City of Kelowna Regular Council Meeting AGENDA



Monday, May 16, 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 - 11

PM Meeting - May 9, 2022

3. Development Application Reports & Related Bylaws

3.1. Tower Ranch Blvd 2160 - OCP20-0006 (BL12379) Z20-0023 (BL12380) - 0977415 BC Ltd

12 - 53

To amend the Official Community Plan to change the future land use designations of portions of the subject property from S-RES – Suburban Residential and REC – Private Recreational to S-RES – Suburban Residential and REC – Private Recreational, and to rezone portions of the subject property from the RU1 – Large Lot Housing, the RU1h – Large Lot Housing (Hillside) and the P3 – Parks and Open Space zones to the RU5 – Bareland Strata Housing and the P3 – Parks and Open Space zones.

3.2. Tower Ranch Blvd 2160 - BL12379 (OCP20-0006) - 0977415 BC Ltd., Inc.No. BC0977415

54 - 56

Requires a majority of all members of Council (5)

To give Bylaw No. 12379 first reading in order to change the Future Land Use designation of portions of the subject property from the S-RES – Suburban Residential and REC – Private Recreational designations to the S-RES – Suburban Residential and REC – Private Recreational designations.

Tower Ranch Blvd 2160 - BL12380 (Z20-0023) - 0977415 BC Ltd., Inc.No. BC0977415 3.3. 57 - 59 To give Bylaw No. 12380 first reading in order to rezone portions of the subject property from the RU1 - Large Lot Housing, RU1h - Large Lot Housing (Hillside) and P₃ – Parks and Open Space zones to the RU₅ – Bareland Strata Housing and P₃ – Parks and Open Space zones. 60 - 98 Frost Rd 1055 - OCP21-0010 (BL12382) Z21-0032 (BL12383) - Highstreet Canyon Falls 3.4. Apartments Ltd To amend the Official Community Plan to change the future land use designation of portions of the subject property from the VC - Village Centre and the NAT - Natural Areas designations to the VC - Village Centre and the NAT - Natural Areas designations and to rezone portions the subject property from the A1 – Agriculture 1 and the RU1h - Large Lot Housing (Hillside Area) zones to the P3 - Parks and Open Space and RM5 - Medium Density Multiple Housing zones to facilitate a multi-family residential housing proposal. Frost Rd 1055 - BL12382 (OCP21-0010) - Highstreet Canyon Falls Apartments Ltd 99 - 100 3.5. Requires a majority of all members of Council (5) To give Bylaw No. 12382 first reading in order to amend the Future Land Use designations of portions of the subject property from the VC - Village Centre and NAT - Natural Areas designations to the VC - Village Centre and NAT - Natural Areas designations. 3.6. Frost Rd 1055 - BL12383 (Z21-0032) - Highstreet Canyon Falls Apartments Ltd 101 - 102 To give Bylaw No. 12383 first reading in order to rezone portions of the subject property from the A1 - Agriculture 1 and the RU1h - Large Lot Housing (Hillside Area) zones to the P3 - Parks and Open Space and the RM5 - Medium Density Multiple Housing zones. 103 - 124 Benvoulin Ct 2165 - Z21-0109 (BL12374) - JABS Construction Ltd, INC NO BC0060327 3.7. To rezone the subject property the A1 – Agriculture 1 zone to the RM5 – Medium Density Multiple Housing zone to facilitate a multiple dwelling housing development. Gordon Dr 4563 and 4573 - Z22-0017 (BL12381) - Forever Destiny Homes Ltd. Inc. No. 125 - 143 3.8. BC0903896

To rezone the subject properties from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the subdivision of two lots into four lots.

	3.9.	Lawson Ave 959-961 and 971 - Z21-0050 (BL12384) - 1258102 BC Ltd. Inc. No. BC1258102	144 - 169
		To rezone the subject properties from the RU7 $-$ Infill Housing zone to the RM3 $-$ Low Density Multiple Housing zone to facilitate the development of multiple dwelling housing.	
	3.10.	Supplemental Report - McClure Rd 634 - Z22-0008 (BL12370) - McClure Road Development Ltd. Inc. No. BC1284976	170 - 171
		To defer first reading for Rezoning Bylaw No. 12370 to May 30, 2022.	
4.	Bylaws	for Adoption (Development Related)	
	4.1.	Fordham Rd 4684 - BL12314 (Z21-0096) - Claire Boti and Paul Domby	172 - 172
		To adopt Bylaw No. 12314 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.	
5.	Non-De	evelopment Reports & Related Bylaws	
	5.1.	Community Safety Survey	173 - 254
		To present the results of the 2022 Community Safety Survey.	
	5.2.	Kelowna Event Strategy	255 - 299
		To present Council with the Kelowna Event Strategy for endorsement and receive support to move forward with the development of an implementation strategy.	
	5-3-	Stewart Road West Improvements	300 - 303
		To identify and allocate funding for Stewart Road West resurfacing and improvements.	
6.	Bylaws	for Adoption (Non-Development Related)	
	6.1.	BL12367 - Amendment No. 16 to the Water Regulation Bylaw No. 10480	304 - 305
		To adopt Bylaw No. 12367.	
	6.2.	BL12387 - Amendment No. 1 to 2022 Tax Rate Bylaw	306 - 306
		To adopt Bylaw No. 12387.	
7.	Mayor	and Councillor Items	
8.	Termin	ation	



City of Kelowna Regular Council Meeting Minutes

Date: Location: Monday, May 9, 2022

Council Chamber

City Hall, 1435 Water Street

Members Present

Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn*, Gail Given, Charlie Hodge, Luke Stack, Brad Sieben*, Mohini Singh and Loyal

Wooldridge

Staff Present

City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith*; Planner, Kimberly Brunet*; Planner, Mark Tanner*; Planner, Trisa Atwood*; Planner, Tyler Caswell*; Planner Specialist, Wesley Miles*; Divisional Director, Financial Services, Genelle Davidson*; Corporate Finance Manager, Shelly Little*; Controller, Jackie Dueck*; Revenue Supervisor, Patrick Gramiak*; Water Operations Manager, Andy Weremy*; Social Development Manager, Sue Wheeler*

Staff participating Remotely

Legislative Coordinator (Confidential), Arlene McClelland

Guests

Journey Home Society Executive Director, Stephanie Gauthier*
Journey Home Society Data Specialist, Mitch DeCock*

(* Denotes partial attendance)

Call to Order

Mayor Basran called the meeting to order at 1:33 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.

Mayor Basran made comments on the efforts and accomplishments of City Council and the BC Urban Mayors caucus with regards to engaging the Province with public safety concerns and the implementation of changes that have been made by the Province.

2. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

Ro329/22/05/09 THAT the Minutes of the Regular Meeting of May 2, 2022 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Hwy 33 W 590 - TA22-0001 Z22-0011 - 0838239 BC Ltd Inc No BC0838239

Councillor Sieben declared a conflict of interest as his employer provides insurance services to the applicant and departed the meeting at 1:36 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application and rationale for non-support and responded to questions from Council.

Mathew Dober, Applicant

- Displayed a PowerPoint Presentation.

- Spoke to Argent Diversified and the investments in more than 15 local businesses which employs more than 200 local residents.
- Made comment that FLORA currently operates three retail cannabis stores in Kelowna which employ 50 people.

- Spoke to Cannabis Public Policy and rationale for advancing the application.

- Believes this application does not create a cluster of stores as it is located in one of the most densely populated urban centres in Kelowna.
- Displayed a chart that offered a comparative analysis of the Rutland Urban Centre, the Downtown Urban Centre and the greater Kelowna area; the Rutland Urban centre has the highest density of residential households on a per store basis.
- Made comment on the 2040 Official Community Plan (OCP) and noted that the proposed store location is consistent with the OCP intention.
- Spoke to the application history of the proposed location and the changes that have occurred in the past few years with the successful rollout of retail cannabis in Kelowna.
- Believes that this application is consistent with the public policy of this local government.

Responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor DeHart

Ro330/22/05/09 THAT Zoning Bylaw Text Amendment Application No. TA21-0001 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Development Planning Department dated May 9, 2022 for Lot B Sections 26 and 27 Township 26 Osoyoos Division Yale District Plan 30302 located at 590 Hwy 33 W, NOT be considered by Council.

AND FURTHER THAT Rezoning Application No. Z22-0011 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B Sections 26 and 27 Township 26 Osoyoos Division Yale District Plan 30302, located at 590 Hwy 33 W, Kelowna, BC from the C4rls – Urban Centre Commercial (Retail Liquor Sales) zone to the C4rls/rcs – Urban Centre Commercial (Retail Liquor Sales/Retail Cannabis Sales) zone NOT be considered by Council.

Carried

Mayor Basran and Councillor Hodge - Opposed

Councillor Sieben returned to the meeting at 2:10 p.m.

3.2 Steele Rd 1450 - OCP22-0004 (BL12376) Z21-0094 (BL12377) - Mair Developments Ltd., Inc. No. BC0753083

Staff:

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

Moved By Councillor Given/Seconded By Councillor Singh

Ro331/22/05/09 THAT Official Community Plan Map Amendment Application No. OCP22-0004 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot A, Sections 20 and 29, Township 29, SDYD, Plan KAP44335 Except Plans KAP92565, EPP23066, EPP31364, EPP51781, EPP72348, EPP82001, and EPP100536, located at 1450 Steele Road, Kelowna, BC from the NAT – Natural Areas and S-RES – Suburban Residential designations to the NAT – Natural Areas and S-RES – Suburban Residential designations, as shown on Map "A" attached to the Report from the Development Planning Department dated May 9, 2022, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Consultation process to be appropriate consultation for the *Purpose* of Section 475 of the *Local Government Act*, as outlined in the Report from the Development Planning Department dated May 9, 2022;

AND THAT Rezoning Application No. Z21-0094 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot A, Sections 20 and 29, SDYD, Plan KAP44335 Except Plans KAP92565, EPP23066, EPP31364, EPP51781, EPP72348, EPP82001, and EPP100536, located at 1450 Steele Road, Kelowna, BC, from the A1 – Agriculture 1 zone to the RU2h – Medium Lot Housing (Hillside Area) zone and the P3 – Parks and Open Space zone as shown on Map "B" attached to the Report from the Development Planning Department dated May 9, 2022, be considered by Council;

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

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

Carried

3.3 Steele Rd 1450 - BL12376 (OCP22-0004) - Mair Developments Ltd., Inc. No. BC0753083

Moved By Councillor Wooldridge/Seconded By Councillor Singh

Ro332/22/05/09 THAT Bylaw No. 12376 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

3.4 Steele Rd 1450 - BL12377 (Z21-0094) - Mair Developments Ltd., Inc. No. BC0753083

Moved By Councillor Singh/Seconded By Councillor Wooldridge

Ro333/22/05/09 THAT Bylaw No. 12377 be read a first time.

Carried

3.5 St Paul St 1405 - Z21-0011 (BL12371) - Abacio Properties Ltd

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Given

<u>Ro334/22/05/09</u> THAT Rezoning Application No. Z21-0011 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 139 ODYD Plan 25942, located at 1405 St Paul St, Kelowna, BC from the C4 – Urban Centre Commercial zone to the C7 – Central Business Commercial zone be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated May 9, 2022;

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

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

Carried

3.6 Guy St 945 - TA22-0010 (BL12372) - Tolko Industries Ltd. Inc. No, A0066883

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Sieben

Ro335/22/05/09 THAT Zoning Bylaw Text Amendment Application No. TA22-0010 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Schedule "A" attached to the report from the Development Planning Department dated May 9, 2022, for Lot A District Lot 9 ODYD Plan 39328, located at 945 Guy Street be considered by Council;

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

Carried

3.7 Guy St 945 - BL12372 (TA22-0010) - Tolko Industries Ltd. Inc. No, A0066883

Moved By Councillor Wooldridge/Seconded By Councillor Singh

Ro336/22/05/09 THAT Bylaw No. 12372 be read a first time.

Carried

3.8 Pasadena Rd 1290 - Z22-0015 (BL12373) - Laul Real Estate Group Inc., Inc. No. BC1259351

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Hodge/Seconded By Councillor Sieben

Ro337/22/05/09 THAT Rezoning Application No. Z22-0015 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 14 Township 26 ODYD Plan 19639, located at 1290 Pasadena Road, Kelowna, BC from the RU1 – Large Lot Housing zone 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 Planning Department dated May 9th, 2022.

Carried

3.9 Supplemental Report - Ellis St 1070-1130 - Z21-0108 (BL12362) - Waterscapes Homes Ltd., Inc. No. BC0767408

Moved By Councillor Donn/Seconded By Councillor Given

<u>Ro338/22/05/09</u> THAT Council receives, for information, the report from the Office of the City Clerk dated May 9, 2022 with respect to Zoning Bylaw No. 12362;

AND THAT Rezoning Bylaw No.12362 be forwarded for further reading consideration.

Carried

3.10 Ellis St 1070-1130 - BL12362 (Z21-0108) - Waterscapes Homes Ltd., Inc. No. BC0767408

Moved By Councillor Sieben/Seconded By Councillor Stack

Ro339/22/05/09 THAT Bylaw No. 12362 be read a first, second and third time.

Carried

4. Non-Development Reports & Related Bylaws

4.1 Proposed Amendments to Second Residences in the ALR

Staff:

- Displayed a PowerPoint Presentation identifying recent amendments to the ALC Act and Regulations regarding second residences in the ALR, provided regulatory options, and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Wooldridge

Ro340/22/05/09 THAT Council receives, for information, the report from the Development Planning Department dated May 9, 2022, with respect to amending the Official Community Plan and Zoning Bylaw to allow for second residences on properties in the Agricultural Land Reserve;

AND FURTHER THAT Council direct staff to bring forth changes to the 2040 Official Community Plan Bylaw No. 12300 and Zoning Bylaw No. 8000, for Option 2, as outlined in the report from the Development Planning Department dated May 9, 2022.

<u>Carried</u>

4.2 Audit Committee Meeting Review for 2021

Staff:

- Displayed a PowerPoint Presentation providing a high level review of information provided to the Audit Committee.

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

<u>R0341/22/05/09</u> THAT Council receives, for information, the report of the Audit Committee dated May 9, 2022, with respect to the 2022 Audit Committee Meeting Review.

Carried

4.3 2021 Consolidated Financial Statements

Staff:

 Displayed a PowerPoint Presentation recommending the allocation of surplus funds and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Donn

Ro342/22/05/09 THAT Council receives, for information, the Report from the Audit Committee dated May 10, 2021 with respect to the Consolidated Financial Statements and Auditor's Report for the City of Kelowna for the year ending December 31, 2020;

AND THAT Council approves the appropriation of \$8,955,028 of surplus generated from all general fund operations in 2020 to reserves and accumulated surplus as detailed in the Report from the Audit Committee dated May 10, 2021;

AND FURTHER THAT the Consolidated Financial Statements and Auditor's Report be reprinted in and form part of the City of Kelowna's annual report.

Carried

4.4 Downtown Kelowna Association 2022 Tax Rate Amendment

Staff:

- Displayed a PowerPoint Presentation providing reasons for the proposed Tax Rate amendment.

Moved By Councillor Given/Seconded By Councillor Hodge

Ro343/22/05/09 THAT Council approves an amendment to the Annual Tax Rates Bylaw, 2022 Bylaw No. 12340 to change the 2022 tax rate for Class 5 light industry and Class 6 business/other for the Downtown Business Improvement Area from 1.2486 to 1.1604;

AND THAT Bylaw No. 12387, being Amendment No. 1 to 2022 Tax Rate Bylaw No. 12340 be forwarded for consideration.

Carried

4.5 BL12387 - Amendment No. 1 to 2022 Tax Rate Bylaw

Moved By Councillor Stack/Seconded By Councillor Sieben

Ro344/22/05/09 THAT By aw No. 12387 be read a first, second and third time.

Carried

4.6 Southeast Kelowna Golf Course Irrigation Rates

Staff:

- Displayed a PowerPoint Presentation recommending fee amendments for water consumption rates for three Southeast Kelowna golf courses and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Donn

<u>Ro345/22/05/09</u> THAT Council receives for information, the report from Utility Services dated May 09, 2022, with respect to the Water Regulation Bylaw update;

AND THAT Bylaw No. 12367 being amendment #16 to Water Regulation Bylaw No. 10480 be forwarded to Council for reading consideration.

Carried

Councillors DeHart, Hodge, Sieben and Singh - Opposed

4.7 BL12367 - Amendment No. 16 to the Water Regulation Bylaw No. 10480

Moved By Councillor Singh/Seconded By Councillor Stack

Ro346/22/05/09 THAT Bylaw No. 12367 be read a first, second and third time.

Carried

Councillors Hodge and Sieben - Opposed

The meeting recessed at 4:06 p.m.

The meeting reconvened at 4:15 p.m.

4.8 Central Okanagan Journey Home Society - Mid-Strategy Review Report

Staff:

- Provided opening remarks.

- Introduced Stephanie Gauthier, Executive Director, Central Okanagan Journey Home Society.

Stephanie Gauthier, Executive Director

- Displayed a PowerPoint Presentation summarizing the Central Okanagan Journey Home Society Mid-Term Report including:

Lived Experience

- Truth and Reconciliation
- Housing and Supports
- Innovation
- Inclusion and Prevention
- Coordination and Partnerships
- Key Actions and Priorities
- Data Modelling Project; and
- Next Steps
- Responded to questions from Council.

Mitch DeCock, Data Specialist

- Responded to questions from Council.

Councillor Donn left the meeting at 4:41 p.m.

Councillor Sieben left the meeting at 5:18 p.m.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

Ro347/22/05/09 THAT Council receives, for information, the report from Active Living and Culture dated May 9, 2022, introducing the Journey Home Strategy Mid-Term Report that provides an overview of the Journey Home Strategy implementation progress and updated priorities.

Carried

5. Mayor and Councillor Items – Nil.

6. Termination

This meeting was declared terminated at 5:47 p.m.

City Clerk Mayor Basran /acm

REPORT TO COUNCIL



Date: May 16, 2022

To: Council

From: City Manager

Department: Development Planning

Address: 2160 Tower Ranch Blvd Applicant: Christy & Associates Planning

Consultants Ltd

Subject: Official Community Plan Amendment and Rezoning Application

Existing OCP Designation:S-RES – Suburban Residential, REC – Private Recreational, PSU –

Public Services/Utilities

Proposed OCP Designation: S-RES – Suburban Residential, REC – Private Recreational, PSU –

Public Services/Utilities

Existing Zone: RU1 – Large Lot Housing Zone, RU1h – Large Lot Housing (Hillside)

Zone, P3 – Parks and Open Space Zone

Proposed Zone: RU5 – Bareland Strata Housing Zone, P3 – Parks and Open Space Zone

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP20-0006 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot 4, Section 31, Township 27, ODYD, Plan KAP80993 located at 2160 Tower Ranch Blvd, Kelowna, BC from the S-RES – Suburban Residential and the REC – Private Recreational designations to the S-RES – Suburban Residential and REC – Private Recreational designations as shown on Maps "A1 and A2" attached to the Report from the Development Planning Department dated May 16, 2022 be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated May 16, 2022;

AND THAT Rezoning Application No. Z20-0023 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot 4, Section 31, Township 27, ODYD, Plan KAP80993 located at 2160 Tower Ranch Blvd, Kelowna, BC from the RU1 – Large Lot Housing, RU1h – Large Lot Housing (Hillside) and P3 – Parks and Open Space zones to the RU5 – Bareland Strata Housing and P3 –

Parks and Open Space zones as shown on Maps "B1 and B2" attached to the Report from the Development Planning Department dated May 16, 2022 be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated May 16, 2022;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Development Permit related to the Natural Environment and Hazard Development Permit Areas;

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

2.0 Purpose

To amend the Official Community Plan to change the future land use designations of portions of the subject property from S-RES – Suburban Residential and Rec – Private Recreational to S-RES – Suburban Residential and REC – Private Recreational, and to rezone portions of the subject property from the RU1 – Large Lot Housing, the RU1h – Large Lot Housing (Hillside) and the P3 – Parks and Open Space zones to the RU5 – Bareland Strata Housing and the P3 – Parks and Open Space zones.

3.0 Development Planning

Staff are recommending support for the proposed OCP and Rezoning Bylaw Application. The proposal is consistent with the Area Structure Plan for the Tower Ranch neighbourhood and the Official Community Plan. If approved this application will allow for the next phase of this development to occur in accordance with the approved plans for this area.

Staff reviewed natural hazard and environmental reporting for the site with the applicants team and adjusted the proposed plans to limit the potential impact to natural hazard areas as well as protecting highly sensitive ecosystems in the area. Areas of high environmental sensitivity included sites along the drainage corridors on the site as well as some areas of shallow to bedrock. Areas of natural hazard include sites with slopes over 30% as well as bedrock or shallow to bedrock sites. Contiguous polygons of natural hazard and high environmental sensitivity have been excluded from proposed development by either not including within the proposed lots or through restrictive covenants to be registered at subdivision.

The proposed development as a strata development will limit the amount of infrastructure that will be City owned and maintained. As the site is on the outer edge of the City, for asset management and logistic purposes limiting City owned infrastructure is important and has been achieved under the strata format proposed. The strata will be responsible for the maintenance and long term replacement of infrastructure. The City will retain statutory rights of way over the internal access roads for emergency access to the homes as well as to lands beyond in the event of emergency such as wildfire.

Adjacent land outside of the City, are within the ALR and are not designated for future development. As such public roadways are not proposed to extend to lands beyond the subject property. This was supported by the Regional District of Central Okanagan (RDCO) as well as by the Ministry of Agriculture and Agricultural Land Commission.

Portions of the site adjacent to ALR lands have include proposed buffering in line with the OCP policy and quidelines.

If the subject applications are approved by Council, the applicant would proceed with a subdivision application to create the lots. Through the subdivision process the parklands will be dedicated to the City, and the rights of way over the internal roadways will be established.

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

4.0 Proposal

4.1 Background

The subject site is located in the Tower Ranch neighborhood. The property is within the Permanent Growth Boundary and is currently designated for a mix of residential and park uses in the City's 2040 Official Community Plan. Specifically, the 2040 OCP anticipates approximately 425 units of new housing to occur in the Tower Ranch Areas (Table 2.5 – Housing Unit Projections by Growth Area) Development in the Tower Ranch area is guided by an Area Structure Plan (ASP) which for this property envisions.

4.2 <u>Project Description</u>

The proposal is to reconfigure areas of the property currently designated REC – Private Recreation and S-RES – Suburban Residential and rezone portions of the property to the RU₅ – Bareland Strata housing zone to facilitate the development of single family strata residential housing development.

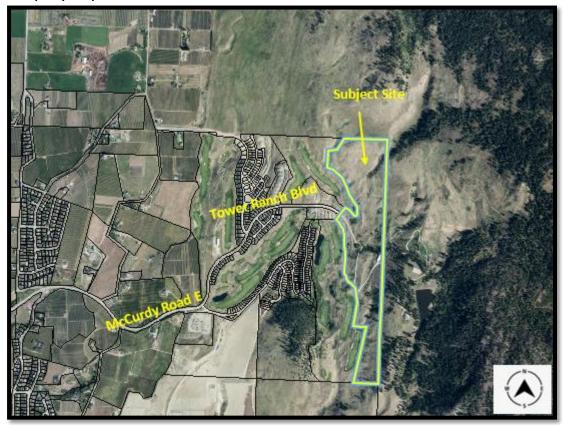
4.3 Site Context

The subject property is located at the North/East boundary of the City of Kelowna limits. Along the North and East of the site the property is bounded by land that is within the jurisdiction of Regional District of Central Okanagan (RDCO) this land is also within the Agricultural Land Reserve (ALR). To the South of the site is vacant land zoned A_1 – Agriculture 1 and located in the ALR. To the West of the property there is an existing Tower Ranch Golf Course and single family housing zoned Ru_5 – Bareland Strata Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RDCO (A1 – Agricultural)/ALR	Vacant/Grass Lands
East	RDCO (LH – Large Holding)/ALR	Single Family Housing/Agriculture
South	A1 -Agricultural Zone/ALR	Vacant
West	P ₃ – Parks and Opens Space/RU ₅ – Bare land Strata Housing	Golf course/Single Family Housing

Subject Property Map:



5.0 Current Development Policies

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

The Big Picture: 10 Pillars to Realize our Vision				
Stop planning	Imagine Kelowna focuses on limiting urban sprawl and growing in a way that is			
new suburban	more environmentally and financially sustainable. In recognition of this goal,			
neighbourhoods	the Official Community Plan signals that suburban neighbourhoods already			
	approved will continue to grow into more complete communities but no new			
	suburban neighbourhoods would be considered.			

Objective 7.1 Create more complete communities in Suburban Neighbourhoods

Policy 7.1.1 Area	Support development that is consistent with adopted Area Structure Plans
Structure Plan	(ASPs) in Suburban Neighbourhoods. Require amendments to ASPs where
Consistency proposals include significant increases to the number of residential units beyo	
•	those signalled in an ASP or where proposals are likely to require significant
	changes to planned transportation, parks and utility infrastructure.
	The proposed development is consistent with the Area Structure Plan for the

The proposed development is consistent with the Area Structure Plan for the Tower Ranch neighbourhood, if approved it will allow for the next phase of this development to occur in accordance with the approved plans for this area.

Objective 7.4 Ensure a compatible urban-rural interface that protects agricultural uses.

Policy 7.4.3 Urban-Rural Buffers Where a property is adjacent to land in the ALR, ensure that development limits associated negative impacts on adjacent agricultural operations by including appropriate buffers, setbacks and site planning, consistent with the Farm Protection Development Permit Guidelines outlined in Chapter 22: Farm Protection Development Permit Area.

The property is adjacent to ALR and will mitigate the impact of the proposal by installing buffers in accordance with the City of Kelowna Farm Protection Development Permit Area.

6.0 Technical Comments

6.1 <u>Development Engineering Department</u>

Development Engineering Servicing Memo Attached (Schedule A)

7.0 Application Chronology

Date of Application Received: March 5, 2020

Date Public Consultation Completed: September 15 & 16, 2021 (Report Attachment C)

Reviewed/Prepared 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: Map A1 and A2 OCP Map

Attachment B: Map B1 and B2 Zoning Map

Attachment C: Supporting Documents



OCP20-0006, Z20-0023

2160 Tower Ranch Blvd





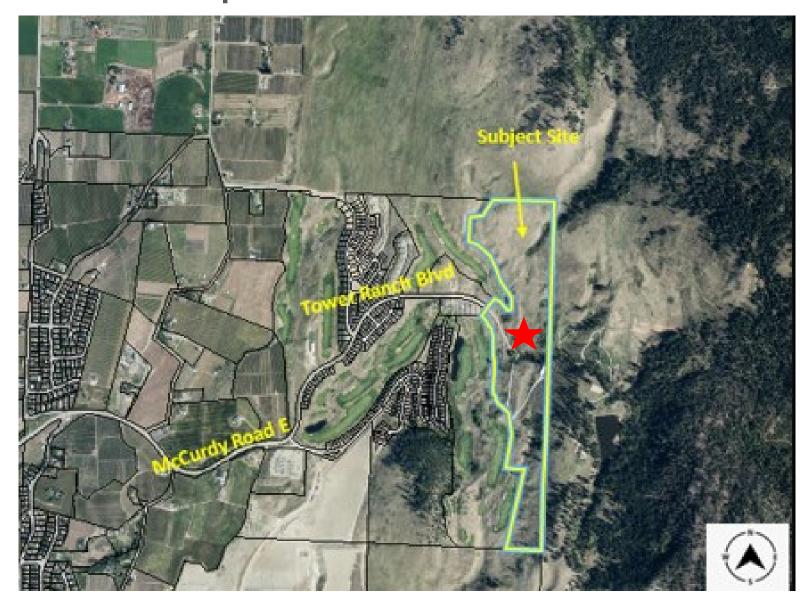
Proposal

- ► Amend the Official Community Plan by reconfiguring areas of the subject property currently designated S- RES Suburban Residential and Rec Private Recreational,
- ▶ Rezone the from the RU1 Large Lot Housing Zone, RU1h Large Lot Housing (Hillside) Zone, P3 Parks and Open Space Zone to the RU5 Bareland Strata Housing Zone, P3 Parks and Open Space
- ➤ To facilitate the development of a single family strata residential housing development

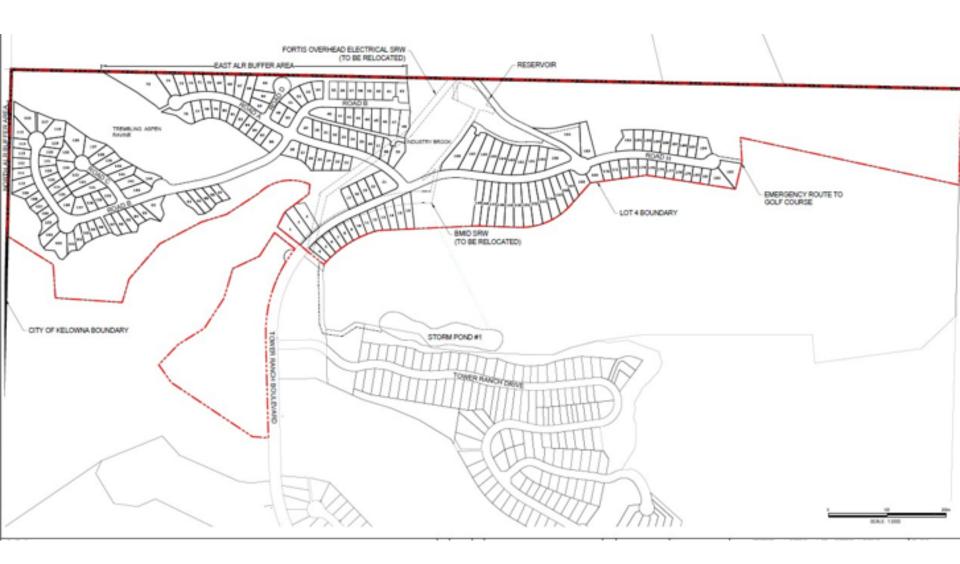
Development Process



Context Map



Proposed Road and Lot Layout



Slope Analysis



Environmental Analysis





Staff Recommendation

- ➤ Staff support the proposal:
- ▶ The proposal is consistent with the Area Structure Plan for the Tower Ranch neighbourhood and the Official Community Plan.
- ▶ The proposed plans limit the potential impact to natural hazard areas as well as protecting highly sensitive ecosystems in the area.
- ▶ The proposed development as a strata development will limit the amount of infrastructure that will be City owned and maintained.
- ▶ Portions of the site adjacent to ALR lands will include buffering consistent with OCP policy and farm protection development permit guidelines.



Conclusion of Staff Remarks



CITY OF KELOWNA

MEMORANDUM

Date:

April 23, 2020 October 19, 2020

File No.:

Z20-0023 (AMENDMENT 1)

To:

Suburban and Rural Planning (BC)

From:

Development Engineering Manager (JK)

Subject:

2160 Tower Ranch Blvd

RU1/RU1h to RU5

WORKS AND SERVICES REQUIREMENTS

The Development Engineering Branch has the following comments and requirements associated with this application to rezone portions of the subject lot from RU1/RU1h to RU5 and to redefine the locations of Park Lots to reflect proposed layout plan. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technician for this project is Jim Hager (jhager@kelowna.ca) Sarah Kelly (skelly@kelowna.ca).

This memo was compiled as a holistic memo for the off-site works and services of the following development applications for the subject lot:

Application	Development Proposal
DP20-0089	Farm Protection DP for proposed layout plan
DP20-0090	Natural Environment DP for the proposed layout plan
DVP20-0086	Development variance permit to reduce front yard setback from 4.5 m to 3.0 m
OCP20-0006	OCP amendment to adjust the locations of S2RES/S2RESH Single/Two Unit Residential and Single/Two Unit Residential Hillside Area, and to redefine the locations of Park Lots
S20-0010	490 194 single family RU5 Bareland Strata Housing Lots, plus common property, roads and parks dedication.

The red and strikethrough text in this amended memo reflect the changes to the original application based on the July 22, 2020 letter titled ADDENDUM TO: OCP20-0006, Z20-0023, S20-0010, DVP20-0086, DP20-0089, DP20-0091 (Uplands at Tower Ranch application package) Lots 4 & 6, Sec. 31 Twp. 27 ODYD Plan KAP80993, 2160 & 856 Tower Ranch Boulevard, Kelowna and the following documents:

- WSP drawing package (SP-1 through SP-16; SG-1 through SG-16; SS-1; SWM-1 through SWM-5; TR-1 through TR-2; L1 through L3)
- WSP drawing SRW1
- Table 1 July 14, 2020 Uplands Development Engineering Comments Log

This memo was compiled under the understanding that the entire proposed road network is to be privately-owned with a statutory right of way to ensure access to any public parks and lands beyond. Furthermore, it is understood that Industry Brook is not being dedicated to the City as part of this development.



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No subdivision, consolidation, or registration of subject lots shall occur until a servicing agreement has been executed. Furthermore, no-build covenants will be required on all lots until the off-site works are substantially complete.

The City's Development Engineering Branch will coordinate the Works and Services requirements identified. Arrangements for construction must be made before making application for Final Approval of a subdivision plan.

1. GENERAL

- a) This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.
- b) The following requirements are valid for 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.
- 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 lot id within the Black Mountain Irrigation District (BMID) water supply area. The Developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection(s) and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the Developer.
- b) The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by BMID (including velocities) are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.
- c) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. No. 7900. Provide water flow calculations for this development to confirm bylaw conformance. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.
- d) Confirm with the Interior Health Authority (IHA) that the proposed dead-end, bareland strata watermains will be permitted. It is the City's understanding that dead-end watermains >200 m in length are no longer receiving approval from IHA.
- e) Should any multi-family units end up being developed in this area, design flows are to be calculated as per Bylaw 7900 Schedule 4 Section 1.6 *Design Flows*. These design flows are to include Maximum Day Demand + Fire Flows (fire flows of 90 L/s for Three and Four Plex). Although not relevant to the requirements of this development, it is suggested that feasibility for providing these flows (i.e., 90 L/s for three & four plex housing, 150 L/s for apartments/townhouses) to the future MRL site at 1856 Tower Ranch Blvd be considered during the design of the proposed water works.



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f) Each lot dedicated to the City as Park is to be serviced with a water service prior to transfer. Contact the Development Technician to determine the size of the water service once the location and details of the parks have been determined. These services are to be complete with all necessary statutory right of ways. Note: It may be required that the City park(s) is/are to be serviced directly from BMID's watermain and SRW.

3) SANITARY SEWER SYSTEM

- a) The following comments related to the sanitary sewer servicing are based on *Figure 33 Site Servicing Plans WSP_SS-S1* included in the application package.
- b) The proposed site servicing results in a sewer service trespass on 1638 Tower Ranch Blvd (Tower Ranch Golf Course). Bylaw 7900 Schedule 4 Section 2.16 does not permit service connection trespasses. Please update the servicing plan to avoid the service trespass on adjacent lands. If possible, the servicing plan should include only a single service for the subject lot.
- Each new service connection is to be completed with an inspection chamber (c/w Brooks Box) as per SS-S7.
- d) Avoid any conflicts between geotechnical covenants and rear-yard private sanitary services, see proposed geotechnical covenants for lots 1-14 (*Figure 22 Grading Area 3 WSP_SG-5*) and 143-155 (*Figure 23 Grading Area 4 WSP_SG-6*).

4) STORM DRAINAGE

- a) The following comments related to the storm drainage servicing are based on 10. Technical Memo dated May 24, 2019 Storm Drainage Design Report included in the application package.
- b) The subject lot is located within the City of Kelowna drainage service area. The hillside areas of Kelowna are not suitable for groundwater recharge or disposal of on/offsite drainage via infiltration. Roof or site drainage for this subdivision must discharge directly to an engineered storm system. The City will not permit infiltration to ground except for foundation drainage. Each lot shall require a storm system service connection.
- c) It is understood that Industry Brook and the entirety of the on-site storm system will not be transferred to the City of Kelowna. Have the servicing plan updated to remove all proposed stormwater infrastructure from City lands.
- d) The extent of the legal protection(s) around Stormwater Pond #1 (DWGs SWM-4 and SWM-5) is to represent the high water level (HWL) and be based on continuous modeling. Depending on ownership and maintenance responsibilities, an additional 3.0-m wide maintenance access beyond the HWL and around the entirety of the pend may be required. Furthermore, the discharge from storm pond #1 is eventually routed to the existing retention pond at the intersection of Tower Ranch Blvd and Tower Ranch Dr. All necessary drainage legal protections on the Tower Ranch Golf Course will be a requirement of this development. These legal protections are to include all elements of the municipal storm system within the Tower Ranch Golf Course. The City has been informed that the owners of the Tower Ranch Golf Course have received direction that storm pond #1 is to be regulated as a dam by the Province. The outfall and flow control system of storm pond will have to be considered in the context of the future regulation of storm pond #1 as a dam.
- e) Avoid any conflicts between geotechnical covenants and rear-yard private storm services, see proposed geotechnical covenants for lots 1-14 (*Figure 22 Grading Area 3 WSP_SG-5*) and 143-155 (*Figure 23 Grading Area 4 WSP_SG-6*).

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- f) Ensure all rainfall intensity values have been increased by 15% to account for climate change (as per Bylaw 7900, Schedule 4, Section 3.7.2 Rainfall Intensity (I)). Although the Storm Drainage Design Report states that "a 20% increase to design infrastructure flow capacity for climate change" was completed, the required increase is to be applied to the intensity values.
- g) Provide rationale for selection of the Hathaway formula as part of the Storm Drainage Analysis (p. 2 of *Drainage Design Report*).
- h) Provide the following drawings:
 - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A detailed Stormwater Management Plan for this development (compliant with Bylaw 7900, Schedule 4, Section 3. Stormwater Management); 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.
- i) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- j) Provide legal protections for all necessary overland flow routes receiving runoff from developed surfaces.
- k) 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 courses. It is IMPORTANT TO NOTE that final adoption of rezoning will not occur without the execution of all legal protections (SRWs, covenants, access easements) for storm drainage required for all phases of the proposed development. The City will require further clarification on the ownership and responsibility (operation and maintenance) of Stormwater Pond #1 before additional comments are provided. The City's Real Estate Services team is to draft the statutory right of ways for A, B, C, D, E, and I, seen in WSP drawings SRW1 Rev No 3. Although in general agreement with the proposed scope of SRWs, the details are still to be determined. Due to the unknown status of storm pond #1 as a dam, the City reserves the right to require additional legal protections (SRWs or restrictive covenants) for the drainage infrastructure as a condition of rezoning once all details are known.
- I) Identify clearly on a contour map, or lot grading plan, all steep areas (>30 %). Provide cross sections for all steep areas at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.
- m) If individual lot connections are required, ensure that payment of connection fees has been completed (please provide receipt).
- n) 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. Note: Groundwater may permitted to enter the public storm sewer system if it can be shown that it immediately enters an open channel without compromising the design capacity of the public storm utility.

- To minimize possible damage to the Tower Ranch Golf Course during overland flow events from Industry Brook, it is recommended that an open channel, opposed to the proposed 375mm storm pipe, from Industry Brook to Stormwater Pond #1 be considered. Regardless of the selected option, the City will require more information on the ownership and responsibility of this section of pipe/channel. It is understood that the owner of the golf course prefers to maintain the existing 300-mm culvert that conveys Industry Brook to stormwater pond 1. Update drawing SWM-5 Rev No A to reference an easement for the 300-mm pipe as opposed to an SRW.
- Drawing SS-1 Rev No. B shows a storm manhole within the City's right of way. The proposed manhole is to be relocated outside of the City' right of way.
- Provide the SWMM files mentioned in the Technical Memo dated May 24, 2019 titled Storm Drainage Design Report.

DAM SAFETY

- a) The following comments related to Dam Safety are based on 9. Technical Memo dated July 26, 2019 Dam Safety Summary included in the application package.
- b) Prior to establishing the legal protections form stormwater pond #1 and the downstream stormwater infrastructure, the Dam Breach and Inundation Study completed by Golder Associates Ltd. is to be provided to the City. The City is relying on flooding/inundation maps produced in this report to provide further comment on the stormwater management plan. The City is currently working on acquiring the Dam Breach and Inundation Study for the Industry Brook Dam. Rezoning shall of the subject lot shall not be completed until a copy of this study has been received.
- In developing the legal protections for storm drainage, the Dam Safety Branch of British Columbia will be required to provide formal comment on the dam safety implications of the regulated dam above Lot 4 (Dam Safety File Number D2401155-01) and Stormwater Pond #1. The design floods for road crossings, culverts, detention sizing, and legal protection limits may need to be updated in response to the Province's formal comment.
- d) The City has been informed that the owners of the Tower Ranch Golf Course have received notification from the Province of British Columbia that storm pond #1 is to be regulated as a dam by the Province. The outfall and flow control system of storm pond #1 will have to be considered in the context of the future regulation of storm pond #1 as a dam.

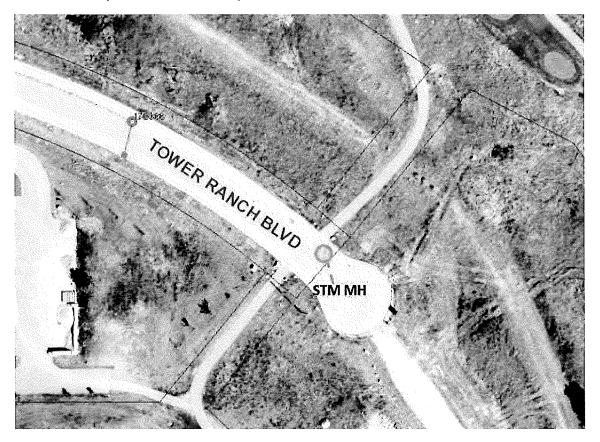
6) ROAD IMPROVEMENTS

- a) A cul-de sac will be required at the terminal end of Tower Ranch Blvd (as per SS-R17). The cul-de-sac is to be complete with barrier curb, landscaped and irrigated boulevard, and street lighting.
- All private road accesses (i.e., terminal end of Tower Ranch Blvd) are to be delineated with a concrete letdown as per SS-C7 (non-residential standards).
- Tower Ranch Blvd east of Tower Ranch drive is to be upgraded including top lift asphalt (c/w all necessary utility appurtenance adjustments), street lighting, 1.5-m wide separate sidewalk



on the south side and landscaped and irrigated boulevards. The existing drainage ditch on the north side of Tower Ranch Blvd may need to be updated depending on the updates to the stormwater management plan.

- d) Landscaped boulevard is required to include street trees. Boulevard tree specifications including, but not limited to, completion timeline and tree selection to be consistent with Bylaw 7900 Schedule 4 Section 7B.5.
- e) The existing cart path crossing at the terminal end of Tower Ranch Blvd is to be updated to accommodate the anticipated increase in vehicle traffic. See existing golf cart path crossing on Tower Ranch Blvd for reference. The existing culvert under the cart path is to be updated to current standards (Bylaw 7900 Schedule 4 Section 3.9.4 Minimum Pipe Diameter).
- f) Note: The City does not currently have record drawings for the storm pipes and manholes at the terminal end of Tower Ranch Blvd (see image below). Record drawings for these utilities will be a requirement of this development.



7) VOLUNTARY GIFT AGREEMENT

- a) The October 4, 1996 Servicing Agreement between Tower Ranch Holding Corporation and the City of Kelowna required that the following road improvements be constructed:
 - Latta Rd Connection from the north end of Tallgrass Trail
 - Day Road upgrades

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- McKenzie Rd upgrades
- McCurdy Rd upgrades
- Wallace Rd upgrades
- b) Since this original servicing agreement was executed, some of the works have been completed and the Covenantor of the Servicing Agreement is no longer the master developer for the area. To replace the requirements of the previous servicing agreement Parkbridge and WSP have worked together to propose the following road upgrades to support this development:
 - Latta Rd connection to Tallgrass trail to be completed
 - McKenzie/Old Vernon Rd intersection improvements are to be completed
 - Tree removal at the Latta Rd and Lakha Rd intersection

The City of Kelowna currently holds a \$1,177,960 letter of credit for off-site works related to the Latta Rd connection, Latta-Lakha Rd intersection, and Latta McKenzie Rd intersection upgrades.

- c) It is the recommendation of the Development Engineering Branch that the upgrades proposed by Parkbridge and the applicant be constructed. Performance security amounts are to be updated based on the total cost of works for this development (i.e., Latta Rd Connection, McKenzie Rd/Old Vernon Rd intersection upgrades, Latta/Lakha Rd intersection improvements, off-site works along Tower Ranch Blvd). Cost estimates (signed and sealed by a Professional Engineer) for these works are to be submitted to the Development Engineering Branch prior to the execution of the servicing agreement. These cost estimates are to be accompanied by issued for construction drawings and all necessary supporting documents. Should the City require additional performance securities above and beyond the currently held letters of credit, these performance securities will be required prior to the execution of the servicing agreement.
- d) Should the total value of the proposed off-site works (minus the required works along Tower Ranch Blvd) not equal to current letter of credit amount held by the City (\$1,177,960.00), the remaining funds are to be transferred to a local transportation project in the area (including any possible benefiting projects within the Regional District of the Central Okanagan).

8) CITY PARKS

- a) A Fencing Plan is required prior to issuance of DP/PLR with fencing, curb and retaining walls outlined. To prevent private/public encroachment, the applicant will be required to delineate the private property line adjacent to park space (or future park) of proposed with a minimum 1.2 m high (4') black vinyl chain link fence black vinyl chain link with black powder coated posts, rails and hardware (or approved equivalent) located 150 mm (6") within the private property. However, where the applicant does not own the adjacent property (e.g. the golf course), the fence can be just inside at the proposed property line. The exception to this is along the cart path on the east side of Lot 6. There should be no fencing along the cart path.
- b) Fence must not be adjacent to roadways, but instead a barrier curb must line all road edges to park. The exception to this will be curb let downs for pedestrian crossings. The intent of the barrier curb is to dissuade vehicles from driving in the park space.
- c) Sidewalk network connectivity will be required for the park lots dedicated to the City. The sidewalk network is to be reviewed by the Development Engineering Branch once the final location of the park(s) is determined.



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d) Although Park 1, 2 and 3 have been removed from the proposal, on-site trail requirements remain.

9) POWER AND TELECOMMUNICATION SERVICES

- a) All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.
- b) The subject lot is directly across the road from the Rutland Urban Centre boundary. Lots within the Rutland Urban Centre are subject to Council Policy 101 — Conversion of Overhead Powerlines to Underground Installation. The Development Engineering Branch is requesting that the overhead power and telecommunication lines fronting this development 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.
- c) Re-locate existing utilities, where necessary.
- d) Each lot dedicated to the City as Park is to be serviced with an electrical service prior to transfer. Contact the Development Technician to determine the details of the electrical service once the location and details of the parks have been determined. These services are to be complete with all necessary statutory right of ways.

10) GEOTECHNICAL STUDY

- a) The Development Engineering Branch acknowledges that the following geotechnical reports were submitted as part of the development application package:
 - i. 5. Solstice Lot 4 Geotechnical Engineering Assessment WSP Aug 24, 2017
 - ii. 6. Solstice Lot 4 Geotechnical Engineering Assessment WSP June 26, 2019

Although these reports provide adequate background on the geotechnical conditions present on the subject lot, they do not address the hydrogeotechnical considerations necessary to address any "assessment / recommendations for any off-site works required as part of the proposed development" (June 26, 2019 Geotechnical Engineering Assessment Report by WSP, page 3). The off-site hydrogeotechnical impacts, primarily those associated with the increased drainage being directed to the Tower Ranch Golf Course Ponds, must be considered.

- b) Provide a hydrogeotechnical 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 hydrogeotechnical report should reference any possible implications of groundwater seepage from Stormwater Pond #1.
- c) The Hydrogeotechnical reports must be submitted to the Development Services Department (Subdivision Approving officer) for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.
 - i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.

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- ii. Site suitability for development.
- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iv. Any special requirements for construction of roads, utilities and building structures.
- v. Recommendations for items that should be included in a Restrictive Covenant.
- vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
- vii. Any items required in other sections of this document.
- d) If any blasting is proposed as part of this subdivision, a Soil Removal and Deposit Application must be made to the City for such works. The proposed blasting work is to comply with Amendment No. 1 to the Soil Removal and Deposit Regulation Bylaw No. 9612, specifically Section 6 PERMIT REQUIREMENTS (k) and (g).
- e) Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

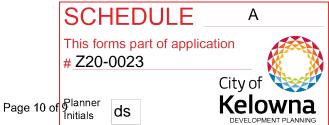
"Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum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

Although a DVP for over height retaining walls will not be required for any walls created as a condition of subdivision, the design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's *Professional Practice Guidelines for Retaining Wall Design*. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of *Retaining Wall Design Guideline*) and any necessary independent reviews (as per EGBC's *Documented Independent Review of Structural Designs*). The proposed retaining walls in drawings SG-4, SG-5, SG-6, and SG-7 will require further review to confirm conformance with EGBC requirements.

f) Any exposed natural rock surface on a lot that has the potential for materials to displace causing a hazardous condition, must be reviewed by a qualified professional engineer with the appropriate and measures undertaken as prescribed by the engineer. For adequate Rockfall Protection adjacent to walls and rock cuts, please consider BC MoTI Supplement to TAC Geometric Design Guide 440, page 440-8, which outlines a ditch bottom width depending on wall height. Sidewalks and utilities should be kept out of this protection area. Additional ROW may be required.

Where walls are on the high side, the City's preference is that the walls remain setback and on private property. Where the walls hold up a public road, the City's preference is that additional dedication be provided, and the walls be owned by the City. Please design any geogrids or tie-backs so that they do not encroach into the required road ROW.

11) DESIGN AND CONSTRUCTION



- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- 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).
- A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- 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.

12) SERVICING AGREEMENTS FOR WORKS AND SERVICES

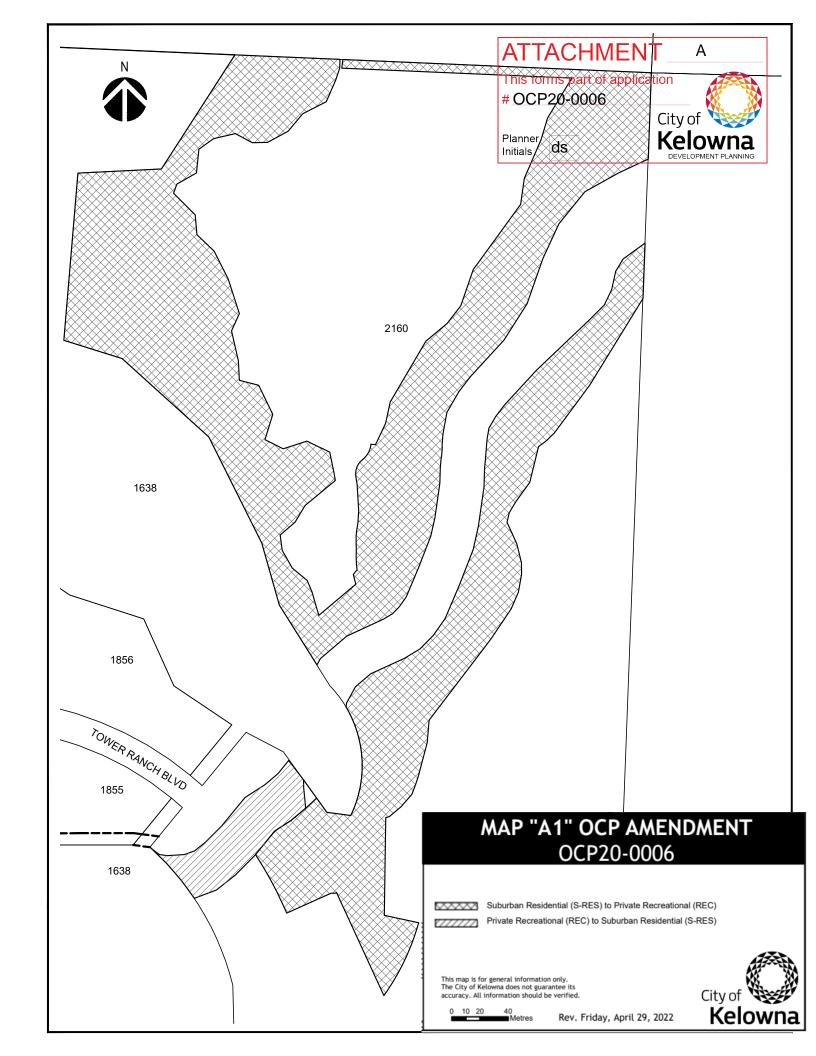
- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.
- Should it be determined that any Park-related work be included under the scope of the Servicing Agreement, the Development Engineering Branch reserves the right to require a performance security for these works. Note: The Development Engineering Branch's Engineering and Inspection Fee will not include the scope of any Parks-related work.

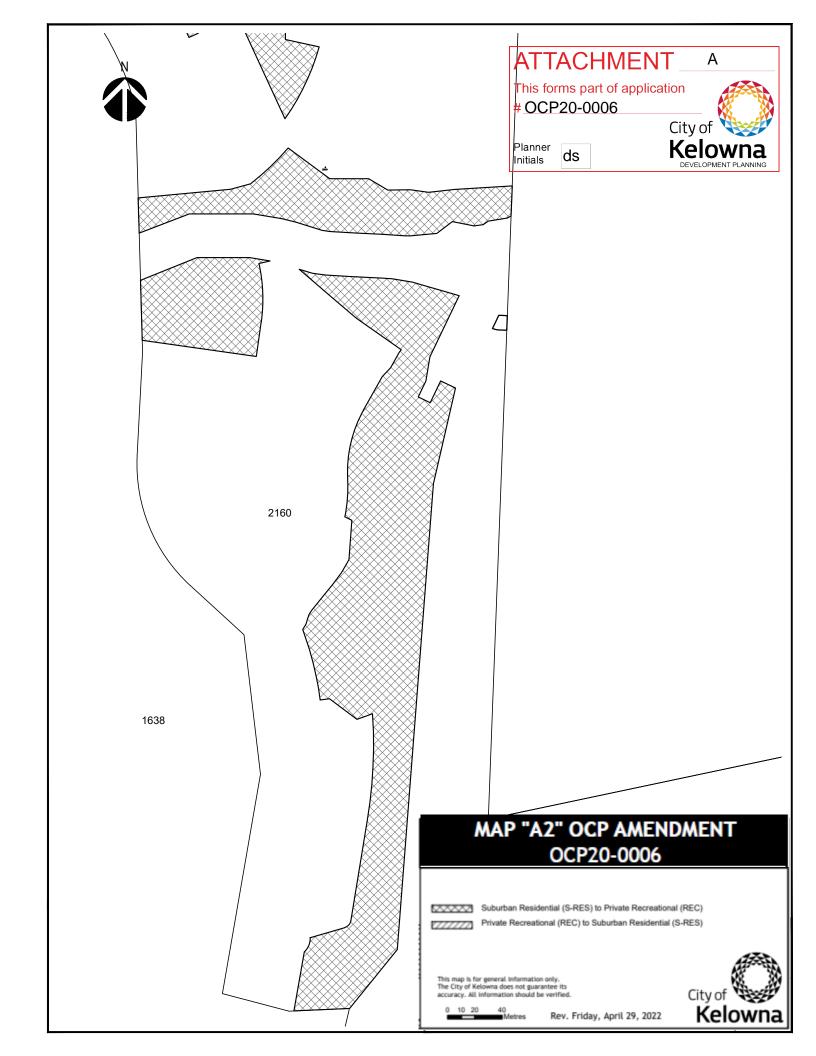
13) CHARGES, FEES, AND SECURITIES

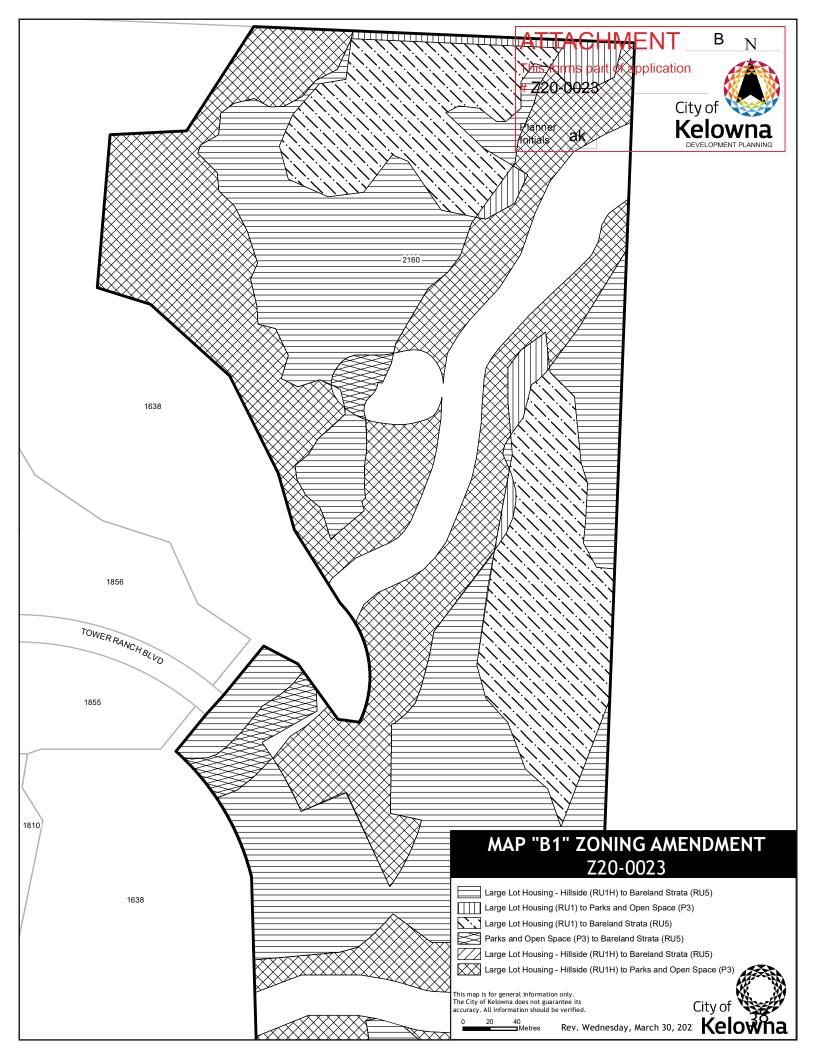
- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) - only if disturbed.
 - Engineering and Inspection Fee: 3.5% of off-site construction value (plus ii) GST).

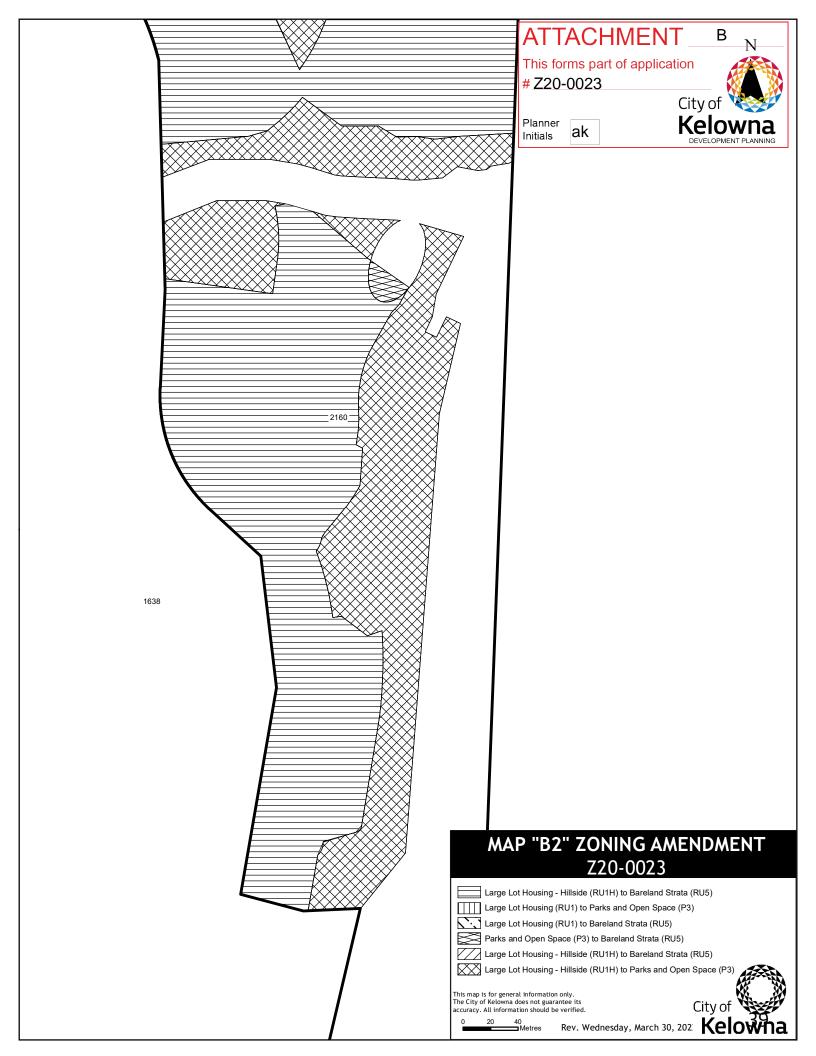
Development Engineering Manager

JKH SK









Uplands at Tower Ranch Public Consultation Report

ATTACHMENT C

This forms part of application
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DEVELOPMENT PLANNING

October 8, 2021

In accordance with City of Kelowna Policy No. 367 (Public Notification and Consultation), the following summary and attachments serve to document the public consultation regarding development applications OCP20-0006 and Z20-0023 for the proposed Uplands neighbourhood (Lot 4, KAP80993; 2160 Tower Ranch Boulevard).

Parkbridge Lifestyle Communities hosted two Open Houses at the Tower Ranch Golf Course Clubhouse on September 15, 2021 from 5.00 pm to 9.00 pm and September 16, 2021 from 9.00 am to 5.00 pm. All materials were made available for public review and comment at the in-person Open Houses and posted on the Parkbridge website from September 15-30, 2021. All Covid protocols in effect at the time were followed.

Notification of the Open Houses and website dates was provided as follows:

- 1. An in-person meeting of Parkbridge senior staff with the Tower Ranch Community Association board made up of representatives from the golf course, major developers and community residents was held on August 26, 2021. Materials to be made available at the Open Houses were presented to the board members, who were encouraged to notify their constituents.
- 2. An in-person meeting was held with the Tower Ranch family on August 31, 2021 to share information about the proposed development, the Open Houses, and invite their participation and comments.
- 3. A letter was mailed on August 31, 2021 to 111 addresses within 300 metres of the Uplands property to introduce the proposed development, share information about the Open Houses and website, and invite comments and questions (see attached letter dated August 31, 2021). The letter included:
 - a. Location of the proposal
 - b. A description of the proposal
 - c. A site plan
 - d. Contact information for Parkbridge, and
 - e. Means for providing feedback
- 4. The same letter was emailed on August 31, 2021 to other residents of the Tower Ranch community using email addresses from the Community Association.
- 5. A large format development notification sign was prepared and installed at the entrance to the property at 2160 Tower Ranch Boulevard on September 1, 2021 by Signcraft (see attached photo). The sign included:
 - a. Pertinent proposal details
 - b. Site Plan
 - c. Contact information and project website for Parkbridge Lifestyle Communities



- 6. Advertisements were placed in the September 1 and 7 issues of hitrals Daily Courier and the September 2 and 9 issues of the Kelowna Capital News (see attached electronic versions of newspapers).
- 7. An invitation to the Open House was emailed to Mayor and Council, and City staff on September 8, 2021.

Information provided at the Open Houses and on the website:

- 1. A series of 11 slides were prepared and posted on boards at the Open Houses and on the website with accompanying narrative (see attached slides pages).
- 2. Staff from Parkbridge, Christy and Associates and WSP were available for questions/comments.

Attendance at the two Open Houses were as follows:

- 3. Wednesday September 15 15 people in attendance.
- 4. Thursday September 16 27 people in attendance
- 5. Website hits We had 20 users:
 - · 10 Kelowna
 - · 2 Edmonton
 - · 2 Penticton
 - 1 Calgary

Four emails were received: one question about whether proposed lots were to be freehold or land lease and housing types, and three requests to be kept up to date on the project.

Feedback from the Open House and website:

Concerns were expressed and acknowledged regarding:

- Traffic on Tower Ranch Drive during and after construction
- Traffic congestion once homes are built out
- Dust/ mud mitigation
- Completing Solstice before Uplands
- Timing for Uplands construction and marketing of lots
- Lay bys for parking
- Speeding on Tower Ranch Drive
- No Park space, only trails
- Timing of completion of trails
- Questions pertaining to plans for Lot 6 (RM3 zoned lot)
- One route in/ out to Uplands

City of

In answer to concerns about traffic and access, it was explained that:

- Parkbridge is aware that the TRCA is seeking to introduce traffic claiming age as sures on Towkelowna
 Ranch Boulevard as a means of calming traffic in general as traffic and speeding concerns are not specifically construction related.
- An emergency egress option has been considered and provided at the south end of the proposed Uplands neighbourhood.
- Tallgrass Road has been upgraded by Parkbridge to provide another means of access to the Tower Ranch neighbourhood.

Questions were also answered about freehold vs landlease, proposed housing types and additional requests were received to be added to the project email list.

There was no objection to the proposed future land uses as those in attendance had general knowledge of the Tower Ranch Area Structure Plan and existing Official Community Plan designations. The care and attention devoted to preserving the most environmentally sensitive areas was acknowledged. Other than the comments about increasing on-street parking through additional lay-bys and the need to complete the planned trail system, the majority of feedback received related to disruption, construction noise and traffic. These concerns will be forwarded to the Parkbridge operations and construction management teams.

In conclusion, I can attest that the information session was organized and conducted in a manner consistent with the Objectives of Kelowna City Council Policy No. 367.

Respectfully submitted,

Prepared by

Hazel Christy, MBA, MCIP, RPP

Christy and Associates Planning Consultants Ltd.

al Christy

Attachments:

- 1. Letter dated August 31, 2021
- 2. Large format development sign
- 3. Electronic versions of newspaper advertisements
- 4. Slides/Open House Boards
- 5. Photos of Open House



Parkbridge

August 31, 2021

Dear Tower Ranch Residents,

Parkbridge is proud to introduce *The Uplands*, our newest neighbourhood in the Tower Ranch community, located at 2160 Tower Ranch Boulevard (site plan on reverse). The Uplands 36-hectare (89 ac.) property along the eastern boundary of the City of Kelowna has been designated for residential development since the City of Kelowna's approval of the Tower Ranch Area Structure Plan in 1993 and its inclusion in the Official Community Plan (OCP). Parkbridge is applying to amend the OCP and Zoning Bylaw to better align the conceptual future land use designations with the proposed residential lots and greenspace areas identified in The Uplands neighbourhood plan.

What is being proposed?

Parkbridge is working with the City of Kelowna to create a new community with 193 bareland strata lots (RU5 zone) that protects the most environmentally sensitive areas, reduces the impacts of development and restores previously disturbed areas to their natural state. Uplands residents will be afforded stunning views of the City of Kelowna, Okanagan Lake and the surrounding hillsides. Pedestrian connectivity is a central theme and The Uplands' 1.5 km of pedestrian trails plus sidewalks will connect to over 9 km of trails in Tower Ranch Mountain Park and Black Mountain Regional Park as well as local amenities and the golf course.

Where can I find more information?

Please connect with us in-person at our Open Houses to be held in the Tower Ranch Golf Course Club House conference room on September 15, 2021 from 5.00 pm to 9.00 pm and September 16, 2021 from 9:00 am to 5:00 pm. More information about The Uplands can also be obtained at info@parkbridgeuplands.com

All Covid protocols will be observed, including the wearing of masks and social distancing.

An electronic version of the Open House will be available from September 15 to 30, 2021 at: www.parkbridgeuplands.com/publicengagement.

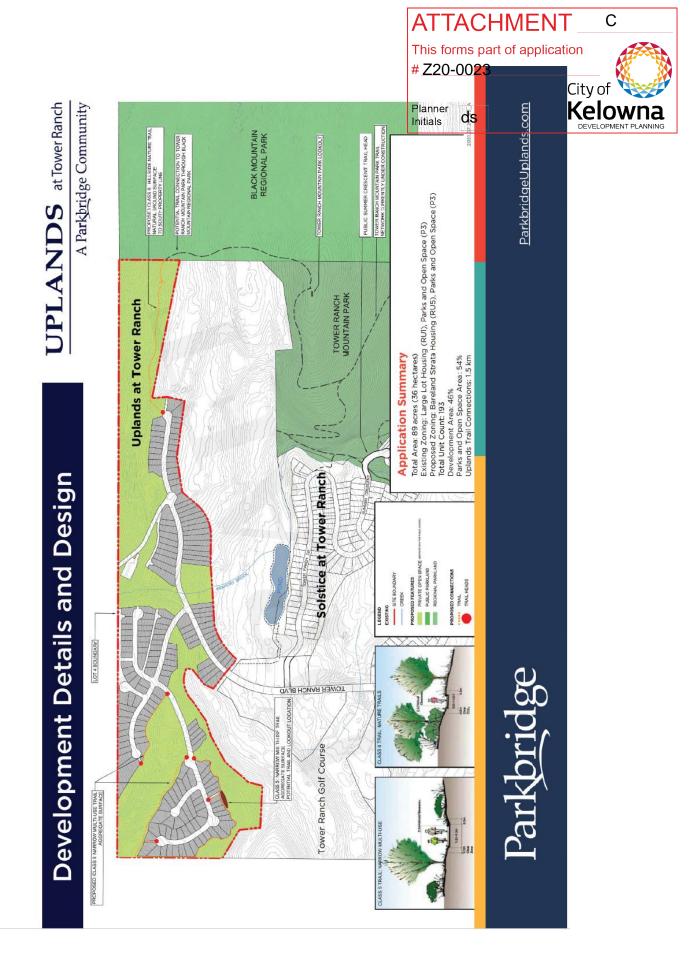
Watch for:

- 1. A development application sign on the property with details of the planned development
- 2. This letter mailed or emailed to residents and stakeholders within the Tower Ranch community.
- 3. A newspaper advertisement which directs the public and interested parties to the in-person Open House or website.

We welcome your input and are happy to answer any questions you may have.

Sincerely,

The Parkbridge Planning and Development Team





Newspaper Advertisement:







Daily Courier Sept 1, 2021 page B12

http://kelownadailycourier.pressreader.com/the-daily-courier/Planneng



Daily Courier Sept 7, 2021 page A4

http://kelownadailycourier.pressreader.com/the-daily-courier/20210907











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City of Kelowna

This forms part of application

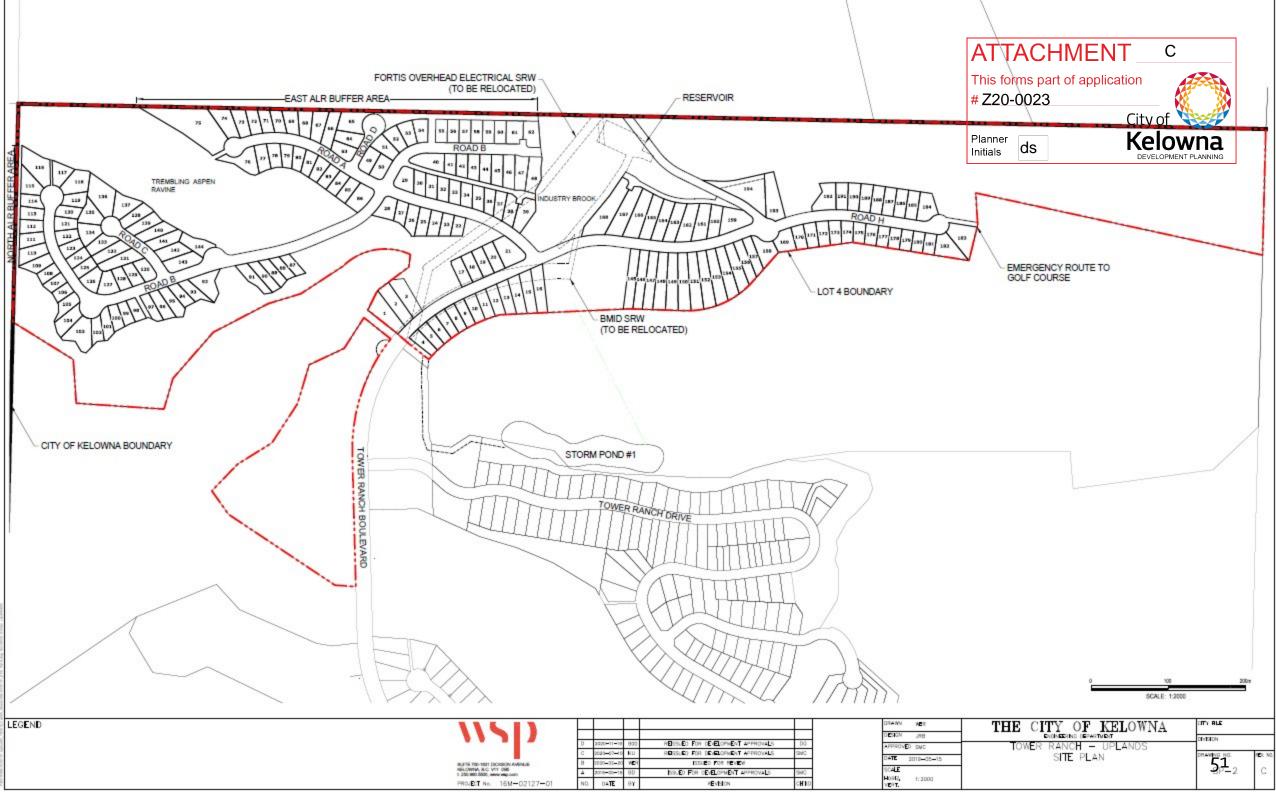
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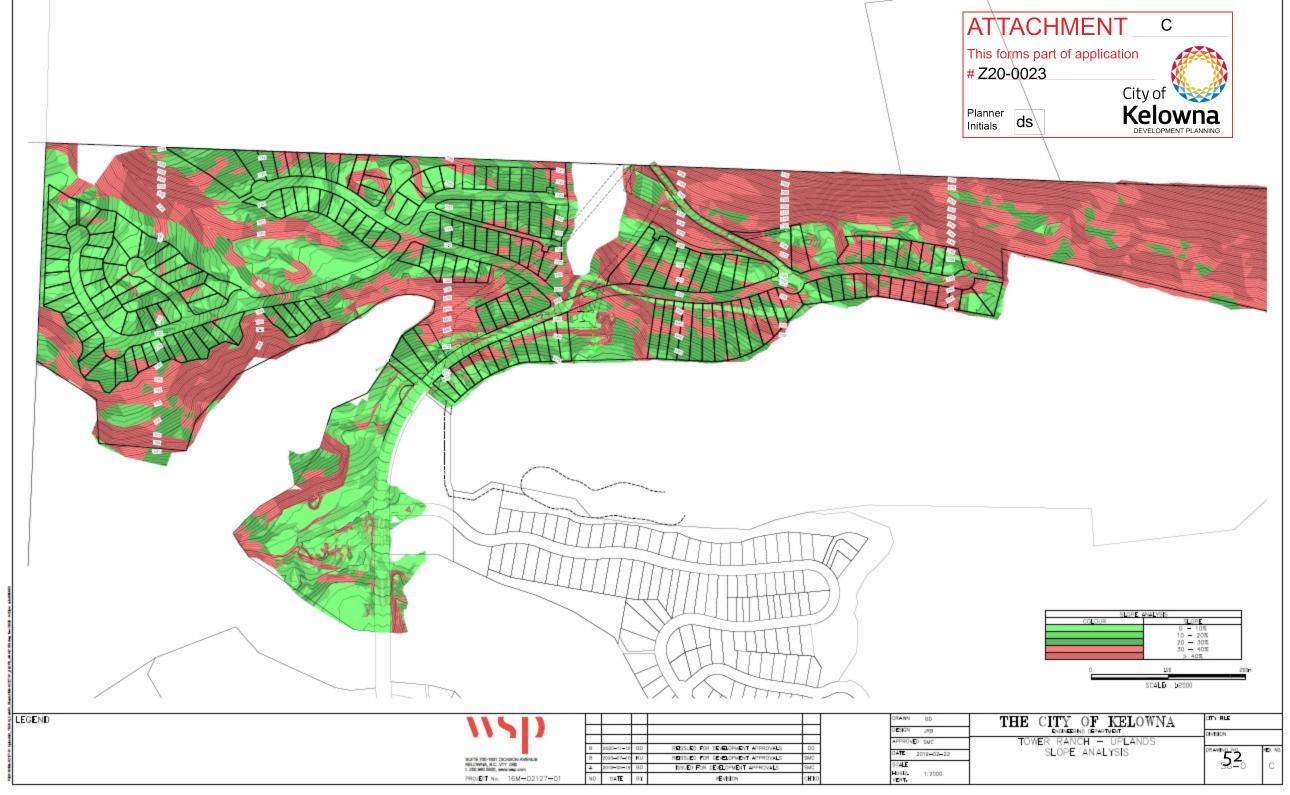
Photos of Open House setup, boards and discussions

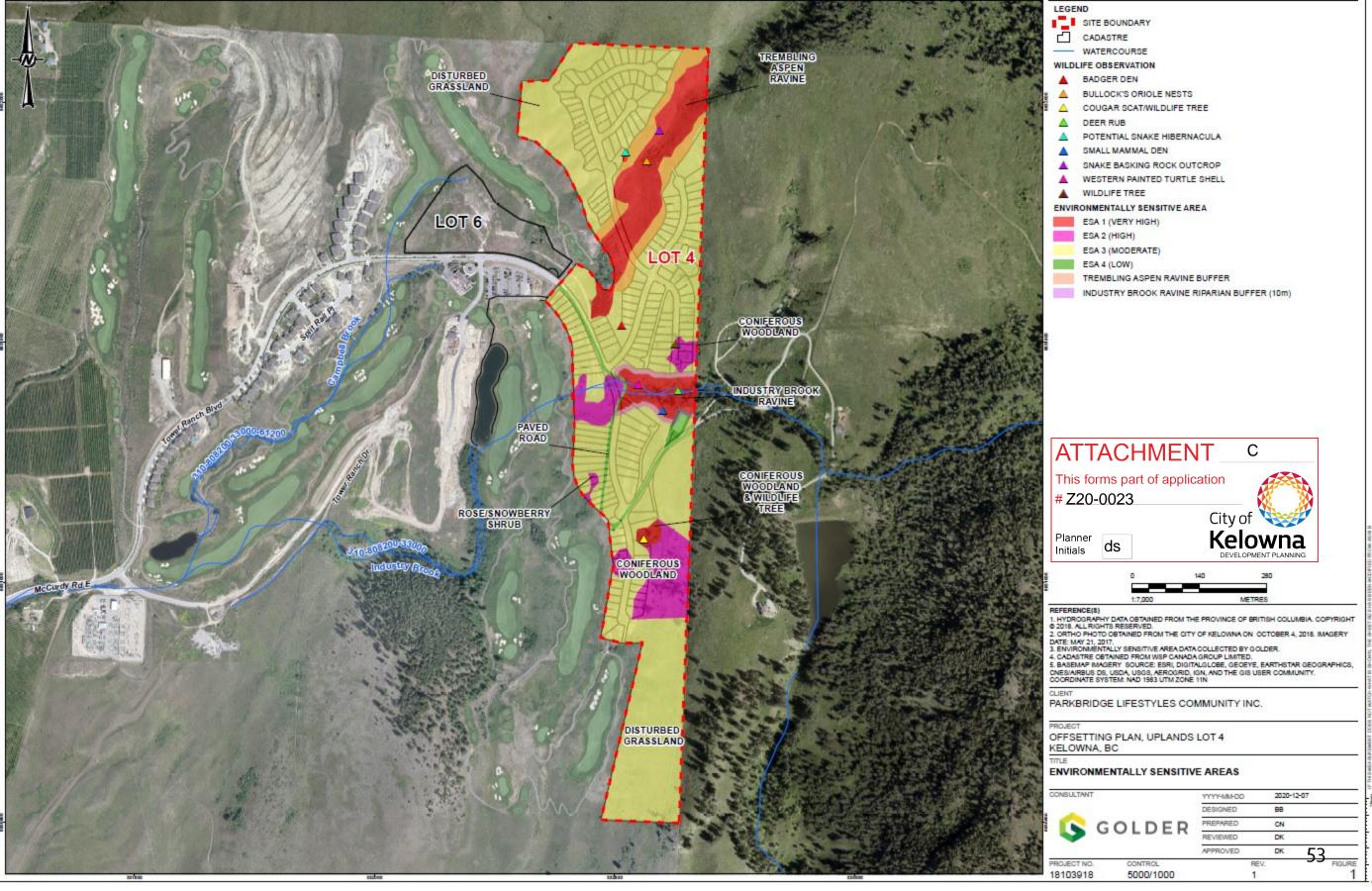












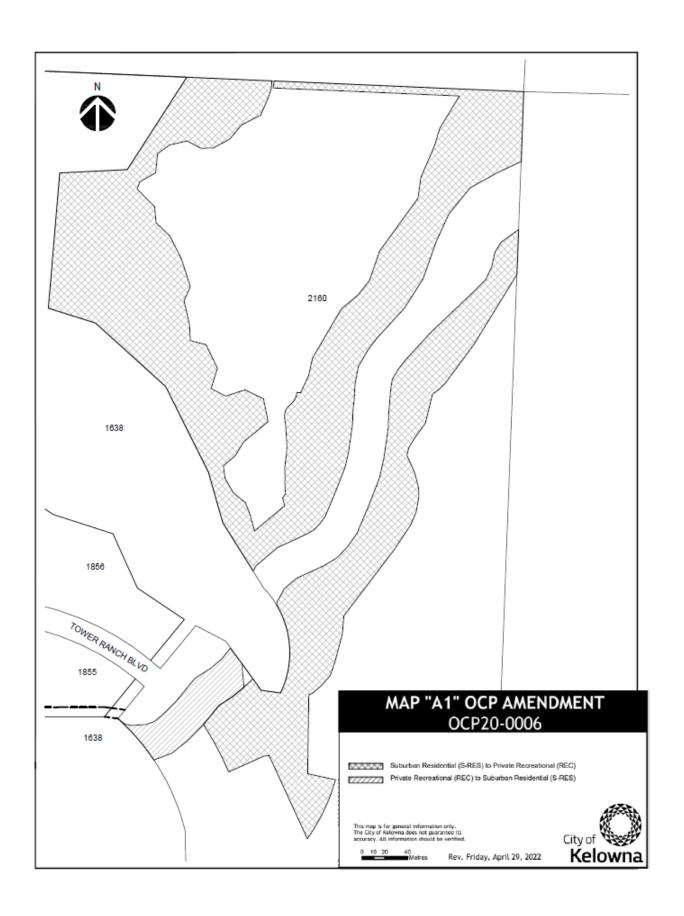
CITY OF KELOWNA

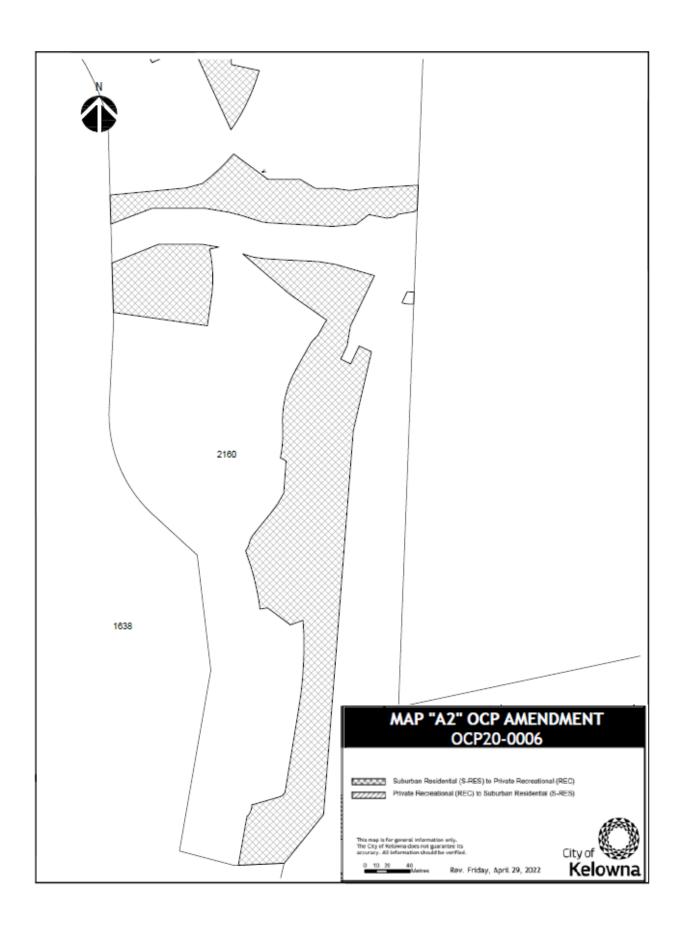
BYLAW NO. 12379

Official Community Plan Amendment No. OCP20-0006 2160 Tower Ranch Boulevard

A bylaw to amend the "*Kelowna 2040* – Official Community Plan Bylaw No. 12300".

The Mu	unicipal Council of the City of Kelowna, in open m	eeting assembled, enacts as follows:		
1.	THAT Map 3.1 – Future Land Use of " <i>Kelowna 2040</i> – Official Community Plan Bylaw No. 12300" be amended by changing the Future Land Use designation of portions of Lot 4 Section 31 Township 27, ODYD Plan KAP80993, located on Tower Ranch Boulevard, Kelowna, B.C., from the S-RES – Suburban Residential and REC – Private Recreational designations to the S-RES – Suburban Residential and REC – Private Recreational designations as shown on Maps "A1 and A2" attached to and forming part of this bylaw;			
2.	This bylaw shall come into full force and effect a of adoption.	nd is binding on all persons as and from the date		
Read a	first time by the Municipal Council this			
Consid	ered at a Public Hearing on the			
Read a	second and third time by the Municipal Council tl	nis		
Adopte	ed by the Municipal Council of the City of Kelowna	this		
		Mayor		
		City Clerk		





CITY OF KELOWNA

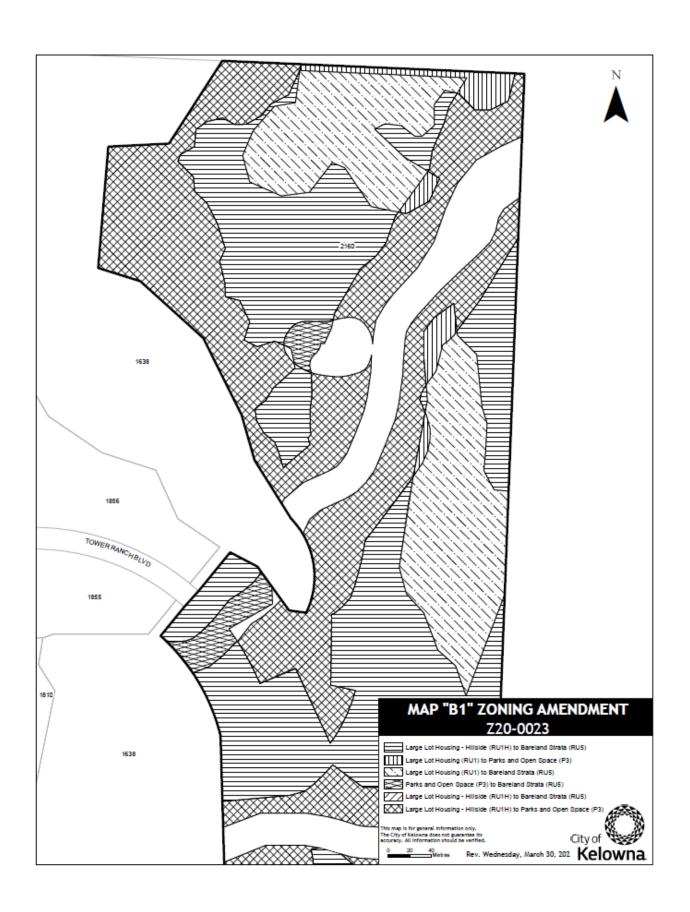
BYLAW NO. 12380 Z20-0023 2160 Tower Ranch Boulevard

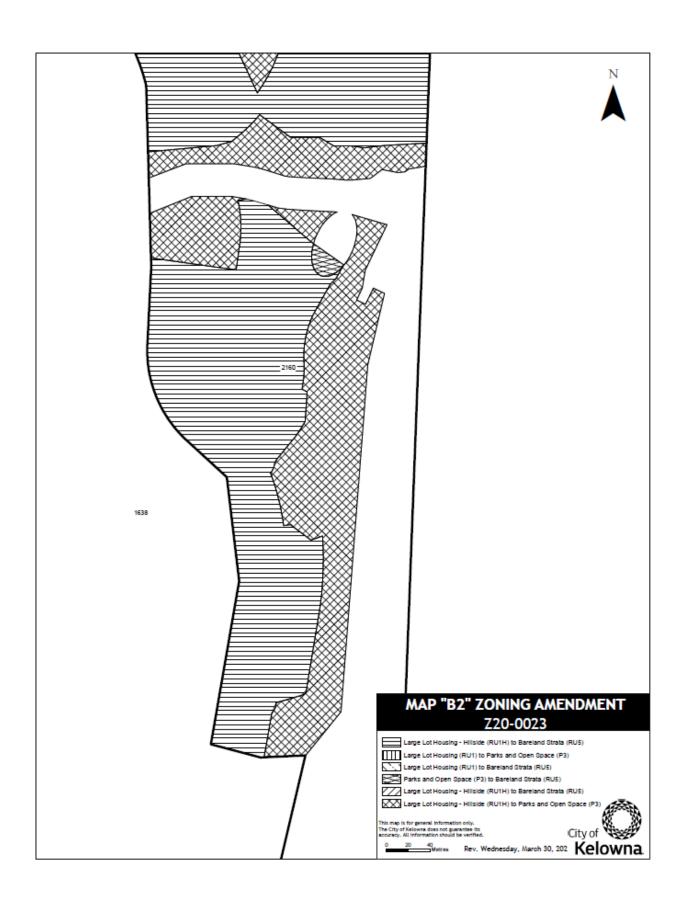
A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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 portions of Lot 4 Section 31, Township 27, ODYD, Plan KAP80993 located on Tower Ranch Boulevard, Kelowna, BC from the RU1 Large Lot Housing, RU1h Large Lot Housing (Hillside) and P3 Parks and Open Space zones to the RU5 Bareland Strata Housing and P3 Parks and Open Space zones as shown on Maps "B1 and B2" 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.

duce 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 Kelow	na this
	Mayor
	City Clerk





REPORT TO COUNCIL



Date: May 16th 2022

To: Council

From: City Manager

Department: Development Planning (ak)

Application: OCP21-0010/Z21-0032

Owner: Highstreet Canyon Falls Apartments

Ltd., Inc.No. BC1311111

Address: 1055 Frost Road Applicant: Highstreet Ventures Inc.

Subject: Official Community Plan Amendment and Rezoning Application

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

Proposed OCP Designation: VC – Village Centre, NAT – Natural Areas

Existing Zone: A1 – Agriculture 1, RU1h – Large Lot Housing (Hillside Area)

Proposed Zone: A1 – Agriculture 1, P3 – Parks and Open Space, RM5 – Medium Density

Multiple Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP21-0010 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot 1, DL 579, SDYD, Plan EPP74481, located at 1055 Frost Road, Kelowna, BC from the VC – Village Centre and the NAT – Natural Areas designations to the VC – Village Centre and the NAT – Natural Areas designations as shown on Map "A" attached to the Report from the Development Planning Department dated May 16th 2022, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated May 16th 2022

AND THAT Rezoning Application No. Z21-0032 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot 1, DL 579, SDYD, Plan EPP74481, located at 1055 Frost Road, Kelowna, BC from the A1 – Agriculture 1 zone and the RU1h – Large Lot Housing (Hillside Area) zone to the P3 – Parks and Open Space zone and RM5 – Medium Density Multiple Housing zone as shown on

Map "B" attached to the Report from the Development Planning Department dated May 16th 2022, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated May 16th 2022;

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

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

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of portions of the subject property from the VC – Village Centre and the NAT – Natural Areas designations to the VC – Village Centre and the NAT – Natural Areas designations and to rezone portions the subject property from the A1 – Agriculture 1 and the RU1h – Large Lot Housing (Hillside Area) zones to the P3 – Parks and Open Space and RM5 – Medium Density Multiple Housing zones to facilitate a multi-family residential housing proposal on the subject site.

3.0 **Development Planning**

Staff recommend that the proposed Official Community Plan and Zoning Bylaw amendment application be supported. If approved, the changes would allow for the site to develop as a multi-family apartment housing development with approximately 300 housing units the majority of which are currently proposed to be 2br and 3br housing units.

The proposed multi-family housing development is consistent with the Official Community Plan (OCP) and Area Structure Plan (ASP) developed for 'The Ponds' neighbourhood and would contribute to completing the neighbourhood village centre. The proposed multi-family development site is near a middle school, parks, and trails. The proposed development includes large amounts of greenspace and an amenity building for residents.

The proposed development will contribute to an increase in road usage in the area. Several traffic related off-site upgrades are proposed to mitigate the traffic impact which include: Contribution toward the cost of a future traffic signal at the Frost Road and Gordon Drive intersection, construction of a northbound right turn lane at the Steele Road and Gordon Drive intersection, and installation of pedestrian safety flasher lights at the intersection of Frost Rd and Steele Rd.

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

4.0 Proposal

4.1 <u>Background</u>

Development of 'The Ponds' neighborhood is guided by an Area Structure Plan (ASP) created in 2007. The plan envisioned a substantial mixed-use 'Village Centre' with places to live, work, shop, and socialize, that

will be the focal point of the community and would accommodate a range of residential housing forms, an elementary school, and an array of parks, pathways, and natural areas.

In the context of the Area Structure Plan the subject property was envisioned to provide low and medium density housing meant to compliment and support commercial uses within the village center. Specifically, the neighborhood plan contemplated apartment buildings up to 4 storeys would be developed in this area in accordance with the RM4 and RM5 zones.

To date no commercial or multifamily development has occurred in this area. If



approved this development would be the first portion of the village centre to be developed. Staff anticipate to process future Development Permit applications for commercial developments near the subject property but no applications have yet been submitted.

This property is currently designated 'Village Centre' in the context of the 2040 Official Community Plan this designation supports low rise (buildings lower than six storeys in height) multi-unit residential apartment buildings.

4.2 <u>Project Description</u>

The proposed Official Community Plan amendment is to adjust areas on the site that are currently designated VC – Village Centre and NAT – Natural Areas. The OCP change is required to accommodate the proposed development footprint of the site and if approved it would result in a slight (0.12ha) net increase in land designated as NAT – Natural Areas.

The proposed zoning amendment is to rezone the site from the A1 – Agriculture 1 zone and RU1h – Large Lot Housing (Hillside Area) zone to the P_3 – Parks and Open Space zone and RM5 – Medium Density Multiple Housing. If approved the zoning amendment would allow for multi-family residential housing on the portion of the subject property. Areas zoned P_3 – Parks and Open Space would be left un-developed and used for trails and open space.

Staff are recommending final adoption be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property. A Development Permit application has been submitted to allow for 4 apartment buildings on the site providing total of 298 housing units. A Development Variance Permit has been submitted to allow for buildings that are 5 stories with a maximum height of 15.6m

4.3 Site Context

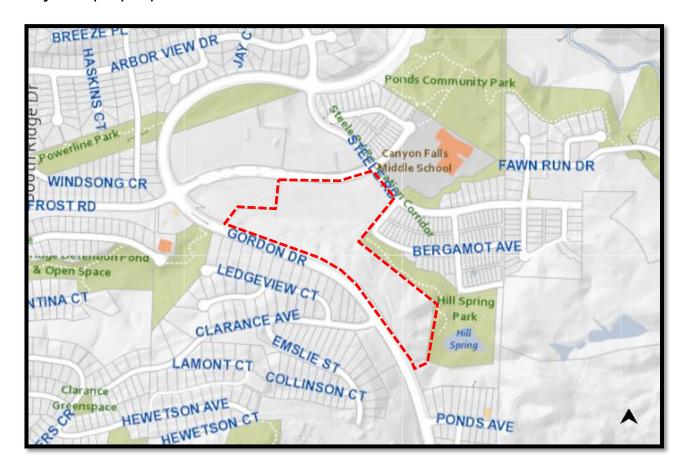
In the context of the Official Community Plan the property is located inside the permanent growth boundary, lands within the Permanent Growth Boundary (PGB) are expected to develop to higher intensity uses to accommodate the anticipated growth of the community to 2040. North and west of the site are

vacant lands designated Village Centre in the OCP and zoned for commercial uses. East of the property is Canyon Falls Middle School and single family housing. A portion of the site is adjacent to Hill Spring Park. The southern/upper portion of the site is not proposed be rezoned as part of this application is adjacent to single family housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use	
North	C ₃ – Community Commercial	Vacant	
East	P2 – Education and Minor Institutional RU ₃ – Small Lot Housing	School/Single Family Housing	
South	P3 – Parks and Open Space RU2h – Medium Lot Housing	Park/Single Family Housing	
West	C ₃ – Community Commercial	Vacant	

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

The Big Picture: 10 Pillars to Realize our Vision

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. With his in mind, 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 7.1. Create more complete communities in Suburban Neighbourhoods.

Policy 7.1.1 Area Structure Plan Consistency. Support development that is consistent with adopted Area Structure Plans (ASPs) in Suburban Neighbourhoods. Require amendments to ASPs where proposals include significant increases to the number of residential units beyond those signalled in an ASP or where proposals are likely to require significant changes to planned transportation, parks and utility infrastructure.

The proposed multi-family development is consistent with the Area Structure Plan (ASP) developed for The Ponds neighbourhood. If approved it will contribute to completing the neighbourhood village centre.

Objective 7.1. Create more complete communities in Suburban Neighbourhoods.

Policy 7.1.4 The Ponds Village Centre Support development in the Ponds Village Centre that includes the following characteristics: A mix of commercial and residential development to a maximum height of approximately four storeys; and Orientation of buildings towards Frost Road, with minimal surface parking between the road and the buildings.

The proposed multi-family development will support and compliment future commercial uses when The Ponds Village centre is fully built-out.

Objective 7.6 Support a variety of low-density housing

Policy 7.6.1 Family-friendly multi-unit housing. Encourage multi-unit developments near schools to include a variety of unit sizes, including three or more bedrooms. Encourage design for multi-unit residential buildings that incorporates common spaces that foster social connections, such as gardens, greenspace and children's play areas.

Policy 7.6.2. Social connections through design. The proposed multi-family development is near a middle school and contains a mix of 3br, 2br, 1br, and studio apartment units. The proposed development includes large amounts of greenspace and an amenity building for residents.

Objective 7.8. Reduce dependence on the automobile where possible

Policy 7.8.1. Roadway Congestion.

Recognize and accept that Kelowna's streets will become busier as the City grows. Suburban neighbourhoods will have limited potential to shift away from driving, meaning that greater roadway capacity will be needed to support growth in suburban areas. Increases to roadway capacity should consider ways to mitigate impacts on liveability of neighbourhoods in the Core Area and Urban Centres.

The proposed development will contribute to an increase in road usage. Several traffic related off-site upgrades are proposed to mitigate the traffic impact and are outlined in greater in the technical servicing memo attached to this council report which include: Contribution toward the cost of a future traffic signal at Frost Road and Gordon Drive, construction of a northbound right turn lane at the Steele Road, Gordon Drive intersection and installation of pedestrian flashers on the south

crosswalk at the intersection of Frost Rd and Steele Rd.

6.0 Technical Comments

6.1 <u>Development Engineering Department</u>

Servicing Memo Attached

7.0 Application Chronology

Date of Application Received: April 6th 2021
Date Public Consultation Completed: June 1st 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: Development Engineering Memo

Attachment A: OCP 'Map A'
Attachment B: Zoning 'Map B'

Attachment C: Application Supporting Documents

MEMORANDUM

Date: April 21, 2022

File No.: Z21-0032

To: Planning and Development Officer (AK)

From: Development Engineering Manager (NC) Revised Comments

Subject: 1055 Frost Road, Gordon Drive RM3 RM5

The Development Engineering Branch has the following comments and requirements associated with this application to rezone portions of the subject property from A1 – Agriculture and RU1H – Large Lot Housing (Hillside) to RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing

The Development Engineering Technologist for this application is John Filipenko. AScT

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.** A four lot subdivision of the subject property is proposed. Each created residential lot will be serviced individually.

2. <u>DOMESTIC WATER AND FIRE PROTECTION</u>

- a. The subject property is located within the Southwest Mission service area.
- b. A 300mm diameter water main exists within Frost Road that currently services the property with a 200mm diameter PVC connection.
- c. A 250mm diameter watermain fronts the property within Steele Road.
- d. A 200mm diameter watermain exists on Gordon Drive south of the Clarance Avenue intersection.
- e. The Developer's Consulting Engineer will determine the domestic and fire protection requirements and establish hydrant requirements and service needs. If it is determined that upgrades to any existing water distribution system must be made, additional bonding will be required.



- f. All fire flow calculations are to be shared with Plame Development Engileer Branch upon submittal of off-site civil engineering ditawings.
- g. One service will be permitted for each created lot. The applicant will arrange for the installation of new services and the disconnection and removal of all unutilized services at their cost.
- h. A water meter is mandatory for each service and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The Developer or Building Contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department and prepare the meter setter at their cost.

3. SANITARY SEWER SYSTEM

- a. The subject property is located within the municipal sewer system collection area.
- b. A 250mm diameter sanitary main exists within Frost Road that currently services the property with a 200mm diameter PVC connection.
- c. A 200mm diameter sanitary main fronts the property within Steele Road.
- d. A 200mm diameter sanitary main fronts the property within Gordon Drive.
- e. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs.
- f. One service will be permitted for each created lot. The applicant will arrange for the removal and disconnection of the existing unutilized services and the installation of new services at the applicant's cost.

4. STORM DRAINAGE

- a. The property is located within the City of Kelowna drainage service area.
- b. Provide the following drawings:
 - A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A detailed Stormwater Management Plan for this development; and an Erosion and Sediment Control Plan is to be prepared by 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.
- c. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.10.6 *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.

This forms part of applications 3 of 6
Z21-0032

City of

- f. Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water infrastructure 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.
- h. One service will be permitted for each created lot. The applicant will arrange for the removal and disconnection of the existing unutilized services and the installation of new services at the applicant's cost.

5. ROAD IMPROVEMENTS AND ACCESS

- a. Frost Road frontage is fully urbanized including barrier curb and gutter, a separate concrete sidewalk with landscape boulevard complete with street trees, underground irrigation system, and street lights. The existing shared access driveway with adjacent property at 989 Frost Rd will required a registered cross access agreement.
- b. Steele Road frontage is fully urbanized including a barrier curb and gutter, monolithic concrete sidewalk with street lights. The existing driveway access shall be removed and replaces with barrier curb and sidewalk if not utilized.
- c. Install pedestrian flashers at south side crosswalk on Steele Rd at Frost intersection (to school)
- d. Gordon Drive has an ultimate width of 30.0 meters. Stage one construction is complete including a pavement width of 10.45 meters that accommodates 2 travel lanes and 2 bike lanes, full urbanization on the South side including curb, gutter sidewalk and street lights.
- e. A multiuse path is recommended on Gordon Drive (Clarance to Frost) and should be completed in concert with the development of the upper site. If the multiuse path is not constructed, a sidewalk shall be placed at the property line with an extra wide irrigated and treed boulevard between the sidewalk and drainage channel. Appropriate DCC credits will be applicable.
- f. Access to the upper site should be limited to a single access aligning with Clarance Avenue with an emergency access at the north end of the upper site.
- g. Construct right turn lane at Steele Road / Gordon Drive intersection on Steel northbound to Gordon eastbound movement
- h. A contribution from the developer for the signalization of the Frost Road and Gordon Drive intersection based on an accepted analysis by the City. Upgrade of the intersection will require an eastbound left turn lane from Frost Road to Gordon Drive.
- Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.
- j. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IIABC, are to be included as a line



item in the estimate for the Servicing Agreement performance security. Landscape and irrigation plans require approval by the Development Engineering Black the same time as other "issued for construction" drawings.

k. Streetlights must be installed on all public roads. All streetlighting plans are to include photometric calculations demonstrating Bylaw 7900 requirements are met and approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.

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 comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below:

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

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

SCHEDULE A

This forms part of application

Z21-0032

perimeter drains. City of

- vi. Recommendations for roof drains and perimeter drains.
- vii. Recommendations for erosion and sed intentations for wind.
- viii. Any items required in other sections of this document.
- c. Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

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

The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's Professional Practice Guidelines for Retaining Wall Design. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of Retaining Wall Design Guideline) and any necessary independent reviews (as per EGBC's Documented Independent Review of Structural Designs).

- d. Any modified slopes having a finished slope greater than 2H:V1 (50%) and an elevation change greater than 1.2 m must be installed under the direction of a qualified professional engineer.
- e. Any exposed natural rock surface on a lot that has the potential for materials to displace causing a hazardous condition, must be reviewed by a qualified professional engineer with the appropriate and measures undertaken as prescribed by the engineer. For adequate Rockfall Protection adjacent to walls and rock cuts, please consider BC MoTI Supplement to TAC Geometric Design Guide 440, page 440-8, which outlines a ditch bottom width depending on wall height. Sidewalks and utilities should be kept out of this protection area. Additional ROW may be required.

Where walls are on the high side, the City's preference is that the walls remain setback and on private property. Where the walls hold up a public road, the City's preference is that additional dedication be provided, and the walls be owned by the City. Please design any geogrids or tie-backs so that they do not encroach into the required road ROW.

8. <u>DESIGN AND CONSTRUCTION</u>

- a. Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b. Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.



- c. Quality Control and Assurance Plans must be provided in accordantly with Subdivision, Development & Servicing Bylawn No. 7900 (refer to Refer Schedule 3).
- d. A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e. Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

9. <u>SERVICING AGREEMENT FOR WORKS AND SERVICES</u>

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

10. CHARGES AND FEES

- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
 - i. Street Marking/Traffic Sign Fees: at cost (to be determined after detailed design completed).
 - ii. Engineering and Inspection Fee: 3.5% of construction value (plus GST).
 - iii. Water Extended Service Area Latecomers

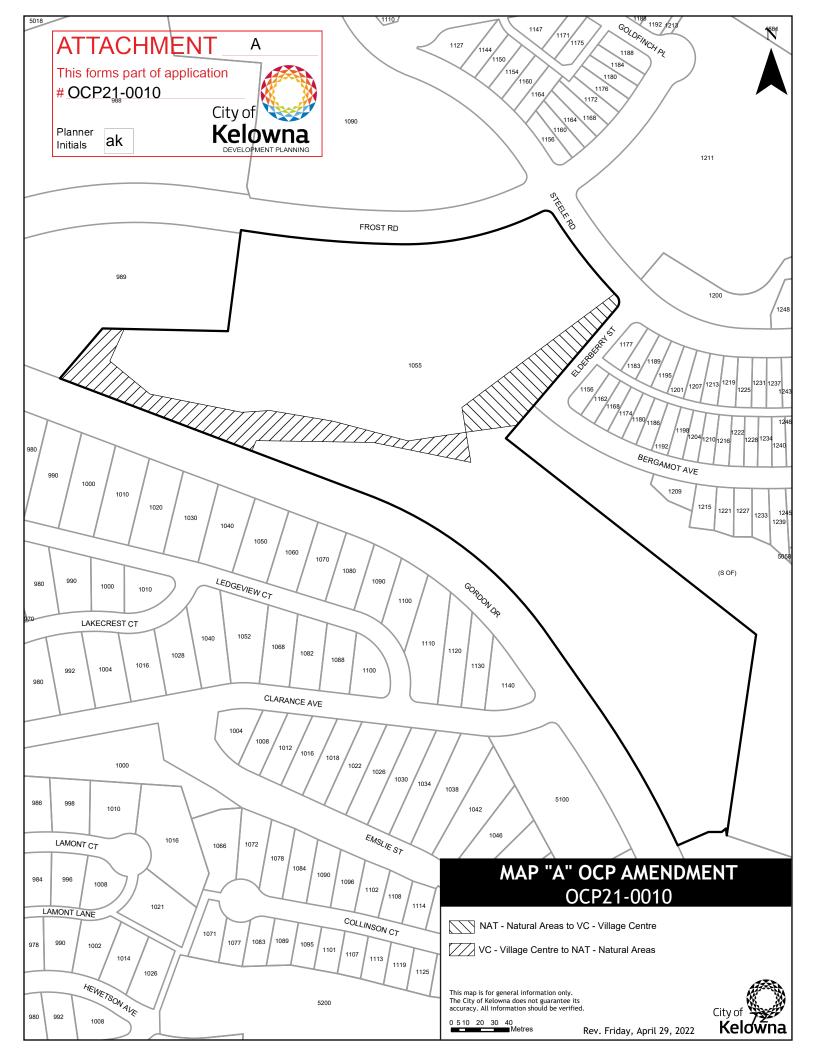
ESA#	Frontender	Component	Anniversary (rates increase)	*Rate/unit \$
15	No. 21	Watermain	Dec. 19, 2031	689.14

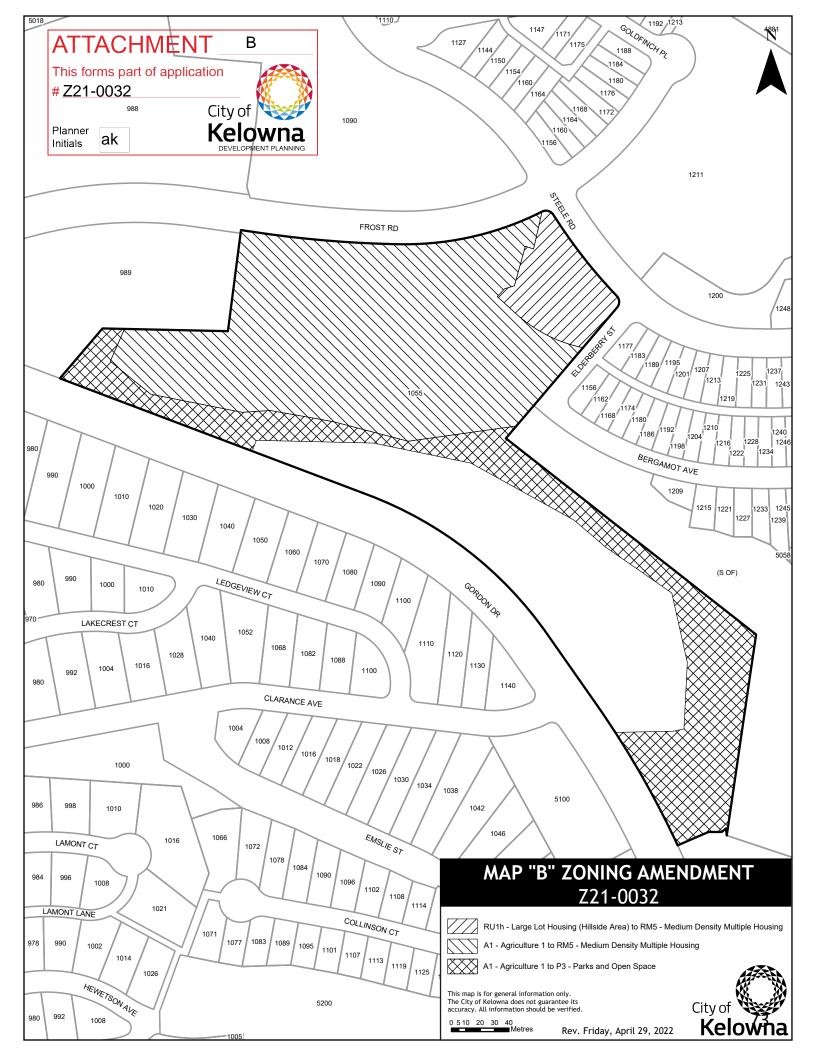
^{*(}these fees are to be confirmed at time of development)

Nelson Chapman P.Eng

Development Engineering Manager

JF





ATTACHMENT C
This forms part of application
OCP21-0010 Z21-0032
City of







ASCENT

DEVELOPMENT PERMIT RATIONALE 1055 FROST ROAD KELOWNA, BC.

Introduction

Highstreet is a Kelowna-based developer, builder, and operator of sustainable multifamily housing. We responsibly develop condos, townhomes, and rentals in areas of BC that are seeking to reduce energy usage and improve quality of life for their citizens.

Since 2016, we have been building energy efficient homes, starting with building to Built Green Gold and Platinum standards. In 2019, we broke ground on our first net-zero energy ready building in Kelowna which went on to win the CleanBC Net-Zero Energy Ready Challenge for high performing Part 3 residential buildings. Since then, we have built the majority of our projects to BC Energy Step Code 4. You can see plenty of our environmentally advanced communities under construction in Comox, Nanaimo, Langford, and West Kelowna.

We are passionate about making a real impact, both on the environment and on the people who live in our homes. In addition to quality finishes and sustainable building practices, we believe in doing the right thing. Whether we are selling or operating rentals, we promise to do the right thing and take the high road. If something wasn't built right, we will make it right.

Our proposed project on Frost Road is no different. Our residential buildings are designed to comply with Step 4 of the BC Energy Step Code. We want to be a part of the Kelowna community, and therefore want to support the community plan and overall growth and development strategy for the area.

Building environmentally responsible real estate is important to us and is reflected in our company goal to complete 10,000 net zero ready homes by the end of 2031. With well over 2 million Watts of solar installed to date and nearly 1000 Net-Zero Energy Ready homes in our portfolio we are well on target to meeting our goals. Our properties have been developed in forward-thinking cities across British Columbia, Alberta, and Ontario.

Application Rationale

Highstreet Ventures is undergoing an application to rezone and obtain a development permit on 1055 Frost Road, Kelowna, BC. A detailed rationale has been provided below as part of the Development Permit Application.



HIGHSTREET

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Project Overview

Highstreet seeks to provide Net-Zero Energy Ready multi-family residential housing to the community of Kelowna with a local commitment to sustainable development. We are proposing 4 - five-storey multi-family buildings totaling 298 dwelling units comprised of 66 one bedrooms, 151 two bedrooms, 47 three bedrooms, and 34 bachelor suites with parking provided in both underground and surface parking areas. The proposed development will have a community building on site with amenity space for the residents, as well as a large community garden. The proposed project will be adjacent to future commercial mixed-use developments creating a sustainable community Village Centre, as well as meeting the community objective of allocating higher density development to areas nearby local schools. Concept drawings have been developed which show the proposed architectural character of the buildings and landscape design.

Site and Architectural Design

Our design is deeply committed to being sensitive to the site conditions, cohesive with the current and future neighbourhood architecture, and meeting Step 4 sustainability and efficiency goals of the BC Energy Step Code compliance pathway for Part 3 buildings. The site has been designed in response to the existing topography, avoiding retaining walls where possible and maintaining the relationship to grade. Strategies including stepping of buildings, incorporating terracing, and using the natural terrain for under building parking and screening have all been utilized and incorporated into the project designs.

To capitalize on the medium to long range views in this hillside development, we have focused on allowing the natural topography of the site to dictate building positioning, orientation, and form. This maximizes environmental protection and sun penetration to the site while also achieving improved land use ensuring consistent enjoyment and livability of all suites regardless of location.

The buildings and landscape of this development will reflect the identity and aspirations of the community and will be engaging and welcoming to the current and future residents of the Ponds Village Centre. Our design intent is to create spaces which are distinct, optimum, flexible, and comfortable all while embracing sustainable construction strategies on site.

The façade architecture will integrate with the adjacent newly proposed developments in the vernacular theme. Horizontal and vertical articulations are simple and practical. Units at grade will marry with the public realm by having direct access to the street where possible, emphasizing street definition, enclosure, and urban feel. Primary building facades and entries are oriented to fronting streets with windows and balconies located to create active frontages, all ensuring clear visibility with direct lines of sight from fronting streets and open spaces. Main floor suites have been designed to establish a street wall along Frost Rd. to maintain a height to street width ratio within acceptable limitations as outlined in the 2040 OCP.





Species selection, location of plantings, and landscape site design have leveraged the steep topography and required earthworks to partially conceal structures from the view of neighbouring properties and roadways. Soft landscaping will provide screening to parking areas and soften the hardscaping.

Along Frost Road, the development of 5-storey buildings at the foot of the hill reduces negative impacts to the coveted lakeview. Significant landscaping areas and plantings will soften the development edges and aid in creating an exceptional and vibrant pedestrian scale streetscape complimenting the complete community vison.

A new public trail connection will be provided from the existing Hill Spring Trail to Gordon Drive. This will provide pedestrians an alternate walking path to walking along Gordon Drive. The existing Hill Spring Trail will be maintained as it currently is with a re-alignment to connect at the intersection of Elderberry Street and Bergamot Avenue, enhancing the existing condition.

Parking

All parking will be located within the site and will generally not be visible from public roadways. This will be achieved by a mix of underground parking and surface parking separated from Frost Road by buildings and landscape treatments. The proposed buildings for future subdivision parcel have met the parking requirements of the City of Kelowna.

Secure long-term bike storage will be provided in the parkades with additional bike parking options at main building entrances around the site for short-term bike storage. The intention of this site design is to promote alternative transportation for both building residents and their visiting parties.

Additionally, with electric vehicles and e-bikes becoming more popular, EV ready stalls will be provided to accommodate one EV ready stall per home supporting the City of Kelowna's sustainable transportation vision as outlined in the 2040 OCP. Additional charging infrastructure will be provided in the secure storage areas for e-bikes.



HIGHSTREET VENTURES INC

② 602 - 1708 DOLPHIN AVE, KELOWNA, BC, V1Y 9S4 ⊕ HIGHSTREETVENTURES.CA Ф INFO@HIGHSTREETVENTURES.CA ☐ 778.946.6251

HIGHSTREET

Building Like the Future Depends on It

Sustainability is at the core of who we are and what we do. It is more than just a business goal, it's a way of life and a fundamental understanding of integrity. We recognize that the business model must be identifiably sustainable, satisfying the ecological, economical, and societal challenges we face both today and tomorrow. Prioritizing locally and sustainably sourced building materials, occupant comfort, operating costs, and eliminating greenhouse gas emissions by constructing 100% electric buildings are just a few ways Highstreet Ventures differs from the average developer.

Recognizing our residents are our greatest asset, Highstreet has taken significant precautions to ensure our communities complement and enhance occupant health and well-being through clean filtered air, water, light, comfort, and mind. This is accomplished with high-quality mechanical systems providing enhanced-filtration, heat-recovery, and fresh air 24/7, all while performing as much as 70% better than base energy code requirements. Our building envelopes are robust and airtight leading to further increased occupant comfort, air quality, and reduced energy demand.

Additional sustainability items, to name a few, include:

- Water saving fixtures, reducing water use by 35% or more within all buildings
- Low-VOC paints and adhesives on all interior surfaces
- Energy Star appliances
- Triple pane windows
- Solar panels
- EV Chargers
- High efficiency Energy Recovery Ventilators in every dwelling unit
- Low impact site design
- Native and drought tolerant plant species used in landscape design
- Comprehensive stormwater detention systems
- LED lighting

Solar

Our communities are 100% electric and largely powered by on-site solar photovoltaics. Highstreet buildings often have arrays as large as 99 kilowatts on each building, enough to power approximately 10 single-family homes per building.

Alternative Transportation

In addition to amenities Highstreet is providing on-site, the neighborhood hosts existing amenities that would lend themselves well to providing opportunity for a pedestrian community. The proximity to the future commercial node, parks, schools, public transit, and

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greenspace provides and opportunity for design centered around alternative transportation. The proposed site design orients the building towards the street, screening parking from neighbors and encouraging neighborly interaction among passersby.

Highstreet strongly encourages alternative transportation and provides walking pathways and bicycle parking throughout the site. Our communities in warmer climates have become hubs for people that choose to forego vehicles and instead opt for cycling and walking, and Highstreet designs to suit. Highstreet typically provides a commercial grade pump for bicycle tires and an accompanying work stand so that the community can ensure their bikes are always operating safely and minimize trips offsite by vehicle for maintenance.

Community Gardens

The provision of amenities like communal gardens provide residents with a sense of community and well-being. Our community gardens have been very well received in recent years, with members of the community coming together to plant and maintain the beds. On weekends the gardens are a thriving space filled with community members creating a sense of pride in residents.



Figure 4: A thriving community garden at Highstreet's Kamloops Community





Throughout construction, Highstreet Ventures hires a 3rd party waste management group to take waste from site, weighing and measuring landfill diversion rates on every project. Highstreet targets 80% waste diversion on all properties, requiring teams on site to control the flow of all waste materials, minimizing the amount of waste in landfills.

Waste System

We plan to use Earth Bins as our waste system, which we have successfully implemented in other communities. This system is animal proof, low height, clean and is aesthetically superior to traditional waste bins. The waste material sits below grade controlling odours and access. These bins look modern, clean, and avoid the need for screening. From an operational standpoint, we find that removing the screens allows the bin areas to stay clean and monitored to help keep our residents safe.







Highstreet typically provides a central community space, proposed on this site adjacent to Building C. The spaces host exercise rooms/gyms, as well as a community lounge that people can use as a study, co-working space or rent out for birthday parties and events. A kitchen and multi-purpose space is provided to host events and group activities.



Figure 5: A Typical Highstreet Community Lounge





Security cameras will be provided throughout the site, including hallways for added security. This is currently a standard on all our builds. Building orientations are complimentary to reduce any difficult to see areas. All outdoor amenities will have high visibility and multiple point entrance and egress at regular intervals.

<u>Alignment with the Development Permit Area Guidelines</u>

The following outlines how the proposed development will meet the goals of the proposed multi-unit residential buildings:

1. Convey a strong sense of authenticity through urban design that is distinctive for Kelowna.

The planned community will embrace a simpler form to meet with the City of Kelowna's ongoing high performance sustainability goals of the current and future OCP while aligning to future village center and setting the standard for future commercial of the adjacent developments.

2. Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures.

Highstreet focuses on sustainable quality construction. Some design compromises are required to simplify the form (as noted in the highly sustainable buildings of the 2040 OCP) but will not impact the overall aesthetic. The final product will fit in beautifully with the surrounding landscape and complement the area by providing a buffer between the commercial and adjacent single-family dwellings.

3. Integrate new development with existing site conditions and preserve the character amenities of the surrounding area.

The new buildings will be integrated into the challenging site grades through careful consideration of the best site and grading options enhancing existing park areas with new trails.

4. Promote interesting, pedestrian friendly streetscape design and pedestrian linkages.

The buildings adjacent to the street frontage will have direct street access to the ground floor units and entrance. Where the grade begins to drop steeply by Steele, a pocket park-like area will provide continuity of the pedestrian realm and visual interest as well as providing a buffer between the well-traveled school route and adjacent neighbours.

5. Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).

Urban ecology will be supported through preserving the existing path through the site, creating additional park space, and creating trail links to connect Gordon with the Regional Trail.





Planner Initials. Moderate urban (at a Welliam) in the City so that adequate water supply is reserved for agriculture and for natural ecosystem processes.

Through the emulation of native flora we are applying urban ecological principals to re-naturalize and vegetate the majority of the site.

7. Reduce outdoor water use in new or renovated landscape areas in the City by a target of 30%, when compared to 2007.

The majority of the landscape will be naturalized landscaping that will require temporary irrigation until it is established.

Our Values

Highstreet is a Kelowna-based real estate development company that primarily develops, builds, sells, and operates condo-quality apartments. We take sustainability very seriously and are passionate about developing smarter real estate that makes a real impact by providing top-rated sound attenuation measures, quality finishes, energy efficiency, and environmental sustainability enabling our properties to stand alone in the marketplace. With massive investment in solar energy and green building initiatives in our communities, our vision is to successfully complete 10,000 Net-Zero Energy Ready homes by the end of 2031.

Taking The High Rd

Our Mission is to elevate everyone who works with us and share in the success of responsibly creating smarter, more sustainable real estate and we do that by living our company values. Should you wish to know more about our company, we invite you to visit our website at highstreetventures.ca or contact us directly.

VALUES







HONEST, OPEN, AND TIMELY WITH COMMUNICATION

RESPONSIBLE &
ACCOUNTABLE FOR OUR
ACTIONS & DECISIONS

D DETERMINED TO PERSEVERE, GET RESULTS, AND "WIN".

VISION

EVERYONE IN HIGHSTREET'S COMMUNITY WILL WANT THEIR FRIENDS TO WORK WITH US, LIVE WITH US, AND INVEST WITH US.

MISSION

TO ELEVATE EVERYONE WHO WORKS WITH US AND SHARE IN THE SUCCESS OF RESPONSIBLY CREATING SMARTER, MORE SUSTAINABLE REAL ESTATE.

THREE UNIQUES OUR PEOPLE SHARED FINANCIAL SUCCES

SHARED FINANCIAL SUCCESS SUSTAINABILITY

TARGET MARKET MILENNIALS RETIREES



OCP21-0010/Z21-0032

1055 Frost Road OCP/Zoning Bylaw Amendment





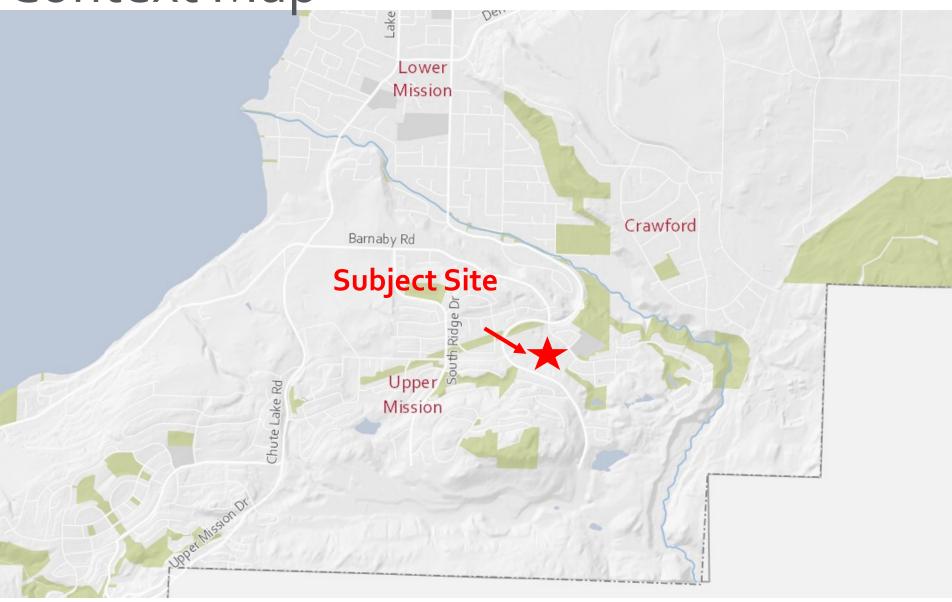
Proposal

- Reconfigure the future land use designation of the subject property currently designated VC – Village Centre, NAT – Natural Areas facilitate
- ▶ Rezone portions the subject property from the A1 Agriculture 1 zone and RU1H – Large Lot Housing (Hillside Area) zone to the P3 – Parks and Open Space zone and RM5 – Medium Density Multiple Housing zone
- ► If approved the amendments would facilitate a multifamily residential housing proposal on the subject site.

Development Process



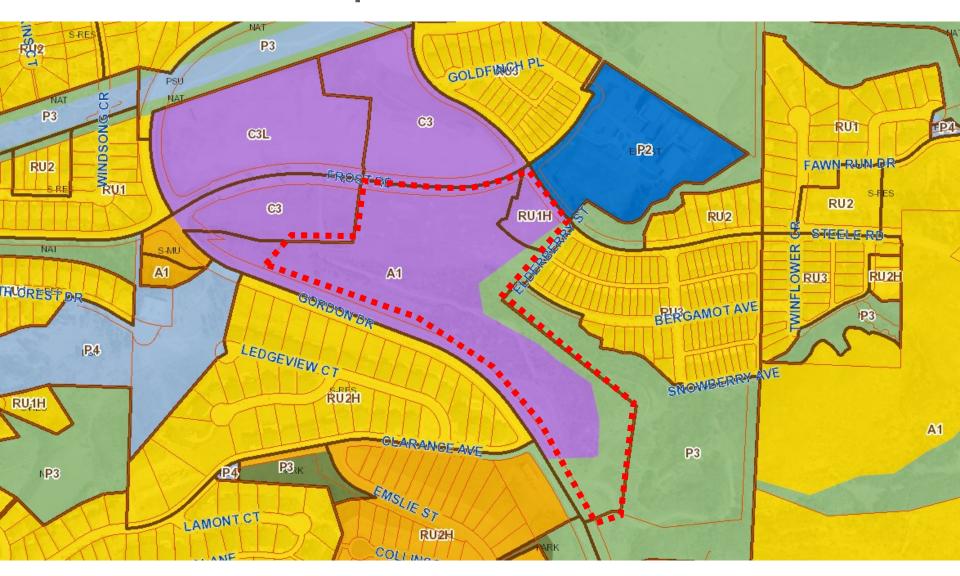
Context Map



Subject Site

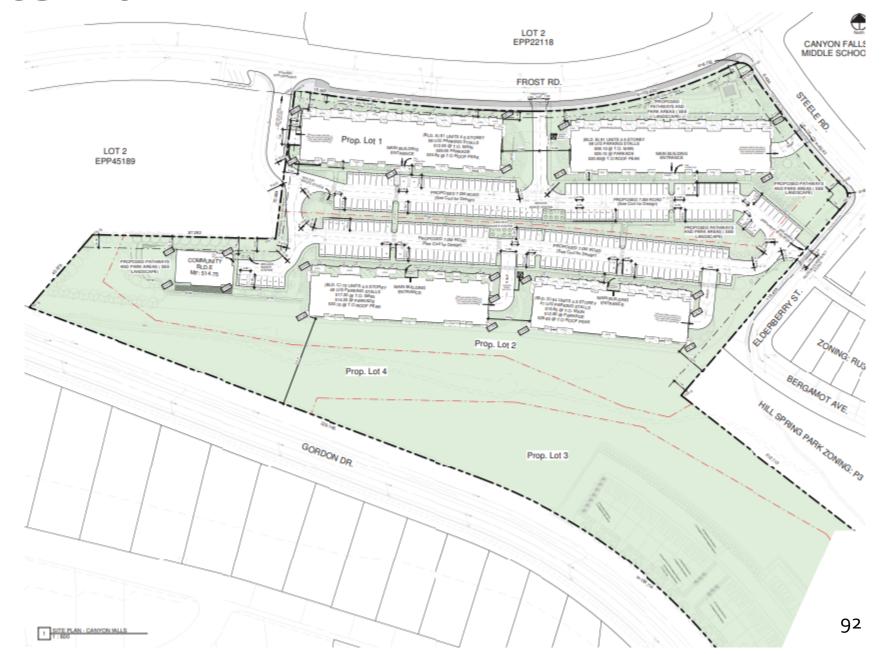


OCP/Zone Map





Site Plan



Building Elevation (front)





Building Elevation (rear)



- 13. 6 x 6 Clad post Colour "Chancel Grey"

- Cemert board batter trins (All Sizes) Colour White
- Straight Edger Product Alura Smooth Colour

- 15. 12 x 12 Clad beam Colour "Sarth Toror" Ratings - Pretrished aluminum chargost wilglass





Horizontal cedar texture siding (Straight Edge) 8 1/6" panel (I" Exposure) - Product Affect Cedar Lac - Copyr Missister Ceda















2 Building (A) South Elevation B

City of Kelowna

Landscape Plan



Landscape Plan Features





Staff Recommendation

- ➤ Staff support the proposal:
 - ► The proposal is consistent with the 2040 OCP VC Village Centre Designation and Area Structure Plan
 - ➤ The proposed multi-family housing will support and compliment future commercial uses when the Ponds Village Centre is fully built-out.



Conclusion of Staff Remarks

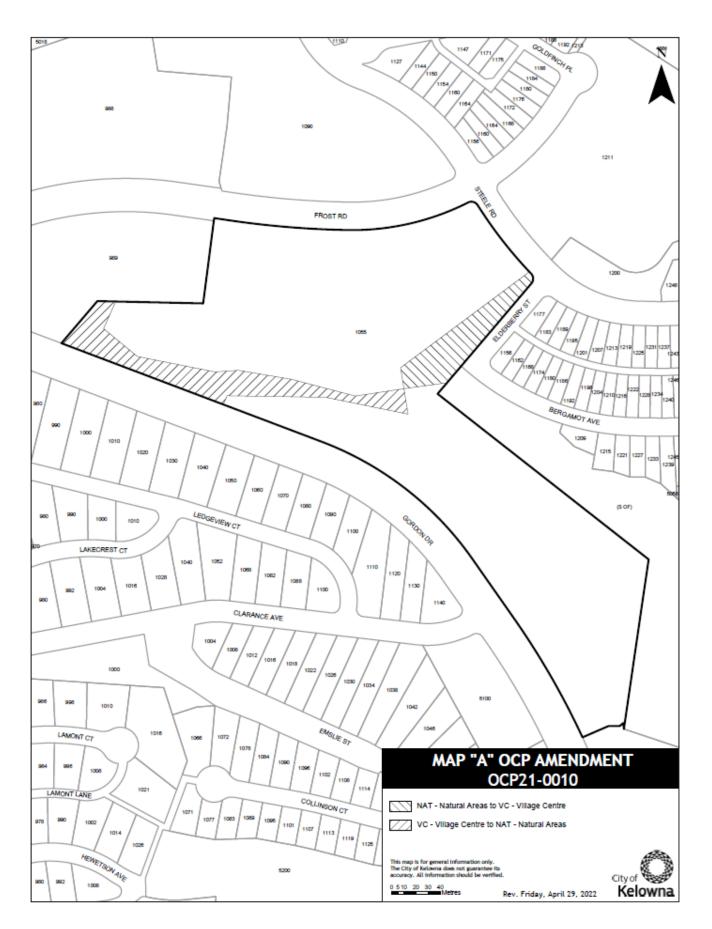
CITY OF KELOWNA

BYLAW NO. 12382

Official Community Plan Amendment No. OCP21-0010 1055 Frost Road

A bylaw to amend the "*Kelowna 2040* – Official Community Plan Bylaw No. 12300".

i ne ivii	inicipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:
1.	THAT Map 3.1 – Future Land Use of " <i>Kelowna 2040</i> – Official Community Plan Bylaw No. 12300" be amended by changing the Future Land Use designation of portions of Lot 1 District Lot 579 SDYD Plan EPP74481, located on Frost Road, Kelowna, B.C., from the VC – Village Centre and NAT – Natural Areas designations to the VC – Village Centre and NAT – Natural Areas designations as shown on Maps "A" 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
Consid	ered at a Public Hearing on the
Read a	second and third time by the Municipal Council this
Adopte	ed by the Municipal Council of the City of Kelowna this
	Mayor
	City Clerk



CITY OF KELOWNA

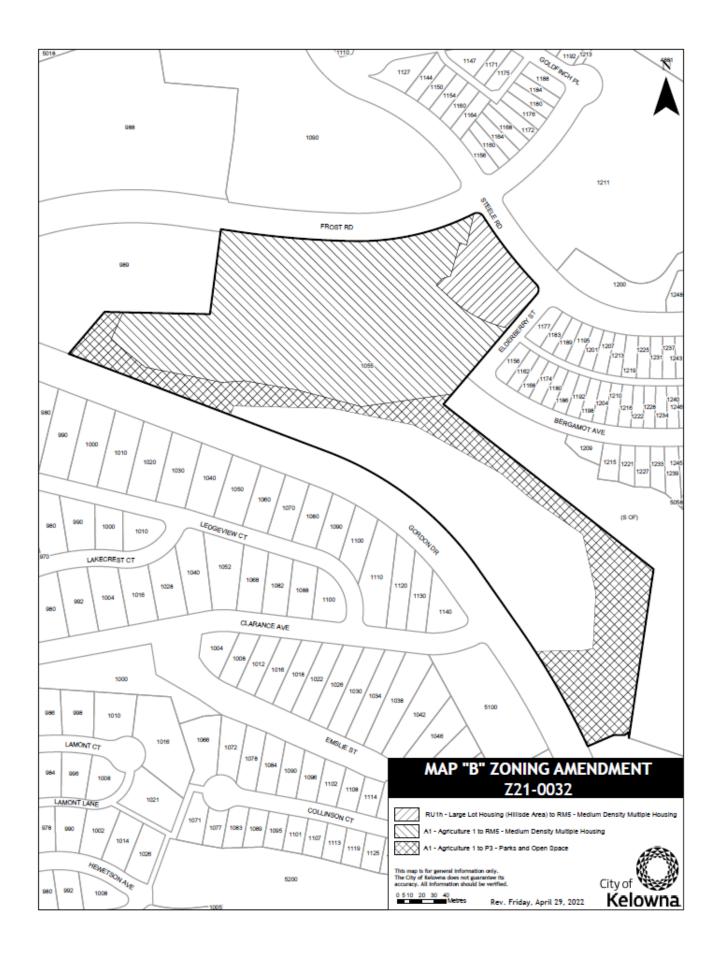
Z21-0032 1055 Frost Road

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 portions of Lot 1 District Lot 579, SDYD, Plan EPP74481 located on Frost Road, Kelowna, BC from the the A1 Agriculture 1 and the RU1h Large Lot Housing (Hillside Area) zones to the P3 Parks and Open Space and the RM5 Medium Density Multiple Housing zones as shown on MAP "B" 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.

of ddoption.	
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 t	his
Adopted by the Municipal Council of the City of Kelown	a this
	Mayor
	City Clerk



REPORT TO COUNCIL



Date: May 16, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0109 Owner: JABS CONSTRUCTION LTD.,

INC.NO. BC0060327

Address: 2165 Benvoulin Ct Applicant: Traine Construction and

Development

Subject: Rezoning Application

Existing OCP Designation: UC – Urban Centre

Existing Zone: A1 – Agriculture 1

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0109 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of LOT A DISTRICT LOT 128 OSOYOOS DIVISION YALE DISTRICT PLAN KAP89861, located at 2165 Benvoulin Ct, Kelowna, BC from the A1 – Agriculture 1 zone to the RM5 – Medium Density Multiple Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated May 16, 2022;

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

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

2.0 Purpose

To rezone the subject property the A1 – Agriculture 1 zone to the RM5 – Medium Density Multiple Housing zone to facilitate a multiple dwelling housing development.

3.0 Development Planning

Development Planning recommends support for the Rezoning application. The application proposes a zoning change from the A1 – Agriculture 1 zone to the RM5 – Medium Density Multiple Housing zone, which is consistent with Urban Centre Policies in the Official Community Plan. The proposed development will benefit from the central and convenient location of the subject property in close access to many nearby shops, services and amenities in the Midtown Urban Centre. Further, as part of this rezoning application, Mayer Rd would be connected from Benvoulin Rd to Benvoulin Ct, helping to achieve a valuable road connection in the area.

Although the application does not pursue the Residential Rental Only Tenure subzone, the applicant has indicated it is their intention to operate as a rental community, with no plans for stratification. This would align with key directions from the framework of the Healthy Housing Strategy, as well as the broad objectives in the Official Community Plan to support the creation of affordable and safe rental, non-market housing.

4.0 Proposal

4.1 <u>Background</u>

The subject property is approximately 3.31 acres. A plant nursery used to operate on the property. It closed around the time Benvoulin Rd was relocated from the east side of the property, to the south, in approximately 2006. It has been vacant since that time.

4.2 <u>Project Description</u>

This application proposes two five-storey wood frame buildings, comprised of 187 residential units. The units include a diverse mix of studio, 1 bedroom, 2 bedroom and 3 bedroom units. A combination of surface and underground parking is proposed.

4.3 Site Context

The subject property is located in the Midtown Urban Centre, near the intersection of Benvoulin Rd and Cooper Rd. It has a Walk Score of 58, indicating it is somewhat walkable.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 – Medium Density Multiple Housing	Multiple Dwelling Housing
East	RM5 – Medium Density Multiple Housing	Multiple Dwelling Housing
South	A1 – Agriculture 1	Agriculture
West	RM5 – Medium Density Multiple Housing	Multiple Dwelling Housing

Subject Property Map: 2165 Benvoulin Ct



5.0 Current Development Policies

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

Objective Objective 4.8. Support modest residential development to transition Midtown into a		
transit-supportive neighbourhood.		
Policy 4.8.1.	Prioritize the development of multi-unit residential uses over employment uses	
Midtown	in Midtown to support a greater live work balance.	
Residential	This application proposes 187 residential units, located within two buildings. The	
Development.	unit mix includes from studio to 3-bedroom units to appeal to a broader base of	
	Kelowna residents	
Objective Objective 4.8. Support modest residential development to transition Midtown into a		
transit-supportive neighbourhood.		
Policy 4.8.2.	To address Midtown's deficiency in the pedestrian environment, poor street	
Midtown	connectivity, lack of housing choices and public spaces, support the	
Urbanization. redevelopment of properties where the proposal demonstrates the f		
	characteristics:	
	 Improved street connectivity, particularly east-west connectivity, 	
	through the identification of new streets and pathways that break up	
	large blocks;	
	Improved pedestrian environment;	
	 Identification and dedication of parks and public spaces; 	
	 Integration of transit infrastructure, such as transit exchanges for 	
	example; and	

• Housing mix, with consideration for affordable housing as outlined in the Healthy Housing Strategy.

Mayer Rd would be extended through to Benvoulin Ct providing additional connectivity to Benvoulin Rd.

6.o Technical Comments

6.1 <u>Development Engineering Department</u>

See Schedule A: City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Accepted:

Date of Public Information Session:

December 22, 2021

April 14, 2022

Date Neighbourhood Notification Confirmed:

April 26, 2022

Report prepared by: Kimberly Brunet, Planner II

Reviewed by: Lydia Korolchuk, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Schedule A: City of Kelowna Memorandum

Attachment A: Draft Site Plan

CITY OF KELOWNA

MEMORANDUM

Date: January 13, 2022

File No.: Z21-0109

To: Urban Planning Management (KB)

From: Development Engineering Manager (RO)

Subject: 2175 Benvoulin Ct. A1 to RM5

The Development Engineering Department has the following comments and requirements associated with this rezoning application to rezone the subject property from A1 to RM5. The Development Engineering Technologist for this project is Aaron Sangster.

1. General

- a) Where there is a possibility of a high-water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b) 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.
- c) The proposed development may require the installation of centralized mail delivery equipment. Please contact Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0 (250-763-3558 ext. 2008) to obtain further information and to determine suitable location(s) within the development.
- d) These Development Engineering comments and requirements and are subject to review and or revision for approval by the Ministry of Transportation (MOTI) Infrastructure.

2. Domestic Water and Fire Protection

- a) 2175 Benvoulin Ct. is currently serviced with a 200mm water services. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service per property is permitted for this development. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost, if required.
- 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

2. Sanitary Sewer

Our records indicate that this property is currently serviced with two a 150mm and 200mm sanitary sewer services. 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) The property is located within the City of Kelowna drainage service area. For on-site disposal of drainage water, a geotechnical 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.

4. Road Improvements

- a) Benvoulin Rd. must be upgraded to current standards along the full frontage of this proposed development, including curb and gutter, landscaped boulevard c/w irrigation, separated sidewalk, 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.
- b) Benvoulin Ct. must be upgraded to current standards along the full frontage of this proposed development, including curb and gutter, landscaped boulevard c/w irrigation, separated sidewalk, 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.



4. Road Dedication and Subdivision Requirements

- a) Grant Statutory Rights of Way if required for utility services.
- b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, TELUS, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

5. <u>Development Permit and Site Related Issues</u>

- a) Mayer Rd connection from Benvoulin Ct to Benvoulin Rd must be designed and built to a modified SS-R4 urban collector along the south property line of this development including curb and gutter, sidewalk, street lights, landscaped & irrigated boulevard, drainage system including catch basins, and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Road-cross section to be used is from WATT Consulting Group design.
- b) A TIA will be required for this development. Additional requirement may come out of this process.
- c) Hwy 97N and Leckie Rd. cost recovery:
 - a. Residential 187 units \times 0.7 = 130.9 EDU
 - b. Total = 130.9 EDU @ \$1,000.00 = **\$130,900.00**
- d) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.



e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's 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.

9. Survey, Monument and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

10. **Geotechnical Report**

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

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

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



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

11. Charges and Fees

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

Ryan O'Sullivan

Ryan O'Sullivan

Development Engineering Manager

AS







WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS'

2022-03-18

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DRAWING NO.		REVISION N
221-124	Author	Checke
PROJECT NO.	DRAWN	CHECKE

CITY OF KELOWNA

BYLAW NO. 12374 Z21-0109 2165 Benvoulin 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 A District Lot 128, ODYD, Plan KAP89861 located on Benvoulin Court, Kelowna, BC from the A1 Agriculture 1 zone to the RM5 Medium Density Multiple Housing zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Cour	ncil this
Approved under the Transportation Act this	
(Approving Officer – Ministry of Transportation)	
Adopted by the Municipal Council of the City of Kelowna	this
Adopted by the Momelpar cooner of the city of Relowna	11113
- -	Mayor
-	City Clerk



Z21-0109 2165 Benvoulin Ct

Rezoning Application

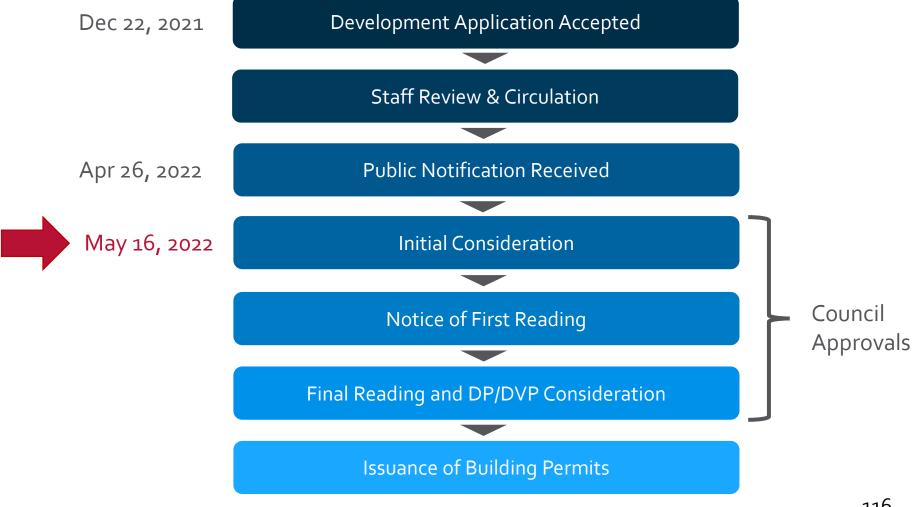




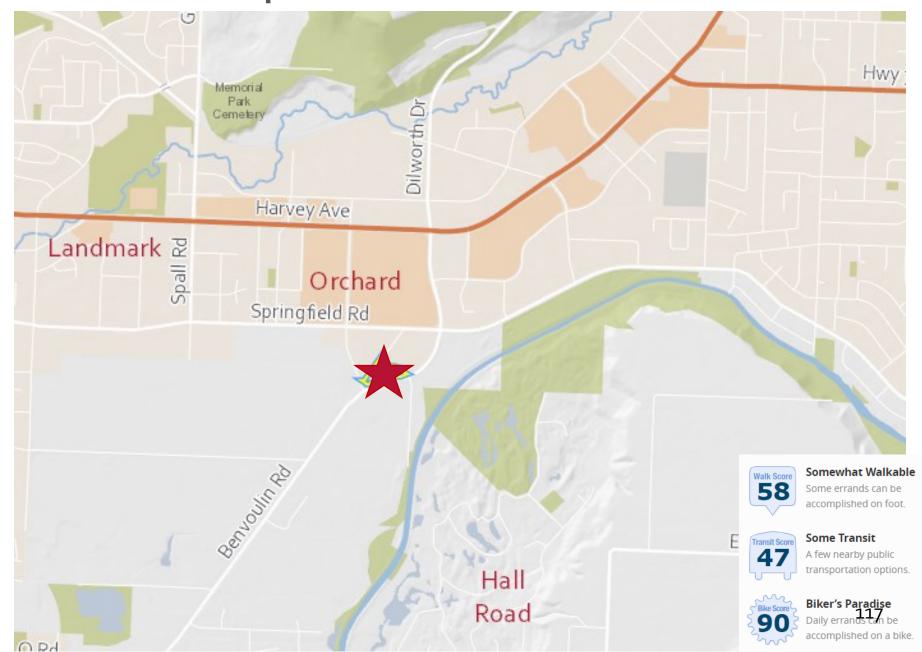
Proposal

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

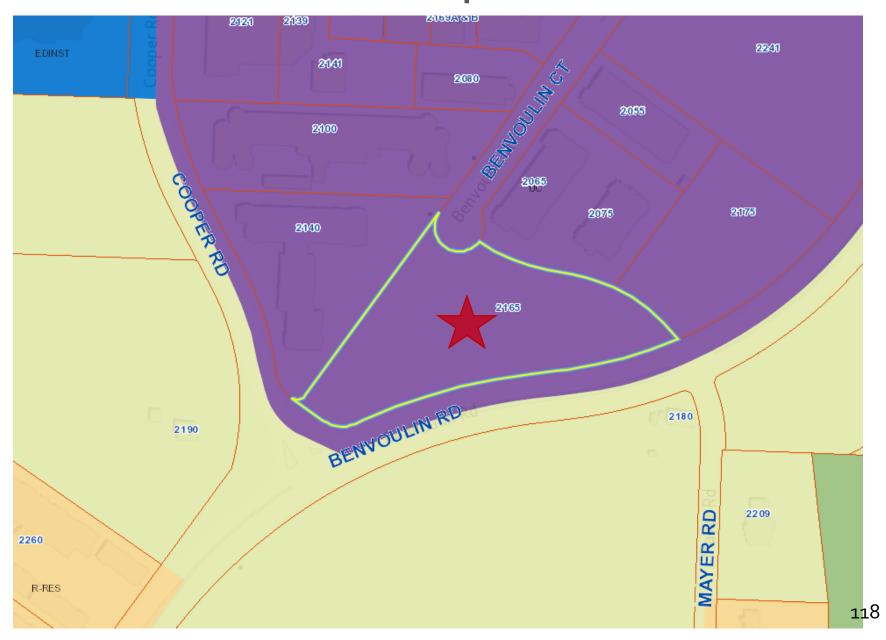
Development Process



Context Map

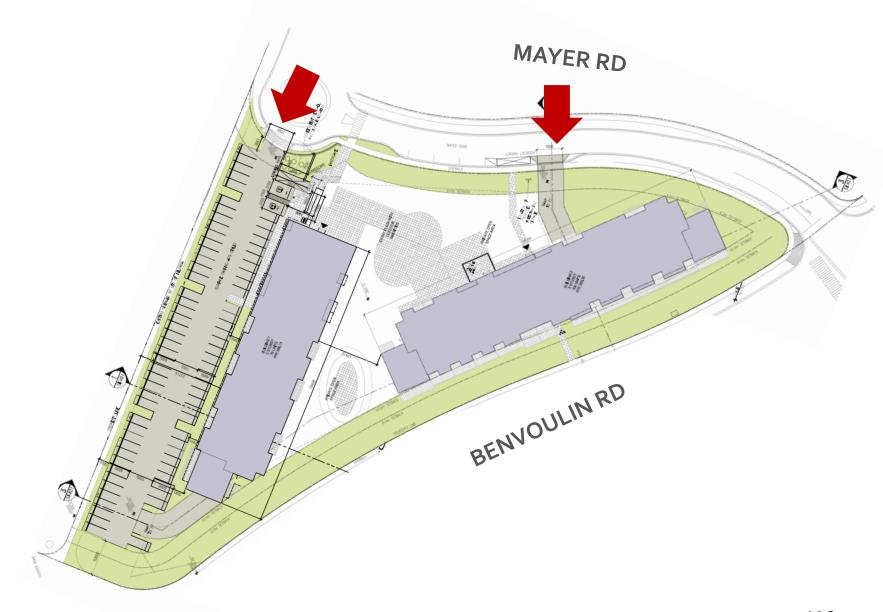


Future Land Use Map



Subject Property Map 2165 BENVOULIN RD

Draft Site Plan



Draft Rendering





Development Policy

- Meets the intent of Official Community Plan Urban Centre Policies:
 - ► High Density Residential Development
 - Direct medium and high density residential development to Urban Centres
 - ► Midtown Residential Development
 - Prioritize the development of multi-unit residential uses over employment uses in midtown to support a greater live work balance
- Consistent with Future Land Use UC Urban Centre



Staff Recommendation

- Staff recommend support of the proposed rezoning
 - ▶ Meets the intent of the Official Community Plan
 - Strengthen the Urban Centres as Kelowna's primary hubs of activity
 - ➤ Support modest residential development to transition Midtown into a transit-supported neighbourhood
 - Appropriate location for adding residential density
 - Would see the extension of Mayer Rd through to Benvoulin Ct



Conclusion of Staff Remarks

REPORT TO COUNCIL



Date: May 16, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0017 Owner: Forever Destiny Homes Ltd.

Inc. No. BC0903896

Address: 4563 – 4573 Gordon Dr **Applicant:** D.E. Pilling & Associates

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. Z22-0017 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 357, SDYD, Plan 18353 and Lot B, District Lot 357, SDYD, Plan 18353, located at 4563 and 4573 Gordon Drive, Kelowna, BC from the RU1 – Large Lot Housing zone 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 Planning Department, dated May 16, 2022;

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

2.0 Purpose

To rezone the subject properties from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the subdivision of two lots into four lots.

3.0 Development Planning

Staff supports the proposed rezoning from the RU1 – Large Lot Housing to the RU6 – Two Dwelling Housing to facilitate a four-lot subdivision. The subject property is within the Permanent Growth Boundary and the proposal aligns with the Official Community Plan (OCP) Future Land Use designation of S-RES –

Suburban Residential which supports single and two dwelling housing. The applicant has submitted a site plan demonstrating that the proposed subdivision can be achieved in compliance with the RU6 zone and that each proposed lot could be developed with two dwelling housing.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing would facilitate the subdivision of two existing lots into four lots. Driveway access would be provided from a shared driveway access running along the north property line to the rear of each lot. Each proposed lot would meet the minimum dimensions of the RU6 zone and the minimum size requirements for two dwelling housing.

4.2 Site Context

The subject properties are in the Lower Mission and are located on the east side of Gordon Drive, at the intersection with Harmony Court. The surrounding areas are primarily zoned RU1 – Large Lot Housing, with some RU6 – Two Dwelling Housing developments already existing farther south on Gordon Drive. The Future Land Use of the surrounding area is S-RES – Suburban Residential. Okanagan Mission Secondary School is within 150 mof the subject property.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single detached home
East	RU1 – Large Lot Housing	Single detached home
South	RU1 – Large Lot Housing	Single detached home
West	RU1 – Large Lot Housing	Single detached home



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 and to reduce the overall footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where is is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.

The proposed development provides ground-oriented housing in close proximity to schools.

6.0 Technical Comments

6.1 <u>Development Engineering Department</u>

See Schedule "A"

7.0 Application Chronology

Date of Application Received: March 3, 2022
Date Public Consultation Completed: April 27, 2022

Report prepared by: Mark Tanner, Planner II

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: Site Plan

MEMORANDUM

Date: March 21, 2022

File No.: Z22-0017

To: Community Planning (MT)

From: Development Engineering Manager (NC)

Subject: 4563-73 Gordon Dr. RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject properties from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing. The Development Engineering Technician for this project is Aaron Sangster.

1. General

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

2. Domestic Water and Fire Protection

- a) The subject property(s) are currently serviced with multiple water service(s). One metered water service will be required for the development. The disconnection of the existing smaller diameter water services and the tie-in of a larger service is the developer's responsibility. Only one service will be permitted for this development.
- 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 development is 150 L/s. If it is determined that upgrades to any existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.

3. Sanitary Sewer

- a) These properties are currently serviced with multiple sanitary service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at their cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service, if necessary.
- b) There is existing sanitary sewer main and services within this development properties that will require them to be relocated without disconnecting any existing serveries being disrupted.



4. Storm Drainage

- a) The property is located within the City of Kelowna drainage service area. For on-site disposal of drainage water, a geotechnical 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) Applicant to confirm the nature of the existing creeks noted on PLR Drawing. Additional requirements may be necessary.

5. <u>Electric Power and Telecommunication Services</u>

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

6. Road Improvements

a) Gordon Dr. must be upgraded to a residential arterial standard along the full frontage of this proposed development, landscaped irrigated boulevard,



pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

b) Only one access will be permitted. A private rear lane must be constructed and all access to proposed lots must come off the rear lane. Existing letdowns must be removed and replaced with barrier curb and gutter, sidewalk, and irrigated boulevard.

7. Road Dedication and Subdivision Requirements

- a) Grant Statutory Rights of Way if required for utility services.
- b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

8. <u>Erosion Servicing Control Plan</u>

- a) Provide a detailed ESC Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b) The developer must engage a consulting civil engineer to provide an ESC plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900.
- c) Civil consultant is responsible for all inspection and maintenance.
- d) A Security Deposit for ESC Works equal to 3.0% of the Consulting Engineer's opinion of probable costs of civil earthworks and infrastructure will be added to the Servicing Agreement.

9. <u>Design and Construction</u>

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



10. Servicing Agreements for Works and Services

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

11. Geotechnical Report

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

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

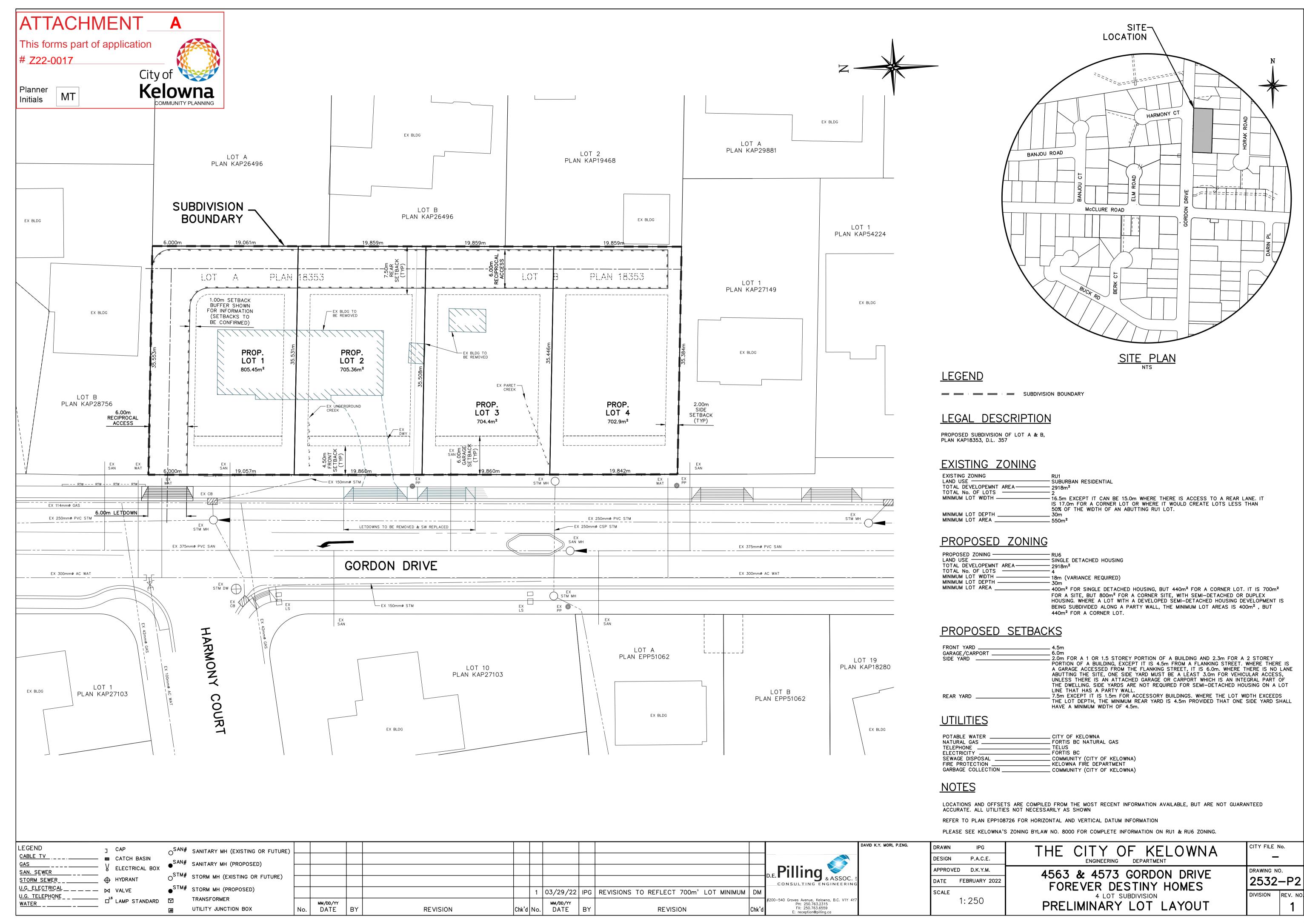
10. Charges and Fees

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

Nelson Chapman, .Eng.

Development Engineering Manager

AS



CITY OF KELOWNA

BYLAW NO. 12381 Z22-0017 4563 and 4573 Gordon Drive

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

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

- 1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A District Lot 357, SDYD, Plan 18353 and Lot B District Lot 357, SDYD, Plan 18353 located on Gordon Drive, Kelowna, BC from the RU1 Large Lot Housing zone to the RU6 Two Dwelling Housing zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

or adoption.	
Read a first, second and third time by the Municipal Counci	il this
Adopted by the Municipal Council of the City of Kelowna th	nis
	Mayor
	iviayoi

City Clerk



Z22-0017 4563 & 4573 Gordon Dr

Rezoning Application

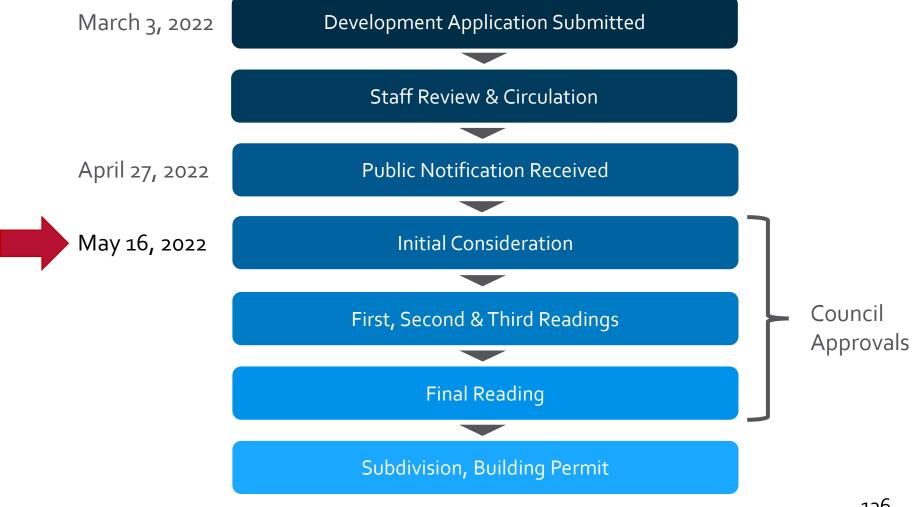




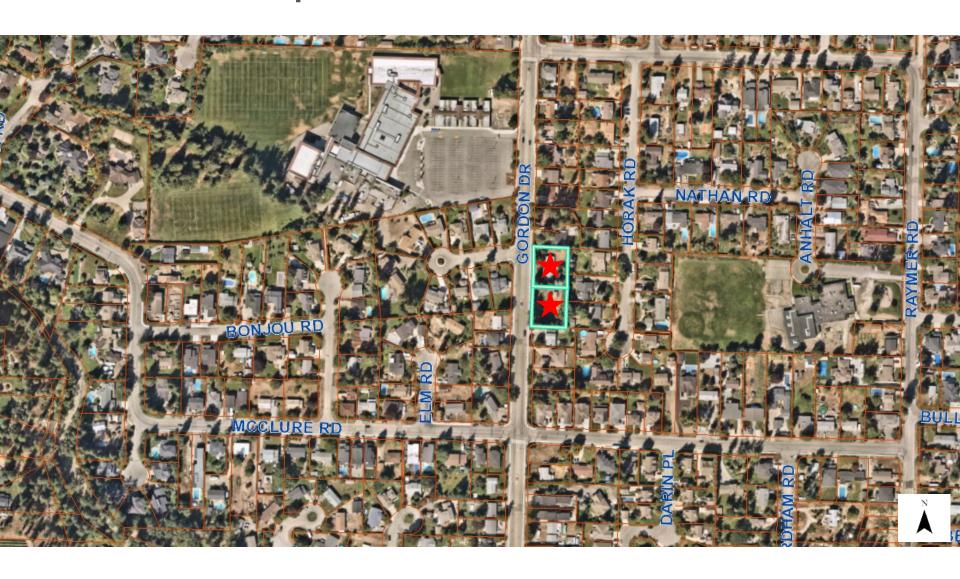
Proposal

➤ To rezone the subject property from the RU1 — Large Lot Housing zone to the RU6 — Two Dwelling Housing zone to facilitate the subdivision of two lots into four.

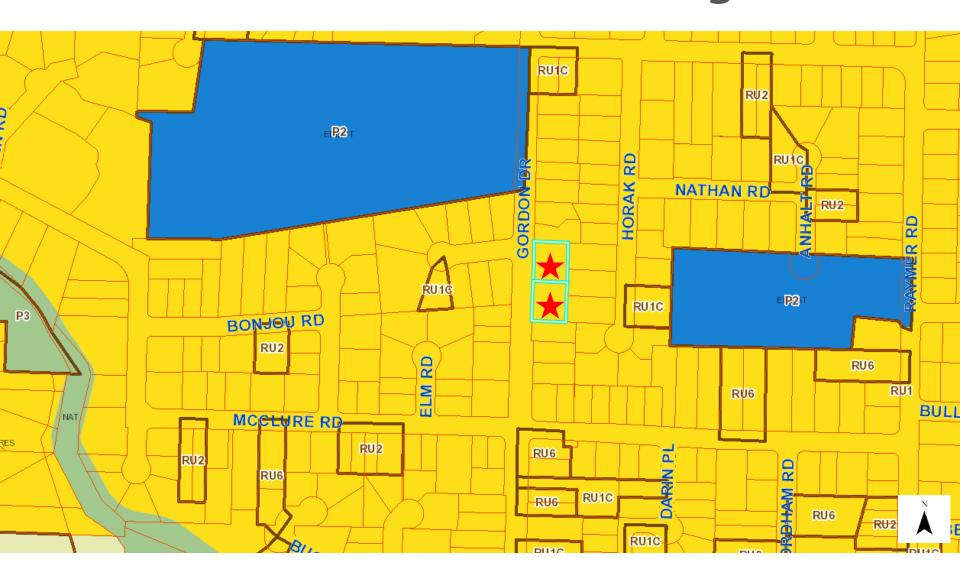
Development Process



Context Map



OCP Future Land Use / Zoning



Context Map

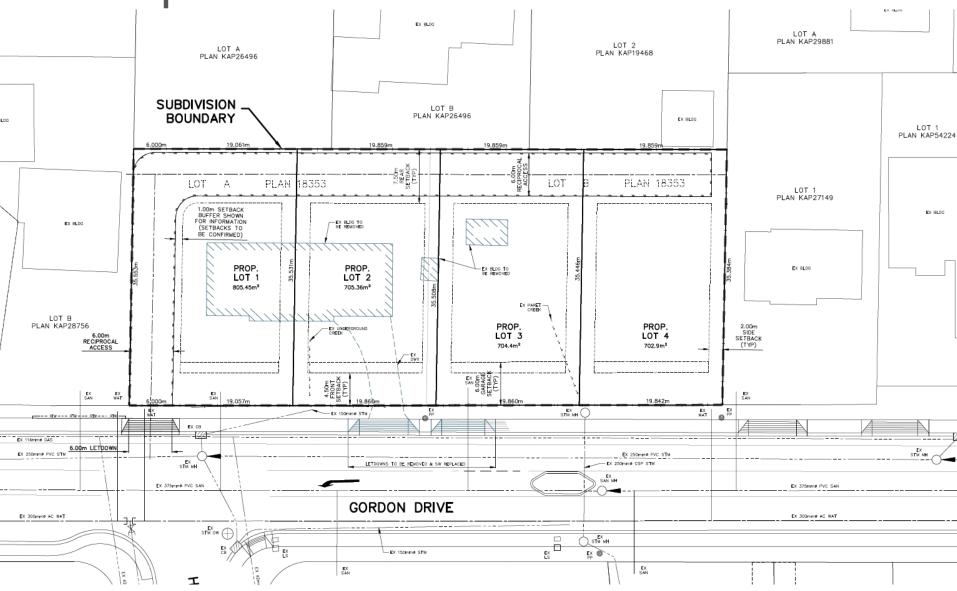




Project/technical details

- ➤ Proposed rezoning to RU6 Two Dwelling Housing will facilitate the subdivision of two existing lots into four lots.
- ➤ The proposed lots meet the depth, width and size requirements of the RU6 zone. Each lot meets the minimum lot area requirements for two dwelling housing.
- ► A single shared driveway access would be provided from Gordon Drive.

Conceptual Site Plan





Staff Recommendation

- ➤ Staff recommend **support** of the proposed rezoning to facilitate the proposed subdivision.
- ▶ Meets the intent of the Official Community Plan
 - ► S-RES Suburban Residential Designation and Policies
- ► Meets Zoning Bylaw requirements for RU6 Two Dwelling Housing zone



Conclusion of Staff Remarks

REPORT TO COUNCIL



May 16th, 2022 Date:

To: Council

From: City Manager

Department: **Development Planning**

1258102 BC Ltd. Inc.No. Application: Z21-0050 Owner:

BC1258102

959-961 Lawson Avenue & 971 Matt Johnston – LIME Address: Applicant: Architecture Inc.

Lawson Avenue

Subject: Rezoning Application

Existing OCP Designation: C-NHD - Core Area Neighbourhood

RU7 - Infill Housing Existing Zone:

Proposed Zone: RM3 – Low Density Multiple Housing

Recommendation

THAT Rezoning Application No. Z21-0050 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B District Lot 138 ODYD Plan 14934 and Lot 7 District Lot 138 ODYD Plan 2378, located at 959-961 Lawson Avenue and 971 Lawson Avenue, Kelowna, BC from the RU7 – Infill Housing zone to the RM3 – Low Density Multiple Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Engineering Department dated May 16th, 2022;

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

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

Purpose 2.0

To rezone the subject properties from the RU7 – Infill Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of multiple dwelling housing.

3.0 Development Planning

Staff support the proposed rezoning from the RU7 – Infill Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of a 3-storey 22-unit housing development. The application is consistent with the Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood and many of the associated policies.

The subject property is located on Lawson Ave near Gordon Drive and Bernard Avenue, which are both Transit Supportive Corridors (TSC). The project site is located midblock, so the height and massing are appropriate as it is transitioning down from the Transit Supportive Corridor.

4.0 Proposal

4.1 <u>Project Description</u>

The proposed rezoning application to the RM3 – Low Density Multiple Housing is to facilitate the construction of a 3-storey 22-unit multi-family building. The proposed units are split evenly between 1-bedroom and 2-bedroom units, and the parking requirements have been met through the provision of an atgrade parking area accessed from the rear laneway.

4.2 <u>Site Context</u>

The subject property is in the Central City OCP Sector and is within the Permanent Growth Boundary. The surrounding area is primarily zoned RU7 – Infill Housing, RM3 – Low Density Multiple Housing and RM4 – Transitional Low Density. In addition, the surrounding area has the Future Land Use Designation of Core Area Neighbourhood.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM3 – Low Density Multiple Housing / RU7 – Infill Housing	Town homes & Single-Family Dwelling
East	RU7 – Infill Housing	Single-Family Dwelling(s)
South	RM4 – Transitional Low-Density Housing	Low Density Apartment Housing
West	P2 – Education and Minor Institutional	Interior Health Housing



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Design residential infill to be sensitive to neighbourhood context.

Policy 5.3.3. Strategic Density.

Strategic Density. Where a proposed development in Core Area Neighbourhoods is not adjacent to a Transit Supportive Corridor, consider support for stacked rowhousing and low-rise apartment and mixed-use buildings, under the following circumstances:

- The project proposal illustrates that the larger buildings will be able to sensitively transition their height and massing towards adjacent Core Area Neighbourhoods, with the first priority being a transition to ground oriented multi-unit housing within the project;
- The project does not exceed a FAR of approximately 1.2 over the entire site

The subject property has multi-family land uses adjacent West, South, and North. The project has an appropriate density for mid-block C-NHD.

Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable, and complete Core Area.

Policy 5.11.1. Diverse Housing Forms. Ensure a diverse mix of low and medium density housing forms in the Core Area that support a variety of households, income levels and life stages.

The subject property has Interior Health housing, single-family and multi-family surrounding it. This project adds addition low-density apartment housing in the area.

6.0 Technical Comments

6.1 <u>Development Engineering Department</u>

6.2 Attached Development Engineering Memorandum dated November 18, 2021.

7.0 Application Chronology

Date of Application Accepted: May 10th, 2021 Date Public Consultation Completed: April 25th, 2022

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Lydia Korolchuk, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Schedule A: Development Engineering Memo Attachment A: Conceptual Drawing Package

CITY OF KELOWNA

MEMORANDUM

Date: November 18, 2021

File No.: Z21-0050

To: Planning and Development Officer (TC)

From: Development Engineering Manager (RO)

Subject: 959-961 & 971 Lawson Ave RU7 to RM3

Development Engineering has the following comments and requirements associated with this application to rezone the property from RU7 – Infill Housing to RM3 – Low Density Multiple Housing to facilitate construction of a 22 unit residential development.

1. **GENERAL**

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

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject lots are located within the City of Kelowna water supply area. The existing lots are each serviced with a 13-mm diameter water service. Only one service will be permitted per legal lot.
- b. If required the Applicant, at their cost, will arrange for the removal of the existing services and the installation of one new larger metered water service per legal lot.
- c. The Developer's Consulting Engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for this development is 150 L/s. If it is determined that upgrades to any existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.



d. A Water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The Developer or Building Contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department and prepare the meter setter at their cost.

3. SANITARY SEWER SYSTEM

- a. Our records indicate that the subject lots are currently each serviced with a 100-mm diameter sanitary sewer service off Lawson Ave. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for each legal lot. If an existing service connection is to be utilized it must be completed with an inspection chamber (c/w Brooks Box) as per SS-S7 & SS-S9.
- b. If required, the applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost. Overbuild manhole will not permitted for connection of new larger service to 200 mm AC main.

4. STORM DRAINAGE

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



g. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

5. ROAD IMPROVEMENTS

- a. Lawson Ave must be upgraded to a full urban standard (SS-R7) along the full frontage of the subject property; including curb and gutter, sidewalk, LED street lighting, undergrounding of overhead wires and removal of poles, landscaped and irrigated boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b. Lane fronting this development must be upgraded to SS-R2 residential standard; including a concrete letdown (SS-C7) entering the lane off Lawson Ave, road fillet paving, storm drainage, undergrounding of overhead wires and removal of poles, and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.
- c. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IIABC. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.
- d. Streetlights must be installed on all public roads. All streetlighting designs require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.

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. Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).
- c. If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

7. GEOTECHNICAL STUDY

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



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

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

The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's Professional Practice Guidelines for Retaining Wall Design. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of Retaining Wall Design Guideline) and any necessary independent reviews (as per EGBC's Documented Independent Review of Structural Designs).

- d. Any modified slopes having a finished slope greater than 2H:V1 (50%) and an elevation change greater than 1.2 m must be installed under the direction of a qualified professional engineer.
- e. Any exposed natural rock surface on a lot that has the potential for materials to displace causing a hazardous condition, must be reviewed by a qualified professional engineer with the appropriate and measures undertaken as prescribed by the engineer. For adequate Rockfall Protection adjacent to walls and rock cuts, please consider BC MoTI Supplement to TAC Geometric Design Guide 440, page 440-8, which outlines a ditch bottom width depending on wall height. Sidewalks and utilities should be kept out of this protection area. Additional ROW may be required.



Where walls are on the high side, the City's preference is that the walls remain setback and on private property. Where the walls hold up a public road, the City's preference is that additional dedication be provided, and the walls be owned by the City. Please design any geogrids or tie-backs so that they do not encroach into the required road ROW.

8. ROAD DEDICATION/SUBDIVISION REQUIREMENTS

- a. A dedication of 1.0 m along the full Lawson Ave. frontage of the subject lots is required as per bylaw 7900 schedule 1 to achieve a future 18 m ROW.
- b. No driveway access will be permitted onto Lawson Ave. All vehicular access to the development site is to be provided from the fronting lanes.

9. DESIGN AND CONSTRUCTION

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

10. SERVICING AGREEMENT FOR WORKS AND SERVICES

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



11. CHARGES AND FEES

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

Ryan O'Sullivan

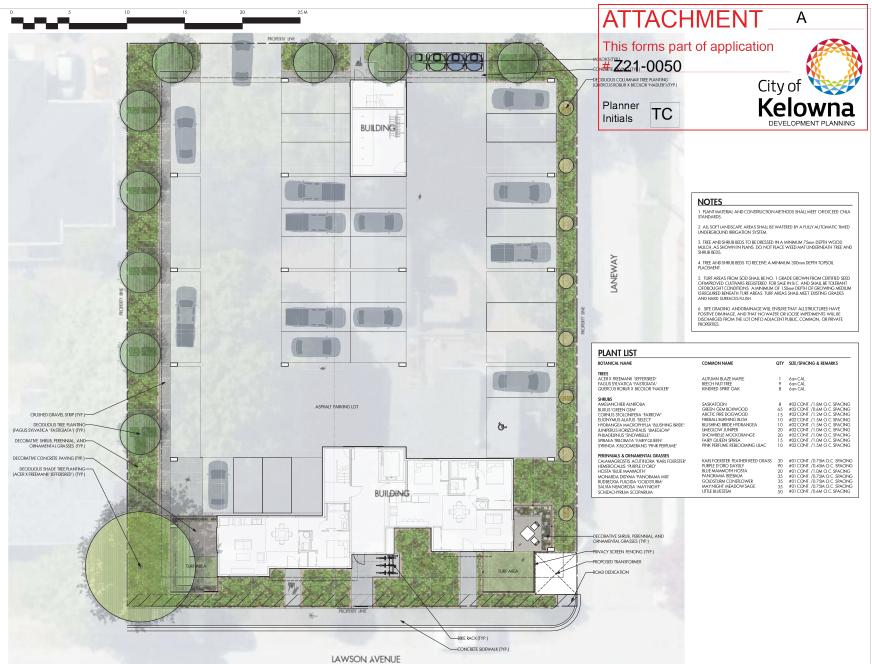
Ryan O'Sullivan
Development Enginee

Development Engineering Manager

SK











961 - 971 LAWSON AVE

elowna, BC

CONCEPTUAL LANDSCAPE PLAN

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SALE MAR. 31, 2022

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DRAWING NU

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ISSUED FOR REVIEW ONLY
Copylight Reserved. This drawing is the property of Outland
Landscape Architecture Entitled and shall not be reproduced,









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	PRO 961 DRA ELEV
	1



FOR DP/ DVP







FOR DP/ DVP

CITY OF KELOWNA

BYLAW NO. 12384 Z21-0050 959-961 and 971 Lawson Avenue

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

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

- 1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of:
 - a) Lot 7 District Lot 138, ODYD, Plan 2378 located on Lawson Avenue, Kelowna, BC
 - b) Lot B District Lot 138, ODYD, Plan 14934 located on Lawson Avenue, Kelowna, BC

from the RU7 – Infill Housing zone to the RM3 – Low Density Multiple Housing zone.

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

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

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor
City Clerk



Z21-0050 959-961 & 971 Lawson Ave

Rezoning Application



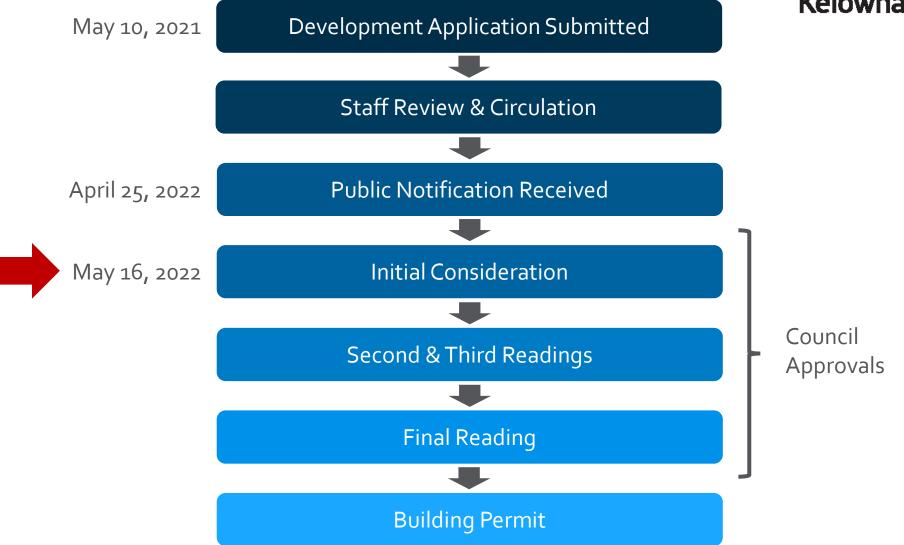


Proposal

➤ To rezone the subject properties from the RU7 – Infill Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of multiple-dwelling housing.

Development Process





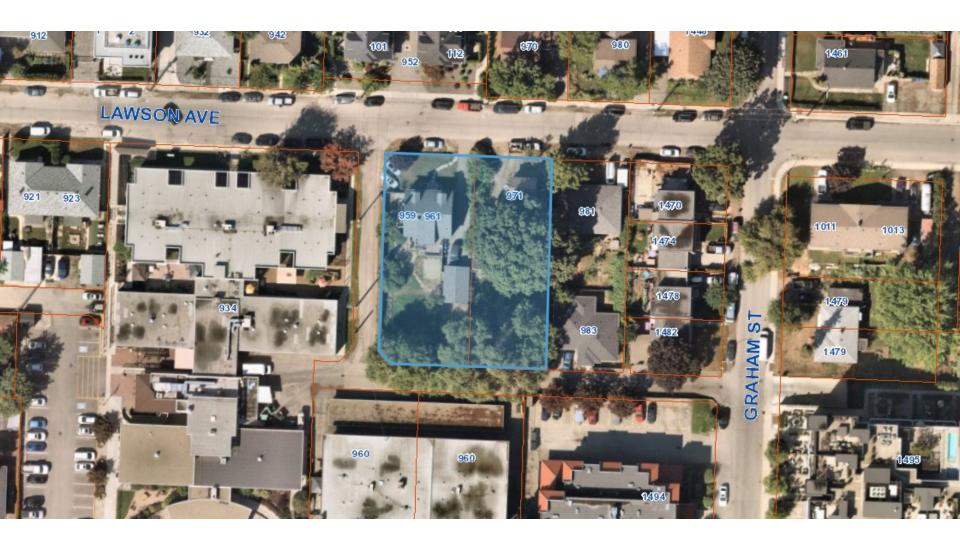
Context Map



OCP Future Land Use / Zoning



Subject Property Map

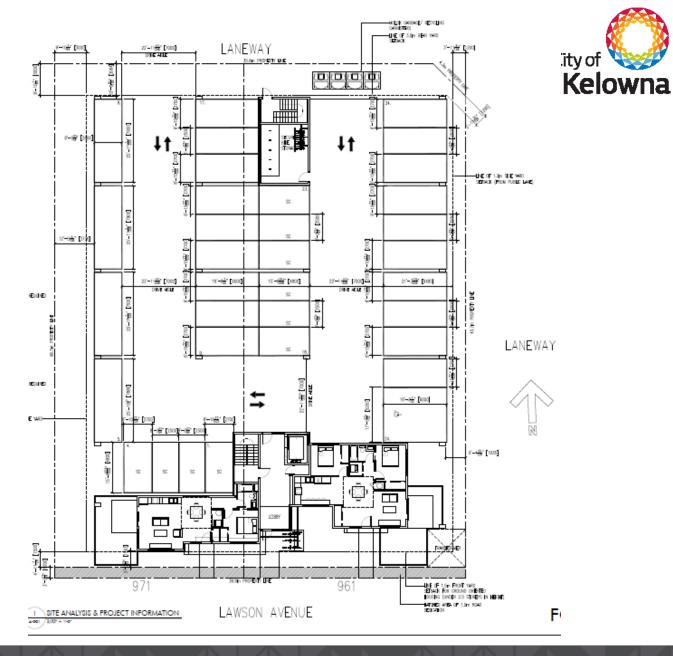




Project details

- ► The proposal is to rezone the subject property from RU7 – Infill Housing to the RM3 – Low Density Multiple Housing zone.
- ► The proposal is for a 3-storey, 22-unit housing development.
- ▶ Both dwellings will have to be removed.
- ▶ If the land use is successful, a Development Permit and Development Variance Permit will come to Council.

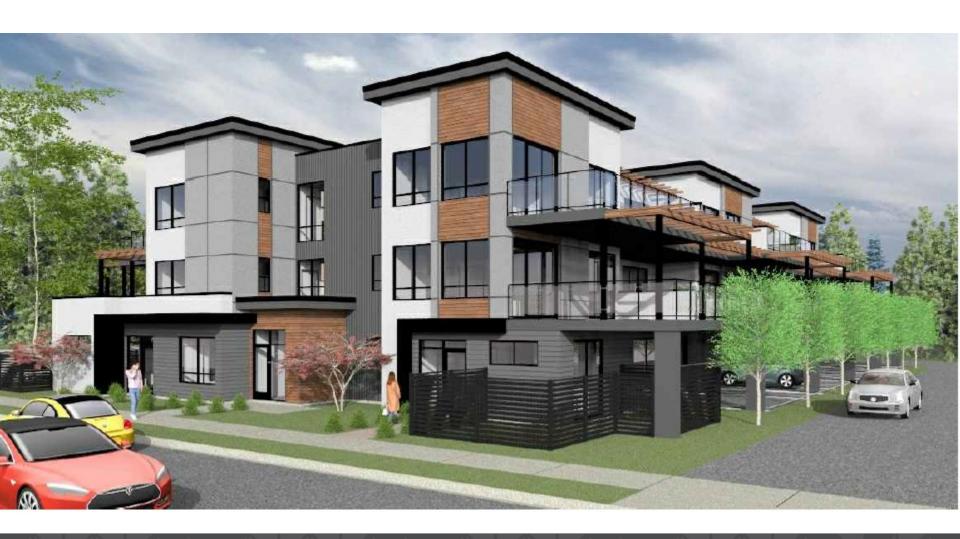
Site Plan





Conceptual Rendering







Staff Recommendation

- ▶ Development Planning Staff recommend support of the proposed Rezoning:
 - ▶ Meets the Future Land Use Designation of Core Area Neighbourhood Designation.
 - Property is in the Permanent Growth Boundary and near two Transit Supportive Corridors.



Conclusion of Staff Remarks

Report to Council



Date: May 16, 2022

To: Council

From: City Manager

Department: Office of the City Clerk

Application: 634 McClure Road Owner: McClure Road Development

Ltd., Inc.No. BC1284976

Address: Rezoning Application Applicant: Urban Options Planning Corp.

Subject: Rezoning Bylaw No. 12370 for Z22-0008 Supplemental Report to Council

Existing OCP Designation: S-RES – Suburban Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated May 16, 2022 regarding Rezoning Application Z22-0008 located at 634 McClure Road;

AND THAT Council defers consideration of first reading of Rezoning Bylaw No. 12370 to May 30, 2022.

Purpose:

To defer first reading for Rezoning Bylaw No. 12370 to May 30, 2022.

Discussion:

Council gave initial consideration to rezoning application Z22-0008 on May 2, 2022. The application is to rezone 634 McClure Road from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone. First reading was scheduled for May 16, 2022 and public notice was given with newspaper advertisements and mailouts in accordance with the Local Government Act and Development Application & Heritage Procedures Bylaw No. 12310. However, the development notice sign was not

posted on the subject property in time to meet the 10 day requirement of Bylaw No. 12310. Staff recommend that first reading be deferred to May 30, 2022 to meet the legislative and bylaw requirements. The development notice sign will reflect this change and staff will prepare a supplemental report for May 30, 2022 with a recommendation regarding reading consideration.

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act s. 467 Notice if public hearing not held Local Government Act s. 468 Posted notices respecting proposed bylaws

Legal/Statutory Procedural Requirements:

Bylaw No. 12310 Section 4.2.2: Development notice signs must be posted a minimum of 10 days before first reading

Considerations not applicable to this report:

Existing Policy: Financial/Budgetary Considerations: External Agency/Public Comments:

Communications Comments:

Submitted by: L. Bentley, Deputy City Clerk

Approved for inclusion: S. Fleming, City Clerk

CC:

Development Planning

CITY OF KELOWNA

BYLAW NO. 12314 Z21-0096 4684 Fordham Road

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

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

- 1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 6 District Lot 357 ODYD Plan 18457 located on 4684 Fordham Road, Kelowna, BC from the RU1 Large Lot Housing zone to the RU6 Two Delling Housing zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 10th day of January, 2022.

Adopted by the Municipal Council of the City of Kelowna this

Mayor
City Clerk

Report to Council



Date: May 16, 2022

To: Council

From: City Manager

Subject: Community Safety Survey

Department: Community Safety

Recommendation:

That Council receives for information, the Report from the Community Safety Department, dated May 16, 2022 with respect to the results of the 2022 Community Safety Survey.

Purpose:

To present the results of the 2022 Community Safety Survey.

Background:

In 2019, the City of Kelowna commissioned Leger (formally NRG Research Group) to conduct a statistically significant telephone survey to understand residents' perception of crime and safety. The Community Safety Survey (Appendix A) is augmented by an alternating bi-annual Citizen Survey, thereby providing a consistent and up-to-date measure of our community's perception of safety issues.

In 2020, the Canadian Municipal Network on Crime Prevention released a tool kit for municipalities seeking to collect data on factors related to crime prevention, community safety and well-being. The tool kit provides a standardized framework for collecting data facilitating future comparisons of survey results on a provincial and national level. Accordingly, some questions in Kelowna's 2022 Survey were modified from the 2019 Survey. Moreover, some new questions were added to provide benchmark data in support of the recently launched Community Safety Plan. Despite these changes, key indicators assessed through the Survey remain, including:

- sense of belonging to neighbourhoods and relationships with neighbours;
- perceptions of safety within neighbourhoods and the city;
- perceived levels of crime change within the last 24 months;
- understanding which crime-related problems cause worry for residents;
- role that the potential for crime and victimization, and crime in general, plays in residents' daily lives; and
- prevalence of criminal victimization of residents and the extent to which crimes are reported to the police.

The 2022 Community Safety Survey was conducted between February 10 and February 24 utilizing landline and cellular telephone, with a total of 301 residents. Results were weighted to reflect citizens demographics according to the 2016 Census. The margin for error is +/- 5.7%, at the 95% level of confidence.

Results:

For areas where direct comparisons between the 2019 and 2022 surveys are possible, the results follow:

- A majority of residents continue to feel safe in their neighbourhood during the daytime (96%), similar to 2019 (99%).
- Resident sense of safety at nighttime decreased 5% compared to 2019 (82% to 77%).
- Similar to 2019, residents identified the following as being the most important crime-related problems in the city:
 - o Property crime remains the most important crime type at 43%, similar to 2019 (45%).
 - Residents identified drug related and drug use type problems as second most important at 29%, a reduction of 9% from 2019 (38%).
 - Assault, violence and shooting offences was identified third at 13%, an increase of 5% compared to 2019 (8%).
- One quarter (25%) of residents reported being a victim of crime in the past 12 months, similar to 2019 (28%).
 - Of those, nine in ten experienced property crime, with one in ten reporting a violent crime, which is similar to 2019 reporting.
 - Of those victims who identified being a victim of property crime, over half reported being a victim two or more times.
- More than half of residents (52%) who were a victim of crime did not report the incident to police, a 6% increase from 2019 (46%).
- Significant changes were identified in residents feeling less safe in the following locations:
 - O Downtown Kelowna (general), 41% compared to 31% in 2019, although this is offset by a decrease in the percentage of residents that cited the Downtown Core / Leon / Lawrence, 13% in 2022 compared to 22% in 2019.
 - o Rutland area (general), 21% compared to 14% in 2019.

Results from questions introduced in the 2022 survey are as follows:

- Almost eight in ten residents (77%) feel a strong sense of belonging to their neighbourhood and seven in ten are happy with their relationships with their neighbours,
- Seven in ten residents feel property crime increased in the city overall,
- Five in ten residents feel crime overall has increased in their community in the past 24 months,
- Just over half (53%) believe violent crime has increased in the city overall.
- Eight in ten residents feel crime never/rarely or only occasionally impacts their quality of life,
- Residents ranked "Decreasing property, petty and drug crime rates" highest amongst the
 priorities of police and City Council in keeping the community safe (96%), followed by "Building
 relationships and increasing communications within community and police" (92%) and
 "Increasing police visibility" (92%); and
- Residents overall ranked police (77%) as playing a large role in community safety, followed by hospitals (67%), schools (62%), and mental health services (59%).

Complete results of the 2022 Community Safety Survey are posted on www.kelowna.ca

Conclusion:

Supt. K. Triance, OIC - RCMP

Information and data aid in monitoring and evaluating achievements in community safety. While the Community Safety Survey is statistically valid, it serves as one of a number of metrics used to identify levels of safety and crime within our community. Survey results will continue to inform decisions for addressing local issues related to crime, victimization and community safety and will be utilized as one of many baseline measurements for Kelowna's five-year Community Safety Plan.

Internal Circulation: Communications					
Submitted by: J. Bedell, Community Policing Coordinator					
Approved for inclusion:	S. Leatherdale, Divisional Director, Corporate & Protective Services				
CC:	cor, Corporate Strategic Services				

Report

City of Kelowna

Community Safety Survey







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BACKGROUND & OBJECTIVES

The City of Kelowna commissioned Leger to conduct a telephone survey with residents of the City of Kelowna. The main purpose of the study is to better understand residents' perception of safety in the City of Kelowna as a whole and in specific neighbourhoods to help develop programs and services that will best serve the community. This survey is a follow-up to a survey conducted by Leger (as NRG) in 2019. Results from the 2022 survey will be tracked to the results of the 2019 survey wherever applicable.

THE PRIMARY OBJECTIVES OF THE SURVEY ARE TO DETERMINE:

- How do Kelowna residents feel about belonging to their neighbourhoods and their relationships with neighbours?
- ✓ What are Kelowna residents' perceptions of safety within their neighbourhoods and the city?
- How have Kelowna residents' perceived levels of crime changed within the last 24 months?
- ✓ Which crime-related problems cause worry for Kelowna residents?
- ✓ What role the potential for crime and victimization and crime in general plays in residents' daily lives?
- ✓ What is the prevalence of criminal victimization of residents and to what extent are crimes are reported to the police?







METHODOLOGY & ANALYSIS



METHODOLOGY



APPROACH

The survey was conducted by telephone (both landlines and cellular phones), with a pre-test held on February 9, 2022, and the data collection period from February 10 through February 24, 2022. Of the 301 total respondents, 183 completed the survey via landline and 118 completed it via cell phone. The survey instrument, available in Appendix 4, was developed by Leger in collaboration with the City of Kelowna. The results were weighted to reflect the known age, gender and area parameters of the City of Kelowna according to the 2016 Census.



RESPONSE RATE

For the sample of 301 respondents from the City of Kelowna, the margin of error is +/-5.7%, at the 95% level of confidence.



NOTES FOR INTERPRETATION

Where more than one response is allowed for a single question (multiple response), percentages do not add to 100%. Responses for a single-response question may also not add to 100% due to rounding.

Leger

ANALYSIS

The analysis contained in this report use the following guidelines:

- Most questions are reported as an overall total.
- > Statistical testing determines if differences between totals are significant or, in contrast, fall within the margin of error. Results in this report were tested using the 95% confidence level. Essentially, this means that differences found to be statistically significant are considered 'real' differences (nineteen times out of twenty) and not a result of variability from sampling (margin of error). Results found to be statistically significant are noted; values with a blue square () are significantly higher than the values with yellow squares ().
- ▶ Results found to be statistically significant compared to previous survey results are also marked; 2022 values with a blue arrow
 (↑) are significantly higher than the corresponding 2019 value, and values with a yellow arrow (♣) are significantly lower.
- In some cases, the summary statistics (e.g., the total percent positive) when compared to the sum of the individual percentages across point scales may not appear to be added correctly (i.e., off by +/- 1 percentage point). However, these differences are due to rounding and the percentages shown are correct. Note that "refused" responses are sometimes grouped with "don't knows" to simplify the presentation of results.
- Results with small base sizes (n < 100) should be interpreted with caution. These slides will be marked with an asterisk (*).</p>





DETAILED RESULTS

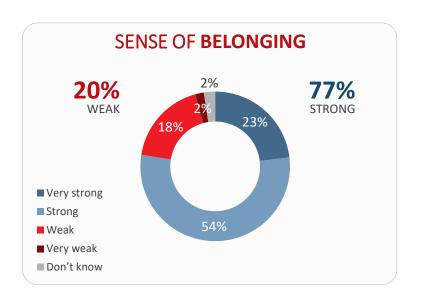




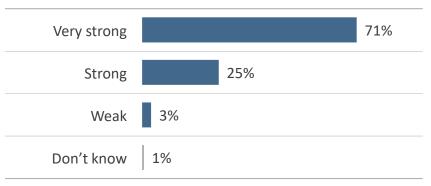
NEIGHBOURHOOD BELONGING



- Over three-quarters of residents feel a strong sense of belonging to their neighbourhood.
- Similarly, seven in ten residents feel very strongly that they are happy with their relationships with their neighbours, implying that having a happy relationship with your neighbours may contribute to your sense of belonging in your neighbourhood.



HAPPY WITH NEIGHBOURHOOD RELATIONSHIPS



NEIGHBOURHOOD SAFETY





- Nearly all residents (96%) feel very safe or somewhat safe in their neighbourhood during the daytime. While still a high proportion, this is a statistically significant dip from 99% in 2019.
- While over three-quarters feel safe in their neighbourhood during the night, nearly one-quarter feel unsafe in their neighborhood at night, well above the 4% who feel unsafe during the day.
- Recent victims of crime and those with a weak sense of belonging to their neighbourhoods are more likely to feel unsafe in their neighbourhood with four in ten and five in ten, respectively, feeling less safe in their neighbourhood during the night.



Base: All respondents (n=301)

Statistically significantly higher than previous wave.

Statistically significantly lower than previous wave.

Statistically significantly higher than comparison group 186

Statistically significantly lower than comparison group. 11

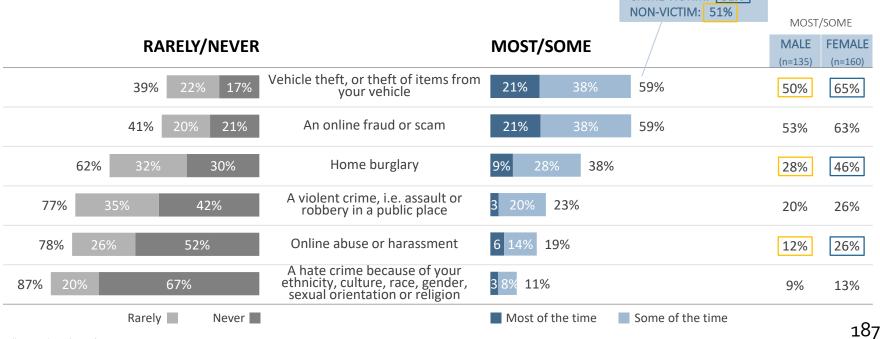
P2C. Again, thinking about the neighbourhood you live in, how do you feel about your personal safety in the following situations. In your neighbourhood during the daytime?

P2D. Again, thinking about the neighbourhood you live in, how do you feel about your personal safety in the following situations. In your neighbourhood during the night



NEIGHBOURHOOD SAFETY AND CRIME CONCERN

Despite most Kelowna residents feeling safe in their neighbourhood overall, more of them worry about being a victim of vehicle theft and online fraud than not. Women are more inclined to be worried about being a victim of crime in their neighbourhoods overall and, along with previous victims of crime, they share particular concern about being a victim of vehicle theft, or theft of items from their vehicle. CRIME VICTIM: | 81%



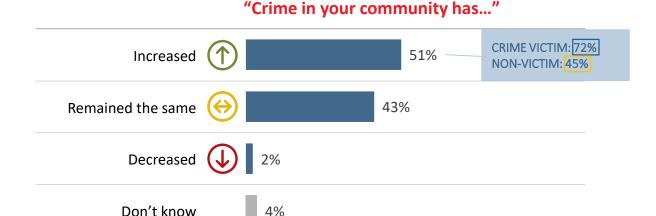
Base: All respondents (n=301)

Statistically significantly higher than comparison group. P7. Thinking about your neighbourhood, how often do you worry about being a victim of... Statistically significantly lower than comparison group.



PERCEPTIONS OF CRIME OVERALL IN THE COMMUNITY

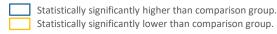
- One-half of Kelowna residents think that crime in their community has increased over the past 24 months. Crime
 victimization continues to play a role in perception of crime, with nearly three-quarters of recent crime victims perceiving
 an increase in crime overall.
- Very few feel that crime has decreased overall.
- Perceptions of the level of crime in Kelowna are higher than the provincial average in 2020, where four in ten British Columbians* indicated that they believe crime in their community has increased in the past 24 months.





Note – statements marked with and asterisk * are from the 2020 Leger Police Reputation Survey and are not directly comparable with the results in this survey; the Leger study was conducted via online research panel while the data in this survey was collected via RDD telephone. Please interpret with caution.

P4. Do you feel that crime in your community has increased, decreased, or remained the same over the past 24 months?

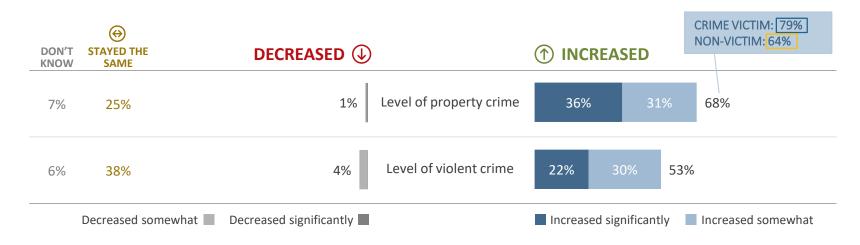






PERCEIVED LEVELS OF PROPERTY AND VIOLENT CRIME

Kelowna residents think that crime in the city has increased in the past 24 months, particularly property crime with seven in ten saying
they feel property crime levels have somewhat or significantly increased. Previous experience with crime victimization is again reflected
as a factor in perception of crime and safety, with eight in ten residents who have been victims of crime in the past 12 months perceiving
an increase in property crime.



Base: All respondents (n=301).

P5. In the past 24 months, would you say the level of property crime in the city has increased significantly, increased somewhat, stayed about the same, decreased somewhat, or decreased significantly?

P6. In the past 24 months, would you say the level of violent crime in the city has increased significantly, increased somewhat, stayed about the same, decreased somewhat, or decreased significantly?



MOST IMPORTANT CRIME-RELATED PROBLEMS

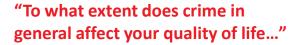
- Similar to 2019, over four in ten Kelowna residents feel breaking and entering/property crimes are the most important crimerelated problems in the city, further emphasizing their worry about being a victim and perceived increase in these crimes in general.
- Notably, drug use/related crimes are less important than they were in 2019.

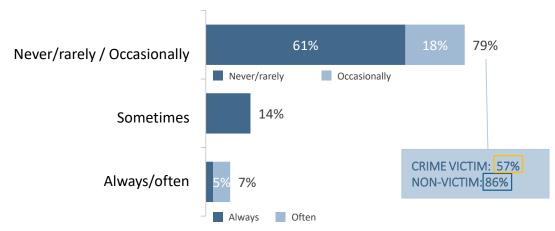
	2022	2019 (n=300)	+/- Change (from 2019 to 2022)
Breaking and entering / Property crimes	43%	45%	-2
Drug related / use	29% 💛	38%	-9
Assault / Violence / Shooting	13% 👚	8%	+5
Social issues	7%	6%	+1
Petty crime / Small claims crime	6%	N/A	-
Car theft	4%	4%	0
Other	4%	6%	-2
Don't know	4%	5%	-1



CRIME AFFECTING QUALITY OF LIFE

Despite Kelowna residents thinking that crime has increased in the city overall, most indicate that it never/rarely impacts, or only occasionally impacts their quality of life. Not surprisingly, crime victims are less likely than non-crime victims to indicate that crime never/rarely or occasionally impacts their quality of life.

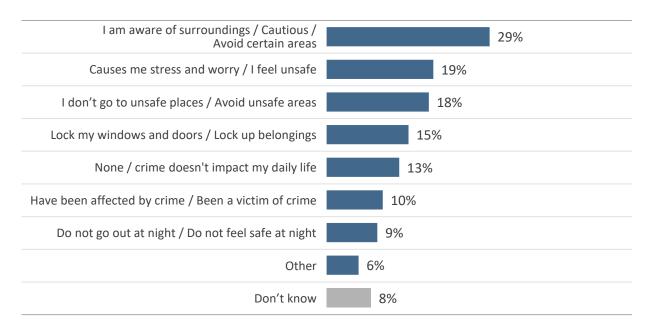






CRIME AFFECTING DAILY LIFE?

 Among those who indicate that crime impacts their quality of life, three in ten feel that crime makes them more aware of their surroundings/cautious/ avoid certain areas.



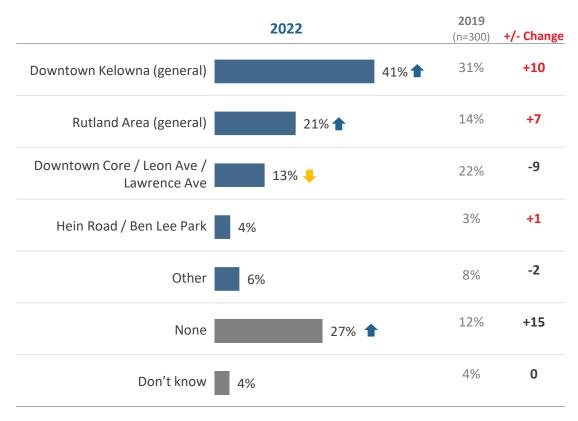


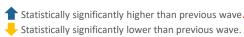
Base: Those who indicated crime impacted quality of life (n=117). *Note: Responses 4% and greater are shown. P10. In what way, does crime impact what you do as you go about your daily life?



LESS SAFE **®**NEIGHBOURHOODS

- Kelowna residents think that the general Downtown Kelowna area is the least safe neighbourhood, with four in ten residents considering it less safe than other neighbourhoods, a significant jump from 2019.
- Two in ten indicate that the general Rutland area is less safe, making it another area of concern. This proportion also increased significantly compared to 2019.
- Just over one-quarter of Kelowna residents think there is no difference of safety between neighbourhoods, up from 2019.



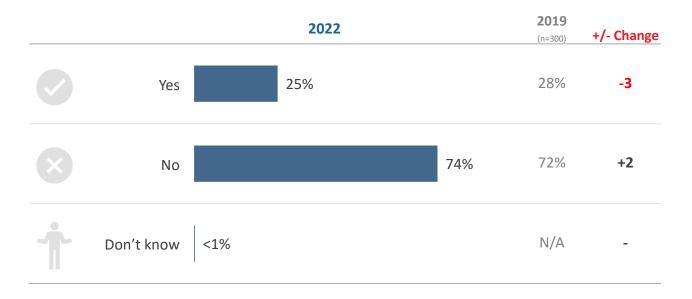






VICTIM OF A CRIME IN KELOWNA

While most Kelowna residents have not been a victim of any crime within the city in the past twelve months, one-quarter of
residents have. This is a directional decrease compared to the 2019 total, when three in ten said they were a victim of crime, and
appears to be opposite to perceptions that property and violent crime, as well as crime overall, have increased in the past 24
months.





TYPE OF CRIME

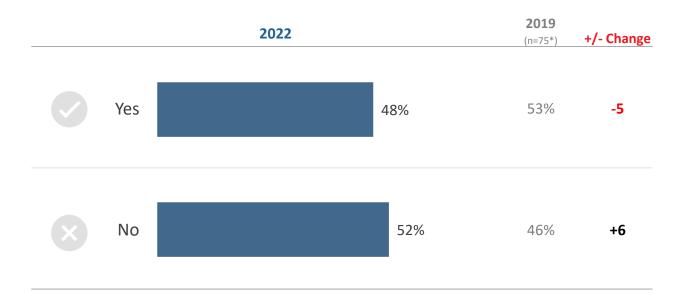
- Of those who have been a crime victim in the past 12 months, nine in ten experienced property crime, a similar proportion to 2019. Nearly six in ten property crime victims have experienced this more than once in the past 12 months.
- One in ten crime victims suffered a violent crime.





REPORTING CRIMES

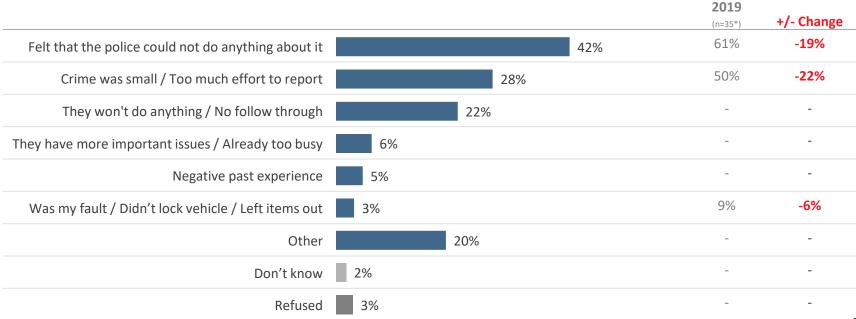
• Just over one-half of Kelowna residents who have been a victim of a crime in the past year say that they did not report the crime to the police, which is a directional increase compared to 2019.





REASONS FOR NOT REPORTING CRIME

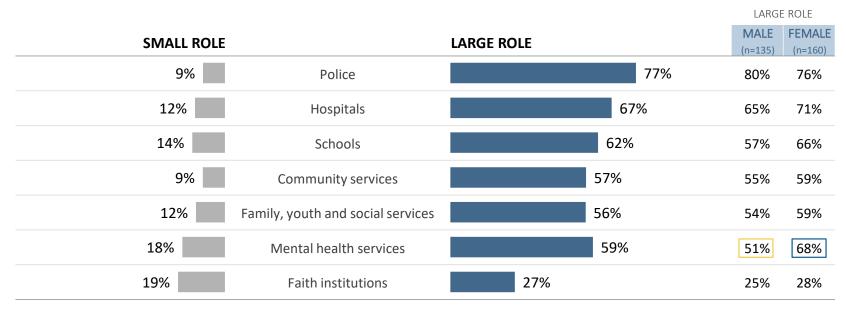
• The primary reason for not reporting the crime to the police is a feeling that police could not do anything about it, followed by mentions that the crime is too small; both factors have dipped directionally compared to 2019. Crime victims who don't report crimes are also of the opinion that the police won't do anything.





ORGANIZATIONS' ROLES IN COMMUNITY SAFETY

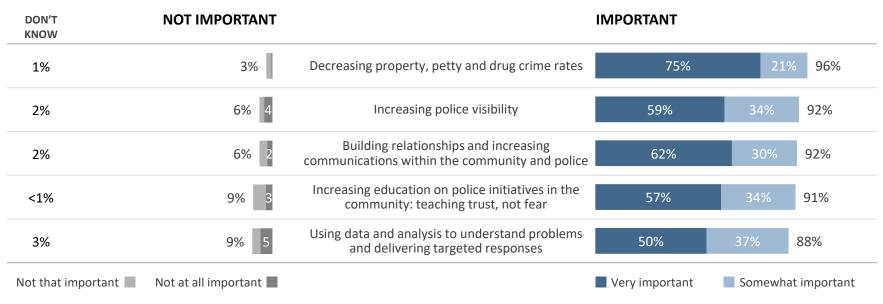
 Despite over one-half of recent crime victims in Kelowna not reporting their experience with crime to the police, the biggest proportion of residents overall think police play a large role in community safety, followed by hospitals and schools.





POLICE/ COUNCIL PRIORITIES IN KEEPING CITY SAFE

• City of Kelowna residents feel that all police and city council priorities listed in the survey are somewhat or very important in keeping the community safe; however, the largest proportion feel that decreasing property, petty and drug crime rates is very important.







KEY TAKEAWAYS

- Kelowna residents feel a sense of belonging to their neighbourhood and feel safe overall.
 - Over three-quarters of residents feel a strong sense of belonging to their neighbourhood and seven in ten residents feel very strongly that they are happy with their relationships with their neighbours.
- Kelowna residents are increasingly concerned about property crime.
 - Property crime has been identified by Kelowna residents as the most important crime in the city, and seven in ten feel that property crime has increased in the past 24 months.
- Crime plays a minimal or no role in Kelowna residents' everyday lives, unless they are a recent victim.
 - While eight in ten feel that crime never/rarely or only occasionally impacts their quality of life, recent crime victims are less likely than non-crime victims to feel this way. For those who indicate that crime impacts their quality of life, they feel that crime makes them more aware of their surroundings/cautious/avoid certain areas.
- > The City of Kelowna may want to develop programs that support residents who have been a victim of crime to help reduce fear and lower perceptions of crime overall.
 - When compared to those who have not been a victim of crime in the past 12 months, recent victims of crime are more likely to feel unsafe in their neighbourhoods during the night and are more likely to feel that property crime levels as well as overall crime levels have increased. The city may want to dedicate resources to identifying and helping recent victims of crime feel safer in their own neighborhoods.
- > The City of Kelowna may consider outreach in the general Downtown Kelowna area and Rutland to alleviate perceptions that these neighbourhoods are less safe.
 - Kelowna residents report feeling less safe in the general Downtown area and Rutland, with both neighbourhoods having a significantly higher proportion of residents feeling unsafe there compared to 2019. The city may want to focus specific police and city council efforts such as reducing property, petty and drug crime rates, or increasing police visibility to help reduce residents' concerns.



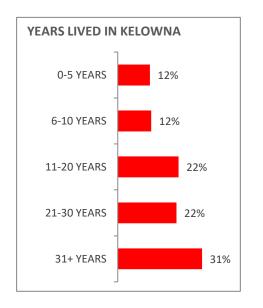
KEY TAKEAWAYS

- > The City of Kelowna may have to reflect upon how to effectively communicate the levels of crime in the city.
 - City of Kelowna residents who report being a victim of crime in the past 12 months have directionally decreased when compared to 2019. Despite this, over half of Kelowna residents think crime levels overall have increased in the past 24 months. Actual criminal victimization is lower than City of Kelowna residents' perceptions, and the city may want to re-evaluate how they communicate levels of crime to the public to offset this perception.
- > Police successes in preventing crimes, and more specifically, property crime may need to be communicated to the public.
 - Kelowna residents may lack understanding of police capabilities in response to crimes, and more specifically property crime. Among residents
 who have been a victim of crime in the past 12 months, less than half reported it to the police with the top reasons being that they felt the
 police could do nothing about it, or that the crime was too small. With the majority of residents also feeling police play the largest role in
 community safety, this emphasizes the need for improved communications from them in terms of their successes in preventing and handling
 crimes, and more specifically, property crime.
- > Focusing on reducing, tracking and communicating a decrease in property crime rates may help reduce the perceived increase of crime for Kelowna residents.
 - While City of Kelowna residents feel that all police and city council priorities are essential to improving community safety, three-quarters think that reducing property, petty and drug crime rates is very important in keeping their community safe, making it the top priority. Additionally, residents feel that property crime is the most important crime in the city. If the city can focus on reducing, tracking and communicating a decrease in property crime rates it may increase feeling of safety for Kelowna residents.

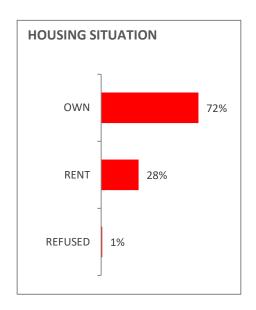




RESPONDENT PROFILE

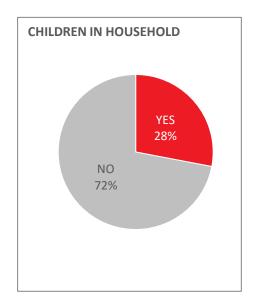


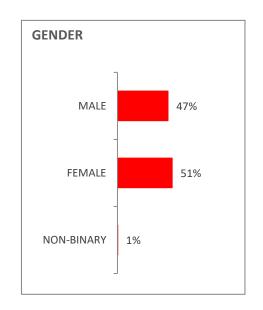


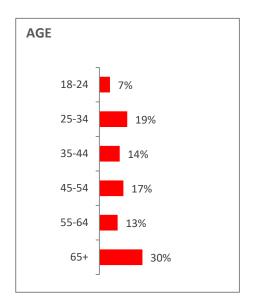




RESPONDENT PROFILE





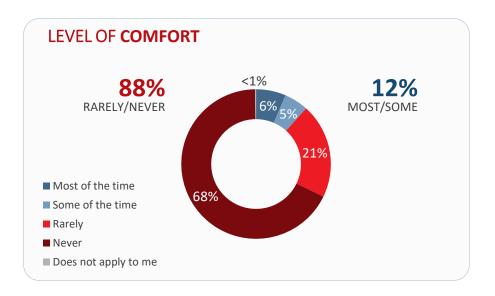






NEIGHBOURHOOD BELONGING

 Nine in ten respondents rarely/never feel uncomfortable or out of place in their neighbourhood because of factors like ethnicity, culture, skin colour, language, accent, gender, sexual orientation or religion, again reflecting residents' strong sense of belonging to their neighbourhood and happiness with their neighbours.





APPENDIX 3

Weighting



WEIGHTING

Weight parameters were developed for the entire dataset of completed surveys to reflect the demographic profile of Kelowna residents.

Using 2016 Census data for the City of Kelowna, the appropriate proportions of sex (male and female) and age (18-34, 35-54, 55+) groups were determined.

This results in a matrix of proportions that add up to 100%.

By dividing the survey obtained proportions into the Census proportions (parameters), weights for each group were calculated. Each case was up or down-weighted in accordance with its under or over representation in the sample so that the total weighted counts match the Census data.

	M 18-34	M 35-54	M 55+	F 18-34	F 35-54	F 55+
City of Kelowna (parameter)	0.138	0.148	0.194	0.134	0.156	0.230
City of Kelowna (obtained)	0.093	0.150	0.210	0.043	0.183	0.320
City of Kelowna (Weights)	1.479	0.987	0.924	3.092	0.851	0.719





CITY OF KELOWNA Community Safety Survey 2022

INTRODUCTION				
Hello, my name is, i'm calling on behalf of the City of Kelowna from Leger Research. We are conducting a brief survey about community safety in Kelowna. Your input is important – the survey results will help the city develop programs and services that will serve the community best. Please be assured that your views will remain confidential and anonymous. May I please speak with the household member who is 18 years of age or older and whose birthday will be coming next?				
IF WANTS TO KNOW WHAT KINDS OF QUESTIONS WE ARE ASKING: This study is about your perceptions of community safety in your neighbourhood, and the City of Kelowna overall. It does not include any questions about personal security, or home security measures. It is a legitimate survey conducted by Leger Research, an independent research company and is sponsored by the City of Kelowna.				
IF WANTS TO KNOW WHY WE ARE ASKING FOR THE PERSON WITH THE NEXT BIRTHDAY: This helps us to ensure that we are speaking to a representative group of City residents.				
IF NOT AVAILABLE, MAKE CALLBACK APPOINTMENT FOR FIRST POSSIBLE TIME.				
PERSUADERS AND ANSWERS TO FREQUENTLY ASKED QUESTIONS				
This interview will take roughly 12 to 14 minutes, depending on your answers.				
Your feedback will help the City of Kelowna understand residents' perceptions about community safety.				
I can assure you that this is a legitimate survey being conducted on behalf of the City of Kelowna. You can verify this by calling the Project Manager for this study at Leger Research (at 604.424.1017) or you can contact the City of Kelowna at 250-862-0432.				
Everything you say will be kept confidential and anonymous.				
TO NEW HOUSEHOLD RESPONDENT: Hello, my name is I'm calling on behalf of the City of Kelowna from Leger Research. We are conducting a brief study about community safety in Kelowna. May I confirm that you are 18 years of age or older and the person in the household with the next birthday?				
YES – CONTINUE NO – ASK TO SPEAK TO THE PERSON WHOSE BIRTHDAY COMES NEXT AND IS WHO IS 18 OR OLDER				
SCREENING				

\$1. Do you, or does anyone in your household, work for Community policing, the RCMP, or the City of Kelowna?

 1. Yes
 THANK AND TERMINATE

 2. No
 CONTINUE

 97. Don't know
 THANK AND TERMINATE

 98. Refused
 THANK AND TERMINATE

TERMINATE LANGUAGE for S1: Given the nature of the survey, that will be my only question today. Thank you very much for your time.

S2. Do you live in the City of Kelowna? This does NOT include the City of West Kelowna, the District of Lake Country, or the Communities of Joe Rich and Ellison.

YES CONTINUE
 THANK AND TERMINATE
 THANK AND TERMINATE

THANK AND TERMINATE FOR S2. Given that we are conducting the survey among Kelowna residents, those will be all of my questions today. Thank you for your time.

S3. Can you tell me which gender you identify with?

[DO NOT READ]

1. Male

2. Female

3. Non-binary

95. Other – specify

99. Prefer not to say

Precodes: V1Y

S4c.

S4a. To ensure we're speaking to a representative group of Kelowna residents, could I please have the first 3 digits of your postal code? (If necessary, add "I can assure you that this information will remain confidential and for survey classification purposes only.")

V1X
V1P
V1V
V1W
Other (specify)
Refused- IF PARTICIPANT REFUSES OR DOESN'T KNOW POSTAL CODE, USE POSTAL CODE
FROM SAMPLE (IF PROVIDED).
IF PARTICIPANT HAS NO POSTAL CODE IN SAMPLE (I.E., CELL PHONE SAMPLE), PROCEED TO

S4b. Now could I please have the last 3 digits of your postal code?

212



RECORD LAST THREE DIGITS Refused

S4c. (If postal code refused), Could you tell me what neighbourhood you live in?

RECORD | CONTINUE AND CODE APPROPRIATE DISTRICT AFTER DON'T KNOW/REFUSED | THANK AND TERMINATE

THANK AND TERMINATE FOR S3c. Given that we are conducting among individuals who reside within the City of Kelowna boundaries, those will be all of my questions today. Thank you for your time.

S5. Which of the following categories does your age fall into? Please stop me when I reach it. [READ LIST, WATCH QUOTAS]

[DO NOT READ] Under 18 => THANK AND TERMINATE

18 to 2

25 to 34

35 to 44 45 to 54

55 to 64, or

65 or older

98. [DO NOT READ] REFUSED => THANK AND TERMINATE

THANK AND TERMINATE FOR S5 IF UNDER 18: As we are looking to conduct the survey with those age 18 and over, that will be all of my questions today. Thank you for your time.

THANK AND TERMINATE FOR S5 IF REFUSED: Unfortunately, that will be all of my questions today. Thank you for your time today.

PERCEPTIONS OF SAFETY AND CRIME

P1a. To start, how would you describe your feeling of belonging to your neighbourhood? Is it...?

[IF NEEDED: We are defining neighbourhood as the geographic area that is within a 5-minute walk in any direction from your home]

Very strong Strong Weak

Very weak

[DO NOT READ] Don't know / prefer not to say

P1b. Generally speaking, how happy do you feel about your relationships with your neighbours?

Happy
Neither happy nor unhappy
Unhappy
IDO NOT READ1 Don't know / prefer not to sav

P2C/D. Again, thinking about the neighbourhood you live in, how do you feel about your personal safety in the following situations. The first situation is... [INSERT FIRST ITEM] how about... [INSERT SECOND ITEM] now.

[IF NEEDED: We are defining neighbourhood as the geographic area that is within a 5-minute walk in any direction from your home]

[ROWS - DO NOT RANDOMIZE]

c. In your neighbourhood during the daytime

d. In your neighbourhood during the night

[COLUMNS]

Very safe
Somewhat safe
Somewhat unsafe
Very unsafe
[DO NOT READ] Don't know
[DO NOT READ] Prefer not to answer

P2a. How often do you feel uncomfortable or out of place in your neighbourhood because of factors which may include your ethnicity, culture, skin colour, language, accent, gender, sexual orientation or religion?

Most of the time Some of the time Rarely Never Does not apply to me Don't know / prefer not to say

P3B. Are there any particular areas or neighbourhoods in Kelowna that you do not feel safe in or that you consider less safe relative to other neighbourhoods?

RECORD VERBATIM 96. None 97. Don't know 98. Refused



P3. To what extent do you feel each of the following services play a role in community safety?

[ROWS – RANDOMIZE] Schools

Mental health services

Hospitals

Police

Family, youth and social services [if needed, for example, income assistance, Boys and Girls Clubs, YMCA, etc.]

Faith institutions

Community services (like food banks, immigrant services, etc.)

[COLUMNS]

Large role Neutral role

Small role

[DO NOT READ] Don't know/ Prefer not to answer

P4. Do you feel that crime in your community has increased, decreased, or remained the same over the past 24 months?

Increased

Remained the same

Decreased

[DO NOT READ] No opinion/ I don't know

P5. In the past 24 months, would you say the level of property crime in the city has increased significantly, increased somewhat, stayed about the same, decreased somewhat, or decreased significantly?

[IF NECESSARY, PROVIDE DEFINITION OF PROPERTY CRIME: unlawful acts with the intent of gaining property but do not involve the use or threat of violence against an individual. Theft, breaking and entering, fraud and possession of stolen goods are examples of property crimes.]

Increased significantly Increased somewhat Stayed about the same Decreased somewhat Decreased significantly

[DO NOT READ] Does not apply [DO NOT READ] Don't know

[DO NOT READ] Refused

P6. In the past 24 months, would you say the level of violent crime in the city has increased significantly, increased somewhat, stayed about the same, decreased somewhat, or decreased significantly?

Increased significantly

Increased somewhat
Stayed about the same
Decreased somewhat
Decreased significantly
[DO NOT READ] Does not apply (i.e. haven't lived in neighbourhood that length of time)
[DO NOT READ] Bon't know
IDO NOT READ] Refused

P7. Thinking about your neighbourhood, and using a scale of most of the time, some of the time, rarely, or never how often do you worry about being a victim of... [INSERT FIRST ITEM]

[ROWS - RANDOMIZE]

A violent crime, i.e. assault or robbery in a public place Vehicle theft, or theft of items from your vehicle Home burglary

A hate crime because of your ethnicity, culture, race, gender, sexual orientation or religion An online fraud or scam,

Online abuse or harassment

[COLUMNS]

Most of the time Some of the time Rarely Never [DO NOT READ] Don't know [DO NOT READ] Not Applicable [DO NOT READ] Refused

P8. What do you think is the most important crime-related problem in the city of Kelowna? And here we are defining crime as an illegal act for which someone can be punished by law enforcement or government, especially if it's a gross violation of a law.

[IF NEEDED: examples of crime include violent crime, traffic related offences, theft, drug related offences and breaking and entering.].

[PLEASE NOTE, we are <u>not</u> looking for social issues which is the source of conflicting opinions on what is perceived as a morally-just personal life or societal order. Examples of social issues include homelessness, substance abuse, and bullying.]

RECORD VERBATIM 97. None/ there are no crime related problems [DO NOT READ] 98. Don't know [DO NOT READ] 99. Refused



P9. To what extent does crime in general affect your quality of life? Does it... [READ LIST]?

[IF NECESSARY, PROVIDE DEFINITION OF CRIME: An illegal act for which someone can be punished by law enforcement or government, especially a gross violation of a law. Examples include homicide, attempted murder, different types of theft, breaking and entering, and arson.]

Never/ Rarely => SKIP TO U1 Occasionally Sometimes Often Always Don't know

P10. In what way, does crime impact what you do as you go about your daily life?

RECORD VERBATIM

97. None/ crime doesn't impact my daily life
[DO NOT READ] 98. Don't know
[DO NOT READ] 99. Refused

UNREPORTED CRIME

Now thinking of your own experiences with crime.....

U.1. In the past 12 months, have you been a victim of a crime in <u>Kelowna</u>? For example, vandalism, theft, physical assault or a break and enter of a home. [DO NOT READ UST]

1. YES CONTINUE 2. NO GO TO U4 [DO NOT READ] 97. DON'T KNOW GO TO U4 IDO NOT READ] 98. REFUSED GO TO U4

U2. Was it a property crime or violent crime? [IF RESPONDENT INDICATES THAT THEY HAVE BEEN THE VICTIM OF MORE THAN ONE CRIME, ASK THEM TO THINK ABOUT THE MOST RECENT ONE; IF NECESSARY, PROVIDE DEFINITIONS OF VIOLENT CRIME AND PROPERTY CRIME]

[DO NOT READ LIST]

1. Property

2. Violent [DO NOT READ] 97. Don't know [DO NOT READ] 98. Refused

U2a. [IF U2 = 1. Property] How many times were you a victim of property crime in the past 12 months?

______[INSERT NUMBER]

[DO NOT READ] 97. Don't know [DO NOT READ] 98. Refused

U2b. [IF U2 = 2. Violent] How many times were you a victim of violent crime in the past 12 months?

______ [INSERT NUMBER]

[DO NOT READ] 97. Don't know [DO NOT READ] 98. Refused

U3. Thinking of the last contact you had with the police, was this crime reported to the police? [DO NOT READ LIST]

1. YES SKIP TO U4
2. NO GO TO U3a
[DO NOT READ] 97. DON'T KNOW SKIP TO U4
IDO NOT READI 98. REFUSED SKIP TO U4

U3a. Why did you decide not to report this crime to the police?

RECORD UP TO THREE RESPONSES [DO NOT READ] 97. Don't know [DO NOT READ] 98. Refused

U4a. Local/ municipal governments fund and set priorities for police but do not have the mandates for crown prosecution, courts, housing, and health. With this in mind, how important do you think each of the following police and city council priorities are in keeping your community safe?

PLEASE READ EACH STATEMENT. [RANDOMIZE]

- Increasing police visibility
- 2. Building relationships and increasing communications within the community and police
- 3. Increasing education on police initiatives in the community: teaching trust, not fear
- 4. Using data and analysis to understand problems and delivering targeted responses
- 5. Decreasing property, petty and drug crime rates

[COLUMNS]
Very Important
Somewhat Important
Not that Important
Not important at all
[DO NOT READ] Don't know/ Prefer not to answer



DEMOGRAPHIC QUESTIONS

We'd like to finish the survey by asking you a few questions about you and your household. This information is only for comparison purposes to ensure the City is hearing from a broad range of residents.

D1. How long have you lived in the City of Kelowna? [RECORD IN YEARS]

RECORD NUMBER OF YEARS 96. LESS THAN A YEAR [DO NOT READ] 97. DON'T KNOW [DO NOT READ] 98. REFUSED

D2. And how long have you lived in your current neighbourhood? [DO NOT READ LIST]

RECORD NUMBER OF YEARS 96. LESS THAN A YEAR [DO NOT READ] 97. DON'T KNOW [DO NOT READ] 98. REFUSED

- D3. Do you own or rent your current home? [DO NOT READ LIST]
 - 1. OWN
 - 2. RENT

[DO NOT READ] 98. REFUSED

D4. Do you have children under the age of 18 living in your household? [DO NOT READ LIST]

- 1. Yes
- 2. No

[DO NOT READ] 98. Refused

Thank you very much for participating in this survey. Your responses will be combined with those of other Kelowna residents and will provide valuable input to the City of Kelowna and the local police.





OUR SERVICES

- Leger
 Marketing research and polling
- Leger MetriCX
 Strategic and operational customer experience consulting services
- Leger Analytics (LEA)
 Data modelling and analysis
- Leger Opinion (LEO)
 Panel management
- Leger Communities
 Online community management
- Leger Digital
 Digital strategy and user experience
- International Research
 Worldwide Independent Network (WIN)

600 EMPLOYEES

185 CONSULTANTS





8 OFFICES

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OUR CREDENTIALS





Leger is a member of the <u>Canadian Research Insights Council (CRIC)</u>, the industry association for the market/survey/insights research industry.



Leger is a member of <u>ESOMAR</u> (European Society for Opinion and Market Research), the global association of opinion polls and marketing research professionals. As such, Leger is committed to applying the <u>international ICC/ESOMAR</u> code of Market, Opinion and Social Research and Data Analytics.



Leger is also a member of the <u>Insights Association</u>, the American Association of Marketing Research Analytics.

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Presentation

City of Kelowna

Community Safety Survey



Presentation to Kelowna City Council May 16, 2022





PRESENTATION STRUCTURE

- Background
- Methodology
- Results

Perceptions of Safety

Experiences with Crime

- Key Takeaways
- Questions?



BACKGROUND



BACKGROUND & OBJECTIVES

- City of Kelowna commissioned Leger to conduct a statistically valid survey with residents of the City of Kelowna.
- Main goal of the study is to better understand residents' perception of safety in the City of Kelowna to help develop programs and services that will best serve the community.
- Follow-up to 2019 survey also conducted by Leger (as NRG Research Group).
- Results from the 2022 survey are compared to 2019 results wherever applicable.





BACKGROUND & OBJECTIVES

SPECIFIC SURVEY OBJECTIVES ARE TO DETERMINE...

- ✓ How do Kelowna residents feel about belonging to their neighbourhoods and their relationships with neighbours?
- ✓ What are Kelowna residents' perceptions of safety within their neighbourhoods and the city?
- ✓ How have Kelowna residents' perceived levels of crime changed within the last 24 months?
- ✓ Which crime-related problems cause worry for Kelowna residents?
- ✓ What role the potential for crime and victimization and crime in general plays in residents' daily lives?
- ✓ What is the prevalence of criminal victimization of residents and to what extent are crimes are reported to the police?





METHODOLOGY



METHODOLOGY



APPROACH

- Telephone survey (landlines and cellular phones)
- In field February 9 to 24, 2022
- 301 total respondents, of which 183 completed the survey via landline and 118 completed it via cell phone.
- The survey instrument was developed by Leger in collaboration with the City of Kelowna.
- The results weighted to reflect the known age, gender and area parameters of the City of Kelowna according to the 2016 Census.



RESPONSE RATE

For the sample of 301 respondents, the margin of error is +/- 5.7%, at the 95% level of confidence.



NOTES FOR INTERPRETATION

Where more than one response is allowed for certain single questions (multiple response), percentages do not add to 100%. Responses for a single-response question also may also not add to 100% due to rounding.



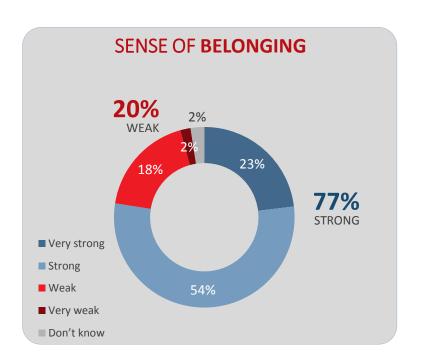
RESULTS



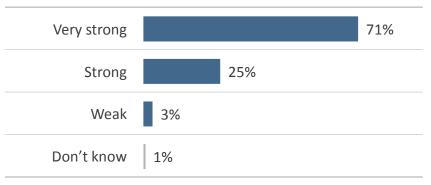








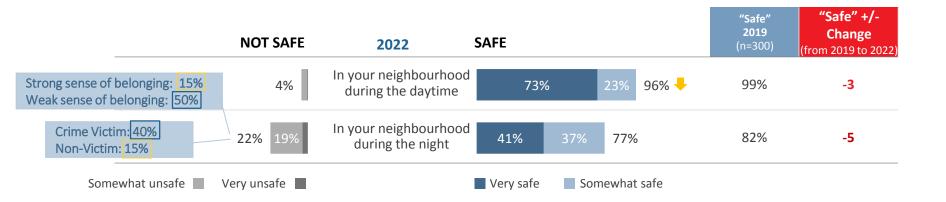
HAPPY WITH **NEIGHBOURHOOD RELATIONSHIPS**



NEIGHBOURHOOD SAFETY

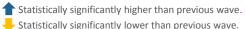






Base: All respondents (n=301)

P2D. Again, thinking about the neighbourhood you live in, how do you feel about your personal safety in the following situations. In your neighbourhood during the night

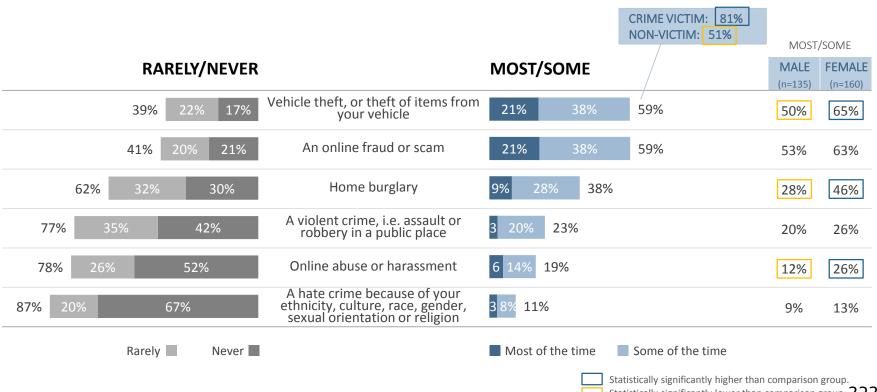


Statistically significantly higher than comparison group 231
Statistically significantly lower than comparison group.

P2C. Again, thinking about the neighbourhood you live in, how do you feel about your personal safety in the following situations. In your neighbourhood during the daytime?



NEIGHBOURHOOD SAFETY AND CRIME CONCERN

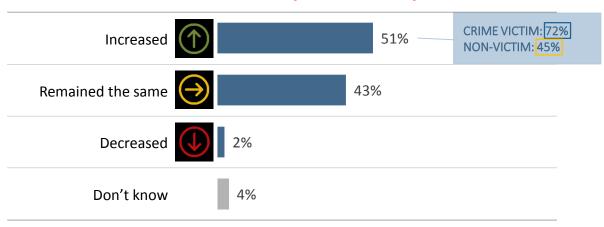










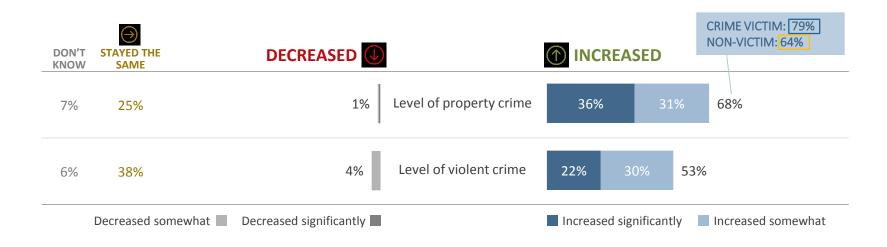




Note – statements marked with and asterisk * are from the 2020 Leger Police Reputation Survey and are not directly comparable with the results in this survey; the Leger study was conducted via online research panel while the data in this survey was collected via RDD telephone. Please interpret with caution.



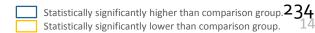
PERCEIVED LEVELS OF PROPERTY AND VIOLENT CRIME



Base: All respondents (n=301).

P5. In the past 24 months, would you say the level of property crime in the city has increased significantly, increased somewhat, stayed about the same, decreased somewhat, or decreased significantly?

P6. In the past 24 months, would you say the level of violent crime in the city has increased significantly, increased somewhat, stayed about the same, decreased somewhat, or decreased significantly?





MOST IMPORTANT CRIME-RELATED PROBLEMS

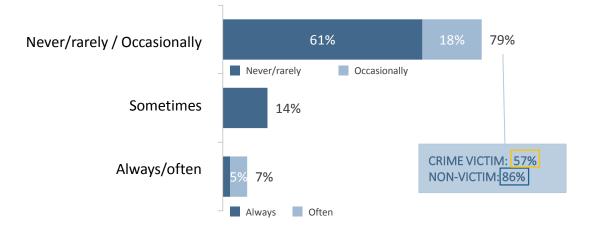
	2022	2019 (n=300)	+/- Change (from 2019 to 2022)
Breaking and entering / Property crimes	43%	45%	-2
Drug related / use	29% 💛	38%	-9
Assault / Violence / Shooting	13% 👚	8%	+5
Social issues	7%	6%	+1
Petty crime / Small claims crime	6%	N/A	-
Car theft	4%	4%	0
Other	4%	6%	-2
Don't know	4%	5%	-1



CRIME AFFECTING QUALITY OF LIFE



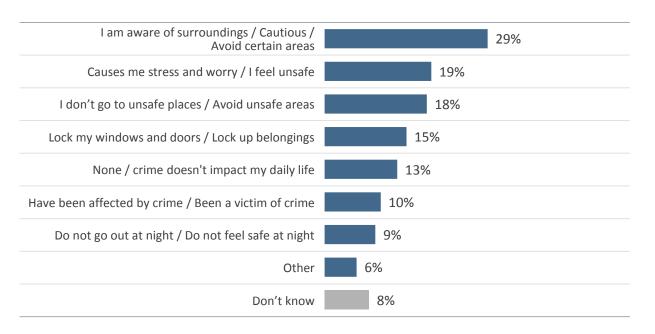
"To what extent does crime in general affect your quality of life..."





CRIME AFFECTING DAILY LIFE?

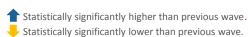
 Among those who indicate that crime impacts their quality of life, three in ten feel that crime makes them more aware of their surroundings/cautious/ avoid certain areas.



LESS SAFE NEIGHBOURHOODS



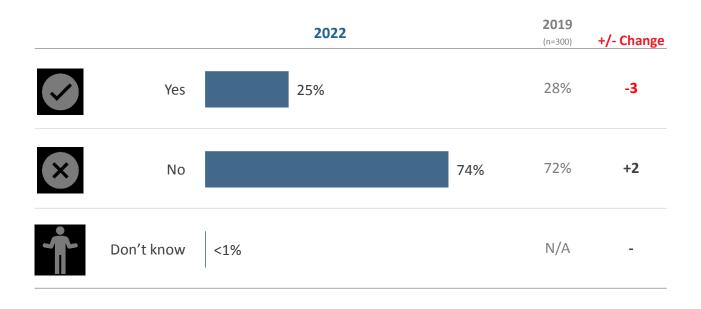
	2022			
Downtown Kelowna (general)	41% 👚	31%	+10	
Rutland Area (general)	21%	14%	+7	
Downtown Core / Leon Ave / Lawrence Ave	13% 🖊	22%	-9	
Hein Road / Ben Lee Park	4%	3%	+1	
Other	6%	8%	-2	
None	27% 🛨	12%	+15	
Don't know	4%	4%	0	







VICTIM OF A CRIME IN KELOWNA



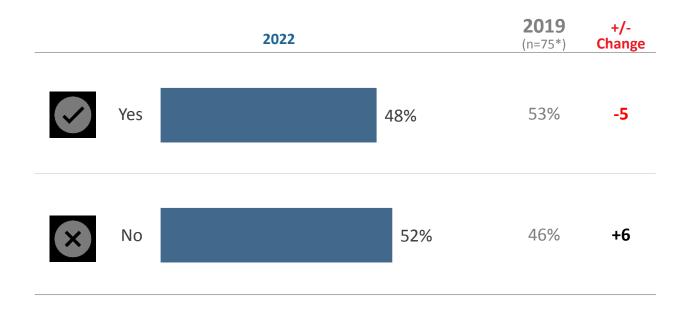


TYPE OF CRIME





REPORTING CRIMES





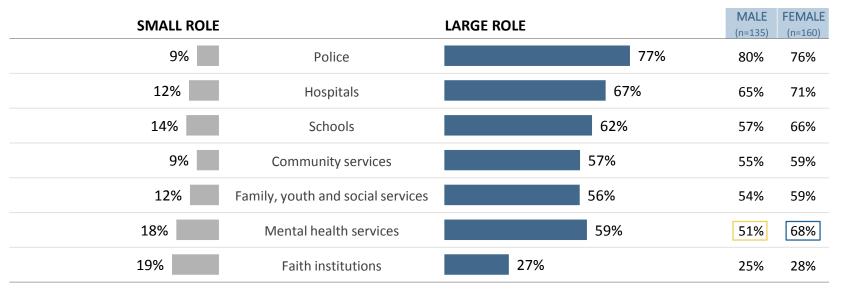
REASONS FOR NOT REPORTING CRIME

				2019 (n=35*)	+/- Change
Felt that the police could not do anything about it			42%	61%	-19%
Crime was small / Too much effort to report		28%		50%	-22%
They won't do anything / No follow through		22%		-	-
They have more important issues / Already too busy	6%			-	-
Negative past experience	5%			-	-
Was my fault / Didn't lock vehicle / Left items out	3%			9%	-6%
Other		20%		-	-
Don't know	2%			-	-
Refused	3%			_	-



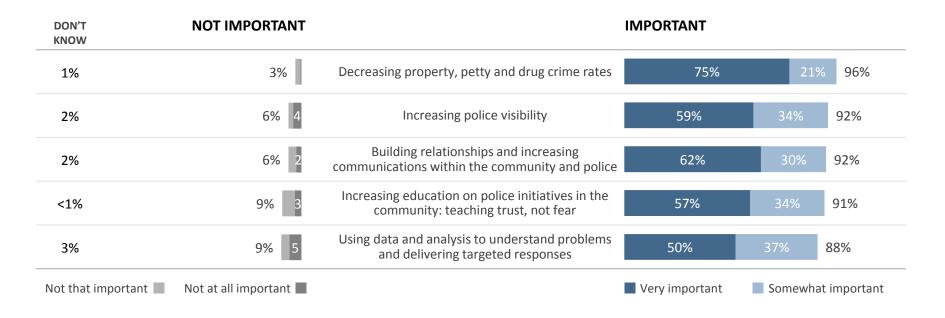
ORGANIZATIONS' ROLES IN COMMUNITY SAFETY

LARGE ROLE





POLICE/ COUNCIL PRIORITIES IN KEEPING CITY SAFE







Kelowna residents feel a sense of belonging to their neighbourhood and feel safe overall.

Kelowna residents are increasingly concerned about property crime.

> Crime plays a minimal or no role in Kelowna residents' everyday lives, unless they are a recent victim.



➤ The City of Kelowna may wish to develop programs that support residents who have been a victim of crime to help reduce fear and lower perceptions of crime overall.

➤ The City of Kelowna may consider outreach in the general Downtown Kelowna area and Rutland to alleviate perceptions that these neighbourhoods are less safe.

➤ The City of Kelowna may have to reflect upon how to effectively communicate the levels of crime in the city.



➤ Police successes in preventing crimes, and more specifically, property crime may need to be better communicated to the public.

Focusing on reducing, tracking and communicating a decrease in property crime rates may help reduce the perceived increase of crime for Kelowna residents.



Questions?



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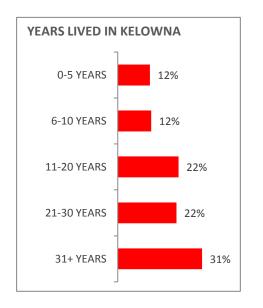


EXTRA SLIDES

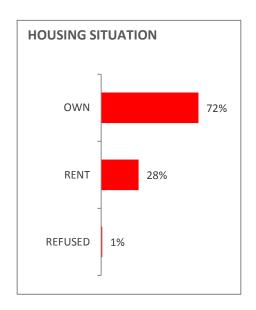
Demographics



RESPONDENT PROFILE

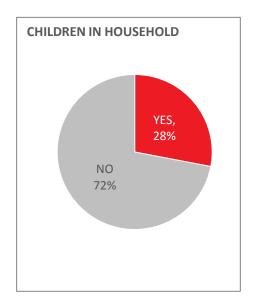


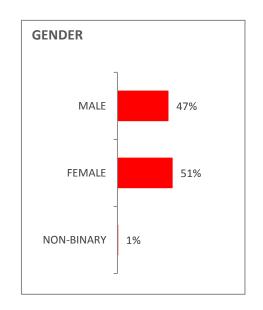


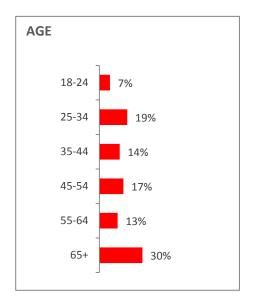




RESPONDENT PROFILE







Report to Council



Date: May 16, 2022

To: Council

From: City Manager

Subject: Kelowna Event Strategy

Department: Sport and Event Services Department

Recommendation:

THAT Council receive for information, the report from the Sport and Event Services Department dated May 16, 2022, regarding the activities related to the development of an Event Strategy;

AND THAT Council endorses Kelowna's Event Strategy, as outlined in the report from the Sport and Event Services Department dated May 16, 2022;

AND THAT Council directs staff to move forward with the development of an implementation plan in conjunction with key stakeholders;

AND FURTHER THAT Council directs staff to report back with periodic progress updates on the implementation strategy.

Purpose:

To present Council with the Kelowna Event Strategy for endorsement and receive support to move forward with the development of an implementation strategy.

Background:

Preliminary work on the development of an Event Strategy began in 2017 when City staff conducted a local system review to identify where improvements could be made in Kelowna's event delivery system. Several exercises such as organizer town hall meetings, S.W.O.T. analyses, Event Services Committee interviews, training of staff, and municipal comparisons were implemented as part of the review. This initial review provided staff with valuable information that contributed to the creation of the *Event and Festival Framework* (Appendix A), which was endorsed by Council in 2019 and guided the future development of the Kelowna Event Strategy.

Throughout the 2019 event season, post-event surveys were conducted to gather event-specific information to further identify the nuances of hosting events in Kelowna. During this same period and into 2020, staff conducted research that led to established national and global event strategies, which in-turn allowed staff to compare different elements and stages of event development found elsewhere with our community's current landscape. Through comparison and understanding of our local event delivery system, staff were able to complete a draft set of goals and objectives specifically adapted to Kelowna's priorities as outlined in Council's 2019-2022 priorities and Imagine Kelowna. This set of draft goals and objectives was endorsed by Council in February 2021.

To round out the consultation phase, staff implemented engagement exercises in 2021 that gathered public and key stakeholder feedback. Public engagement was primarily conducted online through the City's 'Get Involved' platform and consisted of a survey, quick poll, and opportunities to provide openended feedback. In addition, two 'Get Eventive' weekends were hosted in public spaces that allowed the public to offer in-person feedback. During this same period, consultant-led interviews were conducted with key event stakeholders to complete the engagement process.

Discussion:

Throughout the process of developing the Kelowna Event Strategy (Appendix B), a common theme of the 'eventful city' emerged as the fundamental base for other similar event strategies. The eventful city is one that adopts a philosophical shift from a city full of events to one that strategically aligns events to purposely maximize opportunities to achieve community priorities. In addition, the benefits that events offer to the community were confirmed, current market trends were identified, and public and stakeholder feedback provided insight to community values and desires.

Kelowna has made significant advancements in an evolving event industry and has begun the transition to an 'eventful city'. Through hosting a full calendar of events each year, Kelowna has gained experience and has moved from a regulatory-centric process to a more developmental approach with events. As the event industry continues to become more complex and specialized, a clear vision with identified goals and objectives will help guide and position Kelowna to be an 'eventful city' of the future.

Signature Event

As part of the public engagement conducted in 2021, feedback was also gathered around the creation of a signature event in Kelowna. This feedback was substantially positive and when asked what elements should be included in a community event, 'music' was the most popular followed by other closely ranked themes such as art, water/land sports, heritage, and competitions. Follow-up responses indicated that any signature event should be community focused, family-oriented, grown slowly and organically to ensure its success and must reflect 'all' of Kelowna.

A City-led organizing committee comprised of community residents is currently in the process of planning a one-day family-oriented event for Saturday, August 27th. The committee is using feedback

gathered in the afore-mentioned public engagement exercises to plan an organically grown, family-oriented event, along with building a set of base guidelines, that will serve for future growth.

Conclusion:

Developing an Action Plan will be the next important element of the Strategy to move forward. The specifics of the Action Plan will include priorities, schedules, budget implications, and delegated assignments and will be implemented over the next 10 years with regular updates to Council along the way. Budget parameters for implementation will be incorporated into existing budgets and based on a shared responsibility model, as available resources and support allows.

The Kelowna Event Strategy is a comprehensive document that examines a range of event-related issues and opportunities and provides a clear vision, key focus areas, and strategic goals that will direct our efforts for desired outcomes. Through an integrated and collaborative approach, the Kelowna Event Strategy will support future initiatives, guide decision making, and provide direction for the purposeful advancement of events for years to come.

Internal Circulation:

Active Living & Culture Communications

Considerations applicable to this report:

Existing Policy: Council's 2019-2022 priorities identified focus areas supporting staff recommendations in this report, including:

- Vibrant Neighbourhoods
- Social & Inclusive
- Economic Resiliency
- Transportation & Mobility
- Community Safety

Additionally, the Kelowna Event Strategy aligns with key objectives of other planning documents including the Kelowna Community Sport Plan, Cultural Plan, Community for All Action Plan and Journey Home Strategy.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: Chris Babcock, Event Development Supervisor, Active Living & Culture

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

Attachments: Appendix A – Event & Festival Framework

Appendix B – Kelowna Event Strategy

Appendix C – PowerPoint Presentation – Kelowna Event Strategy

Event & Festival Framework

VISION

To be a vibrant eventful city which celebrates our spirit, contributes to our local prosperity, and enriches our quality of life

GUIDING PRINCIPLES

Foster safe & positive environments

Support capacity building

Strengthen collaboration

Develop quality infrastructure

Encourage inclusivity & diversity

Be a catalyst for local business

Develop a vibrant community

Be accountable

FOCUS AREAS

EVENT DEVELOPMENT

- COMMUNITY COLLABORATION
- INTERDEPARTMENTAL ALIGNMENT
- MAJOR EVENT PROCUREMENT
- EVENT CAPACITY
- ACCURATE REPORTING

EVENT SUPPORT

- FUNDING PROGRAMS
- ORGANIZATIONAL DEVELOPMENT
- COMMUNICATIONS & MARKETING
- VOLUNTEER PROGRAM
- WEBSITE / RESOURCE CENTER
- ONSITE EVENT SUPPORT

EVENT MANAGEMENT

- APPLICATION PROCESS
- FILM GUIDELINES
- ALIGN INTERNAL PROCESSES
- BYLAW / FEES / GUIDELINES
- OUTDOOR EVENT COMMITTEE

EVENT SPACES

- ASSESS CURRENT INFRASTRUCTURE
- EXPLORE FUNDING OPPORTUNITIES
- CAPITAL INVESTMENT
- CREATIVE SPACES



KELOWNA EVENT STRATEGY



CONTENTS

1 Executive Summary

4 Background

- 4 Kelowna's Current Event Landscape
- 4 Destination
- 5 Event Services Team
- 5 Partners and Key Stakeholders
- 6 Event Types/Classifications
- 7 Special Event
- 7 Event Locations
- 7 Event Support

8 Reviews, Research and Consultation

- 8 Phase 1: Local System Review
- 11 Phase 2: Research and Comparisons
- 11 Phase 3: Public Engagement

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- 12 The Eventful City
- 13 Event Benefits
- 14 Event Market Trends
- 14 Public Feedback
- 15 Organizer Feedback
- 15 Stakeholder Consultation
- 16 Signature Event Feedback
- 16 Conclusion of key findings

17 The Kelowna Event Strategy

- 18 Vision and Guiding Principles
- 19 Strategic Goals and Objectives

23 Implementation

- 24 Acknowledgements
- 25 Appendix

We acknowledge that our community is located on the traditional, ancestral, unceded territory of the syilx/Okanagan People.



EXECUTIVE SUMMARY

Events play several important roles in the function of a city. Not only do they serve as a mechanism to animate and bring vibrancy to a community, but they act as a tool to advance a city's priorities and vision and affect the way its citizens think and feel about the place they live.

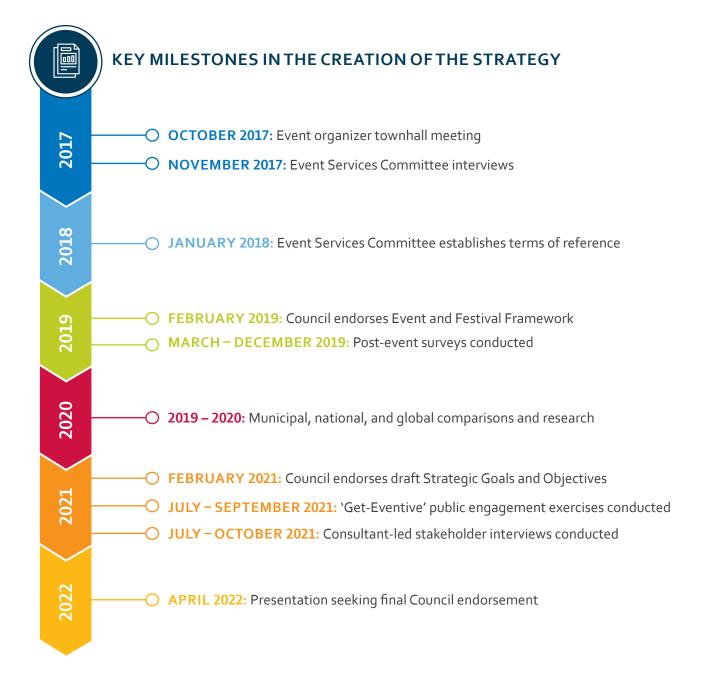
Events have several benefits such as improving quality of life, increasing economic stimulus, providing shared experiences, and shaping a city's identity. More cities, nationally and globally, are adopting event strategies to help drive their respective goals and objectives while reaping the benefits events provide.

Events are a part of Kelowna's history and will contribute to the future of the city. To do so in a way that will have a positive and meaningful impact will require the development of an integrated approach and by thinking holistically about how events can support and help achieve the values that are important to Kelowna's residents. An eventful city is more than renting space or hosting several separate events - it requires a committed approach to be able to maximize how events can achieve community priorities.

The Kelowna Event Strategy is intended to initiate a philosophical shift in the City's perspective of events and advance community priorities through the avenue of event hosting. The Strategy will support event development initiatives, guide decision making, and provide direction for

transition to an eventful city through a clear vision, guiding principles, and a set of strategic goals. It will allow the community to grow and evolve events in a responsible and meaningful way and provide the building blocks for future development of the local event sector. And finally, it will provide a holistic approach in the development and delivery of events that includes contributions from the public sector, service providers, organizers, accommodations, and other key stakeholders.

The development of the Kelowna Event Strategy was led by the City of Kelowna and included the involvement of industry professionals, engagement of the public, and consultation with key stakeholders as well as being informed through municipal comparisons and market research. The feedback gathered spanned numerous aspects of event development, and combined with established knowledge and lessons learned, was instrumental in creating the Kelowna Event Strategy. Additionally, other Kelowna community plans informed development and helped leverage mutual goals and objectives. This strategic alignment supports a proactive, one-team approach that will assist implementation and drive community priorities.



The Kelowna Event Strategy provides a clear long-term vision for Events in Kelowna, and identifies key focus areas and strategic goals that direct our efforts on the desired outcomes:

VISION

Kelowna is a vibrant, eventful City that celebrates its spirit, contributes to its local prosperity, and enriches its quality of life



KEY FOCUS AREAS

Event Development

- Community collaboration
- Interdepartmental alignment
- Major event procurement
- Event capacity
- Accurate reporting

Event Support

- Funding programs
- Organizational development
- Volunteer program
- Resource centre
- Onsite event support

Event Management

- Application process
- Film guidelines
- Align internal processes
- Bylaws/fees/guidelines
- Event Services Committee

Event Spaces

- Assess current infrastructure
- Explore funding opportunities
- Capital investment
- Creative spaces



STRATEGIC GOALS



Foster a progressive and proactive approach to the development of events and film to elevate resident pride and quality of life while supporting the process in achieving community priorities.

2

Provide quality resources and programs that enhance the community's capacity for successful event delivery and organizational development. 3

Nurture a solution-oriented culture that utilizes progressive systems to manage the coordination, communication, and overall delivery of a safe and flourishing event industry.



Adopt a collaborative and integrated approach to the development, utilization and maintenance of event facilities, infrastructure and spaces for successful event hosting and community enjoyment.

The Strategic Framework also outlines a number of important Guiding Principles for achieving the Vision, and offers action items that provide direction for accomplishing the strategic goals while remaining more fluid and adaptable to the changing event environment

The Kelowna Event Strategy is intended to be a 10-year plan with scheduled check-ins and a more in-depth update after year 5. An Action Plan will be established after all elements of the Kelowna Event Strategy have been finalized. Successful implementation of the Kelowna Event Strategy

will support the development and growth of a flourishing event industry, a balanced and dynamic event calendar, unique experiences that provide safe and vibrant spaces, and opportunities to bolster local businesses while enhancing resident pride.



BACKGROUND

Kelowna's Current Event Landscape

Destination

Kelowna, BC, is situated on beautiful Okanagan Lake and is the largest city in BC's interior with a population of more than 140,000 people and growing.

Centrally located between larger centers such as Vancouver, BC and Calgary, AB, and with one of Canada's busiest international airports (YLW), Kelowna is a natural gateway between the Pacific Northwest and the rest of the country making it an ideal location for attracting and hosting events.

As a result, Kelowna is becoming a highly sought tourist destination and place for permanent residence, which are important considerations when addressing the different areas of the strategy.



Event Services Team

Special events that occur on public property fall under the direction of the Event Services Team of the City of Kelowna's Active Living & Culture Department. The Event Services Team works closely with event organizers and film production companies on the coordination of required permits and provides direction and expertise for the successful delivery of events and film in the community. The event permitting process includes the involvement of internal and external stakeholders, known as the Event Services Committee, who provide solution-oriented advice on aspects such as emergency, transportation, risk, communications, and other related items.

The Event Services Team also leads the competitive process of procuring major events that provide a unique opportunity and have a significant economic and social impact on the broader community. This process is performed in collaboration with the city's destination marketing office, Tourism Kelowna, and often involves extensive negotiations, site visits, and a considerable hosting fee. Examples of events that would be categorized as 'major' would be the Brier, Memorial Cup, Skate Canada International, and the Canadian Country Music Week & Awards Show.

Furthermore, the Event Services Team manages specific service agreements with non-profit organizations for the delivery of free community events, spearheads specific community initiatives and organizes the development of a locally grown 'signature' event.

Partners and Key Stakeholders

A critical function in the successful delivery of local events is the collaboration between partners and key stakeholders. These relationships are valuable regardless of the size of event and play an important role in such processes as, procuring major events, organizing volunteers, sharing resources, creating events, supporting initiatives, and having an overall proactive approach. In Kelowna, partners and key stakeholders include:

- Tourism Kelowna
- Festivals Kelowna
- Downtown Kelowna Association
- Local event organizers
- Indigenous communities
- Creative Okanagan
- Kelowna Hotel & Motel Association
- Venue & Facility Operators
- Service Providers
- Emergency Services (RCMP, BCEHS, KFD)
- BC Liquor Control and Cannabis Regulation Branch (BCLCRB)
- BCTransit
- Internal City Departments
- Pacific Sport Okanagan

Event Types/Classifications

Over 170 special events and film productions of varying size and type are permitted on City property each year through the City of Kelowna's event-approval and/or production process. This number does not include one-time major events or events that are hosted indoors by venue operators.

For event permitting/development purposes, events are categorized by size, duration, complexity, and type which require different levels of preparation and resources. A quick reference quide to event classifications is outlined in Table 1.

Table 1: Event Classifications

Weddings

Wedding ceremonies (excluding receptions) occurring on City property.

Category A

- Up to 500 People
- Single Day Event
- Event Impact (minimal or no impact on City services and/or public domain)

Category B

- 500-1500 People
- Single-Day Event
- Event impact (moderate impact on City services and/or public domain)

Category C

- More than 1500 People
- Single or Two-Day Event
- Event impact (significant impact on City services and/or public domain)

Category D

- More than 1500 People
- Three or More-Day Event
- Event impact (major impact of City services and/or public domain)

Film and Drone

Film productions such as movies, commercials, tv series, etc. that are shot on City property and may have an impact on the public.

'Meet Me on Bernard'

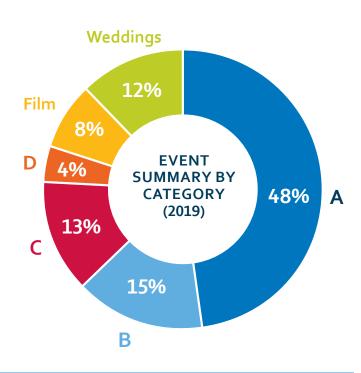
Annual pedestrian street program occurring on Kelowna's 'main' street animated with a variety of infrastructure and entertainment designed to encourage active living and promote local business.

Signature Event

Annual community event designed to celebrate Kelowna's identity showcasing a diverse set of entertainment, creativity, and local flavours.

Major Event

Large-scale event that provides a unique opportunity and significant benefits to the community measured by its potential for economic development, community support, event development, community profile, and community values and legacies.



Special Event

The City of Kelowna defines a special event as a one-time or infrequent occurrence that provides the public social, leisure, or cultural opportunities outside the normal range of everyday experiences.

The City of Kelowna further identifies events as having the following characteristics:

- Being one-off, annual, or recurring in nature.
- Having two or more event components (i.e., performances, food and beverage, parade)
- Being accessible to the public (with or without gated admission)
- Occurring in one or multiple venues on a single day or over several days

The aim is to foster a quality and balanced event calendar that provides residents a chance to share and enjoy unique opportunities and by maintaining the specialness through the variety of offerings.

Event Locations

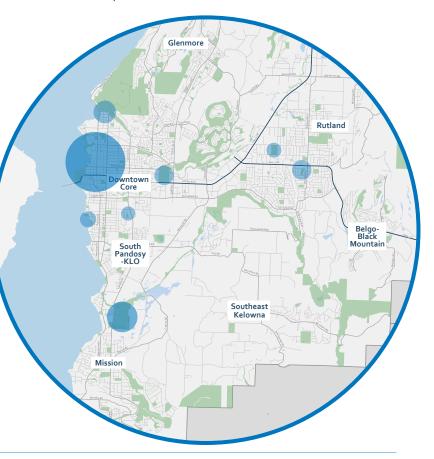
Most events in Kelowna occur in the downtown core between three different sites: City Park, Stuart Park, and Waterfront Park. These sites are popular event destinations due to the size of space and central location. However, as per organizer feedback, these sites have certain challenges ranging from lack of amenities, aging infrastructure, and specific policies, making it more difficult and costly to host events. Public feedback has also indicated a desire for events to be more accessible in other areas of the city, which may be an indicator of Kelowna's growing population as it relates to availability challenges. Creation of new, and/ or updating existing sites, such as the newly renovated Rutland Centennial Park, will be an important step to meeting logistical requirements and increasing the availability of events to the broader community.

Distribution of events

Event Support

By recognizing the importance of events and to aid in their development, the City of Kelowna offers a variety of support programs and resources aimed to reduce barriers to successful event hosting. These include:

- Event Hosting Program: a financial assistance program designed to support the health and sustainability of existing local events so they remain an integral part of the community.
- Major Event Hosting Program: a financial tool to assist in the procurement of new large-scale, participant-based, or spectator events.
- Organizational Development Program: a financial assistance program designed to assist non-profit organizations in the areas of governance, capacity building, and strategic planning.
- Event Equipment: an inventory of commonly used logistical equipment such as barricades, cones, sign boards, etc. to support event hosting needs.
- Technical Expertise: through years of experience, amassed knowledge, a variety of skillsets, and a connected network, the Event Services Team is wellversed and able to assist in the development of events.
- Onsite Support: City staff and a contracted event monitor are in attendance at select events to offer assistance, troubleshoot, and provide expertise for the successful delivery of events.





REVIEWS, RESEARCH AND CONSULTATION

Development of the Kelowna Event Strategy involved thorough data collection and analysis, divided into 3 phases: local system review, research and comparisons, and public engagement.

Phase 1: Local System Review

Through a townhall meeting and subsequent organizer workshops, event organizers participated in a number of exercises aimed at identifying areas of strength, development and opportunity in the local event delivery system. Table 2 outlines the findings from the SWOT Analysis.

Interviews were also conducted with the Event Services Committee to better understand the regulatory perspective and to provide an overall view of the local event industry. Feedback collected was used to establish the Event Services Committee Terms of Reference (see Appendix) and further informed the creation of the Strategic Event and Festival Framework.

Table 2. Event Organizer SWOT analysis

INTERNAL FACTORS				
STRENGTHS (+)		WE	WEAKNESSES (-)	
1	Community involvement	1	Increased costs	
2	Clean city / downtown core	2	Lack of marketing / promotion of events	
3	4 distinct seasons	3	Limited funding assistance	
4	Workable venues	4	Limiting policies	
5	Demographic alignment	5	Limited number of event sites / aging Infrastructure	
6	Natural resources (i.e. lake, mountains)	6	Lack of parking	
7	Structured permitting process	7	Lack of 'green' services	
8	Supplier options	8	Lengthy application process	
9	Well maintained parks	9	Lack of volunteers	
10	Local international airport	10	Board fatigue	
11	City event staff (availability, leadership, communication)	11	Homelessness (transients in Parks)	
12	Tourist destination	12	Lack of indoor venues	
13	Cultural District	13	Lack of variety of events	
14	Local university	14	Roadways / traffic Management	
		15	Lack of overall event philosophy (disconnect)	
		16	Lack of recognition of spin-off	
		17	Inexperienced city	

EXTERNAL FACTORS					
OPPORTUNITIES (+)		THR	THREATS (-)		
1	Organizational development (Board governance, etc)	1	Weather related		
2	Share resources	2	External rules and regulations		
3	Establish preferred supplier/vendor list	3	Rising supplier/stakeholder costs		
4	International partnerships	4	Shrinking volunteer/board member base		
5	Volunteer program	5	Event fatigue / similar type of events		
6	Local partnerships (transit, DKA, etc.)	6	Sponsorship fatigue		
7	Utilize lake and natural resources more	7	Competition with neighboring communities		
8	Shoulder season growth	8	Media		
9	Expanded post-event evaluation	9	Focus on negative perceptions		
10	Formalize marketing support	10	Over regulating		
11	Youth involvement	11	Fear of change		
12	Growing Tech Community	12	Council turnover		
13	Growing population	13	Lack of Accommodation		
14	Major events (i.e. world class)	14	Low funding / not meeting financial goals		
15	Creation of Event 'Council'	15	Lack of vision		
16	Funding opportunities	16	Public perception		
17	Identify 'export ready' events				

Phase 2: Research and Comparisons

Event-specific information was gathered through postevent surveys and organizer debriefs providing greater understanding of event hosting needs and a clearer picture of local challenges and opportunities. Municipal comparisons were conducted, starting with similar-sized cities across the nation and leading to international networking and global research. This comparative analysis revealed actions being taken to address similar event issues and showed the unique ways that some cities are strategically using events to achieve a broader set of objectives that lie outside of the event itself.

Examples of event strategies

Edmonton



Tofino



Sylvan Lake



Scotland



Redland City



Richmond Hill



Phase 3: Public Engagement

The public engagement process was a two-pronged approach that included a survey conducted through the City's 'Get Involved' platform between July and September 2021 and two 'Get Eventive' weekends that were comprised of activities and opportunities for the public to share their thoughts and ideas for local event development.

In addition, consultant-led interviews were conducted with key community stakeholders to round out the feedback process. Community stakeholder groups were comprised of emergency services, sport, culture, local Indigenous representation, business associations, tourism, and accommodations.





KEY FINDINGS

The Eventful City

Through the process of researching and networking with other cities across Canada and worldwide, a common theme of the 'eventful city' emerged as the fundamental base for similar strategies.

An 'eventful city' is more than hosting several single events. It is a philosophical shift that requires the development of a proactive and integrated approach that aligns events with other local initiatives and maximizes how events can achieve community priorities. Though the term 'eventful city' may not be used in all similar types of strategies, the understanding and positioning of events for achieving a broader set of objectives

is becoming the underlying theme and a common movement worldwide.

The evolution of the event industry is moving from a supporter of civic objectives to a driver for achieving community priorities as events are being more recognized as a policy tool. Table 3 clearly compares the characteristics of a 'city with events' to that of an 'eventful city'.

Table 3: Comparison of 'city with events' to that of an 'eventful city'

CITY WITH EVENTS	THE EVENTFUL CITY
Sectoral	Holistic
Tactical	Strategic
Reactive	Proactive
A container of events	A generator of events
Ad hoc	Coordinated
Competition	Cooperation
Pandering to audiences	Provoking Publics
Event policy	Events as a policy tool
Market led	Market leader
City marketing	City making
Spectacle	Involvement

Event Benefits

Throughout the process of developing the Kelowna Event Strategy, many event hosting benefits were identified and confirmed, including numerous opportunities to increase a community's social, cultural, economic, and environmental wellness. Residents and visitors will be attracted to events as these shared experiences create vibrancy and safe spaces, provide stimulus to local businesses, showcase natural assets, encourage active lifestyles, and prompt return visits. The following is an overview of the many benefits events provide when delivered safely and meaningfully.

🕢 Social

- Opportunities for shared experiences and social connections
- Increase feelings of safety through positive animation
- Opportunities to participate and showcase local talent/
- Opportunities to be part of unique and special attractions
- Help build and contribute to community pride and identity
- Opportunities for skill development and involvement through volunteering
- Contribute to local vibrancy and well-being

Cultural

- Celebrate and honour our cultural heritage and local history
- Opportunity to increase focus on our Indigenous heritage
- Foster local pride and build community identity
- Encourage cultural expression through creativity and participation
- Opportunity to educate and enrich our cultural knowledge
- Increase the variety of experiences for the public to enjoy

Economic

- Employment opportunities for locals
- Injection of new funds into the community
- Increase visitation and potential return visits
- Increase partnership opportunities for local businesses
- Fundraising opportunities for local organizations
- Opportunity to establish financially borne legacies

Environmental

- Encourage opportunities for active transportation
- Opportunities for community to learn about our environment's history
- Chance to incentivize organizers to incorporate 'green'
- Educational opportunities for City departments to share horticultural best practices
- Increase the sense of public ownership on our natural assets

Event Market Trends

Locally, the event industry has matured allowing the evolution from being regulatory-centric to having a more growth and development-oriented focus. This gained experience has allowed regulatory stakeholders to streamline processes and take a more solution-oriented approach that gives organizers the ability to improve the delivery and experience of their event. This has resulted in an increasing amount of event and film production proposals as well as the City's more proactive approach in seeking and procuring major, large-scale events; both of which bolster the community's hosting resume.

Other trends that are being observed on local, national, and international levels, include:

Creative Spaces

Many organizers are seeking creative alternatives (i.e., parkades) to offer more unique experiences and address the lack of availability of traditional event spaces.

Visitor Experience

Organizers are increasingly exploring partnerships with the tourism industry to package assets and increase the quality of participants' event experience by combining with local attractions.

Hybridization

Combining different events, components, and delivery methods provide attendees with a variety of experiences and accessibility and provide organizers opportunities to share resources.

Social Consciousness

Events continue to be a vehicle to address and support specific social considerations such as, Indigenous awareness, 'supporting local', environmental mindfulness, and safe spaces.

Public Feedback

Public feedback gathered through the City's 'Get Involved' platform was overwhelmingly positive regarding events' contributions to sense of community, overall feelings of safety, local business, and quality of life. When asked what types of events people would like to attend in Kelowna, live music and family-oriented themes ranked the highest, however, many respondents indicated they wanted more variety with top elements being, community feel, unique/quality experiences, affordable and well-organized.

Most respondents believe there is not enough of a variety of events throughout the year, and when asked what barriers contributed to not attending events, the bulk of respondents cited lack of awareness and cost as the main reasons. Specific challenges were mainly associated with lack of parking; however, several responses referenced challenges faced by people with disabilities such as, accessible parking and site logistics.

Below is a summary from the engagement exercises contributing to the development of the Kelowna Event Strategy.

Public feedback from: 445 Citizens | 34 Stakeholder groups





of residents **enjoy attending events** in our community



of residents agreed events improve quality of life

There is currently a good variety of events in Kelowna



25% Agree

36% Unsure 27% Disagree 6%

Strongly Disagree

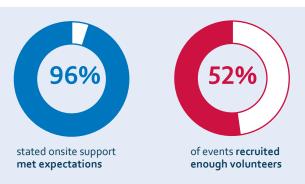
14 | Kelowna Event Strategy

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Organizer Feedback

Event organizers were complimentary of many aspects of event hosting in Kelowna such as, expertise of City staff, structured permitting process, well-maintained public spaces, and supportive businesses. Adversely, rising costs, recruiting volunteers, lack of marketing and aging infrastructure were identified as being the main challenges faced by event organizers with some stating the City could

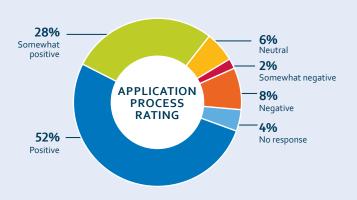
be assisting more in these areas. Many organizers feel there are opportunities to bridge these gaps such as resource sharing, formalizing marketing support, engaging tech community and developing a comprehensive volunteer program. Below is a summary of the 48 post-event surveys completed by event organizers in 2019, pre-COVID.





Marketing, Costs, Volunteers, Venues, Weather, Service Providers, Planning, Parking











raised for various fundraising objectives

funding

Stakeholder Consultation

From July to October 2021, GDH Solutions conducted 38 separate interviews with key stakeholders who are engaged in the events industry, including, City staff, sport and cultural representatives, and members of the tourism sector. The interviews provided a broad range of input and recommendations on the future of events in Kelowna.

The responses favored both sport and cultural type events and leaned more towards the hosting of small to medium sized events on a regular basis; however also supported

hosting large events that would ideally occur in the shoulder season as the summer months are already busy. Although there was no clear preference, sporting events, music events and family-oriented events were popular responses as well as including more Indigenous components.

The increasing costs were identified as one of two main challenges making it difficult for community associations to successfully host events in the city as well as the need to upgrade certain venues. Event organizers consulted in this process stated they would like to see 'more robust' financial contributions from the City.

Signature Event Feedback

Public feedback regarding a signature event in Kelowna was substantially positive and will be valuable to the Signature Event planning committee. When asked what elements should be included, music was the most popular followed by other closely ranked themes such as art, water/land sports, heritage, and competitions. Follow-up responses indicated that any signature event should be community focused, family-oriented, and grown organically to ensure its successful growth and must reflect 'all' of Kelowna.

Focus areas for signature event



Overall, events are positively received by all parties engaged. Related aspects such as attributes, strengths, challenges, and barriers differ depending on the group responding, all of which were taken into account during the development and refinement of the Kelowna Event Strategy.



THE KELOWNA EVENT STRATEGY

To be a vibrant eventful city that celebrates our spirit, contributes to our local prosperity, and enriches our quality of life.

GUIDING PRINCIPLES



Develop a vibrant community

We will foster positive experiences that reflect our community values and cultivate community pride.



Encourage inclusivity and diversity

We will celebrate diversity that embraces our rich history and respects our cultural and natural heritage.



Foster safe and positive environments

We will showcase community assets that promote public spaces and protect natural resources.



Develop Quality Infrastructure

We will facilitate the development of high-quality spaces that support a balanced schedule of events and contribute to community infrastructure needs.



Strengthen Collaboration

We will value relationships that engender respect and transparency and nurture a collaborative approach based on collective community contributions.



Be Accountable

We will achieve progressive results through innovative solutions that streamline efficiencies, remove barriers and create new opportunities.



Support Capacity Building

We will build capacity within the local event sector that strengthens community organizations and positions Kelowna for future opportunities.



Be a Catalyst for Local Business

We will stimulate economic activity that supports local businesses and contributes to community development initiatives.

Strategic Goals and Objectives

ဖြို GOAL 1

Foster a progressive and proactive approach to the development of events and film to elevate resident pride and quality of life while supporting the process in achieving community priorities.



OBJECTIVES

- Promote sectoral collaboration on event-related initiatives that will strengthen relationships with key stakeholders and support partnership opportunities.
- Create and develop community events, including a signature event, that embrace Kelowna's identity and enhance resident pride.
- Actively seek out and procure large-scale, major events that have a significant impact on the broader community.
- Foster a dynamic and balanced portfolio of quality events throughout the community and calendar year.
- Administer appropriate and accurate reporting methods to measure both qualitative and quantitative data.

© GOAL 2

Provide quality resources and programs that enhance the community's capacity for successful event delivery and organizational development.



- Create and facilitate funding programs that aid in the attainment, retainment, and development of events.
- Support industry development through an annual series of training programs, workshops and seminars, for staff, event organizers and other key stakeholders.
- Build a robust and sustainable volunteer program that assists with the recruitment, training and utilization of volunteers for events.
- Enhance the communications and marketing efforts of event organizers to actively promote local events and expand awareness of event opportunities.
- Develop a menu of innovative and tangible services and resources for event organizers that foster the delivery of events and bolster public experiences.

OOAL 3

Nurture a solution-oriented culture that utilizes progressive systems to



- Expand and enhance online application systems to streamline the varying types and nuances of events and film.
- Develop policies, procedures, and resources for the enhancement and advancement of events and film in the community.
- Ensure event and film-related bylaws, fees, and guidelines are up-to-date and based on industry standards through regular reviews and comparative analysis.
- Develop a communications and marketing strategy to effectively convey and educate stakeholders on the impact, readiness, and benefits of events in the community.
- Foster the event services committee structure and permitting process to provide solution-oriented expertise effectively and proactively for all facets of local event and film delivery.

GOAL 4

Adopt a collaborative and integrated approach to the development, utilization and maintenance of event facilities, infrastructure and spaces for successful event hosting and community enjoyment.



- Conduct a comprehensive review of all City-owned event facilities, infrastructure, and spaces on a 5-year cycle and inform development/revitalization plans.
- Adopt a strategic, collaborative approach and/or explore joint funding opportunities for capital investment and resource allocation for existing facility renewal.
- Identify and animate non-traditional event spaces across the city to create safe and vibrant gathering sites while encouraging creative expression.
- Explore new and unique methods to deliver events that are accessible and available to all residents in the community.
- Ensure purposeful involvement from the events sector and consideration of event hosting priorities in urban and parks planning exercises.



IMPLEMENTATION

The Kelowna Event Strategy is a comprehensive document that explores a range of event-related opportunities and challenges and presents a clear vision to guide the continuing development of events in Kelowna.

The strategic goals and objectives, and accompanying action items, are designed to be realistic and achievable in relation to Kelowna's current event eco-system, aligned with related community plans and strategies, and flexible to adapt to evolving priorities.

Developing an Action Plan will be the next important element to move forward. The specifics of the Action Plan will include priorities, schedules, budget implications, and delegated assignments and will be implemented over the next 10 years with regular updates to Council along the way.

The implementation process will include:

 Forming an Event Development Committee comprised of stakeholders who are directly involved in the delivery of events in the community.

- Creating Terms of Reference for the Event Development Committee regarding its role in the implementation of the Kelowna Event Strategy.
- Establishing a monitoring and reporting process for the Action Plan.

Kelowna has a rich history of event hosting and becoming an 'eventful city' will be an integrated and collaborative approach that will cultivate the advancement of events in the community. The Kelowna Event Strategy will provide guidance for future development of events in Kelowna, serve to drive community priorities, and provide unique and shared experiences for years to come.

ACKNOWLEDGEMENTS

The creation of the Kelowna Event Strategy would not have been possible without the collaborative efforts between the City of Kelowna, event organizers, the public, and key stakeholders. In particular, the following individuals should be recognized for their valuable contributions:

Community Stakeholders

- Downtown Kelowna Association Mark Burley, Executive Director
- Festivals Kelowna Renata Mills, Executive Director
- Kelowna Historical Society Bob Hayes
- Kelowna Friendship Society Kody Woodmass, Strategic Planning Coordinator
- Sncewips Heritage Museum Coralee Miller, Museum Assistant
- Westbank First Nations Member Consultant Diane Roy

Cultural District

- Creative Okanagan Society Karma Lacoff, Executive and Creative Director
- Cultural Services, City of Kelowna
 - Christine McWillis, Cultural Services Manager
 - Nicole Cantley, Community Development Coordinator
- Kelowna Community Theatre Caroline Ivey, Community Theatre Manager

Event Organizers

- Across the Lake Swim Kari Baranieski
- Apple Triathlon Heather Kalman
- Apple Triathlon Susie Ernsting
- Cherry Blossom Triathlon Malindi Elmore
- Denim on the Diamond Mitch Carefoot
- Great Okanagan Beer Festival Katrina Frew
- Hungry Hungry Half Marathon Sarah Carson
- Kelowna Pride Festival Dustyn Baulkham
- Okanagan Marathon Jarina Yeung
- Ribfest Chris Murphy
- Terry Fox Run Donna White

Event Services Committee Members

- BC Liquor and Cannabis Regulation Branch Kelly Konrad, Liquor and Cannabis Inspector
- BC Emergency Health Services Paula Goss, Primary Care Paramedic
- Bylaw Services Ken Hunter, Bylaw Services Supervisor
- Community Communications Lisa Reuther, Communications Advisor

- Event Services Coordinators
 - Sarah Semeniuk
 - Hailey Given
- First Group Transit Richard Peterson
- Kelowna Fire Department Paul Johnson, Fire Prevention Officer
- Parks Operations
 - Dave Gatzke, Parks and Beaches Supervisor
 - Jenny Wesnoski, Parks Community Relations Coordinator
- Parking Operations
 - Dave Duncan, Parking Services Manager
 - Andrew Rolston, Parking Operations Coordinator
- Property Management Tessa Polman Tuin, Property Officer II
- RCMP
 - Sergeant Scott Powrie, Administrative NCO
 - Jacqueline Bytelaar, Kelowna Special Events
 - Karen Bamford, Training and Events
- Sport Services Brad Duquette, Community Development Coordinator
- Traffic Operations Laurens Campbell, Traffic Operations and Technical Support Supervisor
- Transit Services Mike Kittmer, Transit Service Coordinator

Tourism, Accommodations, and Venues

- Delta Hotels by Marriott Grand Okanagan Resort Joseph Clohessy, General Manager
- Prospera Place Olivia Diamond, Director of Live Entertainment
- Tourism Kelowna
 - Chris Lewis, Director of Community and Visitor Engagement
 - Colin McGuiness, Business Development Sport and Events
 - Jennifer Horsnell, Director of Business and Destination Development

Consultant

• Consultant - Gabi Haas (GDH Solutions)

APPENDIX

Event Services Committee (ESC) Terms of Reference

The City of Kelowna recognizes events as playing a valuable role for a vibrant community, which improves quality of life by contributing to social and economic benefits, reflecting the city's diversity, and showcasing the city's attributes.

The City of Kelowna's Event Services Branch is responsible for supporting and developing an effective and dynamic event environment. Key aspects of this branch include the procurement and/or approval of events and film, managing the permitting process, and developing initiatives and strategies that continue to support the event community.

The Event Services Committee (ESC) is an advisory based group of internal and external stakeholders designed to foster the growth and development of events by providing expertise, recommendations and establishing solution-oriented feedback to ensure the events' safe and successful delivery.

Membership of the ESC is determined by the Event Services Branch and is comprised of those stakeholders who routinely play an active role in event logistics and/or require key information to carry out their department's/organization's roles and responsibilities. Invitations may be extended to other stakeholders when specific characteristics of an event deem necessary.

Members, or their designate, are required to attend all regular ESC meetings as scheduled throughout the year. They may also be required to participate in any additional event-specific meetings, site-walks, or discussions.

A review of the ESC Terms of Reference will be conducted periodically to evaluate its accuracy and relevancy and to ensure its alignment with the current event landscape.

Event Services Committee Membership

- City of Kelowna, Event Development Supervisor (Chair)
- City of Kelowna, Sport & Event Services Manager
- City of Kelowna, Event Services Coordinator(s)
- City of Kelowna, Bylaw Services
- City of Kelowna, Community Communications
- City of Kelowna, Parking Services
- · City of Kelowna, Parks, Beaches, & Sports Fields
- City of Kelowna, Property Management
- City of Kelowna, Traffic Operations and Technical Support
- City of Kelowna, Transit and Programs
- City of Kelowna, Risk Management
- BC Emergency Health Services
- Liquor and Cannabis Regulation Branch (LCRB)
- BCTransit (represented by First Group)
- Kelowna Fire Department
- RCMP



kelowna.ca



Kelowna Event Strategy May 2022







ORGANIZERS







COMMUNITY STAKEHOLDERS



TOURISM INDUSTRY



MUNICIPAL & PROVINCIAL PARTNERS



CULTURAL DISTRICT



SPORT COMMUNITY



REGULATORY BODIES

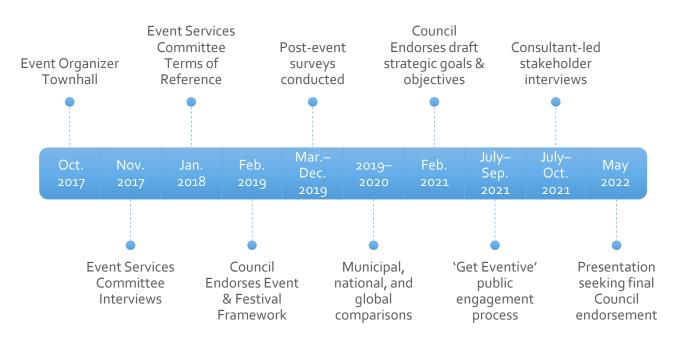




Milestones

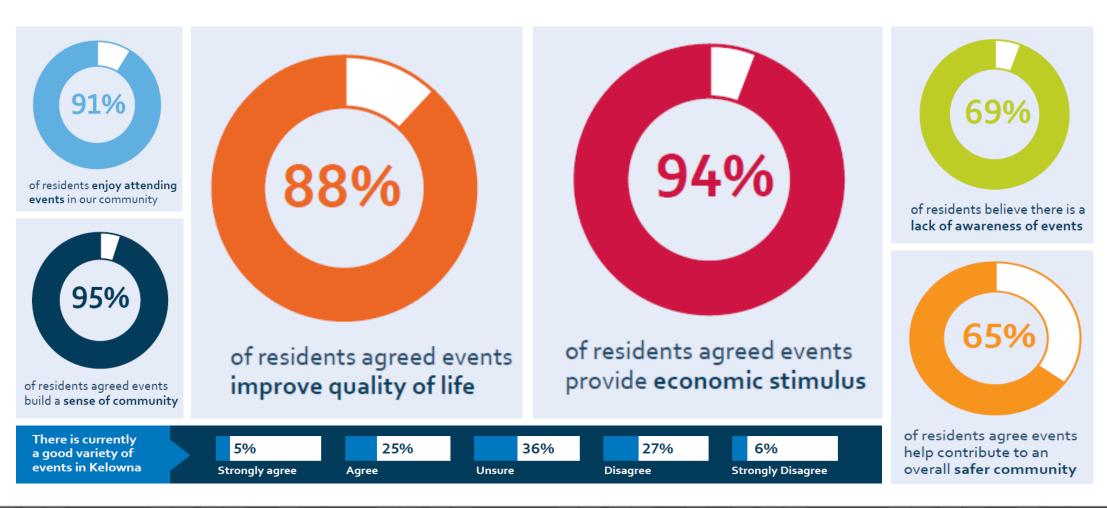






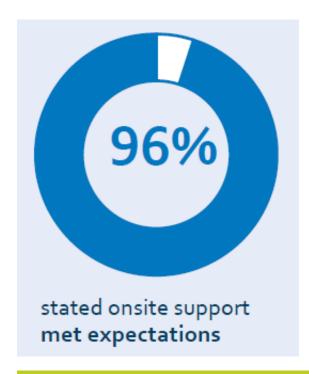


Key Findings – Public Feedback

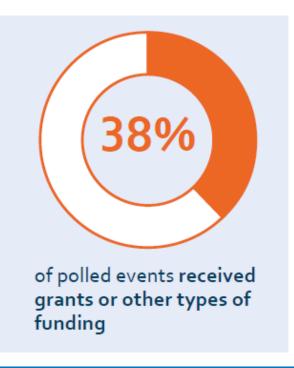


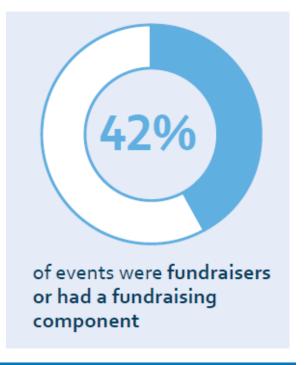


Key Findings – Organizer Feedback









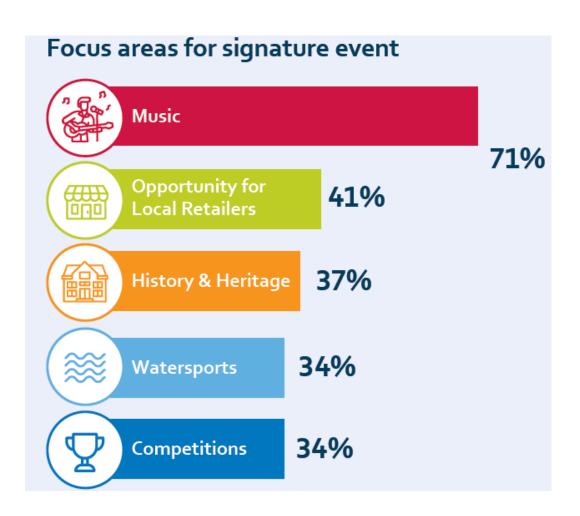


raised for various fundraising objectives

Key Findings – Signature Event



- Community Focused
- > Family Oriented
- ➤ Grown Organically
- ➤ Reflect 'all' of Kelowna



Kelowna Event Strategy



- ▶ Vision
- ► Guiding Principles
- ➤ Strategic Goals & Objectives









Vision

To be a vibrant eventful city which celebrates our spirit, contributes to our local prosperity, and enriches our quality of life.



Guiding Principles



Develop a vibrant community	We will foster positive experiences that reflect our community values and cultivate community pride.
Encourage inclusivity and diversity	We will celebrate diversity that embraces our rich history and respects our cultural and natural heritage.
Foster safe and positive environments	We will showcase community assets that promote public spaces and protect natural resources.
Develop quality infrastructure	We will facilitate the development of high-quality spaces that support a balanced schedule of events and contribute to community needs.
Strengthen collaboration	We will value relationships that engender respect and transparency and nurture a collaborative approach based on collective community contributions.
Be accountable	We will achieve progressive results through innovative solutions that streamline efficiencies, remove barriers and create new opportunities.
Support capacity building	We will build capacity within the local event sector that strengthens community organizations and positions Kelowna for future opportunities
Be a catalyst for local business	We will stimulate economic activity that supports local businesses and contributes to community development initiatives



Strategic Goals

- Foster a progressive and proactive approach to the development of events and film to elevate resident pride and quality of life while supporting the process in achieving community priorities
- Provide quality resources and programs that enhance the community's capacity for successful event delivery and organizational development
- Nurture a solution-oriented culture that utilizes progressive systems to manage the coordination, communication, and overall delivery of a safe and flourishing event industry
- Adopt a collaborative and integrated approach to the development, utilization and maintenance of event facilities, infrastructure and spaces for successful event hosting and community enjoyment



Objectives

- ➤ Broad list of objectives (20)
- ➤ Provide direction
- > Flexible and adaptable
- ➤ Collaborative and integrated approach









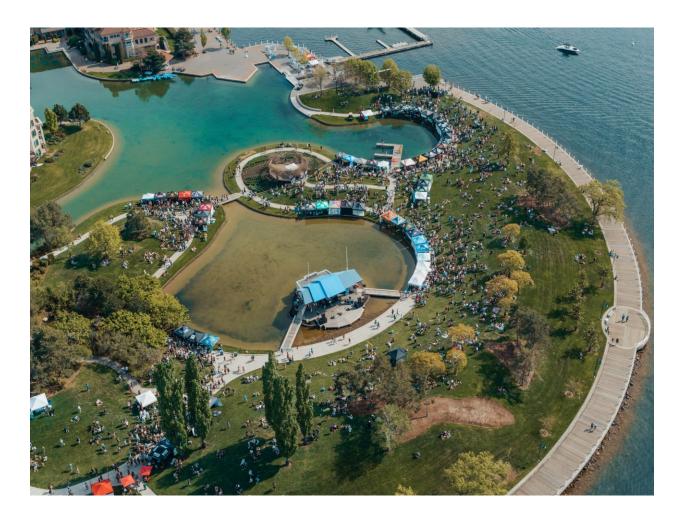
Implementation



10-year plan

- Specific action items
- Will include:
 - Priorities
 - > Schedules
 - Budget implications
 - Delegated assignments





Questions?

For more information, visit **kelowna.ca**.

Report to Council



Date: May 16, 2022

To: Council

From: City Manager

Subject: Stewart Road West Improvements

Department: Integrated Transportation

Recommendation:

THAT Council receives for information, the report from Integrated Transportation dated May 16, 2022, with regards to the Stewart Road West Improvements;

AND THAT all costs related to the Stewart Road West improvements be funded from \$80,600 taxation from 2022 Roads Renewal budget and \$439,400 funding from DCC Roads Sector B Reserve;

AND THAT the 2022 Financial Plan be amended as necessary to accommodate the Sector B Top Lift Paving – DCC – Stewart Road West Improvements

Purpose:

To identify and allocate funding for Stewart Road West resurfacing and improvements.

Background:

As part of the 2022 resurfacing program, Stewart Road West from South Perimeter Road to Crawford Road was identified as a priority resurfacing project to address poor pavement strength and condition. Repaying was planned to be undertaken leading up to the opening of South Perimeter Road.

The resurfacing works are identified as being within the scope of the Sector B Top Lift Paving project within the DCC program. The scope of the improvements is described below:

- Top lift of asphalt, and painted bike lanes, on Stewart Road W between Crawford Road and the south terminus of Stewart Road W, at South Perimeter Road.
- Curb, gutter, boulevard, on the west side of Stewart Road W from Crawford Road to ~200m south of Crawford Road.

Funding is requested to improve safety and to address both resurfacing and historic deficiencies consistent with the scope of the Sector B Top Lift Paving DCC Project.

Discussion:

The opening of South Perimeter Road will increase traffic volumes on Stewart Rd W. These proposed works will address current infrastructure deficiency and mitigating identified safety concerns.

Stewart Rd West 3 Interim Improvements, north of Crawford Rd

For context, concurrent improvements are also being delivered north of Crawford Rd under a separate budget in preparation for the opening of South Perimeter Road. These improvements provide interim mitigation of identified safety challenges on historic segments of Stewart / Casorso roads with substandard road alignment, geometrics and intersection configurations.

These include:

- alignment adjustments on Stewart Rd W through its intersection with Crawford Rd.
- 5.5km of shoulder / other lane markings, and updated bike lane stencils
- new &/or adjusted road signs
- road edge delineators
- barrier reflectors
- Intersection lighting

Financial/ Budgetary Considerations:

Total costs associated with the Stewart Road West improvements, between SPR and Crawford, are anticipated to be \$520,000. Funding for the improvements includes a transfer of taxation from the 2022 Roads Renewal budget with additional funding from the DCC Sector B reserve. Costs and funding are summarized below:

Sector B Top Lift Paving – DCC – Stewart Road West Improvement		
Taxation, budget item - 2022 Roads Renewal (2083) at 15% assist	\$80,600	
Roads Sector B DCC (R742) reserve at 85%	\$439,400	
Total project costs	\$520,000	

Conclusion:

In order for the City to complete the necessary infrastructure renewal and mitigate potential safety challenges to the existing Stewart Road West network, and support the opening of South Perimeter road, staff recommend the Stewart Road West Improvements as outlined in the report.

Construction of the improvements are planned for late May.

Internal Circulation:

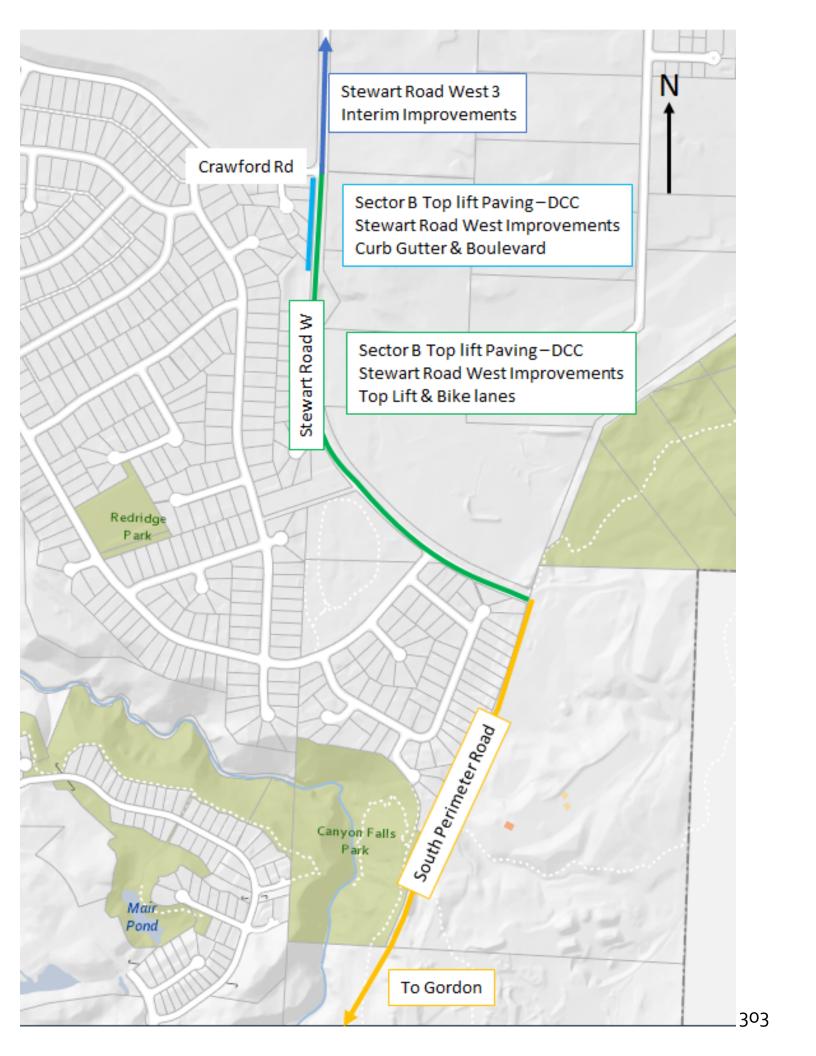
Financial Planning Manager
Budget Supervisor
Infrastructure Delivery Department Manager
General Manager, Infrastructure

Submitted by: C. Williams, Senior Transportation Planning Engineer

Approved for inclusion: M. Logan, Infrastructure General Manager

Attachment 1 – Stewart Road West Improvements Map

cc: General Manager, Infrastructure
Divisional Director, Corporate Strategic Services
Divisional Director, Financial Services
Divisional Director, Planning & Development Services



CITY OF KELOWNA

BYLAW NO. 12367

Amendment No. 16 to Water Regulation Bylaw No. 10480

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Water Regulation Bylaw No. 10480 be amended as follows:

- 1. THAT **PART 1 INTRODUCTION, 1.2 Interpretation** be amended by
 - (a.) Deleting "or a golf course located within the boundaries of the former South East Kelowna Irrigation District boundary, as they were upon dissolution";
 - (b.) Adding "Farm Land Area means the total area of or within a property that is irrigated for a Qualifying Agricultural Use as defined by the BC Assessment Act.";
- 2. AND THAT **PART 6 CONDITIONS, 6.6 Non-Potable Water System,** 6.6.4 be added as follows:
 - "6.6.4 An Agrcultural property using the Non-Potable Water System that is operated in whole or in part as a golf course will have an Allotment based on the Farm land Area. Water consumption exceeding the Farm Land Allotment will be charged at the Golf Course Irrigation Rate in Schedule A.";
- 3. AND FURTHER THAT "Schedule "A" Water Rates and Charges, 5. Non-Potable Services be amended by deleting
 - "All Customers, excluding Agricultural Customers, shall pay a consumption charge of \$0.32 per cubic meter in 2022 and a charge of \$0.34 per cubic meter of water used by each Non-Potable System Service Connection."

and replace it with:

"Customers using the Non-Potabe Water System shall pay the following rates for each Service Connection:

	Consumption rate - per cubic metre	
Customer Type	2022	2023
Agricultural Customer	Rates per Section 3	Rates per Section 3
Golf Course Irrigation Rate	\$0.10	\$0.15
All other customers	\$0.32	\$0.34

- 3. This bylaw may be cited for all purposes as "Bylaw No. 12367, being amendment No. 16 to Water Regulation Bylaw No. 10480."
- 4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 9th day of May, 2022.

Adopted by the Municipal Council of the City of Ke	na this	
	M	_ layor
	City (_ Clerk

CITY OF KELOWNA

BYLAW NO. 12387

Amendment No. 1 to Tax Rate Bylaw 2022

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Tax Rate Bylaw 2022 Bylaw No. 12340 be amended as follows:

- 1. THAT **Schedule "2" LOCAL SERVICE AREA TAX RATES,** be amended by deleting the Industrial Light and the Business tax rates of 1.2486 from Column A DOWNTOWN BUSINESS IMPROVEMENT AREA and replace the rates with a rate of 1.1604.
- 2. This bylaw may be cited for all purposes as "Bylaw No. 12387, being Amendment No. 1 to Tax Rate Bylaw No. 12387."
- 3. This bylaw shall come into full force and effect and is binding on all persons as of date of adoption.

Read a first, second and third time by the Municipal Cou	ncil this 9th day of May, 2022.
Adopted by the Municipal Council of the City of Kelown	a this
	Mayor
	City Clerk