

City of Kelowna

Regular Council Meeting

AGENDA



Monday, May 2, 2022
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

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

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

4 - 12

PM Meeting - April 25, 2022

3. Development Application Reports & Related Bylaws

3.1. Lakeshore 3773-3795 - TA20-0009 (BL12366) - Westcorp on the Lake Inc., Inc. No. A75763

13 - 54

To amend the Zoning Bylaw by updating the CD24 – Comprehensive Zone.

3.2. Lakeshore 3773-3795 - BL12366 (TA20-0009) - Westcorp on the Lake Inc., Inc. No. A75763

55 - 58

To give Bylaw No. 12366 first reading in order to update the CD 24 - Comprehensive Zone of the Zoning Bylaw No. 8000.

3.3. McClure Rd 634 - Z22-0008 (BL12370) - McClure Road Development Ltd., Inc.No. BC1284976

59 - 81

To rezone the subject property from the RU1 – Large Lot Housing to the RU6 – Two Dwelling Housing to facilitate a 2-lot subdivision.

4. Bylaws for Adoption (Development Related)

- 4.1. Kaslo Crt 2117 - BL12292 (Z21-0076) - Kyle Remie Van de Sype and Kathryn Lynn Van de Sype** 82 - 82

To adopt Bylaw No. 12292 in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.

5. Non-Development Reports & Related Bylaws

- 5.1. Housing Needs Report Program Grant Application** 83 - 84

To approve staff to apply to UBCM's Housing Needs Reports program to fund a Housing Needs Assessment.

- 5.2. Solid Waste Update** 85 - 114

To provide Council with a progress report on the work related to the Regional Solid Waste Management Plan and recent activities at the Glenmore Landfill.

- 5.3. RecycleBC Update** 115 - 129

To provide background and context on the existing Recycle BC Program.

- 5.4. 2022 UBCM Excellence Award Applications** 130 - 141

To approve staff to apply to the 2022 UBCM Community Excellence Awards.

- 5.5. Kelowna International Airport 2022 Financial Plan Amendment - Childcare Grant** 142 - 153

To obtain Council approval to amend Kelowna International Airport's 2022 Financial Plan.

- 5.6. OGC Loan Repayment Plan** 154 - 162

To seek Council approval of the proposed refinancing terms for the Okanagan Gymnastics Centre's outstanding loan amount

6. Resolutions

- 6.1. H2O Adventure + Fitness Centre and Parkinson Recreation Centre Site Tours** 163 - 163

7. Bylaws for Adoption (Non-Development Related)

- 7.1. BL12338 - Five Year Financial Plan Bylaw 2022-2026** 164 - 169

To adopt Bylaw No. 12338.

- 7.2. BL12339 - Tax Structure Bylaw 2022** 170 - 170

To adopt Bylaw No. 12339.

7.3.	BL12340 - Annual Tax Rate Bylaw 2022	171 - 173
	To adopt Bylaw No. 12340.	
7.4.	BL12341 - Development Cost Charge Reserve Fund Expenditure Bylaw, 2022	174 - 174
	To adopt Bylaw No. 12341.	
7.5.	BL12342 - Sale of City-Owned Land Reserve Fund Expenditure 2022	175 - 175
	To adopt Bylaw No. 12342.	
7.6.	BL12350 - Sterile Insect Release Program Parcel Tax Bylaw 2022	176 - 192
	To adopt Bylaw No. 12350.	
7.7.	BL12351 - Amendment No. 2 to Soil Removal & Deposit Bylaw No. 9612	193 - 193
	To adopt Bylaw No. 12351.	

8. Mayor and Councillor Items

9. Termination



City of Kelowna Regular Council Meeting Minutes

Date:	Monday, April 25, 2022
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Gail Given, Brad Sieben*, Luke Stack and Loyal Wooldridge
Members participating Remotely	Councillor Mohini Singh
Members Absent	Councillors Ryan Donn and Charlie Hodge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith*; Development Planning Department Manager, Terry Barton*; Planner, Tyler Caswell*; Divisional Director, Financial Services, Genelle Davidson*; Financial Planning Manager, Kevin Hughes*; Budget Supervisor, Jennifer Grills*; Revenue Supervisor, Patrick Gramiak*; General Manager, Infrastructure, Mac Logan*; Environmental Technician, Nancy Castro*; Utility Services Manager, Kevin Van Vliet*; Event Development Supervisor, Chris Babcock*; Policy & Planning Department Manager, Danielle Noble-Brandt*; Infill Housing Planning Manager, James Moore*; Planner, Arlene Janousek*; Community Planning & Development Manager, Dean Strachan*; Environmental Coordinator, Jennifer Miles*
Staff participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

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

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

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

2. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

R0277/22/04/25 THAT the Minutes of the Regular Meetings of April 11, 2022 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

- 3.1 Hwy 97 N 7820-7840 - LUCT20-0016 (BL12349) - 464263 British Columbia Ltd., Inc. No. BCo464263**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor DeHart/Seconded By Councillor Stack

R0278/22/04/25 THAT Land Use Contract Termination Application No. LUCT20-0016 to terminate LUC76-1055 from Lot A Section 34 Township 23 ODYD Plan 9139 Except Plan 40621 and Lot 2 Section 34 Township 23 ODYD Plan 28654 Except Plans 40618 and KAP57009, located at 7820 Hwy 97 N and 7840 Hwy 97 N, Kelowna, BC, be considered by Council;

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

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

Carried

- 3.2 Hwy 97 N 7820-7840 - BL12349 (LUCT20-0016) - 464263 British Columbia Ltd., Inc. No. BCo464263**

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0279/22/04/25 THAT Bylaw No. 12349 be read a first time.

Carried

- 3.3 Ellis St 1070-1130 - Z21-0108 (BL12362) - Waterscapes Homes Ltd Inc. No. BCo767408**

Staff:

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

Moved By Councillor Given/Seconded By Councillor Sieben

R0280/22/04/25 THAT Rezoning Application No. Z21-0108 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, DL 139, ODYD, Plan KAP86331, located at 1070 – 1130 Ellis St Kelowna, BC from the RM6 – High Rise Apartment Housing and the C4 – Urban Centre Commercial zones 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 Attachment "A" attached to the Report from the Development Planning Department dated April 25, 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.

Carried

3.4 Supplemental Report - Wardlaw Ave 640 - Z21-0077 (BL12345) - Innascore Developments Inc., Inc. No. BC1161787

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R0281/22/04/25 THAT Council receives, for information, the report from the Office of the City Clerk dated April 25, 2022 with respect to Zoning Bylaw No. 12345;

AND THAT Rezoning Bylaw No.12345 be forwarded for further reading consideration.

Carried

3.5 Wardlaw Ave 640 - BL12345 (Z21-0077) - Innascore Developments Inc., Inc. No. BC1161787

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0282/22/04/25 THAT Bylaw No. 12345 be read a first, second and third time.

Carried

3.6 Supplemental Report - Nickel Rd 285-287 - Z21-0089 (BL12346) - CHHAT Holdings Ltd, Inc. No. BC1267993

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0283/22/04/25 THAT Council receives, for information, the report from the Office of the City Clerk dated April 25, 2022 with respect to Zoning Bylaw No. 12346;

AND THAT Rezoning Bylaw No.12346 be forwarded for further reading consideration.

Carried

3.7 Nickel Rd 285-287 - BL12346 (Z21-0089) - CHHAT Holdings Ltd., Inc. No. BC1267993

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0284/22/04/25 THAT Bylaw No. 12346 be read a first, second and third time.

Carried

3.8 Supplemental Report - Bertram St 1319, 1325, 1329 - Z21-0022 (BL12348) - Bertram- Mission Group Rentals Ltd., Inc. No. BC1268483

Moved By Councillor Stack/Seconded By Councillor DeHart

R0285/22/04/25 THAT Council receives, for information, the report from the Office of the City Clerk dated April 25, 2022 with respect to Zoning Bylaw No. 12348;

AND THAT Rezoning Bylaw No.12348 be forwarded for further reading consideration.

Carried

- 3.9 Bertram St 1319, 1325, 1329 - BL12348 (Z21-0022) - Bertram - Mission Group Rentals Ltd., Inc No BC1268483**

Moved By Councillor Given/Seconded By Councillor Wooldridge

Ro286/22/04/25 THAT Bylaw No. 12348 be read a first, second and third time.

Carried

- 3.10 Belaire Ave 1365 and Chandler St 1840-1850 - OCP20-0011 (BL12126) Z20-0045 (BL12127) - 1291224 BC Ltd., Inc No. BC1291224**

Moved By Councillor Stack/Seconded By Councillor Given

Ro287/22/04/25 THAT Bylaw No. 12126 be forwarded for rescindment consideration and the file be closed.

AND THAT in accordance with Development Application and Heritage Procedures Bylaw No. 12310, the deadline for the adoption of Rezoning Bylaw No. 12127, be extended from January 19, 2022 to January 19, 2023.

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

Carried

- 3.11 Belaire Ave 1365 and Chandler St 1840-1850, BL12126 (OCP20-0011) - 1291224 B.C. Ltd**

Moved By Councillor Wooldridge/Seconded By Councillor Given

Ro288/22/04/25 THAT first, second and third readings given previously to Bylaw No. 12126 be rescinded.

Carried

- 3.12 Joe Riche Rd 1788 - Z20-0087 (BL12157) - Balraj Singh Sidhu and Gurinderjeet Kaur Sidhu**

Moved By Councillor DeHart/Seconded By Councillor Singh

Ro289/22/04/25 THAT in accordance with Development Application and Heritage Procedures Bylaw No. 12310, the deadline for the adoption of Rezoning Bylaw No. 12157, be extended from February 22, 2022, to February 22, 2023.

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

Carried

4. Non-Development Reports & Related Bylaws

4.1 2022 Financial Plan - Final Budget Volume

Staff:

- Provided opening remarks.
- Displayed a PowerPoint Presentation summarizing the Final Budget submissions and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Sieben

R0290/22/04/25 THAT Council adopts the 2022-2026 Financial Plan;

AND THAT Council approves the formulation of 2022 Property Tax Rates that will raise the required funds in 2022, from General Taxation, in the amount of \$167,107,316 resulting in an average net property owner impact of 3.94 per cent;

AND THAT Bylaw No. 12338 being the 2022-2026 Five-Year Financial Plan, 2022 be advanced for reading consideration;

AND THAT Bylaw No. 12339 being the Tax Structure Bylaw, 2022 be advanced for reading consideration;

AND THAT Bylaw No. 12340 being the Annual Tax Rates Bylaw, 2022 be advanced for reading consideration;

AND THAT Bylaw No. 12341 being the DCC Reserve Fund Expenditure Bylaw, 2022 be advanced for reading consideration;

AND FURTHER THAT Bylaw No. 12342 being the Sale of City Owned Land Reserve Fund Expenditure Bylaw, 2022 be advanced for reading consideration.

Carried

4.2 BL12338 - Five Year Financial Plan Bylaw 2022-2026

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0291/22/04/25 THAT Bylaw No. 12338 be read a first, second and third time.

Carried

4.3 BL12339 - Tax Structure Bylaw 2022

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0292/22/04/25 THAT Bylaw No. 12339 be read a first, second and third time.

Carried

4.4 BL12340 - Annual Tax Rate Bylaw 2022

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0293/22/04/25 THAT Bylaw No. 12340 be read a first, second and third time.

Carried

4.5 BL12341 - Development Cost Charge Reserve Fund Expenditure Bylaw, 2022

Moved By Councillor Sieben/Seconded By Councillor DeHart

R0294/22/04/25 THAT Bylaw No. 12341 be read a first, second and third time.

Carried

4.6 BL12342 - Sale of City-Owned Land Reserve Fund Expenditure 2022

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0295/22/04/25 THAT Bylaw No. 12342 be read a first, second and third time.

Carried

4.7 Sterile Insect Release Parcel Tax

Staff:

- Displayed a PowerPoint Presentation regarding the 2022 Sterile Insect Release Program Parcel Tax Bylaw.

Moved By Councillor Sieben/Seconded By Councillor Stack

R0296/22/04/25 THAT Council approve the Sterile Insect Release Program as outlined in the report of the Revenue Supervisor dated April 25, 2022, charging the 2022 Sterile Insect Release (SIR) Parcel Tax to individual property tax rolls in accordance with the 2022 SIR Parcel Tax Assessment Roll provided to the City of Kelowna by SIR administration.

AND THAT Bylaw No. 12350 being the Sterile Insect Release Program Parcel Tax Bylaw 2022 be forwarded for reading consideration.

Carried

4.8 BL12350 - Sterile Insect Release Program Parcel Tax Bylaw 2022

Moved By Councillor Stack/Seconded By Councillor DeHart

R0297/22/04/25 THAT Bylaw No. 12350 be read a first, second and third time.

Carried

4.9 Vehicle Idling Control Proposal

Staff:

- Displayed a PowerPoint Presentation providing rationale for introducing an anti-idling bylaw and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0298/22/04/25 THAT Council receives for information, the report from Integrated Transportation dated April 25, 2022, regarding the proposed vehicle idling control policy for the City of Kelowna;

AND THAT Council direct staff to come forward for Council consideration with an Anti-Idling Bylaw and accompanying Education Program during Q3 2022.

Carried

4.10 Black Mountain Irrigation District (BMID) Boundary Inclusion - East Side

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed water service area boundary extension by Black Mountain Irrigation District and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Stack

R0299/22/04/25 THAT Council receives for information, the report from Utility Services dated April 25, 2022, regarding the Black Mountain Irrigation District (BMID) Boundary adjustment request;

AND THAT Council support the request by the BMID to amend its water service area boundary to add approximately 763 hectares (1,885 acres) acres of land, including 115 hectares within the City of Kelowna, as outlined in the report;

AND THAT the Mayor, on behalf of Council, write a letter to the Province recommending the development of a holistic watershed plan for Mission Creek as outlined in the report.

Carried

4.11 2022 Meet Me on Bernard

Staff:

- Displayed a PowerPoint Presentation providing an update on the proposed 2022 Meet Me on Bernard program and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

R0300/22/04/25 THAT Council receive for information, the report from the Event Development Supervisor, dated April 25, 2022, regarding activities related to the 2022 Meet Me on Bernard program.

Carried

Councillor Sieben declared a conflict of interest due to his interest in a property on Bernard Avenue and departed the meeting at 3:18 p.m.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

R0301/22/04/25 THAT Council direct staff to explore the merits and challenges of a potential earlier opening date and/or later closing date for the 2023 Meet Me on Bernard Program and report back to Council before the end of Q1 2023.

Carried

Councillor Sieben returned to the meeting at 3:23 p.m.

4.12 Annual Housing Report 2021

Staff:

- Displayed a PowerPoint Presentation providing an update on Kelowna's housing system and Healthy Housing Strategy and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Singh

R0302/22/04/25 THAT Council receives, for information, the report from Policy & Planning dated April 25, 2022, with respect to Kelowna's Annual Housing Report.

Carried

4.13 Amendment No. 2 to Soil Removal and Deposit Regulation Bylaw No, 9612

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed amendment to the Soil Removal and Deposit Regulation Bylaw and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Sieben

R0303/22/04/25 THAT Council receives, for information, the report from the Development Planning Department dated April 25, 2022, with respect to updating the Soil Removal and Deposit Regulation Bylaw No. 9612;

AND THAT Bylaw No. 12351, being Bylaw Amendment No. 2 to the Soil Removal and Deposit Regulation Bylaw No. 9612 be forwarded for reading consideration.

Carried

4.14 BL12351 - Amendment No. 2 to Soil removal & Deposit Bylaw No. 9612

Moved By Councillor Stack/Seconded By Councillor DeHart

R0304/22/04/25 THAT Bylaw No. 12351 be read a first, second and third time.

Carried

5. Bylaws for Adoption (Non-Development Related)

5.1 BL12335 - Amendment No. 1 to the Five Year Financial Plan 2021-2025

Moved By Councillor DeHart/Seconded By Councillor Stack

R0305/22/04/25 THAT Bylaw No. 12335 be adopted.

Carried

5.2 BL12352 - Amendment No. 11 to Council Remuneration Bylaw No. 7547

Moved By Councillor DeHart/Seconded By Councillor Stack

R0306/22/04/25 THAT Bylaw No. 12352 be adopted.

Carried

6. Mayor and Councillor Items

Councillor Singh:

- Spoke to their attendance with Councillors DeHart, Stack and Wooldridge at the 1,000 Rides Out – Ukrainian Charity Benefit.
- The Okanagan Sikh Temple is hosting a parking lot celebration on April 30, 2022 that is open to the public in lieu of the Vaisakhi Parade that had been cancelled.

Councillor Stack:

- Raised a comment by a citizen that their correspondence on a supplemental development report had not been identified.
- Will follow up with the City Clerk.

Councillor DeHart:

- Spoke to their attendance with the Mayor at the Lakeside School Playground Opening Ceremony.
- Spoke to their attendance at the 1,000 Rides Out – Ukrainian Charity Benefit.
- Spoke to their attendance at the BC Cannabis Summit.

Councillor Wooldridge:

- Spoke to the upcoming Day of Mourning event at Ben Lee Park on April 28th to remember those who lost their lives on the job.
- Spoke to the upcoming Mental Health Matters Panel taking place at the Innovation Centre on April 30, 2022 between 12:00 to 4:00 p.m.

Mayor Basran:

- Thanked those who attended the Airport's 75th Anniversary kickoff event.
- Congratulations to all the winners of the Okanagan Housing Awards.

7. Termination

This meeting was declared terminated at 3:59 p.m.

Mayor Basran

sf/acm



City Clerk

REPORT TO COUNCIL



Date: May 2nd 2022

To: Council

From: City Manager

Department: Community Planning

Application: TA20-0009

Owner: Westcorp on the Lake Inc. Inc.
No. A75763

Address: 3773-3795 Lakeshore Road

Applicant: Westcorp Development
Management Inc.

Subject: Zoning Bylaw Text Amendment

Existing OCP Designation: VC – Village Centre and NAT – Natural Areas

Existing Zone: CD24 – Comprehensive Development Zone / P3 – Parks and Open
Space

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA20-0009 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule "A" attached to the report from the Development Planning Department dated May 2nd 2022 for Lot 1, DL 134, ODYD, Plan EPP41204 located at 3773-3795 Lakeshore Road be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Text Amending Bylaw be considered subsequent to council authorizing staff to enter into a 'Master Development Agreement' for the subject property;

AND THAT final adoption of the Text Amending Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "B" attached to the Report from the Development Planning Department dated May 2nd 2022;

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

2.0 Purpose

To amend the Zoning Bylaw by updating the CD24 – Comprehensive Zone.

3.0 Development Planning

Staff support the proposed changes to the CD24 zone. The CD24 zone requires amendments in order for the next phase of development to proceed. The most impactful change is a proposed increase in maximum building height from 11 storeys to 17 storeys. The application also includes a change to how parking space requirements are calculated to be consistent with the general parking regulations of the City's Zoning Bylaw. The amendment also includes miscellaneous changes intended to create a simplified and easier to use version of the CD24 zone.

The existing CD24 zone includes a regulation that the overall site density shall not exceed a net floor area of 90,990 m², which would allow for approximately 1,100 housing units; this regulation remains included in the proposed version of the CD24 zone therefore there is no change to the proposed density of the development.

A Development Permit application has been submitted which demonstrates how the proposed amendments would be developed on the site. Staff are recommending the final adoption of the text amendment be considered in conjunction with council's consideration of the development permit to allow the next phase of development on the site. Staff are also recommending final adoption be considered in conjunction with the registration of a 'Master Development Agreement' (MDA) to guide the future development of the site.

The City, the Ministry of Forests, Lands and Natural Resource Operations & Rural Development (FLNRORD) and Westbank First Nation (WFN) continue to work through a plan for the replacement of the bridge from the subject property to Cook Road. Work to date has included environmental assessment and restoration plans and an Archeological Assessment that is now underway.

4.0 Proposal

4.1 Background

A brief timeline is outlined below:

- **2007:** The current owner/applicant (Westcorp) purchased the subject site known as the Hiawatha RV Park which consisted of a 55+ community with 94 mobile homes.
- **2012:** Prior the public hearing for the now adopted CD24 zone extensive community engagement was undertaken for the CD24 zone with surrounding strata councils and the KLO Residents Association. Community concerns at that time focused on density and traffic concerns, and with the height of buildings in interface areas near the existing strata developments. (This application does not seek to change the CD24 density, nor does it seek to alter building heights in the interface area of the site.)
- **2013:** The CD24 zone, CD24 Design Guidelines and a natural environment Development Permit for the revitalization of Wilson Creek area were adopted and approved. Which included a Wilson Creek Revitalization Plan and Wilson Creek Linear Park Plan. At that time, a generalized site plan (below) was used to illustrate potential density and height, as well as access and egress of the future development. (This application is substantially consistent with the original site plan).
- **2020:** Council approved a Development Permit to allow three ½ storey townhouses with a total of 200 dwelling units on the east end of the site. This project is currently under construction.

- **Present:** The property owner/applicant has applied to update/revise the existing CD24, and applied for development permit applications for the next phase of development on the site. The most significant change is a proposed increase in building height from 11 storeys to 17 storeys. Staff are also coordinating with the applicant regarding a subdivision application and a natural environment development permit related to the park and restoration works along Wilson Creek.

4.2 Project Description

The CD24 zone requires several amendments in order for the next phase of development to proceed. The objective for this project is to create a comprehensive rental community that will ultimately deliver approximately 1,100 rental units. The proposed amendments to the CD24 zone are outlined below.

1. **Increase in allowable maximum height.** An increase maximum allowable height to 17 storeys (from 11 storeys) is proposed. A detailed design rational letter has been provided in support of this change and is attached to this report as 'Attachment A'. The height has been set-back further away from Lakeshore Rd. than originally proposed to better relate to Lakeshore Rd. and the lake. The height restriction in the Community Interface Area of CD24 remains unchanged at 11.5m which applies to the townhouses currently under construction.
2. **Parking calculation changes.** The existing CD24 zone includes specific parking ratios which are proposed to be removed and replaced with a section stating that parking on the property must comply with the standards of the Parking and Loading Section of the City's Zoning Bylaw. The current and proposed parking requirements are comparable for example, the existing CD24 zone requires 1.2 spaces per 2 bedroom apartment whereas the City's Zoning Bylaw requires 1.25 spaces per 2 bedroom unit. A significant change related to parking is that the proposed CD zone would allow for a 10% parking reduction if the development is guaranteed to be 'rental only' through a Rental Agreement with the City of Kelowna for a minimum of 10 years. This is compatible to the current zoning bylaw requirement meant to provide rental incentives which allows for a 10% reduction if a development site is sub-zoned residential rental tenure.

In addition to the changes above if approved the proposed text amendment is intended to create a simplified and easier to use version of the CD24 zone, specifically:

3. **The existing CD24 zone includes two separate areas (Areas A and B) which are proposed to be combined into one area.** Area A (primarily a commercial use area) and Area B (primarily a residential use area) have been combined as the revised development vision is primarily residential. The 'community interface area' adjacent which requires a reduced building height next to the existing neighbourhood is proposed to stay in the bylaw.
4. **The existing CD24 zone includes design guidelines which are proposed to be removed.** The current guidelines are general design guidelines related to form and character of the site. If removed the City's Urban Design Guidelines found in the Official Community Plan would apply to any development on the site.

No change to density is proposed. Specifically, the existing CD24 zone includes a regulation that the overall site density shall not exceed a Net Floor Area of 90,990 m², this regulation remains included in the proposed version of the CD24 zone. The CD24 zone also included a commitment to build a minimum of 50 family-oriented housing units (units with 2 or more bedrooms) within the development. To date the 200 units under construction are all 2 and 3-bedroom units that will complete the family-oriented housing objective.

The original vision for the site included a hotel, the site is now currently proposed to be developed as a residential rental complex. The commercial component of the development includes commercial units near Lakeshore Road and a day-care building at the rear of the site near Wilson Creek.

A Master Development Agreement (MDA) is proposed to guide future development on the site. Staff are recommending that prior to final adoption council authorize staff to enter into an MDA. Specifically, an MDA is proposed to be used as tool to ensure the site develops in accordance with the concept plans submitted in support of the text amendment and will include:

- a) The provision, protection and maintenance of access roads;
- b) The construction of off-site and on-site streetscape and site servicing improvements;
- c) The provision, protection and maintenance of City owned water utility services within the Development, including the provision of covenants, or statutory rights of way, or any combination thereof;
- d) Amenity phasing and the construction of Wilson Creek Linear Park;
- e) Dedication or transfer of Wilson Creek Linear Park to the City;
- f) Allocation of density through different phases of the Development;
- g) The construction of the Roads and Sidewalks through the Lands, including the provision of covenants, or Statutory Rights of Way, or combination thereof, to secure public use of the Roads and Sidewalks;
- h) Section 219 Covenant restricting development on the Lands except as contemplated by the Agreement;
- i) The provision, protection and maintenance of storm and sanitary sewer works throughout the Development;
- j) The construction of Bird Place bridge;
- k) Construction of Lakeshore Road frontage improvements and the installation of a pedestrian crossing on Lakeshore Road



Figure 1. Concept Plan

4.3 Site Context

The surrounding area is characterized by medium density multiple family development near Lakeshore Road and Cook Road, and existing single family neighborhoods to the East and South of the property.

In the context of the 2040 Official Community Plan the subject property is within the Permanent Growth Boundary and Core Area of the City and is specifically designated to be part of the Cook/Truswell Village Centre. A portion of the site is directly adjacent to Wilson Creek and is designated as Nat – Natural Area in the OCP.

Table 3.2: Village Centres Summary

Supported Uses	Supported Forms	Density (FAR)	Other Characteristics
<ul style="list-style-type: none"> • Multi-unit residential • Apartment housing • Mixed use development • Commercial, including small scale office, retail • Institutional • Tourist accommodation (Cook Truswell Village Centre only) 	<ul style="list-style-type: none"> • Ground oriented multi-unit housing • Low-rise buildings • Mid-rise buildings (Cook / Truswell Village Centre only) 	<ul style="list-style-type: none"> • Approximately 2.0 or as guided by policy. • Approximately 3,000 – 15,000 m² of commercial floor space. Core Area village centres are expected to be larger than Suburban village centres 	<ul style="list-style-type: none"> • Guidance through additional policy as outlined in Chapter 5: Core Area, Chapter 6, Gateway and Chapter 7: Suburban Neighbourhoods

Subject Property Map:**5.0 Current Development Policies**

The Big Picture: 10 Pillars to Realize our Vision	
Target growth along transit corridors	Investing in more transit service makes it a more attractive option, but for it to be truly effective, there needs to be more people living, working and shopping nearby. With this in mind, the Official Community Plan focuses growth in the five Urban Centres and along major transit corridors that connect them with a goal of putting more people and more jobs within easy walking distance of reliable, direct transit service.
Promote more housing diversity	One of Imagine Kelowna's goals is to build healthier neighbourhoods that support a variety of households, incomes, and life stages. Having the housing that Kelowna citizens need is critical to achieving this goal. The Official Community Plan signals a wider variety of housing types and not just single-family homes or small apartments. This housing is focused in areas where residents have easier access to jobs, amenities, transit, and active transportation routes. In addition, this Official Community Plan supports more rental housing options.

Objective 5.1. Encourage Village Centres as Kelowna's secondary hubs of activity.	
Policy 5.1.4 Cook Truswell Village Centre	<p>Policy 5.1.4. Cook Truswell Village Centre. Continue to support the evolution of the Cook Truswell Village Centre into a mixed use tourist commercial destination by supporting development that contributes to the following vision for the area:</p> <ul style="list-style-type: none"> • A mix of tourist accommodation, with supporting residential and commercial development; • Buildings that are generally up to six storeys in height, with opportunities for taller buildings being explored with additional considerations such as: <ul style="list-style-type: none"> ○ Building design that maximizes views of the lake; ○ Uses at grade, such as retail commercial or restaurants to contribute to a lively pedestrian-oriented tourist environment; ○ Significant publicly accessible parks, plazas and other public realm improvements; ○ Enhancement of the public's access and enjoyment of the waterfront at Okanagan Lake; and ○ Protection, restoration and dedication of Okanagan Lake foreshore and other riparian areas. • Orientation of buildings towards Truswell Road, creating a small retail street; • Increased transportation connectivity from Lakeshore Road to Okanagan Lake and surrounding neighbourhoods to the east. <p><i>The proposal is consistent with OCP Policy 5.1.4 as the proposed building height and site layout maximizes views of the lake and allows opportunities for at grade commercial which further contributes to a lively pedestrian-oriented tourist environment with large amenity space areas on top of the proposed parkade structure.</i></p>
Objective 5.1. Encourage Village Centres as Kelowna's secondary hubs of activity.	
Policy 5.2.1. Transit Supportive Corridor Densities	<p>Encourage development that works toward a long-term population density of between 50 – 100 people per hectare within 200 metres of each corridor to achieve densities that support improved transit service and local services and amenities. Discourage underdevelopment of properties along Transit Supportive Corridors.</p> <p><i>The complete build out of the proposed development will result in approximately 1,100 dwelling units located within the subject which is equivalent to a site density of 157 people per hectare which will contribute to a future density that achieve densities that support improved transit service and local services and amenities.</i></p>

5.1 Development Engineering Department

- Servicing Memo attached as Schedule "B"

6.o **Application Chronology**

Date of Application Received: January 31st 2021

Date Public Consultation Completed: September 4th 2021

Report prepared by: Alex Kondor, Planner Specialist

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Schedule A: Proposed Text Amendment

Schedule B: Development Engineering Memo

Attachment A: Design Rational Letter

Schedule 'B' – Comprehensive Development Zones

CD24 –Comprehensive Development Zone

1.1 Purpose

The purpose of this Comprehensive Development Zone (CD24) is to provide for the integrated design of a comprehensive mixed-use development which includes tourist commercial and residential uses.

1.2 Principal Uses

The principal uses in this zone are:

- a) Apartment hotels
- b) Congregate housing
- c) Group home major
- d) Hotels
- e) Motels
- f) Multiple dwelling housing
- g) Supportive housing

1.3 Secondary Uses

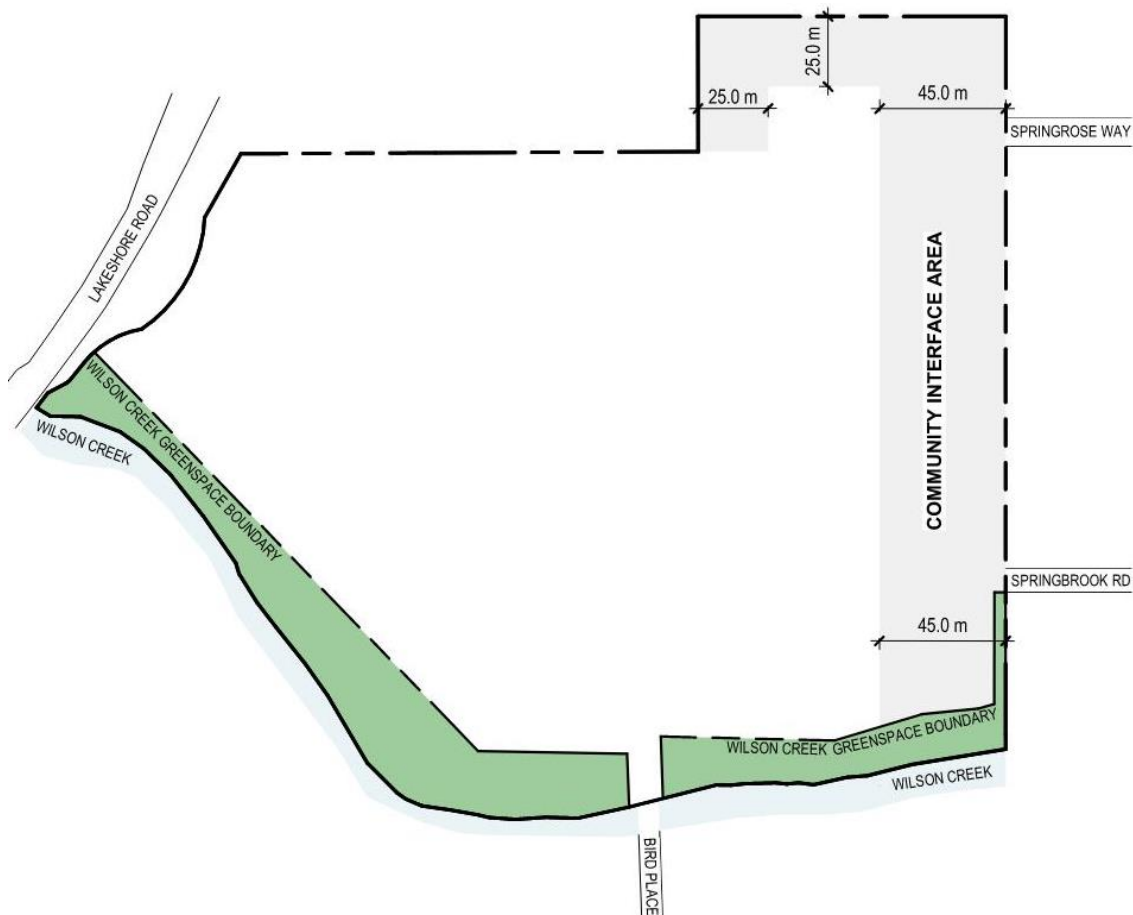
- a) Agriculture, Urban
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- c) Childcare centre, major
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1.4 Subdivision Regulations

- (a) Each lot created that is serviced by the common lot access shall have a minimum frontage on the common lot access of 10 metres.
- (b) Minimum lot width is 25 metres
- (c) Minimum lot depth is 30 metres
- (d) Minimum lot area is 750 m²
- (e) For all lots created within CD24, the maximum cumulative net floor area is 90,990m².

1.5 Development Regulations

- a) The maximum net floor area is 90,990m².
- b) The maximum height of buildings shall be the lesser of 60 metres or 17 storeys, not including rooftop mechanical penthouse, antenna or other ancillary structures. In the Community Interface Area of CD24, the maximum height of buildings shall be the lesser of 11.5 metres or 3.5 storeys.



- c) The maximum site coverage is 40%, provided that the maximum site coverage of buildings, driveways, and above ground parking areas is 50%.
- d) Parking structures located above natural finished grade and surfaced with landscaping or useable open space shall not be included in the calculation of site coverage.

1.6 Site Setbacks

Perimeter Property Line Setbacks

- a) South Side – 3.0 metres from the boundary of the Wilson Creek green space for any buildings and structures less than 15 metres in height. Buildings, excluding balconies, cornices and architectural features, above 15 metres in height will require an additional 1.5 metre setback for a total of 4.5 metre setback from the boundary of the Wilson Creek Green Space.
- b) North Side – 7.5 metres for all buildings and structures up to 11.5 metres in height, 15 metres for any buildings and structures, excluding balconies, cornices and architectural features, greater than 11.5 metres, with the exception of the townhome buildings located in the Community Interface Area.
- c) West Side / Lakeshore Road Frontage – 0.0 metres for 50% of the frontage and 3.0 metres for 50% of the frontage for any buildings or structures under 10 metres in height. 3.0 metres for any portion of buildings or structures above 10 metres in height. Notwithstanding this provision, architectural features that are less than 25% of the building face width may encroach into the 3.0 metre setback requirement, to a maximum of 1.5 metres.
- d) East Side – 7.5 metres
- e) If the site is subdivided further into individual parcels served by a common lot access road, the minimum setback for all internal parcels is 0 metres.

1.7 Private Open Space

A minimum area of 7.5 m² of private open space shall be provided per **bachelor dwelling, apartment hotel unit, or congregate housing bedroom**; 15 m² of **private open space** shall be provided per **1 bedroom dwelling**, and 25 m² of **private open space** shall be provided per **dwelling** with more than **1 bedroom**, except for hotel where no minimum private open space is required. Private communal outdoor amenity space is included for the purposes of this calculation.

1.8 Other Regulations

- (a) **Section 6 – General Development Regulations** of this bylaw applies;
- (b) **Section 7 – Landscaping and Screening** of this bylaw applies;
- (c) **Section 8 – Parking and Loading** of this bylaw will apply with the exception of:
 - a. The base parking stall requirement will be as per Village Centre parking ratios
 - b. If the development is guaranteed as rental through a Rental Agreement (for 10 years) with the City of Kelowna, a 10% reduction to the CD24 parking requirement (both base and visitor) can be applied.
 - c. Bicycle parking can be provided anywhere in the parkade necessary to be easily accessible to users.

SCHEDULE		B
This forms part of application # TA20-0009		
Planner Initials	ak	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

CITY OF KELOWNA MEMORANDUM

Date: February 19, 2020

File No.: TA20-0009

To: Urban Planning Manager (AC)

From: Development Engineering Manager (JK)

Subject: 3787-3795 Lakeshore Rd. Changes to the CD24 zone.

Development Engineering has the following comments Text Amendment application for various changes to the CD24 zone.

1. General

- a) Applicant will be responsible for a new TIA for the proposed development and all improvements including construction associated with TIA. Terms of Reference can be provided by COK. Please contact Aaron Sangster: asangster@kelowna.ca.

2. Domestic Water and Fire Protection

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

2. Sanitary Sewer

- a) The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the

removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

3. Storm Drainage

- a) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b) Ground water will not be allowed to be pumped permanently to the City drainage system.
- c) The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

4. Road Improvements

- a) Lakeshore Rd must be upgraded to an urban standard along the full frontage of this proposed development, including barrier curb and gutter, separated sidewalk, irrigated landscaped boulevard, 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. Road classification is a 2 lane arterial + Center Turn Lane.
- b) Multi-use pathway fronting Rotary Beach Park must be installed to City of Kelowna design standards.
- c) Sidewalk along Cook Rd, between 670 to 694 Cook Rd must be built to an urban standard cross-section at phase 2 of this development.
- d) Frontage works along Lakeshore Rd must extend to the existing crosswalk at 3753 Lakeshore Rd.

5. Road Dedication and Subdivision Requirements

- b) Grant Statutory Rights of Way if required for utility services.
- 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.
- d) 6.0m road dedication from Wilson Creek Linear Park to Springbrook Rd is required.

6. Development Permit and Site Related Issues

- a) As per bylaw 7900 only one driveway will be permitted on this development.
- b) Direct the roof drains into on-site rock pits or splash pads.



7. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as this site is located within the Capri Landmark Urban Centre.
- b) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- c) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

7. Design and Construction

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

8. Servicing Agreement for Works and Services

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

3. Erosion Servicing Control Plan

- a) Provide a detailed ESC Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b) The developer must engage a consulting civil engineer to provide an ESC plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900.
- c) Civil consultant is responsible for all inspection and maintenance.
- d) A Security Deposit for ESC Works equal to 3% of the Consulting Engineer's opinion of probable costs of civil earthworks and infrastructure will be added to the Servicing Agreement.

4. Geotechnical Report

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

The Geotechnical report must be submitted prior to submission of Engineering drawings or application for subdivision approval.

- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- ii. Site suitability for development.
- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iv. Any special requirements for construction of roads, utilities and building structures.
- v. Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- vi. Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- vii. Identify slopes greater than 30%.



viii. Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.

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

x. Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.

xi. Any items required in other sections of this document.

xii. Recommendations for erosion and sedimentation controls for water and wind.

xiii. Recommendations for roof drains and perimeter drains.

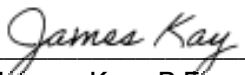
xiv. Recommendations for construction of detention or infiltration ponds if applicable.

5. Charges and Fees

b) Development Cost Charges (DCC's) are payable

c) Fees per the "Development Application Fees Bylaw" include:

- (i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
- (ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
- (iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).


James Kay, P.Eng.
Development Engineering Manager
AS



Lakeshore Development – CD24 Design Rationale

Height

Density

- The total project density remains unchanged from what was approved by council in 2013. The 2013 generalized site plan envisioned a grouping of mid-rise towers on top of an extensive underground parkade that covered most of the site. Further site analysis has confirmed that a large underground parkade will not work well on this floodplain condition, so an above-ground parkade, large enough to accommodate all parking needs of the project, has been designed. Parkade functionality and size requirement, as well as a desire to create view corridors through the site, has led to the concentration of density on the site into 3 towers adjoining the parkade, and 4 stand-alone towers along the Wilson Creek corridor. An added benefit to this site massing approach is the addition of common greenspaces integrated throughout the development including an expansive 2.5-acre park-like green roof atop the parkade podium, internal pedestrian-oriented treed streetscapes, and landscape connections to Wilson Creek Linear Park.



OVERALL SITE PLAN

Massing

- The development is proposing to distribute its density through a sensitive and site-specific approach to height. Higher buildings visually interact with Lakeshore Road, yet **feature large setbacks which allow for a generous pedestrian-scale public realm and landscape.** With the taller buildings being centrally located, the development **terraces** down to Lakeshore Rd, as well as to the single-family neighbourhood to the east.

VIEW FROM LAKESHORE RD LOOKING SOUTH



CD24 PREVIOUSLY APPROVED MASSING



CURRENT CD24 PROPOSED MASSING

*ARTISTIC RENDERINGS

ATTACHMENT A

This forms part of application
TA20-0009



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **ak**

VIEW FROM LAKESHORE RD LOOKING NORTH



CD24 PREVIOUSLY APPROVED MASSING



CURRENT CD24 PROPOSED MASSING

*ARTISTIC RENDERINGS

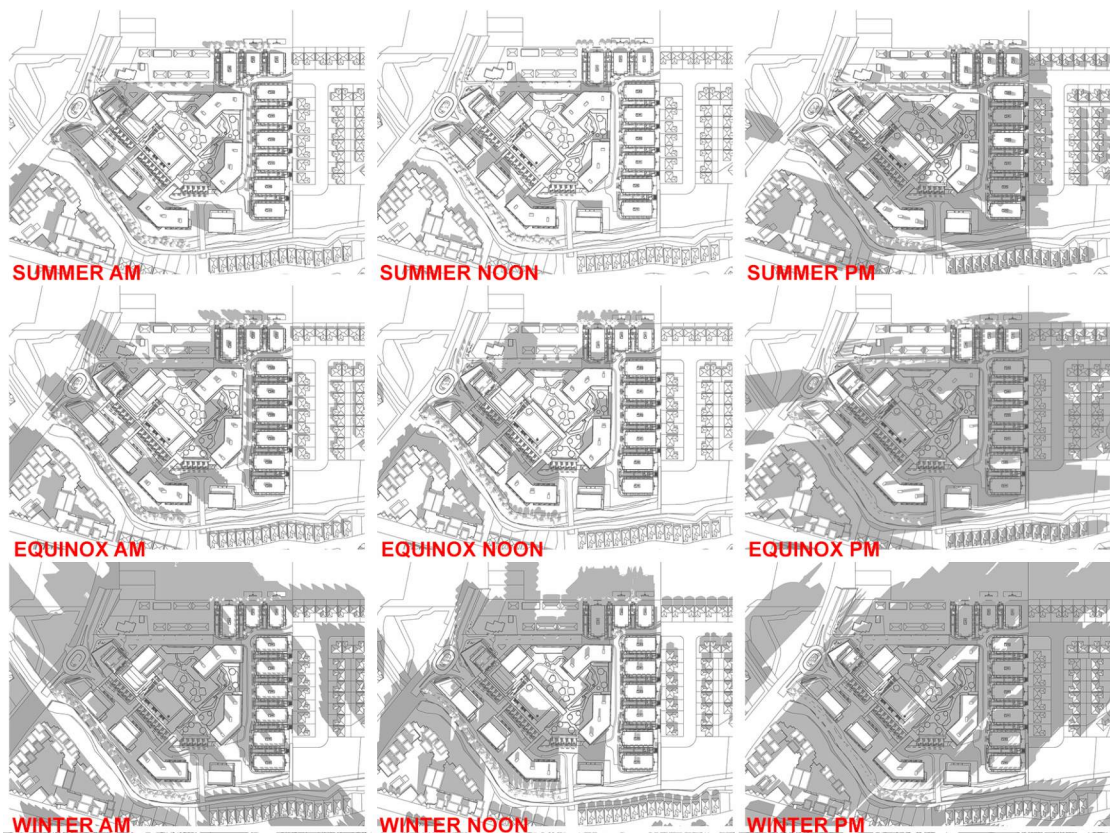


Urban Fabric

- The proposed development **relates in height and scale to various existing and proposed surrounding developments**, while enriching the urban and social fabric of the area. Height and density are pulled toward the center of the development, with generous setbacks to Lakeshore Rd. and surrounding residential areas. This lessens the impacts of shading and overlook, while preserving views throughout.



VIEW FROM OKANAGAN LAKE

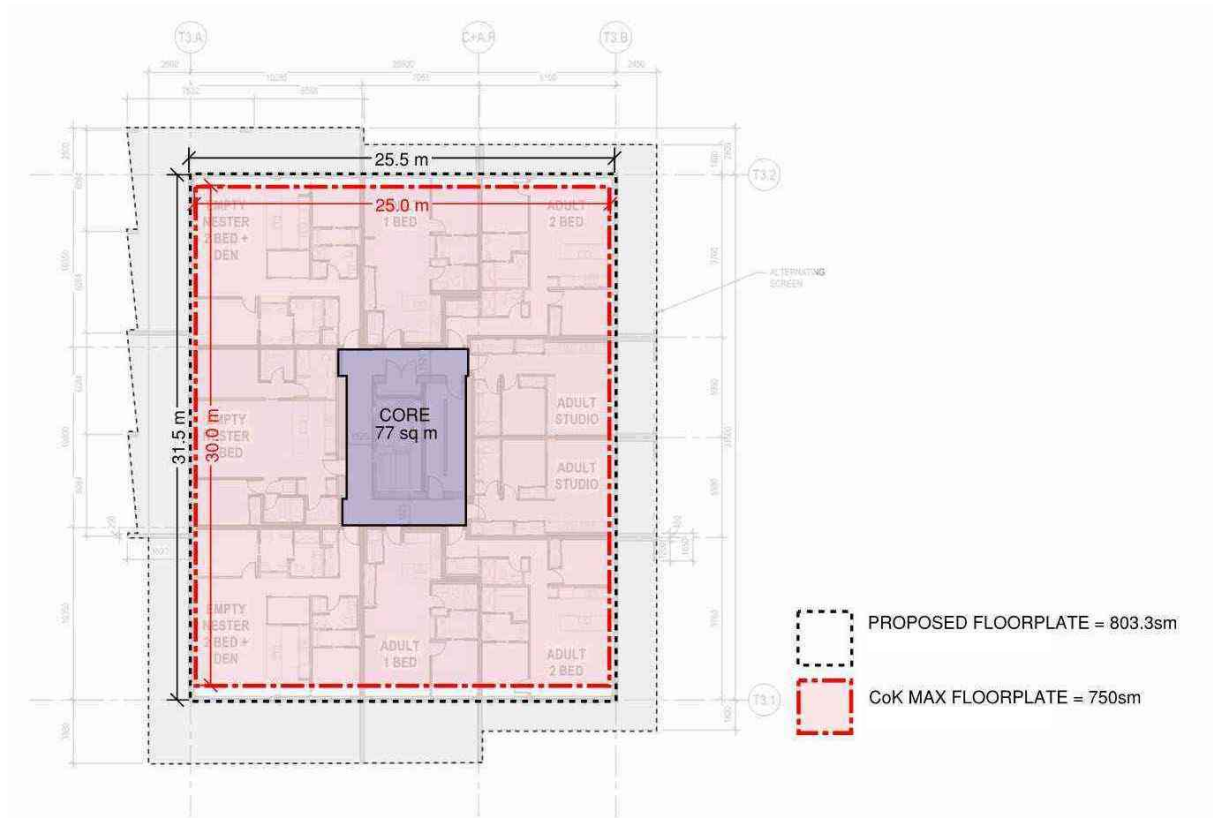


SHADOW STUDY



Floorplate

- The development features a typical floorplate (803sm) which is a marginal increase over the newly proposed City of Kelowna Maximum floorplate size (750sm) for all floors above 12 storeys:

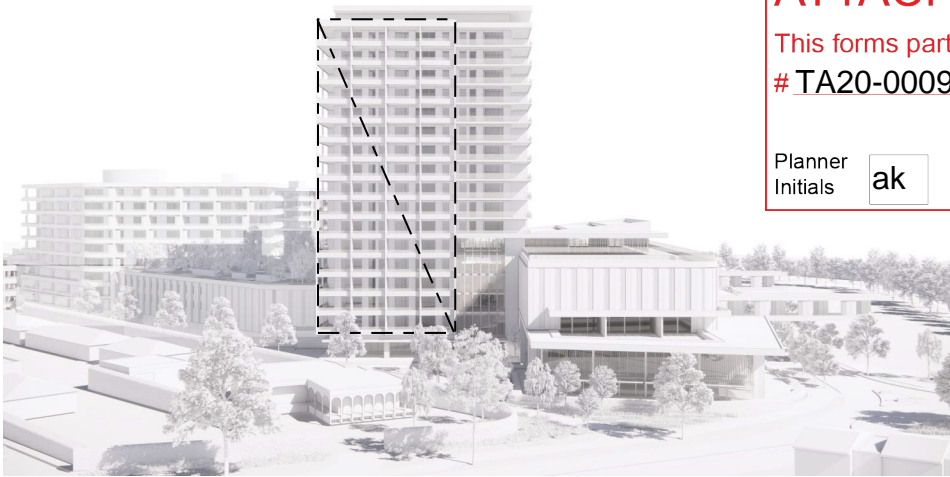


- The proposed floorplate, designed prior to any knowledge of the City's 750sm maximum, features a rational and efficient layout – **with an emphasis on unit layout livability and performance efficiency**. The difference between a 750sm floorplate and the 803sm floorplate proposed is visually indiscernible.
- **Architectural scale and proportion of the towers is unrelated** to the floorplate, but achieved through the balcony articulation. The balconies are designed as features, with the intent to break down the scale and proportion of each tower. Added benefits include generous outdoor spaces for residents.

ATTACHMENT A

This forms part of application
TA20-0009

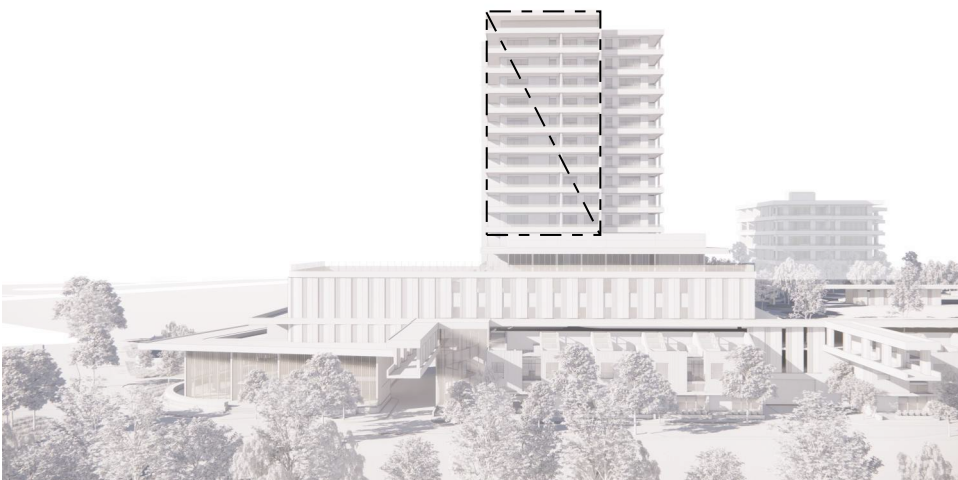
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WEST FACADE FROM LAKESHORE RD.



NORTH FACADE



SOUTH FACADE



DEVELOPMENT FROM LAKESHORE RD.



Parking**Stall Functionality**

- As an initiative by the developer to promote a livable development, the majority of resident parking stalls are larger than the standard 2.5m width – proposing 2.7m widths. Though this strategy involves a slight reduction in overall stall count, the lifestyle benefits to all residents – space to accommodate a variety of vehicle types with room to load and unload children and personal items/equipment – facilitates an active Okanagan lifestyle. It also results in a parkade with fewer tenant and operational team frustrations.

Urban Realm

- The majority of resident and visitor stalls are located indoors, within the main parking structure. This alleviates the public realm and development streetscapes from vehicular congestion, and reserves valuable space for pedestrians and carbon-neutral modes of transportation.

Proposed:

- The developer will be providing 10 vehicles (of varying types) for a tenant car-pool. With this initiative in place, tenants will be able to fore-go a second car, or avail themselves of a different vehicle type (ie. truck or SUV) when the need arises. This amenity will lower parking demand, will be a valued amenity for tenants, and it demonstrates environmental and social responsibility.



Robert Cesnik, ARCHITECT AIBC, MRAIC, LEED AP BD+C
Associate
HDR Architecture Associates, Inc.



TA20-0009

Zoning Bylaw Text Amendment



Proposal

- ▶ Text Amendment to replace the existing CD24 Zone with a new Comprehensive Development Zone that proposes:
 - ▶ An increase in maximum building height from 11 to 17 building storeys.
 - ▶ A 10% reduction in parking subject to a rental agreement .
 - ▶ Amendments generally intended to create a simplified version of the CD zone.

Development Process

January 30th 2020

Development Application Submitted



Staff Review & Circulation



September 4th 2021

Public Notification Received



April 25th 2022

Council Consideration



Public Hearing



Development Permit



Adoption

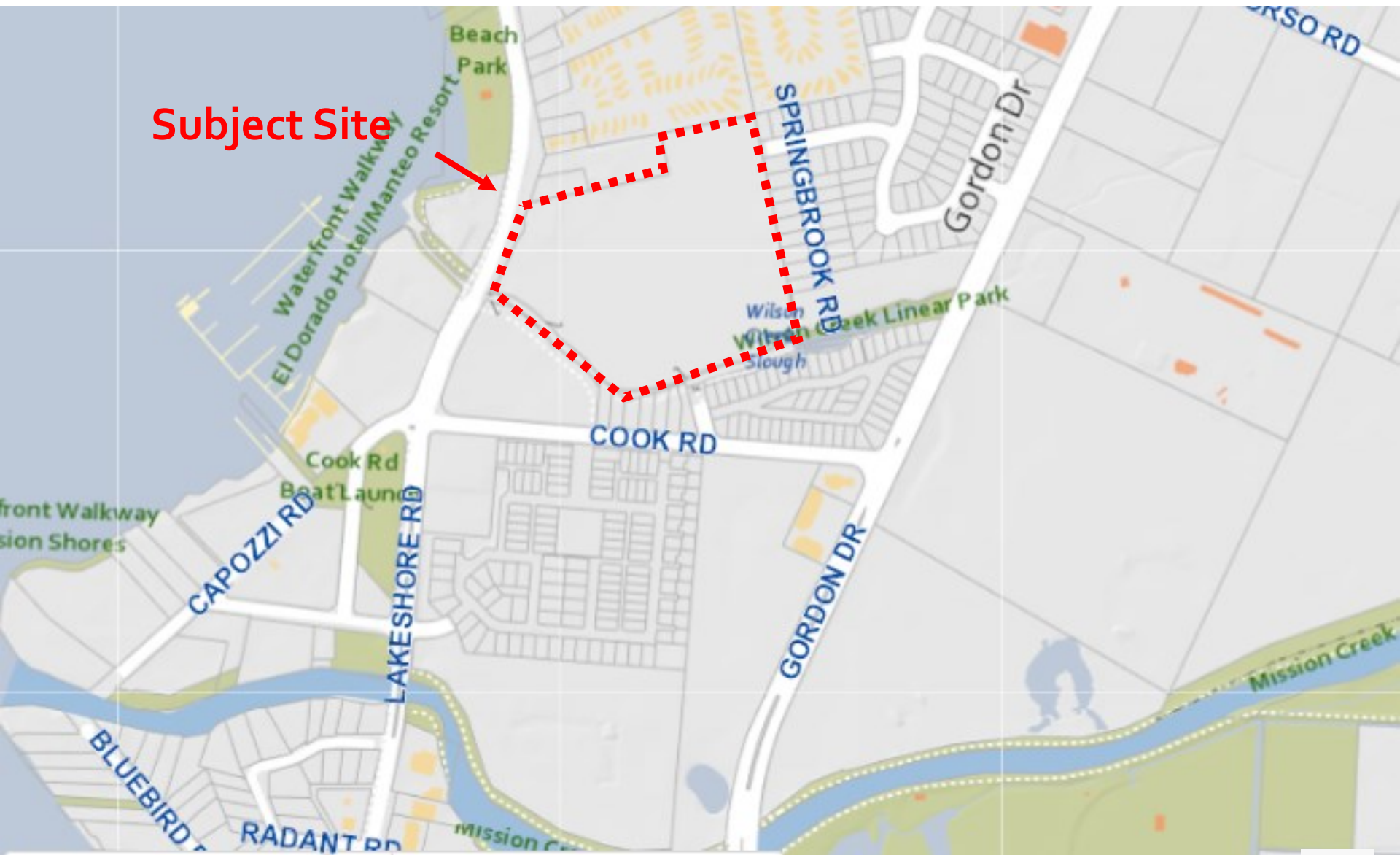


Subdivision/Development Permits/Building Permits



Council Approvals

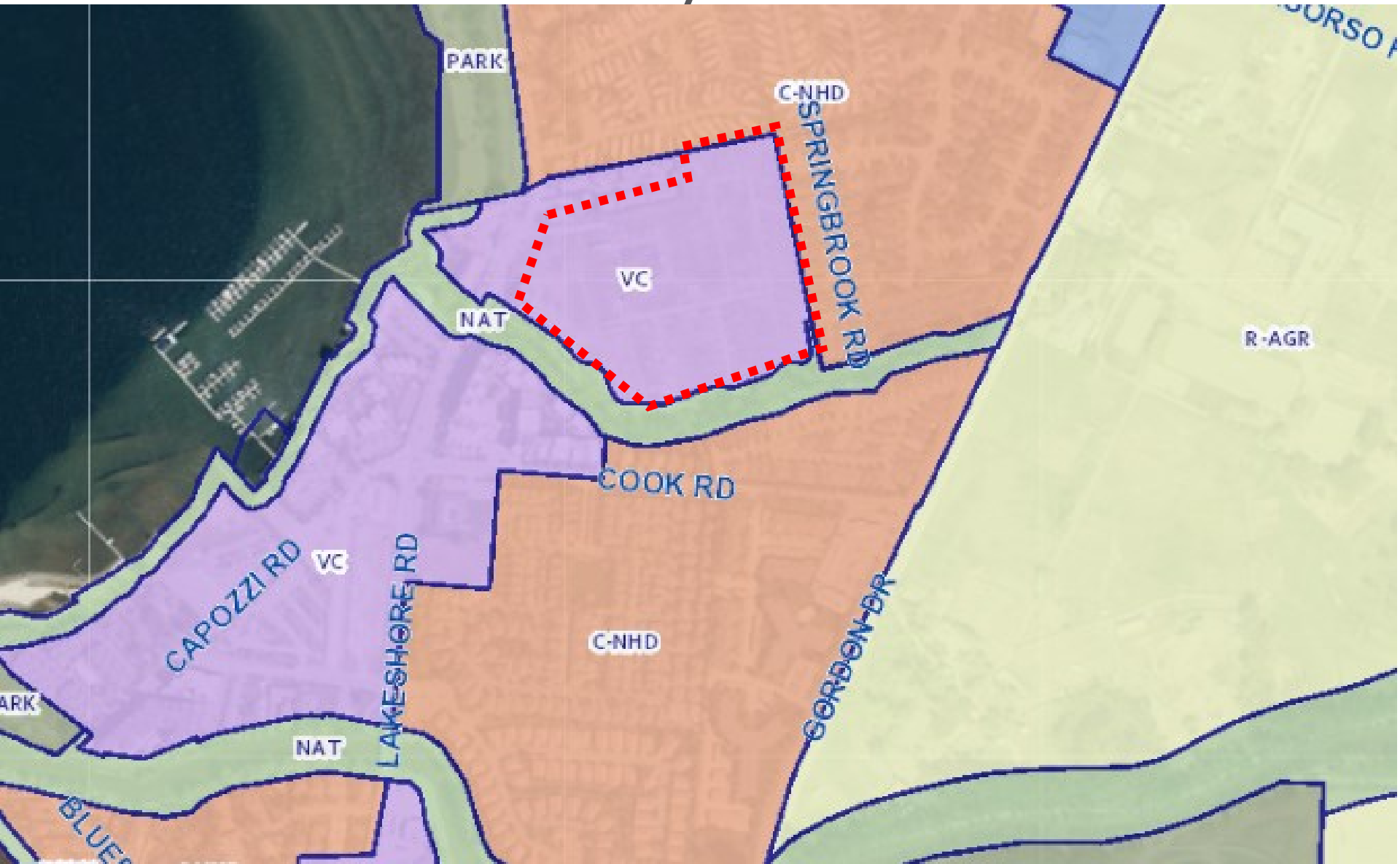
Context Map



City of Kelowna



Official Community Plan



Subject Site



Original Concept Plan



Proposed Concept Plan





CD24 PREVIOUSLY APPROVED MASSING



CURRENT CD24 PROPOSED MASSING

*ARTISTIC RENDERINGS

Original Site Plan



Proposed Site Plan



View from Lakeshore Road



DEVELOPMENT FROM LAKESHORE RD.

View of Parkade/Amenity Area



Proposed Building Height



VIEW FROM OKANAGAN LAKE

Development Policy – Village Centre (VC)

Table 3.2: Village Centres Summary

Supported Uses	Supported Forms	Density (FAR)	Other Characteristics
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Staff Recommendation

- ▶ Staff support the proposal:
 - ▶ The proposal is consistent with the 2040 OCP VC – Village Centre Designation.
 - ▶ The proposed building heights are compatible with the surrounding area and result in an overall improvement in the onsite design/layout.
 - ▶ The proposed parking regulations are consistent with the City's Zoning Bylaw.



Conclusion of Staff Remarks

CITY OF KELOWNA
BYLAW NO. BL12366
TA20-0009
3773-3795 Lakeshore 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, **Schedule 'B' – Comprehensive Development Zones** be amended by deleting **CD24 – Comprehensive Development Zone** in its entirety and replacing it with Schedule 'A' in its appropriate location as attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule 'A'

CD24 –Comprehensive Development Zone

1.1 Purpose

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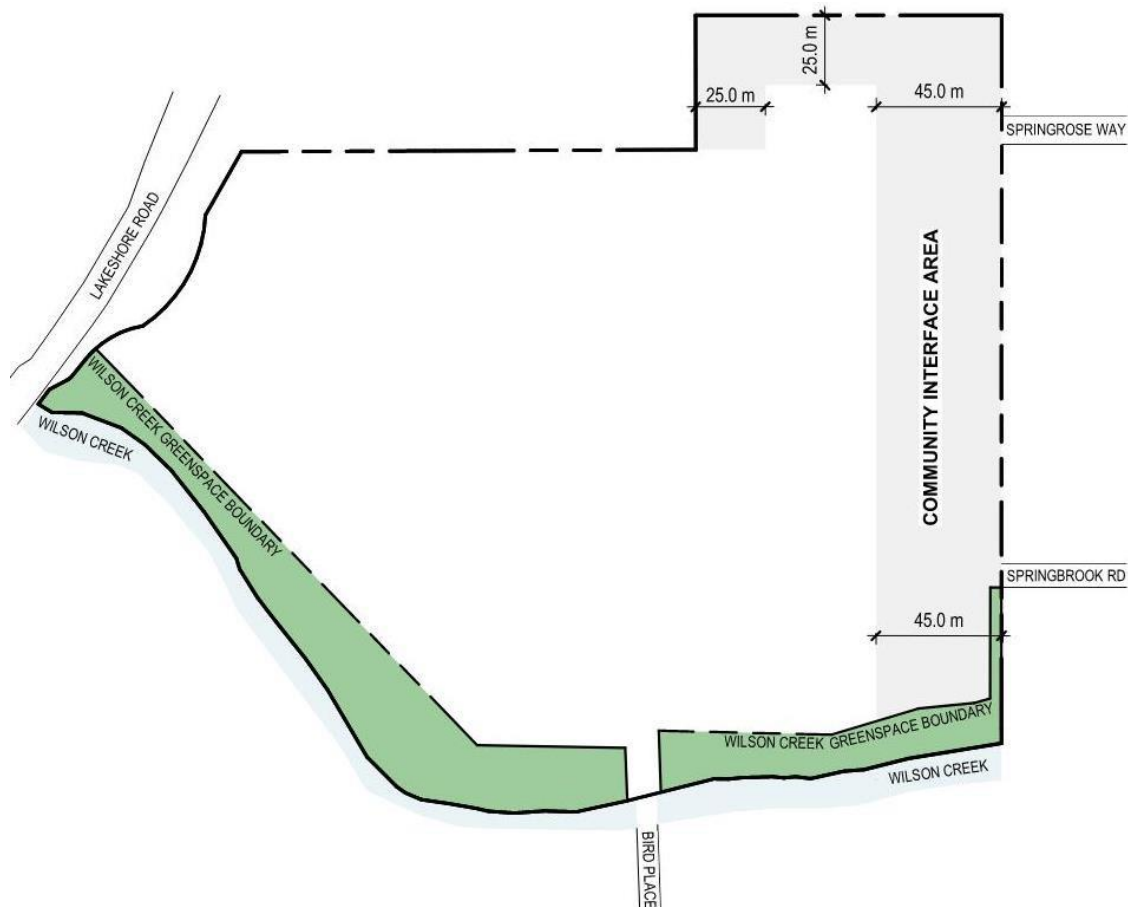
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- c) The maximum site coverage is 40%, provided that the maximum site coverage of buildings, driveways, and above ground parking areas is 50%.
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- a) South Side – 3.0 metres from the boundary of the Wilson Creek green space for any buildings and structures less than 15 metres in height. Buildings, excluding balconies, cornices and architectural features, above 15 metres in height will require an additional 1.5 metre setback for a total of 4.5 metre setback from the boundary of the Wilson Creek Green Space.
- b) North Side – 7.5 metres for all buildings and structures up to 11.5 metres in height, 15 metres for any buildings and structures, excluding balconies, cornices and architectural features, greater than 11.5 metres, with the exception of the townhome buildings located in the Community Interface Area.
- c) West Side / Lakeshore Road Frontage – 0.0 metres for 50% of the frontage and 3.0 metres for 50% of the frontage for any buildings or structures under 10 metres in height. 3.0 metres for any portion of buildings or structures above 10 metres in height. Notwithstanding this provision, architectural features that are less than 25% of the building face width may encroach into the 3.0 metre setback requirement, to a maximum of 1.5 metres.
- d) East Side – 7.5 metres
- e) If the site is subdivided further into individual parcels served by a common lot access road, the minimum setback for all internal parcels is 0 metres.

1.7 Private Open Space

A minimum area of 7.5 m² of private open space shall be provided per **bachelor dwelling, apartment hotel unit, or congregate housing bedroom**; 15 m² of **private open space** shall be provided per **1 bedroom dwelling**, and 25 m² of **private open space** shall be provided per **dwelling** with more than **1 bedroom**, except for hotel where no minimum private open space is required. Private communal outdoor amenity space is included for the purposes of this calculation.

1.8 Other Regulations

- (a) **Section 6 – General Development Regulations** of this bylaw applies;
- (b) **Section 7 – Landscaping and Screening** of this bylaw applies;
- (c) **Section 8 – Parking and Loading** of this bylaw will apply with the exception of:
 - a. The base parking stall requirement will be as per Village Centre parking ratios
 - b. If the development is guaranteed as rental through a Rental Agreement (for 10 years) with the City of Kelowna, a 10% reduction to the CD24 parking requirement (both base and visitor) can be applied.

Bicycle parking can be provided anywhere in the parkade necessary to be easily accessible to users.

REPORT TO COUNCIL



Date: May 2, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0008

Owner: McClure Road Development
Ltd., Inc. No. BC1284976

Address: 634 McClure Road

Applicant: Urban Options Planning Corp.

Subject: Rezoning Application

Existing OCP Designation: S-RES – Suburban Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z22-0008 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 13 District Lot 357 SDYD Plan 18280, located at 634 McClure Road, Kelowna, BC from the RU1 – Large Lot Housing to the RU6 – Two Dwelling 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 Engineering Department dated May 2, 2022;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review by the Approving Officer;

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.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing to the RU6 – Two Dwelling Housing to facilitate a 2-lot subdivision.

3.0 Development Planning

Staff support the proposed rezoning from RU1 – Large Lot Housing to the RU6 – Two Dwelling Housing to facilitate a two-lot subdivision. The subject property has the Future Land Use of S-RES – Suburban Residential and is within the Permanent Growth Boundary. As such, the proposed zone is consistent with Official Community Plan's (OCP) objectives and the RU6 – Two Dwelling Housing zone is congruous with the surrounding area.

4.0 Proposal

4.1 Project Description

The proposed rezoning application from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing is to facilitate a two-lot subdivision. Both proposed lots are over 700m² in size, so they would be able to accommodate two dwellings on both lots.

To finalize the subdivision, a Development Variance is required for both lots from 18.0m required to 17.6m proposed, which is required to go to a Public Meeting at a later date. The existing dwelling will be required to be moved, and the proposed new dwellings are anticipated to meet all the requirements of the zone, so no additional variances to the structures are proposed.

4.2 Site Context

The subject property is in the North Mission – Crawford OCP Sector and is within the Permanent Growth Boundary. The surrounding area is primarily zoned RU1 – Large Lot Housing, RU2 – Medium Lot Housing and RU6 – Two Dwelling Housing. In addition, the surrounding area has the Future Land Use Designation of S-RES – Suburban Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 – Medium Lot Housing	Single-Family Dwelling
East	RU1 – Large Lot Housing	Single-Family Dwelling
South	RU6 – Two Dwelling Housing	Duplex
West	RU1 – Large Lot Housing	Single-Family Dwelling

Subject Property Map: 634 McClure Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable	
Policy 7.2.1 Ground Oriented Housing	Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or transportation facilities
	<i>The proposed development is ground-oriented housing.</i>

6.0 Technical Comments

6.1 Development Engineering Department

6.2 Attached Development Engineering Memorandum dated February 8, 2022.

7.0 Application Chronology

Date of Application Received: January 31, 2022

Date Public Consultation Completed: February 15, 2022

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package

CITY OF KELOWNA

MEMORANDUM

Date: February 8, 2022
File No.: Z22-0008
To: Planning and Development Officer (TC)
From: Development Engineering Manager (NC)
Subject: 634 McClure Rd. RU1 to RU6


The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing.

1. GENERAL

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

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject lots are located within the City of Kelowna water supply area. The existing lot is serviced with a 19-mm PVC diameter water service. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades to a 50mm service. For estimate inquiry's please contact Aaron Sangster, by email asangster@kelowna.ca. Only one service will be permitted per legal lot.
- b. The Developer's Consulting Engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for this rezoning is 60 L/s. If it is determined that upgrades to any existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- c. An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.

SCHEDULE		A
This forms part of application # Z22-0008		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

- d. All fire flow calculations are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.

3. **SANITARY SEWER SYSTEM**

- a. Our records indicate that the subject lot is currently serviced with a 100-mm diameter sanitary sewer service. The Applicant's Consulting Mechanical Engineer/Plumber will determine the requirements of the proposed development and establish the service needs. Only one service is permitted for each legal lot. If required, the applicant will be required to sign a Third Party Work Order for the cost of the sanitary sewer service upgrades. For estimate inquiry's please contact Aaron Sangster, by email asangster@kelowna.ca.

4. **STORM DRAINAGE**

- a. The property is located within the City of Kelowna drainage service area. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems.
 - b. Provide the following drawings:
 - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A detailed Stormwater Management Plan for this subdivision; and,
 - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
 - c. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage*.
 - d. As per Bylaw 7900, Schedule 4, Section 3.1.3 *Climate Change*, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.
 - e. Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
 - f. Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.
 - g. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.
- ### 5. **ROAD IMPROVEMENTS**
- a. McClure Rd. must be upgraded to an modified SS-R5 urban standard along the full frontage of this proposed development including curb and gutter, sidewalk,

SCHEDULE

A

This forms part of application

Z22-0008



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

TC

road fillet paving, storm drainage system, LED streetlighting, landscaped boulevard c/w irrigation, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$68,102.27** not including utility service cost.

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

The Geotechnical reports must be submitted to the Development Services Department for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- ii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iii. Any special requirements for construction of roads, utilities and building structures.
- iv. Recommendations for items that should be included in a Restrictive Covenant.
- v. Recommendations for roof drains, perimeter drains.
- vi. Any items required in other sections of this document.

8. **CHARGES AND FEES**

- a. Development Cost Charges (DCC's) are payable.

bA Fees per the "Development Application Fees Bylaw" include:

SCHEDULE

This forms part of application

Z22-0008

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City of
Kelowna
DEVELOPMENT PLANNING



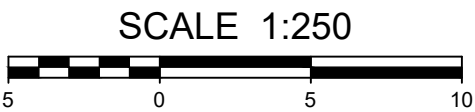
- i. Survey Monument Fee: **\$50.00** (\$50.00 per newly created lot GST exempt).
- ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
- iii. A hydrant levy charge of **\$250.00** (250.00 per new lot).
- c. Engineering and Inspection Fee:
 - i. 3.5% of Construction \$2,192.89
 - ii. GST \$109.64
 - Total **\$2,302.54**
- d. Cash-in-Lieu of Construction Payments:
 - *Payment must be made with certified cheque or bank draft*
 - i. McClure Rd. Frontage Upgrades **\$68,102.27**


 Nelson Chapman P.Eng.
 Development Engineering Manager
 AS

SCHEDULE	A
This forms part of application # Z22-0008	
Planner Initials	TC
 City of Kelowna <small>DEVELOPMENT PLANNING</small>	

PROPOSED SUBDIVISION PLAN OF LOT 13 DISTRICT LOT 357
SIMILKAMEEN DIVISION YALE DISTRICT PLAN 18280

CITY OF KELOWNA
CIVIC ADDRESS: 634 McCLURE ROAD
PID: 003-158-101



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

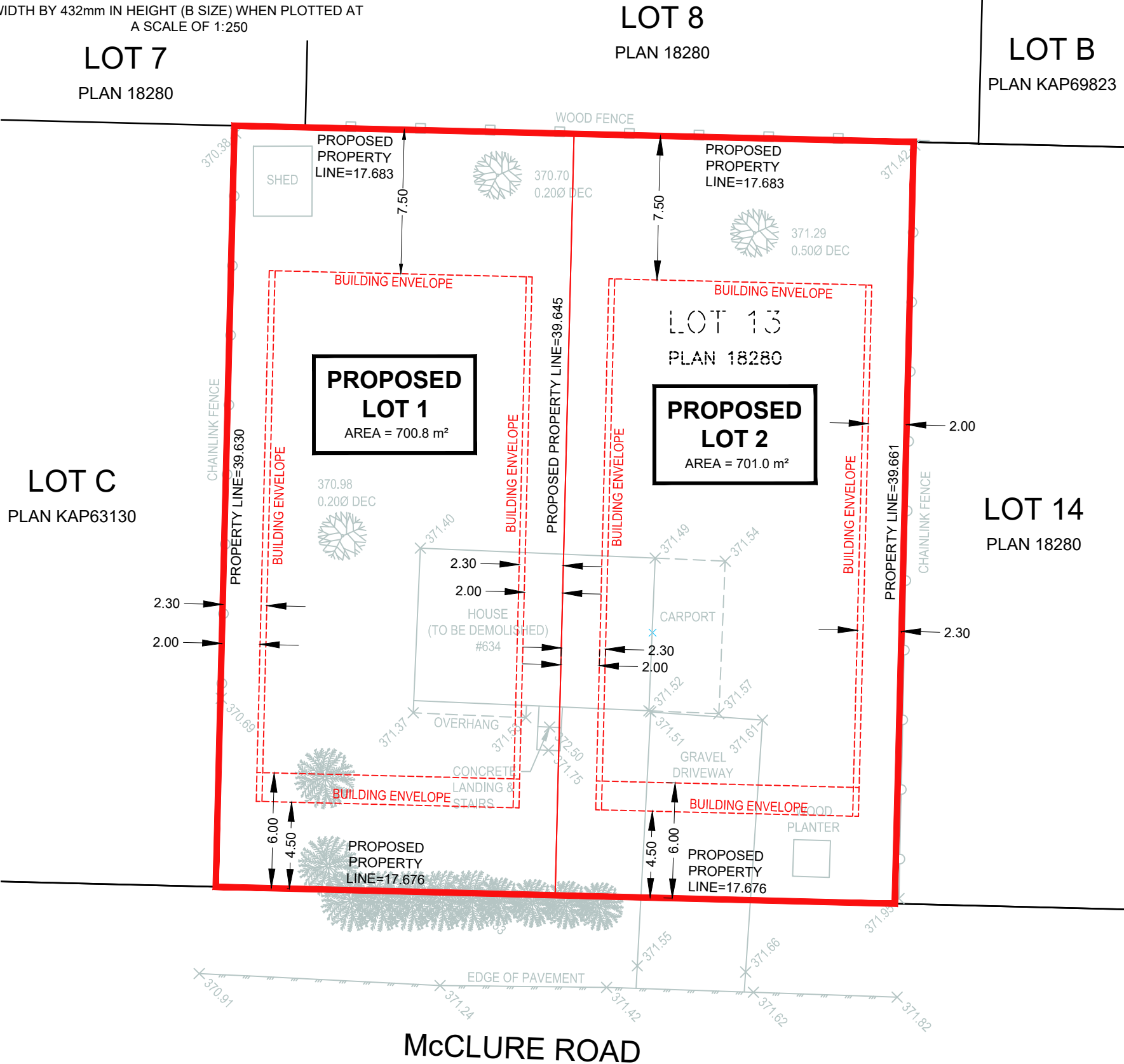
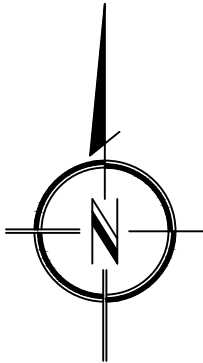
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN
WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT
A SCALE OF 1:250

ATTACHMENT A

This forms part of application
Z22-0008

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DEVELOPMENT PLANNING



ELEVATIONS ARE TO CGVD28 GEODETIC DATUM, AND ARE DERIVED FROM
OBSERVATIONS TO CITY OF KELOWNA GEODETIC CONTROL MONUMENTS.

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: FIELD SURVEY

OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR
ADDITIONAL, EXISTING OR PENDING CHARGES.

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT
INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH
BENNETT LAND SURVEYING LTD.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR
SURFACES UNLESS OTHERWISE NOTED.

TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED
ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION
UNLESS SPECIFICALLY LABELED.

PROPOSED ZONING: RU6

CHARGES / INTERESTS ON TITLE THAT MAY
IMPACT THE LOCATION OF IMPROVEMENTS:
F26643 - RESTRICTIVE COVENANT

THIS PLAN HAS BEEN PREPARED FOR CONSTRUCTION PURPOSES
ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE,
TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT
THE CONSENT OF BENNETT LAND SURVEYING LTD..

BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY
FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT
OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

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BC LAND SURVEYORS
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KELOWNA, BC
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TEL 250-763-5711
www.bennettsurveys.com

REV. 1

NOTE:
FINAL LOT DIMENSIONS TO BE CONFIRMED BY LEGAL SURVEY.

FIELD SURVEY COMPLETED ON DECEMBER 15, 2021.





CITY OF KELOWNA

BYLAW NO. 12370

Z22-0008

634 McClure 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 13 District Lot 357, SDYD, Plan 18280 located on McClure Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



Z22-0008

634 McClure Road

Rezoning Application



Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing, to facilitate a 2-lot subdivision.

Development Process

Jan 31st, 2022

Development Application Submitted



Staff Review & Circulation



Feb 15th, 2022

Public Notification Received



May 2nd, 2022

Initial Consideration



Second & Third Readings



Final Reading
& Variance



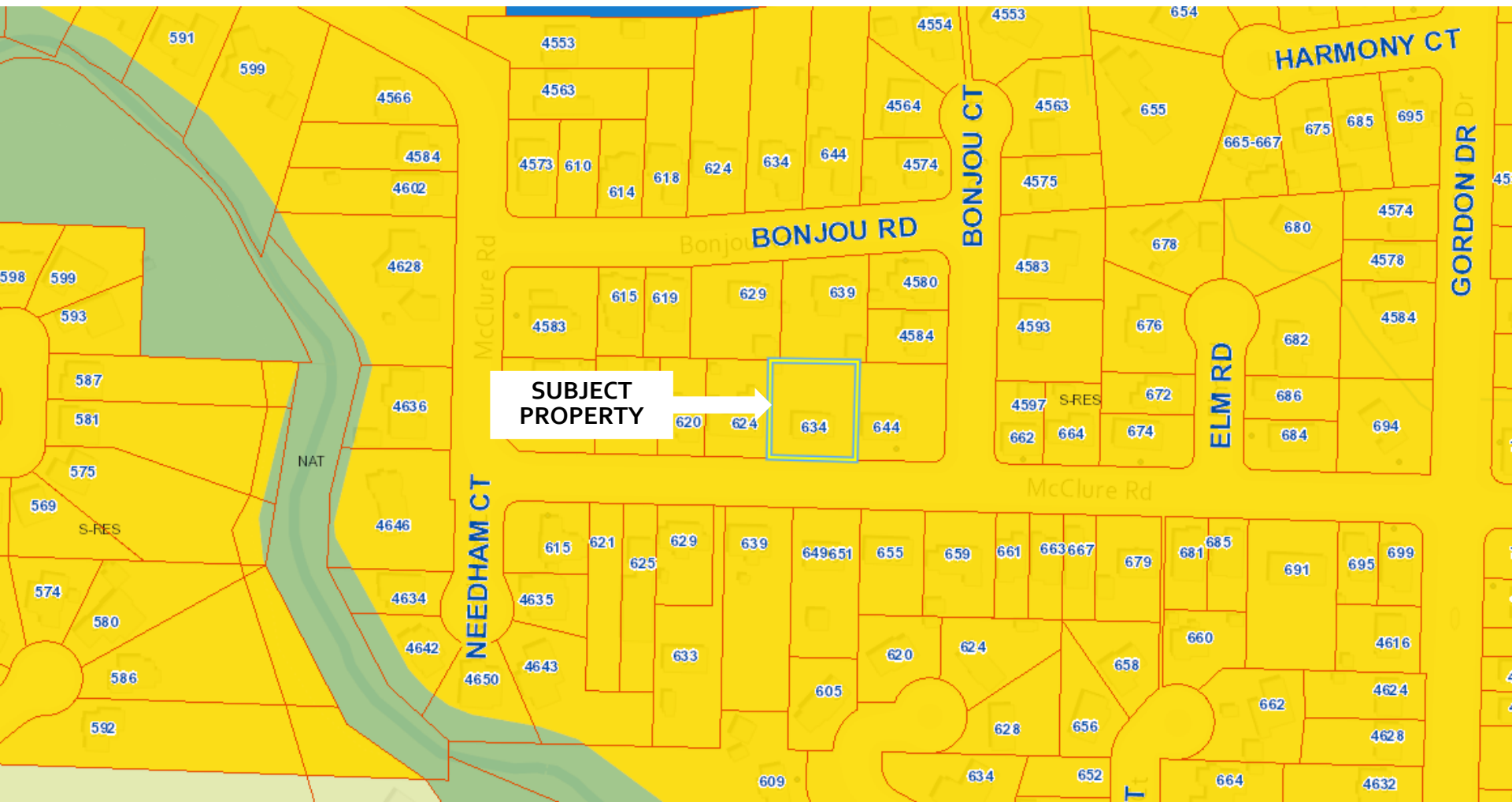
Building Permit

Council
Approvals

Context Map



OCP Future Land Use



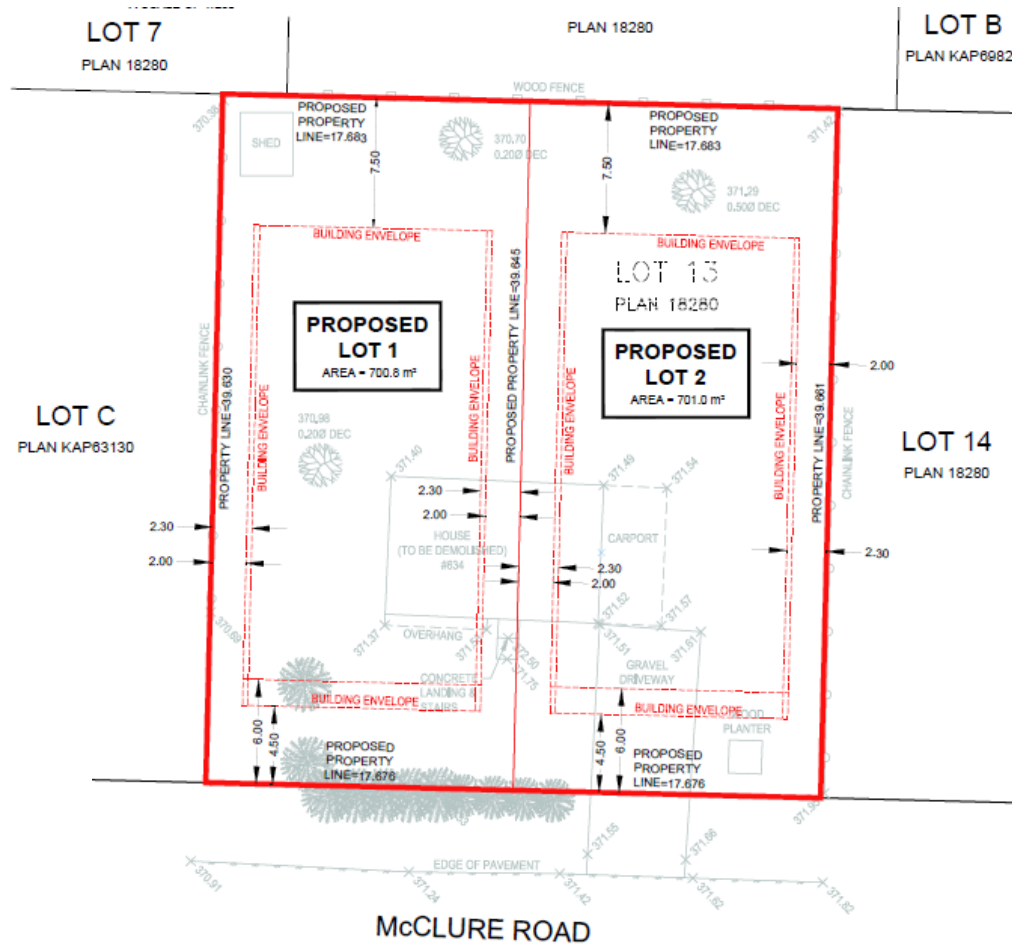
Subject Property Map



Project Details

- ▶ The proposal to rezone to RU6, is to facilitate a 2-lot subdivision.
- ▶ A Development Variance Permit Application is required to vary both lots from 18.0m required to 17.6m proposed.
 - ▶ Each lot is over 700m², so two dwellings would be able to be built on both new lots.
- ▶ If successful, the existing home will be removed.
- ▶ The proposed homes are expected to meet the development regulations of the RU6 zone.

Site Plan



Conceptual Renderings



Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning:
 - ▶ Subject property is within the Permanent Growth Boundary.
 - ▶ Meets the intent of the Future Land Use Designation of S-RES – Suburban Residential.



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12292

Z21-0076

2117 Kaslo Court

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 Section 19 Township 26 ODYD Plan 25943 located on Kaslo Court, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 25th day of October, 2021.

Public Hearing waived by the Municipal Council this 25th day of October, 2021.

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

Approved under the Transportation Act this 16th day of November, 2021.

Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: May 2, 2022

To: Council

From: City Manager

Subject: Housing Needs Reports Program Grant Application

Department: Policy & Planning

Recommendation:

THAT Council receives, for information, the report from the Policy & Planning Department dated May 2, with respect to the UBCM Housing Needs Reports Program;

AND THAT Council directs staff to apply for grant funding for a Housing Needs Assessment through the UBCM Housing Needs Reports Program;

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

AND FURTHER THAT, should the grant application be successful, the 2022 Financial Plan be amended to include the receipt of funds.

Purpose:

To approve staff to apply to UBCM's Housing Needs Reports program to fund a Housing Needs Assessment.

Background:

Since April 2019, local governments have been required by the provincial government to develop housing needs reports, also called Housing Needs Assessments (HNAs), on a regular basis. HNAs are intended to strengthen the ability of local governments to understand what types of housing are most needed, and help inform local plans, policies, and development decisions. UBCM's Housing Needs Reports Program supports local governments in undertaking HNAs to meet provincial requirements.

The City of Kelowna completed a HNA in 2017 and, to meet provincial requirements, staff also brought the RDCO's HNA to Council in January 2021. Since these HNAs were completed, there has been rapid change in Kelowna's housing system including escalating home prices and impacts from the COVID-19 pandemic. New data from the 2021 census is also available. The City is required to prepare a new HNA by 2023, and staff are seeking to start developing this new HNA in fall 2022.

Discussion:

The funding available from UBCM's Housing Needs Reports Program is population based. The City of Kelowna can apply for up to \$70,000 in funding for eligible costs. Policy & Planning staff have prepared

an application for the full funding amount, which would largely be used to retain the services of a consultant. The consultant would collaborate with City staff to support data collection, public engagement, community consultation, analysis, and reporting.

Overall, an updated HNA will support the work of multiple City departments – including Policy & Planning, Development Planning and Real Estate – as well as the development of an updated Housing Strategy. Additionally, an updated HNA will help to inform decision making on housing and allow for alignment with housing-oriented Council priorities, City plans, and policies. The funding application is supported by community partners including Interior Health and the Central Okanagan Journey Home Society, indicated through letters of support that would be attached to the grant application.

Conclusion:

With Council's approval, the City of Kelowna will apply for funding under the Housing Needs Reports Program to prepare an updated HNA. If funded, the updated HNA will provide foundational information needed to make informed decisions about housing going forward.

Internal Circulation:

Financial Services
Social Development
Partnership & Investments
Real Estate Services
Communications

Considerations applicable to this report:

Financial/Budgetary Considerations:

If the City's grant application is successful, the 2021 Financial Plan need to be amended to include the receipt of funds.

Submitted by: A. Janousek, Planner

Approved for inclusion:



J. Moore, Infill Housing Planning Manager

cc: Divisional Director, Planning & Development Services
Divisional Director, Financial Services
Social Development Manager
Grants & Special Projects Manager

Report to Council



Date: May 2, 2022
To: Council
From: City Manager
Subject: Solid Waste Update
Department: Utility Services

Recommendation:

THAT Council receives for information, the report from Utility Services dated May 2, 2022, with respect to the Solid Waste Update.

Purpose:

To provide Council with a progress report on the work related to the Regional Solid Waste Management Plan and recent activities at the Glenmore Landfill.

Background:

The Regional District of Central Okanagan (RDCO) is mandated by the Provincial Environmental Management Act to develop a Solid Waste Management Plan (SWMP) that provides a long-term vision for solid waste management, including waste diversion and disposal activities. These plans are updated on a regular basis to ensure that they reflect the current needs of the RDCO, as well as current market conditions, technologies, and regulations. The last SWMP public consultation occurred in 2016, and the resulting SWMP was approved by the Province in 2020.

Since the approval of the SWMP, there has been ongoing work to further develop strategies and redefine goals in the Regional SWMP. New opportunities have been identified to increase the waste diversion programs led by the RDCO Waste Reduction Office on behalf of the Region.

In addition to the regional initiatives, the Glenmore Landfill staff has developed some new innovations, completed a number of construction projects and continued to plan additional site development needs. This resulted in a new site re-design to plan for future filling areas, upgrades to the composting operations, and developing collaborative approaches with the Region.

Discussion:

City staff will provide an update on recent and planned site development at the Glenmore Landfill, including construction, planned next phases and status of waste management.

Conclusion:

City staff continue to work closely with municipalities within the RDCO on increasing waste diversion, including recycling, and continuously improving landfill operations.

Internal Circulation:

Utility Planning Manager

Considerations not applicable to this report:

Communications Comments:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Submitted by:

S. Hoekstra, Landfill and Composting Operations Manager

Approved for inclusion:

M. Logan, Infrastructure General Manager

Attachment 1: Solid Waste Update Presentations

cc: General Manager, Infrastructure



Waste Management Update

May 2, 2022

Overview

- ▶ Waste Management – Responsibilities
- ▶ Landfill Development
- ▶ Innovation and Initiatives

Shared Responsibilities

▶ RDCO

- ▶ Manage the Regional Solid Waste Management Plan
 - ▶ Consultation
 - ▶ Chair Solid Waste Technical Advisory Committee (SWTAC)
 - ▶ Implementation – Regional Studies
 - ▶ Biomass Volumes (2021)
 - ▶ Waste Characterization Study(2021)
 - ▶ Expanding Organic Diversion (2022)
- ▶ Waste Reduction Office
- ▶ Administer Region Programs
 - ▶ RecycleBC
 - ▶ Curbside Collection Programs/Contracts

Shared Responsibilities

- ▶ City of Kelowna
 - ▶ Own and operate the Landfill servicing the RDCO
 - ▶ Fund our portion of Waste Reduction Office
 - ▶ Individual contracts with Recycle BC & Curbside Collection Contractor
 - ▶ Assist in Waste Diversion
 - ▶ Green waste composting
 - ▶ Participate in Solid Waste Technical Advisory Committee (SWTAC)

Glenmore Landfill Volumes

Year	Waste Disposed (Tonnes)	Organics & Recyclables (Tonnes)	Waste Diverted From Disposal (%)
2017	151,456	67,983	31.0
2018	166,916	73,542	30.6
2019	156,566	79,880	33.8
2020	145,704	70,767	32.7
2021	154,079	69,935	31.2

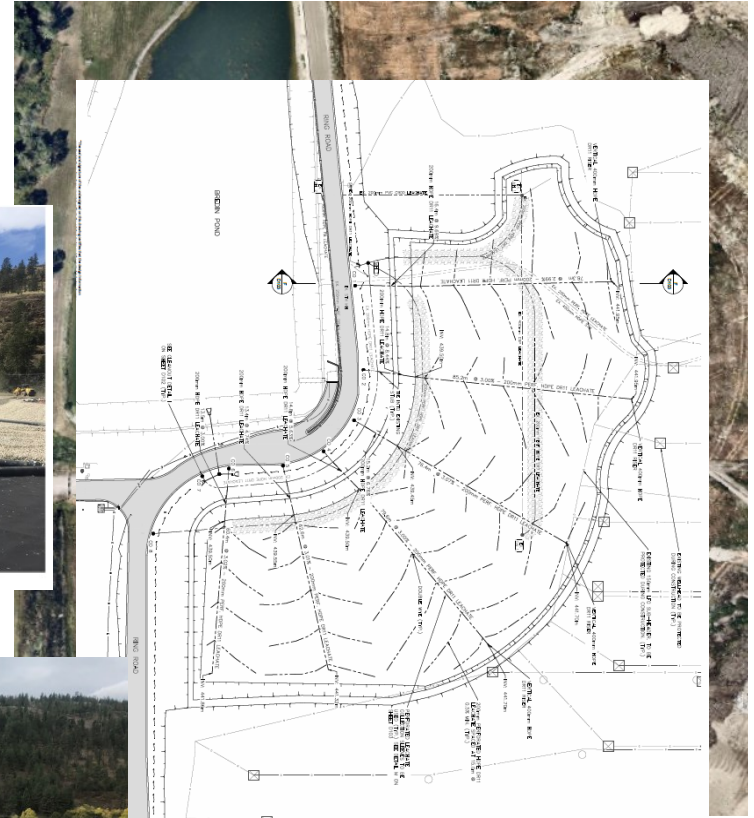
Landfill Site - 2017



Landfill Liner Installation Area 1 - 2019



Photo #2: Angular drain rock being placed



Landfill Liner Installation Area 2 - 2020



Photo #2: Area 2 leachate pipe being installed - Sep 17, 2020 12:00 AM

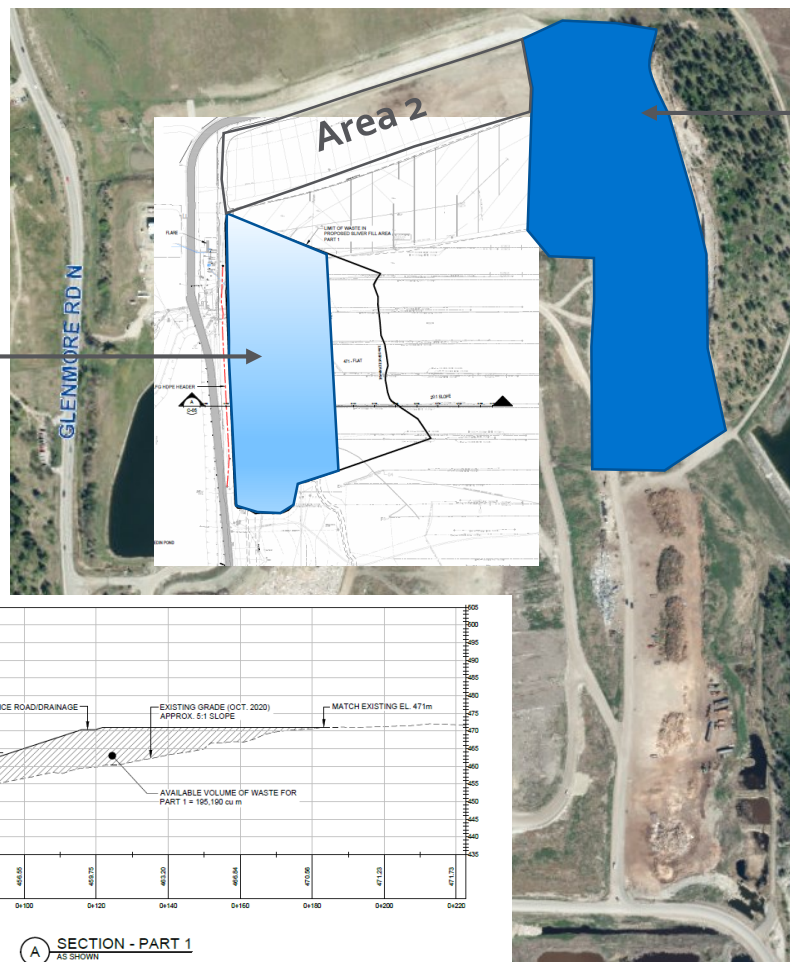


Photo #4: Aug 8, 2020 - Liner in place @ 12PM

Next Steps -Sliver Fill and Area 3

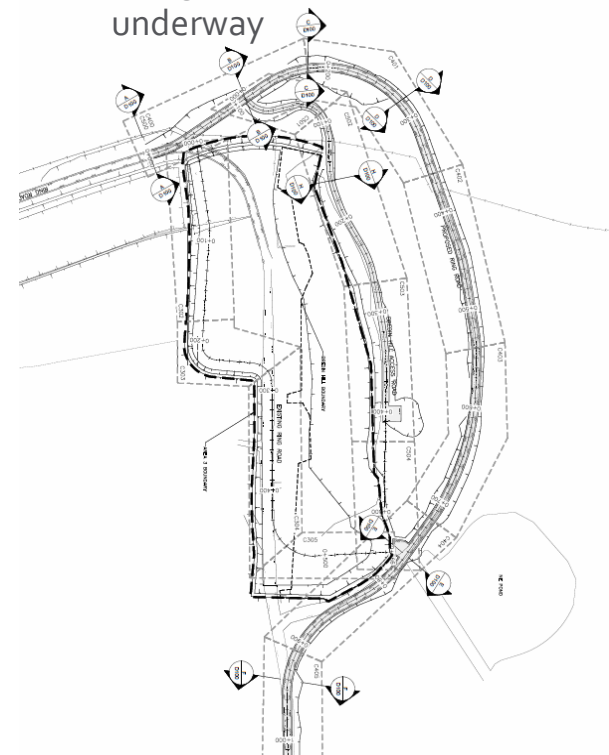
Sliver Fill

- Construction\Filling scheduled for 2023
- 195,000 m³ Waste to current elevations
- No Liner required
- Design underway
- Beginning of Progressive Closure



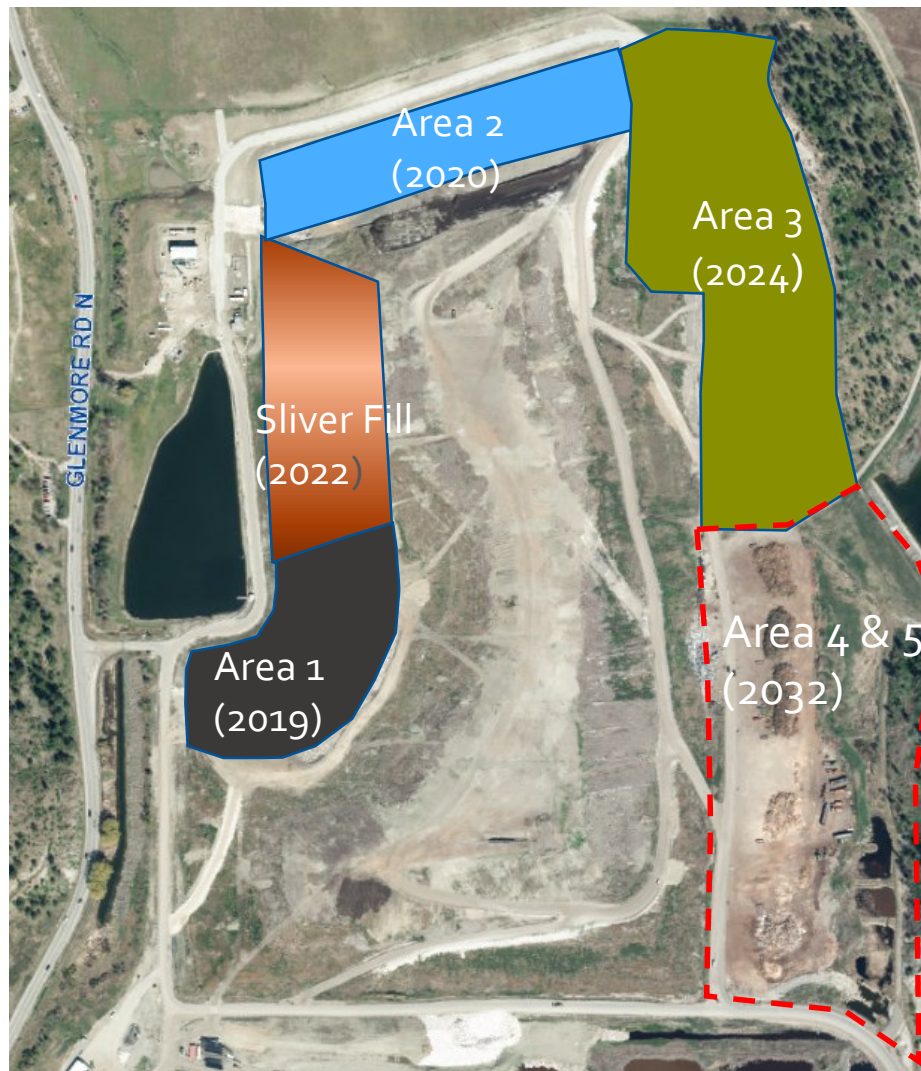
Area 3

- Liner construction scheduled for 2024
- Design and site preparation underway



Landfill Site Development Phasing

- Consistent with the Design Operations and Closure Plan approved by the Province

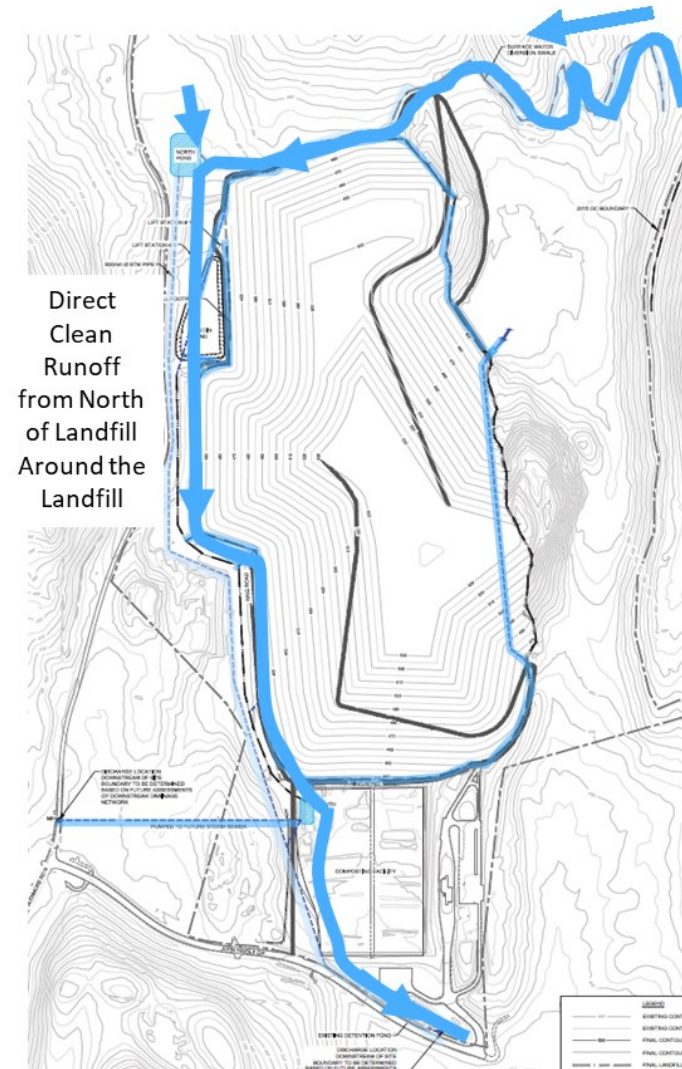


Landfill Site Preparations



Surface Water Management

- ▶ Manage future surface water runoff
- ▶ Divert clean surface water from north of the landfill past the site
- ▶ Store surge and control downstream flow
- ▶ Permitting to discharge to Brandt's Creek in process
- ▶ Need to find storage capacity

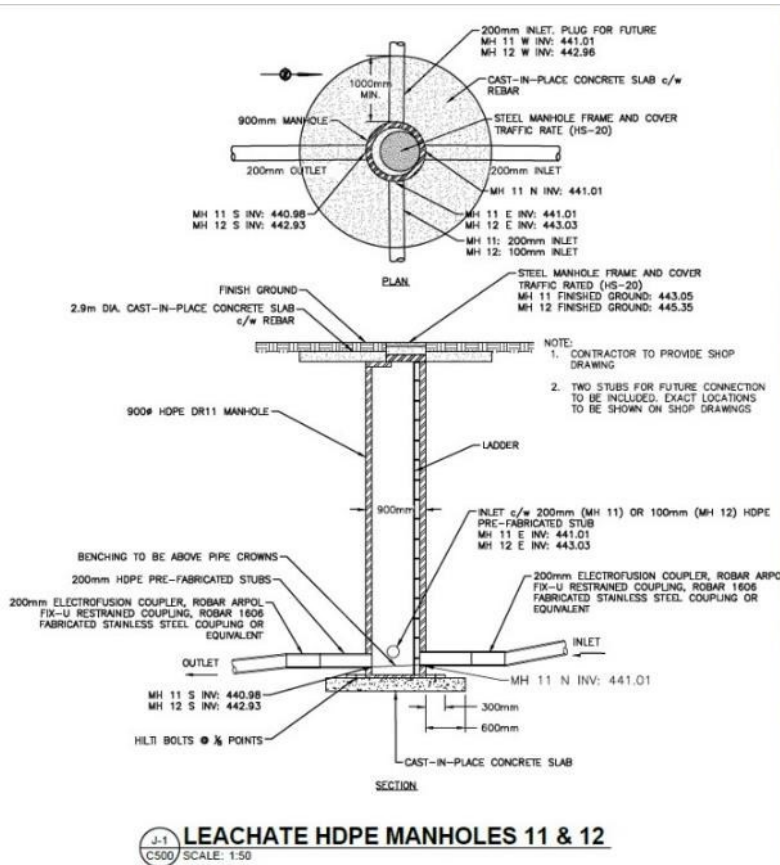


Innovations - Smart meters

- ▶ Installed in key locations around site
- ▶ Measures flow rates of surface water
- ▶ Obtain real world flows to size storage ponds
- ▶ Assistance from Water Quality & Customer Care



Innovation - Leachate



Innovation - Odour and Dust Monitoring



Dust Monitoring Example

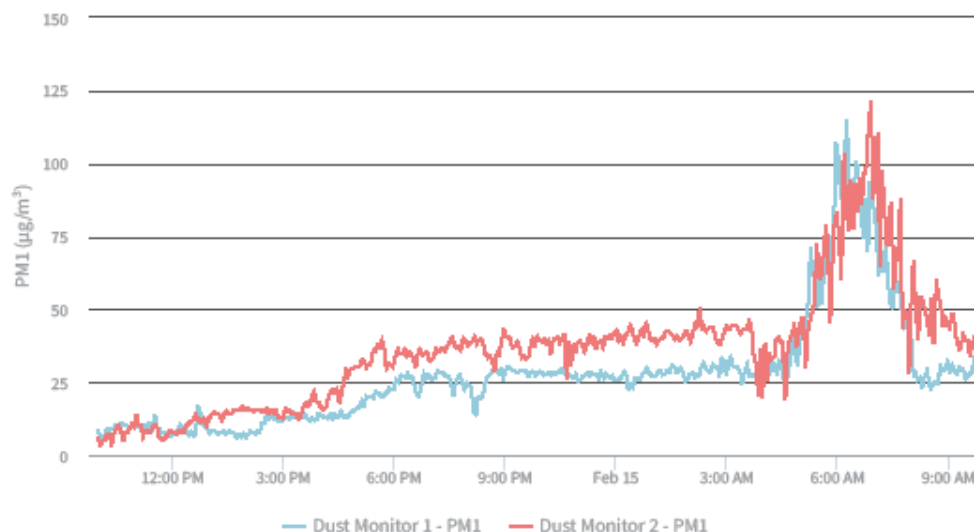


Data Trend Report

Site: City of Kelowna - Glenmore Landfill

Report Issued: Feb 15, 2022 9:59 AM

Report Period: Feb 14, 2022 9:58 AM - Feb 15, 2022 9:58 AM



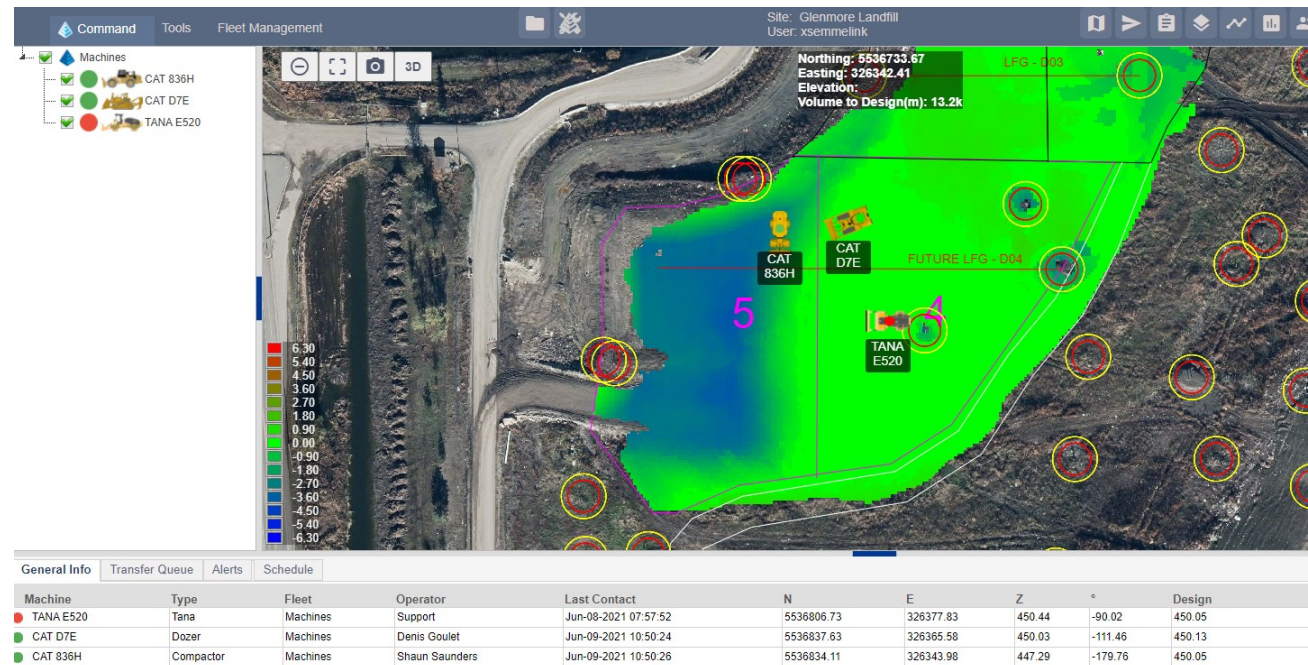
Innovation - Compact E-Loader



Innovation – Carlson GPS System

► BENEFITS

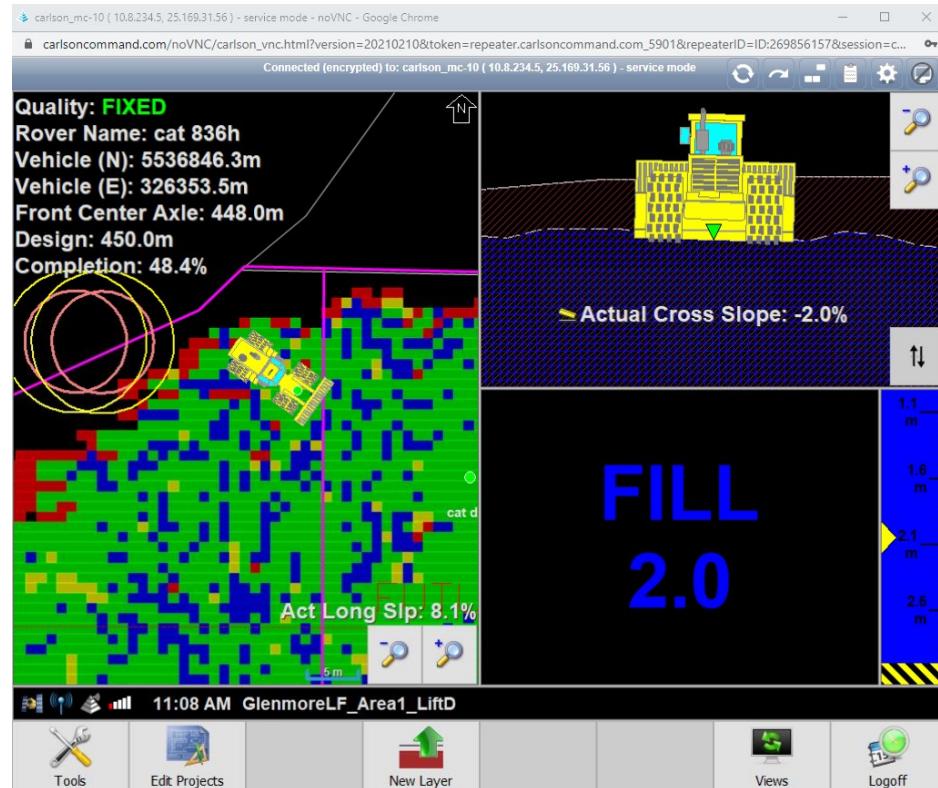
- Compliance with design
- Analytics - assist with advanced planning



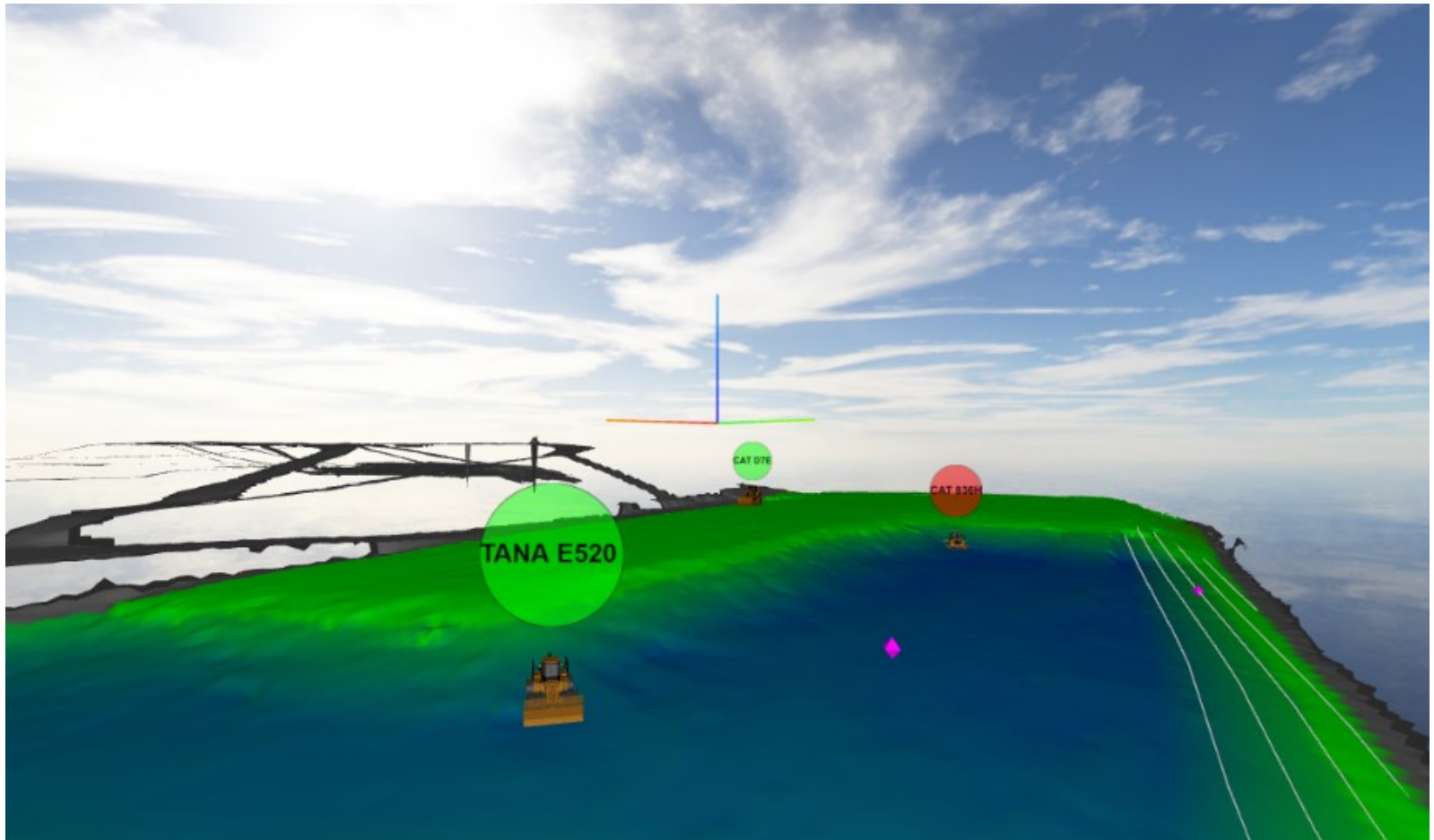
Innovation - Carlson GPS System

▶ BENEFITS

- ▶ Operator has a visual guide on what areas need additional compaction
- ▶ Minimizes number of passes with equipment
- ▶ More efficient compaction



Innovation – Carlson GPS System



Innovation - Glengrow

- ▶ Build receiving pads
- ▶ Increase Site Electrical Capacity
- ▶ Splits traffic (safety and nuisance)
- ▶ Increased efficiency for receiving and grinding



Innovation - Compost ASP

- ▶ Uses fans instead of heavy equipment to aerate compost
- ▶ Shortens Composting time
- ▶ Minimizes heavy equipment
- ▶ Similar design to Biosolids composting operation



Innovation - Air Separator

- ▶ Removes contamination
- ▶ Allows for reuse as biomass fuel
- ▶ Pilot program to use in parks as mulch



Waste Management Initiatives

- ▶ Express Return It Depot
- ▶ Pallet Recycling – pilot program
- ▶ Log and Stump Re-use – pilot program



Waste Management Initiatives

- ▶ Supporting UBCO Research Programs
- ▶ Major Appliances Recycling Roundtable (MARR)
- ▶ Biosolids Diversion (Mine reclamation/redundancy)



Building Deconstruction Pilot

- ▶ Deconstruction of City owned property at 2130 KLO Road
- ▶ Unbuilders/Habitat For Humanity managed selected materials (windows, etc.)
- ▶ Existing Mandatory Recyclables recovered (Brick, concrete, scrap metal, drywall)
- ▶ Joists and framing recovered

Waste Management Initiatives

► 2022 Building Deconstruction (RDCO / OSLC)





Questions?

For more information, visit kelowna.ca.

Report to Council



Date: May 02, 2022
To: Council
From: City Manager
Subject: Recycle BC Update
Department: Utility Services

Recommendation:

THAT Council receives for information, the report from Utility Services dated May 2, 2022, with respect to the Recycle BC Program Update;

AND THAT Council direct staff to report back to Council with a recommendation on the approach to provide recycling service, no later than the end of June 2022.

Purpose:

To provide background and context on the existing Recycle BC Program.

Background:

Recycle BC is the Provincial Stewardship Group that manages residential packaging and paper products (PPP) under the Provincial Extended Producer Responsibility (EPR) programs. The City of Kelowna has a multi-year service agreement with Recycle BC that is coordinated by the Regional District of Central Okanagan (RDCO) for regional consistency. Under this Recycle BC agreement, the City receives funding of \$35.40 per household to offset the cost of curbside collection in the blue bins. The contents of the blue bins are taken to the Recycle BC material recovery facility for sorting and shipping to recyclers. All of the Municipal Contracts with Recycle BC in the region expire December 31, 2024. The Municipalities must notify Recycle BC by July 1, 2022 if they intend to continue to collect recyclables in the curbside program on behalf of Recycle BC, or alternately notify Recycle BC that the City will no longer provide this collection service and Recycle BC will be responsible for the collection.

Discussion:

The attached presentation by Mr. Travis Kendel, RDCO Manager – Engineering Services, provides a summary of the current benefits and challenges of the existing Recycle BC program. This includes potential improvements in service levels such as including curbside collection of glass, and other challenges such as the likely transition to a multi-stream program instead of the single stream.

One significant consideration is the contractual obligation for maximum contamination levels in the blue bins of no more than 3 per cent, and the challenges associated with contamination reduction. Currently Kelowna's residential blue bin contamination rate is at 13.9 per cent which could lead to service credits back to Recycle BC that would lower their payments to the City by up to a maximum of \$480,000 per year.

These surcharges, if applied by Recycle BC, would require additional funding of approximately \$12 per household per year. This may need to be collected by increasing fees to homeowners.

It is important for consistency in the Regional Solid Waste Management Plan that all Municipalities are aligned in any decision regarding the Recycle BC programs.

Conclusion:

The City needs to respond to Recycle BC with our intent to either continue to collect this recycling on their behalf for an effective period of 7 years or request Recycle BC to take over collection. By June 20, 2022 staff, in consultation with the RDCO and the Solid Waste Technical Advisory Committee, will provide recommendations on the Recycle BC Contract for Council's consideration based on:

- results of a statistically valid survey of residents,
- feedback from the RDCO and member Municipalities,
- technical considerations,
- financial considerations, and
- consistency with the Regional Solid Waste Management Plan.

Staff anticipate bringing this issue to Council for a decision on June 20, 2022.

Internal Circulation:

Community Communications
Financial Planning

Considerations not applicable to this report:

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

Submitted by: S. Hoekstra, Landfill and Composting Operations Manager

Approved for inclusion: M. Logan, Infrastructure General Manager

Attachment 1: Recycle BC Update Presentations

cc: Divisional Director, Corporate Strategic Services
Divisional Director, Financial Services

Waste Reduction

Curbside Recycling - Recycle BC Partnership

May 2, 2022

1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com



Recycle BC?

- Stewardship program for residential packaging and paper products (PPP)
- Operated on behalf of packaging producers



To develop methods of environmental stewardship that focuses responsibility on producers and consumers of products rather than governments.

Recycle BC Partnership

- What is it?

- Municipality collects recyclables (E360s)
- RDCO provides education and administration
- Recycle BC funds collection and education

- What is the alternative?

- Recycle BC does it all (self funded)

Existing Challenges



- Contamination Financial Penalties
 - Potential penalties, Up to \$780,000 / year (not actually charged at this time)
- Contamination Rates
 - 3% Requirement (CoK 7.4%)
- Waste Reduction Focus on contamination reduction
 - Effort split between “Waste Reduction” and “Contamination Reduction”

Important Upcoming Date



- July 2022 - Decision to continue partnership
 - Decision will persist for about 7 years:
 - Current agreement expires December 31, 2024 (2 years)
 - Next agreement estimated to expire in 2029 (5 years)

Recycling Net Cost

City of Kelowna

Status quo net financials:	+\$31,000
Potential penalties:	- \$480,000

Expanded service

Status Quo + Glass:	- \$943,000
Penalties + Glass:	- \$1,423,000

Recycle BC Direct Service:	\$0
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Public Engagement

City of Kelowna

- 92% satisfaction with existing curbside recycling service
- 84% of residents are willing to sort recyclables at curbside into multiple boxes
- 78% of residents would be more willing to sort recyclables at curbside if glass collection was included
- 69% of residents would be more willing to sort recyclables at curbsides if it avoided a future fee increase

Solid Waste Technical Advisory Committee Comments

- Historically a great program
 - Funded Curbside Recycling
 - Diverted recyclables from landfill for over 8 years
- Concern regarding contamination
 - Financial penalties
 - Emphasis should be waste reduction, not contamination reduction
- If the relationship does change
 - Removes financial risk and adds potential service improvements
 - Require significant effort and collaboration to transition successfully

Summary

Two great options:

1. Maintain the partnership (RDCO led recycling)
2. End the partnership (Recycle BC led recycling)

Option 1 - Maintain Partnership



- **Maintains:**
 - Single, convenient recycling container
 - Existing relationship
 - Current recycling commodities
 - Curbside Recycling funding
 - Existing curbside service provider (E360s)
- **92% Residential Satisfaction**
- **Historically a very good partnership**
- **Potential financial penalties may require new funding to maintain service**

Option 2 - End Curbside Partnership



Source: recyclebc.ca/preparing-recycling-three-steps/

- May include changes:
 - multiple curbside recycling containers
 - glass recycling at curbside
 - weekly collection
- Service provided by Recycle BC
 - No cost or other resources
- Supported by SWTAC
- Supported by 84% of curbside recyclers

Operational 2025 at the earliest

Next Steps

Today:

- **Consulting and seeking feedback on the regional Recycle BC Partnership**

June 2022:

- City of Kelowna Administration and the RDCO will return to Council to request a decision regarding the Recycle BC Partnership in your community

July 1, 2022:

- Deadline for Recycle BC notification



End of Presentation

Report to Council



Date: May 2, 2022

To: Council

From: City Manager

Subject: Union of BC Municipalities 2022 Community Excellence Awards Applications

Department: Partnership Office

Recommendation:

THAT Council supports the submissions of the following City projects for the 2022 Union of BC Municipalities (UBCM) Community Excellence Awards:

- Governance category: Kelowna 2040 (Official Community Plan and Transportation Master Plan)
- Asset Management category: Kelowna Water Integration Plan - Phase 1 - South East Kelowna
- Service Delivery category: Meet me on Bernard
- Sustainability category: Real-Time Flood Response EOC Dashboard and Water Level Data Modernization.

Purpose:

To approve staff to apply to the 2022 UBCM Community Excellence Awards.

Background:

The annual UBCM Community Excellence Awards recognize and celebrate member local governments that have implemented projects or programs that showcase outstanding initiatives. The awards are designed to profile innovation and unique approaches and serve to inspire other communities to adopt similar projects and programs in their own communities.

In the last ten years, the City of Kelowna received the award once in 2013 in the former Best Practices, General category for the *Reporting Problems on the Go* project. In 2019 the *Munson Pond Naturalization* project was a nominee in the Excellence in Sustainability category.

Discussion:

Pursuing awards is an opportunity to reflect on and celebrate the achievements by City teams that deliver on Council's priorities and support our vision of being a City of the Future. It also puts a spotlight on the innovation, service and leadership delivered by the City of Kelowna. In turn, receiving awards positions Kelowna as a desirable place to live, work, play and invest to the community, our residents, and senior levels of government. Below are the four proposed projects, identified by project leads, that exemplify excellence in each of the UBCM Community Excellence categories.

Excellence in Governance

Kelowna 2040 (Official Community Plan and Transportation Master Plan)

In this era of rapid growth and change, decisions must be guided by bold vision and clear strategy. Kelowna 2040 is comprised of the 2040 Official Community Plan (OCP) and the Transportation Master Plan (TMP). The delivery of these new strategies are major milestones and represent the beginning of a new and exciting period for Kelowna. These are critical strategies that will help Kelowna realize the community's vision of how Kelowna will not only grow in a way that withstands the coming changes but will flourish.

For the first time in the City's history the OCP and TMP have been developed in tandem and are mutually supportive of one another. As such, this provides a comprehensive vision and plan for Kelowna's growth and future for the next 20 years.

Through the coordination of land use, transportation, infrastructure planning efforts, and the feedback received from the community, Kelowna 2040 guides our city through a future that is rapidly changing, requiring new approaches to growth, resilience, and equity. Importantly, these strategies embed robust monitoring programs and implementation strategies to ensure that both stay relevant and responsive to dynamic conditions that are yet to come.

Excellence in Asset Management

Kelowna Water Integration Plan - Phase 1 - South East Kelowna

The first phase of the Kelowna Integrated Water Project separated agricultural and domestic water systems in Southeast Kelowna and provided a sustainable water supply to agricultural users in the City's South Mission. The result was clean drinking water supplied to over 2,000 households while meeting Interior Health's 2025 clean drinking water mandate almost 10 years earlier than planned in the area. Construction of the \$86M project began in 2018 and was completed in 2021.

The project benefits included:

- Reservoir storage for maximum daily flows and fire flow
- Backup water supply and power protection
- Protection against backflow protection from the non-potable agricultural system
- Continued access to the non-potable system for irrigation (for eligible properties)
- New pressure reduction, pipe supply and Dall Road Reservoir storage to improve supply and fire flow to Hall Road area
- Water conservation improvements, including leak detection and water measurement
- Improved fire protection and insurance premiums to some residents
- Innovative implementation of pressure reducing stations that eliminate confined spaces and make work safer
- Well trained operations and maintenance staff

Excellence in Service Delivery

Meet me on Bernard

In spring of 2020 in response to the COVID-19 Pandemic impacts on the local economy, the City of Kelowna closed four blocks of Bernard Avenue as part of the economic recovery tool to support local business and to increase the pedestrian realm, thereby allowing for expanded social distancing in the downtown core.

Following the success of the 2020 Bernard Avenue program, in 2021 the City of Kelowna worked collaboratively with the Meet me on Bernard Committee, comprised of the Downtown Kelowna Association and Tourism Kelowna on a plan to annually host Meet Me On Bernard, recognizing that open spaces are important for physical, mental, and social health, and have combined resources to deliver a concept that will enhance the vibrancy of our downtown core and have a positive impact for local businesses and the community for years to come.

Excellence in Sustainability

Real-Time Flood Response

(Emergency Operations Centre Dashboard and Water Level Data Modernization)

In 2017, Okanagan Lake reached its highest flood level ever recorded which resulted in the longest Emergency Operations Centre (EOC) activation in BC history at that time. Following this event, the City of Kelowna created a prediction model that provided the Central Okanagan EOC with an advanced warning tool for potential Okanagan Lake flood levels.

Data was consolidated and standardized from 24 different provincial and regional sources, including real-time and historic streamflow rates, lake levels, snow depths, precipitation, and temperature. The data is presented in a dashboard that monitors the near real-time situation for all lakes and creeks in the area that gives the City a head start on getting flood protection measures in place. The dashboard can reliably predict the daily lake level rise within 5 mm of what is actually occurring and is shared with our regional partners. Next steps are to use Microsoft Azure IoT Hub and Azure Stream Analytics to modernize our approach and to consider other environmental challenges including record breaking temperatures and wildfires.

Conclusion:

With Council's approval, staff will submit applications for the UBCM 2022 Community Excellence Awards in the outlined categories. The application deadline is May 20, 2022. Award recipients will be announced during the 2022 UBCM Convention in September.

Internal Circulation:

Policy and Planning
Information Systems
Partnership Office
Infrastructure (Utility Planning)
Corporate Strategic Services

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: A. Bazett, Intergovernmental Relations Manager

Approved for inclusion:



DE

cc:

R. McLean, Utility Planning Manager

J. Hamilton, Sponsorship and Advertising Manager

D. Noble-Brant, Policy & Planning Department Manager

M. VanZerr, Strategic Transportation Planning Manager

C. Trent, Data Services & Analytics Manager



2022 UBCM Awards Submissions

May 2, 2022



Pursuing awards for City projects

- ▶ Celebrates achievements, projects and excellence in public service
- ▶ Spotlights innovation, service and leadership
- ▶ Positions Kelowna as a desirable place to live, work, play and invest in

Union of BC Municipalities (UBCM) Community Excellence Awards

- ▶ Showcases outstanding initiatives
- ▶ Inspires other communities
- ▶ May 20, 2022 deadline
- ▶ Recipients announced at the UBCM convention (September)

Past applications:

- ▶ 2013 *Reporting Problems on the Go* project (winner)
- ▶ 2019 *Munson Pond Naturalization* Project (nominee)



Excellence in Governance

Kelowna 2040

Our Kelowna as we Grow (Official Community Plan)
Our Kelowna as we Move (Transportation Master Plan)



Excellence in Asset Management

Kelowna Water Integration Plan Phase 1 – South East Kelowna



Excellence in Service Delivery

Meet me on Bernard



Excellence in Sustainability

Real-Time Flood Response Dashboard

Emergency Operations Centre Dashboard and Water Level Data Modernization



Questions?

For more information, visit kelowna.ca.

Report to Council



Date: May 2, 2022

To: Council

From: City Manager

Subject: Kelowna International Airport Financial Plan Amendment – Childcare Grant

Department: Kelowna International Airport

Recommendation:

THAT Council receives for information the report from Kelowna International Airport dated May 2, 2022, with respect to the amendment of Kelowna International Airport's 2022 Financial Plan;

AND THAT, the 2022 Financial Plan be amended to include all costs and proceeds associated with the Childcare Grant as outlined in the report from Kelowna International Airport dated May 2, 2022;

AND FURTHER THAT the Airport Director and Divisional Director of Financial Services be authorized to execute all documents necessary to enter into agreement for the Childcare Grant as outlined in the report from Kelowna International Airport dated May 2, 2022.

Purpose:

To obtain Council approval to amend Kelowna International Airport's 2022 Financial Plan.

Background:

Childcare BC New Spaces Fund

In 2021, KF Aerospace (KF) approached the Airport to lease additional land in order to build a childcare facility. After further discussions, the Airport, KF and the YMCA of Okanagan (YMCA) agreed to partner in providing a childcare facility that would create 86 childcare spaces for the Airport campus (the Childcare Facility) if the application for a \$3,000,000 grant under the Childcare BC New Spaces Fund (the Childcare Grant) is approved.

In April 2022 the BC Provincial government announced that the City of Kelowna had been awarded a \$3 million Childcare Grant. As a result, the intent is for:

- the Airport to construct the Childcare Facility at a forecasted cost of \$3,614,000;

- KF to contribute \$525,000 towards the construction of the Childcare Facility (the Childcare Contribution);
- the Airport to contribute up to \$89,000 towards the construction of the Childcare Facility, if needed;
- the Childcare Facility to be leased to the YMCA for the operation of the Childcare Facility for 15 years for \$Nil per year;
- KF to provide facility maintenance and upkeep of the Childcare Facility for 15 years; and
- the YMCA to purchase a 24-passenger van at an anticipated cost of \$110,000.

Discussion:

The table below provides further details on the Childcare Grant:

Description	Amount (\$)	Budget Previously Approved	Budget Amendment Requested
Childcare Facility	3,614,000	0	3,614,000
Childcare Grant	(3,000,000)	0	(3,000,000)
Childcare Contribution	(525,000)	0	(525,000)
TOTAL	\$89,000	\$0	\$89,000

Childcare Grant

The award of the Childcare Grant allows for an 86-space Childcare Facility to be built and operated for 15 years at a cost of \$89,000 to the Airport. The Airport is 5-10 kilometers from the nearest community, which isolates it from community amenities such as childcare. The Airport, KF and the University of British Columbia Okanagan (UBCO) account for 1,306 full-time equivalent on-site jobs. UBCO has the only childcare facility in the area, and it serves students and faculty. All of the childcare spots at the UBCO childcare facility are full, and there is a year's long waitlist. The next closest licensed childcare facilities are more than 5 kilometers away in Glenmore, Rutland and Lake Country.

The Childcare Facility aligns with Policy 6.6.1 Child Care Spaces within the City of Kelowna's 2040 Official Community Plan, which states: *Support the development of childcare spaces including accessible, affordable, and inclusive spaces that meet the needs of citizens living or working in the Gateway.* The Childcare Facility also aligns with the March 31, 2020, Child Care Needs Assessment for the Central Okanagan completed by Urban Matters, which concluded that the entire Central Okanagan needs more Childcare options. In addition, the Childcare Facility aligns with the Childcare Needs Assessment for Airport Employees that was completed by the Airport in the spring of 2021 which concluded that there was a need for childcare among those employed by the Airport and the Airport campus.

Conclusion:

The Airport recommends Council approve amending Kelowna International Airport's 2022 Financial Plan for the Childcare Grant and corresponding capital expenditure, as outlined in this report. The Airport makes this recommendation so a strategic project can be completed at significant cost savings.

Internal Circulation:

Communications
Finance
Partnerships

Considerations applicable to this report:

Financial/Budgetary Considerations:

If approved, Kelowna International Airport's 2022 Financial Plan would be amended to include \$3,000,000 in grants, \$525,000 in contributions, and \$3,614,000 in capital expenditures. The expenditures will be funded from the Airport Fund and there will be no impact to taxation.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

External Agency/Public Comments:

Communications Comments:

Submitted by:

S. Dyrdal, Senior Airport Finance and Corporate Services Manager

Approved for inclusion:

SS

cc:

S. Dyrdal, Senior Airport Finance and Corporate Services Manager

T. McQueenie, Airport Corporate Services Manager

J. Dueck, Controller

C. Brannagan, Communications Advisor

M. Kam, Grants & Special Projects Manager

YLW 2022 Financial Plan - Amendment

May 2, 2022

2022 Financial Plan Amendment

- ▶ Childcare facility budget amendment being requested
 - ▶ Capital expenditures – \$3.6M
 - ▶ Grants – \$3.0M
 - ▶ Contributions – \$0.5M

Childcare Facility

Childcare Facility (\$3.6M)

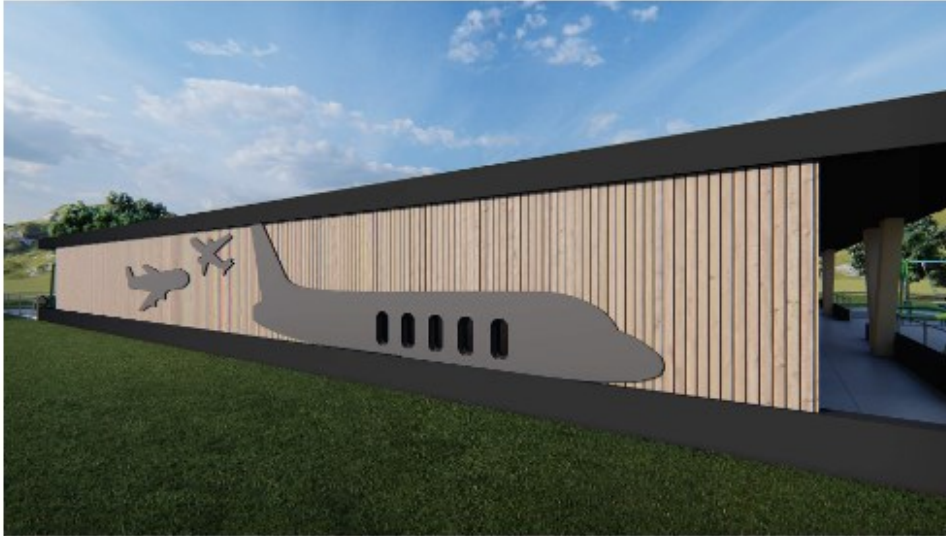
- ▶ Grant of \$3.0M
- ▶ Aligned with the
 - ▶ 2040 Official Community Plan, Policy 6.6.1
 - ▶ 2020 Child Care Needs Assessment for the Central Okanagan (Urban Matters)
 - ▶ 2021 Child Care Needs Assessment for Airport Employees (2021)
- ▶ Purpose
 - ▶ Provide on-site childcare options for the people working at the Airport

Childcare Facility (\$3.6M)

- ▶ Scope
 - ▶ 86-space childcare facility



Childcare Facility (\$3.6M)



Childcare Facility (\$3.6M)

► Partnership

► YLW

- Construct (\$0.1M)
- Lease land for \$Nil to YMCA of Okanagan

► YMCA of Okanagan

- Operate for 15 years
- Purchase 24-passenger van (\$0.1M)

► KF Aerospace

- Contribute to construction (\$0.5M)
- Maintain facility for 15 years

Childcare Facility (\$3.6M)

► Location





Questions?

For more information, visit ylv.kelowna.ca.

Report to Council



Date: May 2, 2022

To: Council

From: City Manager

Subject: Okanagan Gymnastics Centre – Loan Payment Plan

Department: Sport & Event Services

Recommendation:

THAT Council receives for information the report from the Sport & Event Services Manager, dated May 2, 2022, regarding the loan payment plan for the Okanagan Gymnastics Centre;

AND THAT Council approves the proposed refinancing terms for the Okanagan Gymnastics Centre's outstanding loan amount (\$126,872.84), to be paid over a 3-year term starting May 2022 through April 2025;

AND THAT, the 2022 Financial Plan be amended to include all proceeds associated with the Okanagan Gymnastics Centre repayment plan as outlined in the report from Sport & Event Services dated May 2, 2022

Purpose:

To seek Council approval of the proposed refinancing terms for the Okanagan Gymnastics Centre's outstanding loan amount

Background:

The Okanagan Gymnastics Centre (OGC) is a non-profit society, governed by a volunteer Board of Directors, that has been providing the Okanagan Valley with quality gymnastics training since 1981. Throughout their 40 years of service, the OGC has had a solid history of building strong athletes and making gymnastics an accessible sport for all. Formerly called the Kokanees, the group contributed countless volunteer hours, raised significant community donations, and in 2001, partnered with the City of Kelowna to build a 12,000 square foot facility in Rutland, equipped with state-of-the-art apparatus and modern equipment.

The OGC experienced incredible growth in their new facility and in 2007, they undertook an expansion project, adding 2,500 square feet to the facility footprint. This new space expanded their capacity to

deliver a broad range of programs and training opportunities to the community. Both facility projects were supported by the City through the Municipal Finance Authority financing.

The OGC has continued to grow and develop in their facility, however, in recent years they have faced some challenges related to staff transition and increased competition. As a result, the Board of Directors made some key staffing decisions and operational adjustments to support organizational efficiencies and a renewed strategic direction. Club operations were heading in a positive direction for the OGC when the COVID-19 pandemic hit.

As a result of the pandemic, the OGC had to close its facility, lay-off staff, and reduce expenses. They applied for Provincial/Federal wage subsidy and loan programs and received all available government support but were still in need of building loan payment relief. They were unable to pay their monthly loan payments for an 18-month period, from April 2020 – September 2021, and restarted payments in October 2022.

The status of the OGC's indebtedness to the City is as follows:

	Deferred Payments	Loan Balance at April 30, 2022	Total Debt to the City	Loan End Date	Monthly Payment
Building loan 1 (MFA Debt)	41,993	-	41,993	21-Sep	2,333
Building loan 2 (MFA Debt)	76,718	302,384	379,102	27-Dec	4,262
Maintenance reserve	6,300		6,300		350
Interest Sept 2020-Sept 2021	16,101		16,101		
Total	141,112	302,384	443,496		
Less payments made Oct 2021-Apr 2022	(16,320)		(16,320)		
Adjusted interest Oct 2021 - Apr 2022	2,082		2,082		
Total	126,874	302,384	429,258		

The OGC recognizes the need to pay the outstanding missed payments. However, due to ongoing uncertainty surrounding COVID-19 and the respective impacts that safety measures have had on club operations, they have requested a measured approach to their payback schedule. Of note, prior to this unforeseen setback, the OGC had regularly made their monthly loan payments for over 18 years without any issues.

Discussion:

City staff have met with OGC representatives on several occasions to discuss their operational challenges and financial recovery plans. The club's Directors and staff are committed to organizational development and financial recovery. Over the past year, OGC participated in the City's Recovery & Sustainability program and are currently taking part in the BESTi (Building Excellence & Sustainability Together Intensive) program. These programs will help formalize their recovery plans and support their efforts towards ongoing organizational sustainability.

After thorough review of the OGC's 5-year forecast, conversations with their Board and staff team, and careful consideration of repayment options, City staff are proposing that the deferred payments be refinanced into a new loan so that both the deferred payments and Loan 2 are paid down monthly. This new loan would be paid out in April 2025 and Loan 2 would be complete as per the original due date of December 2027.

For the refinanced loan, City staff are recommending that there be an interest adjustment for the time period between October 2021-April 2022 when the OGC was able to restart payments to the City on a monthly basis. This adjustment would be to change the interest calculation from the accounts receivable compounded interest of 1.5% monthly to an annualize interest at prime rate. This would be a reduction of \$11,091.32 in interest. The outstanding amount for deferred payments would then be (\$126,874). It is staff's recommendation that this amount be paid to the City as per the following terms:

- Loan paid back over a 3-year term starting May 2022 through April 2025
- Interest calculated using the prime rate and adjusted at June 30th each year to coincide with Okanagan Gymnastics Club's (OGC) year-end
- Monthly payments due on the first of the month
- In addition to the yearly payments, any surplus cash in the year will be used to reduce the debt to the City. This will be assessed at June 30th each year to coincide with OGC's year-end
- Monthly financial statements will be provided to the City with variance analysis completed on a quarterly basis that shows how operations are doing in relation to the budget

Conclusion:

The Okanagan Gymnastics Centre's Board of Directors are committed to the proposed loan repayment schedule and are already considering a number of fundraising strategies to support their payback efforts. As the Club emerges from the impacts of COVID, they are taking a strategic approach to future development and growth. Full club operations have now resumed, and a renewed sense of optimism and positive culture has emerged within the club. Initial program participation numbers for 2022 have been encouraging, with their classes being fully prescribed, and the Club is looking forward to reengaging the community in sport, through gymnastics, for years to come.

Internal Circulation:

Active Living & Culture
Financial Services
Property Management
Communications

Considerations applicable to this report:

Financial/Budgetary Considerations:

If approved, the 2022 Financial Plan would be amended to include the new payment plan with receipt of a monthly payment of \$3,672.87 totaling \$29,382.92 for the year. These funds would be contributed to reserve to replenish the funds used to pay MFA during the time that the City did not receive payment from the Okanagan Gymnastics Club including the additional interest received. An interest adjustment would be made to reduce the interest on the Okanagan Gymnastics Club's accounts receivable account by \$11,091.32 to recognize the restart of payments to the City.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

External Agency/Public Comments:

Communications Comments:

Submitted by: Doug Nicholas, Sport & Event Services Manager, Active Living & Culture

Approved for inclusion: Jim Gabriel, Divisional Director, Active Living & Culture

cc: J. Dueck, Controller, Financial Services



Okanagan Gymnastics Centre

May 2, 2022



Municipal Finance Authority Loans

- ▶ Loan 1 - \$545,000
(Sept 2021)
- ▶ Loan 2 - \$800,000
(Sept 2027)

PLUS

- ▶ Maintenance reserve
(\$64,000)



Operational challenges



- ▶ Staff transition
- ▶ Changing competitive landscape
- ▶ COVID-19



Deferred Payment Schedule

- ▶ \$126,874 (18 months)
- ▶ Payback – 3 yr term (May 2022 – April 2025)
 - ▶ Monthly payments (\$3,672.87)





Questions?

For more information, visit kelowna.ca.

DRAFT RESOLUTION

Re: Council Tour of the H2O Adventure + Fitness Centre and Parkinson Recreation Centre

THAT a portion of the Regular AM Council Meeting scheduled for Monday May 9, 2022 be at a location other than City Hall Council Chamber, being the H2O Adventure + Fitness Centre – 4075 Gordon Drive, and the Parkinson Recreation Centre – 1800 Parkinson Way, Kelowna BC starting at 9:00 am.

BACKGROUND:

A Council tour of the H2O Adventure + Fitness Centre and Parkinson Recreation Centre is arranged as part of Council's decision-making process for the re-development of the Kelowna Community Campus/Parkinson Recreation Centre. The tour itself is considered a Council meeting since a quorum of Council members will be participating, and the information received is part of their decision-making process for this initiative.

The tours will not be broadcast due to privacy concerns. A report will be presented at a future Monday PM Meeting.

Date: May 2, 2022

CITY OF KELOWNA

BYLAW NO. 12338

Five-Year Financial Plan 2022-2026

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

1. Schedule "A" attached hereto and forming part of this bylaw is hereby declared to be the Five-Year Financial Plan of the City of Kelowna for the period January 1, 2022 to and including December 31, 2026.
2. Schedule "B" attached hereto and forming part of this bylaw is hereby declared to be the Statement of Objectives and Policies in accordance with Section 165 (3.1) of the *Community Charter*.
3. This bylaw may be cited for all purposes as the "Five-Year Financial Plan Bylaw, 2022-2026, No. 12338".

Read a first, second and third time by the Municipal Council this 25th day of April, 2022.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"
Financial Plan 2022 - 2026

	2022	2023	2024	2025	2026	2027-2030
Revenue						
Property Value Tax	167,107,316	179,522,375	191,801,552	204,813,609	215,669,897	940,159,269
Library Requisition	7,044,023	7,184,903	7,328,602	7,475,174	7,624,677	32,054,448
Parcel Taxes	3,420,974	3,941,636	3,965,038	3,804,203	3,456,841	12,662,470
Fees and Charges	150,005,535	213,977,187	225,910,172	239,006,280	246,465,323	1,063,681,066
Borrowing Proceeds	7,158,600	0	26,053,200	10,560,000	0	3,830,000
Other Sources	77,169,881	70,729,573	59,588,315	55,953,135	60,148,606	276,738,529
	411,906,329	475,355,674	514,646,879	521,612,401	533,365,344	2,329,125,782
Transfer between Funds						
Reserve Funds	2,319,917	1,018,987	1,018,987	1,018,987	1,018,987	4,075,949
DCC Funds	37,425,860	28,264,914	34,031,463	36,559,002	35,863,936	165,616,918
Surplus/Reserve Accounts	206,914,336	78,307,796	52,726,789	65,029,541	56,828,498	207,146,830
	246,660,113	107,591,697	87,777,239	102,607,530	93,711,421	376,839,697
Total Revenues	658,566,442	582,947,371	602,424,118	624,219,931	627,076,765	2,705,965,479
Expenditures						
Municipal Debt						
Debt Interest	3,694,690	4,162,325	6,044,860	8,532,854	10,050,872	39,490,366
Debt Principal	8,847,932	7,654,270	7,885,874	10,911,346	13,248,530	48,035,228
Capital Expenditures	273,558,700	155,020,452	154,084,439	148,709,078	133,443,167	576,459,501
Other Municipal Purposes						
General Government	35,548,877	39,501,887	40,473,724	41,466,844	42,621,132	182,734,891
Planning, Development & Building Services	33,173,416	26,023,038	26,596,068	27,400,651	27,371,013	119,155,373
Community Services	99,961,295	103,041,317	106,205,449	109,481,906	112,688,935	485,206,409
Protective Services	90,581,801	84,395,912	89,607,971	94,403,331	98,854,158	430,467,334
Utilities	25,659,161	23,515,668	24,184,209	25,281,998	25,981,311	111,405,897
Airport	19,974,967	30,114,952	31,423,042	32,757,421	35,275,058	150,430,052
	591,000,839	473,429,821	486,505,636	498,945,430	499,534,177	2,143,385,050
Transfers between Funds						
Reserve Funds	28,603,562	30,285,675	30,427,080	30,193,089	31,158,937	124,289,996
DCC Funds	0	0	0	0	0	0
Surplus/Reserve Accounts	38,962,041	79,231,875	85,491,402	95,081,412	96,383,651	438,290,433
	67,565,603	109,517,550	115,918,482	125,274,501	127,542,588	562,580,429
Total Expenditures	658,566,442	582,947,371	602,424,118	624,219,931	627,076,765	2,705,965,479

Note: Totals may not add due to rounding.

Schedule "B"
Statement of Objectives and Policies

In accordance with Section 165(3.1) of the *Community Charter*, municipalities are required to include in the Five-Year Financial Plan, objectives and policies regarding each of the following:

- (a) For each of the funding sources described in Section 165(7) of the *Community Charter*, the proportion of total revenue that is proposed to come from that funding source;
- (b) The distribution of property value taxes among the property classes that may be subject to taxes;
- (c) The use of permissive tax exemptions.

Funding Sources

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2022. Property taxes and fees and charges are two of the largest sources of revenue. Both have advantages in that they are stable, relatively simple to administer and are generally understood by citizens. The City of Kelowna also utilizes funds from reserves and surplus as another main source of financial support. Reserve funds are closely managed to ensure and protect the current and future financial viability of the municipality. Other sources of revenue may be variable and fluctuate from year to year depending on the economic influences and capital programs undertaken by the City.

Objectives

- Investigate other potential funding sources and securing opportunities for additional revenues.
- Begin to decrease the municipality's reliance on property taxes and explore opportunities to increase the percent of total revenue received from user fees and charges and senior government grants.
- Maintain a fees and charges structure whereby increases are applied on a regular basis in line with inflation, while ensuring that service levels remain competitive and affordable.

Policies

- Pursue non-property tax revenues whenever possible through applying for government grants and charging user fees at appropriate levels.
- Perform regular reviews of revenue generating areas for appropriate application of rate increases.
 - Planning and Development Fees.
 - Active Living & Culture Fees and Charges – application of BC Consumer Price Index.
 - Utility Revenues – ensure Utilities operate as self-supporting enterprise funds.
- Increase provincial and federal grant revenue through maximum utilization of the City's Grant Manager position.

Table 1: Sources of Revenue

Revenue Source	Revenue \$ (000's)	% of Revenue
Property Value Tax	167,107	25%
Library Requisition	7,044	1%
Parcel Taxes	3,421	1%
Fees and Charges	150,005	23%
Borrowing Proceeds	7,159	1%
Other Sources	77,170	12%
Reserve Funds/Accounts	246,660	37%
Total	658,566	100%

Distribution of Property Tax Rates

Table 2 outlines the council approved municipal tax distribution policy for 2022 and the relative proportion of tax revenues. Projected revenues from the combined residential, recreational and Non-Profit classes, provides the largest proportion of property tax revenue. This cumulative class represents the largest tax assessment base and hence utilizes the majority of City services.

Objectives

- Provide an effective tax change that is the same for all property classes.
- Ensure that business and light industry property tax ratios remain below the average of BC municipalities with populations greater than 75,000.
- Allow for a maximum ratio cap of 3:1 for the Light Industrial/Business class.

Policies

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

Table 2: Tax Class Ratios and Projected Revenues

Property Class	Description	2022 Tax Class Ratios	Tax Revenue \$ (000's)	2021 Tax Class Ratios
01/08/03	Res/Rec/NP/SH	1.0000:1	116,612	1.0000:1
02	Utilities	6.0783:1	762	4.9179:1
04	Major Industrial	7.5328:1	0	5.8504:1
05/06	Light Ind/Bus/Other	2.5451:1	49,048	2.2556:1
09	Farm Land	0.2052:1	12	0.1639:1
91	Farm Improvements	0.4905:1	674	0.5081:1
	Total Revenues		167,108	

Property Tax Exemptions

The City has an existing permissive tax exemption policy which guides the administration and approval of permissive tax exemptions. Some of the eligibility criteria for permissive tax exemptions that are outlined in the policy include the following:

- The applicant must qualify for an exemption under the provisions of the Community Charter.
- The organization receiving an exemption must be a registered non-profit society or registered charity, as the support of the municipality will not be used for commercial and private gain.
- The tax exemption must demonstrate benefit to the community and residents of the City by enhancing the quality of life (spiritually, educationally, socially and culturally), while delivering services economically to the citizens within the community.

The value of tax exemptions provided by Council for 2022 (based on 2021 assessment totals and tax rates) is \$4,406,882. The following breaks down the total into various exemption categories and the exemption value for the category:

Places of Worship - \$ 412,616

Private schools - \$ 282,879

Hospitals - \$ 20,129

Special Needs Housing - \$ 63,730

Social Services - \$ 317,280

Public Park, Athletic or Recreational - \$ 439,356

Cultural - \$ 449,713

Partnering, Heritage or Other Special Exemptions Authority - \$ 395,649

Revitalization - \$2,025,530

In order to encourage the restoration and preservation of commercial, industrial and institutional building, properties that meet the criteria outlined in the Heritage Building Tax Incentive Program policy can receive a tax exemption.

The establishment of the Revitalization Tax Exemption policy allows qualifying properties within the Downtown Urban Centre and Rutland Urban Centre areas to receive a tax exemption.

Objectives

- Continue to provide permissive tax exemptions to support qualifying organizations that improve the well-being of the community.
- The municipality will continue to provide heritage and revitalization tax exemptions for qualifying properties.

Policies

- Permissive tax exemptions will be considered to encourage activities that: (a) are consistent with the quality of life objectives of the municipality; (b) provide direct access and benefit to the public; and (c) would otherwise be provided by the municipality.

- To meet the city's commitment to the ongoing restoration, preservation and maintenance of buildings and structures on its Heritage Register, eligible properties will be considered for a tax exemption.
- To support the city's revitalization program of the Downtown Urban Centre and Rutland Urban Centre, qualifying properties will be considered for a tax exemption.

CITY OF KELOWNA
BYLAW NO. 12339
2022 Tax Structure Bylaw

WHEREAS the Letters Patent of the City of Kelowna provide that the municipality may be divided into two (2) or more taxation areas by bylaw adopted prior to the adoption of the Annual Budget Bylaw;

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

1. **Taxation Area 1**
All lands and improvement thereon classified for assessment purposes as "Farm".
2. **Taxation Area 2**
All lands and improvements thereon not included in Taxation Area 1.
3. This bylaw shall be applicable for the 2022 taxation year.
4. This bylaw may be cited for all purposes as "Tax Structure Bylaw, 2022 No. 12339".

Read a first, second and third time by the Municipal Council this 25th day of April, 2022.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12340

Annual Tax Rates Bylaw, 2022

WHEREAS the Letters Patent dated the Twenty-fifth day of April, 1973 for the City of Kelowna provides for differing levels of taxation taking into consideration the extent of level of services being provided to different areas within the municipality.

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

1. The following rates are hereby imposed and levied for the taxation year 2022:
 - (a) For all lawful General purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "A" of Schedule 1 of this Bylaw;
 - (b) For Debt purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "B" of Schedule 1 of this Bylaw;
 - (c) For purposes of the Okanagan Regional Library on the assessed value of land and improvements taxable for Regional Library purposes, rates appearing in column "C" of Schedule 1 of this Bylaw;
 - (d) For Hospital purposes on the assessed value of land and improvements taxable for Regional Hospital District purposes, rates appearing in column "D" of Schedule 1 of this Bylaw;
 - (e) For purposes of the Regional District of Central Okanagan on the assessed value of land and improvements taxable for Regional District purposes, rates appearing in column "E" of Schedule 1 of this Bylaw;
 - (f) For purposes of the Regional District of Central Okanagan on the assessed value of land only for the Regional District of Central Okanagan Sterile Insect Release Program, rates appearing in column "F" of Schedule 1 of this Bylaw; and
 - (g) For Local Service Area purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in columns "A" and "B" of Schedule 2 of this Bylaw.
2. This bylaw may be cited as "Annual Tax Rates Bylaw, 2022 No. 12340".

Read a first, second and third time by the Municipal Council this 25th day of April, 2022.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

SCHEDULE 1

CITY OF KELOWNA

**GENERAL MUNICIPAL, DEBT, HOSPITAL AND REGIONAL DISTRICT
TAX RATES - 2022**

PROPERTY CLASS		TAX RATES (DOLLAR OF TAX PER \$1,000 TAXABLE VALUE)					TAXABLE LAND ONLY
		A	B	C	D	E	F
		GENERAL MUNICIPAL	DEBT	LIBRARY	REGIONAL HOSPITAL DISTRICT	REGIONAL DISTRICT	REGIONAL DISTRICT SIR
01	Residential	2.5054	0.0682	0.1083	0.2109	0.1967	0.0217
02	Utilities	15.2284	0.4143	0.6581	0.7382	0.6883	0.0759
03	Supportive Housing	2.5054	0.0682	0.1083	0.2109	0.1967	0.0217
04	Major Industrial	18.8726	0.5134	0.8156	0.7171	0.6687	0.0737
05	Light Industrial	6.3765	0.1735	0.2756	0.7171	0.6687	0.0737
06	Business/Other	6.3765	0.1735	0.2756	0.5167	0.4818	0.0531
08	Recreation/Non-Profit	2.5054	0.0682	0.1083	0.2109	0.1967	0.0217
09	Farm:						
	a) Land	0.5083	0.0140	0.0177	0.2109	0.1967	0.0217
	b) Improvements	1.2289	0.0334	0.0531	0.000	0.0000	0.0000

SCHEDULE 2

CITY OF KELOWNA

2022 LOCAL SERVICE AREA TAX RATES

PROPERTY CLASS	A	B
	DOWNTOWN BUSINESS IMPROVEMENT AREA	UPTOWN RUTLAND BUSINESS IMPROVEMENT AREA
1. RESIDENTIAL	0	0
2. UTILITY	0	0
4. INDUSTRIAL – MAJOR	0	0
5. INDUSTRIAL – LIGHT	1.2486	0.9539
6. BUSINESS	1.2486	0.9539
7. TREE FARM	0	0
8. SEASONAL	0	0
9. FARM		
a) LAND	0	0
b) IMPROVEMENT	0	0

CITY OF KELOWNA

BYLAW NO. 12341

Development Cost Charge Reserve Fund Expenditure Bylaw, 2022

WHEREAS, there is an unappropriated balance in the Development Cost Charge Reserve Fund of One Hundred and Twenty Four Million, Five Hundred and Eighty Five Thousand, Three Hundred and Seventy Three dollars (\$ 124,585,373) as at January 1, 2022.

AND WHEREAS, it is deemed desirable to expend a portion of the monies set aside under said Development Cost Charge Reserve Fund for the purpose of utility, road and land improvement and additions;

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

1. The sum of One Hundred and Twenty Four Million, Five Hundred and Eighty Five Thousand, Three Hundred and Seventy Three dollars (\$ 124,585,373) is hereby appropriated from the Development Cost Charge Reserve Fund to be expended in 2022 for the following purposes:

Land for Park Purposes	\$ 21,428,144
Park Development	\$ 15,036,989
Road Construction	\$ 71,191,065
Wastewater Trunks, Plant & Debt Repayment	\$ 805,085
Water Mains, Pump Stations & Reservoir Construction	\$ 16,124,090

\$ 124,585,373

2. The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified and authorized by resolution of Council.
3. Should any of the above remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the Development Cost Charge Reserve Fund.
4. This bylaw may be cited as the "Development Cost Charge Reserve Fund Expenditure Bylaw, 2022, No. 12341".

Read a first, second and third time by the Municipal Council this 25th day of April, 2022.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12342

Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2022

WHEREAS, there is an unappropriated balance in the Sale of City-Owned Land Reserve Fund of Five Million, Nine Hundred Forty Eight Thousand, Two Hundred Seventeen Dollars (\$5,948,217) as at January 1, 2022.

AND WHEREAS, it is deemed desirable to expend a portion of the monies set aside under said Sale of City-Owned Land Reserve Fund for the purpose of land purchases and enhancements set out below;

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

1. The sum of Five Million, Nine Hundred Forty Eight Thousand, Two Hundred Seventeen Dollars (\$5,948,217) as at January 1, 2022 is hereby appropriated from the Sale of City-Owned Land Reserve Fund to be expended in 2022 for the following purposes:

General Land	\$ 4,628,660
Parks Land	\$ 1,069,291
Housing Opportunity	\$ 250,266
	<u>\$ 5,948,217</u>

2. The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified and authorized by resolution of Council.
3. Should any of the above remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the City-Owned Land Reserve Fund.
4. This bylaw may be cited as the "Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2022, No. 12342".

Read a first, second and third time by the Municipal Council this 25th day of April, 2022.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12350

Sterile Insect Release Program Parcel Tax Bylaw 2022

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

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

1. A Parcel Tax shall be and is hereby imposed and levied upon the owners of land or real property as shown on Schedule "A" attached to and forming part of this bylaw, being served by the Sterile Insect Release Program.
2. The Parcel Tax shall be levied for the 2022 tax year on each parcel of land aforementioned, and the amount of such Parcel Tax shall be One Hundred and Fifty Dollars and Forty Cents (\$150.40) per assessed acre.
3. This bylaw shall be known for all purposes as the "Sterile Insect Release Program Parcel Tax Bylaw 2022 No. 12350".

Read a first, second and third time and adopted by the Municipal Council this 25th day of April, 2022.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule A

Regional District of Central Okanagan
ROLL

2022 OKSIR PARCEL TAX
Jurisdiction 217

Folio	Property Address	Legal Description	Adjusted Acres	x\$150.40
21703108010	1355 LATTA, KELOWNA	Lot 10, Plan KAP1611, Section 1, Township 23, Osoyoos Div of Yale Land District, Except Plan 39146	6.26	\$941.50
21703121000	2355 MCKENZIE, KELOWNA	Lot A, Plan KAP15859, Section 1, Township 23, Osoyoos Div of Yale Land District	3.04	\$457.22
21703121010	2295 MCKENZIE, KELOWNA	Lot 2, Plan KAP33255, Section 1, Township 23, Osoyoos Div of Yale Land District	15.39	\$2,314.66
21703205000	2635 SEXSMITH, KELOWNA	Lot 1, Plan KAP12772, Section 3&33, Township 23, Osoyoos Div of Yale Land District, & TWP 26	8.01	\$1,204.70
21703210125	2517 SEXSMITH, KELOWNA	Lot 10, Plan KAP21431, Section 3&4, Township 23, Osoyoos Div of Yale Land District	6.84	\$1,028.74
21703210210	705 VALLEY, KELOWNA	Lot B, Plan KAP31659, Section 3, Township 23, Osoyoos Div of Yale Land District	4.97	\$747.49
21703236002	770 PACKINGHOUSE, KELOWNA	Lot 1, Plan EPP68383, Section 3,4,9, Township 23, Osoyoos Div of Yale Land District	1.27	\$191.01
21703245000	590 BRENDA, KELOWNA	Lot 25, Block 5, Plan KAP896, Section 4&9, Township 23, Osoyoos Div of Yale Land District	4.85	\$729.44
21703255321	1982 UNION, KELOWNA	Lot A, Plan KAP75150, Section 4, Township 23, Osoyoos Div of Yale Land District	1.00	\$150.40
21703255322	1980 UNION, KELOWNA	Lot B, Plan KAP75150, Section 4, Township 23, Osoyoos Div of Yale Land District	1.00	\$150.40
21703262000	2389 LONGHILL, KELOWNA	Lot 13, Block 9, Plan KAP1068, Section 4, Township 23, Osoyoos Div of Yale Land District, & SEC 33 TWP 26	6.29	\$946.02
21703263000	2206 LONGHILL, KELOWNA	Lot 2, Block 17, Plan KAP1068, Section 4&34, Township 23, Osoyoos Div of Yale Land District, & TWP 26	7.33	\$1,102.43
21703264000	185 VALLEY, KELOWNA	Lot 3, Block 17, Plan KAP1068, Section 4&34, Township 23, Osoyoos Div of Yale Land District, & TWP 26	3.77	\$567.01
21703266000	143 VALLEY, KELOWNA	Lot 5, Block 17, Plan KAP1068, Section 4, Township 23, Osoyoos Div of Yale Land District, Except Plan 20854	3.84	\$577.54
21703267000	1 - 127 VALLEY, KELOWNA	Lot 6, Block 17, Plan KAP1068, Section 4, Township 23, Osoyoos Div of Yale Land District	9.27	\$1,394.21
21703268000	2214 BONN, KELOWNA	Lot 7, Block 17, Plan KAP1068, Section 4, Township 23, Osoyoos Div of Yale Land District, Except Plan 22394	4.51	\$678.30
21703269000	115 VALLEY, KELOWNA	Lot 8, Block 17, Plan KAP1068, Section 4, Township 23, Osoyoos Div of Yale Land District	10.16	\$1,528.06

21703271000	220 MAIL, KELOWNA	Lot 12, Block 17, Plan KAP1068, Section 4, Township 23, Osoyoos Div of Yale Land District	8.45	\$1,270.88
21703272000	180 MAIL, KELOWNA	Lot 13, Block 17, Plan KAP1068, Section 4, Township 23, Osoyoos Div of Yale Land District	7.02	\$1,055.81
21703274000	135 VALLEY, KELOWNA	Lot H, Plan KAP1636, Section 4, Township 23, Osoyoos Div of Yale Land District	3.80	\$571.52
21703278000	800 PACKINGHOUSE, KELOWNA	Lot 3, Plan KAP1884, Section 4&9, Township 23, Osoyoos Div of Yale Land District	1.00	\$150.40
21703279000	2160 SCENIC, KELOWNA	Lot 4, Plan KAP1884, Section 4&9, Township 23, Osoyoos Div of Yale Land District, AMD LOT (DD 79128F)	3.38	\$508.35
21703410000	1250 GLENMORE, KELOWNA	Lot 1, Block 11, Plan KAP1068, Section 9, Township 23, Osoyoos Div of Yale Land District, Except Plan KAP85917	2.24	\$336.90
21703645000	2434 GALE, KELOWNA	Lot 2, Plan KAP1453, Section 23, Township 23, Osoyoos Div of Yale Land District	1.77	\$266.21
21703650000	2801 DRY VALLEY, KELOWNA	Lot 7, Plan KAP1453, Section 23, Township 23, Osoyoos Div of Yale Land District	1.00	\$150.40
21703664000	2155 PIER MAC, KELOWNA	Lot 1, Plan KAP2257, Section 23, Township 23, Osoyoos Div of Yale Land District	2.33	\$350.43
21703664514	2855 DRY VALLEY, KELOWNA	Lot A, Plan KAP37471, Section 23, Township 23, Osoyoos Div of Yale Land District, MOBILE ON GALE RD, Manufactured Home Reg.# 4566	3.56	\$535.42
21703664516	2849 DRY VALLEY, KELOWNA	Lot B, Plan KAP37471, Section 23, Township 23, Osoyoos Div of Yale Land District	10.66	\$1,603.26
21703884000	3310 MATHEWS, KELOWNA	Lot 63, Plan KAP1247, Section 3&34, Township 26, Osoyoos Div of Yale Land District, & TWP 29	5.56	\$836.22
21703905104	4236 SPIERS, KELOWNA	Lot B, Plan KAP92871, Section 3, Township 26, Osoyoos Div of Yale Land District	4.44	\$667.78
21703906000	4233 SPIERS, KELOWNA	Lot 119, Plan KAP1247, Section 3, Township 26, Osoyoos Div of Yale Land District, Except Plan A1060	1.13	\$169.95
21703907000	4221 SPIERS, KELOWNA	Lot 120, Plan KAP1247, Section 3, Township 26, Osoyoos Div of Yale Land District, Manufactured Home Reg.# 72661	11.20	\$1,684.48
21703908000	4215 SPIERS, KELOWNA	Lot 121, Plan KAP1247, Section 3, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21703912000	3030 GRIEVE, KELOWNA	Lot 125, Plan KAP1247, Section 3, Township 26, Osoyoos Div of Yale Land District, Manufactured Home Reg.# B13027	5.50	\$827.20
21703913001	3015 GRIEVE, KELOWNA	Lot 126, Plan KAP1247, Section 3, Township 26, Osoyoos Div of Yale Land District, Manufactured Home Reg.# 068492	6.53	\$982.11
21703913100	3145 GULLEY, KELOWNA	Lot 127, Plan KAP1247, Section 3, Township 26, Osoyoos Div of Yale Land District	8.42	\$1,266.37
21703949320	4280 SPIERS, KELOWNA	Lot B, Plan KAP34609, Section 3, Township 26, Osoyoos Div of Yale Land District	8.63	\$1,297.95
21703949340	4207 SPIERS, KELOWNA	Lot B, Plan KAP47098, Section 3, Township 26, Osoyoos Div of Yale Land District	3.07	\$461.73
21703949390	3480 WATER,	Lot A, Plan KAP71707, Section 3, Township 26, Osoyoos Div of Yale Land	4.16	\$625.66

	KELOWNA	District		
21703950000	3965 TODD, KELOWNA	Parcel B, Plan KAP1247, Section 4, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP44155, ASSIGNED PCL B (D.D.191005F) OF L 154	8.67	\$1,303.97
21703952062	3865 SPIERS, KELOWNA	Lot 138, Plan KAP1247, Section 4, Township 26, Osoyoos Div of Yale Land District, Except Plan H15296 & 39975	6.75	\$1,015.20
21703956000	4201 SPIERS, KELOWNA	Lot 142, Plan KAP1247, Section 4, Township 26, Osoyoos Div of Yale Land District	6.18	\$929.47
21703960000	2699 SAUCIER, KELOWNA	Lot 145, Plan KAP1247, Section 4, Township 26, Osoyoos Div of Yale Land District, EX W 320 FT	1.35	\$203.04
21703965000	4175 TODD, KELOWNA	Lot 150, Plan KAP1247, Section 4, Township 26, Osoyoos Div of Yale Land District, & OF W 1/2 OF SEC 33	8.33	\$1,252.83
21703968000	4067 TODD, KELOWNA	Lot 153, Plan KAP1247, Section 4, Township 26, Osoyoos Div of Yale Land District	5.34	\$803.14
21703971501	2177 WARD, KELOWNA	Lot 157, Plan KAP1247, Section 4, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP78689, KAP88849	1.25	\$188.00
21703971503	2287 WARD, KELOWNA	Lot B, Plan KAP78689, Section 4, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP88849	35.85	\$5,391.84
21703971504	3974 TODD, KELOWNA	Lot 1, Plan KAP88849, Section 4, Township 26, Osoyoos Div of Yale Land District	1.23	\$184.99
21703973000	3980 TODD, KELOWNA	Lot 159, Plan KAP1247, Section 4, Township 26, Osoyoos Div of Yale Land District	2.41	\$362.46
21703979000	2715 HEWLETT, KELOWNA	Lot 3, Plan KAP1656, Section 4, Township 26, Osoyoos Div of Yale Land District, Except Plan B7338	8.30	\$1,248.32
21703981000	2570 SAUCIER, KELOWNA	Parcel A, Plan KAP6018B, Section 4, Township 26, Osoyoos Div of Yale Land District, PCL A OF L 1 PL 1656 S/O PL B6018 (DD 127007F)	1.18	\$177.47
21703985000	2675 HEWLETT, KELOWNA	Lot A, Plan KAP12142, Section 4, Township 26, Osoyoos Div of Yale Land District	4.83	\$726.43
21703990002	3950 SPIERS, KELOWNA	Lot E, Plan KAP12142, Section 4, Township 26, Osoyoos Div of Yale Land District, Except Plan 27157 28923 KAP65455	1.37	\$206.05
21703995027	3920 TODD, KELOWNA	Lot B, Plan KAP21140, Section 4, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21703995159	3955 SPIERS, KELOWNA	Lot A, Plan KAP56989, Section 4, Township 26, Osoyoos Div of Yale Land District	1.40	\$210.56
21703995172	2620 HEWLETT, KELOWNA	Lot 2, Plan KAP92520, Section 4, Township 26, Osoyoos Div of Yale Land District	14.25	\$2,143.20
21703997000	4200 STEWART, KELOWNA	Lot 237, Plan KAP1247, Section 5, Township 26, Osoyoos Div of Yale Land District, & SEC 32 TWP 29	7.79	\$1,171.62
21704008004	4025 CASORSO, KELOWNA	Lot 1, Plan EPP72879, Section 5, Township 26, Osoyoos Div of Yale Land District	5.60	\$842.24
21704008005	4100 TODD, KELOWNA	Lot 2, Plan EPP72879, Section 5, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21704014004	3896A CASORSO, KELOWNA	Lot A, Plan KAP92331, Section 5, Township 26, Osoyoos Div of Yale Land District	7.81	\$1,174.62

21704016000	3877 CASORSO, KELOWNA	Lot 4, Plan KAP2243, Section 5, Township 26, Osoyoos Div of Yale Land District	1.51	\$227.10
21704021000	3995 CASORSO, KELOWNA	Lot 8, Plan KAP2243, Section 5, Township 26, Osoyoos Div of Yale Land District	4.94	\$742.98
21704023001	1989 WARD, KELOWNA	Lot 1, Plan EPP95434, Section 5, Township 26, Osoyoos Div of Yale Land District	8.96	\$1,347.58
21704029000	4153 BEDFORD, KELOWNA	Lot 1, Plan KAP15793, Section 5, Township 26, Osoyoos Div of Yale Land District, (DD D29970) SEC 32 TWP 29	5.77	\$867.81
21704031000	4122 BEDFORD, KELOWNA	Lot 4, Plan KAP15793, Section 5, Township 26, Osoyoos Div of Yale Land District	1.88	\$282.75
21704032158	3860 CASORSO, KELOWNA	Lot 2, Plan KAP89549, Section 5, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21704084000	2090 WARD, KELOWNA	Lot B, Plan KAP1780, Section 8, Township 26, Osoyoos Div of Yale Land District	13.48	\$2,027.39
21704118205	1950 WARD, KELOWNA	Lot A, Plan KAP48946, Section 8, Township 12, Osoyoos Div of Yale Land District	12.00	\$1,804.80
21704118206	1990 WARD, KELOWNA	Lot B, Plan KAP48946, Section 8, Township 12, Osoyoos Div of Yale Land District	1.76	\$264.70
21704121000	3677 SPIERS, KELOWNA	Lot 1, Block 2, Plan KAP1072, Section 9, Township 26, Osoyoos Div of Yale Land District, Except Plan B5219 14900	7.25	\$1,090.40
21704127000	3663 SPIERS, KELOWNA	Lot 2, Plan KAP1765, Section 9, Township 26, Osoyoos Div of Yale Land District, Except Plan 19631 KAP45040 KAP70726	7.25	\$1,090.40
21704151030	3769 SPIERS, KELOWNA	Lot 1, Plan KAP23684, Section 9, Township 26, Osoyoos Div of Yale Land District	1.66	\$249.66
21704151105	2190 GULLEY, KELOWNA	Lot A, Plan KAP26008, Section 9, Township 26, Osoyoos Div of Yale Land District	7.69	\$1,156.58
21704151140	3664 SPIERS, KELOWNA	Lot A, Plan KAP28797, Section 9, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP64833	4.93	\$741.47
21704151150	3668 SPIERS, KELOWNA	Lot B, Plan KAP28797, Section 9, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21704151155	3678 SPIERS, KELOWNA	Lot C, Plan KAP28797, Section 9, Township 26, Osoyoos Div of Yale Land District	6.48	\$974.59
21704151192	2777 K.L.O., KELOWNA	Lot A, Plan KAP43297, Section 9&10, Township 26, Osoyoos Div of Yale Land District	9.55	\$1,436.32
21704151195	3740 HART, KELOWNA	Lot 6, Plan KAP29282, Section 9, Township 26, Osoyoos Div of Yale Land District	11.79	\$1,773.22
21704151200	2452 GULLEY, KELOWNA	Lot 7, Plan KAP29282, Section 9, Township 26, Osoyoos Div of Yale Land District	20.34	\$3,059.14
21704151210	2725 K.L.O., KELOWNA	Lot A, Plan KAP45934, Section 9 & 10, Township 26, Osoyoos Div of Yale Land District	23.06	\$3,468.22
21704151260	2295 K.L.O., KELOWNA	Lot 2, Plan KAP33463, Section 9, Township 26, Osoyoos Div of Yale Land District	4.16	\$625.66
21704151265	3551 SPIERS, KELOWNA	Lot 3, Plan KAP33463, Section 9, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP44147	2.86	\$430.14

21704151292	2202 GULLEY, KELOWNA	Lot A, Plan KAP44147, Section 9, Township 26, Osoyoos Div of Yale Land District	3.85	\$579.04
21704152000	3690 POOLEY, KELOWNA	Section 10, Township 26, Osoyoos Div of Yale Land District, N 10 CHAINS OF E 1/2 OF NE 1/4	16.99	\$2,555.30
21704156000	3455 ROSE, KELOWNA	Lot 4, Plan KAP355, Section 10, Township 26, Osoyoos Div of Yale Land District	12.19	\$1,833.38
21704157051	3480 FITZGERALD, KELOWNA	Lot 5, Plan KAP355, Part E1/2, Section 10, Township 26, Osoyoos Div of Yale Land District, Except Plan 30818	10.07	\$1,514.53
21704159000	3030 MCCULLOCH, KELOWNA	Lot 4, Plan KAP790, Section 10, Township 26, Osoyoos Div of Yale Land District, Except Plan 11840	3.81	\$573.02
21704160001	3090 MCCULLOCH, KELOWNA	Lot 5, Plan KAP790, Section 10, Township 26, Osoyoos Div of Yale Land District, Except Plan 18708 33271	5.64	\$848.26
21704161000	3641 HART, KELOWNA	Lot 7, Plan KAP790, Part N1/2, Section 10, Township 26, Osoyoos Div of Yale Land District	3.11	\$467.74
21704167000	3286 MCCULLOCH, KELOWNA	Lot 3, Plan KAP978, Section 10, Township 26, Osoyoos Div of Yale Land District	6.46	\$971.58
21704171000	3131 POOLEY, KELOWNA	Lot 2, Plan KAP1517, Section 10, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21704173000	3020 MCCULLOCH, KELOWNA	Lot 3, Plan KAP1517, Section 10, Township 26, Osoyoos Div of Yale Land District, Except Plan B1212 B5633	1.47	\$221.09
21704174002	3099 MCCULLOCH, KELOWNA	Lot B, Plan KAP71621, Section 10, Township 26, Osoyoos Div of Yale Land District	2.91	\$437.66
21704176000	3591 HART, KELOWNA	Lot 3, Plan KAP1589, Section 10, Township 26, Osoyoos Div of Yale Land District	3.33	\$500.83
21704179000	3635 REEKIE, KELOWNA	Lot A, Plan KAP2038, Section 10, Township 26, Osoyoos Div of Yale Land District	11.36	\$1,708.54
21704180000	3695 FITZGERALD, KELOWNA	Lot B, Plan KAP2038, Section 10, Township 26, Osoyoos Div of Yale Land District	22.54	\$3,390.02
21704181000	3520 REEKIE, KELOWNA	Lot 1, Plan KAP2398, Section 10, Township 26, Osoyoos Div of Yale Land District, Manufactured Home Reg.# 73821	3.95	\$594.08
21704183000	3680 REEKIE, KELOWNA	Lot 2, Plan KAP2398, Section 10, Township 26, Osoyoos Div of Yale Land District	6.11	\$918.94
21704184000	3096 MCCULLOCH, KELOWNA	Lot 1, Plan KAP2957, Section 10, Township 26, Osoyoos Div of Yale Land District, Except Plan 10713 & KAP46590	1.00	\$150.40
21704194000	3275 MCCULLOCH, KELOWNA	Lot 1, Plan KAP6530, Section 10, Township 26, Osoyoos Div of Yale Land District	12.18	\$1,831.87
21704198000	3524 ROSE, KELOWNA	Lot A, Plan KAP11840, Section 10, Township 26, Osoyoos Div of Yale Land District, Manufactured Home Reg.# 078725	9.18	\$1,380.67
21704199100	3564 ROSE, KELOWNA	Lot A, Plan KAP18708, Section 10, Township 26, Osoyoos Div of Yale Land District	11.96	\$1,798.78
21704199156	3269 MCCULLOCH, KELOWNA	Lot 2, Plan KAP90496, Section 10, Township 26, Osoyoos Div of Yale Land District	2.06	\$309.82
21704199180	3301 MCCULLOCH, KELOWNA	Lot 2, Plan KAP28811, Section 3, Township 26, Osoyoos Div of Yale Land District, & SEC 10	14.83	\$2,230.43

21704199252	3630 FITZGERALD, KELOWNA	Lot B, Plan KAP30817, Section 10, Township 26, Osoyoos Div of Yale Land District, EX MH OCCUPIER (SEE 217-04199-253)	10.10	\$1,519.04
21704199256	3661 HART, KELOWNA	Lot A, Plan KAP31613, Section 10, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21704199278	3565 ROSE, KELOWNA	Lot A, Plan KAP38325, Section 10, Township 26, Osoyoos Div of Yale Land District	7.87	\$1,183.65
21704199308	3665 HART, KELOWNA	Lot 1, Plan EPP74364, Section 10, Township 26, Osoyoos Div of Yale Land District	3.89	\$585.06
21704209000	2502 BELGO, KELOWNA	Lot 6, Block 16, Plan KAP1380, Section 11, Township 26, Osoyoos Div of Yale Land District, Except Plan B1528 H17537, Manufactured Home Reg.# 46438	6.51	\$979.10
21704214000	2605 BELGO, KELOWNA	Lot 3, Block 17, Plan KAP1380, Section 11, Township 26, Osoyoos Div of Yale Land District, Except Plan H17537, EXC R/S 7534 .153 AC	8.54	\$1,284.42
21704215000	2505 BELGO, KELOWNA	Lot 4, Block 17, Plan KAP1380, Section 11, Township 26, Osoyoos Div of Yale Land District, Except Plan H17537 KAP68946 KAP76995	6.51	\$979.10
21704220000	3950 BORLAND, KELOWNA	Plan KAP1862B, Section 11, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP70445	2.92	\$439.17
21704222000	3527 BEMROSE, KELOWNA	Lot 2, Plan KAP2005, Section 11, Township 26, Osoyoos Div of Yale Land District, Manufactured Home Reg.# 70201	3.17	\$476.77
21704223000	3835 BORLAND, KELOWNA	Lot A, Plan KAP2645, Section 11, Township 26, Osoyoos Div of Yale Land District	4.08	\$613.63
21704228000	3625 BEMROSE, KELOWNA	Lot A, Plan KAP4553, Section 11, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP59561	7.45	\$1,120.48
21704232000	3647 BEMROSE, KELOWNA	Lot 1, Plan KAP5787, Section 11, Township 26, Osoyoos Div of Yale Land District, Manufactured Home Reg.# 72602	2.94	\$442.18
21704234000	4010 SENGHER, KELOWNA	Lot A, Plan KAP6005, Section 11, Township 26, Osoyoos Div of Yale Land District	25.25	\$3,797.60
21704235000	3975 SENGHER, KELOWNA	Lot A, Plan KAP6633, Section 11, Township 26, Osoyoos Div of Yale Land District	2.62	\$394.05
21704237120	2149 BELGO, KELOWNA	Lot 1, Block 17, Plan KAP31521, Section 11&14, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP69980 & KAP73861	10.04	\$1,510.02
21704237130	2327 BELGO, KELOWNA	Lot 1, Plan KAP33009, Section 11, Township 26, Osoyoos Div of Yale Land District, Except Plan H17537, EPP30052	9.29	\$1,397.22
21704237137	3547 BEMROSE, KELOWNA	Lot 1, Plan KAP71097, Section 26, Township 11, Osoyoos Div of Yale Land District	1.00	\$150.40
21704237138	2547 BELGO, KELOWNA	Lot A, Plan KAP76995, Section 11, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21704237139	3567 BEMROSE, KELOWNA	Lot A, Plan KAP77725, Section 11, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21704243000	2455 WALBURN, KELOWNA	Lot B, Plan KAP3238B, Section 12, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP68575, PT L B OF PL 1639 S/O ON PL B3238	6.94	\$1,043.78
21704245051	2601 WALBURN, KELOWNA	Lot 2, Plan KAP62978, Section 12, Township 26, Osoyoos Div of Yale Land District	2.11	\$317.34
21704247000	1190 LEWIS,	Lot 9, Block 9, Plan KAP1380, Section 13, Township 26, Osoyoos Div of	8.08	\$1,215.23

	KELOWNA	Yale Land District, Except Plan 10873, Manufactured Home Reg.# 70462		
21704248000	2290 GARNER, KELOWNA	Lot 2, Block 18, Plan KAP1380, Section 13, Township 26, Osoyoos Div of Yale Land District	7.52	\$1,131.01
21704249000	2148 WALBURN, KELOWNA	Lot 4, Block 18, Plan KAP1380, Section 13, Township 26, Osoyoos Div of Yale Land District	10.44	\$1,570.18
21704254000	1093 TEASDALE, KELOWNA	Lot 8, Block 20, Plan KAP1380, Section 13&14, Township 26, Osoyoos Div of Yale Land District	5.17	\$777.57
21704258000	1404 LEWIS, KELOWNA	Lot 2, Plan KAP1926, Section 13, Township 26, Osoyoos Div of Yale Land District, Except Plan H16654, Manufactured Home Reg.# 52828	9.97	\$1,499.49
21704261000	1839 WALBURN, KELOWNA	Lot 7, Plan KAP1926, District Lot 508, Section 13, Township 26, Osoyoos Div of Yale Land District	5.61	\$843.74
21704269002	2015 WALBURN, KELOWNA	Lot 2, Plan KAP4119, Section 13, Township 26, Osoyoos Div of Yale Land District, Except Plan 20534, 34516, Manufactured Home Reg.# 76344	1.00	\$150.40
21704270003	1959 WALBURN, KELOWNA	Lot B, Plan KAP91170, Section 13, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21704310500	2021 WALBURN, KELOWNA	Lot A, Plan KAP34516, Section 13, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21704315000	3855 EAST KELOWNA, KELOWNA	Lot 13, Plan KAP665, Section 14, Township 26, Osoyoos Div of Yale Land District, Except Plan 20082 & KAP44096	4.96	\$745.98
21704317000	2075 BELGO, KELOWNA	Lot 9, Block 17, Plan KAP1380, Section 14, Township 26, Osoyoos Div of Yale Land District, Except Plan 19507 & KAP69980	3.07	\$461.73
21704318001	1865 BELGO, KELOWNA	Lot 11, Block 17, Plan KAP1380, Section 14, Township 26, Osoyoos Div of Yale Land District, Except Plan 32086	8.04	\$1,209.22
21704319000	2280 HOLLYWOOD, KELOWNA	Lot 12, Block 17, Plan KAP1380, Section 14, Township 26, Osoyoos Div of Yale Land District, Except Plan H13888 KAP52999	1.67	\$251.17
21704324000	1650 GEEN, KELOWNA	Lot 3, Block 19, Plan KAP1380, Section 14, Township 26, Osoyoos Div of Yale Land District	1.64	\$246.66
21704325001	1390 GEEN, KELOWNA	Lot A, Plan KAP90868, Section 14, Township 26, Osoyoos Div of Yale Land District	5.27	\$792.61
21704327004	1595 TEASDALE, KELOWNA	Lot B, Plan EPP32484, Section 14, Township 26, Osoyoos Div of Yale Land District	2.87	\$431.65
21704329000	1409 TEASDALE, KELOWNA	Lot 8, Block 19, Plan KAP1380, Section 14, Township 26, Osoyoos Div of Yale Land District, Except Plan 18554	1.00	\$150.40
21704330000	1555 TEASDALE, KELOWNA	Lot 10, Block 19, Plan KAP1380, Section 14, Township 26, Osoyoos Div of Yale Land District, EX PT INCL IN PL ATTACHED TO DD188738F	1.04	\$156.42
21704334001	1225 TEASDALE, KELOWNA	Lot 6, Block 20, Plan KAP1380, Section 14, Township 26, Osoyoos Div of Yale Land District, Except Plan 23119	3.66	\$550.46
21704335000	1103 TEASDALE, KELOWNA	Lot 7, Block 20, Plan KAP1380, Section 14, Township 26, Osoyoos Div of Yale Land District	2.17	\$326.37
21704343000	2270 HOLLYWOOD, KELOWNA	Lot A, Plan KAP1845, Section 14, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21704344000	2015 BELGO, KELOWNA	Lot B, Plan KAP1845, Section 14, Township 26, Osoyoos Div of Yale Land District, Except Plan EPP76229	8.87	\$1,334.05

21704345000	1525 GEEN, KELOWNA	Lot A, Plan KAP1846, Section 14, Township 26, Osoyoos Div of Yale Land District	1.45	\$218.08
21704350000	1469 TEASDALE, KELOWNA	Lot 1, Plan KAP4384, Section 14, Township 26, Osoyoos Div of Yale Land District	7.19	\$1,081.38
21704351000	1429 TEASDALE, KELOWNA	Lot 2, Plan KAP4384, Section 14, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21704360093	3754 EAST KELOWNA, KELOWNA	Lot B, Plan KAP84170, Section 14, Township 26, Osoyoos Div of Yale Land District, Manufactured Home Reg.# 14820	6.87	\$1,033.25
21704360267	1708 GEEN, KELOWNA	Lot 1, Plan KAP82075, Section 14, Township 26, Osoyoos Div of Yale Land District, Manufactured Home Reg.# 103088	2.18	\$327.87
21704360268	1605 GEEN, KELOWNA	Lot 2, Plan KAP82075, Section 14, Township 26, Osoyoos Div of Yale Land District	6.99	\$1,051.30
21704360354	1950 BELGO, KELOWNA	Lot 2, Plan KAP25528, Section 14, Township 26, Osoyoos Div of Yale Land District	14.26	\$2,144.70
21704360527	3795 EAST KELOWNA, KELOWNA	Lot A, Plan KAP58793, Section 14, Township 26, Osoyoos Div of Yale Land District, Manufactured Home Reg.# 64814	1.72	\$258.69
21704364000	2995 DUNSTER, KELOWNA	Lot 6, Plan KAP187, Section 15, Township 26, Osoyoos Div of Yale Land District, N 378 FT L 6	1.00	\$150.40
21704365000	3098 EAST KELOWNA, KELOWNA	Lot 6, Plan KAP187, Part N1/2, Section 15, Township 26, Osoyoos Div of Yale Land District, Portion EXC NLY 378 FT	1.08	\$162.43
21704366000	3002 EAST KELOWNA, KELOWNA	Lot 6, Plan KAP187, Section 15, Township 26, Osoyoos Div of Yale Land District, W 1/2 OF THE S 1/2 OF L 6	2.39	\$359.46
21704367000	2855 DUNSTER, KELOWNA	Lot 7, Plan KAP187, Part N1/2, Section 15, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP77776	15.87	\$2,386.85
21704368000	3152 EAST KELOWNA, KELOWNA	Lot 7, Plan KAP187, Part S1/2, Section 15, Township 26, Osoyoos Div of Yale Land District, Manufactured Home Reg.# 11658	13.29	\$1,998.82
21704369000	2795 DUNSTER, KELOWNA	Lot 8, Plan KAP187, Part N1/2, Section 15, Township 26, Osoyoos Div of Yale Land District	17.25	\$2,594.40
21704370002	3250 EAST KELOWNA, KELOWNA	Lot B, Plan EPP54381, Section 15, Township 26, Osoyoos Div of Yale Land District	13.16	\$1,979.26
21704372000	3208 REID, KELOWNA	Lot 18, Plan KAP187, Section 15, Township 26, Osoyoos Div of Yale Land District, N 740.8 FT L 18	6.07	\$912.93
21704375000	3350 POOLEY, KELOWNA	Lot 20, Plan KAP187, Section 15, Township 26, Osoyoos Div of Yale Land District, Except Plan B1536 B1720 5512	3.62	\$544.45
21704379000	3073 DUNSTER, KELOWNA	Lot 12, Plan KAP665, Section 16, Township 26, Osoyoos Div of Yale Land District	3.89	\$585.06
21704380000	3502 EAST KELOWNA,	Lot 11, Plan KAP187, Section 15, Township 26, Osoyoos Div of Yale Land District, Portion SHOWN ON PL B716	8.21	\$1,234.78

	KELOWNA			
21704381000	2947 EAST KELOWNA, KELOWNA	Lot 1, Plan KAP736, Section 15, Township 26, Osoyoos Div of Yale Land District	7.42	\$1,115.97
21704382000	2981 EAST KELOWNA, KELOWNA	Lot 2, Plan KAP736, Section 15, Township 26, Osoyoos Div of Yale Land District	5.78	\$869.31
21704385000	3072 EAST KELOWNA, KELOWNA	Lot 6, Plan KAP821B, Section 15, Township 26, Osoyoos Div of Yale Land District, E 1/2 OF S 1/2 OF L 6 PL 187 S/O PL B821	1.33	\$200.03
21704386002	3652 EAST KELOWNA, KELOWNA	Lot 12, Plan KAP187, Part E1/2, Section 15, Township 26, Osoyoos Div of Yale Land District, Portion (PL B900)	1.07	\$160.93
21704387000	3183 DUNSTER, KELOWNA	Plan KAP187, Section 15, Township 26, Osoyoos Div of Yale Land District, N 1/2 OF S 1/2 OF LOT 5 SHOWN ON PL B1156, Manufactured Home Reg.# 15739	2.74	\$412.10
21704394000	3582 EAST KELOWNA, KELOWNA	Lot B, Plan KAP1670, Section 15, Township 26, Osoyoos Div of Yale Land District	2.19	\$329.38
21704396000	2960 MCCULLOCH, KELOWNA	Lot B, Plan KAP1703, Section 15, Township 26, Osoyoos Div of Yale Land District, Except Plan B4658	4.42	\$664.77
21704400000	3430 POOLEY, KELOWNA	Lot B, Plan KAP1725, Section 15, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP53451	10.32	\$1,552.13
21704402000	3251 EAST KELOWNA, KELOWNA	Lot 1, Plan KAP3379, Section 15, Township 26, Osoyoos Div of Yale Land District	3.89	\$585.06
21704404000	3260 POOLEY, KELOWNA	Lot 3, Plan KAP3379, Section 15, Township 26, Osoyoos Div of Yale Land District	9.13	\$1,373.15
21704412000	3288 REID, KELOWNA	Lot A, Plan KAP4618, Section 15, Township 26, Osoyoos Div of Yale Land District, Except Plan B7432	11.02	\$1,657.41
21704416000	3329 EAST KELOWNA, KELOWNA	Lot 1, Plan KAP5512, Section 15, Township 26, Osoyoos Div of Yale Land District	2.47	\$371.49
21704418000	3375 DALL, KELOWNA	Lot 1, Plan KAP6585, Section 15, Township 26, Osoyoos Div of Yale Land District	3.44	\$517.38
21704420000	3060 POOLEY, KELOWNA	Lot 2, Plan KAP6585, Section 15, Township 26, Osoyoos Div of Yale Land District, Except Plan EPP90643	2.15	\$323.36
21704423190	3350 EAST KELOWNA, KELOWNA	Lot 1, Plan KAP30593, Section 15, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21704423192	3310 EAST KELOWNA, KELOWNA	Lot 2, Plan KAP30593, Section 15, Township 26, Osoyoos Div of Yale Land District	11.89	\$1,788.26
21704423194	3410 POOLEY,	Lot A, Plan KAP34483, Section 15, Township 26, Osoyoos Div of Yale Land	1.65	\$248.16

	KELOWNA	District		
21704423198	3120 POOLEY, KELOWNA	Lot B, Plan KAP34888, Section 15, Township 26, Osoyoos Div of Yale Land District	9.08	\$1,365.63
21704423205	3480 POOLEY, KELOWNA	Lot A, Plan KAP53451, Section 15, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21704423207	3367 REID, KELOWNA	Lot B, Plan KAP55650, Section 15, Township 26, Osoyoos Div of Yale Land District	1.86	\$279.74
21704423209	3360 REID, KELOWNA	Lot 2, Plan KAP56635, Section 15, Township 26, Osoyoos Div of Yale Land District	4.48	\$673.79
21704428000	3395 NEID, KELOWNA	Lot 26, Plan KAP187, Section 16, Township 26, Osoyoos Div of Yale Land District, Except Plan B129, S 1/2 OF LOT, Manufactured Home Reg.# B02269	1.00	\$150.40
21704432000	3194 DUNSTER, KELOWNA	Lot 5, Plan KAP665, Section 16, Township 26, Osoyoos Div of Yale Land District	1.94	\$291.78
21704433000	3172 DUNSTER, KELOWNA	Lot 6, Plan KAP665, Section 16, Township 26, Osoyoos Div of Yale Land District	1.17	\$175.97
21704436000	1 - 3042 DUNSTER, KELOWNA	Lot 9, Plan KAP665, Section 16, Township 26, Osoyoos Div of Yale Land District	1.67	\$251.17
21704525228	2877 EAST KELOWNA, KELOWNA	Lot B, Plan KAP33697, Section 16, Township 26, Osoyoos Div of Yale Land District	1.26	\$189.50
21704525503	2690 BEWLAY, KELOWNA	Lot 1, Plan KAP56199, Section 16, Township 26, Osoyoos Div of Yale Land District	3.20	\$481.28
21704574000	2990 DUNSTER, KELOWNA	Plan KAP1353B, Part SE1/4, Section 21, Township 26, Osoyoos Div of Yale Land District, THAT PART OF THE FRACTIONAL	9.71	\$1,460.38
21704591000	2934 DUNSTER, KELOWNA	Lot C, Plan KAP1700, Section 22, Township 26, Osoyoos Div of Yale Land District	7.88	\$1,185.15
21704805214	2960 DUNSTER, KELOWNA	Lot 1, Plan KAP73437, Section 22, Township 26, Osoyoos Div of Yale Land District	12.04	\$1,810.82
21704825001	1 - 1368 TEASDALE, KELOWNA	Lot 3, Plan KAP2329, Section 23, Township 26, Osoyoos Div of Yale Land District, Except Plan 4697, 34964, H12752	21.74	\$3,269.70
21704898001	879 HIGHWAY 33, KELOWNA	Lot 1, Plan EPP32580, Section 23&24, Township 26, Osoyoos Div of Yale Land District	5.75	\$864.80
21705479000	3363 SPRINGFIELD, KELOWNA	Lot 5, Plan KAP1802, Section 24, Township 26, Osoyoos Div of Yale Land District, Except Plan H8383, H12752, KAP88622	1.00	\$150.40
21705502130	811 HIGHWAY 33, KELOWNA	Lot A, Plan KAP23321, Section 24, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP88565	1.21	\$181.98
21705502305	1151 LEWIS, KELOWNA	Lot A, Plan KAP33567, Section 24, Township 26, Osoyoos Div of Yale Land District	1.57	\$236.13
21705502310	881 HIGHWAY 33, KELOWNA	Lot B, Plan KAP33567, Section 24, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP89364, EPP7143	8.43	\$1,267.87
21705503005	688 WEBSTER, KELOWNA	Lot 1, Plan KAP92447, Section 25, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40

21705510000	920 HARTMAN, KELOWNA	Lot 3, Plan KAP731, Section 25, Township 26, Osoyoos Div of Yale Land District, C OF T 143842F	5.77	\$867.81
21705511000	1130 HARTMAN, KELOWNA	Lot 4, Plan KAP731, Section 25, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP78162	1.09	\$163.94
21705512000	690 MUGFORD, KELOWNA	Lot 3, Plan KAP603, Section 25, Township 26, Osoyoos Div of Yale Land District, Portion SHOWN ON PL B797	4.32	\$649.73
21705513004	1120 GIBSON, KELOWNA	Lot B, Plan EPP11757, Section 25, Township 26, Osoyoos Div of Yale Land District	4.28	\$643.71
21705514000	1145 MORRISON, KELOWNA	Lot 2, Plan KAP1515, Section 25, Township 26, Osoyoos Div of Yale Land District	1.63	\$245.15
21705519002	1610 SWAINSON, KELOWNA	Lot 1, Plan KAP77945, Section 25 & 30, Township 26, Osoyoos Div of Yale Land District, & SEC 27	10.30	\$1,549.12
21705524000	1308 MCKENZIE, KELOWNA	Lot 12, Plan KAP1760, Section 25, Township 26, Osoyoos Div of Yale Land District, Except Plan B4687 & KAP77650	4.42	\$664.77
21705530000	1550 SWAINSON, KELOWNA	Lot 1, Plan KAP77944, Section 25 & 30, Township 26, Osoyoos Div of Yale Land District, & TWP 27	13.42	\$2,018.37
21705548000	1090 MCKENZIE, KELOWNA	Lot 2, Plan KAP4586, Section 25, Township 26, Osoyoos Div of Yale Land District, Except Plan B7112 19263 20308	26.74	\$4,021.70
21705561000	690 HARTMAN, KELOWNA	Lot A, Plan KAP5499, Section 25, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP60758, KAP87365	16.60	\$2,496.64
21705579469	1045 EL PASO, KELOWNA	Lot 22, Plan KAP22986, Section 25, Township 26, Osoyoos Div of Yale Land District	5.95	\$894.88
21705579575	839 HARTMAN, KELOWNA	Lot 2, Plan KAP29183, Section 25, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP58413	11.16	\$1,678.46
21705579684	837 HARTMAN, KELOWNA	Lot A, Plan KAP35135, Section 25, Township 26, Osoyoos Div of Yale Land District	2.66	\$400.06
21706374002	563 VALLEY, KELOWNA	Lot 1, Plan EPP32871, Section 32, Township 26, Osoyoos Div of Yale Land District, & SEC'S 28 & 33	1.00	\$150.40
21706470000	483 VALLEY, KELOWNA	Lot 1, Block 9, Plan KAP896, Section 32, Township 26, Osoyoos Div of Yale Land District	5.47	\$822.69
21706471000	463 VALLEY, KELOWNA	Lot 2, Block 9, Plan KAP896, Section 32&33, Township 26, Osoyoos Div of Yale Land District	1.55	\$233.12
21706499001	445 VALLEY, KELOWNA	Lot 3, Block 9, Plan KAP896, Section 33, Township 26, Osoyoos Div of Yale Land District, Except Plan 13784 23545	3.75	\$564.00
21706501000	2224 ROJEM, KELOWNA	Lot 4, Block 9, Plan KAP896, Section 33, Township 26, Osoyoos Div of Yale Land District	2.06	\$309.82
21706502000	389 VALLEY, KELOWNA	Lot 5, Block 9, Plan KAP896, Section 33, Township 26, Osoyoos Div of Yale Land District	5.05	\$759.52
21706507000	2429 LONGHILL, KELOWNA	Lot 14, Block 9, Plan KAP1068, Section 33, Township 26, Osoyoos Div of Yale Land District	7.01	\$1,054.30
21706508000	2449 LONGHILL, KELOWNA	Lot 15, Block 9, Plan KAP1068, Section 33, Township 26, Osoyoos Div of Yale Land District, Except Plan B6691	1.46	\$219.58
21706510000	120 MAIL, KELOWNA	Lot 15, Block 17, Plan KAP1068, Section 33&34, Township 26, Osoyoos Div of Yale Land District	7.80	\$1,173.12

21706511000	102 MAIL, KELOWNA	Lot 16, Block 17, Plan KAP1068, Section 33&34, Township 26, Osoyoos Div of Yale Land District, Except Plan 18945	8.44	\$1,269.38
21706515000	545 RIFLE, KELOWNA	Lot 7, Block 21, Plan KAP1249, Section 33&34, Township 26, Osoyoos Div of Yale Land District	6.11	\$918.94
21706524000	30 - 2300 SILVER, KELOWNA	Lot 8, Block 22, Plan KAP1249, Section 33, Township 26, Osoyoos Div of Yale Land District	3.43	\$515.87
21706527000	2255 ROJEM, KELOWNA	Lot 11, Block 22, Plan KAP1249, Section 33, Township 26, Osoyoos Div of Yale Land District	4.42	\$664.77
21706528000	2309 ROJEM, KELOWNA	Lot 12, Block 22, Plan KAP1249, Section 33, Township 26, Osoyoos Div of Yale Land District	4.36	\$655.74
21706529000	2323 ROJEM, KELOWNA	Lot 13, Block 22, Plan KAP1249, Section 33, Township 26, Osoyoos Div of Yale Land District	1.04	\$156.42
21706533000	2379 ROJEM, KELOWNA	Lot 17, Block 22, Plan KAP1249, Section 33, Township 26, Osoyoos Div of Yale Land District, Except Plan B6651	1.97	\$296.29
21706554140	2400 LONGHILL, KELOWNA	Lot A, Plan KAP26592, Section 4&33, Township 23, Osoyoos Div of Yale Land District, & TWP 26	2.41	\$362.46
21706554197	530 RIFLE, KELOWNA	Lot 2, Plan KAP33461, Section 33, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21706557002	2710 LONGHILL, KELOWNA	Lot B, Plan KAP88097, Section 34, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21706612470	2512 LONGHILL, KELOWNA	Lot A, Plan KAP26258, Section 33&34, Township 26, Osoyoos Div of Yale Land District, Except Plan 40166, Manufactured Home Reg.# 85193	13.49	\$2,028.90
21706612672	2614 LONGHILL, KELOWNA	Lot 1, Plan KAP40166, Section 34, Township 26, Osoyoos Div of Yale Land District	2.17	\$326.37
21706645000	610 MOYER, KELOWNA	Lot 26, Plan KAP425, Section 35&36, Township 26, Osoyoos Div of Yale Land District	3.61	\$542.94
21706647000	610 CORNISH, KELOWNA	Lot 28, Plan KAP425, Section 35, Township 26, Osoyoos Div of Yale Land District, & SEC 36	7.94	\$1,194.18
21706658000	355 CORNISH, KELOWNA	Lot 41, Plan KAP425, Section 35, Township 26, Osoyoos Div of Yale Land District	3.64	\$547.46
21706661000	298 CORNISH, KELOWNA	Lot 45, Plan KAP425, Section 35, Township 26, Osoyoos Div of Yale Land District	4.31	\$648.22
21706723000	310 FITZPATRICK, KELOWNA	Lot 2, Plan KAP9092, Section 35, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21706773003	1685 RUTLAND, KELOWNA	Lot 3, Plan KAP18313, Section 35, Township 26, Osoyoos Div of Yale Land District	2.05	\$308.32
21706773440	585 CORNISH, KELOWNA	Lot 1, Plan KAP19142, Section 35, Township 26, Osoyoos Div of Yale Land District	3.86	\$580.54
21706774244	245 CORNISH, KELOWNA	Lot B, Plan KAP43294, Section 35, Township 26, Osoyoos Div of Yale Land District	2.16	\$324.86
21706776850	2105 MORRISON, KELOWNA	Lot 1, Plan KAP425, Section 36, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP77337	7.05	\$1,060.32
21706776900	1990 MCKENZIE, KELOWNA	Lot 2, Plan KAP425, Section 36, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP78155, KAP92012	10.53	\$1,583.71

21706777000	1900 MCKENZIE, KELOWNA	Lot 3, Plan KAP425, Part N1/2, Section 36, Township 26, Osoyoos Div of Yale Land District	5.20	\$782.08
21706778000	1893 MORRISON, KELOWNA	Lot 3, Plan KAP425, Part S1/2, Section 36, Township 26, Osoyoos Div of Yale Land District	2.63	\$395.55
21706788000	1304 MORRISON, KELOWNA	Lot 10, Plan KAP425, Section 36, Township 26, Osoyoos Div of Yale Land District	7.59	\$1,141.54
21706789000	819 MOYER, KELOWNA	Lot 11, Plan KAP425, Section 36, Township 26, Osoyoos Div of Yale Land District, Manufactured Home Reg.# 82699	3.98	\$598.59
21706792000	2062 MORRISON, KELOWNA	Lot 14, Plan KAP425, Section 36, Township 26, Osoyoos Div of Yale Land District	4.79	\$720.42
21706794000	2 - 685 OLD VERNON, KELOWNA	Lot 16, Plan KAP425, Section 35 & 36, Township 26, Osoyoos Div of Yale Land District	3.98	\$598.59
21706796000	745 CORNISH, KELOWNA	Lot 18, Plan KAP425, Section 35 & 36, Township 26, Osoyoos Div of Yale Land District	6.35	\$955.04
21706799510	1425 MORRISON, KELOWNA	Lot B, Plan EPP15301, Section 36, Township 26, Osoyoos Div of Yale Land District	7.41	\$1,114.46
21706803000	1350 HORNING, KELOWNA	Lot 20, Plan KAP1760, Section 36, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP53546	14.63	\$2,200.35
21706805005	1920 MCCURDY, KELOWNA	Lot 3, Plan KAP91486, Section 31, Township 27, Osoyoos Div of Yale Land District	8.19	\$1,231.78
21706806000	1431 LATTA, KELOWNA	Lot 24, Plan KAP1760, Section 36&31, Township 26, Osoyoos Div of Yale Land District, & TWP 27	1.00	\$150.40
21706807001	1305 LATTA, KELOWNA	Lot 25, Plan KAP1760, Section 36, Township 26, Osoyoos Div of Yale Land District, Except Plan B4218 & 33998	7.55	\$1,135.52
21706810002	1341 LATTA, KELOWNA	Lot 28, Plan KAP1760, Section 36, Township 26, Osoyoos Div of Yale Land District, Except Plan 31944	9.96	\$1,497.98
21706814007	1448 LATTA, KELOWNA	Lot 3, Plan KAP91485, Section 31, Township 27, Osoyoos Div of Yale Land District, & OF SEC 36 TWP 26	17.21	\$2,588.38
21706817001	1331 MCCURDY, KELOWNA	Lot 1, Plan KAP4060, Section 36, Township 26, Osoyoos Div of Yale Land District, Except Plan 30660 KAP67186	19.59	\$2,946.34
21706819000	1545 MCCURDY, KELOWNA	Lot 3, Plan KAP4060, Section 36, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP56029 & KAP63091	15.92	\$2,394.37
21706820000	1445 LATTA, KELOWNA	Lot 25, Plan KAP4218B, Section 36, Township 26, Osoyoos Div of Yale Land District	5.18	\$779.07
21706828500	1750 MCKENZIE, KELOWNA	Lot B, Plan KAP25654, Section 36, Township 26, Osoyoos Div of Yale Land District, Except Plan KAP90335	10.24	\$1,540.10
21706828524	1700 MCKENZIE, KELOWNA	Lot D, Plan KAP25654, Section 36, Township 26, Osoyoos Div of Yale Land District	7.36	\$1,106.94
21706828642	837 MCCURDY, KELOWNA	Lot 2, Plan EPP14181, Section 36, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21706828644	833 MCCURDY, KELOWNA	Lot 3, Plan EPP14181, Section 36, Township 26, Osoyoos Div of Yale Land District	1.00	\$150.40
21706886003	1 - 2025 TREETOP, KELOWNA	Lot 1, Plan KAP1760, Section 19, Township 27, Osoyoos Div of Yale Land District, Except Plan 26646, & SEC 30 & EXC PL 30907, Manufactured	9.58	\$1,440.83

		Home Reg.# 13479		
21706960185	5681 LAKESHORE, KELOWNA	Lot 1, Plan EPP37698, Section 16, Township 28, Similkameen Div of Yale Land District	1.00	\$150.40
21707143000	559 BARNABY, KELOWNA	Lot 3, Plan KAP1743, Section 25, Township 28, Similkameen Div of Yale Land District	1.00	\$150.40
21707161000	4860 LAKESHORE, KELOWNA	Parcel A, Plan KAP1722, Section 25, Township 29, Similkameen Div of Yale Land District, SHOWN ON PL B5804 OF LOT 3	3.21	\$482.78
21707212625	4870 CHUTE LAKE, KELOWNA	Lot 1, Plan KAP78562, Section 24 & 25, Township 28, Osoyoos Div of Yale Land District	1.00	\$150.40
21707264002	1456 DEHART, KELOWNA	Lot 1, Plan KAP1837, Section 31&32, Township 29, Osoyoos Div of Yale Land District, Except Plan 21254 28408	11.58	\$1,741.63
21707269000	999 CRAWFORD, KELOWNA	Lot 1, Plan KAP13170, Section 31, Township 29, Osoyoos Div of Yale Land District, Except Plan 20569	11.85	\$1,782.24
21707270072	1265 CRAWFORD, KELOWNA	Lot 2, Plan KAP21104, Section 31, Township 29, Osoyoos Div of Yale Land District	1.00	\$150.40
21707270074	1285 CRAWFORD, KELOWNA	Lot 3, Plan KAP21104, Section 31&32, Township 29, Osoyoos Div of Yale Land District	1.00	\$150.40
21707278000	4551 STEWART, KELOWNA	Lot 220, Plan KAP1247, Section 32, Township 29, Osoyoos Div of Yale Land District	2.89	\$434.66
21707287000	4335 STEWART, KELOWNA	Lot 229, Plan KAP1247, Section 32, Township 29, Osoyoos Div of Yale Land District, Except Plan EPP89865	3.02	\$454.21
21707290000	4285 STEWART, KELOWNA	Lot 232, Plan KAP1247, Section 32, Township 29, Osoyoos Div of Yale Land District, Except Plan EPP89865	6.85	\$1,030.24
21707291000	4202 BEDFORD, KELOWNA	Lot 233, Plan KAP1247, Section 32, Township 29, Osoyoos Div of Yale Land District, Except Plan H9875	9.74	\$1,464.90
21707293000	4250 STEWART, KELOWNA	Lot 238, Plan KAP1247, Section 32, Township 29, Osoyoos Div of Yale Land District	1.63	\$245.15
21707296000	1475 DEHART, KELOWNA	Lot 246, Plan KAP1247, Section 32, Township 29, Osoyoos Div of Yale Land District, Except Plan 6779	1.00	\$150.40
21707304000	4132 BEDFORD, KELOWNA	Lot 3, Plan KAP15793, Section 32, Township 29, Osoyoos Div of Yale Land District	6.38	\$959.55
21707304010	1485 DEHART, KELOWNA	Lot 1, Plan KAP20969, Section 32, Township 29, Osoyoos Div of Yale Land District	1.21	\$181.98
21707351000	4305 JAUD, KELOWNA	Lot 5, Plan KAP6171, Section 34, Township 29, Osoyoos Div of Yale Land District	11.06	\$1,663.42
21707362338	2950 BALLDOCK, KELOWNA	Lot 10, Plan KAP74510, Section 34, Township 29, Osoyoos Div of Yale Land District	1.00	\$150.40
21709533000	2517 GALE, KELOWNA	Lot 2, Plan KAP10810, District Lot 32A, Osoyoos Div of Yale Land District, Except Plan 19044, H15414	6.08	\$914.43
21709533052	2499 GALE, KELOWNA	Lot C, Plan KAP19044, District Lot 32A, Osoyoos Div of Yale Land District	1.00	\$150.40
21709533053	2475 GALE, KELOWNA	Lot D, Plan KAP19044, District Lot 32A, Osoyoos Div of Yale Land District	1.00	\$150.40

21709533054	2449 GALE, KELOWNA	Lot E, Plan KAP19044, District Lot 32A, Osoyoos Div of Yale Land District	1.00	\$150.40
21709533055	2427 GALE, KELOWNA	Lot F, Plan KAP19044, District Lot 32A, Osoyoos Div of Yale Land District	1.00	\$150.40
21709533057	2555 GALE, KELOWNA	Lot A, Plan EPP65442, District Lot 32A, Osoyoos Div of Yale Land District	1.39	\$209.06
21710392000	2240 MAYER, KELOWNA	Lot 1, Plan KAP2332, District Lot 128, Osoyoos Div of Yale Land District	20.16	\$3,032.06
21710393000	2050 BYRNS, KELOWNA	Lot 1, Plan KAP2830, District Lot 128, Section 17, Township 26, Osoyoos Div of Yale Land District, Manufactured Home Reg.# B00730	19.86	\$2,986.94
21710410000	1756 BYRNS, KELOWNA	Lot 23, Plan KAP415, District Lot 129, Osoyoos Div of Yale Land District, EX E 4.14 CHNS, Manufactured Home Reg.# 49222	11.34	\$1,705.54
21710411000	1890 BYRNS, KELOWNA	Lot 23, Plan KAP415, District Lot 129, Section 19, Township 26, Osoyoos Div of Yale Land District, E 4.14 CHNS L 23	4.35	\$654.24
21710414000	1756 BYRNS, KELOWNA	Lot 26, Plan KAP415, District Lot 129, Osoyoos Div of Yale Land District, EX E 4.14 CHNS	10.62	\$1,597.25
21710518000	1650 BYRNS, KELOWNA	Lot 2, Plan KAP78759, District Lot 129, Osoyoos Div of Yale Land District	3.61	\$542.94
21710519852	2225 SPALL, KELOWNA	Lot B, Plan KAP40808, District Lot 129, Osoyoos Div of Yale Land District	13.03	\$1,959.71
21710519854	1980 BYRNS, KELOWNA	Lot C, Plan KAP40808, District Lot 129, Osoyoos Div of Yale Land District, Manufactured Home Reg.# 20597	10.95	\$1,646.88
21710519856	1990 BYRNS, KELOWNA	Lot D, Plan KAP40808, District Lot 129, Osoyoos Div of Yale Land District	1.00	\$150.40
21710531000	1909 BYRNS, KELOWNA	Lot 15, Plan KAP415, District Lot 130, Osoyoos Div of Yale Land District, E 10 ACRES OF L 15	6.34	\$953.54
21710543001	2589 BENVOLIN, KELOWNA	Lot 1, Plan KAP3357, District Lot 130, Osoyoos Div of Yale Land District, Except Plan 15515 20646 23696	5.66	\$851.26
21710549000	2029 BYRNS, KELOWNA	Lot 2, Plan KAP8615, District Lot 130, Osoyoos Div of Yale Land District, Except Plan 16912	7.94	\$1,194.18
21710589113	1909 BYRNS, KELOWNA	Lot B, Plan KAP67173, District Lot 130, Osoyoos Div of Yale Land District	23.50	\$3,534.40
21711501711	4345 HOBSON, KELOWNA	Lot 25, Plan KAP27559, District Lot 167, Osoyoos Div of Yale Land District, Except Plan KAP64149 KAP68293 KAP73487 EPP16570 EPP46682	1.00	\$150.40
21711502309	4340 HOBSON, KELOWNA	Lot A, Plan KAP69885, District Lot 167, Osoyoos Div of Yale Land District	1.00	\$150.40
21712185870	2225 SAUCIER, KELOWNA	Lot 180, Plan KAP1247, Section 33, Township 29, Osoyoos Div of Yale Land District	1.00	\$150.40
21712185880	4488 SALLOWS, KELOWNA	Lot 183, Plan KAP1247, District Lot 359, Section 33, Township 29, Osoyoos Div of Yale Land District, Except Plan 12214 15748	5.15	\$774.56
21712185885	4485 SALLOWS, KELOWNA	Lot 184, Plan KAP1247, District Lot 359, Section 33, Township 29, Osoyoos Div of Yale Land District	2.04	\$306.82
21712199082	4380 WALLACE HILL, KELOWNA	Lot 2, Plan KAP39632, District Lot 360, Osoyoos Div of Yale Land District	4.70	\$706.88

21712199103	2740 HARVARD, KELOWNA	Lot 14, Plan KAP62784, District Lot 360, Osoyoos Div of Yale Land District	3.11	\$467.74
313			1839.60	\$276,675.84

CITY OF KELOWNA

BYLAW NO. 12351

Amendment No. 2 to Soil Removal and Deposit Regulation Bylaw No. 9612

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Soil Removal and Deposit Regulation Bylaw No. 9612 be amended as follows:

1. THAT **Section 6 PERMIT REQUIREMENTS;** 6.3 be deleted in its entirety that reads:

"A **Permit** shall allow the holder thereof to deposit on land described in the **Permit** for a period of time, and subject to the conditions outlined in the **Permit**. There is no fee for the **Permit** if applied for prior to soil placement or removal. A **Permit** fee of \$250 will be applicable to those who apply for a **Permit** after soil removal or deposit activities have already commenced.;"

and replace it with

"The **Permit** will identify conditions, including the time period and location of the activities being allowed by the **Permit**. A **Permit** fee is required as per the Development Application Fees Bylaw, as amended from time to time. **Permit** applications made after soil removal or deposit activities have commenced will be charged an application fee levied at twice the current year's application fee."

2. This bylaw may be cited for all purposes as "Bylaw No.12351 being Amendment No. 2 to Soil Removal and Deposit Regulation Bylaw No.9612."

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 25th day of April, 2022.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk