

City of Kelowna

Public Hearing

AGENDA



Tuesday, November 30, 2021

6:00 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. Due to COVID-19 a Public Hearing Agenda will also include Regular Meeting Items

2. Call to Order the Public Hearing - START TIME 6:00 PM - KLO Rd 860 - 1000 - TA21-0015 (BL12306) - Okanagan College

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public online at Kelowna.ca/council or by request to the Office of the City Clerk.

For those participating this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

In accordance with the most recent Public Health restrictions regarding gatherings and events, seating is limited in Council Chambers. Members of the public must remain seated unless invited to address Council. Thank you for your co-operation.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

3. Individual Bylaw Submissions

3.1. START TIME 6:00 PM - KLO Rd 860 - 1000 - TA21-0015 (BL12306) - Okanagan College

To amend the Zoning Bylaw with a Site-Specific Text Amendment to increase the maximum permitted height in the P2 – Education and Minor Institutional zone for the subject property.

4 - 22

4. Termination

5. Call to Order the Regular Meeting

6. Bylaws Considered at Public Hearing

6.1. START TIME 6:00 PM - KLO Rd 860 - 1000 - BL12306 (TA21-0015) - Okanagan College

23 - 23

To give Bylaw No. 12306 second and third reading and adopt in order to increase the maximum permitted height in the P2 - Education and Minor Institutional zone for the subject property.

7. Termination

8. Call to Order the Public Hearing - START TIME 6:00 PM - Devonshire Ave 1264, 1274, 1284 and Belaire Ave 1281, 1289-1291, 1299 - Z21-0080 (BL12307) - Multiple Owners

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public online at Kelowna.ca/council or by request to the Office of the City Clerk.

For those participating this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

In accordance with the most recent Public Health restrictions regarding gatherings and events, seating is limited in Council Chambers. Members of the public must remain seated unless invited to address Council. Thank you for your co-operation.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

9. Individual Bylaw Submissions

9.1. START TIME 6:00 PM - Devonshire Ave 1264, 1274, 1284 and Belaire Ave 1281, 1289-1291, 1299 - Z21-0080 (BL12307) - Multiple Owners

24 - 54

To rezone the subject properties from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate the development of multiple dwelling housing.

10. Termination

11. Call to Order the Regular Meeting

12. Bylaws Considered at Public Hearing

12.1. START TIME 6:00 PM - Devonshire Ave 1264, 1274, 1284 and Belaire Ave 1281, 1289-1291, 1299 - BL12307 (Z21-0080) - Multiple Owners

55 - 56

To give Bylaw No. 12307 second and third reading in order to rezone the subject properties from the RU6 - Two Dwelling Housing zone to the RM5 - Medium Density Housing zone.

13. Termination

14. Procedure on each Bylaw Submission

- a) Brief description of the application by City Staff (Development Planning);
- (b) The applicant has up to 15 minutes to make representations to Council regarding the project.
- (c) The Chair will call for representation from the public participating in person and online as follows:
 - (i) Any person wishing to make representations during the Hearing will have the opportunity to do so.
 - (ii) Speakers have up to 5 minutes to share their remarks.
- (d) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in questions be held open, the Chair shall state to participants the the Public Hearing on the Bylaw is closed.
- (e) Once the public has had an opportunity to comment, the application is given up to 10 minutes to respond to any questions raised.
- (f) Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

Note: Any applicant or member of the public may use electronic visual aids to assist in their presentation or questions. Online participants must be able to share their screen to display the item.

REPORT TO COUNCIL



Date: November 15, 2021

To: Council

From: City Manager

Department: Development Planning Department

Application: TA21-0015 **Owner:** Okanagan College

Address: 860 – 1000 KLO Road **Applicant:** Faction Projects Inc. – Alec Warrender

Subject: Text Amendment Application

Existing OCP Designation: EDINST – Educational / Major Institutional

Existing Zone: P2 – Education and Minor Institutional

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA21-0015 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Schedule "A" attached to the Report from the Development Planning Department dated November 15, 2021, for Lot 1, District Lot 135, ODYD, Plan EPP90191 located at 860 – 1000 KLO Road, Kelowna, BC be considered by Council;

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

2.0 Purpose

To amend the Zoning Bylaw with a Site-Specific Text Amendment to increase the maximum permitted height in the P2 – Education and Minor Institutional zone for the subject property.

3.0 Development Planning

Staff supports the Text Amendment application to increase the maximum permitted height on the subject property to six storeys or 22 m as the proposal is consistent with the policies of the Official Community Plan (OCP). The proposal is generally consistent with the building height policy for the South Pandosy Urban Centre which anticipates building heights between four and eight storeys. Six storey building heights are typical of post-secondary institutional uses and would allow Okanagan College to take advantage of previous BC Building Code changes that allow wood frame buildings up to six storeys. Development of six storey buildings on the subject property for either student housing or future academic buildings would constitute

compact urban form as the subject property is on a four-lane arterial road in the South Pandosy Urban Centre and contains a major transit exchange.

4.0 Proposal

4.1 Background

There is an existing 144-bed student residence on the Okanagan College campus. In March 2021, the Provincial Government announced a student housing initiative that would add 216 student beds on the Kelowna campus.

4.2 Project Description

The proposed text amendment to the P2 – Education and Minor Institutional zone would increase the maximum permitted height on the entire subject property from 13.5 m or 3 storeys, to 22 m or 6 storeys. The increase in height would allow the applicant to construct a new six storey student residence which would be located directly to the east of the existing student residence. The form and character of the proposed student residence would be considered by Council under a future Development Permit application. The proposed text amendment would also allow future development of six-storey buildings across the entire campus.

4.3 Site Context

The subject property is the main campus of Okanagan College and is within the South Pandosy Urban Centre. It is located in the South Pandosy – KLO OCP Sector on KLO Road between Casorso Road and Gordon Drive. The subject property contains a major transit exchange and will be connected to the Ethel Street Active Transportation Corridor. Kelowna Secondary School and the Wastewater Treatment Facility are immediately to the north of the subject property. There are adjacent residential neighbourhoods to the east and west which are primarily designated SIH - Sensitive Infill Housing (Low Density) to the west and S2RES – Single / Two Unit Residential to the east. Across KLO Road, to the south, is primarily designated MRM – Multiple Unit Residential (Medium Density).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P2 – Education and Minor Institutional P4 - Utilities	Kelowna Secondary School Wastewater Treatment Facility
East	RU6 – Two Dwelling Housing RM1 – Four Dwelling Housing	Single/Two Family Housing Fourplex Housing
South	RM5 – Medium Density Multiple Housing C4 – Urban Centre Commercial P2 – Education and Minor Institutional	Apartment Housing KLO Middle School
West	RU7 – Infill Housing RM3 – Low Density Multiple Housing	Single/Two Family Housing Fourplex Housing

Subject Property Map: 860 – 1000 KLO Road**5.0 Current Development Policies****5.1 Kelowna Official Community Plan (OCP)****Chapter 5: Development Process**

Objective 5.3 Focus development to designated growth areas.

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

Objective 5.5 Ensure appropriate and context sensitive built form

Policy .1 Building height. In determining appropriate building height, the City will take into account such factors as: contextual fit into the surrounding urban fabric, shadowing of the public realm, view impacts, overlook and privacy impacts on neighbouring buildings, impact on the overall skyline, distance between adjacent buildings above 22 m in height, impacts on adjacent or nearby heritage structures, building form and massing to mitigate negative impacts of buildings over 22 m in height.

South Pandosy: Generally 4 storeys. Six storeys within C4 or C9 zoned areas. Potential for 8 storeys where an architecturally distinct and significant building is placed at a corner, gateway or view terminus location that is of significance to the community or where a building is of cultural significance to the community.

6.o Application Chronology

Date of Application Accepted: August 25, 2021
Date Public Consultation Completed: October 19, 2021

Report prepared by: Mark Tanner, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Schedule A: Text Amendment

Attachment A: Applicant Submission

Schedule A – Proposed Text Amendments to Zoning Bylaw No. 8000 TA21-0015

No.	Section	Current Wording	Proposed Wording	Reason for Change								
1.	Section 16 – Public and Institutional Zones, 16.2 P2 - Education and Minor Institutional	N/A	<p>16.2.7 Site Specific Uses and Regulations</p> <p>Uses and regulations apply on a site-specific basis as follows:</p> <table><tr><th></th><th>Legal Description</th><th>Civic Address</th><th>Regulation</th></tr><tr><td>1</td><td>Lot 1 District Lot 135 ODYD Plan EPP90191</td><td>860 – 1000 KLO Road</td><td>Notwithstanding section 16.2.5(c), the maximum height is 22 m or 6 storeys.</td></tr></table>		Legal Description	Civic Address	Regulation	1	Lot 1 District Lot 135 ODYD Plan EPP90191	860 – 1000 KLO Road	Notwithstanding section 16.2.5(c), the maximum height is 22 m or 6 storeys.	To increase the maximum permitted height on the subject property.
	Legal Description	Civic Address	Regulation									
1	Lot 1 District Lot 135 ODYD Plan EPP90191	860 – 1000 KLO Road	Notwithstanding section 16.2.5(c), the maximum height is 22 m or 6 storeys.									

SCHEDULE
A

This forms part of application
TA21-0015

Planner
Initials

MT



City of Kelowna
DEVELOPMENT PLANNING

ATTACHMENT		A
This forms part of application		
# TA21-0015		
Planner Initials	MT	 City of Kelowna DEVELOPMENT PLANNING

FACTION

August 18, 2021

Mr. Andrew Ferguson, Planner II
City of Kelowna, 1435 Water Street
Kelowna, BC V1Y 1J4

RE: Letter of Rationale - Text Amendment for 860 & 1000 KLO Road, Kelowna, BC

Dear Andrew:

Further to our previous discussions, we hereby submit our Letter of Rationale in support of this site-specific Text Amendment application for Okanagan College's (OC) student housing project.

On March 5th, 2021, the Provincial Government announced an important student housing initiative that will see 376 more beds added to the OC housing stock, 216 of those beds will be on the Kelowna campus located at 860 & 1000 KLO Road, currently in process of consolidation. These student housing projects bolster the existing 144-bed residence on the Kelowna campus. This announcement is the culmination of three years of project and proposal development and drew the support of many external organizations and individuals. It is the largest single capital commitment from the province that OC has enjoyed since 2005. The goal of the project is to help address housing issues in the region, support OC's goal of reducing its carbon footprint, increase access to post-secondary education and among other things economic development in the local community. Construction is expected to start in 2022.

OC's Kelowna Campus is currently zoned P2 - Education and Minor Institutional which permits building heights of 13.5m / 3 storeys. A site-specific Text Amendment is being proposed to accommodate a 6-storey height profile on campus (22 meters). The Kelowna campus is entirely located within the South Pandosy Urban Centre and although still in draft format the proposed 2040 Official Community Plan's Pandosy Building Height Map (Map 4.4) calls for a 6-storey height profile on the Kelowna Campus. There has been a gradual shift towards 6-storey wood frame buildings in strategic areas throughout the community and we believe that OC's Kelowna Campus is well positioned to continue this trend. The proposed Text Amendment will allow OC to create more on campus housing options for students in a format that preserves valuable campus lands for future post-secondary growth. The creation of additional on campus beds, located within an Urban Centre, will also continue to build upon and facilitate the growth in cycling and pedestrian modes of transportation that the area has experienced. We believe the proposed Text Amendment is consistent with staff and Council expectations and will complement the positive improvements that have been made on campus and within the South Pandosy Urban Centre.

Please contact me should have any questions or require any further information.

Best Regards,



Alec Warrender, MCIP, RPP, RI
Manager, Planning + Development

DEVELOPMENT MANAGEMENT

ARCHITECTURE + PLANNING

CONSTRUCTION MANAGEMENT

AAA AIBC Certificate of Practice - Faction Architecture Inc.

T 250-980-4510 F 250-764-2116 201-3935 Lakeshore Rd, Kelowna BC V1W 1V3

T 403-523-7943 1919 10th Avenue SW, Calgary AB T3C 0K3

www.factionprojects.com

KELOWNA CAMPUS STUDENT HOUSING



ATTACHMENT A

This forms part of application
TA21-0015

Planner
Initials MT



FACTION
PROJECTS

Project Summary and Milestones



SKAHA
RESIDENCE

PROPOSED SITE
BOUNDARY

PROJECT SUMMARY

- 216 Beds + Amenity & Support Spaces
- 6 Storeys
- Surface Parking
- Mass Timber Construction
- BC Energy Step Code Level 4
- Design-Build (DB) Project Delivery

PROJECT MILESTONES

- DB RFQ: Summer 2021
- DB RFP: Fall - Winter 2021 / 2022
- DB Design Completion: Winter 2021 / 2022
- Construction: Spring 2022 to Winter 2023 / 2024
- Occupancy Winter 2024

ATTACHMENT		A
This forms part of application		
# TA21-0015		
Planner Initials	MT	 City of Kelowna DEVELOPMENT PLANNING

Community Engagement & Indigenization Principles

COMMUNITY ENGAGEMENT

- 2019 AEST Student Housing Survey
- Municipal Staff Consultation
- Public Notification & Consultation Policy 367
- Indigenous Student Survey
- Indigenous Community Engagement
- Regular OC Student Body and Executive Updates

INDIGENIZATION PRINCIPLES

- Seek to interweave Indigenous knowledge, culture, art and awareness.
- Create an inclusive and welcoming living and learning environment.
- Support all students in completing their educational journeys.

A

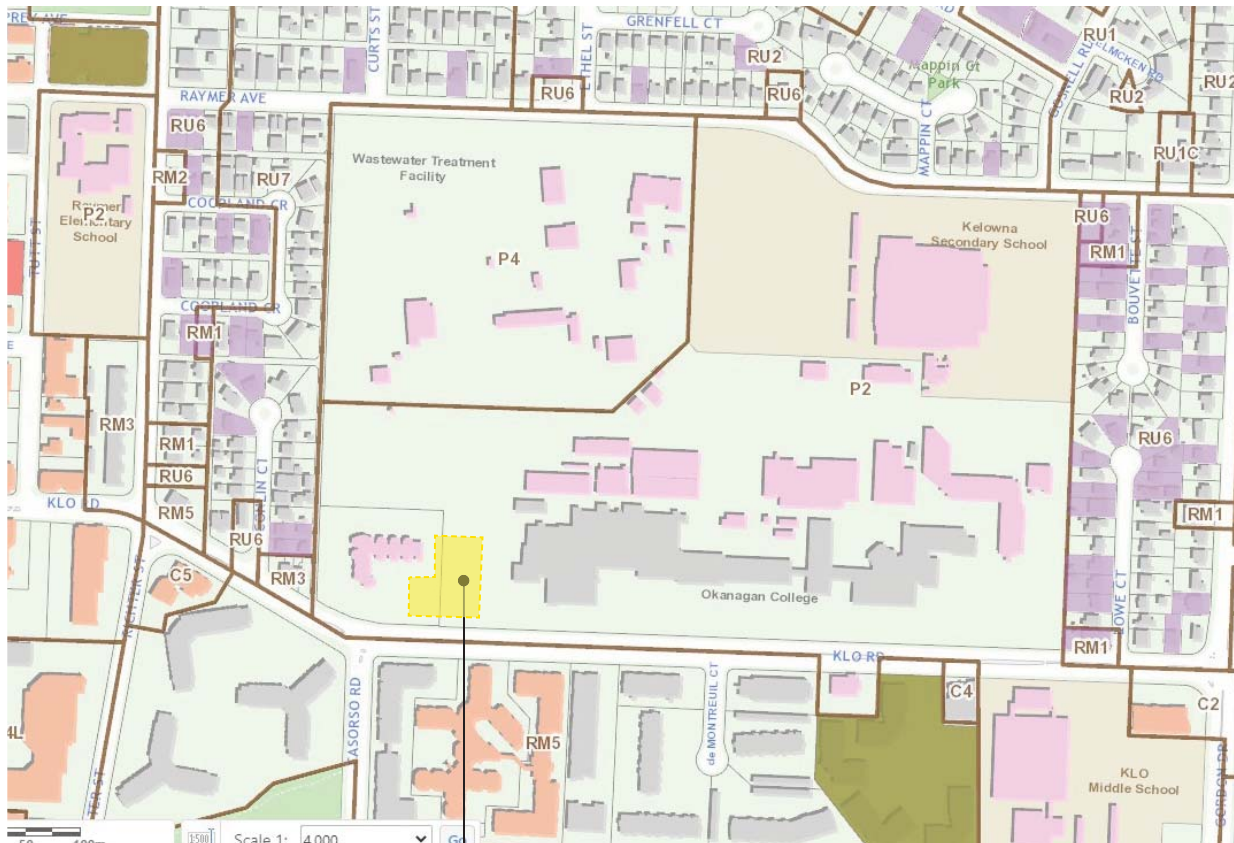
This forms part of application

TA21-0015

Planner Initials MT



Zoning Summary and Approvals Process



ZONING SUMMARY

- **Zone:** P2 - Education & Minor Institutional
- **Purpose:** To provide a zone for private and public educational, residential and recreations uses.
- **Primary Use:** Public Education Services
- **Secondary Use:** Supportive Housing
- **Maximum Height:** 13.5m or 3 Storeys

APPROVAL PROCESS

- **Text Amendment** for increased height to 22m or 6 storeys
- **Parking Rationale**
- **OCP Form and Character**
- Voluntary **Development Permit**

PROPOSED SITE
BOUNDARY



TA21-0015

860 – 1000 KLO Road

Text Amendment Application



Proposal

- ▶ To amend the Zoning Bylaw by increasing the maximum permitted height in the P2 – Education and Minor Institutional zone at 860 – 1000 KLO Road.

Development Process

Aug 25, 2021

Development Application Submitted

Staff Review & Circulation

Oct 19, 2021

Public Notification Received

Nov 15, 2021

Initial Consideration

Public Hearing
Second & Third Readings

Final Reading

Development Permit

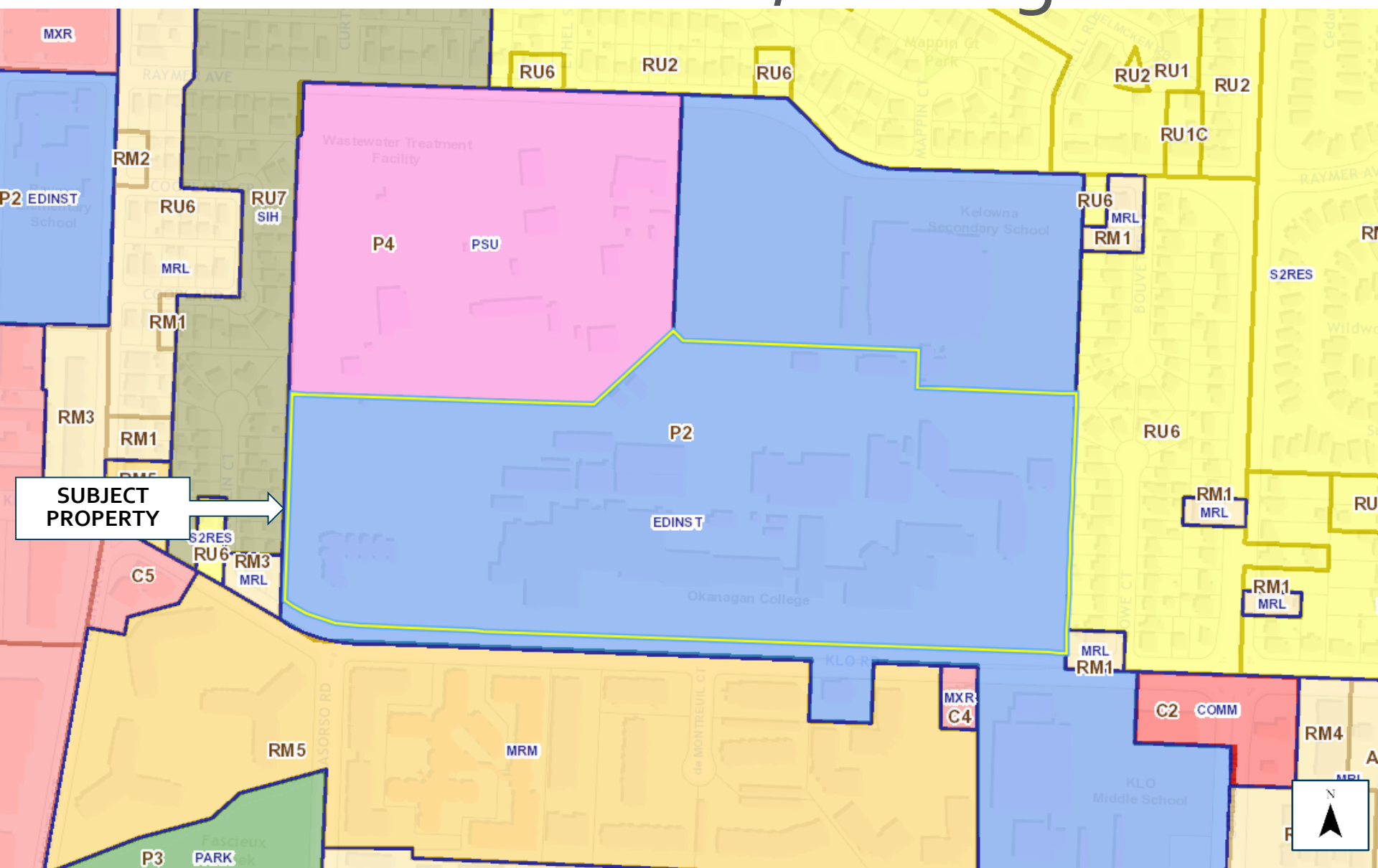
Council
Approvals

Context Map



SUBJECT
PROPERTY

OCP Future Land Use / Zoning



Project details

- ▶ The proposed Text Amendment would increase the maximum permitted height on the subject property from 13.5 m or 4 storeys to 22 m or 6 storeys
- ▶ Would allow development of a 216-bed student housing project on the subject property
- ▶ Future development of the College campus could be 6 storeys in height.

Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ South Pandosy Urban Centre building heights
 - ▶ Compact urban form
- ▶ Consistent with Future Land Use **EDINST**

Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning
 - ▶ Subject property is within the Permanent Growth Boundary.
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Future Land Use Designation of Educational / Institutional
 - ▶ South Padosy Urban Centre Building Heights
 - ▶ Compact urban form
- ▶ Recommend the bylaw be forwarded to Public Hearing for further consideration.



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12306

TA21-0015

860-1000 KLO Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000, **Section 16 – Public and Institutional Zones, 16.2 P2 - Education and Minor Institutional** be amended by adding in its appropriate location the following:

"16.2.7 Site-Specific Uses and Regulations

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

	<i>Legal Description</i>	<i>Civic Address</i>	<i>Regulation</i>
1	Lot 1 District Lot 135 ODYD Plan EPP90191	860 - 1000 KLO Road	Notwithstanding section 16.2.5(c), the maximum height is 22 m or 6 storeys.

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 15th day of November, 2021.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: November 15, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0080

Owner: Multiple Owners

Address: 1264, 1274 & 1284 Devonshire Ave.
1281, 1289-1291 & 1299 Belaire Ave.

Applicant: Lime Architecture Inc.

Subject: Rezoning Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0080 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 13, 14, 19 & 20 Block 2 District Lot 137 ODYD Plan 9625 and Lots 15 & 27 District Lot 137 ODYD Plan 10011, located at 1264, 1274 & 1284 Devonshire Avenue and 1281, 1289-1291 & 1299 Belaire Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated November 15, 2021;

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

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

2.0 Purpose

To rezone the subject properties from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate the development of multiple dwelling housing.

3.0 Development Planning

Staff are supportive of the proposed rezoning application to facilitate the development of a multiple dwelling housing project of the six subject properties. The development includes 1264, 1274 & 1284 Devonshire Avenue and 1281, 1289-1291 and 1299 Belaire Avenue. The Official Community Plan future land use designation of the properties is MRM – Multiple Unit Residential (Medium Density). Rezoning the properties to the RM5 – Medium Density Multiple Housing zone aligns with the OCP direction for the area.

The development site is located within the Capri Landmark Urban Centre. The properties are mid-block and front onto two streets (Devonshire and Belaire Avenues), with Mary Anne Collinson Memorial Park across the street on Devonshire Ave. The properties have an average Walk Score of 66 – Somewhat Walkable (Some errands can be accomplished on foot) and a Bike Score of 93 – Biker's Paradise as the site provides easy access to the Sutherland Ave bike lanes. The development is in proximity to many nearby amenities including parks, restaurants, and shopping opportunities in the surrounding area.

To fulfill Council Policy No. 367 for Zoning Major applications, the applicant hosted an on-line (Microsoft Teams) Public Open House along with circulating project information to all properties within 50 m of the subject development site. The open house took place via Microsoft Teams on October 26, 2021 from 5:30 pm to 7:30 pm. The applicant submitted a summary report of the consultation efforts completed for the proposed rezoning of the six parcels.

4.0 Proposal

4.1 Background

In March of 2019, Council endorsed the Capri Landmark Urban Centre Plan. The 20-year plan calls for new parks, sidewalks, realignment of road networks and an overall vision of creating an urban centre with higher-density housing and a better transportation network.

Currently, the Zoning Bylaw does not fully align with the Urban Centre Plan. The Plan envisions a significantly higher density development for the site. As this will be one of the first sites to be redeveloped within the area, the lesser dense proposal is supported. Both the Official Community Plan and Zoning Bylaw are currently undergoing updates. This will allow for an alignment of the development regulations and design guidelines to facilitate the implementation of the Capri Landmark Urban Centre Plan.

4.2 Project Description

The applicant is proposing to construct a 6-storey 206-unit condo building on the subject properties. The development will provide 'smart suites' which are intended to allow first-time home buyers to enter the ownership market. The project provides space-efficient living environments along with a number of shared amenity areas and communal spaces to address live/work/play needs within the development site.

4.3 Site Context

The subject properties are located within the Capri Landmark Urban Centre, north of Sutherland Avenue between Gordon Drive and Burtch Road. This area is known as Five Bridges within the Capri Landmark Urban Centre Plan.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single and Duplex Dwellings
East	RU6 – Two Dwelling Housing	Single and Duplex Dwellings
South	RU6 – Two Dwelling Housing P3 – Parks and Open Space	Single and Duplex Dwellings Public Park
West	RU6 – Two Dwelling Housing	Single and Duplex Dwellings

Subject Property Map: 1264 – 1484 Devonshire Ave & 1281 – 1299 Belaire Ave



5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

1. *Goals for a Sustainable Future:*

Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Address Housing Needs of All Residents. Address housing needs of all residents by working towards an adequate supply of a variety of housing.

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.

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

Objective 5.22 Ensure context sensitive housing development

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

6.0 Technical Comments

6.1 Development Engineering Department

Refer to Schedule 'A' dated September 7, 2021.

7.0 Application Chronology

Date of Application Accepted: August 17, 2021
Date Public Information Session: October 26, 2021

Report prepared by: Lydia Korolchuk, Planner Specialist

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package

Attachment B: Applicant's rationale letter

CITY OF KELOWNA MEMORANDUM

SCHEDULE

A

This forms part of application
Z21-0080

Planner
Initials

LK



Date: September 7, 2021

File No.: Z21-0080

To: Community Planning (LK)

From: Development Engineering Manager (RO)

Subject: 1264, 1274, 1284 Devonshire Ave. & 1281, 1289-1291, 1299 Belaire Ave.
RU6 to RM5

The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject properties from RU6 – Two Dwelling Housing to RM5 – Medium Density Multiple Housing. The Development Engineering Technician for this project is Aaron Sangster.

1. General

- a) These are Development Engineering comments/requirements and area subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.
- b) 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) The subject property(s) are currently serviced with 19mm water service(s). One metered water service will be required for the development. The disconnection of the existing smaller diameter water services and the tie-in of a larger service is the developer's responsibility. Only one service will be permitted for this development.

3. Sanitary Sewer

- a) These properties are currently serviced with 100-mm sanitary service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at their cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service, if necessary.

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 Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or

recommendations for onsite drainage containment and disposal systems. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

5. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as the subject properties are within the “City Center Urban Center”.
- b) Streetlights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City’s approval before commencing construction.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

6. Road Improvements

- a) Belaire Ave. must be upgraded to a local standard along the full frontage of this proposed development, separated sidewalk 1.8m, curb (barrier) and gutter, drainage system, including catch basin, manholes, landscaped irrigated boulevard, 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 modified SS-R3 (Capri Landmark Plan).
- b) Devonshire Ave. must be upgraded to a local standard along the full frontage of this proposed development, separated sidewalk 1.8m, curb (barrier) and gutter, drainage system, including catch basin, manholes, landscaped irrigated boulevard, 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 modified SS-R5 (Capri Landmark Plan).

7. Road Dedication and Subdivision Requirements

- a) Grant Statutory Rights of Way if required for utility services.
- b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City’s Development Manager.
- c) Each street frontage will will require concrete bulb-outs for trees and streetlighting.

8. Erosion Servicing Control Plan

- a) Provide a detailed ESC Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b) The developer must engage a consulting civil engineer to provide an ESC plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900.
- c) Civil consultant is responsible for all inspection and maintenance.

- d) A Security Deposit for ESC Works equal to 3.0% of the Consulting Engineer's opinion of probable costs of civil earthworks and infrastructure will be added to the Servicing Agreement.

9. 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.

10. Servicing Agreements for Works and Services

- a) A Servicing Agreement is required for all 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.

11. Geotechnical Report

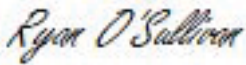
Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision. The Geotechnical reports must be submitted to the Development Services Department (Subdivision Approving officer) 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.

10. Charges and Fees

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



Ryan O'Sullivan
Development Engineering Manager


AS

DEVELOPMENT PERMIT NOTES:

[illegible]

City of Kelowna
DEVELOPMENT PLANNING

MAINTENANCE EDGE

[illegible]FIVE
CROSSINGS

MILLENNIAL
DEVELOPMENTS CORP.
KELOWNA, B.C.

PROJECT:
FIVE CROSSINGS
SMART SUITES

SUBJECT TITLE:
LANDSCAPE PLAN:

DESIGN BY	LS
DRAWN BY	YY
CHECKED BY	XS
PROJECT NO.	21-019
SCALE	1:150

SHEET NO. _____

1

SCALE: 1:150

BUILDING

DEVONSHIRE AVENUE

32



Transmittal

To: Planning Department
CC: Ryan Tamblyn

City of Kelowna
rtamblyn@millennialdev.ca

August 16, 2021

Re: Rationale for the Proposed Development of 1281-1299 Belaire Avenue & 1264-1284 Devonshire Avenue, Kelowna BC (The Site)

Dear City of Kelowna Planning Department,

Further to submitted information as it pertains to the Rezoning/DVP application associated with the proposed Development at The Site (referred to as Five Crossings) in Kelowna, we offer the following Rationale for the project:

Located in the heart of the Capri Landmark urban centre, the vision for the project was to design a residential building that aligned with the data obtained by the Developer through an extensive housing study. In response to the study and the achievable finished floor area available per the proposed RM5 zone, the proposed building consists of 206 residential units of which 165 are referred to as 312 square foot smart suites with the remaining 41 units being a mix of 1 and 2 bedroom residences. The overall concept of the building was in response to several influences that were considered during the design process. One of the most important concepts was to divide a more public accessible portion of the building at the ground level from the more private residences located in storeys 2 through 6. This division helped to create a transparent design at the street level that creates an inviting overall form and allows for direct connection between those inside the building and the street. Choosing to locate amenity spaces at the entry level allowed for the transparent architecture and emphasizes the importance of shared facilities to compliment the smart suite lifestyle. More specifically, the Five Crossings project offers generous amenity spaces that include shared offices, gymnasium, lounge and bike repair shop, all intended to compliment the more compact suites.

In order to keep the overall massing and height of the building complimentary to existing and proposed new projects in the immediate area, the residences above the entry level were laid out in a U shape. The U shape approach results in an internal courtyard that further increases the sense of privacy for the residences that are oriented toward the centre of the U, as well as resulting in a generous green space for residences above the entry level. This raised courtyard at the centre of the building design was important for both the well being of the residents and the introduction of additional green space. The additional green space was especially important for this project as the lower height design concept resulted in an increased footprint that exceeds the allowable site coverage under RM5. Accordingly, the courtyard green space and other outdoor amenity spaces at the roof level more than exceed the additional site coverage taken by the building footprint. One additional aspect of the U shape design results in additional height in order to achieve the FAR allowed under RM5. These variances (height and site coverage) were reviewed and discussed in detail with the City of Kelowna Planning department in pre-application meetings for the project. It was agreed that the site coverage and additional height were appropriate for the immediate area



and that the increase in setbacks and generous second level green space were excellent responses to offset the type of variances being requested.

Another unique feature of the project is that it fronts onto two separate avenues (namely: Belaire to the north and Devonshire to the south). In response to this feature, the building was developed with a two front doors concept. Not only front doors to pedestrians (who can access the entire building from either avenue via the U shape and double elevators proposed) but also to vehicles. The access off Belaire provide access to all visitor parking as well as a portion of the assigned parking for the residents. The Devonshire access includes a ramp down to the lower parkade for most of the assigned spaces. Splitting the access will help ensure a sharing of vehicle traffic to both sides of the project without congesting one avenue over the other. To compliment the two-vehicle access concept, double height lobbies are proposed at both entries with direct access to different amenities and a division of mailboxes to encourage equal sharing of the entrances by the residents of the building.

The form and character of the project design was inspired by the Developers vision and preferences, blended with influences from a similar sized development proposal located a few properties to the east at the corners of Belaire and Pridham Avenues and Chandler Street. Overall, the project design includes modern accents that blend horizontal and vertical elements in playful and creative ways. Material selections will blend faux wood exterior with metal panels and stucco surfaces to create contrast and interest in the overall form. Accent lighting will be strategic and help highlight specific portions of the building to further strengthen the connection between building and neighbourhood.



Evening Study of Five Crossings

Further to the more modern overall form and character, the orientation of the U shape is directed toward the south taking advantage of the natural light to brighten the internal living spaces as well as align the building orientation and Devonshire front door toward the existing park immediately to



the south. Overall, the building massing includes side yard setbacks that exceed the minimums allowed, thereby being sensitive to existing homes and future adjacent developments in the area. Front and rear (considered both front doors) also exceed minimum setback requirements thereby allowing for generous pedestrian and loading areas in front of the building while relieving the street itself from the overall mass. Even with the generous front door setbacks, as a collaborative team, we are excited at how the building will engage pedestrians at a human scale.

Nearby amenities include shopping, personal services, and restaurants, thus allowing most errands from the location to be accomplished by foot or bicycle. In order to further reduce the reliance on personal vehicles and reduce the overall number of vehicles anticipated for the project, two car-share spaces have been included in the parkade. With the surrounding area quickly evolving and densifying, this proposed development is in full alignment with the changing community and will be perfectly situated to accommodate the shifting needs of Kelowna residents. Given the proximity to Capri Mall, we feel the proposed development aligns with the City's vision and our own when it comes to a healthy community that is less reliant on automotive means of transportation.

In summary, the rationale for this project is as follows:

- i. Provide a thoughtful, sustainable infill building design on a property located in the heart of an existing urban centre of Kelowna.
- ii. Provide much needed residential units and unit types to an area of Kelowna experiencing an increased demand for compact living.
- iii. The proposed development meets the City of Kelowna Parking Bylaw requirements.
- iv. The proposed variances (site coverage and building height) have been addressed in conjunction with the City of Kelowna Planning Department to ensure they align with the City's vision for the area, and to the benefit of the project's success.
- v. Two car-share spaces have been provided to help reduce the reliance on vehicles in an environmentally responsible way.

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 and aligns with the City's long-term vision. Accordingly, our team looks forward to your supportive comments in response to this Rezoning/Development Variance Permit 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.



Z21-0080

1264, 1274, 1284

Devonshire Avenue

1281, 1289-1291, 1299

Belaire Avenue

Rezoning Application

Proposal

- ▶ To consider an application to rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate the development of multiple dwelling housing.

Development Process

Aug 17, 2021

Development Application Accepted

Staff Review & Circulation

Oct 26, 2021

Neighbourhood Consultation

Nov 15, 2021

Initial Consideration

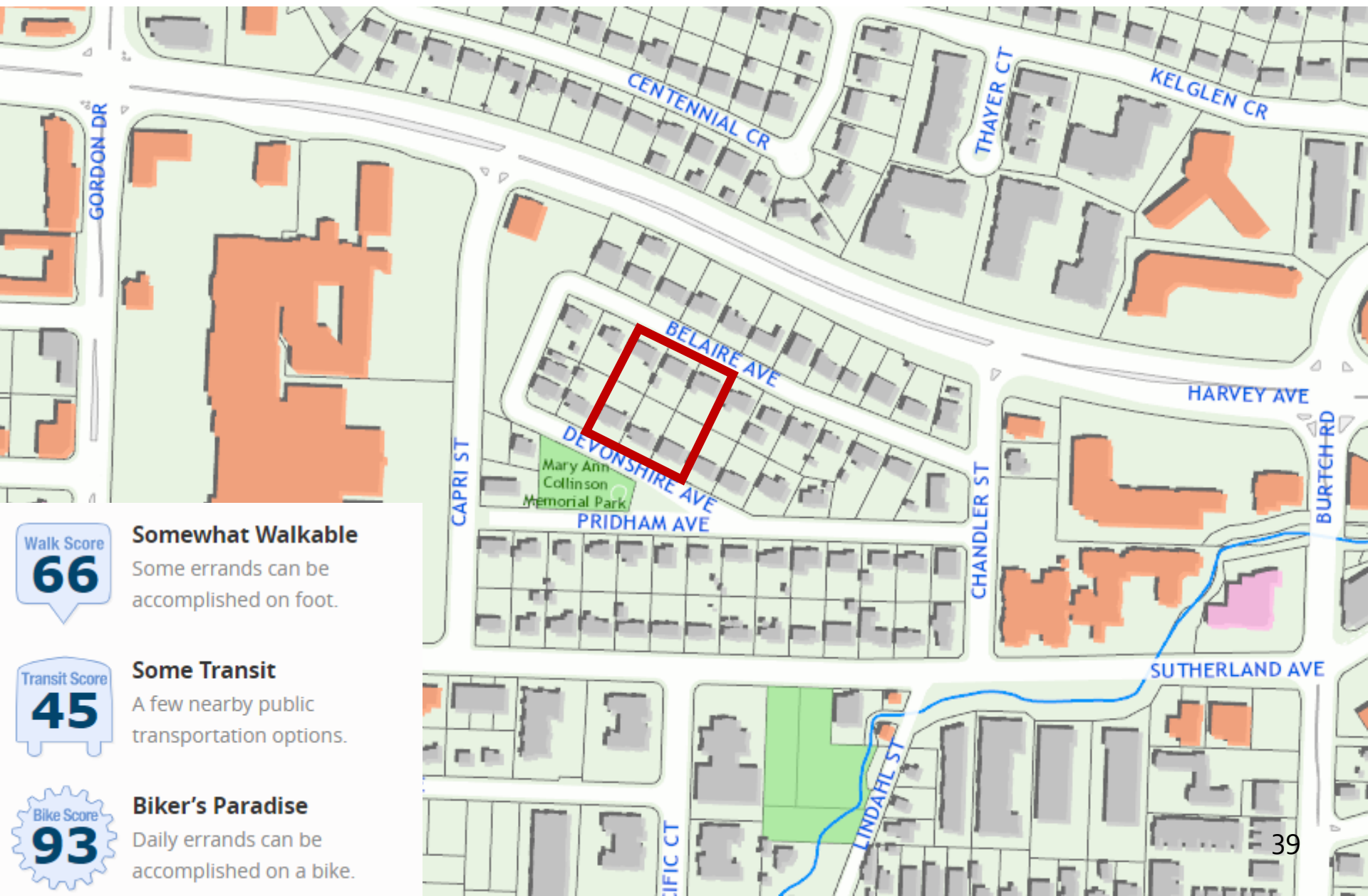
Public Hearing
Second & Third Readings

Final Reading and DP & Variances

Building Permit

Council
Approvals

Context Map



Walk Score

66

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score

45

Some Transit

A few nearby public transportation options.

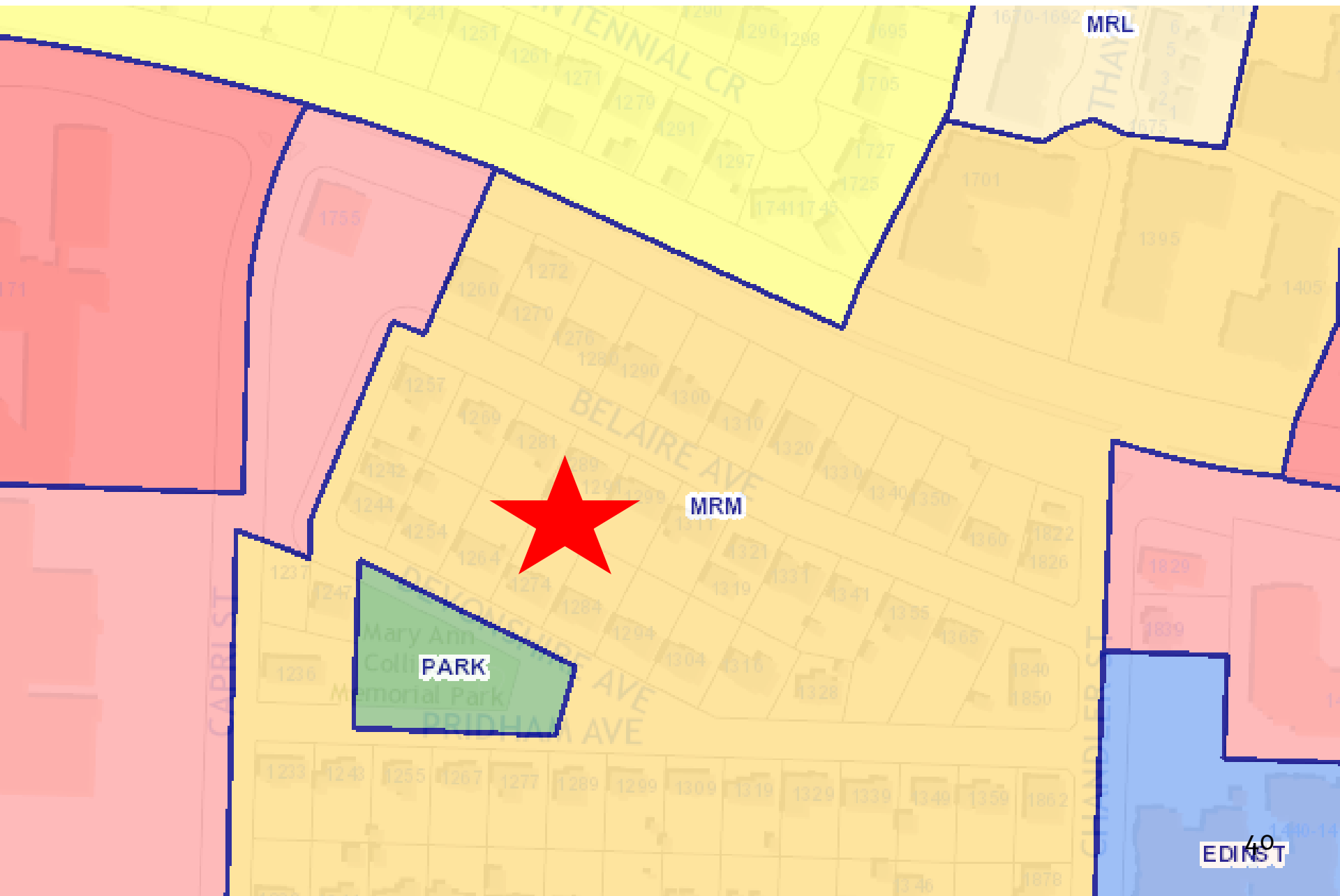
Bike Score

93

Biker's Paradise

Daily errands can be accomplished on a bike.

OCP Future Land Use / Zoning



Subject Property Map



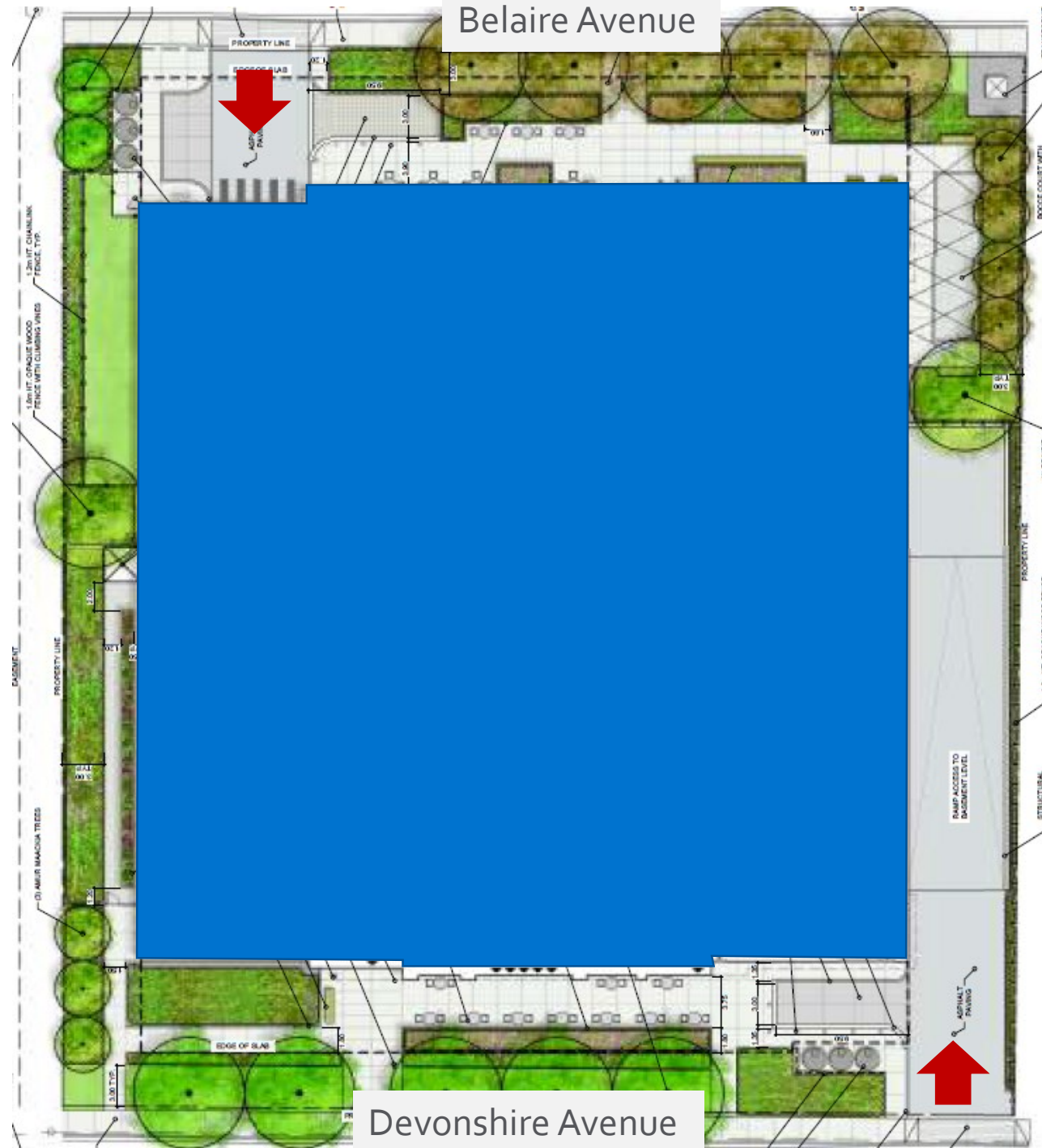
Harvey Ave

Belaire Ave

Devonshire Ave

Mary Ann Colinson

Site Plan



Proposed Rendering



View from Belaire Avenue

Proposed Rendering



View from Devonshire Avenue

Development policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ 5.2.4 – Complete Communities
 - ▶ 5.3.2 – Compact Urban Form
 - ▶ 5.3.11 – Housing Mix
- ▶ Consistent with the Future Land Use → MRM – Multiple Unit Residential (Medium Density)

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

KELOWNA CITY COUNCIL PRESENTATION

Five Crossings Development

1281, 1289, 1291, 1299 Belaire Avenue | 1264, 1274, 1284 Devonshire Avenue

**PROPOSED ZONING AMENDMENT
CAPRI-LANDMARK URBAN CENTRE**



Office + Contact

1100-1631 Dickson Ave, Kelowna, BC V1Y 0B5

P: 250.718.1609

E: info@millennialdev.ca

MILLENNIAL DEVELOPMENTS

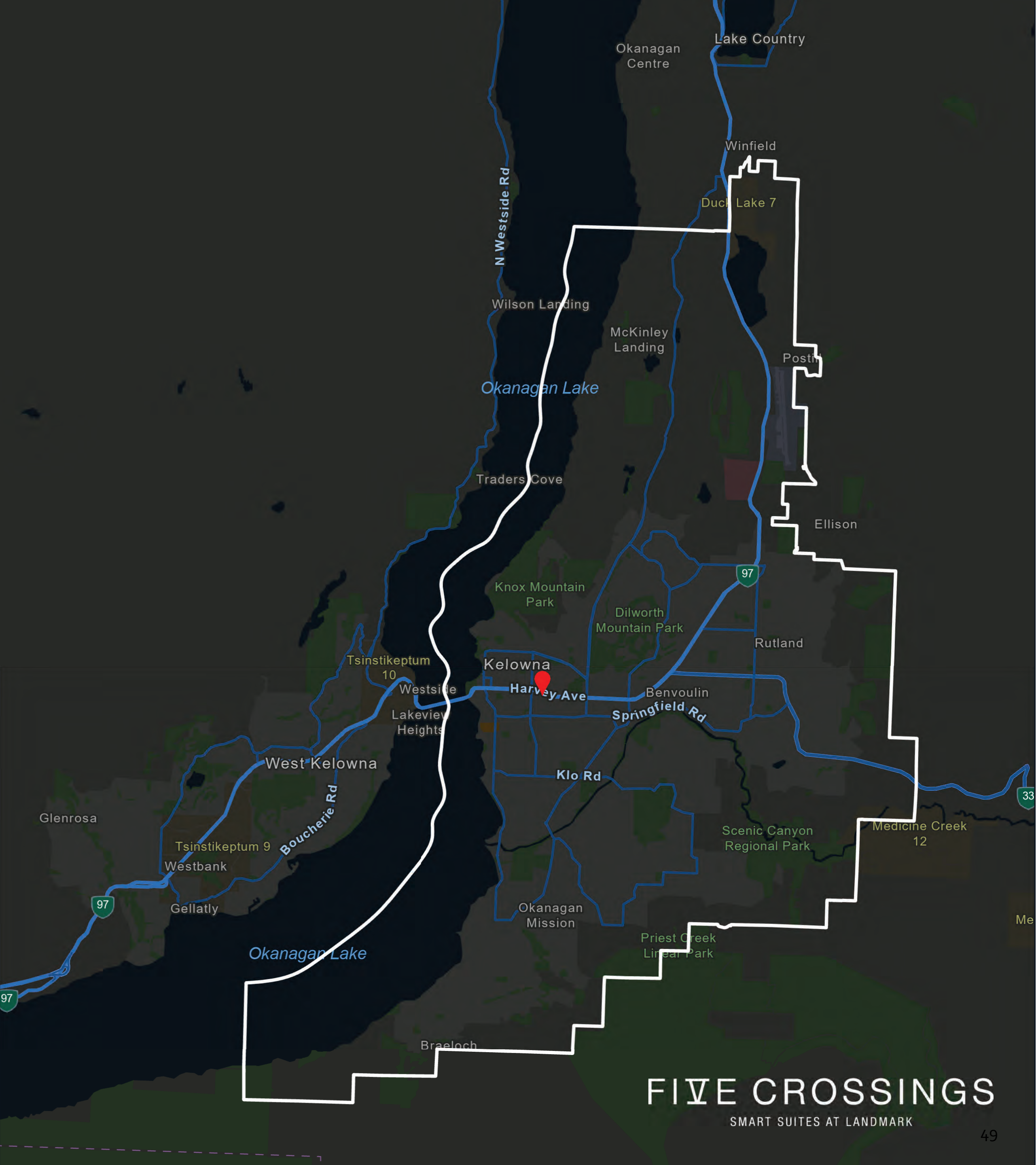
Five Crossings Development - Public Hearing
1281, 1289, 1291, 1299 Belaire Avenue | 1264, 1274, 1284 Devonshire Avenue

OBJECTIVE

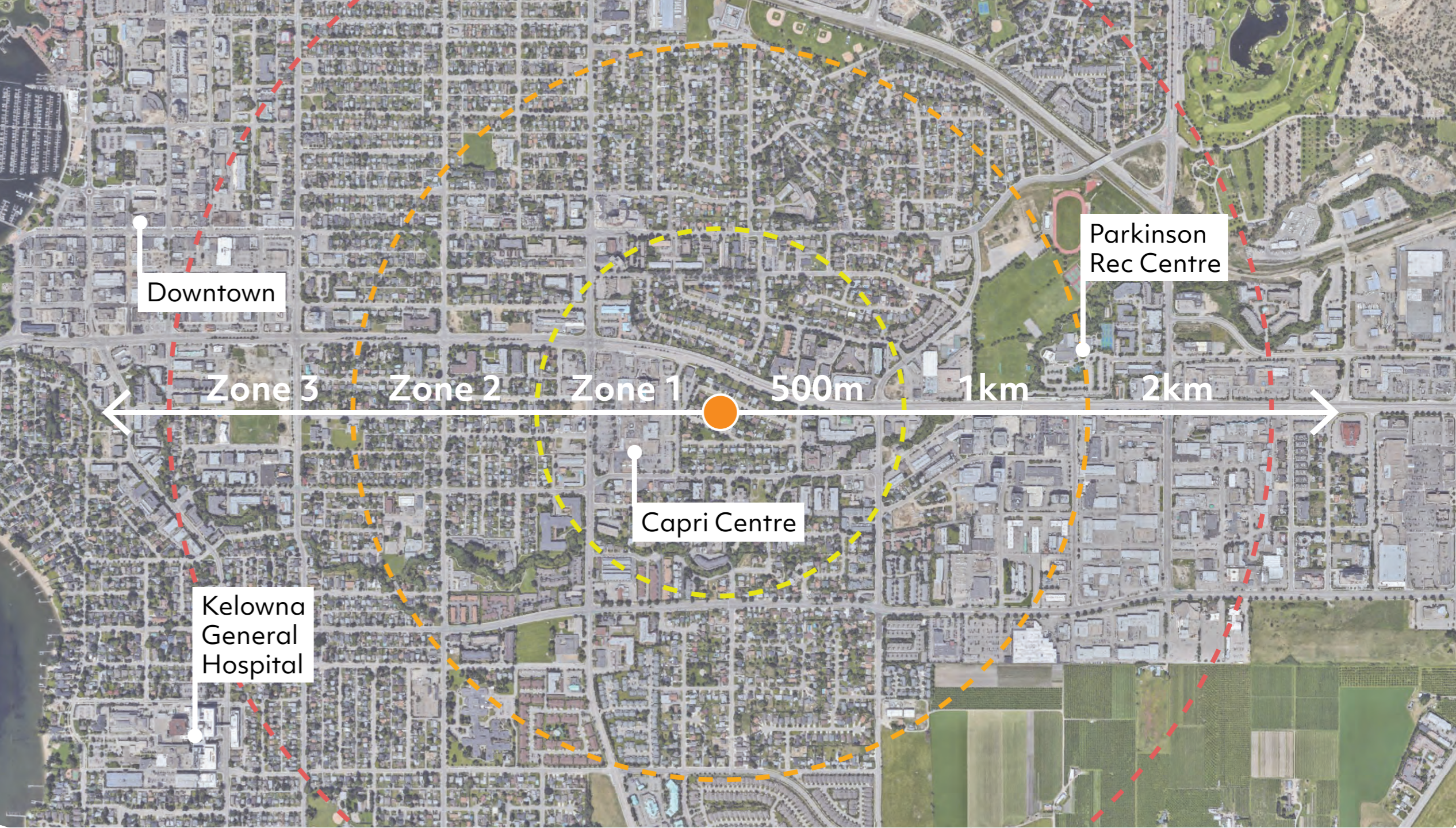
The objective of the application is to facilitate the development of a six-storey condominium that will accommodate the growing housing demand. The parcels are being rezoned from ‘Two Dwelling Housing’ (RU6) to ‘Medium Density Multiple Housing’ (RM5).


KEY INFORMATION

Objective	6-Storey Condominium
Site Area	+/- 1.3 Acres
Future Land Use (2030 OCP)	Multiple Unit Residential (Medium Density) (MRM)
Future Land Use (2040 OCP)	Urban Centre
Existing Zoning	Two Dwelling Housing (RU6)
Proposed Zoning	Medium Density Multiple Housing (RM5)



LOCATION + CONTEXT



Zone 1 (500m)			
			
1 Min	2 Min	3 Min	6 Min
Zone 2 (1km)			
			
2 Min	4 Min	6 Min	10 Min
Zone 3 (2km)			
			
5 Min	8 Min	10 Min	20 Min



DEVELOPMENT OBJECTIVES

1. Increase supply of **attainable** housing
2. Enhance **opportunities** within neighbourhood
3. Create a **positive precedent** within Capri-Landmark
4. Address **market demand** based on local empirical data
5. Provide **24,000+ sq. ft.** of building amenities/features

“

Create a high quality and thoughtful infill design that is, first and foremost, an opportunity to offer a more diverse style of housing within the neighbourhood.

”

“

The Design Vision for Five Crossings is to create a development that will enhance the lifestyle of its owners by blending work, play, community, and wellness into a thoughtful design supported by cutting-edge technology.

”

FIVE CROSSINGS

SMART SUITES AT LANDMARK

COLLABORATION

- DCC exemption enabled significantly enhanced resident amenities and features
- Developer recognizes impact of DCC exemption on municipalities and wishes to collaborate with the City to offset those impacts

“

Create a high quality and thoughtful infill design that is, first and foremost, an opportunity to offer a more diverse style of housing within the neighbourhood.

”

“

The Design Vision for Five Crossings is to create a development that will enhance the lifestyle of its owners by blending work, play, community, and wellness into a thoughtful design supported by cutting-edge technology.

”

FIVE CROSSINGS

SMART SUITES AT LANDMARK



PUBLIC CONSULTATION

SUMMARY OF EFFORTS

- Large format development notice sign - installed October 13, 2021
- Neighbourhood consultation notification - mailed October 8, 2021
- Daily Courier newspaper advertisement - week of October 11, 2021
- Public information session - hosted October 26, 2021
- Public consultation summary - submitted to City of Kelowna October 28, 2021

PUBLIC CONSULTATION SUMMARY

CITY APPLICATION #'s: Z21-0080 | DP21-0199 | DVP21-0200

Development Application

Zoning Amendment
Zoning Variance
Form + Character Development Permit

Addresses

1281, 1289, 1291, 1299 Belaire Ave.
1264, 1274, 1284 Devonshire Ave.

Prepared by

Aplin Martin Consultants Ltd.
1258 Ellis Street
Kelowna, BC
V1Y 1Z4

Mitchell Stykalo
Planning Technician

Davin A. Shillong, RPP, MCIP
Manager, Planning + Urban Design

Prepared for

Millennial Developments Ltd.
1100-1631 Dickson Avenue
Kelowna, BC
V1Y 0B5

Submitted to

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



DEVELOPMENT APPLICATION PUBLIC NOTICE



Addresses: 1281, 1289, 1291, 1299 Belaire Ave. | 1264, 1274, 1284 Devonshire Ave.

KEY INFORMATION

Site Area	+/- 1.3 Acres
Future Land Use (2030 OCP)	Multiple Unit Residential (Medium Density) (MRM)
Future Land Use (2040 OCP)	Urban Centre
Existing Zoning	Two Dwelling Housing (RU6)
Proposed Zoning	Medium Density Multiple Housing (RM5)

HOW TO GET INVOLVED + PROVIDE FEEDBACK

We welcome you to provide feedback on this development application via the following methods:

Online public engagement session: Tuesday, October 26th, from 5:30 to 7:00 pm. Hosted by Aplin Martin Consultants. Microsoft Teams meeting link: <https://bit.ly/2YqEVXQ>

Key Contacts:

Lydia Korolchuk, Planner Specialist, City of Kelowna: L.Korolchuk@Kelowna.ca
Mitchell Stykalo, Planning Technician, Aplin Martin: MStykalo@AplinMartin.com

DEVELOPMENT INTENT

Millennial Developments has submitted a rezoning application, development permit, and development variance permit for six (6) parcels located on Belaire and Devonshire Avenue. The intent of the application is to facilitate the development of a six-storey condominium that will accommodate the growing housing demand. The parcels are being rezoned from 'Two Dwelling Housing' (RU6) to 'Medium Density Multiple Housing' (RM5). A development permit has been submitted to justify the form and character of the development. Also, a development variance permit was needed to accommodate the proposed site coverage and building height. The following page includes renderings of the proposal, a brief description of the design intentions, and a table that outlines the required variances.

SITE LOCATION + CONTEXT

The application lands are located within the Capri-Landmark Urban Centre in the City of Kelowna, adjacent to the Capri-Centre Mall. The site is bound by Belaire Ave to the north and west, and Devonshire Ave to the south. Highway 97 is one block north of the site and can be accessed from Capri St (west of the site). Pridham Ave, south of the area, runs west-east and connects Capri St and Chandler St. The area is easily accessible, and is minutes away from downtown, Okanagan Lake, recreational facilities, and shopping malls.

ABOUT MILLENNIAL DEVELOPMENTS

Millennial Developments is a data-driven, strategic developer that focuses on providing market-specific, multi-family developments in British Columbia. With every project, Millennial Developments measures the benefit to the community and residents. Using cost-effective construction techniques and durable, quality building materials, every Millennial Development residential housing project is built to last, to enhance the local area, and foster pride.

WHY ARE YOU GETTING THIS NOTIFICATION?

Millennial Developments has submitted a development application - including a rezoning application, development permit, and development variance permit - and is in the process of coordinating with the City of Kelowna to obtain approval. The purpose of the application is to enable development on the subject site. The proposed application is fully aligned with the 2030 and 2040 Kelowna Official Community Plans (OCP). As an adjacent resident, you are being notified because we are taking proactive steps to ensure you are aware and informed of our intention to rezone and develop the lands in accordance with Council Policy #367.

APPLICATION NOTICE | PAGE 1



KELOWNA CITY COUNCIL PRESENTATION

Five Crossings Development

1281, 1289, 1291, 1299 Belaire Avenue | 1264, 1274, 1284 Devonshire Avenue

PROPOSED ZONING AMENDMENT
CAPRI-LANDMARK URBAN CENTRE



THANK YOU



CONTACTS

Davin Shillong MCIP, RPP | Manager, Planning + Urban Design

Aplin + Martin Consultants

e: DShillong@AplinMartin.com

p: 250-300-9716

CITY OF KELOWNA

BYLAW NO. 12307

Z21-0080

**1264, 1274, 1284 Devonshire Avenue
1281, 1289-1291, 1299 Belaire 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:
 - a) Lot 13 Block 2 District Lot 137, ODYD, Plan 9625 located at 1281 Belaire Avenue, Kelowna, BC;
 - b) Lot 14 Block 2 District Lot 137, ODYD, Plan 9625 located at 1289 – 1291 Belaire Avenue, Kelowna, BC;
 - c) Lot 19 Block 2 District Lot 137, ODYD, Plan 9625 located at 1264 Devonshire Avenue, Kelowna, BC;
 - d) Lot 20 Block 2 District Lot 137, ODYD, Plan 9625 located at 1274 Devonshire Avenue, Kelowna, BC;
 - e) Lot 15 District Lot 137, ODYD, Plan 10011 located at 1284 Devonshire Avenue, Kelowna, BC
 - f) Lot 27 District Lot 137, ODYD, Plan 10011 located at 1299 Belaire Avenue, Kelowna, BCfrom the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 15th day of November, 2021.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk