

City of Kelowna

Regular Council Meeting

AGENDA



Monday, December 6, 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 face coverings, a mask or face covering must be worn in the gallery of Council Chambers except when presenting to Council.

As an open meeting, a live audio-video feed is being broadcast and recorded on kelowna.ca.

2. Confirmation of Minutes

5 - 12

PM Meeting - November 22, 2021

3. Committee Reports

3.1. Civic Awards Nomination Period

13 - 24

To announce the opening of the nomination period for the 47th Annual Civic & Community Awards.

4. Development Application Reports & Related Bylaws

4.1. Kirschner Rd 1939-1959 - LUCT21-0004 (BL12287) - Lambert and Paul Construction Ltd

25 - 40

To proceed with the early termination of Land Use Contract LUC76-1052 on the subject property.

4.2. Kirschner Rd 1939-1959 - BL12287 (LUCT21-0004) - Lambert And Paul Construction Ltd.

41 - 41

To give Bylaw No. 12287 first reading in order to proceed with the early termination of Land Use Contract LUC76-1052.

4.3.	Cambridge Ave 651 - Z21-0085 (BL12313) - Provincial Rental Housing Corporation, Inc. No. BC0052129	42 - 80
	To rezone the subject property from the RM3 – Low Density Multiple Housing & RU6 – Two Dwelling Housing zones to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) zone.	
4.4.	Fordham Rd 4684 - Z21-0096 (BL12314) - Claire Boti and Paul Domby	81 - 101
	To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.	
4.5.	Supplemental Report - Barnaby Rd 763 - Z21-0021 (BL12301) - Christopher John Thomson and Nicole Dawn Willson	102 - 103
	To receive a summary of correspondence for Rezoning Bylaw No. 12301 and to give the bylaw further reading consideration.	
4.6.	Barnaby Rd 763 - BL12301 (Z21-0021) - Christopher John Thomson and Nicole Dawn Wilson	104 - 104
	To give Bylaw No. 12301 second and third reading in order to rezone the subject property from the RR2 – Rural Residential 2 zone to the RU6 – Two Dwelling Housing zone.	
4.7.	Supplemental Report - Barnaby Rd 664 - Z21-0065 (BL12302) - Leith Campbell Pederson and Theresa Pederson	105 - 106
	To receive a summary of correspondence for Rezoning Bylaw No. 12302 and to give the bylaw further reading consideration.	
4.8.	Barnaby Rd 664 - BL12302 (Z21-0065) - Leith Campbell Pedersen and Theresa Pedersen	107 - 107
	To give Bylaw No. 12302 second and third reading in order to rezone the subject property from the RR1 - Rural Residential 1 zone to the RR1c - Rural Residential 1 with Carriage House zone.	
4.9.	Supplemental Report - Eldorado Rd 442 - Z21-0084 (BL12303) - Paul and Meghan Neufeld	108 - 109
	To receive a summary of correspondence for Rezoning Bylaw No. 12303 and to give the bylaw further reading consideration.	
4.10.	Eldorado Rd 442 - BL12303 (Z21-0084) - Paul Neufeld, Meghan Neufeld and Pillar West Developments Inc., Inc.No. BC1066488	110 - 110
	To give Bylaw No. 12303 second and third reading in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone.	

- 4.11. Supplemental Report - Fisher Rd 1925 - Z21-0054 (BL12304) - ERAC Developments Inc, Inc. No. BC1293206** 111 - 112

To receive a summary of correspondence for Rezoning Bylaw No. 12304 and to forward the bylaw to a Public Hearing for further consideration.

- 4.12. Matrix Cr 2175 and Pier Mac Way 2090 - DP21-0211 - Pier Mac Petroleum Installation Ltd., Inc.No., BC0088127** 113 - 171

To consider the form and character of a three-building industrial development.

5. Bylaws for Adoption (Development Related)

- 5.1. Gordon Dr 4653 - BL12242 (Z21-0008) - Mehdi Tehrani and Mandana Ghanyei** 172 - 172

To adopt Bylaw No. 12242 in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.

- 5.2. Braeloch Rd 384 - BL12255 (Z21-0053) - Michael Christopher Smith and Brigitte Diane Smith** 173 - 173

To adopt Bylaw No. 12255 in order to rezone the subject property from RR2 – Rural Residential 2 zone to RU1 – Large Lot Housing zone.

- 5.3. Bechard Rd 632 - BL12293 (Z21-0081) - Daniel Emanuel Pastiu and Andria Elizabeth Pastiu** 174 - 174

To adopt Bylaw No. 12293 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone.

6. Non-Development Reports & Related Bylaws

- 6.1. 2022 Financial Plan - Preliminary Budget Volume Overview** 175 - 207

To provide an overview of the 2022 Financial Plan – Preliminary Budget Volume

- 6.2. Update on Climate and Environment Review** 208 - 223

To update Council on the progress of the Climate and Environment Review, and to provide an outline of the next steps in the review.

- 6.3. Mill Site Area Redevelopment Plan Authorization** 224 - 244

To authorize the applicant to prepare an Area Redevelopment Plan for the Mill Site.

- 6.4. Regional District of Okanagan Similkameen (RDOS) Fire Dispatch Contract Renewal** 245 - 264

To have Council approve a five (5) year contract to provide fire dispatch to the Regional District of Okanagan Similkameen (RDOS)

7. Bylaws for Adoption (Non-Development Related)

- 7.1. BL12275 Heritage Building Property Tax Exemption Bylaw - 1781 Abbott Street - Davara Holdings Ltd. 265 - 272**

Requires a 2/3 of all members of Council (6).

To adopt Bylaw No. 12275.

- 7.2. BL12309 - Amendment No. 38 to Airport Fees Bylaw 7982 273 - 274**

To adopt Bylaw No. 12309.

- 7.3. BL12271 - Road Closure and Removal of Dedication Bylaw - 234 - 278 Leon Ave 275 - 276**

Mayor to invite anyone participating online or in the public gallery who deems themselves affected by the proposed road closure to come forward.

To adopt Bylaw No. 12271.

8. Mayor and Councillor Items

9. Termination



City of Kelowna Regular Council Meeting Minutes

Date:	Monday, November 22, 2021
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Mohini Singh, Luke Stack and Loyal Wooldridge*
Members participating remotely	Councillor Charlie Hodge and Brad Sieben*
Staff Present	City Manager, Doug Gilchrist*; Divisional Director, Planning & Development Services, Ryan Smith*; City Clerk, Stephen Fleming; Acting Manager, Crime Prevention, Colleen Cornock*; Divisional Director, Partnership & Investments, Derek Edstrom*; Partnership Manager, Sandra Kochan*; Long Range Policy Planning Manager, James Moore*; Planner, Arlene Janousek*; Senior Airport Finance & Corporate Services Manager, Shayne Dyrdal*; Divisional Director, Infrastructure, John Vos*; Strategic Transportation Planning Manager, Mariah VanZerr*; Mobility Specialist, Matt Worona*; Utility Planning Manager, Rod MacLean*; Infrastructure Engineering Manager, Joel Shaw*; Property Management Manager, JoAnne Adamson*; Financial Planning Manager, Kevin Hughes*
Staff participating remotely	Legislative Coordinator (Confidential), Arlene McClelland
Guests participating in person	Retired Judge Geoffrey Barrow*; Steve DeLuca*, John Howard Society Officer in Charge RCMP Kelowna Detachment, Superintendent Triance*
Guests participating remotely	Carly Frey*, Nordicity and Jeff Sodowsky*, Global Philanthropic

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:36 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, seating is limited in Council Chambers. Members of the public must remain seated unless invited to address Council.

As an open meeting, a live audio-video feed is being broadcast and recorded on kelowna.ca.

2. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

R1065/21/11/22 THAT the Minutes of the Regular Meetings of November 15, 2021 be confirmed as circulated.

Carried

3. Public in Attendance and Reports

3.1 Kelowna Integrated Court Update to Council

Staff:

- Introduced retired Judge Geoffrey Barrow and Steve DeLuca, John Howard Society.

Geoffrey Barrow and Steve DeLuca

- Displayed a PowerPoint Presentation providing an overview of the newly implemented Kelowna Integrated Community Court that commenced on May 6, 2021 and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Singh

R1066/21/11/22 THAT Council receives the Kelowna Integrated Court presentation, dated November 22, 2021, for information.

Carried

3.2 2021 Q2 and Q3 RCMP Update

Superintendent Triance

- Displayed a PowerPoint Presentation updating Council with the Q2 and Q3 public safety and crime data and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Donn

R1067/21/11/22 THAT Council receive the RCMP Quarterly Update report from the Superintendent, Kelowna RCMP Detachment, dated November 22, 2021.

Carried

4. Development Application Reports & Related Bylaws

4.1 Supplemental Report - Bechard Rd 632 - Z21-0081 (BL12293) - Daniel Emanuel Pastiu and Andria Elizabeth Pastiu

Moved By Councillor Given/Seconded By Councillor Wooldridge

R1068/21/11/22 THAT Council receives, for information, the report from the Office of the City Clerk dated November 22, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12293;

AND THAT Rezoning Bylaw No. 12293 be forwarded for further reading consideration.

Carried

- 4.2 Bechard Rd 632 - BL12293 (Z21-0081) - Daniel Emanuel Pastiu and Andria Elizabeth Pastiu**

Moved By Councillor Donn/Seconded By Councillor Given

R1069/21/11/22 THAT Bylaw No. 12293 be read a second and third time.

Carried

- 4.3 Supplemental Report - Clifton Rd 424 - Z21-0073 (BL12294) - Green Scape Holdings Ltd., Inc. No. NC1263511**

Moved By Councillor Hodge/Seconded By Councillor Stack

R1070/21/11/22 THAT Council receives, for information, the report from the Office of the City Clerk dated November 22, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12294;

AND THAT Rezoning Bylaw No. 12294 be forwarded for further reading consideration.

Carried

- 4.4 Clifton Rd 424 - BL12294 (Z21-0073) - Green Scape Holdings Ltd., Inc. No. BC1263511**

Moved By Councillor Donn/Seconded By Councillor Given

R1071/21/11/22 THAT Bylaw No. 12294 be read a second and third time.

Carried

- 4.5 Supplemental Report - Bonjou Rd 639 - Z21-0075 (BL12295) - Kevan Kruger and Cary Dawn Kruger**

Moved By Councillor Stack/Seconded By Councillor Singh

R1072/21/11/22 THAT Council receives, for information, the report from the Office of the City Clerk dated November 22, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12295;

AND THAT Rezoning Bylaw No. 12295 be forwarded for further reading consideration.

Carried

- 4.6 Bonjou Rd 639 - BL12295 (Z21-0075) - Kevan Kruger and Cary Dawn Kruger**

Moved By Councillor Donn/Seconded By Councillor Wooldridge

R1073/21/11/22 THAT Bylaw No. 12295 be read a second and third time.

Carried

- 4.7 Supplemental Report - Holland Rd 3090 - Z21-0044 (BL12296) - Rolan L Facette and Karen M Facette**

Moved By Councillor Donn/Seconded By Councillor Wooldridge

R1074/21/11/22 THAT Council receives, for information, the report from the Office of the City Clerk dated November 22, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12296;

AND THAT Rezoning Bylaw No. 12296 be forwarded for further reading consideration.

Carried

4.8 Holland Rd 3090 - BL12296 (Z21-0044) - Rolan L Facette and Karen M Facette

Moved By Councillor Donn/Seconded By Councillor Wooldridge

R1075/21/11/22 THAT Bylaw No. 12296 be read a second and third time.

Carried

4.9 Supplemental Report - Sarsons Rd 444 - Z21-0082 (BL12297) - Bruce Trevor Benedict and Ruth Marie Benedict

Moved By Councillor Singh/Seconded By Councillor DeHart

R1076/21/11/22 THAT Council receives, for information, the report from the Office of the City Clerk dated November 22, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12297;

AND THAT Rezoning Bylaw No. 12297 be forwarded for further reading consideration.

Carried

4.10 Sarsons Rd 444 - BL12297 (Z21-0082) - Bruce Trevor Benedict and Ruth Marie Benedict

Moved By Councillor Donn/Seconded By Councillor Wooldridge

R1077/21/11/22 THAT Bylaw No. 12297 be read a second and third time.

Carried

4.11 Supplemental Report - Wardlaw Ave 602 - Z21-0034 (BL12298) - 1288537 BC Ltd., Inc. No. BC1288537

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

R1078/21/11/22 THAT Council receives, for information, the report from the Office of the City Clerk dated November 22, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12298;

AND THAT Rezoning Bylaw No. 12298 be forwarded for further reading consideration.

Carried

4.12 Wardlaw Ave 602 - BL12298 (Z21-0034) - 1288537 B.C. Ltd., Inc. No. BC1288537

Moved By Councillor Stack/Seconded By Councillor DeHart

R1079/21/11/22 THAT Bylaw No. 12298 be read a second and third time.

Carried

The meeting recessed at 3:41 p.m.

The meeting reconvened at 3:53 p.m. with the City Manager in attendance.

5. Non-Development Reports & Related Bylaws

5.1 Performing Arts Centre Funding Feasibility Project - Final Report

Staff:

- Introduced Consultants Carly Frey, Nordicity and Jeff Sodowsky, Global Philanthropic, participating remotely who spoke to a PowerPoint Presentation regarding the funding feasibility for a new Performing Arts Centre and responded to questions from Council.

Councillor Sieben disconnected from the meeting at 4:22 p.m.

Moved By Councillor Singh/Seconded By Councillor Stack

R1080/21/11/22 THAT Council receives, for information, the report from the Partnership Office dated November 22, 2021 regarding the Performing Arts Centre Funding Feasibility Project.

Carried

5.2 Heritage Building Tax Incentive Agreement Bylaw - 1781 Abbott Street

Staff:

- Provided an overview of the Heritage Building Tax Incentive Agreement.

Moved By Councillor Wooldridge/Seconded By Councillor Donn

R1081/21/11/22 THAT Council receives, for information, the report from the Policy & Planning department dated November 22, 2021 regarding the Heritage Building Tax Exemption Agreement for the Murchison House, located at 1781 Abbott Street;

AND THAT Bylaw No. 12275 authorizing a Heritage Building Tax Exemption Agreement between the City of Kelowna and Davara Holdings Ltd, for Lot 2 District Lot 14 ODYD Plan 2614, located at 1781 Abbott Street, be forwarded for reading consideration;

AND FURTHER THAT the Mayor and City Clerk be authorized to execute the Heritage Building Tax Exemption Agreement.

Carried

5.3 BL12275 Heritage Building Property Tax Exemption Bylaw - 1781 Abbott Street - Davara Holdings Ltd.

Moved By Councillor Stack/Seconded By Councillor DeHart

R1082/21/11/22 THAT Bylaw No. 12275 be read a first, second and third time.

Carried

5.4 Amendment to Kelowna International Airport Fees Bylaw

Staff:

- Provided an overview of the proposed bylaw amendments to the Airport Fees Bylaw and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Given

R1083/21/11/22 THAT Council receive for information the report of the Kelowna International Airport dated November 22, 2021;

AND FURTHER THAT Bylaw No. 12309 being Amendment No. 38 to the City of Kelowna Airport Fees Bylaw 7982 be advanced for reading consideration.

Carried

5.5 BL12309 - Amendment No. 38 to Airport Fees Bylaw 7982

Moved By Councillor DeHart/Seconded By Councillor Stack

R1084/21/11/22 THAT Bylaw No. 12309 be read a first, second and third time.

Carried

5.6 Shared Micromobility 2021 Findings and Recommendations

Staff:

- Displayed a PowerPoint Presentation reviewing the 2021 Program Evaluation Report and recommended changes for 2022 and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Given

R1085/21/11/22 THAT Council receives for information, the report from the Integrated Transportation Department dated November 22, 2021, regarding the Micromobility Permit Program 2021 Program Evaluation Report;

AND THAT Council approve the amended Micromobility Permit Program for the next permit season with existing restrictions remaining in place, in conjunction with the new recommended changes outlined in this report;

AND FURTHER THAT Council directs staff to bring forward amendments to Traffic Bylaw No. 8120 to implement the Micromobility Permit Program changes.

Carried

Councillor Wooldridge left the meeting at 5:37 p.m.

5.7 Kelowna Septic System Elimination and Sewer Connection Project Grant

Staff:

- Displayed a PowerPoint Presentation outlining the allocation of sewer connection grant funds received and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Donn

R1086/21/11/22 THAT Council receives for information, the report from infrastructure Engineering dated November 22, 2021, regarding the Kelowna Septic System Elimination and Sewer Connection Project Grant.

Carried

5.8 10-Year Capital Plan (2021 to 2030)

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed 10 Year Capital Plan (2021-2030) and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Stack

R1087/21/11/22 THAT Council receives, for information, the third of three reports from Infrastructure Engineering dated November 22, 2021, with respect to the 10-Year Capital Plan (2021 to 2030);

AND THAT Council adopts the 10-Year Capital Plan.

Carried

5.9 Management and Operations Agreement - Okanagan Boys and Girls Clubs

Staff:

- Displayed a PowerPoint Presentation summarizing the five year Management and Operations Agreement with the Okanagan Boys and Girls Clubs and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Singh

R1088/21/11/22 THAT Council receives, for information, the Boys and Girls Clubs – Management and Operating Agreement from the Real Estate and Active Living and Culture departments dated November 22, 2021;

AND THAT Council approves the City entering into a five (5) year Management and Operating Agreement with the Okanagan Boys and Girls Clubs, in the form attached to the Report of the Real Estate and Active Living and Culture Departments;

AND FURTHER THAT the Mayor and City Clerk be authorized to execute the lease agreement and all documents necessary to complete this transaction.

Carried

5.10 MFA Borrowing for LAS South Okanagan Mission Agricultural Users

Staff:

- Provided an overview of the long term borrowing from the Municipal Finance Authority and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Donn

R1089/21/11/22 THAT Council approves borrowing from the Municipal Finance Authority of British Columbia, as part of their 2022 spring issue, for \$441,000 as authorized through Loan Authorization Bylaw No. 11746 which authorized the Local Area Service for the South Okanagan Mission Agricultural Users.

AND THAT the Regional District of Central Okanagan be requested to prepare a security issuing bylaw with a 20-year term.

Carried

6. Bylaws for Adoption (Non-Development Related)

6.1 BL12310 - Development Application & Heritage Procedures Bylaw No. 12310

Moved By Councillor Stack/Seconded By Councillor DeHart

R1090/21/11/22 THAT Bylaw No. 12310 be adopted.

Carried

7. Mayor and Councillor Items

Councillor Singh:

- Gave a shout out to the Sikh community in BC for assisting those impacted by the floods.

8. Termination

This meeting was declared terminated at 6:25 pm

Mayor Basran

sf/acm



City Clerk

DRAFT

Report to Council



Date: December 6, 2021
To: Council
From: City Manager
Subject: Civic & Community Awards Nomination Period
Department: Active Living & Culture

Recommendation:

THAT Council receives, for information, the report from Active Living & Culture, dated December 6th, 2021, that announces the opening of the nomination period for the 47th Annual Civic & Community Awards.

Purpose:

To announce the opening of the nomination period for the 47th Annual Civic & Community Awards.

Background:

The City of Kelowna's Annual Civic & Community Awards recognize the outstanding achievements and contributions made in the city of Kelowna each year. The program includes 13 awards that honour volunteers, artists, athletes, environmentalists and businesses. Up to three finalists are selected in each category, with one recipient being awarded.

The awards program is overseen by a Steering Committee made up of members of the community and a representative from City Council. The Steering Committee provides direction to four sub-committees and two supporting organizations which assist in the operations of the awards program.

The current steering committee was approved by Council for a four-year term on November 4th, 2019. Membership of the Steering Committee includes Adam Schubel, Bob Burge, Dan Rogers, Ellen Boelcke, Karen Graham, Lorraine Ewonus, Wayne Moore and Councillor Ryan Donn. The elected Chair of the Steering Committee is Ellen Boelcke and Karen Graham is the Nominating Committee Chair.

Discussion:

The nomination period for the 47th Annual Civic & Community Awards commences on Monday December 6th, 2021 and will remain open until Friday, February 11th, 2021. Criteria for all categories and nomination forms are available at kelowna.ca/civicawards.

The nomination forms may be submitted online, via email or printed and delivered in person to either Parkinson Recreation Centre or City Hall.

A live event was not possible for the 45th or 46th Civic & Community Awards due to the COVID-19 pandemic. While it was disappointing not to celebrate in person, some benefits were gained through adding virtual elements to the program. This includes working closely with local media and leveraging social media to allow for broader recognition and further public awareness of the awards program and finalists. In addition, by announcing the nominees over a three-week period, it generates a buildup of excitement ahead of the final award announcements.

For the 47th annual awards, the best of the old and the new will be incorporated. While the details have not been confirmed, there is intention to once again use visual (video) components and social media to highlight the accomplishments of the finalists to the community, as well as a small in-person celebration (health restrictions permitting). The award recipients from the 45th and 46th annual awards will also be invited to participate. The nomination and award presentations are tentatively scheduled to take place throughout the month of April 2022.

While some sectors were able to adapt and thrive during the pandemic, the sport sector was affected particularly hard. Due to shortened competitive playing seasons, the nominations that were received for the 2020 Male and Female Athlete of the Year and Athletic Team of the Year awards will be carried over and combined with this 2021 awards program.

The Anita Tozer Memorial Award is also part of the Civic Awards program but is not part of this nomination call as the award recipient is selected by Mayor and Council.

The categories, criteria and recipients from the 46th annual Civic & Community Awards (latest award winners) are included below:

Category	Criteria	2020 Recipient
Teen Honour in the Arts and Honour in the Arts	Awarded to an adult and youth who have made outstanding contributions to Kelowna through cultural and/or artistic efforts.	Teen Arts: Julius Booker Arts: Karma Lacoff Nieoczym
Young Citizen of the Year	Awarded to a young male or female in recognition of their overall outstanding voluntary contributions to Kelowna.	Tian Whitehead
Citizen of the Year	Awarded to a man or woman in recognition of their overall outstanding voluntary contributions to the city of Kelowna.	Fred Macklin & Sarah Donalds-Treadgold Memorial Award: Elaine McMurray

Coach or Sport Administrator of the Year	Awarded to an individual who has contributed significantly to Kelowna through voluntary service to amateur sport, such as coaching or administrative support.	Bob Giordano Memorial Award: Meghan Faust
Athletic Team of the Year*	Awarded to the Kelowna based team (amateur or professional) who brought the greatest amount of recognition to Kelowna.	Bryan Couling Memorial Award: N/A
Male and Female Athlete of the Year*	Awarded to the athlete (amateur or professional) who brought the greatest amount of recognition to Kelowna.	Female Athlete: N/A Male Athlete: N/A
Champion for the Environment	Awarded to an individual or business whose actions and achievements have shown outstanding environmental leadership or innovative contributions having a direct benefit on the city of Kelowna.	Columbia Bottle Depots
Corporate Community of the Year	Awarded to the Kelowna businesses that has provided outstanding support for employee volunteerism in addition to financial contributions and initiatives having a direct benefit on the city of Kelowna.	Peter's Your Independent Grocer
The Central Okanagan Foundation Volunteer Organization of the Year	Awarded to a Kelowna volunteer organization that has provided outstanding community services with direct benefits to the city of Kelowna.	Central Okanagan Region Nutrition Society – Meals on Wheels
Male and Female High School Athlete of the Year** (not part of this call for nominations)	Most outstanding male and female high school athlete of the year, in the area of the Central Okanagan.	Augie Ciancone Memorial Award: N/A Female Athlete: N/A Male Athlete: N/A

Anita Tozer Memorial (not part of this call for nominations)	Awarded by Council to an individual or group in recognition of an extraordinary and positive contribution to the quality of life in Kelowna.	Rolli Cacchioni
* Nominations will be carried forward to the 2021 Civic & Community Awards ** OCSAA did not put forward any nominations or recipients for 2020		

Conclusion:

The 47th Annual Civic & Community Awards will be celebrating another year of community resilience and commitment. It is of great importance that we recognize individuals and businesses who made unique and courageous contributions in 2021. The Community & Civic Awards will provide Kelowna with an occasion and platform to reflect on how our citizens and community have shown strength, spirit and determination.

Internal Circulation:

Active Living & Culture
Corporate Strategic Services

Considerations applicable to this report:

Existing Policy: Council Policy 382 – Civic & Community Awards

Considerations not applicable to this report:

Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Financial/Budgetary Considerations:
External Agency/Public Comments:
Communications Comments:

Submitted by: J. Gabriel, Divisional Director, Active Living & Culture

Approved for inclusion:

JG

cc: Corporate Strategic Services



Recognizing those who contributed to our community in 2021

The City of Kelowna's Civic & Community Awards

- Recognize the outstanding achievements and contributions made in our community each year
- Program includes 13 awards that honour volunteers, artists, athletes, environmentalists, businesses and organizations



Civic & Community Awards

- ▶ Civic & Community Awards program is overseen by a Steering Committee:
 - ▶ Adam Schubel
 - ▶ Bob Burge
 - ▶ Dan Rogers
 - ▶ Ellen Boelcke, Chair
 - ▶ Karen Graham
 - ▶ Lorraine Ewonus
 - ▶ Wayne Moore
 - ▶ Councillor Ryan Donn

Nomination Period

- ▶ Nomination period:
 - ▶ December 6th – February 11th, 2022
- ▶ All nomination forms and award category information is available online at kelowna.ca/civicawards
- ▶ Three easy ways to nominate:
 - ▶ Online via Kelowna.ca/civicawards
 - ▶ Via email
 - ▶ Drop-off at the Parkinson Recreation Centre or City Hall

Completing the Nomination Form

- ▶ Selections are based on achievements and contributions in 2021
- ▶ Award selections are based on the information provided in the nomination package
- ▶ Finalists will be announced in April



Changes for 2021

- ▶ Similar to last year a video and social media campaign of award finalists throughout the month of April
- ▶ Live event for award delivery is planned for the end of April
- ▶ 2019 and 2020 recipients will be invited and acknowledged at the live event

Award Categories

Award Categories	Number of Awards	Award Categories	Number of Awards
Young Citizen of the Year	1	Fred Macklin and Sarah Donaldson-Treadgold Memorial Citizen of the Year	1
Champion for the Environment	1	Corporate Community of the Year	1
Bob Giordano Memorial Coach/Admin of the Year	1	Bryan Couling Memorial Team of the Year	1
Male and Female Athlete of the Year	2	<u>Augie Ciancone Male and Female High School Athletes</u> (not part of this nomination call)	2
Teen Honour in the Arts	1	Honour in the Arts	1
Central Okanagan Foundation Volunteer Organization of the Year	1	Anita Tozer Memorial (not part of this nomination call)	1
<u>*Category will combine 2020 & 2021 nominations</u>			



Questions?
Kelowna.ca/civicawards

REPORT TO COUNCIL



Date: December 6, 2021

To: Council

From: City Manager

Department: Development Planning

Application: LUCT21-0004

Owner: Lambert and Paul Construction

Address: 1939 - 1959 Kirschner Rd

Applicant: City of Kelowna

Subject: Land Use Contract Termination

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

Existing Zone: C10 – Service Commercial

1.0 Recommendation

THAT Land Use Contract Termination Application No. LUCT21-0004 to terminate LUC76-1052 from Lot B District Lot 129 ODYD Plan 22938, located at 1939 – 1959 Kirschner Rd, Kelowna, B.C. be considered by Council;

AND THAT Council Waive the development sign requirement under Public Notification & Consultation for Development Applications Policy No. 367;

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

2.0 Purpose

To proceed with the early termination of Land Use Contract LUC76-1052 on the subject property.

3.0 Development Planning

Staff are recommending the Land Use Contract (LUC76-1052) be terminated and allow the underlying zoning to dictate land use and development regulations. The underlying zone is C10 – Service Commercial zone. The current uses on site are retail store – service commercial, household repair services and business support service. These uses are currently permitted under the Land Use Contract as well as the underlying C10 zoning. As a result, unlike other land use contracts, none of the existing business will be put into a non-conforming status. Although the C10 – Service commercial zone does not match the Future Land Use of MXR – Mixed Used (Residential / Commercial), this is the most appropriate zone as it permits all the existing uses and is

consistent with the context of the neighbourhood. This specific land use contract only affects this single property.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool commonly used in the 1970's before it was eliminated on November 15th, 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th, 2024. Land use contracts will remain in force until that date unless terminated early by the local government. By June 20th, 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must also send an additional letter within 30 days of adoption, informing the owners and providing information about the Board of Variance. Staff are recommending Council Notification Policy #367 development signage requirements be waived for this Land Use Contract Termination application. Development Signs, in this case, are not recommended as the land uses and density on site will not be affected by this termination.

4.3 Site Context

The subject property has a total area of 5,287m² and is located at 1939 – 1959 Kirschner Rd. The property has been designated MXR – Mixed Use (Residential / Commercial) in the Official Community Plan and the surrounding area is a mix of MXR – Mixed Use (Residential / Commercial), SC- Service Commercial and PARK – Major Park / Open Space (public). The subject property is located within the Capri-Landmark Urban Centre.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C10 – Service Commercial	Retail Stores, Service Commercial
East	C10 – Service Commercial	Retail Stores, Service Commercial
South	C10c – Service Commercial (Retail Cannabis Sales)	Cannabis Retail
West	C10PL – Service Commercial (Liquor Primary)	Liquor Primary Establishment

Subject Property Map: 1939 – 1959 Kirschner Rd



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

5.2 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by Council with regard to affected contracts.

6.0 Application Chronology

Date of Application Accepted: October 29, 2021

Date of Owner Notification: November 5, 2021

Report prepared by: Jason Issler, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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



LUCT₂₁-0004

1939-1959 Kirschner Rd

Land Use Contract Termination



Proposal

- ▶ To consider an application for the subject property to proceed with the early termination of Land Use Contract LUC76-1052.

Development Process

Oct 29, 2021

Development Application Submitted



Nov 5, 2021

Owner Notification Completed



Dec 6, 2021

Initial Consideration



Public Hearing
Second & Third Readings



Final Reading



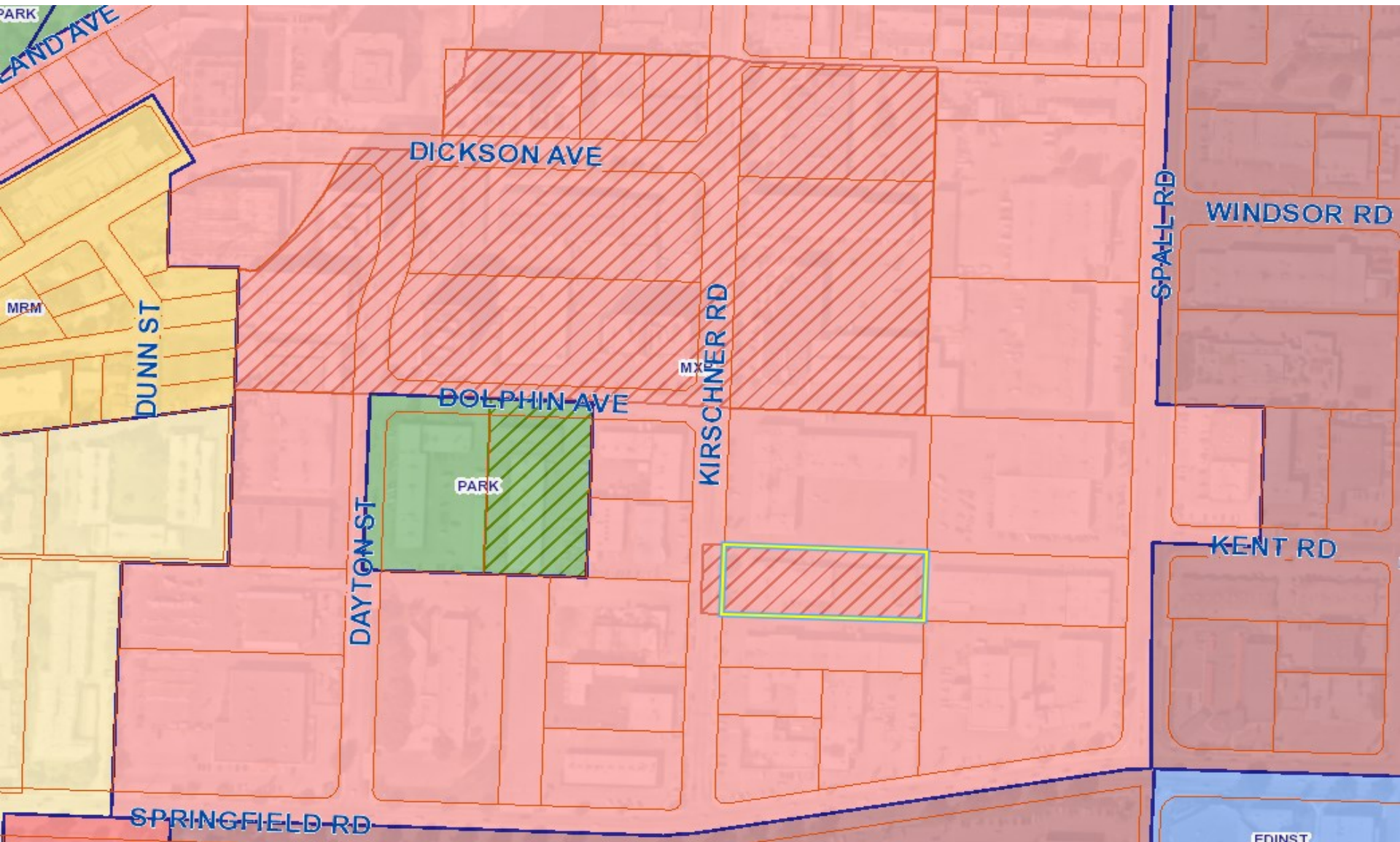
LUC Eliminated (1 year later)

Council
Approvals

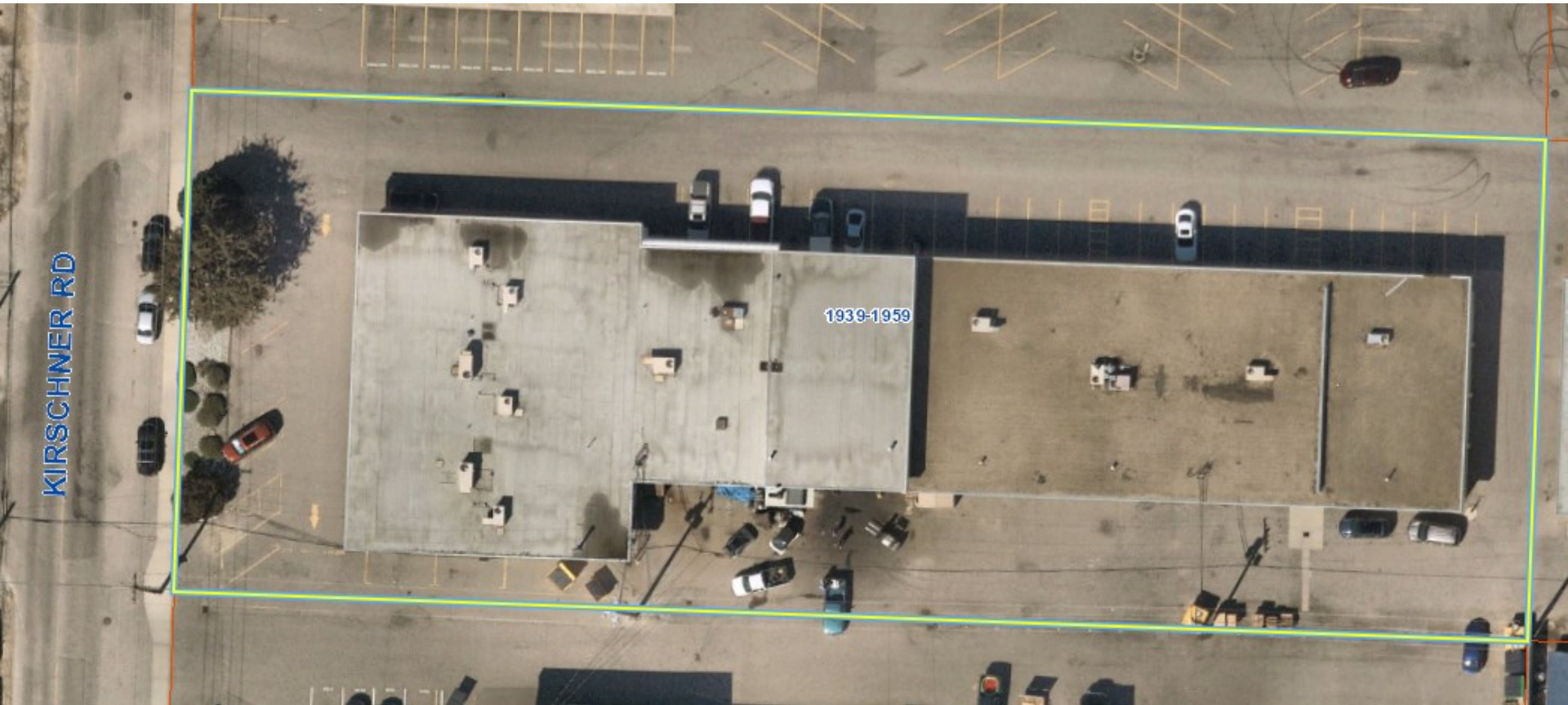
Context Map



OCP Future Land Use / Zoning



Subject Property Map



Background

- ▶ Land Use Contracts: 1970's tool
- ▶ Allow local governments to grant development right above and beyond current zoning
- ▶ Exchange for commitments from developers to help infrastructure costs
- ▶ BC Government requires all contracts to be discharged and/or terminated by 2024 and the appropriate zoning in place by 2022.
- ▶ If an applicant initiates a discharge – Staff initiate a termination

LUC Update

- ▶ 1 Land Use Contract remaining to be initiated by staff (LUC71-1) which affects several properties in Landmark Urban Centre.
- ▶ There are currently 3 remaining Land Use Contracts currently in stream with Staff to be brought to council at a later date for termination.

Project details

- ▶ Staff initiated termination of LUC76-1052 for the subject property.
- ▶ The LUC permits land uses of warehousing, ancillary offices, electrical & machine shops and other uses permitted in the zone of current bylaw enforced (C10).
- ▶ Staff are proposing to utilize the underline zoning as it is consistent with land uses on site.

Public Notification Policy #367

- ▶ Staff sent a letter of Proposed Termination of Land Use Contract to the property owner.
 - ▶ Sent on November 5, 2021
- ▶ One-year grace period from Council consideration before the rezoning comes into effect.

Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the proposed rezoning and land use contract termination:
 - ▶ C10 zone is appropriate to support existing use and consistent with neighbourhood context.
 - ▶ Province of BC requires all LUC's to be discharged/terminated.



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12287

LUCT21-0004

Early Termination of Land Use Contract – LUC76-1052 1939 - 1959 Kirschner Road

WHEREAS a land use contract (the "Land Use Contract LUC76-1052") is registered at the Kamloops Land Title Office under the charge number N10775 against lands in the City of Kelowna particularly known and described as Lot B District Lot 129 ODYD Plan 22938 (the "Lands"), located on Kirschner Road, Kelowna, B.C.;

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

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

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC76-1052 Bylaw No. 12287";
2. Bylaw No. 4482-77 establishing Land Use Contract LUC76-1052 and all amendments thereto, are hereby repealed and the Land Use Contract is terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

REPORT TO COUNCIL



Date: December 6, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0085 **Owner:** Provincial Rental Housing Corporation, Inc.No. BC0052129

Address: 651 Cambridge Avenue **Applicant:** VanMar Constructors 1097 Inc.

Subject: Rezoning Application

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

Existing Zone: RM3 – Low Density Multiple Housing & RU6 – Two Dwelling Housing

Proposed Zone: RM3r – Low Density Multiple Housing (Residential Rental Tenure Only)

1.0 Recommendation

THAT Rezoning Application No. Z21-0085 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 9 ODYD Plan EPP113953, located at 651 Cambridge Avenue, Kelowna, BC from the RM3 – Low Density Multiple Housing & RU6 – Two Dwelling Housing zones to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) zone, be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), not hold a Public Hearing for the Rezoning Bylaw;

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 December 6, 2021;

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

2.0 Purpose

To rezone the subject property from the RM3 – Low Density Multiple Housing & RU6 – Two Dwelling Housing zones to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) zone.

3.0 Development Planning

Staff support the proposal to rezone the subject property to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) to restrict tenure on the lot to residential rental only. The 'r' designation was introduced recently under the City's multiple housing zones to restrict tenure on subject lots to residential rental only. The designation entitles property owners to a reduction in required parking stalls at the rate of 20% in urban centres, and 10% outside of urban centres. In this case, the lot is outside an urban centre, and would be entitled to a 10% reduction in required parking. The reduction in parking is justified as residential rental buildings can manage their parking as an overall pool more efficiently than condominium projects that most often designate specific stalls per unit regardless of actual parking need.

The City's Healthy Housing Strategy identifies rental housing as a significant need for the community. Purpose-built rental housing offers a secure and long-term option for households who cannot or choose not to own their own homes. Renting offers a more flexible and inherently less expensive housing option compared to homeownership. Rezoning the lot to RM3r ensures the housing units on the subject property remain as rental, helping to fulfill the policy objective.

The RU6 portion was formerly a single-family dwelling that was not included as part of the original application; however, the owner has acquired the land and has consolidated the parcel. Staff are supportive of this, as this ensures a single parcel is not fragmented from the development site.

Proposal

3.1 Background

Both 651 Cambridge Avenue and 678 Richter Street went to Council on June 25th, 2013 for an OCP amendment and a Rezoning Application (OCP13-0010/Z13-0018). The properties were rezoned from the RU6 – Two Dwelling Housing & RM2 – Low Density Row Housing to RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing zones. The rezoning was part of a two-part Pleasantville development. The first portion at 678 Richter Street (RM5) went to Council for the Development Permit and Development Variance Permit (DP13-0048 / DVP13-0049) on July 29th, 2014 and was approved.

This application is for the phase two the Pleasantville development.

3.2 Project Description

The applicant is proposing to rezone the subject property to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) zone to restrict tenure on the lot to rental only. This allows the applicant to reduce required parking to 10% lower than the required.

The applicant has submitted a Development Permit and Development Variance Permit, which will be considered subsequent to final adoption of the rezoning.

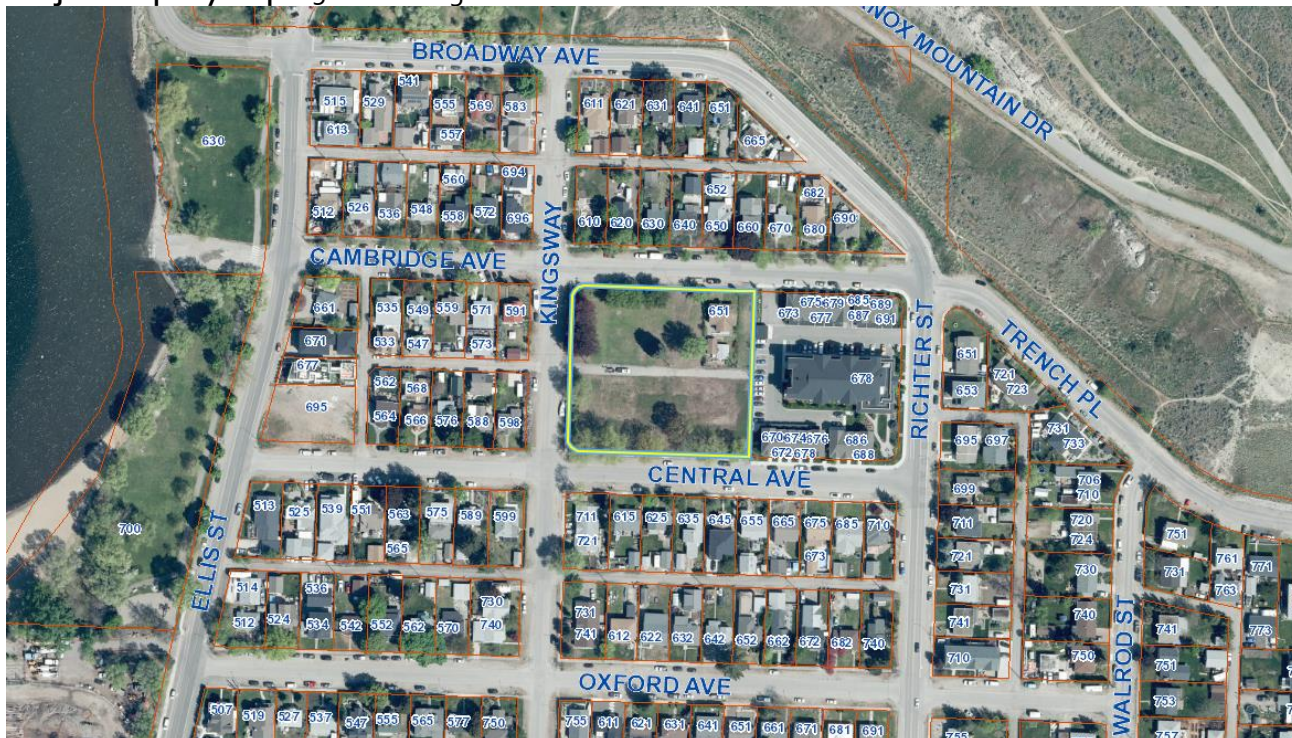
3.3 Site Context

The subject property is located in the Central City OCP Sector and the surrounding area is primarily zoned RU6 – Two Dwelling Housing and RM5 - Medium Density Multiple Housing. The surrounding area also has a Future Land Use Designation of S2RES – Single/Two Unit Residential and MRM – Multiple Unit Residential (Medium Density).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single-Family Dwelling(s)
East	RM5 – Medium Density Multiple Housing	Apartment Housing & Town homes
South	RU6 – Two Dwelling Housing	Single-Family Dwelling & Semi-Detached Housing
West	RU6 – Two Dwelling Housing	Single-Family Dwelling

Subject Property Map: 651 Cambridge Avenue



4.0 Current Development Policies

4.1 Kelowna Healthy Housing Strategy

Key Direction and Recommend Actions

3.1 Promote and Protect Rental Housing

5.0 Technical Comments

5.1 Development Engineering Department

5.1.1 Attached Development Engineering Memorandum dated September 27, 2021.

6.0 Application Chronology

Date of Application Accepted: August 30th, 2021
Date Public Information Session: September 23rd, 2021

Report prepared by: Tyler Caswell, Planner

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: Development Engineering Memo


Attachment A: Conceptual Drawing Package

Attachment B: Applicant Public Consultation Document

CITY OF KELOWNA

MEMORANDUM

Date: September 27, 2021
File No.: Z21-0085
To: Planning and Development Officer (TC)
From: Development Engineering Manager (RO)
Subject: 651 Cambridge Ave & 602-664 Central Ave

SCHEDULE		A
This forms part of application # Z21-0085		
Planner Initials	TC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

RU6 & RM3 to RM3r

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject properties from RU6 – Two Dwelling Housing & RM3 – Low Density Multiple Housing to RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) to facilitate a new multi-family development.

The Development Engineering Technician for this project will be Sarah Kelly (skelly@kelowna.ca).

1. GENERAL

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

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject lots are located within the City of Kelowna water supply area. There are currently four water services to the existing lots. Only one service will be permitted per legal lot.
- b. The Applicant, at their cost, will arrange for the removal of the existing services and the installation of one new larger metered water service for this development.
- c. The Developer's Consulting Engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for this development is 150 L/s. If it is determined that upgrades to any existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.

- d. All fire flow calculations are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.
- e. A Water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The Developer or Building Contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department and prepare the meter setter at their cost.

3. SANITARY SEWER SYSTEM

- a. A report is required to address if the existing sanitary infrastructure is sized adequately for the proposed development, in accordance with current City of Kelowna Bylaws and Policies. The report must indicate what, if any, system upgrading will be necessary.
- b. Existing 150mm AC main on Kingsway Street does not meet Bylaw standards for minimum pipe size. Connection of Development to this main will trigger upgrading of main to a 200mm PVC pipe.
- c. The Applicant will arrange for the disconnection and removal of the existing 200mm AC sanitary main, including all four existing service connections, which is located within an easement across the properties. Installation of one new service, complete with an inspection chamber (as per SS-S7 & SS-S9) will be required.
- d. 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.


4. STORM DRAINAGE

- a. The property is located within the City of Kelowna drainage service area. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems.
- b. Provide the following drawings:
 - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A detailed Stormwater Management Plan for this subdivision; and,
 - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- c. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage*.
- d. As per Bylaw 7900, Schedule 4, Section 3.1.3 Climate Change, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.

- e. Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- f. Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.
- g. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

5. **ROAD IMPROVEMENTS**

- a. Cambridge Ave must be upgraded to an urban standard (SS-R5) along the full frontage of the subject property. Required upgrades must include curb and gutter, removal and replacement of deteriorated sidewalk, storm drainage system, LED street lighting, landscaped and irrigated boulevard, bus stop, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b. Kingsway must be upgraded to an urban standard (SS-R5) along the full frontage of the subject property. Required upgrades must include curb and gutter, removal and replacement of deteriorated sidewalk, storm drainage system, LED street lighting, landscaped and irrigated boulevard, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c. Central Ave must be upgraded to an urban standard (SS-R5) along the full frontage of the subject property. Required upgrades must include curb and gutter, removal and replacement of deteriorated sidewalk, storm drainage system, LED street lighting, landscaped and irrigated boulevard, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- d. Existing BC Transit stop fronting the subject lot on Cambridge Ave is to be upgraded and designed as per BC Transit's Infrastructure Design Guide. Design must meet minimum standards for accessibility and include a passenger waiting area that incorporates the wheel chair boarding zone. The wheel chair and furnishings zone, including monolithic sidewalk, is to extend 3.0m from back of curb and must be 9m in length to allow for possibility of future shelter. Further details on the requirements for the bus pad can be requested from the Development Technician on this file at time of detailed design.
- e. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IIABC, are to be included as a line item in the estimate for the Servicing Agreement performance security. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.
- f. Streetlights must be installed on all public roads. All streetlighting plans are to include photometric calculations demonstrating Bylaw 7900 requirements are met and approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.

SCHEDULE		A
This forms part of application		
# Z21-0085	Page 4 of 6	
Planner Initials	TC	
		 City of Kelowna <small>DEVELOPMENT PLANNING</small>

6. **POWER AND TELECOMMUNICATION SERVICES**

- a. All proposed distribution and service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.
- 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. Re-locate existing poles and utilities, where necessary including within lanes. Remove aerial trespass(es).

7. **GEOTECHNICAL STUDY**

- a. At the time of Building Permit application the applicant is required to provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below:

NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.

- b. The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.
 - i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - ii. Site suitability for development.
 - iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - iv. Any special requirements for construction of roads, utilities, and building structures.
 - v. Recommendations for items that should be included in a Restrictive Covenant.
 - vi. Recommendations for roof drains and perimeter drains.
 - vii. Recommendations for erosion and sedimentation controls for water and wind.
 - viii. Any items required in other sections of this document.

8. **ROAD DEDICATION/SITE ACCESS**

- a. Only one driveway per frontage will be permitted with a maximum width of 6m.
- b. No access will be permitted within 5 metres on the leaving side of the bus stop on Cambridge Ave.
- c. Location of BC Transit stop must meet current minimum distance requirements from intersection as well as clearance for parking and/or entrance to the subject lot. Refer to “*Figure 1: Far-Side Bus Stop Configuration*” of *BC Transit Infrastructure Design Summary* for minimum distances.
- d. Indicate on the site, the locations of the garbage and recycle bins. Provide turning movements for a MSU vehicle to confirm manoeuvrability on site without requiring reverse movement onto City roads.

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 AGREEMENT 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.


11. CHARGES AND FEES

- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
 - i. Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii. Hydrant Levy Fee: \$250 per newly created lot (GST exempt).
 - iv. Engineering and Inspection Fee: 3.5% of frontage upgrades (plus GST).




Ryan O'Sullivan
Development Engineering Manager

SK

SCHEDULE		A
This forms part of application # Z21-0085		
Planner Initials	TC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>





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Revisions:
Issued for Public Consultation
July 24, 2020
Issued for Development Permit
August 31, 2020
Re-issued for Development Permit
July 30, 2021



2021-07-30

Client

Project
Pleasantvale 2
Kingsway
Kelowna, BC
By
Provincial Rental Housing Corporation

Apartment Rendering
July 30, 2021

Apartment Building Facing Kingsway

A-3.2

Z21-0085

TC



City of
Kelowna
DEVELOPMENT PLANNING



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Revising

Issued for Public Consultation
July 24, 2020

Issued for Development Permit
August 21, 2020

August 31, 2020
Re-Issued for Development Permit

Re-Issued for Development Permit
July 30, 2021



2021-07-30

Client

Project

Pleasantvale 2

Kingsway
Kelowna, BC

By
Provincia! Rental Housing Corporation

Townhomes A1 & A
Rendering

July 30, 2021



Townhomes A1 & A Facing Central Avenue

A-7.4

Mary Lapointe
Community Relations & Public Consultation
5078 Weiss Court
Kelowna, B.C. V1W 4L9
250-826-7670

ATTACHMENT		B
This forms part of application # Z21-0085		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

October 15, 2021

City of Kelowna
1435 Water Street
Kelowna, B.C.
V1Y 1J4
Attention: Tyler Caswell, Area Planner

**Re: 602-664 Central Ave., 651 Cambridge, Kelowna, B.C.
Pleasantvale 2 (BC Housing) Consultation Summary Report**

Background

On behalf of BC Housing, owner of the above-noted property, Society of Hope has applied to the City of Kelowna ("City") for Rezoning and Development Permit/Development Variance Permits to create 75 affordable homes for low-income seniors, people with disabilities and low to moderate income families. The project is effectively an extension of Pleasantvale Phase 1 which was completed in 2016.

BC Housing engaged the community during the summer of 2020, in connection with an earlier application for the same property. Over the past year, project plans have been updated to reflect the inclusion of an additional single-family lot on Cambridge. Rezoning approval (to RM3(r)), along with the development permit and development variance approvals is now required.

The following is a summary of the neighborhood consultation activities undertaken by the project team in conjunction with the new applications and in accordance with City of Kelowna's policy #367.

Neighbour Consultation

Policy #367 requires developers to complete neighbourhood consultation for both Rezoning and for Development Permit applications that contain variance requests.

Neighborhood consultation generally involves face to face discussion (either a series of one-on-one and door-to-door neighbourhood visits or a neighbourhood open house). Modified protocols related to the pandemic have been used and the consultation for this application was conducted using online tools, including an interactive website and an online forum with mailed notifications, advertising and project signage.

Neighbourhood Notification

A notification package was distributed to all properties within the area bounded by Ellis, Oxford, Richter and Broadway, including the current residents of Pleasantvale 1 (beyond the minimum 50 m boundary required by policy). The notification package included a project 'fact sheet' outlining key project details and a summary of the requested variances. The information was also provided to the Kelowna Downtown Knox Mountain Neighbourhood Association.



For more information and the opportunity to ask questions, neighbours were directed the BC Housing website (<https://letstalkhousingbc.ca/kelowna-pleasantvale2>), invited to register for an online forum/presentation and Q/A session and provided with the communityrelations@bchousing.org email address to submit questions and comments.

Online Community Forum

The online forum was held on **Thursday, September 23rd from 5:30-6:30 pm**. It was structured as a presentation (including information on site history, project background/purpose, application description, design rationale, key project statistics, site plan and elevations, variance summary) followed by a question and answer session.

Community Response

Response to the notification, both in terms of interface with the online information/website and participation in the online forum was as expected. Eighty (80) people have visited the site between June 1, 2021 and September 30, 2021 and, of those visits, 66 people reviewed some or all the material.

Seven people registered for the online forum and six people followed through to attend the event. The registration/attendance sheet is attached to this report. The questions asked and answered during the forum are summarized below.

- Will there be handicapped units?
- Will the playground be available to neighbourhood children?
- What is the ratio of seniors to family units?

- Will there be enough parking? (concern that there is not enough parking with the variance).
- The location of the 4 storey building in Pleasantvale 1 was better. Why aren't you proposing the same layout for Pleasantvale 2 (concern is about privacy; three people expressed concern over height and privacy issues).
- What measures will you take to protect roots of heritage trees during construction?
- Will there be additional public forums?
- Who do we contact with additional questions (construction, operations)?

Following the online forum, the community relations team has responded to questions received from **three (3)** neighbours who also came through the website. Verbatim submissions to the website are reproduced in the attachments to this letter.

Community Relations Team Response:

Society of Hope and BC Housing community relations team have responded to the questions and concerns that were submitted (through the online forum and the website). Additionally, and in response to a concern raised about the quality of a local bus stop:

"The bus stop at the corner of Ellis and Cambridge is not very visible and would benefit from a concrete pad, seating and shelter."

The Society of Hope team subsequently submitted a service request to BC Transit.

Next Steps

The BC Housing information website will continue to be hosted and input provided to communityrelations@bchousing.org will be monitored and responded to. The presentation from the forum has been added to the website for anyone requiring more detail. Additional formal interface will be considered if needed; however, the requirements of City of Kelowna Policy #367 have now been fulfilled.

Please contact the undersigned if you need additional information.

Best Regards,

Mary Lapointe

On behalf of Society of Hope & BC Housing

Attach. Project Fact Sheet & FAQ (Distributed to Neighbours)
Website – 'Verbatim' Questions & Answers
City of Kelowna Neighbourhood Consultation Form

Pleasantvale 2

Affordable Housing

ATTACHMENT B

This forms part of application

Z21-0085

Planner
Initials TC

City of
Kelowna
DEVELOPMENT PLANNING



The updated proposal

BC Housing and the Society of Hope are proposing to develop Pleasantvale 2 in the vacant lot next to Pleasantvale 1 (with frontage on Central, Kingsway and Cambridge avenues). BC Housing owns the property and the Society of Hope has been selected as the operator.

The proposal is to build 75 new rental homes for people with low to moderate incomes. This would include 27 townhomes for families and individuals and 48 apartments for seniors. No supportive housing will be built on this site.

The updated proposal includes the addition of the lot at 651 Cambridge and the new site plan allows us to retain two heritage trees on the site.



What is affordable rental housing?

Affordable rental housing is housing with rents equal to, or lower than, average rates in the private market.

Our partners use Canada Mortgage and Housing Corporation data to set rates. They may also use information from local communities to set a limit for a specific location.

Pleasantvale 2 would provide a similar type of affordable housing as Pleasantvale 1.

Why affordable rental housing on this property?

Kelowna has a shortage of affordable rental housing. In 2018, the City of Kelowna created the Healthy Housing Strategy, which set out the priorities for the City to address the deficit in affordable housing by developing new, affordable rental units. This project would help move us toward that goal.

These affordable rental housing units would be divided into three rent levels, from low to moderate income. They would require verification of income and household size, along with confirmation that applicants:

- are able to live independently
- meet Canadian residency requirements and live in BC permanently
- have a source of income; and
- have tenant references.



Required Approvals

The property requires rezoning approval to RM3-R to accommodate rental housing for the proposed use and requires a Development Permit approval with five variance requests.

Required Variance	Explanation
1. Height	The zoning allows a maximum height of 10 metres/3 stories. The application seeks a height of 14 metres/4 stories for the apartment building.
2. Maximum Site Coverage	The zoning allows site coverage of 60%. The application seeks 66% (including parking areas and internal roads). The allowable site coverage by buildings alone, however, is 40% and this plan is for 32% coverage by buildings, meaning the site will have an 'open' feel.
3. Rear Yard Setback Variance	The eastern property line abutting Pleasantvale 1 is also the 'Rear Yard' and the required <u>building setback</u> is 7.5 metres. The proposed building setback is 3.0 metres.
4. Parking Setback Variance	For the eastern property line abutting Pleasantvale 1, the required <u>parking setback</u> is 1.5 metres. The request for this property line to accommodate parking is 0 metres so that onsite parking can be maximized.
5. Parking Variance	The required parking under the RM-3R zoning is 109 stalls. The request is to provide 79 parking stalls which is consistent with the parking ratio for Pleasantvale 1. Improvements to the street fronts (curb, gutter and sidewalks) would accommodate additional parallel parking.

Next steps

A rezoning and development permit application has been made.

Following the community engagement period and upon approval of the application, construction would commence.



How can I provide input?



Email
communityrelations@bchousing.org



Join us for an online information session on September 23rd at 5:30pm.

Visit LetsTalkHousingBC.ca/kelowna-pleasantvale2



BC HOUSING

Pleasantvale 2 – Frequently Asked Questions

What is ‘affordable’ rental housing?

Affordable rental housing is housing with rents equal to, or lower than, average rates in the private market. Our partners use Canada Mortgage and Housing Corporation data to set rates. They may also use information from local communities to set a limit for a specific location. Pleasantvale 2 would provide a similar type of affordable housing as Pleasantvale 1.

Why is this property being developed for affordable rental housing?

Kelowna has a shortage of affordable rental housing. In 2018, the City of Kelowna created the Healthy Housing Strategy which set out the priorities for the City to address the deficit in affordable housing by developing new, affordable rental units. This project would help move us toward that goal. The property is also central to services and transit.

What approvals are needed by BC Housing to create Pleasantvale 2?

The property is being rezoned to “RM3-R” to accommodate the proposed use (affordable rental units). An application has also been made for a Development Permit with a request for five variances. These include a variance to the allowable height from 3 stories to 4 stories - to accommodate the proposed seniors’ apartment building; a variance to the allowable building and parking setbacks (internally, between Pleasantvale 1 and Pleasantvale 2), a variance to the allowable site coverage to provide additional onsite parking and a variance to the required parking.

Would there be enough parking provided for the new residents?

The proposal is for 27 townhomes and 48 apartment units and provides a total of 79 on-site parking stalls, 57 long term bike stalls and 12 short term bike stalls. A parking variance is required to accommodate parking at a ratio below the bylaw level. Our experience with Pleasantvale 1 indicates that the proposed parking for Pleasantvale 2 should be enough to accommodate the need. Improvements to street fronts (curb, gutter, and sidewalks) would accommodate additional parallel parking.

What would happen to the existing house on the property on Cambridge?

The privately-owned home at 651 Cambridge has been purchased by the Provincial Rental Housing Corporation (PRHC) and is now a part of this updated proposal. The home is vacant and will be demolished before construction begins, allowing us to provide 7 additional townhomes on the site.

What would happen to the trees that are growing on the property?

Many of the trees onsite are not salvageable and the root systems and locations of the others are in conflict with the development plan and cannot be saved. However, two of the original trees have been deemed savable. In addition, the landscape plan for Pleasantvale 2, just like Pleasantvale 1, includes the planting of approximately two times the number of new trees and the size of the new trees at the time of planting would be sufficient to create an ‘instant’ landscape.

What is the timeline to develop Pleasantvale 2?

The timing for completion of the project depends on approval and construction timeframes. Rezoning and Development Permit applications have been submitted. When public engagement and the City of Kelowna approvals process is completed, construction can begin.

Who would be the operators/managers for Pleasantvale 2?

The operator for Pleasantvale 2 would be the Society of Hope, the operator for Pleasantvale 1.

How can I learn more and provide feedback on this plan?

BC Housing invites you to join us for an online information session on **Thursday, September 23rd at 5:30pm**. You can register for the forum at www.letstalkhousingbc.ca/kelowna/Pleasantvale2. You can also send your questions or feedback to communityrelations@bchousing.org.

Website Inquiries & Responses – Pleasantvale 2 (VERBATIM)

There were 5 inquiries regarding Pleasantvale II from June 1 to September 30, 2021:

<p>1. Question</p> <p>Sent: Thursday, September 23, 2021 6:39 PM To: Community Relations <communityrelations@bchousing.org> Subject: Pleasantvale 2 site plan documents</p> <p>Hello,</p> <p>I just attended the zoom presentation and would like to bring to your attention that there is discrepancy between the site layout presented and the site layout shown in the attached - downloaded from the Let's Talk Housing website. The site plan presented by zoom and the site plan shown in the attached document are not the same. Would you please address this error, confirm that the site plan presented on zoom is correct, and provide access to the correct site plan?</p> <p>Thank you,</p> <p>Lisa XXXXXXX</p> <p>XXX Cambridge Avenue</p>	<p>Answer:</p> <p>Community Relations</p> <p>Mon 9/27/2021 11:14 AM</p> <p>Hi Lisa,</p> <p>Thank you for your email. The site plan has changed based on community feedback. Please see attached the most current version which is available on Let's Talk as of last Friday. Apologies for any confusion.</p> <p>Sincerely,</p> <p>Emma</p> <p>BC Housing Community Relations Team</p>
<p>2. Question</p> <p>Mon 9/27/2021 8:58 PM</p> <p>Thanks Emma, that is what we saw at the meeting.</p> <p>To whom might I ask a follow-up question about the 2 trees that are being kept?</p> <p>Lisa XXXXXXX</p>	<p>Answer:</p> <p>Community Relations</p> <p>Tue 9/28/2021 9:40 AM</p> <p>Hi Lisa,</p> <p>you can email your questions here.</p> <p>Sincerely,</p> <p>Patia</p> <p>BC Housing Community Relations Team</p>

<p>3. Question</p> <p>Tue 9/28/2021 3:10 PM</p> <p>Hi Patia,</p> <p>Would it be possible to learn the names of the existing trees being retained, referred to by the numbers 6 & 8 on the plan?</p> <p>Thank you,</p> <p>Lisa XXXXXX</p>	<p>Answer:</p> <p>Community Relations</p> <p>Wed 9/29/2021 9:02 AM</p> <p>Hi Lisa,</p> <p>Thank you for your inquiry.</p> <p>The tree names for number 6 and 8 are European Birch and European Beech, respectively.</p> <p>Sincerely,</p> <p>Patia</p> <p>BC Housing Community Relations Team</p>
<p>4. Question</p> <p>Sat 9/25/2021 4:25 PM</p> <p>Sorry I was unable to participate on September 23 but I would like to offer some feedback.</p> <p>I live on Cambridge Ave. I am a senior who walks in the area daily.</p> <p>Cambridge is a very popular street for pedestrians to access Sutherland Park and Knox Mountain Park. Also it is popular with drivers accessing the boat launch.</p> <p>Improved sidewalks, even sidewalks on both sides of Cambridge would be welcome. The bus stop at the corner of Ellis and Cambridge is not very visible and would benefit from a concrete pad, seating and shelter. Ellis, and Broadway are busy with traffic accessing Knox Mountain Park, Sutherland park and the boat launch and pedestrian crossings on these streets would be helpful to keep seniors and families safe as they enjoy the parks.</p> <p>Thank you for your consideration.</p> <p>Norma XXXXX</p>	<p>Answer:</p> <p>Community Relations</p> <p>Mon 9/27/2021 2:01 PM</p> <p>Hi Norma,</p> <p>Thank you for your email. I passed your feedback along to our development team.</p> <p>Regarding any sidewalk issues and walkability in the area, please contact the city of Kelowna directly at 250-469-8645 or cityclerk@kelowna.ca.</p> <p>I hope this information helps.</p> <p>Sincerely</p> <p>Patia</p> <p>BC Housing Community Relations Team</p> <p>UPDATE:</p> <p>Community Relations</p> <p>Wed 10/6/2021 10:46 AM</p> <p>Hi Norma,</p> <p>We agree with your comments as safety and walkability are important to us as well. Please note that all the streets fronting our project (on Central, Kingsway and Cambridge) will be fully</p>

	<p>sidewalked with new curb and gutter at the Society of Hope's expense. We will also ensure that the bus stop on Cambridge and Kingsway will have a bus shelter constructed similar to the one constructed on Richter Street in front of Pleasantvale 1.</p> <p>The areas you refer to on Ellis and Broadway however are out of the scope of our construction responsibility, however a service request can be submitted to the City of Kelowna for transit upgrade and improvements to those areas.</p> <p>I hope you find this information helpful.</p> <p>Sincerely,</p> <p>Patia</p>
<p>5. Question</p> <p>From:</p> <p>Sent: Saturday, September 25, 2021 2:10 PM</p> <p>To: Community Relations <communityrelations@bchousing.org></p> <p>Subject: Pleasantvale 2 and pedestrian infrastructure</p> <p>Hi,</p> <p>Thank you for accepting inquiries about this much needed housing initiative.</p> <p>Unfortunately, I was not able to join the information / presentation session on September 23rd so my concerns may have already been addressed but I'd like to present them here as additional support of pedestrian safety measures for residents of Pleasantvale and the neighbourhood.</p> <p>As a resident of Cambridge Avenue, I see that it is important to increase safe access to the busses and parks surrounding the Pleasantvale housing complexes.</p> <p>Both Sutherland park and Knox Mountain Park are very popular and get a lot of pedestrian traffic from people living in the area and from</p>	<p>Answer:</p> <p>Community Relations</p> <p>Mon 9/27/2021 2:06 PM</p> <p>Hi Joanne,</p> <p>Thank you for your email. I passed your feedback along to our development team.</p> <p>Regarding any sidewalk issues, walkability in the area and parking, please contact the city of Kelowna directly at 250-469-8645 or cityclerk@kelowna.ca.</p> <p>I hope this information helps.</p> <p>Sincerely</p> <p>Patia</p> <p>BC Housing Community Relations Team</p> <p>UPDATE:</p> <p>Community Relations</p> <p>Wed 10/6/2021 10:33 AM</p> <p>Hi Joanne,</p> <p>We agree with your comments as safety and walkability are important to us as well. Please note that all the streets fronting our project (on</p>

<p>people parking along the streets near these parks.</p> <p>With the additional population density of this housing complex, and many of the residents being families and seniors, there needs to be more sidewalks and cross walks to accommodate foot traffic to the parks.</p> <p>The bus stop at the corner of Cambridge and Ellis is busy all year but in summer months many people don't notice it and park in front of it.</p> <p>This corner, (Ellis and Cambridge Ave) and the bus stop located here would be more noticeable, safer and less likely to be block by parked vehicles if it had a sidewalk and bench.</p> <p>Additionally, a crosswalk or two along Ellis near the entrances would be safer and help to slow traffic in that reduced speed area.</p> <p>The same could be added along Broadway where, again, there is increased pedestrian crossings.</p> <p>Thank you for your time and consideration,</p> <p>Joanne</p>	<p>Central, Kingsway and Cambridge) will be fully sidewalked with new curb and gutter at the Society of Hope's expense. We will also ensure that the bus stop on Cambridge and Kingsway will have a bus shelter constructed similar to the one constructed on Richter Street in front of Pleasantvale 1.</p> <p>The areas you refer to on Ellis and Broadway however are out of the scope of our construction responsibility, however a service request can be submitted to the City of Kelowna for transit upgrade and improvements to those areas.</p> <p>I hope you find this information helpful.</p> <p>Sincerely,</p> <p>Patia</p> <p>BC Housing Communications Team</p>
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Neighbour Consultation Form
(Council Policy No.367)



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

I, Mary Lapointe on behalf, the applicant for Application No. Z21-0085
of BC Housing Society of Hope
for Pearsonville 2 Housing Development (75 units)
(brief description of proposal)

at 602-664 Central Ave, 651 have conducted the required neighbour
(address) Cambridge, Kelowna
consultation in accordance with Council Policy No. 367.


- ☐ My parcel is located **outside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius
- ☒ My parcel is located **inside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: Delivery of detailed application information to neighbours; hosting online project information and feedback forum; hosting / responding to additional email inquiries.

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

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

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

ATTACHMENT		B
This forms part of application # Z21-0085		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8600
FAX 250 862-3330
kelowna.ca

CITY OF KELOWNA
BYLAW NO. 12313
Z21-0085
651 Cambridge 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 1 District Lot 9 ODYD Plan EPP113953 located on Cambridge Avenue, Kelowna, BC from the RM3 – Low Density Multiple Housing and RU6 – Two Dwelling Housing zones to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) 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, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



Z21-0085

651 Cambridge Ave

Rezoning Application



Proposal

- ▶ To rezone the subject property from the RM3 – Low Density Multiple Housing zone & RU6 – Two Dwelling Housing zone to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only), and to waive the Public Hearing.

Development Process

Aug 30th, 2021

Development Application Submitted



Staff Review & Circulation



Sept 23rd, 2021

Public Information Session Received



Dec 6th, 2021

Initial Consideration



Notice of First Reading



First, Second & Third Readings



Final Reading
DP & Variances



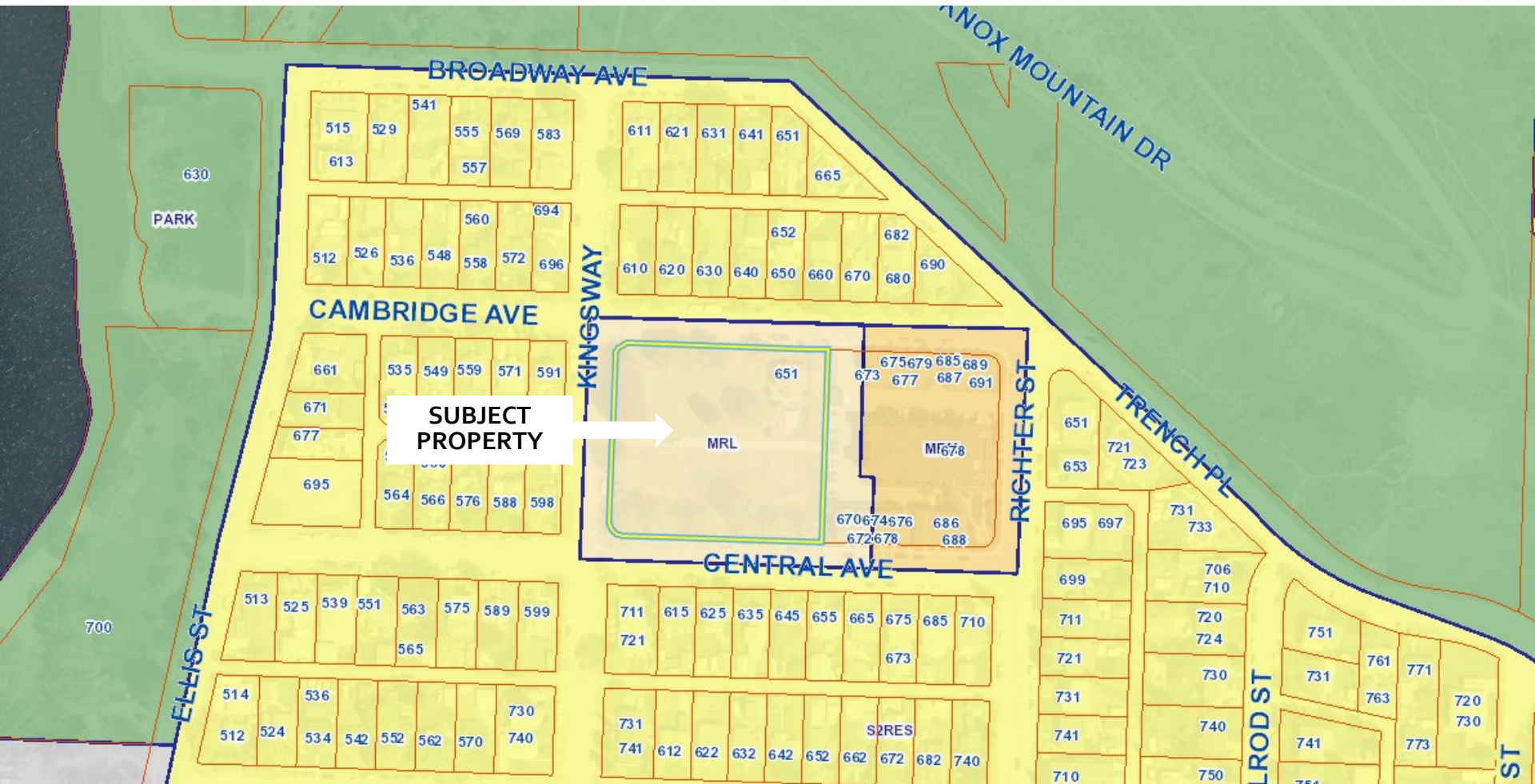
Building Permit

Council
Approvals

Context Map



OCP Future Land Use / Zoning



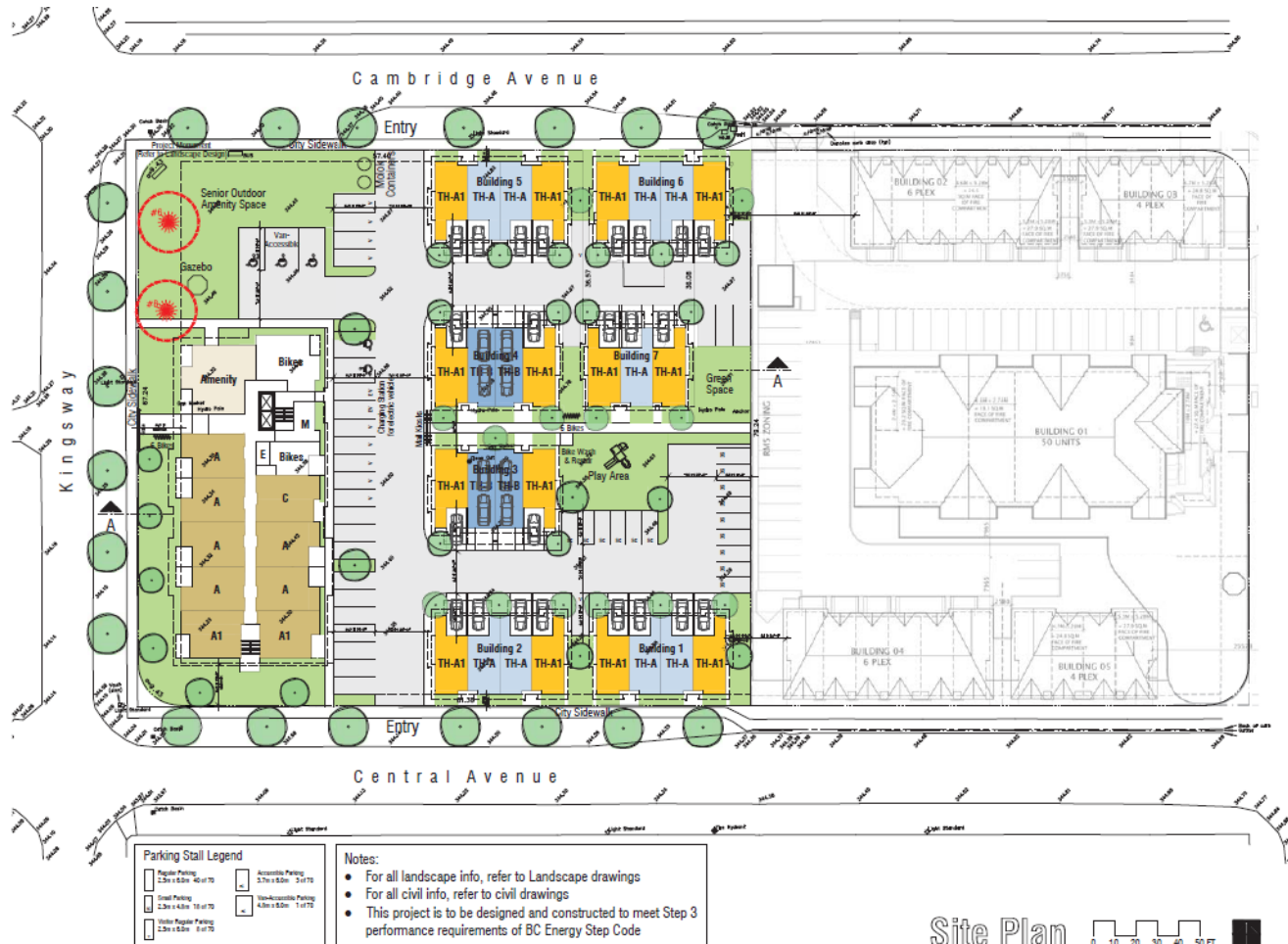
Subject Property Map



Project details

- ▶ The proposed Rezoning from RU6 & RM3r to RM3 is to make way for the second phase of the Pleasantville project.
- ▶ The rental housing subzone restricts the tenure to rental only.
 - ▶ Gives property a 10% reduction in parking requirements.
- ▶ Development Permit and Development Variance Permit Applications are required to go to Council subsequent with final adoption of the zone.

Conceptual Site Plan



Conceptual Rendering



Conceptual Rendering



Townhomes A1 & A Facing Central Avenue

Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning:
 - ▶ Rental subzone restricts the parcel to rental only. Health Housing Strategy identifies rental housing as a significant need.
 - ▶ The rezoning includes the fragmented RU6 parcel.
 - ▶ Staff are tracking a DP/DVP for the proposal.



Conclusion of Staff Remarks

REPORT TO COUNCIL



Date: December 6, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0096

Owner: Claire Boti and Paul Domby

Address: 4684 Fordham Road

Applicant: Urban Options Planning Corp.

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0096 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 District Lot 357 ODYD Plan 18457, located at 4684 Fordham Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6– Two Dwelling Housing zone, be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), not hold a Public Hearing for the Rezoning Bylaw;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated December 6, 2021.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.

3.0 Development Planning

Staff support the proposal to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing. The subject property has a Future Land Use Designation of S2RES – Single/Two Unit Residential and is within the City's Permanent Growth Boundary. As such, the proposed zone is consistent

with the Official Community Plan's (OCP) objectives and the RU6 – Two Dwelling Housing zone is congruous with the surrounding neighbourhood.

4.0 Proposal

4.1 Project Description

The proposed rezoning from the RU1 – Large Lot Housing to the RU6 – Two Dwelling Housing would facilitate a two-lot subdivision. The subject property has the Future Land Use Designation of S2RES – Single/Two Unit Residential and is within the City's Permanent Growth Boundary. As such, the proposed zone is consistent with the Official Community Plan's (OCP) objectives.

4.2 Site Context

The property is located in the North Mission - Crawford OCP Sector and is within the Permanent Growth Boundary (PGB). The surrounding area is primarily a mix of RU1 – Large Lot Housing.

Specifically, adjacent land uses are as follows:

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

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

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.

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .1 Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of properties outsid the PGB for more intensive use only to th extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council’s specific amendment of this policy. The PGB may be reviewed as part of the next major OCP update.

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 6.1.1 Attached Development Engineering Memorandum dated October 18, 2021

7.0 Application Chronology

Date of Application Received: October 1, 2021

Date Public Consultation Completed: October 15, 2021

Report prepared by: Graham Allison, Planner 1

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package

Attachment B: Applicant’s Rationale

CITY OF KELOWNA

MEMORANDUM

Date: October 18, 2021
File No.: Z21-0096
To: Urban Planning (GA)
From: Development Engineering Manager (RO)
Subject: 4684 Fordham Rd.

SCHEDULE

A

This forms part of application
Z21-0096

Planner
Initials

GA

City of
Kelowna
DEVELOPMENT PLANNING



RU1 to RU6

The Development Engineering Department has the following comments and requirements associated to a Rezoning Application to Rezone 4684 Fordham Rd from RU1 – Large Lot Housing to RU6 - Two-Dwelling Housing.

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. The subject property is currently serviced with a 19mm water service. The disconnection of the existing small diameter water services and the tie-in of a larger new 50mm service can be provided by City forces at the developer's expense. One metered water service will supply the development. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Aaron Sangster by email asangster@kelowna.ca or phone, 250-469-8487

3. Sanitary Sewer

- a. Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box must be confirmed/installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Aaron Sangster by email asangster@kelowna.ca or phone, 250-469-8487.

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. Fordham Rd. must be upgraded to an urban standard along the full frontage of this proposed development, including roll-over curb and gutter, sidewalk, irrigated landscaped boulevard, streetlights, drainage system including catch basins, watermain upgrade, 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. Cash-in-lieu instead of immediate construction is required, and the City will initiate the work later, on its own construction schedule. The cash-in-lieu amount is determined to be **\$37,140.21** not including utility service cost, and Development Engineering fee to be **\$1,255.71** (\$1,195.91 + \$59.80 GST).

6. Electric Power and Telecommunication Services

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

7. 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.

8. 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.



Ryan O'Sullivan
Development Engineering Manager

AS

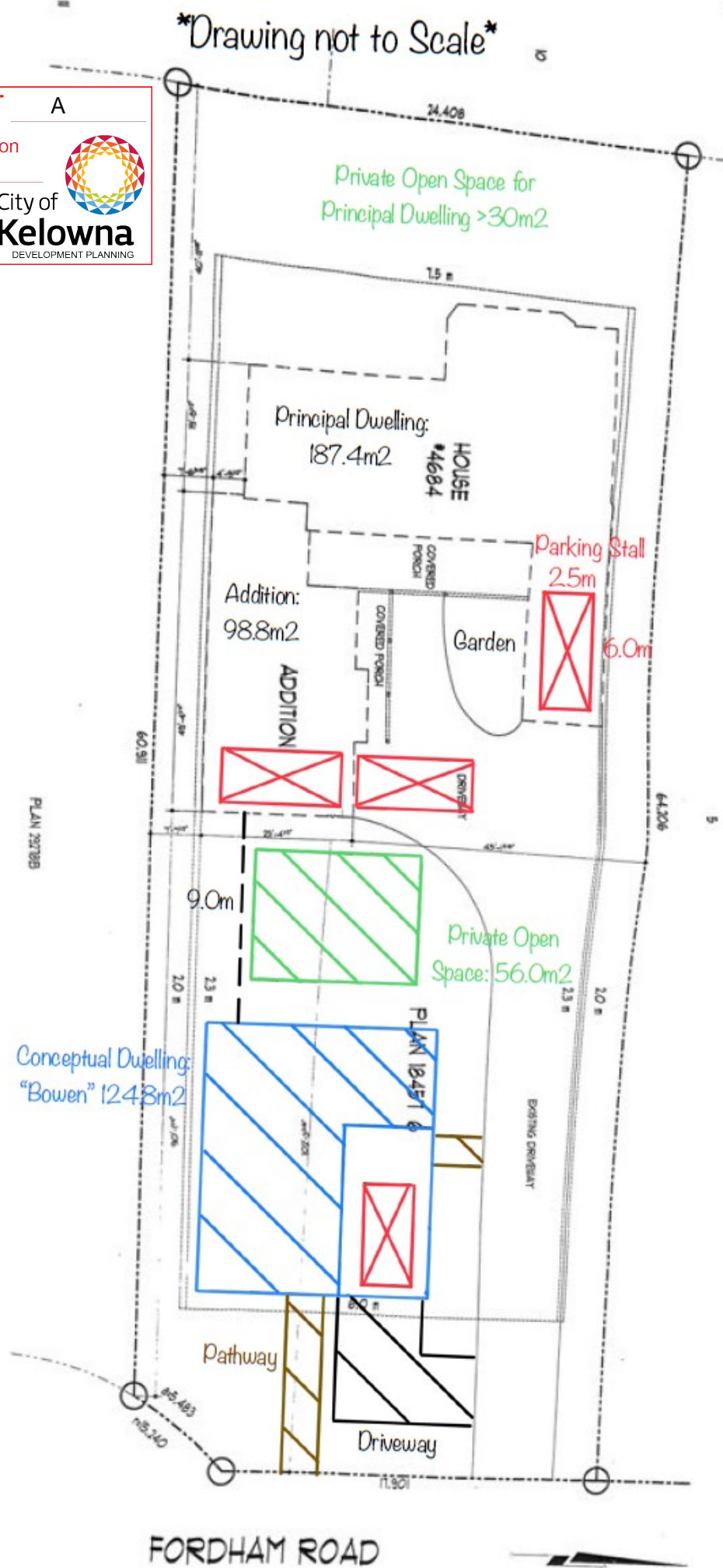
A

Z21-0096



City of Kelowna
DEVELOPMENT PLANNING

Planner Initials GA





September 20, 2021

City of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC

ATTACHMENT		B
This forms part of application		
# Z21-0096		
Planner Initials	GA	 City of Kelowna DEVELOPMENT PLANNING

Application to Rezone the Property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing at 4684 Fordham Rd.

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the construction of a second dwelling. Context photos are provided to show the current configuration of the neighbourhood. The property is quite large with an area of 1456.92m² and can easily support two-dwelling housing. All regulations and setbacks under the RU6 zone have been met as part of this application.

A conceptual drawing and associated zoning analysis are provided to show that a second dwelling can easily be located on the land. For visualization purposes, a potential stock plan is included. To blend into the existing neighborhood context, it is imagined that the dwelling would face the road frontage with a pathway connecting to the street. The potential dwelling would likely contain a garage for parking, with 3 bedrooms and an outdoor patio. Both dwellings on the property contain an abundance of outdoor space which is sufficient for 2 separate families.

In the immediate neighbourhood within a 400m radius, there are 5 properties which are zoned RU6. The subject property is located within the permanent growth boundary, with an OCP Future Land Use designation of S2RES. We believe the application is beneficial to the community for multiple reasons. Firstly, the application will allow for upgrades in a neighbourhood which is experiencing redevelopment to allow for more families in an area with amenities such as schools and parks. Secondly, the property is situated nearby the commercial district located at 4600 Lakeshore Road, accessible by cycling or walking. Lastly, Gordon Drive is located walking distance from the subject property, which is classified as a 2-Lane Arterial Route on a BC Transit bus loop.

Please be advised that the Restrictive Covenant registered on title was not accessible through Land Titles and therefore has not been provided as part of this application. If this document is required, please contact Urban Options Planning Corp.

We believe this project creates infill in a desirable area of Kelowna and will not have an impact on neighbouring properties. For any questions regarding the application, please contact Urban Options Planning Corp.

Regards,

Birte Decloux, RPP MCIP
Urban Options Planning Corp.

On behalf of the landowners

CITY OF KELOWNA

BYLAW NO. 12314

Z21-0096

4684 Fordham Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 6 District Lot 357 ODYD Plan 18457 located on 4684 Fordham Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Delling 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, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



Z21-0096 4684 Fordham Road

Rezoning Application



Proposal

- ▶ To consider an application to rezone the subject property from RU1 – Large Lot Housing to the RU6 – Two Dwelling Housing

Development Process

Oct. 6 ,2021

Development Application Submitted



Staff Review & Circulation



Oct 15, 2021

Public Notification Received



Dec 6. 2021

Initial Consideration



Notice of First Reading



First, Second & Third Readings

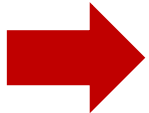


Final Reading

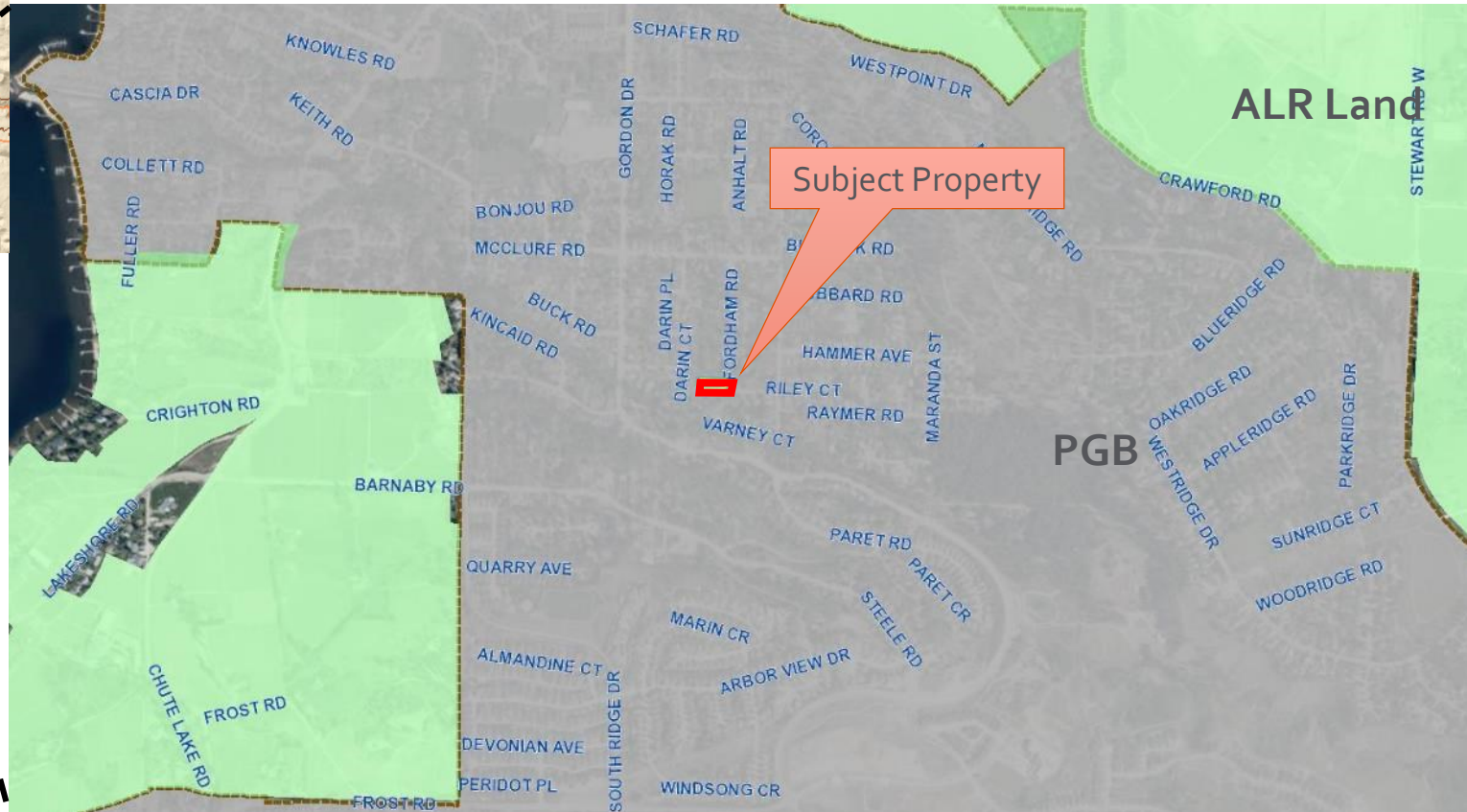
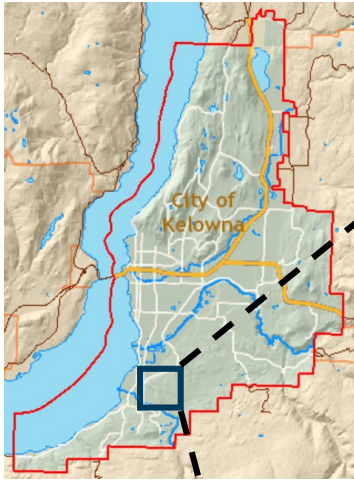


Subdivision

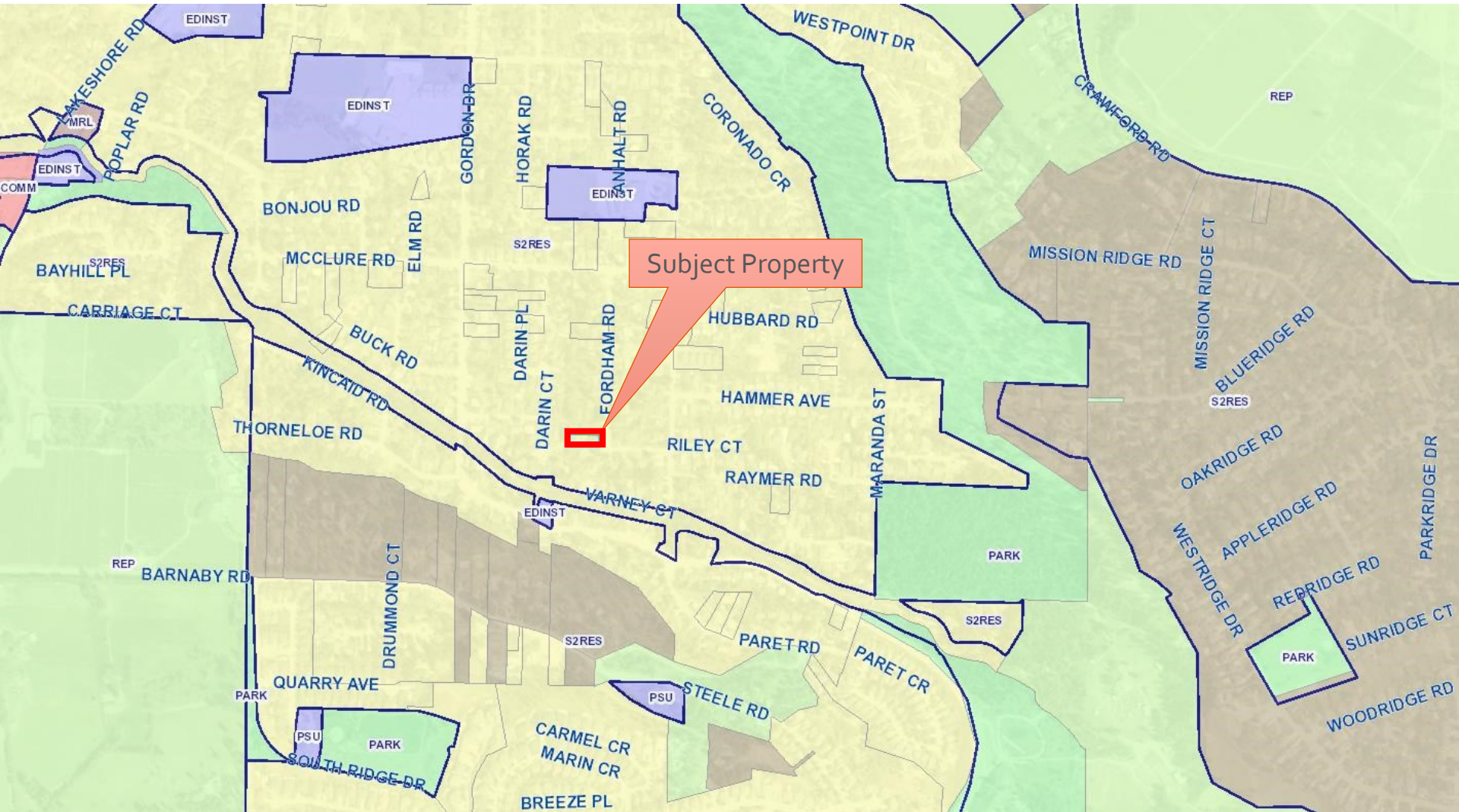
Council
Approvals



Context Map



OCP Future Land Use / Zoning



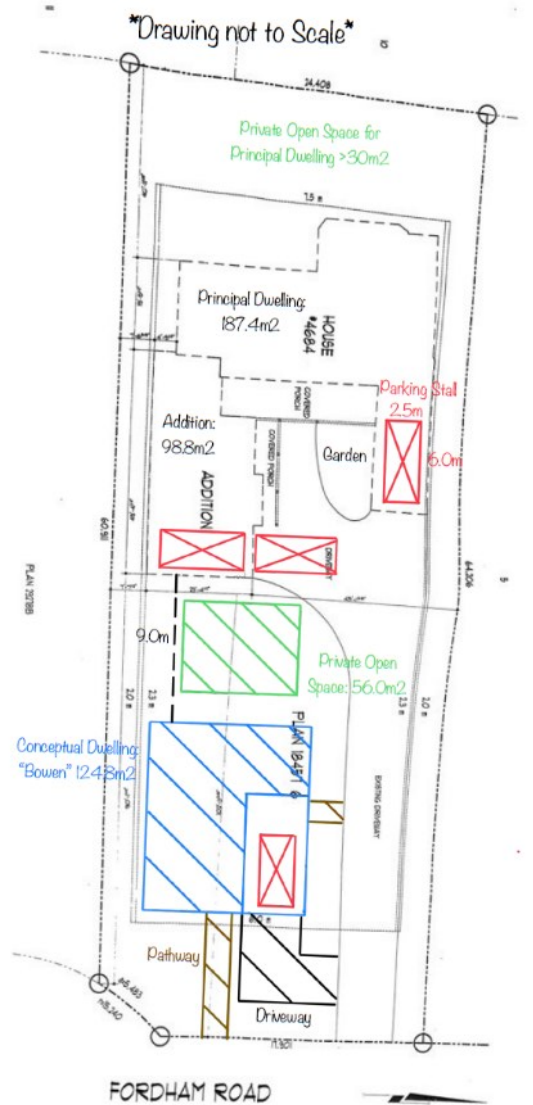
Subject Property Map



Project details

- ▶ Proposed rezoning to RU6 –Two Dwelling Housing
- ▶ Property has a S2RES Future Land Use Designation
- ▶ Both lots meet the depth, width and size of the RU6 zone.

Proposed Subdivision Plan



Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies: S2RES Future Land Use Designation
 - ▶ Within Permanent Growth Boundary
 - ▶ Sensitive Infill

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to the RU6 – Two Dwelling Housing:
 - ▶ Consistent with the surrounding neighbourhood uses
 - ▶ Future Land Use designation of S2RES supports the RU6 zone



Conclusion of Staff Remarks

Report to Council



Date: December 6, 2021
To: Council
From: City Manager
Subject: Rezoning Bylaw No. 12301 for Z21-0021 Summary of Correspondence
Department: Office of the City Clerk

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated December 6, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12301;

AND THAT Rezoning Bylaw No. 12301 be forwarded for further reading consideration.

Purpose:

To receive a summary of correspondence for Rezoning Bylaw No. 12301 and to give the bylaw further reading consideration.

Background:

On October 4, 2021, Council amended Council Policy No. 307 – Waiver of Public Hearings to reflect Council's direction for staff to recommend that public hearings be waived for rezoning applications that are consistent with the Official Community Plan, have a recommendation of support from staff and are not expected to generate significant public input based on correspondence received at the time of the report to Council.

The public has the opportunity to submit written correspondence for applications where the Public Hearing has been waived. Notification is done through signage on the subject property, newspaper advertisements, and mailouts in accordance with the *Local Government Act* and Development Application & Heritage Procedures Bylaw No. 12310.

Council waived the public hearing for this application before the legislative amendments under Bill 26 came into effect. Public hearings are no longer required for zoning bylaws that are consistent with the OCP.

Discussion:

Rezoning Application Z21-0021 for 763 Barnaby Road was brought forward to Council for initial consideration on [November 8, 2021](#). At this meeting, Council passed a resolution to waive the Public Hearing and correspondence was accepted between November 10, 2021 and November 23, 2021.

The Office of the City Clerk received zero pieces of correspondence.

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

Conclusion:

Following the public notification period, staff are recommending that Council give Rezoning Bylaw No. 12301, located at 763 Barnaby Road, further reading consideration.

Internal Circulation:**Considerations applicable to this report:*****Legal/Statutory Authority:***

Local Government Act s. 464(2) as it read before November 25, 2021

Legal/Statutory Procedural Requirements:

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

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

Existing Policy:

[Policy 307 – Waiver of Public Hearings](#)

Considerations not applicable to this report:***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. 12301

Z21-0021

763 Barnaby Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot C District Lot 357 SDYD Plan 24757 located on Barnaby Road, Kelowna, BC from the RR2 – Rural Residential 2 zone to the RU6 – Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 8th day of November, 2021.

Public Hearing waived by the Municipal Council this 8th day of November, 2021.

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: December 6, 2021

To: Council

From: City Manager

Subject: Rezoning Bylaw No. 12302 for Z21-0065 Summary of Correspondence

Department: Office of the City Clerk

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated December 6, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12302;

AND THAT Rezoning Bylaw No. 12032 be forwarded for further reading consideration.

Purpose:

To receive a summary of correspondence for Rezoning Bylaw No. 12302 and to give the bylaw further reading consideration.

Background:

On October 4, 2021, Council amended Council Policy No. 307 – Waiver of Public Hearings to reflect Council's direction for staff to recommend that public hearings be waived for rezoning applications that are consistent with the Official Community Plan, have a recommendation of support from staff and are not expected to generate significant public input based on correspondence received at the time of the report to Council.

The public has the opportunity to submit written correspondence for applications where the Public Hearing has been waived. Notification is done through signage on the subject property, newspaper advertisements, and mailouts in accordance with the *Local Government Act* and Development Application & Heritage Procedures Bylaw No. 12310.

Council waived the public hearing for this application before the legislative amendments under Bill 26 came into effect. Public hearings are no longer required for zoning bylaws that are consistent with the OCP.

Discussion:

Rezoning Application Z21-0065 for 664 Barnaby Road was brought forward to Council for initial consideration on [November 15, 2021](#). At this meeting, Council passed a resolution to waive the Public Hearing and correspondence was accepted between November 17, 2021 and November 30, 2021.

The Office of the City Clerk received zero pieces of correspondence.

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

Conclusion:

Following the public notification period, staff are recommending that Council give Rezoning Bylaw No. 12302, located at 664 Barnaby Road, further reading consideration.

Internal Circulation:**Considerations applicable to this report:*****Legal/Statutory Authority:***

Local Government Act s. 464(2) as it read before November 25, 2021

Legal/Statutory Procedural Requirements:

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

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

Existing Policy:

[Policy 307 – Waiver of Public Hearings](#)

Considerations not applicable to this report:***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. 12302

Z21-0065

664 Barnaby Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A District Lot 357, ODYD, Plan 18635 located on Barnaby Road, Kelowna, BC from the RR1 – Rural Residential 1 zone to the RR1c – 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 15th day of November, 2021.

Public Hearing waived by the Municipal Council this 15th day of November, 2021.

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: December 6, 2021

To: Council

From: City Manager

Subject: Rezoning Bylaw No. 12303 for Z21-0084 Summary of Correspondence

Department: Office of the City Clerk

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated December 6, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12303;

AND THAT Rezoning Bylaw No. 12303 be forwarded for further reading consideration.

Purpose:

To receive a summary of correspondence for Rezoning Bylaw No. 12303 and to give the bylaw further reading consideration.

Background:

On October 4, 2021, Council amended Council Policy No. 307 – Waiver of Public Hearings to reflect Council's direction for staff to recommend that public hearings be waived for rezoning applications that are consistent with the Official Community Plan, have a recommendation of support from staff and are not expected to generate significant public input based on correspondence received at the time of the report to Council.

The public has the opportunity to submit written correspondence for applications where the Public Hearing has been waived. Notification is done through signage on the subject property, newspaper advertisements, and mailouts in accordance with the *Local Government Act* and Development Application & Heritage Procedures Bylaw No. 12310.

Council waived the public hearing for this application before the legislative amendments under Bill 26 came into effect. Public hearings are no longer required for zoning bylaws that are consistent with the OCP.

Discussion:

Rezoning Application Z21-0084 for 442 Eldorado Road was brought forward to Council for initial consideration on [November 15, 2021](#). At this meeting, Council passed a resolution to waive the Public Hearing and correspondence was accepted between November 17, 2021 and November 30, 2021.

The Office of the City Clerk received zero pieces of correspondence.

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

Conclusion:

Following the public notification period, staff are recommending that Council give Rezoning Bylaw No. 12303, located at 442 Eldorado Road, further reading consideration.

Considerations applicable to this report:***Legal/Statutory Authority:***

Local Government Act s. 464(2) as it read before November 25, 2021

Legal/Statutory Procedural Requirements:

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

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

Existing Policy:

[Policy 307 – Waiver of Public Hearings](#)

Considerations not applicable to this report:***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. 12303

Z21-0084

442 Eldorado Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 6 District Lot 167, ODYD, Plan 10989 located on Eldorado Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Public Hearing waived by the Municipal Council this 15th day of November, 2021.

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: December 6, 2021

To: Council

From: City Manager

Subject: Rezoning Bylaw No. 12304 for Z21-0054 Summary of Correspondence

Department: Office of the City Clerk

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated December 6, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12304;

AND THAT Rezoning Bylaw No. 12304 be forwarded to a Public Hearing for further consideration.

Purpose:

To receive a summary of correspondence for Rezoning Bylaw No. 12304 and to forward the bylaw to a Public Hearing for further consideration.

Background:

On October 4, 2021, Council amended Council Policy No. 307 – Waiver of Public Hearings to reflect Council's direction for staff to recommend that public hearings be waived for rezoning applications that are consistent with the Official Community Plan, have a recommendation of support from staff and are not expected to generate significant public input based on correspondence received at the time of the report to Council.

The public has the opportunity to submit written correspondence for applications where the Public Hearing has been waived. Notification is done through signage on the subject property, newspaper advertisements, and mailouts in accordance with the *Local Government Act* and Development Application & Heritage Procedures Bylaw No. 12310.

Council waived the public hearing for this application before the legislative amendments under Bill 26 came into effect. Public hearings are no longer required for zoning bylaws that are consistent with the OCP.

Discussion:

Rezoning Application Z21-0054 for 1925 Fisher Road was brought forward to Council for initial consideration on [November 15, 2021](#). At this meeting, Council passed a resolution to waive the Public Hearing and correspondence was accepted between November 17, 2021 and November 30, 2021.

The Office of the City Clerk received two pieces of correspondence and a petition and these have been circulated to Council. They are summarized as follows:

- 1 letter of concern/opposition
- 1 letter of other comments
- 1 petition of concern/opposition regarding both zoning and form and character matters

This application was brought forward with a recommendation of support from the Development Planning Department.

Conclusion:

Following the public notification period, staff are recommending that Council forward Rezoning Bylaw No. 12304, located at 1925 Fisher Road, to a Public Hearing for further consideration.

Internal Circulation:**Considerations applicable to this report:*****Legal/Statutory Authority:***

Local Government Act s. 464(2) as it read before November 25, 2021

Legal/Statutory Procedural Requirements:

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

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

Existing Policy:

[Policy 307 – Waiver of Public Hearings](#)

Considerations not applicable to this report:***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

REPORT TO COUNCIL



Date: December 6th, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP21-0211

Owner: Petroleum Installation Ltd.,
Inc.No., BC0088127

Address: 2175 Matrix Crescent & 2090 Pier
Mac Way

Applicant: Stefano Faedo – Chip Pacific
Developments Inc.

Subject: Development Permit Application

Existing OCP Designation: IND – Industrial

Existing Zone: CD15 – Airport Industrial Park (Industrial)

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP21-0211 for Lot 13 Section 14 Township 23 ODYD Plan EPP80708 and Lot 14 Section 14 Township 23 ODYD Plan EPP80708, located 2175 Matrix Crescent and 2090 Pier Mac Way, Kelowna, BC subject to the following:

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

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

AND THAT issuance of the Development Permit be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

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

2.0 Purpose

To consider the form and character of a three-building industrial development.

3.0 Development Planning

Staff are recommending support for the purposed Development Permit due to the proposal's consistency with the majority of the Official Community Plan's (OCP) urban design guidelines. The form and character of these industrial buildings is in keep with the high-tech industrial business park vision as adopted within the Zoning Bylaw and confirmed in the OCP. Overall, Staff believe the building will fit well into the Airport Business Park.

4.0 Proposal

4.1 Project Description

The Development Permit Application is for the form and character of three new industrial buildings that are proposed to be a total of 4,381m² in size and will be accessed off Pier Mac Way. The proposal does not require any variances and all development regulations of the CD15 zone can be met.

The proposed building will use concrete tilt-up panels, curtain wall spandrel/glazing and architectural steel elements. The colours will be several shades of grey including desert shadow, anthracite, light grey, smoked grey, sandblast, and graphite, while also incorporating brass trim. The landscaping meets the requirements of the CD15 zone including the minimum 20% coniferous tree species requirement.

4.2 Site Context

The subject property is in the Highway 97 OCP Sector and is in the Airport Business Park. The surrounding area almost entirely has the Future Land Use Designation of IND – Industrial.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD15 – Airport Business Park (Industrial)	Storage & Warehousing
East	CD15 – Airport Business Park (Industrial)	Vacant
South	CD15 – Airport Business Park (Industrial)	Storage & Warehousing
West	CD15 – Airport Business Park (Industrial)	Future Industrial Building (In-Stream Application)

Subject Property Map: 2175 Matrix Cr & 2090 Pier Mac Way**4.3 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	CD ₁₅ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	4,000m ²	9,642m ²
Min. Lot Width	40.0m	64.27m
Min. Lot Depth	35.0m	138.89m
Development Regulations		
Max. Floor Area Ratio	1.5	0.46
Max. Site Coverage (buildings)	60%	46.3%
Max. Height	18.0m	9.14m
Min. Front Yard	6.0m	6.0m
Min. Side Yard (East)	4.5m	4.5m
Min. Side Yard (West)	0.0m	0.3m
Min. Rear Yard	0.0m	18.0m
Other Regulations		
Min. Parking Requirements	61	82
Min. Bicycle Parking	2	3
Min. Loading Space	3	3

5.0 Current Development Policies**5.1 Kelowna Official Community Plan (OCP)**

Development Permit Guidelines

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

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

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

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

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

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

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 Development Engineering Memorandum (Attachment A)

7.0 Application Chronology

Date of Application Received: September 14th, 2021

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Attachment A: City of Kelowna – Development Engineering Memorandum

Attachment B: Draft Development Permit DP21-0211

Schedule A: Site Plan

Schedule B: Elevation Drawings

Schedule C: Landscape Plan

CITY OF KELOWNA

MEMORANDUM

Date: September 20, 2021
File No.: DP21-0211
To: Suburban and Rural Planning (TC)
From: Development Engineering Manager (RO)
Subject: 2175 Matrix Cr & 2090 Pier Mac Way



Form and Character

The Development Engineering Branch has the following requirements related to this Development Permit application for the Form & Character of a new industrial building in the Airport Business Park which will be applicable at time of Building Permit.

1. General

- a. The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- b. This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.
- 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.
- d. 2175 Matrix Cr & 2090 Pier Mac Way are to be consolidated.

2. Domestic Water and Fire Protection

- a. The subject lots are located within the Glenmore-Ellison Irrigation District (GEID) service area. The Developer is required to make satisfactory arrangements with GEID for all water and fire protection-related issues. All charges for service connection(s) and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the Developer.
- b. The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by GEID are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.

DP21-0211 – 2175 Matrix Cr & 2090 Pier Mac Way

2. Sanitary Sewer System

- a. Our records indicate that the subject lots are currently each serviced with a 150-mm diameter sanitary sewer service off Matrix Cr. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs. Only one service is permitted for each legal lot.
- b. 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 applicants cost. An inspection manhole is required for all industrial lots with an access easement for City crews.

3. Storm Drainage

- a. Our records indicate that the subject lots are currently each serviced with a 150mm-diameter storm sewer service off Matrix Cr. Only one service is permitted for each legal lot. Storm service connection requires installation of an inspection chamber as per SS-S7 & SS-S9 as well as a flow control manhole and oil grit separator.
- b. The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
- c. Provide the following drawings:
 - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A detailed Stormwater Management Plan for this development that is based off the original grading plan of the subdivision; and,
 - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- d. As per Bylaw 7900, Schedule 4, Section 3.1.3 Climate Change, the capacity of storm works will include an additional 15 percent (15%) upward adjustment and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.
- e. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

4. Road Improvements

- a. Only one driveway access will be permitted with a maximum driveway width of 11.0m, design as per SS-C7 for non-residential use.

- b. Landscaped and irrigated boulevard required with design and inspection by a Qualified Professional registered with the BCSLA and the IIABC. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other “issued for construction” drawings.

5. Electric Power and Telecommunication Services

- a. The electrical and telecommunication services to this building/property must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer’s responsibility to make a servicing application with the respective electric power, telephone, and cable transmission companies to arrange for these services, which would be at the applicant’s cost.
- b. Provide all necessary Statutory Rights-of-Way for any utility corridors as required.

9. Geotechnical Report

- a. Provide a comprehensive 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.
- b. The Geotechnical report must be submitted 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 and perimeter drains.
 - vii. Recommendations for erosion and sedimentation controls for water and wind.
 - viii. Any items required in other sections of this document.
- c. Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

“Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer.”

The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia’s Professional Practice Guidelines for Retaining Wall Design. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record

documents (Appendix A of Retaining Wall Design Guideline) and any necessary independent reviews (as per EGBC's Documented Independent Review of Structural Designs).

6. **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 (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

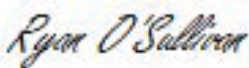
commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

7. **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.


10. **Charges and Fees**

- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
 - i. Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii. Engineering and Inspection Fee: 3.5% of offsite construction value (plus GST).



Ryan O'Sullivan
Development Engineering Manager

SK

ATTACHMENT		A
This forms part of application		
# DP21-0211		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

Development Permit DP21-0211



This permit relates to land in the City of Kelowna municipally known as 2175 Matrix Crescent & 2090 Pier Mac Way

and legally known as Lot 13 Section 14 Township 23 ODYD Plan EPP80708 and Lot 14 Section 14 Township 23 ODYD Plan EPP80708

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

CD15 – Airport Business Park

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

Date of Manager's Decision: December 6th, 2021

Decision By: COUNCIL

Development Permit Area: Comprehensive DPA

Existing Zone: CD15 – Airport Business Park

Future Land Use Designation: IND - Industrial

This is NOT a Building Permit.

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

NOTICE

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

Owner: Pier Mac Petroleum Installation Ltd., Inc.No. BC0088127

Applicant: Stefano Faeedo – Chip Pacific Development Inc.

Terry Barton
Development Planning Department
Planning & Development Services

Date

1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

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

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

3. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$111,450.00**

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

4. INDEMNIFICATION

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

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

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

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

ARCHITECTURAL:

ADDRESS:

Larry Podhora Architecture Inc.
1457 Howcrest Road
North Saanich, B.C. V8L 5K1

STRUCTURAL:

ADDRESS:

Wicke Herfst Mavor Structural Engineers
2227 Douglas Rd.
Burnaby, B.C. V5C 5A9
604-484-2859

PHONE NUMBER:

MECHANICAL:

ADDRESS:

Bycar Engineering Ltd.
105A - 7808 132 St
Surrey, B.C. V3W 4N1
604-853-8831

PHONE NUMBER:

ELECTRICAL:

ADDRESS:

Flow Consulting
Suite 1080 - 1075 West George Street
Vancouver B.C. V6E-3C9
604-609-0500

PHONE NUMBER:

CIVIL:

ADDRESS:

KM Civil
#400 - 34077 Gladys Avenue
Abbotsford, B.C. V2S-2E8
604-853-8831
604-853-1580

PHONE NUMBER:

GEOTECHNICAL:

ADDRESS:

Valley Engineering Ltd.
20279 97 Ave.
Langley, B.C.
604 835 8437

PHONE NUMBER:

SURVEYOR:

ADDRESS:

Underhill Geomatics Ltd.
201 - 925 Mclester Way
Kamloops, BC V2C 6K2
250-372-8835

PHONE NUMBER:

DEVELOPER:

ADDRESS:

Quail Ridge Business Centre Limited
Partnership
PO Box 17583 The Ritz PO
Vancouver, B.C. V6E 0B2

ZONING: AIRPORT BUSINESS PARK (CD15N)

- OCCUPANCY:
SIBC 2018 GROUP F2
- LEGAL ADDRESS:
PLAN EP001018 LOT 13 SECTION 14 TOWNSHIP 23
PLAN EP001018 LOT 14 SECTION 14 TOWNSHIP 23
- CIVIC ADDRESS: LOT 13 - 2175 MATRIX CR
LOT 14 - 2090 PIER MAC WAY
- SITE AREA:
LOT 13 - 2175 MATRIX CR 4,822 m²
LOT 14 - 2090 PIER MAC WAY 4,862 m²
TOTAL SITE AREA: 9,684 m²

- SITE COVERAGE: MAX 60%: 5,817.2 m²

- SITE COVERAGE: PROPOSED 48.3%: 4,381.8 m²

- BUILDING HEIGHT: MAX ALLOWED: 18.0M (59'-0")

PROPOSED: 9.14M (30'-0")

SET BACKS: BUILDING MINIMUM
FRONT (NORTH): 6.0M 4.0M
SIDE (EAST): 4.5M 4.5M
SIDE (WEST): 0.3M 0.0M
REAR (SOUTH): 18.0M 0.0M

PARKING:

TOTAL PARKING REQUIRED: 61 STALLS

PARKING PROVIDED: 62 STALLS

55 REGULAR + 11 SMALL + 5 HO STALLS + 3 LOADING

SMALL CAR PARKING: 11 SMALL CAR SPACES (18% OF REGULAR STALLS)

GRADE LOADING: 3 LOADING BAYS

GRADE LOADING DIMENSIONS: 7.5M x 3.6M

BICYCLE PARKING:

INDUSTRIAL USES: 0.5 PER 1,000 M² OF GFA + 4,670 (MG) = 2.3 STALLS

BICYCLE PARKING PROVIDED: 3 STALLS

BUILDING CLASSIFICATION:

3-2-2-1 GROUP F, DIVISION 2, UP TO 2 STOREYS, SPINKERED

FIRE RESISTANCE RATING OF BUILDING COMPONENTS:

FLOORS: 45 MIN. A.P. FIRE RESISTANCE
MEZZANINES: 45 MIN. P.R.R. OR NON-COMBUSTIBLE
LOAD-BEARING WALLS, COLUMNS, ARCHES: 45 MIN. F.R.R. OR NON-COMBUSTIBLE

CONSTRUCTION TYPE:
COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION PERMITTED
NON-COMBUSTIBLE CONSTRUCTION PROPOSED

SPINKERED SYSTEM PROPOSED: 3-2-2-20 - 3-2-2-80 / 3-2-1-5 / 3-2-2-17

ENTIRE BUILDING

PROPOSED BUILDING AREA:

Building (Proposed Building Area)							
Name	Occupancy	Area	Area (SF)	Parking Factor	Required Parking	Occupant Load Factor	WIC Requirement
Blgd. A - Mezzanine	F2	1,188.1 m ²	12,788.2 SF	100 m ²	12	28.9 m ²	42.4
Blgd. B - Mezzanine	F2	478.4 m ²	5,151.9 SF	100 m ²	5	28.9 m ²	17.1
Blgd. C - Mezzanine	F2	2,149.9 m ²	23,139.9 SF	100 m ²	21	28.9 m ²	79.8
Blgd. D - Mezzanine	F2	889.4 m ²	9,514.8 SF	100 m ²	9	28.9 m ²	30.9
Blgd. E - Mezzanine	F2	1,044.3 m ²	11,257.3 SF	100 m ²	10	28.9 m ²	37.3
Blgd. F - Mezzanine	F2	419.2 m ²	4,512.3 SF	100 m ²	4	28.9 m ²	15.0
		6,145.3 m ²	66,144.9 SF		61		219.5
							0.645447

PROPOSED BUILDING FOOTPRINT:

Area Schedule (Site Coverage)			
Name	Area	Area (SF)	FSR
Blgd. A	1,188.1 m ²	12,788.2 SF	12.6%
Blgd. B	1,129.3 m ²	12,144.8 SF	11.9%
Blgd. C	1,021.4 m ²	10,964.0 SF	10.8%
Blgd. D	1,044.0 m ²	11,258.0 SF	11.6%
Blgd. E	4,381.8 m ²	47,185.0 SF	48.3%
			0.463092

MIN. LENGTH	MIN. WIDTH	MIN. CLEARANCE
6.0M	2.5M	2.0M
6.0M	3.0M	2.3M
6.0M	4.5M	2.3M
6.0M	2.5M	2.0M
6.0M	3.5M	2.0M

PARKING SPACES:

REGULAR SIZE VEHICLE PARKING SPACE: 6.0M

SMALL SIZE VEHICLE PARKING SPACE: 4.0M

ACCESSIBLE PARKING SPACES: 6.0M

VAN ACCESSIBLE PARKING SPACES: 6.0M

REGULAR SIZE PARALLEL PARKING SPACE: 7.0M

SMALL SIZE PARALLEL PARKING SPACE: 6.0M

DRIVE AISLES:

ALL TWO-WAY DRIVE AISLES SERVING: N/A

90 DEGREE PARKING: N/A

ONE WAY DRIVE AISLES SERVING: N/A

45 DEGREE PARKING: N/A

INDUSTRIAL DEVELOPMENTS (CD15N):

THE MAXIMUM FLOOR AREA RATIO IS 11.50

(B) THE MAXIMUM HEIGHT IS THE LESSER OF 18.0M OR 4 STOREYS.

(C) THE MINIMUM FRONT YARD IS 6.0M.

(D) THE MINIMUM SIDE YARD IS 0.0M WHERE ADJACENT TO A COMMERCIAL OR INDUSTRIAL ZONE, EXCEPT THAT IT IS 6.0M WHERE ADJACENT TO ANY OTHER ZONE, AND 4.0M WHERE ADJACENT TO A FLANKING STREET.

(E) THE MINIMUM REAR YARD IS 0.0M WHERE ADJACENT TO A COMMERCIAL OR INDUSTRIAL ZONE, EXCEPT THAT IT IS 6.0M WHERE ADJACENT TO ANY OTHER ZONE, AND 4.0M WHERE ADJACENT TO A FLANKING STREET.

DRAWING LIST:

A 101 - GENERAL INFORMATION
A 102 - SURVEY
A 103 - SITE PLAN
A 104 - SITE PLAN SIMPLIFIED
A 105 - BLDG A - FLOOR PLAN
A 106 - BLDG A - ROOF PLAN
A 107 - BLDG A - SECTIONS
A 108 - BLDG B1 - FLOOR PLAN
A 109 - BLDG B1 - ROOF PLAN
A 110 - BLDG B1 - ELEVATIONS
A 111 - BLDG B2 - FLOOR PLAN
A 112 - BLDG B2 - ROOF PLAN
A 113 - BLDG B2 - ELEVATIONS
A 114 - BLDG C - SECTIONS
A 115 - BLDG C - FLOOR PLAN

A 117 - BLDG C - ROOF PLAN
A 118 - BLDG C - ELEVATIONS
A 119 - BLDG C - SECTIONS
A 120 - SITE DETAILS
A 121 - BLOCK WALL ELEVATIONS
A 122 - MATERIALS
A 123 - CONSTRUCTION PLAN

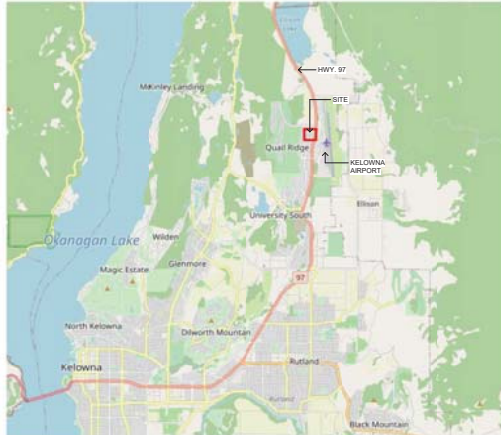


Site Location (NTS)



QUAIL RIDGE BUSINESS CENTRE

LOT 13 - 2175 MATRIX CR
LOT 14 - 2090 PIER MAC WAY



Location Plan (NTS)



Proposed Site - Aerial Context



Site Context (NTS)

SCHEDULE A

This forms part of application
DP21-0211

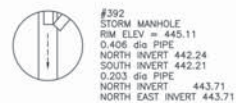
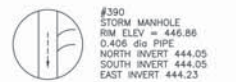
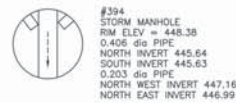
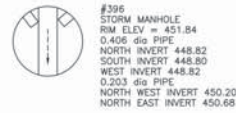
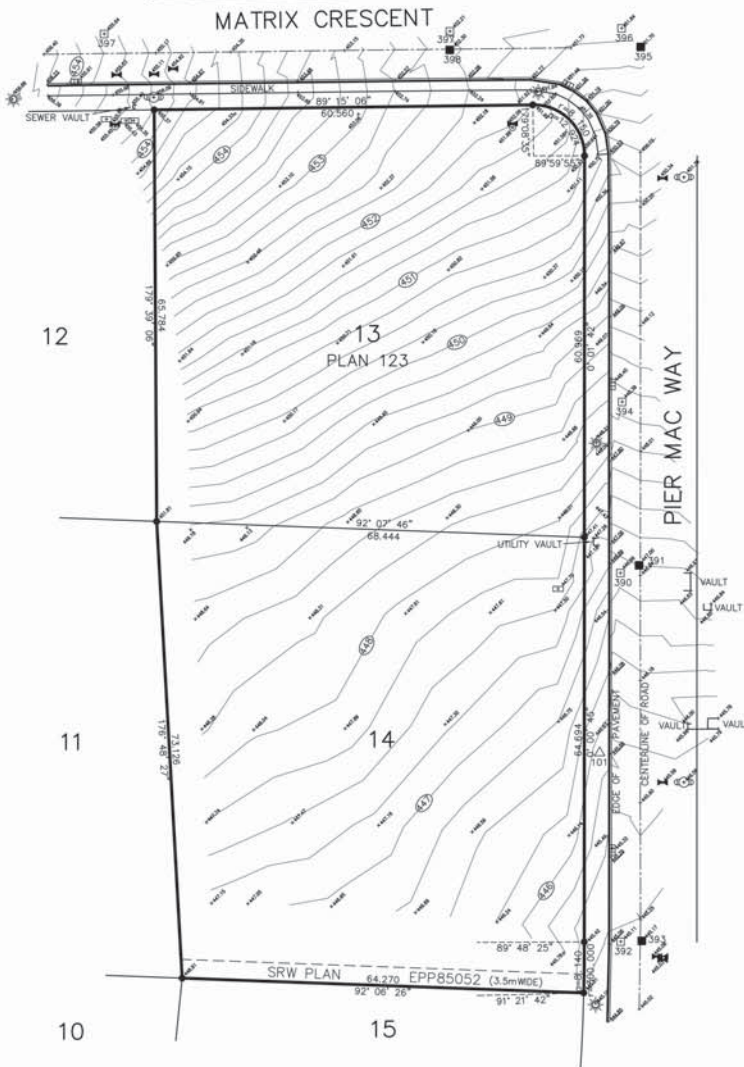
Planner Initials TC



Quail Ridge Business Centre
Lot 13 - 2175 Matrix Cr;
Lot 14 - 2090 Pier Mac Way
Project number: 21-01-209
Date: 07/02/2021

General Information
Drawn by:
Checked by:
Scale: 1:192

A-101



TOPOGRAPHICAL SURVEY OF LOTS 13 AND 14, SEC 14, TP 23, ODYD, PLAN EPP80708

BCGS 82 E 094
PREPARED FOR STEFANO FAEDO
SURVEY DATE: MAY 6, 2021

SCALE 1:500
10 0 10 20m



LEGEND

ALL DISTANCES AND ELEVATIONS ARE IN METRES.
ELEVATIONS ALONG CURB REFER TO THE GUTTER
UNLESS OTHERWISE NOTED
CONTOUR INTERVALS ARE 0.25 OF A METRE
SERVICES ARE NOT CERTIFIED CORRECT BY UNDERHILL & UNDERHILL
LOCATION SHOULD BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

- X DENOTES OLD IRON POST
- DENOTES ELEVATION POINT
- VALVE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- 2X4 MKRD SERVICE
- WATER LINE
- TRAVERSE HUB
- LAMP STANDARD & HYDRO POLE
- FIRE HYDRANT (ELEV TOP BOLT)
- RIGHT OF WAY BOUNDARY
- PROPERTY LINE
- ROAD CENTERLINE
- CURB/GUTTER

NOTE:
THE AUTOCAD DRAWING
FILE IS ONLY CERTIFIED
IN ITS ORIGINAL FORMAT.
(DATED MAY 10, 2021)

ELEVATIONS ARE GEODETIC (GVD28 HT+2.0) DERIVED FROM
NATURAL RESOURCE CANADA'S PRECISE POINT POSITIONING (PPP) SERVICE
AT UGL CONTROL POINT #101 ELEVATION = 445.864

CAD FILE: T05576-TOPO.DWG (MAY 10/21)

UNDERHILL & UNDERHILL
PROFESSIONAL LAND SURVEYORS
201-925 McMASTER WAY
KAMLOOPS, B.C. V2C 6K2
TEL (250) 372-8835

THIS PLAN LIES WITHIN THE
CENTRAL OKANAGAN REGIONAL DISTRICT
DRAWN BY: BD F.B. 745 Pg. 23-29 FILE NO. K21-137

SCHEDULE A

This forms part of application
DP21-0211

Planner
Initials TC



gary proffers | architecture inc
www.garyproffers.com

CLIP DEVELOPMENTS
PO Box 1708 The City RD
Vancouver, B.C. V6E 0B2
TEL: 604-418-6086
stefano@clipdevelopments.com

BCI
BRIAN CONSTRUCTION LTD.
Unit 107 - 18077 52nd Ave
Surrey, B.C. V3W 6E5
Phone: 604-226-1666
brian@brianconstructionltd.com

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commencement of work.

All contractors are responsible to ensure
that all work is executed in accordance
with the requirements of the most current
applicable codes and bylaws.

No.	Description	Date
1	Issue for EPP	03/03/2021
2	Revised EPP	11/23/2021
3	Issue for EPP	05/03/21



Quali Ridge Business Centre
Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Pier Mac Way
Project number: 21-01-209
Date: 07/02/2021

Site Survey
Drawn by:
Checked by:
Scale:

A-102

SCHEDULE

A

This forms part of application
DP21-0211

Planner
Initials TC



BUILDING CLASSIFICATION
3,2,2,7, GROUP F, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED

FIRE RESISTANCE RATINGS OF BUILDING COMPONENTS
FLOOR: 45 MIN F.R. OR NON-COMBUSTIBLE
MEZZANINE: 45 MIN F.R. OR NON-COMBUSTIBLE
CONCRETE WALLS, COLUMNS, ARCHES: 45 MIN F.R. OR NON-COMBUSTIBLE

CONSTRUCTION TYPE
COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION PERMITTED
NON-COMBUSTIBLE CONSTRUCTION PROPOSED

SPRINKLER SYSTEM PROPOSED: 3,2,2,20 - 3,2,2,83 / 3,2,1,5 / 3,2,2,17
ENTIRE BUILDING

PARKING SETBACKS
ALL OFF-STREET PARKING FOR NON-RESIDENTIAL USE CLASSES SHALL HAVE A MINIMUM 1.5 METRE SETBACK FROM ANY FRONT LOT LINE, ANY SIDE OR REAR PROPERTY LINE ADJUTING RESIDENTIAL ZONES, OR ANY LOT LINE ADJUTING A STREET UNLESS THE BUILDING SETBACK IS SMALLER. FOR EXAMPLE, IF THE BUILDING SETBACK IS 0 METRES THEN THE PARKING SETBACK IS 1.5 METRES.

INDUSTRIAL DEVELOPMENTS:
THE MAXIMUM FLOOR AREA RATIO IS 1:1.5.
(A) THE MAXIMUM FRONT YARD IS THE LESSER OF 18.0M OR 4 STOREYS.
(B) THE MINIMUM FRONT YARD IS 6.0M.
(C) THE MINIMUM SIDE YARD IS 0.9M WHERE ADJACENT TO A COMMERCIAL OR INDUSTRIAL ZONE, EXCEPT THAT IT IS 6.0M WHERE ADJACENT TO ANY OTHER ZONE, AND 4.0M WHERE ADJACENT TO A PLANNING STREET.
(D) THE MINIMUM REAR YARD IS 0.9M WHERE ADJACENT TO A COMMERCIAL OR INDUSTRIAL ZONE, EXCEPT THAT IT IS 6.0M WHERE ADJACENT TO ANY OTHER ZONE, AND 4.0M WHERE ADJACENT TO A PLANNING STREET.

1.5:1 IN ADDITION TO THE REQUIREMENTS OF SECTION 1.5.1 AND 1.5.2 ABOVE, FURTHER DEVELOPMENTS:
(A) THE MAXIMUM SITE COVERAGE IS 50%.
(B) THE MAXIMUM HEIGHT IS 2.5 STOREYS.
(C) THE MINIMUM FRONT YARD IS 0.9M.
(D) THE MINIMUM SIDE YARD IS 0.9M WHERE ADJACENT TO A COMMERCIAL OR INDUSTRIAL ZONE, EXCEPT THAT IT IS 6.0M WHERE ADJACENT TO ANY OTHER ZONE, AND 4.0M WHERE ADJACENT TO A PLANNING STREET.
(E) THE MINIMUM REAR YARD IS 0.9M EXCEPT THAT IT IS 4.0M WHERE ADJACENT TO A PLANNING STREET.

CARVING SPACES:
REGULAR SIZE VEHICLE PARKING SPACE:
SMALL SIZE VEHICLE PARKING SPACE:
SMALL SIZE PARALLEL PARKING SPACE:
SMALL SIZE PARALLEL PARKING SPACE:

DRIVE AISLES:
ALL TWO-WAY DRIVE AISLES SERVING 90 DEGREE PARKING:
ALL TWO-WAY SURFACE DRIVE AISLES WITHOUT ADJACENT PARKING:
ONE-WAY DRIVE AISLES SERVING 90 DEGREE PARKING:
ONE-WAY DRIVE AISLES SERVING 90 DEGREE PARKING:

SETBACKS:
FRONT (NORTH): 6.0M
SIDE (EAST): 4.0M
SIDE (WEST): 0.9M
REAR (SOUTH): 18.0M

MIN. LENGTH
MIN. WIDTH
MIN. HEIGHT
MAXIMUM

MIN. LENGTH
MIN. WIDTH
MIN. HEIGHT
MAXIMUM

MIN. LENGTH
MIN. WIDTH
MIN. HEIGHT
MAXIMUM

SITE STATISTICS

Name	Area	Area (SF)	Coverage %	FSR
Blgd. A	1,188.1 m ²	12,782.2 SF	12.6%	0.12562
Blgd. B.1	1,128.3 m ²	12,144.8 SF	11.9%	0.116245
Blgd. B.2	1,021.4 m ²	10,994.0 SF	10.8%	0.107945
Blgd. C	1,044.0 m ²	11,233.0 SF	11.0%	0.11034
	4,381.8 m ²	47,155.0 SF	46.3%	0.463092

Name	Occupancy	Area	Area (SF)	Parking Factor	Required Parking	Occupant Load Factor	Occupant Load	W/C Requirement	FSR
Blgd. A	F2	1,188.1 m ²	12,782.2 SF	100 m ²	12	28.0 m ²	42.4	0.12562	
Blgd. A - Mezzanine	F2	478.5 m ²	5,151.9 SF	100 m ²	5	28.0 m ²	17.1	0.050584	
Blgd. B	F2	2,149.8 m ²	23,138.8 SF	100 m ²	21	28.0 m ²	76.8	0.2272	
Blgd. B - Mezzanine	F2	865.4 m ²	9,314.8 SF	100 m ²	9	28.0 m ²	30.9	0.091458	
Blgd. C	F2	1,044.0 m ²	11,233.0 SF	100 m ²	10	28.0 m ²	37.3	0.11034	
Blgd. C - Mezzanine	F2	415.2 m ²	4,512.3 SF	100 m ²	4	28.0 m ²	15.3	0.045354	
		6,145.1 m ²	66,144.9 SF		61		215.5	0.649447	

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Blgd. A	1,188.1 m ²	12,782.2 SF	12.6%	0.12562
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	4,381.8 m ²	47,155.0 SF	46.3%	0.463092

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Blgd. B - Mezzanine	F2	865.4 m ²	9,314.8 SF	100 m ²	9	28.0 m ²	30.9	0.091458	
Blgd. C	F2	1,044.0 m ²	11,233.0 SF	100 m ²	10	28.0 m ²	37.3	0.11034	
Blgd. C - Mezzanine	F2	415.2 m ²	4,512.3 SF	100 m ²	4	28.0 m ²	15.3	0.045354	
		6,145.1 m ²	66,144.9 SF		61		215.5	0.649447	

PARKING:
TOTAL PARKING REQUIRED: 81 STALLS
PARKING PROVIDED: 82 STALLS
65 REGULAR + 11 SMALL + 3 HC STALLS + 3 LOADING
SMALL CAR PARKING: 11 SMALL CAR SPACES (16% OF REGULAR STALLS)
GRADE LOADING: 3 LOADING BAYS
GRADE LOADING DIMENSIONS: 7.3M x 3.3M
BICYCLE PARKING: 0.5 PER 1,000 M² OF GFA = 4,670.9M² = 2.3 STALLS
BICYCLE PARKING PROVIDED: 3 LONG TERM STALLS



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Unit 107 - 1807 52nd Ave
Surrey, B.C. V3S 4E5
Phone: 604.292-7644
brian@brianchambersinc.com

The contractor is responsible for verifying all plans and dimensions, and ensuring that the work is in accordance with the requirements of the local council and the relevant codes and regulations.

All construction is responsible to ensure that the work is in accordance with the requirements of the local council and the relevant codes and regulations.

No. Description Date
1 Initial Site Review 02/03/2021
2 Initial Design 11/23/2021
3 Initial Design 11/23/2021

224-11-17-18
21-01-2019

REGISTERED ARCHITECT
BRIAN CHAMBERS
BRITISH COLUMBIA

Quali Ridge Business Centre
Lot 13 - 2175 Matrix Crn;
Lot 14 - 2090 Pier Mac Way

Project number: 21-01-2019
Scale: As indicated
Date: 07/02/2021

Site Plan
Drawn by:
Checked by:
Scale:

A-103

SCHEDULE

A

This forms part of application

#DP21-0211



Planner Initials TC

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harry@harrypichon.com

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Phone: 604.226-7644
barbar@bcconsultants.com

The contractor is responsible for carrying all
plans and drawings, and ensuring that
they are in compliance with the requirements of the
contract and the City of Kelowna.

All construction is responsible to ensure
that all work is carried out in accordance
with the requirements of the most current
national codes and bylaws.

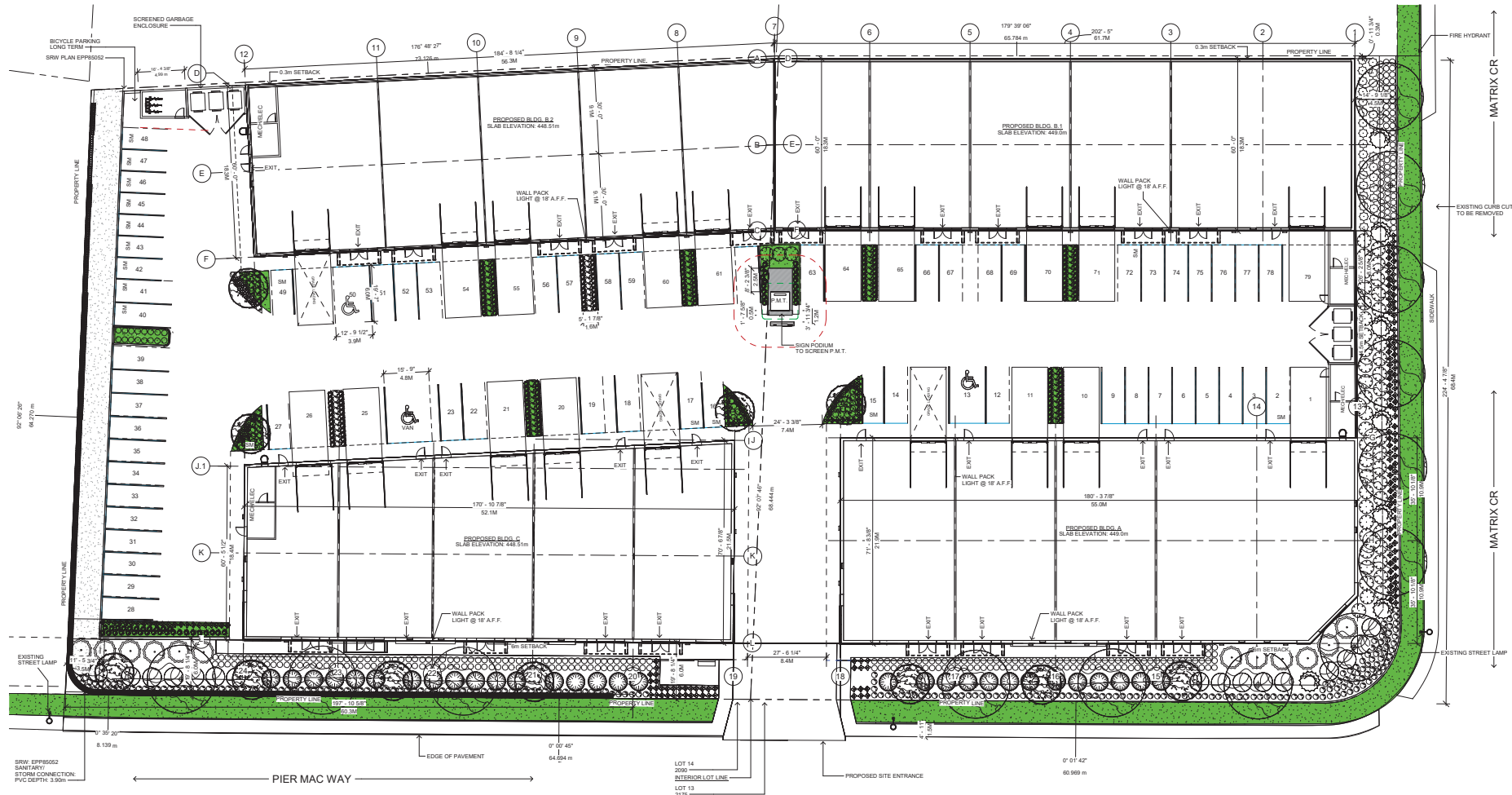
No.	Description	Date
1	Initials & GP	1/23/2021
2		
3		



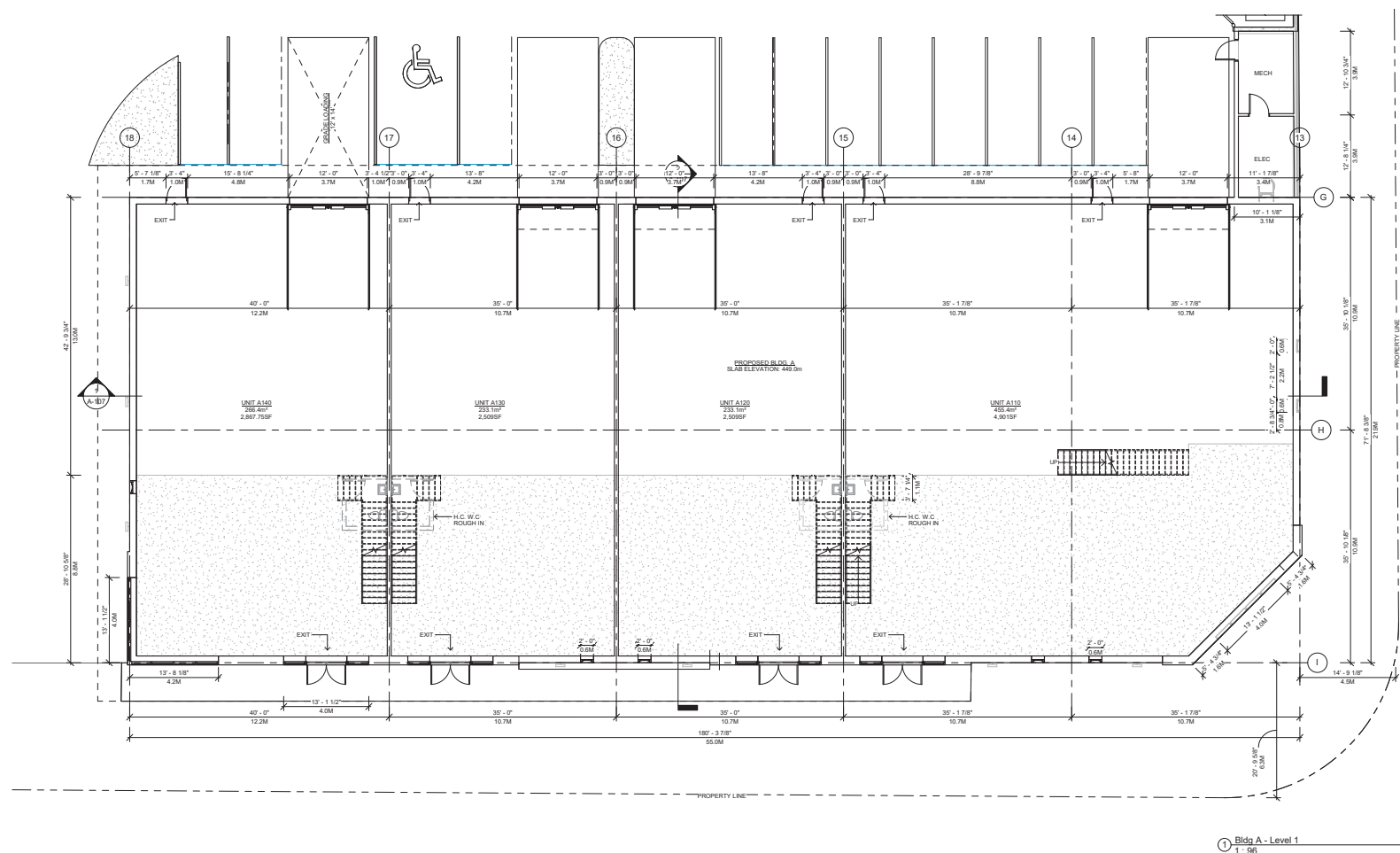
Quali Ridge Business Centre
Lot 13 - 2175 Matrix Crs;
Lot 14 - 2090 Pier Mac Way
Project number: 21-01-209
Date: 07/02/2021

Site Plan Simplified
Drawn by:
Checked by:
Scale: 1:200

A-103.A



① Site Simplified
1:200



① Bldg. A - Level 1
1: 96

SCHEDULE

A

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Planner
Initials TC



Harry Proffers | architecture inc
architects & interior designers

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bates@batesconstructionltd.com

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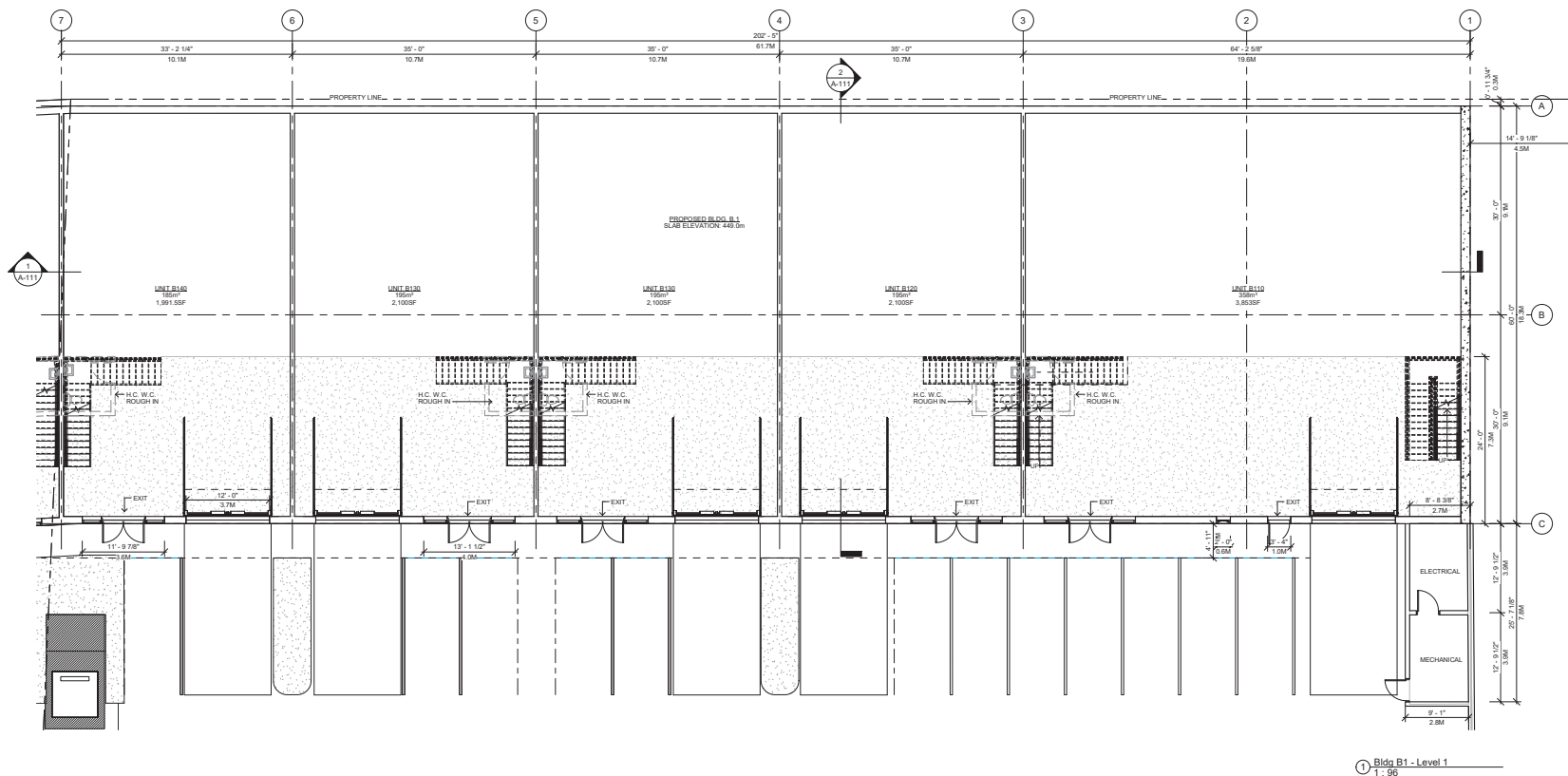
No.	Description	Date
1	Issue for Review	07/03/2021
2	Revised for Review	11/23/2021
3	Revised for Review	11/23/2021



Quail Ridge Business Centre
Lot 13 - 2175 Mainway
Lot 14 - 2090 Mainway
Project number: 21-01-209
Date: 07/07/2021

Bldg. A - Floor Plan
Drawn by:
Checked by:
Scale: 1: 96

A-104



SCHEDULE

This forms part of application
DP21-0211

Planner Initials TC

lary podhors | architecture inc.



The contractor is responsible for verifying a database and dimensions, any discrepancies are to be reported to the designer before the commencing of work.

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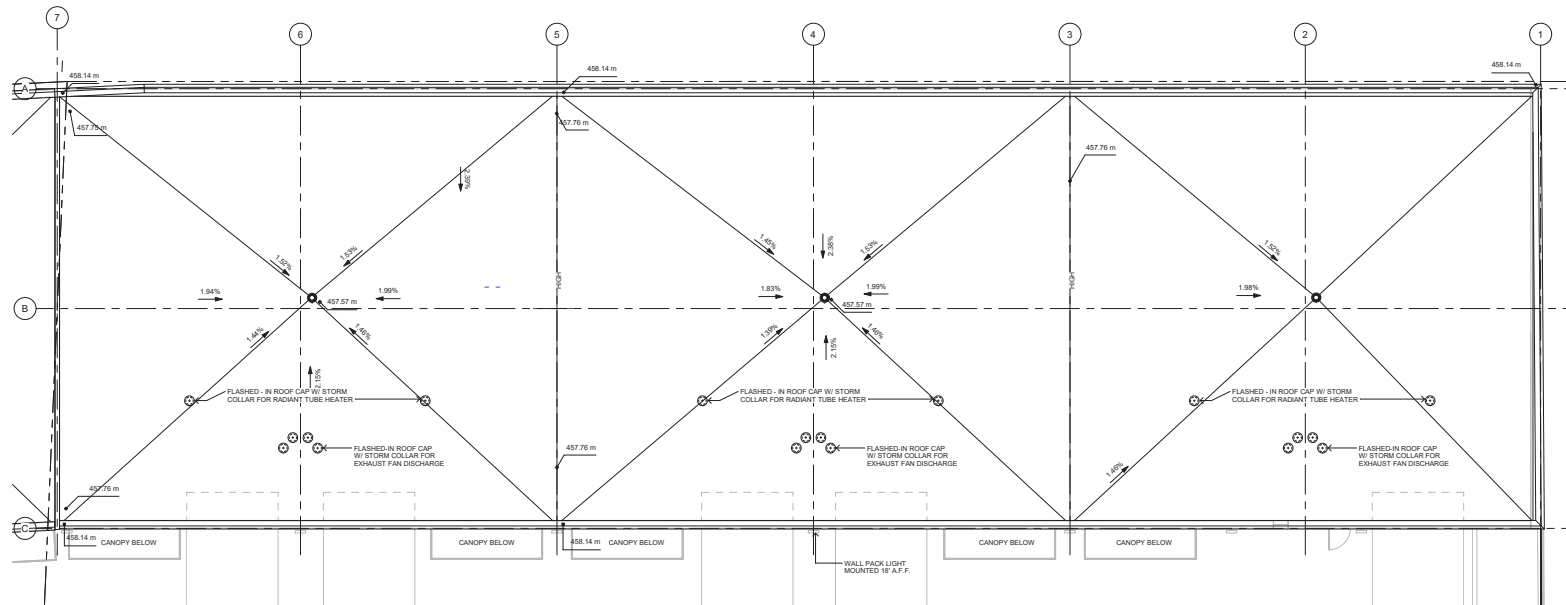
No.	Description	Date
2	Issue for DIP	09/32/01
3	Refuse for Dip	11/32/01



Quail Ridge Business Centre	Lot 13 - 2175 Matrix cres; Lot 14 - 2090 Pier Mac Way	21-01-2025
Project number:		07/0/01000
Date:		

Bldg. B1 - Floor Plan
Drawn by:
Checked by:
Scale: 1" = 08'

A-108



○ Bldg B1 - Roof
1 : 96

SCHEDULE A

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DP21-0211



Planner
Initials TC

larry pichora | architecture inc.
architects & interior designers

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Phone: 604.226-1664
barrie@batesconstructionltd.com

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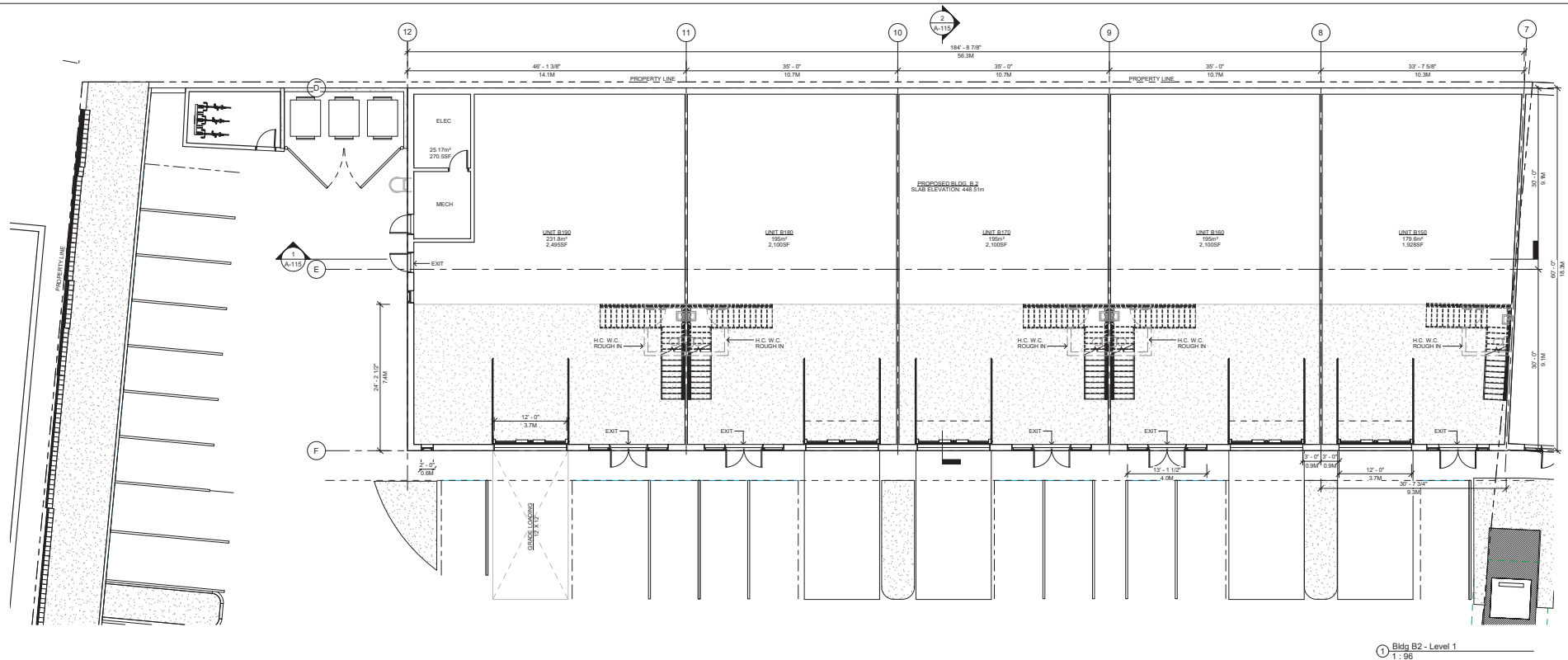
No.	Description	Date
1	Issue for DP	03/03/2021
2	Revisions	11/23/2021
3		
4		
5		
6		
7		



Quail Ridge Business Centre
Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Pier Mac Way
Project number: 21-01-209
Date: 07/07/2021

Bldg. B1 - Roof Plan
Drawn by:
Checked by:
Scale: 1 : 96

A-109



1 Bldg B2 - Level 1
1 : 96

SCHEDULE A

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DP21-0211

City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

TC

Very good architecture inc.
architectural services inc.

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Vancouver, B.C. V6E 0R2
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clifford@clipdevelopments.com

BC
BUILT CONSTRUCTION LTD.
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barrie@builtconstructionltd.com

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No.	Description	Date
1	Issue for DP	03/03/2021
2	Revisions B2-01	11/23/2021

June 30, 2021

Bldg. B2 - Floor Plan

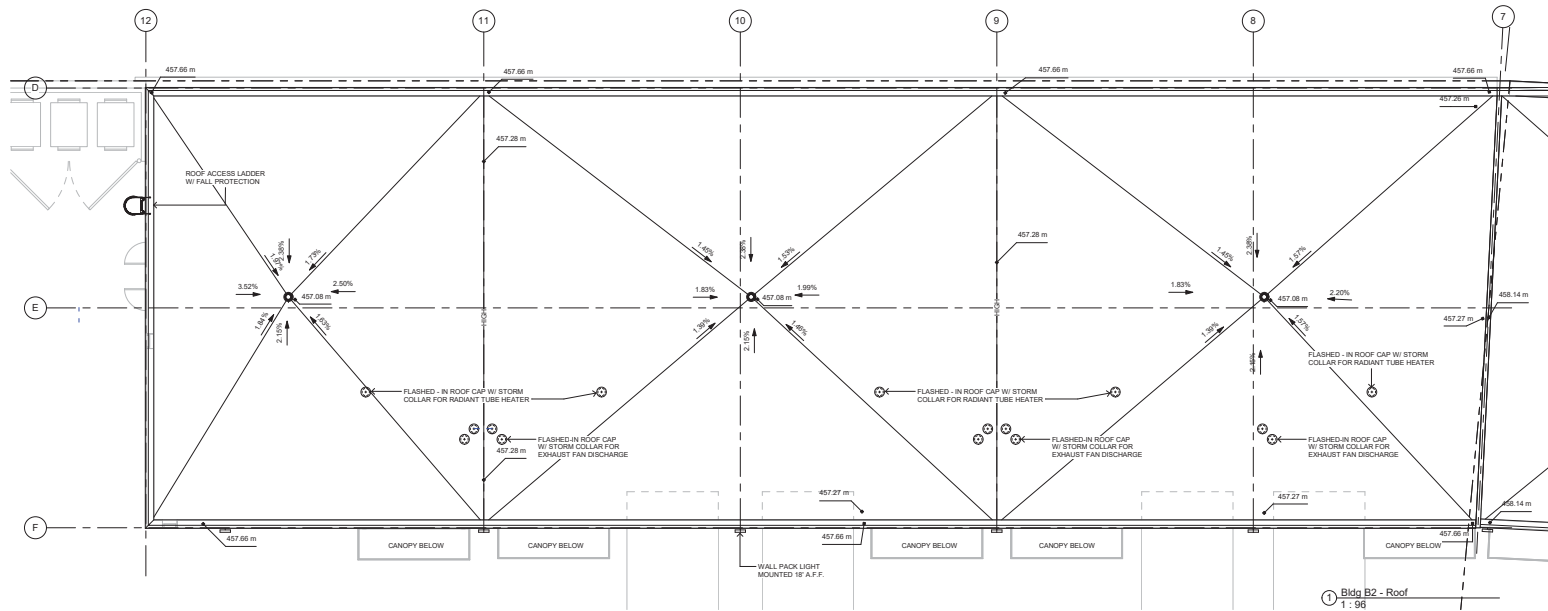
Drawn by: _____
Checked by: _____
Scale: _____

Qual Ridge Business Centre

Lot 13 - 2175 Mainway
Lot 14 - 2090 Plat Mac Way

Project number: 21-01-209
Date: 07/07/2021

A-112



SCHEDULE

A

This forms part of application
DP21-0211



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

TC

larry pichora | architecture inc
architects & interior designers

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info@clipdevelopments.com

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Unit 107 - 18077 52nd Ave
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barrie@bayviewconstructionltd.com

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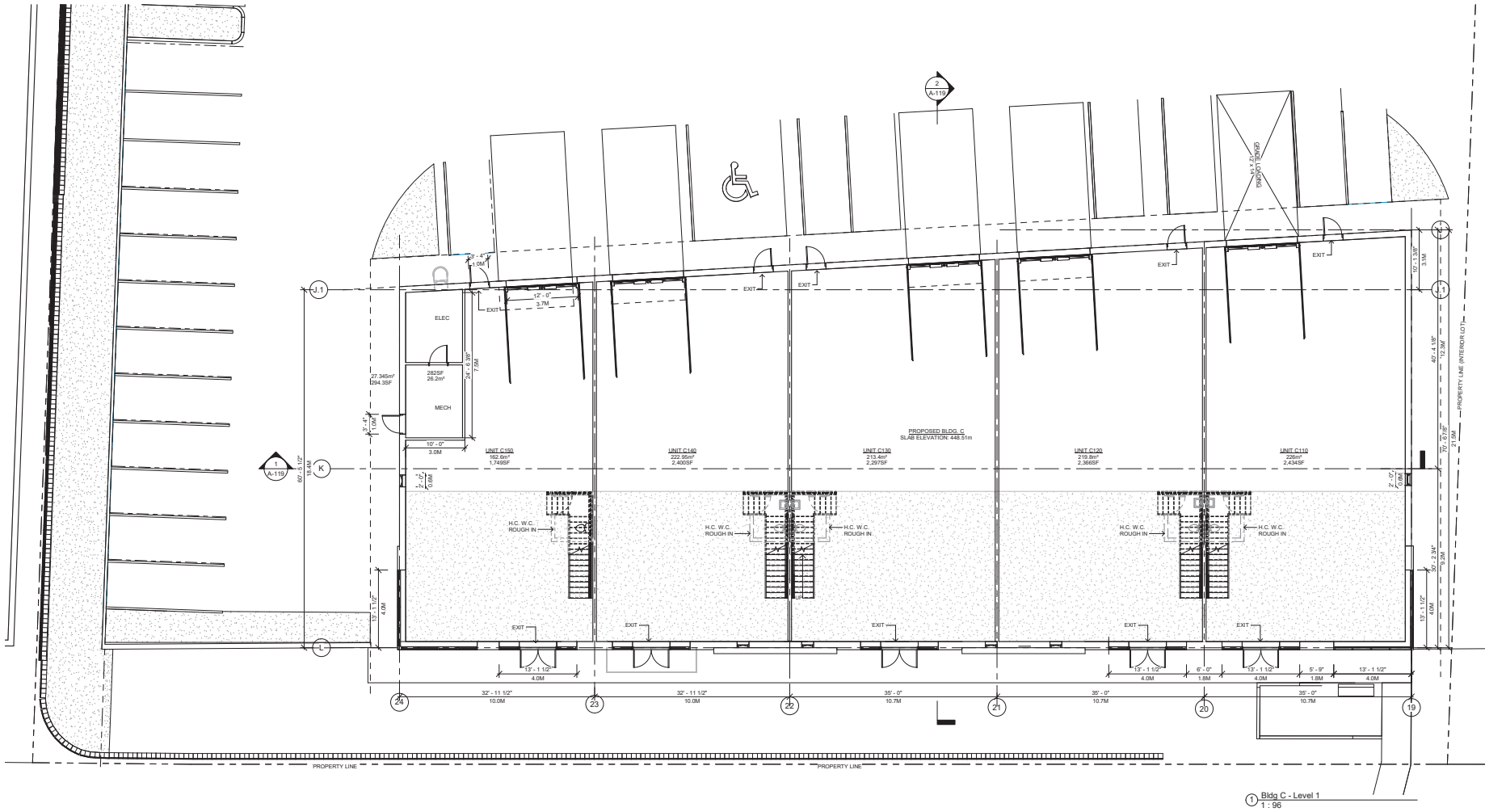
No.	Description	Date
1	Issue for DP	03/03/2021
2	Revisions	11/13/2021
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		



Quail Ridge Business Centre
Lot 13 - 2175 Mainway
Lot 14 - 2090 Mainway
Project number: 21-01-209
Date: 07/07/2021

Bldg. B2 - Roof Plan
Drawn by:
Checked by:
Scale: 1: 96

A-113



SCHEDULE

A

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DP21-0211

City of Kelowna

DEVELOPMENT PLANNING

Planner Initials

TC

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gary@pichora.com

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brian@brianconstructionltd.com

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No.	Description	Date
1	Issue for DP	03/03/2021
2	Revisions to DP	11/23/2021

REGISTERED ARCHITECT

BRITISH COLUMBIA

Quail Ridge Business Centre

Lot 13 - 2175 Mainway

Lot 14 - 2090 Poir Mac Way

Project number: 21-01-209

Date: 07/07/2021

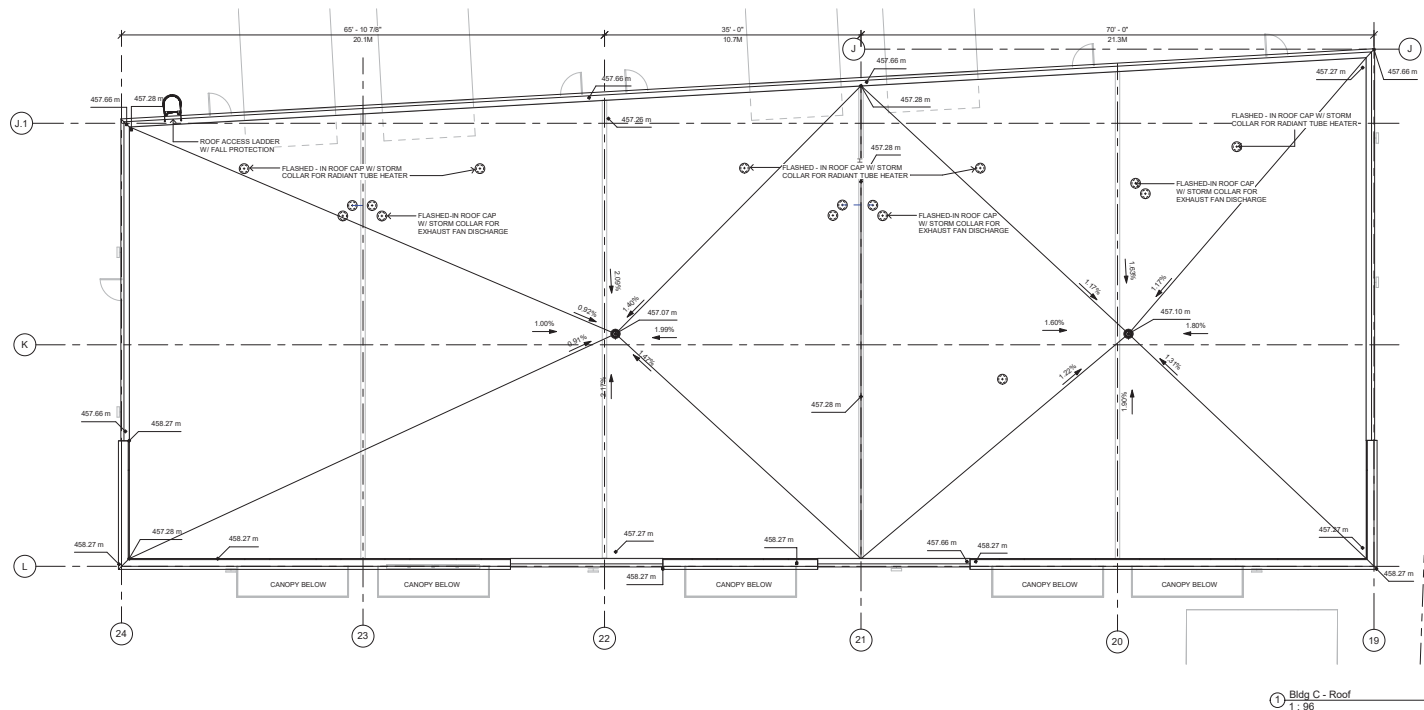
Bldg. C - Floor Plan

Drawn by: [blank]

Checked by: [blank]

Scale: 1:96

A-116



1 Bldg C - Roof
1: 96

SCHEDULE

A

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DP21-0211



City of
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DEVELOPMENT PLANNING

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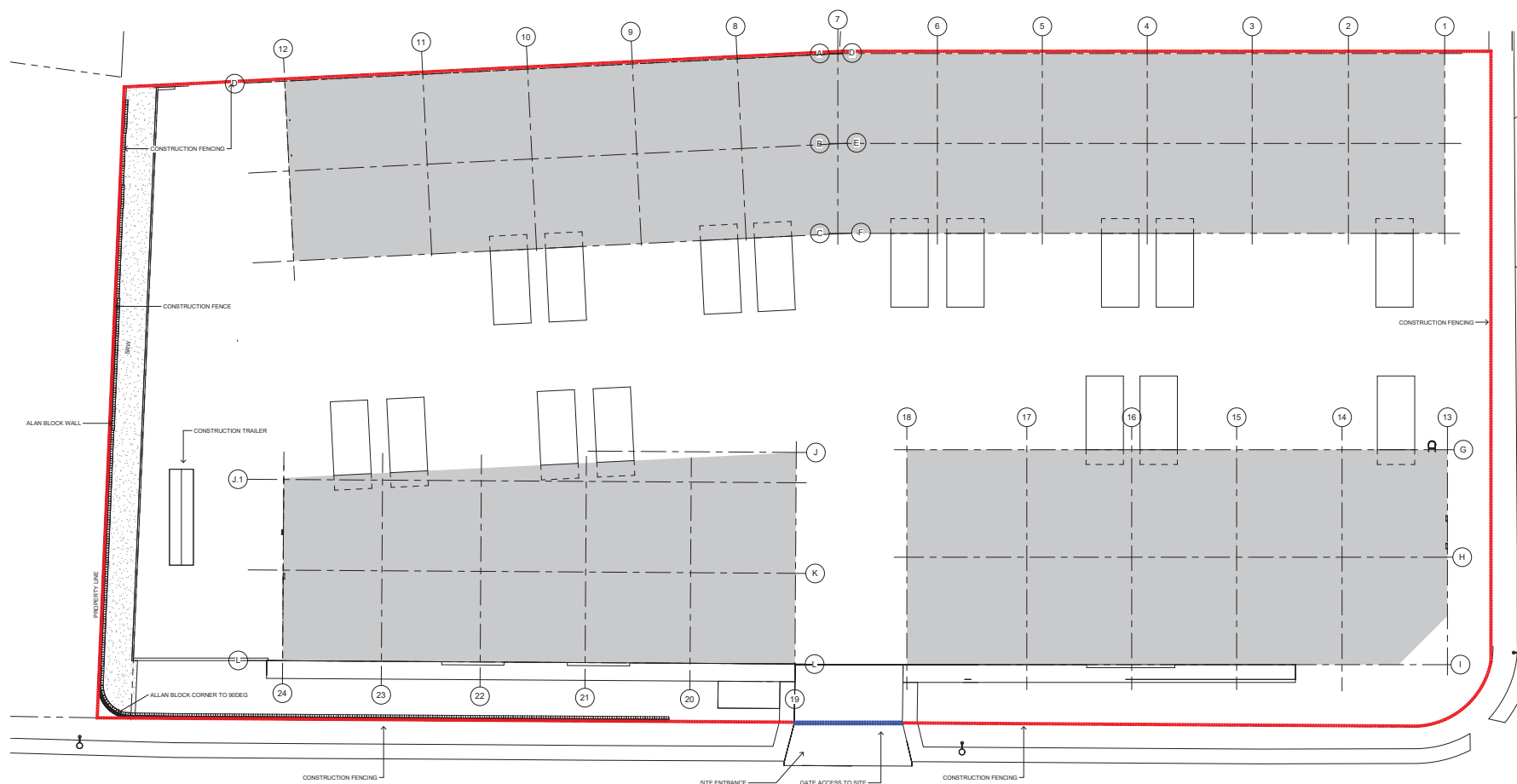
Quail Ridge Business Centre
Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Pear Mac Way

Project number: 21-01-209
Date: 07/02/2021

Bldg. C - Roof Plan

Drawn by:
Checked by:
Scale: 1: 96

A-117



① Site Construction Plan
1:200

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architects & interior designers

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commencing of work.
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with the requirements of the most current
applicable codes and bylaws.

No.	Description	Date
3	Revised by GP	1/23/2021



Quail Ridge Business Centre
Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Plar Mac Way
Project number: 21-01-209
Date: 07/07/2021

Construction Plan
Drawn by:
Checked by:
Scale: 1:200

A-123

SCHEDULE

B

This forms part of application
DP21-0211



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **TC**



MATERIALS AND FINISHES	
FINISH	COLOUR
1 TILT-UP CONCRETE-TEXTURED	PANT - DESERT SHADOW - (LIGHT GREY)
2 TILT-UP CONCRETE-SMOOTH	PANT - ANTHRACITE (DARK GREY)
3 TILT-UP CONCRETE-SMOOTH	PANT - DESERT SHADOW (LIGHT GREY)
4 CURTAIN WALL GLAZING - CLEAR	GLAZING - 2550 - (SHOCKED TINT - LIGHT GREY)
5 CURTAIN WALL GLAZING - SOLID	GLAZING SPANDREL - ANTHRACITE (DARK GREY)
6 CURTAIN WALL CURVED SPANDREL	CURVED SPANDREL - SOLID - BRUSHED BRASS
7 ALUMINUM MULLION / DOOR PANEL	ANODIZED - GRAPHITE - (DARK GREY)
8 PREFINISHED METAL FLASHING	CASCADE METALS - GRAPHITE - (DARK GREY)
9 EXTERIOR WALL PACK LIGHT	PANT - GRAPHITE - (DARK GREY)
10 OVERHEAD METAL DOOR	PANT - ANTHRACITE - (DARK GREY)
11 REVEALS IN TILT-UP CONC. PANELS	TO MATCH CONCRETE
12 PRE-FINISHED STEEL GATE / RAILING	PANT - ANTHRACITE - (DARK GREY)
13 STEEL DOOR	PANT - ANTHRACITE - (DARK GREY)
14 TILT-UP CONCRETE-SMOOTH	PANT - LIGHT GREY

NOTE: SEE SITE DETAILS FOR PANEL TEXTURE

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Phone: 604.226.1665
barter@bartconstructionltd.com

The contractor is responsible for carrying out all work and ensuring that the work is in accordance with the requirements of the most current applicable codes and regulations.

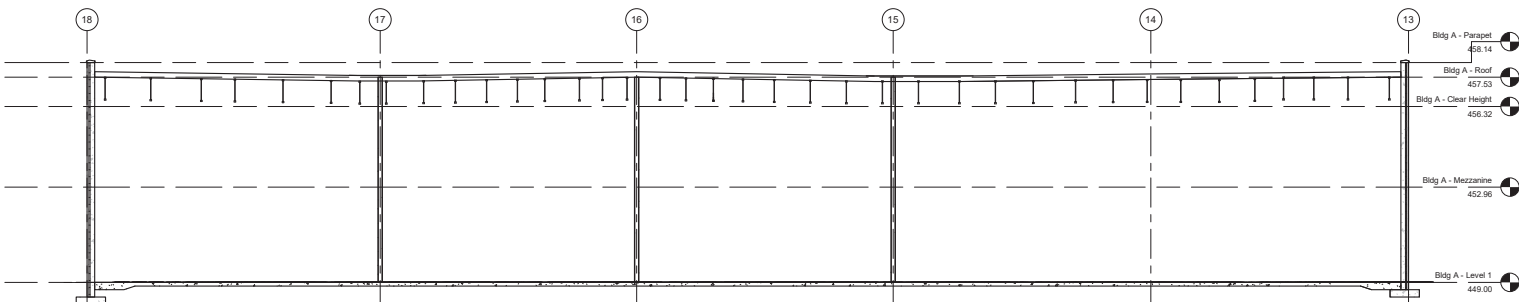
No.	Description	Date
1	Issue for DP	11/13/2021
2	Revised for DP	11/13/2021



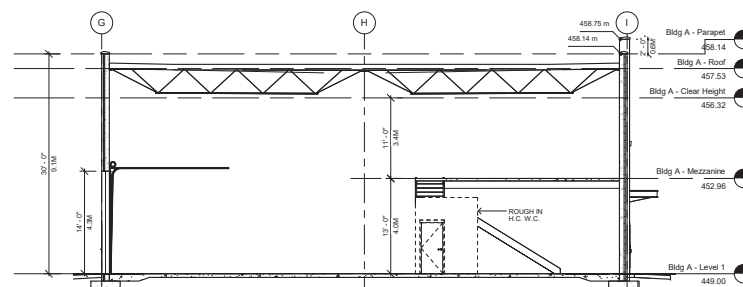
Quail Ridge Business Centre
Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Pier Mac Way
Project number: 21-01-209
Date: 07/02/2021

Bldg. A - Elevations
Drawn by:
Checked by:
Scale: As indicated

A-106



① Bldg A - Section 1
1 : 96



② Bldg A - Section 2
1 : 96

SCHEDULE B

This forms part of application
DP21-0211



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **TC**

gary proffers | architecture inc.
www.garyproffers.com

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Unit 107 - 18277 52nd Ave
Surrey, B.C. V3S 6E5
Phone: 604.228-1646
barrie@brierleyconstructionltd.com

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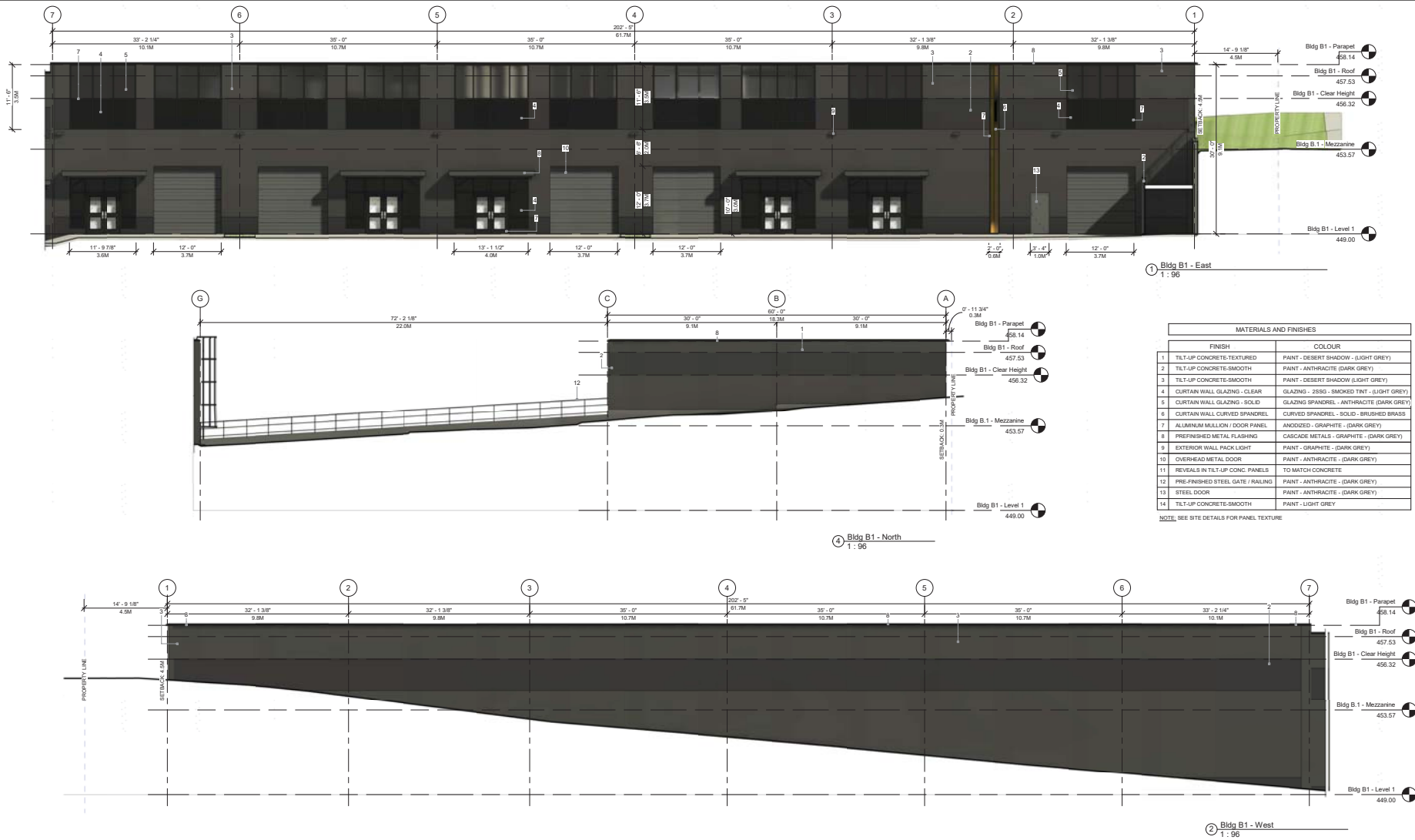
No.	Description	Date
1	Issue for DP	09/03/2021
2	Revisions	11/23/2021



Quall Ridge Business Centre
Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Pier Mac Way
Project number: 21-01-209
Date: 07/07/2021

Bldg A - Sections
Drawn by:
Checked by:
Scale: 1 : 96

A-107



MATERIALS AND FINISHES	
FINISH	COLOUR
1 TILT-UP CONCRETE-TEXTURED	PAINT - DESERT SHADOW - (LIGHT GREY)
2 TILT-UP CONCRETE-SMOOTH	PAINT - ANTHRACITE (DARK GREY)
3 TILT-UP CONCRETE-SMOOTH	PAINT - DESERT SHADOW (LIGHT GREY)
4 CURTAIN WALL GLAZING - CLEAR	GLAZING - 2SGO - SMOKED TINT - (LIGHT GREY)
5 CURTAIN WALL GLAZING - SOLID	GLAZING SPANDREL - ANTHRACITE (DARK GREY)
6 CURTAIN WALL CURVED SPANDREL	CURVED SPANDREL - SOLID - BRUSHED BRASS
7 ALUMINUM MULLION / DOOR PANEL	ANODIZED - GRAPHITE - (DARK GREY)
8 PREFINISHED METAL FLASHING	CASCADE METALS - GRAPHITE - (DARK GREY)
9 EXTERIOR WALL PACK LIGHT	PAINT - GRAPHITE - (DARK GREY)
10 OVERHEAD METAL DOOR	PAINT - ANTHRACITE - (DARK GREY)
11 REVEALS IN TILT-UP CONC. PANELS	TO MATCH CONCRETE
12 PREFINISHED STEEL GATE / RAILING	PAINT - ANTHRACITE - (DARK GREY)
13 STEEL DOOR	PAINT - ANTHRACITE - (DARK GREY)
14 TILT-UP CONCRETE-SMOOTH	PAINT - LIGHT GREY

NOTE: SEE SITE DETAILS FOR PANEL TEXTURE

SCHEDULE B

This forms part of application
DP21-0211

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

Very good photo | architecture inc
www.verygoodphoto.com

CLIP DEVELOPMENTS
PO Box 17089 The City PO
Vancouver, B.C. V6E 0B2
Phone: 604.418.6088
cliff@clipdevelopments.com

BC
BATES CONSTRUCTION LTD.
Unit 107 - 18277 52nd Ave
Surrey, B.C. V3S 6E5
Phone: 604.298.1665
bates@batesconstruction.com

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commencement of work.

All contractors are responsible to ensure
that all work is carried out in accordance
with the requirements of the most current
applicable codes and bylaws.

Date: 03/03/2021
1:15:00 PM

Description: Bldg B1 - East
Bldg B1 - North
Bldg B1 - West

No. 1
2
3
4
5
6
7
8
9
10
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12
13
14

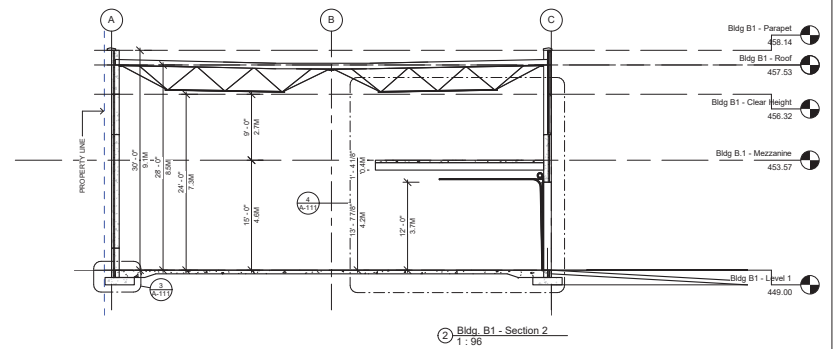
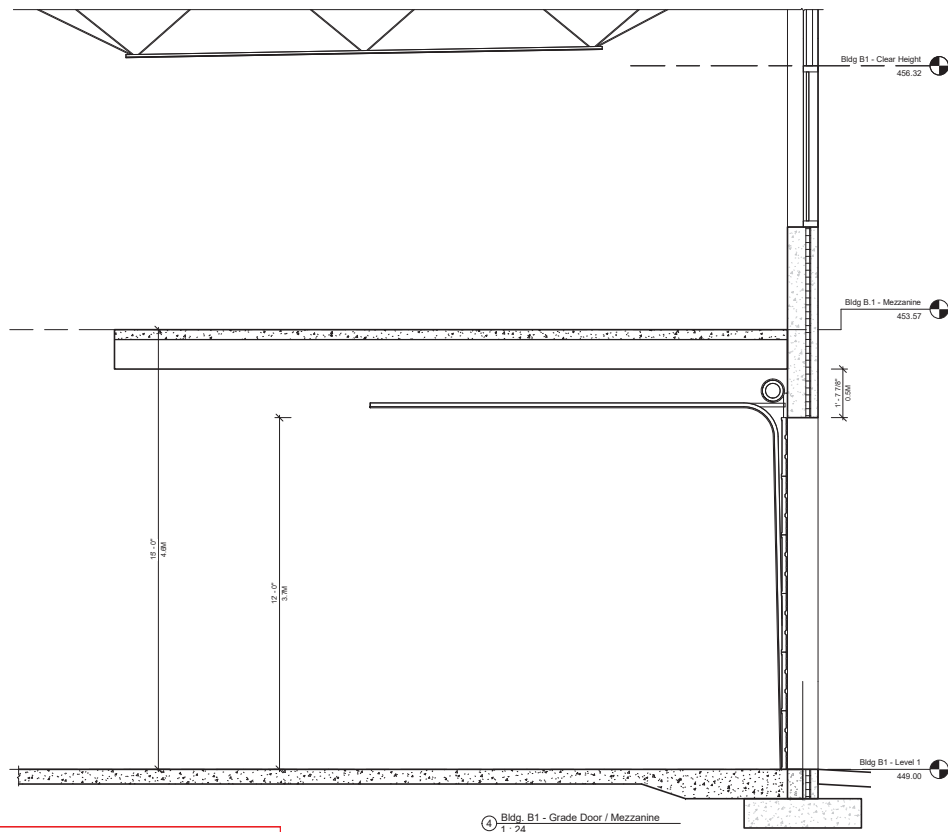
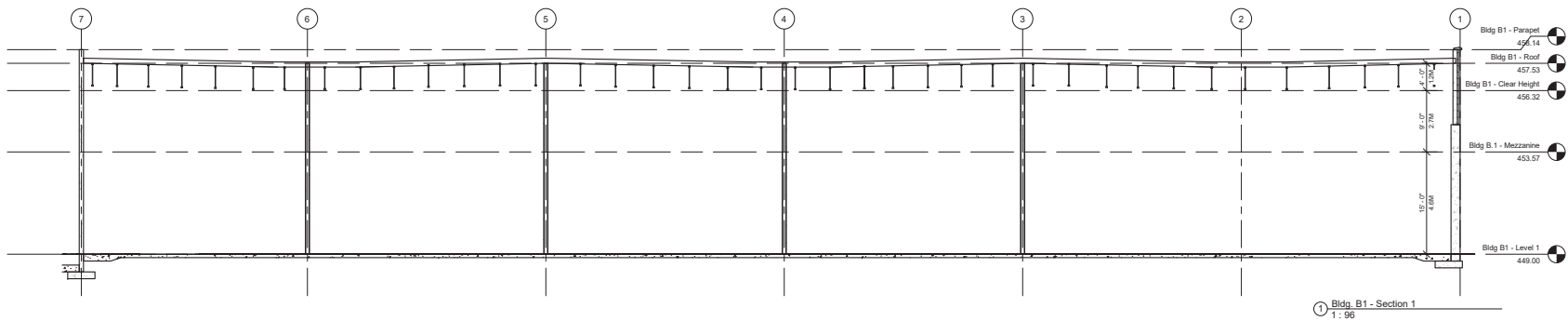
Quail Ridge Business Centre
Lot 13 - 2175 Mainway
Lot 14 - 2090 Mainway

Project number: 21-01-209
Date: 07/02/2021

Bldg. B1 - Elevations

Drawn by:
Checked by:
Scale: As indicated

A-110



4 Bldg. B1 - Grade Door / Mezzanine
1: 24

SCHEDULE

B

This forms part of application
DP21-0211

Planner
Initials

TC

City of
Kelowna
DEVELOPMENT PLANNING



Harry Proffers | architecture inc.
an affiliate of archiplus inc.

CLIP DEVELOPMENTS
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Vancouver, B.C. V6E 0B2
Phone: 604.418.6086
clifford@clipdevelopments.com

BC
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Surrey, B.C. V3R 6E5
Phone: 604.226-7646
barrie@bayneconstruction.com

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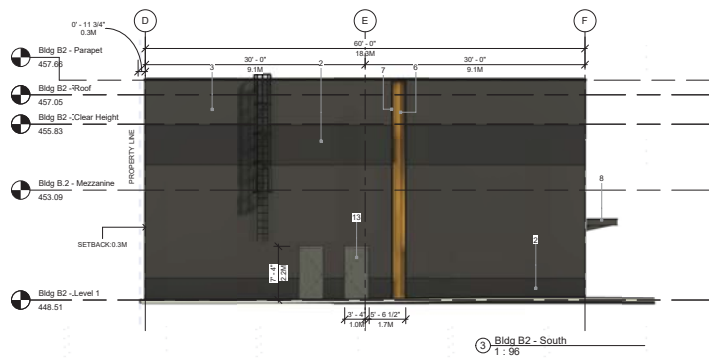
No.	Description	Date
1	Issue for DP	03/03/2021
2	Revisions	11/03/2021
3	Revisions	
4	Revisions	
5	Revisions	
6	Revisions	
7	Revisions	
8	Revisions	
9	Revisions	
10	Revisions	



Quali Ridge Business Centre
Lot 13 - 2175 Mainway
Lot 14 - 2090 Pear Mac Way
Project number: 21-01-209
Date: 07/02/2021

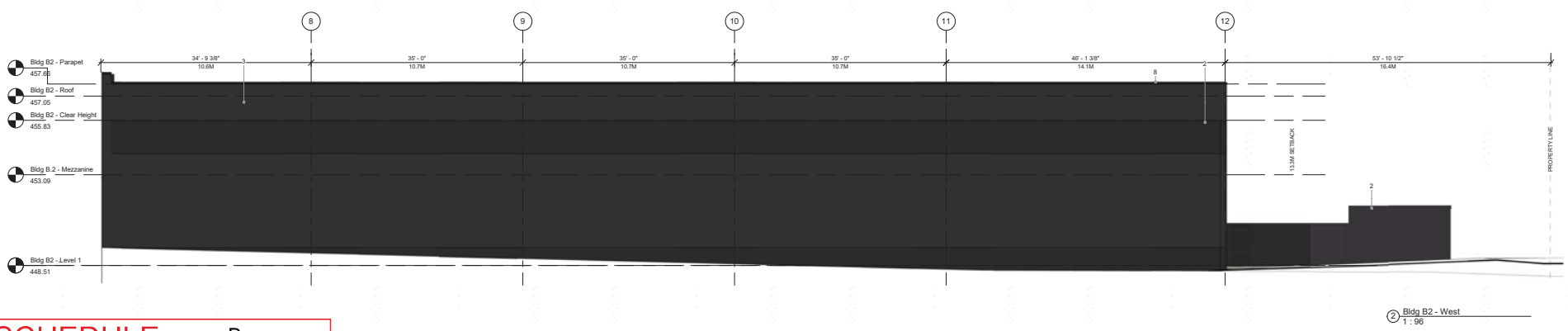
Bldg. B1 - Sections
Drawn by:
Checked by:
Scale: As indicated

A-111



MATERIALS AND FINISHES	
FINISH	COLOUR
1 TILT-UP CONCRETE-TEXTURED	PAIN - DESERT SHADOW - (LIGHT GREY)
2 TILT-UP CONCRETE-SMOOTH	PAIN - ANTHRACITE (DARK GREY)
3 TILT-UP CONCRETE-SMOOTH	PAIN - DESERT SHADOW (LIGHT GREY)
4 CURTAIN WALL GLAZING - CLEAR	GLAZING - 2550 - SMOKED TINT - (LIGHT GREY)
5 CURTAIN WALL GLAZING - SOLID	GLAZING SPANDREL - ANTHRACITE (DARK GREY)
6 CURTAIN WALL CURVED SPANDREL	CURVED SPANDREL - SOLID - BRUSHED BRASS
7 ALUMINUM MULLION / DOOR PANEL	ANODIZED - GRAPHITE - (DARK GREY)
8 PREFINISHED METAL FLASHING	CASCADE METALS - GRAPHITE - (DARK GREY)
9 EXTERIOR WALL PACK LIGHT	PAIN - GRAPHITE - (DARK GREY)
10 OVERHEAD METAL DOOR	PAIN - ANTHRACITE - (DARK GREY)
11 REVEALS IN TILT-UP CONC. PANELS	TO MATCH CONCRETE
12 PRE-FINISHED STEEL GATE / RAILING	PAIN - ANTHRACITE - (DARK GREY)
13 STEEL DOOR	PAIN - ANTHRACITE - (DARK GREY)
14 TILT-UP CONCRETE-SMOOTH	PAIN - LIGHT GREY

NOTE: SEE SITE DETAILS FOR PANEL TEXTURE



SCHEDULE

B

This forms part of application

DP21-0211

City of Kelowna

DEVELOPMENT PLANNING

Planner Initials

TC

very proforma | architecture inc.

very proforma | architecture inc.

CLIP DEVELOPMENTS

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Phone: 604.616.6000

clips@clipdevelopments.com

BC

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Unit 107 - 18277 52nd Ave

Surrey, B.C. V3S 6E5

Phone: 604.298.1666

barter@bartersconstruction.com

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No.	Description	Date
1	Issue for DP	03/03/2021
2	Revisions to DP	11/23/2021

REGISTERED ARCHITECT

MAITIN COLVILLE

Quail Ridge Business Centre

Lot 13 - 2175 Mainway

Lot 14 - 2090 Mainway

Project number: 21-01-209

Date: 07/02/2021

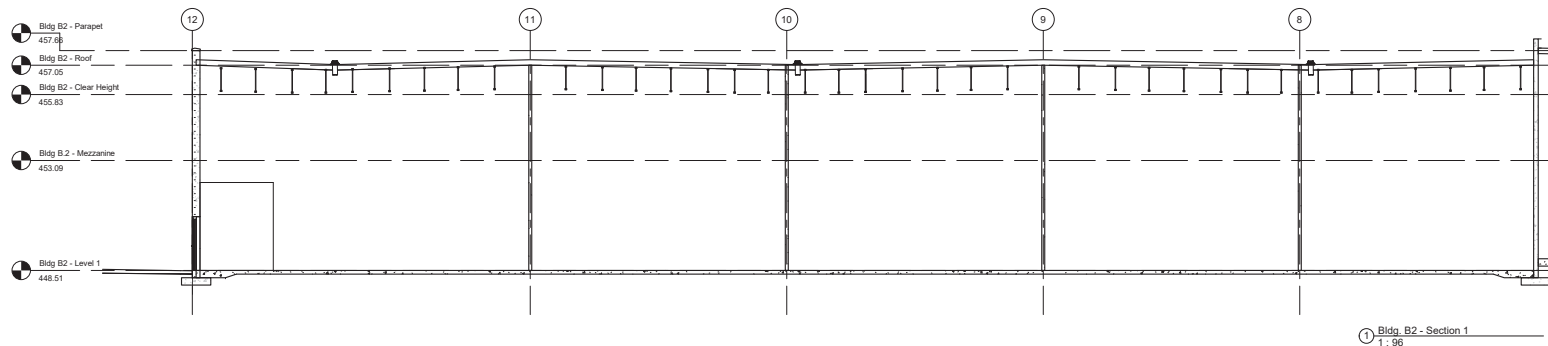
Bldg. B2 - Elevations

Drawn by:

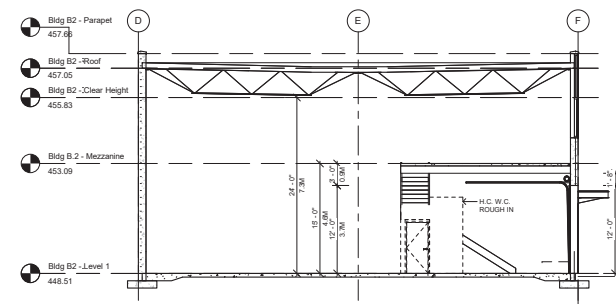
Checked by:

Scale: As indicated

A-114



① Bldg B2 - Section 1
1 : 96



② Bldg B2 - Section 2
1 : 96

SCHEDULE B

This forms part of application
DP21-0211



Planner
Initials TC

gary proffers | architecture inc
architects & interior designers

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BC
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Unit 107 - 18277 52nd Ave
Surrey, B.C. V3S 6E5
Phone: 604.226-1646
barrie@builtconstructionltd.com

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No.	Description	Date
1	Issue for DP	03/03/2021
2	Revisions	11/23/2021

10/10/2021



Quall Ridge Business Centre
Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Pier Mac Way
Project number: 21-01-209
Date: 07/02/2021

Bldg B2 - Sections
Drawn by: _____
Checked by: _____
Scale: 1 : 96

A-115

SCHEDULE

B

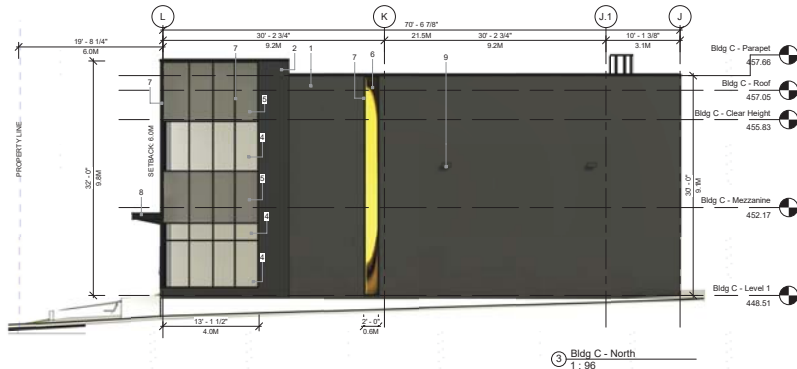
This forms part of application
DP21-0211

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Initials TC

City of
Kelowna
DEVELOPMENT PLANNING



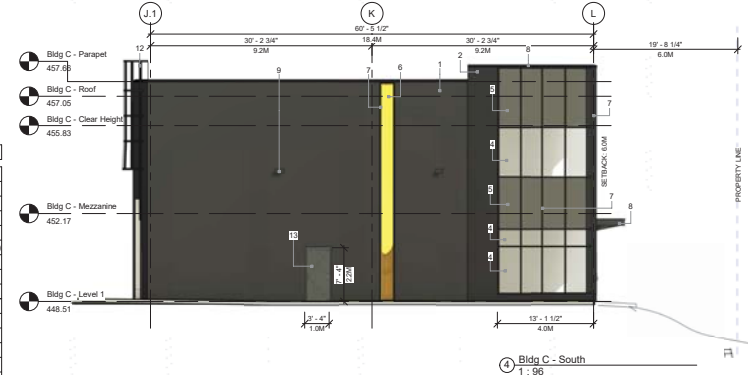
① Bldg C - East
1 : 96



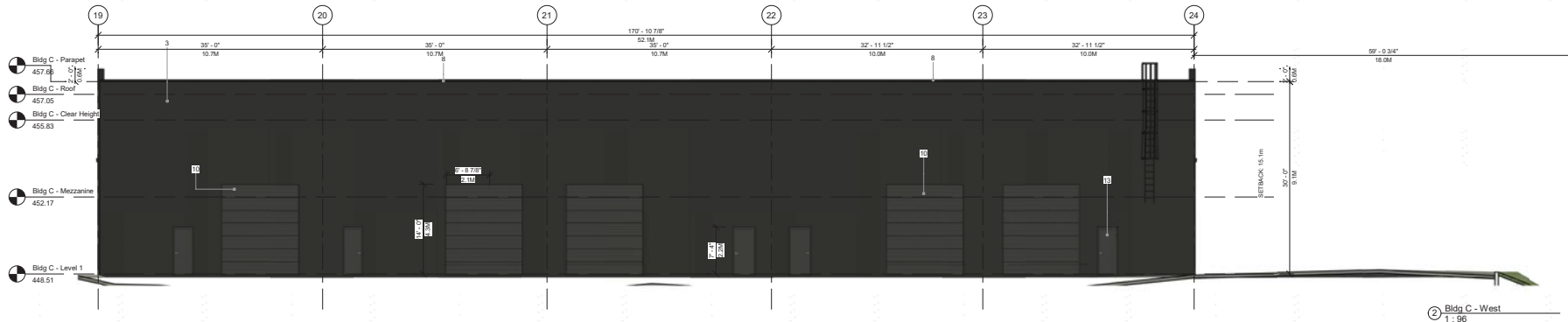
③ Bldg C - North
1 : 96

MATERIALS AND FINISHES	
FINISH	COLOUR
1 TILT-UP CONCRETE-TEXTURED	PAINT - DESERT SHADOW - (LIGHT GREY)
2 TILT-UP CONCRETE-SMOOTH	PAINT - ANTHRACITE (DARK GREY)
3 TILT-UP CONCRETE-SMOOTH	PAINT - DESERT SHADOW (LIGHT GREY)
4 CURTAIN WALL GLAZING - CLEAR	GLAZING - 28SG - SMOKED TINT - (LIGHT GREY)
5 CURTAIN WALL GLAZING - SOLID	GLAZING SPANDREL - ANTHRACITE (DARK GREY)
6 CURTAIN WALL CURVED SPANDREL	CURVED SPANDREL - SOLID - BRUSHED BRASS
7 ALUMINUM MULLION / DOOR PANEL	ANODIZED - GRAPHITE - (DARK GREY)
8 PREFINISHED METAL FLASHING	CASCADE METALS - GRAPHITE - (DARK GREY)
9 EXTERIOR WALL PACK LIGHT	PAINT - GRAPHITE - (DARK GREY)
10 OVERHEAD METAL DOOR	PAINT - ANTHRACITE - (DARK GREY)
11 REVEALS IN TILT-UP CONC. PANELS	TO MATCH CONCRETE
12 PREFINISHED STEEL GATE / RAILING	PAINT - ANTHRACITE - (DARK GREY)
13 STEEL DOOR	PAINT - ANTHRACITE - (DARK GREY)
14 TILT-UP CONCRETE-SMOOTH	PAINT - LIGHT GREY

NOTE: SEE SITE DETAILS FOR PANEL TEXTURE



④ Bldg C - South
1 : 96



② Bldg C - West
1 : 96

very proforma | architecture inc.

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Phone: 604 298-5646
baris@bcbuildingconstruction.com

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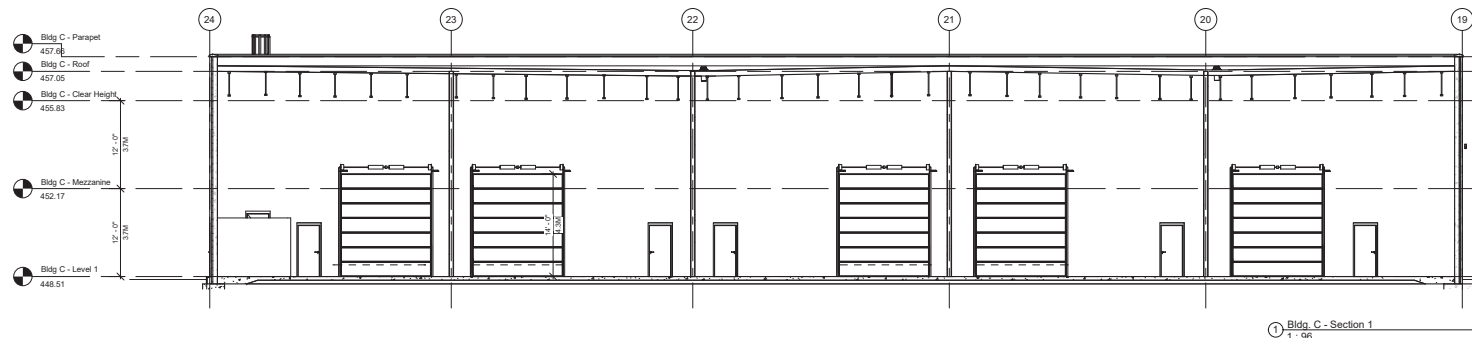
No.	Description	Date
1	Issue for DP	03/03/2021
2	Revisions	11/23/2021

REGISTERED ARCHITECT
B.C. ARCHITECTS ASSOCIATION
11771111111111111111

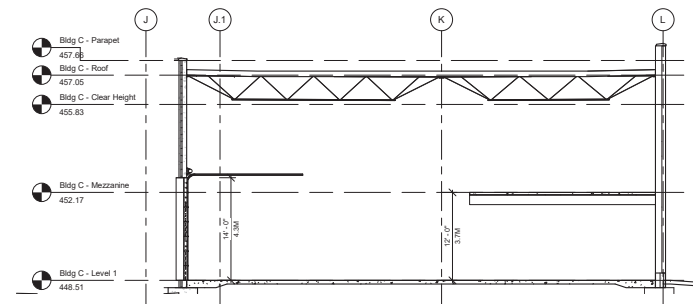
Quail Ridge Business Centre
Lot 13 - 2175 Mainway
Lot 14 - 2090 Mainway
Project number: 21-01-209
Date: 07/07/2021

Bldg. C - Elevations
Drawn by:
Checked by:
Scale: As indicated

A-118



① Bldg. C - Section 1
1 : 96



② Bldg. C - Section 2
1 : 96

SCHEDULE B

This forms part of application
DP21-0211



Planner
Initials **TC**

larry pichora | architecture inc.
architects & interior designers

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Unit 107 - 18277 52nd Ave
Surrey, B.C. V3S 6E5
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bates@batesconstructionltd.com

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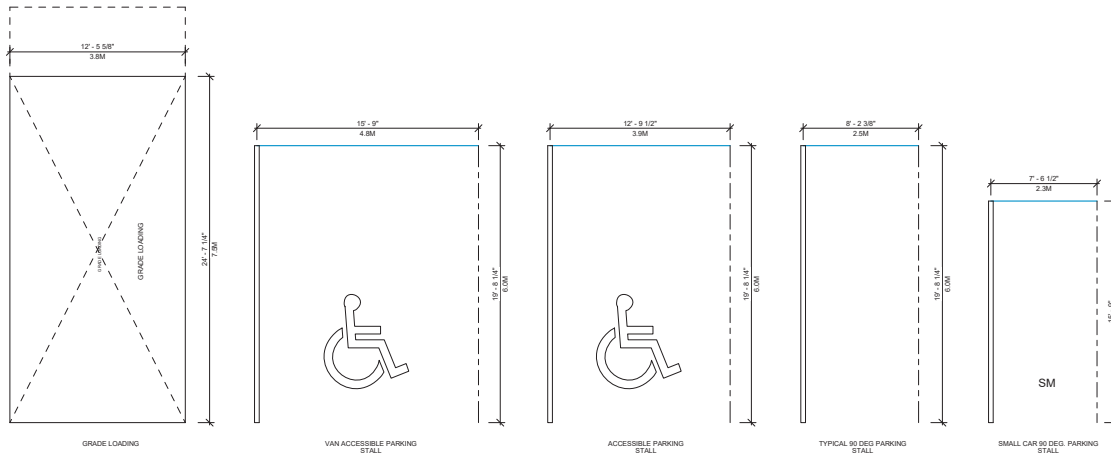
No.	Description	Date
1	Issue for DP	11/23/2021
2	Revisions to DP	
3		
4		
5		
6		
7		
8		
9		
10		



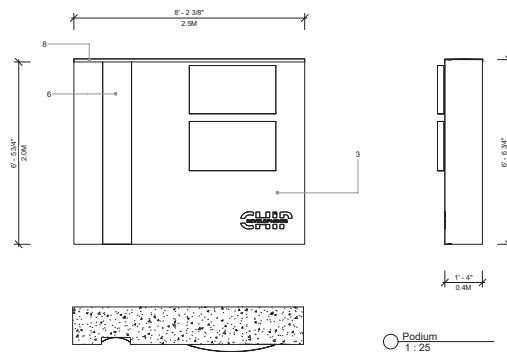
Quail Ridge Business Centre
Lot 13 - 2175 Mainway
Lot 14 - 2090 Pear Mac Way
Project number: 21-01-209
Date: 07/02/2021

Bldg. C - Sections
Drawn by:
Checked by:
Scale: 1 : 96

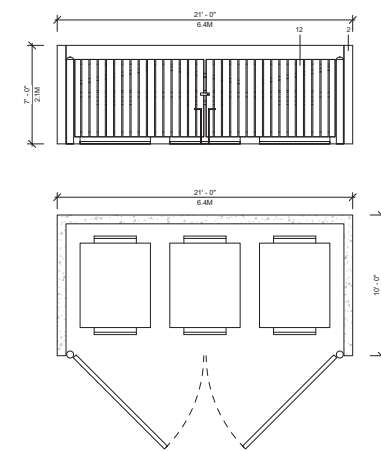
A-119



Parking
1 : 50



Podium
1 : 25



Garbage Enclosure Typ.
1 : 50

MATERIALS AND FINISHES	
FINISH	COLOUR
1 TILT-UP CONCRETE-TEXTURED	PAINT - DESERT SHADOW - (LIGHT GREY)
2 TILT-UP CONCRETE-SMOOTH	PAINT - ANTHRACITE (DARK GREY)
3 TILT-UP CONCRETE-SMOOTH	PAINT - DESERT SHADOW (LIGHT GREY)
4 CURTAIN WALL GLAZING - CLEAR	GLAZING - 28SG - SMOKED TINT - (LIGHT GREY)
5 CURTAIN WALL GLAZING - SOLID	GLAZING SPANDREL - ANTHRACITE (DARK GREY)
6 CURTAIN WALL CURVED SPANDREL	CURVED SPANDREL - SOLID - BRUSHED BRASS
7 ALUMINUM MULLION / DOOR PANEL	ANODIZED - GRAPHITE - (DARK GREY)
8 PREFINISHED METAL FLASHING	CASCADE METALS - GRAPHITE - (DARK GREY)
9 EXTERIOR WALL PACK LIGHT	PAINT - GRAPHITE - (DARK GREY)
10 OVERHEAD METAL DOOR	PAINT - ANTHRACITE - (DARK GREY)
11 REVEALS IN TILT-UP CONC. PANELS	TO MATCH CONCRETE
12 PRE-FINISHED STEEL GATE / RAILING	PAINT - ANTHRACITE - (DARK GREY)
13 STEEL DOOR	PAINT - ANTHRACITE - (DARK GREY)
14 TILT-UP CONCRETE-SMOOTH	PAINT - LIGHT GREY

NOTE: SEE SITE DETAILS FOR PANEL TEXTURE

very proffers | architecture inc
architects & environmental design

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Phone: 604.226-5649
baron@brianconstructionltd.com

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All contractors are responsible to ensure that all work is executed in accordance with the requirements of the most current applicable codes and bylaws.

No.	Description	Date
1	Issue for I.P.	03/03/2021
2	Revisions 12-202	11/23/2021

REGISTERED ARCHITECT
BRITISH COLUMBIA

Quail Ridge Business Centre
Lot 13 - 2175 Matrix cres;
Lot 14 - 2090 Pier Mac Way

Project number: 21-01-209
Date: 07/02/2021

Site Details

Drawn by: []
Checked by: []
Scale: As indicated

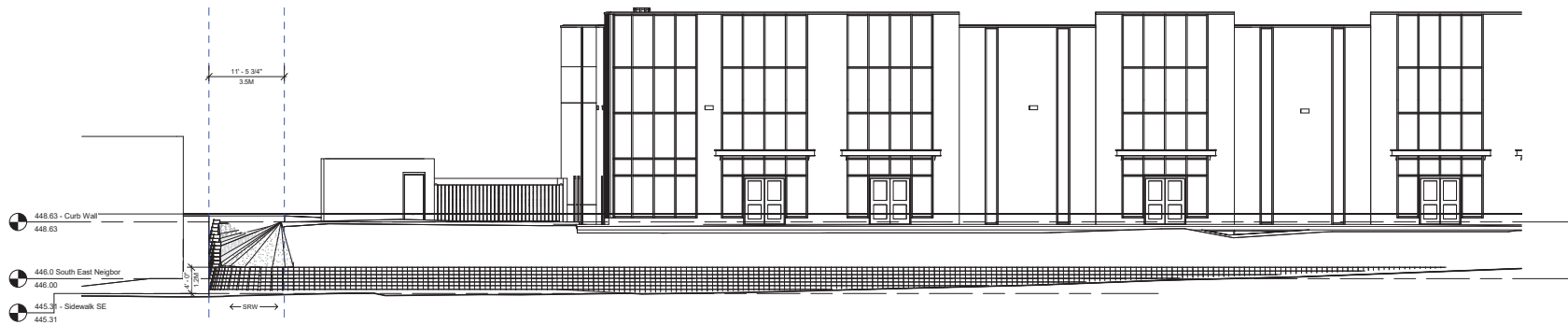
A-120

SCHEDULE B

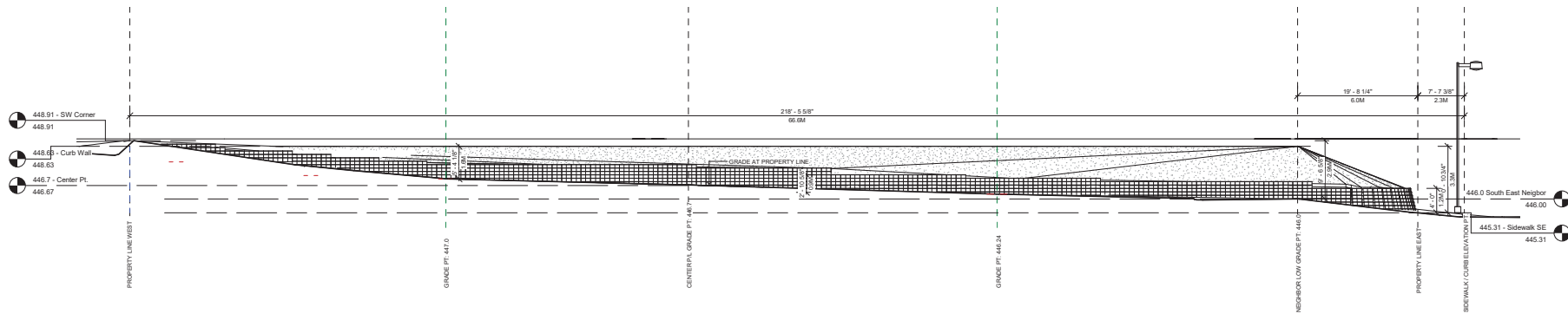
This forms part of application
DP21-0211

Planner Initials: **TC**

City of Kelowna
DEVELOPMENT PLANNING



① Block Wall - S.E. West View
1: 100



② Block Wall - S.E. South View
1: 100

SCHEDULE B

This forms part of application
DP21-0211

Planner
Initials TC



larry proffers | architecture inc
architects & landscape architects

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Vancouver, B.C. V6E 0B2
Phone: 604.418.6080
cliff@clipdevelopments.com

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Surrey, B.C. V3S 6E5
Phone: 604.228-5646
bates@batesconstruction.com

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No.	Description	Date
1	Issue for DP	03/03/2021
2	Revisions & DP	11/23/2021



Quail Ridge Business Centre
Lot 13 - 2175 Mainway
Lot 14 - 2090 Pear Mac Way
Project number: 21-01-209
Date: 07/02/2021

Block Wall Elevations
Drawn by:
Checked by:
Scale: 1:100

A-121



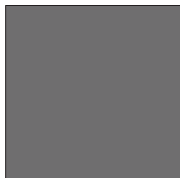
MATERIAL #1
CONCRETE TILT-UP
FINISH: TRAPEZOID FINISH 1/4" DEPTH
COLOR: DESERT SHADOW - (LIGHT GREY)



MATERIAL #2
CONCRETE TILT-UP
FINISH: SMOOTH
COLOR: ANTHRACITE - (DARK GREY)



MATERIAL #3
CONCRETE TILT-UP
FINISH: SMOOTH
COLOR: DESERT SHADOW - (LIGHT GREY)



MATERIAL #4
CONCRETE TILT-UP
FINISH: SMOOTH
COLOR: LIGHT GREY



MATERIAL #4
CURTAIN WALL
GLAZING 2650
COLOR: SMOKED GREY



MATERIAL #5
CURTAIN WALL SPANDEL - METAL
FINISH: SANDBLAST
COLOR: ANTHRACITE - (DARK GREY)



MATERIAL #6
CURVED METAL SPANDEL PANEL
FINISH: BRUSHED
COLOR: BRASS



MATERIAL #7
ALUMINUM MULLION / DOOR PANEL
COLOR: ANODIZED GRAPHITE - (DARK GREY)



MATERIAL #8
PREFINISHED METAL FLASHING
COLOR: CASCADE METALS GRAPHITE - (DARK GREY)



MATERIAL #9
EXTERIOR WALL PACKLIGHT
COLOR: GRAPHITE - (DARK GREY)



MATERIAL #10
OVERHEAD METAL DOOR
COLOR: ANTHRACITE - (DARK GREY)



MATERIAL #12
PREFINISHED STEEL GATE / RAILINGS
COLOR: ANTHRACITE - (DARK GREY)



MATERIAL #13
STEEL DOOR
COLOR: ANTHRACITE - (DARK GREY)

SCHEDULE B

This forms part of application
DP21-0211

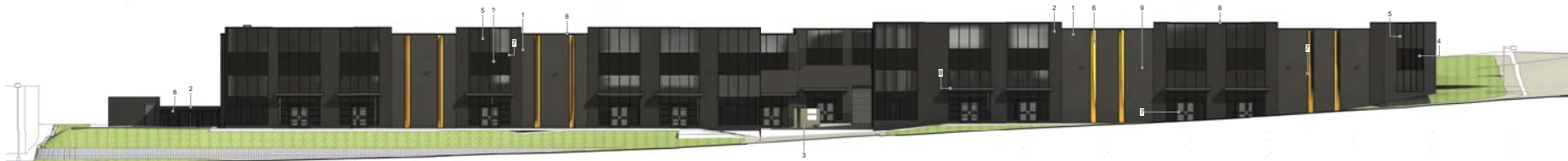
Planner Initials

TC

City of
Kelowna
DEVELOPMENT PLANNING

MATERIALS AND FINISHES	
FINISH	COLOUR
1 TILT-UP CONCRETE-TEXTURED	PAIN - DESERT SHADOW - (LIGHT GREY)
2 TILT-UP CONCRETE-SMOOTH	PAIN - ANTHRACITE (DARK GREY)
3 TILT-UP CONCRETE-SMOOTH	PAIN - DESERT SHADOW (LIGHT GREY)
4 CURTAIN WALL GLAZING - CLEAR	GLAZING - 2650 - SMOKED TINT - (LIGHT GREY)
5 CURTAIN WALL GLAZING - SOLID	GLAZING SPANDEL - ANTHRACITE (DARK GREY)
6 CURTAIN WALL CURVED SPANDEL	CURVED SPANDEL - SOLID - BRUSHED BRASS
7 ALUMINUM MULLION / DOOR PANEL	ANODIZED - GRAPHITE - (DARK GREY)
8 PREFINISHED METAL FLASHING	CASCADE METALS - GRAPHITE - (DARK GREY)
9 EXTERIOR WALL PACKLIGHT	PAIN - GRAPHITE - (DARK GREY)
10 OVERHEAD METAL DOOR	PAIN - ANTHRACITE - (DARK GREY)
11 REVEALS IN TILT-UP CONC. PANELS	TO MATCH CONCRETE
12 PRE-FINISHED STEEL GATE / RAILING	PAIN - ANTHRACITE - (DARK GREY)
13 STEEL DOOR	PAIN - ANTHRACITE - (DARK GREY)
14 TILT-UP CONCRETE-SMOOTH	PAIN - LIGHT GREY

NOTE: SEE SITE DETAILS FOR PANEL TEXTURE



① East Development Elevation
1 : 192

gary pichora | architecture inc
architects in kelowna bc

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Unit 107 - 18277 52nd Ave
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Phone: 604.226-1864
bates@batesconstruction.com

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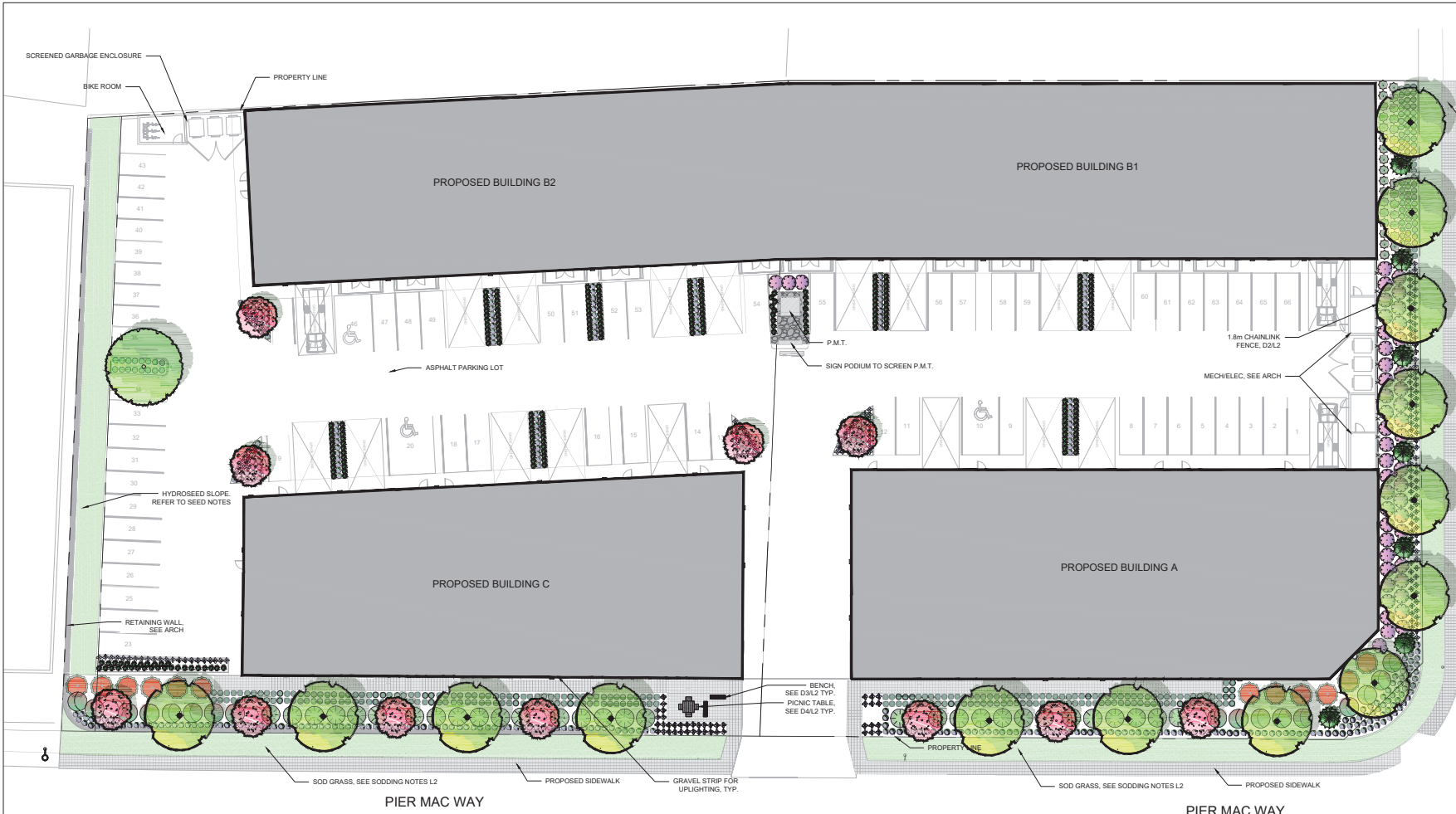
No.	Description	Date
1	Issue for DP	03/03/2021
2	Revisions & DP	11/23/2021



Quail Ridge Business Centre
Lot 13 - 2175 Mainway
Lot 14 - 2090 Pear Mac Way
Project number: 21-01-209
Date: 07/07/2021

Material Board
Drawn by:
Checked by:
Scale: As indicated

A-122



Krahn
GROUP OF COMPANIES
ABBOTSFORD OFFICE
400 - 3407 GLADYS AVE. ABBOTSFORD, BC V3S 2E8
T: 604.853.8821 F: 604.853.1558 www.krahn.com
VANCOUVER OFFICE
1150-2020 VICTORIA WAY VANCOUVER, BC V6B 4Y3
T: 604.204.8952 F: 604.204.8953 www.krahn.com

KD Planning
A Division LTD

- LEGEND**
- SOD GRASS
 - CONCRETE SIDEWALK PAVING
 - RIVER ROCK
 - CHAINLINK FENCE 1.8m

3	2/21/21	ISSUED FOR DP
2	08/02/21	ISSUED FOR DP
1	10/02/21	ISSUED FOR REVIEW
NO.	DATE (MM/DD)	DESCRIPTION
ISSUES & REVISIONS:		
SEAL:		



PROJECT NAME:
QUAIL RIDGE

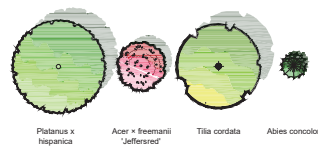
PROJECT ADDRESS:
**2175 MATRIX CRES (PHASE 1)
2000 PIER MAC WAY (PHASE 2)
KELOWNA, BC**

DRAWING TITLE:
LANDSCAPE PLAN

SCALE:	1:200
DRAWN:	RMK
CHECKED:	JT
PROJECT NO:	210539
DRAWING NO:	L1

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KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	SPACING	CONDITION
DECIDUOUS TREES							
1		Platanus x hispanica	London plane	60m cal.	15-25m	As per plan	W.B.
11		Acer x freemanii 'Jeffersred'	Armstrong maple	60m cal.	12-17m	As per plan	W.B.
14		Tilia cordata	Little-leaf linden	60m cal.	15-15m	As per plan	W.B.
CONIFEROUS TREES							
7		Abies concolor	White fir	2.5m ht.	12-21m	As per plan	W.B.
SHRUBS							
12		Cornus verticillata	FARROW Arctic Fire Red Dogwood	45cm	1.8-2.3m	As per plan	62 Pot
17		Ribes alpinum	Alpine currant	30cm	0.9-2.4m	As per plan	62 Pot
48		Physocarpus opulifolius	Ninebark	30cm	1.5-2.4m	As per plan	62 Pot
31		Rosa x 'CHINGWEEST'	Ts'urokita rose	30cm	0.9-1m	As per plan	62 Pot
30		Juniperus horizontalis	ICE BLUE juniper	30cm	0.15-0.5m	As per plan	62 Pot
PERENNIALS, GROUND COVERS, AND GRASSES							
228		Scilla maritima	MAGNUS Purple cornflower	1 Gallon		45cm O.C.	#1 Pot
351		Nigella x fasciata 'Walker's Low'	Walker's Low catmint	1 Gallon		45cm O.C.	#1 Pot
240		Pennisetum alopecuroides	Fountain grass	1 Gallon		45cm O.C.	#1 Pot
537		Perovskia atriplicifolia	Russian sage	1 Gallon		45cm O.C.	#1 Pot



SCHEDULE C

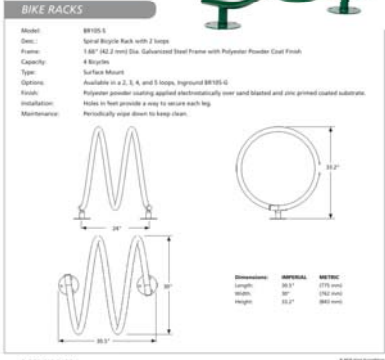
This forms part of application
DP21-0211

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

QUANTITY: 2

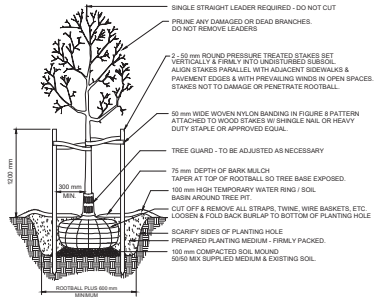
OR APPROVED EQUAL



D1 BIKE RACK N.T.S.



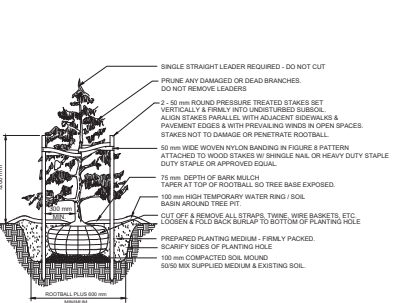
D3 BENCH N.T.S.



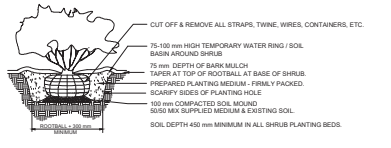
DECIDUOUS TREE N.T.S.



D4 PICNIC TABLE N.T.S.



CONIFEROUS TREE N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.

SCHEDULE

This forms part of application
DP21-0211

Planner Initials **TC**

City of Kelowna

DEVELOPMENT PLANNING

- ### PLANTING NOTES
1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
 2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 4. TREE PROTECTION PER THE MUNICIPAL DETAIL IF REQUIRED.
 5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
 6. SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 450mm
 7. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 8. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
 9. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
 10. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TRAINING FOR EACH SPECIES.
 11. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - 11.1 Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
 - 11.2 Maintenance and additional installation of mulch.
 - 11.3 Weed removal.
 - 11.4 Disease control.

- ### GENERAL NOTES
1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 5. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SHEFT AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

- ### SODDING NOTES
1. SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
 - 40% BLEND OF (B) VARIETIES OF KENTUCKY BLUEGRASS
 - 40% OVERSEEDING PERennial
 - 20% PERENNIAL RYEGRASSUSE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE.
 2. LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOW. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
 3. PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
 4. DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
 5. LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT JOINTS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
 6. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

- ### IRRIGATION NOTES
1. IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
 2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUNDS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
 3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
 4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
 5. USE POP-UP SPRINKLER HEADS.
 6. DO NOT SPRAY WATER ONTO TREE TRUNKS.



3	2/21/21	ISSUED FOR DP
2	08/09/21	ISSUED FOR DP
1	10/09/21	ISSUED FOR REVIEW
NO.	DATE (MM/DD)	DESCRIPTION
ISSUES & REVISIONS:		
SEAL		



PROJECT NAME:
QUAIL RIDGE

PROJECT ADDRESS:
**2175 MATRIX CRES (PHASE 1)
2000 PIER MAC WAY (PHASE 2)
KELOWNA, BC**

DRAWING TITLE:
DETAIL & NOTES

SCALE	AS NOTED
DRAWN	RMK
CHECKED	JT
PROJECT NO.	210539
DRAWING NO.	

L2

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DP21-0211

2175 Matrix Cr & 2090 Pier Mac Way

Development Permit Application



Proposal

- ▶ To consider the form and character of a new three-building industrial development.

Development Process

May. 11th, 2021

Development Application Submitted



Staff Review & Circulation



Dec. 6th, 2021

Development Permit



Building Permit

} Council
Approval

Context Map



Subject Property Map

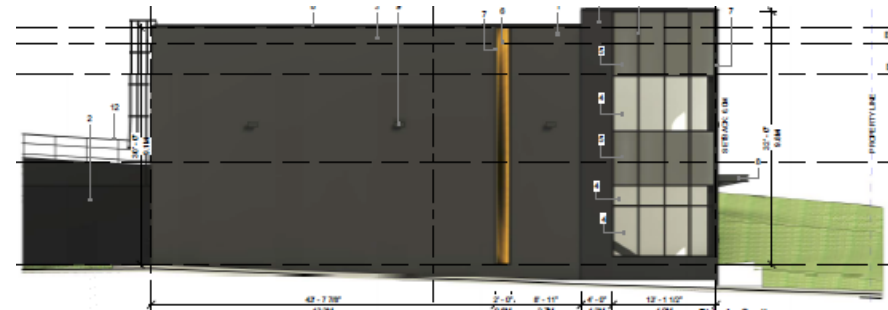
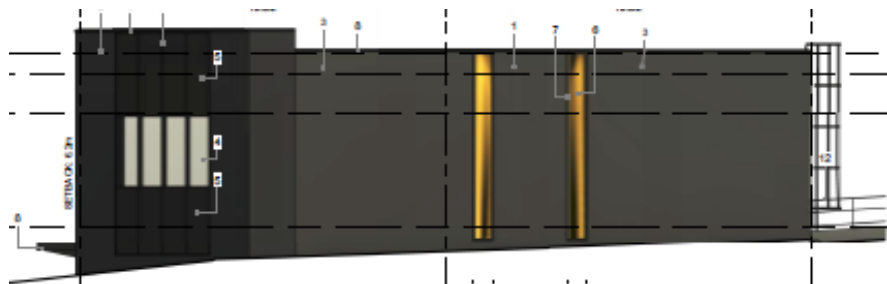


Project Details

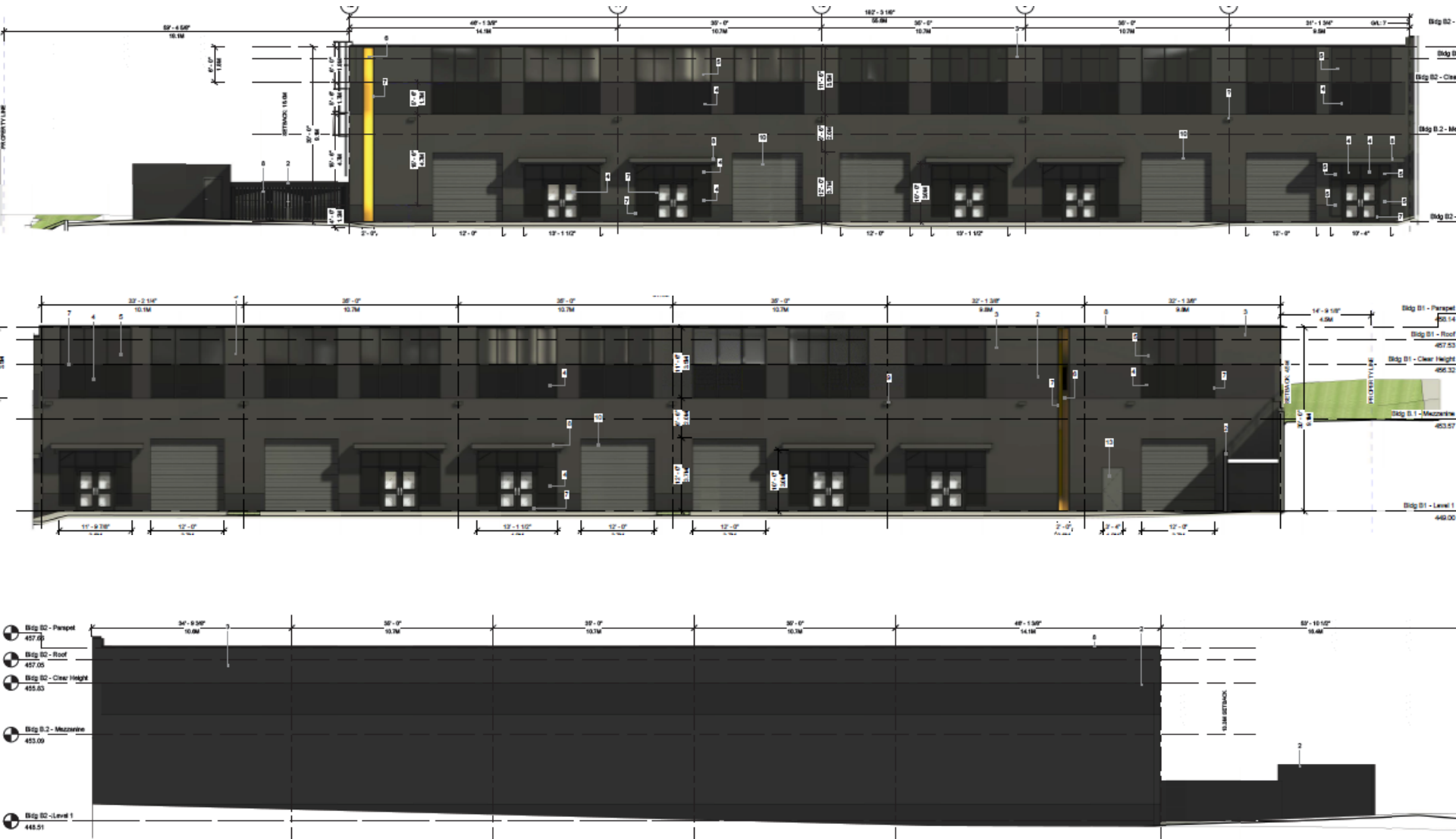
- ▶ The proposal is for three new industrial buildings.
- ▶ The proposed buildings will be 4,381m² in size.
 - ▶ The DP is required to be signed off by MOTI.
- ▶ All access will be off Pier Mac Way.
- ▶ There are no variances required as part of the proposal.

Site plan for the proposed 10000 sq ft building. The plan shows a large rectangular building with a central entrance and multiple parking spaces. The building is divided into four sections: BLDG. B.1, BLDG. B.2, BLDG. C, and BLDG. A. The plan includes dimensions, setbacks, and property lines. A north arrow is located in the top right corner. The plan is titled "PIER MAC WAY" and "PROPOSED SITE ENTRANCE".

Building A



Building B



Building C



Materials



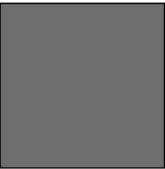
MATERIAL #1
CONCRETE TILT UP
FINISH: TILT UP, TEXTURED
COLOR: DESERT SHADOW - (LIGHT GREY)



MATERIAL #2
CONCRETE TILT UP
FINISH: SMOOTH
COLOR: ANTHRACITE - (DARK GREY)



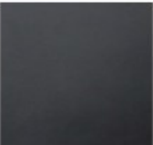
MATERIAL #3
CONCRETE TILT UP
FINISH: SMOOTH
COLOR: DESERT SHADOW - (LIGHT GREY)



MATERIAL #4
CONCRETE TILT UP
FINISH: SMOOTH
COLOR: LIGHT GREY



MATERIAL #5
CURTAIN WALL
GLAZING: SOLID
COLOR: SMOKED GREY



MATERIAL #6
CURTAIN WALL SPANDREL - METAL
FINISH: SANDBLAST
COLOR: ANTHRACITE - (DARK GREY)



MATERIAL #7
CURTAIN WALL SPANDREL - PANEL
FINISH: BRUSHED
COLOR: BRASS



MATERIAL #8
ALUMINUM MULLION / DOOR PANEL
COLOR: ANODIZED GRAPHITE - (DARK GREY)



MATERIAL #9
PREFINISHED METAL FLASHING
COLOR: CARBON METALS GRAPHITE - (DARK GREY)



MATERIAL #10
EXTERIOR WALL PACKLIGHT
COLOR: GRAPHITE - (DARK GREY)



MATERIAL #11
OVERHEAD METAL DOOR
COLOR: ANTHRACITE - (DARK GREY)



MATERIAL #12
PREFINISHED STEEL GATE RAILINGS
COLOR: ANTHRACITE - (DARK GREY)



MATERIAL #13
STEEL DOOR
COLOR: ANTHRACITE - (DARK GREY)

MATERIALS AND FINISHES	
FINISH	COLOR
1. TILT UP CONCRETE TEXTURED	PAINT - DESERT SHADOW - (LIGHT GREY)
2. TILT UP CONCRETE SMOOTH	PAINT - ANTHRACITE - (DARK GREY)
3. TILT UP CONCRETE SMOOTH	PAINT - DESERT SHADOW (LIGHT GREY)
4. CURTAIN WALL GLAZING - CLEAR	GLAZING - (CLEAR) - (SMOKED TINT) - (LIGHT GREY)
5. CURTAIN WALL GLAZING - SOLID	GLAZING SPANDREL - ANTHRACITE (DARK GREY)
6. CURTAIN WALL CURVED SPANDREL	CURVED SPANDREL - SOLID - BRUSHED BRASS
7. ALUMINUM MULLION / DOOR PANEL	ANODIZED - GRAPHITE - (DARK GREY)
8. PREFINISHED METAL FLASHING	CARBON METALS - GRAPHITE - (DARK GREY)
9. EXTERIOR WALL PACK LIGHT	PAINT - GRAPHITE - (DARK GREY)
10. OVERHEAD METAL DOOR	PAINT - ANTHRACITE - (DARK GREY)
11. RAILINGS IN TILT UP CONCRETE	TO MATCH CONCRETE
12. PRE FINISHED STEEL GATE RAILINGS	PAINT - ANTHRACITE - (DARK GREY)
13. STEEL DOOR	PAINT - ANTHRACITE - (DARK GREY)
14. TILT UP CONCRETE SMOOTH	PAINT - LIGHT GREY

NOTE: SEE SITE DETAILS FOR PANEL TEXTURE



Rendering



Rendering



Rendering



Rendering



Landscape Plan



Staff Recommendation

- ▶ Staff recommend **support** of the Development Permit and Development Variance Permit
 - ▶ Consistent with OCP urban design guidelines.
 - ▶ Will meet the intent of the Airport Business Park.
 - ▶ The building will meet all Development Regulations.



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12242

Z21-0008

4653 Gordon Drive

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A District Lot 357, ODYD, Plan EPP110189 located on Gordon Drive, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 12th day of July, 2021.

Public Hearing waived by the Municipal Council this 12th day of July, 2021.

Read a second and third time by the Municipal Council this 9th day of August, 2021.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12255

Z21-0053

384 Braeloch Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1 Section 23 Township 28 SDYD Plan 18996 located at Braeloch Road, Kelowna, BC from the RR2 – Rural Residential 2 zone to the RU1 – Large Lot Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 26th day of July, 2021.

Public Hearing waived by the Municipal Council this 26th day of July, 2021.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12293

Z21-0081

632 Bechard Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 4 District Lot 134, ODYD, Plan 30130 located on Bechard Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

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

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: December 6, 2021

To: Council

From: City Manager

Subject: 2022 Financial Plan – Preliminary Budget Volume

Department: Financial Planning

Recommendation:

THAT Council receives for information, the presentation from the Financial Services Division dated December 6, 2021 with respect to the 2022 Financial Plan – Preliminary Budget Volume

Purpose:

To provide an overview of the 2022 Financial Plan – Preliminary Budget Volume

Background:

Local Governments must adopt a Financial Plan, in accordance with the Local Government Act and the Community Charter before May 15 each year. The City of Kelowna's Financial Plan is made up of three budget volumes; Preliminary, Carryover and Final.

The attached presentation provides a summary of the key financial impacts for the 2022 Financial Plan – Preliminary Budget Volume prior to Budget Deliberation Day on Thursday, December 9, 2021.

The City of Kelowna works to manage public funds responsibly and make the right decisions to safeguard our great community. We do this by using guidance from our strong Imagine Kelowna vision, sound master plans and well-defined Council Priorities in the financial decisions we make including the annual Financial Plan. This plan prioritizes investments today, while also remaining fiscally responsible, to build a strong future for tomorrow.

The 2022 Financial plan continues our post pandemic path with investments in public safety, as well as, reviving vibrancy and community spaces by creating more parks and green spaces, taking action on climate change with investment in active and alternative transportation, and continuing to work with

other organizations and levels of government, while also renewing existing assets and maintaining services that the community relies on every day.

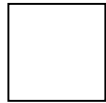
Municipalities are not permitted to run a deficit, therefore the City is committed to operate within a balanced budget. This financial plan encourages diversity of revenue sources such as reserves, grants and other revenues to reduce the reliance on taxation. Taxation is an essential piece of the overall source of funding, to that end, the 2022 Preliminary Budget proposes a 3.49 per cent tax increase.

Through strong financial management and clear budgeting processes, we have set our sights on moving forward in 2022 to deliver infrastructure, services, and policies to guide us in being the best Kelowna for our citizens.

Submitted by:

Kevin Hughes, CPA, CA
Corporate Financial Planning Manager

Approved for inclusion:



GD

cc:

G. Davidson, Divisional Director, Financial Services
J. Shaw, Asset Management and Capital Planning Manager
M. Antunes, Budget Supervisor

Attachment:

1. 2022 Financial Plan - Preliminary Volume Overview Powerpoint.

A decorative graphic on the left side of the slide consisting of overlapping triangles in shades of green and blue, with three small blue triangles pointing downwards.

2022

FINANCIAL PLAN
overview

Dec. 6, 2021
Council Chambers

#kelownabudget
kelowna.ca/budget





Agenda

- ▶ Well positioned
- ▶ Kelowna by the numbers
- ▶ Preliminary timeline
- ▶ Tax demand
- ▶ General fund
- ▶ Capital program
- ▶ Other municipal funds
- ▶ Reserve and debt
- ▶ Assessment and taxation



Well Positioned

- ▶ Investments in Safety
- ▶ Reviving vibrancy and community spaces post pandemic
- ▶ Investing in parks and green spaces
- ▶ Building and Permitting Increase

Kelowna by the numbers

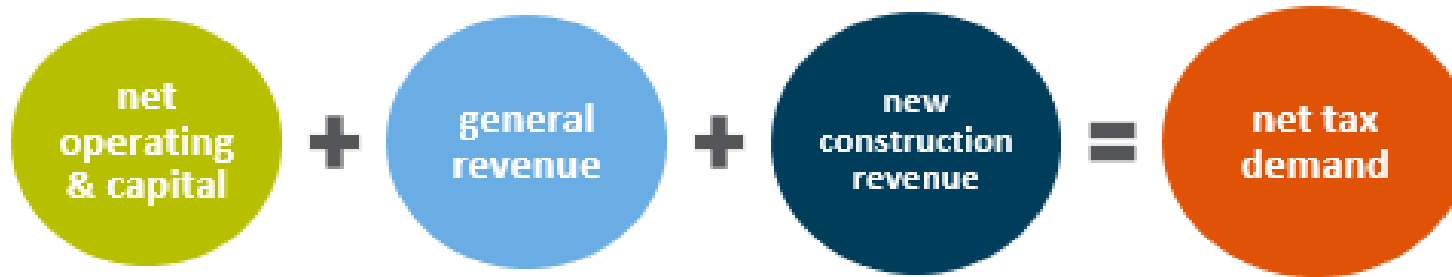




2022 Preliminary volume timeline

Council Outlook	July 14
City Manager's review	Oct. 12-14
Council update	Nov. 15
Council Financial Plan overview	Dec. 6
Council Financial Plan deliberation	Dec. 9

Analysis of tax demand



Net Operating + Capital	\$178.2M	
General revenues	+(12.1)	
New Construction Revenue	<u>+(2.9)</u>	
2022 Tax demand	\$163.2M	→ 3.49%

General Fund

- ▶ Continued Commitment to public safety
- ▶ Reviving vibrancy and community spaces
- ▶ Development of green spaces
- ▶ Action on Climate Change



2022 Capital Investment

- ▶ Guided by the 10-Year Capital Plan
- ▶ 102 P1 projects
- ▶ 12 Capital Cost Centers
- ▶ \$105.2M

City of Kelowna

City of Kelowna's 10-Year Capital Plan *Building a City of the Future*



91%
of citizens are
satisfied with City
services



\$1.49B
in infrastructure
investments to renew,
enhance and grow



Working together:





Annual Capital Plan

Cost Centre	Capital Investment (\$ million)
Real Estate and Parking	\$ 5.1
Buildings	\$ 7.8
Parks	\$23.8
Transportation	\$14.7
Solid Waste	\$ 4.4
Storm Drainage	\$9.7
Information Services	\$1.0
Vehicle or Mobile Equipment	\$5.2
Fire	\$3.9
Water	\$5.4
Wastewater	\$20.0
Airport	\$4.2
Annual Capital Plan Total	\$105.3



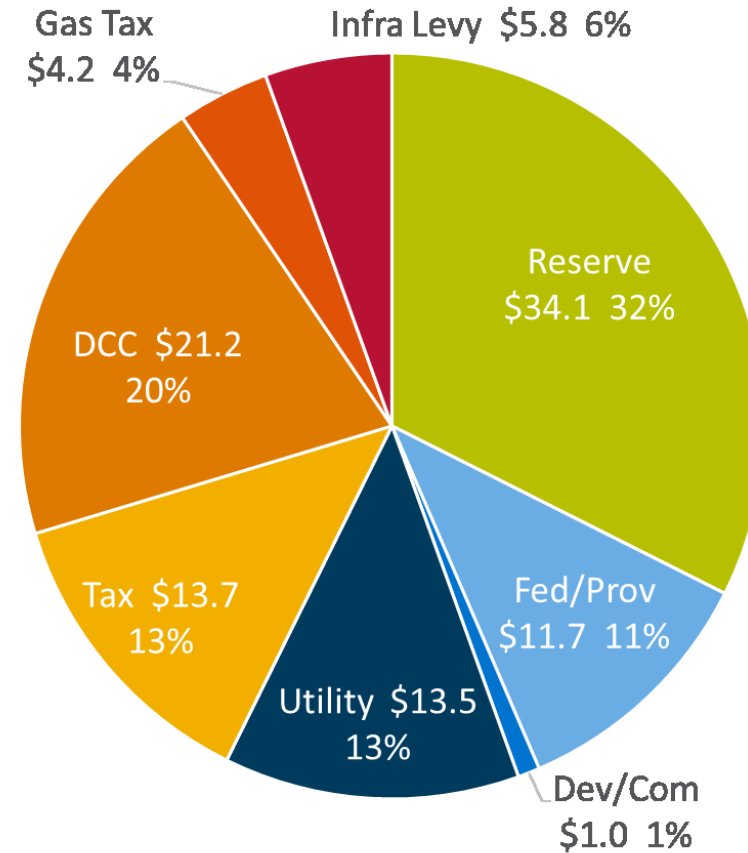
Infrastructure investment by category

- ▶ \$105.3M total investment
- ▶ Renewal of critical aging infrastructure (\$39.9M),
- ▶ Infrastructure to support growth (\$46.8M)
- ▶ Infrastructure to improve services (\$18.5M)

Capital by type:			
	Renew	Growth	New
>	38%	44%	18%

2022 Capital funding

- ▶ Capital funded from variety of sources
- ▶ 13% (\$13.7M) funded from taxation
- ▶ Large contribution from reserves
- ▶ DCC contribute (\$21.2M)
- ▶ Gas tax (\$4.2M)
- ▶ 6% Levy (\$5.8M)
- ▶ Grants (\$11.7 M)



City of **Kelowna**

Total investment - \$105.3 M

Recreation, cultural and public facilities

- ▶ PRC Replacement
- ▶ Capital News Centre Expansion
- ▶ Building Renewal



Vibrant parks, playgrounds and beaches

- ▶ Parkland acquisition
- ▶ DeHart Park
- ▶ Glenmore Recreation
- ▶ MRP Softball Diamonds
- ▶ Knox Mountain
- ▶ Mill Creek Linear park
- ▶ Access for All improvements
- ▶ Infrastructure Renewal



Safer, healthier ways to move around the City

Kelowna's annual capital plan invests in

safer, healthier ways to move around the City



- ▶ Active transportation expansion
- ▶ Major road improvements
- ▶ Road and bridge renewal
- ▶ Sidewalk expansion
- ▶ Transit upgrades
- ▶ New and emerging technology
- ▶ Traffic signals, streetlights and communication

Protection of the environment

Kelowna's annual capital plan invests in

protection of the environment



- ▶ Extend service life of landfill by 75 years
- ▶ Mill Creek Flood protection
- ▶ Removal of septic systems
- ▶ Safe, clean and reliable drinking water
- ▶ Water conservation – water meters
- ▶ Slope stability – Knox Mtn.
- ▶ Reduce GHGs

Link Kelowna to the world

- ▶ Airport Improvements:
 - ▶ Airside
 - ▶ Groundside
 - ▶ Terminal



Technology and innovation future-ready

- ▶ Electric vehicle charging stations
- ▶ Asset Management
- ▶ Major system upgrades
- ▶ Communication Network upgrades





Capital challenges

- ▶ COVID-19 pandemic impacts
- ▶ Aging infrastructure
- ▶ Growing community
- ▶ Demand for more and improved services
- ▶ Construction and land costs

THE CITY
OWNS &
MAINTAINS
INFRASTRUCTURE
VALUED AT

**\$3.9
BILLION**

14% ↑
CONSTRUCTION
COSTS

40% ↑
LAND COSTS

Annual Capital Plan

- ▶ What are we **not** investing in?
 - ▶ 21 P2 projects
 - ▶ Total Value \$14M
 - ▶ City Share \$12M





Municipal Funds





Water utility

Water operating & debt payments \$14.8M
DCC Pipes (Mains) \$500k
Network & Facility Renewal/Improv. \$4.3M
Irrigation Network Improv. \$470k



Wastewater utility



Wastewater operating \$13.3M
DCC projects \$2.1M
Network & facility renewal/improv. \$16.7M



Airport



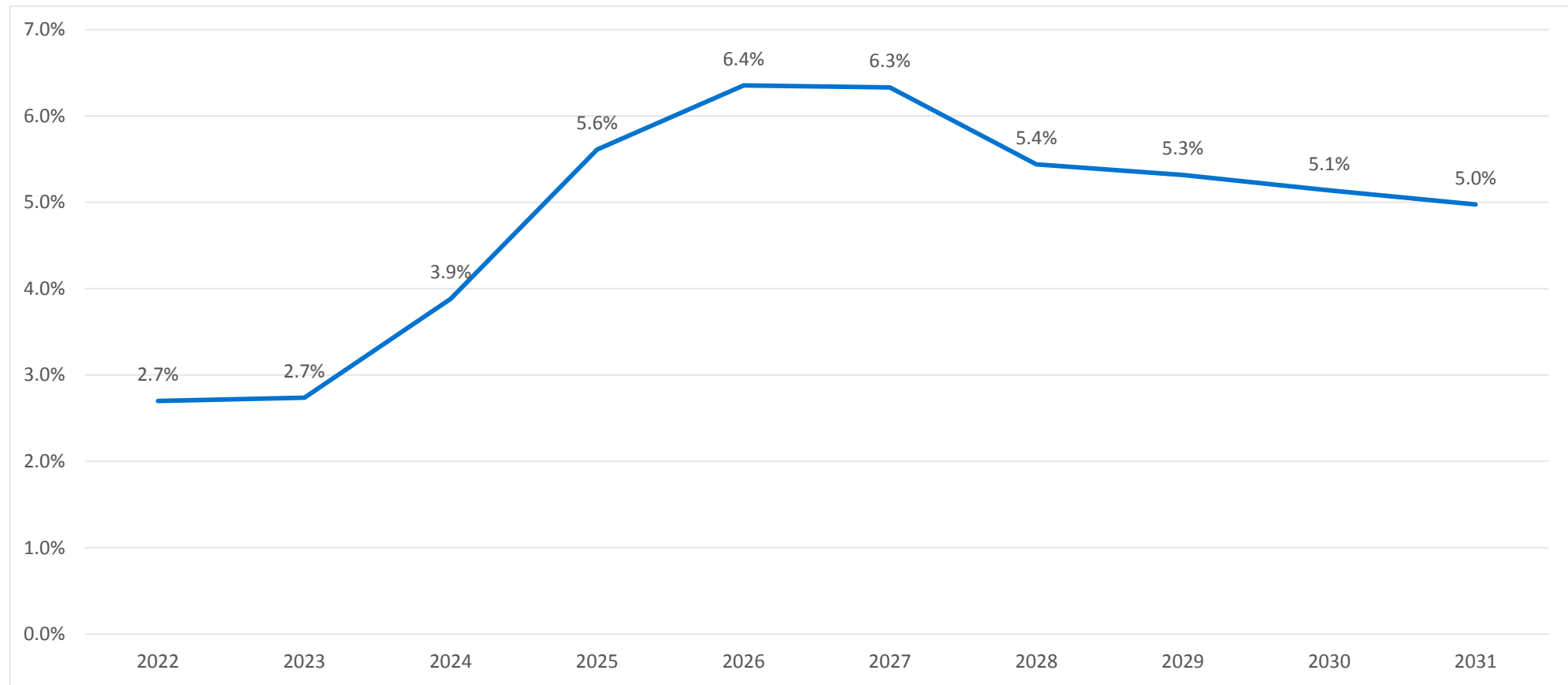
	2022
Revenue	\$39.9M
Operating cost	21.5M
Capital program	<u>4.2M</u>
Reserve contribution	\$18.4M
Passenger forecast	1.7M



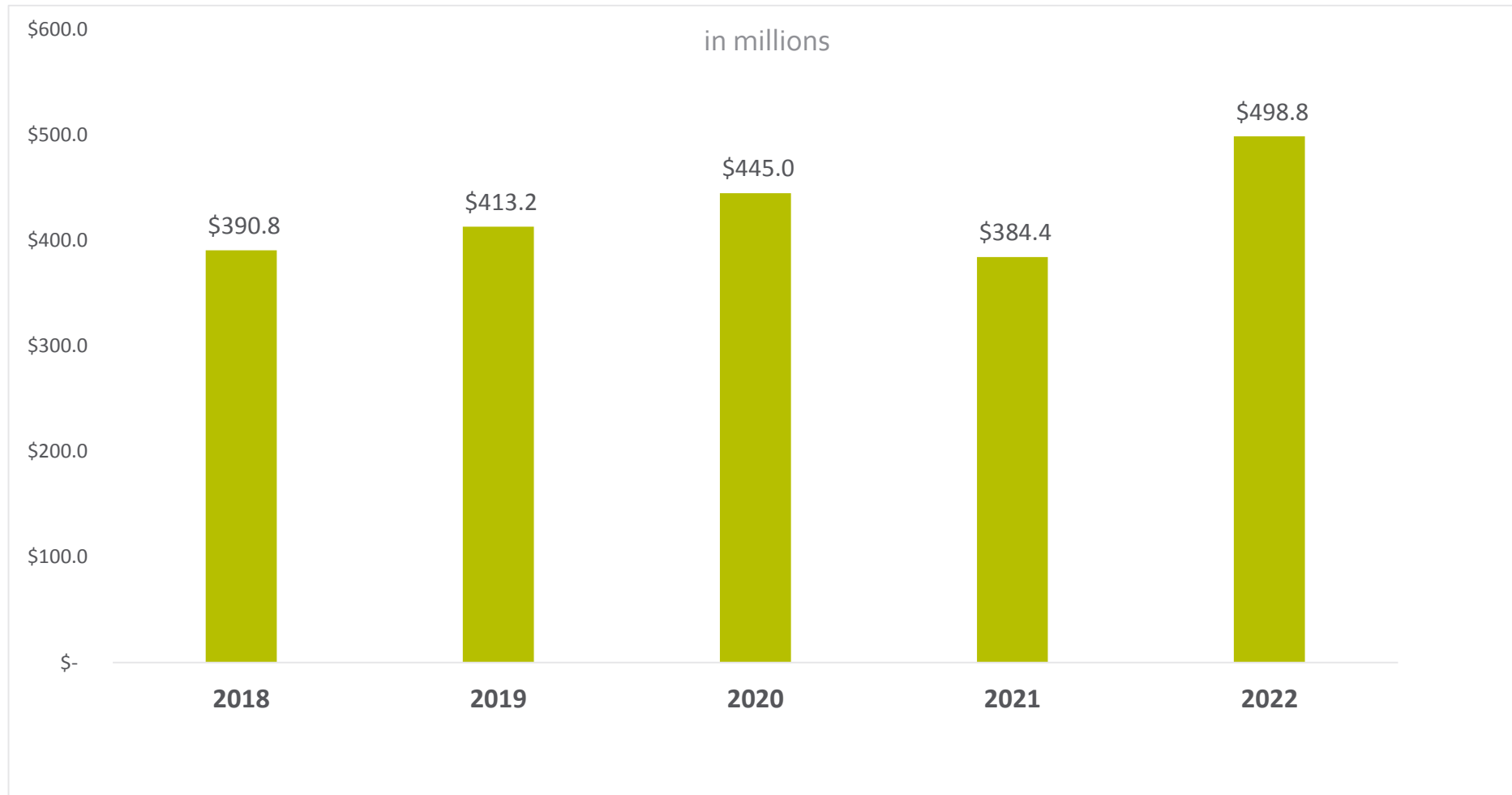
Debt and Reserves



Debt obligations – General Fund



Reserves and fund equity





Assessment and Taxation





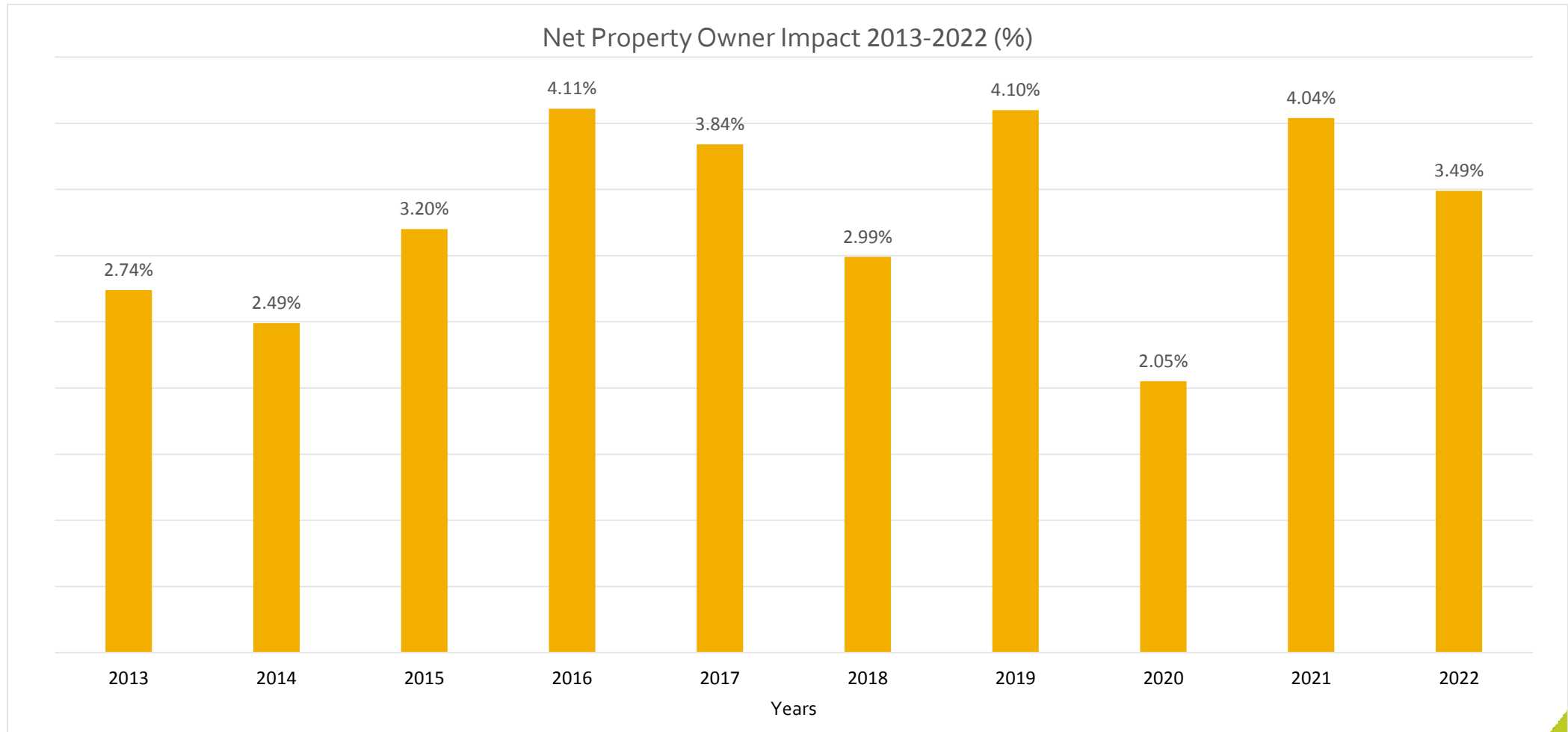
Taxation impact



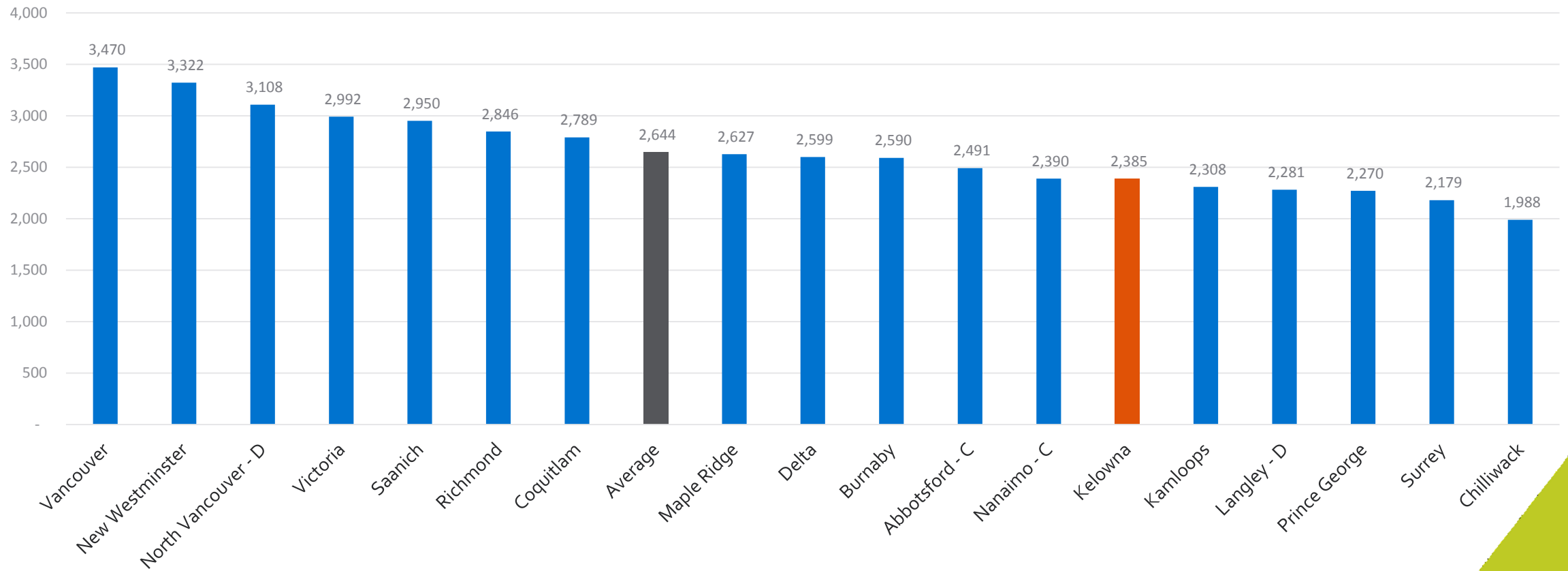
- ▶ Average Single-Family Home preliminary assessed at \$899,190
- ▶ Municipal Tax estimated at \$2,277 for 2022
- ▶ Increase \$6.40/month



10 Year tax rate history



2021 Property tax information





Questions?

For more information, visit
kelowna.ca/budget

Report to Council



Date: December 6, 2021
To: Council
From: City Manager
Subject: Update on the Climate and Environment Review
Department: Planning & Development Services

Recommendation:

THAT Council receives, for information, the Staff update on the Climate and Environment Review, dated December 6, 2021;

Purpose:

To update Council on the progress of the Climate and Environment Review, and to provide an outline of the next steps in the review.

Background:

On May 31, 2021, Staff presented Council with the work proposed for the Climate and Environment (C&E) Review.¹ The Report outlined the main components of the project (e.g., scope, benefits, key team members), including the following objectives:

- Establish, through Staff and community engagement, a corporate framework related to C&E, including key priorities, and objectives.
- Determine the effectiveness of the City's current C&E related policies, programs, resources, actions, and systems relative to the established framework.
- Determine the gaps of the City's current C&E related policies, programs, resources, actions, and systems relative to the established framework.
- Provide a series of recommendations to advance the priorities, and objectives related to C&E.

The scope of this project includes the five key phases presented in Figure 1. Phase 1 (Initiate) and 2 (Identify) are complete and Phase 3 (Analyze) is in progress. Phase 4 (Recommend) will occur in 2022

¹ COK. 2021. May 31, 2021 PM Council Session, Item 5.2. Retrieved from:
<https://kelownapublishing.escribemeetings.com/Meeting.aspx?Id=cbb59138-egd3-4a1e-868e-85176ffa1f4e&Agenda=Agenda&lang=English&Item=37&Tab=attachments>

and Phase 5 (Implement) will occur in 2022 and 2023 pending Council endorsement of the recommendations.

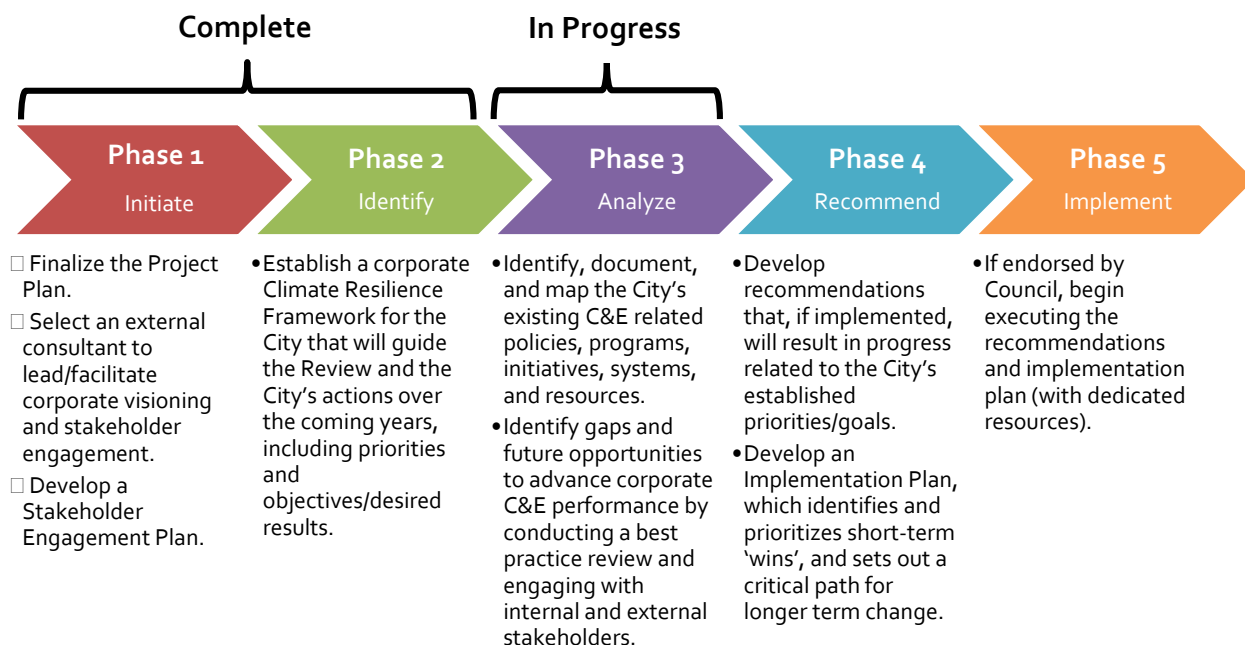


Figure 1: Project Phases

The Report also outlined the expected deliverables for the project. While the main deliverable is a report recommending City actions to take more significant steps forward in the areas of climate action and environmental protection (expected Q3 2022), it was suggested Staff update Council in Q4 of 2021 regarding project progress, including a summary of the Corporate Climate Resilience Framework, which includes key priorities and objectives.

Project Progress:

Over the past several months, Staff completed the following activities related to the C&E Review:

- **Phase 1 – Project Initiation:**
 - *May - June:* Completed the Project Plan, including Stakeholder Engagement Plan.
 - *July:* Engaged Neilson Strategies Inc. to lead/facilitate corporate visioning, C&E service review, and stakeholder engagement.
- **Phase 2 – Identify Corporate Priorities:**
 - *July – November:* Researched elements of the draft Climate Resilience Framework, including a review of current City priorities/objectives related to C&E and best practices from other communities.
 - *October 19:* Hosted a workshop with 35 City Staff to brainstorm a C&E corporate set of priorities and objectives that informed the Climate Resilience Framework.

- *November:* Created the draft Climate Resilience Framework (Attachment 1) that was informed by the October 19 workshop and internal/external research.
- **Phase 3 – Analyze Current State to Determine Gaps:**
 - *July – Present:* Conducted 15 structured interviews with City Department Managers and/or Subject Matter Experts to begin analyzing the City’s existing C&E related policies, programs, initiatives, systems, and resources.
 - *July – Present:* Conducted six structured interviews with representatives from other municipalities to assess how other local governments of similar size are resourced related to climate action and environmental protection.

Draft Climate Resilience Framework:

Using information gathered from a review of current City priorities/objectives related to C&E (e.g., 2040 OCP, Imagine Kelowna, Council Priorities 2019-2022, Draft 2040 Transportation Master Plan, Community Climate Action Plan), best practices from other communities, and feedback from Staff at the October 19 workshop, Staff established a draft Climate Resilience Framework. The Framework is intended to be the City’s roadmap to achieving the climate action and environmental protection elements of the Imagine Kelowna’s vision: *“Kelowna is a thriving mid-sized city that welcomes people from all backgrounds. We want to build a successful community that honours our rich heritage and also respects the natural wonders that contribute to our identity. As a place with deep agricultural roots, Kelowna understands the need to protect our environment, manage growth and be resilient as our future unfolds.”*

The Framework is organized around five pathways to ensure the vision is achieved. The pathways focus on the following priorities:

- Demonstrate corporate climate leadership
- Reduce community greenhouse gas (GHG) emissions
- Adapt to a changing climate
- Protect our unique natural environment
- Shift to a circular economy

Each pathway consists of five desired results that are the ‘end-states’ that must be met to advance each priority. While each pathway is distinct, they are also interconnected, and together create a climate resilient system.

The Framework also outlines six lenses, informed by best practice research and Staff engagement, that form the key values behind the vision:

- **Indigenous Knowledge:** embed the knowledge that the syilx Okanagan people have accumulated over generations of living in the Okanagan into decision-making.
- **Equity:** consider the impacts of all people and biota, providing varying levels of support based on individual need or ability.

- **Affordability:** consider the initiative's impact on residents' ability to pay for the necessities of life. This includes upfront costs (e.g., housing purchase price) but also lifecycle costs (e.g., utility bills).
- **Co-benefits:** recognizing the interconnectedness of the pathways, pursue integrated strategies that advance multiple priorities (e.g., low carbon solutions that also reduce risk to climate impacts).
- **Innovation:** seek solutions that incorporate new technology or tools that enrich conventional approaches.
- **Financial Prudence:** balance costs with impact and return on investment.

The intent is to apply these lenses to everything the City does related to climate action and environmental protection.

For the purposes of the C&E Review, the Framework will act as the measuring stick to analyze gaps and organize recommendations. Beyond the scope of the Review, the Framework could be used to track progress and guide environmental action in a more systematic and strategic manner at the City. The long-term objective is for the Framework to be developed as a strategic management hub, bringing together the range of climate/environment-related actions across the organization and aligning them to priorities and desired results. In this manner the Framework could provide a mechanism for visualizing and reviewing the broad range of the City's environmental actions holistically and assessing overall progress through key performance indicators.

Conclusion and Next Steps:

With the Climate Resilience Framework drafted, Staff will now focus on:

- Refining the Framework through Staff and community feedback.
- Continuing to identify, document, and map the City's existing C&E related policies, programs, initiatives, systems, and resources and identify gaps relative to the Framework.
- Understanding how the City is performing relative to the priorities and desired results presented in the Framework.
- Identifying opportunities to advance corporate C&E performance by conducting a best practice review and engaging with internal and external stakeholders.

Internal Circulation:

- Communications
- Policy & Planning

Existing Policy:

- Council Priorities 2019-2022:
 - Environmental Protection
 - Community and corporate GHG emissions are decreasing;

- Neighbourhoods and city infrastructure are resilient and adaptable to climate change;
 - Predictive modelling and forecasting is improving; and
 - The City's response to extreme weather events minimizes disruption to delivering regular operations.
- Imagine Kelowna goals:
 - Protect land, water & air
 - Protect agricultural land
 - Preserve Okanagan Lake as a shared resource
 - Take action in the face of climate change.²
 - 2040 OCP (Draft) – Pillars:
 - Take action on climate
 - Protect and restore our environment

Submitted by:

C. Ray, Champion of the Environment

Approved for inclusion:



Ryan Smith, Director of Planning & Development Services

² City of Kelowna. 2018. Imagine Kelowna: the Visions to 2040. Retrieved from: https://www.kelowna.ca/sites/files/1/docs/related/imagine_kelowna_short_report_digital.pdf.

Climate Resilience Framework (Draft)

The roadmap to effective climate action and environmental protection.

Lenses that we apply to our work:

- 
- Indigenous Knowledge
 - Equity
 - Affordability
 - Co-benefits
 - Innovation
 - Financial Prudence

Imagine Kelowna Vision

Kelowna is a thriving mid-sized city that welcomes people from all backgrounds. We want to build a successful community that honours our rich heritage and also **respects the natural wonders that contribute to our identity**. As a place with deep agricultural roots, Kelowna understands the need to protect our environment, manage growth and be resilient as our future unfolds.

City plans that inform the framework:

- Council Priorities 2019-2022
- Imagine Kelowna (The Vision to 2040)
- 2040 Official Community Plan (Draft)
- 2040 Transportation Master Plan (Draft)
- 2018 Community Climate Action Plan

Pathways to achieve the vision.

CORPORATE

COMMUNITY



Demonstrate Corporate Climate Leadership

Climate resiliency is embedded into City operations.

Procurement prioritizes environmental sustainability.

Lead the way in zero-emission fleets.

Lead the way in energy efficient buildings.

The City is a trusted resource hub for community climate action.



Reduce GHG emissions

Growth is centered in connected, walkable, Urban Centres and Core Area.

Households depend less on the automobile and embrace active transportation and transit.

Vehicles are zero-emission.

New and existing buildings are energy efficient and low-carbon.

Energy is 100% renewable.



Adapt to a Changing Climate

Water consumption is in line with a changing water supply.

The community is prepared for and resilient to changing precipitation patterns.

The community is prepared for and resilient to changing temperature patterns.

The risks related to invasive species is low.

Ecosystem services are valued and green infrastructure is embraced.



Protect our Unique Natural Environment

Okanagan Lake and its tributaries are protected.

The community has a healthy and viable urban forest.

Air pollution and people's exposure to air pollutants is low.

Biodiversity and landscape diversity are preserved and enhanced.

Environmentally sensitive areas are protected from development impacts.



Shift to a Circular Economy

Agricultural land thrives to support a sustainable local food system.

Waste is diverted from the Glenmore Landfill.

Resources are recovered from waste.

Buildings have low embodied carbon.

The sharing economy along with products-as-service models are growing.

PRIORITIES

DESIRED RESULTS



Update: Climate and Environment Review

December 6, 2021

Purpose

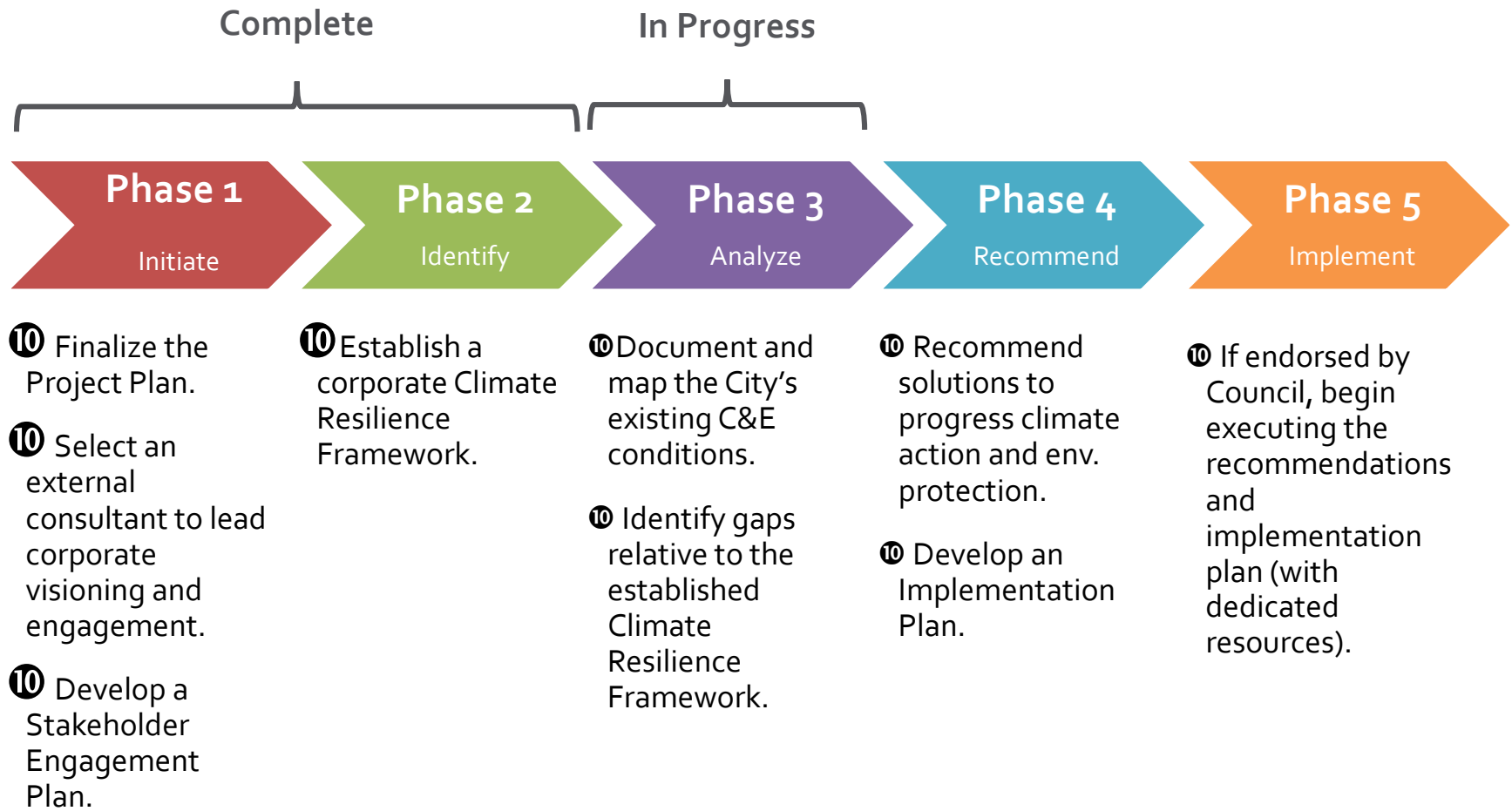
- ▶ To update Council on the **progress of the Climate and Environment Review.**
- ▶ To present the **Draft Climate Resilience Framework.**
- ▶ To highlight several **current project** that are advancing climate action and/or environmental protection.



Objectives

- ▶ Establish, through staff and community engagement, **key priorities and objectives** related to climate action and environmental protection (C&E).
- ▶ Determine the effectiveness and **gaps** of the City's current C&E related policies, programs, actions, systems, and resources.
- ▶ Provide a series of **recommendations** to advance the C&E priority.

Scope of Work



Actions To-Date

1 - Project Initiation

- **Jun:** Completed the Project Plan.
- **Jul:** Engaged Neilson Strategies Inc. to lead/facilitate visioning and engagement.

2 – Identify Corporate Priorities

- **Jul – Nov:** Internal and best practice review for Climate Resilience Framework.
- **Oct. 19:** Hosted a workshop with 35 staff.
- **Nov:** Drafted Framework.

3 – Analyze Current State

- **Jul – Present:** Conducted 15 structured interviews with relevant Staff.
- **Jul – Present:** Conducted 6 structured interviews with reps from other LG's.

Framework - Structure

Imagine Kelowna Vision:

Kelowna is a thriving mid-sized city that welcomes people from all backgrounds. We want to build a successful community that honours our rich heritage and also respects the natural wonders that contribute to our identity. As a place with deep agricultural roots, Kelowna understands the need to protect our environment, manage growth and be resilient as our future unfolds.

City Plans

- Council Priorities
- Imagine Kelowna
- 2040 OCP
- 2040 TMP
- Community Climate Action Plan



Inform



5 interconnected pathways:

- Corporate Climate Leadership
- Reduce GHG Emissions
- Adapt to a Changing Climate
- Protect our Unique Natural Environment
- Shift to a Circular Economy

Put into action



Apply to



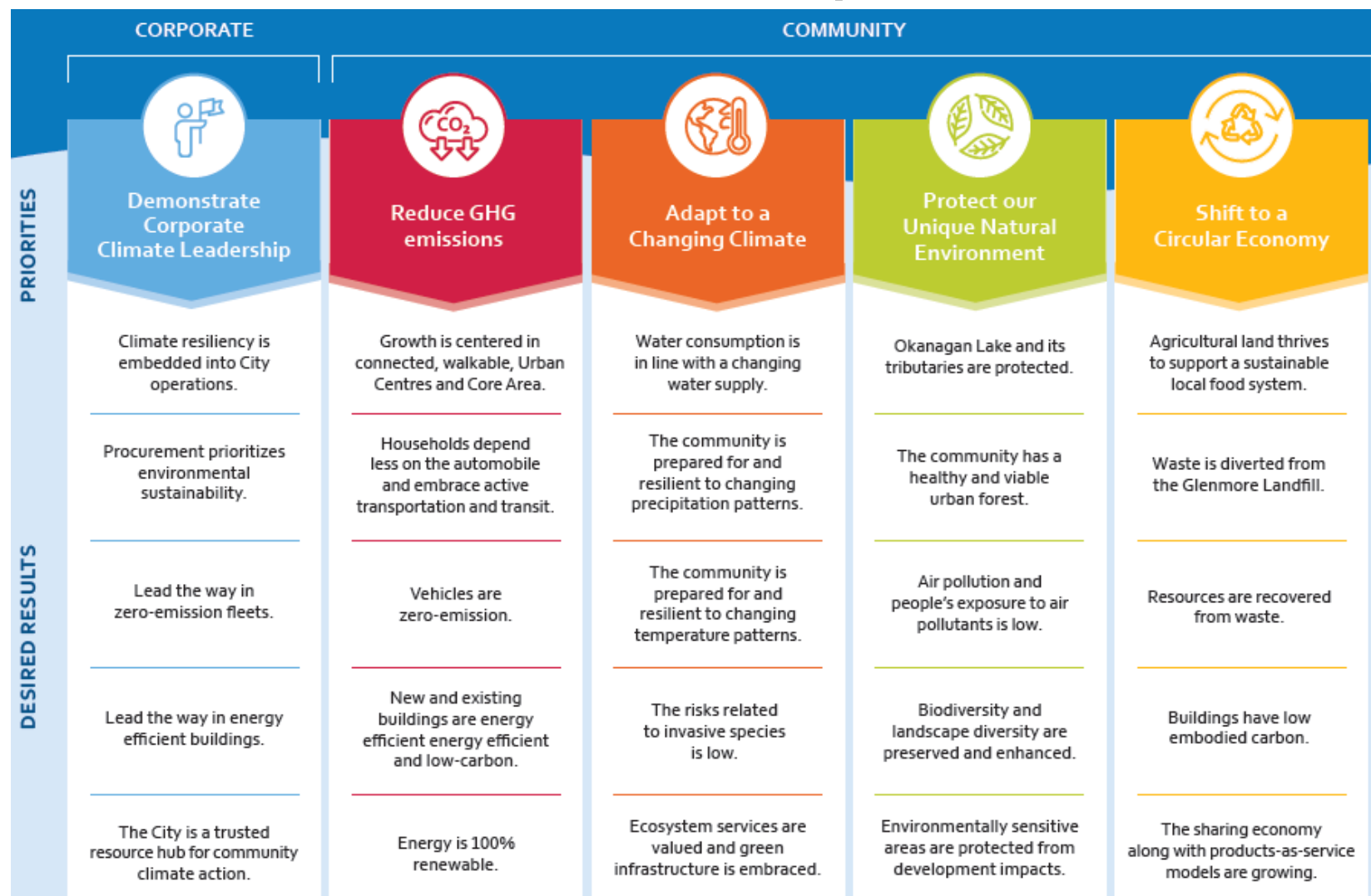
Lenses

- Indigenous Knowledge
- Equity
- Affordability
- Co-benefits
- Innovation
- Financial Prudence



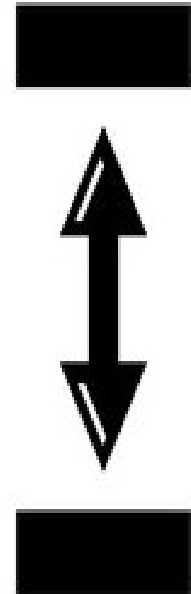
City of Kelowna

Framework - Pathways




Next Steps

- ▶ Refine the Framework through staff and community feedback.
- ▶ Continue the gap analysis and assess performance relative to the Framework.
- ▶ Best practice review and stakeholder engagement to identify opportunities for improvement.



Current Projects

	Pathway	Project Name	Lead Department	Expected Completion
	Demonstrate Corporate Climate Leadership	Rutland Family Y Energy Study + Updates	Energy Management	Q4 2022 (if approved)
	Reduce GHG Emissions	Community GHG Emissions Modelling	Policy & Planning	Q1 2022
	Adapt to a Changing Climate	Community Wildfire Resiliency Plan	Urban Forestry	Q1 2022
	Protect Our Unique Natural Environment	Municipal Natural Asset Inventory	Asset Management	Phase 1 - Complete
	Shift to a Circular Economy	Biosolids Phase 2 - Interim Business Plan	Infrastructure Planning	Q1 2022



Questions

Report to Council



Date: December 6, 2021
To: Council
From: City Manager
Subject: Mill Site Area Redevelopment Plan Authorization (ARP21-0001)
Department: Policy & Planning

Recommendation:

THAT Council authorize the preparation of an Area Redevelopment Plan as outlined in the report from the Policy & Planning Department, dated December 6, 2021, for the following properties:

- Lot 1, DL 9, 5289, 5290 and 5104, ODYD, Plan KAP73053
- Lot D, DL 139, ODYD, Plan KAP71362
- Lot 8, DL 9, ODYD, Plan 2669
- Lot 1, DL9, ODYD, Plan KAP62263
- Lot A, DL9, ODYD, Plan 39328

AND THAT the Area Redevelopment Plan be required to provide high-level direction on the following additional properties:

- Lots B & C, DL9, ODYD, Plan KAP27467 (BC Tree Fruits Cooperative)
- Leased water lot (Provincially owned) north of Lot 1 Plan KAP73053 (DL5291, DL526)

Purpose:

To authorize the applicant to prepare an Area Redevelopment Plan for the Mill Site.

Background:

In early 2020, the Tolko lumber mill permanently closed its operation, ending nearly 100 years of lumber processing on the site. While this represents the end of one era, it also represents the beginning of an exciting opportunity to envision the future of the Mill Site in a new context. Opportunities of this scale are rare and hold the potential to make significant shifts in a community's evolution.

This opportunity advanced the development of a North End Plan (NEP) to provide more detailed guidance for the future of the North End neighbourhood, of which the Mill Site is a part. This process was initiated on July 12, 2021.

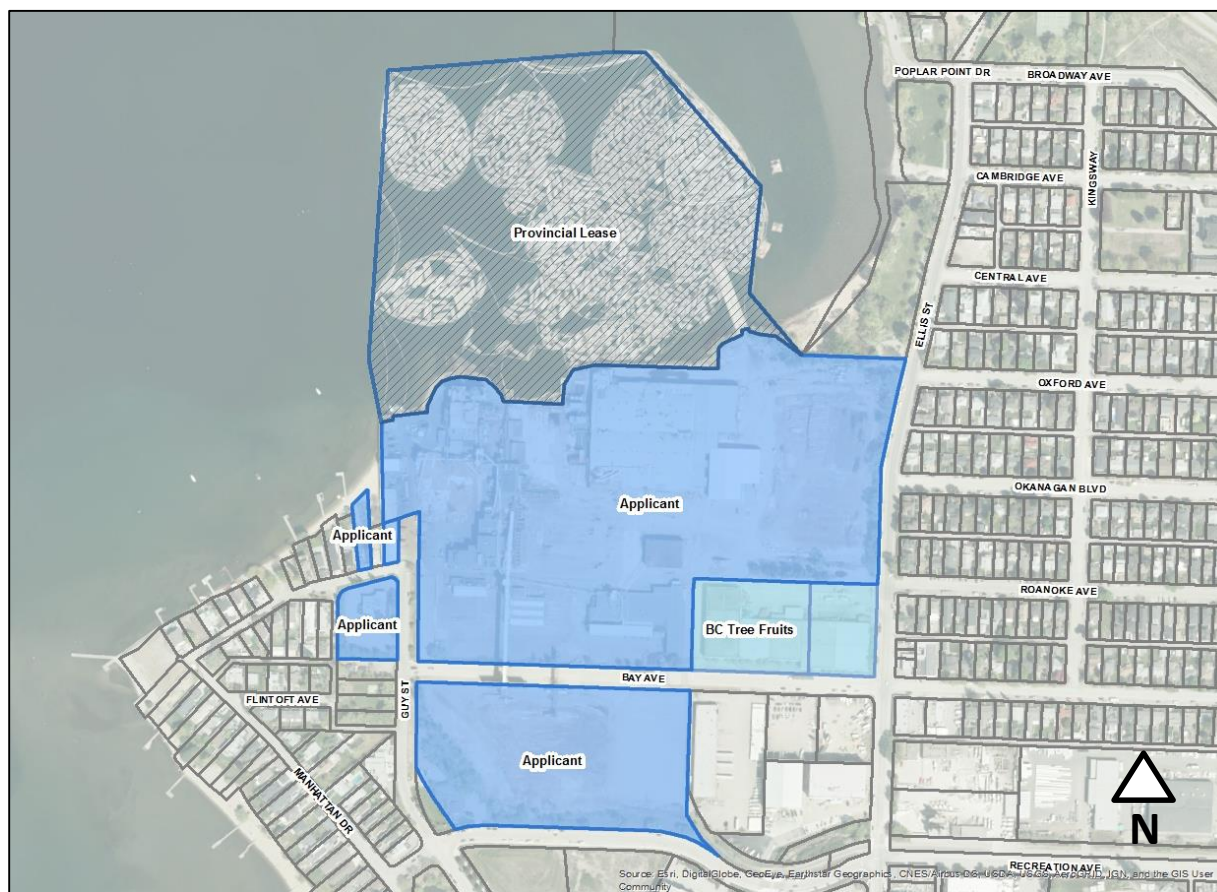
On August 12, 2021, a formal application was made for an Area Redevelopment Plan (ARP) on the Mill Site (see *Attachment 1*). The purpose of an ARP is to establish a clear, long-term plan for the redevelopment of large and/or complex sites like this so that they develop in a manner consistent with established policy, industry best practices and community input.

ARP's are prepared in general accordance with *Council Policy No. 247 - Hierarchy of Plans*. Following application and the preparation of a Terms of Reference, Council Policy No. 247 requires that Council formally authorizes the applicant to begin preparing an ARP.

Since the application date, staff have been working to establish a clear Terms of Reference that sets out the requirements, standards and processes that the applicant team will need to follow as they work to prepare the ARP. The details of the Terms of Reference are outlined in the Discussion section of this report.

While the formal application is being made for the lands owned by the applicant team only, the TOR requires the applicant team to consider a select group additional parcels that logically form part of a single redevelopment site. A map showing the ownership of the lands within the ARP study area is shown in Figure 1. Lands not owned by the applicant team will be considered and high-level planning considerations will be conducted for them; however, it is acknowledged that planning for those lands will not be conducted to the same level of detail as those lands owned by the applicant team.

Figure 1: ARP Subject Properties Map



Relationship to North End Plan

The NEP process already underway was launched in response to the rapid pace of change in the North End in general, but also in anticipation of the Mill Site ARP being advanced. It was seen to be important that the broader neighbourhood plan process take the lead here, providing vital direction and input from the city-wide and neighbourhood scale that will help inform the Mill Site ARP work. In short, the Mill Site ARP will need to tackle some critical issues that require resolution at the neighbourhood scale with a plan led by the City.

Both the NEP and the Mill Site ARP are proceeding in a broadly parallel process; however, the NEP will generally take the lead, particularly at key Council decision-points. This approach allows both processes to be responsive and adaptable, recognizing that the two plans will ultimately need to be mutually reinforcing. The Mill Site ARP will be informed by the goals and objectives of the NEP, and the NEP will be informed by the opportunities granted by the Mill Site ARP. The NEP will be required to be endorsed by Council first, reinforcing its role in guiding the evolution of the neighbourhood, including the more detailed Mill Site ARP.

Discussion:

Council Policy No. 247 establishes the broad content requirements of an ARP. The Terms of Reference (TOR) builds on these and establishes a more detailed set of requirements, standards and processes to ensure that the ARP is prepared in a thorough, comprehensive and transparent manner. The TOR requires that the ARP provide a clear plan that considers the following critical elements:

- Direction from other relevant bylaws, plans and policies
- Environmental and hazardous conditions analyses
- Land use (e.g.: residential, mixed-use, commercial, industrial, institutional)
- Development potential and building heights
- Housing and affordability strategies
- Parks and public spaces
- Urban design approaches
- Heritage conservation strategies
- Recreation and cultural facilities needs
- Transportation and mobility strategies and infrastructure requirements
- Utility servicing strategies and infrastructure requirements
- Phasing and implementation strategy

Ultimately, these elements will be woven together to create the Mill Site ARP. The process to achieve that outcome is also set out in the TOR. The City and the applicant team will work closely through the ARP planning process, with regular submissions being reviewed by City staff. While there are nine required submissions, major submissions include the draft vision for the site, draft concept plans, and the draft final plan. Importantly, these check-ins provide the opportunity to ensure that the ARP is being prepared in alignment with the City-led NEP.

The ARP also has included a mid-point Council check-in. While not a formal approval, it provides the applicant team and Council an early opportunity to ensure that the ARP is moving in a direction consistent with Council expectations.

Community Engagement:

Through the standards set out in the TOR, the Mill Site ARP will be built on a strong foundation of public engagement. The TOR includes minimum requirements for public engagement at three key milestones: drafting the vision and objectives, reviewing and selecting a preferred concept, and consideration of the draft plan proposal. Engagement will be led by the applicant team, guided by the standards outlined in *Council Policy No. 367 – Public Notification and Consultation*, and will include notice signs, neighbourhood consultation, and public information sessions at a minimum. If pandemic protocol prevents hosting in-person meetings, the applicant team will be required to develop alternate methods for engagement. The TOR further establishes a requirement that the applicant team engage with Indigenous peoples and reflect their input in the plan process.

The Mill Site ARP will also benefit from the robust public engagement undertaken as part of the broader NEP process. It is expected that the applicant team will be active participants in NEP public engagement.

BC Tree Fruits Site:

As discussed earlier, the TOR requires that the Mill Site ARP consider several sites not owned by the applicant team. Of these, some lands are leased by the applicant under provincial land tenure, others are City-owned. However, the most significant lands not owned by the applicant team are located at 858 Ellis Street and 399 Bay Avenue, and are currently owned by the BC Tree Fruits Cooperative (see Figure 1). These sites have been listed for sale and staff understand that redevelopment of these sites is likely to be proposed.

Should that proposal come forward in the near future, the owner(s) of that land will be required to participate in the Mill Site ARP process. This may require adjustments to the TOR and process and may require additional Council approval.

Alternatively, the owner(s) of the BC Tree Fruits site could participate as a landowner in the NEP process and could work with the high-level planning conducted by the Mill Site ARP to inform a later development application once both the Mill Site ARP and the NEP are completed.

Staff Resources:

The applicant team has been required to support staff resources that will be used to manage and process the NEP and Mill Site ARP. This requirement is in recognition of the fact that the Mill Site ARP advanced the urgency of the NEP process and has caused significant staff resourcing demands. These resources have been brought on board in the form of a Planner Specialist in the role of project lead, and additional communications resources.

Conclusion:

Should Council support staff's recommendation, the applicant team will initiate a robust Area Redevelopment Plan process for the Mill Site over the coming months. The process laid out in the TOR will ensure that the content and process of the ARP follow all appropriate policies and standards, and industry best practices, including a foundation of meaningful public engagement.

The potential redevelopment of the former Tolko mill site represents an important opportunity for the community. Sites of this scale and in this location are extremely rare. While the precise form of the site in the future is to be established through this process, it will undoubtedly have a significant and lasting legacy for the city.

Considerations applicable to this report:

Existing Policy:

Council Policy No. 247 – Hierarchy of Plans

Financial/Budgetary Considerations:

As part of the staff review of the Mill Site ARP, a full evaluation of the long-term infrastructure costs and revenues associated with the development will be undertaken using the City's ModelCity Infrastructure analysis tool.

The applicant team provided a total of \$125,000 in funding to support the dedication of additional staff resources towards the North End Plan and the Mill Site ARP. These resources have been brought on board and are actively participating in the project. A Planner Specialist has taken the role of project lead, and additional resources have been provided from Communications.

Submitted by:

A.D. Thibeault, MCIP, RPP, Planner Specialist

Approved for inclusion:



J. Moore, Long Range Policy Planning Manager

cc:

R. Smith, Divisional Director, Planning & Development Services

C. Weaden, Divisional Director, Corporate Strategic Services

D. Edstrom, Divisional Director, Partnership & Investments

J. Gabriel, Divisional Director, Active Living & Culture

G. Davidson, Divisional Director, Financial Services

Attachments:

Attachment 1 – Letter from Dialog, dated August 12, 2021

August 12, 2021

City of Kelowna Planning Staff
City of Kelowna Municipal Hall
1435 Water Street, Kelowna BC V1Y 1J4

Attn: James Moore and Aaron Thibeault

Dear James Moore and Aaron Thibeault;

This letter includes our formal request to Council that they proceed with an Area Redevelopment Plan (ARP) for the properties located at 820 & 945 Guy Street and 804 & 814 Manhattan Drive commonly known as the Mill Site.

We understand that the authorization of an ARP enables our team to develop a comprehensive vision for the Mill Site in consultation with the City and community. Importantly, this ARP will be developed in tandem with a broader North End Plan already authorized by Council to proceed. Given the Mill Site's scale and waterfront location, it will clearly be impactful on the outcomes of the North End Plan.

Our Request

DIALOG BC Architecture Engineering Interior Design Planning Inc., on behalf of Holar Developments, formally requests authorization from the City of Kelowna Municipal Council to proceed with the preparation of an Area Redevelopment Plan. The subject properties for the Area Redevelopment Plan are:

- LOT 1 DISTRICT LOTS 9, 5289, 5290 AND 5104 OSOYOOS DIVISION YALE DISTRICT PLAN KAP73053 (29.56 acres)
- LOT 8 DISTRICT LOT 9 OSOYOOS DIVISION YALE DISTRICT PLAN 2669 (8.85 acres)
- LOT D DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN KAP71362 (0.148 acres)
- Lot 1 DISTRICT LOT 9 OSOYOOS DIVISION YALE DISTRICT PLAN KAP62263 (0.25 acres)
- LOT A DISTRICT LOT 9 OSOYOOS DIVISION YALE DISTRICT PLAN 39328 (1.05 acres)

Nearby sites that may inform the ARP under separate ownership

- 399 Bay Avenue and 858 Ellis Street: LOTS B & C PLAN KAP27467 (The BC Tree Fruit Site, 3.95 acres)
- The leased water lot (Provincially owned) north of Lot 1 Plan KAP73053 (DL5291, DL526)

These properties are shown in the image on the following page.

PRINCIPALS

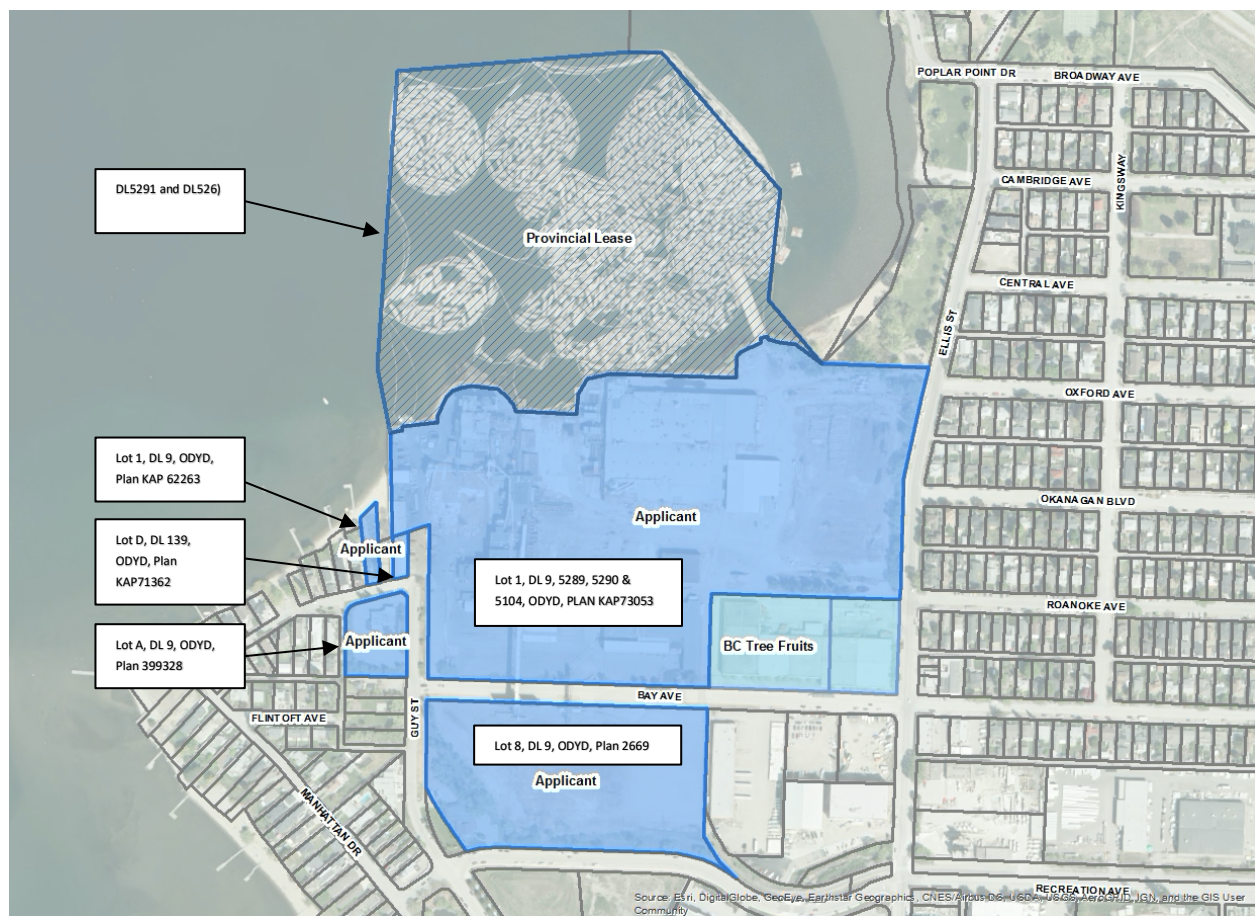
JIM ANDERSON, ARCHITECT AIBC
CRAIG APPELGATH, ARCHITECT AIBC
NARESH ARORA, P.ENG.
JOOST BAKKER, ARCHITECT AIBC
GERALD CARSON, P.ENG.
SUSAN CARTER
DOUG CINNAMON, ARCHITECT AIBC

JEFF DIBATTISTA, P.ENG.
RAUL DOMINGUEZ, P.ENG.
HENRY DOORNBERG, P.ENG.
BRADY DUNLOP, ARCHITECT AIBC
FADI GHORAYEB, P.ENG.
ANTONIO GÓMEZ-PALACIO, RPP
JIM GOODWIN, ARCHITECT AIBC

VANCE HARRIS, ARCHITECT AIBC
RALPH HILDENBRANDT, P.ENG.
DARIA KHACHI, P.ENG.
GRANT KIDD, P.ENG.
ADRIAN LAO, ARCHITECT AIBC
MARION LARUE, ARCHITECT AIBC
CHRIS LENZIN, P.ENG.

RONALD B. MCINTYRE, ARCHITECT AIBC
DAVID MINER, ARCHITECT AIBC
DIEGO MORETTIN, ARCHITECT AIBC
MARTIN NIELSEN, ARCHITECT AIBC
STEVEN OOSTERHOF, P.ENG.
JILL ROBERTSON, BCCLA
NEIL ROBSON, P.ENG.

MICHELE SIGURDSON, IDIBC
CAMERON VERES, ARCHITECT AIBC
THOMAS WU, P.ENG.
ROD YEONG, P.ENG.
TAI ZIOLA, ARCHITECT AIBC



The above image highlights properties that are the subject of the ARP.

Site Context and Opportunity

The Mill Site is an extraordinary opportunity to realize a comprehensively planned (or designed) mixed-use, sustainable urban development. Its size – nearly 40 acres in total – and its location – just west of Ellis Street and on the shores of Okanagan Lake – lend themselves to creating an inspiring vision of the future for both the North End and Kelowna’s City Centre. With downtown only a short walk away, close connections to the rail trail network and a site steeped in Kelowna’s industrial history, the site presents a tremendous future for Kelowna.

The site history will be embedded in planning considerations. The Mill Site and the City of Kelowna are on the traditional, ancestral, unceded territory of the Syilx/Okanagan Peoples whom have lived on, managed and protected these lands since time immemorial. The site has been in continuous operation as a mill since 1932 and industrial artifacts and trace elements from this era remain which may inform the ARP process. Mill operations and other nearby industrial and warehousing operations have recently closed and converted into new amenity spaces while others remain in the area, resulting in a dynamic current state that brings Kelowna’s industrial history into a contemporary context. As the ARP is developed, a contemporary response to important historical references will be a primary interest.

Equally, the ARP will consider natural context, neighbourhood influences, and geographic location of the site to determine a vision for the site. For instance, Okanagan Lake, Sutherland Bay Park and Knox Mountain are significant recreational and ecological assets that will affect land-use and open space ideas for the ARP. The properties to the west of the Mill Site – 820 Guy Street and 814 Manhattan Drive – are identified as future park sites. This emerging green open space network may be an influencer on the ARP should they not remain in their current use.

Like open space and land use, connectivity will be a primary consideration of the ARP process. Notably, the rail trail terminates just south of the Mill Site and there is an opportunity to extend the trail – or link into it – through the consideration of a broader connectivity network. Similarly, the lower-density, post-war residential neighbourhood further east – including the City's existing street network -- will contribute to the planning and urban design approach for the Mill Site. In this regard, a broad approach to the public realm design and framework around open space will support an ARP. Strategies to allow for both new urban development and public amenity will be developed in balance.

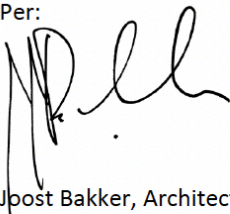
Lastly, the Mill Site represents one portion of the change in this area. To the immediate southeast of the Mill Site, 399 Bay Avenue and 858 Ellis Street (the BC Fruit Tree Site) will both be influenced by urban design directions for the Mill Site and contribute to broader urban design goals.

Next Steps

Should Council authorize the commencement of the ARP, we look forward to working alongside City staff and the community to conduct a robust planning and public engagement process to deliver our vision for this spectacular site.

Sincerely,

Per:



Joost Bakker, Architect AIBC OAA FRAIC RCA

KK/dh



Kevin King (Project Manager)



Mill Site Area Redevelopment Plan Authorization

ARP21-0001



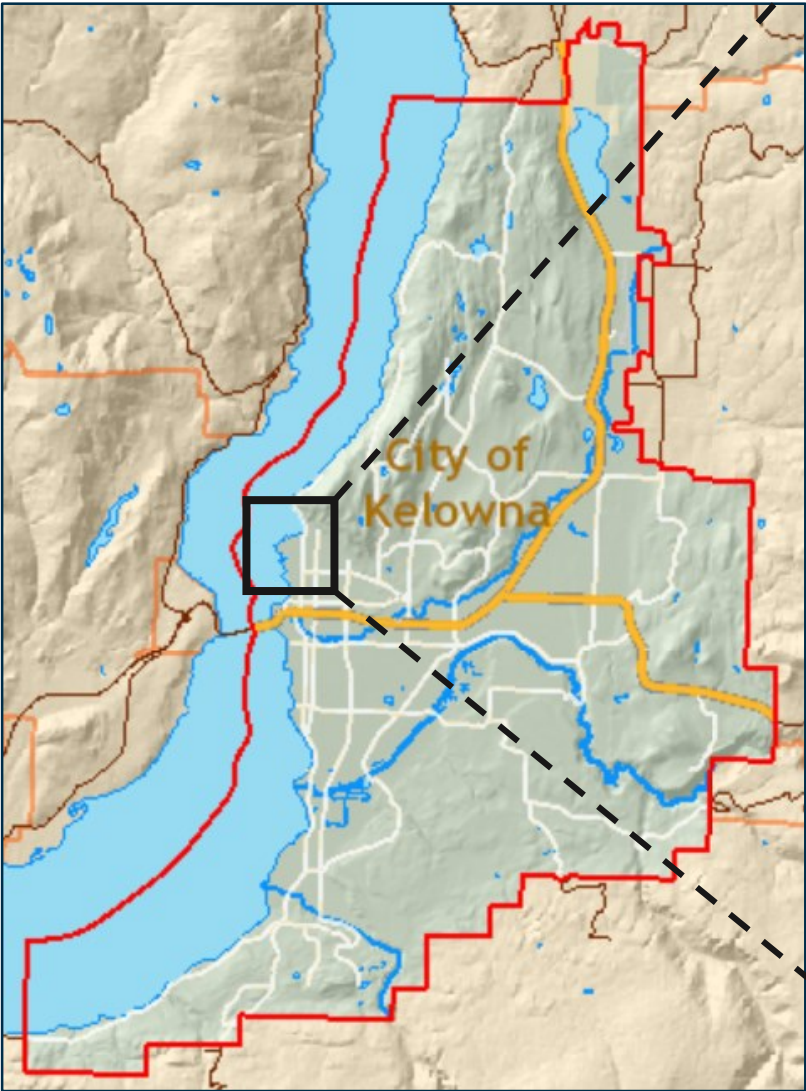
Purpose

- ▶ To authorize the preparation of an Area Redevelopment Plan for the Mill Site

Outline

1. Mill Site context
2. Area Redevelopment Plan Refresher
3. Relationship to North End Plan
4. Mill Site ARP Content
5. Mill Site ARP Process
6. Recommendation

Mill Site Context



-  Mill Site
-  City Centre

'ARP' Refresher



ARP Refresher

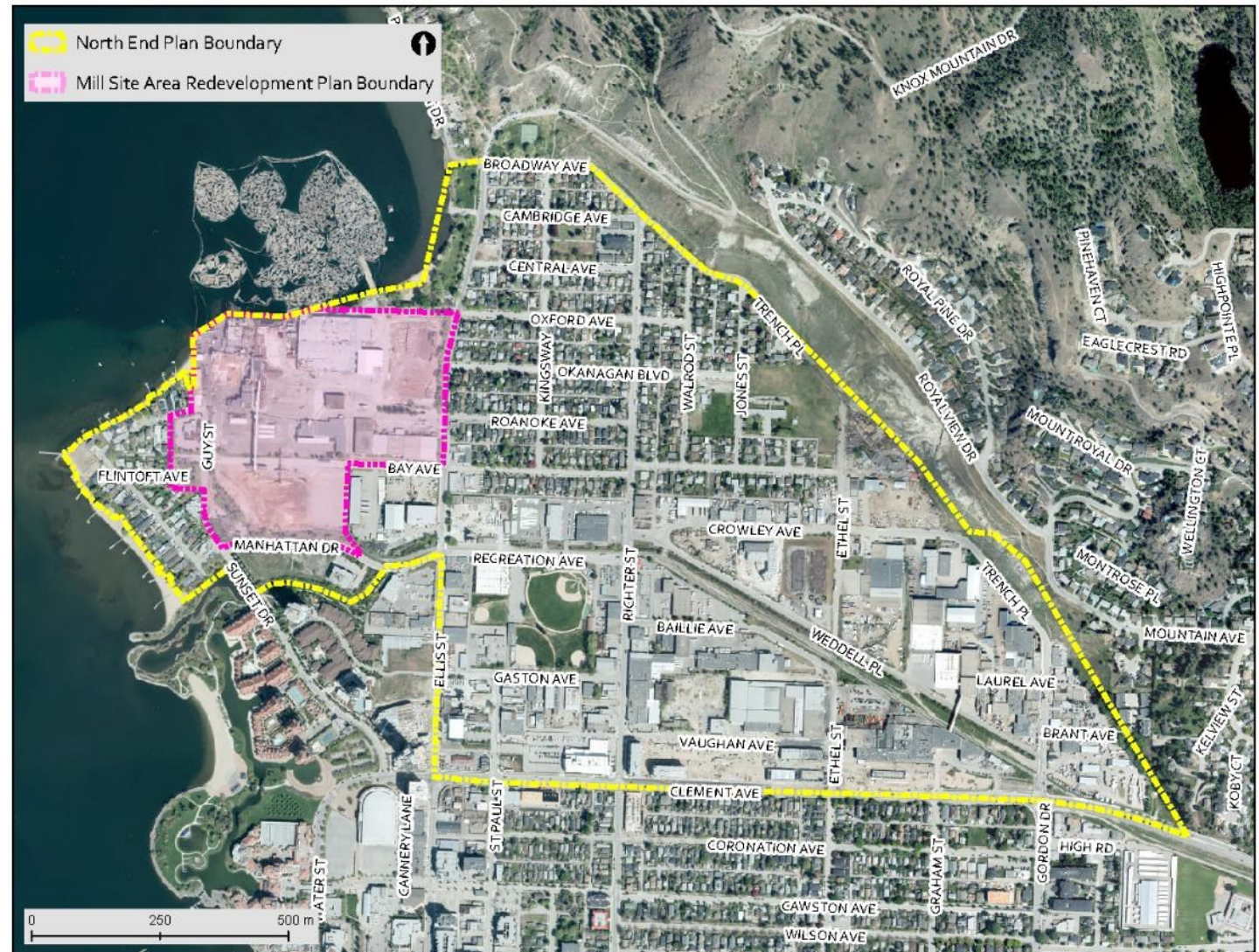
- ▶ Large site, multiple owners
- ▶ Complex area and interfaces
- ▶ Lengthy history



Relationship to North End Plan

North End Plan

- City-led
- Neighbourhood scale
- Mid-level
- Broad stakeholders
- **Guides Mill Site Area**



Mill Site ARP Content

► The Mill Site ARP will provide direction on issues such as:

- Environment & hazardous conditions
- Land use & development
- Building heights
- Housing & affordability
- Parks, public spaces and urban design
- Heritage conservation
- Recreation and cultural facilities
- Transportation and mobility
- Utility servicing
- Phasing and implementation

Mill Site ARP Process

- ▶ Terms of Reference guides the applicant through the ARP process
- ▶ 4 key stages:



- ▶ Coordinating communications and engagement activities

Mill Site ARP Process

- ▶ Multiple submissions for review by City staff
- ▶ Aligns with NEP at key milestones
- ▶ Public engagement occurs at several milestones
- ▶ Two key points for Council:
 - ▶ Mid-point check-in
 - ▶ Final consideration

Additional Considerations

- ▶ Coordinating Indigenous engagement
- ▶ Shared technical analyses
- ▶ BC Tree Fruits Site
 - ▶ Option 1: Participate in Mill Site ARP
 - ▶ Option 2: Wait until NEP and Mill Site ARP are complete

Recommendation

- ▶ THAT Council authorize the preparation of an Area Redevelopment Plan for the Mill Site



Questions?

For more information, visit kelowna.ca.

Report to Council



Date: Dec 6, 2021
To: Council
From: City Manager
Subject: Regional District of Okanagan Similkameen Fire Dispatch Contract Renewal
Department: Report Prepared by: Travis Whiting, Fire Chief

Recommendation:

THAT Council approves the City's renewal of the contract with the Regional District of Okanagan Similkameen to provide fire dispatch in the form attached to the Report of the Fire Chief dated Dec 6, 2021;

AND THAT the Mayor and City Clerk be authorized to execute all documents associated with this transaction.

Purpose:

To have Council approve a five (5) year contract to provide fire dispatch to the Regional District of Okanagan Similkameen (RDOS)

Background:

Kelowna Fire Department (KFD) has provided Dispatch services to the RDOS since 2011. The original contract was for 5 years, with a five-year renewal which occurred in 2016. The RDOS issued a Request for Proposal (RFP) in July of 2021 for dispatch services. KFD submitted a bid and was successfully awarded the contract for a further five years, with the ability to renew again.

The attached contract was presented to the Board of RDOS on Thursday, November 18th, 2021 for endorsement and was approved. With Council's endorsement of this contract, staff will continue to dispatch for the RDOS effective January 1st, 2022 through 2026.

Financial/Budgetary Considerations

The five-year dispatch revenue from the contract with the RDOS is \$2,053,922. The annual Dispatch costs are based on the current market values and consistency with other KFD dispatch customer rates. Due to changes in market since the original contract, the budget for this contract has increased.

Year	2022	2023	2024	2025	2026
Net Revenue	\$384,987	\$401,910	\$411,957	\$422,256	\$432,812

The increase from 2021 (current contract) to 2022 (new contract) is \$134,090, bringing the contract rate in line with market value and consistency with other dispatch customers. This additional funding will be invested back into dispatch improvements and the dispatch capital reserve. This increase in revenue will support the future purchase of a technical component to the Zetron Max radio console that supports an internal alerting notification system.

Kelowna Fire Department continues to work with Financial Services on ensuring that service growth through new customers acquisition provides value to the City of Kelowna.

In addition, the Kelowna Fire Department will continue to work with Information Services to ensure that support to the service is aligned with internal capacity. This includes enhancing technical monitoring services to increase redundancies and reduce risk of technical failures.

Budget for this contract increase will be included in the 2022 Financial Plan.

Internal Circulation:

Financial Analyst, Kelowna Fire Department
 Manager, Financial Planning
 Manager, Information Services

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:

S. Follack
 Deputy Fire Chief, Kelowna Fire Department

Approved for inclusion:



S. Leatherdale, Divisional Director, Corporate & Protective Services

Attachments:

Agreement – Fire Dispatch – RDOS Kelowna Contract Final.PDF

THIS AGREEMENT dated for reference the _18th__ day of ____November _ 2021.

BETWEEN:

THE CORPORATION OF THE CITY OF KELOWNA
1435 Water Street
Kelowna, B.C. V1Y 1J4

(hereinafter called “Kelowna”)

OF THE FIRST PART

AND:

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
101 Martin Street
Penticton, B.C. V2A 5J9

(hereinafter called the “RDOS”)

OF THE SECOND PART

WHEREAS:

- A: The *Local Government Act* and the *Community Charter* provide that the corporate powers of local government include the power to make agreements with a public authority respecting activities, works or services within the powers of a party to the agreement, including agreements respecting the undertaking, provision and operation of activities, works and services;
- B: The RDOS issued a Request for Proposals dated July 7, 2021 for fire dispatch service (the “RFP”);
- C: Kelowna submitted a proposal to the RDOS dated August 15, 2021 (the “Kelowna Proposal”) in response to the RFP; and
- D: The RDOS has agreed to contract with Kelowna for the provision by Kelowna of fire dispatch services to the RDOS in accordance with the terms set out herein for the receipt and processing by means of computer-aided dispatch service and re-transmission of emergency related calls to the RDOS.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements herein contained and subject to the terms and conditions hereinafter set out, the parties hereto mutually agree as follows:

1. Definitions

1.1 In this agreement:

- (a) **"CAD"** means the computer-aided dispatch system maintained and used by Kelowna;
- (b) **"Emergency"** means any reported event for which fire department personnel are directed to attend in response to an actual risk of fire, hazardous material spill, accident, disaster or medical situation for which an incident number is generated;
- (c) **"Fire Departments of the RDOS"** means the list of fire departments established or approved by the RDOS as described in Schedule "C" attached hereto and forming part of this Agreement, and as amended from time to time.
- (d) **"Fire Dispatch Centre"** means the Fire Dispatch Centre maintained by the Kelowna Fire Department;
- (e) **"Service"** means the provision by Kelowna of fire dispatch services to the RDOS in accordance with the requirements as set out in paragraph 2 herein and Schedule "A" attached hereto and forming part of this Agreement; and
- (f) **"Term"** means the term of this Agreement as provided under Section 4.

2. Services

2.1 Throughout the Term, Kelowna will provide the RDOS with fire dispatch and communications services including the following:

- (a) 911 emergency calls for fire department assistance that originate in the RDOS will be received and processed by the Fire Dispatch Centre;
- (b) The Fire Dispatch Centre will use its CAD system to initiate incident reporting and dispatch the call to the required Fire Department of the RDOS;

(c) After the initial dispatch, the Fire Dispatch Centre will provide full incident command support to the RDOS including the call out of additional resources specific to the incident (including, through the activation of mutual aid agreements between one or more other local governments and fire departments under which fire fighting and other resources are provided in the event of an Emergency) where required by the RDOS. The responsibility of Kelowna for the callout of RDOS personnel in addition to those on shift shall be limited to a single point of contact as mutually agreed to by the Parties; and

(d) The services referred to in Schedule "A" hereto and forming part of this Agreement.

- 2.2 Kelowna will provide Services in accordance with standards and operating procedures utilized by the Kelowna Fire Department unless a variance of such standards or operating procedures is mutually agreed between the Parties.

The Fire Dispatch Center will continue to utilize a performance expectations program with its employees, as outlined in the Kelowna Proposal. The three phased program will be based upon NFPA 1221, 2010 standards and will assist in motivating, recognizing and enabling employees to improve performance. This program may be modified from time to time.

It is understood that the Fire Dispatch Center will strive to meet the standard of service for emergency communications in the fire service being the National Fire Protection Association Standard 1221, *Standard for the Installation, Maintenance, and Use of Emergency Services Communications Systems*.

- 2.3 Kelowna will not be responsible for dispatching RDOS Fire Departments out of their respective specified area.
- 2.4 Kelowna will provide, at the Fire Dispatch Centre, all equipment, computer software and personnel necessary for the provision of fire dispatch and communication services under this Agreement, and will ensure that all Kelowna personnel who participate in providing the Services are fully trained. The RDOS will, on its respective premises, provide all computer hardware and other equipment needed in order to maintain the required service link with the Fire Dispatch Centre. The RDOS will also maintain the radio and paging network use to deliver service in the South Okanagan.
- 2.5 Kelowna will retain all voice recordings of requests for emergency assistance received from within the RDOS for a period of seven (7) years or such longer time as may be required by law. Kelowna will retain all 911 and other records normally kept by and under its own operating procedures in relation to the dispatch and communication

services for a period of two (2) years or such longer time as may be required by law. All records and data maintained by Kelowna will be stored in a secured area, and access to those records and data will be given to duly authorized personnel of the RDOS.

- 2.6 The Parties will meet bi-annually (6 months) or such other frequency as may be mutually agreed, meet for the purposes of resolving issues, sharing information and identifying procedural communications or equipment changes.
- 2.7 Notwithstanding anything herein to the contrary, Kelowna will provide the service to the level and standard thereof in accordance with the Kelowna Proposal.
- 2.8 All records or recordings and such other data as pertains to Service provided under this Agreement to the RDOS will be and remains exclusively the property of the RDOS and may not be released to others without its express consent. Information may only be released under request of a corporate officer of the RDOS or designates as identified by such corporate officer in writing. Kelowna agrees that all such records, recordings and data will be held in trust by Kelowna as trustee for the sole benefit of the RDOS provided that Kelowna may retain copies. For clarity, all records, recordings and other data remain subject to the retention provisions of section 2.5 of this Agreement.
- 2.9 Kelowna agrees that neither Kelowna nor any person for whom Kelowna is responsible at law will disclose to any person, any information learned about the RDOS, its servants, employees, agents or persons who are subject of an Emergency including any information provided in accordance with the requirements of this Agreement. Kelowna acknowledges and agrees that all such information is confidential and will not be released except in accordance with the requirements of the *Freedom of Information and Protection of Privacy Act, British Columbia*.

3. RDOS Equipment

- 3.1 All radios including base stations, pagers and any other hardware required to facilitate the Service shall be purchased, licensed and maintained by the RDOS, with the exception of equipment within the Fire Dispatch Centre.
- 3.2 All radio licenses and other related requirements of Industry Canada shall be the responsibility of the RDOS.

4. Term

- 4.1 The term of this Agreement will commence on the 15th day of December 2016 and terminate on the 15th day of December 2021. On or before December 15, 2020, either

party will communicate to the other their interest in negotiating terms of a subsequent agreement and if both parties are in agreement, the parties will commence negotiation of the terms of such subsequent agreement, providing always that failure to reach an agreement on terms will not bind the parties to a subsequent agreement or extension of the current agreement unless otherwise agreed in writing.

5. Fees

- 5.1 For the Service, the RDOS agrees to pay to Kelowna, the fees and charges as contained in Schedule "B" attached hereto and forming part of this Agreement.

6. Indemnity

- 6.1 The RDOS agrees that it will indemnify and save harmless Kelowna, its councillors, employees, and agents from and against any claims, suits, actions, causes of action, costs, damages or expense of any kind that result from:

- (a) negligence of the RDOS and its employees, contractors and agents; or
- (b) a breach of this Agreement by the RDOS.

- 6.2 Subject to the provisions of section 2.3 of this Agreement, Kelowna agrees it will indemnify and save harmless the RDOS, its directors, employees and agents, from and against any claims, suits, actions, causes of action, costs, damages or expense of any kind that result from:

- (a) negligence of Kelowna and its employees, contractors and agents in the provision of the Services; or
- (b) a breach of this Agreement by Kelowna.

7. Default and Early Termination

- 7.1 If either party is in breach of this Agreement and the breach is not corrected within thirty (30) days after notice of the breach provided to that party, the party not in breach may terminate this Agreement.
- 7.2 By notice in writing delivered any time after January 1, 2019, either party may elect to terminate this Agreement, in which case the arrangement for Services provided hereunder shall be terminated effective twelve (12) months from the date of the said notice. In the event of early termination under this provision, the fees paid to Kelowna as

provided herein for the year of the Term in which such termination takes effect shall be prorated.

8. Dispute Resolution

- 8.1 Both RDOS and Kelowna agree to co-operate and use their best efforts to resolve any dispute which may arise regarding this Agreement or the Services contemplated within this Agreement or the responsibilities or rights of each party under it, including the candid and timely disclosure of all relevant information and documentation to each other. If the dispute cannot be resolved, it shall be first referred to each party's managing director responsible for fire dispatch services in order that they may attempt to resolve the dispute. In the event the two representatives are unable to reach agreement regarding the dispute, may be submitted to arbitration by delivery of a Notice of Arbitration in writing to the other party. The arbitration must be conducted by a three-person panel comprised of one appropriately qualified staff person appointed by the parties and one person chosen jointly by the two appointed staff persons, who shall be the chair of the arbitration panel. If the two staff appointees cannot agree on the choice of the chair of the arbitration panel, then the chair must be appointed by a Judge of the Supreme Court of British Columbia. The arbitration will be governed by the *Commercial Arbitration Act (British Columbia)*. The place of arbitration will be Penticton, British Columbia, Canada, and the costs will be borne equally by the parties.

9. No Joint Venture

- 9.1 Nothing contained in this Agreement creates a relationship of principal and agent, partnership, joint venture or business enterprise between the parties or gives either party any power or authority to bind or control the other.

10. Notices

- 10.1 Where any notice, request, direction, consent, approval or other communication (any of which is a "Notice") must be given or made by a party under this Agreement. It must be in writing and is effective if delivered in person, sent by registered mail addressed to the party for whom it is intended at the address set forth above in this Agreement, or sent by fax to Kelowna at its fax number - (250) 862-3371, to the attention of the Fire Chief; or sent by fax to the RDOS at its fax number – (250) 492-0063, to the attention of the Community Services Manager. Any Notice is deemed to have been given:

- (a) if delivered in person, when delivered;
 - (b) if by registered mail, when the postal receipt is acknowledged by the other party;
- and

(c) if by fax, 72 hours after the time of faxing.

A party may change its contact information by Notice in the manner set out in this provision.

11. General Provisions

11.1 If any provision of this Agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the provision that is invalid will not affect the validity of the remainder of this Agreement.

11.2 The RDOS will continue to be responsible for receiving all non-emergency and business calls directly during normal business hours.

11.3 The RDOS will provide Kelowna with all information deemed reasonably necessary by the Kelowna Fire Chief or his designate in order that Kelowna may properly provide the Service and be responsible to update such information on a regular basis as required.

The RDOS will provide a single point of contact for all administration and operational matters.

11.4 Time is of the essence to this Agreement.

11.5 This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

11.6 The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

11.7 No remedy under this Agreement will be deemed to be exclusive but will, where possible, be cumulative, as will all other remedies at law or in equity.

11.8 Whenever the singular, masculine or neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

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

- 11.10 Section and paragraph headings are inserted for identification purposes only and do not form part of this Agreement.
- 11.11 Neither party may assign this Agreement without the written consent of the other party.
- 11.12 This Agreement may not be modified or amended except by written agreement of the parties.
- 11.13 This Agreement contains the entire agreement and understanding of the parties with respect to matters contemplated by this Agreement and supersedes all prior and contemporaneous agreements between and with respect to such matters.
- 11.14 All representations and warranties set forth in this Agreement and all provisions of this Agreement, the full performance of which is not required prior to a termination of this Agreement, shall survive any such termination and be fully enforceable thereunder.
- 11.15 This Agreement may be executed in as many counterparts as may be necessary or by facsimile, each of which will together, for all purposes, constitute one and the same instrument, binding on the parties and each of which will together be deemed to be an original, notwithstanding that all parties are not signatory to the same counterpart or facsimile.

IN WITNESS WHEREOF this Agreement has been executed as of the day and year first above written.

THE CORPORATION OF THE CITY OF KELOWNA
by its authorized signatories:

MAYOR

CITY CLERK

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
by its authorized signatories:

CHAIR

CHIEF ADMINISTRATIVE OFFICER

Schedule A

It is agreed that the Fire Dispatch Centre will provide the following services:

1. Emergency Call Taking
 - a. Emergency telephone call receipt (9-1-1)
 - b. Receive telephone calls regarding emergency incidents
 - c. Receive radio reports regarding emergency incidents
 - d. Receive smoke sighting reports from Forest, Lands and Natural Resource Operations & Rural Development
2. Call Processing and Response
 - a. Dispatch resources in accordance with standard operating guidelines, perceived incident level and local response plans, including customized levels of response as supported by CAD:
 - i. Incident notification via voice paging system, secondary notification via email and/or text messaging, incident details via facsimile or network/internet rip and run report.
 - b. Call and liaise with local fire chiefs/authority regarding nature of incident/complexity, resources required, via radio or telephone.
 - c. Notification acknowledgement confirmation (within three (3) minutes, then activate default no-response procedures).
 - d. Monitor and record calls at the command channel level.
 - e. Receive and process requests for additional resources:
 - i. Including contact with the utility, Emergency Management BC, highways, forestry, rail representatives, and other resources as required.
 - f. Generate and maintain initial incident reports for all incidents.
 - g. Incident reporting post conclusion of incident.
 - h. Dedicated telephone number (toll free) for responders to access the Fire Dispatch Centre.
3. Media Liaison
 - a. Provide limited incident information to media outlets after hours or if Incident Command has not staffed the Information Officer position.
4. Full recording of all 9-1-1, non-emergency telephone and radio (paging and command) communications.

The following Telus requirements should be noted:

1. Processing of 9-1-1 calls will require the availability of E911 Tandem to Tandem trunking and a reconfiguration of the Telus 9-1-1 network.
2. Some splitting and segregation of the 9-1-1 Emergency Service Zone (ESZ) may be required.

The above noted items will be the responsibility of the RDOS, working with TELUS to obtain and deliver.

The following additional requirements of the RDOS should also be noted:

1. This agreement covers standard emergency dispatch services. Any incident or incidents which escalate into an event requiring extraordinary powers under a declaration of a state of local, provincial or federal emergency may require additional human resources (dispatch and related support personnel) to maintain an appropriate level of service. Should additional personnel be required in addition to staff already on duty, current call back rates would apply and be invoiced.
2. RDOS must supply and keep current; response Operational Guidelines (including mutual and automatic aid agreements) to guide the Fire Dispatch Centre in assigning an appropriate response to all incidents.
3. The Fire Dispatch Centre will not be responsible for the processing of non-emergency or administrative phone calls, beyond providing basic information only. A number(s) must be provided such that these callers can be redirected as required.
4. RDOS is responsible for their radio and pager licensing, acquisition, operation and maintenance costs, related to delivery of the service within the RDOS area.
5. All communications equipment and installations will strive to meet NFPA 1221 Standard for the Installation, Maintenance, and Use of Emergency Services Communications Systems.
6. RDOS must ensure that a preventative maintenance service agreement for all communications equipment is in place and regular maintenance of the equipment to accepted emergency equipment standards is performed.
7. All future additional mobile equipment, or data connection costs, including MobileCAD and/or Mobile RMS, is the responsibility of the RDOS.
8. RDOS must provide a single point of contact for all administration and operational matters.

Proposal Impact on Current Operations:

1. Additions to equipment, software and resources

Additions are required to our FDM RMS software/hardware system as noted in Schedule 'B' of this contract.

Please note the following data requirements:

- a. Any existing RDOS response logic and response zone shape files currently in use.

- b. RDOS map data in the form of shape files (or other file formats able to be converted to shape files) including but not limited to:
 - i. Political boundaries
 - ii. Fire protection areas
 - iii. Fire contract areas
 - iv. Fire response zones
 - v. Fire hydrants and/or water supplies
 - vi. Trails, pathways
 - vii. Parcels
 - viii. Ortho photos
- c. Information will be updated on a regular basis, as required.

Additions and upgrades will be required to our radio system, and these will be dependent on the type of interface agreed on.

2. Enhancements and additions to current dispatch facility

Our current facility includes three dispatch/call taker positions and two call taker positions,

No enhancements or additions to our current dispatch facility are required.

Other Details

1. Ability to customize service to meet specific response protocols for each fire department

All current clients requiring specific response protocols have been met using one or all of the following capabilities with FDM:

- a. Basic back-up apparatus: where a station has more than one piece of apparatus configured to respond to additional calls for service, they can be defined as back up apparatus. Similarly, if a department has more than one station, apparatus from subsequent stations can be identified as back up apparatus to respond in other response zones.
- b. Mutual Aid apparatus: Apparatus from other departments can be defined to respond into other fire protection areas as part of a mutual and/or automatic aid agreement.
- c. Response override: allows the addition/deletion of apparatus based on limitations a department may have.

- d. Day/Time Response override: allows a department to have different responses based on time of day, day of week, holidays, or any other significant date.

As current clients will attest, Kelowna Fire Dispatch has demonstrated its ability and willingness to customize service to meet the unique nature of individual fire departments.

2. Interoperability

Kelowna will fully cooperate and manage communications with the RCMP dispatch centers, BCAS dispatch centers, the Ministry of Forests Wildfire Coordination center, the EComm PSAP, and other fire dispatch areas within the geographical area to maintain a cohesive and integrated level of service for all dispatch customers.

As required, Kelowna will coordinate and facilitate working groups to develop multi-agency emergency response solutions.

Kelowna guarantees it is now and shall remain a member of the Association of BC 9-1-1 Service Providers, APCO, and NENA Canada, subject to economic factors and policy decisions.

Other Operational Standards, Policies, Procedures and Protocols

KFD Dispatch Centre guarantees it will use the following industry-standard operational standards, policies, procedures and protocols, as amended or supplanted from time to time:

- a. National Fire Incident Reporting System (NFIRS Standard for Incident Type classification)
 - i. This allows any department adopting this standard to compare themselves to a data set of over 35,000 other departments across North America
- b. Incident Command System using plain language standards
 - i. Adoption of plain language standards
- c. Unique apparatus call sign designations
 - i. As a lesson learned from the 2003 wildfire event, none of the apparatus protected by Fire Dispatch have duplicate call signs (i.e.: There is only one Engine 1, Engine 201, etc.)
 - ii. This allows for seamless large-scale aid to be enacted without confusion and sacrificing crew safety.

3. Insurance

As a minimum, the City shall procure and maintain, at its own expense and cost, the following insurance policies:

- a. Workers' Compensation Insurance covering all employees of City engaged in the Work or Services in accordance with the statutory requirements of the province of BC.
- b. Comprehensive General Liability Insurance
 - i. providing for an inclusive limit of not less than \$2,000,000 for each occurrence or accident;
 - ii. providing for all sums which the City shall become legally obligated to pay for damages because of bodily injury (including death at any time resulting therefrom) sustained by any person or persons or because of damage to or destruction of property caused by an occurrence or accident arising out of or related to the Services or any operations carried on in connection with this Contract;
 - iii. including coverage for Products/Completed Operations, Blanket Contractual, Contractor's Protective, Personal Injury, Contingent Employer's Liability, Broad Form Property Damage, and Non-Owned Automobile Liability.
 - iv. including a Cross Liability clause providing that the inclusion of more than one Insured shall not in any way affect the rights of any other Insured hereunder, in respect to any claim, demand, suit or judgement made against any other Insured.
- c. Automobile Liability Insurance covering all motor vehicles, owned, operated and used or to be used by the City directly or indirectly in the performance of the Work or Services. The Limit of Liability shall not be less than \$2,000,000 inclusive, for loss or damage including personal injuries and death resulting from any one accident or occurrence.

The policies required by sections b(ii) above shall provide that RDOS is named as an Additional Insured thereunder.

4. Other Operational Services

In the event Kelowna upgrades its existing technology or decided to provide additional services, RDOS is guaranteed the option to participate in any upgraded or optional services at that time, provided, however, that the parties can come to mutual agreement regarding the terms of additional or upgraded service.

Kelowna agrees and covenants that existing Service levels provided to RDOS under the term of this Agreement will not be impacted by upgrades to technology or the addition

or change to optional services. In no circumstance will the upgrade or provision of additional services result in termination of this Agreement, other than as provided under section 7.2.

It is understood that the RDOS will (at their cost):

1. Provide Kelowna with all information deemed necessary by the Kelowna Fire Chief or his designate in order that Kelowna may properly provide the Service and be responsible to update such information on a regular basis as required. Where information is not provided or available, it is understood that service levels may be impacted.
2. Provide a single point of contact for all administration and operational matters relating to delivery of the service.
3. Provide, and keep current Response Operational Guidelines (including mutual and automatic aid agreements) to guide the dispatch centre in assigning an appropriate response to all incidents.
4. Provide quarterly, Response Zone information (ESRI shape files) that is accurate down to the parcel level in order to ensure accurate dispatching.
5. Provide monthly, additional map data (ESRI shape files) including but not limited to:
 - Political boundaries
 - Fire protection areas
 - Fire contract areas
 - Fire response zones
 - Fire hydrants and/or water supplies
 - Trails, pathways
 - Parcels
 - Ortho photos
6. Arrange and undertake any and all work as required by Telus in order to establish and facilitate the ongoing delivery of 9-1-1 fire calls at the SSAP level to the Kelowna Fire Dispatch Centre.
7. Ongoing telecommunications costs, including equipment operation, site rental, licensing and upgrading costs.

8. Provision and maintenance and all start-up and ongoing costs of redundant internet and telephone connections at a 'site' within RDOS to enable linkages between the radio system and dispatch centre.
9. Arrange and provide on an ongoing basis, the 'site' within the RDOS that is suitable for housing the communication link and related items.
10. Other costs relating to the construction, configuration & maintenance of radio communication links required for service with the RDOS.
11. Purchase, license and maintain all radios including base stations, pagers and any other hardware required to facilitate this arrangement, with the exception of equipment within the dispatch centre itself. Service recipients are responsible for their radio and pager licensing, acquisition, operation and maintenance costs, related to delivery of the service within the RDOS area.
12. Ensure that all radio licenses and other related requirements of Industry Canada are met.
13. The dispatch centre will not be responsible for the processing of non-Emergency or administrative phone calls, beyond providing basic information only. Number(s) must be provided such that these callers can be redirected as required. The RDOS agrees that it will continue to be responsible for receiving all non-Emergency and business calls directly during normal business hours.
14. All communications equipment and installations shall meet NFPA 1221 Standard for the Installation, Maintenance, and Use of Emergency Services Communications Systems.
15. The RDOS will ensure that a "Preventative Maintenance" service agreement for all communications equipment is in place and regular maintenance of the equipment to accepted Emergency equipment standards is performed.
16. All future additional mobile equipment, or data connection costs, including mobile CAD and/or mobile RMS, is the responsibility of RDOS.

Schedule - B

The cost schedule (including adjustment factor) applicable to the first five (5) years of the proposed Fire Dispatch Service is as follows:

Year	2022	2023	2024	2025	2026
Dispatch Costs	\$361,400*	\$377,733	\$387,176	\$396,856	\$406,777
Operating Costs	23,587	24,177	24,781	25,400	26,035
Total Costs	\$384,987	\$401,910	\$411,957	\$422,256	\$432,812

*There was a (\$7,120) error found in our dispatch cost calculations for 2022. The amount should have been \$368,520, however, The City of Kelowna is honouring the Schedule B price as identified in the table above.

The above fees are payable as follows:

- (a) each year, the RDOS shall be billed January 1st for the annual charges for the upcoming period January 1st – December 31st;
- (b) all invoices, bills and charges rendered by Kelowna shall be paid by the RDOS within 30 days of receipt.

The provision of service to additional new fire departments within the RDOS service area will be evaluated on a case by case basis and may require adjustment of the cost schedule. In the event that the parties are unable to reach agreement on adjustment of the cost schedule, the provisions of section 8 of the Agreement apply.

Schedule - C

Approved Fire Department response agencies:

1. Anarchist Mountain Volunteer Fire Department
2. Hedley Volunteer Fire Department
3. Kaleden Volunteer Fire Department
4. Keremeos and District Volunteer Fire Department
5. Naramata Volunteer Fire Department
6. Okanagan Falls Volunteer Fire Department
7. Oliver Fire Department
8. Osoyoos Fire Department
9. Penticton Fire Department
10. Penticton Indian Band
11. Princeton Fire Department
12. Summerland Fire Department
13. Tulameen Volunteer Fire Department
14. Willowbrook Volunteer Fire Department

Approved Fire Service Societies operating in the RDOS:

1. Apex Fire Brigade
2. East Gate Fire Brigade
3. Erris Creek Fire Brigade
4. Hayes Creek Fire Brigade
5. Missezula Lake Fire Brigade

CITY OF KELOWNA

BYLAW NO. 12275

Heritage Building Property Tax Exemption Bylaw 1781 Abbott Street

WHEREAS Council may, by bylaw under Section 225(3) of the *Community Charter*, exempt eligible heritage property from taxation under Section 197(1)(a);

AND WHEREAS the property at 1781 Abbott Street, Kelowna (the "Property") is subject to a heritage revitalization agreement under Section 610 of the *Local Government Act*;

AND WHEREAS notice has been provided of the proposed adoption of the tax exemption bylaw as required by the Community Charter;

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

1. The property at 1781 Abbott Street, legal described as Lot 2, District Lot 14, ODYD, Plan 2614, shall be exempt from taxation to the extent provided for the Heritage Building Property Tax Exemption Agreement, being Schedule A attached hereto.
2. The term of tax exemption for the Property shall be ten (10) years, commencing the calendar year following the submission of a permissive tax exemption application to the City Revenue Manager in compliance with Section 2 of Schedule A.
3. This bylaw may be cited for all purposes as "Bylaw No. 12275, being Heritage Building Property Tax Exemption Bylaw – 1781 Abbott Street."
4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule 'A'

DocuSign Envelope ID: 8D1633D4-5837-4850-AE74-5B7A48568B28

Heritage Building Tax Exemption Agreement

THIS AGREEMENT made this ____ day of _____, 20__

BETWEEN:

CITY OF KELOWNA
1435 Water Street
Kelowna, BC V1Y 1J4

(hereafter "the City")

OF THE FIRST PART

AND:

DAVARA HOLDINGS LTD.
1-911 Borden Avenue
Kelowna, BC V1Y 6A5

(hereafter "the Applicant")

OF THE SECOND PART

WHEREAS

- A. The City as a municipality under section 225 of the *Community Charter* SBC 2003, c. 26 is authorized to enter into an agreement with an owner of property respecting the provision of a tax exemption that is eligible for such exemption.
- B. The Applicant owns property at 1781 Abbott Street in Kelowna (the "Property") which is the subject of a heritage revitalization agreement.
- C. The Applicant has submitted a proposal for the development of the Property.
- D. The City has determined that the eligible costs (as defined in the City Council's Heritage Tax Incentive Program Policy No. 318 (the "Policy")) in connection with the restoration of the Property are \$582,573.04. The Policy provides that the maximum tax incentive to an owner is 75% of the eligible costs, which, in the case of this Property, is \$436,929.78.

NOW THEREFORE IN CONSIDERATION OF THE MUTUAL PREMISES AND AGREEMENTS CONTAINED HEREIN THE CITY AND APPLICANT AGREE AS FOLLOWS:

1. **Maximum Tax Exemption** - The maximum amount of the Tax Exemption available in respect of the Property is \$436,929.78. The Tax Exemption is applicable only in respect of the municipal property tax imposed pursuant to section 197(1)(a) of the *Community Charter*.
2. **Term of Exemption** - The term of the Heritage Building Tax Exemption is 10 years, commencing the calendar year following the Applicant's submission of a Comprehensive Heritage Tax Exemption application (the "Application"). The Application must be submitted no later than July 15 of the calendar year preceding the year in which the first installment of the Tax Exemption is applied. The Application may not be submitted before final inspection and approval by the City of the restoration work. For greater certainty, the term of the Tax Exemption is not extended as a result of any breach of the agreement or the Applicant losing its entitlement to the Tax Exemption.
3. **Compliance with Heritage Revitalization Agreement** - The granting of the Tax Exemption under this agreement is subject to the Applicant complying with all provisions of the Heritage Revitalization Agreement ("HRA"), being Schedule A to Bylaw No. 12275, including that construction on the Property must comply with the schedules to Bylaw No. 12275, and all criteria specified in section 3 of the Policy.
4. **Annual Application** - The Applicant must submit a Heritage Tax Exemption Annual Renewal application (the "Annual Application") no later than July 15th of the calendar year in which the Tax Exemption will be applied, confirming that the Applicant is in current compliance with the provisions of section 3 herein.

5. **Certification of Eligible Costs** – Following completion of the restoration of the Property in accordance with the HRA, the Applicant must submit to the City a certification (the "Certification") of the costs of the Property restoration project, based on the final inspection and approval of the City, from either a public accountant or professional quantity surveyor. If the final costs are less than the original estimate, the Tax Exemption will be reduced to reflect the lesser amount. Should the final costs exceed the original estimate, the original exemption approved by Council will apply unless the applicant wishes to return to Council to alter the amount.
6. **Calculation of Annual Tax Exemption** –
 - (a) The amount of the Tax Exemption is based on the annual review of the assessed value of the property. In order to adjust the tax incentive to work towards achieving the desired amount – 75% of the project's eligible cost as defined in 1. The revised annual calculation will then be: (dollar value of approved exemption – dollar value of exemption received to date)/(number of years of exemption remaining). After the term has ended, the property shall be fully taxable.
7. **Payment to City** - In the event of a failure to comply with the terms of the HRA during a calendar year in which the Property has received a Tax Exemption, the Applicant must pay to the City an amount equal to the Tax Exemption provided in that calendar year. The requirement for payment under this section applies in addition to any disentitlement to a Tax Exemption in subsequent years by reason of failure to comply with the HRA.
8. **No Refund** – For greater certainty, under no circumstances will the Applicant be entitled under or pursuant to this agreement or under or pursuant to the revitalization tax exemption program to any cash credit, any carry forward tax

exemption credit or any refund for any property taxes paid.

9. **Condition Precedent of Bylaw Adoption** – This agreement shall only take effect if the Council of the City adopts a bylaw pursuant to section 225(3) of the *Community Charter* in relation to the Property. This agreement will only take effect in the first calendar year if the bylaw came into force on or before October 31 in the preceding year. If the bylaw comes into force after October 31, this agreement takes effect in the second calendar year following the year in which the bylaw comes into effect.
10. **Notices.** Any notice or other writing required or permitted to be given hereunder or for the purposes hereof to any party shall be sufficiently given if delivered by hand or posted on the Property, or if sent by prepaid registered mail (Express Post) or if transmitted by facsimile to such party:

(a) in the case of a notice to the City, at:

CITY OF KELOWNA
1435 Water Street
Kelowna, BC V1Y 1J4
Attention: Revenue Supervisor
Phone: 250-469-8542

(b) in the case of a notice to the
Applicant, at:

Attention: David Sargent
Phone: 250-575-2994
Email: dave.sargent@davara.ca

or at such other address or addresses as the party to whom such notice or other writing is to be given shall have last notified the party giving the same in the manner provided in this section.

Any notice or other writing sent in compliance with this section shall be deemed to have been given and received on the day it is given unless that day is not a Business Day, in which case the notice shall be deemed to have been given and received on the next day that is a Business Day. In this section, "Business Day" means any day other than Saturday, Sunday, any statutory holiday in the Province of British Columbia or any day on which banks generally are not open for business in Vancouver, British Columbia.

11. **No Assignment** – The Applicant may not assign its interest in this Agreement except to a subsequent owner in fee simple of the Property.
12. **Severance** - If any portion of this Agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Agreement.
13. **Interpretation** - Wherever the singular or masculine is used in this Agreement, the same shall be construed as meaning the plural, the feminine or body corporate where the context or the parties thereto so required.
14. **Further Assurances** - The parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this Agreement.
15. **Waiver** - Waiver by the City of a default by the Property Owner shall be in writing and shall not be deemed to be a waiver of any subsequent or other default.
16. **Powers Preserved** - This Agreement does not
 - (a) affect or limit the discretion, rights or powers of the City under any

enactment (as defined in the *Interpretation Act*, on the reference date of this Agreement) or at common law, including in relation to the use or subdivision of the Property;

- (b) affect or limit any enactment relating to the use or subdivision of the Property, or
- (c) relieve the Applicant from complying with any enactment, including in relation to the use or subdivision of the Property, and without limitation shall not confer directly or indirectly any exemption or right of set-off from development cost charges, connection charges application fees, user fees or other rates, levies and charges payable under any bylaw of the City.

17. **References** - Every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, assigns, servants, employees, agents, contractors, officers, licensees and invitees of such party, wherever the context so requires or allows.

18. **Enurement** - This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

IN WITNESS WHEREOF the parties have executed the agreement as of the day and year first written above:

CITY OF KELOWNA by its authorized signatories:

, MAYOR

, CITY CLERK

DAVARA HOLDINGS LTD. by its authorized signatories:

DocuSigned by:
David Sargent
david.sargent@davara.co

Authorized Signatory

Authorized Signatory

CITY OF KELOWNA

BYLAW NO. 12309

Amendment No. 38 to Airport Fees Bylaw No. 7982

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Airport Fees Bylaw No. 7982 be amended as follows:

1. THAT **Section 14. AUTOMOBILE PARKING FEES**, that reads:

"Section 14. AUTOMOBILE PARKING FEES

Effective December 1, 2018

14.1 PARKING LOTS:

- | | |
|---------------------------------------|--|
| (a) Short Term Lot | \$1.75 for the 1 st hour or part thereof
\$2.75 for each additional hour or part thereof to a maximum of \$21.00 per 24 hours
\$1025.00 for "Gold Pass" a six month pre-purchase program. |
| (b) Long Term Lot | \$1.75 per hour or part thereof
\$2.75 for each additional hour or part thereof to a maximum of \$14.00 per 24 hours and a weekly maximum rate of \$70.00. |
| (c) North End Lot & North Airport Way | First 24 hours free \$8.00 for each additional 24 hours or part thereof. |
| (d) Valet Parking | \$20.00 |
| (e) Aircrew Parking | \$30.00 per month or part thereof |

Effective September 20, 2021

- | | |
|---|---------------------------------------|
| (f) UBCO Student and Staff Parking (non-travel) | \$360.00 per semester or part thereof |
|---|---------------------------------------|

14.2 CURBSIDE PARKING METERS \$2.00 per 30 minutes

Note: All automobile parking fees include applicable taxes."

be deleted in its entirety and replaced with the following:

"Section 14. AUTOMOBILE PARKING FEES

Effective January 5, 2022

14.1 PARKING LOTS:

- | | |
|--------------------|---|
| (a) Short Term Lot | \$2.00 for the 1 st hour or part thereof |
|--------------------|---|

- \$3.00 for each additional hour or part thereof to a maximum of \$23.00 per 24 hours
\$1100.00 for "Gold Pass" a six month pre-purchase program.
- (b) Long Term Lot \$2.00 per hour or part thereof
\$3.00 for each additional hour or part thereof to a maximum of \$15.00 per 24 hours and a weekly maximum rate of \$75.00.
- (c) North End Lot & North Airport Way First 24 hours free \$10.00 for each additional 24 hours or part thereof.
- (d) Valet Parking \$25.00
- (e) Aircrew Parking \$32.50 per month or part thereof
- (f) UBCO Student and Staff Parking (non-travel) \$360.00 per semester or part thereof
- (g) Vehicle Storage \$75.00 per month or part thereof
- 14.2 CURBSIDE PARKING METERS \$2.50 per 30 minutes

Note: All automobile parking fees include applicable taxes."

2. AND THAT **Section 17. TAXIS, TRANSPORTATION NETWORK SERVICES AND LIMOUSINES** 17.2 and 17.3 be amended by adding the following after the word 3 km:
", excluding aircrew trips for which the taxis and TNSs are under contract with the airlines".
3. This bylaw may be cited for all purposes as "Bylaw No. 12309, being Amendment No. 38 to Airport Fees Bylaw No. 7982."
4. This bylaw shall come into full force and effect and is binding on all persons as of January 5, 2022.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12271

Road Closure and Removal of Highway Dedication Bylaw **(Portion of Leon Ave)**

A bylaw pursuant to Section 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of highway on Leon Ave

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

1. That portion of highway attached as Schedule "A" comprising 194.4 m² shown in bold black as Road to be Closed on the Reference Plan prepared by Wayne Brown, B.C.L.S., is hereby stopped up and closed to traffic and the highway dedication removed.
2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

Read a first, second and third time by the Municipal Council this 18th day of October, 2021.

Approved under the Transportation Act this 3rd day of November, 2021.

Blaine Garrison

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

