,682	75,679,542	80,357,259	84,641,683	87,451,072	587,665,165
Utilities	26,648,618	25,707,690	21,754,806	22,162,986	22,745,803	23,347,904	153,576,252
Airport	19,291,813	18,636,279	18,954,304	19,517,299	20,108,299	20,719,244	138,010,202
	548,694,266	521,498,553	393,320,033	488,044,334	437,035,960	440,809,467	2,721,239,060
<b>Transfers between Funds</b>							
Reserve Funds	24,326,838	23,769,899	26,015,742	26,097,881	27,335,530	27,339,597	162,234,170
DCC Funds	-	-	-	-	-	-	-
Surplus/Reserve Accounts	48,443,468	50,669,679	50,910,441	47,770,295	51,731,999	50,951,660	329,789,800
	72,770,306	74,439,578	76,926,183	73,868,176	79,067,529	78,291,257	492,023,970
<b>Total Expenditures</b>	<b>621,464,572</b>	<b>595,938,131</b>	<b>470,246,216</b>	<b>561,912,510</b>	<b>516,103,489</b>	<b>519,100,724</b>	<b>3,213,263,030</b>

# Report to Council



**Date:** April 19, 2021  
**To:** Council  
**From:** City Manager  
**Subject:** 2021 Tax Distribution Policy  
**Department:** Financial Services

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## Recommendation:

THAT Council approve a Municipal Tax Distribution Policy as outlined in the Report dated April 19, 2021, for the year 2021 that will result in a modification of the 2020 Tax Class Ratios to reflect the uneven market value changes which have been experienced between property classes, as follows:

<u>Property Class</u>	<u>2020 Tax Class Ratios</u>	<u>2021 Tax Class Ratios</u>
Residential/Rec/NP/SH	1.0000:1	1.0000:1
Utilities	4.9211:1	4.9179:1
Major Industrial	6.0425:1	5.8504:1
Light Industrial/Business/Other	2.1724:1	2.2556:1
Farm Land	0.1706:1	0.1639:1
Farm Improvements	0.5096:1	0.5081:1

AND THAT Council approve development of 2021 tax rates to reflect the 2021 assessment changes in property market values.

## Purpose:

To establish tax class ratios that will be used in the preparation of the 2021 tax rates.

## Background:

The 2021 assessment roll is based on market values established on July 1, 2020. The market value change to assessments is outlined in the following table:



<b><u>Property Class</u></b>	<b><u>Market Increase/(Decrease)</u></b>
Residential/Rec/NP/SH	1.86%
Utilities	1.93%
Major Industrial	5.21%
Light Industrial/Business/Other	(1.90%)
Farm Land	0.91%
Farm Improvements	2.17%

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

- The B.C. Assessment Authority and the Assessment System
- The Taxation System
- Historical Council Policy - Tax Class Ratios
- The 2021 Revised Assessment Roll

### **Discussion:**

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

From 2020 information on municipalities with a population of over 75,000, Kelowna has the second lowest Business Class ratio and was one of twelve municipalities that had a Business class ratio under 3.00. To remain competitive, Kelowna ensures that business and light industry property tax ratios remain below the average of BC municipalities with populations greater than 75,000. A maximum of 3.00 is to be considered for these classes and any impacts from this cap will be reported to council.

There is a Provincial regulation capping the Utility class multiple at 2.5 times the Business property class ratio; this equates to a maximum of 5.639 for the current year. The Utility Class ratio remains close to the maximum ratio that can be used and could impact the tax sharing in future years, however the impact would be minimal due to the smaller assessment in that property class. Farm Land tax rates are set by statute and for 2021 are \$0.55/1,000 of assessed value; 2020 rate was \$0.55/1,000 of assessed value.

### **Impact on Properties Within Each Property Class**

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

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

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

**Conclusion:**

Utilities, Major Industrial, and Farm Improvement tax class ratios for 2021 have decreased in relation to the residential class. The Light Industrial/Business/Other tax class ratio has increased in relation to the residential class. This reflects the market value changes experienced in those classes in comparison to the residential class. The Farm Land tax rate will remain at fifty-five cents per thousand of assessed value, as set by statute.

**Internal Circulation:**

Divisional Director, Financial Services

**Considerations applicable to this report:**

***Legal/Statutory Authority:***

Community Charter section 165(3.1)(b)

Taxation (Rural Area) Act Regulation B.C. Reg 387/82(5)

***Existing Policy:***

As included in the Five Year Financial Plan Bylaw:

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

***Financial/Budgetary Considerations:***

The approved tax class ratios will be used to establish the 2021 property tax rates.

**Considerations not applicable to this report:**

***Legal/Statutory Procedural Requirements:***

***External Agency/Public Comments:***

***Communications Comments:***

Submitted by:

J Dueck, Controller

Approved for inclusion:



Genelle Davidson, Divisional Director, Financial Services

## **BACKGROUND INFORMATION**

### **The B.C. Assessment Authority and the Assessment System**

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

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

July 1<sup>st</sup> of the previous year is the assessment valuation date for properties listed in the assessment roll.

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

### **The Taxation System**

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

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

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

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

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

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

Tax Class ratios represent the relative tax amounts that each class will pay as a ratio of the residential tax class. For example, if the tax class ratio of the Business to Residential class is 2.50:1, this means that

for each dollar of market value the Business Class tax rate will be two and one-half times that of the Residential Class.

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

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

### **Historical Council Policy - Tax Class Ratios**

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

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

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

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

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

### The 2021 Assessment Roll

The following is the 2021 split between market and non-market changes as provided by B.C. Assessment:

	<u>(000's)</u>			
	<u>2020</u>	<u>2021</u>	<u>Market</u>	<u>Non-Market</u>
Res/Rec/NP/SH	33,263,639	34,586,440	1.86%	2.12%
Utilities	45,288	45,711	1.93%	-0.99%
Major Industrial	24,807	0	5.21%	-105.21%
Light Ind/Bus/Other	6,374,592	6,409,203	-1.90%	2.44%
Farm Land	21,232	21,493	0.91%	0.32%
Farm Improvements	378,319	397,105	2.17%	2.80%
Totals	<u>40,107,877</u>	<u>41,459,952</u>	1.27%	2.10%

The 2021 Assessment Roll includes a total of \$843.98 million in non-market change values added and summarized as follows:

	<u>(million's)</u>
Residential/Rec/NP/SH	\$ 704.25
Utilities	(0.45)
Major Industrial	(26.10)
Light Industrial/Business & Other	155.62
Farm Land/Farm Improvements	10.66
Total	<u>\$ 843.98</u>



# Tax Distribution Policy 2021





# 2021 Tax Distribution Policy

## Purpose

- ▶ To establish the methodology for “Tax Class Ratios” or distribution of taxation demand among property classes resulting in the 2021 tax rate

# 2021 Tax Distribution Policy

## Background

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

# 2021 Tax Distribution Policy

## Tax Class Ratio

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

# 2021 Tax Distribution Policy

## Fixed Share Tax Distribution

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

# 2021 Tax Distribution Policy

STEP 1 - CALCULATE ASSESSMENT CHANGE			
Property Class	2020 Assessment Totals	2021 Assessment Totals	Assessment Percentage Change
Res/Rec/NP/SH	33,263.64	34,586.44	3.98%
Utilities	45.29	45.71	0.93%
Major Industrial	24.81	0.00	-100.00%
Light Ind/Business/Other	6,374.59	6,409.20	0.54%
Farm Land	21.23	21.49	1.24%
Farm Improvements	378.32	397.10	4.97%
	(In millions)		

# 2021 Tax Distribution Policy

STEP 2 - IDENTIFY REASONS FOR CHANGE			
Property Class	Percentage Change	Non -Market Change	Market Change
Res/Rec/NP/SH	3.98%	2.12%	1.86%
Utilities	0.93%	-1.00%	1.93%
Major Industrial	-100.00%	-105.21%	5.21%
Lgt Ind/Business/Other	0.54%	2.44%	-1.90%
Farm Land	1.24%	0.33%	0.91%
Farm Improvements	4.97%	2.80%	2.17%



# 2021 Tax Distribution Policy

- ▶ Fixed Share method modifies the Tax Class Ratios to account for market change
- ▶ The effective tax increase is equal among all property classes

STEP 3 - MODIFY THE TAX CLASS RATIOS				
Property Class	Market Change	2020 Tax Class Ratios	2021 Tax Class Ratios (Modified)	2021 Preliminary Budget Effective Tax Increase
Res/Rec/NP/SH	1.86%	1.0000	1.0000	4.04%
Utilities	1.93%	4.9211	4.9179	4.04%
Major Industrial	5.21%	6.0425	5.8504	4.04%
Lgt Ind/Bus/Other	-1.90%	2.1724	2.2556	4.04%
Farm Improvements	2.17%	0.5096	0.5081	4.04%

# 2021 Tax Distribution Policy

## Comparison with 2020

Property Class	Market Change	2020 Tax Class Ratios	2021 Tax Class Ratios
Res/Rec/NP/SH	1.86%	1.0000	1.0000
Utilities	1.93%	4.9211	4.9179
Major Industrial	5.21%	6.0425	5.8504
Lgt Ind/Business/Other	-1.90%	2.1724	2.2556
Farm Land	0.91%	0.1706	0.1639
Farm Improvements	2.17%	0.5096	0.5081

# 2021 Tax Distribution Policy

## 2020 Tax Class Ratios

PROPERTY CLASS	MUNICIPAL	SCHOOL	BC ASSESSMENT	RDCO & HOSPITAL
Res/Rec/NP/SH	1.00	1.00	1.00	1.00
Utilities	4.92	8.84	11.24	3.50
Supportive Housing	1.00	0.07	0.00	1.00
Major Industrial	6.04	0.00	11.24	3.40
Light Industrial	2.17	0.72	2.58	3.40
Business/Other	2.17	0.75	2.58	2.45
Recreation/Non-Farm Land	1.00	0.53	1.00	1.00
	0.17	4.78	1.00	1.00

# 2021 Tax Distribution Policy

2020 Ratios: >75,000 Population

Municipality	Business	Utilities	Major Ind.	Light Ind.
Saanich	3.97	8.97	2.34	2.34
New Westminster	3.43	8.73	8.76	4.19
Victoria	3.33	11.07	3.33	3.33
Coquitlam	3.28	17.56	12.72	3.46
Langley	3.17	11.81	2.23	2.46
Burnaby	3.11	10.76	14.18	2.97
Nanaimo	2.96	8.89	2.96	2.96
Vancouver	2.83	16.71	19.60	2.83
Kamloops	2.72	8.44	14.41	4.03
Surrey	2.71	21.09	12.72	2.17
Maple Ridge	2.63	12.79	5.25	2.63
Abbotsford	2.60	12.23	-	1.79
Delta	2.44	14.63	9.05	2.31
North Vancouver	2.39	21.52	6.29	3.31
Richmond	2.37	15.78	5.07	2.37
Prince George	2.32	5.80	7.20	3.73
Kelowna	2.17	4.92	6.04	2.17
Chilliwack	2.10	11.37	1.67	1.67
<i>Average</i>	<i>2.81</i>			

# 2021 Tax Distribution Policy

## Fixed Share Tax Distribution

- ▶ Business Tax Class Ratio below cap of 3.00 :1
  - ▶ Remains below 2020 Provincial Average
- ▶ Utility Tax Class Ratio below legislated provincial cap of 2.5 times Business Tax Class Ratio

# 2021 Tax Distribution Policy

## Fixed Share Tax Distribution

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

Property Class	Market Change		2021 Tax Class Ratios	2021 Preliminary Budget Effective Tax Increase
Res/Rec/NP/SH	1.86%		1.0000	4.04%
Utilities	1.93%		4.9179	4.04%
Major Industrial	5.21%		5.8504	4.04%
Lgt Ind/Business/Other	-1.90%		2.2556	4.04%
Farm Improvements	2.17%		0.5081	4.04%





*Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).

# Report to Council



**Date:** April 19, 2021  
**To:** Council  
**From:** City Manager  
**Subject:** 2021 Sterile Insect Release (SIR) parcel tax  
**Department:** Financial Services

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## **Recommendation:**

THAT Council approve the Sterile Insect Release Program as outlined in the report of the Controller dated April 19, 2021, charging the 2021 Sterile Insect Release (SIR) Parcel Tax to individual property tax rolls in accordance with the 2021 SIR Parcel Tax Assessment Roll provided to the City of Kelowna by SIR administration;

AND THAT Bylaw No. 12187 being the Sterile Insect Release Program Parcel Tax Bylaw 2021 be forwarded for reading consideration.

## **Purpose:**

To authorize the 2021 Sterile Insect Release parcel tax levy on specified property tax rolls within the City of Kelowna.

## **Background:**

The SIR Program is an area wide codling moth management program operating in key growing areas of the Okanagan, Similkameen and Shuswap Valleys, in commercial orchards and urban areas. The SIR Board governs the service provided through bylaws of the Okanagan Similkameen, Central Okanagan, North Okanagan and Columbia Shuswap Regional Districts. Funding is requisitioned through a land value tax paid by all property owners in the service area and a parcel tax levied against planted host tree acreage. The SIR Program provides enforcement of area wide management and control of codling moth infestation as well as the rearing and releasing of sterile codling moths throughout orchards. This environmentally friendly technique reduces the need for reliance on pesticides. Sterile insect technology allows for greater opportunities for sustainable agricultural practices such as integrated pest management controls of orchard pests. A reduction in chemical sprays benefits the entire community through less environmental impact to the air, water and soil quality, benefiting public health as well as producing quality fruit.

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

The second levy is a parcel tax applicable to all properties that are 0.30 acres or more and contain 20 or more codling moth host trees (apple, pear, crab apple, and quince). The 2021 charge of \$139.26 per assessed acre will be applied to all property tax rolls on the list provided by SIR administration and are attached to Bylaw 12187.

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

	2015	2016	2017	2018	2019	2020	2021
General Levy on All Properties	\$719,400	\$725,950	\$731,272	\$738,469	\$744,305	\$747,829	\$734,153
Percentage Change from Prior Year	0.56%	0.91%	0.73%	0.98%	0.79%	0.47%	-1.9%
Parcel Tax Levy	\$336,120	\$329,755	\$322,597	\$319,073	\$307,121	\$292,855	274,229
Percentage Change from Prior Year	-2.49%	-1.89%	-2.17%	-1.09%	-3.75%	-4.65%	-6.4%
Per Acre Charge for Parcel Tax	\$139.26	\$139.26	\$139.26	\$139.26	\$139.26	\$139.26	\$139.26

#### **Internal Circulation:**

Office of the City Clerks

#### **Legal/Statutory Authority:**

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

#### **Financial/Budgetary Considerations:**

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

#### **Considerations not applicable to this report:**

**Legal/Statutory Procedural Requirements:**

**Existing Policy:**

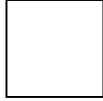
**External Agency/Public Comments:**

**Communications Comments:**

Submitted by:

Jackie Dueck, Controller, Financial Services

**Approved for inclusion:**



Genelle Davidson, Divisional Director, Financial Services

Attachments:

Schedule A - 2021 SIR Parcel Tax Roll





# Sterile Insect Release (SIR) Program 2021



# SIR Program

- ▶ The Central Okanagan joined the SIR program in 2002
- ▶ Current participants include the Okanagan Similkameen, Central and North Okanagan and the Columbia Shuswap region
- ▶ It's a codling moth management program that is environmentally friendly and controls the risk of codling moth infestation in commercial orchards and urban areas
- ▶ SIR board is requesting a tax levy of \$1,008,382 to cover the 2021 program budget.



# Part 1: Levy on Land Only

- ▶ A general levy of 0.0338 cents per thousand of assessed value of land on all classes.
  - ▶ For example: \$3.38 would be levied on land that is assessed at \$100,000

## Part 2: Levy on Parcels

- ▶ All parcels of land that are greater than 0.3 of an acre and contain 20 or more codling moth host trees are charged \$139.26 per assessed acre.
- ▶ Bylaw 12187 adjusts the Parcel Tax levy for 2021



*Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).

# CITY OF KELOWNA

## BYLAW NO. 12187

### Sterile Insect Release Program Parcel Tax Bylaw 2021

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

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

1. A Parcel Tax shall be and is hereby imposed and levied upon the owners of land or real property as shown on Schedule "A" attached to and forming part of this bylaw, being served by the Sterile Insect Release Program.
2. The Parcel Tax shall be levied for the 2021 tax year on each parcel of land aforementioned, and the amount of such Parcel Tax shall be One Hundred and Thirty-Nine Dollars and Twenty-Six Cents (\$139.26) per assessed acre.
3. This bylaw shall be known for all purposes as the "Sterile Insect Release Program Parcel Tax Bylaw 2021 No. 12187".

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

Adopted by the Municipal Council this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

## Schedule A

Regional District of Central Okanagan

2021 OKSIR PARCEL TAX ROLL

Jurisdiction 217

<b>Folio</b>	<b>Property Address</b>	<b>Legal Description</b>	<b>Adj. Acres</b>	<b>x139.26</b>
03108.010	1355 LATTA, KELOWNA	PLAN KAP1611, SECTION 1, TOWNSHIP 23,	5.47	\$ 761.75
03121.000	2355 MCKENZIE, KELOWNA	PLAN KAP15859, SECTION 1, TOWNSHIP 23,	3.04	\$ 423.35
03121.010	2295 MCKENZIE, KELOWNA	PLAN KAP33255, SECTION 1, TOWNSHIP 23,	19.13	\$ 2,664.04
03186.100	2685 SEXSMITH, KELOWNA	PLAN KAP45492, SECTION 3, TOWNSHIP 23,	9.01	\$ 1,254.73
03205.000	2635 SEXSMITH, KELOWNA	PLAN KAP12772, SECTION 3&33, TOWNSHIP 23,	8.01	\$ 1,115.47
03210.125	2517 SEXSMITH, KELOWNA	PLAN KAP21431, SECTION 3&4, TOWNSHIP 23,	6.84	\$ 952.54
03210.210	705 VALLEY, KELOWNA	PLAN KAP31659, SECTION 3, TOWNSHIP 23,	4.97	\$ 692.12
03236.002	770 PACKINGHOUSE, KELOWNA	PLAN EPP68383, SECTION 3,4,9, TOWNSHIP 23,	1.27	\$ 176.86
03245.000	590 BRENDA, KELOWNA	PLAN KAP896, SECTION 4&9, TOWNSHIP 23,	4.85	\$ 675.41
03255.321	1982 UNION, KELOWNA	PLAN KAP75150, SECTION 4, TOWNSHIP 23,	1.00	\$ 139.26
03255.322	1980 UNION, KELOWNA	PLAN KAP75150, SECTION 4, TOWNSHIP 23,	1.00	\$ 139.26
03262.000	2389 LONGHILL, KELOWNA	PLAN KAP1068, SECTION 4, TOWNSHIP 23,	4.60	\$ 640.60
03263.000	2206 LONGHILL, KELOWNA	PLAN KAP1068, SECTION 4&34, TOWNSHIP 23,	7.33	\$ 1,020.78
03264.000	185 VALLEY, KELOWNA	PLAN KAP1068, SECTION 4&34, TOWNSHIP 23,	3.77	\$ 525.01
03266.000	143 VALLEY, KELOWNA	PLAN KAP1068, SECTION 4, TOWNSHIP 23,	3.84	\$ 534.76
03267.000	1 - 127 VALLEY, KELOWNA	PLAN KAP1068, SECTION 4, TOWNSHIP 23,	9.27	\$ 1,290.94
03268.000	2214 BONN, KELOWNA	PLAN KAP1068, SECTION 4, TOWNSHIP 23,	4.51	\$ 628.06
03269.000	115 VALLEY, KELOWNA	PLAN KAP1068, SECTION 4, TOWNSHIP 23,	10.16	\$ 1,414.88
03271.000	220 MAIL, KELOWNA	PLAN KAP1068, SECTION 4, TOWNSHIP 23,	8.45	\$ 1,176.75
03272.000	180 MAIL, KELOWNA	PLAN KAP1068, SECTION 4, TOWNSHIP 23,	7.02	\$ 977.61
03274.000	135 VALLEY, KELOWNA	PLAN KAP1636, SECTION 4, TOWNSHIP 23,	4.13	\$ 575.14
03278.000	800 PACKINGHOUSE, KELOWNA	PLAN KAP1884, SECTION 4&9, TOWNSHIP 23,	1.00	\$ 139.26
03279.000	2160 SCENIC, KELOWNA	PLAN KAP1884, SECTION 4&9, TOWNSHIP 23,	3.38	\$ 470.70
03410.000	1250 GLENMORE, KELOWNA	PLAN KAP1068, SECTION 9, TOWNSHIP 23,	2.24	\$ 311.94
03645.000	2434 GALE, KELOWNA	PLAN KAP1453, SECTION 23, TOWNSHIP 23,	1.77	\$ 246.49
03646.000	2504 GALE, KELOWNA	PLAN KAP1453, SECTION 23, TOWNSHIP 23,	3.34	\$ 465.13
03650.000	2801 DRY VALLEY, KELOWNA	PLAN KAP1453, SECTION 23, TOWNSHIP 23,	1.83	\$ 254.85
03664.000	2155 PIER MAC, KELOWNA	PLAN KAP2257, SECTION 23, TOWNSHIP 23,	2.33	\$ 324.48
03664.514	2855 DRY VALLEY, KELOWNA	PLAN KAP37471, SECTION 23, TOWNSHIP 23,	3.56	\$ 495.77
03664.516	2849 DRY VALLEY, KELOWNA	PLAN KAP37471, SECTION 23, TOWNSHIP 23,	10.66	\$ 1,484.51

03884.000	3310 MATHEWS, KELOWNA	PLAN KAP1247, SECTION 3&34, TOWNSHIP 26,	6.71	\$ 934.43
03905.104	4236 SPIERS, KELOWNA	PLAN KAP92871, SECTION 3, TOWNSHIP 26,	4.44	\$ 618.31
03907.000	4221 SPIERS, KELOWNA	PLAN KAP1247, SECTION 3, TOWNSHIP 26,	11.20	\$ 1,559.71
03908.000	4215 SPIERS, KELOWNA	PLAN KAP1247, SECTION 3, TOWNSHIP 26,	1.00	\$ 139.26
03912.000	3030 GRIEVE, KELOWNA	PLAN KAP1247, SECTION 3, TOWNSHIP 26,	5.50	\$ 765.93
03913.001	3015 GRIEVE, KELOWNA	PLAN KAP1247, SECTION 3, TOWNSHIP 26,	6.53	\$ 909.37
03913.100	3145 GULLEY, KELOWNA	PLAN KAP1247, SECTION 3, TOWNSHIP 26,	8.42	\$ 1,172.57
03949.320	4280 SPIERS, KELOWNA	PLAN KAP34609, SECTION 3, TOWNSHIP 26,	8.63	\$ 1,201.81
03949.340	4207 SPIERS, KELOWNA	PLAN KAP47098, SECTION 3, TOWNSHIP 26,	3.07	\$ 427.53
03949.390	3480 WATER, KELOWNA	PLAN KAP71707, SECTION 3, TOWNSHIP 26,	5.16	\$ 718.58
03950.000	3965 TODD, KELOWNA	PLAN KAP1247, SECTION 4, TOWNSHIP 26,	8.67	\$ 1,207.38
03952.062	3865 SPIERS, KELOWNA	PLAN KAP1247, SECTION 4, TOWNSHIP 26,	6.75	\$ 940.01
03956.000	4201 SPIERS, KELOWNA	PLAN KAP1247, SECTION 4, TOWNSHIP 26,	6.18	\$ 860.63
03960.000	2699 SAUCIER, KELOWNA	PLAN KAP1247, SECTION 4, TOWNSHIP 26,	1.35	\$ 188.00
03965.000	4175 TODD, KELOWNA	PLAN KAP1247, SECTION 4, TOWNSHIP 26,	8.33	\$ 1,160.04
03968.000	4067 TODD, KELOWNA	PLAN KAP1247, SECTION 4, TOWNSHIP 26,	6.42	\$ 894.05
03971.503	2287 WARD, KELOWNA	PLAN KAP78689, SECTION 4, TOWNSHIP 26,	35.85	\$ 4,992.47
03973.000	3980 TODD, KELOWNA	PLAN KAP1247, SECTION 4, TOWNSHIP 26,	2.41	\$ 335.62
03979.000	2715 HEWLETT, KELOWNA	PLAN KAP1656, SECTION 4, TOWNSHIP 26,	8.30	\$ 1,155.86
03981.000	2570 SAUCIER, KELOWNA	PLAN KAP6018B, SECTION 4, TOWNSHIP 26,	1.18	\$ 164.33
03985.000	2675 HEWLETT, KELOWNA	PLAN KAP12142, SECTION 4, TOWNSHIP 26,	4.83	\$ 672.63
03990.002	3950 SPIERS, KELOWNA	PLAN KAP12142, SECTION 4, TOWNSHIP 26,	1.37	\$ 190.79
03995.027	3920 TODD, KELOWNA	PLAN KAP21140, SECTION 4, TOWNSHIP 26,	1.00	\$ 139.26
03995.159	3955 SPIERS, KELOWNA	PLAN KAP56989, SECTION 4, TOWNSHIP 26,	1.40	\$ 194.96
03995.172	2620 HEWLETT, KELOWNA	PLAN KAP92520, SECTION 4, TOWNSHIP 26,	14.25	\$ 1,984.46
03997.000	1717 DEHART, KELOWNA	PLAN KAP1247, SECTION 5, TOWNSHIP 26,	7.79	\$ 1,084.84
04008.004	4025 CASORSO, KELOWNA	PLAN EPP72879, SECTION 5, TOWNSHIP 26,	5.60	\$ 779.86
04008.005	4100 TODD, KELOWNA	PLAN EPP72879, SECTION 5, TOWNSHIP 26,	1.00	\$ 139.26
04014.004	3896A CASORSO, KELOWNA	PLAN KAP92331, SECTION 5, TOWNSHIP 26,	7.81	\$ 1,087.62
04016.000	3877 CASORSO, KELOWNA	PLAN KAP2243, SECTION 5, TOWNSHIP 26,	1.51	\$ 210.28
04021.000	3995 CASORSO, KELOWNA	PLAN KAP2243, SECTION 5, TOWNSHIP 26,	4.94	\$ 687.94
04023.001	1989 WARD, KELOWNA	PLAN EPP95434, SECTION 5, TOWNSHIP 26,	8.96	\$ 1,247.77
04029.000	4153 BEDFORD, KELOWNA	PLAN KAP15793, SECTION 5, TOWNSHIP 26,	5.77	\$ 803.53
04031.000	4122 BEDFORD, KELOWNA	PLAN KAP15793, SECTION 5, TOWNSHIP 26,	1.88	\$ 261.81
04032.158	3860 CASORSO, KELOWNA	PLAN KAP89549, SECTION 5, TOWNSHIP 26,	1.00	\$ 139.26



04084.000	2090 WARD, KELOWNA	PLAN KAP1780, SECTION 8, TOWNSHIP 26,	13.48	\$ 1,877.22
04118.205	1950 WARD, KELOWNA	PLAN KAP48946, SECTION 8, TOWNSHIP 12,	12.00	\$ 1,671.12
04118.206	1990 WARD, KELOWNA	PLAN KAP48946, SECTION 8, TOWNSHIP 12,	1.76	\$ 245.10
04121.000	3677 SPIERS, KELOWNA	PLAN KAP1072, SECTION 9, TOWNSHIP 26,	7.25	\$ 1,009.64
04127.000	3663 SPIERS, KELOWNA	PLAN KAP1765, SECTION 9, TOWNSHIP 26, EX PL 19631 KAP45040 KAP70726	7.25	\$ 1,009.64
04151.030	3769 SPIERS, KELOWNA	PLAN KAP23684, SECTION 9, TOWNSHIP 26,	1.66	\$ 231.17
04151.105	2190 GULLEY, KELOWNA	PLAN KAP26008, SECTION 9, TOWNSHIP 26,	7.69	\$ 1,070.91
04151.140	3664 SPIERS, KELOWNA	PLAN KAP28797, SECTION 9, TOWNSHIP 26, EX PL KAP64833	14.61	\$ 2,034.59
04151.150	3668 SPIERS, KELOWNA	PLAN KAP28797, SECTION 9, TOWNSHIP 26,	1.00	\$ 139.26
04151.155	3678 SPIERS, KELOWNA	PLAN KAP28797, SECTION 9, TOWNSHIP 26,	6.42	\$ 894.05
04151.192	2777 K.L.O., KELOWNA	PLAN KAP43297, SECTION 9&10, TOWNSHIP 26,	9.55	\$ 1,329.93
04151.195	3740 HART, KELOWNA	PLAN KAP29282, SECTION 9, TOWNSHIP 26,	5.98	\$ 832.77
04151.200	2452 GULLEY, KELOWNA	PLAN KAP29282, SECTION 9, TOWNSHIP 26,	21.94	\$ 3,055.36
04151.210	2725 K.L.O., KELOWNA	PLAN KAP45934, SECTION 9 & 10, TOWNSHIP 26,	23.06	\$ 3,211.34
04151.260	2295 K.L.O., KELOWNA	PLAN KAP33463, SECTION 9, TOWNSHIP 26,	8.62	\$ 1,200.42
04151.265	3551 SPIERS, KELOWNA	PLAN KAP33463, SECTION 9, TOWNSHIP 26, , EX PL KAP44147	2.86	\$ 398.28
04151.292	2202 GULLEY, KELOWNA	PLAN KAP44147, SECTION 9, TOWNSHIP 26,	3.85	\$ 536.15
04152.000	3690 POOLEY, KELOWNA	SECTION 10, TOWNSHIP 26, , N 10 CHAINS OF E 1/2 OF NE 1/4	16.99	\$ 2,366.03
04154.000	3400 REEKIE, KELOWNA	PLAN KAP355, SECTION 10, TOWNSHIP 26, , EX S 14.88 CHNS & KAP46596	8.74	\$ 1,217.13
04156.000	3455 ROSE, KELOWNA	PLAN KAP355, SECTION 10, TOWNSHIP 26,	12.19	\$ 1,697.58
04157.051	3480 FITZGERALD, KELOWNA	PLAN KAP355, PART E1/2, SECTION 10, TOWNSHIP 26, , EX PL 30818	10.07	\$ 1,402.35
04159.000	3030 MCCULLOCH, KELOWNA	PLAN KAP790, SECTION 10, TOWNSHIP 26, , EX PL 11840	3.81	\$ 530.58
04160.001	3090 MCCULLOCH, KELOWNA	PLAN KAP790, SECTION 10, TOWNSHIP 26, , EX PL 18708 33271	5.64	\$ 785.43
04161.000	3641 HART, KELOWNA	PLAN KAP790, PART N1/2, SECTION 10, TOWNSHIP 26,	6.80	\$ 946.97
04166.000	3274 MCCULLOCH, KELOWNA	PLAN KAP978, SECTION 10, TOWNSHIP 26,	3.72	\$ 518.05
04167.000	3286 MCCULLOCH, KELOWNA	PLAN KAP978, SECTION 10, TOWNSHIP 26,	6.46	\$ 899.62
04170.000	3041 POOLEY, KELOWNA	PLAN KAP1517, SECTION 10, TOWNSHIP 26, , PT L 3 PL 1517 S/O PL B1212 & INC PL B5633	2.40	\$ 334.22
04171.000	3131 POOLEY, KELOWNA	PLAN KAP1517, SECTION 10, TOWNSHIP 26,	1.00	\$ 139.26
04173.000	3020 MCCULLOCH, KELOWNA	PLAN KAP1517, SECTION 10, TOWNSHIP 26, , EX PL B1212 B5633	1.47	\$ 204.71
04174.002	3099 MCCULLOCH, KELOWNA	PLAN KAP71621, SECTION 10, TOWNSHIP 26,	2.91	\$ 405.25
04176.000	3591 HART, KELOWNA	PLAN KAP1589, SECTION 10, TOWNSHIP 26,	3.33	\$ 463.74
04179.000	3635 REEKIE, KELOWNA	PLAN KAP2038, SECTION 10, TOWNSHIP 26,	15.68	\$ 2,183.60
04180.000	3695 FITZGERALD, KELOWNA	PLAN KAP2038, SECTION 10, TOWNSHIP 26,	22.54	\$ 3,138.92
04181.000	3520 REEKIE, KELOWNA	PLAN KAP2398, SECTION 10, TOWNSHIP 26, , REG.# 73821	3.95	\$ 550.08

04183.000	3680 REEKIE, KELOWNA	PLAN KAP2398, SECTION 10, TOWNSHIP 26,	6.11	\$ 850.88
04184.000	3096 MCCULLOCH, KELOWNA	PLAN KAP2957, SECTION 10, TOWNSHIP 26, , EX PL 10713 & KAP46590	1.00	\$ 139.26
04194.000	3275 MCCULLOCH, KELOWNA	PLAN KAP6530, SECTION 10, TOWNSHIP 26,	12.18	\$ 1,696.19
04198.000	3524 ROSE, KELOWNA	PLAN KAP11840, SECTION 10, TOWNSHIP 26, , REG.# 078725	9.18	\$ 1,278.41
04199.100	3564 ROSE, KELOWNA	PLAN KAP18708, SECTION 10, TOWNSHIP 26,	11.96	\$ 1,665.55
04199.156	3269 MCCULLOCH, KELOWNA	PLAN KAP90496, SECTION 10, TOWNSHIP 26,	2.06	\$ 286.88
04199.180	3301 MCCULLOCH, KELOWNA	PLAN KAP28811, SECTION 3, TOWNSHIP 26, , & SEC 10	14.83	\$ 2,065.23
04199.252	3630 FITZGERALD, KELOWNA	PLAN KAP30817, SECTION 10, TOWNSHIP 26, , EX MH OCCUPIER (SEE 217-04199-253)	10.10	\$ 1,406.53
04199.278	3565 ROSE, KELOWNA	PLAN KAP38325, SECTION 10, TOWNSHIP 26,	7.87	\$ 1,095.98
04199.280	3248 MCCULLOCH, KELOWNA	PLAN KAP38325, SECTION 10, TOWNSHIP 26, , REG.# 67346	1.00	\$ 139.26
04199.303	3255 MCCULLOCH, KELOWNA	PLAN KAP63291, SECTION 10, TOWNSHIP 26,	1.00	\$ 139.26
04199.308	3665 HART, KELOWNA	PLAN EPP74364, SECTION 10, TOWNSHIP 26,	2.78	\$ 387.14
04201.000	3844 SENGGER, KELOWNA	PART SW1/4, SECTION 11, TOWNSHIP 26,	5.55	\$ 772.89
04209.000	2502 BELGO, KELOWNA	PLAN KAP1380, SECTION 11, TOWNSHIP 26, , EX PL B1528 H17537, REG.# 46438	6.51	\$ 906.58
04210.000	2550 WALBURN, KELOWNA	PLAN KAP1380, SECTION 11&12, TOWNSHIP 26,	3.35	\$ 466.52
04214.000	2605 BELGO, KELOWNA	PLAN KAP1380, SECTION 11, TOWNSHIP 26, , EX PL H17537, EXC R/S 7534 .153 AC	8.54	\$ 1,189.28
04215.000	2505 BELGO, KELOWNA	PLAN KAP1380, SECTION 11, TOWNSHIP 26, , EX PL H17537 KAP68946 KAP76995	4.15	\$ 577.93
04220.000	3950 BORLAND, KELOWNA	PLAN KAP1862B, SECTION 11, TOWNSHIP 26, , EX PL KAP70445	2.92	\$ 406.64
04222.000	3527 BEMROSE, KELOWNA	PLAN KAP2005, SECTION 11, TOWNSHIP 26, , REG.# 70201	3.17	\$ 441.45
04223.000	3835 BORLAND, KELOWNA	PLAN KAP2645, SECTION 11, TOWNSHIP 26,	4.08	\$ 568.18
04228.000	3625 BEMROSE, KELOWNA	PLAN KAP4553, SECTION 11, TOWNSHIP 26, , EX PL KAP59561	7.45	\$ 1,037.49
04232.000	3647 BEMROSE, KELOWNA	PLAN KAP5787, SECTION 11, TOWNSHIP 26, , REG.# 72602	2.94	\$ 409.42
04234.000	4010 SENGGER, KELOWNA	PLAN KAP6005, SECTION 11, TOWNSHIP 26,	25.25	\$ 3,516.32
04235.000	3975 SENGGER, KELOWNA	PLAN KAP6633, SECTION 11, TOWNSHIP 26,	2.62	\$ 364.86
04237.120	2149 BELGO, KELOWNA	PLAN KAP31521, SECTION 11&14, TOWNSHIP 26, , EX PL KAP69980 & KAP73861	10.04	\$ 1,398.17
04237.130	2327 BELGO, KELOWNA	PLAN KAP33009, SECTION 11, TOWNSHIP 26, , EX PL H17537, EPP30052	7.27	\$ 1,012.42
04237.137	3547 BEMROSE, KELOWNA	PLAN KAP71097, SECTION 26, TOWNSHIP 11,	1.00	\$ 139.26
04237.138	2547 BELGO, KELOWNA	PLAN KAP76995, SECTION 11, TOWNSHIP 26,	1.00	\$ 139.26
04237.139	3567 BEMROSE, KELOWNA	PLAN KAP77725, SECTION 11, TOWNSHIP 26,	1.00	\$ 139.26
04243.000	2455 WALBURN, KELOWNA	PLAN KAP3238B, SECTION 12, TOWNSHIP 26, , EX PL KAP68575	6.94	\$ 966.46
04245.051	2601 WALBURN, KELOWNA	PLAN KAP62978, SECTION 12, TOWNSHIP 26,	5.89	\$ 820.24
04247.000	1190 LEWIS, KELOWNA	PLAN KAP1380, SECTION 13, TOWNSHIP 26, , EX PL 10873, REG.# 70462	8.08	\$ 1,125.22
04248.000	2290 GARNER, KELOWNA	PLAN KAP1380, SECTION 13, TOWNSHIP 26,	7.52	\$ 1,047.24
04249.000	2148 WALBURN, KELOWNA	PLAN KAP1380, SECTION 13, TOWNSHIP 26,	10.44	\$ 1,453.87

04254.000	1093 TEASDALE, KELOWNA	PLAN KAP1380, SECTION 13&14, TOWNSHIP 26,	5.17	\$ 719.97
04258.000	1404 LEWIS, KELOWNA	PLAN KAP1926, SECTION 13, TOWNSHIP 26, , EX PL H16654, REG.# 52828	9.97	\$ 1,388.42
04261.000	1839 WALBURN, KELOWNA	PLAN KAP1926, DISTRICT 08, SECTION 13, TOWNSHIP 26,	5.61	\$ 781.25
04269.002	2015 WALBURN, KELOWNA	PLAN KAP4119, SECTION 13, TOWNSHIP 26, , EX PL 20534, 34516, REG.# 76344	1.00	\$ 139.26
04270.003	1959 WALBURN, KELOWNA	PLAN KAP91170, SECTION 13, TOWNSHIP 26,	1.00	\$ 139.26
04310.500	2021 WALBURN, KELOWNA	PLAN KAP34516, SECTION 13, TOWNSHIP 26,	1.00	\$ 139.26
04315.000	3855 EAST KELOWNA, KELOWNA	PLAN KAP665, SECTION 14, TOWNSHIP 26, , EX PL 20082 & KAP44096	4.96	\$ 690.73
04317.000	2075 BELGO, KELOWNA	PLAN KAP1380, SECTION 14, TOWNSHIP 26, , EX PL 19507 & KAP69980	3.81	\$ 530.58
04318.001	1865 BELGO, KELOWNA	PLAN KAP1380, SECTION 14, TOWNSHIP 26, , EX PL 32086	9.27	\$ 1,290.94
04319.000	2280 HOLLYWOOD, KELOWNA	PLAN KAP1380, SECTION 14, TOWNSHIP 26, , EX PL H13888 KAP52999	1.67	\$ 232.56
04324.000	1650 GEEN, KELOWNA	PLAN KAP1380, SECTION 14, TOWNSHIP 26,	1.64	\$ 228.39
04325.001	1390 GEEN, KELOWNA	PLAN KAP90868, SECTION 14, TOWNSHIP 26,	5.27	\$ 733.90
04327.004	1595 TEASDALE, KELOWNA	PLAN EPP32484, SECTION 14, TOWNSHIP 26,	2.66	\$ 370.43
04329.000	1409 TEASDALE, KELOWNA	PLAN KAP1380, SECTION 14, TOWNSHIP 26, , EX PL 18554	1.00	\$ 139.26
04330.000	1555 TEASDALE, KELOWNA	PLAN KAP1380, SECTION 14, TOWNSHIP 26, , EX PT INCL IN PL ATTACHED TO DD188738F	1.04	\$ 144.83
04334.001	1225 TEASDALE, KELOWNA	PLAN KAP1380, SECTION 14, TOWNSHIP 26, , EX PL 23119	3.04	\$ 423.35
04335.000	1103 TEASDALE, KELOWNA	PLAN KAP1380, SECTION 14, TOWNSHIP 26,	2.17	\$ 302.19
04343.000	2270 HOLLYWOOD, KELOWNA	PLAN KAP1845, SECTION 14, TOWNSHIP 26,	1.00	\$ 139.26
04344.000	2015 BELGO, KELOWNA	PLAN KAP1845, SECTION 14, TOWNSHIP 26, , EX PL EPP76229	8.87	\$ 1,235.24
04345.000	1525 GEEN, KELOWNA	PLAN KAP1846, SECTION 14, TOWNSHIP 26,	1.45	\$ 201.93
04346.000	1 - 1565 BELGO, KELOWNA	PLAN KAP1846, SECTION 14, TOWNSHIP 26, , EX PL 11449	5.13	\$ 714.40
04350.000	1469 TEASDALE, KELOWNA	PLAN KAP4384, SECTION 14, TOWNSHIP 26,	7.19	\$ 1,001.28
04351.000	1429 TEASDALE, KELOWNA	PLAN KAP4384, SECTION 14, TOWNSHIP 26,	1.08	\$ 150.40
04360.093	3754 EAST KELOWNA, KELOWNA	PLAN KAP84170, SECTION 14, TOWNSHIP 26, , REG.# 14820	6.87	\$ 956.72
04360.267	1708 GEEN, KELOWNA	PLAN KAP82075, SECTION 14, TOWNSHIP 26, , REG.# 103088	4.99	\$ 694.91
04360.268	1605 GEEN, KELOWNA	PLAN KAP82075, SECTION 14, TOWNSHIP 26,	7.44	\$ 1,036.09
04360.354	1950 BELGO, KELOWNA	PLAN KAP25528, SECTION 14, TOWNSHIP 26,	14.26	\$ 1,985.85
04360.527	3795 EAST KELOWNA, KELOWNA	PLAN KAP58793, SECTION 14, TOWNSHIP 26, , REG.# 64814	1.72	\$ 239.53
04364.000	2995 DUNSTER, KELOWNA	PLAN KAP187, SECTION 15, TOWNSHIP 26, , N 378 FT L 6	1.00	\$ 139.26
04365.000	3098 EAST KELOWNA, KELOWNA	PLAN KAP187, PART N1/2, SECTION 15, TOWNSHIP 26, , PORTION EXC NLY 378 FT	7.42	\$ 1,033.31
04366.000	3002 EAST KELOWNA, KELOWNA	PLAN KAP187, SECTION 15, TOWNSHIP 26, , W 1/2 OF THE S 1/2 OF L 6	2.39	\$ 332.83
04367.000	2855 DUNSTER, KELOWNA	PLAN KAP187, PART N1/2, SECTION 15, TOWNSHIP 26, , EX PL KAP77776	15.87	\$ 2,210.06
04368.000	3152 EAST KELOWNA, KELOWNA	PLAN KAP187, PART S1/2, SECTION 15, TOWNSHIP 26, , REG.# 11658	14.22	\$ 1,980.28
04369.000	2795 DUNSTER, KELOWNA	PLAN KAP187, PART N1/2, SECTION 15, TOWNSHIP 26,	17.25	\$ 2,402.24

04370.002	3250 EAST KELOWNA, KELOWNA	PLAN EPP54381, SECTION 15, TOWNSHIP 26,	13.16	\$ 1,832.66
04372.000	3208 REID, KELOWNA	PLAN KAP187, SECTION 15, TOWNSHIP 26, , N 740.8 FT L 18	6.07	\$ 845.31
04375.000	3350 POOLEY, KELOWNA	PLAN KAP187, SECTION 15, TOWNSHIP 26, , EX PL B1536 B1720 5512	3.62	\$ 504.12
04379.000	3073 DUNSTER, KELOWNA	PLAN KAP665, SECTION 16, TOWNSHIP 26,	3.89	\$ 541.72
04380.000	3502 EAST KELOWNA, KELOWNA	PLAN KAP187, SECTION 15, TOWNSHIP 26, , PORTION SHOWN ON PL B716	8.21	\$ 1,143.32
04381.000	2947 EAST KELOWNA, KELOWNA	PLAN KAP736, SECTION 15, TOWNSHIP 26,	7.42	\$ 1,033.31
04382.000	2981 EAST KELOWNA, KELOWNA	PLAN KAP736, SECTION 15, TOWNSHIP 26,	6.57	\$ 914.94
04385.000	3072 EAST KELOWNA, KELOWNA	PLAN KAP821B, SECTION 15, TOWNSHIP 26, , E 1/2 OF S 1/2 OF L 6 PL 187 S/O PL B821	2.38	\$ 331.44
04386.002	3652 EAST KELOWNA, KELOWNA	PLAN KAP187, PART E1/2, SECTION 15, TOWNSHIP 26, , PORTION (PL B900)	1.07	\$ 149.01
04387.000	3183 DUNSTER, KELOWNA	PLAN KAP187, SECTION 15, TOWNSHIP 26, , N 1/2 OF S 1/2 OF SHOWN ON PL B1156	4.77	\$ 664.27
04394.000	3582 EAST KELOWNA, KELOWNA	PLAN KAP1670, SECTION 15, TOWNSHIP 26,	2.61	\$ 363.47
04396.000	2960 MCCULLOCH, KELOWNA	PLAN KAP1703, SECTION 15, TOWNSHIP 26, , EX PL B4658	4.42	\$ 615.53
04400.000	3430 POOLEY, KELOWNA	PLAN KAP1725, SECTION 15, TOWNSHIP 26, , EX PL KAP53451	10.32	\$ 1,437.16
04402.000	3251 EAST KELOWNA, KELOWNA	PLAN KAP3379, SECTION 15, TOWNSHIP 26,	3.89	\$ 541.72
04404.000	3260 POOLEY, KELOWNA	PLAN KAP3379, SECTION 15, TOWNSHIP 26,	9.13	\$ 1,271.44
04412.000	3288 REID, KELOWNA	PLAN KAP4618, SECTION 15, TOWNSHIP 26, , EX PL B7432	13.42	\$ 1,868.87
04416.000	3329 EAST KELOWNA, KELOWNA	PLAN KAP5512, SECTION 15, TOWNSHIP 26,	2.47	\$ 343.97
04418.000	3375 DALL, KELOWNA	PLAN KAP6585, SECTION 15, TOWNSHIP 26,	3.44	\$ 479.05
04420.000	3060 POOLEY, KELOWNA	PLAN KAP6585, SECTION 15, TOWNSHIP 26,	2.15	\$ 299.41
04423.190	3350 EAST KELOWNA, KELOWNA	PLAN KAP30593, SECTION 15, TOWNSHIP 26,	1.00	\$ 139.26
04423.192	3310 EAST KELOWNA, KELOWNA	PLAN KAP30593, SECTION 15, TOWNSHIP 26,	11.89	\$ 1,655.80
04423.194	3410 POOLEY, KELOWNA	PLAN KAP34483, SECTION 15, TOWNSHIP 26,	1.65	\$ 229.78
04423.198	3120 POOLEY, KELOWNA	PLAN KAP34888, SECTION 15, TOWNSHIP 26,	9.08	\$ 1,264.48
04423.205	3480 POOLEY, KELOWNA	PLAN KAP53451, SECTION 15, TOWNSHIP 26,	1.00	\$ 139.26
04423.207	3367 REID, KELOWNA	PLAN KAP55650, SECTION 15, TOWNSHIP 26,	1.86	\$ 259.02
04423.208	3390 REID, KELOWNA	PLAN KAP56635, SECTION 15, TOWNSHIP 26,	1.00	\$ 139.26
04423.209	3360 REID, KELOWNA	PLAN KAP56635, SECTION 15, TOWNSHIP 26,	4.48	\$ 623.88
04428.000	3395 NEID, KELOWNA	PLAN KAP187, SECTION 16, TOWNSHIP 26, , EX PL B129, S 1/2 OF LOT, REG.# B02269	1.00	\$ 139.26
04432.000	3194 DUNSTER, KELOWNA	PLAN KAP665, SECTION 16, TOWNSHIP 26,	1.94	\$ 270.16
04433.000	3172 DUNSTER, KELOWNA	PLAN KAP665, SECTION 16, TOWNSHIP 26,	1.17	\$ 162.93
04436.000	1 - 3042 DUNSTER, KELOWNA	PLAN KAP665, SECTION 16, TOWNSHIP 26,	1.67	\$ 232.56
04525.228	2877 EAST KELOWNA, KELOWNA	PLAN KAP33697, SECTION 16, TOWNSHIP 26,	1.26	\$ 175.47
04525.503	2690 BEWLAY, KELOWNA	PLAN KAP56199, SECTION 16, TOWNSHIP 26,	3.20	\$ 445.63

04574.000	2990 DUNSTER, KELOWNA	PLAN KAP1353B, PART SE1/4, SECTION 21, TOWNSHIP 26,	9.71	\$ 1,352.21
04591.000	2934 DUNSTER, KELOWNA	PLAN KAP1700, SECTION 22, TOWNSHIP 26,	7.88	\$ 1,097.37
04805.214	2960 DUNSTER, KELOWNA	PLAN KAP73437, SECTION 22, TOWNSHIP 26,	12.96	\$ 1,804.81
04825.001	3 - 1368 TEASDALE, KELOWNA	PLAN KAP2329, SECTION 23, TOWNSHIP 26, , EX PL 4697, 34964, H12752	22.25	\$ 3,098.54
04898.001	879 HIGHWAY 33, KELOWNA	PLAN EPP32580, SECTION 23&24, TOWNSHIP 26,	8.85	\$ 1,232.45
05479.000	3363 SPRINGFIELD, KELOWNA	PLAN KAP1802, SECTION 24, TOWNSHIP 26, , EX PL H8383, H12752, KAP88622	5.78	\$ 804.92
05502.130	811 HIGHWAY 33, KELOWNA	PLAN KAP23321, SECTION 24, TOWNSHIP 26, , EX PL KAP88565	1.93	\$ 268.77
05502.305	1151 LEWIS, KELOWNA	PLAN KAP33567, SECTION 24, TOWNSHIP 26,	3.68	\$ 512.48
05502.310	881 HIGHWAY 33, KELOWNA	PLAN KAP33567, SECTION 24, TOWNSHIP 26, , EX PL KAP89364, EPP7143	8.43	\$ 1,173.96
05503.005	688 WEBSTER, KELOWNA	PLAN KAP92447, SECTION 25, TOWNSHIP 26,	1.00	\$ 139.26
05510.000	920 HARTMAN, KELOWNA	PLAN KAP731, SECTION 25, TOWNSHIP 26, , C OF T 143842F	5.77	\$ 803.53
05511.000	1130 HARTMAN, KELOWNA	PLAN KAP731, SECTION 25, TOWNSHIP 26, , EX PL KAP78162	1.49	\$ 207.50
05512.000	690 MUGFORD, KELOWNA	PLAN KAP603, SECTION 25, TOWNSHIP 26, , PORTION SHOWN ON PL B797	4.32	\$ 601.60
05513.004	1120 GIBSON, KELOWNA	PLAN EPP11757, SECTION 25, TOWNSHIP 26,	6.28	\$ 874.55
05514.000	1145 MORRISON, KELOWNA	PLAN KAP1515, SECTION 25, TOWNSHIP 26,	2.51	\$ 349.54
05516.000	712 MCCURDY, KELOWNA	PLAN KAP1515, SECTION 25, TOWNSHIP 26, , EX PL KAP60666	6.83	\$ 951.15
05519.002	1610 SWAINSON, KELOWNA	PLAN KAP77945, SECTION 25 & 30, TOWNSHIP 26, , & SEC 27	10.30	\$ 1,434.38
05524.000	1308 MCKENZIE, KELOWNA	PLAN KAP1760, SECTION 25, TOWNSHIP 26, , EX PL B4687 & KAP77650	4.85	\$ 675.41
05530.000	1550 SWAINSON, KELOWNA	PLAN KAP77944, SECTION 25 & 30, TOWNSHIP 26, , & TWP 27	13.42	\$ 1,868.87
05548.000	1090 MCKENZIE, KELOWNA	PLAN KAP4586, SECTION 25, TOWNSHIP 26, , EX PL B7112 19263 20308	26.74	\$ 3,723.81
05561.000	690 HARTMAN, KELOWNA	PLAN KAP5499, SECTION 25, TOWNSHIP 26, , EX PL KAP60758, KAP87365	16.60	\$ 2,311.72
05579.469	1045 EL PASO, KELOWNA	PLAN KAP22986, SECTION 25, TOWNSHIP 26,	5.95	\$ 828.60
05579.575	839 HARTMAN, KELOWNA	PLAN KAP29183, SECTION 25, TOWNSHIP 26, , EX PL KAP58413	11.16	\$ 1,554.14
05579.684	837 HARTMAN, KELOWNA	PLAN KAP35135, SECTION 25, TOWNSHIP 26,	2.66	\$ 370.43
06470.000	483 VALLEY, KELOWNA	PLAN KAP896, SECTION 32, TOWNSHIP 26,	5.33	\$ 742.26
06471.000	463 VALLEY, KELOWNA	PLAN KAP896, SECTION 32&33, TOWNSHIP 26,	2.03	\$ 282.70
06499.001	445 VALLEY, KELOWNA	PLAN KAP896, SECTION 33, TOWNSHIP 26, , EX PL 13784 23545	3.75	\$ 522.23
06501.000	2224 ROJEM, KELOWNA	PLAN KAP896, SECTION 33, TOWNSHIP 26,	2.06	\$ 286.88
06502.000	389 VALLEY, KELOWNA	PLAN KAP896, SECTION 33, TOWNSHIP 26,	4.17	\$ 580.71
06507.000	2429 LONGHILL, KELOWNA	PLAN KAP1068, SECTION 33, TOWNSHIP 26,	10.78	\$ 1,501.22
06508.000	2449 LONGHILL, KELOWNA	PLAN KAP1068, SECTION 33, TOWNSHIP 26, , EX PL B6691	1.46	\$ 203.32
06510.000	120 MAIL, KELOWNA	PLAN KAP1068, SECTION 33&34, TOWNSHIP 26,	7.80	\$ 1,086.23
06511.000	102 MAIL, KELOWNA	PLAN KAP1068, SECTION 33&34, TOWNSHIP 26, , EX PL 18945	8.66	\$ 1,205.99
06515.000	545 RIFLE, KELOWNA	PLAN KAP1249, SECTION 33&34, TOWNSHIP 26,	6.11	\$ 850.88
06524.000	30 - 2300 SILVER, KELOWNA	PLAN KAP1249, SECTION 33, TOWNSHIP 26,	3.43	\$ 477.66

06525.000	2227 ROJEM, KELOWNA	PLAN KAP1249, SECTION 33, TOWNSHIP 26,	2.10	\$ 292.45
06527.000	2255 ROJEM, KELOWNA	PLAN KAP1249, SECTION 33, TOWNSHIP 26,	4.42	\$ 615.53
06528.000	2309 ROJEM, KELOWNA	PLAN KAP1249, SECTION 33, TOWNSHIP 26,	4.36	\$ 607.17
06529.000	2323 ROJEM, KELOWNA	PLAN KAP1249, SECTION 33, TOWNSHIP 26,	1.04	\$ 144.83
06533.000	2379 ROJEM, KELOWNA	PLAN KAP1249, SECTION 33, TOWNSHIP 26, , EX PL B6651	1.97	\$ 274.34
06541.001	330 VALLEY, KELOWNA	PLAN EPP94225, SECTION 33, TOWNSHIP 26,	1.00	\$ 139.26
06554.140	2400 LONGHILL, KELOWNA	PLAN KAP26592, SECTION 4&33, TOWNSHIP 23, , & TWP 26	2.41	\$ 335.62
06554.160	2461 LONGHILL, KELOWNA	PLAN KAP28623, SECTION 33, TOWNSHIP 26,	1.00	\$ 139.26
06554.195	2350 SILVER, KELOWNA	PLAN KAP33461, SECTION 33, TOWNSHIP 26,	1.41	\$ 196.36
06554.197	530 RIFLE, KELOWNA	PLAN KAP33461, SECTION 33, TOWNSHIP 26,	2.89	\$ 402.46
06557.002	2710 LONGHILL, KELOWNA	PLAN KAP88097, SECTION 34, TOWNSHIP 26,	1.00	\$ 139.26
06612.470	2512 LONGHILL, KELOWNA	PLAN KAP26258, SECTION 33&34, TOWNSHIP 26, , EX PL 40166, REG.# 85193	13.49	\$ 1,878.62
06612.672	2614 LONGHILL, KELOWNA	PLAN KAP40166, SECTION 34, TOWNSHIP 26,	2.17	\$ 302.19
06645.000	610 MOYER, KELOWNA	PLAN KAP425, SECTION 35&36, TOWNSHIP 26,	3.61	\$ 502.73
06647.000	610 CORNISH, KELOWNA	PLAN KAP425, SECTION 35, TOWNSHIP 26, , & SEC 36	7.94	\$ 1,105.72
06658.000	355 CORNISH, KELOWNA	PLAN KAP425, SECTION 35, TOWNSHIP 26,	3.64	\$ 506.91
06661.000	298 CORNISH, KELOWNA	PLAN KAP425, SECTION 35, TOWNSHIP 26,	4.09	\$ 569.57
06723.000	310 FITZPATRICK, KELOWNA	PLAN KAP9092, SECTION 35, TOWNSHIP 26,	1.00	\$ 139.26
06773.003	1685 RUTLAND, KELOWNA	PLAN KAP18313, SECTION 35, TOWNSHIP 26,	2.05	\$ 285.48
06773.440	585 CORNISH, KELOWNA	PLAN KAP19142, SECTION 35, TOWNSHIP 26,	3.86	\$ 537.54
06774.244	245 CORNISH, KELOWNA	PLAN KAP43294, SECTION 35, TOWNSHIP 26,	2.10	\$ 292.45
06776.850	2105 MORRISON, KELOWNA	PLAN KAP425, SECTION 36, TOWNSHIP 26, , EX PL KAP77337	6.51	\$ 906.58
06776.900	1990 MCKENZIE, KELOWNA	PLAN KAP425, SECTION 36, TOWNSHIP 26, , EX PL KAP78155, KAP92012	10.20	\$ 1,420.45
06777.000	1900 MCKENZIE, KELOWNA	PLAN KAP425, PART N1/2, SECTION 36, TOWNSHIP 26,	3.52	\$ 490.20
06778.000	1893 MORRISON, KELOWNA	PLAN KAP425, PART S1/2, SECTION 36, TOWNSHIP 26,	4.17	\$ 580.71
06788.000	1304 MORRISON, KELOWNA	PLAN KAP425, SECTION 36, TOWNSHIP 26,	7.59	\$ 1,056.98
06789.000	819 MOYER, KELOWNA	PLAN KAP425, SECTION 36, TOWNSHIP 26, , REG.# 82699	3.98	\$ 554.25
06792.000	2062 MORRISON, KELOWNA	PLAN KAP425, SECTION 36, TOWNSHIP 26,	3.65	\$ 508.30
06794.000	2 - 685 OLD VERNON, KELOWNA	PLAN KAP425, SECTION 35 & 36, TOWNSHIP 26,	2.50	\$ 348.15
06796.000	745 CORNISH, KELOWNA	PLAN KAP425, SECTION 35 & 36, TOWNSHIP 26,	6.35	\$ 884.30
06799.510	1425 MORRISON, KELOWNA	PLAN EPP15301, SECTION 36, TOWNSHIP 26,	7.41	\$ 1,031.92
06803.000	1350 HORNING, KELOWNA	PLAN KAP1760, SECTION 36, TOWNSHIP 26, , EX PL KAP53546	14.63	\$ 2,037.37
06805.005	1920 MCCURDY, KELOWNA	PLAN KAP91486, SECTION 31, TOWNSHIP 27,	13.61	\$ 1,895.33
06806.000	1431 LATTA, KELOWNA	PLAN KAP1760, SECTION 36&31, TOWNSHIP 26, , & TWP 27	1.00	\$ 139.26
06807.001	1305 LATTA, KELOWNA	PLAN KAP1760, SECTION 36, TOWNSHIP 26, , EX PL B4218 & 33998	10.36	\$ 1,442.73



06810.002	1341 LATTA, KELOWNA	PLAN KAP1760, SECTION 36, TOWNSHIP 26, , EX PL 31944	9.96	\$ 1,387.03
06814.007	1448 LATTA, KELOWNA	PLAN KAP91485, SECTION 31, TOWNSHIP 27, , & OF SEC 36 TWP 26	17.21	\$ 2,396.66
06817.001	1331 MCCURDY, KELOWNA	PLAN KAP4060, SECTION 36, TOWNSHIP 26, , EX PL 30660 KAP67186	19.59	\$ 2,728.10
06819.000	1545 MCCURDY, KELOWNA	PLAN KAP4060, SECTION 36, TOWNSHIP 26, , EX PL KAP56029 & KAP63091	15.92	\$ 2,217.02
06820.000	1445 LATTA, KELOWNA	PLAN KAP4218B, SECTION 36, TOWNSHIP 26,	5.52	\$ 768.72
06828.500	1750 MCKENZIE, KELOWNA	PLAN KAP25654, SECTION 36, TOWNSHIP 26, , EX PL KAP90335	10.24	\$ 1,426.02
06828.524	1700 MCKENZIE, KELOWNA	PLAN KAP25654, SECTION 36, TOWNSHIP 26,	7.36	\$ 1,024.95
06828.618	1301 LATTA, KELOWNA	PLAN KAP33998, SECTION 36, TOWNSHIP 26,	1.00	\$ 139.26
06828.642	837 MCCURDY, KELOWNA	PLAN EPP14181, SECTION 36, TOWNSHIP 26,	1.00	\$ 139.26
06828.644	833 MCCURDY, KELOWNA	PLAN EPP14181, SECTION 36, TOWNSHIP 26,	1.00	\$ 139.26
06886.003	1 - 2025 TREETOP, KELOWNA	PLAN KAP1760, SECTION 19, TOWNSHIP 27, , EX PL 26646, & SEC 30 & EXC PL 30907	9.58	\$ 1,334.11
06960.185	5681 LAKESHORE, KELOWNA	PLAN EPP37698, SECTION 16, TOWNSHIP 28, SIMILKAMEEN DIV OF YALE LAND DISTRICT	1.00	\$ 139.26
07143.000	559 BARNABY, KELOWNA	PLAN KAP1743, SECTION 25, TOWNSHIP 28, SIMILKAMEEN DIV OF YALE LAND DISTRICT	1.00	\$ 139.26
07161.000	4860 LAKESHORE, KELOWNA	PLAN KAP1722, SECTION 25, TOWNSHIP 29,	3.21	\$ 447.02
07264.002	1456 DEHART, KELOWNA	PLAN KAP1837, SECTION 31&32, TOWNSHIP 29, , EX PL 21254 28408	11.58	\$ 1,612.63
07269.000	999 CRAWFORD, KELOWNA	PLAN KAP13170, SECTION 31, TOWNSHIP 29, , EX PL 20569	11.85	\$ 1,650.23
07270.072	1265 CRAWFORD, KELOWNA	PLAN KAP21104, SECTION 31, TOWNSHIP 29,	1.00	\$ 139.26
07270.074	1285 CRAWFORD, KELOWNA	PLAN KAP21104, SECTION 31&32, TOWNSHIP 29,	1.00	\$ 139.26
07278.000	4551 STEWART, KELOWNA	PLAN KAP1247, SECTION 32, TOWNSHIP 29,	2.89	\$ 402.46
07280.000	4480 STEWART, KELOWNA	PLAN KAP1247, SECTION 32, TOWNSHIP 29,	1.00	\$ 139.26
07287.000	4335 STEWART, KELOWNA	PLAN KAP1247, SECTION 32, TOWNSHIP 29, , EX PL EPP89865	3.02	\$ 420.57
07290.000	4285 STEWART, KELOWNA	PLAN KAP1247, SECTION 32, TOWNSHIP 29, , EX PL EPP89865	8.28	\$ 1,153.07
07291.000	4202 BEDFORD, KELOWNA	PLAN KAP1247, SECTION 32, TOWNSHIP 29, , EX PL H9875	9.74	\$ 1,356.39
07293.000	4250 STEWART, KELOWNA	PLAN KAP1247, SECTION 32, TOWNSHIP 29,	1.63	\$ 226.99
07296.000	1475 DEHART, KELOWNA	PLAN KAP1247, SECTION 32, TOWNSHIP 29, , EX PL 6779	1.00	\$ 139.26
07304.000	4132 BEDFORD, KELOWNA	PLAN KAP15793, SECTION 32, TOWNSHIP 29,	6.38	\$ 888.48
07304.010	1485 DEHART, KELOWNA	PLAN KAP20969, SECTION 32, TOWNSHIP 29,	1.21	\$ 168.50
07351.000	4305 JAUD, KELOWNA	PLAN KAP6171, SECTION 34, TOWNSHIP 29,	13.47	\$ 1,875.83
07362.338	2950 BALLDOCK, KELOWNA	PLAN KAP74510, SECTION 34, TOWNSHIP 29,	1.00	\$ 139.26
09533.000	2517 GALE, KELOWNA	PLAN KAP10810, DISTRICT 2A, , EX PL 19044, H15414	6.08	\$ 846.70
09533.052	2499 GALE, KELOWNA	PLAN KAP19044, DISTRICT 2A,	1.00	\$ 139.26
09533.053	2475 GALE, KELOWNA	PLAN KAP19044, DISTRICT 2A,	1.00	\$ 139.26
09533.054	2449 GALE, KELOWNA	PLAN KAP19044, DISTRICT 2A,	1.00	\$ 139.26

09533.055	2427 GALE, KELOWNA	PLAN KAP19044, DISTRICT 2A,	1.00	\$ 139.26
09533.057	2555 GALE, KELOWNA	PLAN EPP65442, DISTRICT 2A,	1.39	\$ 193.57
10392.000	2240 MAYER, KELOWNA	PLAN KAP2332, DISTRICT 28,	20.16	\$ 2,807.48
10393.000	2050 BYRNS, KELOWNA	PLAN KAP2830, DISTRICT 28, SECTION 17, TOWNSHIP 26, , REG.# B00730	19.86	\$ 2,765.70
10410.000	1756 BYRNS, KELOWNA	PLAN KAP415, DISTRICT 29, , EX E 4.14 CHNS, REG.# 49222	11.34	\$ 1,579.21
10411.000	1890 BYRNS, KELOWNA	PLAN KAP415, DISTRICT 29, SECTION 19, TOWNSHIP 26, , E 4.14 CHNS L 23	4.35	\$ 605.78
10414.000	1756 BYRNS, KELOWNA	PLAN KAP415, DISTRICT 29, , EX E 4.14 CHNS	10.62	\$ 1,478.94
10518.000	1650 BYRNS, KELOWNA	PLAN KAP78759, DISTRICT 29,	3.61	\$ 502.73
10519.852	2225 SPALL, KELOWNA	PLAN KAP40808, DISTRICT 29,	13.03	\$ 1,814.56
10519.854	1980 BYRNS, KELOWNA	PLAN KAP40808, DISTRICT 29, , REG.# 20597	10.95	\$ 1,524.90
10519.856	1990 BYRNS, KELOWNA	PLAN KAP40808, DISTRICT 29,	1.00	\$ 139.26
10531.000	1909 BYRNS, KELOWNA	PLAN KAP415, DISTRICT 30, , E 10 ACRES OF L 15	6.34	\$ 882.91
10543.001	2589 BENVOLIN, KELOWNA	PLAN KAP3357, DISTRICT 30, , EX PL 15515 20646 23696	5.66	\$ 788.21
10549.000	2029 BYRNS, KELOWNA	PLAN KAP8615, DISTRICT 30, , EX PL 16912	7.94	\$ 1,105.72
10589.113	1909 BYRNS, KELOWNA	PLAN KAP67173, DISTRICT 30,	23.50	\$ 3,272.61
11501.711	4345 HOBSON, KELOWNA	PLAN KAP27559, DISTRICT 67, , EX PL KAP64149 KAP68293 KAP73487 EPP16570 EPP46682	1.00	\$ 139.26
11502.309	4340 HOBSON, KELOWNA	PLAN KAP69885, DISTRICT 67,	1.00	\$ 139.26
12185.840	2450 SAUCIER, KELOWNA	PLAN KAP1247, SECTION 33, TOWNSHIP 29,	1.00	\$ 139.26
12185.870	2225 SAUCIER, KELOWNA	PLAN KAP1247, SECTION 33, TOWNSHIP 29,	1.00	\$ 139.26
12185.885	4485 SALLOWS, KELOWNA	PLAN KAP1247, DISTRICT 59, SECTION 33, TOWNSHIP 29,	2.04	\$ 284.09
12191.000	4400 JAUD, KELOWNA	PLAN KAP1734, DISTRICT 60, SECTION 33, TOWNSHIP 29, , EX PL 22902	2.84	\$ 395.50
12199.072	4499 WALLACE HILL, KELOWNA	PLAN KAP35213, DISTRICT 60,	8.98	\$ 1,250.55
12199.082	4380 WALLACE HILL, KELOWNA	PLAN KAP39632, DISTRICT 60,	4.70	\$ 654.52
12199.103	2740 HARVARD, KELOWNA	PLAN KAP62784, DISTRICT 60,	3.11	\$ 433.10
<b>327 Folios</b>			<b>1969.19</b>	<b>\$ 274,229.40</b>

# Report to Council



**Date:** April 19, 2021  
**To:** Council  
**From:** City Manager  
**Subject:** UBCM Local Government Program Services for the Local Government Development Approvals Program  
**Department:** Planning and Development Services

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## **Recommendation:**

THAT Council receives, for information, the report from the Planning & Development Services Department dated April 19<sup>th</sup> with respect to the UBCM Local Government Program Services for the Local Government Development Approvals Program;

AND THAT Council directs staff to apply for grant funding for the AI Powered Planning and Development Services project through the UBCM Local Government Program Services for the Local Government Development Approvals Program;

AND THAT Council directs staff to apply for grant funding for the Infill Housing Fast-Track Process Review project through the UBCM Local Government Program Services for the Local Government Development Approvals Program;

AND THAT Council support the current proposed activities and endorse staff to provide overall grant management;

AND THAT, if the grant application is successful, the 2021 Financial Plan be amended to include the receipt of funds.

## **Purpose:**

To seek Council support for a grant application to the Local Government Development Approvals Program.

## **Background:**

In September 2019, the Province of BC published its Development Approvals Process Review report. This report was created through province-wide local government and industry stakeholder consultation. This grant program is in part aimed at helping local governments fund process improvement initiatives that they lacked the financial support/expertise to complete on their own.

## **Discussion:**

### **AI Powered Planning and Development Services**

The City proposes to create and implement a data base driven artificially intelligent software system that will help homebuilders, developers and residents access information pertaining to property development and construction more quickly and efficiently. The goal is to work with external partner Microsoft to build a system that will help answer the following types of questions:

- What can I do on my property today?
- What does the City's Official Community Plan call for on my property in the future?
- Can I add a secondary suite on my property?
- What are the building setbacks for a carriage house?
- Can I have a home-based business?

This system will build on recent business systems improvement work undertaken by the City of Kelowna to facilitate online application submission in the Planning and Building processes.

When implemented, the primary objective is to reduce staff time responding to routine inquiries from realtors, developers, residents and at the same time provide an enhanced, streamlined service. This system will also allow 24/7 response to many different types of inquiries, recognizing that service doesn't start or end during business hours. The resource time savings will then be re-directed back into the development review/approvals process. Kelowna hopes to be able to quantify the benefits through established data collections to demonstrate efficiencies and benefits. If successful, the City will be able to share the model with other BC and Canadian municipalities and show how our already efficient process can be improved even further.

### **Infill Housing Fast-Track Process Review**

The City is also proposing a second project that targets the permitting process itself. Given the amount of infill and missing middle housing Kelowna's new Official Community Plan proposes, a review of the City's infill permitting processes (after adoption of the Official Community Plan) could provide recommended improvements to help speed up the various approval processes that are involved in the review and approval of this type of housing. The City has done some small-scale pilot projects in this area and we plan to include some of those lessons in the review. The goal of the project is primarily more efficient processes for Infill Housing development and the result will be the quicker delivery of infill housing units to the Kelowna market.

**Conclusion:**

Staff are recommending that Council endorse this grant application. Funding for these projects will help improve the City's development process and speed up housing approvals in the future. In addition, there are many peripheral benefits from both of these projects, including alignment with Imagine Kelowna and OCP focus areas.

**Internal Circulation:**

Grants and Special Projects Manager  
Information Services Director  
Financial Services Supervisor

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

Submitted by:

R.Smith, Divisional Director of Planning and Development Services

Approved for inclusion:



D.Gilchrist, City Manager



# Grant Application: Local Government Approvals Program

April 19, 2020



# Purpose

- ▶ To seek Council support for a grant application to the Local Government Development Approvals Program.

# Details

- ▶ 2 Projects proposed
  - ▶ AI Powered Planning and Development Services
  - ▶ Infill Housing: Fast-track Process Review and Improvement

# Conclusion

- ▶ Projects proposed to reduce resource impacts of high development inquiry and permitting volumes
- ▶ Projects will improve customer service (24/7 access to some types of development information) and the City's ability to permit housing in a timely manner



*Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).

# Report to Council



**Date:** April 19, 2021  
**To:** Council  
**From:** City Manager  
**Subject:** Intersection Improvement – Hwy.97/Leckie Road  
**Department:** Planning and Development Services

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## **Recommendation:**

That Council receive, for information, the report from the Planning and Development Services Division, dated April 19, 2021 regarding Intersection Improvements at Hwy.97 and Leckie Road;

AND THAT the 2021 Financial Plan be amended to include \$500,000 for the City share of improvements at the Hwy.97/Leckie intersection as part of the partnership between the City of Kelowna, Ministry of Transportation, and Costco, with funding from the Capital Works, Machinery, and Equipment Reserves;

AND THAT the Capital Works, Machinery, and Equipment Reserves funding be recovered through the latecomer process with interest added as outlined in Bylaw No. 6519-89;

AND FURTHER THAT a Latecomer Agreement in accordance with Option 1 as outlined in the report from the Planning and Development Services Division, dated April 19, 2021, be prepared and executed by the City's Development Engineering Manager to recover the City costs associated with Hwy.97 and Leckie Road intersection upgrade.

## **Purpose:**

To amend the 2021 financial plan to allocate \$500,000 toward the improvement of the Hwy.97/Leckie Road intersection.

## **Background:**

On January 12 of 2021, Council gave 2<sup>nd</sup> and 3<sup>rd</sup> readings to Bylaws No. BL12122 and BL12123 which are the precursors to Council considering a Development Permit application for the development of a new Costco Wholesale store.

During this process it was identified by a traffic impact assessment that the intersection of Hwy.97 and Leckie may experience level of service failures because of traffic pattern changes related to the opening of the new Costco.

As a requirement of the rezoning process, Costco was required to contribute towards a future improvement (southbound double left-hand turns) at that intersection (among other significant offsite improvements). City staff have since been working with the Ministry of Transportation to determine when the improvement is required and how it will occur.

It is important to note that this intersection is already experiencing challenges. The traffic impact study found the following related to existing conditions:

*The current protected southbound left turn phase is only functional from 9 am to 3 pm. This movement also was shown to perform poorly under existing conditions during the PM and Saturday peak hours for all horizon years. Southbound left turn queues will also be quite long under total traffic conditions in 2021 and 2031.*

*The trip assignment for the new Costco location assumed that traffic coming from the north would use the shortest route which meant a high trip assignment at Leckie Road. If this intersection capacity is not upgraded or phasing is not updated, then likely traffic will use alternative routes.*

#### **Discussion:**

The Hwy 97 corridor between Spall and Hwy 33 is one of the busiest areas of the City from a traffic perspective and is also experiencing significant development pressures. The road network in this area is constrained by natural topography to the north and south.

During the traffic impact study process, traffic modelling determined improvements to the Hwy 97 and Leckie intersection are required. These service levels identified are not solely related to the Costco project (many other factors also contribute) but the modelling does indicate that this project could potentially cause greater intersection challenges without mitigative measures.

City staff and the Ministry of Transportation explored 2 options related to the necessary intersection improvements:

**Option 1 - Intersection Improvements Immediately:** The City advances funds to partner with Ministry of Transportation and Costco to improve Hwy.97/Leckie intersection while other network improvements are being completed. The City recovers all expenditures via a Latecomer Agreement. To determine with a high degree of certainty the costs of the improvements, Costco has had their engineers complete tender ready design complete with cost estimate. The total Cost of Hwy.97/Leckie Intersection improvement is estimated at \$1,140,326.00.

City of Kelowna	\$466,004.00 (recoverable)
Ministry of Transportation	\$200,000 (reduced to \$150,000 if project occurs after March 31, 2022)

Costco	\$474,322
<b>Total project cost</b>	<b>\$1,140,326.00</b>

**Option 2 – Intersection Improvements Delayed for further study:** Hwy.97/Leckie intersection improvements delayed with an agreement between the City of Kelowna and MOTI. Intersection improvements would only be triggered if pre-determined intersection thresholds are reached after the Costco Wholesale store opens.

Option 1 is the recommended option for the following reasons:

<b>Option 1 Pros</b>	<b>Option 1 Cons</b>
Ministry of Transportation contribution to project	Exact timing of cost recovery uncertain but likely within 5 years.
Latecomer collection begins sooner and cost recovery by the City occurs sooner	
Transportation network/congestion risk reduced	
Future cost uncertainty risk eliminated	

<b>Option 2 Pros</b>	<b>Option 2 Cons</b>
No initial costs incurred by the City or Ministry of Transportation	Transportation network congestion risks impacting business and residents
	Intersection safety risks
	Project timing challenges
	Longer cost recovery as other development proceeds without paying into latecomer for intersection improvement

### City Cost Recovery Discussion

Staff have explored a variety of options to recover the costs of the intersection improvements and have landed on the use of the latecomer tool. There are currently a variety of other sites in this area that will benefit from intersection improvements at Leckie and Hwy.97. From a broader perspective, all business in this area benefit from improvements to the transportation network that increase safety and facilitate the free flow of traffic, goods and services.

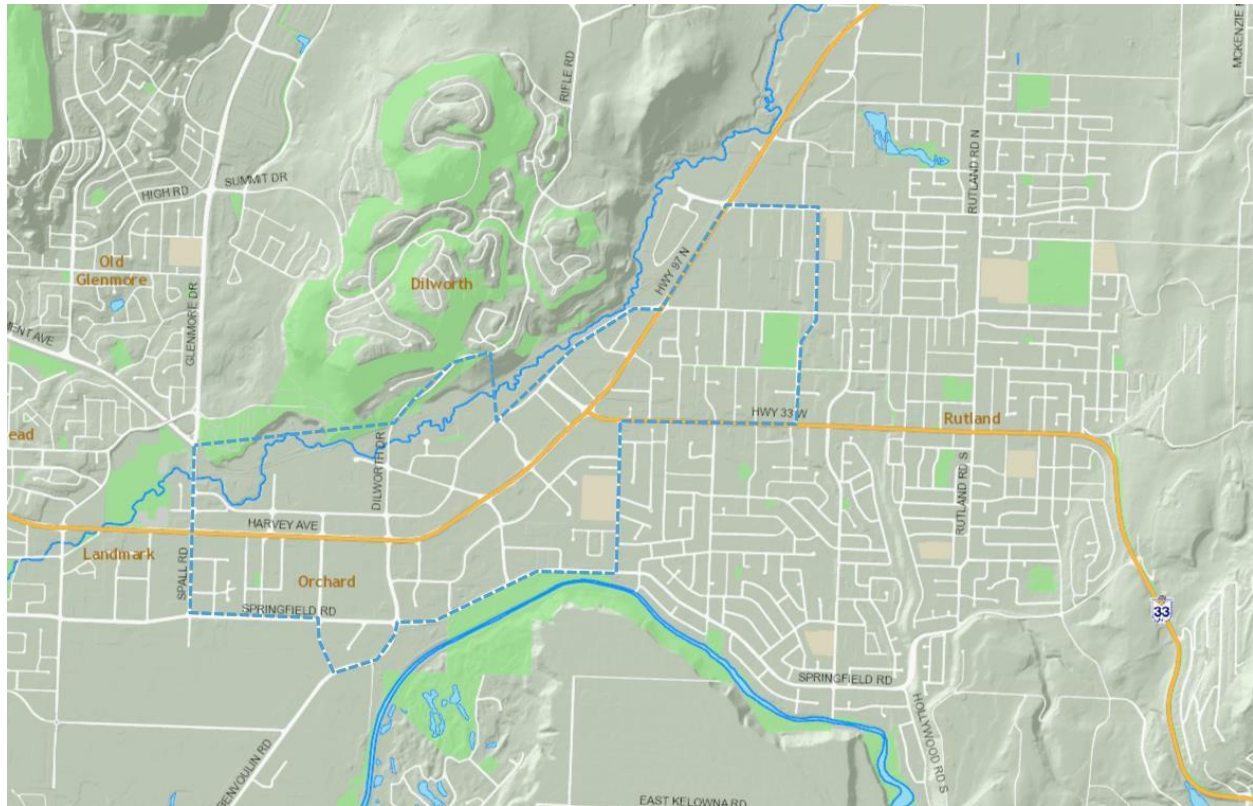


Staff estimate that it is likely the City investment of approximately \$500,000 would be recovered in 5 years although staff will structure the latecomer to be 10 years in length. The following formula is proposed:

DETERMINING THE NUMBER OF SINGLE FAMILY EQUIVALENTS	
BASIS: 1.0 single family residential unit equals 1.0 SINGLE FAMILY EQUIVALENTS (SFE)	
ZONING CATEGORY AS DETERMINED BY SECTION 1.3.1 OF ZONING BYLAW NO. 8000	FACTOR
Residential	Each <b>building</b> lot or single or two dwelling housing residential unit equals 1.0 SFE. Each mobile home space or multi-family residential unit equals 0.70 SFE.
Commercial	The first 2,600 square feet of floor area or portion thereof equals 1 SFE. Thereafter 1/2600 SFE per square foot of floor area.
Industrial	The first 0.36 acres of developed land or portion thereof equals 1 SFE. Thereafter 2.8 SFE's per acre of developed land.
Public and Institutional	For the first 2,600 square feet of floor area or portion thereof equals 1 SFE. Thereafter 1/2600 SFE per square foot of floor area. For schools, 50 elementary students equals 1 SFE and 35 middle or senior students equals 1 SFE.

Based on a proposed rate of \$1000/SFE and a conservative estimate of roughly 1500 new units constructed in the area proposed for the latecomer, the City could generate approximately \$1 million to cover the advance of funds. The intent would; however, be to end the latecomer once the city investments has been recovered.

## Draft Latecomer Cost Recovery Area



### Conclusion:

To take advantage of the current partnership opportunity, staff are recommending that Council amend the Financial Plan to facilitate the advancement of Option 1 described above. Not only will this option have benefits in terms of facilitating the relocation of Costco but also broader benefits to the transportation network this area.

### Internal Circulation:

Financial Services  
Infrastructure

### Considerations applicable to this report:

#### *Legal/Statutory Authority:*

Local Government Act Sec. 507: Excess and Extended Services

If the local government pays the capital costs of the excess capacity, it can recover the costs by creating a local service area and applying a property tax or user-fee on the properties within the boundaries of the local service area, or it can apply a latecomer charge.

***Financial/Budgetary Considerations:***

Staff are requesting the 2021 Financial Plan be amended to include \$500,000 for the City share of improvements at the Hwy.97/Leckie intersection as par of the partnership between the City of Kelowna, Ministry of Transportation and Costco. Funding is recommended to come from the Capital Works, Machinery, and Equipment Reserves with payback, and interest as outlined in Bylaw No. 6519-89, to be received through the latecomer process with full recovery expected to be complete within the next five years.

**Considerations not applicable to this report:**

***External Agency/Public Comments:***

***Communications Comments:***

***Legal/Statutory Procedural Requirements:***

***Existing Policy:***

Submitted by:

Ryan Smith, Divisional Director of Planning and Development Services

Approved for inclusion:



D. Gilchrist, City Manager



# Hwy 97/Leckie Partnership

Financial Plan Amendment

# Background

- ▶ Related to development of Costco site
  - ▶ TIA identified the Leckie/Hwy.97 intersection as a concern
  - ▶ Costco contribution towards this intersection improvement required as part of rezoning process
  - ▶ City and MOTI discussions about how/when to improve the intersection

# Option 1 – Hwy.97/Leckie Intersection Improvements Now

- ▶ City advances funds to partner with Ministry of Transportation and Costco to improve Hwy.97/Leckie intersection while other network improvements are being completed.

# Option 1 – Hwy.97/Leckie Intersection Improvements Now

<b>City of Kelowna</b>	<b>\$466,004.00</b>
<b>Ministry of Transportation</b>	\$200,000 (reduced to \$150,000 if project occurs after March 31, 2022)
<b>Costco</b>	\$474,322
<b>Total project cost</b>	<b>\$1,140,326.00</b>



# Option 2 – Delay Improvements and Study

- ▶ Concerns over risk/variables
  - ▶ Challenges for other businesses in the area
  - ▶ Improvements more costly in the future
  - ▶ Safety/traffic challenges in the interim

# City Cost Recovery

- ▶ Recommend use of Latecomer tool
  - ▶ 5 year estimated recovery
  - ▶ Latecomer structure to last 10 years

# Recommendation

- ▶ That Council support the amendment to the 2021 Financial Plan to advance funds for a partnership to improve the Hwy.97/Leckie intersection
- ▶ That Council endorse the use of a latecomer model to recover city costs associated with the intersection upgrade



*Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).

# Report to Council



**Date:** April 19, 2021  
**To:** Council  
**From:** City Manager  
**Subject:** Regional Growth Strategy – RDCO Consultation  
**Department:** Policy & Planning

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## **Recommendation:**

THAT Council receives for information the report from the Policy & Planning Department, dated April 19, 2021 regarding Regional Growth Strategy consultation;

AND THAT Council recommends the Regional District of Central Okanagan not undertake a 5-year review of the Regional Growth Strategy Bylaw No. 1336.

## **Purpose:**

To consider whether to review the RDCO Regional Growth Strategy.

## **Background:**

On June 23, 2014 the Regional District of Central Okanagan (RDCO) adopted the region's Regional Growth Strategy (RGS). The RGS is a strategic long-range policy document that provides direction as to the growth of the region, including its member municipalities. Regional districts, with acceptance by member municipalities, may adopt Regional Growth Strategies in accordance with the Local Government Act (LGA). Moreover, the LGA requires that at least once every five years, regional districts must consider if the Regional Growth Strategy should be reviewed for possible amendments. Further, this legislation also requires that the public as well as key organizations and authorities be provided an opportunity to provide feedback when the need for a review is considered. For this reason, the RDCO is currently considering whether there is the need for a review of the RGS and has requested comments from the City of Kelowna as part of the consultation process.

## **Discussion:**

The RGS continues to be advanced by the RDCO, member municipalities and local First Nation communities through various collaborative projects. In 2017, the RDCO endorsed the RGS Priority Projects Plan to advance the implementation of the key Issue Areas identified in the RGS. This five-year action plan, which identified gaps in the RGS implementation, was developed collaboratively with the member municipalities, Westbank First Nation, and RGS Steering Committee. Subsequently, several

collaborative projects were completed which advanced the goals of the RGS in a cooperative manner; these include the Regional Housing Needs Assessment, Regional Flood Management Plan, Regional Planning Labs, and Regional Growth Strategy Monitoring Program. More recently, the Regional Transportation Plan (RTP) was developed collaboratively with all member municipalities participating. The endorsement of the RTP in late 2020 ensures that regionally significant transportation planning processes and infrastructure projects will be coordinated at a regional level. These collective efforts demonstrate the strong regional partnerships that exist and the on-going efforts to advance the RGS Issue Areas and Vision.

In recent discussions with RDCO staff, there were concerns around the staff resourcing that would be needed to undertake a review of the RGS at this time. Moreover, the staff resources and consulting budgets that would be needed to complete a fulsome review of the RGS would come at the expense of other important planning efforts such as the Regional Flood Management Plan work, the Regional Housing Strategy and other collaborative planning projects that are identified in the RGS Priority Projects Plan.

Other regional jurisdictions that have taken on review and updates of their regional growth strategies have identified issues with the RGS legislation in the LGA that has led to significant costs and resource intensive processes. More specifically, the Capital Regional District (CRD) adopted a new RGS bylaw after an 8-year process of negotiations and disputes between the various member municipalities. The CRD indicated at a recent Union of British Columbia Municipalities (UBCM) convention that without legislation changes future RGS updates will likely face similar challenges. The recent RGS 5-year review undertaken by the Regional District of North Okanagan also demonstrated the process and content challenges associated with the RGS legislation in the LGA. RDCO staff is monitoring discussions at UBCM around the RGS legislation further to the call for updates to the legislation at a recent convention.

#### **Conclusion:**

As five years have passed since the RGS was adopted, the RDCO Board will need to consider if a review is necessary. To inform this decision, the RDCO is undertaking consultation to gather input from member municipalities and the broader community. City of Kelowna staff recognizes that there are benefits and challenges associated with undertaking a RGS review right now.

City of Kelowna staff is recommending that a memo summarizing the discussion and feedback of Council be prepared after the report today. This memo would then be used by RDCO staff to develop a recommendation to the RDCO Board regarding the need for a 5-year review of the RGS.

#### ***Legal/Statutory Procedural Requirements:***

Local Government Act, Section 452(2), (3)

***Existing Policy:***

Kelowna Official Community Plan, Objective 2.1 Deliver sustainable services.

Inter-municipal Co-operation: Investigate opportunities and implement actions to efficiently plan and deliver programs and services with the Regional District of Central Okanagan and other neighbouring municipalities.

**Considerations not applicable to this report:**

Legal/Statutory Authority

External Agency/Public Comments

Communications Comments

Submitted by:

J. Moore, Long Range Policy Planning Manager

**Approved for inclusion:**



D. Noble-Brandt, Department Manager of Policy & Planning

cc:

Divisional Director, Planning & Development Services

Development Planning





# RDCO Referral

Regional Growth Strategy  
5-Year Review

# Purpose

- ▶ To provide comments and recommendation regarding if there is a need for a review of the Regional Growth Strategy

# Regional Growth Strategy

- ▶ Agreed future vision by local governments
- ▶ Long range plan – 20 years
- ▶ Broad goals for a region
- ▶ Reflected in local government plans and policies
- ▶ Implementation & Monitoring



## Regional District of Central Okanagan Regional Growth Strategy

*"Our Home, Our Future"*



### Schedule 'A'

Bylaw No.1336, 2013



Source: Pictures BC



# Implementation

- ▶ Many projects completed, in progress, or planned across the region
- ▶ RGS Steering Committee
- ▶ 5 year action plan
  - ▶ 9 projects supporting various RGS policies and Issue Areas
  - ▶ consideration for a Five-year Review was identified as one of the projects
- ▶ Existing RGS framework provides flexibility for implementation

# Five-Year Action Plan Summary – Status Update

Project	Status
Regional Flood Management Plan	Phase 2 Complete Phase 3 Ongoing
Regional Planning Lab	Ongoing
Regional Housing Needs Assessment	Complete
Regional Growth Strategy Monitoring Program	Complete
Regional Citizen Survey	2021
Regional Housing Strategy	2021
Regional Growth Strategy Five Year Review	2021
Regional Agricultural Strategy	TBD
Regional Employment Lands Inventory	TBD



# Background

- ▶ *Local Government Act*

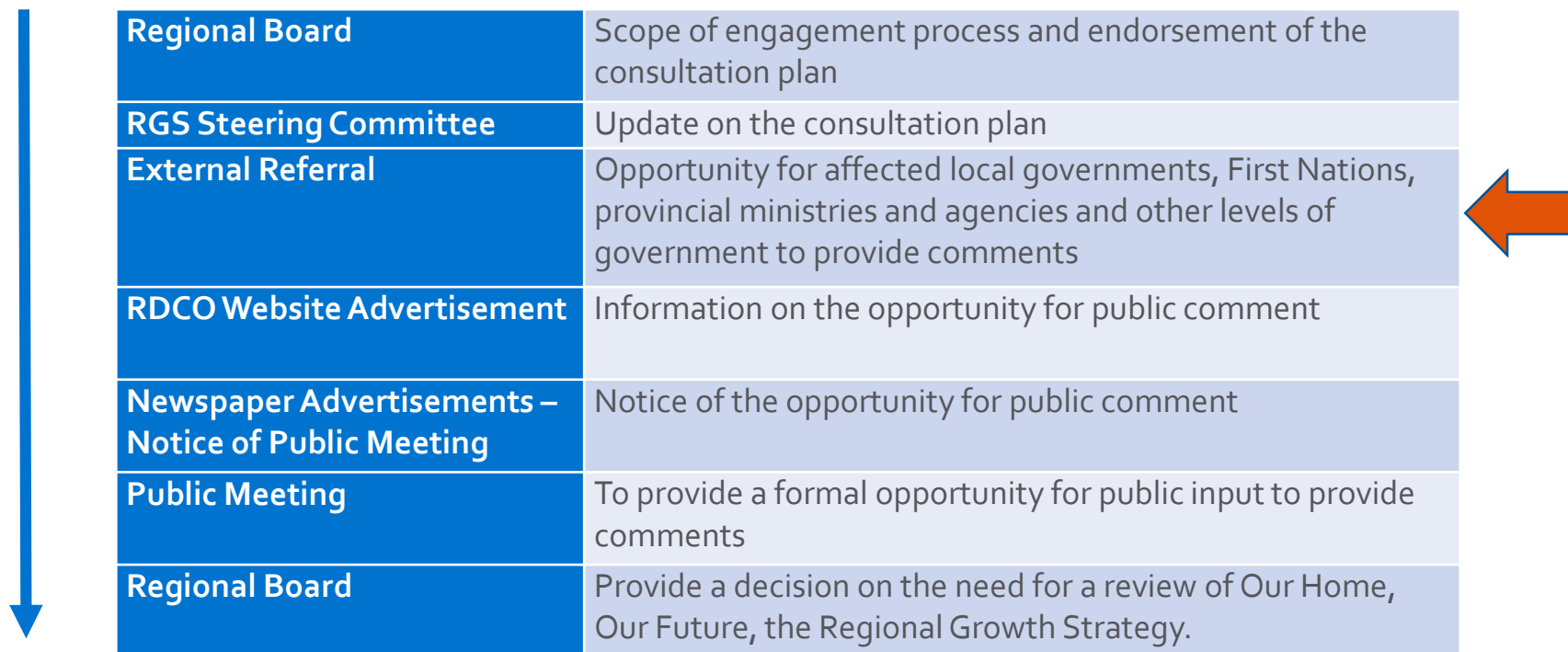
- ▶ At least once every five years the Regional District must consider whether the RGS should be reviewed for possible amendment

AND

- ▶ Provide opportunity for input on whether the RGS should be reviewed



# Consultation Plan



# Lessons Learned

- ▶ Similar processes in other jurisdictions have highlighted issues with the RGS legislation
  - ▶ Costly and time consuming processes
  - ▶ Challenges with process and content
- ▶ Comprehensive review and update of RGS legislation is needed

# Summary

- ▶ Numerous successful initiatives and projects have been completed
- ▶ Ongoing implementation of the Priority Project Plan
- ▶ Opportunity to assess priorities within the existing RGS framework to identify other projects to support continued implementation
- ▶ A review and update of the RGS could become a multi-year initiative which would require designated resources

# Recommendation

- ▶ THAT Council recommends the Regional District of Central Okanagan not undertake a 5-year review of the Regional Growth Strategy Bylaw No. 1336



*Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).

# Report to Council



**Date:** April 19, 2021

**To:** Council

**From:** City Manager

**Subject:** Resolution to support Emergency Operations Centre Grant Request from the RDCO

**Department:** Kelowna Fire Department

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## **Recommendation:**

THAT Council receives, for information, the report from the Kelowna Fire Department dated April 12, 2021 with respect to a UBCM Community Emergency Preparedness Fund grant application;

AND THAT the City of Kelowna supports the submission of a regional application by the Regional District of Central Okanagan (RDCO) for the 2021 UBCM-Community Emergency Preparedness Fund of \$125,000 for a regional project – the Emergency Operations Centre Regional Emergency Response Program. If approved for funding, the City of Kelowna support the RDCO to manage the project and be the recipient of all grant funds.

## **Purpose:**

To support a Grant Request submission by the Regional District of Central Okanagan for a regionally funded project.

## **Background:**

UBCM has announced the availability of grant funding for \$25,000 to municipalities for Emergency Operations Centers & Training, through the Community Emergency Preparedness Fund (CEPF). The intent of this grant is to build capacity through training exercises and to purchase equipment and supplies required to maintain an Emergency Operations Centre (EOC). As a regional program, the grant request will include all regional partners; City of Kelowna, City of West Kelowna, District of Peachland, District of Lake Country, the RDCO and Westbank First Nations, supporting the funding stream to the maximum amount of \$125,000.

The focus of the funding stream is to provide support for staff through training exercises, communications and build capacity to support the changes to virtualization and updated procedures before, during and after an emergency. This grant will help support the City of Kelowna staff along with all the regional partners, prepare and respond collaboratively during an emergent event. This grant will

also assist the residents to be prepared before, during and after an emergency by utilizing the updated Emergency Program Plan and the recent changes to the Emergency Act.

**Conclusion:**

Pursuant to the Regional District of Central Okanagan Emergency Preparedness Service Establishment Amendment Bylaw No. 1443, 2019, the resolution be supported as written.

**Considerations not applicable to this report:**

*Internal Circulation:*

*Legal/Statutory Authority:*

*Legal/Statutory Procedural Requirements:*

*Existing Policy:*

*Financial/Budgetary Considerations:*

*External Agency/Public Comments:*

*Communications Comments:*

Submitted by:

T. Whiting,  
Fire Chief, Kelowna Fire Department

Approved for inclusion: Stu Leatherdale; Divisional Director, Corporate & Protective Services

cc: Divisional Director, Corporate & Protective Services  
Divisional Director, Partnership & Investments



# CITY OF KELOWNA

## BYLAW NO. 12183

### Amendment No. 39 to Traffic Bylaw No. 8120

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The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Traffic Bylaw No. 8120 be amended as follows:

1. THAT **PART 1 – INTRODUCTION, 1.4 Definitions, 1.4.1** be amended by adding the following definition in its appropriate place:  
  
“**e-scooter**” means an electric kick scooter as defined in Order in Council No. 184/2021 Electric Kick Scooter Pilot Project Regulation, as amended or replaced from time to time;
2. THAT **PART 9 – CYCLE REGULATIONS, 9.1.1** be amended by adding “**e-scooters**” after “**cycles**”;
3. THAT **PART 9 – CYCLE REGULATION, 9.1.7** “In-line skates, roller skates, Skateboards, and Kick Scooters. A person using in-line skates, roller skates, a skateboard or a kick scooter on a **highway:**” be deleted and replaced with “In-line skates, roller skates, skateboards, **e-scooters** and kick scooters. A person using in-line skates, roller skates, a skateboard, an **e-scooter** or a kick scooter on a **highway:**”;
4. AND FURTHER THAT **PART 9 – CYCLE REGULATION, 9.1.7** be amended by adding the following:  
  
“(h) shall be a minimum of 16 years of age to operate an **e-scooter**”.
5. This bylaw may be cited for all purposes as “Bylaw No. 12183, being Amendment No. 39 to Traffic Bylaw No. 8120.”
6. This bylaw shall come into full force and effect and be binding on all persons as of as of the date of adoption.

Read a first, second and third time by the Municipal Council this 12<sup>th</sup> day of April, 2021.

Adopted by the Municipal Council this

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Mayor

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City Clerk

# CITY OF KELOWNA

## BYLAW NO. 12208

### Amendment No. 27 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", Traffic Bylaw No. 8120, PART 9 – CYCLE REGULATIONS, Section 9.1 Highways and Sidewalks** be deleted in its entirety and replaced with the following:

PART 9 - CYCLE REGULATIONS						
Section 9.1 - Highways and Sidewalks						
8120	9.1.1	Use skateboard on highway or sidewalk	\$35.00	\$30.00	\$40.00	Yes
8120	9.1.2(a)	Operate a cycle or e-scooter on sidewalk	\$35.00	\$30.00	\$40.00	Yes
8120	9.1.2(b)	Operate a cycle on crosswalk	\$35.00	\$30.00	\$40.00	Yes
8120	9.1.2(c)	Operate a cycle or e-scooter on wrong side of highway	\$35.00	\$30.00	\$40.00	Yes
8120	9.1.2(d)	Operate a cycle or e-scooter abreast of another cycle on highway	\$35.00	\$30.00	\$40.00	Yes
8120	9.1.2(e)	Operate a cycle or e-scooter with no hands on handlebars	\$35.00	\$30.00	\$40.00	Yes
8120	9.1.2(f)	Operate a cycle other than astride regular seat	\$35.00	\$30.00	\$40.00	Yes
8120	9.1.2(g)	Operate a cycle or e-scooter to carry more persons than designed	\$35.00	\$30.00	\$40.00	Yes
8120	9.1.3	Operate a cycle or e-scooter without lights	\$35.00	\$30.00	\$40.00	Yes
8120	9.1.4	Operate or ride a cycle or e-scooter without safety helmet	\$35.00	\$30.00	\$40.00	Yes
8120	9.1.5	Parent or guardian permit person under 16 to operate or ride a cycle without safety helmet	\$35.00	\$30.00	\$40.00	Yes
8120	9.1.7(b)	Operate a cycle, e-scooter, in-line or roller skates outside bicycle lane when bicycle lane available	\$35.00	\$30.00	\$40.00	Yes

8120	9.1.7(c)	Operate in-line or roller skates on wrong side of highway	\$35.00	\$30.00	\$40.00	Yes
8120	9.1.7(d)	Operate in-line or roller skates on sidewalk	\$35.00	\$30.00	\$40.00	Yes
8120	9.1.7(e)	Operate in-line or roller skates abreast of another person or cycle on highway	\$35.00	\$30.00	\$40.00	Yes
8120	9.1.7(f)	Operate in-line or roller skates while attached to a vehicle	\$35.00	\$30.00	\$40.00	Yes
8120	9.1.7(g)	Operate in-line or roller skates between sunset and sunrise without proper equipment	\$35.00	\$30.00	\$40.00	Yes
8120	9.1.7(h)	Parent or guardian permit person under 16 years of age to operate an e-scooter	\$35.00	\$30.00	\$40.00	Yes

2. This bylaw may be cited for all purposes as "Bylaw No. 12208 being Amendment No. 27 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 12<sup>th</sup> day of April, 2021.

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

# CITY OF KELOWNA

## BYLAW NO. 12210

### Amendment No. 40 to Traffic Bylaw No. 8120

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Traffic Bylaw No. 8120 be amended as follows:

1. THAT **SCHEDULE "A" FEES, PART 7 – SIDEWALK/ROADWAY OCCUPANCY PERMITS, Subsection 7.1.2 & 7.2.2 Application Fees** be amended by deleting the following:

**Downtown Area, Bernard Avenue, Pandosy Village and Rutland Town Center Consolidated Sidewalk Program Application Fees for 2020:**

New Applications	\$100
Change in Scope – Active Permits	\$100
Security Deposit	\$500
Temporary Use Patio Permits/Sandwich Boards	N/C
<b><i>Temporary Bernard Roadway Patios using Modu-Loc fencing will receive a \$500 reduction</i></b>	

The following fees under sub-sections a), b), c) and d) will be reduced by 50% per square footage for 2020.

And replace it with:

**Downtown Area, Bernard Avenue, Pandosy Village and Rutland Town Center Consolidated Sidewalk Program Application Fees for 2021:**

New Applications	\$100
Change in Scope – Active Permits	\$100
Security Deposit	\$500
Temporary Use Patio Permits/Sandwich Boards	N/C
<b><i>Temporary Bernard Roadway Patios using Modu-Loc fencing will receive a \$500 reduction</i></b>	

The following fees under sub-sections a), b), c) and d) will be reduced by 50% per square footage for 2021.

2. This bylaw may be cited for all purposes as "Bylaw No. 12210, being Amendment No. 40 to Traffic Bylaw No. 8120."
3. This bylaw shall come into full force and effect and be binding on all persons as of as of the date of adoption.

Read a first, second and third time by the Municipal Council this 12<sup>th</sup> day of April, 2021.

Adopted by the Municipal Council this

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Mayor

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City Clerk