

City of Kelowna

Public Hearing

AGENDA



Tuesday, July 26, 2022

6:00 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. Call to Order the Public Hearing - START TIME 6:00 PM - Doyle Ave 550 - TA22-0013 (BL12415) Z21-0110 (BL12416) - Multiple Owners

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.

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.

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 - Doyle Ave 550 - TA22-0013 (BL12415) Z21-0110 (BL12416) - Multiple Owners

4 - 104

To amend the zoning bylaw by adding CD28 – University of British Columbia Downtown Campus zone and to rezone a portion of the subject property from the C7 – Central Business Commercial zone to the proposed CD28 – University of British Columbia Downtown Campus zone to facilitate the orderly development of a

university.

3. Termination

4. Call to Order the Regular Meeting

5. Bylaws Considered at Public Hearing

5.1. START TIME 6:00 PM - Doyle Ave 550 - BL12415 (TA22-0013) - Multiple Owners 105 - 108

To give Bylaw No. 12415 second and third reading in order to add CD28 - University of British Columbia Downtown Campus to Zoning Bylaw No. 8000.

5.2. START TIME 6:00 PM - Doyle Ave 550 - BL12416 (Z21-0110) - Multiple Owners 109 - 110

To give Bylaw No. 12416 second and third reading in order to rezone a portion of the subject property from the C7 – Central Business Commercial zone to the proposed CD28 – University of British Columbia Downtown Campus zone.

6. Termination

7. 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: July 11, 2022

To: Council

From: City Manager

Department: Development Planning

Application: TA22-0013 & Z21-0110

Owner: Doyle Street Properties LTD.,
INC.NO. BC1248370

1247752 B.C. LTD., INC.NO.
BC1247752

1267320 B.C. LTD., INC.NO.
BC1267320

Address: 550 Doyle Ave

Applicant: UBC Properties Trust

Subject: Rezoning Application

Existing OCP Designation: UC – Urban Centre

Existing Zone: C7 – Central Business Commercial

Proposed Zone: CD28 – University of British Columbia Downtown Campus

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA22-0013 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Development Planning Department dated July 11, 2022, be considered by Council;

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

AND THAT Rezoning Application No. Z21-0110 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of PARCEL A (KK73272) DL 139 ODYD PLAN KAP45917 located at 550 Doyle Ave, Kelowna, BC from the C7 – Central Business Commercial zone to CD28 – University of British Columbia Downtown Campus zone as shown on Map "A" attached to the Report from the Development Planning Department dated July 11, 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 Text Amending Bylaw and Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To amend the zoning bylaw by adding CD28 – University of British Columbia Downtown Campus zone and to rezone a portion of the subject property from the C7 – Central Business Commercial zone to the proposed CD28 – University of British Columbia Downtown Campus zone to facilitate the orderly development of a university.

3.0 Development Planning

Staff are recommending support for the proposed text amendment and rezoning to the CD28 – University of British Columbia Downtown Campus zone (Attachment “B”) as it will facilitate the development of a comprehensively planned Vertical University Campus. The zone will allow the full range of academic, research, and other supporting land uses essential to a leading-edge university program and campus. This is considered a signature project that will contribute to the diversity and vibrancy of the Downtown Urban Centre and is consistent with policies in the Kelowna 2040 Official Community Plan (OCP) and objectives of Imagine Kelowna.

This would be Kelowna’s tallest building with the highest FAR city-wide. It is deemed an appropriate location downtown and is considered a special project due to the applicant and institutional use, the University of British Columbia. This type of height and density would not normally be supported for private development. As such, the creation of a CD zone was deemed most appropriate to creatively and collaboratively meet the unique project objectives.

Several OCP Pillars are met with this project including:

1. Strengthen Kelowna as the Region’s Economic Hub;
2. Focus Investment in Urban Centres;
3. Prioritize Sustainable Transportation and Shared Mobility.

Several key OCP Objectives and Policies are also met including:

1. Partnerships with Post-Secondary Institutions;
2. Reinforce Downtown as the Urban Centre with the greatest diversity and intensity of uses in the City;
3. Improve energy efficiency and reduce greenhouse gas emissions of new buildings.

Should Council support and adopt the proposed text amendment and rezoning, Staff will bring forward a Development Permit for consideration of the form and character of the proposed LEED Gold Certified building.

4.0 Proposal

4.1 Background

The subject property at 550 Doyle Ave was the previous location of the Kelowna Daily Courier Office, and subsequent to that was used for Emergency Shelter Support Services.

The University of British Columbia Okanagan (UBCO) approached the City of Kelowna several years ago to begin discussions about locating a downtown urban campus on a portion of the subject property. Through discussions with the applicant, a Comprehensive Development Zone has been proposed in order to facilitate the unique development features of the project. The formal application was received on December 23, 2021.

The applicants completed their neighbourhood notification by mailing out notifications within a 100m radius, placing an advertisement in the Kelowna Capital News for 2 consecutive weeks, and hosting a Public Information Session on May 30, 2022.

The City of Kelowna is currently undergoing a transition from Zoning Bylaw No. 8000 to Zoning Bylaw No. 12375. Should Council support the proposed text amendment and rezoning under Bylaw No. 8000, a text amendment will follow at a later date under Bylaw No. 12375. Due to the nature of this transitory period, Staff recommend that engineering requirements are deferred until the Building Permit. This will allow the rezoning to proceed in a timely fashion.

4.2 Project Description

This text amendment and rezoning application proposes to rezone a portion of the subject property from C7 – Central Business Commercial to the proposed CD28 – University of British Columbia Downtown Campus Zone as shown on attached Map “A”. The creation of the CD28 zone (Attachment “B”) will facilitate the orderly development of a successful downtown university campus in the form of a prominent tower with underground parking (Attachment “C”). The project includes academic spaces, student housing, a medical clinic, a café, and a public/private amenity space at grade. This building form allows the University to develop in a vertical campus as opposed to a typical sprawling horizontal campus. The CD28 zone is based on the current C7 zone, with consideration for the following development regulations to accommodate this signature project:

1. Permitted principal and secondary uses
2. Relaxed height restrictions
3. Increased FAR
4. Increased maximum floor plate
5. Decreased parking requirements
6. Street level activation

Development Regulations:

1. To facilitate the development of the project, the current uses in the C7 zone were reviewed for relevance and only the required principal and secondary uses were included in the proposed CD28 zone along with Educational Services. Some of the uses were included to allow for the evolution of uses including Child Care Centre Major and Liquor Primary, which are not proposed at this time.
2. A significant change from the development regulations in the C7 zone compared to the CD28 zone is the relaxed height restrictions. The proposed CD28 zone has a height maximum of 46 storeys or 160.0m. The current maximum height in the C7 zone is 12 storeys or 37.0 m, and the OCP Height Map outlines a height of 26 storeys. The additional height allows for substantial student rental housing to support the Educational Services of the University. It aligns with OCP Policy 4.4.2 by locating the City’s tallest buildings in the centre of the Downtown Core. Specific OCP Design Guidelines review of the Development Permit including height will be presented to Council at a later date.
3. The proposed project has an FAR of 13.58, and therefore the proposed CD28 zone has an FAR of 14.0 to allow for minor changes as the Development Permit is reviewed. The increased FAR is in conjunction with the increased height to facilitate a well-designed and substantial contribution to the Educational Services provided by the University. Compared to the C7 zone this represents an increase in FAR of 5.0.
4. To accommodate the increased FAR as well as the proposed Educational Services, an increased floor plate maximum of 1104.1 m² is proposed for most of the tower (L12-L46). The lower levels have floor

plates ranging from 1195.1 m² to 2303.6 m². The C7 zone permits a maximum floor plate of 950 m² for office use, and 750 m² for residential. The proposed larger floor plate is deemed acceptable due to the unique features of the proposed development.

5. The CD28 zone has been customized for the principal uses of apartment housing and Educational Services, and therefore a reduction in parking requirements is proposed for the zone. The proposed parking rates are 0.2 space per studio, 0.3 spaces per 1-bedroom, and 0.5 spaces per 2-bedroom. The reduced parking is supported by the parking analysis provided by the applicant. To support the reduced vehicular parking, the applicant has provided long term bicycle storage at the rate of 1 space per bedroom for a total of 603 long term bicycle spaces. This aligns with the OCP Pillar of prioritizing sustainable transportation.
6. Consideration has been given to the public/private interface along both street frontages of St Paul St and Doyle Ave. A regulation requiring 80% of Doyle Ave and 75% of St Paul St to be active commercial, cultural, educational, or civic space has been included to promote beneficial interaction between public and private space at grade.

Rezoning:

The applicant is proposing to rezone a portion of the subject property to the CD28 zone. The zone has been created such that it will be applied to this property only and any changes in the future would require Council consideration of amendments to the CD28 zone.

The subject property is in close proximity to active transportation options and transit. It is a suitable location for increased residential and economic density, while providing a diverse form of housing tenure in the form of student housing long term rentals. Off-site improvements will include a modified redesign of both St Paul St and Doyle Ave to enhance pedestrian movements and enjoyment. The development of an educational institution in this location is representative of equity planning by creating opportunities for future learning regardless of age, class, gender, or background.

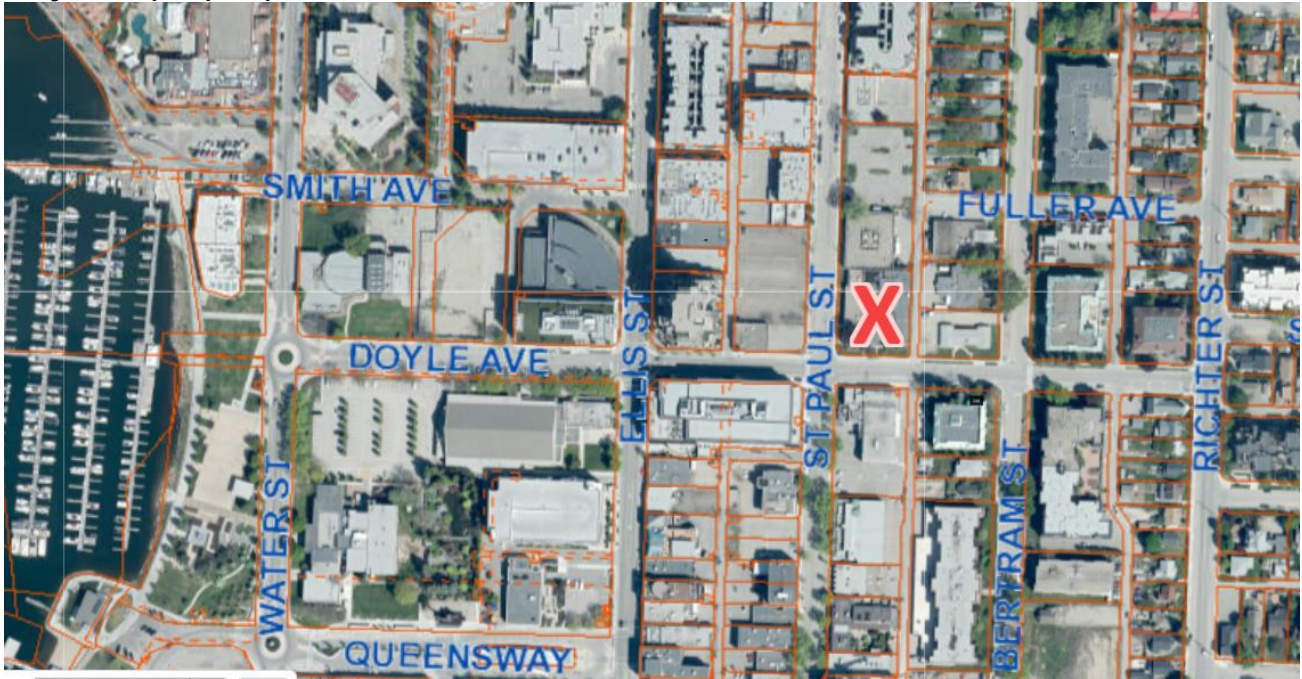
4.3 Site Context

The subject property is located on the NE corner of St Paul St. and Doyle Ave. There are several other large projects currently considered for this area including a mixed-use tower on the SE corner, and a mixed-use project on the NW corner. Interior Health's main offices are located on the SW corner. All these projects align with the OCP Future Land Use of Urban Centre, and several OCP Objectives to increase residential density and commercial vibrancy in the Downtown Urban Centre.

The subject property is approximately 200 m from the nearest Transit Supported Corridor on Richter St and is approximately 250 m from the Queensway Transit Exchange. There is easy access to the Cawston Ave Recreational Corridor and the Ethel St Active Transportation Lanes. Parks in the neighbourhood include City Park, Stuart Park, Kasugai Gardens, and Martin Park.

Specifically, adjacent land uses are as follows (please note that under Bylaw No. 12375, some properties will be rezoned to UC1 – Downtown Urban Centre):

Orientation	Zoning	Land Use
North	Mixed-Use	C7 (to UC1)
East	SD23 & Royal Canadian Legion	P2
South	Under Redevelopment Consideration	C4 (to UC1)
West	Under Redevelopment Consideration	C7 (to UC1)

Subject Property Map:**5.0 Current Development Policies****5.1 Kelowna 2040 Official Community Plan (OCP)****The Big Picture: 10 Pillars to Realize our Vision**

1. Focus Investment in Urban Centres
2. Target Growth Along Transit Corridors
3. Strengthen Kelowna as the Region's Economic Hub
4. Promote More Housing Diversity
5. Prioritize Sustainable Transportation and Shared Mobility
6. Protect and Restore our Environment
7. Stop Planning New Suburban Neighbourhoods
8. Take Action on Climate
9. Protect and Restore our Environment
10. Protect Agriculture

Objective 4.1 Strengthen the Urban Centres as Kelowna's primary hubs of activity.

Policy 4.1.2 Urban Centre Hierarchy	Focus the greatest intensity of uses and scale of development Downtown in recognition of its role as the largest Urban Centre .
	<i>This project site is centrally located within the Downtown Urban Centre and represents the greatest intensity of uses of any development thus far in the Downtown Core.</i>
Policy 4.1.5 Partnerships with	Consider creative partnerships to attract post-secondary institutions to Urban Centres and to promote economic and cultural growth in those neighbourhoods.

Post-Secondary Institutions	<i>The City has creatively worked with University of British Columbia on the creation of the CD28 Comprehensive Development Zone to encourage the location within the Downtown Urban Centre.</i>
Objective 4.4 Reinforce Downtown as the Urban Centre with the greatest diversity and intensity of uses in the City.	
Policy 4.4.2 Downtown Skyline	<p>Support development Downtown that is generally consistent with Map 4.1 to accomplish the following:</p> <ul style="list-style-type: none"> • Tapering of heights from taller buildings in the centre of Downtown to lower buildings towards Okanagan Lake and adjacent Core Area Neighbourhoods; • Preservation of the existing form and character of historic Bernard Avenue and other heritage sites; • Consistency with the objectives of the Civic Precinct Plan; and • The development of taller buildings that incorporate distinct architectural features in strategic locations near Okanagan Lake <p><i>While this project represents a departure from the height map in the 2040 Official Community Plan, it aligns with Policy 4.4.2 by proposing the City's tallest building in the centre of the Downtown Core.</i></p>
Policy 4.4.3 Taller Downtown Buildings	<p>With due consideration of the objectives of Policy 4.4.2, consider support for development that is higher than the heights outlined in Map 4.1 where the proposal contains significant benefit to Kelowna citizens, including some or a combination of the following:</p> <ul style="list-style-type: none"> • An affordable, supportive and/or rental housing component that further advances Urban Centre housing objectives; • A significant public amenity that supports the fostering of more inclusive and socially connected Urban Centres, such as parks, public spaces, schools, post-secondary institutions or childcare facilities; • Offsite considerations, including enhanced streetscapes, provision of Active Transportation Corridors, tree canopy protection and enhancement, or green infrastructure within the road right of way; • Smaller tower floorplates to mitigate the impact on views and shadowing; and/or • Outstanding and extraordinary architectural design. <p><i>Due consideration for the additional height is supported through the proposed benefits to Kelowna citizens including a significant public amenity, off-site considerations, and extraordinary architectural design.</i></p>
Objective 4.12 Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres.	
Policy 4.12.1 Diverse Housing Forms	<p>Ensure a diverse mix of medium density and high density housing forms that support a variety of households, income levels and life stages.</p> <p><i>The project supports student rental housing in a compact tower form, which is a diverse type of housing compared to some other areas of the City.</i></p>
Objective 4.15 Make Urban Centres safe and enjoyable for walking, biking, transit and shared mobility.	
	Design streets and sidewalks to promote safety and comfort of pedestrians through enhanced public realm treatments, such as curb extensions, median

Policy 4.15.6 Walkable Urban Centres	refuge islands, street tree planting, adequate clear space for pedestrians, street furniture, curb-side parking and parkettes . <i>Off-site road improvement requirements for the subject property are for a modified SS-R5 with enhanced public realm elements such as adequate tree planting, street furniture, and curb side parking.</i>
Objective 9.1 Incorporate equity into planning decisions and resource allocation in our community.	
Policy 9.11 Equity in Planning Decisions	Incorporate an equity lens into land-use planning decisions and resource allocation in our community. <i>Equity refers to fair distribution of opportunities, power, and resources to meet the needs of all people, regardless of age, ability, gender, culture, or background. A university development provides opportunities for further education to all people.</i>
Objective 12.4 Improve energy efficiency and reduce greenhouse gas emissions of new buildings.	
Policy 12.4.2 Energy Efficient Design	Encourage the use of passive design to reduce energy demand as described in Chapter 18: Form and Character Development Permit Area . <i>The building is proposed to be constructed to a LEED Gold certification level.</i>

5.2 Imagine Kelowna

- 5.2.1 Grow vibrant urban centres and limit sprawl.
- 5.2.2 Build a fair and equitable community.
- 5.2.3 Take action in the face of climate change.
- 5.2.4 Create great public spaces.
- 5.2.5 Support innovation.
- 5.2.6 Protect land, water, and air.

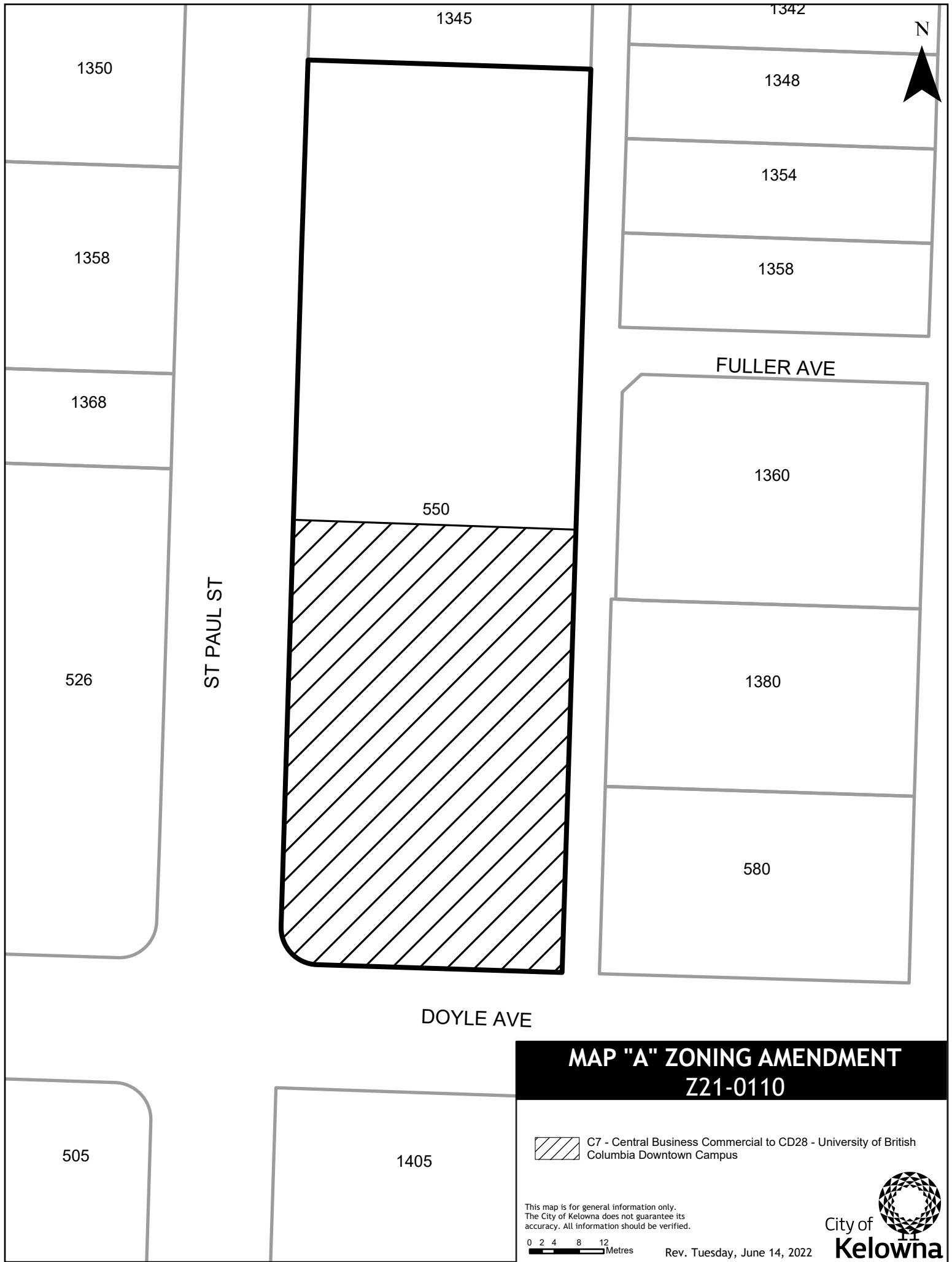
6.o **Application Chronology**

Date of Application Accepted: December 23, 2021
Date Public Consultation Completed: May 30, 2022

Report prepared by: Trisa Atwood, Planner II
Reviewed by: Lydia Korolchuk, Urban Planning Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Map "A" Portion of Subject Property
Attachment B: Proposed CD28 – University of British Columbia Downtown Campus Zone
Attachment C: Proposed Site Plan and Rendering
Attachment D: Public Consultation Summary

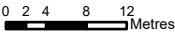


MAP "A" ZONING AMENDMENT
Z21-0110



C7 - Central Business Commercial to CD28 - University of British Columbia Downtown Campus

This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.



Rev. Tuesday, June 14, 2022



CD 28 – University of British Columbia Downtown Campus Zone

Section 1.1 - Zone Purpose	
Zones	Purpose
CD28 – University of British Columbia Downtown Campus Zone	The purpose is to provide a zone for the development of a comprehensively planned Downtown University Campus; to allow the full range of academic, research, and other supporting land uses essential to a leading-edge university program and campus.

Section 1.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
CD28 – University of British Columbia Downtown Campus Zone	n/a	n/a

Section 1.3 – CD28 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use)
Apartment Housing	P
Child Care Centre, Major	S
Cultural and Recreation Services	S
Education Services	P
Food Primary Establishment	S
Health Services	S
Liquor Primary Establishment	S
Office	S
Participant Recreation Services, Indoor	S
Professional Services	S
Religious Assemblies	S
Retail	S

Section 1.4 – CD28 Subdivision Regulations	
Min. Lot Width	45.0 m
Min. Lot Area	2900 m ²



Min. Lot Depth	65.0 m	
Section 1.5 – CD28 Development Regulations		
metres		
Max. FAR	14.0 FAR	
Max. Height	46 storeys and 160.0 m	
Max. Site Coverage of all Buildings	85%	
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	100%	
Min. Setbacks	0.0 m	
Max. Floor Plate Sizes	Levels	Maximum Floor Plate
	1 – 3	2,350 m²
	4 – 8	1,400 m²
	9 – 11	1,260 m²
	12 – 46	1,110 m²
Min. Frontage at Street Level	Provide minimum 80% of the principal frontage as an active commercial, cultural, educational, or civic space and minimum 75% on secondary street frontage.	
Urban Plaza	Provide an Urban Plaza at grade along one street frontage Min. 42.0 m²	
Corner Treatment	Provide a predominant entrance lobby at the corner of the street intersection.	



Section 1.6 – CD28 Vehicle Parking Regulations

metres

Min. Commercial	1.0 space / 100 m ²
Min. Education Services	1.8 spaces / 100 m ²
Min. Office	0.5 space / 100 m ²
Min. Residential ¹ Studio 1-bed 2-bed	0.2 spaces / unit 0.3 spaces / unit 0.5 spaces / unit
Min. Visitor	0.14 spaces / unit
Min. Regular Spaces Max. Small Spaces	50% 50%
Min. Loading Spaces	3

Section 1.7 – CD28 Bicycle Parking Regulations

	Long Term	Short Term
Min. Commercial	n/a	2
Min. Education Services	n/a	46
Min. Office	n/a	2
Min. Residential Studio 1-bed 2-bed	1 spaces / unit 1 spaces / unit 2 spaces / unit	29

FOOTNOTES (Section 1.6)

¹ Residential Parking Stalls may be located in tandem.

UBC Okanagan Downtown Campus

Development Permit Public consultation summary

Background

As part of the City of Kelowna's Development Permit approval process for the UBC Okanagan (UBCO) Downtown Campus project, UBC Properties Trust hosted a public consultation to provide the local community an opportunity to learn about the project scope, design and potential impacts.

The public was invited to an in-person information session held May 30, 2022 from 4:00pm–7:00pm at Laurel Packinghouse in downtown Kelowna. Information materials included display boards and a model of the proposed project. The information session was advertised by mail and in the local newspaper. The mail-out post card notification was sent to 464 addresses within 100m of the project on May 10, 2022. Advertisements for the information session were published May 5, 12 and 26, 2022. Information about the information session was also available on the project website <https://ok.ubc.ca/about/ubco-downtown/>.

At the Information Session on May 30, UBC Properties Trust staff and members of the consultant design team were on hand to answer questions about the project. A feedback form was made available to those who attended in person, with an online version available on the project website.

Approximately 35 people visited the in-person information session. There were 12 feedback forms received, with seven people sharing their input in person and five people participating online.

Feedback

Overall, the feedback received regarding the proposed development was positive. Participants indicated that the materials provided had the required information and that project representatives were able to answer all their questions.

Comments included:

- "Well-thought out plan. Glad to see all the sustainable/envirom features."
- "Let's get going!"

- “Very excited about the project. Looks great!”
- “Looking forward to this! Great work!”
- “We appreciate maintaining and planting new trees in the area”
- “More green space!”
- “Looking forward to having the energy of both students and a university campus in our neighbourhood! We live on Ellis!”
- “I'd like to see UBC Okanagan fund the capital construction and operational requirements for a UBC Okanagan Downtown Campus Library for its UBC Okanagan Downtown Campus.”
- “More a question for the city than the university, but will be curious about the infrastructure development for the downtown core given the scale of change that is arriving. (e.g. traffic, parking, bus)”

Appendix – Information session materials



UBC PROPERTIES TRUST

Share your feedback - UBC Okanagan Downtown Campus

About the project

UBC Okanagan Downtown Campus Project

Located in the middle of downtown Kelowna at the northeast corner of Saint Paul's Street and Doyle Avenue, the proposed development is a 45-storey, mixed-used development with four storeys of underground parking. The first 10 storeys are dedicated to Academic and Educational Services, and the remaining 35 storeys are dedicated to University affiliated market rental suites.

At grade, the proposal includes a four-storey atrium for the main entrance to the campus, a covered courtyard plaza for social gatherings, a cafe, and a commercial space. With an approximate area of 48,500 sqm and height of 150 meters, the proposed development aligns with the City of Kelowna 2040 Official Community Plan.

We welcome your thoughts and comments about the UBC Okanagan Downtown Campus Project.

Open house

1) Did you attend the open house about the project held on May 30, 2022 at Laurel Packinghouse in Kelowna?

☐ Yes

☐ No



Project information materials – online**2) Did you review information about the project online?**

- ☐ Yes
- ☐ No

Project information materials – in-person**3) Did the materials provided clearly explain the proposed development for the UBC Okanagan Downtown Campus?**

- ☐ Yes
- ☐ No
- ☐ Somewhat

Missing or unclear information**4) What information was unclear or missing?**A rectangular text input area with a light gray border. It includes a vertical scrollbar on the right side and a horizontal scrollbar at the bottom, indicating it is a scrollable text field.

Project representatives**5) Did you speak with any representatives from the project?**

- ☐ Yes
- ☐ No

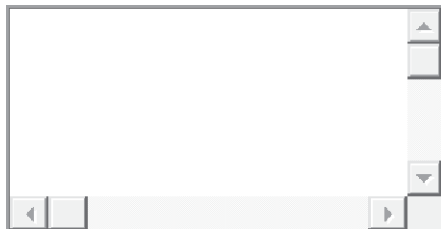
Project representatives – knowledge

6) Were they knowledgeable about the project / able to answer your questions?

- ☐ Yes
- ☐ No
- ☐ Somewhat

Comments

7) Please provide any comments you have about the project.



Thank You!

Thank you for taking the time to fill out our form. Your feedback is valued and appreciated.

If you have any questions, please contact UBC Properties Trust at info@ubcproperties.com.



CONTEXT UBCO DOWNTOWN KELOWNA

MAY 30TH, 2022



UBCO PROPERTIES TRUST

Olson Kundig

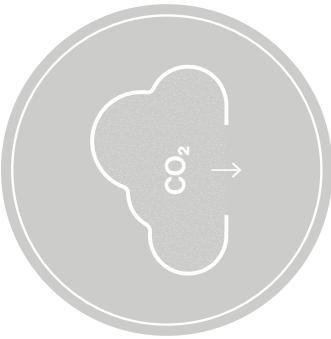


Sustainability and Climate Action

The project is striving to exemplify the principles of sustainable design and demonstrate leadership in response to climate change. The City of Kelowna has set a goal to reduce greenhouse gas emissions from buildings both pre- and post-occupancy. To guide design decision making the team set clear performance targets to respond to these climate and sustainability commitments, with a clear emphasis on planning for the future.

The design approach is rooted in passive principles to reduce the building's energy demand and cool the building. A passive approach optimizes conditions inherent in site and climate through the architecture, so only a minimum of energy is needed to run supporting active systems. Optimized active systems reduce reliance on resources to deliver energy, water, and air to occupants. Project Performance targets: BREEAM, LEED Gold, LEED Gold Greenhouse Gas Emissions target: TBD

Aggressive performance targets demand an integrated approach and the design strategies described rely on one another to contribute to overall performance.



01 Low carbon concrete

A combination of supplementary cementitious materials (SCMs), recycled sand/aggregate and sequestering CO2 into concrete will reduce the embodied carbon of concrete by up to 10%, significantly lowering the carbon footprint associated with traditional cement.



05 Shower Drain Water Heat Recovery

The residential tower will use large quantities of hot water which increases both energy demand and carbon emissions. Gravity will be used to capture the heat from the water as it flows down the 11th floor. The Phoenix water heat recovery system from Sharc Energy Systems is proposed as a suitable unit for heat recovery. The system consists of a self-contained heat pump, which captures the energy from the water as it flows down from the warm shower drain water to preheat incoming cold water.



02 Step Code 3 (TED)

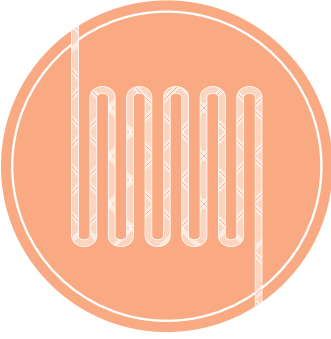
An efficient envelope supports efficient active systems. The BC Energy Step Code demands a very efficient envelope system with high levels of insulation, airtightness and thermal mass. The project is optimizing the window to wall ratio and managing solar heat gain with shading, balanced with consideration for good daylight and ventilation. High R-value and minimized thermal mass will reduce the heating and cooling energy demand associated with heating, cooling, and ventilation.

Design compliance with Step Code 3 requirements for Thermal Envelope Use Intensity (TEUI) and Thermal Energy Demand Intensity (TEDI).



06 Greywater Reuse

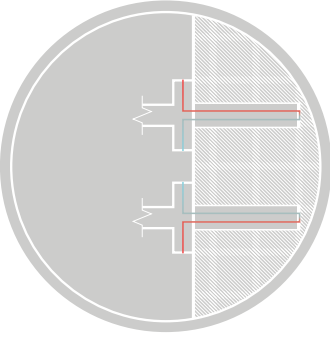
Shower drain water is the least contaminated and the simplest water to treat and reuse. Water is being collected for heat recovery via the heat exchanger in the shower unit and then treated and reused after the heat is recovered. The greywater recycling system is located adjacent to the Phoenix unit and uses biological treatment and chemical dosing to purify the water to a safe standard where it can be used for toilet flushing. The system is designed to be self-sufficient and expected along with a savings for both potable water use costs and sanitary water costs.



03 Regenerative Resource Centre (L11)

The mechanical room on Level 11 is strategically located in between the residential tower and the academic podium so that it can serve both. The project is designed to deliver preheated air from the solar well to the corridors.

- Heat generated by academic cooling will be recovered for use in the residential tower.
- Heat generated from residential showers drains will be recovered for the academic heating system.
- Water generated from residential showers can be recovered, treated, and reused in the academic areas for irrigation or toilet flushing.
- A separation between the ventilation system and the solar well is enabled to deliver preheat to residential corridors.



07 Ground Source Heat Exchange

The project is considering hydronic heating and cooling by integrating a ground-source heat exchange system into the structural design. The system will be designed to provide a sustainable solution that is both energy efficient and cost-effective. The project is designed to provide a sustainable solution that is both energy efficient and cost-effective. The project is designed to provide a sustainable solution that is both energy efficient and cost-effective.

ATTACHMENT D

This forms part of application #TA22-0013

City of Kelowna DEVELOPMENT PLANNING

Planner Initials TA

04 Solar wall on the South facade

A Solar Wall system is incorporated on the south facade to preheat ventilation air passively during winter months. It is designed to capture solar energy and preheat the air before it is delivered to corridors in the residential tower.



08 Green Building Certification

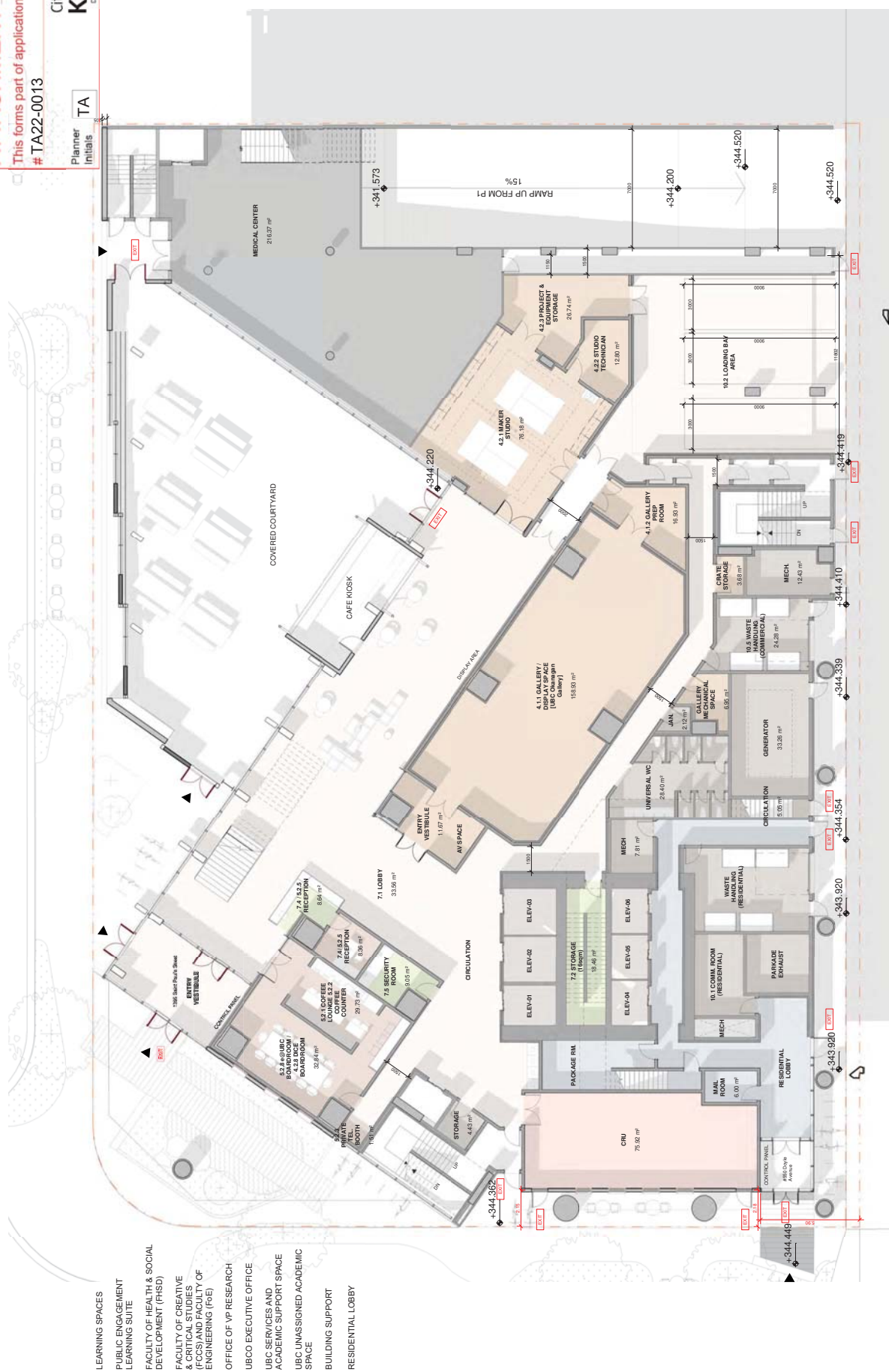
The team is using the LEED v4 Building Design and Construction rating system strategically to evaluate performance as design progresses. The project is designed to achieve LEED Gold certification via third party certification. The preliminary scorecard shows a minimum of 60 points, to earn Gold certification.



ATTACHMENT D
 This form is part of application
 # TA22-0013
 City of Kelowna
 Development Planning
 Planner Initials: TA

SUSTAINABILITY STRATEGIES
 UBCO DOWNTOWN KELOWNA

MAY 30TH, 2022

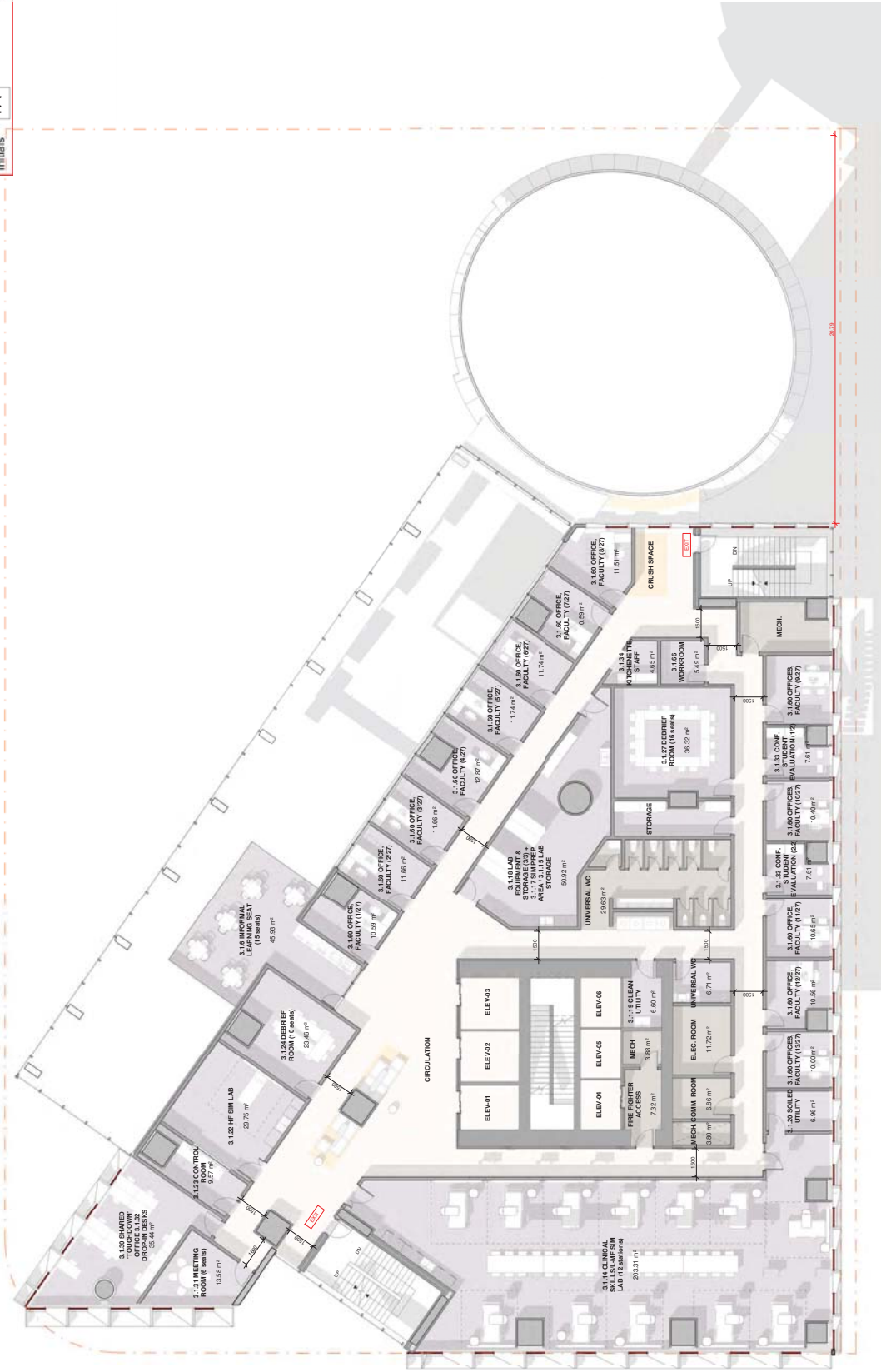


LEVEL 1
UBCO DOWNTOWN KELOWNA



- LEARNING SPACES
- PUBLIC ENGAGEMENT
- LEARNING SUITE
- FACULTY OF HEALTH & SOCIAL DEVELOPMENT (HSD)
- FACULTY OF CREATIVE & CRITICAL STUDIES (FCCS) AND FACULTY OF ENGINEERING (F&E)
- OFFICE OF VP RESEARCH
- UBCO EXECUTIVE OFFICE
- UBCO SERVICES AND ACADEMIC SUPPORT SPACE
- UBCO UNASSIGNED ACADEMIC SPACE
- BUILDING SUPPORT
- RESIDENTIAL LOBBY

LEVEL 2
UBCO DOWNTOWN KELOWNA



LEVEL 4
UBCO DOWNTOWN KELOWNA

- LEARNING SPACES
- PUBLIC ENGAGEMENT LEARNING SUITE
- FACULTY OF HEALTH & SOCIAL DEVELOPMENT (FHSD)
- FACULTY OF CREATIVE & CRITICAL STUDIES (FCCS) AND FACULTY OF ENGINEERING (F&E)
- OFFICE OF VP RESEARCH
- UBCO EXECUTIVE OFFICE
- UBCO SERVICES AND ACADEMIC SUPPORT SPACE
- UBCO UNASSIGNED ACADEMIC SPACE
- BUILDING SUPPORT
- RESIDENTIAL LOBBY



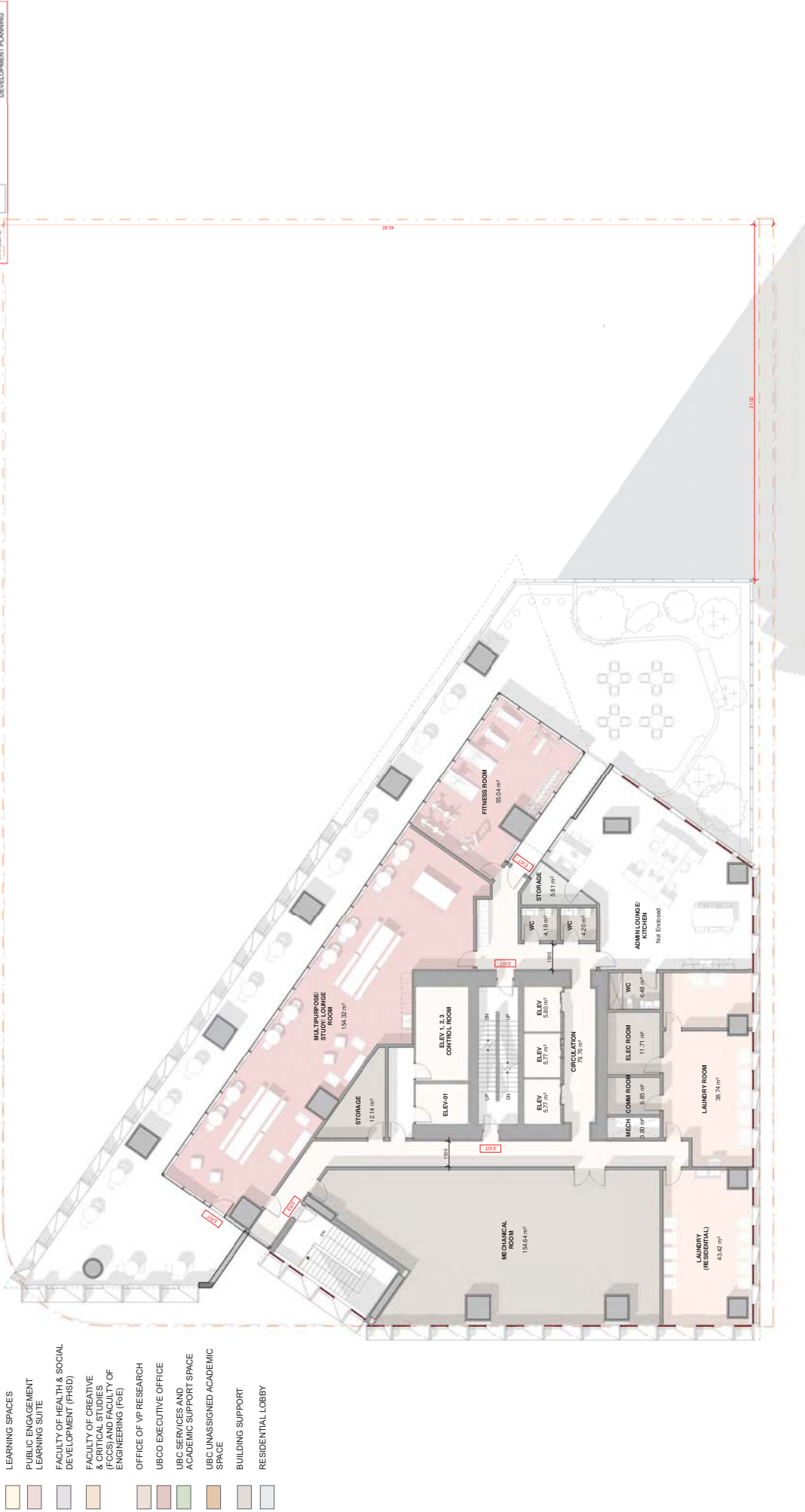
LEVEL 6
UBCO DOWNTOWN KELOWNA



- LEARNING SPACES
- PUBLIC ENGAGEMENT LEARNING SUITE
- FACULTY OF HEALTH & SOCIAL DEVELOPMENT (FHSD)
- FACULTY OF CREATIVE & CRITICAL STUDIES (FCCS) AND FACULTY OF ENGINEERING (F&E)
- OFFICE OF VP RESEARCH
- UBCO EXECUTIVE OFFICE
- UBCO SERVICES AND ACADEMIC SUPPORT SPACE
- UBCO UNASSIGNED ACADEMIC SPACE
- BUILDING SUPPORT
- RESIDENTIAL LOBBY

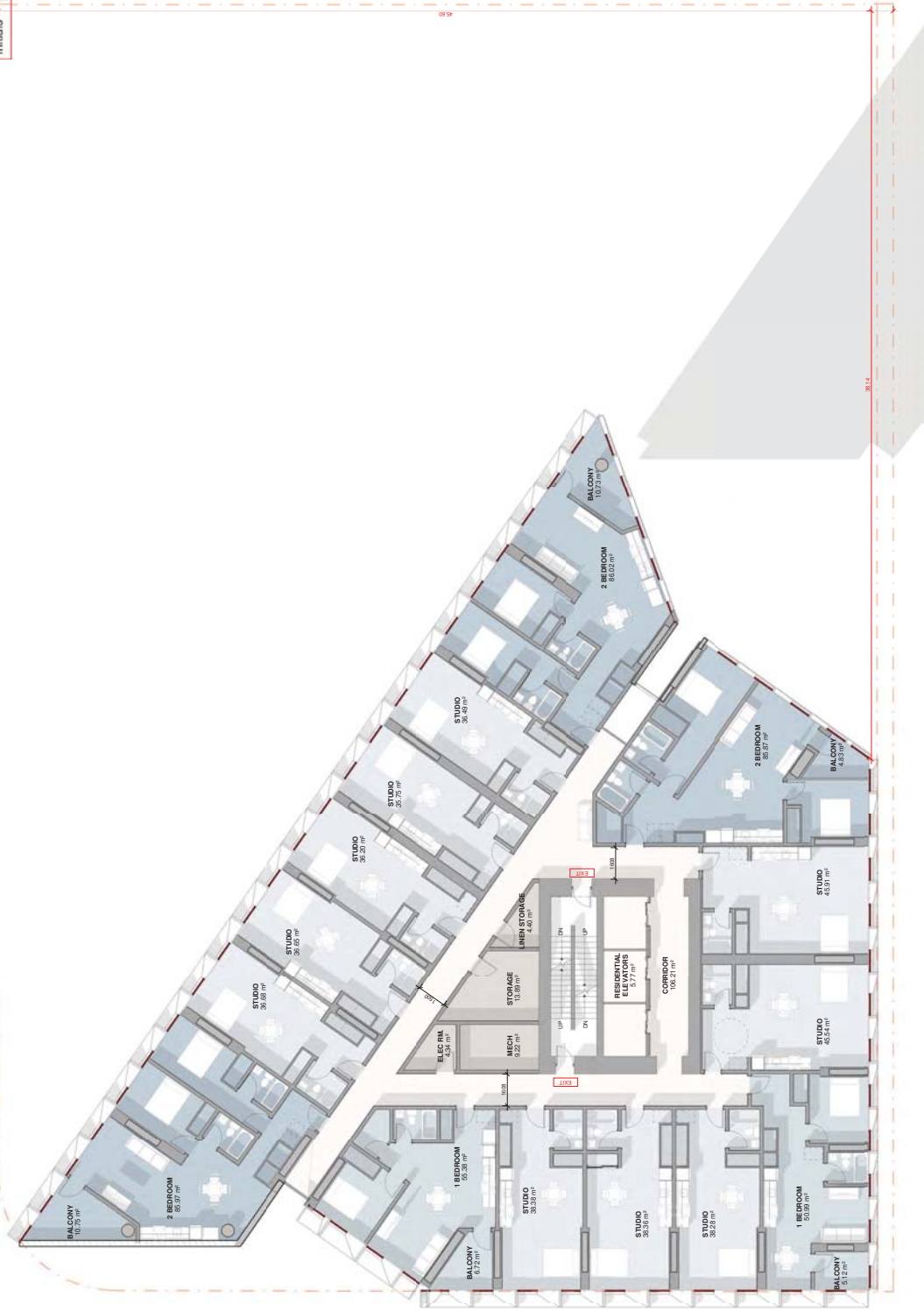


LEVEL 8
UBCO DOWNTOWN KELOWNA



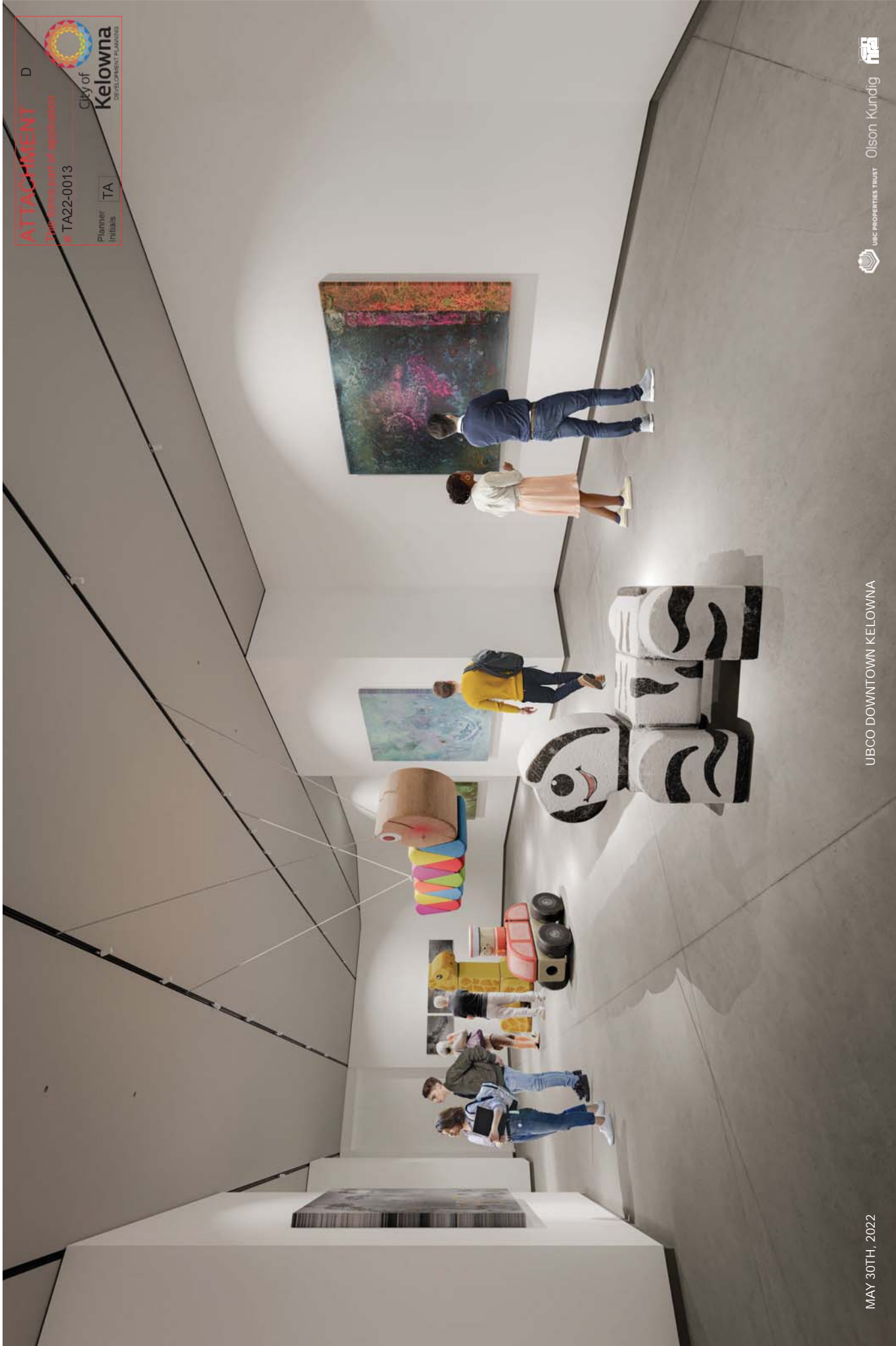
LEVEL 11

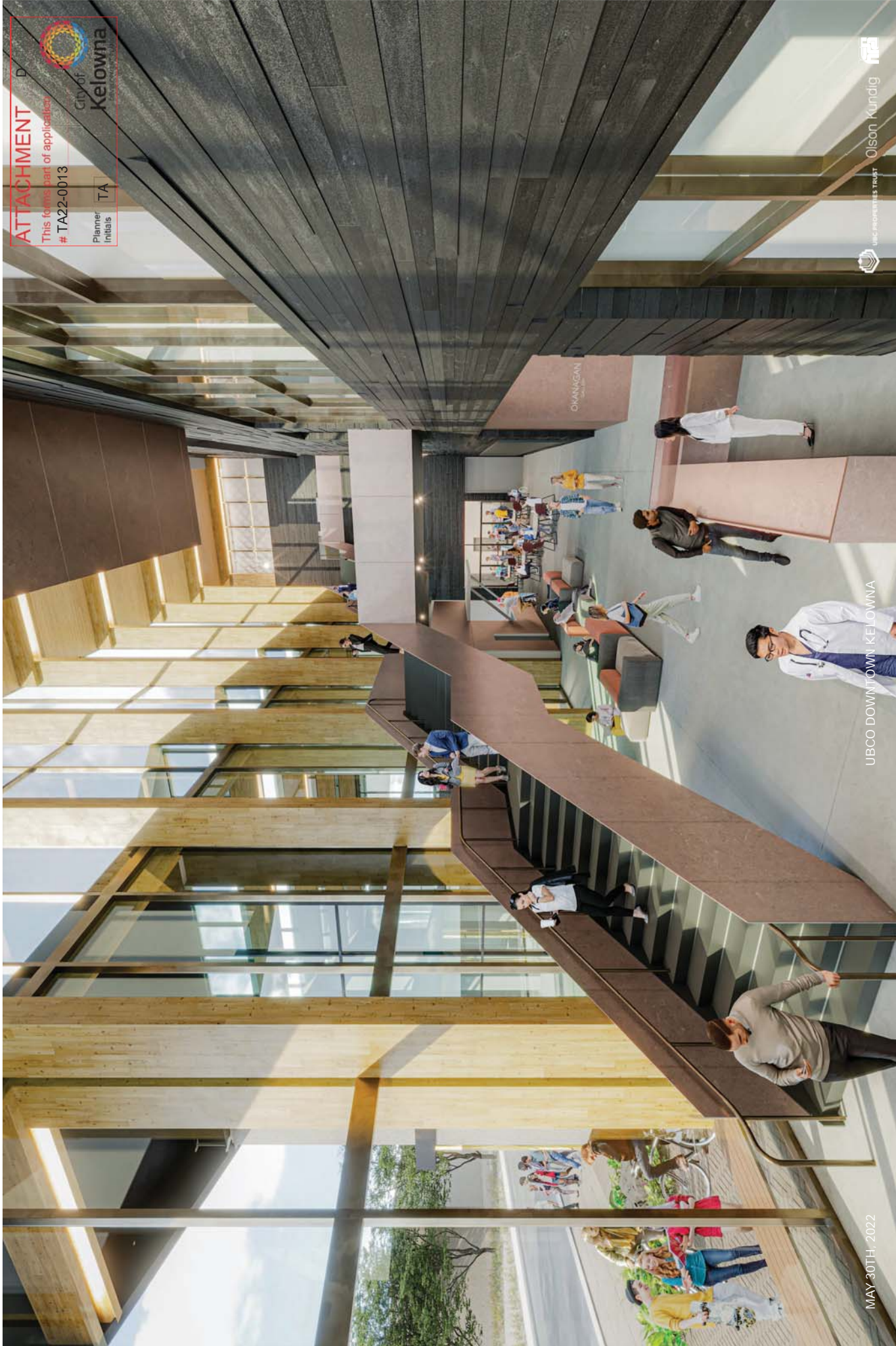
UBCO DOWNTOWN KELOWNA



LEVEL 12-42
 UBCO DOWNTOWN KELOWNA

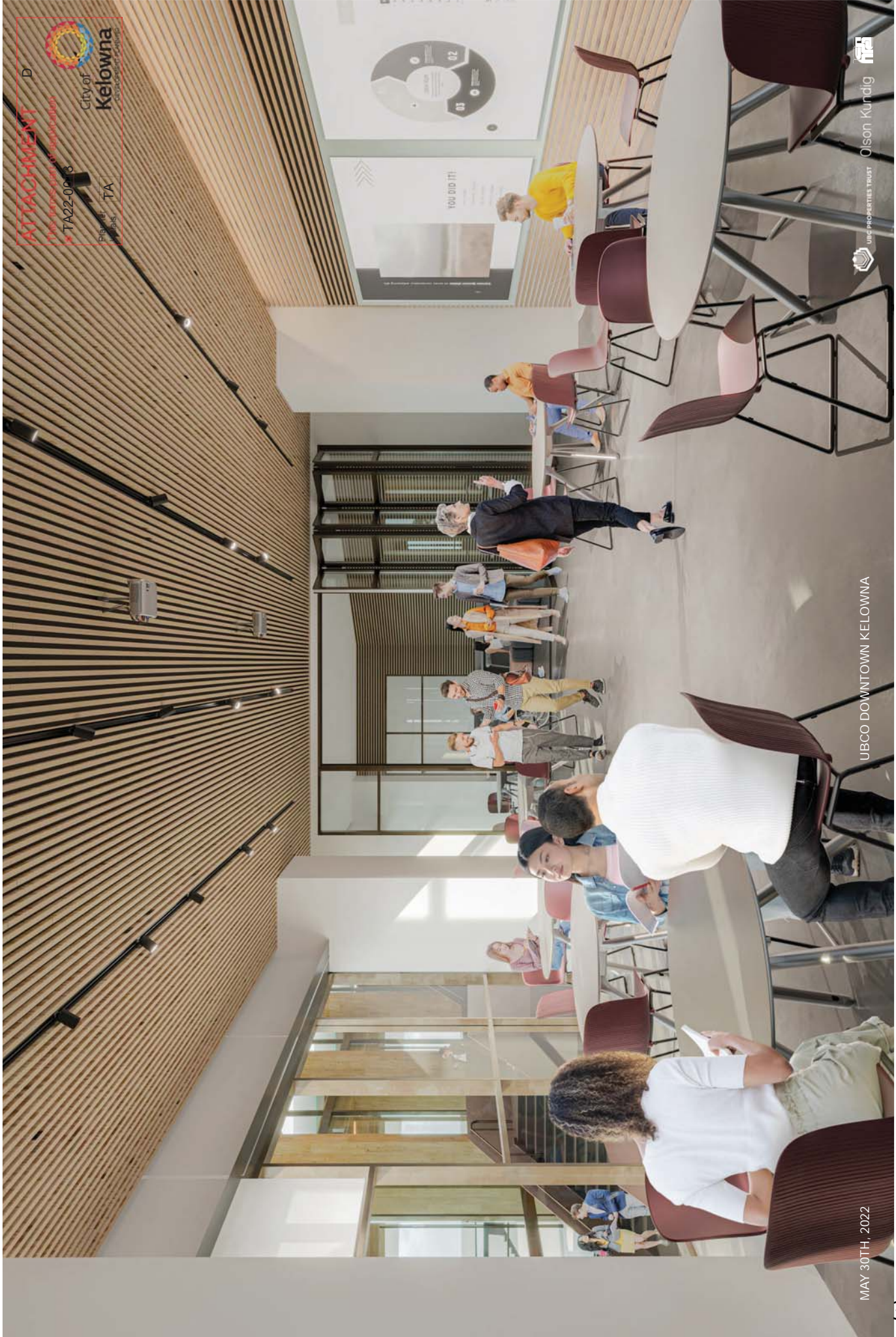
MAY 30TH, 2022





UBCO DOWNTOWN KELOWNA

MAY 30TH, 2022



ATTACHMENT D
UBCO PROPERTIES TRUST
TA22-0013
Project TA
UBCO



UBCO DOWNTOWN KELOWNA

MAY 30TH, 2022

UBCO PROPERTIES TRUST
Olson Kundig



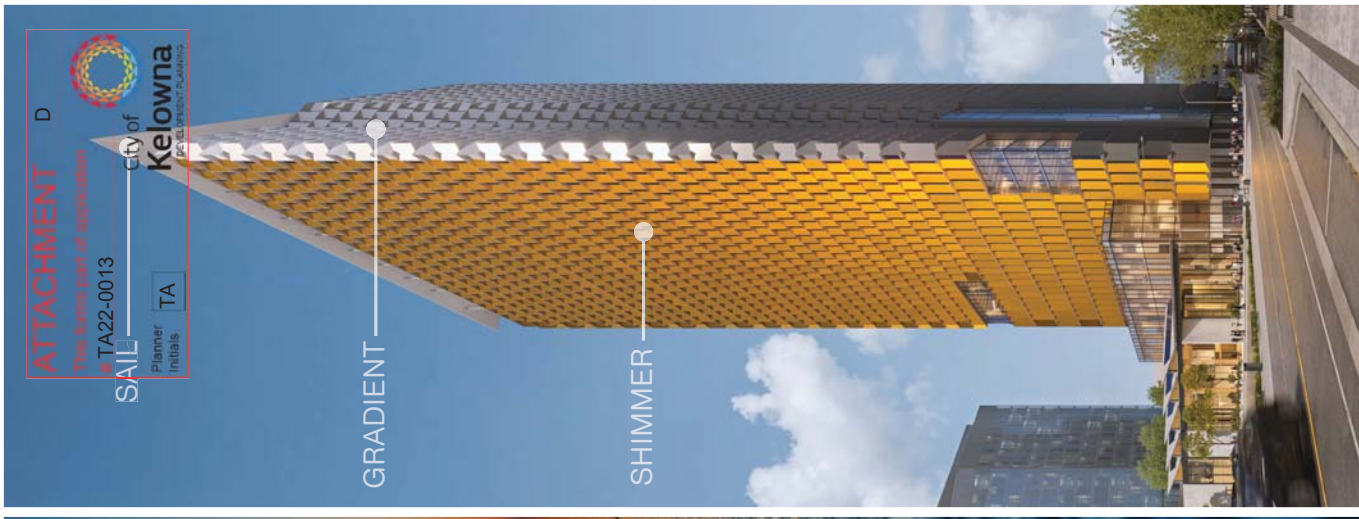
GRADIENT



SHIMMER



SAIL





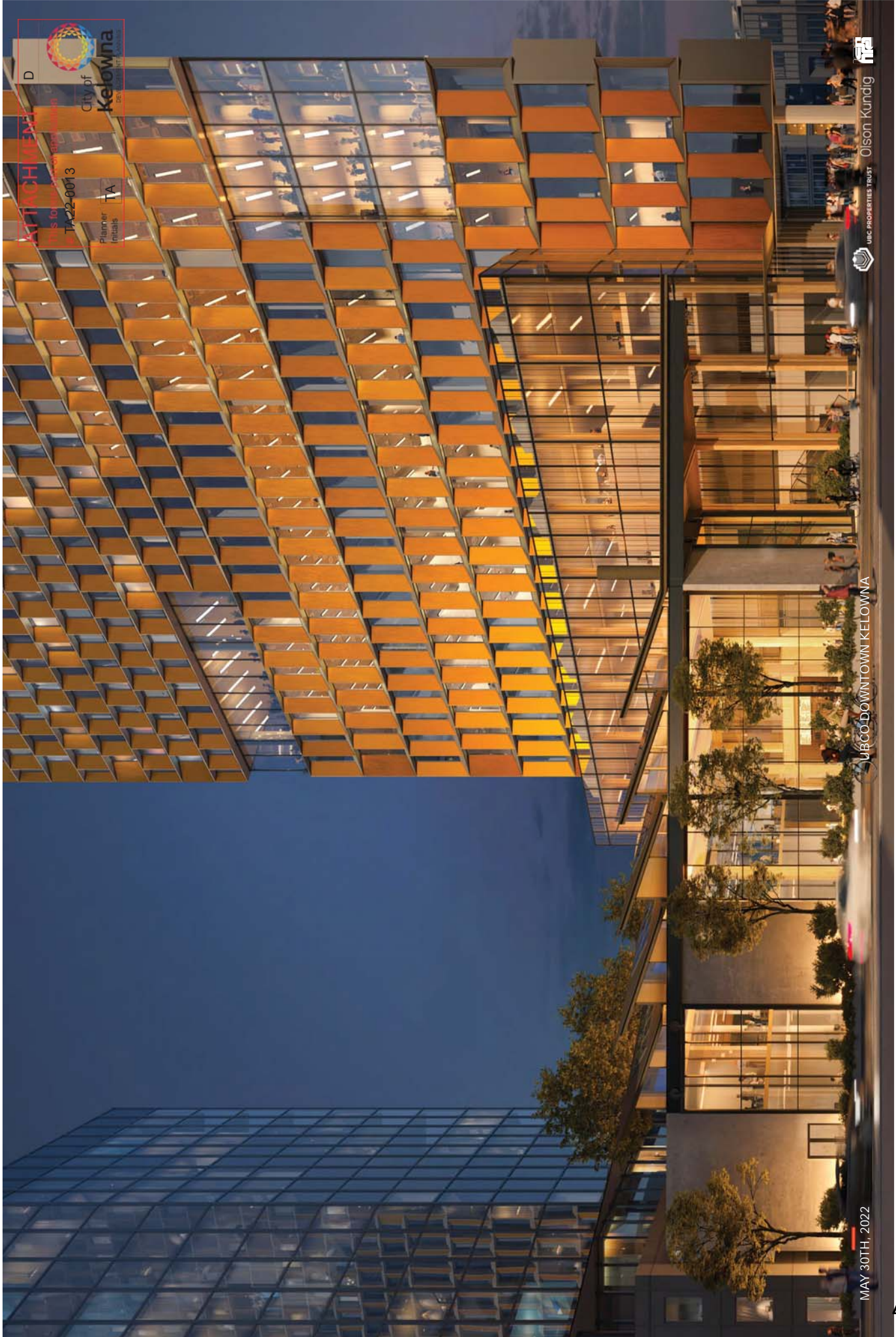
MAY 30TH, 2022

UBCO DOWNTOWN KELOWNA

UBCO PROPERTIES TRUST

Olson Kundig





ATTACHMENT D
This is for the City of Kelowna
TA22-0013
Planner initials
TA
City of Kelowna
DEVELOPMENT SERVICES

UBCO DOWNTOWN KELOWNA

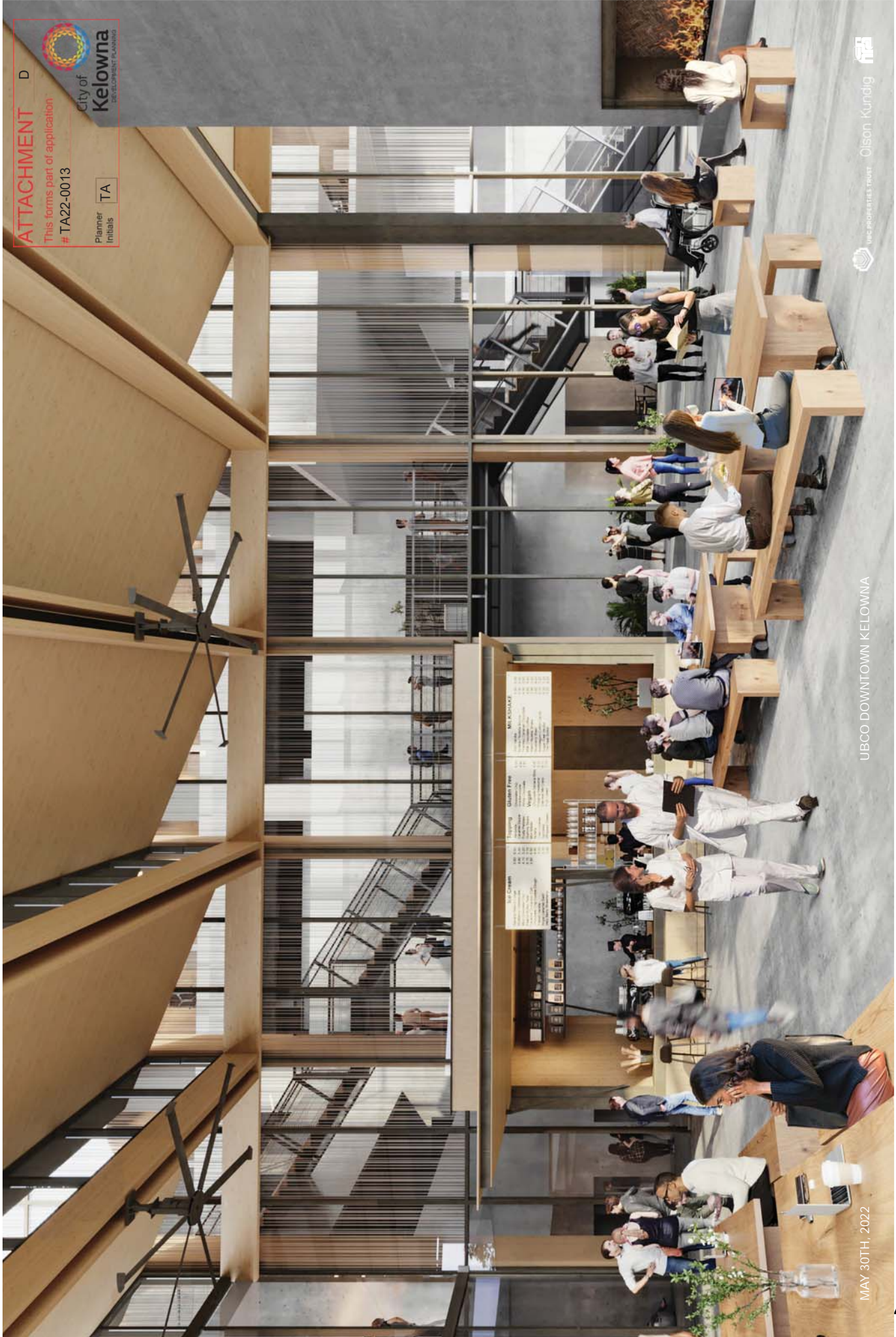
MAY 30TH, 2022



UBCO PROPERTIES TRUST

Olson Kundig





UBCO DOWNTOWN KELOWNA

MAY 30TH, 2022

UBCO PROPERTIES TRUST
Olson Kundig



ATTACHMENT D

This forms part of application # TA22-0013

Planner Initials TA


City of Kelowna
DEVELOPMENT PLANNING



ATTACHMENT D
This form is part of application
TA22-0013
Planner
Initials TA

UBCO DOWNTOWN KELOWNA

MAY 30TH, 2022

UBC PROPERTIES TRUST
Olson Kundig



ATTACHMENT D
This forms part of application
TA22-0013
Planner Initials TA
City of Kelowna
DEVELOPMENT PLANNING



ATTACHMENT D

This forms part of application
TA22-0013

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials
TA

MAY 30TH, 2022

UBCO DOWNTOWN KELOWNA

TA22-0013

Z21-0110

550 Doyle Ave

Rezoning to a Comprehensive Development Zone

Proposal

- ▶ To amend the zoning bylaw by adding proposed CD28 – University of British Columbia Downtown Campus zone; and
- ▶ To rezone a portion of the subject property from C7 – Central Business Commercial zone to the proposed CD28 zone to facilitate the orderly development of a University.

Development Process

Dec 23, 2021

Development Application Submitted



Staff Review & Circulation



May 30, 2022

Public Notification Received



July 11, 2022

Initial Consideration



Public Hearing, Reading Consideration



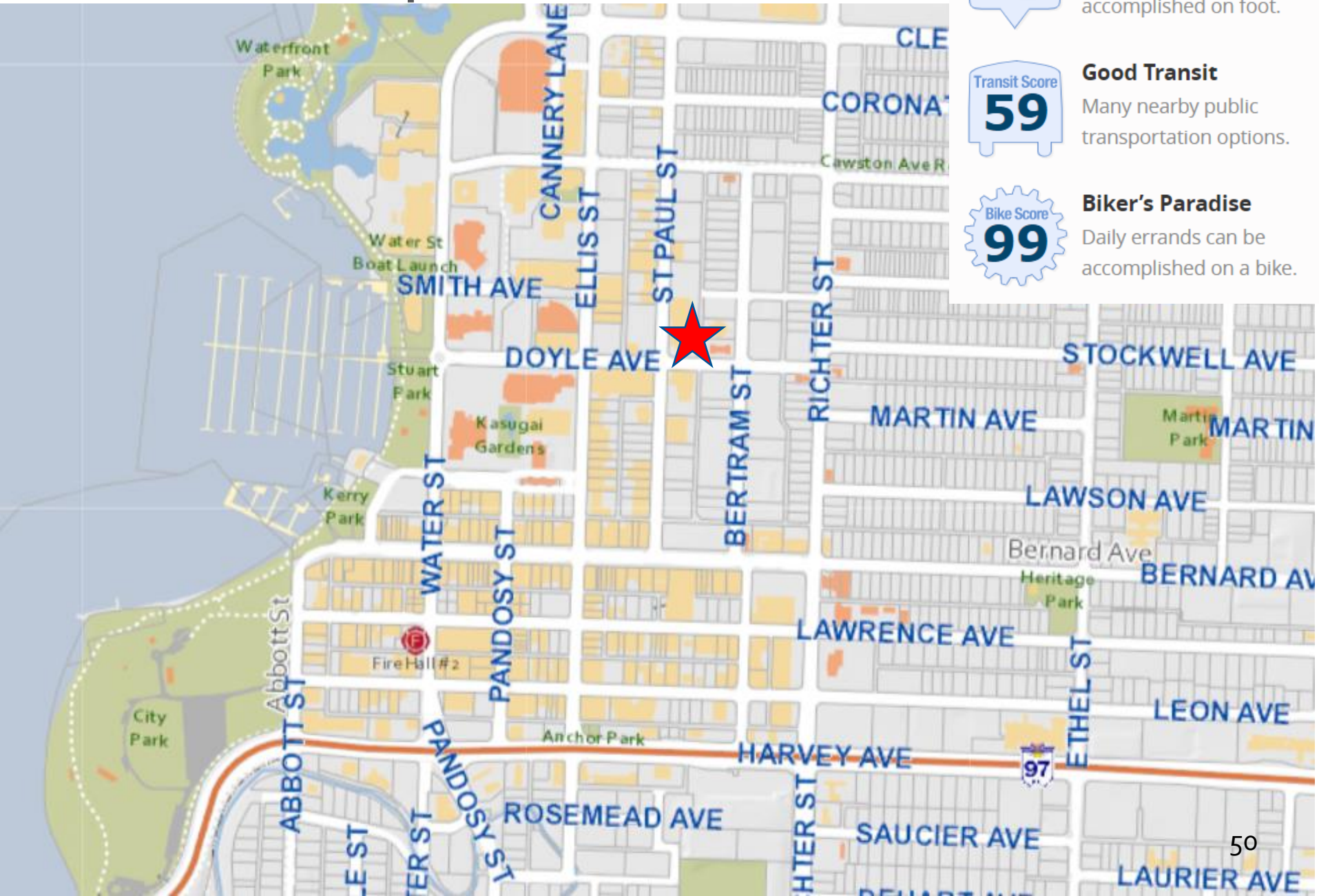
Final Reading



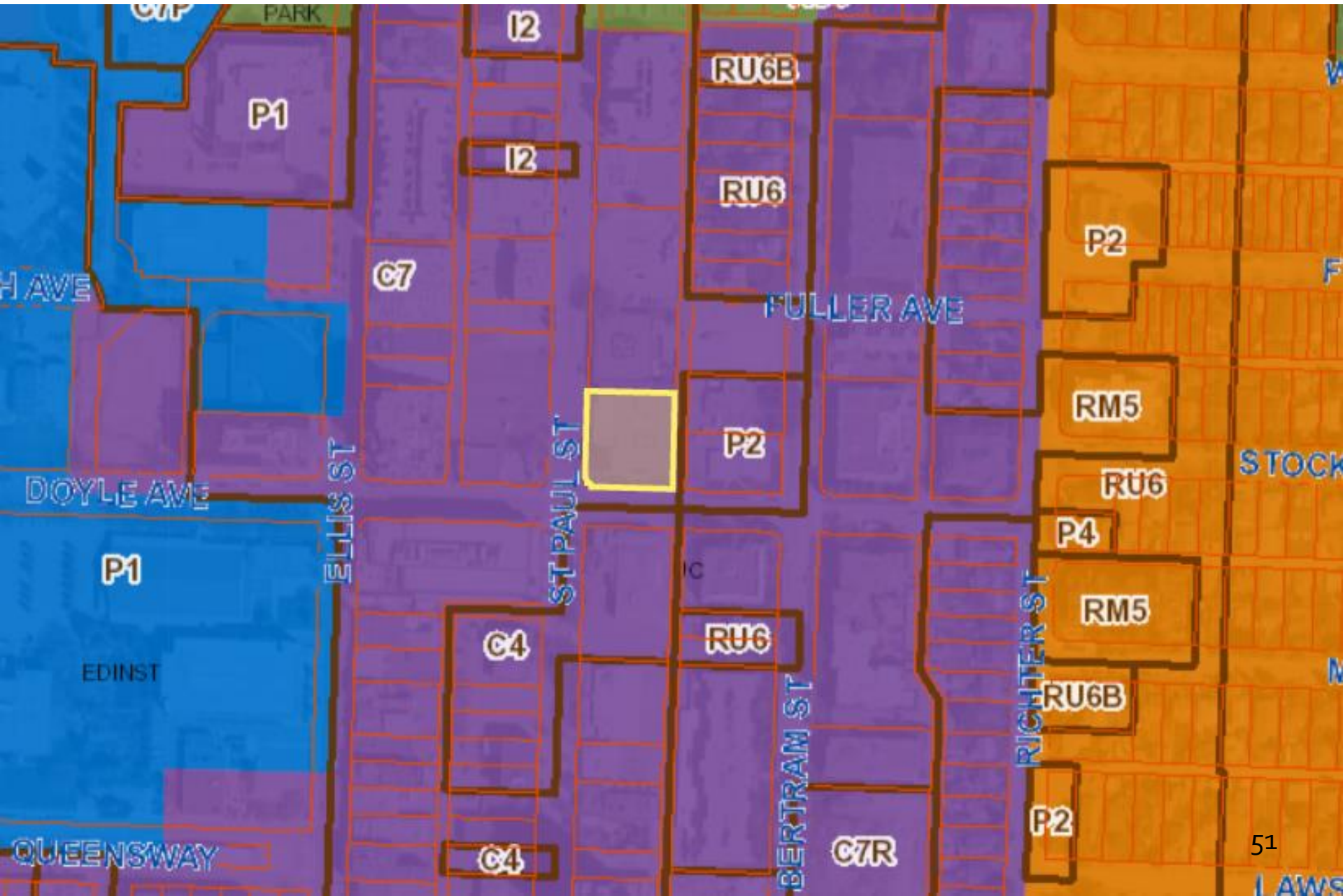
Development Permit

Council
Approvals

Context Map



OCP Future Land Use / Zoning



Subject Property Map



UBC Downtown Campus

- ▶ Creation of a new Downtown campus
 - ▶ Schools of Nursing and Social Work
 - ▶ Student housing
- ▶ Tall tower form
- ▶ No parking podium – all underground parking
- ▶ Ground-oriented health and food services
- ▶ Significant amenity and plaza spaces
- ▶ Enhanced streetscape along Doyle and St. Paul
- ▶ LEED Gold Certification

Draft Site Plan

Doyle Ave

St Paul St

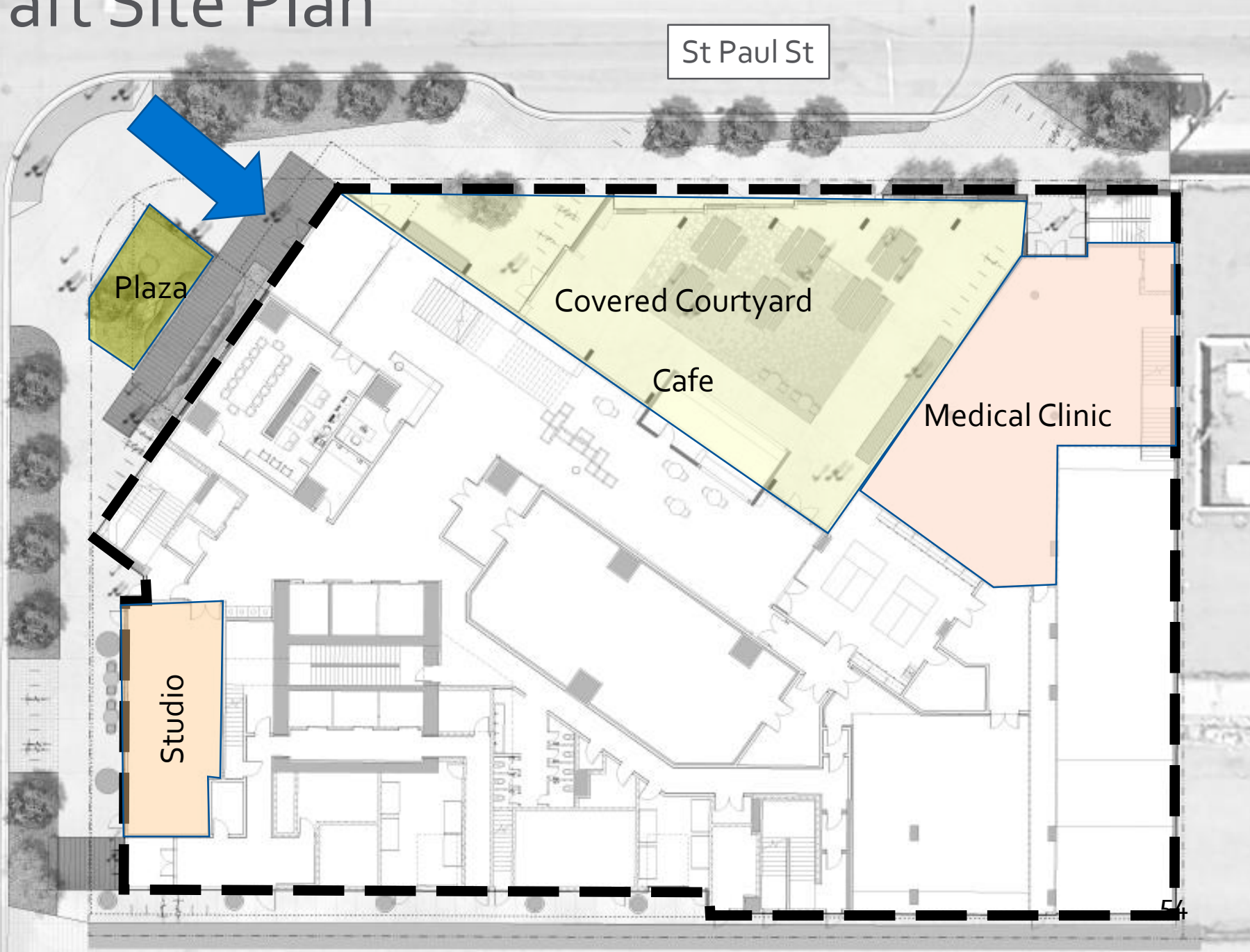
Plaza

Covered Courtyard

Cafe

Medical Clinic

Studio



Draft Rendering



Doyle Ave

Draft Rendering- Entrance



St Paul St

CD28 – UBC Downtown Campus

- ▶ The purpose is to provide a zone for the development of a comprehensively planned Downtown University Campus; to allow the full range of academic, research, and other supporting land uses essential to a leading-edge university program and campus.

CD28 – UBC Downtown Campus

- ▶ Not a zone, height, or FAR that would be considered for private-sector development
- ▶ Creation of a zone to provide the framework for Development Permit consideration

Permitted Uses

Uses	('P' Principal Use, 'S' Secondary Use)
Apartment Housing	P
Child Care Centre, Major	S
Cultural and Recreation Services	S
Education Services	P
Health Services	S
Liquor Primary Establishment	S
Office	S
Participant Recreation Services, Indoor	S
Professional Services	S
Religious Assemblies	S
Retail	S

Height, FAR, & Floor Plate

Max. FAR	14.0 FAR	
Max. Height	46 storeys and 160.0 m	
Max. Floor Plate Sizes	Levels	Maximum Floor Plate
	1 – 3	2,350 m ²
	4 – 8	1,400 m ²
	9 – 11	1,260 m ²
	12 – 46	1,110 m ²

Vehicle Parking

Min. Commercial	1.0 space / 100 m ²
Min. Education Services	1.8 spaces / 100 m ²
Min. Office	0.5 space / 100 m ²
Min. Residential ¹ Studio 1-bed 2-bed	0.2 spaces / unit 0.3 spaces / unit 0.5 spaces / unit
Min. Visitor	0.14 spaces / unit
Min. Regular Spaces Max. Small Spaces	50% 50%
Min. Loading Spaces	3

Bicycle Parking

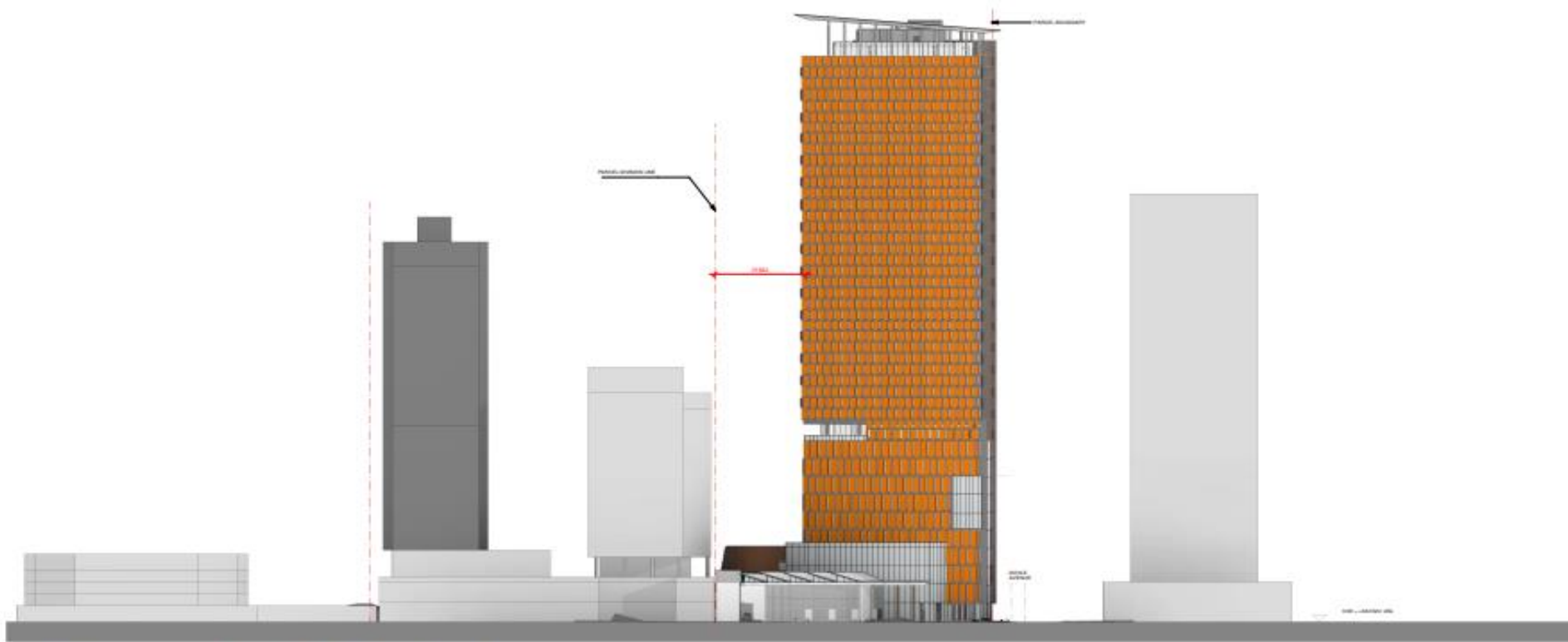
	Long Term	Short Term
Min. Commercial	n/a	2
Min. Education Services	n/a	46
Min. Office	n/a	2
Min. Residential Studio 1-bed 2-bed	1 spaces / unit 1 spaces / unit 2 spaces / unit	29

Street Level Activation

Min. Frontage at Street Level	Provide minimum 80% of the principal frontage as an active commercial, cultural, educational, or civic space and minimum 75% on secondary street frontage.
Urban Plaza	Provide an Urban Plaza at grade along one street frontage Min. 42.0 m²
Corner Treatment	Provide a predominant entrance lobby at the corner of the street intersection.

- ▶ Grand entrance with urban plaza
- ▶ Public/Private gathering space along St Paul St

St Paul St Context



1 STREETScape ELEVATION ST. PAUL - NEW CONSTRUCTION
1 : 300

Doyle Ave Context



① STREETScape ELEVATION DOYLE ST. - NEW CONSTRUCTION
1:1000

OCP Policies & Objectives

- ▶ **Policy 4.1.5 Partnerships with Post-Secondary Institutions**
 - ▶ Consider creative partnerships to attract post-secondary institutions to [Urban Centres](#) and to promote economic and cultural growth in those neighbourhoods.

OCP Policies & Objectives

- ▶ Objective 4.1 Strengthen the Urban Centres as Kelowna's primary hubs of activity
- ▶ Policy 4.1.2 Urban Centre Hierarchy
 - ▶ Downtown
- ▶ Policy 12.4.2 Energy Efficient Design
 - ▶ LEED Gold Certification

OCP Policies & Objectives

- ▶ **Policy 4.4.3 Taller Downtown Buildings**
- ▶ Consider taller building forms with significant public benefits:
 - ▶ Rental housing (student housing)
 - ▶ Post-secondary institutions
 - ▶ Health and medical uses
 - ▶ Enhanced streetscape & cycling facilities
 - ▶ Outstanding architectural design

Skyline Principles

- ▶ Visual interest through variation in height & floor plate
- ▶ Proposed building is a stand-out building in terms of height due to the stand-out use
- ▶ Subject property located in centre of Downtown well away from waterfront and cultural areas
- ▶ Distinct architectural features and high-quality materials
- ▶ Provides high profile status to a post secondary institution as the tallest building in the City
- ▶ Is not a zone, height, or FAR that would be available to private-sector development

Staff Recommendation

- ▶ Staff recommend support of the proposed text amendment and rezoning:
 - ▶ Creation of a zone to provide the framework for Development Permit consideration
 - ▶ Aligned with OCP Policies & Objectives
 - ▶ Aligned with Imagine Kelowna principles



Conclusion of Staff Remarks



UBC PROPERTIES TRUST

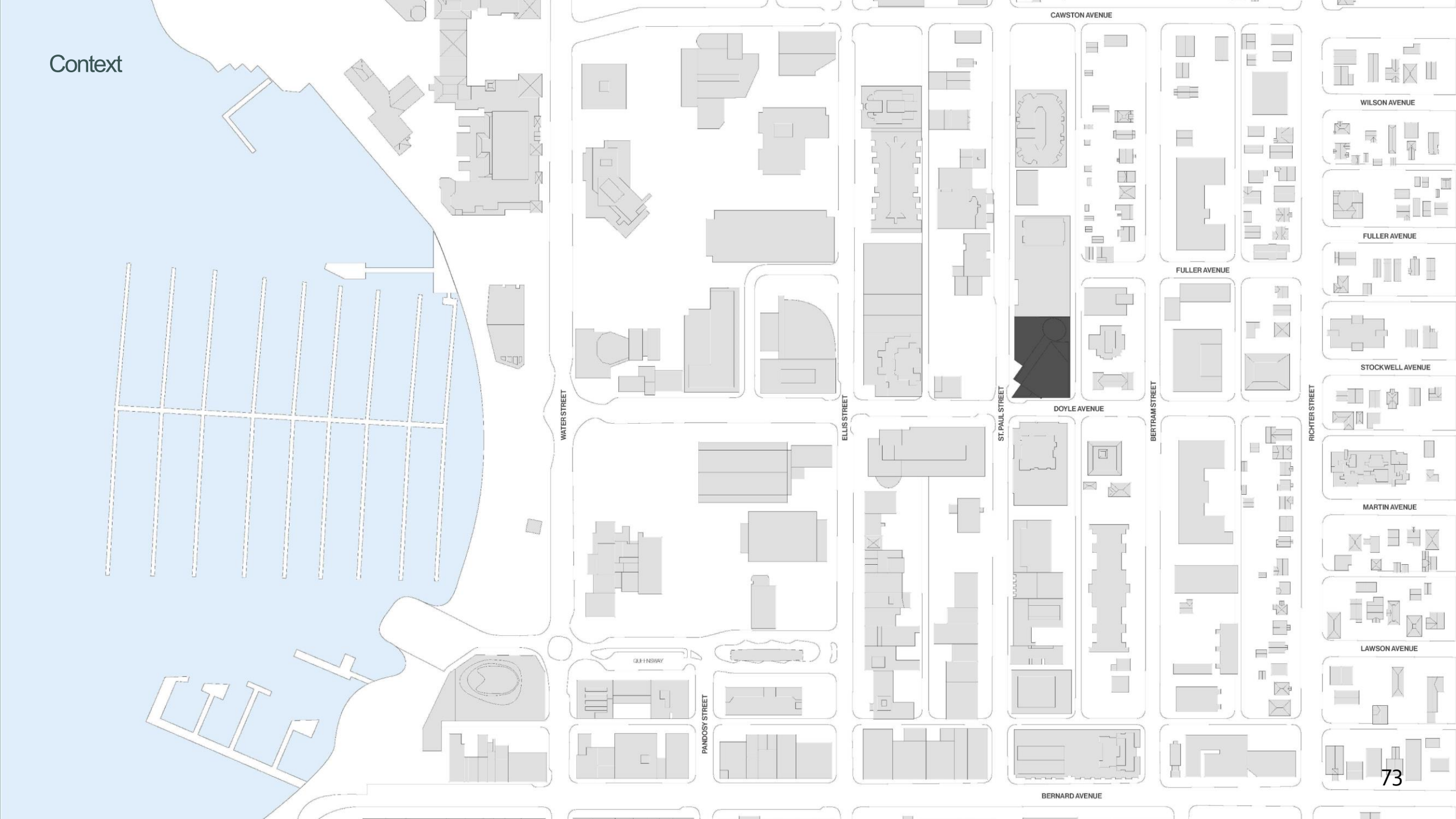


Olson Kundig

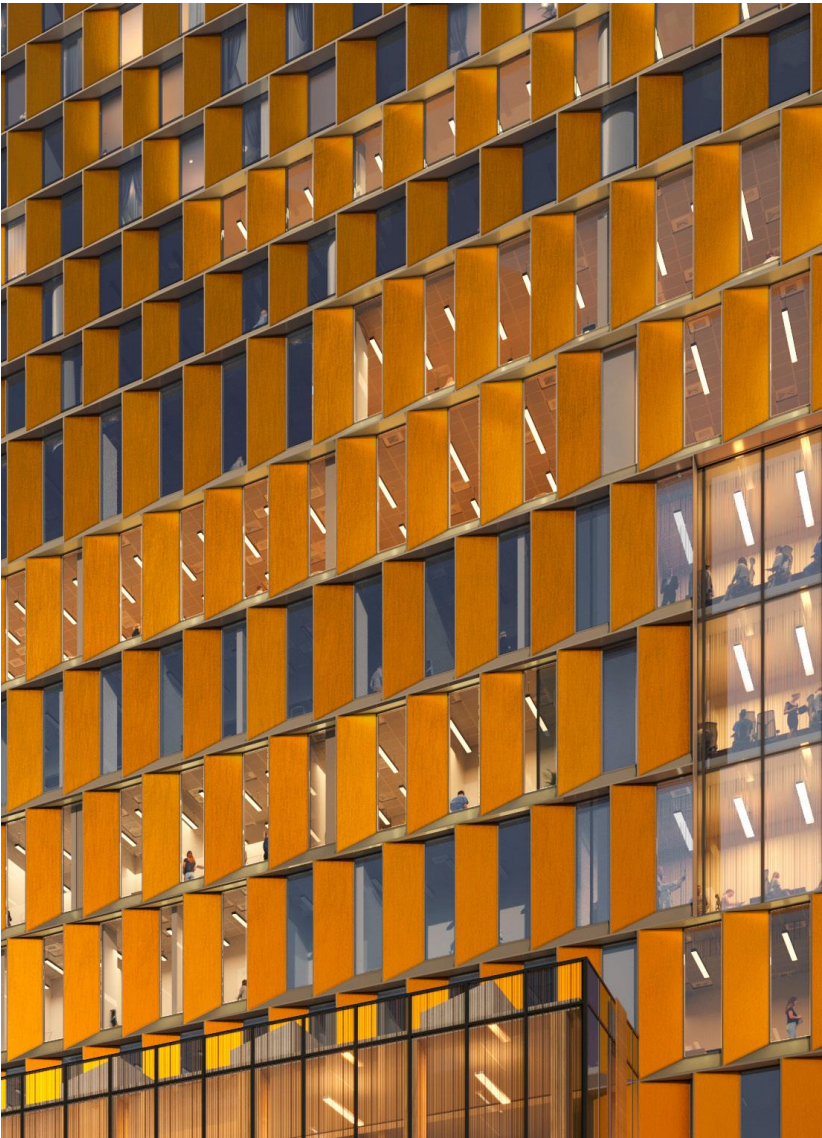
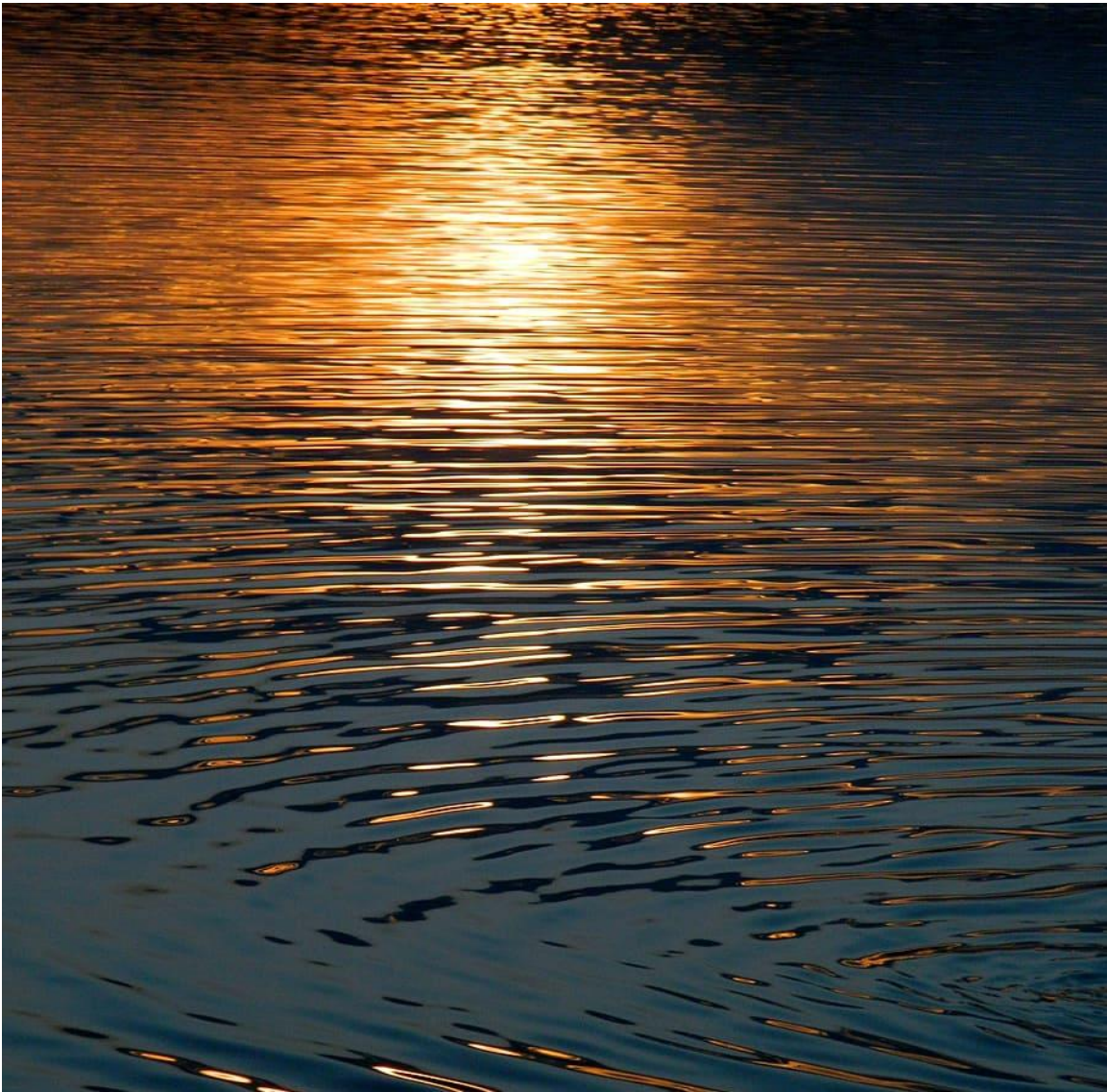
UBCO Downtown Campus

Public Open House

Context



Shimmer



Gradient



Sail



Sustainability and Climate Action



01 BC Step Code



02 Low carbon concrete



03 Regenerative Resource Center (L11)



04 Solar wall on the South facade



05 LEED Gold



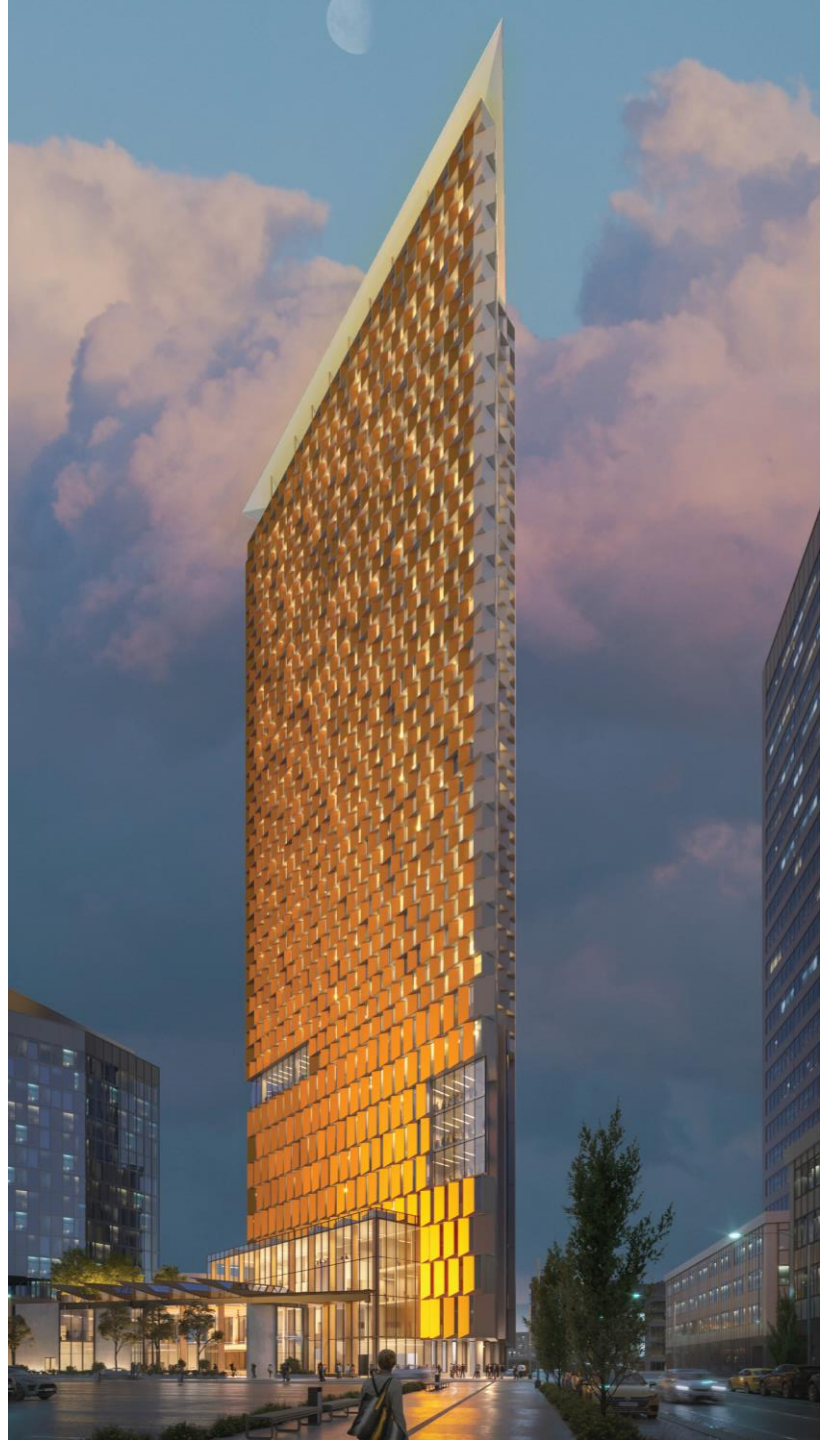
06 Shower Drain Water Heat Recovery



07 Greywater Reuse













Ice Cream		Topping		Gluten Free		MILKSHAKE	
Vanilla Soft Serve	\$3.50	Chocolate Chip	\$1.50	Vanilla Soft Serve	\$3.50	Vanilla Soft Serve	\$3.50
Chocolate Soft Serve	\$3.50	Strawberry	\$1.50	Chocolate Soft Serve	\$3.50	Chocolate Soft Serve	\$3.50
Strawberry Soft Serve	\$3.50	Vanilla	\$1.50	Vanilla Soft Serve	\$3.50	Vanilla Soft Serve	\$3.50
Vanilla Soft Serve	\$3.50	Vanilla	\$1.50	Vanilla Soft Serve	\$3.50	Vanilla Soft Serve	\$3.50
Vanilla Soft Serve	\$3.50	Vanilla	\$1.50	Vanilla Soft Serve	\$3.50	Vanilla Soft Serve	\$3.50
Vanilla Soft Serve	\$3.50	Vanilla	\$1.50	Vanilla Soft Serve	\$3.50	Vanilla Soft Serve	\$3.50
Vanilla Soft Serve	\$3.50	Vanilla	\$1.50	Vanilla Soft Serve	\$3.50	Vanilla Soft Serve	\$3.50
Vanilla Soft Serve	\$3.50	Vanilla	\$1.50	Vanilla Soft Serve	\$3.50	Vanilla Soft Serve	\$3.50
Vanilla Soft Serve	\$3.50	Vanilla	\$1.50	Vanilla Soft Serve	\$3.50	Vanilla Soft Serve	\$3.50





OKANAGAN
GALLERY







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About Us

WELCOME TO APCURE. AN AMAZING HOSPITAL IN HANDLING

INTRODUCTION

HEALTH IS SOMETHING THAT MUST OWNED BY HUMANS

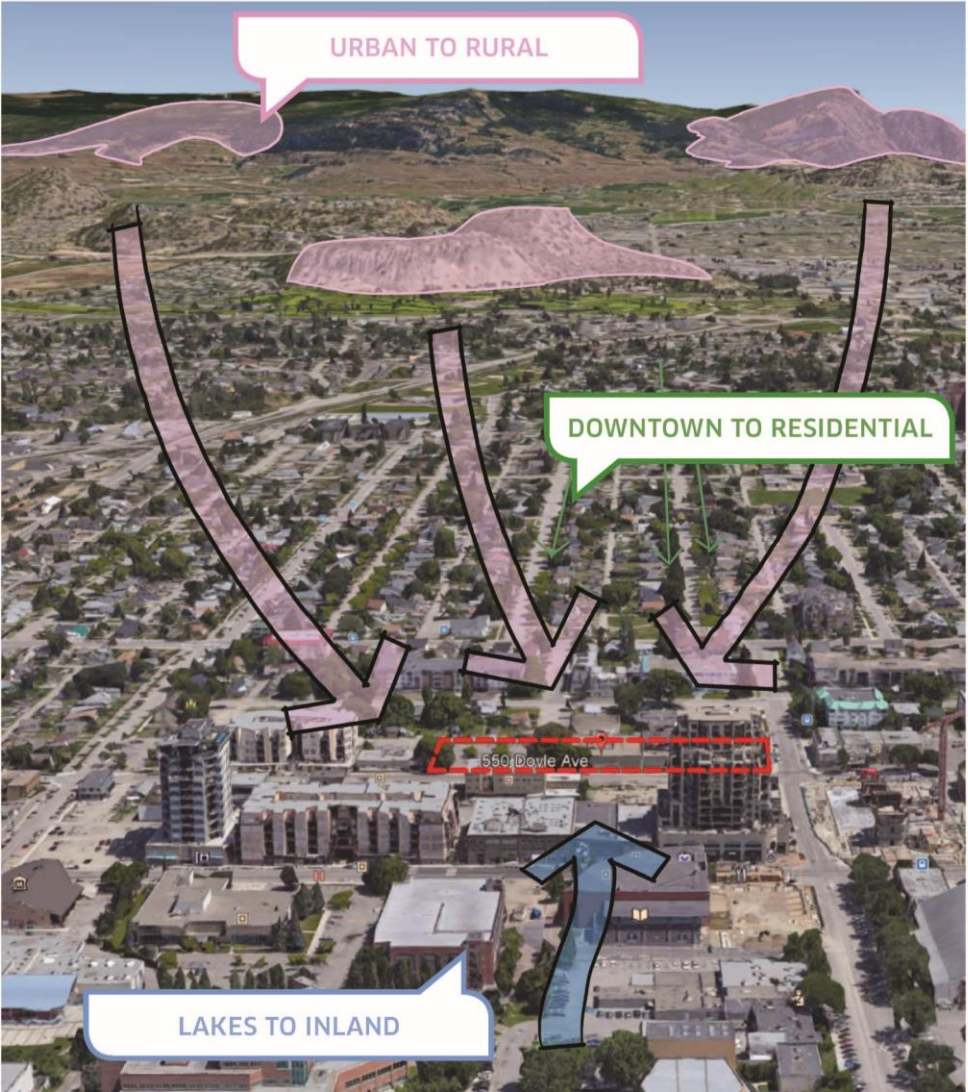
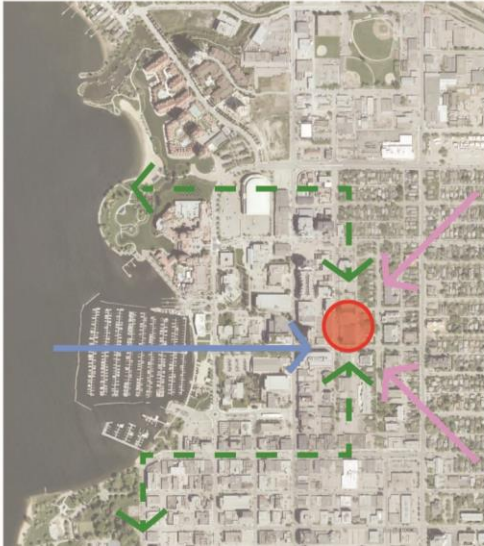
Portfolio

HEALTH IS SOMETHING THAT MUST OWNED BY HUMANS

Context



UBCO comes downtown
Unites urban with rural
Downtown to residential
The lake to inland regions



The surrounding region



Draw inspiration from the surrounding region.



Understand key gradients in the land.



What does it mean to insert a landscape into a downtown area?

A variety of program



Student life is the key driver - and presents major landscape opportunities

Site wants to generate and facilitate urban life

Academic, Offices, Workplace Gatherings, Career Fairs, Food Events, Residential Amenities

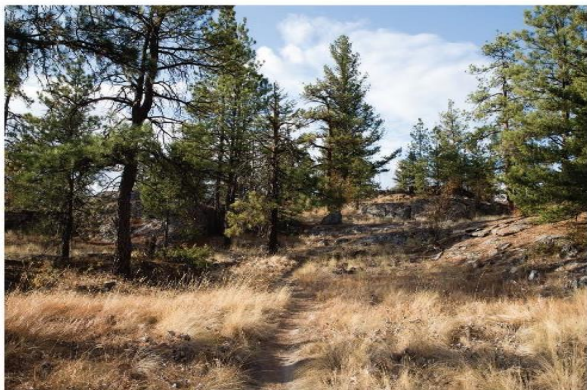
Landscape drivers

The landscape architecture and design of outdoor spaces are then organized around 3 key principles.

1

SITE AS A MEETING POINT & REFLECTION

Much as the site acts as an edge condition - joining rural to urban, downtown to residential areas, and the lake to inland zones - it should facilitate gatherings and reflect the surrounding landscape.



2

CHARACTER BY ELEVATION

The landscape character of the Okanagan is wonderfully varied, and often changes occur alongside shifts in elevation. Each of the zones in the project will start or occupy a unique character related to its height in the project, with differing material and plant palette selections by zone.



3

A DIVERSITY OF USES

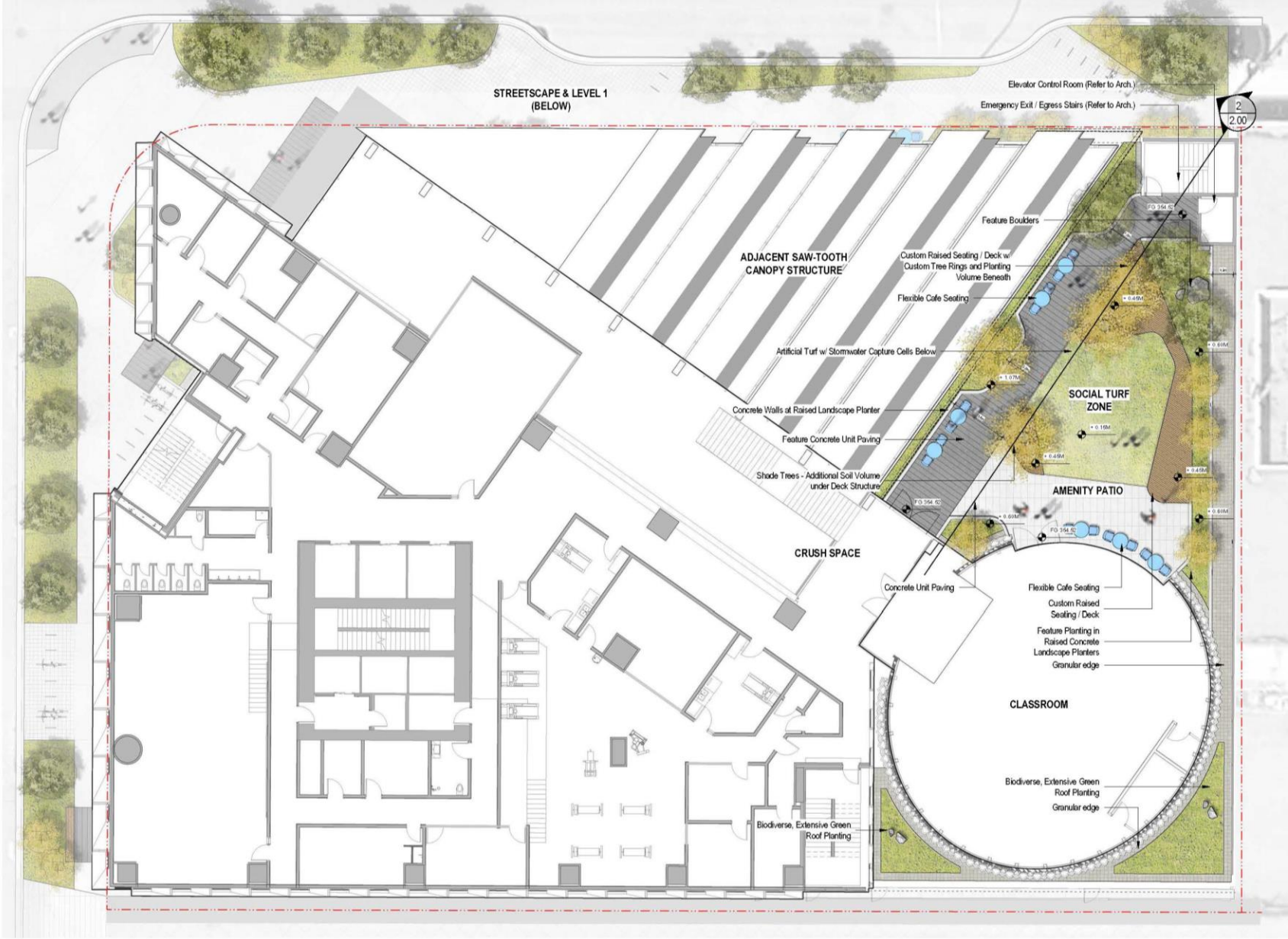
With students, office workers, residential users, teaching staff, and the public - all from a diversity of backgrounds - coming to the site, the outdoor zones have been formed to allow for many social combinations. Groups of varying sizes, activity levels, and needs will all find a favourite spot within the project.



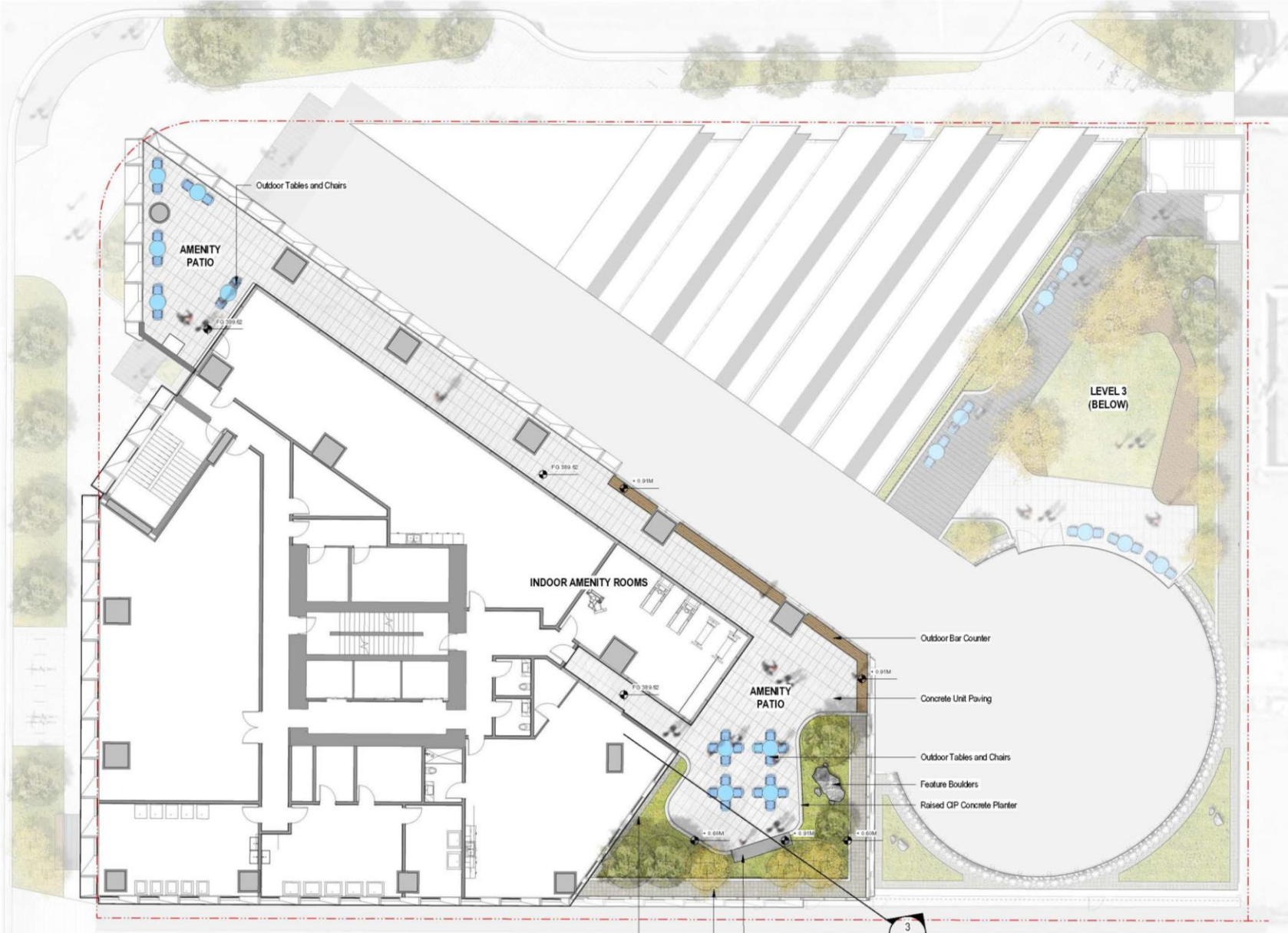
Landscape
Plan level 1













Landscape
Plan level 3



Landscape
Plan level 11



[illegible]

-  LEARNING SPACES
-  PUBLIC ENGAGEMENT
LEARNING SUITE
-  FACULTY OF HEALTH & SOCIAL
DEVELOPMENT (FHSD)
-  FACULTY OF CREATIVE
AND CRITICAL STUDIES
(FCCS) AND FACULTY OF
ENGINEERING (FoE)
-  OFFICE OF VP RESEARCH
-  UBCO EXECUTIVE OFFICE
-  UBC SERVICES AND
ACADEMIC SUPPORT SPACE
-  UBC UNASSIGNED ACADEMIC
SPACE
-  BUILDING SUPPORT
-  RESIDENTIAL LOBBY

Plan level 2



Date
July 26, 2022



Project title

UBCO Downtown Campus

Plan level 4



Date
July 26, 2022



Project title

UBCO Downtown Campus

Plan level 6



Plan level 7

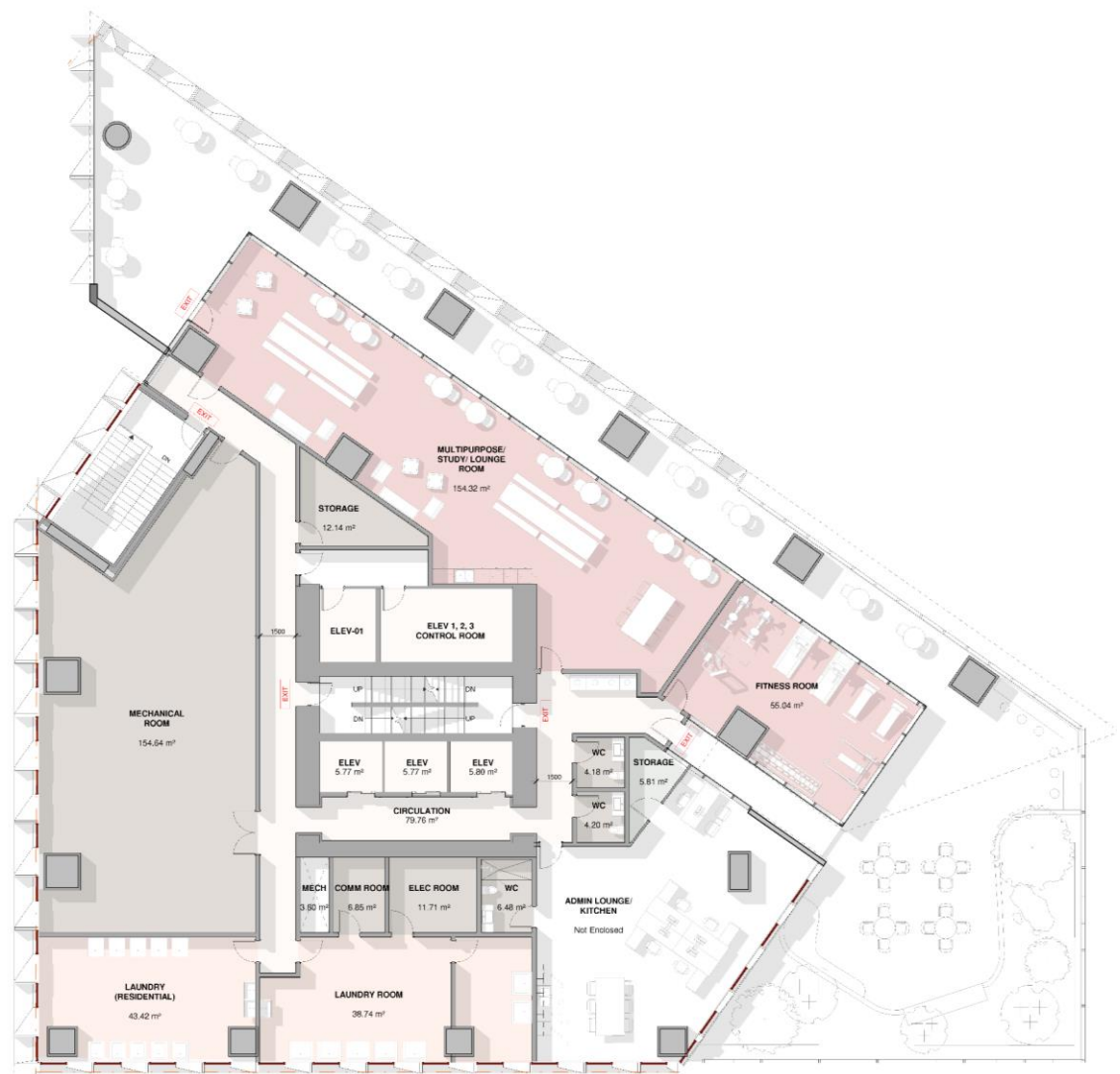


Date
July 26, 2022



- Project title
- UBCO Downtown Campus

Plan level 11



- LEARNING SPACES
- PUBLIC ENGAGEMENT LEARNING SUITE
- FACULTY OF HEALTH & SOCIAL DEVELOPMENT (FHSD)
- FACULTY OF CREATIVE & CRITICAL STUDIES (FCCS) AND FACULTY OF ENGINEERING (FoE)
- OFFICE OF VP RESEARCH
- UBCO EXECUTIVE OFFICE
- UBC SERVICES AND ACADEMIC SUPPORT SPACE
- UBC UNASSIGNED ACADEMIC SPACE
- BUILDING SUPPORT
- RESIDENTIAL LOBBY

Plan level 12-44



CITY OF KELOWNA

BYLAW NO. 12415

TA22-0013 – New CD28 – University of British Columbia Downtown Campus Zone

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

1. THAT **Section 1 – General Administration, 1.3 Zoning Map, 1.3.1** be amended by adding in its appropriated location in **Section 18 – Comprehensive Development Zones** the following:

CD28	University of British Columbia Downtown Campus Zone 28
------	--

2. AND THAT a new **CD28 – University of British Columbia Downtown Campus Zone** be added to **Section 18 – Schedule B - Comprehensive Development Zones** as outlined in Schedule "A" attached to and forming part of this bylaw;
3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 11th day of June, 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 City of Kelowna on the

Mayor

City Clerk

Schedule "A"

Section 1.1 - Zone Purpose	
Zones	Purpose
CD28 – University of British Columbia Downtown Campus Zone	The purpose is to provide a zone for the development of a comprehensively planned Downtown University Campus; to allow the full range of academic, research, and other supporting land uses essential to a leading-edge university program and campus.

Section 1.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
CD28 – University of British Columbia Downtown Campus Zone	n/a	n/a

Section 1.3 – CD28 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use)
Apartment Housing	P
Child Care Centre, Major	S
Cultural and Recreation Services	S
Education Services	P
Food Primary Establishment	S
Health Services	S
Liquor Primary Establishment	S
Office	S
Participant Recreation Services, Indoor	S
Professional Services	S
Religious Assemblies	S
Retail	S

Section 1.4 – CD28 Subdivision Regulations	
Min. Lot Width	45.0 m
Min. Lot Area	2900 m ²
Min. Lot Depth	65.0 m

Section 1.5 – CD28 Development Regulations		
m = metres		
Max. FAR	14.0 FAR	
Max. Height	46 storeys and 160.0 m	
Max. Site Coverage of all Buildings	85%	
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	100%	
Min. Setbacks	0.0 m	
Max. Floor Plate Sizes	Levels	Maximum Floor Plate
	1 – 3	2,350 m ²
	4 – 8	1,400 m ²
	9 – 11	1,260 m ²
	12 – 46	1,110 m ²
Min. Frontage at Street Level	Provide minimum 80% of the principal frontage as an active commercial, cultural, educational, or civic space and minimum 75% on secondary street frontage.	
Urban Plaza	Provide an Urban Plaza at grade along one street frontage Min. 42.0 m²	
Corner Treatment	Provide a predominant entrance lobby at the corner of the street intersection.	

Annexure 1

Section 1.6 – CD28 Vehicle Parking Regulations ¹ m = metres		
Min. Commercial	1.0 space / 100 m ²	
Min. Education Services	1.8 spaces / 100 m ²	
Min. Office	0.5 space / 100 m ²	
Min. Residential ¹ Studio 1-bed 2-bed	0.2 spaces / unit 0.3 spaces / unit 0.5 spaces / unit	
Min. Visitor	0.14 spaces / unit	
Min. Regular Spaces	50%	
Max. Small Spaces	50%	
Min. Loading Spaces	3	
Section 1.7 – CD28 Bicycle Parking Regulations		
	Long Term	Short Term
Min. Commercial	n/a	2
Min. Education Services	n/a	46
Min. Office	n/a	2
Min. Residential Studio 1-bed 2-bed	1 spaces / unit 1 spaces / unit 2 spaces / unit	29
FOOTNOTES (Section 1.6)		
¹ Residential Parking Stalls may be located in tandem.		

CITY OF KELOWNA

BYLAW NO. 12416

Z21-0110

550 Doyle 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 portions of PARCEL A (KK73272) District Lot 139, ODYD, Plan KAP45917 located on Doyle Avenue, Kelowna, BC from the C7 – Central Business Commercial zone to the CD28 – University of British Columbia Downtown Campus zone as per Map "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 11th day of July, 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

