City of Kelowna Regular Council Meeting AGENDA



Pages

Monday, April 4, 2022 1:30 pm Council Chamber City Hall, 1435 Water Street

			rages
1.	Call to	Order	
	I would like to acknowledge that we are gathered today on the traditional, ancestral, uncecterritory of the syilx/Okanagan people.		
	This Meeting is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.		
2. Confirmation of Minutes		nation of Minutes	4 - 12
	PM Me	eting - March 21, 2022	
3.	Committee Reports		
	3.1.	47th Annual Civic Awards Finalist Announcement	13 - 14
		To announce Kelowna's 47th annual Civic & Community Awards finalists.	
4.	Development Application Reports & Related Bylaws		
	4.1.	Wardlaw Ave 640 - Z21-0077 (BL12345) - Innascore Developments Inc., No. BC1161787	15 - 37
		To rezone the subject property from the RU6 $-$ Two Dwelling Housing zone to the RM3 $-$ Low Density Multiple Housing zone to facilitate the development of multiple dwelling housing.	
	4.2.	Nickel Rd 285-287 - Z21-0089 (BL12346) - CHHAT Holdings Ltd, Inc. No. BC1267993	38 - 60
		To rezone the subject property from the RU6 $-$ Two Dwelling Housing zone to the RM3 $-$ Low Density Multiple Housing zone to facilitate a multiple dwelling housing development.	
	4-3-	Supplemental Report - Clement Avenue 631, 647,657 and 677 - Z21-0066 (BL12336) - Madison Avenue Clement GP Inc.	61 - 62
		To receive a summary of notice of first reading for Rezoning Bylaw No. 12336 and to	

give the bylaw further reading consideration.

4.4.	Clement Ave 631, 647, 657 and 677 - BL12336 (Z21-0066) - Madison Avenue Clement GP Inc	63 - 63
	To give Bylaw No. 12336 first, second and third reading in order to rezone the subject properties from the RU2 - Medium Lot Housing zone to the C7 - Central Business Commercial zone.	
4.5.	Supplemental Report - Nathan Rd 766 - Z21-0091(BL12337) - Donya J. Epp	64 - 65
	To receive a summary of notice of first reading for Rezoning Bylaw No. 12337 and to give the bylaw further reading consideration.	
4.6.	Nathan Rd 766 - BL12337 (Z21-0091) - Donya J. Epp	66 - 66
	To give Bylaw No. 12337 first, second and third reading in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.	
4.7.	Hwy 97 N 2339-2397 - DP22-0017 - Dilworth Shopping Centre Ltd., Inc. No. 319846	67 - 98
	To issue a Development Permit for the form and character of a food primary establishment.	
Bylaw	s for Adoption (Development Related)	
5.1.	Knowles Rd 472 - BL12266 (Z21-0026) - Vision Excavating Ltd., Inc. No. BC0707315	99 - 99
	To adopt Bylaw No.12266 in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone.	
Non-I	Development Reports & Related Bylaws	
6.1.	2022 Infrastructure Delivery Spring Update	100 - 127
	To update Council on the current capital construction projects being managed by the Infrastructure Delivery Department.	
Bylaw	s for Adoption (Non-Development Related)	
7.1.	BL12343 - Sewer Connection Area Prioritization Bylaw	128 - 139
	To adopt Bylaw No. 12343.	
7.2.	BL12334 - Amendment No. 1 to the South Okanagan Mission Agricultural Water Establishment Bylaw No. 11745	140 - 141
	To adopt Bylaw No. 12334.	

5.

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7.3.	BL12288 - Local Area Service South Okanagan Mission Agricultural Water Users Parcel Tax Bylaw	142 - 144
	To adopt Bylaw No. 12288.	
7.4.	BL12327 - South East Kelowna Water Integration Local Area Service Parcel Tax Bylaw	145 - 151
	To adopt Bylaw No. 12327.	
Mayor	and Councillar Itams	

- 8. Mayor and Councillor Items
- 9. Termination



City of Kelowna Regular Council Meeting Minutes

Date:

Monday, March 21, 2022

Location:

Council Chamber City Hall, 1435 Water Street

Members Present

Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Mohini Singh,

Luke Stack* and Loyal Wooldridge*

Members participating

Remotely

Councillors Gail Given and Charlie Hodge

Members Absent

Councillor Brad Sieben

Staff Present

City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith*; Development Planning Department Manager, Terry Barton*; Acting Urban Planning Manager, Lydia Korolchuk*; Planner, Graham Allison*; Corporate Strategy & Performance Department Manager, Mike McGreer*; Performance Improvement Consultant, Sigrun Geirsdottir*; Divisional Director, Corporate and Protective Services, Stu Leatherdale*; Champion of the Environment, Chris Ray*; Social Development Manager, Sue Wheeler*; General Manager, Infrastructure, Mac Logan*; Financial Planning Manager, Kevin Hughes*; Budget Supervisor, Jennifer Grills*; Revenue Supervisor, Patrick Gramiak*; Divisional Director, Financial Services, Genelle Davidson*; Transit and Programs Manager, Jerry Dombowsky*; Real Estate Department Manager, Johannes Saufferer*; Parks & Buildings Planning Manager, Robert Parlane*; Project Architect, Amy Johnston*; Utility Planning Manager, Rod MacLean*; Design Technician, Jim Hager*; Transportation Engineering Manager, Gordon Foy*

Staff participating Remotely

Legislative Coordinator (Confidential), Arlene McClelland

Guest

Stuart Rothnie*, Architect, HCMA Architecture + Design

(* Denotes partial attendance)

Call to Order

Mayor Basran called the meeting to order at 1:35 p.m.

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

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

2. Confirmation of Minutes

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

<u>R0194/22/03/21</u> THAT the Minutes of the Regular Meetings of March 21, 2022 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Clement Ave 631, 647, 657 and 677 - Z21-0066 (BL12336) - Madison Avenue Clement GP Inc

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Wooldridge

Ro195/22/03/21 THAT Rezoning Application No. Z21-0066 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 66, 67 and 68 District Lot 139 ODYD Plan 1037 and Lot A District Lot 139, ODYD Plan 28649, located at 631, 647, 657 and 677 Clement Avenue, Kelowna, BC from the RU2 – Medium Lot Housing zone to the C7 – Central Business Commercial zone, be considered by Council;

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 March 21, 2022;

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

Carried

3.2 Nathan Road 766 - Z21-0091 (BL12337) - Donya J. Epp

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Donn/Seconded By Councillor Wooldridge

Ro196/22/03/21 THAT Rezoning Application No. Z21-0091 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 358 Osoyoos Division Yale District Plan 18535, located at 766 Nathan Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c— Large Lot Housing with Carriage House zone be considered by Council;

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 March 21, 2022;

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

3.3 Supplemental Report - Drysdale Rd 301 and 305 - Z21-0059 (BL12332) - Will McKay and Co. Ltd. Inc. No. BC0306923

Moved By Councillor Given/Seconded By Councillor DeHart

<u>R0197/22/03/21</u> THAT Council receives, for information, the report from the Office of the City Clerk dated March 21, 2022 with respect to Zoning Bylaw No. 12332;

AND THAT Rezoning Bylaw No. 12332 be forwarded for further reading consideration.

Carried

3.4 Drysdale Blvd 301 and 305 - BL12332 (Z21-0059) - Will McKay and Co Ltd., INC NO BC0306923

Moved By Councillor Wooldridge/Seconded By Councillor Donn

Ro198/22/03/21 THAT Bylaw No. 12332 be read a first, second and third time.

Carried

3.5 Supplemental Report - Springfield Rd 2241 - Z21-0099 (BL12333) - Ironclad Developments Mission Heights Holding Inc

Councillor Stack declared a conflict of interest for items 3.5 and 3.6 as his employer owns the adjacent land and departed the meeting at 1:45 p.m.

Staff:

- Responded to guestions from Council regarding access to the development.

Moved By Councillor Singh/Seconded By Councillor Given

Ro199/22/03/21 THAT Council receives, for information, the report from the Office of the City Clerk dated March 21, 2022 with respect to Zoning Bylaw No. 12333;

AND THAT Rezoning Bylaw No.12333 be forwarded for further reading consideration.

Carried

3.6 Springfield Rd 2241 - Z21-0099 (BL12333) - Ironclad Developments Mission Heights Holdings Inc., Inc. No. A0119488

Moved By Councillor Donn/Seconded By Councillor Wooldridge

Ro200/22/03/21 THAT Bylaw No. 12333 be read a first, second and third time.

Carried

Councillor Stack returned to the meeting at 1:49 p.m.

3.7 Gordon Dr 4355 - Z20-0077 (BL12179) - 1253097 BC Ltd., Inc. No. BC1253097

Moved By Councillor Singh/Seconded By Councillor Donn

<u>R0201/22/03/21</u> THAT in accordance with Development Application and Heritage Procedures Bylaw No. 12310, the deadline for the adoption of Rezoning Bylaw No.12179, be extended from March 22, 2022 to March 22, 2023.

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

4. Non-Development Reports & Related Bylaws

4.1 Reporting Progress on Council Priorities 2019 - 2022

Staff:

 Displayed a PowerPoint Presentation summarizing the 2021 results of the Council Priorities progress report and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Singh

<u>R0202/22/03/21</u> THAT Council receive the report from the Corporate Strategy & Performance Department's Performance Improvement Consultant dated March 21, 2022 with respect to reporting progress in 2021 on Council Priorities 2019-2022;

AND THAT Council direct staff to report back on the 2022 progress for Council Priorities in spring 2023.

Carried

Councillor Wooldridge left the meeting at 2:15 p.m.

4.2 2022 Financial Plan - Carryover Budget Volume

Mayor Basran congratulated the Finance team for being recognized by the Government Finance Officers Association and receiving two distinguished Awards.

Staff:

- Displayed a PowerPoint Presentation summarizing the carryover operating and capital requests in the 2022 Financial Plan and responded to questions from Council.

Councillor Wooldridge returned to the meeting at 2:17 p.m.

Moved By Councillor Donn/Seconded By Councillor Stack

R0203/22/03/21 THAT the 2022 Financial Plan be increased by \$10,318,300 to provide for operating carryover projects and \$166,891,100 for capital carryover projects as summarized in Financial Plan – Carryover Budget Volume.

Carried

4.3 Investment of Kelowna Funds 2021

Staff:

Displayed a PowerPoint Presentation summarizing the City of Kelowna's 2021 investment portfolio and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Given

<u>R0204/22/03/21</u> THAT Council receives, for information, the Investment of Kelowna Funds for 2021 Report from the Corporate Financial Planning Manager as presented on March 21, 2022 in alignment with Council's strong financial management priority.

4.4 Annual Transit Operating Agreement - Amended

Staff:

 Displayed a PowerPoint Presentation summarizing the proposed amendment to the Annual Transit Operating Agreement and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Wooldridge

<u>Ro205/22/03/21</u> THAT Council approve Amendment #1 to the 2021/2022 Annual Operating Agreement for Kelowna Regional Transit.

Carried

4.5 Kelowna Museums Society - Management and Operating Agreement

Staff:

- Displayed a PowerPoint Presentation providing a summary of the Museums lease and operating agreement.

Moved By Councillor Hodge/Seconded By Councillor DeHart

<u>R0206/22/03/21</u> THAT Council receives, for information, the report from Real Estate & Active Living and Culture departments dated March 21, 2022, with respect to the Lease and Operating Agreement between the City of Kelowna and the Kelowna Museums Society;

AND THAT Council approves the City entering into a five (5) year Lease and Operating Agreement with the Kelowna Museums Society, in the form attached to the Report of the Real Estate & Active Living and Culture departments dated March 21, 2022;

AND THAT the 2022 Financial Plan be amended from \$625,570 to \$675,000 in grant funding to the Kelowna Museums Society, with funding from the General Reserve;

AND FURTHER THAT the Mayor and City Clerk be authorized to execute the Lease and Operating Agreement and all documents necessary to complete this transaction.

Carried

The meeting recessed at 2:49 p.m.

The meeting reconvened at 3:01 p.m.

4.6 Kelowna Community Campus Indicative Building Site Location

Guest, Stuart Rothnie joined the meeting remotely at 3:01 p.m.

Staff:

- Displayed a PowerPoint Presentation.

- Introduced the presentation and Consultant Stuart Rothnie.

Stuart Rothnie, Architect, HCMA Architecture + Design

- Continued sharing the PowerPoint Presentation.

 Spoke to the Separate Sites Model and noted concerns and outlined what was working and not working with the project priorities checklist.

- Spoke to the Co-Located Campus Model and the benefits and the reasons for recommending this model.

- Responded to questions from Council.

Staff:

- Responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Given

<u>Ro207/22/03/21</u> THAT Council receives, for information this report from Parks and Buildings Planning, dated March 21, 2022, for the Kelowna Community Campus at Parkinson Recreation Park;

AND THAT Council directs Staff to commence the design process for the Kelowna Community Campus at Parkinson Recreation Park based on the indicative Co-located Campus model.

Carried

Guest, Stuart Rothnie disconnected from the meeting at 3:53 pm.

4.7 Sewer Connection Area Financing Framework – Stage 2

Staff:

 Displayed a PowerPoint Presentation providing rationale to rescind and replace the Sewer Connection Charge Bylaw.

Moved By Councillor DeHart/Seconded By Councillor Singh

<u>Rozo8/22/03/21</u> THAT Council receives for information, the report from Utility Services dated March 21, 2022, with regard to the Sewer Connection Area Financing Framework – Stage 2;

AND THAT Bylaw No. 12343, being the Sewer Connection Area Prioritization Bylaw, be forwarded for reading consideration.

Carried

4.8 BL12343 - Sewer Connection Area Prioritization Bylaw

Moved By Councillor Wooldridge/Seconded By Councillor Donn

Ro209/22/03/21 THAT Bylaw No. 12323 be read a first, second and third time.

Carried

4.9 South Okanagan Mission Agricultural Users Local Area Service Parcel Tax

Staff:

- Provided an overview and reasons for the addition to the existing Local Area Service; provided confirmation a parcel tax may now be applied to the benefitting properties and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Singh

<u>R0210/22/03/21</u> THAT Council receives for information the report from Utility Services dated March 21, 2022, directing staff to impose a parcel tax under Section 200 of the Community Charter on the benefiting parcels in the South Okanagan Mission Agricultural Users Local Area Service;

AND THAT Council receives the Certificate of Sufficiency dated March 15, 2022 pertaining to the South Okanagan Mission Agricultural Users Local Area Service;

AND THAT Bylaw No. 12334 being Amendment No. 1 to the South Okanagan Mission Agricultural Water Establishment Bylaw No. 11745 be forwarded for reading consideration;

AND FURTHER THAT Bylaw No. 12288 being the South Okanagan Mission Agricultural Users Local Area Service Parcel Tax be forwarded for reading consideration.

Carried

4.10 BL12334 - Amendment No. 1 to the South Okanagan Mission Agricultural Water Establishment Bylaw No. 11745

Moved By Councillor Stack/Seconded By Councillor DeHart

Ro211/22/03/21 THAT Bylaw No. 12334 be read a first, second and third time.

Carried

4.11 BL12288 - Local Area Service South Okanagan Mission Agricultural Water Users Parcel Tax Bylaw

Moved By Councillor DeHart/Seconded By Councillor Stack

R0212/22/03/21 THAT Bylaw No. 12288 be read a first, second and third time.

Carried

4.12 Southeast Kelowna Water Integration Project Local Area Service Parcel Tax

Staff:

 Summarized the project objectives and provided confirmation a parcel tax may now be applied to the benefitting parcels and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Hodge

R0213/22/03/21 THAT Council receives for information the report from Utility Services dated March 21, 2022, directing staff to impose a parcel tax under Section 200 of the *Community Charter* on the benefiting parcels in the Southeast Kelowna Water Integration Project Local Area Service;

AND THAT Bylaw No. 12327 being the Southeast Kelowna Water Integration Project Local Area Service Parcel Tax Bylaw be forwarded for reading consideration;

AND FURTHER THAT Council set the 2022 Parcel Tax Review Panel meeting for April 25, 2022 at 8:45 am in Council Chamber, City Hall, 1435 Water Street, Kelowna, BC.

Carried

4.13 BL12327 - South East Kelowna Water Integration Local Area Service Parcel Tax Bylaw

Moved By Councillor DeHart/Seconded By Councillor Stack

R0214/22/03/21 THAT Bylaw No. 12327 be read a first, second and third time.

4.14 Houghton 1 DCC

Staff:

- Provided an overview of the Houghton 1 DCC Active Transportation Corridor project and rationale for the budget amendment.

Moved By Councillor Wooldridge/Seconded By Councillor Stack

<u>Ro215/22/03/21</u> THAT Council receives for information, the report from Integrated Transportation dated March 21, 2022, with respect to Houghton 1 DCC;

AND THAT the 2022 Financial Plan be amended to include \$479,769 of taxation, in the unspent budget reserve for this project, to the Houghton 1 DCC project;

AND THAT the 2022 Financial Plan be amended to include \$137,694 from the DCC R749 to the Houghton 1 DCC project.

Carried

5. Mayor and Councillor Items

Mayor Basran:

- Congratulated Councillor Stack on his announced retirement as the Executive Director of the Society of Hope for the past 33 years.
- Reminder of the Public Meeting tomorrow night.

Councillor Hodge:

- Congratulated Councillor Stack on his announced retirement from the Society of Hope.

Councillor Given:

- Congratulated Councillor Stack on his announced retirement from the Society of Hope.

Councillor Donn:

- Thanked the City Manager for the process undertaken in Vancouver regarding decision making for the Parkinson Recreation site.
- Acknowledged Councillor Stack for his efforts on providing affordable housing in the city.

Councillor Singh:

- Spoke to the Tolko Mill Site tour this morning.
- Spoke to a group of PhD Students on behalf of the Mayor.
- Spoke to their attendance, on behalf of Mayor and Council, at the World Down Syndrome Day event.
- Spoke to their attendance, on behalf of Mayor and Council, at the Opening Ceremony of the Junior All Native Basketball Tournament.
- Congratulated Councillor Stack on his announced retirement and all that he has done for affordable housing.

Councillor Wooldridge:

- Congratulated Councillor Stack on his announced retirement and thanked him for his work in the community on affordable housing.
- Drew attention to the 22 new treatment and management withdrawal beds in the city and thanked the Provincial Government and Bridges along with Shane Worman.

Councillor DeHart:

- Congratulated Councillor Stack on his announced retirement and all that he has done for affordable housing.
- Thanked Councillor Singh for her work filling in as Deputy Mayor.

Councillor Stack:

- Thanked Council colleagues for their kind comments and reflected on his interactions with the City of Kelowna since the 1990's through supportive housing initiatives.

6. Termination

This meeting was declared terminated at 4:54 p.m.

Mayor Basran /acm

Report to Council



Date: April 4, 2022

To: Council

From: City Manager

Subject: 47th Annual Civic & Community Awards Finalist Announcement

Department: Active Living & Culture - Report prepared by Karley Glackmeyer

Recommendation:

THAT Council receives, for information, the report from Active Living & Culture, dated April 4th, 2022, that announces the finalists for the 47th Annual Civic & Community Awards.

Purpose:

To announce Kelowna's 47th annual Civic & Community Awards finalists.

Background:

The City of Kelowna's annual Civic & Community Awards recognize the outstanding achievements and contributions made in our city 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 announced during the awards ceremony.

Discussion:

The following categories will be awarded as part of the 47th annual awards:

- Bob Giordano Memorial Award Coach or Sport Administrator of the Year
- Bryan Couling Memorial Award Athletic Team of the Year
- Male and Female Athlete of the Year
- Augie Ciancone Memorial Award Top Male & Female High School Athlete of the Year
- Teen Honour in the Arts
- Honour in the Arts
- Champion for the Environment
- Corporate Community of the Year
- The Central Okanagan Foundation Volunteer Organization of the Year
- Young Citizen of the Year
- The Fred Macklin & Sarah Donalda-Treadgold Memorial Award Citizen of the Year
- Anital Tozer Memorial Award selected by Mayor and Council

Two categories also have scholarship components, with finalists in the Young Citizen of the Year Award receiving scholarships from the Payton and Dillon Budd Memorial Fund Youth Scholarship, and the recipient of the Teen Honour in the Arts Award receiving an entrance scholarship to UBC Okanagan. This year, the sport categories will combine nominations from 2020 and 2021 due to limited opportunities for competition throughout the pandemic.

This year's celebration will include a return of a live event to celebrate the achievements of the finalists and announce the award winners in person. In addition, short videos highlighting the accomplishments of the finalists will be shared on the City's website, YouTube channel and featured via social media over the month of April to allow for broader community recognition.

Due to the inability to hold an in-person gala over the past two years, award recipients from 2019 and 2020 will also be invited to this year's event for a special presentation. Due to the smaller format and a higher volume of attendees from combining three years of award presentations, tickets will be distributed by invite only. All award nominees will receive tickets directly to allow for family and friends to attend.

Conclusion:

The 47th Annual Civic & Community Awards Night, to formally announce the award recipients for each category, will be held on Thursday April 28th, 2022, at the Laurel Packinghouse.

Each year the award recipients are further recognized at Jim Stuart Park, with their names on an individual name plate.

Internal Circulation:

Active Living & Culture Community Communications

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:

M. Siggers, Community & Neighbourhood Services Manager

Approved for inclusion:

cc: J. Gabriel, Divisional Director, Active Living & Culture

REPORT TO COUNCIL



Date: April 4, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0077 Owner: Innascore Developments Inc.,

Inc. No. BC1161787

Address: 640 Wardlaw Ave Applicant: Innascore Developments Inc.

Subject: Rezoning Application

Existing OCP Designation: C-NHD - Core Area Neighbourhood

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM₃ – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0077 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 26 District Lot 14 ODYD Plan 3249, located at 640 Wardlaw Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule 'A' attached to the Report from the Development Planning Department dated April 4, 2022;

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

2.0 Purpose

To rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of multiple dwelling housing.

3.0 Development Planning

Staff supports the rezoning of the subject property from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of a 3- storey 9-unit housing development. The application is consistent with the Official Community Plan (OCP) Future Land Use Designation of C-NHD - Core Area Neighbourhood.

The subject property is located directly north of the Pandosy Urban Centre on Wardlaw Ave between Pandosy St and Richter St. Both streets are designated as Transit Supportive Corridors (TSC). As this project is located midblock the height and massing is appropriate as it is transitioning down from the TSC.

Given the walking distance to the heart of the Pandosy Urban Centre most errands can be accomplished by foot. The subject property is two blocks East of Kinsmen Park and the Abbott Street Active Transportation Corridor. Additional density in this area is supported by the local amenities including nearby parks, Okanagan Lake, transit, restaurants and shopping opportunities in the area. In recent years, the area has seen much redevelopment which includes a mix of commercial and mixed-use residential buildings.

4.0 Proposal

4.1 Project Description

The proposed development consists of a three-storey 9-unit housing project. Two floors of residential sit upon the main floor structured parkade with a single ground-oriented unit fronting the street.

4.2 Site Context

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6- Two Dwelling Housing	Two Dwelling Housing
East	RM1 – Four Dwelling Housing	Four Dwelling Housing
South	RU6 – Two Dwelling Housing	Single Family Dwelling
West	RM1 – Four Dwelling Housing	Two Dwelling Housing

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Kelowna 2040 – Official Community Plan Policy Template

Objective 5.3 Design residential infill to be sensitive to neighbourhood context.						
Policy 5.3.	Strategic Density. Where a proposed development in Core Area Neighbourhoods					
Strategic Density	is not adjacent to a Transit Supportive Corridor, consider support for stacked					
,	rowhousing and low rise apartment and mixed use buildings, under the following					
	circumstances:					
	- The project proposal illustrates that the larger buildings will be able to sensitively transition their height and massing towards adjacent Core Area					
	Neighbourhoods, with the first priority being a transition to ground-					
	oriented multi-unit housing within the project;					
	- The project does not exceed a FAR of approximately 1.2 over the entire					
	site.					
	The subject property has multifamily land uses adjacent to the East and West of the					
	subject property. The project has an appropriate density for mid-block.					
Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable						
and complete Co	re Area.					
Policy 5.11.	Ensure a diverse mix of low and medium density housing forms in the Core Area					
Diverse Housin	that support a variety of households, income levels and life stages.					
Forms	The subject property is surrounded by single family dwellings, two dwelling housing					
	and four dwelling housing. This project will sensitively introduce a variety of unit					
	types creating more diversity in the neighbourhood.					

6 Technical Comments

6.2 Development Engineering Department

Refer to Schedule 'A' Attached.

7 Application Chronology

Date of Application Accepted: August 8, 2021
Date Public Consultation Completed: March 10, 2022

Report prepared by: Jason Issler, Planner I

Reviewed by: Lydia Korolchuk, 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: Applicants Project Rationale and Site Plan

CITY OF KELOWNA

MEMORANDUM

Date: August 26, 2021

File No.: Z21-0077

To: Planning and Development Officer (J I)

From: Development Engineering Manager (JK)

Subject: 640 Wardlaw Ave. RU6 to RM3

SCHEDULE A

This forms part of application
Z21-0077

City of

Planner Initials

JI

Kelowna

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to accommodate a multifamily development. The Development Engineering Technician for this project is Aaron Sangster.

1. General

- a) This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.
- b) The following requirements are valid for one (1) 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.

2. Road Improvements

- a) Wardlaw Ave. must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, irrigated landscaped boulevard, streetlights, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a modified SS-R4. 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 \$38,294.58 not including utility service cost.
- b) Development Engineering fee to be **\$1,294.74** (\$1,233.09 + \$61.65 GST)
- c) The lane must be upgraded to a SS-R2 standard. The cash-in-lieu amount in 2.a includes the laneway future upgrades.
- d) All access must be from the lane only as per bylaw 7900.

3. <u>Domestic Water and Fire Protection</u>

- a) This property is currently serviced with 19mm-diameter water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Service upgrades can be provided by the City at the applicant's cost (if required). 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.
- b) The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs.

4. <u>Sanitary Sewer</u>

a) This property is currently serviced with 100mm-diameter sanitary sewer service. Service upgrades can be provided by the City at the applicant's cost (if required). 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

5. 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.

6. Electric Power and Telecommunication Services

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

7. Road Dedication and Subdivision Requirements

a) A dedication of 1.47m on Wardlaw Ave. is required at achieve a 15.0m ROW.

8. <u>Geotechnical Report</u>

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

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

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Site suitability for development.
- (vi) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- ii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).

iii) Recommendations for items that should be included in a Restrictive Covenant.



- iv) Any special requirements for construction of roads, utilities, and building structures.
- v) Any items required in other sections of this document.
- vi) Recommendations for erosion and sedimentation controls for water and wind.
- vii) Recommendations for roof drains and perimeter drains.
- viii) Any items required in other sections of this document.

9. Charges and Fees

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

iii)

Ryan O'Sullivan

Ryan O'Sullivan Development Engineering Manager

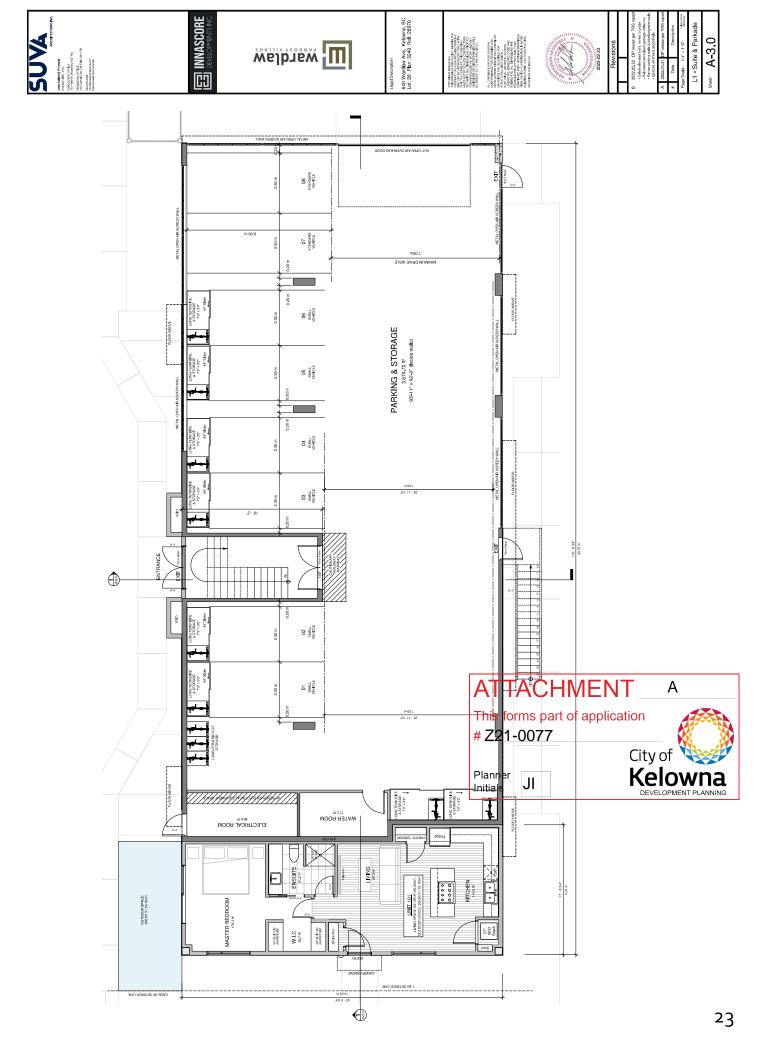
SCHEDULE A

This forms part of application
Z21-0077

City of

Planner III Kelowna

AS





John Saliken Architect AIBC AAA VANCOUVER OFFICE 720 - 999 W. Broadway V5Z 1K5 OKANAGAN OFFICE 319 Carmel Cres. OK Falls V0H 1R5

Feb 3, 2022

City of Kelowna Planning Dept

FAO Jason Issler, Planner

640 WARDLAW AVE KELOWNA BC APPENDIX A – DESIGN RATIONALE STATEMENT ATTACHMENT A

This forms part of application
Z21-0077

City of

Planner Initials

JI

Kelowna

DEVELOPMENT PLANNING

As per previous communication and meetings with the City of Kelowna Planning Department and as part of the design process the design rationale is in accordance with the RM3 Zone (supported by the current OCP under future land use of MRL). Further to the application information as it pertains to the Rezoning associated with the proposed Development at 640 Wardlaw Ave in Kelowna, we propose the following Design Rationale for the project.

RM3 justification:

- Oversized lot (bigger than a standard city lot)
- Supported by the current OCP
- City of Kelowna's need for higher density
- Lot consolidation with neighboring properties not possible as they are developed.

The 640 Wardlaw proposal has been developed with the City of Kelowna's request and need for higher density on central, older single-family lots (RU6). Under City's Guidelines and the OCP, the proposed building takes advantage of the property's frontage onto Wardlaw Ave and its public lane. The unique nature and location of this lot with its unusual size (70'x140') is ideal for incorporating a ground-oriented unit facing Wardlaw Ave. This will soften the building facade while keeping a residential look for the building and the street frontage.

The design compliments nearby buildings and supports the transitional nature of the neighbourhood, the current OCP and the RM3 zone. The design was developed carefully to blend with neighboring multifamily projects (old and new) and creates a steppingstone and transition for future increase in density and redevelopment of the area as promoted by the OCP.

Architecturally, the intent is to implement a horizontal, modern architectural style with colours and materials that closely relate to other major developments and buildings in the neighbourhood, along Pandosy St, and Lakeshore Rd.

The result is a modern, contemporary design with single level residential unit plans. This ensures a bigger and roomier feel for the end user. The unit mix allows for a variety in sales price, targeting a wide range of potential buyers and allowing for affordable product within the building.

1

Along the street frontage, the newly proposed development fits in with surrounding setbacks and ensures that it blends in with the street frontage of both neighboring properties (see renderings). The proposal achieves required Bylaw parking numbers and accommodates visitor parking along the public lane. The oversized decks and outdoor common area exceed the bylaw requirement for private open space.

The focus with this development is to create a community feel within a walkable neighbourhood. The lot and its location are perfectly suited for an increase in density, based on the neighbourhood, its surroundings and the City of Kelowna OCP).

John Saliken | Principal Architect AIBC, AAA, john@suvaarchitecture.com direct 604 318 1904





CITY OF KELOWNA

BYLAW NO. 12345 Z21-0077 640 Wardlaw 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 26 District Lot 14, ODYD, Plan 3249 located on Wardlaw Avenue, Kelowna, BC from the RU6 Two Dwelling Housing zone to the RM3 Low Density Multiple Housing zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

City Clerk

Mayor



Z21-0077 640 Wardlaw Ave

Rezoning Application



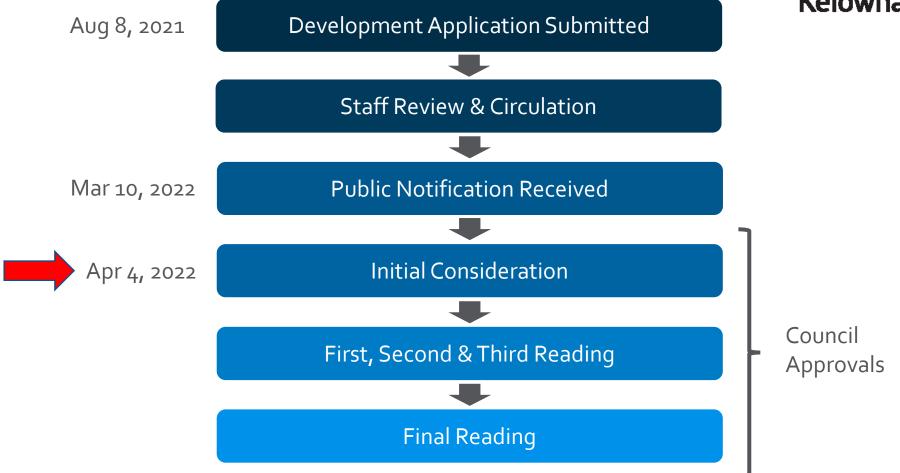


Proposal

➤ To consider an application to rezone the subject property from the RU6 –Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of multiple dwelling housing.

Development Process

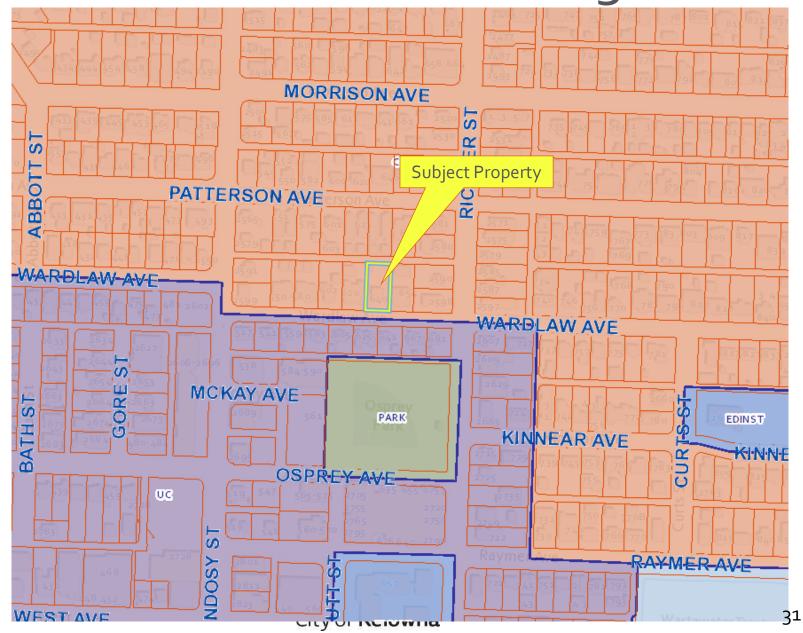




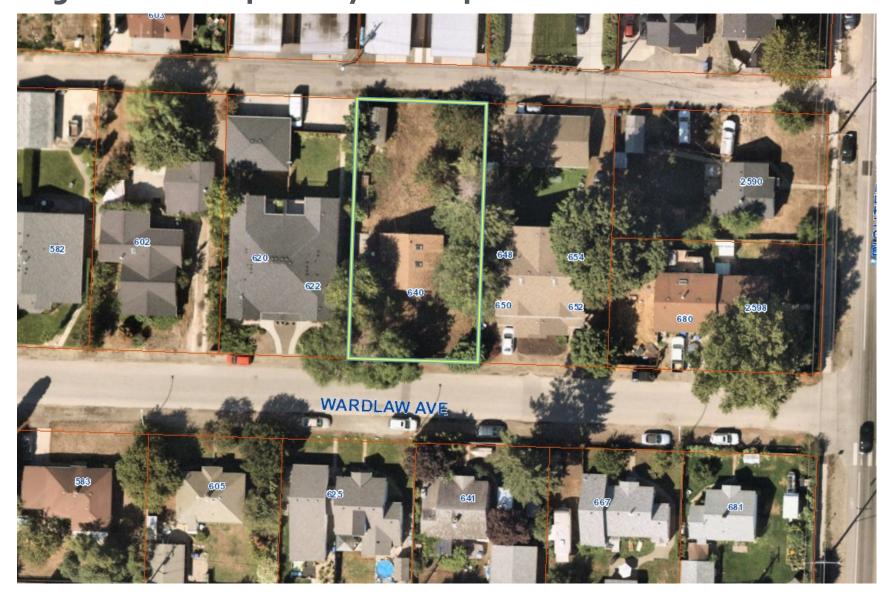
Context Map



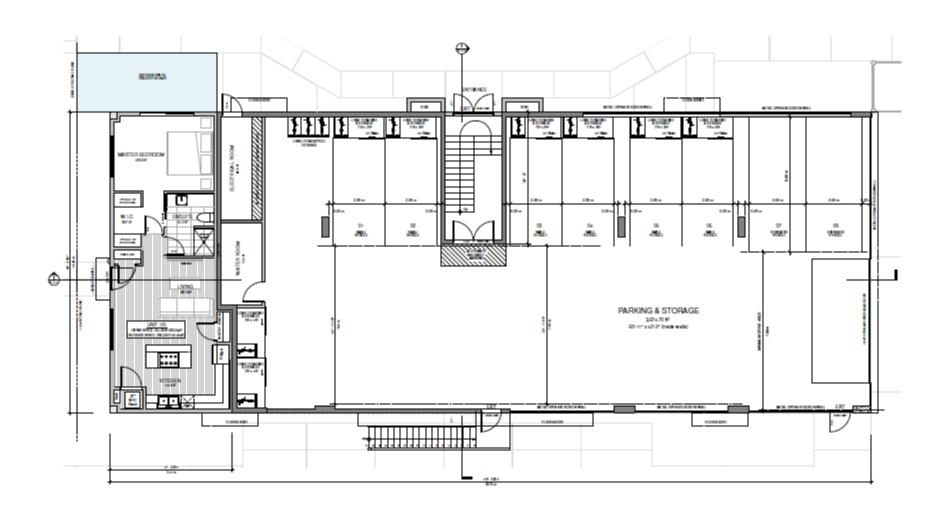
OCP Future Land Use / Zoning



Subject Property Map



Proposed Site Plan



Proposed Rendering







Development Policy

- ► Meets the intent of the Official Community Plan Urban Infill Policies:
 - ▶ 5.3 Strategic Density
 - ▶ 5.11.1 − Diverse Housing Forms
- ➤ Consistent with the Future Land Use of Core Area Neighbourhood.



Staff Recommendation

➤ Staff recommend **support** of the proposed rezoning to the RM₃ – Low Density Multiple Housing



Conclusion of Staff Remarks

EPORT TO COUNCIL



Date: April 4, 2022

To: Council

From: City Manager

Department: Development Planning

Application: 285-287 Nickel Road Owner: CHHAT HOLDINGS LTD,

INC.NO. BC1267993

Address: Z21-0089 Applicant: New Town Architecture +

Engineering Ltd.

Subject: Rezoning Application

Existing OCP Designation: C-NHD – Core Area Neighbourhood

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM₃ – Low Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0089 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 27 Township 26 Osoyoos Division Yale District Plan 12644, located at 285-287 Nickel Road, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated April 4, 2022;

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

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

2.0 Purpose

To rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate a multiple dwelling housing development.

3.0 Development Planning

Development Planning recommends support for the rezoning application. The Future Land Use Designation of the property in the 2040 Official Community Plan (OCP) is Core Area Neighbourhood, which supports a variety of ground-oriented housing types, including multi-unit housing. It is the intention of Core Area Neighbourhoods to accommodate much of the City's growth through sensitive residential infill. As such, the proposed RM3 – Low Density Multiple Housing zone is consistent with the Future Land Use designation in the 2040 OCP.

4.0 Proposal

4.1 Background

The subject property currently contains two-dwelling housing, which would be demolished to facilitate this development.

4.2 Project Description

This application proposes a rezoning to the RM₃ – Low Density Multiple Housing zone, to facilitate a multiple dwelling housing development. Council consideration of a Development Permit would also be required.

4.3 Site Context

The subject property is in the lower Rutland Area, on the east side of Nickel Road, between Highway 33 W and Houghton Rd. It's in close proximity to Ben Lee Park and Springvalley Middle and Elementary Schools. The Walk Score is 51, indicating it is somewhat walkable.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing RU6 – Two Dwelling Housing	Single and Two Dwelling Housing
East	RU2 – Medium Lot Housing	Single Dwelling Housing
South	RU6 – Two Dwelling Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing
	RM1 – Four Dwelling Housing	Four Dwelling Housing

Subject Property Map: 285-287 Nickel Road



5.0 Current Development Policies

5.1 <u>Kelowna Official Community Plan (OCP)</u>

Objective 5.3 Design residential infill to be sensitive to neighbourhood context	
Policy 5.3.6. Small	To encourage residential infill development in Core Area Neighbourhoods and
Lot Development.	transition areas that reflect the existing neighbourhood context, discourage large
	lot consolidations except where properties front or directly abut a Transit
	Supportive Corridor, Active Transportation Corridor, or an Arterial Road.
	This proposal is a single lot residential infill development.
Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable	
and complete Core Area	
Policy 5.11.3.	Incorporate ground-oriented units in the design of multi-family developments to
Family-Friendly	support family-friendly housing types. Ensure that multi-family developments
Housing.	include a variety of unit sizes, encouraging 10 per cent of units to be three or more
	bedrooms.
	This proposal includes eight three-bedroom ground-oriented units.

6.o Technical Comments

6.1 <u>Development Engineering Department</u>

See Schedule A: City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Accepted: September 8, 2021
Date Public Consultation Completed: March 7, 2022

Report prepared by: Kimberly Brunet, Planner II

Reviewed by: Lydia Korolchuk, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Schedule A: City of Kelowna Memorandum

Attachment A: Draft Site Plan and Applicant's Letter of Rationale

CITY OF KELOWNA

MEMORANDUM

Date: September 20, 2021

File No.: Z21-0089

To: Planning and Development Officer (KB)

From: Development Engineering Manager (RO)

Subject: 285-287 Nickel Rd RU6 to RM3

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the property from RU6 to RM3 to facilitate a multiple dwelling housing development. The Development Technician for this file is 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. These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation and Infrastructure (MoTI).
- d. 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. <u>DOMESTIC WATER AND FIRE PROTECTION</u>

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



c. The water system must be capable of supplying the domestic and fire flow demands of the project in accordance with the Subdivision, Development, & Servicing Bylaw No. 7900. Provide water flow calculations for this development to confirm bylaw conformance (150 L/s for apartments & townhouses).

3. SANITARY SEWER SYSTEM

- a. Our records indicate that the subject lot is currently serviced with a 100-mm diameter sanitary sewer service off Nickel Rd. 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 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, complete with an inspection chamber (as per SS-S7 & SS-S9), at the applicants cost.

4. STORM DRAINAGE

- a. The property is located within the City of Kelowna drainage service area. For onsite 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. Nickel Rd is included in the 20 Year Major Roads Network as a 2-Lane Major Collector and must be upgraded to an urban standard (SS-R5) along the full frontage of the subject property. Required upgrades must include curb and gutter, sidewalk, fillet paving, storm drainage, 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.
- b. The City requests that the Developer arrange for the design and construction of frontage upgrades to 1277 Houghton including curb and gutter, sidewalk, concrete letdown, and fillet paving along the Nickel Rd frontage. Based on the cost estimate provided by the Developer's Consulting Civil Engineer, the City will agree to pay for these frontage upgrades. Please contact the Development Technician Sarah Kelly (skelly@kelowna.ca) for more information.

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:

<u>NOTE</u>: 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.
 - 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.).



- 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. 2.4m dedication along the entire frontage of Nickel Rd is required to achieve a ROW width of 20.0m.
- b. Only one driveway will be permitted with a maximum width of 6m.
- c. 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 Nickel Rd.

9. CHARGES AND FEES

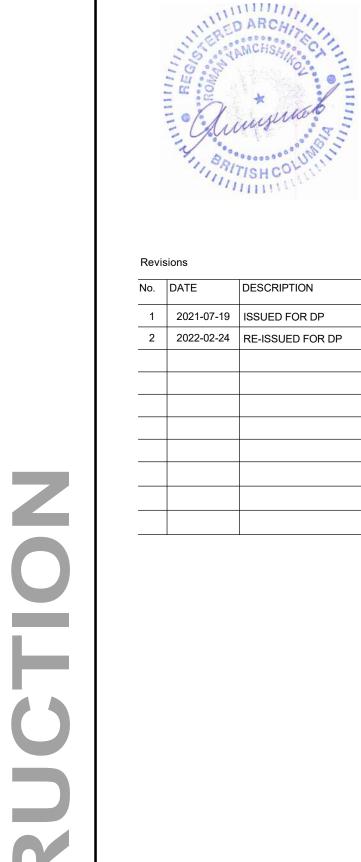
- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
 - i. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) only if disturbed.
 - ii. Engineering and Inspection Fee: 3.5% of frontage upgrades (plus GST).

Ryan O'Sullivan

Ryan O'Sullivan Development Engineering Manager

SK





ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND

LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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

limited to such use.

commencement of work.

This drawing must not be scaled

Verify all dimensions and datums prior to

Report all errors and omissions to the Architect.

NEW TOWN

U R BAN P L ANNING CIVIL ENGINEERING www.newtownservices.ca

NORTH

project title

NICKEL RD TOWNHOMES

project address

285 & 287 NICKEL RD,
KELOWNA, V1X 7G2

project no.

file no.

C:Users\drafter\Desktop\4

drawing title

file no.

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drawing title

SITE PLAN

2/24/22 8:20:45 AM

4159





RE: Proposal for Rezoning and DP for: 285 & 287 Nickel Road

Introduction

This application is for re-zoning and DP to accommodate two 4-unit townhome buildings located at 285 & 287 Nickel Road, Kelowna BC. The subject site is 0.38ac and is located by the corner of Nickel and Houghton Road.



Site Context

The subject site is currently zoned RU6 – Two Dwelling Housing. This Development Permit application is to facilitate the construction of 2 townhome buildings, with 8 units total. These homes are proposed under the RM3 zone, which is consistent with the OCP. The building is 3 storeys in height. The proposed townhomes align with the City of Kelowna Official Community Plan's goals for a sustainable future by focusing growth in compact, connected, and mixed-use centres and by creating more variety of housing types for Kelowna residents, particularly in the "missing middle".





Form and Character

This contemporary development brings a unique design to infill housing in a changing neighbourhood. The carefully selected pops of color bring life to the development as well as individual identity to each unit. A variety of materials such as hardie siding, board & batten, and brick are used strategically to create elements of interest at very corner.

These two 4-unit townhome buildings offers eight 3 bedroom units which also have a study on the ground floor. All units provide double garage parking on the first level. At-grade entrances are oriented towards the street where possible and ample outdoor space is provided for each unit. Landscaping and outdoor living/recreation are important aspects for this development, so each unit has a large patio space with robust landscape screening to ensure privacy as well as sun decks on the second level. Landscape buffers consist of a 1.8m solid screen fence and various trees/ shrubs to help soften the interface to the existing single-family homes on all three sides.





Summary

The proposed development requires no variances, is consistent with the City's goal for increasing ground oriented multiple family housing in existing neighborhoods and complies with the Official Community Plan. The applicant kindly requests support from Staff and Council for this housing project.



CITY OF KELOWNA

BYLAW NO. 12346 Z21-0089 285-287 Nickel Road

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

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

- 1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A Section 27, Township 26, ODYD, Plan 12644 located on Nickel Road, Kelowna, BC from the RU6 Two Dwelling Housing zone to the RM3 Low Density Multiple Housing zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this	
Approved under the Transportation Act this	
(Approving Officer – Ministry of Transportation)	
Adopted by the Municipal Council of the City of Kelowna this	
	Mayor
	City Clerk



Z21-0089 285-287 Nickel Road

Rezoning Application





Proposal

➤ To rezone the subject property to facilitate a multiple dwelling housing development

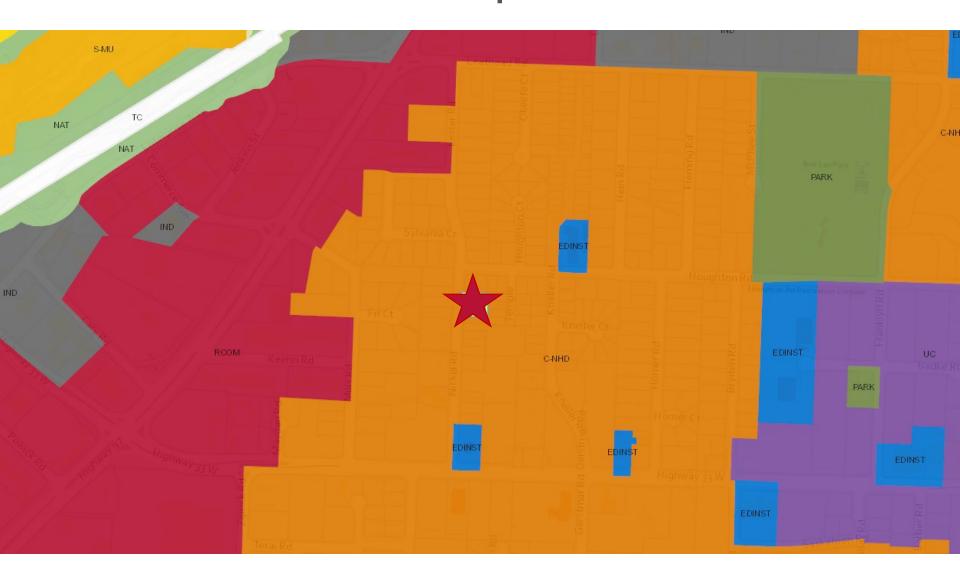
Development Process



Context Map



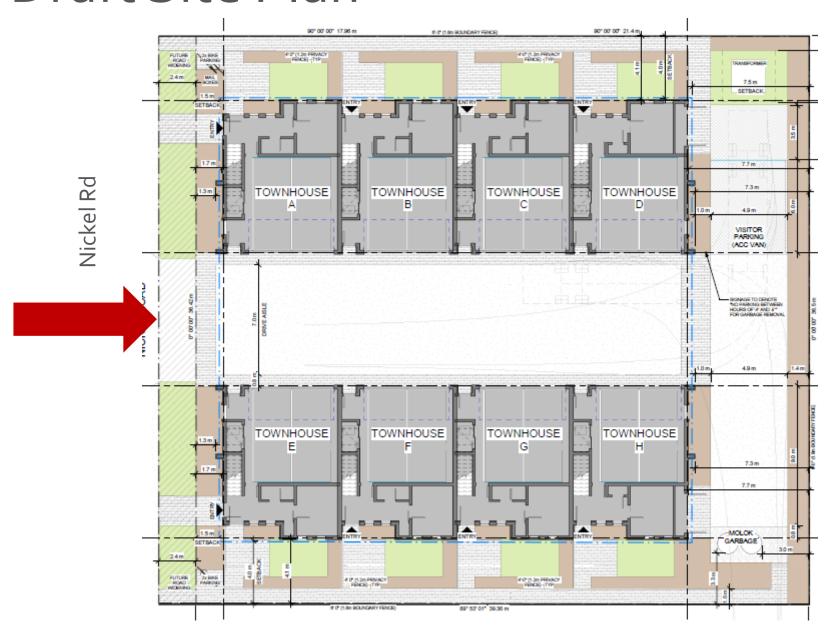
Future Land Use Map



Subject Property Map



Draft Site Plan



Draft Rendering





Development Policy

- ► Meets the intent of Official Community Plan Core Area Neighbourhood Objectives:
 - Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area
 - Design residential infill to be sensitive to neighbourhood context
- Consistent with Future Land Use C-NHD Core Area Neighbourhood



Staff Recommendation

- Staff recommend support of the proposed rezoning
 - ▶ Meets the intent of the Official Community Plan
 - ► Increased diversity helps create an inclusive, affordable and complete Core Area
 - Appropriate location for adding residential density



Conclusion of Staff Remarks

Report to Council



Date: April 4, 2022

To: Council

From: City Manager

Department: Office of the City Clerk

Application: Z21-0066 **Owner:** Madison Avenue Clement GP Inc.

Address: 631, 647, 657 and Clement Avenue **Applicant:** BlueGreen Architecture Inc.

Subject: Rezoning Bylaw No. 12336 for Z21-0066 Supplemental Report to Council

Existing OCP Designation: UC – Urban Centre

Existing Zone: RU2 – Medium Lot Housing

Proposed Zone: C7 – Central Business Commercial

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated April 4, 2022 with respect to Zoning Bylaw No. 12336;

AND THAT Rezoning Bylaw No.12336 be forwarded for further reading consideration.

Purpose:

To receive a summary of notice of first reading for Rezoning Bylaw No. 12336 and to give the bylaw further reading consideration.

Background:

Zoning bylaws that are consistent with the OCP do not require a public hearing. Public notice is given before first reading with signage on the subject property, newspaper advertisements, and mailouts in accordance with the Local Government Act and Development Application & Heritage Procedures Bylaw No. 12310.

Discussion:

Rezoning Application Z21-0066 for 631, 647, 657 and 677 Clement Avenue was brought forward to Council for initial consideration on March 21, 2022. Notice of first reading was completed as outlined above

Rezoning Application Z21-0066 received zero pieces of correspondence through Mayor & Council correspondence. Development Planning staff received zero pieces of correspondence with concerns about the rezoning application.

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 notice of first reading, staff are recommending that Council give Rezoning Bylaw No. 12336, located at 631, 647, 657 and 677 Clement Avenue, further reading consideration.

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act s. 464(2)

Legal/Statutory Procedural Requirements:

Following the notification period under s. 467 of the Local Government Act, Council may choose to:

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

Considerations applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: S. Woods, Legislative Technician

Approved for inclusion: S. Fleming, City Clerk

CC:

Development Planning

CITY OF KELOWNA

BYLAW NO. 12336 Z21-0066 631, 647, 657 and 677 Clement Avenue

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

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

- 1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of:

 - a) Lot 66 District Lot 139, ODYD, Plan 1037 located on Clement Avenue, Kelowna, BC
 b) Lot 67 District Lot 139, ODYD, Plan 1037 located on Clement Avenue, Kelowna, BC

 - c) Lot 68 District Lot 139, ODYD, Plan 1037 located on Clement Avenue, Kelowna, BC d) Lot A District Lot 139, ODYD, Plan 28649 located on Clement Avenue, Kelowna, BC

from the RU2 – Medium Lot Housing zone to the C7 – Central Business Commercial zone.

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

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor
,
City Clerk

Report to Council



Date: April 4, 2022

To: Council

From: City Manager

Department: Office of the City Clerk

Application: Z21-0091 **Owner:** Donya J. Epp

Address: 766 Nathan Road Applicant: Donya J. Epp

Subject: Rezoning Bylaw No. 12337 for Z21-0091 Supplemental Report to Council

Existing OCP Designation: S-RES Suburban Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated April 4, 2022 with respect to Zoning Bylaw No. 12337;

AND THAT Rezoning Bylaw No.12337 be forwarded for further reading consideration.

Purpose:

To receive a summary of notice of first reading for Rezoning Bylaw No. 12337 and to give the bylaw further reading consideration.

Background:

Zoning bylaws that are consistent with the OCP do not require a public hearing. Public notice is given before first reading with signage on the subject property, newspaper advertisements, and mailouts in accordance with the Local Government Act and Development Application & Heritage Procedures Bylaw No. 12310.

Discussion:

Rezoning Application Z21-0091 for 766 Nathan Road was brought forward to Council for initial consideration on March 21, 2022. Notice of first reading was completed as outlined above.

Rezoning Application Z21-0091 received zero pieces of correspondence through Mayor & Council correspondence. Development Planning staff received zero pieces of correspondence with concerns about the rezoning application.

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 notice of first reading, staff are recommending that Council give Rezoning Bylaw No. 12337, located at 766 Nathan Road, further reading consideration.

Internal Circulation:

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act s. 464(2)

Legal/Statutory Procedural Requirements:

Following the notification period under s. 467 of the Local Government Act, Council may choose to:

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

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: S. Woods, Legislative Technician

Approved for inclusion: S. Fleming, City Clerk

CC:

Development Planning

CITY OF KELOWNA

BYLAW NO. 12337 Z21-0091 766 Nathan Road

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

Adopted by the Municipal Council of the City of Kelowna this

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 358, ODYD, Plan 18535 located on Nathan Road, Kelowna, BC from the RU1 Large Lot Housing zone to the RU1c Large Lot Housing with Carriage House zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Mayor
City Clerk

REPORT TO COUNCIL



Date: April 4, 2022

To: Council

From: City Manager

Department: Development Planning

Application: DP22-0017 Owner: Dilworth Shopping Centre Ltd.,

Inc. No. 319846

Address: 2339-2397 Highway 97 North Applicant: Urban Design Group Architects

Ltd – Eric Ching

Subject: Development Permit Application

Existing OCP Designation: UC – Urban Centre

Existing Zone: C4rls/rcs - Urban Centre Commercial (Retail Liquor Sales / Retail

Cannabis Sales)

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0017 for Lot A District Lots 126 and 532 ODYD Plan 40108, located at 2339-2397 Highway 97 N, Kelowna, BC subject to the following:

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

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

Purpose

To issue a Development Permit for the form and character of a food primary establishment.

2.0 Development Planning

Development Planning Staff are recommending support for the development permit for the form and character of the proposed food primary establishment with drive-thru food service. The proposed Starbucks restaurant is consistent with the City's 2040 OCP Urban Design Guidelines.

This application proposes a food primary establishment with indoor and outdoor seating areas, as well as a drive-through for food services. Regarding form and character, the proposed building is modern in design and typical of the Starbucks corporate brand. Visual interest is added through architectural articulation including awnings and roofline variation. The buildings most prominent corner, fronting both Highway 97 N and Leckie Road, is to be constructed with faux wooden siding that contrasts the finishes found on the rest of the façade and provides additional definition. Other materials include metal panels, white trim, and paint in neutral tones.

Signage is proposed for the front and side elevations of the building, as well as directional and menu board signage within the site. Landscaping is provided throughout the site and includes large deciduous trees adjacent to Highway 97 N, new boulevard landscaping in between the building and Leckie Rd and complimentary drive-thru landscaping including grasses, flowering shrubs and small to medium sized deciduous trees. Garbage and recycling bins are to be located with a screened enclosure to the east of the building with adequate exterior lighting to illuminate the area. Overall, the proposal in compliant with the zoning bylaw and is consistent with the form and character guidelines in the 2040 OCP for commercial development.

3.0 Proposal

3.1 Background

The site for the proposed development is located at the northeastern corner of an established shopping complex along the Highway 97 N corridor. The commercial building which was previously operated by Tacotime has been demolished and subsequently removed from site for allow for future construction.

3.2 <u>Project Description</u>

The proposal is to construct a new building in the location of the previous building without expanding the size of the building footprint. The site has access from both Highway 97 N and Leckie Road.

3.3 Site Context

The subject property is located on the south side of the Highway 97 N corridor in the Midtown Urban Centre. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C9 – Tourist Commercial (Liquor Primary)	Hotels
East	C10 – Service Commercial	Retail Stores
South	RM5 – Medium Density Multiple Housing	Multiple Dwelling Housing
West	C10 – Service Commercial	Automotive and Minor Recreation Vehicle Sales / Rentals, Gas Bar



3.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C4 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	1.0	0.23
Max. Site Coverage	75%	32%
Max. Height	15.0 m / 4 storeys	7.0 m / 2 storeys
Min. Front Yard	o.o m	11.6 m
Min. Side Yard (east)	o.o m	1.8 m
Min. Side Yard (west)	o.o m	n/a
Min. Rear Yard	o.o m	n/a
Other Regulations		
Min. Parking Requirements	4 stalls	8 parking stalls, 1 loading stall
Min. Short-term Bicycle Parking	2 stalls	2 stalls

4.0 Current Development Policies

4.1 <u>Kelowna Official Community Plan (OCP)</u>

Objective 4.8 Support modest residential development to transition Midtown Unto a transit- supportive neighbourhood		
Policy Midtown Character	4.8.5. Street	Support development in the Midtown Urban Centre that includes the following characteristics at grade, as outlined in Map 4.10: • Retail Space along Highway 97, Springfield Road, Cooper Road and Dilworth Drive.
		The proposed development will see a new Starbucks located at the north corner of the site which will be highly visible from both Leckie Rd and Highway 97 N. The large glass windows on the street facing sides of the building will help to illuminate the active commercial retail space at grade.

Objective 4.8 Support modest residential development to transition Midtown Unto a transitsupportive neighbourhood

Policy 4.8.6. Transit Supportive Midtown To further support higher capacity transit along Highway 97, locate buildings closer to and oriented towards the highway, provide additional landscaping treatments, and do not locate surface parking between the highway and new development.

The new commercial building will be located in the same location as the previous building and will be close to both Highway 97 N to the north and Leckie Rd to the east. Landscape features for the site will help to compliment and buffer the location of the building relative to the adjacent streets. There is no parking between the building and adjacent streets.

Objective 4.17 Create urban streets that are attractive to live, work and shop on

Policy 4.17.1. Animated Pedestrian Realm Prioritize streetscape design elements and activities that animate the pedestrian realm in Urban Centres, particularly along high streets, retail streets and civic streets, as illustrated in Maps 4.2, 4.4, 4.6, 4.8 and 4.10. Examples of these elements include event programming, temporary and mobile uses, and streetscape design elements that include but are not limited to:

- Street furniture;
- Space for pedestrian movement and outdoor patios;
- Pedestrian scale lighting;
- Removal of visual clutter;
- Street trees and planted boulevards; and
- Placemaking features

To further support an animated public realm, discourage the use of window bars and rolls down panels on building facades that front such streets.

Highway 97 N is identified in the 2040 OCP as a Retail Character Street with Leckie Road being identified as a Mixed Character Street. Retail Streets require commercial uses at grade while Mixed Use Streets support both residential and commercial uses at grade. As such, the proposal is meeting the requirements for commercial space at grade for both fronting streets.

5.0 Application Chronology

Date of Application Accepted: January 21, 2022

Report prepared by: Andrew Ferguson, Planner II

Reviewed by: Lydia Korolchuk, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Attachment A: Draft Development Permit DP22-0017

Schedule A: Site Plan

Schedule B: Elevation Drawings and Renderings

Schedule C: Landscape Plan

Attachment B: Applicants Letter of Design Rationale

Development Permit DP22-0017



ATTACHMENT

Planner Initials AF

This forms part of application # DP22-0017

Kelowna

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

2339-2397 Highway 97 North

and legally known as

Lot A District Lot 126 and 532 ODYD Plan 40108

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

Commercial

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

<u>Date of Council Decision</u> April 4, 2022

<u>Decision By:</u> Council

<u>Development Permit Area:</u> Form and Character Development Permit Area

This permit will not be valid if development has not commenced by April 4, 2024.

Existing Zone: C4rls/rcs Future Land Use Designation: UC – Urban Centre

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: Dilworth Shopping Centre Ltd., Inc. No. 319846

Applicant: Urban Design Group Architects Ltd – Eric Ching

Planner: Andrew Ferguson

Terry Barton Date

Development Planning Department Manager

Development Planning



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 Council 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 \$35,192.00

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.

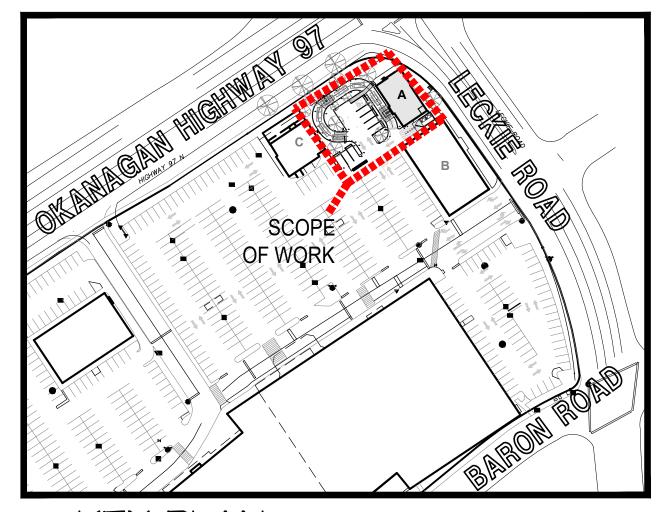
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly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

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

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3 KEY PLAN 101 SCALE: NTS

SITE INFORMATION

2397 HWY 97 NORTH, KELOWNA, BC CIVIC ADDRESS: C4 (URBAN CENTRE COMMERCIAL) C4LR **CURRENT ZONING:**

592,421 SF (55,037SM) TOTAL SITE AREA: 2,300 SF (213.68 SM) GROSS FLOOR AREA: LOT COVERAGE (MAX 50%): 32%

GROSS FLOOR AREAS

2,300 SF 213.68 SM 2,300 SF 213.68 SM PROPOSED BUILDING A:

BYLAW REQUIREMENTS

TOTAL GROSS FLOOR AREAS

BUILDING

LOT COVERAGE: 75% MAX

BUILDING HEIGHT: 15M OR 4 STOREYS MAX

YARDS AND SETBACKS: REAR YARD SIDE YARD #1 = 0.0M

SIDE YARD #2 = 0.0MLANDSCAPE SETBACK: REAR YARD = 3.0M SIDE YARD = 3.0M

SETBACK FROM PROVINCIAL HIGHWAYS 4.5M DEVELOPMENT REGULATIONS:

PARKING:

BUILDING A

MINIMUM PARKING REQUIREMENTS

D/T RESTAURANT: 1.75 SPACES PER 100 SM (1,076 SF) 1 SPACE PER 100 TOTAL SPACES HANDICAPPED SPACES: SMALL CAR SPACES: MAXIMUM 40% OF TOTAL SPACES

2,300 SF/1,076 SF =2.14 x 1.75 = 4 SPACES CAR PARKING REQUIRED: 8 SPACES 0.60 PER 100 SM GFA = 2 SPACES CAR PARKING PROVIDED: BICYCLE PARKING REQUIRED: BICYCLE PARKING PROVIDED: 2 SPACES

PARKING SPACE AND MANOUVERING AISLE REQUIREMENTS

2.5m (8'-3") x 6.0m (19'-8") 2.3m (7-6") x 4.8m (15'-9") STANDARD SPACE: SMALL SPACE (MAX. 35%): HANDICAPPED SPACE : 3.7m (12'-2") x 6.0m (19'-8")
LOADING SPACE (MINIMUM SIZE) : 3.0m (9'-10") x 9.2m (30'-0")
MANEUVERING AISLE WIDTH: 7.0m (23'-0") (TWO-WAY)

SCHEDULE

City of Kelowna DEVELOPMENT PLANNING

This forms part of application # DP22-0017

Planner Initials AF

SITE PLAN

A-101 SCALE: 1/8"=1"-0"

P:\4840\6) Submission\1) DP\2022-02-22 DP Resubmission Per City Comments\Arch\CAD\4840A-101.dwg PRINTED BY WS118 ON February 22, 2022 5:53:17 PM

EXIST. FIRE _ HYDRANT

STAIR

PROPOSED

BUILDING A

2,300 SF

(213.68 SM) FFE = 373.8M

DRIVE THRU
DIRECTIONAL
SIGN BY TENANT

EXIST. — RETAINING

- LANDSCAPE TO REMAIN

EXISTING CONCRETE PATIO

TØ REMAIN

EXIST. SIDEWALK

- GUARDRAIL AND

STAIR RAILING

TO BE REPAINTED

STAIR

- LOCKABLE SWING G

EXISTING

BUILDING B

EXIST.

_EXISTING STREET TREES

STAMPED CONCRETE — (SEE LAND, DWGS.)

TOTAL PARKING

DRIVE THRU — DIRECTIONAL SIGN BY TENANT

_ CLEARANCE BAR BY TENANT

_ EXISTING CB (SEE CIVIL DWGS.)

STAMPED CONCRETE

8 SPACES

R18'-0"

MENU BOARD -BY TENANT

DRIVE THRU

DETECTION LOOP

PREVIEW MENU BOARD — BY TENANT

BOLLARD -

EXISTING

BUILDING C

EXISTING TACO TIME - MENU AND SIGN TO BE REMOVED

DRIVE THRU
DETECTION -

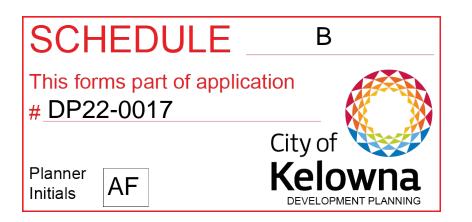
REINFORCED STAMPED CONCRETE

scale 1/8"=1'-0"
drawn NS/AP
checked EC

architects Itd.

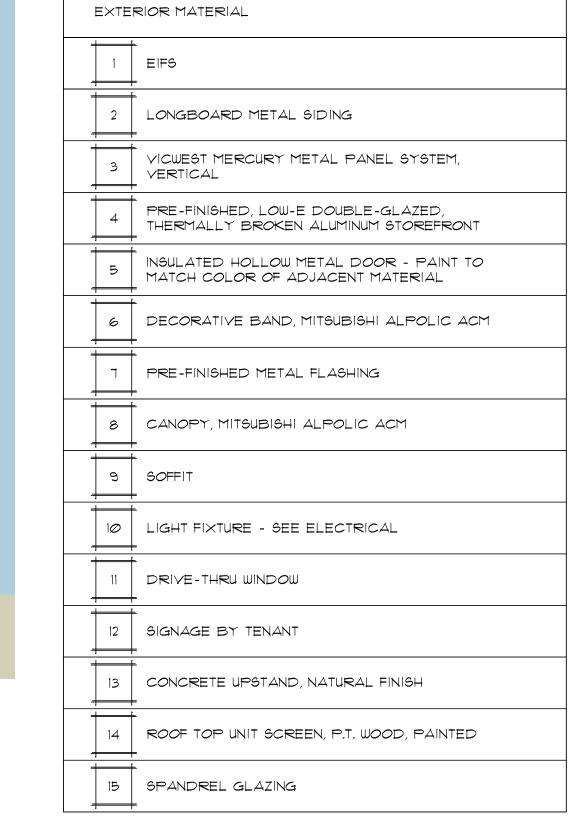
810-675 WEST HASTINGS VANCOUVER, BC V6B1N2 TELEPHONE (604)6872334

SITE PLAN









SOUTH ELEVATION

A-3.1 SCALE: 3/16" = 1'-0"

EAST ELEVATION (LECKIE ROAD)

A-3.1 SCALE: 3/16" = 1'-0"



3C 4 2B 7A 14A 3C 1A T/O HIGH PARAPET EL.20'-0"

T/O LOW PARAPET EL.15'-8"

U/9 OF ROOF DECK DRIVE THRU EL.II'-Ø"

T/O CANOPY/
DECORATIVE BAND EL.10'-0" T/O GLAZING EL. 0'-0" (373.8 M)

T/O MAIN FIN. FLOOR

NORTH ELEVATION (OKANAGAN HIGHWAY)

A-3.1 SCALE: 3/16" = 1'-0"

4 WEST ELEVATION

4-3.1 9CALE: 3/16" = 1'-0"

EXTERIOR COLOURS A BENJAMIN MOORE PAINT, STONE, 2112-40 B DARK CHERRY C COLOUR MATCH ALPOLIC MFR. "MZG-GREY" D BNT - WHITE E COLOUR TO MATCH ADJACENT FINISH

- 2022-02-22 RE-ISSUED FOR DP - 2022-01-11 ISSUED FOR DP no yyyy-mm-dd description

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architects Itd.

810-675 WEST HASTINGS VANCOUVER, BC V6B1N2 TELEPHONE (604)6872334

COLOURED ELEVATIONS scale AS NOTED drawn NS checked EC



BENJAMIN MOORE _

SIGNAGE

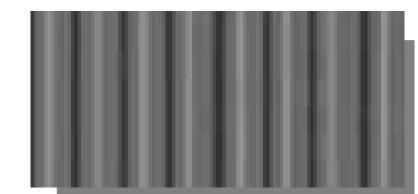
ILLUMINATED -

"2112-40 STONE" $^-$

MITSUBISHI ALPOLIC ACM _ COLOUR "BNT - WHITE"

SIGNAGE

NON-ILLUMINATED -



COLOUR MATCH ALPOLIC MFR. "MZG-GREY"

VICWEST AS-150 METAL PANEL SYSTEM-

SIGNAGE

ILLUMINATED -

VICWEST AS-150 METAL PANEL SYSTEM-COLOUR MATCH ALPOLIC MFR. "MZG-GREY" -

SIGNAGE _ NON-ILLUMINATED

SIGNAGE NON-ILLUMINATED

MITSUBISHI ALPOLIC ACM

COLOUR "BNT - WHITE"

NORTHEAST VIEW

A-3.2 SCALE: NTS

PRE-FINISHED ALUM STOREFRONT _ CLEAR ANODIZED



LONGBOARD - DARK CHERRY

SOUTHWEST VIEW

A-3.2 SCALE: NTS

PRE-FINISHED ALUM STOREFRONT _ CLEAR ANODIZED

BENJAMIN MOORE _ "2112-40 STONE"

LAZING SPANDREL GLAZING

MATERIALS & FINISHES

architects Itd.

810-675 WEST HASTINGS VANCOUVER, BC V6B1N2 TELEPHONE (604)687:2334

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not be used otherwise without written

scale AS NOTED drawn NS checked EC





architects Itd.

810-675 WEST HASTINGS VANCOUVER, BC V6B1N2 TELEPHONE (604)687:2334

SCHEMATIC RENDERINGS

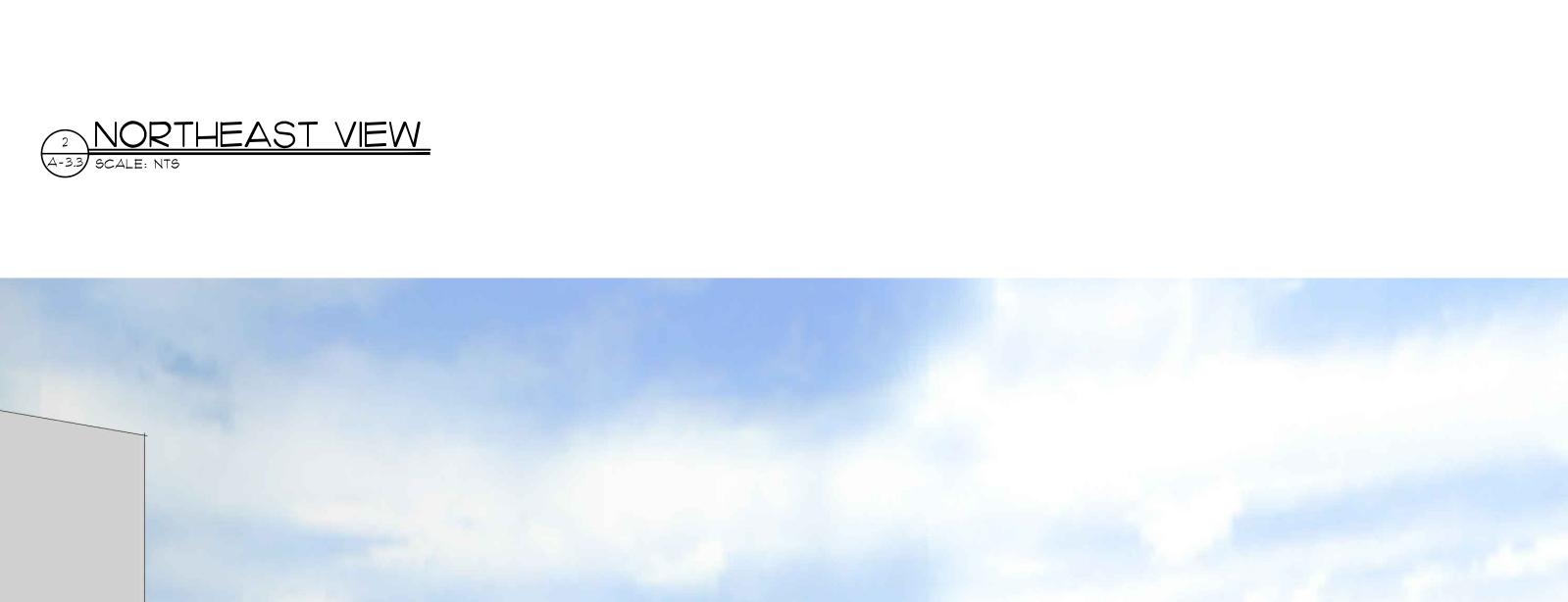














SOUTH ELEVATION

A-3.4 SCALE: 3/16" = 1'-0"





EAST ELEVATION (LECKIE ROAD) A-3.4 SCALE: 3/16" = 1'-0"

CRU-A AREA OF WALL CRU-A SIGN-NI = 725.57 SF (67.41 SM) 20% = 145.11 SF (13.48 SM) PROPOSED SIGN AREA = 25 SF (1.88 SM) EL.23'-0" T/O HIGH PARAPET ## EL.20'-0" T/O LOW PARAPET 2397 HWY 97 EL.16'-5" U/S OF ROOF DECK EL.14'-0" T/O CELRESTORY GLAZING EL.11'-0" T/O CANOPY/DECORATIVE BAND EL.10'-0" T/O GLAZING EL.20'-0" T/O GLAZING EL. Ø'-Ø" (373.8 M) T/O MAIN FIN. FLOOR CRU-A1=11.18M [36'-8"]

NORTH ELEVATION (OKANAGAN HIGHWAY)

SCALE: 3/16" = 1'-0"



4 WEST ELEVATION

4 GCALE: 3/16" = 1'-0"

SIGNAGE CALCULATION SUMMARY

EAST ELEVATION PROPOSED FASCIA SIG	N AREA:	
LOCATION CRU-A SIGN-EI	AREA (SF) 20.25	(SM) 2.31
TOTAL PROPOSED SIGN AREA	25. <i>00</i> SF	: 2,31 SM
MAX. SIGN AREA ALLOU	JABLE PER CITY	BYLAW:
BUSINESS FRONTAGE MAX. ALLOW. SIGN AREA 0.8 SM PER LINEAR met	7	19.05 M
OF BUSINESS FRONTAGE		15.24 SM
AREA OF WALL ON WHIC SIGNS ARE ATTACHED		: 112.57 SM
MAX. ALLOW. SIGN AREA 20% OF AREA OF WALL	242 <u>.</u> 35 SF	22 <u>.</u> 51 SM

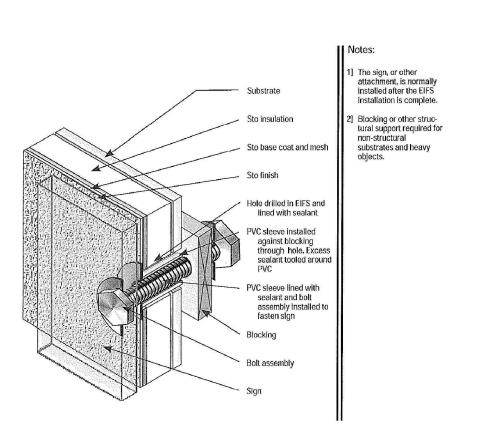
NORTH ELEVATION		
PROPOSED FASCIA SIGN AF	REA:	
LOCATION ARI CRU-A SIGN-NI	ΞΑ (SF) 25	(SM) 2.31
TOTAL PROPOSED SIGN AREA	25.00 SF	2.31 SM
MAX. SIGN AREA ALLOWABL	E PER CITY BY	LAW:
BUSINESS FRONTAGE MAX. ALLOW. SIGN AREA	36'-8"	ILI8 M
0.8 SM PER LINEAR metre OF BUSINESS FRONTAGE	96.00 SF	8.94 SM
AREA OF WALL ON WHICH SIGNS ARE ATTACHED	725.57 SF	67.41 SM
MAX. ALLOW. SIGN AREA 20% OF AREA OF WALL	145.11 SF	13.48 SM

	WEST ELEVATION		
	PROPOSED FASCIA SIGN A	REA:	
	LOCATION AF CRU-A SIGN-W2	REA (SF) 25	(SM) 2.31
	TOTAL PROPOSED SIGN AREA	25.00 SF	2.31 SM
	MAX. SIGN AREA ALLOWAE	LE PER CITY E	BYLAW:
	BUSINESS FRONTAGE MAX. ALLOW. SIGN AREA	62'-6"	19.05 M
	0.8 SM PER LINEAR metre OF BUSINESS FRONTAGE	164.04 SF	15.24 SM
	AREA OF WALL ON WHICH SIGNS ARE ATTACHED	1,136.67 SF	105.60 SM
	MAX. ALLOW. SIGN AREA 20% OF AREA OF WALL	227.33 S F	21.12 SM

FASCIA SIGNS

ILLUMINATED & NON-ILLUMINATED FREEFORM CUT-OUT LOGOMARKS

ILLU	MINATION LEGEND
=	1 ILLUMINATED FASCIA SIGN
	2 NON-ILLUMINATED FASCIA SIGN



TYP. DET. OF SIGN SUPPORT

A-3.4 SCALE: 3/16" = 1'-0"

- 2022-02-22 RE-ISSUED FOR DP - 2022-01-11 ISSUED FOR DP no yyyy-mm-dd description

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NEW QUICK SERVICE RESTAURANT 2397 HIGHWAY 97 NORTH KELOWNA, BC FOR PETERSON COMMERCIAL

architects Itd. 810-675 WEST HASTINGS VANCOUVER, BC V6B1N2 TELEPHONE (604)6872334

PROPOSED SIGNAGE

scale AS NOTED drawn MM checked NS/EC

0 5 10 15 20 251





303 - 590 KLO Road Kelowna, BC V1Y 7S2 T (250) 868-9270 www.outlanddesign.ca



PROJECT TITLE

DILWORTH SHOPPING CENTER

2397 HIGHWAY 97 NORTH

Kelowna, BC

DRAVVING TITLE

CONCEPTUAL LANDSCAPE PLAN

	ISSL	ied for / revision	
	1	19.03.14	Review
	2	19.05.07	Review
	3	19.05.13	Review
	4	22.01.13	Re-Submit for Development Permit
	5	22 02 22	Pa-Submit for Davalanment Permit

PROJECT NO	18-131
DESIGN BY	KM
DRAWN BY	MC/NG
CHECKED BY	FB
DATE	FEB. 22, 2022
SCALE	1:100
PAGE SIZE	2.4"√3.6"

CEA



Drawing number

1/2

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URBAN DESIGN GROUP ARCHITECTS LTD. | #810 - 675 WEST HASTINGS STREET, VANCOUVER, BC V6E 0C5 T (604) 687-2334

Paul Chiu, Architect AIBC, MRAIC, AAA, SAA, MAA, OAA, SBA, Principal Crosbby Chiu, MRAIC, SBA, Senior Associate Sarah Chappell, Associate

Rick Jones, Founding Principal Aaron Vornbrock, Principal Eric Ching, CSBA, Principal Bojan Ilic, Associate

January 12, 2022

City of Kelowna Community Planning 1438 Water Street Kelowna, BC V1Y 1J4

ATTN: Andrew Ferguson, BES, MLA

Planner II

RE: Project Description/Design Rationale, Development Permit Application

Commercial Development, 2397 Highway 97 North Kelowna, BC, V1X 4H9

ATTACHMENT B

This forms part of application
DP22-0017

City of

Planner Initials

AF

City of

Our Project No. 4840

Site Description

The proposed redevelopment site is an estimated 14,000 square foot area at the northeast corner of the existing 13.6-acre Dilworth Shopping Centre located southwest of the Highway 97 and Leckie Road intersection in East Kelowna. The Dilworth Centre is within the City's Midtown Revitalization Development Permit Area and is split-zoned Urban Centre Commercial (C4) and Urban Centre Commercial, Retail Liquor Sales (C4LR); the subject site is entirely within the Centre's C4 Zone.

Development Description and Objective

The proposed development replaces an existing 2,300 square foot (213 square metre) single-storey Drive-Thru Restaurant to accommodate a new Quick Service Restaurant (QSR). The new QSR will occupy virtually the same footprint of the existing building with parking provisions and the drive-thru lane reconfigured to suit. This refresh of the Centre's corner anchor at Highway 97 and Leckie is integral to recent improvements completed in this northern section of the Shopping Centre.

Site Planning and Design

The redevelopment site is relatively flat and is graded approximately 3 feet lower than Highway 97 on the north edge. The elevation difference diminishes from the Highway down along Leckie Road until grades meet at the first drive aisle access into the Centre about 200 feet (60 metres) south of the intersection. Existing sloped landscaping and a retaining wall address the grade difference between the City sidewalk and the site with direct pedestrian access facilitated by 2 sets of stairs flanking an existing outdoor patio on the Leckie side. This landscaped edge will be enhanced with the introduction of new trees and shrub planting, in addition to almost 1,500 square feet (140 square metres) of new landscaped islands in and around the parking area and drive-thru lane.

The new building is oriented to address the Highway 97 and Leckie Road corner with the main entrance located on the north elevation and patio access on the east. The existing drive-thru lane that currently splits the parking area west of the building pad will be redirected towards the west and north perimeter of the site before approaching the drive-thru window at a similar location to the existing building to accommodate the tenant's requirement for a minimum storage capacity of 8 vehicles. A total of 9 parking spaces will be provided, including one parking space for the disabled – more than double the required total parking of 4 spaces per Bylaw regulations. The existing loading bay and garbage enclosure on the south side of the building will be re-striped and refurbished, respectively.

Form & Character

The new building is designed to suit the new tenant's branding requirements and introduces medium dark gray metal and EIFS cladding combined with aluminum Longboard® siding in Dark Cherry wood grain finish that together provide good background contrast to the QSR's brand logo and signage. The building shell is a clean, rectilinear volume anchored by a taller, focal corner element that designates the main entrance and provides the necessary height to maintain street corner prominence vis-à-vis the lower site grade condition.

Shell building elements follow the store's interior program and operational functions with generous 10-foot high glazing bays covering over 2/3 of the building perimeter adjacent to public space, relegating the back-of-house away from the principal facades. The new restaurant adapts to the location of the existing outdoor patio and will fully incorporate the space into its operations.

Sustainability

The new building design considers a host of sustainability strategies that can include the use of high-efficiency HVAC systems, low-flow water fixtures, LED Dark-Sky/FCO compliant lighting, thermally-broken Low-Emissivity (Low-E) storefront glazing, light-coloured high-albedo roofing, and drought-tolerant native planting, to name a few, while the development as a whole contributes to the broader sustainable development strategy of infill developments to optimize the use of existing services and promote compact communities near alternative transportation and mass transit infrastructure.

Crime Prevention through Environmental Design (CPTED)

Generous glazing around the building allows for *Natural Surveillance* of surrounding areas during hours of operation, with ample lighting around the buildings supplemented by surveillance cameras at night to maintain round-the-clock security. The site's Landscape Design, especially along the perimeter, promotes both *Natural Access Control* and *Territorial Reinforcement*. Signage will be installed in strategic locations to ensure that access and movement in and around the site are directed, and areas for public or private/restricted use are clearly demarcated.

Should you require additional information or clarification regarding the foregoing, please do not hesitate to contact us directly.

Very truly yours,

Eric Ching/Principal

URBAN DESIGN GROUP ARCHITECTS LTD.

(EC)





DP22-0017 2339-2397 Hwy 97 N

Development Permit Application





Proposal

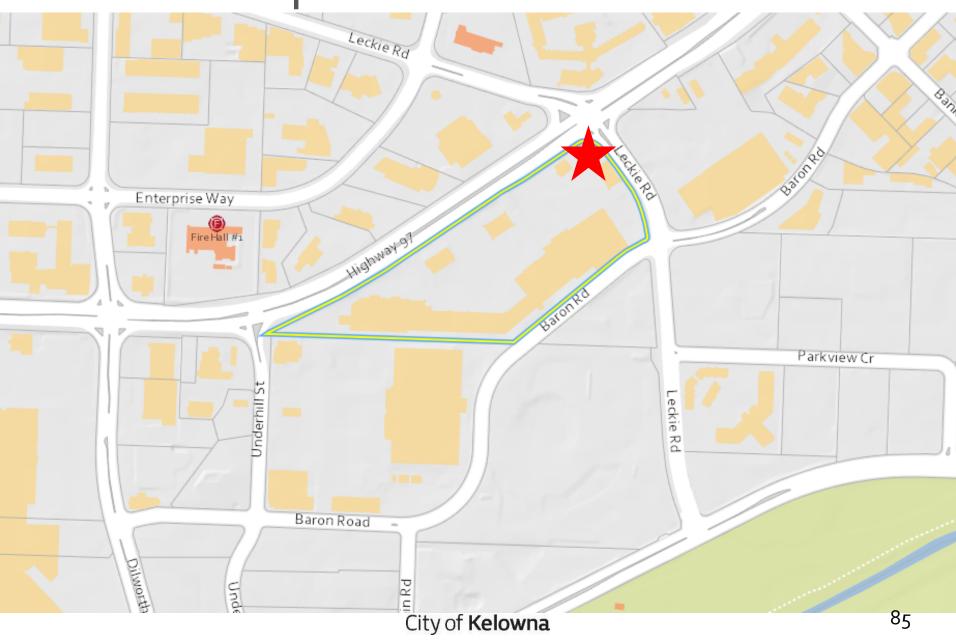
➤ To consider the form and character of a food primary establishment.

Development Process



Jan 21, 2022 Development Application Accepted Staff Review & Circulation Council April 4, 2022 **Development Permit** Approvals **Building Permit**

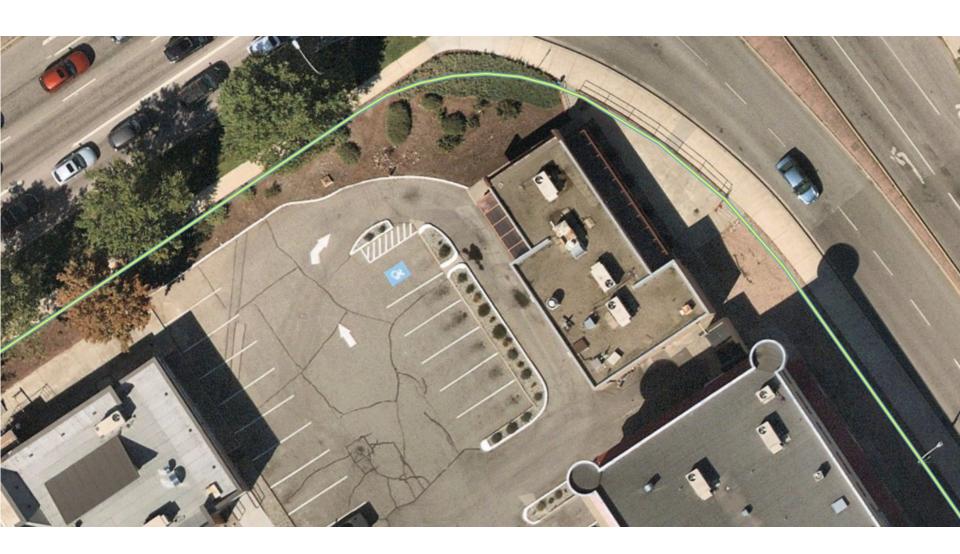
Context Map



Subject Property Map



Subject Property Map – Enlargement

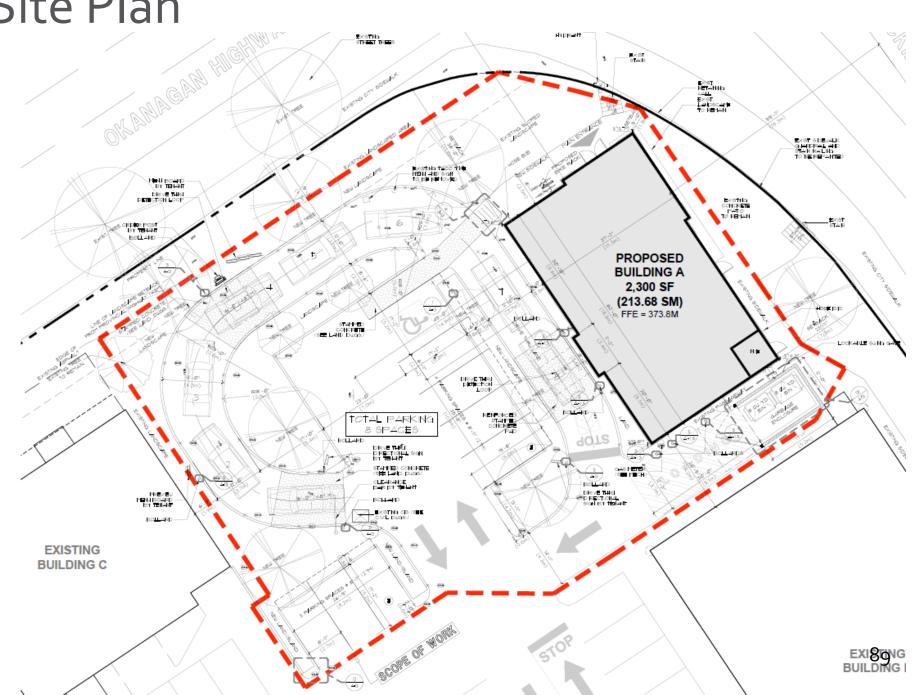




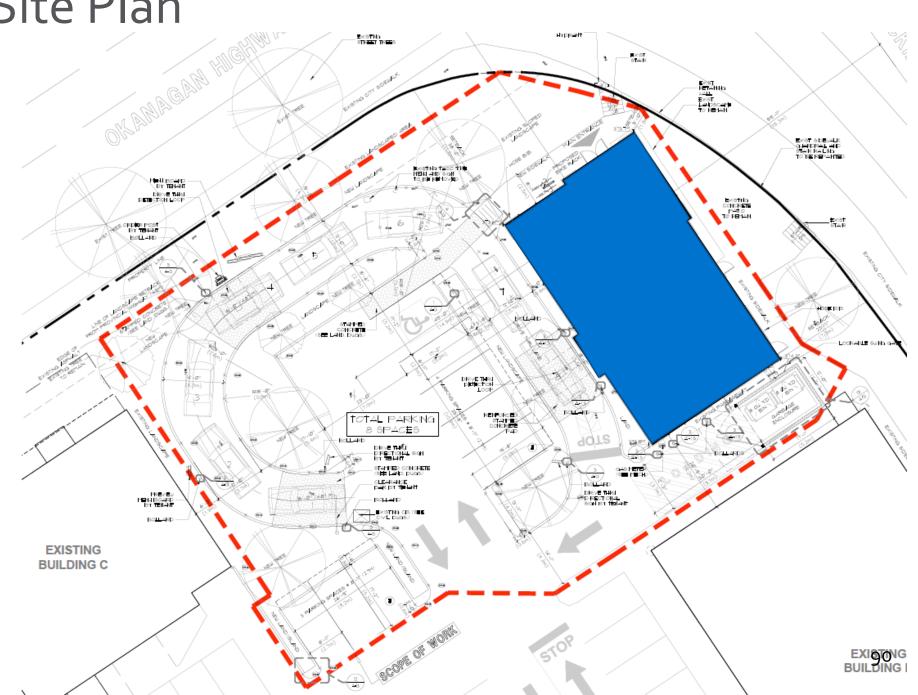
Project/Technical Details

- New single storey food primary building will be 213 sqm. in size
 - Same size as the previous building
 - Drive-thru services
- Modern building design typical of the Starbucks corporate brand
 - Awnings, roofline variation and architectural articulation
- High-Quality Landscaping
 - ► Large deciduous trees at perimeter
 - New boulevard landscaping at Leckie
 - Complimentary drive-thru landscape features

Site Plan



Site Plan

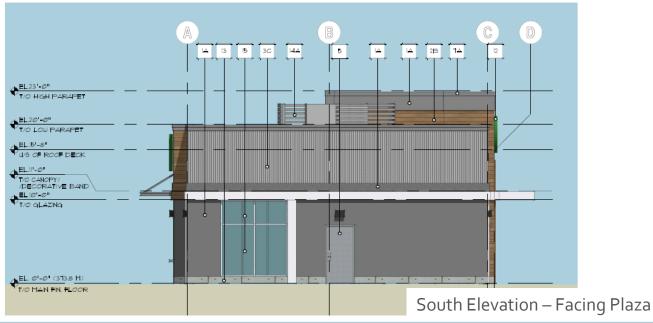


Elevations- North and East





Elevations – South and West

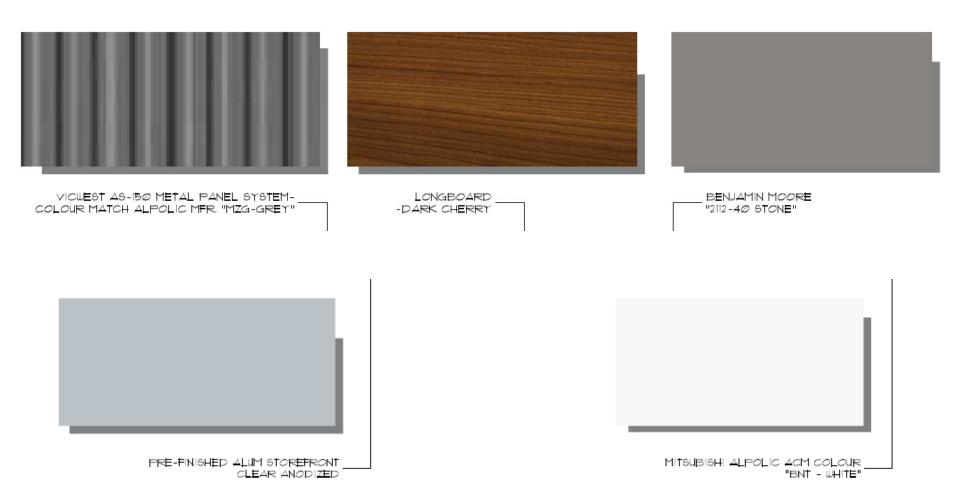




Renderings



Materials



Landscape Plan





Staff Recommendation

- ➤ Staff are recommending **support** for the proposed development permit application:
 - ► Consistent with 2040 OCP Urban Design Guidelines
 - High quality exterior materials, architectural features, and complimentary landscaping
 - Commercial space at grade
 - Retail and Mixed Street Character



Conclusion of Staff Remarks

Elevations- North and East





CITY OF KELOWNA

BYLAW NO. 12266 Z21-0026 472 Knowles 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:

- THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A District Lot 167 ODYD Plan 9341 Except Plans 13481 and 19834 located on Knowles 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.

of adoption.

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

Considered at a Public Hearing on the 21st day of September, 2021.

Read a second and third time by the Municipal Council this 21st day of September, 2021.

Adopted by the Municipal Council of the City of Kelowna this

Mayor
,
City Clerk

Report to Council



Date: April 04, 2022

To: Council

From: City Manager

Subject: 2022 Infrastructure Delivery Spring Update

Department: Infrastructure Delivery

Recommendation:

THAT Council receives for information, the report from Infrastructure Delivery dated April 04, 2022, with respect to the 2022 Infrastructure Delivery Spring Update.

Purpose:

To update Council on the current capital construction projects being managed by the Infrastructure Delivery Department.

Background:

Each year Council approves the expenditure of millions of dollars for capital projects. The majority of these projects are managed by the Infrastructure Division's Delivery Department. This presentation provides Council with an update of proposed 2022 major work in a visually intensive manner.

Discussion:

The Infrastructure Delivery Department is essentially a project management service provider for internal City clients, including Transportation planners, Utility planners (water, sewer, drainage, landfill), Parks & Buildings planners, as well as Civic Operations departments, YLW Airport, Parking, Fibre Network and Development Engineering related projects. The Department manages approximately 100 different projects each year worth \$50-60M, not including special projects like Water Integration. There are 17 project delivery staff, 4 surveyors, and an 18 person construction group.

The 2022 capital program is off to good start, with early spring weather allowing construction to begin sooner than usual for a number of carryover projects. Current market conditions are posing some challenges however, with limited bid submissions and higher than expected pricing.

Conclusion:

The Infrastructure Delivery team continues to innovate, improve processes and extend collaboration efforts, while focusing on people first and the greater good with all project delivery. The vast majority

of projects are delivered successfully, safely, on schedule and on budget. When problems do occur, we react quickly, responsively, minimize the impact and learn from the outcome.

Internal Circulation:

Communications **Utility Planning** Integrated Transportation Department

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

External Agency/Public Comments:

Communications Comments:

Submitted by: B. Beach, infrastructure Delivery Department Manager

M. Logan, General Manager, Infrastructure Approved for inclusion:

Attachment 1 - 2022 Infrastructure Delivery Spring Update Presentation

CC: Divisional Director, Infrastructure

Divisional Director, Corporate Strategic Services

Divisional Director, Financial Services



Spring 2022 City Council Update Infrastructure Delivery Projects

April 4, 2022

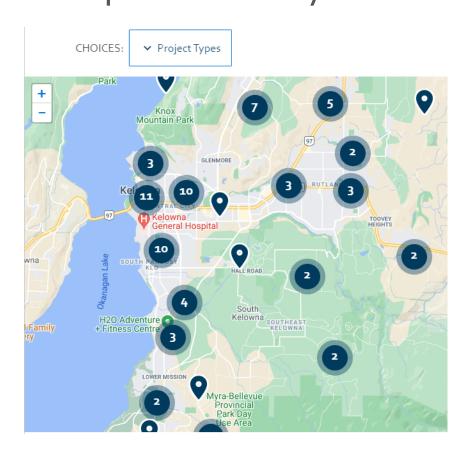
Infrastructure Delivery – City's Internal Project Management Company

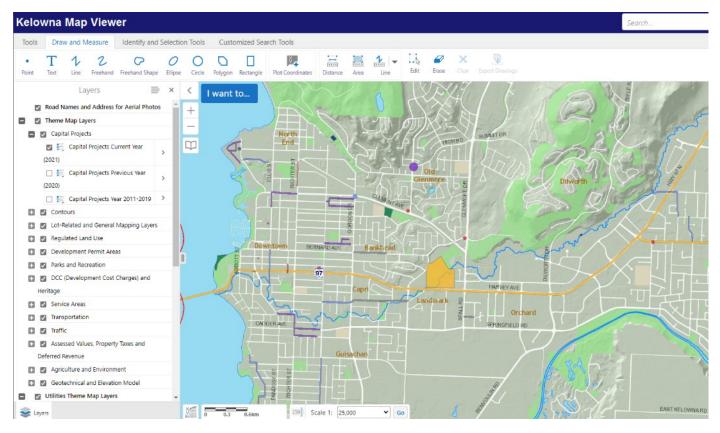


- ▶ Infrastructure Delivery is involved in managing close to 100 different capital projects with budgets totalling ~\$110M. Infrastructure Delivery also supports many Operating Budget Projects.
- ➤ Projection for capital work to be completed this year is \$55M +/- \$5M. The +/- is dependent mostly on approvals (environmental, archaeological, etc.) and other design and procurement contingencies.
- ➤ City Construction Crew is scheduled to complete approximately \$4M of capital construction plus an additional \$1M in operating work, emergency repairs and development servicing.

Project Tracking Find out more using the Capital Projects Map and Map Viewer Layers







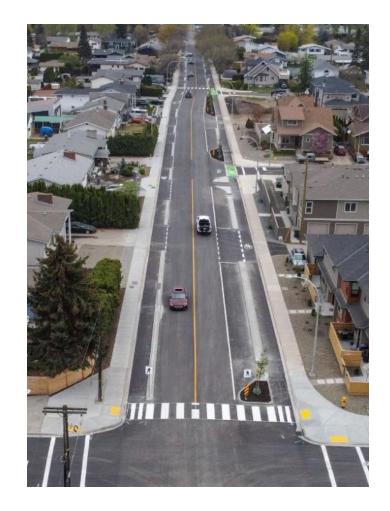


2022 Project Highlights



2022 Major Transportation Projects

- ▶ In 2022, \$8.2 million is budgeted towards infrastructure projects that get residents and visitors to their destinations without a car and keep them active.
- ➤ Active Transportation Corridors, or ATCs, provide connections to key destinations which are suitable for all ages and abilities. This makes it safer and more attractive for residents to bike which is a key direction of our Official Community Plan and Transportation Master Plan.
- ➤ This includes additions to the Houghton corridor, the Abbott corridor, Casorso connection between Ethel and Barrera and the Sutherland corridor.



Houghton 1 ATC Houghton Rd to Okanagan Rail Trail





This project will connect the Rutland Urban Centre to the Rail Trail, via Lester, Leathead and Enterprise.

A new bridge will be constructed across Mill Creek next to the Rail Trail.

Construction to start Spring 2022. Completion Fall 2022.

Construction budget \$2.7M

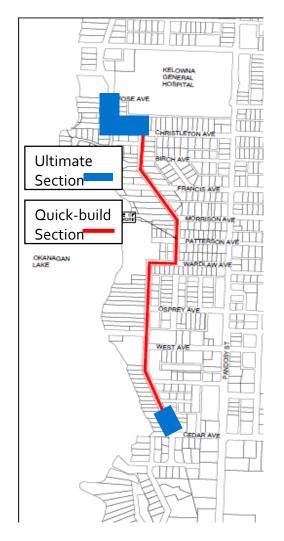
Abbott – Interim ATC Rose Ave to Cedar Ave



Ultimate section will be constructed from Rose to Christleton this Spring. Quick-build (interim) section will be installed from Christleton to Newsom (construction timing tba). \$1.9M budget







Okanagan Rail Trail ATC Lighting West of Dilworth to Houghton ATC



Pathway lighting will be extended from the previously lighted section west of Dilworth up to the bridge connection to the Houghton ATC path.

Completion scheduled for Fall 2022.

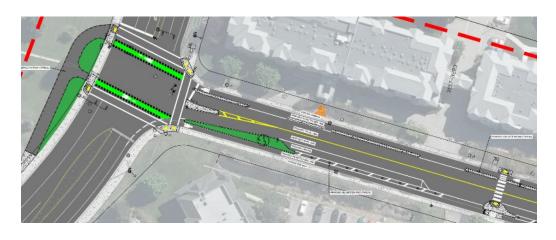
Budget \$380K

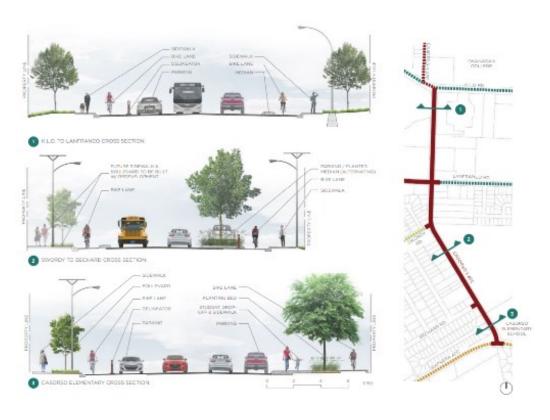


Casorso 3 ATC Corridor Phase 1 - KLO to Lanfranco



This will extend the Ethel / Casorso ATC corridor to Lanfranco Road. Design is also in progress for the next phase that will connect to the Barrera Road and Lakeshore Road ATC. 2022 Budget \$1.2M





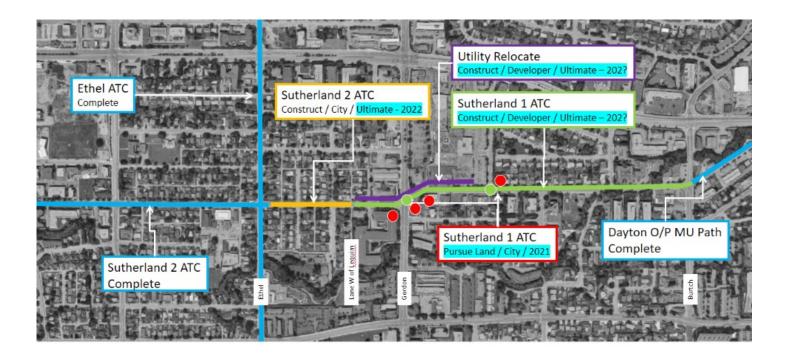
Sutherland 2 ATC - Ethel to Lequime



The next phase of the Sutherland ATC could proceed this year.

Property acquisition continues near the Gordon intersection.

Remainder is subject to Capri redevelopment status. Budget \$1.0M





Okanagan Rail Trail YLW to Beaver Lake Road







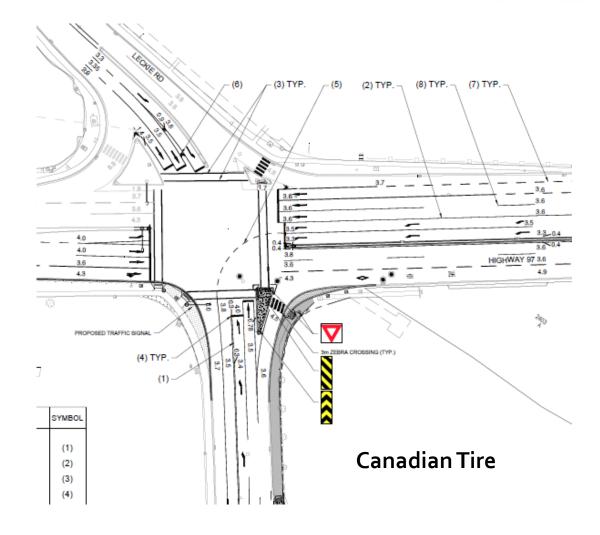
With the recent Kelowna – Lake Country – OKIB MOU, the final section of the Okanagan Rail Trail can move forward. Completion timing is subject to final agreements or granting of early access.

Hwy. 97 – Leckie Road Intersection Improvements

This project will provide dual left turn lanes from Highway 97 on Leckie and extend the Leckie Road multi-use path up to the intersection.

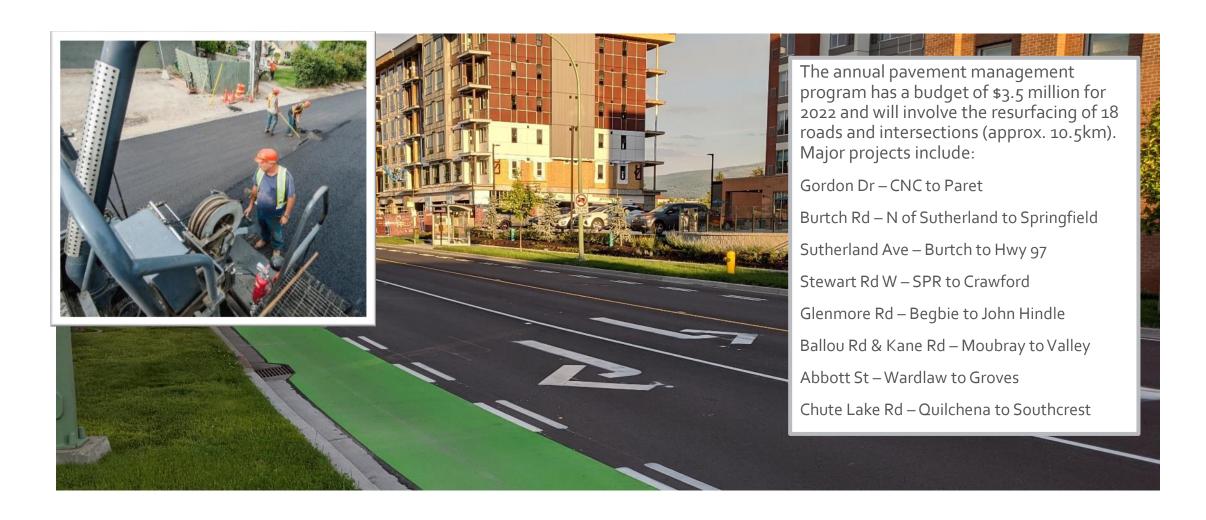
Completion Spring 2022. Work completed during the night. Construction budget \$1.4M Funding from City, Costco and MoTI.





Pavement Management







2022 Utility Projects

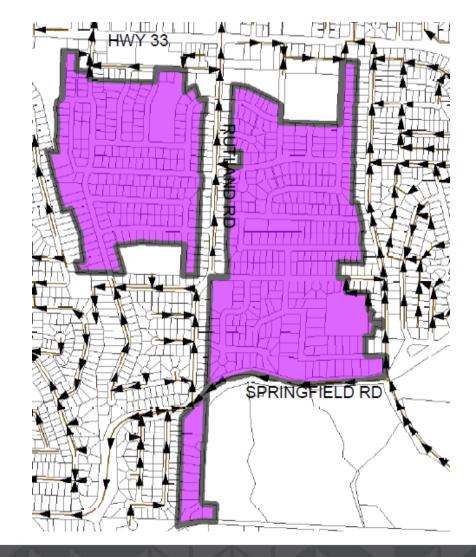
- ► Great strides have been made by Infrastructure Engineering to develop the City's Asset Management Program.
- ➤ One of the biggest benefits is a more accurate understanding of the degree of deteriorating of specific segments of our underground utilities and the use of that information to craft and prioritize renewal programs.
- ► Much of Kelowna's initial growth and development occurred post-WWII. That infrastructure is now 50-70 years old and is need of replacement.
- ► Check out the Capital Projects Map or Map Viewer Layers for info



Sanitary Sewer System Extension

The City was successful in receiving a major grant for the expansion of the sewer system to urban areas still on onsite septic disposal systems.

Work is expected to start in late 2022 for the Rialto Drive and Terrace Drive areas near Rio Drive. The Rutland-Holbrook area will be designed this year and construction in 2023-24.



Cast Iron Watermain Replacement



Watermain replacement projects are planned for Clement Avenue from Ellis to Richter, Raymer Avenue from Ethel to Gordon and the Stirling-Keller area. Additional design work is being completed for Ellis Street from Clement to Knox Mountain for future work.

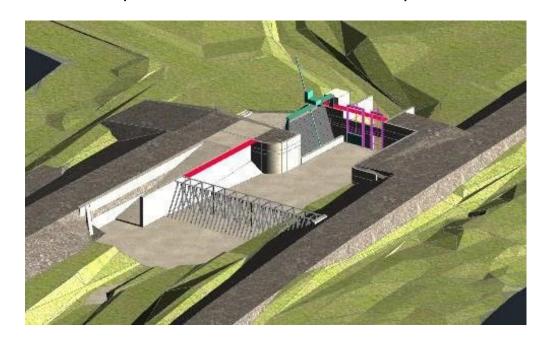


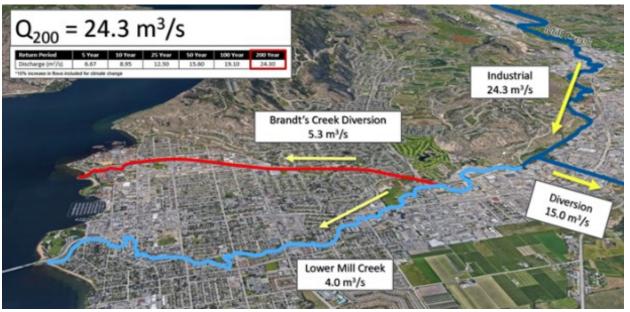


Mill Creek Flood Prevention



The Mill Creek Flood Protection project (up to \$55 million over 6 - 8 years) is gearing up, with construction underway for the Mill Creek Diversion Upgrading and the Old Vernon Road Bridge Replacement. Design is underway for the downtown flood improvements.





Mill to Mission Creek diversion was constructed in 1988. The improvements will divert additional flow from Mill to Mission Creek, reduce velocities, improve hydraulics, improve staff safety and access for debris management, improve fish passage, and reduce risk of flood "spikes" downstream. \$5.5M

Mill Creek Crossing at Old Vernon Rd







Replacement of the timber bridge circa 1950's along Old Vernon Rd at Mill Creek. The improvements include a new 11.0m x 3.1m arch culvert able to accommodate 17.5 m3/s instantaneous flow which results in raising the road grades 1.2m for a total distance of approx. 250m in length. Budget \$1.5M

Sanitary Sewer Upgrades

City of **Kelowna**

Projects planned for construction this year include the Guy Street Lift Station Replacement, Manhattan Point area sewers, Lawson Avenue, Lanes North of Cawston and Coronation, Cedar LS and Lakeshore LS upgrades.







Slide 19 kelowna.¹²⁰

2021 Parks Projects



With the implementation of the Parks Development DCC, the City is busy completing many Parks projects that have been in the planning stage for some time. This is going to be an exciting time for Parks Development!







Pandosy Waterfront Park

The park at Abbott St. and Cedar Ave. is moving forward. Construction is underway as is expected to be complete in late 2022.

2022 Construction Budget \$3.85M





City Park Promenade Improvements





Slide 22

This next phase of park rehabilitation has begun construction.

Construction is expected to be complete for this Summer.

2022 Construction Budget \$1.5M

Ballou Neighbourhood Park





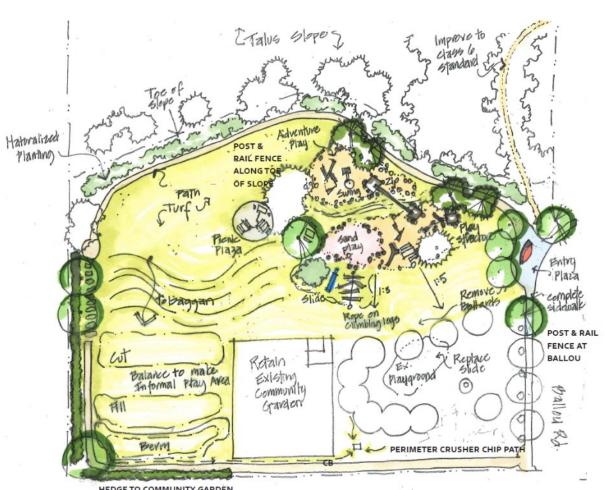
LOW BALANCE PLAY



DISCOVERY PARK (SKAHA



MUNDARING PARK (PERTH)



This neighbourhood park in Glenmore will be developed, implementing many new adventure play elements.

Construction is scheduled to start this Spring with completion later in 2022.

Budget \$1.56M

Tallgrass Park at Tower Ranch



- 1) PLAY AREA (Approx. 500m2)
- (2) MAIN ENTRY / PARK SIGN
- 3 UPPER PARK ACCESS / TERRACED OVERLOOK
- (4) SOD LAWN
- (5) NATIVE SEED
- 6 NATIVE PLANTING
- (7) ORNAMENTAL GRASS / PERENNIAL
- (8) BENCH / PICNIC TABLE
- (9) POST & RAIL FENCING
- (10) P.L. CHAINLINK FENCE





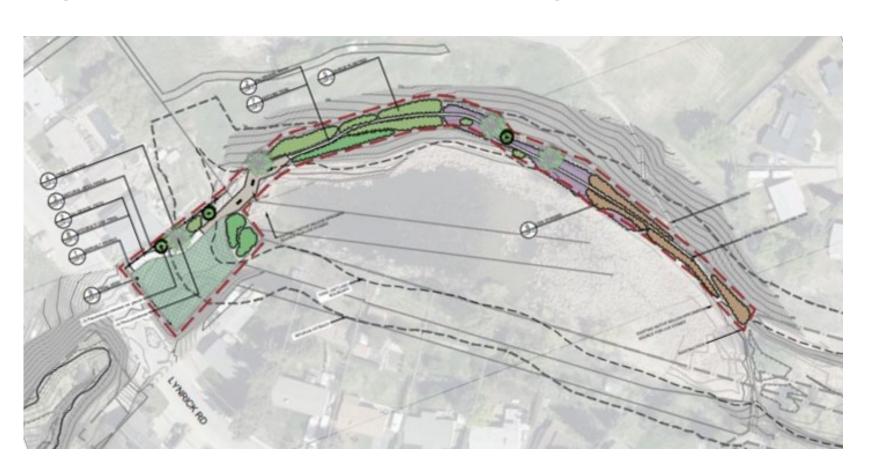
This will be the first neighbourhood park in the new Tower Ranch Golf community.

Construction is expected to start this Summer with completion in the Fall.

Budget \$430K

Gopher Creek Linear Park and Lynrick Road Culvert Replacement





This project will expand the linear trail system along Gopher Creek in the Black Mountain neighbourhood. The culvert across Lynrick Rd is also being upgraded at the same time.

Construction is expected to be completed this year.

Parks Budget \$400K Drainage Budget \$425K



Questions?

For more information, visit kelowna.ca.

CITY OF KELOWNA

BYLAW NO. 12343

Sewer Connection Area Prioritization Bylaw

WHEREAS the City of Kelowna has by bylaw provided for the establishment of a system of sewerage works for the collection, conveyance and disposal of sewage;

AND WHEREAS the City of Kelowna has established by bylaw the Septic Removal Specified Area Reserve Fund only to be used for the design and construction of **sewer connection areas** identified in this bylaw;

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

1.0 TITLE

This bylaw may be cited as the "Sewer Connection Area Prioritization Bylaw No. 12343".

2.0 PURPOSE

This bylaw is in place to provide both procedure and acceleration toward eliminating **septic systems** and improving water quality in Okanagan Lake and other water resources within the City of Kelowna limits, and establishes a prioritized sequencing of funding, design, and construction of **sewer connection area** projects.

3.0 **DEFINITIONS**

In this bylaw:

City means the City of Kelowna.

City Engineer: means as defined in the Subdivision, Development and Servicing Bylaw No. 7900.

Connection(s) means the physical piped connection from **property** line to the public sewer main.

Development means any additional residential units or commercial, industrial, or institutional space on any **property** within a **sewer connection area**.

Owner(s) in respect of real **property** means the registered **owner** of an estate in fee simple, the tenant for life under a registered life estate, the registered holder of the last registered agreement for sale, the holder or occupier of land held in the manner referred to in the *Community Charter*.

Property(ies) means any real property.

Septic System means a privately-owned, on-site wastewater disposal system. **Septic systems** are wholly regulated by the Province of British Columbia.

Sewer Connection Area means a collection of **properties** currently serviced by private, on-site **septic systems** with no fronting public sewer mains. Each **sewer connection area** is to be serviced by a communal system to achieve connection to the **City**'s public sewer system.

4.0 **SCHEDULES**

4.1 The following schedules are attached to and form part of this bylaw:

Schedule "1" — Prioritization of **Sewer Connection Area** Projects Schedule "2" - **Sewer Connection Area** Maps

5.0 **REGULATIONS**

All **owners** of **property** located outside of a **sewer connection area** but in an area serviced by the **City's** sewer system, may apply for a sewer **connection** and, if authorized, must pay the whole of the actual cost of installing the **connection** from the sewer main to the **property** line, plus any applicable charges.

6.0 PRIVATELY CONSTRUCTED WORKS

- 6.1 New **development** within a **sewer connection area**:
 - a) must connect directly to the **City**'s sanitary sewer system;
 - b) is responsible for the design and construction of fronting works, mainline components, facilities, and power supply (where necessary), and sewer connections to serviceable properties.
- 6.2 Sewer **connections** installed by developers to serviceable **properties**, other than the **property** being developed, will be eligible for remuneration for services installed, up to an upset cost equivalent to the respective sewer development charge outlined in section 3.(1)(c) of the Sewerage System User Bylaw No. 3480, as amended or replaced from time to time.
- Any proposed **sewer connection area** designs must show that servicing to all **properties** within the **sewer connection area** can be achieved as intended (see clause o), including compliance with Subdivision, Development & Servicing Bylaw No. 7900, as amended or replaced from time to time.
- 6.4 Where servicing via gravity sewer can be achieved reasonably, no pressurized systems or service connections will be considered.
- 6.5 Any person wishing to bring forward a **sewer connection area** project in advance of the prioritization sequence noted in Schedule 1 shall apply in writing by submitting an application to the **City Engineer**. The application shall outline the proposed funding mechanism (e.g., latecomer, local area service, contribution of funds or installed works) and a business case for proceeding. Authority to approve such applications is delegated to the **City Engineer**.
- 6.6 Any person wishing to advance works within a **sewer connection area** will not be able to leverage the Septic Removal Specified Area Reserve funds (see Bylaw No. 12316) or the respective **sewer connection area** reserve for any elements not identified as excess and extended unless a strong business case can be made and approved by the **City Engineer**. Upon approval of the proposed works by the **City Engineer**, the Local Area Service and Latecomer processes made available under Provincial Legislation will be available.
- 6.7 Excess and extended services for latecomers will be determined based on the procedures outlined in Part 6 of the Subdivision, Development & Servicing Bylaw No. 7900, as amended or replaced from time to time.
- 6.8 Should it be determined that a proposed **development** will trigger additional upgrades to any planned or installed sanitary sewer system, the **development** will be entirely responsible for the cost of upgrades, in addition to any applicable charges.
- 6.9 Should a proposed **development** outside of an established **sewer connection area** result in sanitary sewer servicing from within a **sewer connection area**, all relevant clauses of this bylaw shall apply.

7.0 PROHIBITIONS

7.1 No person shall contravene, cause, suffer or permit a contravention of this bylaw.

8.0 OFFENCES AND PENALTIES

- 8.1 Every **Person** who violates any provisions of this bylaw or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this bylaw or who neglects to do or refrains from doing anything required to be done by any of the provisions of this bylaw, or who does any act which constitutes an offence against the bylaw is guilty of an offence against this bylaw and liable to the penalties hereby imposed. Each day that the violation continues to exist, shall constitute a separate offence.
- 8.2 Every person who commits an offence against this bylaw is liable on conviction, to a fine of up to \$10,000. Any penalty imposed pursuant to this bylaw shall be in addition to, and not in substitution for, any other penalty or remedy imposed pursuant to any other applicable statute, law, or legislation.

9.0 SEVERANCE

9.1 If a section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a Court of competent jurisdiction, it shall be severed, and such decision shall not affect the validity of the remaining portions of this bylaw.

10.0 REPEAL

10.1 The City of Kelowna "Sewer Connection Charge Bylaw No. 11540" and all amendments thereto, are hereby repealed.

Read a first, second and third time by the Municipal Council this 21st day of March, 2022.

Adopted by the Municipal Council of the City of Kelowna this

Mayor
City Clerk

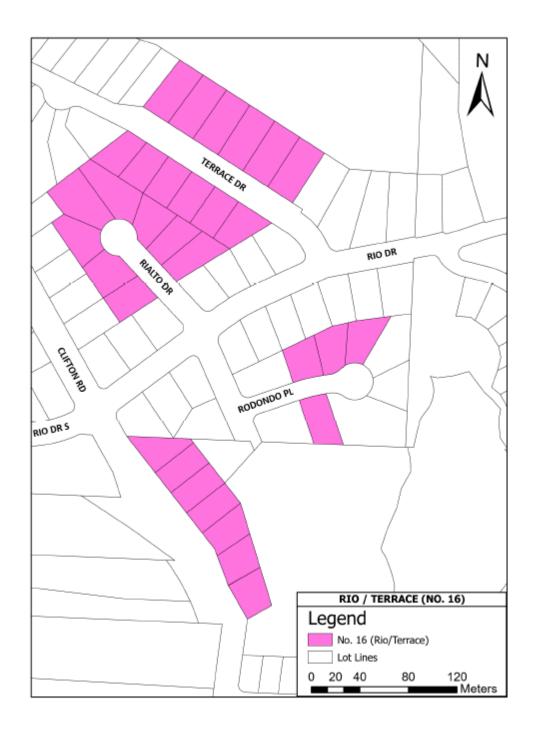
SCHEDULE 1 - PRIORITIZATION OF SEWER CONNECTION AREA PROJECTS

- 1. Should alternative funding sources become available via grant opportunities, coordination with **development**, or any other source, sequencing of the prioritization list below can be changed. The table below will be updated periodically to reflect current economic conditions.
- 2. Project selection, sequencing, and prioritization is ultimately at the discretion of the **City Engineer** but shall generally follow the sequencing outlined below.

Table 1: Prioritization table of sanitary sewer connection areas

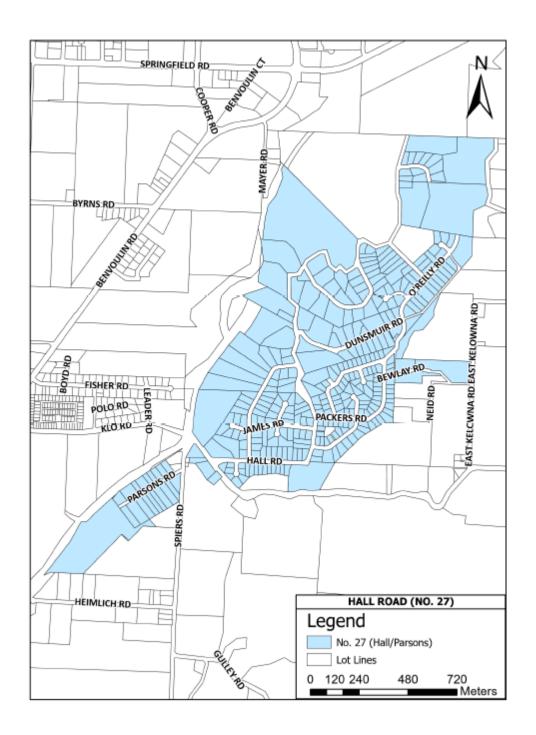
Rank/Sequence	Area No.	Connection Area
1	22	Central Rutland
2	16	Rio/Terrace
3	25.1	St Amand
4	25.2	Chamberlain
5	35	Sexsmith/Appaloosa
6	28.5	Belcarra
7	28.1	Sterling Park
8	27	Hall Road
9	38.2	Crawford
10	28.6	Braeloch-Lakeshore Rd
11	38.1	Mission Ridge Rd
12	28.3	Curlew Drive - East
13	28.9	Viewcrest
14	28.4	Stellar Drive
15	28.7	Lower Braeloch
16	28.10	Tanager Ct
17	31	Boppart
18	28.2	Curlew Drive - West
19	28.8	Lakeshore Rd

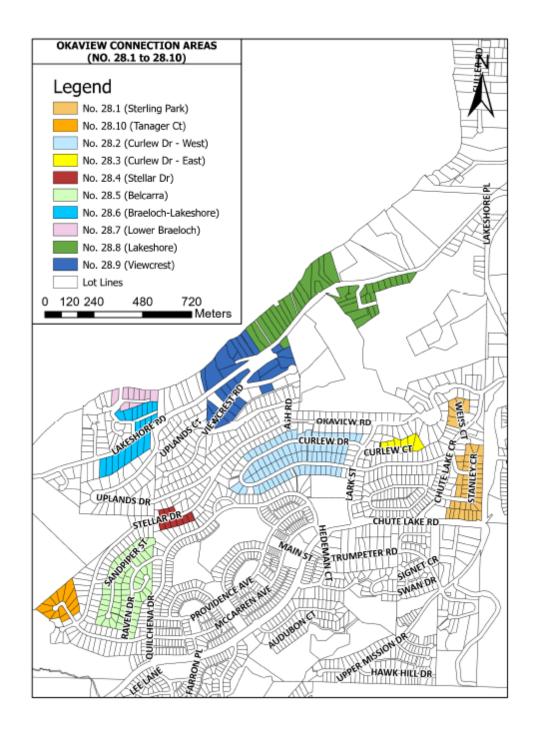
SCHEDULE 2 – CONNECTION AREA MAPS

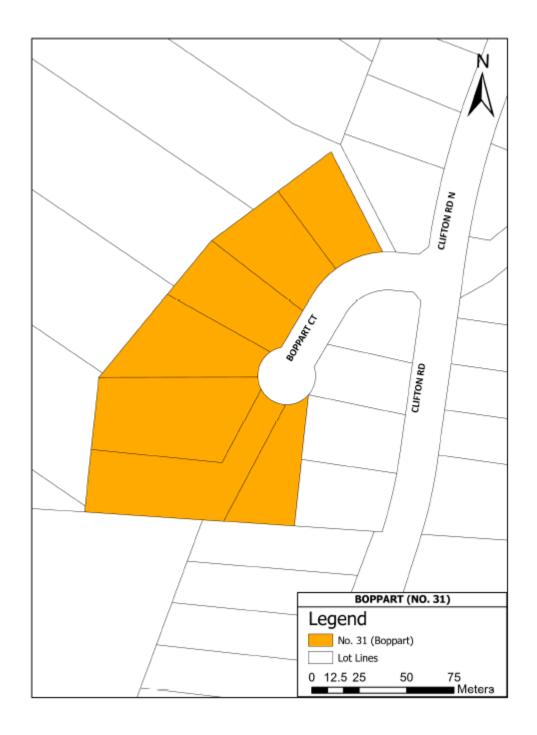


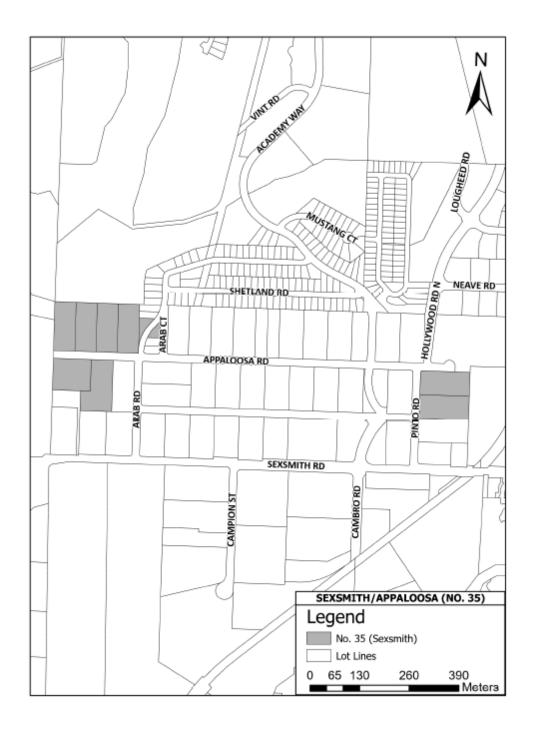


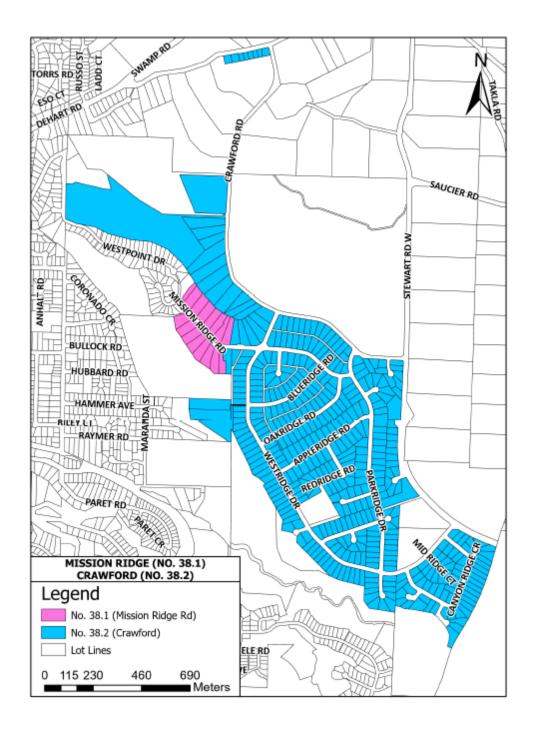












CITY OF KELOWNA

BYLAW NO. 12334

Amendment No. 1 to the South Okanagan Mission Agricultural Water Establishment Bylaw No. 11745

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna South Okanagan Mission Agricultural Water Establishment Bylaw No. 11745 be amended as follows:

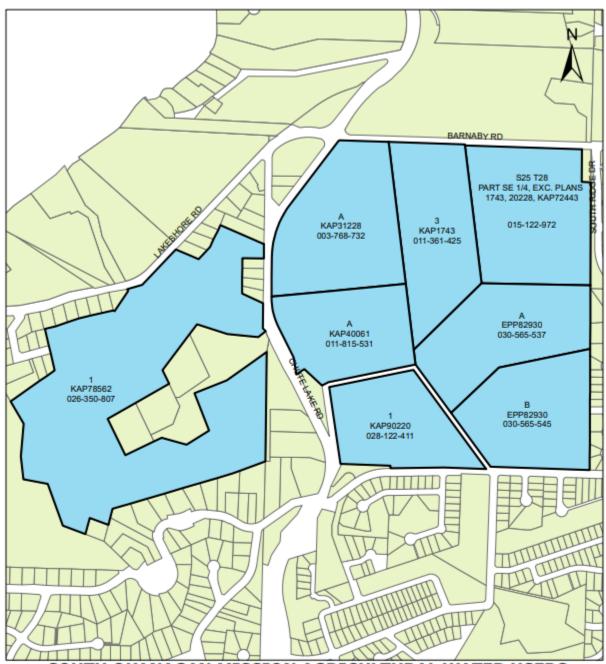
- 1. THAT the boundaries of the City of Kelowna South Okanagan Mission Agricultural Customer User Local Area Service project as outlined in Schedule "A" be deleted and replaced with Schedule "A" attached to and forming part of this bylaw;
- 2. This bylaw may be cited for all purposes as being Bylaw No. 12334, being Amendment No. 1 to South Okanagan Mission Agricultural Water Establishment Bylaw No. 11745.
- 3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 21st day of March, 2022.

Adopted by the Municipal Council of the City of Kel	wna this	
		Mayo

City Clerk

Schedule A



SOUTH OKANAGAN MISSION AGRICULTURAL WATER USERS
LOCAL AREA SERVICE
SCHEDULE "A"

Legend

BENEFITTING LOTS

City of

CITY OF KELOWNA

BYLAW NO. 12288

Local Area Service South Okanagan Mission Agricultural Water Users Parcel Tax Bylaw

WHEREAS the City of Kelowna Council is authorized to impose by bylaw a parcel tax under Section 200 of the *Community Charter* on the benefiting parcels in the Local Area Service for South Okanagan Mission Agricultural;

AND WHEREAS the Council of the City of Kelowna has, by the South Okanagan Mission Agricultural Water Establishment Bylaw No. 11745 authorized the construction of local improvements under Part 7 of the *Community Charter* and has provided that a portion of the capital costs of local improvement authorized will be paid by a parcel tax based on area of the parcel levied in twenty (20) annual instalments within the benefiting area created by the bylaw;

AND WHEREAS the Council now is desirous of imposing the parcel tax herein provided;

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

1. In this bylaw:

"Benefiting Area" means the area described in Schedule "A" of "South Okanagan Mission Agricultural Water Establishment Bylaw No. 11745".

"City" means the City of Kelowna.

"Collector" means the Collector of Taxes for the City.

"Parcel" means any lot, block or other area, in which land is held or into which it is subdivided but does not include highway as per the Community Charter, as amended.

2. South Okanagan Mission Agricultural Water Establishment Bylaw No. 11745 authorized the construction of local improvements under Part 7 of the *Community Charter*. The real properties immediately benefited by works undertaken as local improvements pursuant to Bylaw No. 11745 are identified as the South Okanagan Mission Agricultural Local Area Service Tax Assessment Roll.

3. The annual parcel tax levied on each **parcel** under Section 2 of this bylaw, in each of the twenty (20) years, shall be equal to \$448.01 per hectare of the taxable area of the **parcel**, in accordance with section 202(2)(b) of the *Community Charter*, with annual payments for the **benefiting area** as per the table below.

Address	Property Information	Annual Payment
559 Barnaby Rd	Lot 3 Plan 1743	\$ 3,626.09
579 Barnaby Rd	Part SE ¼ Exc Plan 1743, 20228, KAP72443	\$4269.54
4895 Frost Rd	Lot A Plan 40061	\$ 2,998.95
4915-4923 Frost Rd	Lot A Plan EPP82930	\$ 3,709.49
4950 Frost Rd	Lot 1 Plan 90220	\$ 2,876.03
5001-5055 Frost Rd	Lot B Plan EPP82930	\$ 3481.04
4855 Chute Lake Rd	Lot A Plan 31228	\$4340.43
4870 Chute Lake Rd	Lot 1 Plan 78562	\$9846.82
4870 Chute Lake Rd	SRW as to Part Former Lot A Plan KAP 67429	Excluded

The annual payment (which for the initial calculation of this bylaw) required to be made in that year for the repayment of principal and interest on the debt authorized by the South Okanagan Mission Agricultural Users Local Area Service Loan Authorization - Bylaw No. 11746.

- 4. The parcel tax under section 3 of this bylaw shall be waived in respect of a **parcel**, when any present or previous owner of the **parcel** has paid all debt and debt charges, including interest, in respect of that portion of the water service system of the municipality that serves the **parcel**.
- 5. The Collector for the City of Kelowna shall prepare the parcel tax roll for the purpose of imposing the parcel tax described in this bylaw, and shall include each **parcel** within the **benefiting area**. The parcel tax shall be shown by the Collector on the real property tax notices for the **parcels** and payment of the parcel tax shall be made in the same manner and before the same dates as the real property tax.
- 6. This bylaw shall come into full force and effect and be binding on all persons for the 2022 taxation year for a period of twenty (20) years up to and including the 2041 taxation year.
- 7. This bylaw shall be cited as "Local Area Service South Okanagan Mission Agricultural Parcel Tax Bylaw No. 12288".

	 City Clerk
	Mayor
Adopted by the Municipal Council of the City of Kelowna	a this
Read a first, second and third time by the Municipal Cou	ncil this 21 st day of March, 2022.

CITY OF KELOWNA

BYLAW NO. 12327

South East Kelowna Integration Project Local Area Service Parcel Tax Bylaw

WHEREAS the City of Kelowna Council is authorized to impose by bylaw a parcel tax under Section 200 of the *Community Charter* on the benefiting parcels in the Local Area Service for South East Kelowna Integration Project;

AND WHEREAS the Council of the City of Kelowna has, by the South East Kelowna Integration Project Establishment Bylaw No. 11623 authorized the construction of local improvements under Part 7 of the *Community Charter* and has provided that a portion of the capital costs of local improvement authorized will be paid by a parcel tax based on area of the parcel levied in twenty (20) annual instalments within the benefiting area created by the bylaw;

AND WHEREAS the Council now is desirous of imposing the parcel tax herein provided;

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

1. In this bylaw:

"Benefiting Area" means the area described in Schedule 'A' of South East Kelowna Integration Project Establishment Bylaw No. 11623 except for the properties listed in Schedule 'A' of this bylaw.

"City" means the City of Kelowna.

"Collector" means the Collector of Taxes for the City.

"Parcel" means any lot, block or other area, in which land is held or into which it is subdivided but does not include highway as per the Community Charter, as amended.

2. South East Kelowna Integration Project Establishment Bylaw No. 11623 authorized the construction of local improvements under Part 7 of the *Community Charter*. The real properties immediately benefited by works undertaken as local improvements pursuant to Bylaw No. 11623 are identified as the South East Kelowna Integration Project Local Area Service Tax Assessment Roll.

- 3. The annual parcel tax levied on each **parcel** under Section 2 of this bylaw, in each of the eighteen years, shall be \$492.86 per benefitting parcel, in accordance with section 202(2)(a) of the *Community Charter*.
- 4. The parcel tax under section 3 of this bylaw shall be waived in respect of a **parcel**, when any present or previous owner of the **parcel** has paid all debt and debt charges, including interest, in respect of that portion of the water service system of the municipality that serves the **parcel**.
- 5. The Collector for the City of Kelowna shall prepare the parcel tax roll for the purpose of imposing the parcel tax described in this bylaw, and shall include each **parcel** within the **benefiting area**. The parcel tax shall be shown by the Collector on the real property tax notices for the **parcels** and payment of the parcel tax shall be made in the same manner and before the same dates as the real property tax.
- 6. This bylaw shall come into full force and effect and be binding on all persons for the 2022 taxation year for a period of eighteen (18) years up to and including the 2039 taxation year.
- 7. This bylaw shall be cited as "South East Kelowna Integration Project Local Area Service Parcel Tax Bylaw No. 12327".

Read a first, second and third time by the Municipal Council this 21st day of March, 2022.

Adopted by the Municipal Council of the City of Kelowna this

Mayor
•
City Clerk

Schedule A

Street	Civic	Plan	Lot	Charter Section	Folio
Bedford Rd	4203	KAP1247	235	201 (2)	07292.000
Bemrose Rd	3545	KAP71096	Α	201 (2)	04237.136
Bemrose Rd	3573	KAP79952	Α	201 (2)	04226.001
Borland Rd	3901	KAP70445	2	201 (2)	04200.004
Borland Rd	3903	KAP70445	1	201 (2)	04200.003
Bull Cr	4180	EPP114622	48	201 (3) (a)	
Bull Cr	4186	EPP114622	47	201 (3) (a)	
Carter Rd	3755	T26 S11	SE1/4	201 (2)	04203.050
Carter Rd	3775	T26 S11	SE1/4	201 (2)	04203.002
Carter Rd	3820	KAP1247	105A	201 (2)	03871.000
Casorso Rd	3925	KAP75382	2	201 (2)	04032.178
Casorso Rd	3985	KAP58972	С	201 (2)	04032.175
Casorso Rd	3987	KAP89916	1	201 (2)	04032.179
Casorso Rd	4050	EPP52974	Α	201 (3) (a)	03996.001
Casorso Rd	3887-3889	KAP2243	6	201 (2)	04018.000
Crawford Rd	950	KAP1247	243	201 (2)	07255.200
Crawford Rd	999	KAP13170	1	201 (3) (a)	07269.000
Dall Rd	3360	EPP90643	Α	201(2)	04420.001
DeHart Rd	984	KAP62654	1	201 (3) (a)	07270.474
Dunsmuir Rd	2370	KAP10936	1	201(2)	04462.000
Dunsmuir Rd	2415	KAP13491	1	201(2)	04467.000
Dunsmuir Rd	2420	KAP18780	Α	201(2)	04524.040
Dunsmuir Rd	2460	KAP17767	14	201(2)	04524.000
Dunsmuir Rd	2475	KAP33899	Α	201(2)	04525.234
Dunsmuir Rd	2480	KAP21389	Α	201(2)	04524.120
Dunsmuir Rd	2510	KAP21389	В	201(2)	04524.122
Dunsmuir Rd	2515	KAP17767	2	201(2)	04512.000
Dunsmuir Rd	2520	KAP17767	10	201(2)	04520.000
Dunsmuir Rd	2525	KAP17767	3	201(2)	04513.000
Dunsmuir Rd	2535	KAP17767	4	201(2)	04514.000
Dunsmuir Rd	2540	KAP17767	9	201(2)	04519.000
Dunsmuir Rd	2545	KAP17767	5	201(2)	04515.000
Dunsmuir Rd	2555	KAP17767	6	201(2)	04516.000
Dunsmuir Rd	2565	KAP17767	7	201(2)	04517.000
Dunster Rd	2765	KAP80882	C	201 (2)	04409.004
Dunster Rd	3108	KAP55088	Α	201 (2)	04525.501
East Kelowna Rd	3940	KAP20738	1	201 (2)	04360.160
East Kelowna Rd	3945	KAP44196	2	201 (2)	04360.522
East Kelowna Rd	(S OF)	KAP187	19	201 (2)	04374.005
East Kelowna Rd	(S OF)	KAP187	20	201 (2)	04375.005
Field Rd	3001	KAP1247	18	201 (2)	03847.000
Field Rd	3730	KAP48306	PARK	201 (2)	,
Field Rd	3730	KAP64797	PARK	201 (2)	

Field Rd	3985	KAP1247	8A	201 (2)	03837.000
Field Rd	3995	KAP1247	7A	201 (2)	03836.000
Gallaghers Blvd S	3950	KAS2273	CP	202 (2)	
Gallaghers Blvd S	4105-4182	KAS2124	CP	202 (2)	
Gallaghers Canyon Blvd		KAP53116	G	201 (2)	03881.576
Gallaghers Circle	3901-3998	KAS1869	СР	202 (2)	
Gallaghers Dr E	4400	KAS1768	СР	202 (2)	
Gallaghers Edgewood Ct	4500	KAS2707	СР	202 (2)	
Gallaghers Fairway S	4110-4334	KAS3118	СР	202 (2)	
Gallaghers Forest S	4350	KAS2353	СР	202 (2)	
Gallaghers Forest S	4490	KAS3249	СР	202 (2)	
Gallaghers Lookout	4520	KAS2418	СР	202 (2)	
Gallaghers Parkland	3999	KAS2511	СР	202 (2)	
Gallaghers Parkland	4100	KAS2788	СР	202 (2)	
Gallaghers Parkland		KAP71295	7	202 (2)	
Gallaghers Parkway	3897	KAS ₁₇₅₅	CP	202 (2)	
Gallaghers Pinnacle Way	3800	KAS2158	СР	202 (2)	
Gallaghers Pinnacle Way	3888	KAS2028	СР	202 (2)	
Hall Rd	3015	KAP22887	Α	201 (2)	04524.160
Hall Rd	3035	KAP23034	11	201(2)	04524.180
Hall Rd	3055	KAP23034	2	201(2)	04524.171
Hall Rd	3065	KAP23034	1	201(2)	04524.170
Hall Rd	3075	KAP13624	Α	201(2)	04470.000
Hall Rd	3150	KAP19871	1	201 (2)	04524.085
Hall Rd	3153	KAP14157	3	201 (2)	04473.000
Hall Rd	3161	KAP14157	2	201 (2)	04472.000
Hall Rd	3169	KAP14157	1	201(2)	04471.000
Hall Rd	3190	KAP1920	N	201 (2)	04455.000
Hall Rd	3195	KAP15811	Α	201 (2)	04501.000
Hall Rd	3215	EPP15504	1	201 (2)	04502.005
Hall Rd	3220	KAP1920	Α	201 (2)	04457.000
Hall Rd	3228	KAP13303	1	201(2)	04466.000
Hall Rd	3236	KAP64567	В	201(2)	04525.507
Hall Rd	3242	KAP64567	Α	201 (2)	04525.506
Hall Rd	3268	KAP20240	1	201(2)	04524.095
Harvard Rd	(S OF)	KAP1247	193	201(2)	07237.201
Harvard Rd	(S OF)	T29 S28	NE1/4	201 (2)	07239.000
James Rd	2340	KAP15463	9	201 (2)	04494.000
James Rd	2345	KAP15463	8	201 (2)	04493.000
James Rd	2360	KAP15463	10	201 (2)	04495.000
James Rd	2365	KAP15463	7	201 (2)	04492.000
KLO Rd	2165	KAP1992	3	201 (2)	04139.000
KLO Rd	2175	KAP50855	A	201 (2)	04151.297

KI O D4	2405	L/ A Dancas	Τ_	201 (2)	0/1/0000
KLO Rd	2195	KAP1992	3	201 (2)	04140.000
Ladd Ct	4248	EPP114622	27	201 (3) (a)	
Ladd Ct	4254	EPP114622	26	201 (3) (a)	
Ladd Ct	4260	EPP114622	25	201 (3) (a)	
Ladd Ct	4266	EPP114622	24	201 (3) (a)	
Ladd Ct	4272	EPP114622	23	201 (3) (a)	
Ladd Ct	4278	EPP114622	22	201 (3) (a)	
Ladd Ct	4284	EPP114622	21	201 (3) (a)	
Ladd Ct	4290	EPP114622	20	201 (3) (a)	
Ladd Ct	4296	EPP94940	15	201 (3) (a)	07270.492
Ladd Ct	4303	EPP94940	19	201 (3) (a)	07270.496
Ladd Ct	4309	EPP94940	18	201 (3) (a)	07270.495
Ladd Ct	4315	EPP94940	17	201 (3) (a)	07270.494
Ladd Ct	4321	EPP94940	16	201 (3) (a)	07270.493
Maquinna Rd	2415	KAP12419	1	201 (2)	04463.000
Maquinna Rd	2450	KAP14157	4	201(2)	04474.000
Maquinna Rd	2455	KAP21159	1	201(2)	04524.125
McCulloch Rd	4150	KAP1247	12A	201 (2)	03843.001
McCulloch Rd	4750	KAP51383	PARK	202 (2)	
McCulloch Rd	4858	EPP8620	2	201 (3) (a)	03827.003
McCulloch Rd	4890	KAP1247	5A	201 (2)	03833.050
McCulloch Rd	5050	EPP8620	1	201 (3) (a)	03827.002
McCulloch Rd	(N OF)	T26 S1	E 1/2	201 (2)	03827.000
McCulloch Rd	(N OF)	T26 S2	NE1/4	201 (2)	03853.020
McCulloch Rd	(N OF)	T ₂₇ S6	NW1/4	201 (2)	06832.001
McCulloch Rd	(OFF OF)	T ₂₇ S6	SW1/4	201 (2)	06834.001
McCulloch Rd	(S OF)	KAP63646	1	201 (2)	03885.764
McCulloch Rd	(S OF)	T ₂₇ S6	SW1/4	201 (2)	06834.100
McCulloch Rd	(S OF)	T29 S36	NE1/4	201(2)	07379.000
McCulloch Rd	(S OF)	T29 S36	NE1/4	201(2)	07380.000
Miller Rd	4120	KAP34866	1	201 (2)	07376.025
Miller Rd	(E OF)	T29 S35	NE1/4	201 (2)	0/3/0.023
Miller Rd	(E OF)	T29 S35	NE1/4	201 (2)	07369.000
Miller Rd	(E OF)	T29 S35	NW1/4	201(2)	07365.990
Mission Ridge Rd	1172	EPP86624	Α	201 (3) (a)	07267.061
Mission Ridge Rd	1180	EPP86624	В	201 (3) (a)	07267.062
Pasadena Rd	1320	KAP32177	В	201 (3) (4)	04360.488
Peck Rd	(S OF)	KAP84170	A	201 (2)	04360.400
Pooley Rd	(E OF)	KAP70463	1	201 (2)	04300.092
Pooley Rd	(E OF)	KAP70463	2	201 (2)	04200.001
Russo St		EPP114622	46		04200.002
Russo St	4192	EPP114622		201 (3) (a)	
Russo St	4195	EPP114622	49	201 (3) (a)	
Russo St	4198	EPP114622 EPP114622	45	201 (3) (a)	
Russo St	4201	•	50	201 (3) (a)	
	4204	EPP114622	44	201 (3) (a)	
Russo St	4207	EPP114622	51	201 (3) (a)	
Russo St	4210	EPP114622	43	201 (3) (a)	

Г	1				Т
Russo St	4213	EPP114622	52	201 (3) (a)	
Russo St	4216	EPP114622	42	201 (3) (a)	
Russo St	4219	EPP114622	53	201 (3) (a)	
Russo St	4222	EPP114622	41	201 (3) (a)	
Russo St	4228	EPP114622	57	201 (3) (a)	
Russo St	4231	EPP114622	55	201 (3) (a)	
Russo St	4234	EPP114622	40	201 (3) (a)	
Russo St	4237	EPP114622	56	201 (3) (a)	
Russo St	4240	EPP114622	39	201 (3) (a)	
Russo St	4243	EPP114622	28	201 (3) (a)	
Russo St	4246	EPP114622	38	201 (3) (a)	
Russo St	4249	EPP114622	29	201 (3) (a)	
Russo St	4252	EPP114622	37	201 (3) (a)	
Russo St	4255	EPP114622	30	201 (3) (a)	
Russo St	4257	EPP114622	54	201 (3) (a)	
Russo St	4258	EPP114622	36	201 (3) (a)	
Russo St	4261	EPP114622	31	201 (3) (a)	
Russo St	4264	EPP114622	35	201 (3) (a)	
Russo St	4267	EPP114622	32	201 (3) (a)	
Russo St	4270	EPP114622	34	201 (3) (a)	
Russo St	4271	EPP114622		201 (3) (a)	
Russo St		EPP94940	33 10	201 (3) (a)	07270.487
Russo St	4273 4276	EPP94940		201 (3) (a) 201 (3) (a)	07270.486
Russo St			9		
Russo St	4279	EPP94940	8	201 (3) (a)	07270.488
Russo St	4282	EPP94940		201 (3) (a)	07270.485
	4285	EPP94940	12	201 (3) (a)	07270.489
Russo St Russo St	4288	EPP94940	7	201 (3) (a)	07270.484
	4291	EPP94940	13	201 (3) (a)	07270.490
Russo St	4294	EPP94940	6	201 (3) (a)	07270.483
Russo St	4300	EPP94940	5	201 (3) (a)	07270.482
Russo St	4303	EPP94940	14	201 (3) (a)	07270.491
Russo St	4306	EPP94940	4	201 (3) (a)	07270.481
Russo St	4312	EPP94940	3	201 (3) (a)	07270.480
Russo St	4318	EPP94940	2	201 (3) (a)	07270.479
Russo St	4324	EPP94940	1	201 (3) (a)	07270.478
Sallows Rd	4751	KAP1247	203	220 (1) (a)	07240.886
Sallows Rd	(E OF)	KAP1247	191	201 (2)	07237.000
Sallows Rd	(E OF)	KAP1247	191	201 (2)	07237.001
Sallows Rd	(E OF)	KAP1247	192	201 (2)	07237.090
Sallows Rd	(E OF)	KAP1247	192	201 (2)	07237.091
Sallows Rd	(E OF)	KAP1247	193	220 (1) (a)	07237.200
Sallows Rd	(E OF)	KAP1247	195	201 (2)	07237.400
Sallows Rd	(E OF)	KAP1247	196	201 (2)	07237.540
Sallows Rd	(E OF)	KAP1247	196	201 (2)	07237.541
Sallows Rd	(E OF)	KAP1247	197	201(2)	07237.640
Sallows Rd	(E OF)	KAP1247	197	201(2)	07237.641
Sallows Rd	(E OF)	KAP1247	198	201 (2)	07237.730
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Sallows Rd	(E OF)	KAP1247	198	201(2)	07237.731
Sallows Rd	(E OF)	KAP1247	200	201(2)	07237.982
Sallows Rd	(E OF)	KAP1247	200	201 (2)	07237.983
Sallows Rd	(E OF)	KAP1247	201	201 (2)	07237.089
Sallows Rd	(E OF)	KAP1247	201	201 (2)	07237.088
Sallows Rd	(E OF)	KAP1247	202	220 (1) (a)	07240.764
Sallows Rd	(E OF)	KAP1247	193A	201(2)	07240.000
Sallows Rd	(E OF)	T29 S28	NE1/4	220 (1) (a)	07238.000
Sallows Rd	(S OF)	KAP1247	194	201(2)	07237.300
Sallows Rd	(S OF)	KAP1247	199	201(2)	07237.830
Saucier Rd	2453	KAP1247	167A	201(2)	07309.000
Senger Rd	(E OF)	T26 S11	SE1/4	201(2)	04237.112
Spiers Rd	3405	KAP55636	Α	201(2)	04151.298
Spiers Rd	3407	KAP38432	1	201(2)	04151.256
Spiers Rd	4221	KAP1247	120	201(2)	03907.500
Spiers Rd	4233	KAP1247	119	201(2)	03906.500
Stewart Rd W	4380	KAP1247	241	201(2)	07255.100
Stewart Rd W	4400	KAP1247	242	201(2)	07255.150
Stewart Rd W	4420	T29 S32	SW1/4	201(2)	07271.000
Swamp Rd	3995	KAP1837	6	201(2)	04005.000
Todd Rd	4280	KAP1247	168B	201(2)	07312.000
Todd Rd	(W OF)	KAP1247	168A	201(2)	07311.001
Ward Rd	1950	KAP48946	Α	201(2)	04118.205
Wildwood Rd	3210	KAP20240	2	201(2)	04524.096
Wildwood Rd	3230	KAP20240	8	201(2)	04524.103
Wildwood Rd	3270	KAP53524	Α	201(2)	04525.500
Wildwood Rd	3280	KAP20240	10	201(2)	04524.104
Wildwood Rd	3285	KAP20240	7	201(2)	04524.102
Wildwood Rd	3290	KAP1920	Α	201(2)	04442.000
Wildwood Rd	3306	KAP20240	11	201(2)	04524.107
Wildwood Rd	3307	KAP20240	6	201 (2)	04524.101
Wildwood Rd	3314	KAP20240	12	201 (2)	04524.109
Wildwood Rd	3315	KAP20240	5	201(2)	04524.100
Woodland Cr	2612	KAP23034	10	201(2)	04524.179
Woodland Cr	2622	KAP23034	9	201(2)	04524.178
Woodland Cr	2632	KAP23034	8	201(2)	04524.177
Woodland Cr	2637	KAP23034	3	201(2)	04524.172
Woodland Cr	2642	KAP23034	7	201 (2)	04524.176
Woodland Cr	2652	KAP23034	6	201 (2)	04524.175
Woodland Cr	2657	KAP23034	4	201 (2)	04524.173
Woodland Cr	2662	KAP23034	5	201 (2)	04524.174
Woodland Cr	2666	KAP1920	L	201(2)	04449.000