

# City of Kelowna

## Public Hearing

### AGENDA



Tuesday, July 12, 2022  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

#### Pages

1. **Call to Order the Public Hearing - START TIME 6:00 PM - Pasadena Rd 1290 - Z22-0015 (BL12373) - Laul Real Estate Group Inc., Inc.No. BC1259351**

THE CHAIR WILL CALL THE HEARING TO ORDER:

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

This evening, Council will hold both a Public Hearing and a Regular Meeting.

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend Zoning Bylaw No. 8000.

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

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public on the table in the foyer of Council Chamber and online at [Kelowna.ca/council](http://Kelowna.ca/council).

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

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

2. **Individual Bylaw Submissions**

- 2.1. **START TIME 6:00 PM - Pasadena Rd 1290 - Z22-0015 (BL12373) - Laul Real Estate Group Inc., Inc.No. BC1259351**

5 - 31

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the development of a second single-family dwelling.

3. Termination

4. Call to Order the Regular Meeting

5. Bylaws Considered at Public Hearing

5.1. **START TIME 6:00 PM - Pasadena Rd 1290 - BL12373 (Z22-0015) - Laul Real Estate Group Inc., Inc.No. BC1259351**

32 - 32

To give Bylaw No. 12373 second and third reading in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.

6. Termination

7. **Call to Order the Public Hearing - START TIME 6:00 PM - Fleet Court 3480, 3508 - OCP20-0003 (BL12388) Z20-0006 (BL12389) - Midwest Venture Ltd., Inc. No. BC0046021**

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8. Individual Bylaw Submissions

8.1. **START TIME 6:00 PM - Fleet Ct 3480, 3508 - OCP20-0003 (BL12388) Z20-0006 (BL12389) - Midwest Venture Ltd., Inc. No. BC0046021**

33 - 71

To amend the Official Community Plan to change the future land use designation of the subject properties from the IND - Industrial designation to the RCOM - Regional Commercial Corridor designation and rezone from the CD15 – Airport Business Park zone to the C9 – Tourist Commercial zone to facilitate a hotel development.

9. Termination
10. Call to Order the Regular Meeting
11. Bylaws Considered at Public Hearing
  - 11.1. **START TIME 6:00 PM - Fleet Ct 3480, 3508 - BL12388 (OCP20-0003) - Midwest Ventures Ltd., Inc.No. BC0046021** 72 - 72

**Requires a majority of all members of Council (5)**

To give Bylaw No. 12388 second and third reading in order to change the Future Land Use designation of the subject properties from the IND – Industrial designation to the RCOM – Regional Commercial Corridor designation.
  - 11.2. **START TIME 6:00 PM - Fleet Ct 3480, 3508 - BL12389 (Z20-0006) - Midwest Ventures Ltd., Inc.No. BC0046021** 73 - 73

To give Bylaw No. 12389 second and third reading in order to rezone the subject properties from the CD15 – Airport Business Park zone to the C9 – Tourist Commercial zone.
12. Termination
13. Procedure on each Bylaw Submission
  - a) Brief description of the application by City Staff (Development Planning);
  - (b) The applicant has up to 15 minutes to make representations to Council regarding the project.
  - (c) The Chair will call for representation from the public participating in person and online as follows:
    - (i) Any person wishing to make representations during the Hearing will have the opportunity to do so.
    - (ii) Speakers have up to 5 minutes to share their remarks.
  - (d) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in questions be held open, the Chair shall state to participants the the Public Hearing on the Bylaw is closed.
  - (e) Once the public has had an opportunity to comment, the application is given up to 10 minutes to respond to any questions raised.
  - (f) Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

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



# REPORT TO COUNCIL



**Date:** May 9<sup>th</sup>, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z22-0015

**Owner:** Laul Real Estate Group Inc.,  
Inc.No. BC1259351

**Address:** 1290 Pasadena Road

**Applicant:** Conceptive Homes – Rick  
Grover

**Subject:** Rezoning Application

**Existing OCP Designation:** S-RES – Suburban Residential

**Existing Zone:** RU1 – Large Lot Housing

**Proposed Zone:** RU6 – Two Dwelling Housing

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## 1.0 Recommendation

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 9<sup>th</sup>, 2022.

## 2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the development of a second single-family dwelling.

## 3.0 Development Planning

Staff support the proposal to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate a second single-family dwelling. The subject property has the Future Land Use Designation of S-RES – Suburban Residential and is within the Permanent Growth Boundary (PGB). As such, the proposed zone is consistent with the Official Community Plan's (OCP) objectives.

#### 4.0 Proposal

##### 4.1 Project Description

The proposed rezoning to RU6 – Two Dwelling Housing is to facilitate a second single-family dwelling at the rear of the property. The subject property currently has one dwelling positioned at the front of the property, and the applicant's site plan has indicated that a second dwelling can be constructed without the need for any variances. The subject property is 1,093 m<sup>2</sup>, which is well above the required 700 m<sup>2</sup> size minimum for two dwelling housing.

##### 4.2 Site Context

The subject property is in the Rutland OCP Sector and is located on Pasadena Road, near the intersection with Hollywood Road S. The surrounding area is primarily zoned RU1 – Large Lot Housing, RR2 – Rural Residential 2 and P4 – Utilities.

Specifically, adjacent land uses are as follows:

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

**Subject Property Map: 1290 Pasadena Road**



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

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

## 6.0 Technical Comments

### 6.1 Development Engineering Department

6.1.1 Attached Development Engineering Memorandum dated May 9<sup>th</sup>, 2022

## 7.0 Application Chronology

Date of Application Received: February 25<sup>th</sup>, 2022

Date Public Consultation Completed: April 5<sup>th</sup>, 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 Site Plan

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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** February 28, 2022  
**File No.:** Z22-0015  
**To:** Planning and Development Officer (TC)  
**From:** Development Engineering Manager (NC)  
**Subject:** 1290 Pasadena Rd RU1 to RU6

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The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the construction of a second single-family dwelling. The Development Technician for this file is Sarah Kelly ([skelly@kelowna.ca](mailto:skelly@kelowna.ca)).

### 1. GENERAL


- a. The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- b. 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 is located within the Rutland Water Works (RWD) service area. The developer is required to make satisfactory arrangements with RWD for all water and fire protection-related issues. All charges for service connection and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the developer.
- b. The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. The water system must be capable of supplying the domestic and fire flow demands of the project in accordance with the Subdivision, Development, & Servicing Bylaw No. 7900.

### 3. SANITARY SEWER SYSTEM

- a. Our records indicate the subject lot is currently serviced with a 100-mm diameter sanitary sewer service. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs.

<b>SCHEDULE</b>		<b>A</b>
This forms part of application # Z22-0015		
Planner Initials	TC	 City of <b>Kelowna</b> DEVELOPMENT PLANNING

- b. Only one service will be permitted for each legal lot. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service, complete with an inspection chamber (as per SS-S7 & SS-S9), at the applicants cost.

#### **4. STORM DRAINAGE**

- a. The property is located within the City of Kelowna drainage service area. The City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b. The Developer must engage a consulting civil engineer to provide a stormwater management plan for the site, which meets the requirements of the Subdivision, Development, and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems. Onsite stormwater management plan and grading plan are to be submitted at time of Building Permit Application.
- c. 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.

#### **5. ROAD IMPROVEMENTS**

- a. Pasadena Rd fronting the subject lot is already upgraded to an urban standard and no further frontage improvements will be required of this development.
- b. Only one driveway will be permitted with a maximum width of 6m.


#### **6. POWER AND TELECOMMUNICATION SERVICES**

- a. It is the Developer's responsibility to make a servicing application with the respective electricity and telecommunication transmission companies to arrange for these services. All associated costs are the responsibility of the Developer.
- b. If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.
- c. Re-locate existing poles and utilities, where necessary including within lanes. Remove aerial trespass(es).

#### **7. GEOTECHNICAL STUDY**

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

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

<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# Z22-0015		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

- 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.

  
Nelson Chapman, P.Eng  
Development Engineering Manager

SK

<b>SCHEDULE</b>		<b>A</b>
This forms part of application # Z22-0015		
Planner Initials	TC	 City of <b>Kelowna</b> DEVELOPMENT PLANNING



**SKETCH PLAN OF LOT 1 SECTION 14  
TOWNSHIP 26 OSOYOOS DIVISION  
YALE DISTRICT PLAN 19639**

PID: 007-994-753  
CLIENT: LAUL REAL ESTATE GROUP INC.  
CIVIC ADDRESS: 1290 PASADENA ROAD



**ATTACHMENT A**

This forms part of application  
# Z22-0015

Planner  
Initials TC



File: 2101477R0 Date: 2022-02-11  
Drafted by: MM Checked by: TF

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# Z22-0015

# 1290 Pasadena Road

Rezoning Application



# Proposal

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

# Development Process

Feb 25, 2022

Development Application Submitted



Staff Review & Circulation



April 5, 2022

Public Notification Received



May 9, 2022

Initial Consideration



July 12, 2022

Public Hearing



Final Reading



Building Permit

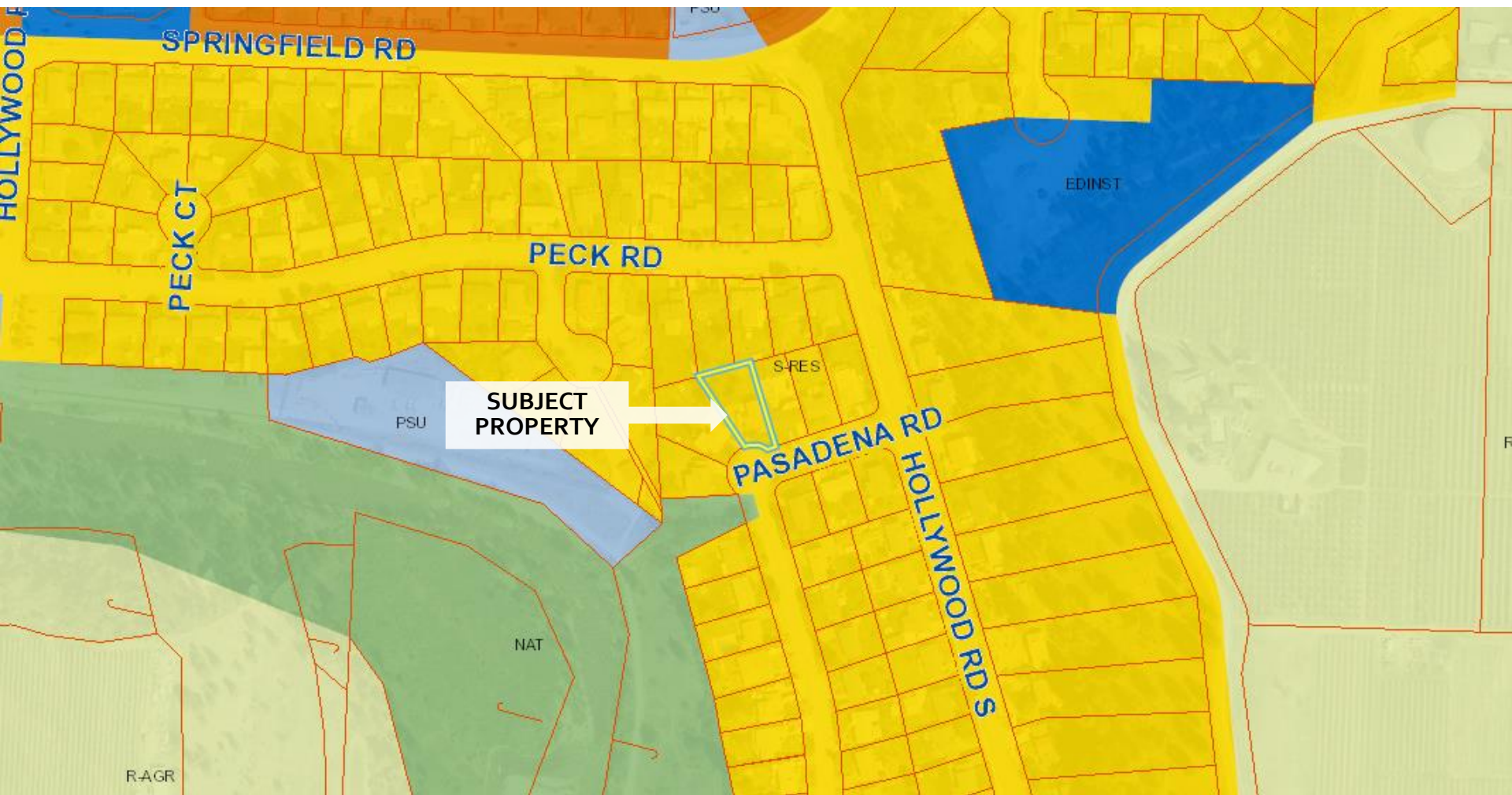
Council  
Approvals

# Context Map





# OCP Future Land Use / Zoning





# Subject Property Map



# Project details

- ▶ The property is 1,093m<sup>2</sup> and meets the minimum lot size, width and depth of the RU6 zone.
- ▶ Existing dwelling will remain and second dwelling will be constructed at the rear.
- ▶ The proposed second-dwelling is proposed to meet all Zoning Bylaw Regulations.

# Site Plan



# Staff Recommendation

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





## *Conclusion of Staff Remarks*

# 1290 Pasadena Road, Kelowna

## Rezoning Application

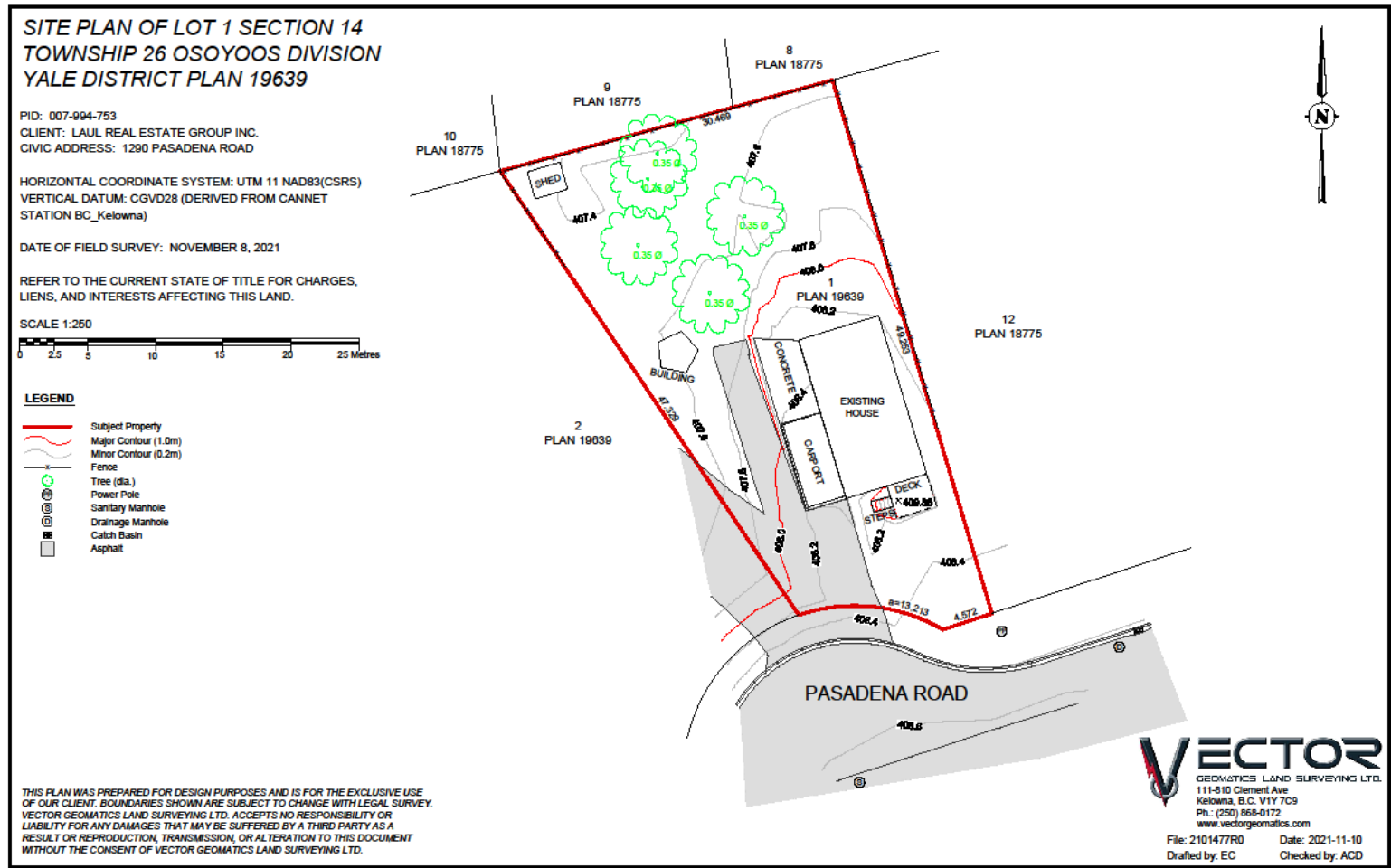
# PROJECT OWNERS

- Laul Real Estate Group has multiple properties in BC and have future plans to do quality development in the province.
- This group has a vision of re- developing and propose projects which everyone would admire.

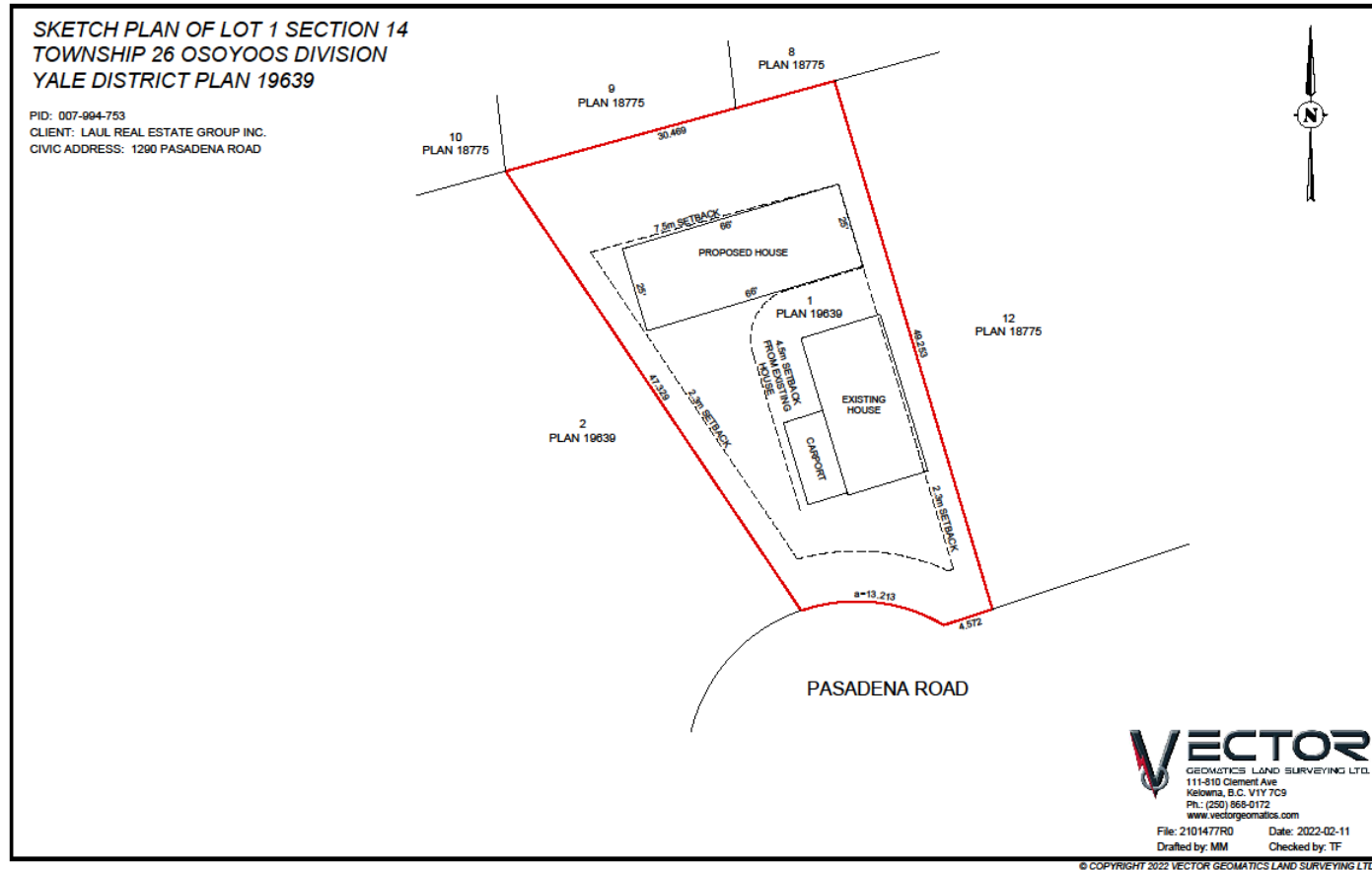
# CONTRACTOR

- Conceptive Homes is an established Kelowna based builder.
- We strive to build high quality housing
- Please check [conceptivehomes.com](http://conceptivehomes.com) for more information on our past projects

# PROPOSED PROJECT- CURRENTLY



# PROPOSED PROJECT – FUTURE PLAN



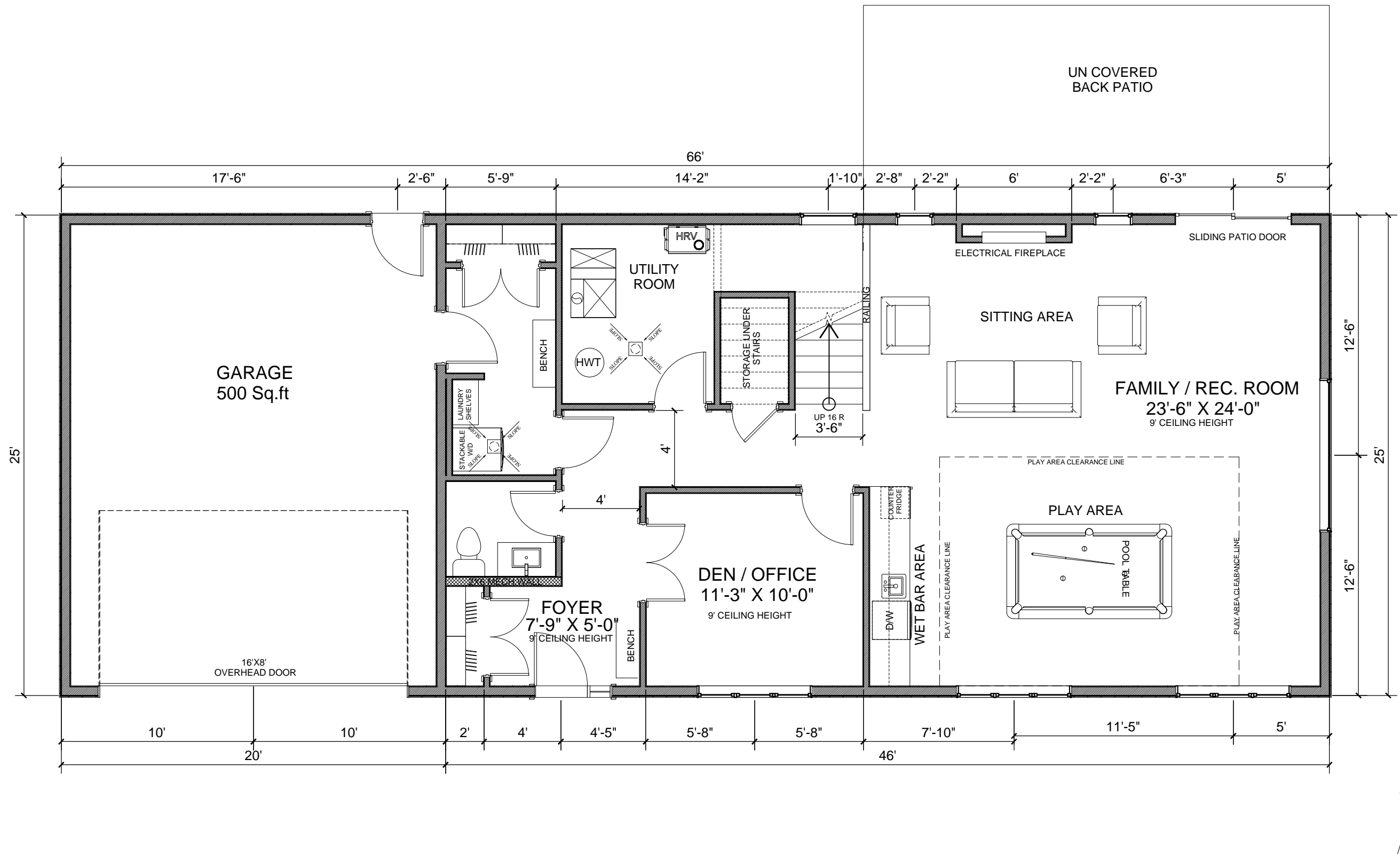
## 1



# PURPOSE OF THE SECOND HOUSE

- Deal with new homes supply shortage
- Develop in alignment with new City of Kelowna OCP
- Increase housing/rental supply
- Revamp older neighborhood





**1 A-5 MAIN FLOOR PLAN - 1150 sq. ft.**

SCALE : 3/16" = 1'0"

**IMPORTANT**  
CONTRACTOR / BUILDER SHALL VERIFY ALL DIMENSIONS AND DETAILS AND NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. SUPPLIER SHALL NOTIFY THE DESIGNER OF ANY STRUCTURAL ERRORS OR ANY CHANGE CAN AFFECT THE DESIGN.  
INCLUDING ENGINEERED BEAMS, FLOOR JOISTS, ROOF TRUSSES AND TELEPOST PRIOR TO COMMENCEMENT OF CONSTRUCTION

PROJECT #:	0440
DATE:	30-JUN-2022
SCALE:	AS SHOWN
TOTAL AREA:	2727 Sq. ft.

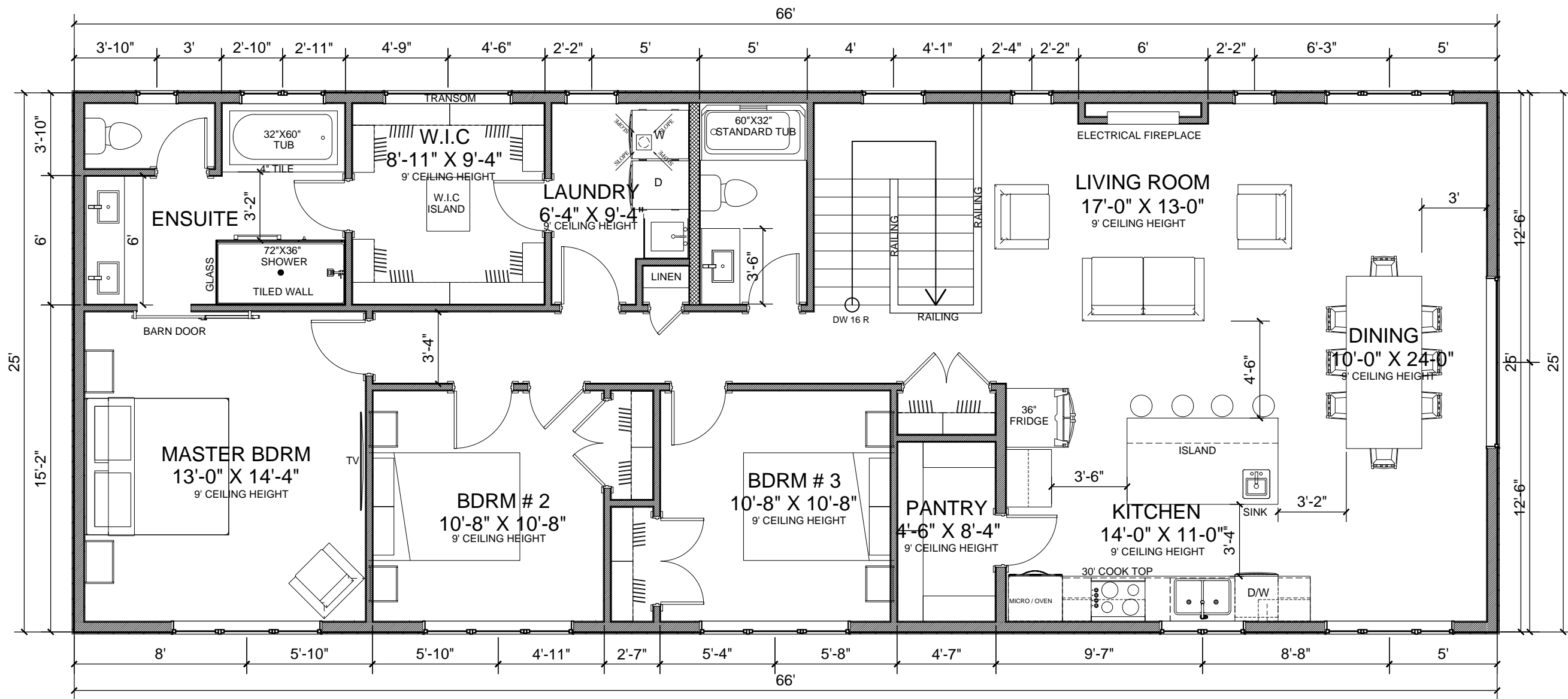
PROJECT ADDRESS:  
1290 Pasadena Rd  
Kelowna, BC

PROJECT:  
  
CUSTOMER:  
Rick Grover

**kenzo**  
HOME DESIGNS  
Tel: (780) 904 3257  
W: [www.kenzodesigns.ca](http://www.kenzodesigns.ca) e: [info@kenzodesigns.ca](mailto:info@kenzodesigns.ca)



**A-5**



1  
A-6

## SECOND FLOOR PLAN - 1577 sq. ft.

SCALE : 3/16" = 1'0"

**IMPORTANT**  
CONTRACTOR / BUILDER SHALL VERIFY ALL DIMENSIONS AND DETAILS AND NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. SUPPLIER SHALL NOTIFY THE DESIGNER OF ANY STRUCTURAL ERRORS OR ANY CHANGE CAN AFFECT THE DESIGN.  
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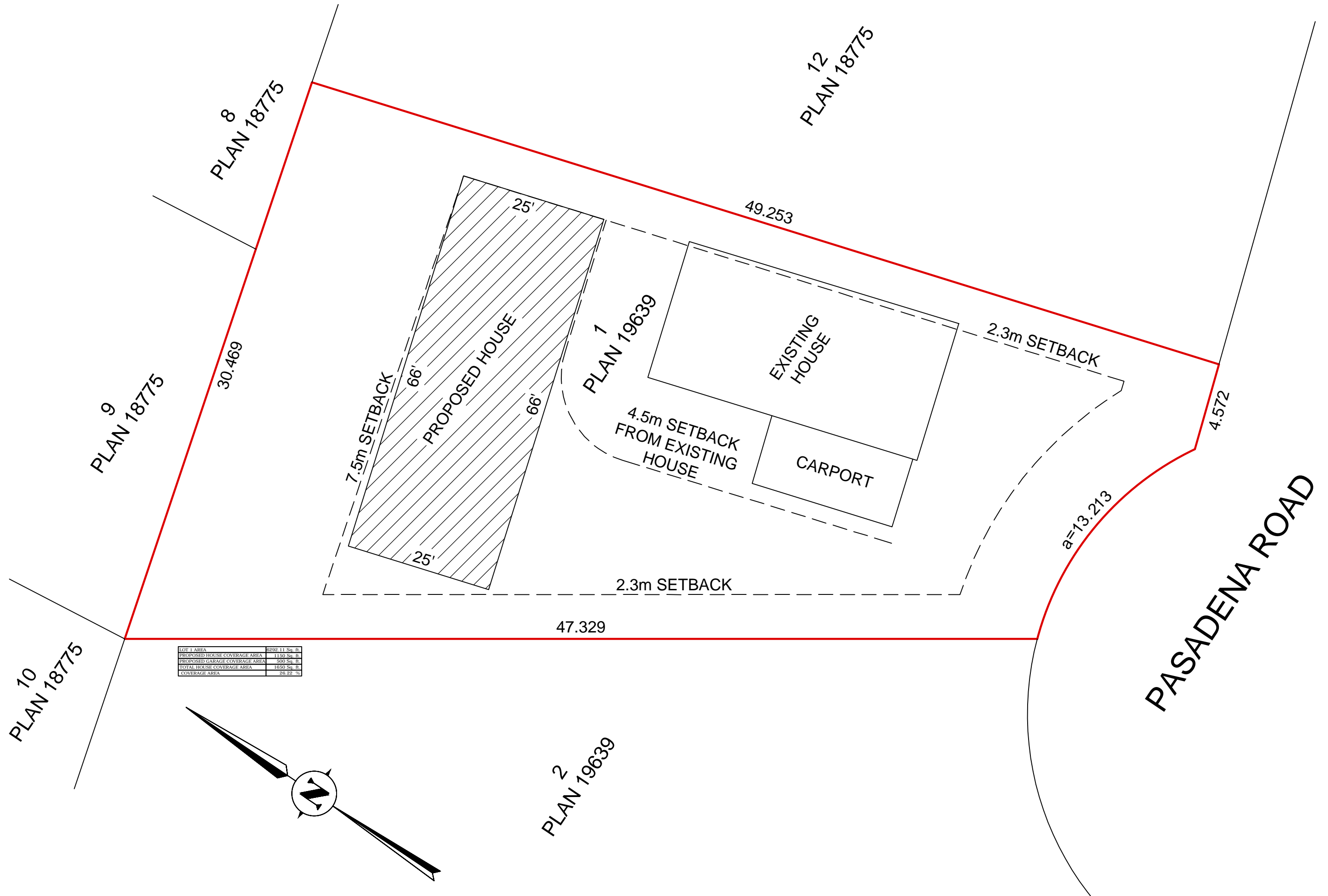
PROJECT ADDRESS:  
1290 Pasadena Rd  
Kelowna, BC

PROJECT:  
  
CUSTOMER:  
Rick Grover

**kenzo**  
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A-6



# **CITY OF KELOWNA**

## **BYLAW NO. 12373**

**Z22-0015**

**1290 Pasadena Road**

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1 Section 14, Township 26, ODYD, Plan 19639 located on Pasadena Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 30th day of May, 2022.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

# REPORT TO COUNCIL



**Date:** May 30, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** OCP20-0003/Z20-0006

**Owner:** Midwest Ventures Ltd.

**Address:** 3480 & 3508 Fleet Court

**Applicant:** Argus Properties Ltd.

**Subject:** Official Community Plan Amendment and Rezoning Application

**Existing OCP Designation:** IND - Industrial

**Proposed OCP Designation:** RCOM – Regional Commercial Corridor

**Existing Zone:** CD15 – Airport Business Park

**Proposed Zone:** C9 – Tourist Commercial

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## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP20-0003 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of Lot 2, Section 14, Township 23, ODYD Plan EPP64815, located at 3480 Fleet Court and Lot 15, Section 14, Township 23, ODYD Plan KAP82802 Except Plan EPP23036, located at 3508 Fleet Court, Kelowna, BC from the IND – Industrial designation to the RCOM – Regional Commercial Corridor designation be considered by Council;

AND THAT Rezoning Application No. Z20-0006 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 14, Township 23, ODYD Plan EPP64815 located at 3480 Fleet Court and Lot 15, Section 14, Township 23, ODYD, Plan KAP82802 Except Plan EPP23036 located at 3508 Fleet Court, Kelowna, BC from the CD15 – Airport Business Park zone to the C9 – Tourist Commercial zone be considered by Council;

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

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

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

## 2.0 Purpose

To amend the Official Community Plan to change the future land use designation of the subject properties from the IND - Industrial designation to the RCOM - Regional Commercial Corridor designation and rezone from the CD15 – Airport Business Park zone to the Cg – Tourist Commercial zone to facilitate a hotel development.

## 3.0 Development Planning

Staff are recommending support for the proposed Official Community Plan (OCP) and Rezoning applications to accommodate future hotel development. The proposal is generally consistent with the Gateway policies and objectives of the City's 2040 Official Community Plan

The site is adjacent to two existing hotels in the Airport Business Park that service the Kelowna International Airport, University of British Columbia Okanagan and the northern gateway to the City. Due to high demand and low inventory of available rooms during peak times, the conversion of the subject properties from industrial to commercial is considered compatible and complementary to the existing land uses. The additional hotel capacity will help in facilitating tourism and economic development for the region. Given the existing commercial uses of the surrounding properties, Fleet Court acts a natural boundary for the commercial node to the north and the lands which will remain for industrial development to the south.

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 properties are partially vacant with shared surface parking for the existing hotels and some temporary storage. Both sites are accessed from Fleet Court with 3508 having frontage on Highway 97N. The future land use designations for the properties are IND – Industrial and are zoned CD15 – Airport Business Park.

### 4.2 Project Description

The proposed amendments would accommodate a 200 room, Courtyard Marriott hotel. The proposed building is six storeys, oriented north to south. The site would be accessed from Fleet Court and have a combination of surface parking and one level of below grade parkade. Surface parking is also currently shared onsite between the adjacent Four Points by Sheraton and Hampton Inn and Suites by Hilton. This parking would remain in addition to the proposed development of the Courtyard Marriott.

The properties are 1.2 and 2.2 acres in size for a total of 3.4 acres. The redesignation of the subject properties from industrial to commercial is considered a minor loss of available industrial land within the City while providing an expansion of existing commercial amenities to service the Kelowna International Airport and UBCO.

### 4.3 Site Context

The subject properties are in the Gateway District of the City. The Future Land Use is IND – Industrial, are zoned CD15 – Airport Business Park, and within the Permanent Growth Boundary (PGB).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C9 – Tourist Commercial	Hotel/Commercial
East	A1 - Agriculture	Hwy 97 / YLW
South	CD15 – Airport Business Park	Fleet Court / Industrial
West	C9 – Tourist Commercial	Hotel

**Subject Property Map:** 3480 & 3508 Fleet Court



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Kelowna 2040 – Official Community Plan Policy

##### The Big Picture: 10 Pillars to Realize our Vision

- Strengthen Kelowna as the region's economic hub** - Nurturing a culture of entrepreneurship, supporting innovation and fostering inclusive prosperity are important parts of Imagine Kelowna. To achieve this vision, the Official Community Plan supports employment growth in the Urban Centres, industrial lands and other areas in the City. Growth and expansion of major post-secondary institutions, like Okanagan College and UBCO, as well as the Kelowna International Airport will continue so that Kelowna can foster more home-grown talent and be more connected to the world.

#### Objective 6.3. Support the strategic and planned growth of Kelowna International Airport as a regional economic generator.

Policy 6.3.1. Kelowna International Airport Master Plan.	Support the continued growth of Kelowna International Airport (YLW), through the implementation of the recommendations in the YLW Airport Master Plan 2045 <sup>2</sup> , as amended.  <i>The additional hotel capacity will support Kelowna International Airport, UBCO and local tourism for the region.</i>
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## **6.0 Technical Comments**

### **6.1 Development Engineering Department**

- See attached memo dated January 23, 2020

## **7.0 Application Chronology**

Date of Application Received: January 20, 2020

Date Public Consultation Completed: April 26, 2022

**Report prepared by:** Wesley Miles, Planner Specialist

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

**Approved for Inclusion:** 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

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**Date:** January 23, 2020  
**File No.:** Z20-0006 Revised  
**To:** Urban Planning (AJ)  
**From:** Development Engineer Manager (JK)  
**Subject:** 3508-3580 Fleet Ct CD15 to C9

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Development Engineering has the following comments and requirements associated with this application to obtain a rezone 3508 Fleet Ct. CD15 to C9 Tourist Commercial

The Development Engineering Technologist for this project is Ryan O'Sullivan

**1. General**

- a) Applicant will be responsible for a TIA for the proposed development and all improvements including construction associated with TIA.

**2. Domestic Water and Fire Protection**

- a) The property is located within the GEID service area.
- b) 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. Provide water calculations for this subdivision to confirm this.
- c) 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) Hydrants are to be spaced at 200m but also must be located within 100m of a building.
- e) Design drawings must be reviewed by GEID prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

### 3. Geotechnical Report

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

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

- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- ii. Site suitability for development.
- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iv. Any special requirements for construction of roads, utilities and building structures.
- v. Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- vi. Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- vii. Identify slopes greater than 30%.
- viii. Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- ix. Recommendations for items that should be included in a Restrictive Covenant.
- x. Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- xi. Any items required in other sections of this document.
- xii. Recommendations for erosion and sedimentation controls for water and wind.
- xiii. Recommendations for roof drains and perimeter drains.
- xiv. Recommendations for construction of detention or infiltration ponds if applicable.

#### **4. Sanitary Sewer**

City of Kelowna's records indicate that this property is connected with 150mm PVC sewer services. 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 his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service if necessary.

#### **5. Storm Drainage**

- a. The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.
- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Storm Water Management Policy and Design Manual. The drainage study should indicate the size and location of detention and treatment facilities.
- (b) Provide a Lot Grading Plan.
- b. 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.
- c. Due to possible hydrogen carbon contaminants a OSG system must be installed before out let to City of Kelowna Storm System.

#### **6. Road Improvements**

- (a) Extend Sidewalk around Fleet court Cul-de-sac to South Property line.
- (b) Fleet Court frontages must be landscaped to City of Kelowna By-law standards. Irrigation system to be tied into 3580-3508 Fleet court water systems.
- (c) Second access and cross access agreement to be provided for 3508 Fleet Ct. into 5505-5507 Airport Way.

#### **7. Electric Power and Telecommunication Services**

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

**8. 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.

**9. Servicing Agreements for Works and Services**

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

**10. Other Engineering Comments**

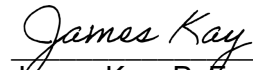
- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- (b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Fortis, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

**11. Development Permit and Site Related Issues**

- (a) Access and Manoeuvrability
  - (i) MSU design vehicle must be able to manoeuvre without backing onto Fleet Court.

**12. 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).



---

James Kay, P. Eng.  
Development Engineering Manager

RO





COURTYARD BY MARRIOTT HOTEL- KELOWNA AIRPORT

DRAWING LIST:

ARCHITECTURAL:

- 100 COVER PAGE
- 101 SITE PHOTOS
- 200 FIRST FLOOR / LOBBY LEVEL PLAN
- 201 SECOND FLOOR PLAN
- 202 THIRD FLOOR PLAN

MECHANICAL:

- 700 CRITERIA PLAN- HVAC
- 701 CRITERIA PLAN- HVAC- LOBBY AREAS
- 710 CRITERIA PLAN- PLUMBING

ELECTRICAL:

- 720CRITERIA PLAN ELECTRICAL
- 721 CRITERIA PLAN- ELECTRICAL- TYPICAL GUESTROOM FLOOR

LANDSCAPE:

- 800 SITE CONTEXT PLAN
- 810 SITE DEVELOPMENT PLAN
- 820 PLANTING PLAN
- 830 IRRIGATION PLAN
- 840 LANDSCAPE DETAILS

ATTACHMENT A

This forms part of application

# OCP20-0003/Z20-0006

Planner Initials WM

City of Kelowna

DEVELOPMENT PLANNING



Revisions		
01	ISSUED FOR DP	2022.04.05
No.	Revision / Issued	yyyy.mm.dd

IT IS THE CONTRACTORS RESPONSIBILITY TO:

- USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
- VERIFY ALL DIMENSIONS AT THE SITE.
- REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND AGREE BEFORE PROCEEDING
- DETERMINE LOCATION OF ALL EXISTING SERVICES PRIOR TO EXCAVATION.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE LANDSCAPE ARCHITECT.

Stamps

Project  
COURTYARD MARRIOTT - KELOWNA

3508 FLEET CT

Project No. 633-003

Drawing Title  
COVER SHEET



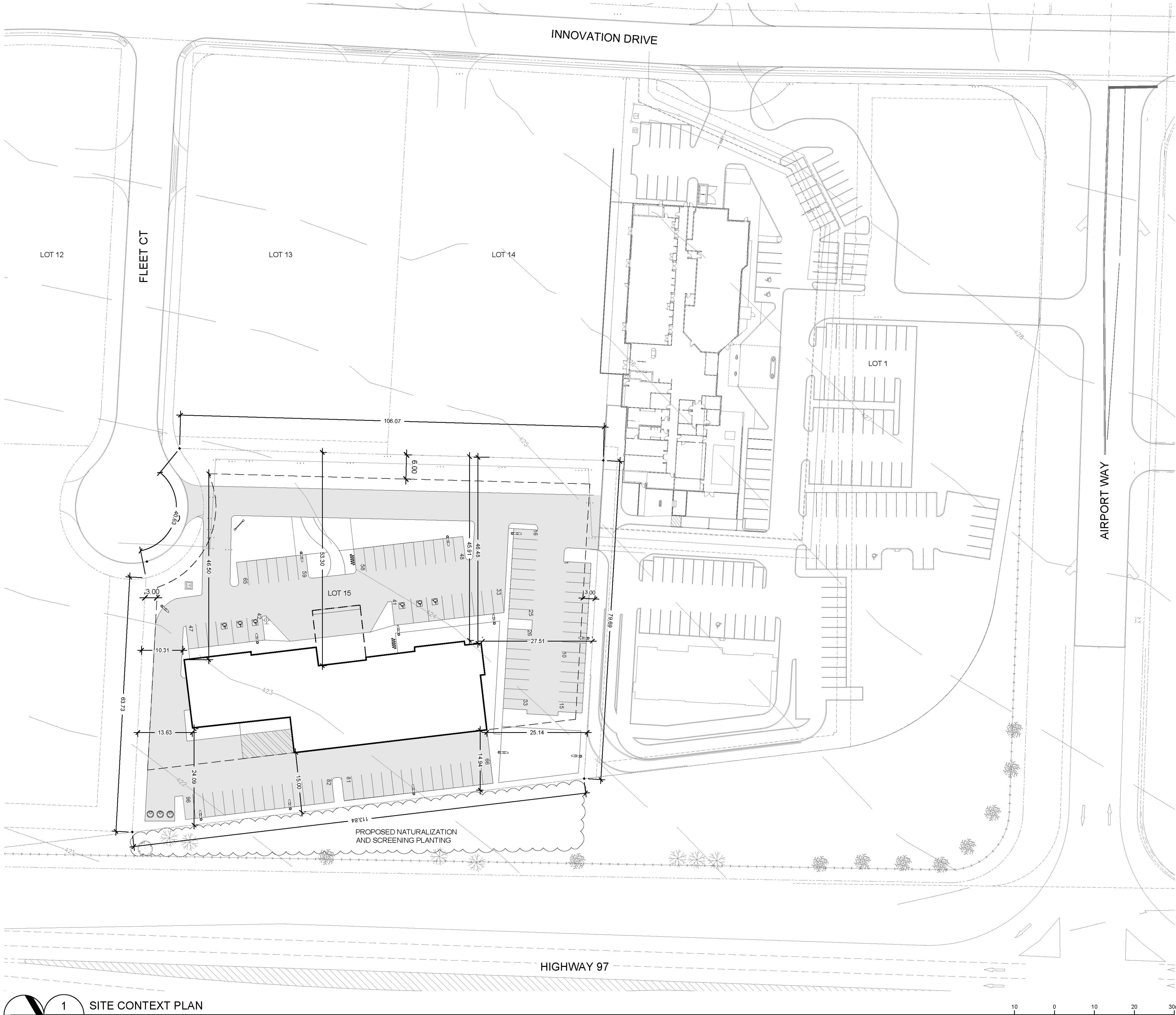
EDA  
Planning +  
Urban Design

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Canada

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www.edadesign.ca

Date	2020-04-05
Scale	AS NOTED
Drawn by	GB/TN
Checked by	WP
Approved by	WP
Drawing No.	100





PARKING REQUIREMENTS

PARKING REQUIRED: MIN. 200 STALLS  
PARKING PROVIDED: 200 STALLS  
EXTERIOR: 96  
PARKADE: 104  
ACCESSIBLE STALLS REQUIRED: 5 + 1 VAN ACCESSIBLE  
ACCESSIBLE STALLS PROVIDED: 5 + 1 VAN ACCESSIBLE  
BIKE PARKING REQUIRED: 10 STALLS  
SHORT TERM: 5  
LONG TERM: 5  
BIKE PARKING PROVIDED: 10 STALLS  
SHORT TERM: 5  
LONG TERM: 5

LEGEND

- PROPERTY BOUNDARY
- SETBACK LINE
- CANOPY LINE
- BUILDING

SITE DESCRIPTION AND REQUIREMENTS

LEGAL DESCRIPTION: PLAN KAP82802, LOT 15, BLOCK X  
CIVIC ADDRESS: 3508 FLEET CRESCENT  
LOT SIZE: 2.21 ACRES  
BUILDING AREA: 0.37 ACRES (16.7%)  
CURRENT ZONING: CD15  
PROPOSED ZONING: 9C  
SETBACKS:

- FRONT: 6m
- SIDE: 3m
- BACK: 15m

Revisions

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01	ISSUED FOR DP	yyyy.mm.dd

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Project  
COURTYARD MARRIOTT - KELOWNA

3508 FLEET CT  
Project No. 633-003

Drawing Title  
SITE CONTEXT PLAN

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Planning +  
Urban Design  
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Checked by WP  
Approved by WP  
Drawing No. 800





UTILITY SETBACK INFORMATION

TREES SHALL BE SETBACK A MINIMUM DISTANCE, MEASURED FROM THE CENTER OF THE TREE TRUNK, FROM ABOVE AND BELOW GRADE UTILITIES AND PROPERTY LINES AS FOLLOWS:

DISTANCE FROM LIGHT STANDARDS/POWER HARDWARE	3.5m
DISTANCE FROM FIRE HYDRANTS	3.5m
DISTANCE FROM STOP SIGNS	3.5m
DISTANCE FROM YIELD SIGNS	3.5m
DISTANCE FROM TRANSIT ZONES	3.5m*
DISTANCE FROM OTHER SIGNS	2.0m
DISTANCE FROM PRIVATE PROPERTY ON WALKWAY ROW	2.0m
DISTANCE FROM PRIVATE PROPERTY ON OPEN PARKLAND	3.0m
DISTANCE FROM PRIVATE PROPERTY ON BOULEVARDS	1.0m
DISTANCE FROM SHALLOW UNDERGROUND UTILITIES	1.0m
DISTANCE FROM GAS OR OIL ROW	CONTACT UTILITY
DISTANCE FROM DEEP UNDERGROUND UTILITIES	1.5m
DISTANCE FROM SANITARY AND STORM SEWERS	1.8m
DISTANCE TO SANITARY & STORM SEWERS & MANHOLES	2.0m
DISTANCE FROM WATER MAINS	2.5m
*ENSURE TREES DO NOT CREATE SIGHTLINE OBSTRUCTIONS FOR VEHICLES APPROACHING TRANSIT ZONES	

TREES SHALL BE SETBACK A MINIMUM DISTANCE, MEASURED FROM THE CENTER OF THE TREE TRUNK, TO WALKWAY AND ROADS AS FOLLOWS:

ARTERIAL ROAD MEDIAN CURB FACE	2.0m*
COLLECTOR ROAD MEDIAN CURB FACE	3.15m*
LOCAL ROAD MEDIAN CURB FACE	2.6m*
ARTERIAL ROAD BOULEVARD CURB FACE	2.0-3.0m**
COLLECTOR ROAD BOULEVARD CURB FACE	1.25m*
LOCAL ROAD BOULEVARD CURB FACE	1.25m*
INDUSTRIAL COLLECTOR ROAD MEDIAN CURB FACE	2.65m
INDUSTRIAL LOCAL ROAD MEDIAN CURB FACE	3.15m*
INDUSTRIAL COLLECTOR ROAD BLVD CURB FACE	1.65m
INDUSTRIAL LOCAL ROAD BOULEVARD CURB FACE	1.25m
DISTANCE FROM DRIVEWAYS	1.5m
DISTANCE FROM SIDEWALKS	1.0m

SYMBOL	DESCRIPTION
1	DECORATIVE CONCRETE WALK
2	ENTRANCE PLAZA
3	PLANTING BED
4	AMENITY AREA
5	BIKE RACK
6	MOLOK WASTE RECEPTACLE
7	NATURALIZED LANDSCAPE BUFFER
8	LOADING AREA
9	CANOPY ABOVE
10	EXISTING TREE TO REMAIN AND BE PROTETED
11	LANDSCAPE MEDIAN
12	SIGN

LEGEND

-----	PROPERTY BOUNDARY
- - - -	SETBACK LINE
- - - -	CANOPY LINE
[Solid Black]	BUILDING
[Green Stippled]	PLANTING BED
[Dark Green]	NATURALIZED LANDSCAPE BUFFER
[Patterned]	DECORATIVE CONCRETE PAVER
[Patterned]	DECORATIVE CONCRETE WALK
[Grey]	ROAD AND PARKING
[Circle with X]	MOLOK BIN
[Wavy Line]	BIKE RACK
[Square with T]	SIGN
[Square with T]	TRANSFORMER
[Circle with X]	PEDESTRIAN LIGHT

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COURTYARD MARRIOTT - KELOWNA

3508 FLEET CT  
Project No. 633-003

Drawing Title  
SITE DEVELOPMENT PLAN



5307 - 47 ST NW  
Edmonton, Alberta  
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Date  
2020-04-05

Scale  
AS NOTED

Drawn by  
GB/TN

Checked by  
WP

Approved by  
WP

Drawing No.

810





PLANTING SCHEDULE

TREES	QTY	COMMON NAME
15		BIG LEAF MAPLE
7		PAPER BIRCH
6		AUTUMN PURPLE WHITE ASH
10		SIBERIAN LARCH
108		GOLD PLATE FERNLEAF YARROW
62		GOLDEN NUGGET JAPANESE BARBERRY
227		KARL FOERSTER FEATHER REED GRASS
96		ARCTIC FIRE RED TWIG DOGWOOD
88		CONEFLOWER
58		BURNING BUSH
42		STELLA DE ORO DAYLILY
102		PURPLE EULALIA GRASS
153		DWARF MUGO PINE
57		BRANDON ARBORVITAE

SHRUBS	QTY	COMMON NAME
108		GOLD PLATE FERNLEAF YARROW
62		GOLDEN NUGGET JAPANESE BARBERRY
227		KARL FOERSTER FEATHER REED GRASS
96		ARCTIC FIRE RED TWIG DOGWOOD
88		CONEFLOWER
58		BURNING BUSH
42		STELLA DE ORO DAYLILY
102		PURPLE EULALIA GRASS
153		DWARF MUGO PINE
57		BRANDON ARBORVITAE

LEGEND

---	PROPERTY BOUNDARY
- - -	SETBACK LINE
- - -	CANOPY LINE
[ ]	BUILDING
[ ]	PLANTING BED
[ ]	NATURALIZED LANDSCAPE BUFFER
[ ]	DECORATIVE CONCRETE PAVER
[ ]	DECORATIVE CONCRETE WALK
[ ]	ROAD AND PARKING
[ ]	MOLOK BIN
[ ]	BIKE RACK
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COURTYARD MARRIOTT - KELOWNA

3508 FLEET CT  
Project No. 633-003

Drawing Title  
PLANTING PLAN

EDA  
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# OCP20-0003 & Z20-0006 3480 & 3508 Fleet Court

OCP Amendment & Rezoning Application

# Proposal

- ▶ To amend the Official Community Plan to change the future land use designation of the subject properties from Industrial (IND) to Regional Commercial Corridor (RCOM) and rezone from CD15 – Airport Business Park to C9 – Tourist Commercial to facilitate a hotel development

# Development Process

Jan 20, 2020

Development Application Submitted

Staff Review & Circulation

April 26, 2022

Public Notification Received

May 30, 2022

Initial Consideration

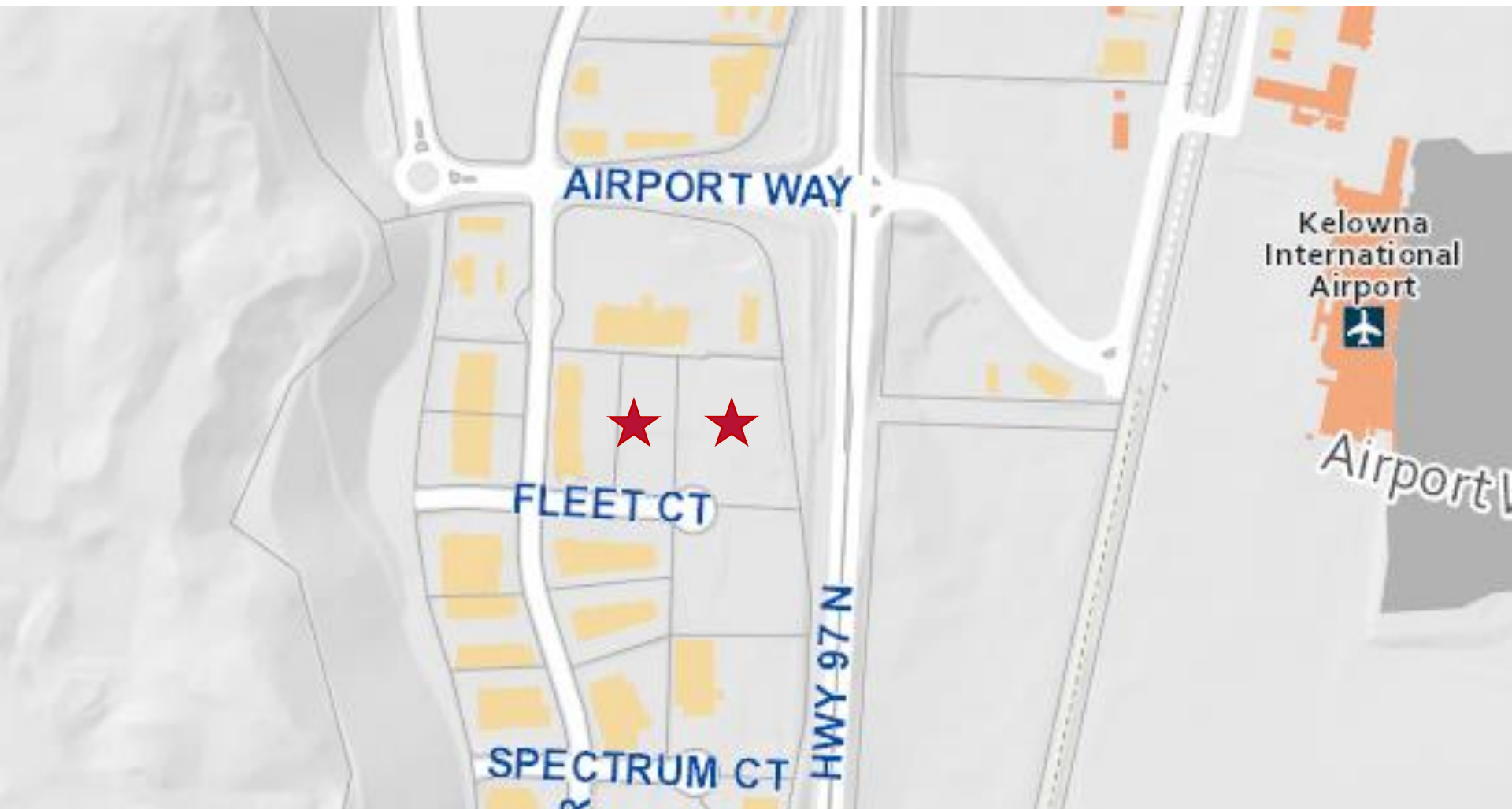
Public Hearing  
Second & Third Readings

Final Reading

Development Permit/Building Permit

Council  
Approvals

# Context Map





# OCP Future Land Use / Zoning



# Subject Property Map



# Conceptual Site Plan





# Conceptual Renderings



# Conceptual Landscape Plan



# Development Policy

## Kelowna 2040 – Official Community Plan Policy

### The Big Picture: 10 Pillars to Realize our Vision

- 1. Strengthen Kelowna as the region's economic hub** - Nurturing a culture of entrepreneurship, supporting innovation and fostering inclusive prosperity are important parts of Imagine Kelowna. To achieve this vision, the Official Community Plan supports employment growth in the Urban Centres, industrial lands and other areas in the City. Growth and expansion of major post-secondary institutions, like Okanagan College and UBCO, as well as the Kelowna International Airport will continue so that Kelowna can foster more home-grown talent and be more connected to the world.

### Objective 6.3. Support the strategic and planned growth of Kelowna International Airport as a regional economic generator.

Policy 6.3.1. Kelowna International Airport Master Plan.	Support the continued growth of Kelowna International Airport (YLW), through the implementation of the recommendations in the YLW Airport Master Plan 2045 <sup>2</sup> , as amended.
	<i>The additional hotel capacity will support Kelowna International Airport, UBCO and local tourism for the region.</i>

# Staff Recommendation

- ▶ Staff are recommending support of the proposed Official Community Plan (OCP) amendment and rezoning
  - ▶ Meets the intent of the Official Community Plan and Gateway District
  - ▶ Incorporates well into the existing surrounding land use
  - ▶ Supports the Kelowna International Airport, UBCO, tourism and regional economic development.



## *Conclusion of Staff Remarks*





# Marriott Courtyard

3508 & 3480 Fleet Court,  
Kelowna BC  
OCP amendment (20-0003)  
and Rezone (Z20-0006)



Argus Properties Ltd.  
300-1060 Manhattan Drive  
Kelowna, BC V1Y 9X9



# About Argus

- A full service development, construction, property management and hospitality leader serving the Kelowna market for over 50 years.
- One of the most diversified and largest private employers, supporting over 600 employees in the region.
- Long-standing community relationships and partnerships with many local organizations through philanthropic donations and business interests.
- Varied portfolio of businesses and property: industrial, office, retail, commercial, hotels, restaurants, multi-family, and agricultural



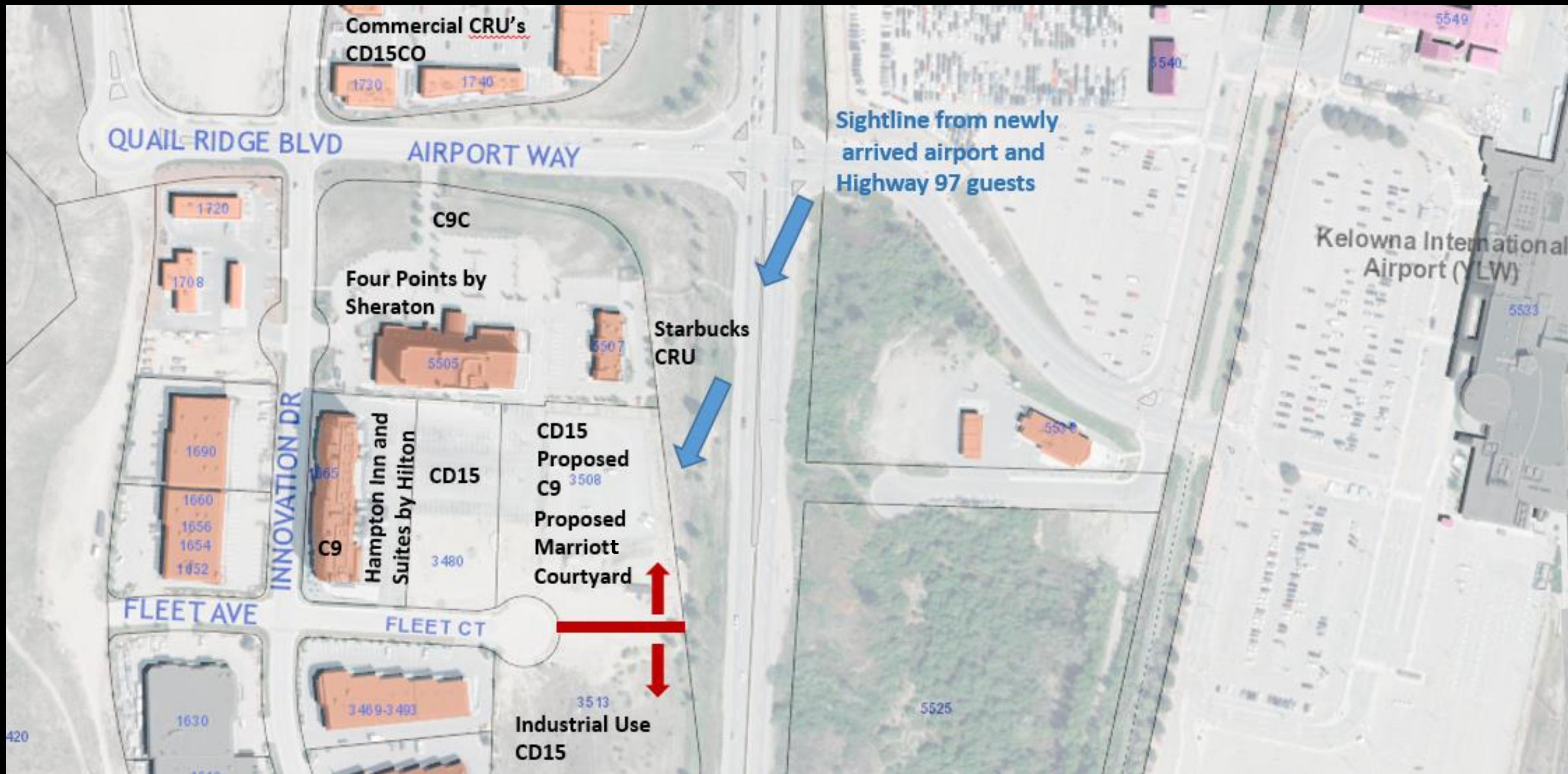


# Argus and the Gateway Area

- More than 500,000 guests stays in the Airport District
- Generated over \$9m in tax revenue for the city and airport district
- Contributed over \$300k in YLW advertising over the last five years
- More than \$2.3m spent promoting hotels at the Airport District & local tourism



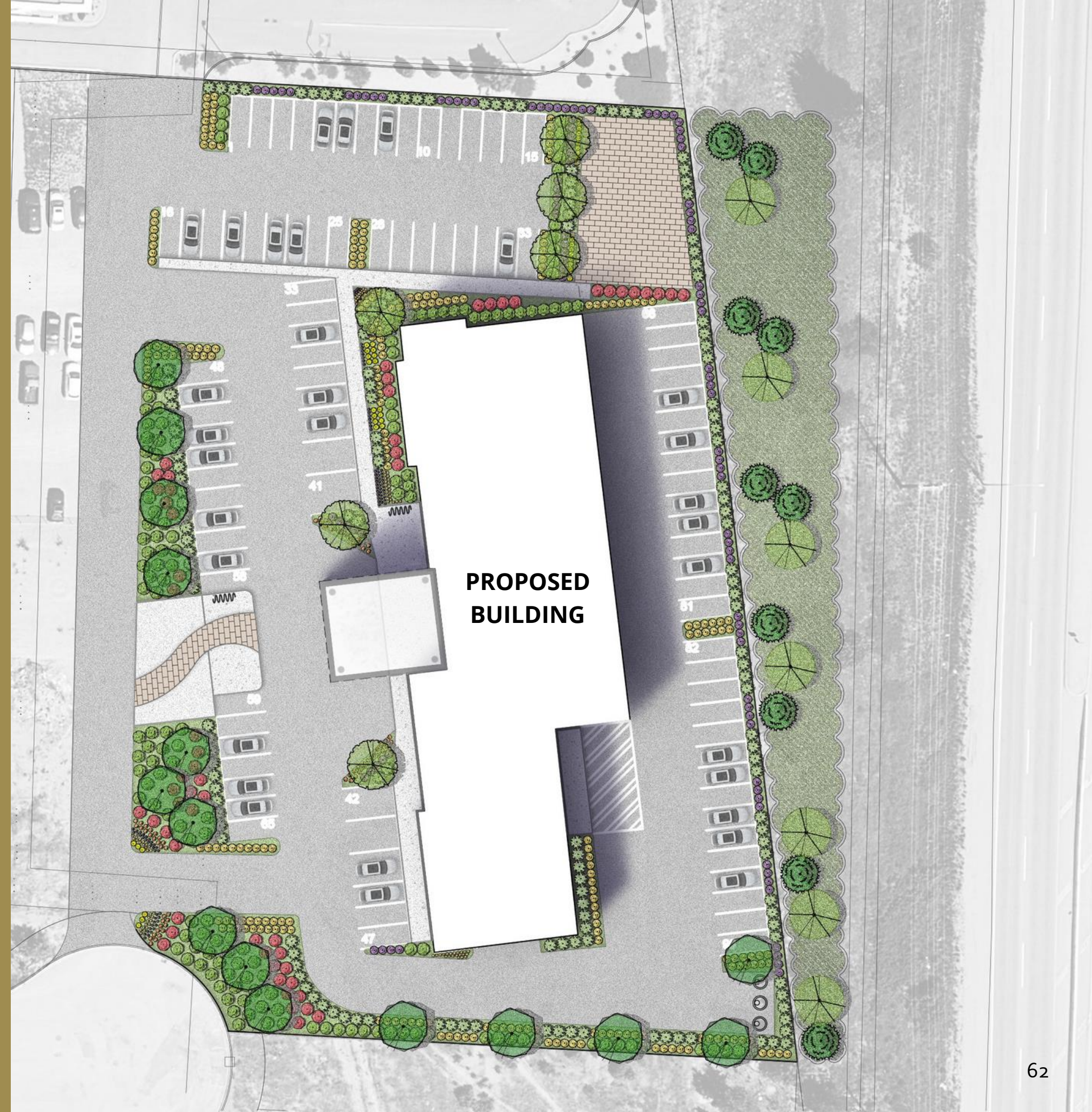






# Project Overview

- Addition of a Courtyard by Marriott will complete the first class hotel offering at our Airport Hotel Campus
- Our project will support an identified need in the area





# Community Plan and Policy Alignment

## Objective 4.14

Protect the rental stock in Urban Centers.

## Policy 4.14.3

Ensure short-term rental accommodations limits impact on the long-term rental housing supply.

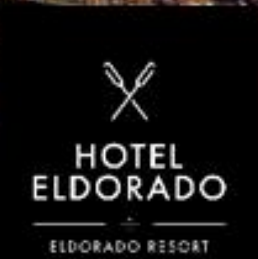
## Objective 6.3

Support the strategic and planned growth of Kelowna International Airport as a regional economic generator.

## Objective 6.5

Encourage initiatives in the Gateway that supplement local food system to increase food security, equitable access to healthy food, and social connections.

# Argus Hotel Portfolio







**COURTYARD CHARLOTTE STEELE CREEK  
CHARLOTTE, NC**





**COURTYARD SEATTLE NORTHGATE**  
SEATTLE, WA





**COURTYARD AMES**  
AMES, IA





**COURTYARD PASCO TRI-CITIES AIRPORT  
PASCO, WA**





**COURTYARD MONTREAL BROSSARD**  
BROSSARD, QUEBEC





COURTYARD THOUSAND OAKS AGOURA HILLS  
AGOURA HILLS, CA



Argus Properties Ltd.  
300-1060 Manhattan Drive  
Kelowna, BC V1Y 9X9



(250) 763-6789  
[info@argusproperties.ca](mailto:info@argusproperties.ca)

# CITY OF KELOWNA

## BYLAW NO. 12388

### Official Community Plan Amendment No. OCP20-0003 3480 and 3508 Fleet Court

---

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

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

1. THAT Map 3.1 – **Future Land Use** of "*Kelowna 2040* – Official Community Plan Bylaw No. 12300" be amended by changing the Future Land Use designation of Lot 2 Section 14 Township 23 ODYD Plan EPP64815 and Lot 15 Section 14 Township 23 ODYD Plan KAP82802 Except Plan EPP23036 located on Fleet Court, Kelowna, B.C., from the IND – Industrial designation to the RCOM – Regional Commercial Corridor designation;
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 30<sup>th</sup> day of May, 2022.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 12389**  
**Z20-0006**  
**3480 and 3508 Fleet 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 2 Section 14 Township 23 ODYD Plan EPP64815 and Lot 15 Section 14 Township 23 ODYD Plan KAP82802 Except Plan EPP23036 located on Fleet Court, Kelowna, BC from the CD15 – Airport Business Park zone to the C9 – Tourist Commercial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 30th day of May, 2022.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

---

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk