

City of Kelowna

Regular Council Meeting

AGENDA



Monday, November 14, 2022

1:30 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. Call to Order

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

This Meeting is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

2. Confirmation of Minutes

6 - 19

PM Meeting - October 3, 2022

Inaugural Meeting - November 7, 2022

3. Development Application Reports & Related Bylaws

3.1. Upper Mission Ct 5639 - OCP21-0021 (BL12439) Z21-0079 (BL12440) - Calcan Investments Inc., Inc.No. BCo383776

20 - 38

To amend the Official Community Plan to change the future land use designation of portions of the subject property and to rezone portions of the subject property to facilitate the addition of 1 residential lot to an adjacent residential subdivision.

3.2. Upper Mission Ct 5639 - BL12439 (OCP21-0021) - Calcan Investments Inc., Inc.No. BCo383776

39 - 40

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

To give Bylaw No. 12439 first reading in order to change the future land use of portions of the subject property from the NAT – Natural Areas designation to the S-MU – Suburban Multiple Unit designation.

3.3. Upper Mission Ct 5639 - BL12440 (Z21-0079) - Calcan Investments Inc., Inc.No. BCo383776

41 - 42

To give Bylaw No. 12440 first reading in order to rezone portions of the subject property from the P3 – Parks and Open Space zone to the RU1 – Large Lot Housing zone.

- 3.4. Upper Mission Dr 5548 - OCP21-0015 (BL12442) - Z21-0051 (BL12443) - Calcan Investments Inc., Inc. No. BCo383776** 43 - 64
- To amend the Official Community Plan to change the future land use designation of portions of the subject property and to rezone portions of the subject property to facilitate a 7-lot bareland strata subdivision.
- 3.5. Upper Mission Dr 5548 - BL12442 (OCP21-0015) - Calcan Investments Inc., Inc. No. BCo383776** 65 - 66
- Requires a majority of all members of Council (5).**
- To give Bylaw No. 12442 first reading in order to rezone portions of the subject property from the P3 – Parks and Open Space zone to the RU1 – Large Lot Housing zone.
- 3.6. Upper Mission Dr 5548 - BL12443 (Z21-0051) - Calcan Investments Inc., Inc. No. BCo383776** 67 - 68
- To give Bylaw No. 12443 first reading in order to rezone portions of the subject property from the P3 – Parks and Open Space zone to the RU1 – Large Lot Housing zone.
- 3.7. Glenmore Rd N 2340 - OCP22-0005 (BL12446) Z22-0033 (BL12447) - City of Kelowna** 69 - 89
- To amend the Official Community Plan to change the future land use designation of the subject property and to rezone the subject property to facilitate the development of the future Glenmore Firehall.
- 3.8. Glenmore Rd N 2340 - BL12446 (OCP22-0005) - City of Kelowna** 90 - 90
- Requires a majority of all members of Council (5).**
- To give Bylaw No. 12446 first reading in order to change the Future Land Use designation of the subject property from the R-AGR–Rural–Agricultural and Resource designation to the EDINST – Educational/Institutional designation.
- 3.9. Glenmore Rd N 2340 - BL12447 (Z22-0033) - City of Kelowna** 91 - 91
- To give Bylaw No. 12447 first reading in order to rezone the subject property from the A1 – Agriculture zone to the P1 – Major Institutional zone
- 3.10. Harvey Ave 801-831 Saucier Ave 802-812 - Z21-0041 (BL12436) - Westrich Saucier Developments BC Ltd., Inc.No. BC1367262** 92 - 139
- To rezone the subject properties from the RU4 – Two Dwelling Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate the development of long-term rental Apartment Housing.

| | | |
|--------------|---|------------------|
| 3.11. | Leathead Rd 460 and Fraser Rd 605 - Z20-0066 (BL12437) - 1342833 BC Ltd., Inc.No. BC1342833 | 140 - 162 |
| | To rescind all three readings given to Bylaws No. 12129 and 12130 and to rezone the subject properties from the RU1 – Large Lot Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development. | |
| 3.12. | Leathead Rd 460 and Fraser Rd 605 - BL12129 (OCP21-0013) - 1342833 BC Ltd., Inc.No. BC1342833 | 163 - 164 |
| | To rescind first, second and third readings of Bylaw No. 12129 | |
| 3.13. | Leathead Rd 460 and Fraser Rd 605 - BL12130 (Z20-0066) - 1342833 BC Ltd., Inc.No. BC1342833 | 165 - 166 |
| | To rescind first, second and third readings given to Bylaw No. 12130. | |
| 3.14. | Windsong Cres 5031, Z22-0051 (BL 12441) - Rahul Chaudhary and Anita Kharod | 167 - 183 |
| | To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1cc – Large Lot Housing with Child Care Centre. | |
| 3.15. | Franklyn Rd 975 - Z22-0029 (BL 12448) - Gurdish Johal | 184 - 206 |
| | To rezone the subject property from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone. | |
| 3.16. | Miller Rd 3940 - HD22-0001 (BL12450) - Shona Renay Harrison | 207 - 226 |
| | To designate the J.N. Thompson House as a municipal heritage building under Section 611 of the Local Government Act. | |
| 3.17. | Miller Rd 3940 - BL12450 (HD22-0001) - Shona Renay Harrison.docx | 227 - 228 |
| | To give Bylaw No. 12450 first reading to designate 9430 Miller Road a Heritage Designation. | |
| 3.18. | Rezoning Bylaws Supplemental Report to Council | 229 - 230 |
| | To receive a summary of notice of first reading for Rezoning Bylaws No. 12429, 12430, 12432 and 12433 and to give the bylaws further reading consideration. | |
| 3.19. | Rezoning Applications | |
| | To give first, second and third reading and adopt to rezoning applications. | |
| | The following bylaws will be read together unless Council wants to separate one of the bylaws. | |

| | | |
|----------------|--|------------------|
| 3.19.1. | Raymer Rd 705 - BL12429 (Z22-0046) - Empirical Homes Ltd, Inc. No. BC 1244290 | 231 - 231 |
| | To give Bylaw No. 12429 first, second and third reading and adopt to rezone the subject property from the RU1c - large Lot Housing with Carriage House zone to the RU4 - Duplex zone. | |
| 3.19.2. | Horak Rd, 4510 - BL12432 (Z22-0036) - Kevin Gerard Fornwald and Jane Eve Fornwald | 232 - 232 |
| | To give Bylaw No. 12432 first, second and third reading reading and adopt to rezone the subject property from the RU1 Large Lot Housing zone to the RU1C - Large Lot Housing with Carriage House zone. | |
| 3.20. | Rezoning Applications | |
| | To give first, second and third reading to rezoning applications. | |
| | The following bylaws will be read together unless Council wants to separate one of the bylaws. | |
| 3.20.1. | Gordon Dr 1603-1615 - BL12430 (Z22-0020) - PC Urban (1605 Gordon Drive) Holdings Corp. Inc. No. BC1316531 | 233 - 233 |
| | To give Bylaw No. 12430 first, second and third reading to rezone the subject property from the CA1 - Core Area Mixed Use zone to the CA1r - Core Area Mixed Use Rental Only zone. | |
| 3.20.2. | McCarthy Rd 9640 - BL12433 (Z12-0038) - Nicola Va (9640 McCarthy) Nomi Inc. Inc. No. BC1333757 | 234 - 234 |
| | To give Bylaw No. 12433 first, second and third reading to rezone the subject property from the I3 - Heavy Industrial zone to the I2 - General Industrial zone. | |
| 3.21. | Rescinding of Development Bylaw Readings | 235 - 243 |
| | To rescind all bylaw readings given to obsolete Rezoning, Official Community Plan (OCP), Text Amendment (TA) and Land Use Contract Termination (LUCT) bylaws as outlined in Schedule "A". | |
| 3.22. | Development Bylaws to have First Reading Rescinded | 244 - 251 |
| | To rescind first reading of Bylaw No. 11146 and Bylaw No. 11147. | |

3.23. Development Bylaws to have All Readings Rescinded 252 - 291

To rescind first, second and third readings of Bylaw No. 11813, Bylaw No. 11856, Bylaw No. 11878, Bylaw No. 11915, Bylaw No. 12031, Bylaw No. 12032, Bylaw No. 12086, Bylaw No. 12121, Bylaw No. 12157, Bylaw No. 12179, Bylaw No. 12190, Bylaw No. 12211, Bylaw No. 12212, Bylaw No. 12217, Bylaw No. 12218, Bylaw No. 12232, Bylaw No. 12233, Bylaw No. 12318, Bylaw No. 12330, Bylaw No. 12346, Bylaw No. 12362, Bylaw No. 12371, Bylaw No. 12374 and Bylaw No. 12384.

3.24. (W of) Granite Close - DP22-0127 Kinnikinnik Developments Ltd., Inc.No. BCo622664 292 - 328

To issue a Development Permit for the form and character of a 9-unit Row Housing project.

4. Non-Development Reports & Related Bylaws

4.1. Wastewater Utility Rates 2023 329 - 346

To obtain approval for wastewater utility rates for 2023.

4.2. BL12435 - Amendment No. 39 to Sewerage System User Bylaw No. 3480 347 - 349

To give Bylaw No. 12435 first, second and third reading.

4.3. Complimentary On-Street Saturday Parking in December 2022 350 - 358

To obtain approval from Council to provide complimentary on-street parking in the downtown core on Saturdays for the month of December 2022.

4.4. Sponsorship of the 2023 Accelerate Okanagan OKGN Angel Summit 359 - 365

Approval of a \$4,000 sponsorship for the 2023 Accelerate Okanagan OKGN Angel Summit

4.5. 2022 Election Results and Ballot Account 366 - 380

To receive the final results and ballot account for the City of Kelowna 2022 General Local Election.

5. Mayor and Councillor Items

6. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Monday, October 3, 2022
 Time: 1:30 pm
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Members Absent Councillor Maxine DeHart

Staff Present City Manager, Doug Gilchrist*; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith*; Community Planning & Development Manager, Dean Strachan*; Planner, Sara Skabowski*; Planner II, Trisa Atwood*; Planner II, Mark Tanner*; Divisional Director, Partnership & Investments, Derek Edstrom*; Park & Landscape Planner, Melanie Steppuhn*; Park & Landscape Planner, Cadre Simpson*

Staff participating Remotely Senior Airport Finance & Corporate Services Manager, Shayne Dyrdal*; Legislative Coordinator (Confidential), Clint McKenzie

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:34 p.m.

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

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

2. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R0724/2022/10/04 THAT the Minutes of the Regular Meetings of Sept 20, 2022 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Supplemental Report – Site Specific Text Amendment Reading Consideration

Moved By Councillor Stack/Seconded By Councillor Sieben

R0725/2022/10/04 THAT Council receives, for information, the Supplemental Report from the Office of the City Clerk dated October 3, 2022 regarding a Zoning Bylaw Text Amendment Bylaw that requires reading consideration;

AND THAT the Zoning Bylaw Text Amendment Application TA22-0003, located at 2605 O'Reilly Road, Kelowna BC, be forwarded to a Public Hearing for further consideration.

Carried

3.2 O'Reilly Rd 2605 - BL12434 (TA22-0003) - William and Maria Kitsch

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

R0726/2022/10/04 THAT Bylaw No. 12434 be read a first time.

Carried

3.3 Raymer Rd 705 - Z22-0046 (BL12429) - Empirical Homes Ltd., Inc.No. BC1244290

Staff displayed a PowerPoint presentation outlining the application.

Moved By Councillor Sieben/Seconded By Councillor Given

R0727/2022/10/04 THAT Rezoning Application No. Z22-0046 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 District Lot 358 ODYD PLAN EPP74249, located at 705 Raymer Rd, Kelowna, BC from the RU1c – Large Lot Housing with Carriage House zone to the RU4 – Duplex Housing zone, be considered by Council.

Carried

3.4 Gordon Dr 1603-1615 - Z22-0020 (BL12430) - PC Urban (1605 Gordon Drive) Holdings Corp., Inc.No. BC1316531

Councillor Hodge declared a conflict as he lives in the notification area and left the meeting at 1:40 p.m.

Staff displayed a PowerPoint presentation outlining the application.

Moved By Councillor Sieben/Seconded By Councillor Wooldridge

R0728/2022/10/04 THAT Rezoning Application No. Z22-0020 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 DL 137 ODYD Plan 8837 Except Plan H16278, located at 1603 – 1615 Gordon Dr, Kelowna, BC from the CA1 – Core Area Mixed Use zone to the CA1r – Core Area Mixed Use Rental Only zone be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated October 3, 2022;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration of a 219 Restrictive Covenant on title ensuring Child Care Centre Use in perpetuity;

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

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

Carried

Councillor Hodge returned to the meeting at 1:48 p.m.

3.5 4510 Horak Rd - Z22-0036 (BL12432) - Kevin Gerard Fornwald and Jane Eve Fornwald

Staff displayed a PowerPoint presentation outlining the application.

Moved By Councillor Stack/Seconded By Councillor Given

R0729/2022/10/04 THAT Rezoning Application No. Z22-0036 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT F District Lot 358 ODYD Plan 24838, located at 4510 Horak Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council.

Carried

3.6 McCarthy Rd 9640 - Z22-0038 (BL12433) - Nicola Va (9640 McCarthy) Nominee Inc., Inc.No. BC1333757

Staff displayed a PowerPoint presentation outlining the application.

Moved By Councillor Singh/Seconded By Councillor Stack

R0730/2022/10/04 THAT Rezoning Application No. Z22-0038 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Sections 10 and 11 Township 20 ODYD Plan EPP91012, located at 9640 McCarthy Road, Kelowna, BC from the I2 – General Industrial zone and the I3 – Heavy Industrial zone to the I2 – General industrial zone, be considered by Council;

And THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated October 3rd, 2022;

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

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

Carried

3.7 Pacific Ave 1144 - Z20-0013 (BL12084) - Rescind Rezoning Bylaw

Moved By Councillor Sieben/Seconded By Councillor Stack

R0731/2022/10/04 THAT Council receives, for information, the Report from the Development Planning Department dated October 3, 2022 with respect to Rezoning Application No. Z20-0013 for the property located at 1144 Pacific Ave.

AND THAT Bylaw No. 12084 be forwarded for rescindment consideration and the file be closed.

Carried

3.8 Pacific Ave 1144 - BL12084 (Z20-0013) - City of Kelowna

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R0732/2022/10/04 THAT Bylaw No. 12084 be rescinded at first, second and third reading.

Carried

3.9 Coronation Ave 608 618 624 632 - DP22-0025 - Fifth Avenue Properties

Staff displayed a PowerPoint presentation outlining the application.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R0733/2022/10/04 THAT Council authorizes the issuance of Development Permit No. DP22-0025 for Lots 46, 47, 48 & 49, District Lot 139, ODYD, Plan 1037, located at 608, 618, 624 & 632 Coronation Ave, Kelowna, BC subject to the following:

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

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit application in order for the permits to be issued;

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

Carried

4. Bylaws for Adoption (Development Related)

4.1 Amendments Related to Zoning Bylaw No. 12375

Moved By Councillor Hodge/Seconded By Councillor Singh

4.1.1 BL12353 - Amendment No. 15 to Building Bylaw No. 7245

R0734/2022/10/04 THAT Bylaw No. 12353 be adopted.

Carried

Moved By Councillor Hodge/Seconded By Councillor Singh

4.1.2 BL12354 - Amendment No. 7 to Animal and Poultry Regulation Bylaw No. 5421

R0735/2022/10/04 THAT Bylaw No. 12354 be adopted.

Carried

Moved By Councillor Hodge/Seconded By Councillor Singh

4.1.3 BL12355 - Amendment No. 19 to Business Licence Bylaw No. 7878

Moved By Councillor Hodge/Seconded By Councillor Singh

R0736/2022/10/04 THAT Bylaw No. 12355 be adopted.

Carried

Moved By Councillor Hodge/Seconded By Councillor Singh

**4.1.4 BL12356 - Amendment No. 22 to Subdivision, Development & Servicing
Bylaw No. 7900**

R0737/2022/10/04 THAT Bylaw No. 12356 be adopted.

Carried

Moved By Councillor Hodge/Seconded By Councillor Singh

4.1.5 BL12357 - Amendment No. 2 to Sign Bylaw No. 11530

R0738/2022/10/04 THAT Bylaw No. 12357 be adopted.

Carried

Moved By Councillor Hodge/Seconded By Councillor Singh

4.1.6 BL12358 - Amendment No. 4 to Building Numbering Bylaw No. 7071

R0739/2022/10/04 THAT Bylaw No. 12358 be adopted.

Carried

Moved By Councillor Hodge/Seconded By Councillor Singh

**4.1.7 BL12359 - Amendment No. 10 to Revitalization Tax Exemption Bylaw No.
9561**

R0740/2022/10/04 THAT Bylaw No. 12359 be adopted.

Carried

Moved By Councillor Hodge/Seconded By Councillor Singh

4.1.8 BL12360 - Amendment No. 2 to Good Neighbour Bylaw No. 11500

R0741/2022/10/04 THAT Bylaw No. 12360 be adopted.

Carried

Moved By Councillor Hodge/Seconded By Councillor Singh

**4.1.9 BL12361 - Amendment No. 3 to Soil Removal and Deposit Regulation Bylaw
No. 9612**

R0742/2022/10/04 THAT Bylaw No. 12361 be adopted.

Carried

4.1.10 BL12363 - Amendment No. 1 to Short Term Rental and Accommodation Business Licence and Regulation Bylaw No. 11720

Moved By Councillor Hodge/Seconded By Councillor Singh

R0743/2022/10/04 THAT Bylaw No. 12363 be adopted.

Carried

4.1.11 BL12364 - Amendment No. 42 to Traffic Bylaw No. 8120

Moved By Councillor Hodge/Seconded By Councillor Singh

R0744/2022/10/04 THAT Bylaw No. 12364 be adopted.

Carried

4.1.12 BL12365 - Amendment No. 3 to Payment in Lieu Bylaw No. 8125

Moved By Councillor Hodge/Seconded By Councillor Singh

R0745/2022/10/04 THAT Bylaw No. 12365 be adopted.

Carried

4.1.13 BL12368 - Amendment No. 13 to Development Application Fees Bylaw No. 10560

Moved By Councillor Hodge/Seconded By Councillor Singh

R0746/2022/10/04 THAT Bylaw No. 12368 be adopted.

Carried

4.1.14 BL12369 - Amendment No. 32 to Bylaw Notice Enforcement Bylaw No. 10475

Moved By Councillor Hodge/Seconded By Councillor Singh

R0747/2022/10/04 THAT Bylaw No. 12369 be adopted.

Carried

4.2 Development Cost Charge Bylaw Adoption - Informational Report

Moved By Councillor Given/Seconded By Councillor Donn

R0748/2022/10/04 THAT Council receives, for information, the report dated October 3, 2022 pertaining to the adoption of Kelowna Development Cost Charge Reserve Reduction Bylaw No. 12419 and Kelowna Development Cost Charge Bylaw No. 12420;

AND THAT Development Cost Charge Reserve Reduction Bylaw No. 12419 and Development Cost Charge Bylaw No. 12420 be forwarded for adoption consideration

Carried

4.3 BL12419 - Development Cost Charge Reserve Reduction Bylaw

Moved By Councillor Donn/Seconded By Councillor Sieben

R0749/2022/10/04 THAT Bylaw No. 12419 be adopted.

Carried

4.4 BL12420 - Development Cost Charge Bylaw 2022

Moved By Councillor Donn/Seconded By Councillor Sieben

R0750/2022/10/04 THAT Bylaw No. 12420 be adopted.

Carried
Councillor Singh - Opposed

5. Non-Development Reports & Related Bylaws

5.1 Mission Recreation Park Master Plan 2022 Update

Staff displayed a PowerPoint presentation providing an update to the Park Master Plan and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Singh

R0751/2022/10/04 THAT Council receive, for information, this report from Parks and Building Planning, dated October 3, 2022, in consideration of the Mission Recreation Park Master Plan update.

Carried

5.2 Uptown Rutland Business Association Mural Festival - Funding Request

Staff provided a summary of the request and staff recommendation.

Moved By Councillor Sieben/Seconded By Councillor Donn

R0752/2022/10/04 THAT Council received for information the Report from Parks & Building Planning, Dated October 3rd, 2022, regarding funding for the Uptown Rutland Business Association Mural Festival.

AND THAT the 2022 Financial Plan be amended to include \$20,000 to support the 2022 Uptown Rutland Business Association Murals Festival with funding from the Public Art Reserve.

Carried

5.3 Kelowna International Airport Lease - PJS Real Estate Holdings Ltd

Staff participated remotely and shared a PowerPoint presentation summarizing the lease terms.

Moved By Councillor Donn/Seconded By Councillor Sieben

R0753/2022/10/04 THAT Council receives for information the report from Kelowna International Airport and Real Estate dated October 3, 2022, with respect to the lease with PJS Real Estate Holdings Ltd.

Carried

5.4 Kelowna International Airport Sublease - Northland Properties Corporation

Councillor Sieben declared a conflict of interest as the company he works for is the new insurer of record for Northland Properties Corporation and left the meeting at 2:57 p.m.

Staff participated remotely and shared a PowerPoint presentation summarizing the lease terms and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Given

R0754/2022/10/04 THAT Council receives for information the report from Kelowna International Airport and Real Estate dated October 3, 2022, with respect to the sublease with Northland Properties Corporation.

Carried

Councillor Sieben returned to the meeting at 3:04 p.m.

5.5 2022 Financial Plan Amendment - Childcare Grant

Staff participated remotely and confirmed an increase to the grant from the Province necessitated the financial plan amendment.

Moved By Councillor Wooldridge/Seconded By Councillor Donn

R0755/2022/10/04 THAT Council receives for information the report from Kelowna International Airport dated October 3, 2022, with respect to the amendment of the City of Kelowna 2022 Financial Plan;

AND THAT the 2022 Financial Plan be amended to include \$776,100 in grant revenues and \$776,100 in capital costs associated with the Childcare Grant as outlined in the report from Kelowna International Airport dated October 3, 2022;

AND FURTHER THAT the Airport Director be authorized to execute all documents necessary to enter into agreement for the Childcare Grant as outlined in the report from Kelowna International Airport dated October 3, 2022.

Carried

6. Bylaws for Adoption (Non-Development Related)

6.1 BL12025 - Amendment No. 2 to the Tree Protection Bylaw No. 8041

Moved By Councillor Stack/Seconded By Councillor Donn

R0756/2022/10/04 THAT Bylaw No. 12025 be adopted.

Carried

6.2 BL12408 - 2023 Permissive Tax Exemption Bylaw

Moved By Councillor Donn/Seconded By Councillor Stack

R0757/2022/10/04 THAT Bylaw No. 12408 be adopted.

Carried

6.3 BL12423 - Amendment No. 1 to the Development Applications and Heritage Procedures Bylaw No. 12310

Moved By Councillor Sieben/Seconded By Councillor Stack

R0758/2022/10/04 THAT Bylaw No. 12423 be adopted.

Carried

7. Mayor and Councillor Items

Councillor Hodge:

- Spoke to the need to review parking on the section of Sutherland Avenue between Pandosy and Richter as it is a very busy section of road.

Mayor Basran:

-Announced Minister of Transportation Fleming confirmed 50% funding for the Highway 33 extension study to be undertaken by the City, who will fund the remaining 50%.

City Manager:

-Provided comments on behalf of administration regarding the concluding Council term.

Members of Council each provided comments on the concluding Council term of office.

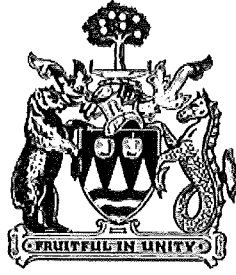
8. Termination

This meeting was declared terminated at 3:54 pm.

Mayor Basran
/cm



City Clerk



City of Kelowna

INAUGURAL COUNCIL MEETING

MINUTES

Date: Monday, November 7, 2022
 Location: Community Theatre
 1375 Water Street, Kelowna, BC

Council Members Present Mayor-Elect Tom Dyas, Councillors-Elect Ron Cannan, Maxine DeHart, Charlie Hodge, Gord Lovegrove, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Deputy City Clerk, Laura Bentley; Legislative Coordinator (Confidential), Arlene McClelland, Lesley Driscoll, Administrative Coordinator; Caroline Ivey, Theatre Manager, Nick Bonnett, Theatre Technician II; John Adams, Theatre Technician

Guests The Honourable Judge Andrew Tam; Former Mayor, Colin Basran; Former Councillors Ryan Donn, Gail Given and Brad Sieben; Master of Ceremonies, Casey Clarke; KFD Bagpiper, Andy Moore; KFD Honour Guard, Adam Benson and Rick Euper; RCMP Constables Michael Della-Paolera and Jonathan Viejou; RCMP Superintendent Kara Triance; Westbank First Nation; Krystal Lezard; The Kelowna City Band

National Anthem by Dennis Colpitts and musical entertainment provided by the Kelowna City Band, and Bagpiper Andy Moore.

1. Commencement of Inaugural Ceremony

The Inaugural Ceremony commenced at 7:00 p.m.

2. Welcome to Guests

Master of ceremonies (MC) Casey Clarke welcomed everyone to the inaugural Council meeting.

3. National Anthem

Dennis Colpitts led in the singing of the National Anthem.

4. Okanagan Song - Krystal Lezard

MC Casey Clarke called upon Krystal Lezard to perform the Okanagan Song.

4. Introduction of newly elected Council

MC Casey Clarke introduced the in-coming Council.

5. Administration of Oath of Office to Mayor-Elect Tom Dyas

The Honourable Judge Andrew Tam administered the Oath of Office to Mayor-Elect Tom Dyas.

6. Administration of Oath of Office - Councillors-Elect

The Honourable Judge Andrew Tam administered the Oath of Office to Councillors-Elect Ron Cannan, Maxine DeHart, Charlie Hodge, Gord Lovegrove, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge.

7. Meeting Call to Order by His Worship Mayor Tom Dyas

His Worship Mayor Tom Dyas called the meeting to order at 7:17 p.m.

8. Mayor Tom Dyas' Inaugural Address

Introduction and thank you:

Good evening everyone and thank you for joining us on this very special night.

I will now call to order this City of Kelowna, Inaugural Council meeting.

Since election night of October 15th, my family and I have been busy. Right after the election, on Oct 17th we celebrated my Dad's 102nd Birthday in Toronto

With Remembrance Day being this Friday the 11th and my Dad being one of the few remaining Veterans of the 2nd World War these two events combined always made this a significant time of year for him.

We were also able to celebrate briefly on October 17th with my mother the Election win and my Dad's birthday.

Regrettably a few days after that celebration she entered palliative care and her health started to decline quickly and within a week she was unable to recognize myself and my sisters and she passed away last week, with her funeral being this past Friday.

The amazing thing about parents though is that they are always teaching their children lessons and even through this difficult time, my Parents shared a lesson with me.

My father shared a lesson of strength and courage to be there mentally and physically through this trying time for his family and my Mom, his partner through 73 years of marriage.

My mother's ability to communicate with people and be there to care for others was only reassured by the beautiful positive comments made by those who attended her Funeral.

The lessons of strength and communication and caring for people were very timely lessons for me and a good reminder for me to carry forward.

I know that my dad will see this event tonight online, and I know that my mom is with us tonight in spirit which helps provide comfort for me and my sisters.

I would like to take a moment to thank a few people for being involved in tonight's special event. Krystal Lezard, I thank you for sharing your traditions with us and getting this Council started on the right path.

Justice Tam thank you for taking part in the Inauguration Event and administering the Oath of Office to myself and Council.

Casey Clarke thank you for agreeing to be a Master of Ceremonies tonight. I couldn't think of a better person. You have done so much for Music, entertainment and the arts both locally and nationally and we know how important the Arts are to our community.

To City Manager Doug Gilcrest and the countless City staff who I know have worked hard to make this event seamless, thank you for all your work.

Thank you to my Family and Close friends for being here to support me.

Thank you to the Councilor's family and close friends for being here for their support.

And finally, thank you Kelowna for putting your trust in the nine of us here today to move our city forward.

Councilors

I'm proud of the Councilors that I will share the Council table with for the next four years

We have a great mix of incumbents with the institutional knowledge to get things done, and new Councilors who are coming to the table with their own new ideas.

I have spent most of the last week in orientation with each of you and I have been getting to know each of you a little better.

Ron Cannan, Loyal Wooldridge, Rick Webber, Gord Lovegrove, Mohini Singh, Luke Stack, Charlie Hodge and Maxine DeHart I cannot wait to see what we all can accomplish together.

Throughout the election I heard common themes at the door from residents:

- Crime
- Homelessness
- Traffic
- Transparency
- Communication
- Affordable Housing

These are major issues, and they do not have simple or quick fixes. They are going to take time, strength and communication to address. But four years is a long time.

And the Residents of Kelowna deserve action, I promised you that I wouldn't pass the buck to higher levels of government and throw my hands up in defeat. That is my commitment to you.

We live in one of the most beautiful places in the world with some of the greatest residents with all levels of skills to help our community and we can never lose sight of that.

We must always strive to do better, we cannot be complacent.

Plans Moving Forward:

Politicians often promise lofty items during a campaign and then once they take office, they lose sight of those promises. I won't do that.

I've already been meeting with Councilors and we are starting to put together an action plan and this will be reviewed at an upcoming strategic plan priorities meeting which will confirm a path and plan we have all agreed upon.

It's one thing to say you're going to increase transparency or tackle crime it's another to actually take tangible concrete steps to achieve it.

Not everything we try will work and we have to admit when it doesn't.

But saying there's nothing that can be done isn't good enough.

I truly believe that the voters showed us that on Oct 15th

We have to have courage. The courage to step further, act stronger, listen to others, try something new, and the courage to admit when we're wrong.

This Council is filled with incredibly smart people... but we don't know everything.

We must have the courage to ask for advice.

I'm committed to trying new initiatives and ideas to tackle our biggest issues.

We will ensure we can measure their success and if they're not working... rebalance and adjust our strategies.

Rather than having strategies and goals that are impossible to measure, this Council will have concrete action items.

We will have the courage to show people what we stand for and what we hope to achieve.

We owe it to you as residents.

9. Regional District Appointments 2022-2026

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT the Regional District appointments for the City of Kelowna be as follows:

Appointees

Mayor Tom Dyas - 5 votes
Councillor Ron Cannan - 5 votes
Councillor Charlie Hodge – 4 votes
Councillor Gord Lovegrove – 4 votes
Councillor Mohini Singh – 4 votes
Councillor Loyal Wooldridge – 5 votes

Alternates

Councillor Maxine DeHart
Councillor Luke Stack
Councillor Rick Webber

Carried

10. Gift Presentation to Outgoing Council

His worship Tom Dyas presented a gift of appreciation to former Mayor Colin Basran and former Councillors Ryan Donn, Gail Given and Brad Sieben.

11. Inaugural Address (continued)

Conclusion:

The challenges before this Council are not small, and the tasks that residents have assigned us are significant.

It won't be easy, and we know we will never make all residents happy.

But my goal over the next four years is to do what I said I would.

To be honest with residents.

And to show you that politicians can listen and come up with new ideas.

We will be courageous, innovative, honest, responsible, transparent and have the strength, courage and communication that I referenced earlier.

Thank you for joining us here this evening and placing your trust in each council member and myself.

Together we will work for our residents of Kelowna to make a difference.

The Honourable Judge Andrew Tam presented Mayor Tom Dyas with the Chain of Office.

12. Invitation to Reception

His Worship Tom Dyas invited guests in attendance to join members of Council for light refreshments.

13. Termination

The meeting was declared terminated at 7:32 p.m.

Mayor
/cm



City Clerk

REPORT TO COUNCIL



Date: November 14, 2022

To: Council

From: City Manager

Department: Development Planning

Application: OCP21-0021 & Z21-0079

Owner: Calcan Investments Inc.,
Inc.No. BCo383776

Address: 5639 Upper Mission Ct

Applicant: Calcan Investments Inc. –
Andrew Bruce

Subject: OCP Amendment and Rezoning Application

Existing OCP Designation: NAT – Natural Area

Proposed OCP Designation: S-MU – Suburban - Multiple Unit
NAT – Natural Area

Existing Zone: P3 – Parks and Open Space

Proposed Zone: RU1 – Large Lot Housing
P3 – Parks and Open Space

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP21-0021 to amend Map 3.1 in Kelowna 2040 – Official Community Plan Bylaw No 12300 by changing the Future Land Use designation of portions of Lot 12, Section 14, Township 28, SDYD, Plan EPP116470, located at 5639 Upper Mission Court, Kelowna, BC, from the NAT – Natural Area designation to the S-MU – Suburban - Multiple Unit designation, as shown on Map "A" attached to the Report from the Development Planning Department dated November 14, 2022, be considered by Council;

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

AND THAT Council considers the Public Consultation process to be appropriate consultation for the Purpose of Section 475 of the *Local Government Act*, as outlined in the Report from the Development Planning Department dated November 14, 2022;

AND THAT Rezoning Application No. Z21-0079 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot 12, Section 14, Township 28, SDYD, Plan EPP116470, located at 5639 Upper Mission Court, Kelowna, BC, from the P3 – Parks and Open Space zone to the RU1 –

Large Lot Housing zone as shown on Map “B” attached to the Report from the Development Planning Department dated November 14, 2022, be considered by Council;

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

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Natural Environment Development Permit for the subject property.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of portions of the subject property from the NAT – Natural Areas designation to the S-MU – Suburban Multiple Unit designation and to rezone portions of the subject property from the P3 – Parks and Open Space zone to the RU1 – Large Lot Housing zone to facilitate the addition of 1 residential lot to an adjacent residential subdivision.

3.0 Development Planning

Staff supports the Official Community Plan (OCP) amendment and Rezoning to facilitate 1 additional residential lot being added to a recently developed residential subdivision. The effect of the proposed application would be to reverse a previous redesignation and rezoning of the subject site in 2016. The proposal is considered minor in nature as it would allow the addition of a single lot to an adjacent residential subdivision. The developer has demonstrated the proposed lot and driveway can be accommodated outside of the Riparian Management Area of Cedar Creek and with minimal impact on Environmentally Sensitive Areas.

The Parks Department determined that they have no concerns with the proposal as the area is outside of the Riparian Management Area and they do not have an interest in the area as parkland. Trail connectivity is planned to be provided on the south side of Cedar Creek. Once the proposed lot is subdivided, the balance of the property will be transferred to the city as parkland, including the Riparian Management Area.

4.0 Proposal

4.1 Background

The subject property was designated in the 2020 Official Community Plan Bylaw No. 7600 (adopted in 2002) as Single/Two Unit Residential and Major Park/Open Space. In 2012, Council considered an OCP Amendment and Rezoning application to refine the OCP designations and zoning of the property to take advantage of the natural topography of the land by identifying areas that were developable for small clusters of units. The subject site was identified as being a developable area and were redesignated to Multiple Unit Residential (Cluster Housing) and rezoned to RH1 – Hillside Large Lot Residential in 2014.

In 2016, the subject site was redesignated to Major Park & Open Space and rezoned to P3 – Parks & Open Space to reflect the proposed subdivision layout of the adjacent portions of the property. At the time, the subdivision layout did not anticipate development of the subject site. In 2021, a Preliminary Layout Review Letter was issued for an 11-lot residential subdivision of the adjacent lands. That subdivision was finalized in early 2022.

As the RH1 – Hillside Large Lot Residential zone was removed from Zoning Bylaw No. 12375, portions of the property previously zoned RH1 were rezoned to RU1 – Large Lot Housing in the new Zoning Bylaw.

4.2 Project Description

The developer is proposing to redesignate and rezone the subject site to facilitate 1 additional lot being added to an existing 11-lot residential subdivision. The location of this lot is in an area that was originally designated for development in 2014, but was redesignated and rezone as Park in 2016 when it was not anticipated to be developed. As a result of development of the adjacent subdivision, the developer has determined that they wish to develop this portion of the site.

The proposed additional lot would be located on a topographic feature southwest of the existing lots, adjacent to and elevated above Upper Mission Drive. Driveway access would be provided via an access easement over the adjacent residential lots from Upper Mission Ct.

The developer has shown that the proposed lot and driveway can be accommodated without impacting the adjacent Riparian Management Area of Cedar Creek, as well as minimize impact on Environmentally Sensitive Areas.

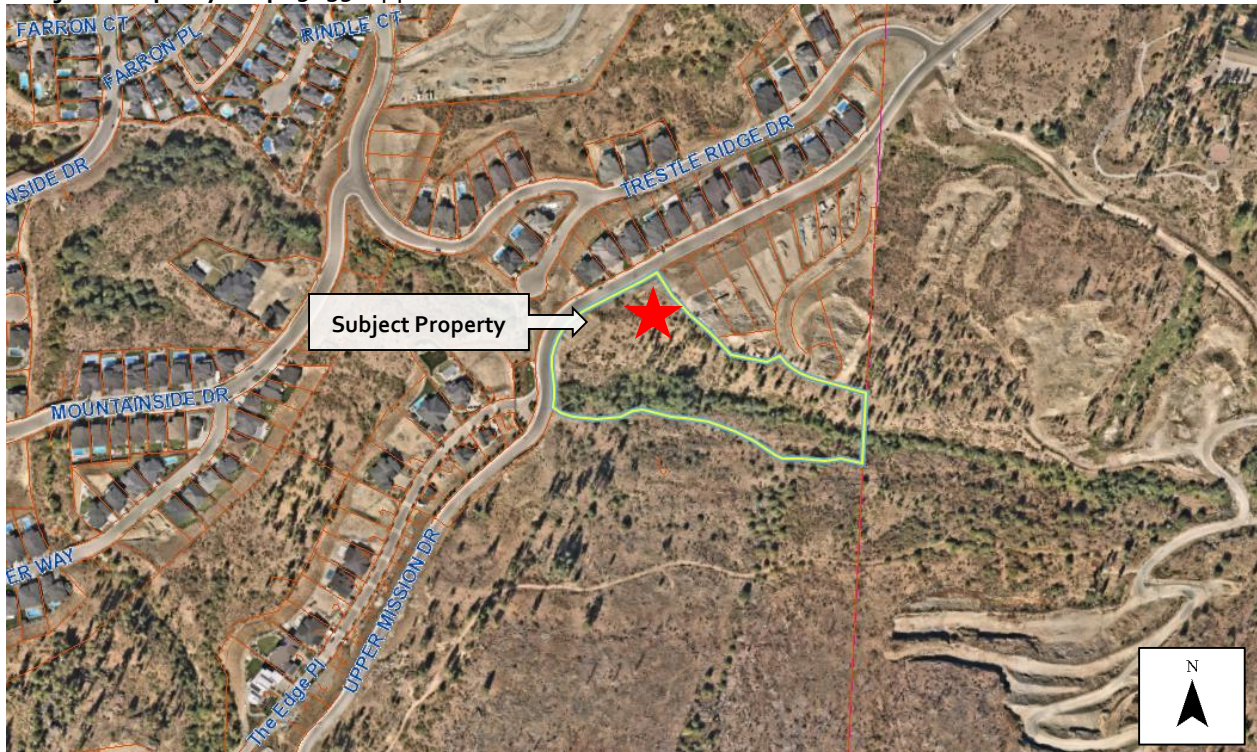
4.3 Site Context

The subject property is located on Upper Mission Drive, adjacent to the southern boundary of the City of Kelowna.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|---|--|
| North | RU1 – Large Lot Housing | Single detached homes |
| East | RDCO | Gravel extraction |
| South | P3 – Parks and Open Space RH1 – Hillside Large Lot Residential | Vacant hillside |
| West | P3 – Parks and Open Space RU1 – Large Lot Housing | Natural open space and trails Single detached homes |

Subject Property Map: 5639 Upper Mission Court



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable

| | |
|---|--|
| Policy 7.2.2 Hillside Housing Forms | Encourage housing forms that best match to the topography and have the lowest amount of impact in hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms and associated roadways that cause high amounts of slope disturbance and visual impact. <i>The proposed development provides a suitable development site while avoiding the adjacent Riparian Management Area.</i> |
|---|--|

6.0 Application Chronology

Date of Application Received: August 16, 2021

Date Public Consultation Completed: January 26, 2022

Report prepared by: Mark Tanner, Planner II
Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

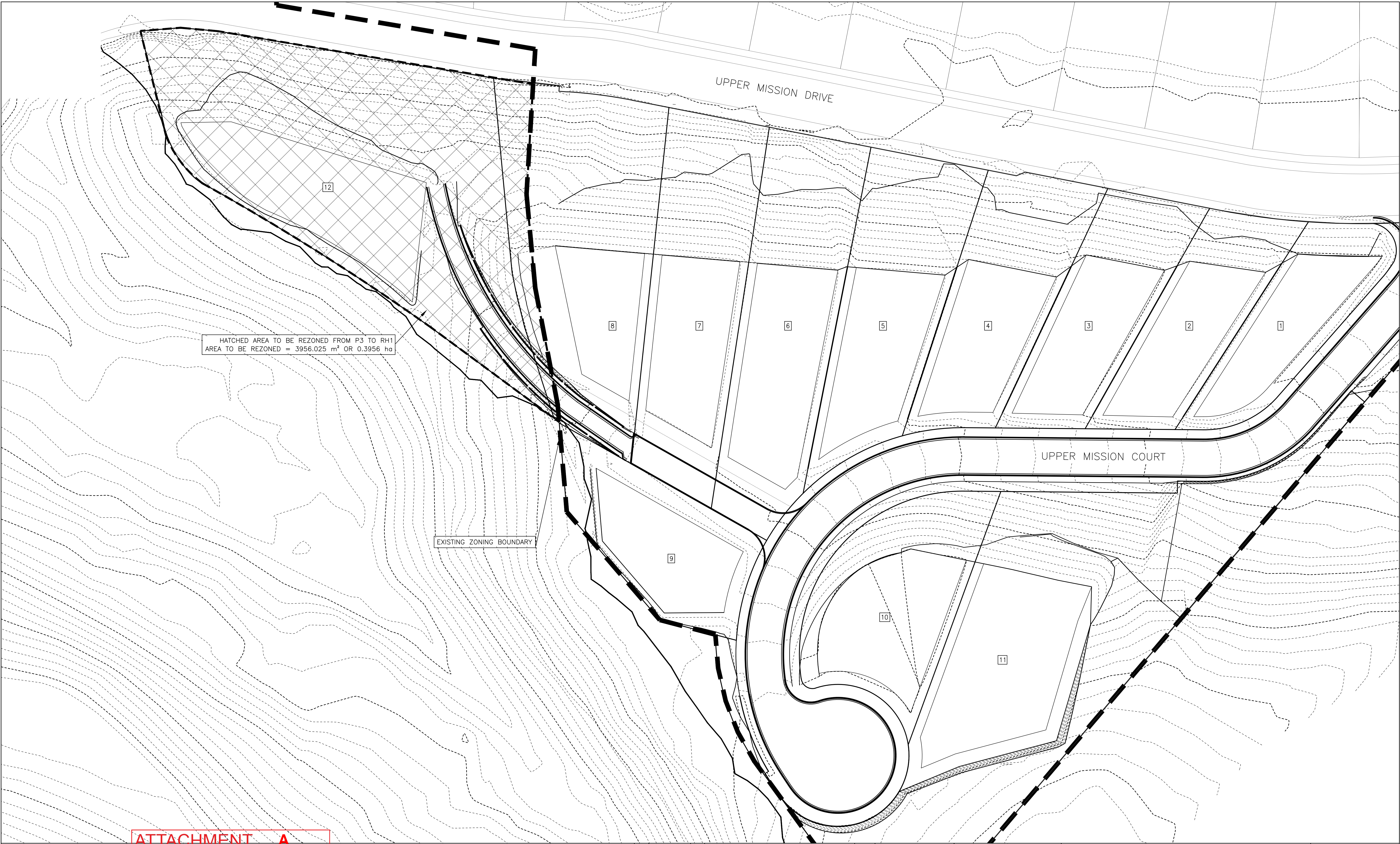
Attachments

Attachment A: Site Layout

Map A: Proposed Official Community Plan Amendment

Map B: Proposed Rezoning

SAVED BY: 10/07/2021 10:05 AM
FILE LOCATION: P:\DATA\151-13352-02 - Trestle Ridge Phase 3\2020\JANUARY\151-13352-02_12 LOT ZONING WITHOUT EIA.dwg
PRINTED ON: 7/19/2022 8:57 AM



HATCHED AREA TO BE REZONED FROM P3 TO RH1
AREA TO BE REZONED = 3956.025 m² OR 0.3956 ha

EXISTING ZONING BOUNDARY

LEGEND

ATTACHMENT A

This forms part of application
OCP21-0021 Z21-0079

Planner
Initials MT

City of
Kelowna
COMMUNITY PLANNING

700 - 1631 DICKSON AVENUE
KELOWNA, BC
CANADA V1Y 0B5
PHONE: 250-860-5500
WWW.WSP.COM
151-13352-02

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| B | 2022/07/19 | HDH | | RE-ISSUED FOR INFORMATION | |
| A | 2021/07/20 | HDH | | ISSUED FOR INFORMATION | |
| NO. | YYYY/MM/DD | BY | | REVISION | CH'KD |

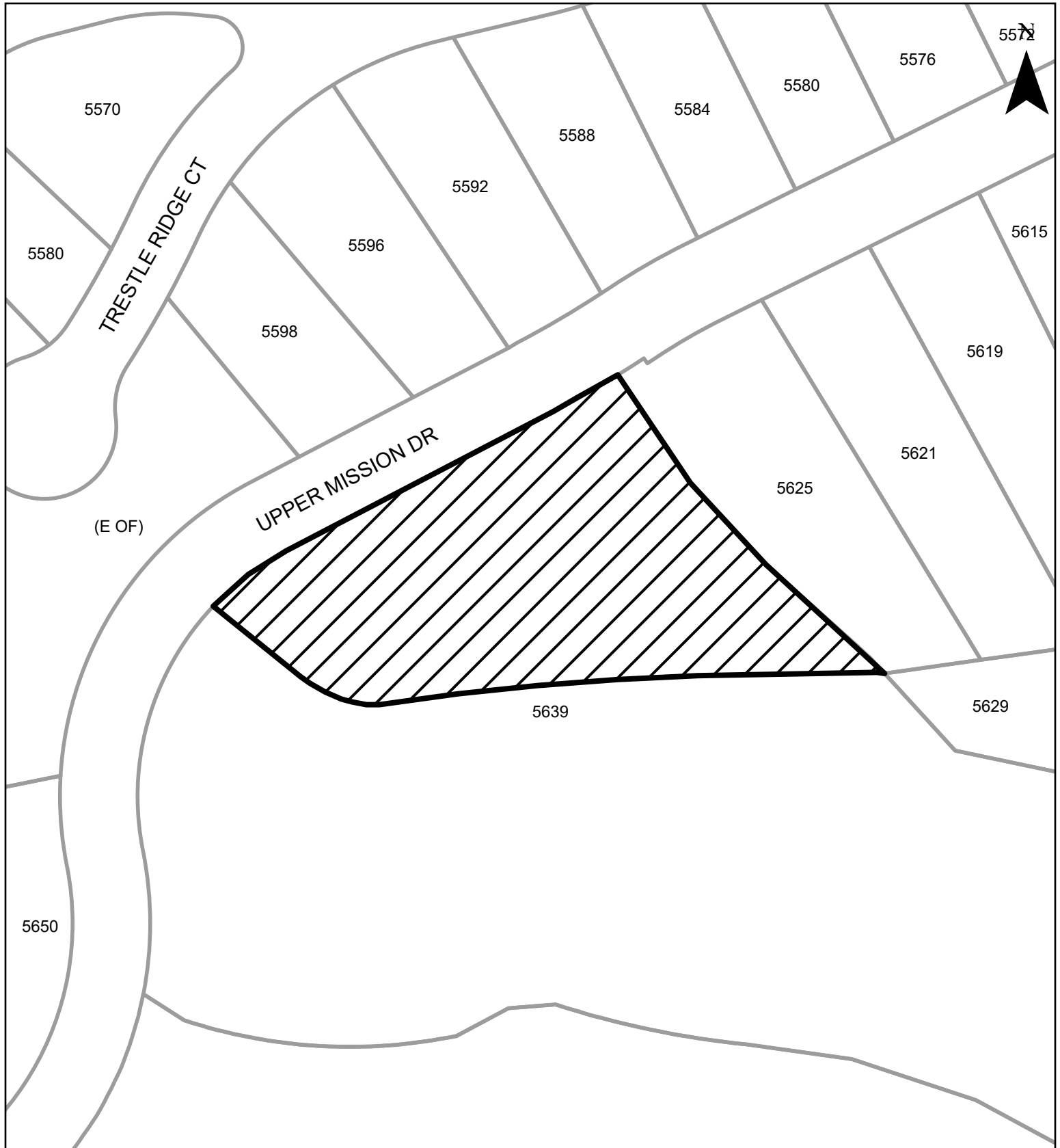
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|---|-----|--------------|-------------|
| BASE | HDH | DESIGN | HDH |
| APPROVED | | KSK | |
| DATE | | 2020/09/30 | |
| SCALE | | HORIZ. 1:400 | VERT. 1:400 |
| SCALE NOT ACCURATE OVER LONG DISTANCES | | | |

THE CITY OF KELOWNA


DESIGN AND CONSTRUCTION

TRESTLE RIDGE PHASE 3
12 LOT ZONING PLAN

| | |
|----------------------------|--------------|
| DIVISION INFRASTRUCTURE | |
| DRAWING NO. Z1 | REV NO. B |



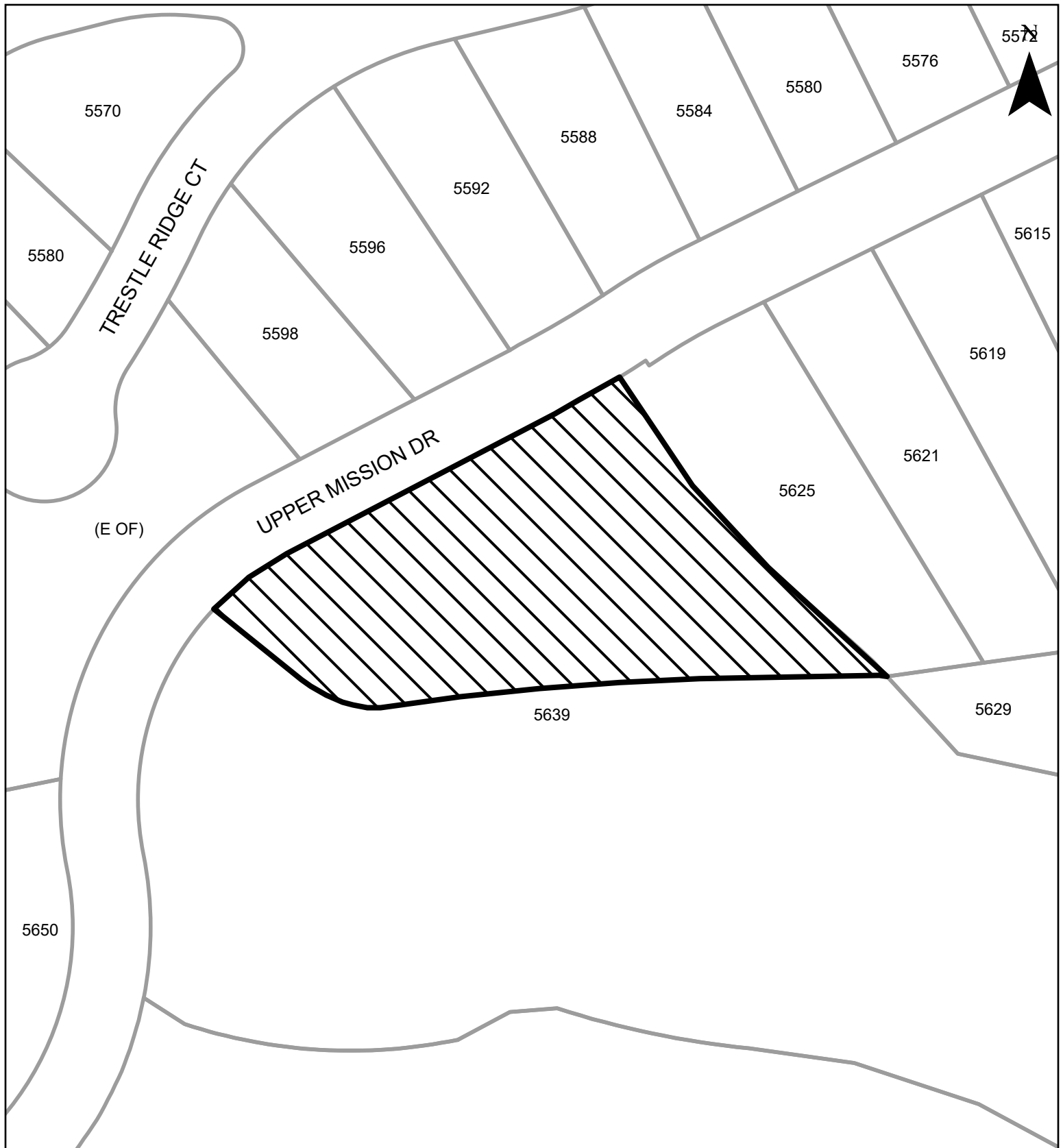
MAP "A" OCP AMENDMENT OCP21-0021

 NAT - Natural Areas to S-MU - Suburban-Multiple Unit

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

0 3.5 7 14
Metres

Rev. Thursday, August 25, 2022



MAP "B" ZONING AMENDMENT Z21-0079

 P3 - Parks and Open Space to RU1 - Large Lot Housing

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

0 3.5 7 14
Metres

Rev. Thursday, August 25, 2022

OCP21-0021 Z21-0079

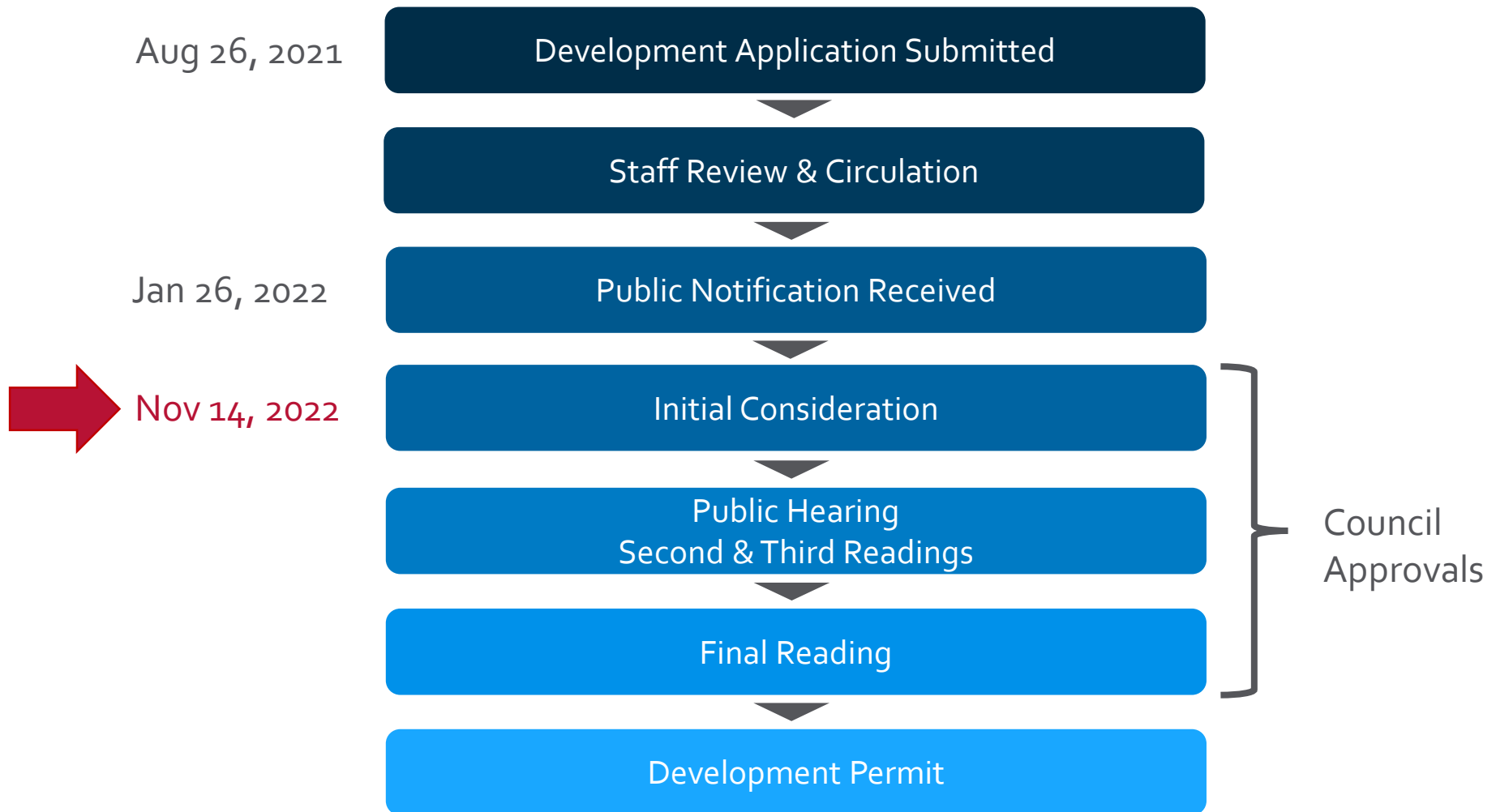
5639 Upper Mission Dr

Official Community Plan Amendment and Rezoning
Application

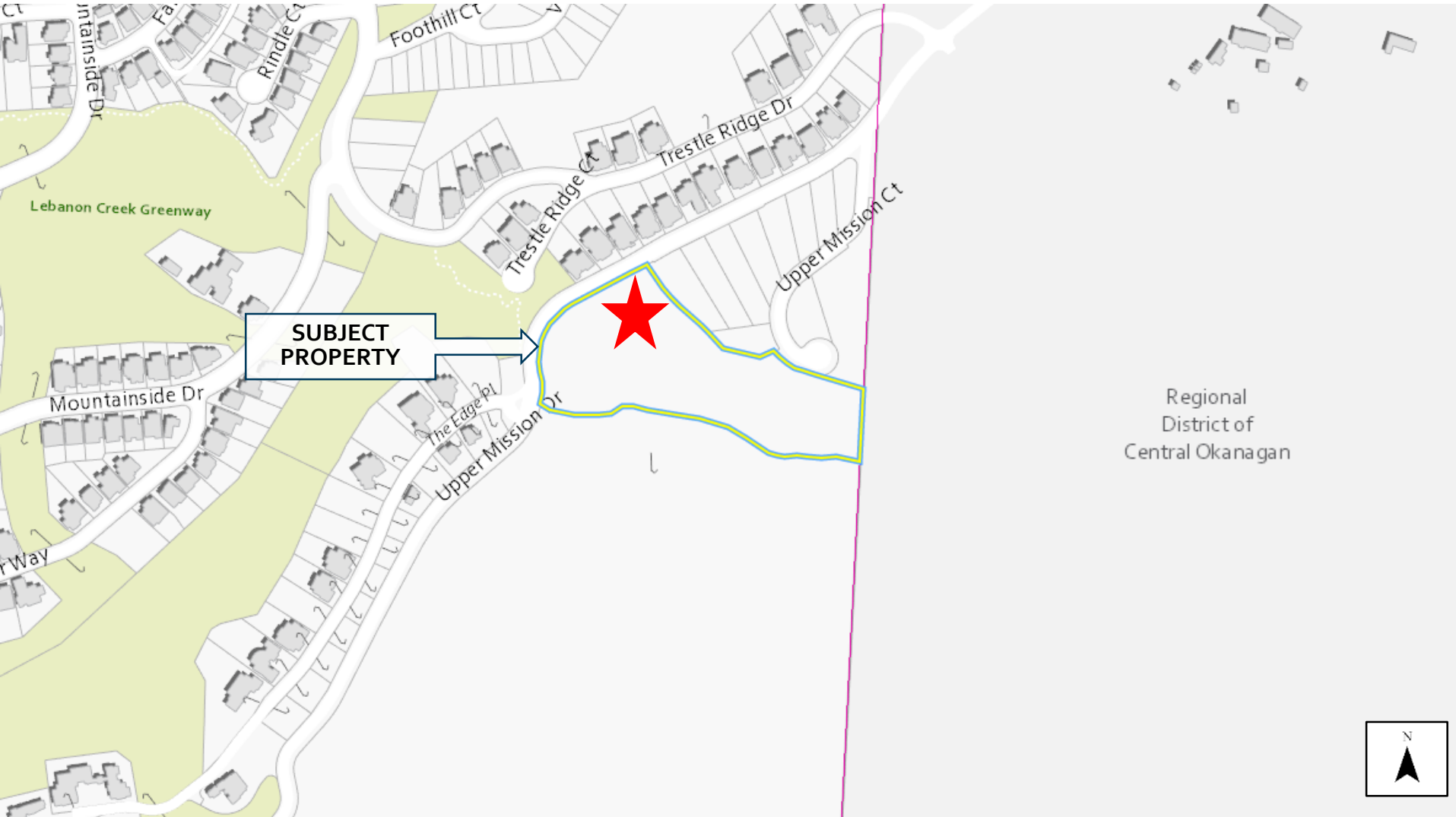
Proposal

- ▶ To amend the Official Community Plan to change the future land use designation from the NAT – Natural Areas designation to the S-MU – Suburban Multiple Unit designation and to rezone portions of the subject property from the P3 – Parks and Open Space zone to the RU1 – Large Lot Housing zone to facilitate the addition of 1 residential lot to an adjacent residential subdivision.

Development Process



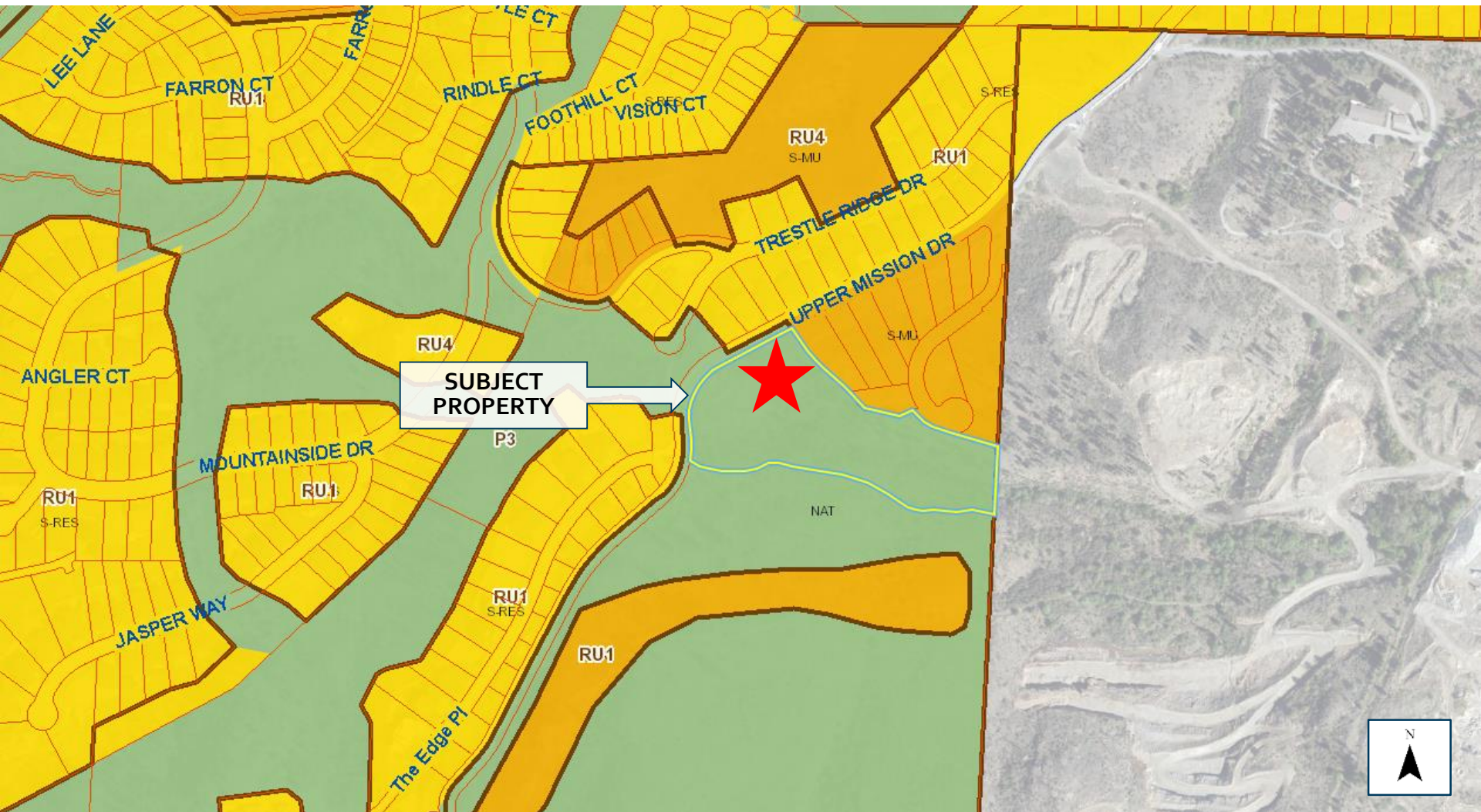
Context Map



Aerial Map



OCP Future Land Use / Zoning



Background

- ▶ 2002: 2020 OCP designates portions of the site as Single/Two Unit Residential and Major Park/Open Space.
- ▶ 2014: Subject site designated as Multiple Unit Residential (Cluster Housing) and zoned RH1 – Hillside Large Lot Residential
- ▶ 2016: Subject site redesignated as Major Park & Open Space and rezoned to P3 – Parks & Open Space

Project details

- ▶ OCP Amendment and Rezoning to add 1 additional lot to the adjacent 11 lot residential subdivision.
- ▶ Driveway access to the new lot provided from Upper Mission Court via easement over existing residential lots.
- ▶ Remainder of property to be dedicated as park.

Proposed Site Layout



Proposed Site Layout



Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed OCP Amendment and Rezoning
 - ▶ Proposed lot can be accommodated outside of the Cedar Creek Riparian Management Area
 - ▶ Parks Department does not have an interest in the site for parks purposes
 - ▶ Conforms with OCP Policies and matches adjacent residential subdivision
- ▶ Recommend the bylaw be forwarded to Public Hearing for further consideration.



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12439

Official Community Plan Amendment No. OCP21-0021 5639 Upper Mission 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 portions of Lot 12, Section 14, Township 28, SDYD, Plan EPP116470, located on Upper Mission Court, Kelowna, B.C., from the NAT – Natural Area designation to the S-MU – Suburban - Multiple Unit designation as shown on 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

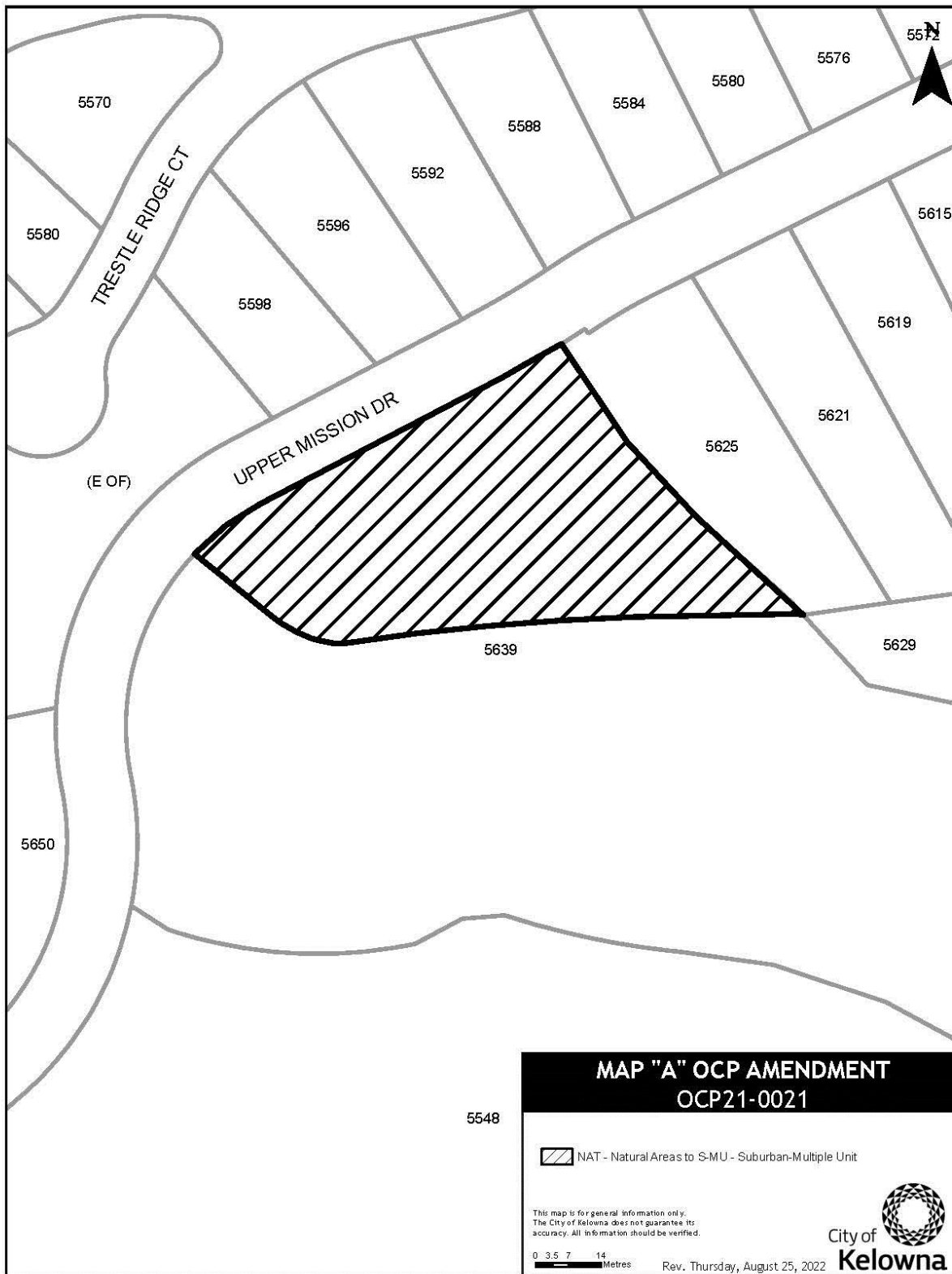
Considered at a Public Hearing on the

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. 12440
Z21-0079
5639 Upper Mission Court

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot 12 Section 14 Township 28 SDYD Plan EPP116470 located on Upper Mission Court, Kelowna, BC from the P3 – Parks and Open Space zone to the RU1 – Large Lot Housing zone as shown on Map "B" attached to and forming part of this bylaw;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

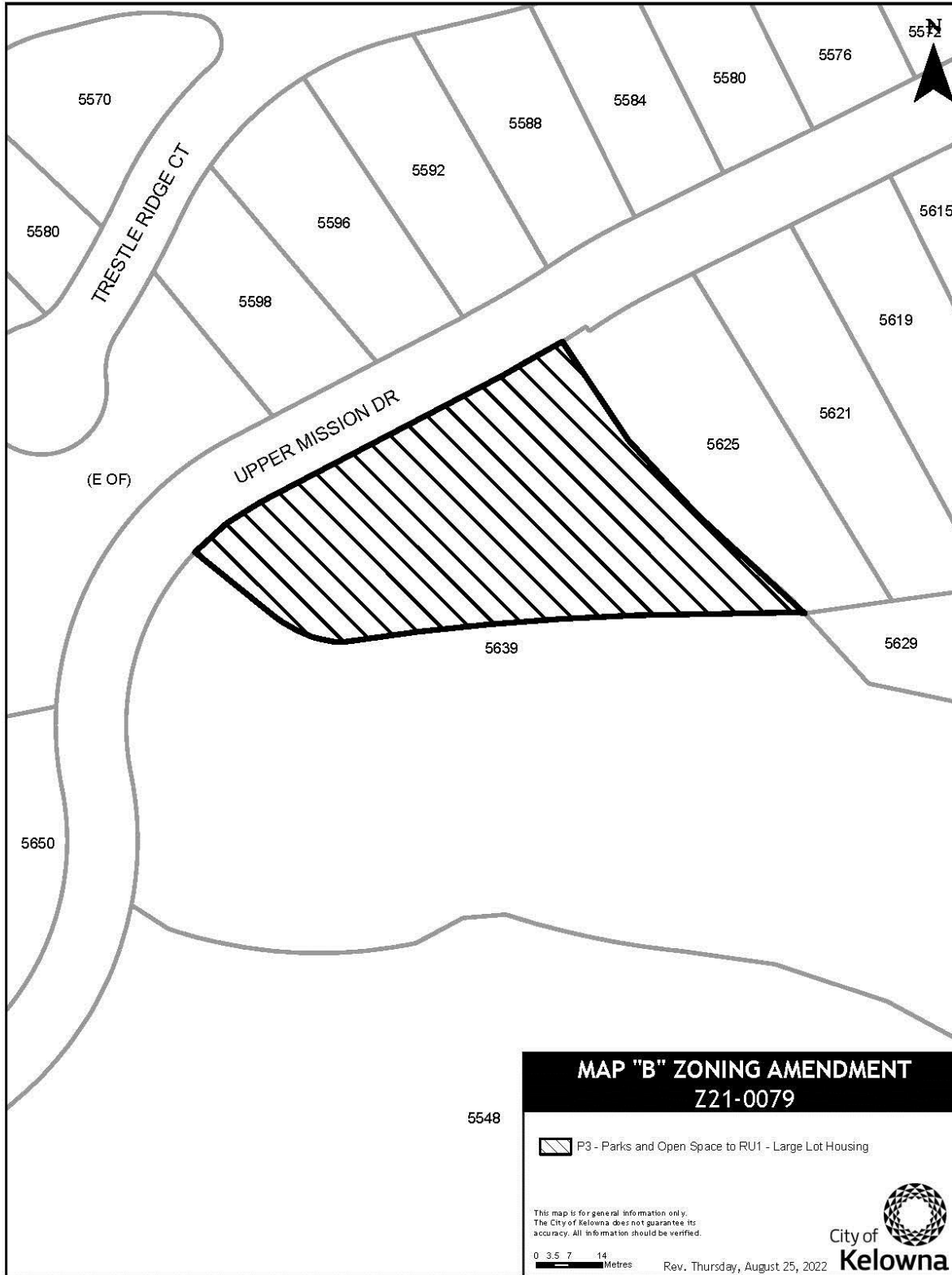
Considered at a Public Hearing on the

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



REPORT TO COUNCIL



Date: November 14, 2022

To: Council

From: City Manager

Department: Development Planning Department

Application: OCP21-0015 & Z21-0051

Owner: Calcan Investments Inc., Inc.
No. BC0383776

Address: 5548 Upper Mission Dr

Applicant: Calcan Investments Inc. –
Andrew Bruce

Subject: OCP Amendment and Rezoning Application

Existing OCP Designation: S-MU - Suburban Multiple Unit
NAT - Natural Area

Proposed OCP Designation: S-MU - Suburban Multiple Unit
NAT - Natural Area

Existing Zone: RU1 – Large Lot Housing
RU4 – Duplex Housing
P3 – Parks and Open Space

Proposed Zone: RU1 – Large Lot Housing
RU4 – Duplex Housing
P3 – Parks and Open Space

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP21-0015 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of The North East ¼, Section 14, Township 28, SDYD, Except Plans KAP57304, EPP48322, EPP65254, EPP92619, EPP98834, EPP109053 and EPP116470, located at 5548 Upper Mission Drive, Kelowna, BC, from the NAT – Natural Area designation to the S – MU – Suburban Multiple Unit designation, as shown on Map “A” attached to the Report from the Development Planning Department dated November 14, 2022, be considered by Council;

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

AND THAT Council considers the Public Consultation process to be appropriate consultation for the Purpose of Section 475 of the *Local Government Act*, as outlined in the Report from the Development Planning Department dated November 14, 2022;

AND THAT Rezoning Application No. Z21-0051 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of The North East ¼, Section 14, Township 28, SDYD, Except Plans KAP57304, EPP48322, EPP65254, EPP92619, EPP98834, EPP109053, and EPP116470, located at 5548 Upper Mission Drive, Kelowna, BC, from the P3 – Parks and Open Space zone to the RU1 – Large Lot Housing zone as shown on Map “B” attached to the Report from the Development Planning Department dated November 14, 2022, be considered by Council;

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

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Natural Environment Development Permit for the subject property.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of portions of the subject property from the NAT – Natural Areas designation to the S-MU – Suburban Multiple Unit designation and to rezone portions of the subject property from the P3 – Parks and Open Space zone to the RU1 – Large Lot Housing zone to facilitate a 7-lot bareland strata subdivision.

3.0 Development Planning

Staff supports the Official Community Plan (OCP) amendment and Rezoning to accommodate a 7-lot strata subdivision of the subject property. The proposal is consistent with previous direction for the subject property which identified a portion as being developable for a small cluster of units. It conforms to OCP Policies encouraging sensitive hillside housing which integrate nature and protect natural areas. The proposed zoning and density of the site is consistent with the surrounding Suburban Residential neighbourhood.

The proposed OCP amendment and rezoning is meant to align the Future Land Use and zoning boundaries with areas of the property that have been identified as suitable for development. The areas subject to the Future Land Use and Zoning boundary adjustments are considered minor and reflect more detailed site investigation of the topographic conditions of the site, as well as the alignment of Upper Mission Drive.

Significant parkland dedication would protect identified environmentally sensitive areas and the high point of land. Trail connections would be provided to allow continued access to the site for recreational users.

4.0 Proposal

4.1 Background

The subject property was designated in the 2020 Official Community Plan Bylaw No. 7600 (adopted in 2002) as Single/Two Unit Residential and Major Park/Open Space. In 2012, Council considered an OCP Amendment and Rezoning application to refine the OCP designations and zoning of the property to take advantage of the natural topography of the land by identifying areas that were developable for small clusters of units. Portions of the subject lands were identified as being a developable area and were redesignated to Multiple Unit Residential (Cluster Housing) and rezoned to RH1 – Hillside Large Lot Residential in 2014.

As the RH1 – Hillside Large Lot Residential zone was removed from Zoning Bylaw No. 12375, portions of the property previously zoned RH1 were rezoned to RU1 – Large Lot Housing in the new Zoning Bylaw

4.2 Project Description

The application would redesignate and rezone a portion of the subject property in order to facilitate a 7-lot bareland strata subdivision. The proposed redesignation and rezoning would enlarge the existing area that is designated S-MU – Suburban Multiple Unit and zoned RU1 – Large Lot Housing. The proposed lots would be accessed from a private strata driveway from Upper Mission Drive.

The remainder of the subject property would be dedicated to the City as parkland. The developer would develop a trail network on the subject property from Upper Mission Drive near Cedar Creek, up to a viewpoint above Lonely Boy Crag. A trail head would be constructed at the base of the trail near Upper Mission Drive. The trail would provide connectivity to other trails on Crown Land, outside of the City Limits.

4.3 Site Context

The subject property is located on Upper Mission Drive, south of the intersection with Trestle Ridge Drive, adjacent to the southern boundary of the City of Kelowna. It is currently vacant. The Future Land Use of the surrounding area is NAT – Natural Area, S-RES – Suburban Residential, and S-MU – Suburban Multiple Unit and is zoned RU1 – Large Lot Housing and P3 – Parks and Open Space.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|--|---------------------------------------|
| North | P3 – Parks and Open Space | Natural Area |
| East | RDCO | Gravel Extraction |
| South | RDCO | Vacant Crown Land |
| West | RU1 – Large Lot Housing P3 – Parks and Open Space | Single Family Housing Natural Area |

Subject Property Map: 5548 Upper Mission Drive



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable

| | |
|---|--|
| Policy 7.2.2 Hillside Housing Forms | Encourage housing forms that best match to the topography and have the lowest amount of impact in hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms and associated roadways that cause high amounts of slope disturbance and visual impact. |
| | <i>The proposed development is an area that has previously been identified as an area of land suitable for a cluster of residential units.</i> |
| Policy 7.2.3 Integrate Nature | Integrate the design of active parks with adjacent natural areas while maintaining individual park standards. Reduce the impacts of parks on adjacent natural systems. |
| | <i>The proposal would transfer a large parkland area to the City which would include development of a trail network.</i> |

Objective 10.1 Acquire new parks to enhance livability throughout the City.

| | |
|---------------------------------|---|
| Policy 10.1.15 Natural Areas | Preserve a diversity of Natural Areas for habitat and ecosystem conservation, including ecosystem connectivity corridors, with limited trails access and other low impact activities. The network should contain representative Okanagan ecosystems, contain areas of natural beauty and of high visual sensitivity, with opportunities for viewpoints, staging areas, and linear trails. Aim for contiguous spaces that link to other regionally and provincially protected spaces. Ensure |
|---------------------------------|---|

| | |
|--|---|
| | that acquired spaces have adequate access for maintenance and linear trails, and that hazards (e.g. wildfire or rock fall) are mitigated prior to acquisition. Disturbed and weedy areas are not suitable for natural park areas, unless restored to the satisfaction of the City prior to transfer. The cost/benefit of the land must result in an overall benefit to the City rather than a maintenance burden. |
| | <i>A large portion (~8.58 ha) of the subject property designated as Natural Area would be dedicated to the City as parkland and provide trails to allow continued access for recreational users.</i> |

6.o Application Chronology

Date of Application Received: August 26, 2021

Date Public Consultation Completed: January 26, 2022

Report prepared by: Mark Tanner, Planner II

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments

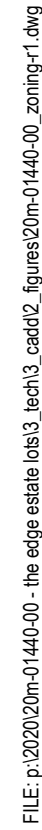
Attachment A: Zoning Amendments

Attachment B: Site Layout

Attachment C: Trail Plan

Map A: Proposed Official Community Plan Amendment

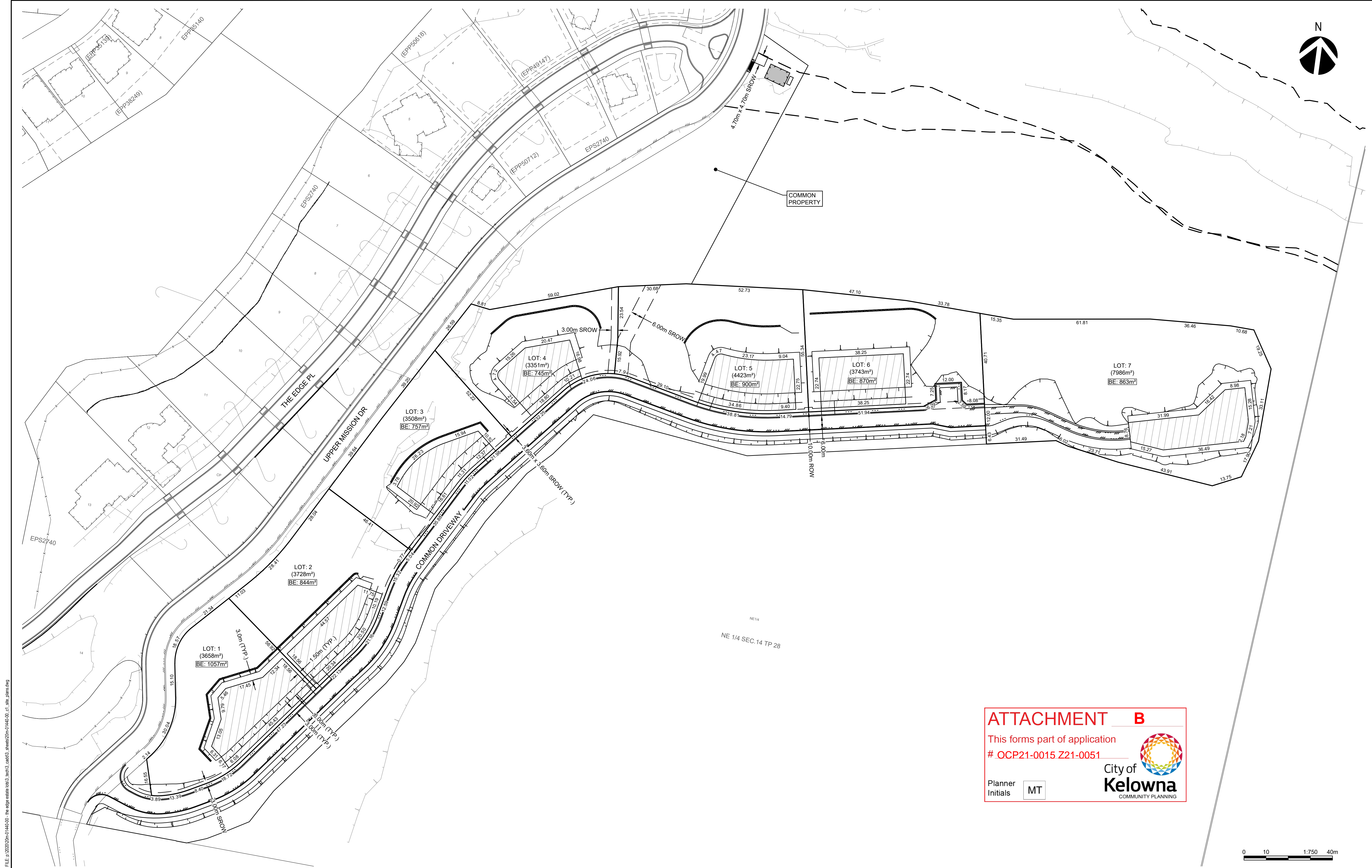
Map B: Proposed Rezoning



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Planner Initials

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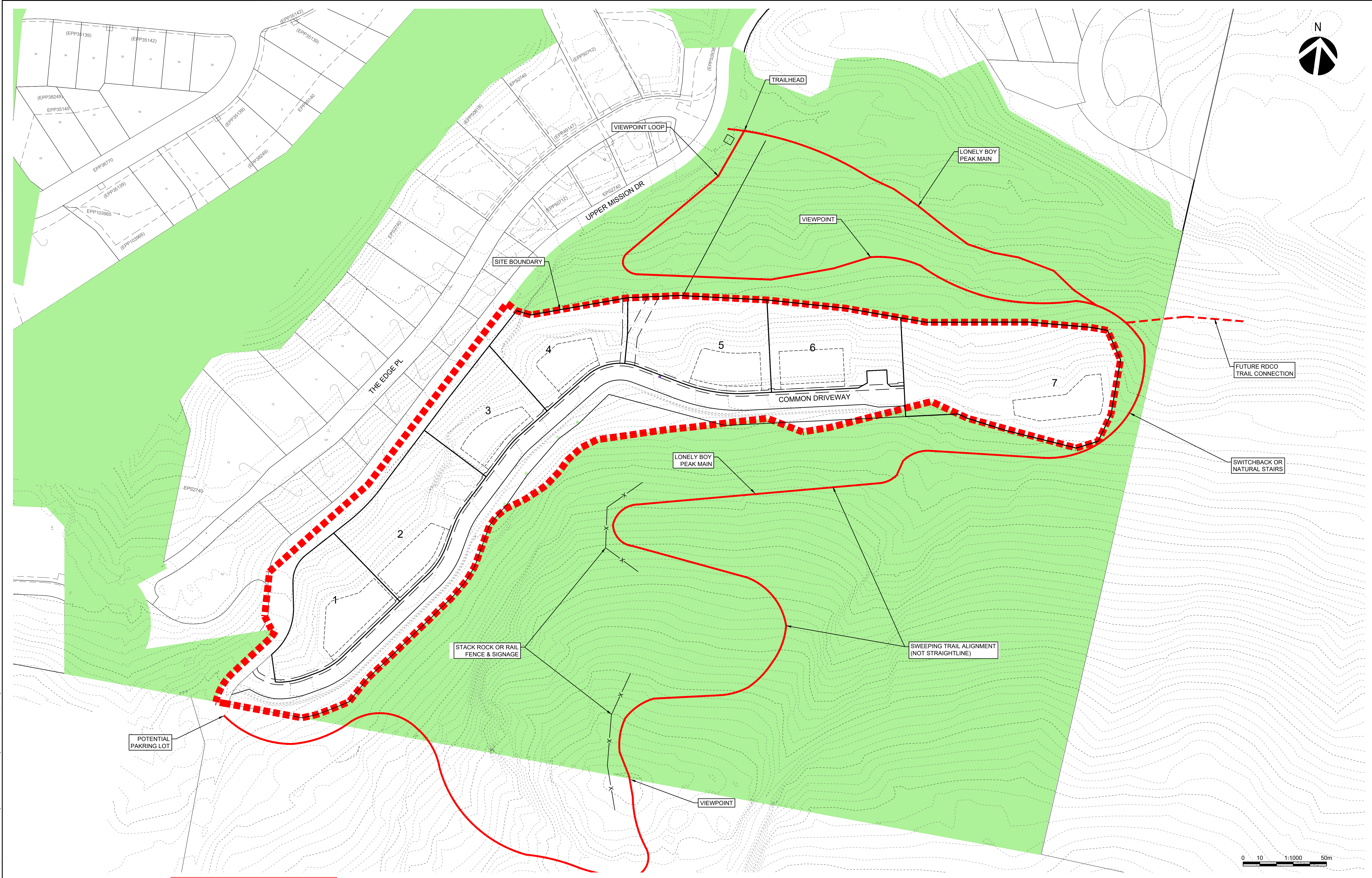
City of Kelowna

COMMUNITY PLANNING



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| <div><div></div><div>WSP Canada Inc. 700-1631 Dickson Ave, Kelowna, BC V1Y0B5 T 250-980-5500 www.wsp.com</div></div> <div>PROJECT NUMBER: 20M-01440-00</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| LEGEND: | ATTACHMENT C This forms part of application # OCP21-0015 Z21-0051 City of Kelowna Planner Initials MT | WSP Canada Inc. 700-1631 Dickson Ave, Kelowna, BC V1Y0B5 T 250-980-5500 www.wsp.com PROJECT NUMBER: 20M-01440-00 | | | SEAL: | BASE SDS DESIGN SDS | | THE CITY OF KELOWNA | | DIVISION INFRASTRUCTURE | |
| | | | | | | CHECKED AJC APPROVED DG | | THE EDGE ESTATES | | DRAWING NO. | |
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| | | | 0A 2022-08-16 ISSUED FOR REVIEW | | SDS | DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY WSP. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. | | COPYRIGHT: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY WSP. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. | | | |
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MAP "A" OCP AMENDMENT OCP21-0015

 NAT - Natural Area to S-MU - Suburban - Multiple Unit

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

0 20 40
Metres

Rev. Wednesday, May 18, 2022



MAP "B" ZONING AMENDMENT

Z21-0051

 P3 - Parks and Open Space to RU1 - Large Lot Housing

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

0 30 60 Metres Rev. Friday, July 8, 2022



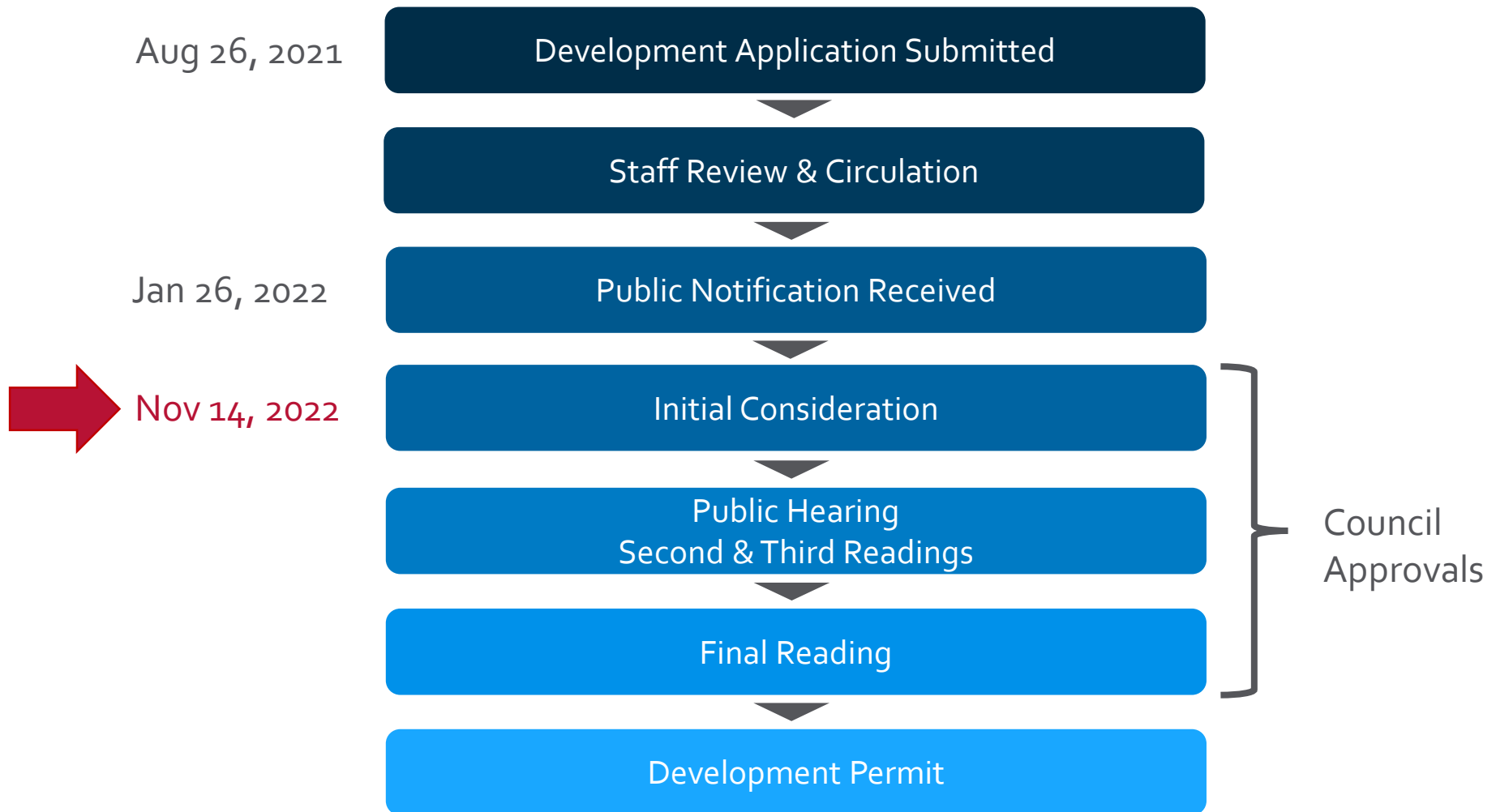
OCP21-0015 Z21-0051 5548 Upper Mission Dr

Official Community Plan Amendment and Rezoning
Application

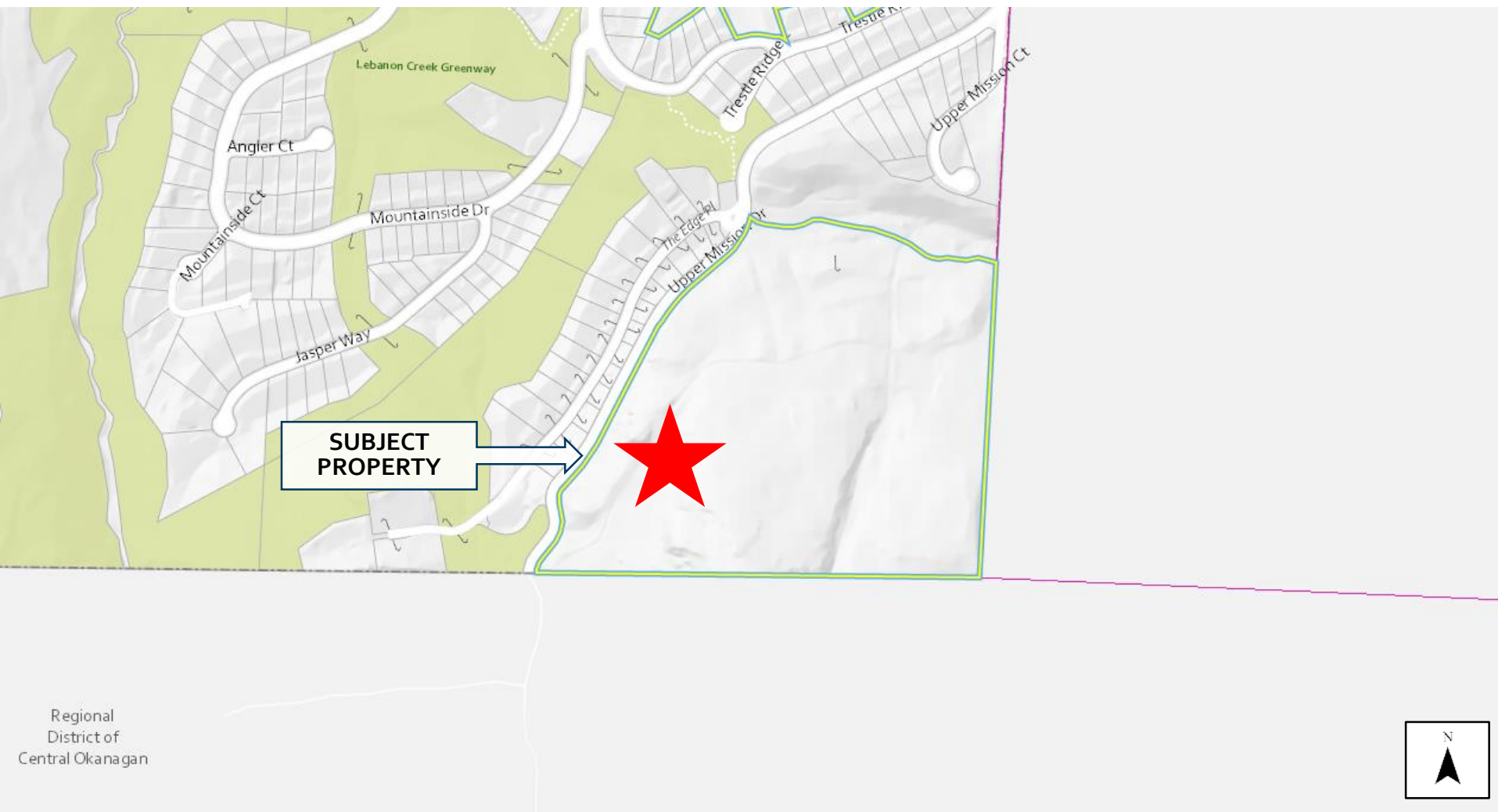
Proposal

- ▶ To amend the Official Community Plan to change the future land use designation for portions of the subject property from NAT – Natural Area to S-MU – Suburban Multiple Unit and to rezone portions of the subject property from the P3 – Parks and Open Space zone to the RU1 – Large Lot Housing zone to facilitate a 7-lot bareland strata subdivision.

Development Process



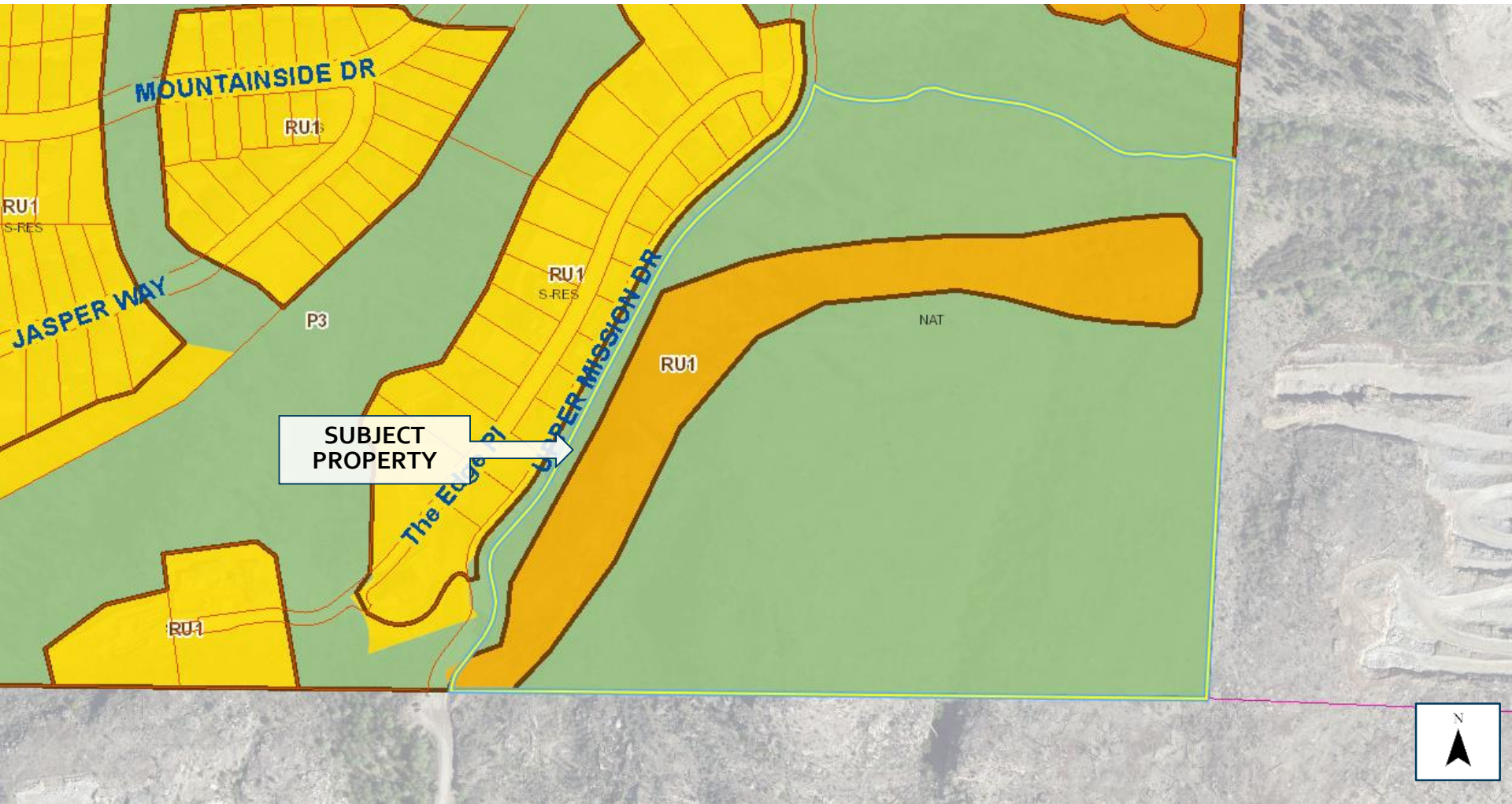
Context Map



Aerial Map



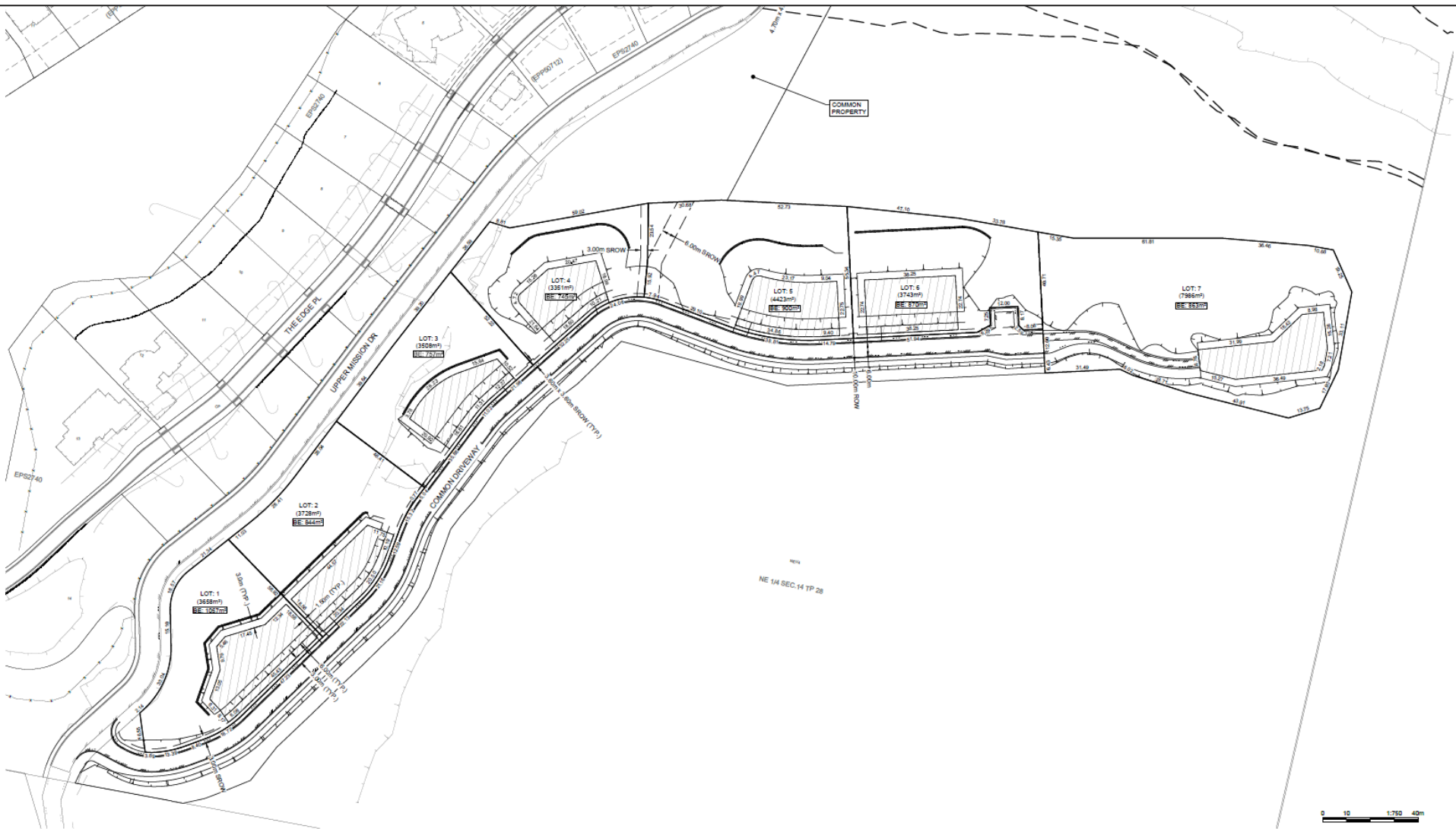
OCP Future Land Use / Zoning



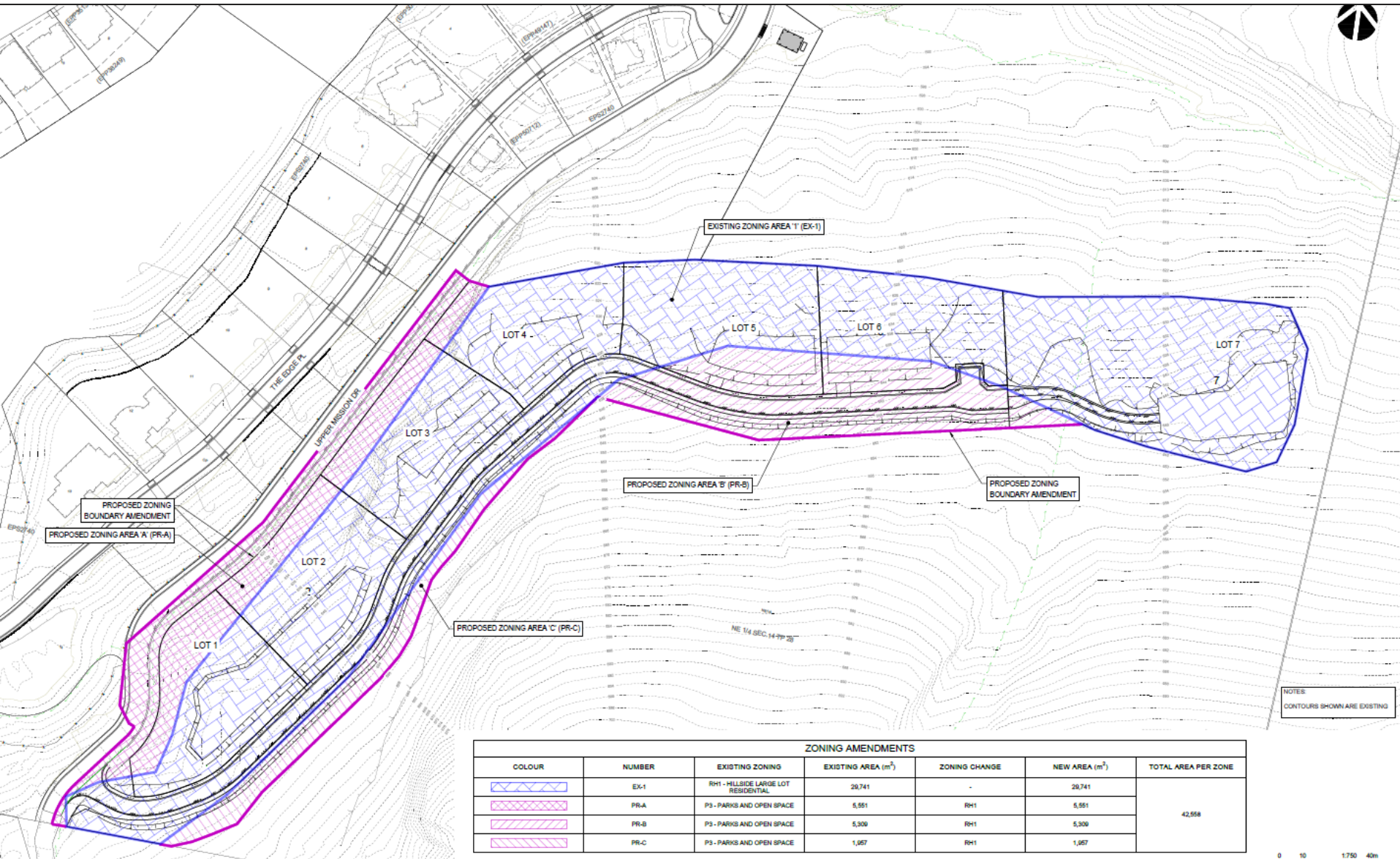
Project details

- ▶ OCP Amendment and Rezoning application would facilitate a 7-lot bareland strata subdivision of the subject property.
- ▶ Remainder of the property dedicated as park
 - ▶ Cedar Creek Riparian Management Area
 - ▶ Trail connection to Lonely Boy Crag
 - ▶ Trailhead on Upper Mission Drive

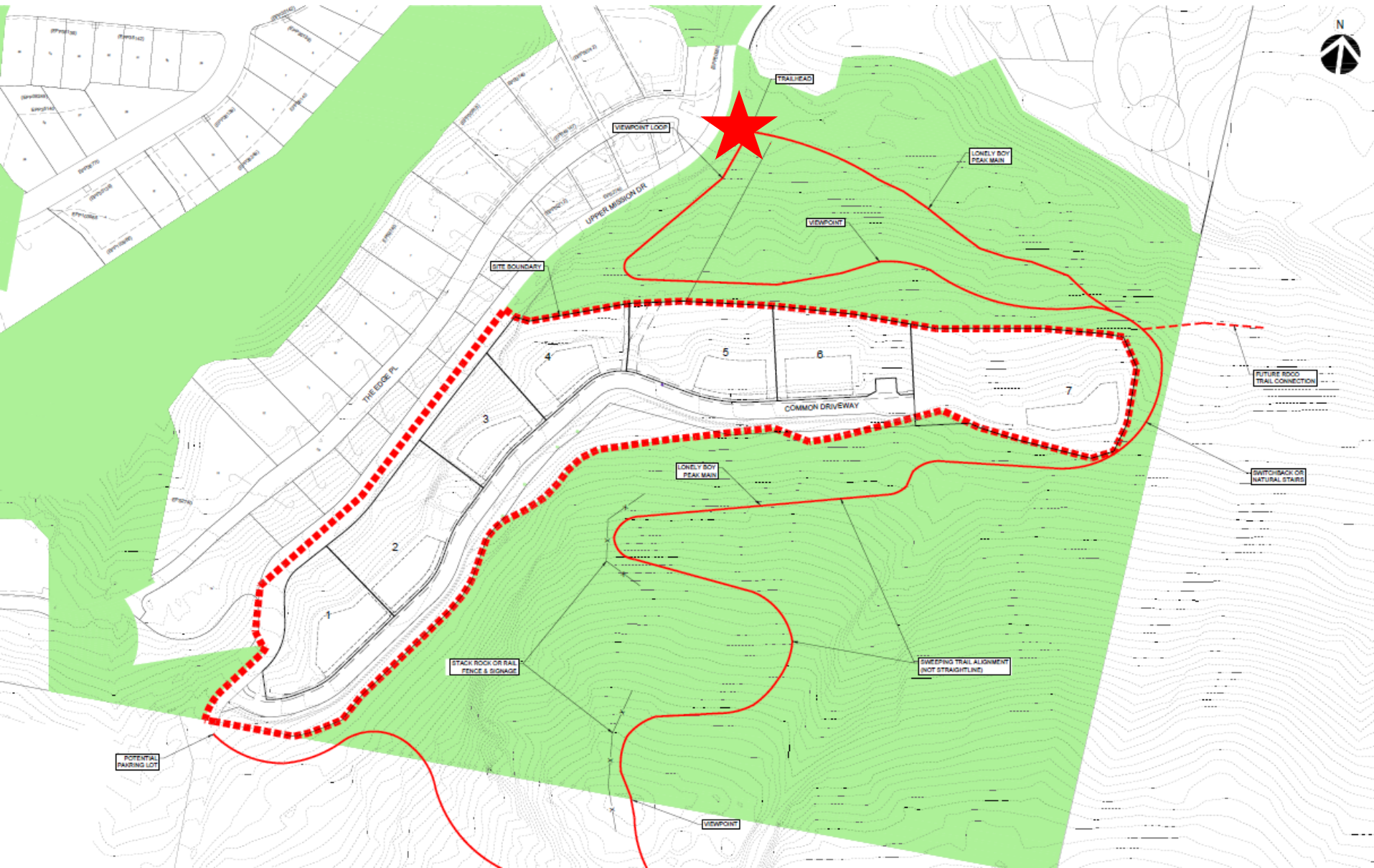
Proposed Site Layout



Proposed Site Layout



Park Plan



Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed OCP Amendment and Rezoning
 - ▶ Consistent with previous land use direction for the subject property
 - ▶ Conforms with OCP Policies
 - ▶ Housing form and density matches surrounding residential neighbourhoods
- ▶ Recommend the bylaw be forwarded to Public Hearing for further consideration.



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12442

Official Community Plan Amendment No. OCP21-0015 5548 Upper Mission Drive

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 portions of The North East ¼ Section 14 Township 28 SDYD Except Plans KAP57304, EPP48322, EPP65254, EPP92619, EPP98834, EPP109053 and EPP116470, located on Upper Mission Drive, Kelowna, B.C., from the NAT – Natural Area designation to the S – MU – Suburban Multiple Unit designation as shown on 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

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



MAP "A" OCP AMENDMENT OCP21-0015

 NAT - Natural Area to S-MU - Suburban - Multiple Unit

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

0 20 40 Metres

Rev. Wednesday, May 18, 2022



CITY OF KELOWNA
BYLAW NO. 12443
Z21-0051
5548 Upper Mission Drive

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of The North East ¼ Section 14 Township 28 SDYD Except Plans KAP57304, EPP48322, EPP65254, EPP92619, EPP98834, EPP109053 and EPP116470, located on Upper Mission Drive Kelowna, BC from the P3 – Parks and Open Space zone to the RU1 – Large Lot Housing zone as shown on Map "B" attached to and forming part of this bylaw;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



MAP "B" ZONING AMENDMENT Z21-0051

 P3 - Parks and Open Space to RU1 - Large Lot Housing

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

0 30 60 Metres Rev. Friday, July 8, 2022



REPORT TO COUNCIL



Date: November 14, 2022

To: Council

From: City Manager

Department: Development Planning

Application: OCP22-0005 Z22-0033 **Owner:** City of Kelowna

Address: 2340 Glenmore Rd N **Applicant:** City of Kelowna

Subject: OCP Amendment & Rezoning Application

Existing OCP Designation: R – AGR – Rural – Agricultural and Resource

Proposed OCP Designation: EDINST – Educational / Institutional

Existing Zone: A1 – Agriculture

Proposed Zone: P1 – Major Institutional

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP22-0005 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 123000 by changing the Future Land Use designation of Lot 4 Section 21 Township 23 ODYD Plan 16293 Except Plans 19441 KAP64934 and KAP64936 located at 2340 Glenmore Road N, Kelowna, BC from the R-AGR – Rural – Agricultural and Resource designation to the EDINST – Educational / Institutional designation, be considered by Council;

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

AND THAT Council considers the Public Consultation process to be appropriate consultation for the *Purpose* of Section 475 of the *Local Government Act* as outlined in the Report from the Development Planning Department dated November 14, 2022;

AND THAT final adoption of the Official Community Plan Map Amending 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 November 14, 2022;

AND THAT Rezoning Application No. Z22-0033 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 4 Section 21 Township 23 ODYD Plan 16293 Except Plans 19441

KAP64934 and KAP64936 located at 2340 Glenmore Road N, Kelowna, BC from the A1 – Agriculture zone to the P1 – Major Institutional zone be considered by Council;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule “A” attached to the Report from the Development Planning Department dated November 14, 2022.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of the subject property from the R-AGR – Rural – Agricultural and Resource designation to the EDINST – Educational / Institutional designation and to rezone the subject property from the A1 – Agriculture zone to the P1 – Major Institutional zone to facilitate the development of the future Glenmore Firehall.

3.0 Development Planning

Staff support the proposed OCP Amendment and Rezoning Application to facilitate the development of the future Glenmore Firehall. The subject property is not within the Agricultural Land Reserve and is not used for agricultural purposes. Approval of the application would allow the City to comply with a previous ALC decision requiring that the City rehabilitate the location of the current Glenmore Firehall to an agricultural standard and allow it to be used to agricultural purposes.

Public consultation was completed by the applicant in accordance with Council Policy No. 367 by contacting surrounding neighbours within 300 m of the subject proposal. Staff have reviewed this application, and it may move forward without affecting either the City’s Financial Plan or Waste Management Plan.

Prior to construction, a Development Permit for Form and Character and Farm Protection would be required to come forth for Council consideration.

4.0 Proposal

4.1 Background

The parent parcel of the subject property was jointly purchased by the Regional District of Central Okanagan (RDCO) and City of Kelowna in 1999. It was subsequently subdivided into two parcels to create a parcel for Stephens Coyote Ridge Regional Park to be owned by the RDCO, and the subject parcel which is owned by the City of Kelowna.

In 2011, ALC Resolution #352/2011 approved the exclusion of 10.5 ha of land in Glenmore for Glenmore Recreation Park. As a condition of that decision, the ALC required that the City rehabilitate the lands where the current Glenmore Firehall is located to an agricultural standard and lease it for agricultural purposes to an agricultural operator.

4.2 Project Description

The proposed OCP Amendment and Rezoning Application would facilitate the development of the future Glenmore Firehall on the subject property. The Glenmore Firehall would be relocated from its current location at 550 Valley Road North to the subject property and the Valley Road location would be restored to agriculture.

4.3 Site Context

The subject property is located on the west side of Glenmore Road N, south of the intersection with McKinley Road. It is adjacent to Stephens Coyote Ridge Regional Park to the west, North Glenmore Dog Park to the south and the Glenmore Landfill is located across Glenmore Road N from the property to the east. The subject property is designated R-AGR – Rural – Agricultural and Resource and zoned A1 – Agriculture. The surrounding area is designated NAT – Natural Areas, R-AGR – Rural – Agricultural and Resource, and PSU – Public Service Utilities and zoned A1 – Agriculture and P3 – Parks and Open Space

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|---------------------------|-------------------------------------|
| North | A1 – Agriculture | Agriculture |
| East | A1 – Agriculture | Glenmore Landfill |
| South | A1 – Agriculture | North Glenmore Dog Park |
| West | P3 – Parks and Open Space | Stephens Coyote Ridge Regional Park |

Subject Property Map: 2340 Glenmore Road N



5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Objective 8.4.5 Stop urban sprawl into Rural Lands.

| | |
|---|---|
| Policy 8.4.5 Public Uses on Agricultural Lands | Discourage the use of agricultural lands for public or institutional uses such as schools, parks and churches except as identified in the 2040 OCP. <i>The subject property is not within the ALR and is not presently used for agricultural purposes.</i> |
|---|---|

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 See Schedule "A"

7.0 Application Chronology

Date of Application Accepted: May 12, 2022
Date Public Consultation Completed: August 10, 2022

Report prepared by: Mark Tanner, Planner II

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Schedule A: Development Engineering Memo

CITY OF KELOWNA

MEMORANDUM

Date: May 12, 2022
File No.: Z22-0033
To: Subdivision Approving Officer (DS)
From: Development Engineering Manager (NC)
Subject: 2340 Glenmore Rd N A1 to P1

| | | |
|---|----|--|
| SCHEDULE | | A |
| This forms part of application # OCP22-0005 Z22-0003 | | |
| Planner Initials | MT |  City of Kelowna COMMUNITY PLANNING |

Development Engineering has the following requirements associated with this application. A Rezoning Application to rezone the subject property from A1 – Agriculture 1 to P1 – Major Institutional for the future Glenmore Firehall.

.1) General

- a) This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.
- b) The Fire Department and Environment Division requirements are addressed separately by them.
- c) An Environmental Impact Assessment on the road layout will be required to determine the least impact on the natural features of the site.
- d) These Development Engineering comments/requirements are subject to the review and approval from the Agricultural Land Commission (ALC).
- e) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.

.2) Geotechnical Report

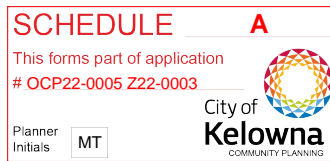
- a) Provide a comprehensive geotechnical report, prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from 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%.
- ii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- iii) Recommendations for items that should be included in a Restrictive Covenant.
- iv) 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.
- v) Any items required in other sections of this document.
- vi) Recommendations for erosion and sedimentation controls for water and wind.
- vii) Recommendations for roof drains and perimeter drains.
- viii) Recommendations for construction of detention or infiltration ponds if applicable.

.3) Water

- 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.



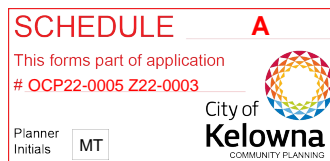
- d) Hydrants are to be spaced according to By-law 7900.
- e) Design drawings must be reviewed by GEID prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

.4) Sanitary Sewer

- a) The developer's consulting mechanical engineer will determine the development requirements of this proposed rezoning and establish the service needs. Only one service will be permitted per lot for this subdivision.
- b) Arrange for individual lot connection complete with an inspection chamber (as per SS-S7 & SS-S9), at the applicants cost.
- c) If the Applicant would like the City to complete the works they can sign a Third-Party Work Order for the cost of the water service upgrades. For estimate inquiries please contact Ryan O'Sullivan, by e-mail rosullivan@kelowna.ca or phone, 250-469-8519.

.5) Drainage

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, 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) Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this subdivision; and,
 - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) Significant banks are located on this site. The slopes appear to be sensitive to erosion; temporary and permanent measures must be taken to prevent erosion and sediment transport.
- e) Identify clearly on a contour map, or lot grading plan, the top of bank(s). Provide cross sections along the top of the bank at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not



all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.

- f) Where ditches are provided they must be adequately lined and protected for the design flows.
- g) The drainage gullies are to be protected by way of Statutory Rights-of Way suitable to the Drainage Manager.

.6) Roads

- a) Glenmore rd. N access to proposed Fire Hall will need a right and left turn lanes into Fire hall.
- b) Provide pavement marking and traffic signs where required. The City will install all signs and traffic control devices at the developer's expense.
- c) Provide a Street Sign, Markings and Traffic Control Devices Drawing.
- d) Verify that physical driveway access will satisfy City requirements for all lots. For steeper lots (15%), show driveways on the lot grading plan with grades or profiles. Where lots are serviced by onsite sewage disposal systems, show limits of cut and fill lines.
- e) Re-locate existing poles and utilities, where necessary.

.7) Power and Telecommunication Services and Street Lights

- a) Overhead wiring is permitted for this subdivision although underground installation is recommended. Remove aerial trespass(es)
- b) Street lights must be installed on all roads.
- c) Before making application for approval of your subdivision plan, please make arrangements with Fortis BC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application.
- d) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

.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 rezoning and future 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 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 required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, 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) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits.
- c) Fees per the "Development Application Fees Bylaw" include:

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


Nelson Chapman P.Eng.
Development Engineering Manager

RO

| | | |
|--------------------------------|----|--|
| SCHEDULE | | A |
| This forms part of application | | |
| # OCP22-0005 Z22-0003 | | |
| Planner Initials | MT |  City of Kelowna COMMUNITY PLANNING |

OCP22-0005 Z22-0033

2340 Glenmore Rd N

OCP Amendment & Rezoning Application

Proposal

- ▶ To amend the Official Community Plan to change the future land use designation of the subject property from the R-AGR – Rural – Agricultural and Resource designation to the EDINST – Educational / Institutional designation and to rezone the subject property from the A1 – Agriculture zone to the P1 – Major Institutional zone to facilitate the development of the future Glenmore Firehall.

Development Process

May 12, 2022

Development Application Submitted

Staff Review & Circulation

Aug 10, 2022

Public Notification Received

Nov 14, 2022

Initial Consideration

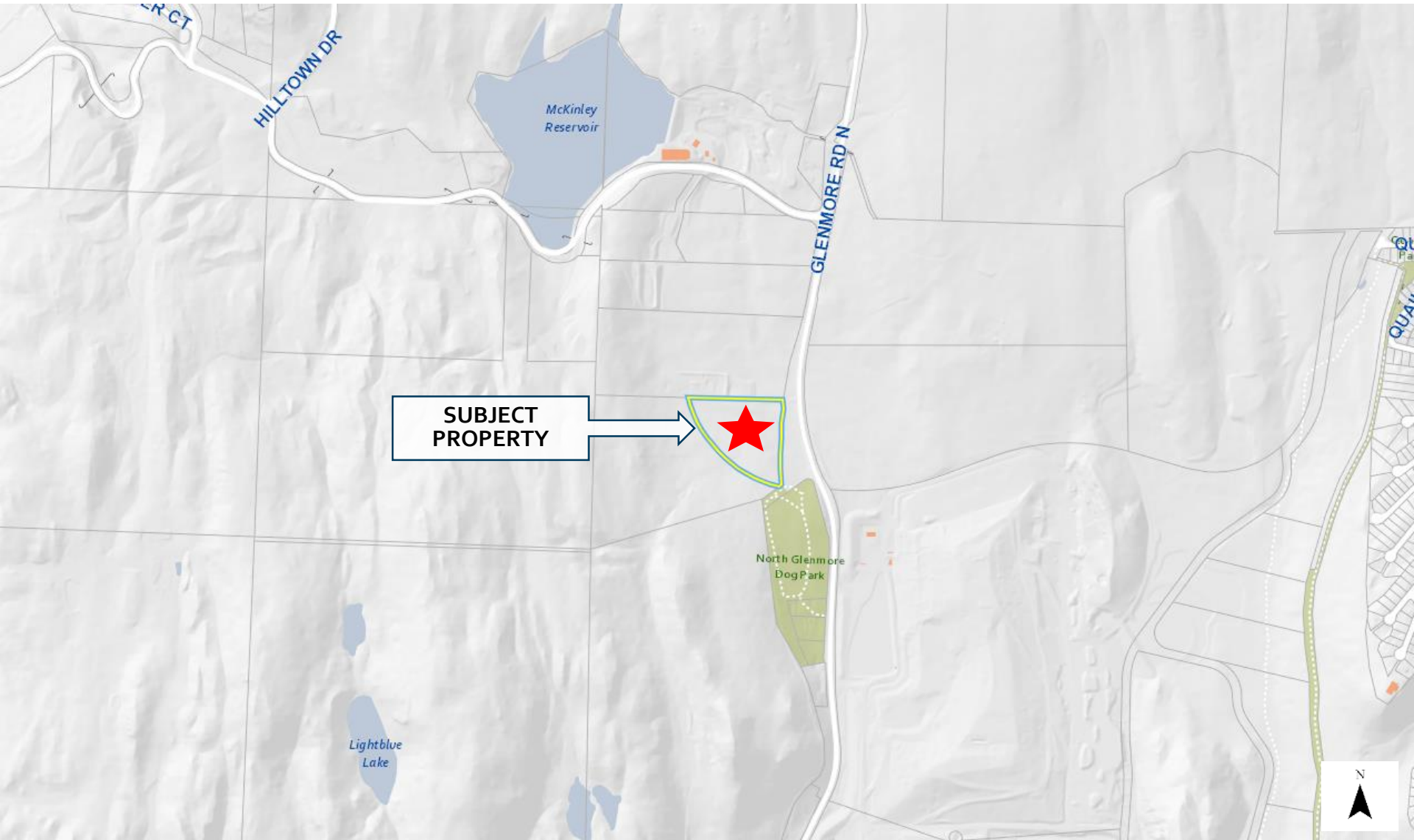
Public Hearing
Second & Third Readings

Final Reading

Development Permit
Building Permit

Council
Approvals

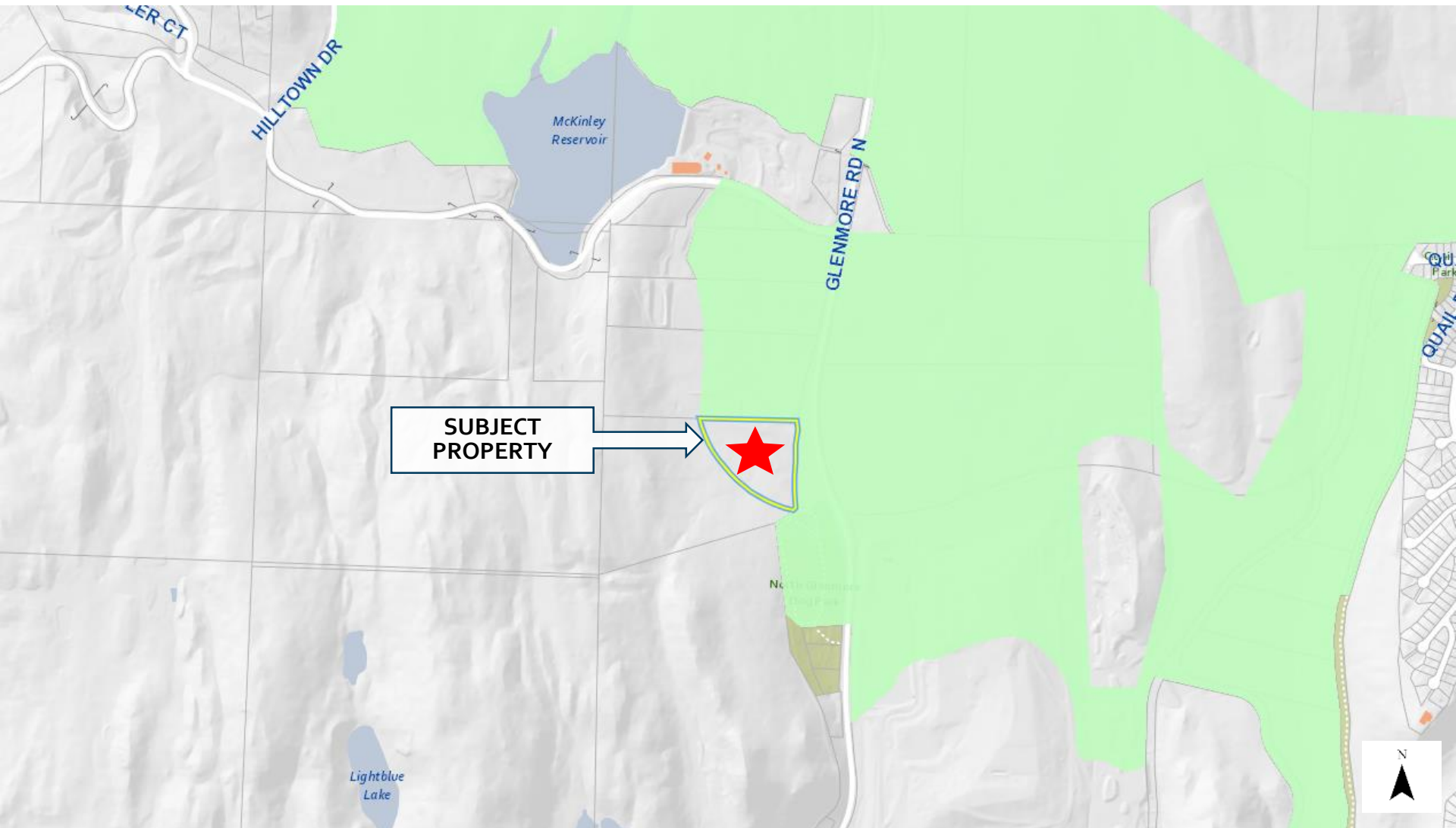
Context Map



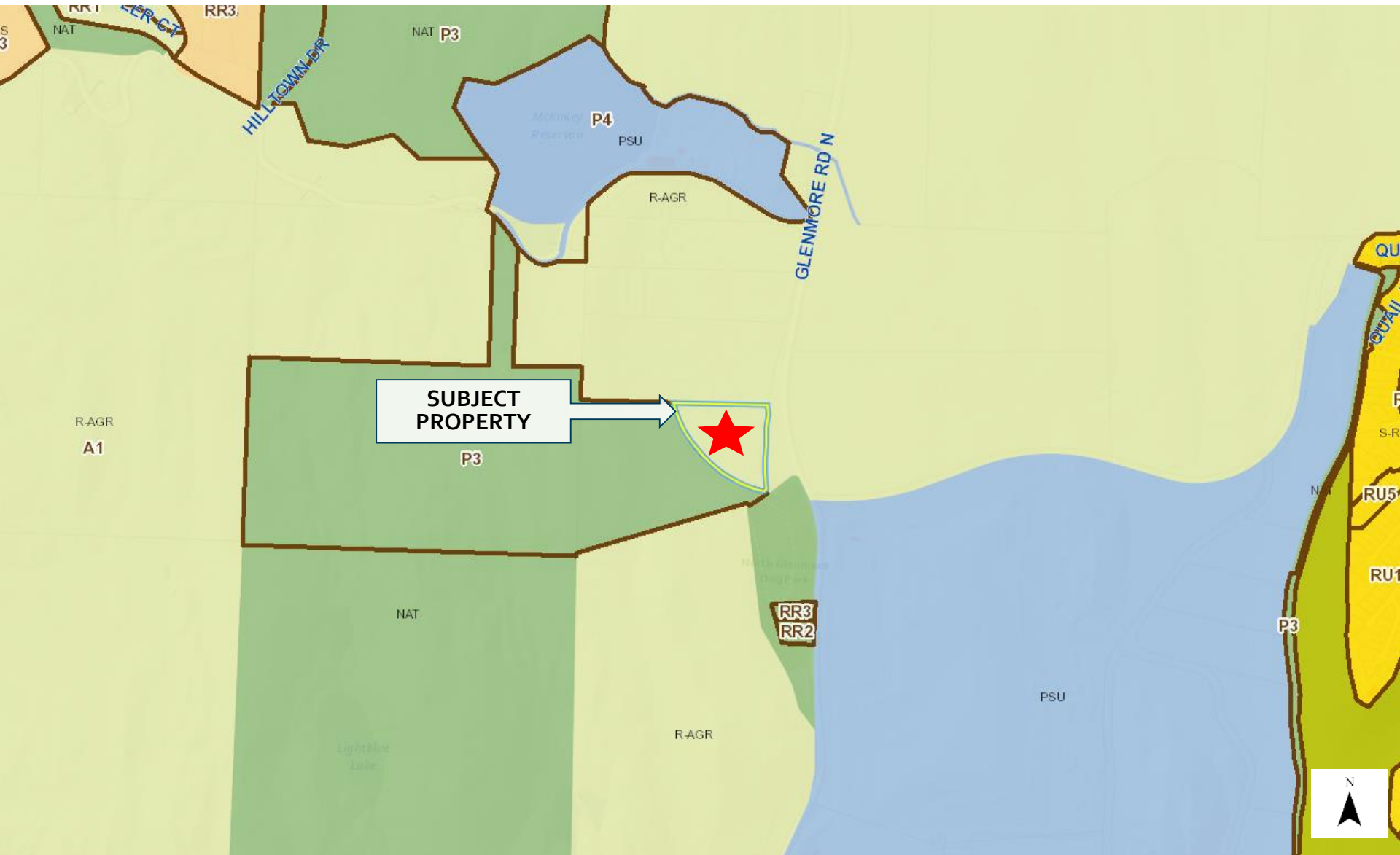
Aerial Photo



ALR Map



OCP Future Land Use / Zoning



Subject Property Map



Project details

- ▶ The proposed OCP Amendment and Rezoning will facilitate the future development of a new Glenmore Firehall to replace the current firehall.
- ▶ Proposal complies with ALC Resolution #352/2011 to exclude lands from ALR for Glenmore Recreation Park:
 - ▶ Land where current firehall is located to be rehabilitated to agricultural standard and leased for agricultural purposes

Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed OCP Amendment & Rezoning
 - ▶ Subject property is not in the ALR or used for agricultural purposes.
 - ▶ Complies with previous ALC decision requiring relocation of existing firehall.
- ▶ Recommend the bylaw be forwarded to Public Hearing for further consideration.



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12446

Official Community Plan Amendment No. OCP22-0005 2340 Glenmore Rd N

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 4 Section 21 Township 23 ODYD Plan 16293 Except Plans 19441 KAP64934 and KAP64936 located on Glenmore Road, Kelowna, B.C., from the R-AGR – Rural – Agricultural and Resource designation to the EDINST – Educational / Institutional 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

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. 12447

Z22-0033

2340 Glenmore Rd N

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 4 Section 21 Township 23 ODYD Plan 16293 Except Plans 19441 KAP64934 and KAP64936 located on Glenmore Road, Kelowna, BC from the A1 – Agriculture zone to the P1 – Major Institutional 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

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

REPORT TO COUNCIL



Date: November 14, 2022

To: Council

From: City Manager

Department: Development Planning

| | | | |
|---------------------|----------|---------------|--|
| Application: | Z21-0041 | Owner: | Westrich Saucier Developments BC Ltd., Inc.No. BC1367262 |
|---------------------|----------|---------------|--|

| | | | |
|-----------------|---|-------------------|-------------------------|
| Address: | 801, 809, 819, 831 Harvey Ave & 802, 812 Saucier Ave | Applicant: | Jeff Shen, JS Architect |
|-----------------|---|-------------------|-------------------------|

Subject: Rezoning Application

Existing OCP Designation: C-NHD – Core Neighbourhood

Existing Zone: RU₄ – Duplex Housing

Proposed Zone: MF_{3r} – Apartment Housing Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z21-0041 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- a. LOT 5 BLOCK 1 DL 138 ODYD PLAN 7117, located at 801 Harvey Ave, Kelowna, BC;
- b. LOT 6 BLOCK 1 DL 138 ODYD PLAN 7117, located at 809 Harvey Ave, Kelowna, BC;
- c. LOT 7 BLOCK 1 DL 138 ODYD PLAN 7117, located at 819 Harvey Ave, Kelowna, BC;
- d. LOT 8 BLOCK 1 DL 138 ODYD PLAN 7117, located at 831 Harvey Ave, Kelowna, BC;
- e. LOT 20 BLOCK 1 DL 138 ODYD PLAN 7117, located at 802 Saucier Ave, Kelowna, BC;
- f. LOT 19 BLOCK 1 DL 138 ODYD PLAN 7117, located at 812 Saucier Ave, Kelowna, BC;

from the RU₄ – Duplex Housing zone to the MF_{3r} – Apartment Housing Rental Only zone be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department Dated November 14, 2022;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with a Development Permit and Development Variance Permit.

2.0 Purpose

To rezone the subject properties from the RU4 – Two Dwelling Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate the development of long-term rental Apartment Housing.

3.0 Development Planning

Development Planning Staff recommend support for the proposed rezoning from RU4 – Two Dwelling Housing to the MF3r – Apartment Housing Rental Only as it aligns with the Kelowna 2040 Official Community Plan (OCP) Future Land Use Designation of C-NHD (Core Neighbourhood) and achieves several objectives in OCP Chapter 5: The Core. These objectives include *to focus residential density along Transit Supportive Corridors*, and *to increase the diversity of housing forms and tenure in the Core Area*.

The applicants completed a Public Information Session on June 1, 2022, and a summary is attached as Attachment B. Should Council support the rezoning, Staff will bring forward Development Permit and Development Variance Permit for Council consideration.

4.0 Proposal

4.1 Background

The application for rezoning for the subject properties was initially received in April 2021. At that time, the applicant was advised to place the project on hold until the Kelowna 2040 OCP was adopted. While the applicants worked collaboratively with staff on site planning and design elements, it was determined that the application would be better suited to proceed under Zoning Bylaw No. 12375 after adoption.

There are six urban lots considered for this development that have single and two dwelling zoning and housing.

4.2 Project Description

The proposed 6 storey long-term rental apartment housing project consists of approximately 171 units ranging from studio to three-bedroom suites. There is no commercial component to this application, which is deemed suitable due to the location outside of any Urban Centres. The main vehicle and pedestrian accesses are from Saucier Rd, and parking is provided in a 2-level podium, and common amenity spaces are proposed on top of the podium facing east along Saucier and north along Harvey Ave. Six properties will be consolidated as a function of this rezoning, eliminating 4 driveway accesses off Harvey Ave.

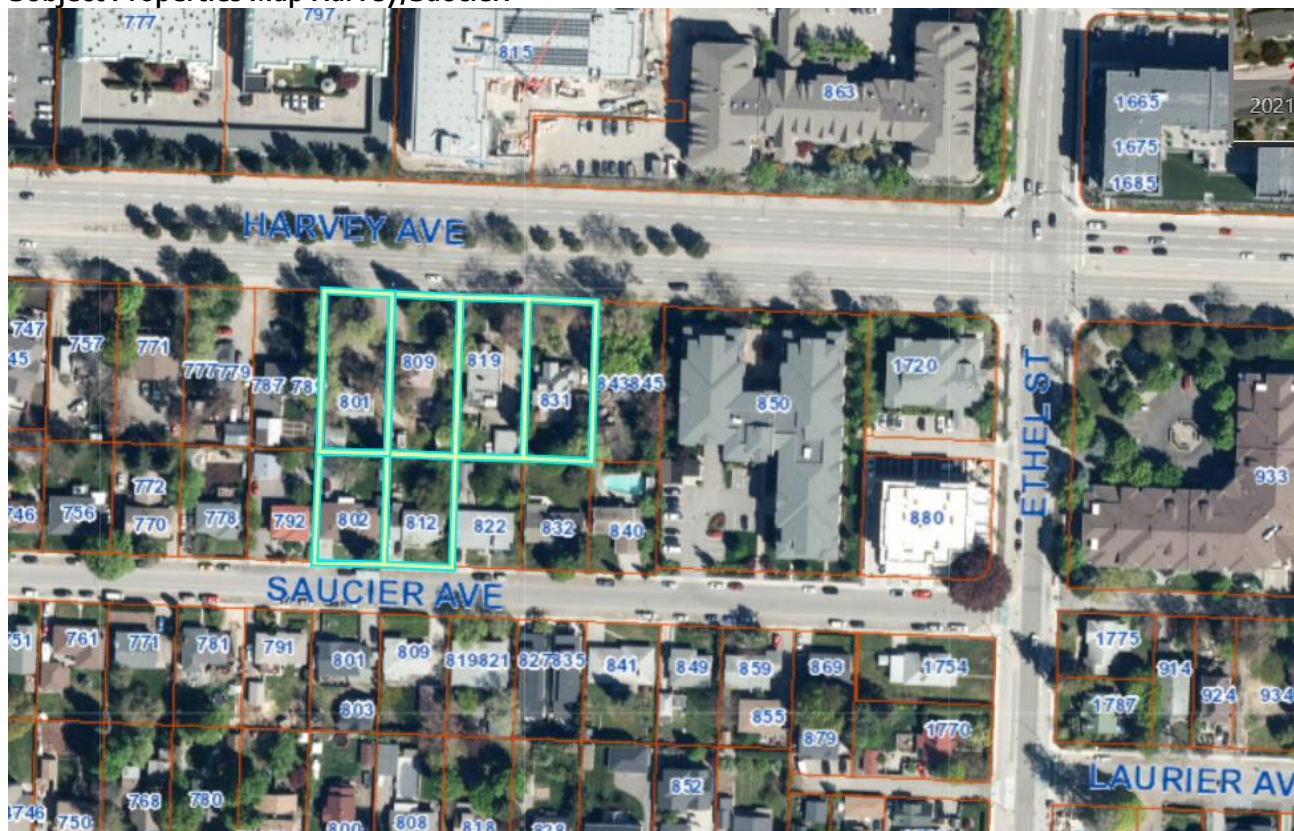
4.3 Site Context

The subject properties are located immediately adjacent to Harvey Ave on the south between Richter St and Ethel St. They are within 200 m of two Transit Supportive Corridors, within 200 m of the Downtown Urban Centre, and within 600 m of the Capri-Landmark Urban Centre. This is considered the Core Neighbourhood where Staff anticipate seeing more multi-family development applications come forward in a variety of forms.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|----------------------------------|-----------------------------|
| North | Harvey Ave | Highway 97 |
| East | RU ₄ – Duplex Housing | Single/Two Unit Residential |
| South | RU ₄ – Duplex Housing | Single/Two Unit Residential |
| West | RU ₄ – Duplex Housing | Single/Two Unit Residential |

Subject Properties Map Harvey/Saucier:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.2 Focus residential density along Transit Supportive Corridors

| | |
|--|--|
| Policy 5.2.1 Transit Supportive Corridor Densities | Encourage development that works toward a long-term population density of between 50 – 100 people per hectare within 200 m of each corridor to achieve densities that support improved transit service and local services and amenities. Discourage underdevelopment of properties along Transit Supportive Corridors. <i>The proposed project has reached the maximum FAR and is considered the appropriate development density for the site. Preliminary population density is approximately 480 people per hectare for this project.</i> |
|--|--|

Objective 5.2 Focus residential density along Transit Supportive Corridors

| | |
|--|--|
| Policy 5.2.2 Low Rise Corridor Development | Encourage low rise apartments and stacked townhouses up to six storeys in height in Core Area Neighbourhoods that front or directly abut Transit Supportive Corridors. |
|--|--|

| | | |
|---|---------|--|
| | | <i>The proposed multi-family development is considered a low-rise apartment at six storeys with a half sunken parkade.</i> |
| Objective 5.2 Focus residential density along Transit Supportive Corridors | | |
| Policy | 5.2.5 | Encourage consolidation of properties and location of automobile accesses from lanes or side streets to reduce or eliminate the number of accesses directly onto Transit Supportive Corridors. |
| Corridor Access and Consolidation | | <i>The proposed main automobile access for this project is off Saucier Ave which will eliminate 4 direct accesses currently onto Harvey Ave.</i> |
| Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area. | | |
| Policy | 5.11.2. | Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. |
| Diverse Housing Tenures | | <i>The proposed project is a Rental Tenure Only, supporting the rental inventory stock in the City of Kelowna.</i> |

6.0 Technical Comments

6.1 Development Engineering Department

Please see Attachment “A” Development Engineering Memorandum

7.0 Application Chronology

Date of Application Accepted: April 28, 2021

Date Public Consultation Completed: June 1, 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: Development Engineering Memorandum

Attachment B: Public Information Session Summary

Attachment C: Proposed Site Plan & Rendering

CITY OF KELOWNA

MEMORANDUM

Date: May 4, 2021
File No.: Z21-0041
To: Planning and Development Officer (LK)
From: Development Engineering Manager (RO)
Subject: 802, 812 Saucier and 801, 809, 819, 831 Harvey Ave. RU6 to RM6r

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject properties from the RU6- Two Dwelling Housing zone to RM6r – High Rise Apartment Housing (Residential Rental Tenure Only) zone to facilitate the development of Multiple Dwelling Housing. The Development Engineering Technician for this project is Aaron Sangster.

1. General

- a) This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.
- b) The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- c) The proposed Development triggers a traffic impact assessment. The applicant's transportation engineer shall contact the City's Transportation & Mobility group who will determine the terms of reference for the study.
- d) The comments included in this Memo are those of the Development Engineering Branch of the City of Kelowna. As the subject property is within the 800-m Ministry of Transportation and Infrastructure (MoTI) HWY 97 buffer, this application is subject to the review, comments, and requirements of MoTI.

2. Road Improvements

- a) Saucier Ave. must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, lane letdown, irrigated landscaped boulevard, streetlights, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a SS-R5, to match the frontage of 850 Saucier Ave.

- b) Harvey Ave. has already been upgraded to an urban standard along the full frontage of this proposed development. All access off Harvey Ave. must be removed and replaced with barrier curb/gutter, sidewalk, brick boulevard, and improved tree wells on all fronting trees.

3. Domestic Water and Fire Protection

- a) All services must be removed and capped at the main. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Service upgrades can be provided by the City at the applicant's cost (if required).
- b) The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs.

4. Sanitary Sewer

- a) This property is currently serviced with one 100 mm sanitary service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for each legal lot. The applicant, at their cost, will arrange for the removal and disconnection of the existing services and installation of one new larger service, if necessary. New service connection required to be completed with an inspection chamber (c/w Brooks Box) as per SS-S7.

5. Storm Drainage

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

- f) Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.
- g) Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

6. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.
- b) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).
- c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

7. Road Dedication and Subdivision Requirements

- a) 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.
- c) A road dedication of roughly 2.20m is required to line-up with 850 Saucier Ave.

8. Site Related Issues

- a) Lot consolidation must be completed prior to issuance of the building permit.

9. Geotechnical Report

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

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

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

10. 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.

11. 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.

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).



Ryan O'Sullivan
Development Engineering Manager

AS

**Trisa Atwood**

From: Kilmartin, Nola <Nola.Kilmartin@wsp.com>
Sent: Monday, June 06, 2022 12:23 PM
To: Trisa Atwood
Cc: Richie Lam; jeff.s@jsarchitect.ca; Taylor, Megan
Subject: Z21-0041 Harvey Ave and Saucier Ave Neighbourhood Consultation Form
Attachments: Harvey Ave and Saucier Ave Rezoning Open House.pdf; 2022-05-12_Harvey Rezoning Mail-out.pdf; Harvey Ave and Saucier Ave Neighbourhood_Consultation_Form_6-6-2022.pdf; RE: YIMBY to rezoning 800 block of Harvey & Saucier to RM6r

Categories: Harvey/Saucier Westrich

CAUTION: External email - Check before you click!

Hello Trisa,

Please see the attached consultation form along with the notification mail-out letter and the PowerPoint presentation that was used in the Public Open House event.

Notification and Response Details:

- Notification letter and virtual open house invitation was sent on Friday, May 13, 2022
- Public Open House Event took place on Wednesday, June 1, 2022 from 7-8:30pm PST
- Responses were accepted until: Friday, June 3, 2022
- 2 Responses – one was an email of support (you were CCd, but attached for your files), and one call with questions, but no position expressed and no name provided.
- Virtual Open House Attendees: 1 attendee - Alan Atkins. Alan expressed his support for the project

If you have any questions please contact me.

Thank you,

**Nola Kilmartin**

Manager

Planning + Landscape Architecture + Urban Design Studio

RPP, MCIP, MUP

T+ 1 250-980-5500

D+ 1 778-940-1334

M+ 1 250-575-8084

Suite 700 - 1631 Dickson Avenue, Landmark 6

Kelowna, BC

V1Y 0B5 Canada

wsp.com

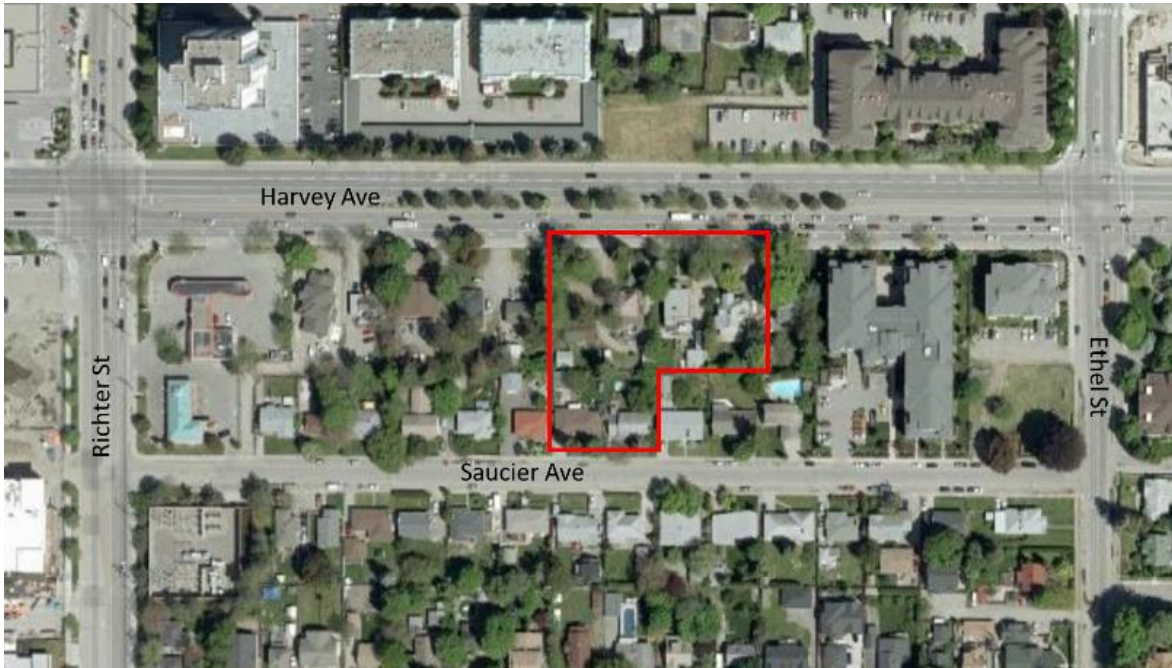
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Notice of Rezoning to RM6r
(High Rise Apartment Housing)
Proposal to Rezone properties at Harvey Avenue and Saucier Avenue

J+S Architect on behalf of Westrich Pacific Corp., is proposing to rezone the properties located at 801, 809, 819, and 831 Harvey Avenue, and 802 and 812 Saucier Avenue as shown below. The rezoning would allow the development of a (6) six-storey multi-family apartment building fronting Saucier Avenue and Harvey Avenue (Hwy 97).



Subject property to rezone from RU6 to RM6r

Virtual Information Session

Please join us for a virtual information session on **June 1st from 7:00 to 8:30pm**. The session will be held on Zoom. Please visit <https://tinyurl.com/harveyREZ> to join the information session.

We will introduce the project team, provide a brief presentation of the Official Community Plan (OCP), the applicable zoning regulations, and proposed development concept.

The project team from Westrich Pacific, J+S Architect and WSP (Planning, Engineering, and Landscape Architecture) will be available to answer questions.

The site is currently designated as RU6 – Two Dwelling Housing Zone, and the future land use designation in the recently adopted OCP designates this site for buildings up to six storeys. The proposed RM6r- High Rise Apartment Housing (Residential Rental Tenure only) zone will accommodate the proposal and conforms with the OCP.

The City of Kelowna is in the process of adopting a new zoning bylaw, which, as drafted, will change the RM6r Zone to MF3 – Apartment Housing. In accordance with Policy 367 - *Public Notification and Consultation for Development Application*, we are informing you of these proposed changes. The possible land uses and development regulations for the site are available through the City of Kelowna website at [Zoning bylaw | City of Kelowna](#).



Rendering of proposed building from Harvey Ave.

If you would like more information, clarification, or have concerns with the proposed changes, please respond to Nola Kilmartin at WSP by June 3rd, 2022, as our formal rezoning submission will address responses received.

Contact information for WSP and City of Kelowna Planning is below.

WSP Canada, Planning Consultant:

Nola Kilmartin, Planning Manager, 778.940.1334, nola.kilmartin@wsp.com

City of Kelowna, Planning Department:

Trisa Atwood, Planner Specialist, 250.469.8647, tatwood@kelowna.ca

HARVEY AND SAUCIER REZONING PROPOSAL

June 1st, 2022

7:00 - 8:30 pm

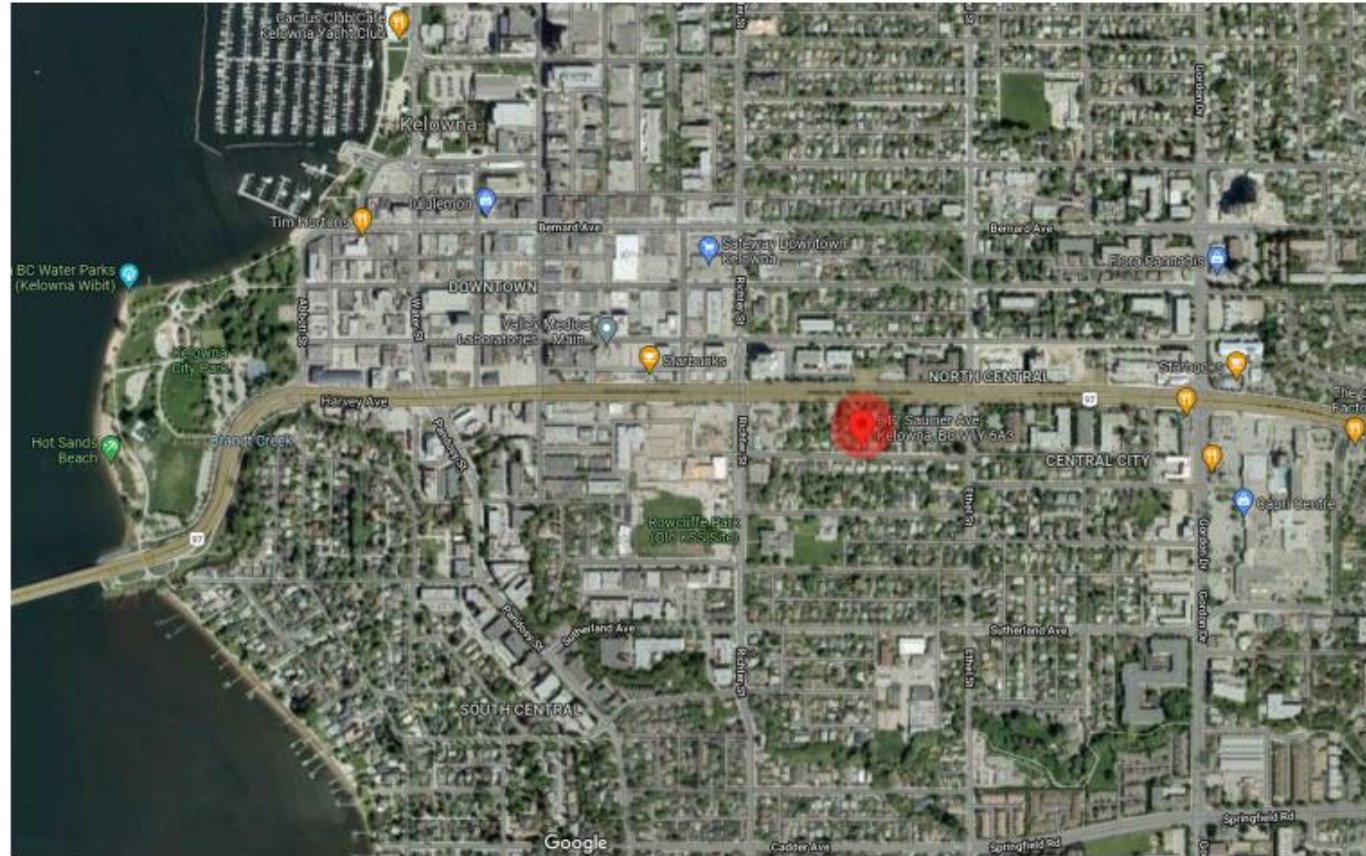


PROJECT TEAM

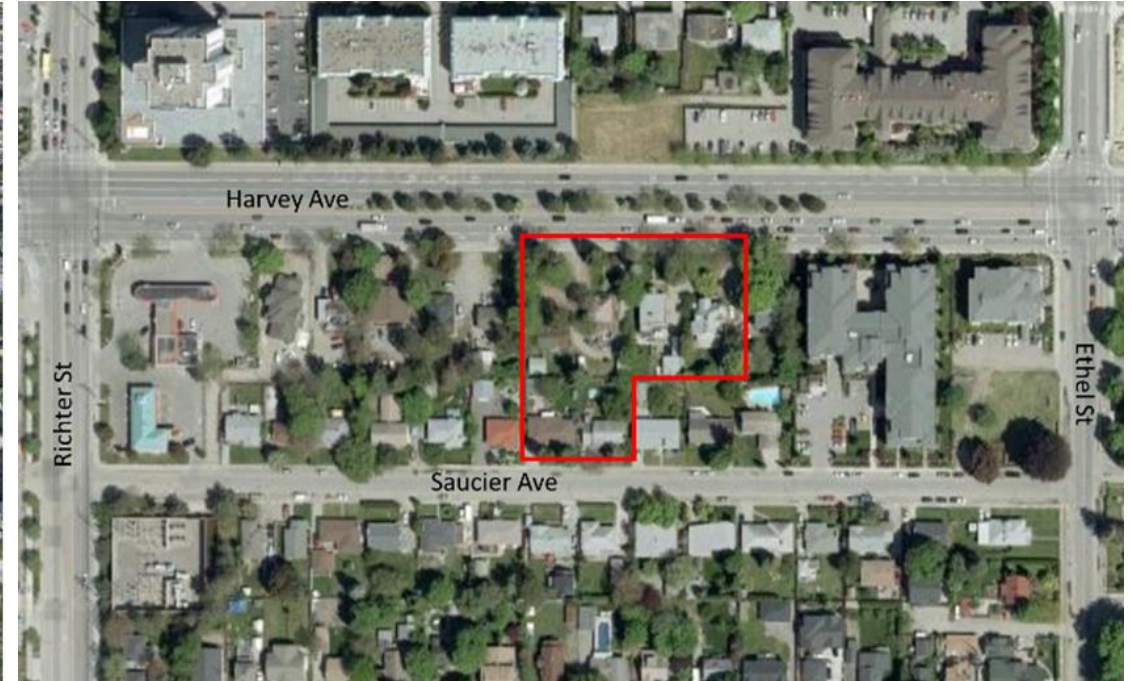
- Richie Lam – CEO, Westrich Pacific
- Jeff Shen – Architect, J+S Architect
- Nola Kilmartin – Planning Manager, WSP
- Trisa Atwood – City Planner, City of Kelowna



LOCATION

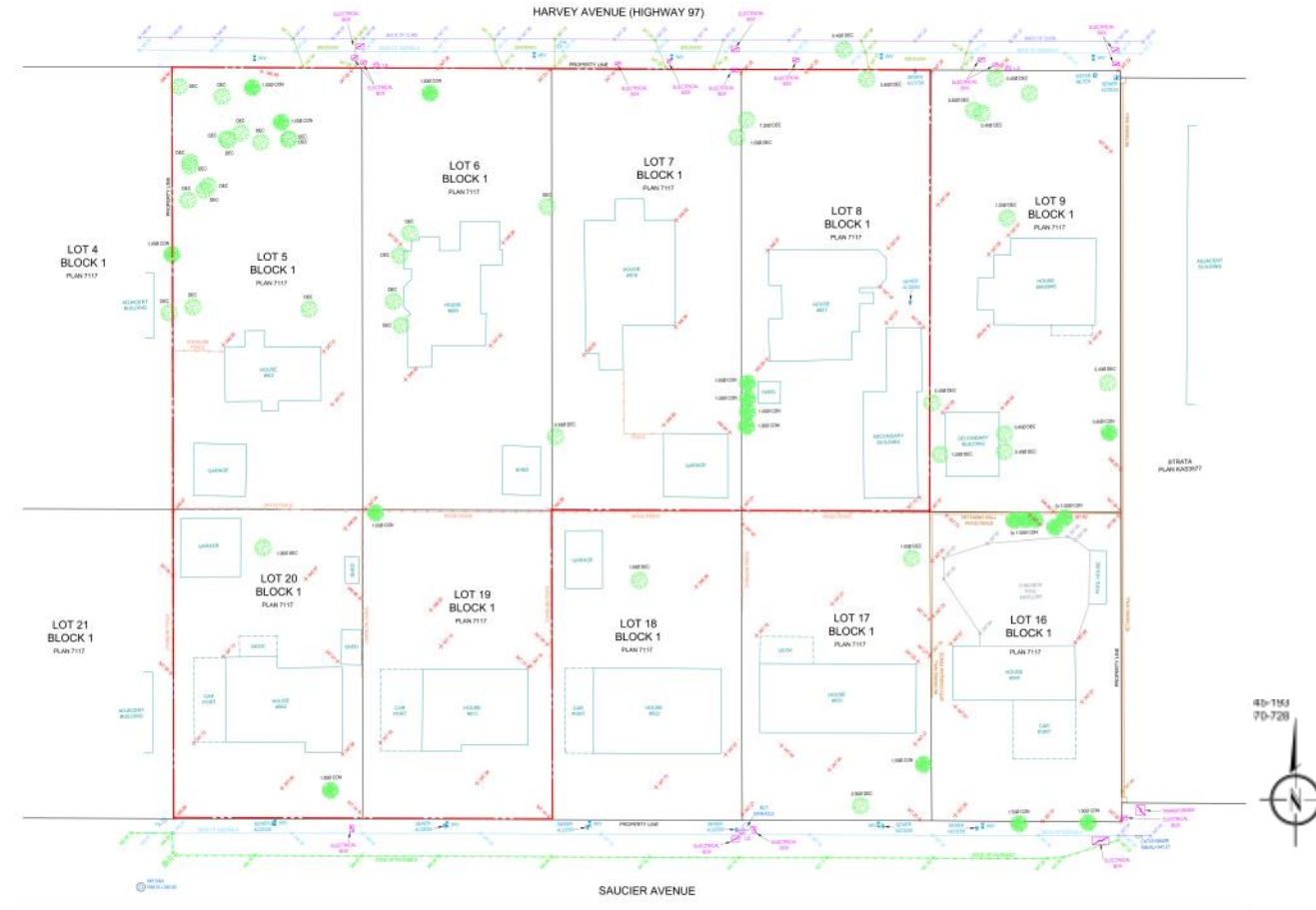


PROPOSED REDEVELOPMENT LOTS



801, 809, 819, and 831 Harvey Avenue,
and 802 and 812 Saucier Avenue

EXISTING CONFIGURATION



STREET VIEWS – HARVEY AVE



STREET VIEWS – SAUCIER AVE



OFFICIAL COMMUNITY PLAN

- Future land use designation C-NHD Core Area Neighbourhood, 2040 OCP
- Designates site for **six storeys**
- Diverse Housing Forms - diverse mix of **medium-density and high-density housing** forms that support a variety of households, income levels and life stages.
- Diverse Housing Tenures - range of **rental and ownership** tenures that support a variety of households, income levels and life stages.
- Transit Supportive Corridors - development that works toward a long term population density to achieve densities that **support improved transit service** and local services and amenities.

ZONING INFORMATION

- Current zone : RU6 – Two Dwelling Housing Zone
- Proposed zone: **RM6r – High Rise Apartment Housing (rental) Zone**
- The rezoning would allow the development of a **(6) six-storey multi-family apartment building** fronting Saucier Avenue and Harvey Avenue (Hwy 97)
- Rental in perpetuity / affordable rental units
- City of Kelowna is in the process of adopting a new zoning bylaw, which, as drafted, will change the RM6r Zone to MF3f – Apartment Housing, rental

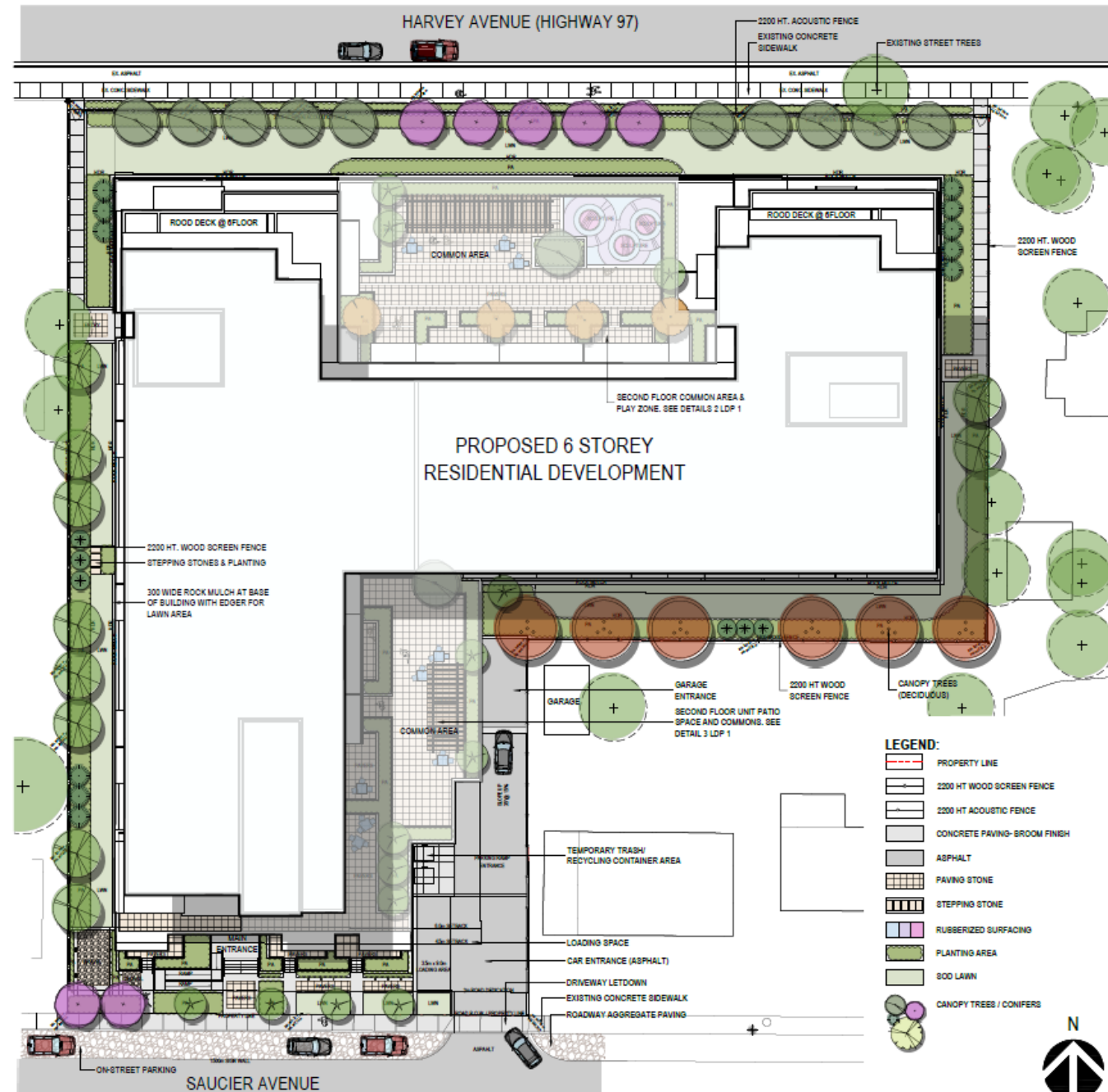
PROJECT STATS

| | MF3f Zone | Proposed |
|-------------|-------------------------|--|
| Height Max | 6-storeys | 6-storeys |
| Density Max | FAR 2.0 11963.2 Sq m | FAR 2.0 |
| Unit Mix | | 75% 2BR 10% 3BR/Town 15% 1BR/Studio |
| Setbacks | 3.0 m | 6 m – Harvey 4.5 m – Saucier 4.5 m – E and W |
| Parking Min | 192 stalls | 189 stalls |

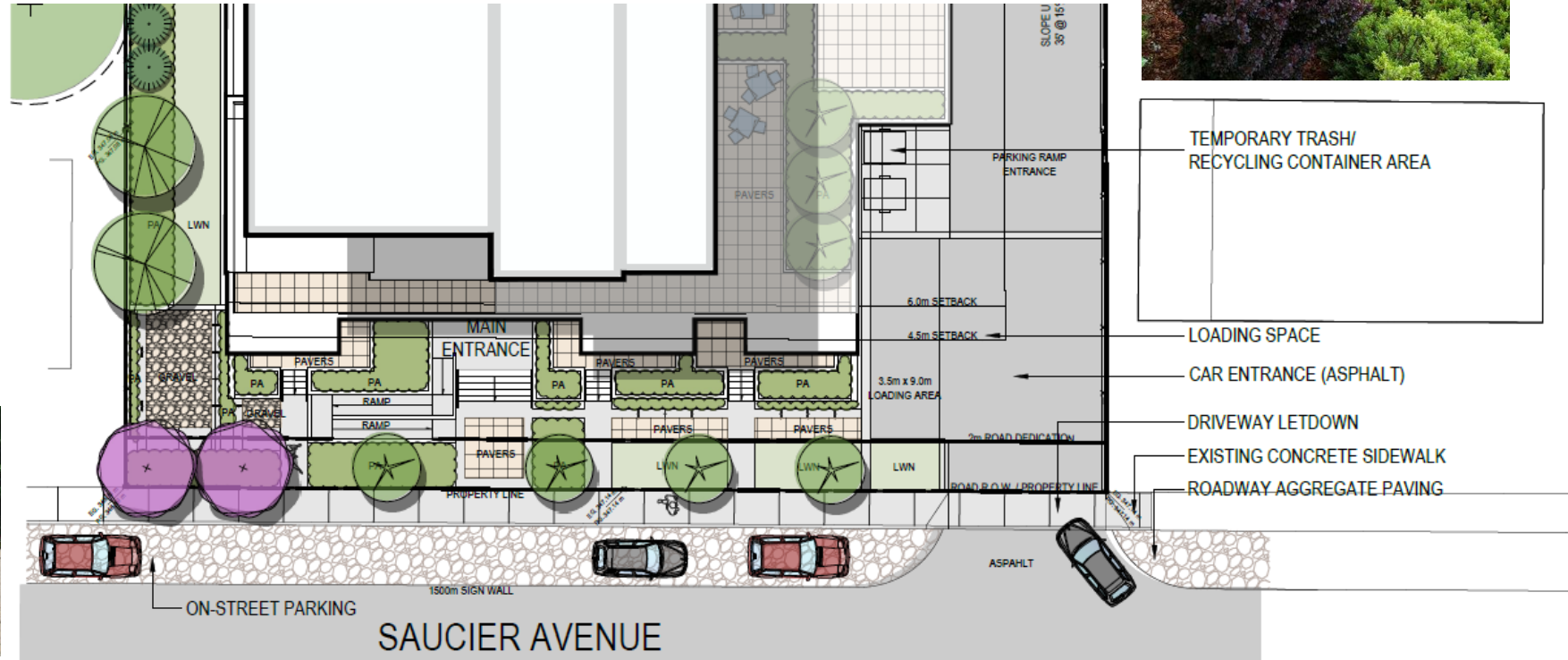


LANDSCAPE PLAN

- Bicycle parking
- Second floor courtyard
 - Playspace
 - 2 shade structures
- Landscaping, including decorative shrubs and shade trees



LANDSCAPE FEATURES







Thank you – Questions?

| MATERIAL LEGEND | |
|-----------------|--|
| 1 | Metal Siding Wood Grain |
| 2 | Fibre Cementitious Panel - Blue |
| 3 | Fibre Cementitious panel - Dark Gray |
| 4 | Fibre Cementitious panel - Light Gray |
| 5 | Laser Cut Metal - White Color |
| 6 | Translucent-glazed metal glass guard railing |
| 7 | Thermally-Broken, Double Glazed Window and Door (Gray) |
| 8 | Privacy Screen - TYP (Aluminum Louver) |
| 9 | Brick Veneer |

Metal Siding
Wood Grain



Cementitious Panel
Blue



Cementitious Panel
Dark Gray



Cementitious Panel
Light Gray



Laser Cut Metal
White

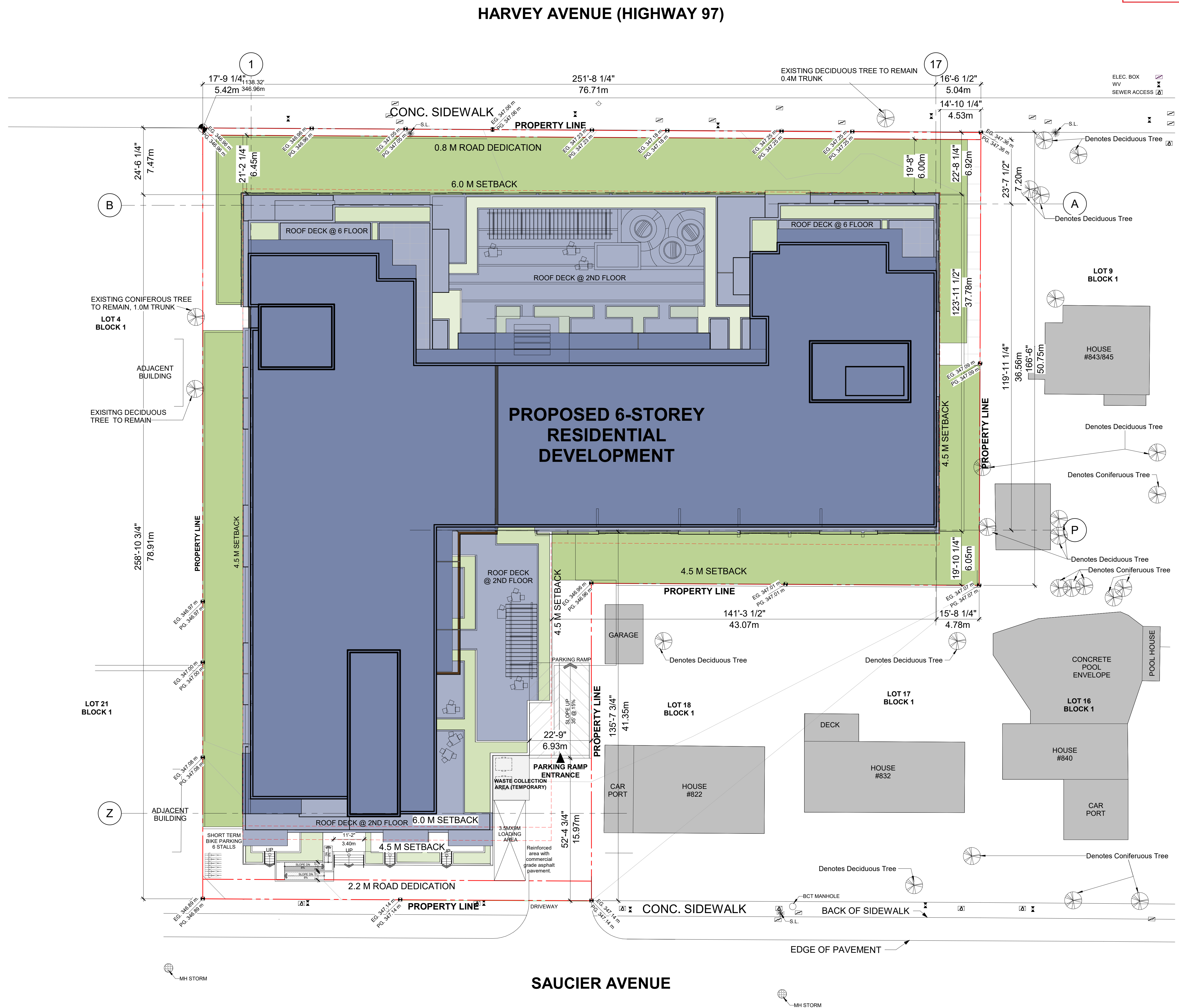


Balcony Guardrail
Translucent-Glazed



Brick Veneer





BUILDER'S RESPONSIBILITY TO LAYOUT WORK

It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those assumed on the drawings.

Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work.

Written dimensions shall have precedence over scaled dimensions.

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| REVISION AS PER CITY COMMENTS | 08/10/2022 |
|-------------------------------|------------|
| NO. REVISION | DATE |
| REVISIONS: | MM/DD/YYYY |
| ISSUED FOR: | DATE |
| DEVELOPMENT PERMIT | 01/26/2022 |

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PROJECT:

MULTI-FAMILY DEVELOPMENT

802-812 Saucier Avenue, 801-831
Harvey Avenue, Kelowna, BC
CLIENT:

CONSULTANT:

| | |
|------------------|-------|
| DRAWN BY: P.T. | SEAL: |
| DATE: 08/09/2022 | |
| SCALE: 1:100 | |
| JOB NO: | |
| 2021-11 | |
| SHEET TITLE: | |

SITE PLAN

DRAWING No.: REVISION No:

A1.1



It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those assumed on the drawings.

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| REVISION AS PER CITY COMMENTS | 08/10/2022 |
| NO. REVISION | DATE |
| REVISIONS: | MM/DD/YYYY |
| ISSUED FOR: | DATE |
| DEVELOPMENT PERMIT | 01/26/2022 |

PROJECT: _____

802-812 Saucier Avenue, 801-831
Harvey Avenue, Kelowna, BC

| | |
|---------------------|-------|
| DRAWN BY: P.T. | SEAL: |
| DATE: 08/09/2022 | |
| SCALE: | |
| OBJ NO.: 2021-11 | |

| | |
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| DRAWING No.: | REVISION No.: |
|--------------|---------------|



BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work.

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| REVISION AS PER CITY COMMENTS | 08/10/2022 |
| NO. REVISION | DATE |
| REVISIONS: | MMDD/YYYY |
| | |
| ISSUED FOR: | DATE |
| DEVELOPMENT PERMIT | 01/26/2022 |
| | |

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SUBJECT:

MULTI-FAMILY DEVELOPMENT

02-812 Saucier Avenue, 801-831
Harvey Avenue, Kelowna, BC

ENT:

CONSULTANT:

| | |
|----------------|-------|
| OWN BY: P.T. | SEAL: |
| E: 08/09/2022 | |
| LE: | |
| NO.: 021-11 | |

SECRET TITLE:

D VIEW

| | |
|--------------|---------------|
| DRAWING No.: | REVISION No.: |
|--------------|---------------|

A5.4

Z21-0041

801, 809, 819, 831 Harvey
Ave & 802, 812 Saucier Ave

Rezoning Application

Proposal

- ▶ To rezone the subject properties from RU₄ – Duplex Housing to MF_{3r} – Apartment Housing Rental Only to facilitate the development of long-term rental Apartment Housing.

Development Process

April 28, 2021

Development Application Submitted



Staff Review & Circulation



June 1, 2022

Public Information Session



Nov 14, 2022

Initial Consideration



First, Second & Third Readings

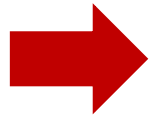


Final Reading and DP/DVP Consideration

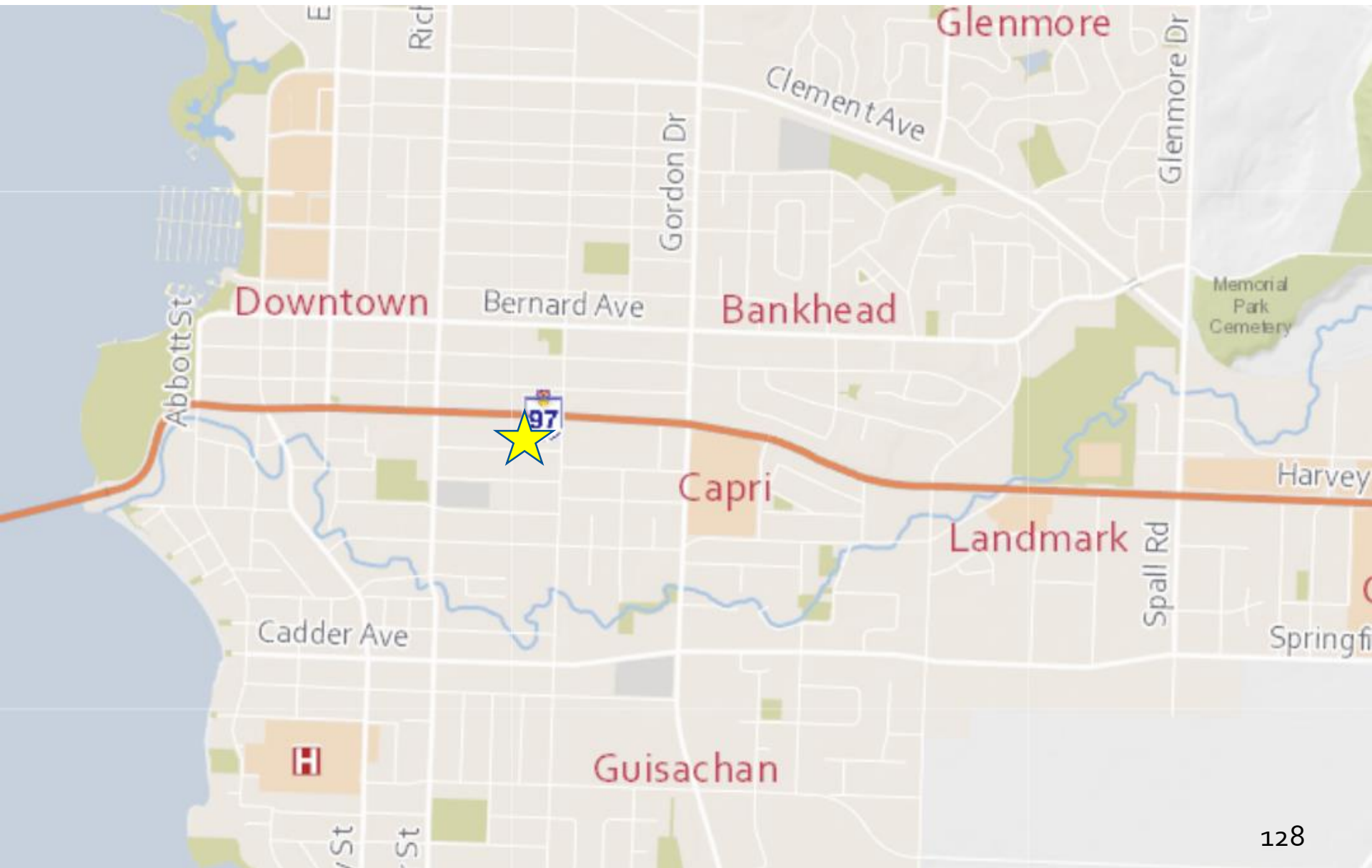


Building Permit

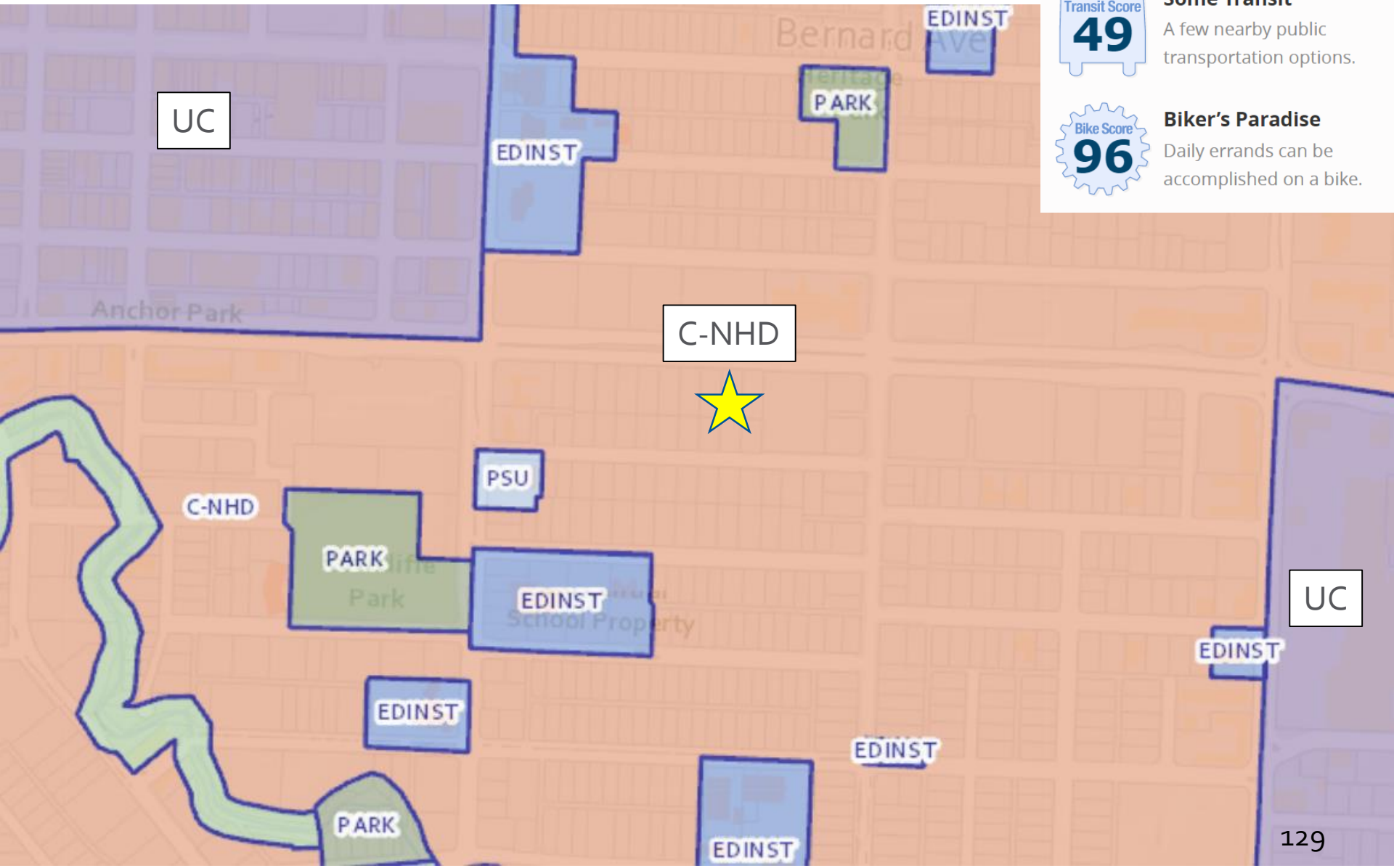
Council
Approvals



Context Map



OCP Future Land Use



Walk Score
76

Very Walkable
Most errands can be accomplished on foot.

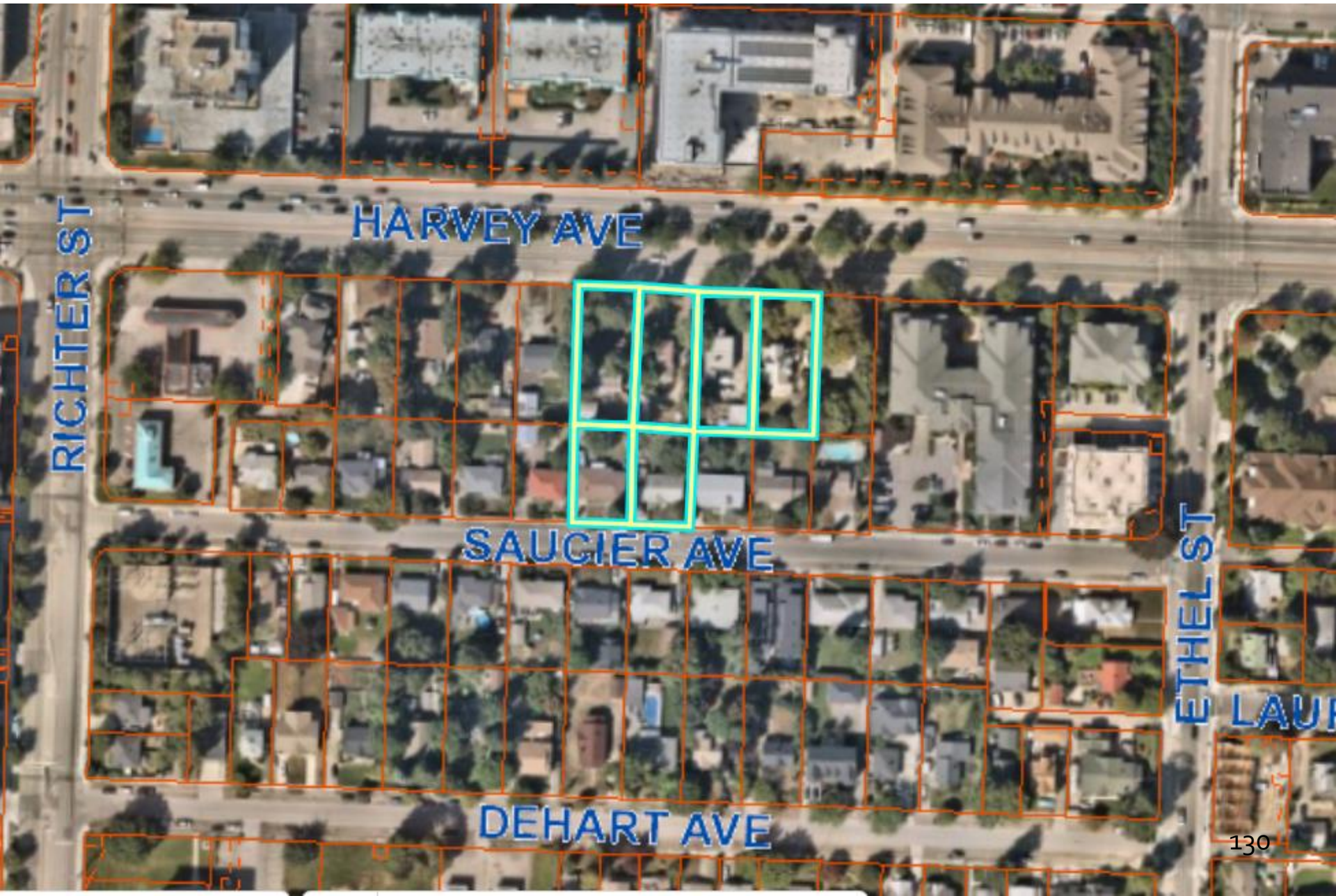
Transit Score
49

Some Transit
A few nearby public transportation options.

Bike Score
96

Biker's Paradise
Daily errands can be accomplished on a bike.

Subject Properties Map



Project Details

- ▶ 171 long-term rental units
- ▶ 2 storey parkade podium
- ▶ Maintain greater setback along Harvey Ave
 - ▶ Benefit of residents
- ▶ Vehicular access from Saucier Ave
- ▶ Townhomes along Saucier Ave
- ▶ Ample common outdoor amenity space

Site Photos



◀VIEW 1

KEY PLAN ▲



◀VIEW 3

CONTEXT PLAN ▲

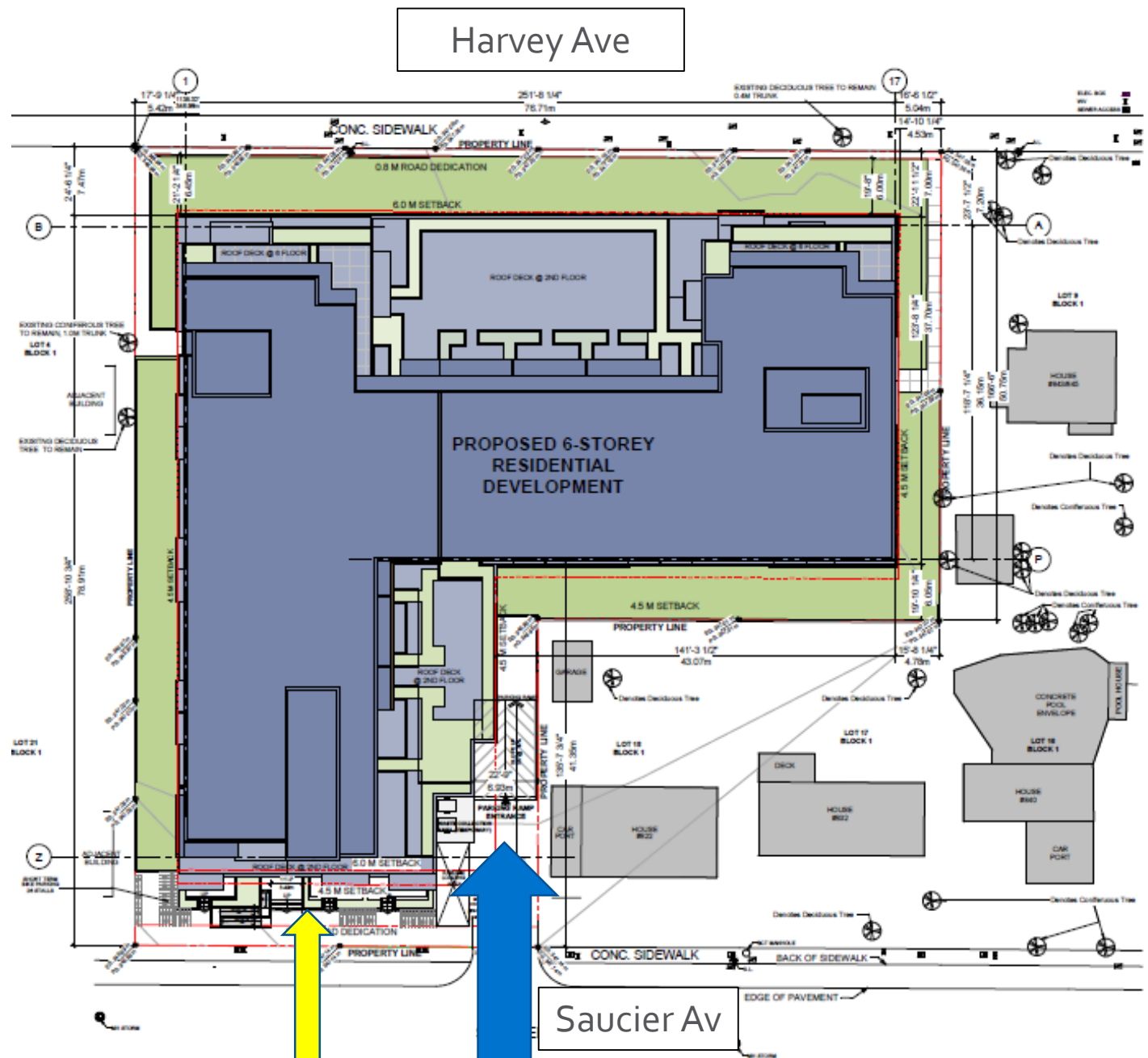


VIEW 2 ▶



VIEW 4 ▶

Proposed Site Plan



Proposed Rendering



Proposed Rendering



Public Notification Policy #367

- ▶ Public Information Session
 - ▶ June 1, 2022
 - ▶ Mailouts within 50 m buffer
 - ▶ Newspaper advertisements
 - ▶ Signs on properties
 - ▶ 2 responses received

Staff Recommendation

- ▶ Staff are recommending support for the proposed rezoning application:
 - ▶ Policy 5.2.1 Transit Supportive Corridor Densities
 - ▶ Policy 5.2.2 Low Rise Corridor Development
 - ▶ Policy 5.2.5 Corridor Access and Consolidation
 - ▶ Policy 5.11.2. Diverse Housing Tenures



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12436

Z21-0041

801, 809, 819, 831 Harvey Avenue and 802, 812 Saucier Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of:
 - a. LOT 5 BLOCK 1 DL 138 ODYD PLAN 7117, located on Harvey Ave, Kelowna, BC;
 - b. LOT 6 BLOCK 1 DL 138 ODYD PLAN 7117, located on Harvey Ave, Kelowna, BC;
 - c. LOT 7 BLOCK 1 DL 138 ODYD PLAN 7117, located on Harvey Ave, Kelowna, BC;
 - d. LOT 8 BLOCK 1 DL 138 ODYD PLAN 7117, located on Harvey Ave, Kelowna, BC;
 - e. LOT 20 BLOCK 1 DL 138 ODYD PLAN 7117, located on Saucier Ave, Kelowna, BC;
 - f. LOT 19 BLOCK 1 DL 138 ODYD PLAN 7117, located on Saucier Ave, Kelowna, BC;from the RU₄ – Duplex Housing zone to the MF_{3r} – Apartment Housing Rental Only zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: November 14, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0066

Owner: 1342833 B.C. LTD., INC.NO.
BC1342833

Address: 605 Fraser Rd
460 Leathead Rd

Applicant: Blue Vision Design Inc.

Subject: Rezoning Application

Existing OCP Designation: C-NHD – Core Area Neighbourhood

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: MF2 – Townhouse Housing

1.0 Recommendation

THAT Bylaw No. 12129 be forwarded for rescindment consideration and the file be closed;

AND THAT Bylaw No. 12130 be forwarded for rescindment consideration;

AND THAT Rezoning Application No. Z20-0066 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT 1 SECTION 26 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 12434, located at 460 Leathead Rd, Kelowna, BC and LOT 2 SECTION 26 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 12434, located at 605 Fraser Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the MF2 – Townhouse 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 Attachment "A" attached to the Report from the Development Planning Department dated November 14, 2022;

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

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

2.0 Purpose

To rescind all three readings given to Bylaws No. 12129 and 12130 and to rezone the subject properties from the RU1 – Large Lot Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development.

3.0 Development Planning

Development Planning recommends support for the rezoning application to facilitate the development of a 16-unit townhouse development. The application to rezone to the MF2 – Townhouse Housing zone is consistent with policies within the 2040 Official Community Plan (OCP) for properties with the Core Area Neighbourhood Future Land Use Designation. Objectives include designing residential infill to be sensitive to neighbourhood context (Objective 5.3), and to increase the diversity of housing forms and tenure to create affordable and a complete Core Area (Objective 5.11).

Leathead Road is designated as an arterial road in the Official Community Plan and it functions as a major vehicular corridor in Rutland. This road serves as the boundary for the Rutland Urban Centre, with properties across the road to the south being included within the Urban Centre. With Public transit options being available directly on Leathead Road, and the properties being in close proximity to schools, parks and existing commercial areas, Development Planning sees adding increased residential density on these properties to be appropriate.

Council gave previous readings to Rezoning and Official Community Plan Amendment Bylaws for this proposal, under the 2030 OCP and Zoning Bylaw No. 8000. Staff recommend these previous readings be rescinded, and consideration now be given to the rezoning bylaw with consideration of policies in the 2040 OCP and Zoning Bylaw No. 12375. An OCP amendment application is no longer required.

4.0 Proposal

4.1 Background

There is currently existing single dwelling housing on each of the subject properties. These dwellings would be demolished, and the lots would be consolidated to facilitate this development.

4.2 Project Description

This application proposes a 16-unit townhouse development, with units contained within four separate three-storey buildings.

4.3 Site Context

The subject properties are located on the north side of Leathead Road, at the corner of Fraser Road, in the City's Rutland OCP Sector. The two lots have a combined total lot area of 3,000 m². The surrounding area is characterized by single and two dwelling housing and a religious assembly is located directly to the east. The properties are within the City's Permanent Growth Boundary and have a Walkscore of 51, indicating that some errands can be accomplished on foot.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|--|-------------------------|
| North | RU ₁ – Large Lot Housing | Single Dwelling Housing |
| East | P ₂ – Education and Minor Institutional | Religious Assemblies |
| South | UC ₄ – Rutland Urban Centre | Single Dwelling Housing |
| West | RU ₁ – Large Lot Housing | Single Dwelling Housing |

Subject Property Map: 605 Fraser Rd and 460 Leathead Rd



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

| Objective 5.3 Design residential infill to be sensitive to neighbourhood context | | |
|---|--------|--|
| Policy | 5.3.1. | Encourage gentle densification in the form of ground-oriented residential uses such as house-plexes, townhouses and narrow lot housing to approximately 2 storeys, maintaining residential uses and setbacks that reflect the existing development pattern. Consider opportunities for greater height and massing at block ends and along Active Transportation Corridors as outlined in Figure 5.3. |
| Ground Oriented Infill | | <i>The subject properties are located at block ends, and are proposed to include sixteen ground-oriented residential units.</i> |
| Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area. | | |
| | | Ensure a diverse mix of low and medium density housing forms in the Core Area that support a variety of households, income levels and life stages. |

| | | |
|-----------------------------|--------------------|---|
| Policy Diverse Forms. | 5.11.1. Housing | <i>This low density housing form consists of both two- and three-bedroom units.</i> |
|-----------------------------|--------------------|---|

6.0 Technical Comments

6.1 Development Engineering Department

See Attachment A – City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Accepted: August 6, 2020

Date Public Consultation Completed: September 29, 2022

Report prepared by: Kimberly Brunet, Planner II

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Attachment A: Development Engineering Memo

Attachment B: Draft Site Plan

CITY OF KELOWNA

MEMORANDUM

Date: ~~September 01, 2020~~ **October 5, 2022**
File No.: Z20-0066
To: Urban Planning Management (KB)
From: Development Engineering Manager (~~JK~~) (NC)
Subject: 605 Fraser Rd and 460 Leathead Rd RU1 to ~~RM3~~ **MF2**

The Development Engineering Branch's comments and requirements regarding this application to rezone the subject lots from RU1 – Large Lot Housing to ~~RM3 – Low Density Multiple Housing~~ **MF2 – Townhouse Housing** are as follows. The Development Technician for this application will be Sarah Kelly (skelly@kelowna.ca).

1. GENERAL

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

2. DOMESTIC WATER AND FIRE PROTECTION

- a) The subject lots are within the Black Mountain Irrigation District (BMID) water supply area. The Developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection(s) and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the Developer.
- b) The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by BMID are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.
- c) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. No. 7900. Provide water flow calculations for this development to confirm bylaw conformance (150 L/s for apartments/townhouses). 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.

3. SANITARY SEWER SYSTEM

- a) Our records indicate that subject lots are currently serviced with a 100-mm diameter sanitary sewer service off Fraser Rd and a 100-mm service off Leathead Rd. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs. Only ~~one~~ service will be permitted for each legal lot. The applicant is to arrange for the removal and disconnection of the existing services and the installation of one new larger service (minimum diameter of 150 mm) at the applicant's cost.
- b) All new service connections are to be completed with an inspection chamber (c/w Brooks Box) as per SS-S7.

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) Provide the following drawings:
 - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A detailed Stormwater Management Plan for this subdivision; and,
 - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- c) On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage*.
- d) As per Bylaw 7900, Schedule 4, Section 3.1.3 *Climate Change*, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.
- e) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- f) Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.
- g) Identify clearly on a contour map, or lot grading plan, all steep areas (>30 %). Provide cross sections for all steep areas at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.
- h) If individual lot connections are required, ensure that payment of connection fees has been completed (please provide receipt).
- i) Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while

Z20-0066 Fraser Rd 605 and Leathead Rd 460 RU1 to ~~RM3~~ **MF2**

addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

- j) A complete storm drainage system is to be installed up to north end of the subject lot within Fraser Rd, c/w catch basins, leads, storm main, manholes, any required service connections, and connection to the existing storm main in Leathead Rd. Depending on the proposed design, a latecomer may be able to be registered for the drainage works.

5. ROAD IMPROVEMENTS

- a) The existing condition of the Active Transportation Corridor on Leathead Rd is to be maintained.
- b) A new east-west concrete wheelchair letdown as per City of Vancouver Standard Detail C8.3 is to be installed on the northeast corner of the Fraser-Leathead Rd intersection.
- c) The existing utility pole servicing 460 Leathead Rd is to be removed, with all new additional services being underground.
- d) Fraser Rd is to be fully urbanized to a modified SS-R5 with 1.5-m wide separated sidewalk 0.2 m from property line. The urbanization is to include storm drainage, curb and gutter, utility appurtenance adjustments, fillet paving, streetlights, boulevard landscaping and irrigation, and utility pole relocation (if necessary).

6. POWER AND TELECOMMUNICATION SERVICES

- a) Underground services will be required for all power and telecommunications to the proposed lot.
- b) As per comment 5.c), the existing utility pole servicing 460 Leathead Rd is to be removed.
- c) Streetlights must be installed on all roads. All streetlighting designs are to be approved by the Development Engineering Branch at the same time as other "issued for construction" drawings.
- d) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- e) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).
- f) If any road dedication affects lands encumbered by a Utility right-of-way (such as B.C. Gas, 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.

7. GEOTECHNICAL STUDY

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

Z20-0066 Fraser Rd 605 and Leathead Rd 460 RU1 to ~~RM3~~MF2

- ii. Site suitability for development.
 - iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - iv. Any special requirements for construction of roads, utilities and building structures.
 - v. Recommendations for items that should be included in a Restrictive Covenant.
 - vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
 - vii. Any items required in other sections of this document.
- c) Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

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

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

- d) Any modified slopes having a finished slope greater than 2H:V1 (50%) and an elevation change greater than 1.2 m must be installed under the direction of a qualified professional engineer.

8. ROAD DEDICATION/SUBDIVISION REQUIREMENTS

- a) A 6.0-m radius corner rounding is to be dedicated on the southwest corner of 605 Fraser Rd.
- b) Lot consolidation will be a requirement of this development.

9. DESIGN AND CONSTRUCTION

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

Z20-0066 Fraser Rd 605 and Leathead Rd 460 RU1 to ~~RM3~~ **MF2**

Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

10. SERVICING AGREEMENTS FOR WORKS AND SERVICES

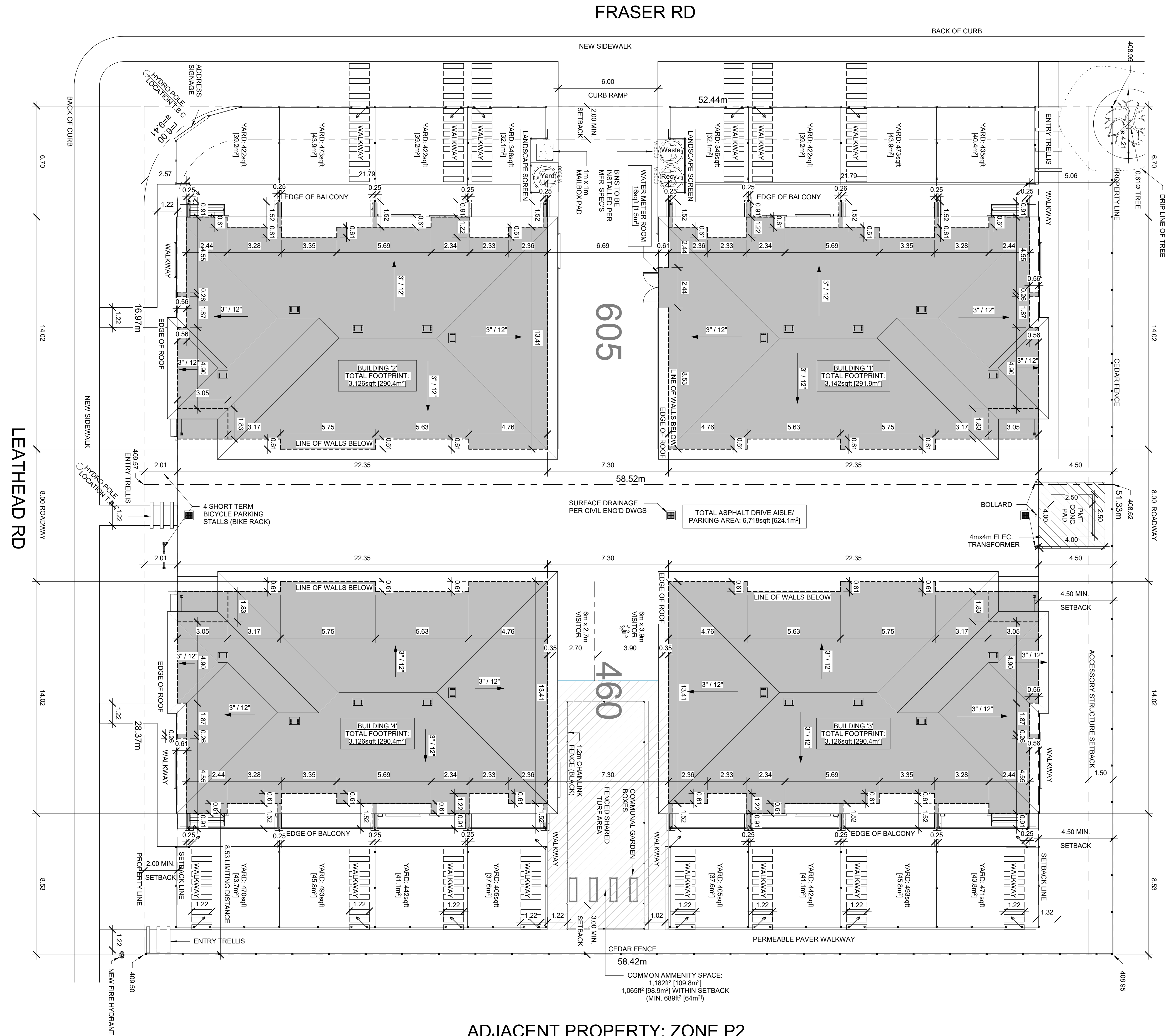
- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The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

11. CHARGES, FEES, AND SECURITIES

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost (to be determined after design).
 - ii) Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - iii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iv) Engineering and Inspection Fee: 3.5% of construction value (plus GST).
- c) Approved payment methods for Performance Security:
 - i) Personal Cheques < \$5,000
 - ii) Certified Cheque and Bank Draft > \$5,000
 - iii) Minimum Letter of Credit value is \$50,000


James Kay, P.Eng. ~~Nelson Chapman, P.Eng.~~
Development Engineering Manager

~~JKH~~ **SK**



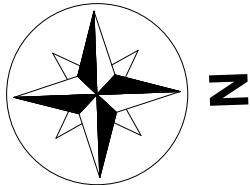
ATTACHMENT B

This forms part of application

Z20-0066

Planner Initials KB

City of Kelowna
DEVELOPMENT PLANNING



Blue Vision Design Inc.
1486 Wilmot Ave
Kelowna, BC V1P 1N3
250.864.6666
blue.vision@hotmail.com

| Issue Schedule | | |
|----------------|--------------------|-----------------|
| Issue Number | Description | Date (dd.mm.yy) |
| 16 | Development Permit | 25.05.22 |
| 17 | Revised Layouts | 13.06.22 |
| 18 | Revised Site | 22.06.22 |
| 19 | Revised Plans | 28.06.22 |
| 20 | Coordination | 13.06.22 |
| 21 | BP | 03.08.22 |

Symbolic Construction Group
#211- 12877 76 Ave
Surrey, BC V3W 1E6
P:604-599-6886
C:604-763-7068
605fraser@gmail.com

'Oakland by Symbolic'
Multi-Residential Development
605 Fraser Rd &
460 Leathead Rd
Kelowna, BC

SITE PLAN

SCALE:
AS NOTED

DRAWN BY:
BV

CHECKED BY:
BV

DATE:
03.08.22

PROJECT:
2020-009

A1.2

ADJACENT PROPERTY: ZONE RU1

1 NAD 83
1"=10'-0"

BUILDING NOTES
GENERAL ZONING AND SITE INFORMATION

- CIVIC ADDRESS: 605 FRASER RD & 460 LEATHEAD RD

- LEGAL: PLAN 12434, LOTS 1 & 2

- AUTHORITY: CITY OF KELOWNA

- EXISTING ZONE: RU1

- PROPOSED ZONE: MF2

ZONING RESTRICTIONS

- MAXIMUM SITE COVERAGE: 55%

- MAXIMUM SITE COVERAGE: 80% INCL. IMPERMEABLE SURFACES

- MAXIMUM BASE DENSITY: 1.0FAR

- OPTIONAL DENSITY BONUS: +0.15FAR*

- OPTIONAL DENSITY BONUS: +0.30FAR*

SETBACKS & SIZE RESTRICTIONS

- FRONT YARD & FLANKING SIDE YARD SETBACK: FOR GROUND-ORIENTED HOUSING: 2.0m**

- REAR YARD SETBACK: 4.5m

- SIDE YARD SETBACK: 3.0m

- MAX. BASE HEIGHT: 11.0m (3 STOREYS)

- MIN SEPARATION BETWEEN BUILDINGS: 3m

- MIN. PRIVATE OPEN SPACE PER DWELLING: 25m²

- MIN. COMMON AREA (NOT WITHIN SETBACKS): 4.0m² PER DWELLING UNIT (64.0m²)

NOTES:
* REFER TO ZONING BYLAW NO. 12376 SECTION 13.6 FOOTNOTES
** REFER TO ZONING BYLAW NO. 12376 SECTION 13.5 FOOTNOTES

AREA CALCULATIONS

- 605 FRASER RD LOT AREA: 14,400sqft [1,337.8m²]

- 460 LEATHEAD RD LOT AREA: 17,896sqft [1,662.8m²]

- TOTAL LOT AREA: 32,296sqft [3,000.4m²]

- MAXIMUM BUILDING SITE COVERAGE: 17,763sqft [1,650.2m²] (55%)

- MAXIMUM SITE COVERAGE (INCL. IMPERMEABLE SURFACES): 25,837sqft [2,400.3m²] (80%)

- TOTAL BUILDING COVERAGE: 12,520sqft [1,163.1m²] (38.8%)

- TOTAL IMPERMEABLE SURFACES: 6,718sqft [624.1m²] (20.8%)

- TOTAL SITE COVERAGE: 19,238sqft [1,787.3m²] (59.6%)

- MAXIMUM TOTAL NET FLOOR AREA: 32,296sqft [3,000.4m²] (1.00 FAR)

- PROPOSED TOTAL NET FLOOR AREA: 25,376sqft [2,357.5m²] (0.79 FAR)

TOTAL FLOOR AREAS PER UNIT TYPE:

UNIT 1: 1,250sqft [116.1m²]

UNIT 2: 1,701sqft [158.0m²]

UNIT 3: 1,701sqft [158.0m²]

UNIT 4: 1,692sqft [157.2m²]

ADJACENT PROPERTY: ZONE P2

SHEET NOTES:
- LANDSCAPING NOT SHOWN, REFER TO LANDSCAPE ARCHITECT'S DWGS.
- ALL WALKWAYS TO BE PERMEABLE PAVERS
- T/O ENTRY SLAB-ON-GRADE= 100'-0" (GEO. PER GEO ENG'S DWGS.)
- ALL LOT DIMENSIONS & GEODEDIC ELEVATIONS TO BE CONFIRMED BY A SURVEYOR PRIOR TO CONSTRUCTION

Z20-0066

605 Fraser Road

460 Leathead Road

Rezoning Application

Proposal

- ▶ To rescind previous bylaw readings on the subject properties and to rezone the subject properties from the RU1 zone to the MF2 zone to facilitate a townhouse development.

Development Process

Aug 6, 2020

Development Application Accepted



2020-2021

Previous Consideration under ZB No. 8000
Staff Review & Circulation



Sept 29, 2022

Public Notification Received



 Nov 14, 2022

Initial Consideration



Notice of First Reading



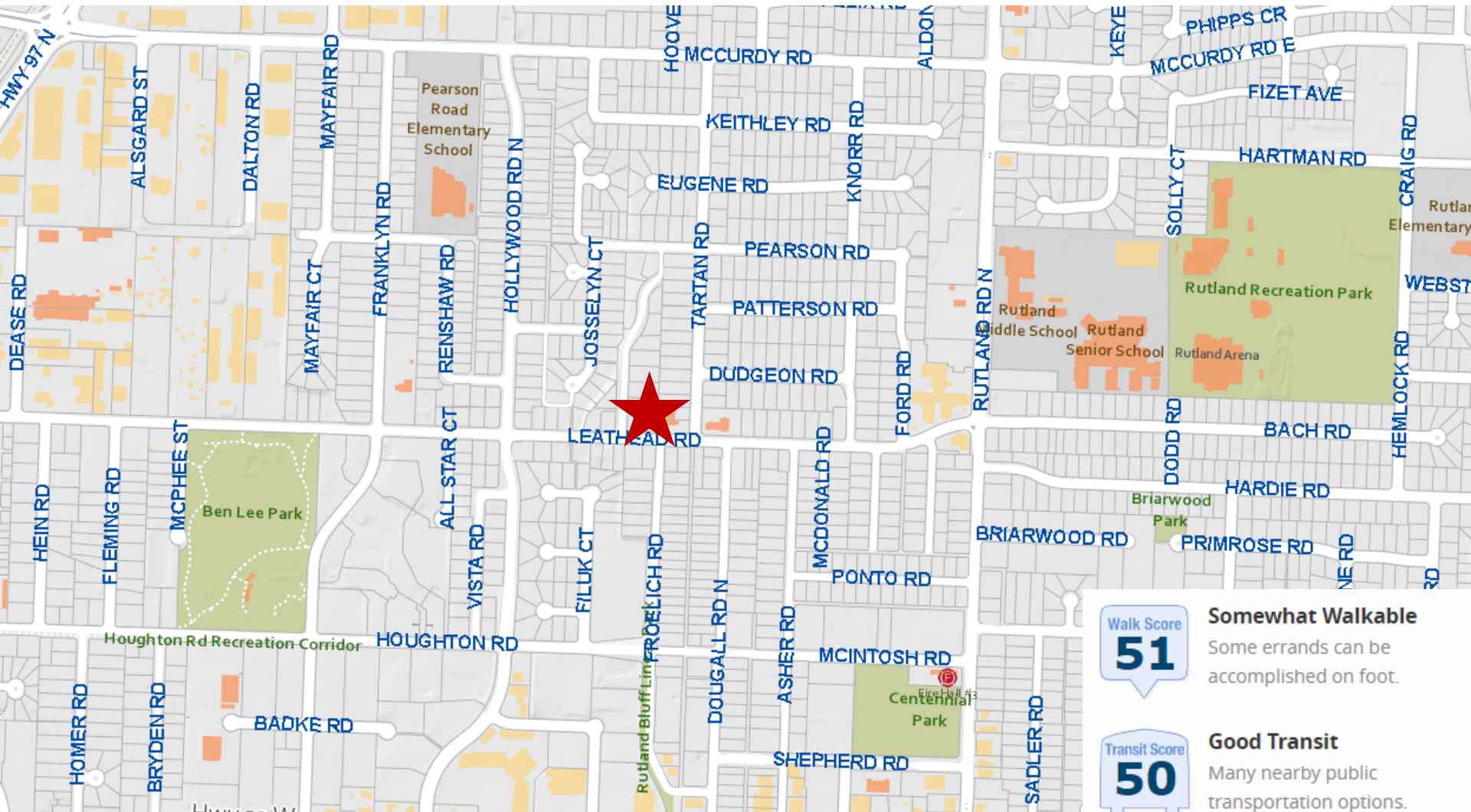
Final Reading
Development Permit Consideration



Building Permit

Council
Approvals

Context Map

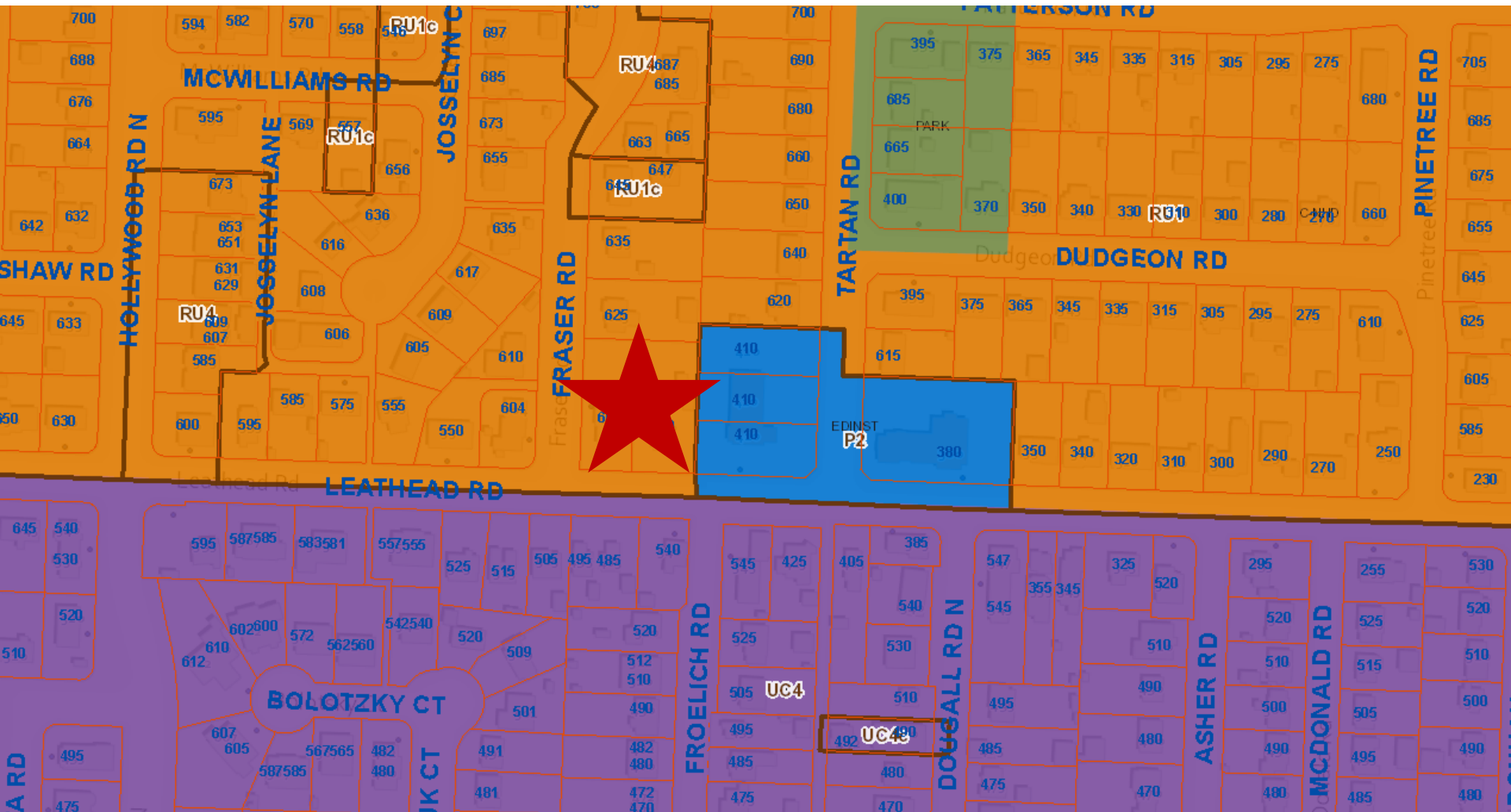


Walk Score
51
Somewhat Walkable
Some errands can be accomplished on foot.

Transit Score
50
Good Transit
Many nearby public transportation options.

Bike Score
82
Very Bikeable
Biking is convenient for most trips.

Future Land Use & Zoning



Subject Property Map

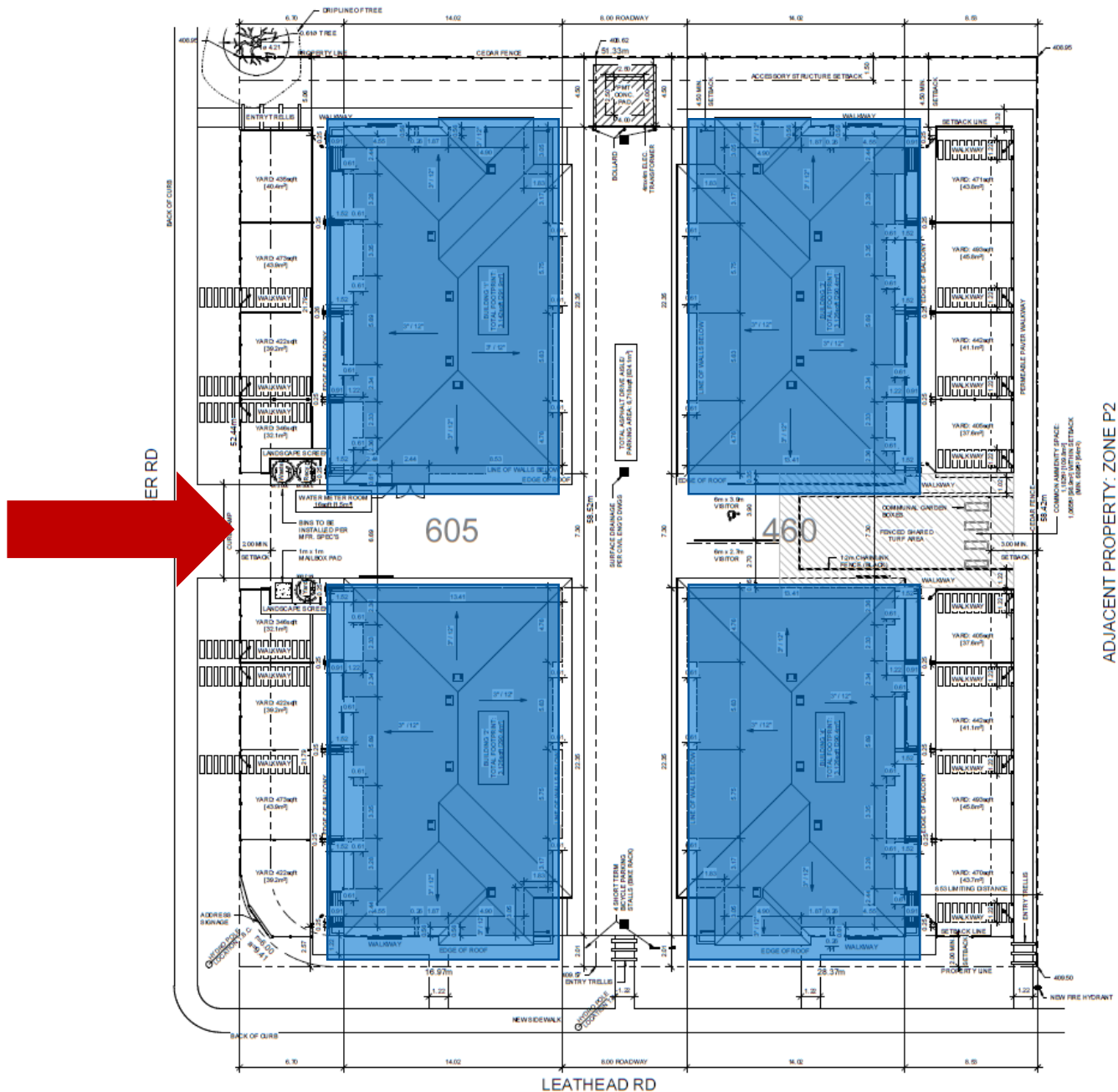


MF2 – Townhouse Housing

- ▶ Aligned with Future Land Use designation C-NHD – Core Area Neighbourhood
- ▶ Ground-oriented multiple housing up to 3 storeys on serviced urban lots
- ▶ Promotes following forms:
 - ▶ Semi-Detached Housing/Duplex Housing
 - ▶ Townhouses
 - ▶ Stacked Townhouse

Draft Site Plan

ADJACENT PROPERTY: ZONE RU1



Draft Rendering



Development Policy

- ▶ Meets the Intent of the Official Community Plan
Core Area Neighbourhood Policies
 - ▶ Ground-Oriented Infill
 - ▶ Family-Friendly Housing
 - ▶ Diverse Housing Forms
- ▶ Location
 - ▶ Arterial Road (Leathead Road)
 - ▶ Public transit options
 - ▶ Near schools, parks and commercial areas

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning
 - ▶ Meets the intent of OCP policies (Core Area Neighbourhood)
 - ▶ Appropriate area for adding residential density
 - ▶ Located on an arterial road
 - ▶ Near urban amenities



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12129

Official Community Plan Amendment No. OCP20-0013 460 Leathead Road and 605 Fraser Road

A bylaw to amend the "*Kelowna 2030* – Official Community Plan Bylaw No. 10500".

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of:
 - a) Lot 1 Section 26 Township 26 Osoyoos Division Yale District Plan 12434, located on Leathead Road, Kelowna, B.C.; and
 - b) Lot 2 Section 26 Township 26 Osoyoos Division Yale District Plan 12434, located on Fraser Road, Kelowna, B.C.from the S2RES – Single / Two Unit Residential designation to the MRL – Multiple Unit Residential (Low Density) 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 18th day of January, 2021.

Considered at a Public Hearing on the 2nd day of February, 2021.

Read a second and third time by the Municipal Council this 2nd day of February, 2021.

Rescind second and third reading by the Municipal Council on the 22nd day of February, 2021.

Considered at a Public Hearing on the 24th day of August, 2021.

Read a second and third time by the Municipal Council 24th day of August, 2021.

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 12130
Z20-0066
460 Leathead Road and 605 Fraser Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of:
 - a) Lot 1 Section 26 Township 26 Osoyoos Division Yale District Plan 12434, located on Leathead Road, Kelowna, B.C.; and
 - b) Lot 2 Section 26 Township 26 Osoyoos Division Yale District Plan 12434, located on Fraser Road, Kelowna, B.C.from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 18th day of January, 2021.

Considered at a Public Hearing on the 2nd day of February, 2021.

Read a second and third time by the Municipal Council this 2nd day of February, 2021.

Approved under the Transportation Act this 4th day of February, 2021.

Audrie Henry

(Approving Officer – Ministry of Transportation)

Rescind second and third reading by the Municipal Council on the 22nd day of February, 2021.

Considered at a Public Hearing on the 24th day of August, 2021.

Read a second and third time by the Municipal Council 24th day of August, 2021.

Approved under the Transportation Act this 7th day of September, 2021.

Audrie Henry

(Approving Officer – Ministry of Transportation)

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: November 14, 2022

To: Council

From: City Manager

Department: Development Planning Department

Application: Z22-0051 **Owner:** Rahul Chaudhary & Anita Kharod

Address: 5031 Windsong Crescent **Applicant:** Rahul Chaudhary

Subject: Rezoning Application

Existing OCP Designation: S-RES – Suburban Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1cc – Large Lot Housing with Child Care Centre, Major

1.0 Recommendation

THAT Rezoning Application No. Z22-0051 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 7 District Lot 357 SDYD Plan KAP77753, located at 5031 Windsong Crescent, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1cc – Large Lot Housing with Child Care Centre, Major zone, be considered by Council.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1cc – Large Lot Housing with Child Care Centre, Major zone to facilitate a child care centre within an existing single family dwelling

3.0 Development Planning

Staff support the proposed rezoning application to RU1cc – Large Lot Housing with Child Care Centre, Major to facilitate a daycare within an existing single family dwelling. The Child Care Centre, Major sub-zone refers to a licensed establishment that provides care, educational services, and supervision for more than 8 children. The proposal meets the intent of the Official Community Plan (OCP) and the Future Land Use Designation of S-RES – Suburban Residential, which speaks to the accommodation of complementary uses such as care centres. Staff does not anticipate any significant negative impacts to the neighbouring properties.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 to RU1cc is to allow for a child care centre use within an existing single family dwelling. The applicant is a permanent resident of the dwelling and has submitted a site plan showing the conceptual layout of the daycare. At time of this rezoning, no new construction is occurring on the premises. The daycare has a proposed total Gross Floor Area (GFA) of 106.46 m² which includes a kitchen, three activity/sleeping rooms and two universal bathrooms. The daycare is proposed to reach a capacity of 22 children. The proposal also includes an abundance of fenced private outdoor space at the rear of the property to satisfy outdoor play area requirements. Sufficient parking has been provided onsite for the primary residence, including additional spaces for the daycare which will be used periodically to drop off and pick-up children. The proposed RU1cc land use is consistent with the Official Community Plan.

4.2 Site Context

The subject property is located within the Southwest Mission neighbourhood, and the surrounding area is largely comprised of parcels zoned RU1 – Large Lot Housing. The property is in close proximity to Powerline Park and the future Ponds Village Centre on Frost Rd.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|---|---|
| North | RU1 – Large Lot Housing | Single Detached Dwelling |
| East | RU1 – Large Lot Housing | Single Detached Dwelling |
| South | P4 – Public/Institutional & CA1 – Core Area Mixed Use | South Ridge Detention Pond & Open Space |
| West | RU1 – Large Lot Housing | Single Detached Dwelling |

Subject Property Map: 5031 Windsong Crescent



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.1 Create more complete communities in Suburban neighbourhoods (Chapter 7: Suburban Neighbourhoods)

| | |
|--------------|--|
| Policy 7.1.8 | <p>Child Care Spaces. Support the development of small-scale child care spaces including accessible, affordable and inclusive spaces that meet the needs of residents living in Suburban Neighbourhoods.</p> <p><i>The subject property is within a family-oriented suburban neighbourhood and is an appropriate location for a daycare, providing child care support for residents within the immediate community. The establishment is intended to provide care, educational services, and supervision for approximately 22 children.</i></p> |
|--------------|--|

6.0 Application Chronology

Date of Application Accepted: August 31st, 2022

Date Public Consultation Completed: September 5th, 2022

Report prepared by: Sara Skabowski, Planner 1

Reviewed by: Lydia Korolchuk, Urban Planning Manager

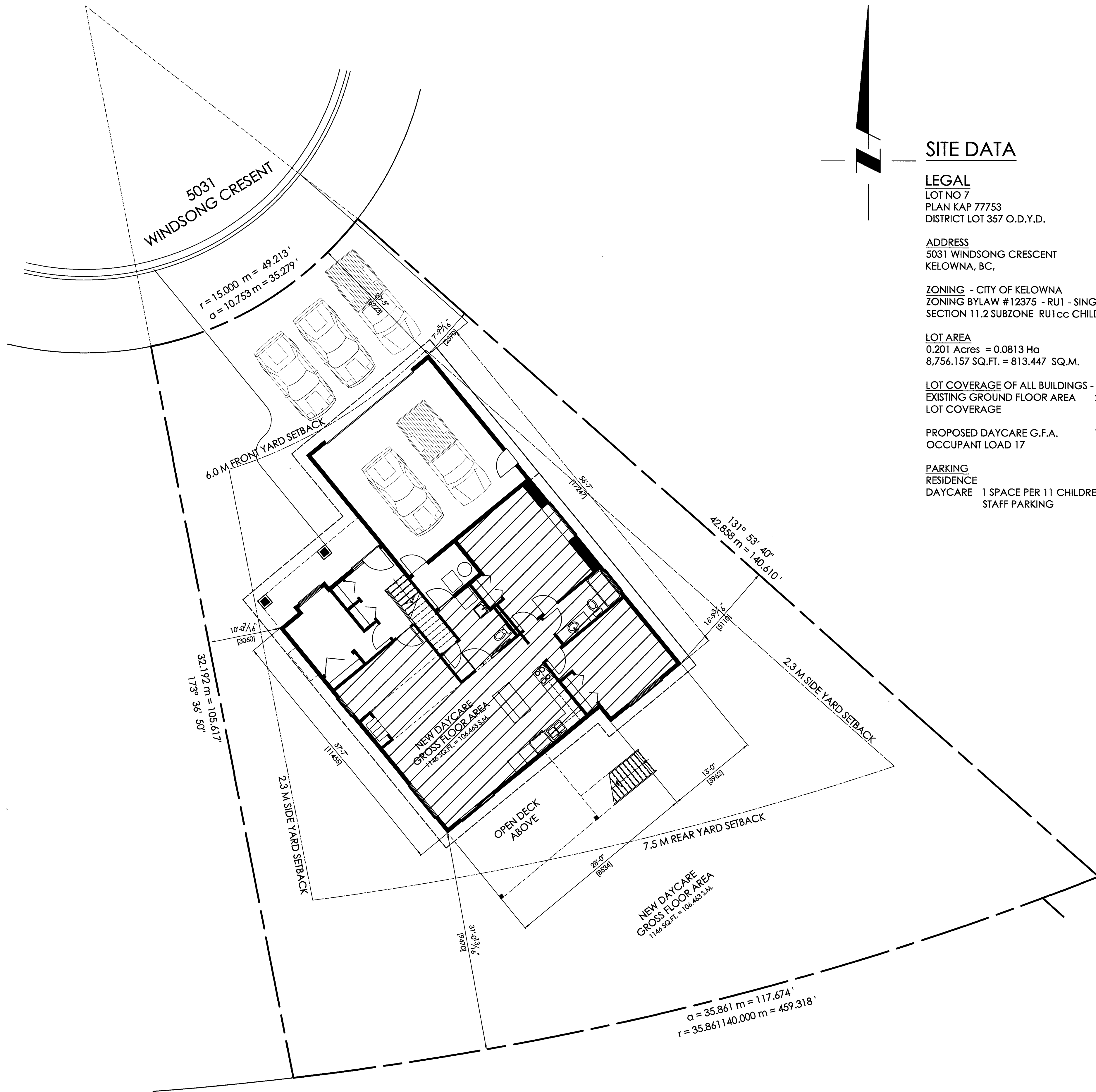
Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Attachment A: Site Plan and Floor Plan

Attachment B: Applicant Rationale



SITE PLAN
SCALE 1/8" = 1'-0"

SITE DATA

LEGAL
LOT NO 7
PLAN KAP 77753
DISTRICT LOT 357 O.D.Y.D.

ADDRESS
5031 WINDSONG CRESCENT
KELOWNA, BC,

ZONING - CITY OF KELOWNA
ZONING BYLAW #12375 - RU1 - SINGLE DETACHED HOUSING
SECTION 11.2 SUBZONE RU1cc CHILD CARE CENTRE , MAJOR

LOT AREA
0.201 Acres = 0.0813 Ha
8,756.157 SQ.FT. = 813.447 SQ.M.

LOT COVERAGE OF ALL BUILDINGS - MAX 40%
EXISTING GROUND FLOOR AREA 209,319 SQ.M. = 2253.166 SQ.FT.
LOT COVERAGE = 25.732 %

PROPOSED DAYCARE G.F.A. 106,450 SQ.M. = 45,856 SQ.FT.
OCCUPANT LOAD 17

PARKING
RESIDENCE 2 SPACES REQ'D
DAYCARE 1 SPACE PER 11 CHILDREN 2 SPACES
STAFF PARKING 1 SPACE
5 SPACES REQ'D - 7 PROVIDED

ATTACHMENT A

This forms part of application
Z22-0051

Planner Initials SS

City of Kelowna
COMMUNITY PLANNING

| DISTRIBUTION & REVISIONS | |
|---|--------------|
| NO. | DATE |
| 1 | AUG 08, 2022 |
| ISSUED FOR FINAL REVIEW & B.P. | |
| 2 | DATE |
| NO. | DATE |
| 3 | DATE |
| NO. | DATE |
| NO. | DATE |
| NO. | DATE |
| NO. | DATE |
| NO. | DATE |
| NO. | DATE |
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| This drawing must not be sealed. Contractors shall verify all dimensions prior to commencement of work, and any omissions or discrepancies shall be reported to the Architect. | |

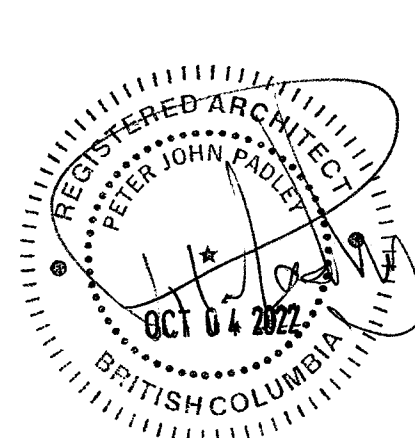
PROJECT NAME

BABIES 'N' TOTS DAYCARE
TENANT IMPROVEMENTS
5031 WINDSONG CR.
KELOWNA B.C.

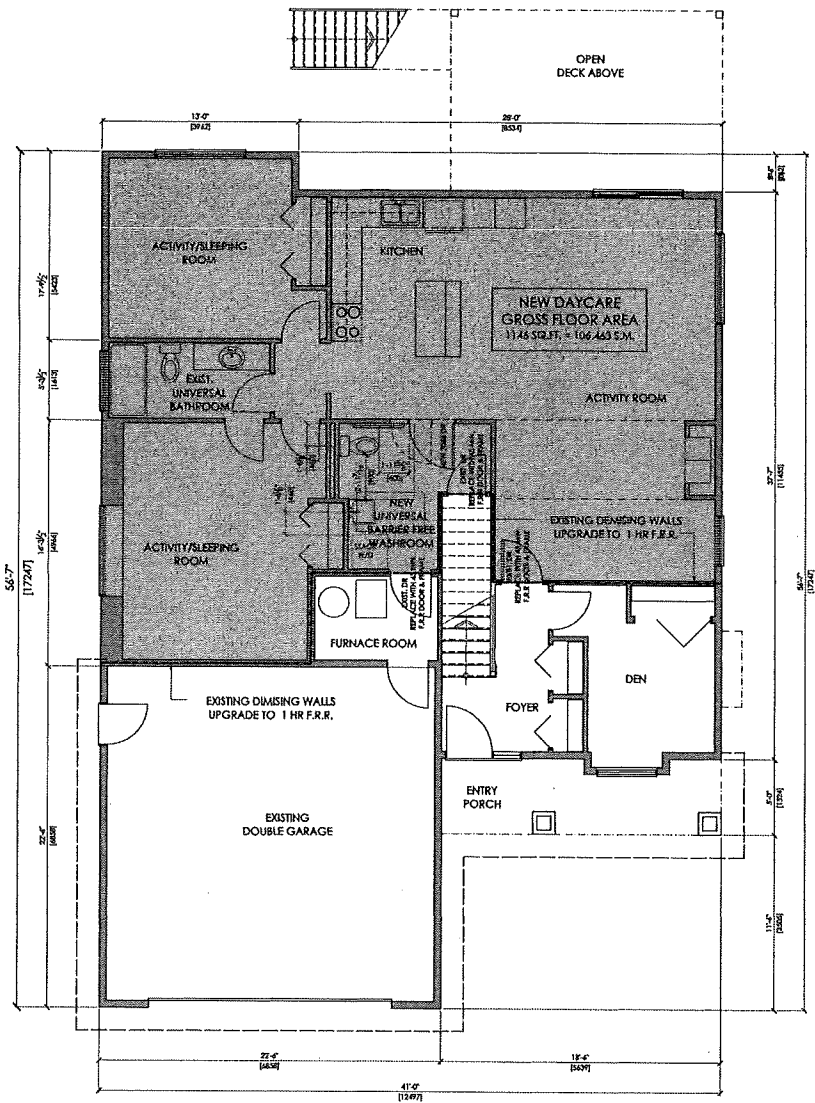
PRA

PACIFIC RIM
ARCHITECTURE LTD.
SURREY HEAD OFFICE:
1688 152 STREET
SUITE 404
SOUTH SURREY, BC
V4A 4N2
TEL: (604) 503-0107
EMAIL: info@praltid.com
OKANAGAN OFFICE:
1743 SUNRISE ROAD
KELOWNA, BC
V1P 1G3
TEL: (250) 785 0314
C: (250) 801 9717
EMAIL: k.design@telus.net

WEB: www.praltid.com
SHEET TITLE
SITE PLAN



| SHEET INFO | |
|---------------|--------------|
| DATE CREATED: | AUG 08, 2022 |
| DRAWN BY: | RUL |
| CHECKED BY: | RUP |
| SCALE: | 1/8"=1'-0" |
| PROJECT NO. | XXX |
| DRAWING NO. | A1 |
| REVISION NO. | 170 |



GROUND FLOOR PLAN
SCALE 1/4"=1'-0"

| | |
|---------------------|---------------------------------|
| GROSS FLOOR AREA | |
| PRINCIPAL RESIDENCE | 293.071 SQ.FT. |
| GARAGE | 511.406 SQ.FT. |
| REAR DECK | 216.000 SQ.FT. |
| FRONT PORCH | 86.833 SQ.FT. |
| DAY CARE | 1145.856 SQ.FT. |
| TOTAL AREA | 2253.166 SQ.FT. = 209,319 SQ.M. |

2018 BUILDING CODE ANALYSIS
CLASSIFICATION - 3.2.2.25
DAYCARE FACILITIES FOR CHILDREN
GROUP A DIVISION 2 - UP TO 2 STOREYS - NON-SPRINKLERED
AND
GROUP C - RESIDENTIAL

MAXIMUM BUILDING AREA 800 SQ.M. PROPOSED DAYCARE 106.463 SQ.M.
COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
FLOOR ASSEMBLIES 45 MIN F.R.R.
LOAD BEARING ASSEMBLIES 45 MIN F.R.R.

MAJOR OCCUPANCY FIRE SEPARATION TABLE 3.1.3.1
A-2 DAYCARE OCCUPANCY AND C RESIDENTIAL - REQUIRED 1 HR. F.R.R.

3.7.2.2. WATER CLOSETS - DAYCARE FACILITIES
- 1 FOR 30 MALES & 1 FOR 25 FEMALES
PROVIDED 1 UNIVERSAL WASHROOM (EXISTING)
1 UNIVERSAL BARRIER FREE WASHROOM (NEW)

FIRE SEPARATION OF MAJOR OCCUPANCIES
GROUP A-2 AND C - 1 HOUR F.R.R. REQUIRED
BASED ON TIME REQUIRED IN THE CMA (COMPONENT ADDITIVE METHOD)
BC BUILDING CODE D-2.3.4
OF THE FOLLOWING ASSEMBLIES

| | |
|---------------------------------------|--------|
| EXISTING EXTERIOR LOAD BEARING WALLS | |
| EXTERIOR PVC LAP SIDING - AIR BARRIER | N/A |
| 1/2" PLYWOOD SHEATHING | 15 MIN |
| 2x4 No 1-2 S.P.F. STUD S AT 16" O.C. | 20 MIN |
| 5-1/2" R 20 FIBREGLASS BATT INSUL | 5 MIN |
| 6 MIL POLY V.B. | N/A |
| 1/2" GYPSUM BOARD - PAINT FINISH | 15 MIN |
| ADD FIRE RETARDANT COATING | 30 MIN |
| TOTAL | 85 MIN |

| | |
|--|--------|
| EXISTING DEMISING WALLS | |
| 1/2" GYPSUM BOARD | 15 MIN |
| 2x4 OR 2x4 No 1-2 S.P.F. STUDS S AT 16" O.C. | 20 MIN |
| R 20 FIBREGLASS BATT INSUL | 5 MIN |
| 1/2" GYPSUM BOARD - PAINT FINISH | 15 MIN |
| ADD FIRE RETARDANT COATING | 30 MIN |
| TOTAL | 85 MIN |

| | |
|---|--------|
| EXISTING FLOOR BETWEEN ASSEMBLIES | |
| FLOORING | N/A |
| 3/4" T.& G. PLYWOOD | 15 MIN |
| 2x10 No 1-2 S.P.F. JOISTS S AT 16" O.C. | 10 MIN |
| R 20 FIBREGLASS BATT INSUL | 5 MIN |
| 1/2" GYPSUM BOARD - PAINT FINISH | 15 MIN |
| ADD FIRE RETARDANT COATING | 30 MIN |
| TOTAL | 75 MIN |

INTERIOR FIRE INTUMESCENT RR RETARANT PAINT

INTUMESCENT PAINT: WHITE COLOUR
PROVIDE FX PAINTGUARD OR APPROVED EQUIVALENT FLAT, LATEX,
WATER-BASED LATEX PAINT THAT IS INSOLUBLE WHEN DRY, AND TO MEET THE
FOLLOWING STANDARDS:

- ASTM E84, CLASS A
- ASTM E2768
- NFPA 255
- UL 723
- THERMAL BARRIER PROTECTION: 30 MINUTES

INSTALLATION:
APPLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS,
INCLUDING SUBSTRATE TEMPERATURES AND RELATIVE HUMIDITY, TO ACHIEVE
RECOMMENDED THICKNESS AND APPLICATION RATES TO COVER SUBSTRATES
WITH A MONOLITHIC COATING OF UNIFORM DENSITY AND TEXTURE.

PRODUCER/DISTRIBUTOR:
FIRE RETARDANT COATINGS CANADA
4848 275TH STREET #106
ALDERGROVE BC, V4W 0A3

| DISTRIBUTION & REVISIONS | | | |
|--------------------------|--------------|----|------------------------------|
| NO. | DATE | BY | REASON FOR FINAL REVIEW & BY |
| 1 | AUG 08, 2022 | SS | SS |
| 2 | | | |
| 3 | | | |
| 4 | | | |
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| 6 | | | |
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| 8 | | | |
| 9 | | | |
| 10 | | | |

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This drawing must not be used for structures that are not in compliance with the environmental laws, and any variations or discrepancies shall be reported to the Authority.

PROJECT NAME

BABIES 'N' TOTS DAYCARE
TENANT IMPROVEMENTS
5031 WINDSONG CR
KELOWNA BC



PACIFIC RIM
ARCHITECTURE LTD.
SUITE 102 OFFICE
1000 152 STREET
SUITE 102
SURREY, BC
V4A 4J6
TEL: (604) 843-1907
EMAIL: info@praltd.com

DESIGN/LEGAL OFFICE
1715 BLANCKE ROAD
SURREY, BC
V4A 4J6
TEL: (604) 785 0314
FAX: (604) 801 8717
EMAIL: info@praltd.com

WEB: www.praltd.com

SHEET TITLE:
FLOOR PLAN
NOTES

| |
|-----------------------------|
| SHEET #40 |
| DATE PREPARED: AUG 08, 2022 |
| DRAWN BY: SS |
| CHECKED BY: SS |
| SCALE: 1/4"=1'-0" |

| |
|------------------|
| PROJECT NO. 2021 |
| DRAWING NO. A2 |
| REVISION NO. |



To

The City Council Members of Kelowna,

Dear Sir/Madam,

My name is Rahul Chaudhary, and my address is 5031 Windsong Crescent, Kelowna BC V1W 5C4. I have multiage daycare and my daycare name is Babies 'N' Tots Daycare.

I would like to convert my RU1 lot to major childcare (CC Zoning). As per the new bylaws, I have enough space in my basement to keep 22kids and I do have separate exits as well. I already spoke to the interior health, and they do not have any concerns to issue a license, but city approval is required.

As per the situation in Kelowna, parents are having a hard to find a daycare. Every daycare has almost 2 to 3 years waiting list. Parents are not able to go back to work due to lack of daycare available which is affecting the small and big businesses because they do not have staff to work. Some small business owners must close their businesses. This thing happened with me in 2019, I had a full-time job as a manager in a Bank. My daughter born in 2019 and I was not able to find a daycare then I quit my job and started this daycare to help the community.

I am operating my daycare from last 2 years at the same location and all neighbors are happy and supportive and never faced any problem for parking or anything from daycare. I do have parking space available in the property to keep 22 kids in my secondary suit.

I have attached complete plan, signed by the architect with this application. Please let me know if you need more information.

Thank you,



Rahul Chaudhary

Date: Aug 16th, 2022

Z22-0051 5031 Windsong Crescent

Rezoning Application

Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing zone to the RU1cc – Large Lot Housing with Child Care Centre, Major zone to facilitate a daycare within an existing single family dwelling.

Development Process

Aug. 31, 2022

Development Application Submitted

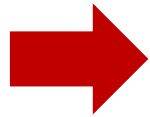


Staff Review & Circulation



Sept. 5, 2022

Public Notification Received



Nov. 14, 2022

Initial Consideration



First, Second & Third Readings



Final Reading



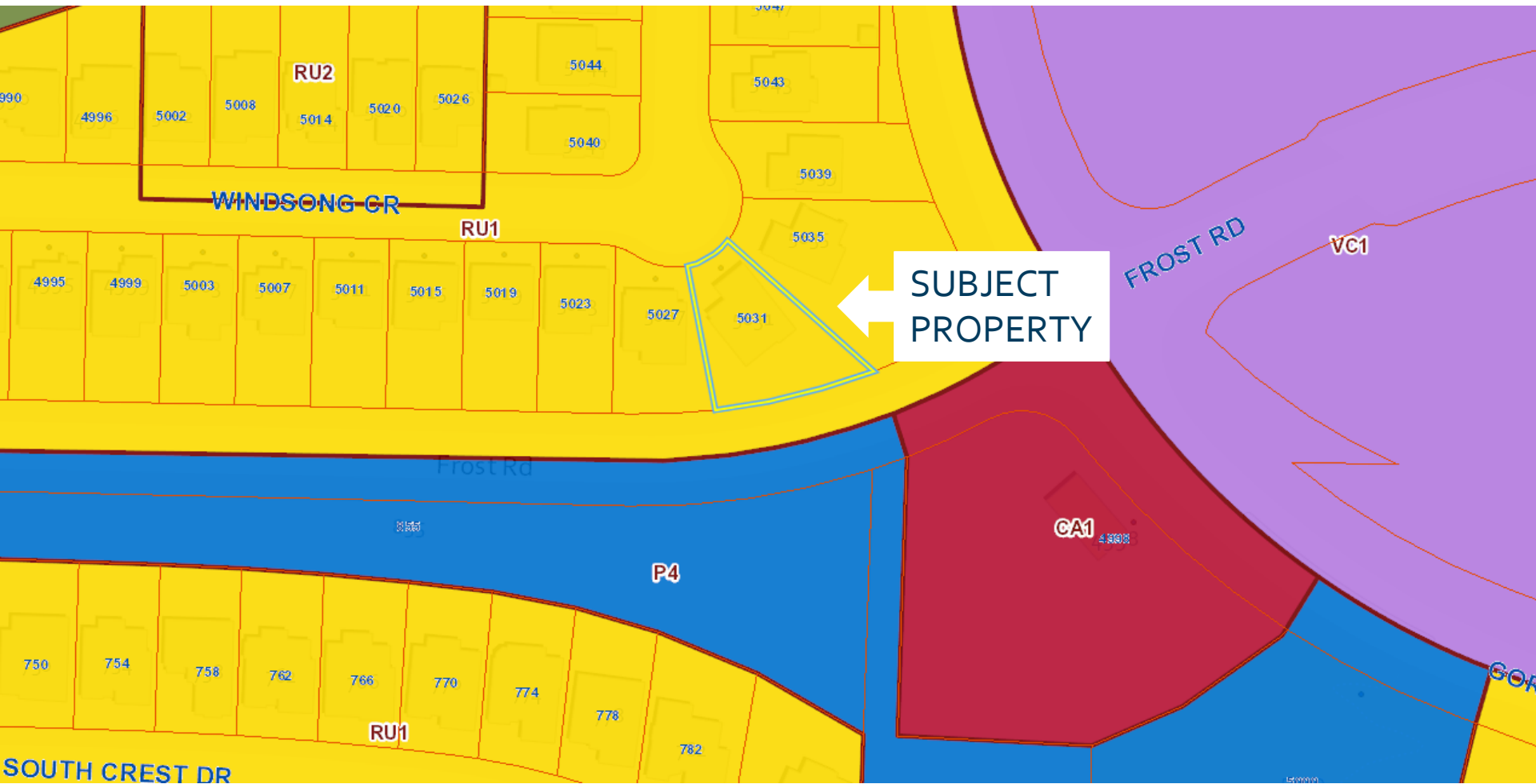
Building Permit

Council
Approvals

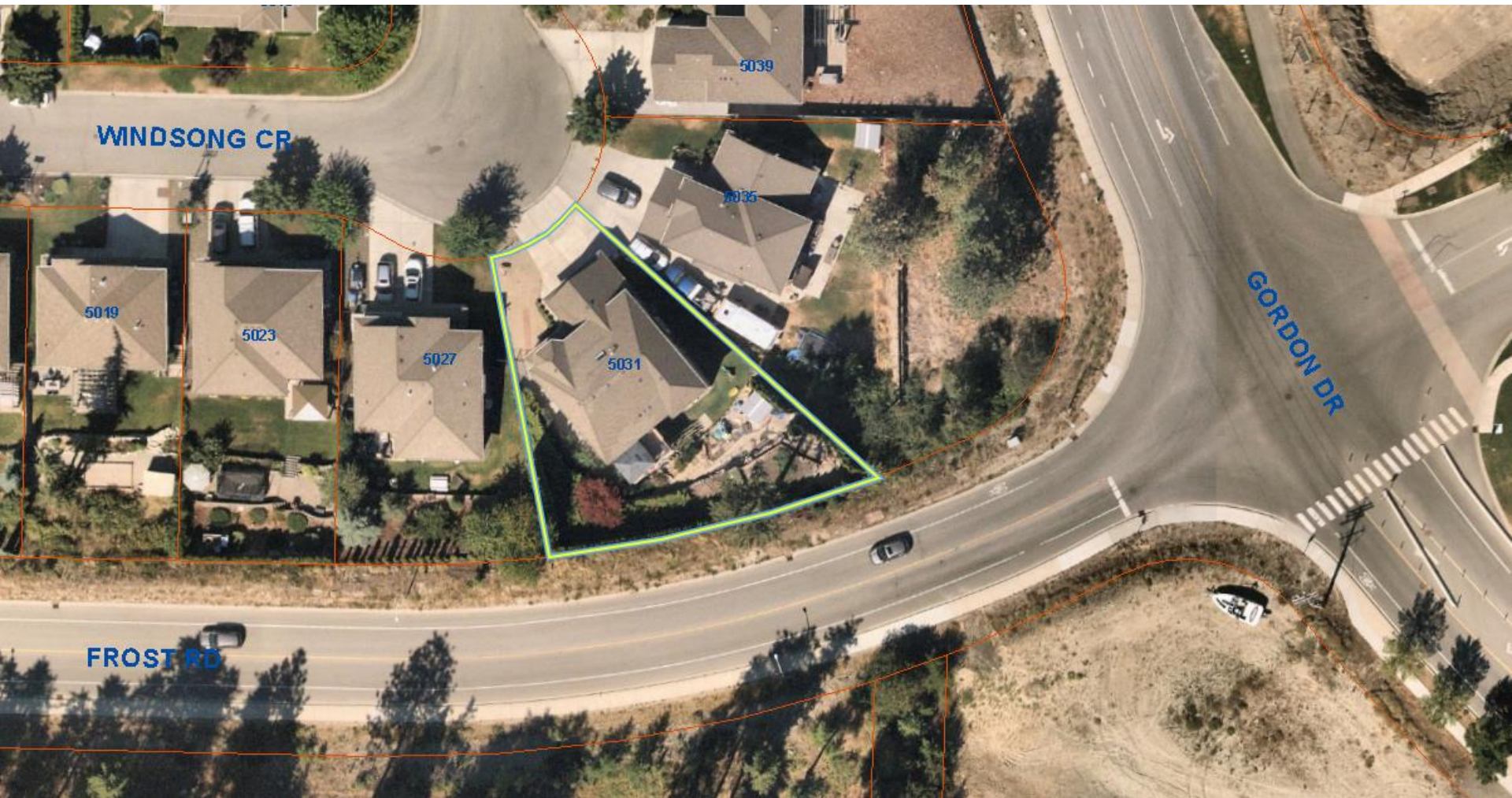
Context Map



OCP Future Land Use / Zoning



Subject Property Map



Project details

- ▶ Proposal to facilitate a daycare within an existing single detached dwelling.
- ▶ The establishment is licensed under the *Community Care and Assisted Living Act*.
- ▶ The conceptual site plan is proposed to meet all Zoning Bylaw Regulations.

[illegible]

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

CITY OF KELOWNA
BYLAW NO. 12441
Z22-0051
5031 Windsong Crescent

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 7 District Lot 357 SDYD Plan KAP77753, located on Windsong Crescent, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1cc – Large Lot Housing with Child Care Centre, Major zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: November 14th, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0029

Owner: Gurdish Johal

Address: 975 Franklyn Road

Applicant: Urban Options Planning Corp. –
Jack Pawsey

Subject: Rezoning Application

Existing OCP Designation: C-NHD – Core Area Neighbourhood

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU4 – Duplex Housing

1.0 Recommendation

THAT Rezoning Application No. Z22-0029 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 District Lot 143 ODYD Plan 21429, located at 975 Franklyn Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone, be considered be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated November 14th, 2022.

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

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU4 – Duplex 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 the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone. The subject property has a Future Land Use Designation of C-NHD – Core Area Neighbourhood and is within the City’s Permanent Growth Boundary (PGB). As such, the proposed zone is consistent with the 2040 Official Community Plan objectives.

4.0 Proposal

4.1 Project Description

The proposed rezoning to the RU4 – Duplex Housing zone would facilitate the demolition of the existing dwelling, and allow for the development two new dwellings in a semi-detached form on the property. The lot area is 842.0 m² which exceeds the minimum lot area of 800.0 m² for the RU4 - Duplex Housing zone for a corner lot.

4.2 Site Context

The subject property is in the Rutland OCP Sector and is located at the corner of Franklyn Road and McCurdy Road. The surrounding area is zoned RU1 – Large Lot Housing, RU4 – Duplex Housing, I2 – General Industrial, and P2 – Education and Minor Institutional. The property borders Pearson Elementary School to the east.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|--|---------------------------|
| North | I2 – General Industrial | Mixed Industrial Uses |
| East | P2 – Education and Minor Institutional | Pearson Elementary School |
| South | RU1 – Large Lot Housing | Single Family Dwelling |
| West | RU1 - Large Lot Housing | Single Family Dwelling |

Subject Property Map: 975 Franklyn Rd



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable

| | |
|--|--|
| Policy 7.2.1 Ground Oriented Housing | Consider a range of low density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall 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 active transportation facilities. <i>The proposed rezoning will provide ground oriented dwellings and increase housing availability in a suburban neighbourhood.</i> |
|--|--|

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 Refer to Attachment A dated September 21st, 2022

7.0 Application Chronology

Date of Application Accepted: April 26th, 2022
Date Public Consultation Completed: May 10th, 2022

Report prepared by: Breanna Sartori, 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:

Attachment A: Development Engineering Memo

Attachment B: Conceptual Site Plan

Attachment C: Applicant's Rationale Letter

CITY OF KELOWNA

MEMORANDUM

Date: September 21, 2022
File No.: Z22-0029
To: Planning and Development Officer (BS)
From: Development Engineering Manager (NC)
Subject: 975 Franklyn Rd

| | |
|---|----|
| ATTACHMENT A | |
| This forms part of application # Z22-0029 | |
| Planner Initials | BS |
|  City of Kelowna <small>DEVELOPMENT PLANNING</small> | |

RU1 to RU4

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the property from RU1 zone to RU4. The Development Technician for this file is Sarah Kelly (skelly@kelowna.ca).

1. GENERAL

- a. The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- b. 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. This proposed development is located within the 800m Ministry of Transportation and Infrastructure (MoTI) Highway Buffer and is subject to review by the MoTI.

2. DOMESTIC WATER AND FIRE PROTECTION

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

3. SANITARY SEWER SYSTEM

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


- 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 and brooks box (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. The safe use of infiltration is to be confirmed, at time of Building Permit, with submission of a geotechnical report provided by a Professional Engineer competent in the field of hydro-geotechnical engineering, complete with a design for the disposal method (i.e. trench drain / rock pit).
- b. The Developer's consulting civil engineer must provide a stormwater management plan for the site, which meets all requirements of the Subdivision, Development, and Servicing Bylaw No. 7900. SWMP must include lot grading plan, minimum basement elevations (MBE), and onsite drainage systems.
- 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. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.

5. ROAD IMPROVEMENTS & SITE ACCESS

- a. McCurdy Rd has already been upgraded to an urban standard, no further upgrading will be required of this development.
- b. Franklyn Rd must be upgraded to an urban standard (SS-R5) along the full frontage of the subject property including curb and gutter, sidewalk replacement (if necessary), fillet paving, LED street lighting, landscaped and irrigated boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c. All Landscape and Irrigation plans require design and inspection by a Qualified Professional registered with the BCSLA and the IABC, are to be included as a line item in the estimate for the Servicing Agreement performance security. Landscape and irrigation plans require approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.
- d. Streetlights must be installed on all public roads. All streetlighting plans are to include photometric calculations demonstrating Bylaw 7900 requirements are met and approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.
- e. Offsite civil design needs to consider BC Transit stop fronting the subject lot on Franklyn Rd. Transit stop design must meet *BC Transit's Infrastructure Design Guide* requirements. Relocation to McCurdy Rd may be permitted, further details can be requested from the Development Technician on this file.
- f. Existing driveway letdown is to be removed and replaced with sidewalk, new letdown (as per SS-C7 residential) will be required for new driveway location.

| | | |
|--------------------------------|-----------|---|
| ATTACHMENT | | A |
| This forms part of application | | |
| # Z22-0029 | | |
| Planner Initials | BS |  City of Kelowna DEVELOPMENT PLANNING |
| | | |

6. POWER AND TELECOMMUNICATION SERVICES


- a. All proposed distribution and service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.
- b. If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager. 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, prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address items below:
 - 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.
- b. 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. 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.

8. ROAD DEDICATION/SUBDIVISION REQUIREMENTS

- a. McCurdy Rd is included in the 2040 OCP as a Major Arterial and requires a 5m dedication along the full frontage of the subject lot to achieve a future 30m ROW.
- b. Only one driveway will be permitted with a maximum width of 6m. Driveway must adhere to Traffic Bylaw No. 8120 specifications for minimum distance from property corner.

| | | |
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| ATTACHMENT | | A |
| This forms part of application | | |
| # Z22-0029 | | |
| Planner Initials | BS |  |

- c. Ensure adequate sightlines at Franklyn Rd and McCurdy Rd intersection as per Bylaw 8120. Additional dedication for corner rounding to be determined and may be required as a condition of rezoning.

9. DESIGN AND CONSTRUCTION

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


10. SERVICING AGREEMENT FOR WORKS AND SERVICES

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

11. CHARGES AND FEES

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

Nelson Chapman, P.Eng
Development Engineering Manager
SK

| | | |
|--------------------------------|-----------|--|
| ATTACHMENT | | A |
| This forms part of application | | |
| # Z22-0029 | | |
| Planner Initials | BS |  City of Kelowna <small>DEVELOPMENT PLANNING</small> |
| | | |

McCURDY ROAD

PROPERTY LINE=17.373

5.0m ROAD RESERVE

1.5m FRONT YARD SETBACK

DWELLING # 1
127.7 SM

GARAGES
73.6 SM

DWELLING # 2
127.7 SM

7.5m REAR YARD SETBACK

2.0m SIDE YARD SETBACK

2.3m SIDE YARD SETBACK (ABOVE 1.5 STOREYS)

6.0m SIDE YARD SETBACK (GARAGE ACCESS)

4.5m SIDE YARD SETBACK

30 m2 PRIVATE
OPEN SPACE

DRIVEWAYS
71.0 SM

30 m2 PRIVATE
OPEN SPACE

30 m2 PRIVATE
OPEN SPACE

4500
MIN. SEPARATION

30 m2 PRIVATE
OPEN SPACE

REM LOT 55
PLAN A-12969

41471
[136'-0 3/4"]

27471
[90'-1 1/2"]

7500
[24'-7 1/4"]

PROPERTY LINE=41.471

PROPERTY LINE=38.405

6000
[19'-8 1/4"]

FRANKLYN ROAD



LOT 2
PLAN 21429

12122
[39'-9 1/4"]

1500
[4'-11"]

4500
[14'-9 1/8"]

2000
[6'-6 3/4"]

2300
[7'-6 1/2"]

13.6 RU6 - TWO DWELLING HOUSING

SITE AREA
SITE COVERAGE (BUILDINGS)
SITE COVERAGE (DRIVEWAYS)
TOTAL SITE COVERAGE

ZONING ALLOWANCE

800.00 m2
40.0%
10.0%
50.0%

PROPOSED

842.08 m2 / 9064.03 SF
329.0 m2 / 3541.33 SF
71.0 m2 / 764.24 SF
400.0 m2 / 4305.56 SF
39.0%
8.5%
47.5%

ATTACHMENT B

This forms part of application
Z22-0029

Planner
Initials BS



JAYBARKERSTUDIO

404 - 128 WEST 6TH AVENUE
VANCOUVER, B.C., V5Y 1K6
778.232.0071
JAYBARKER.STUDIO@GMAIL.COM

PROJECT

975 FRANKLYN ROAD

ADDRESS

975 FRANKLYN ROAD,
KELOWNA BC

ISSUES:

REVISIONS:

SITE PLAN

A901



| | | |
|--------------------------------|----|--|
| ATTACHMENT | | C |
| This forms part of application | | |
| # Z22-0029 | | |
| Planner Initials | BS |  City of Kelowna DEVELOPMENT PLANNING |

October 5, 2022

City of Kelowna
Urban Planning Department
1435 Water Street, V1Y 1J4
Kelowna, BC

Application to Rezone the Property from RU1 – Large Lot Housing to RU4 – Duplex Housing at 975 Franklyn Rd.

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RU1 – Large Lot Housing to RU4 – Duplex Housing to facilitate the construction of two dwellings in a semi-detached form. Context photos are provided to show the current configuration of the neighbourhood. The property is quite large with an area of 842.0m² and can easily support two-dwelling housing. All regulations and setbacks under the RU4 zone have been met as part of this application.

The proposal has been strategically designed with a shared driveway to meet the maximum road frontage width requirement of 6.0m. Both units contain a 2-car garage for parking. The property contains an abundance of open space, allowing for 30m² of private open space for the inhabitants of each dwelling plus additional outdoor open space in the front, rear, and side yards.

This proposal conforms to the 2040 OCP – Future Land Use direction of *Core Area Neighbourhood*, as two-dwelling residential is a supported use. In addition, the following pillars are met:

1. Stop planning new suburban neighbourhoods.

Creating sensitive infill within existing neighbourhoods reduces the desire for new suburban neighbourhoods to be planned. In turn, those who wish to rent or purchase a new dwelling can do so without constructing a new single-family home in a new neighbourhood.

2. Promote more housing diversity.

The *Core Area Neighbourhood* Future Land Use designation allows for a range of housing forms within existing neighbourhoods in the core area. Due to the setback requirements on a corner lot, two-dwelling housing is a great way to utilize the existing property and services to create a diverse housing option in a neighbourhood which has experienced limited redevelopment.

3. Protect our environment.

Constructing two-dwelling housing an existing building envelope reduces the need for environmental impacts such as blasting, site grading, and tree removal on new lots.

In the immediate neighbourhood within a 100m radius, there are 10 properties which are zoned RU4. In addition, the neighbouring property at 920 Franklyn has been rezoned to RU4. The subject property is located within the core area, with an OCP Future Land Use designation of Core Area – Neighbourhood. We believe the application is beneficial to the community for multiple reasons.

Firstly, the application will allow for upgrades in a neighbourhood which has experienced limited redevelopment since it was constructed in the 1970's. The landowner is constructing the dwellings to increase the rental housing stock in an upcoming area of Kelowna. Secondly, the property is situated near amenities such as the McCurdy Corner shopping mall, Ben Lee Park, and Pearson Elementary. McCurdy Road, a 4-lane major arterial is adjacent to the subject property, providing an opportunity for cycling and public transit.

We believe this project creates infill in an area of Kelowna with great potential. For any questions regarding the application, please contact Urban Options Planning Corp. at the undersigned.

Regards,



Urban Options Planning Corp.
By its authorized signatory, Birte Decloux, RPP MCIP

| | | |
|--------------------------------|-----------|---|
| ATTACHMENT | | C |
| This forms part of application | | |
| # Z22-0029 | | |
| Planner Initials | BS |  City of Kelowna DEVELOPMENT PLANNING |

Z22-0029 975 Franklyn Road

Rezoning Application

Proposal

- ▶ To consider an application to rezone the subject property from RU1 – Large Lot Housing to the RU4 – Duplex Housing

RU₄ – Duplex Housing

- ▶ Previously the RU₆ – Two Dwelling Housing zone
- ▶ The purpose is to provide a zone for duplex development
- ▶ Additional subzone designations have been included in the RU₄ zone: Duplex housing
 - ▶ with boarding and lodging (RU₄b)
 - ▶ with heritage commercial (RU₄hc)
 - ▶ with child care centre, major (RU₄cc)

Development Process

Apr. 26, 2022

Development Application Submitted



Staff Review & Circulation



Oct. 10, 2022

Public Notification Received



Nov. 14, 2022

Initial Consideration



First, Second & Third Readings

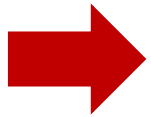


Final Reading

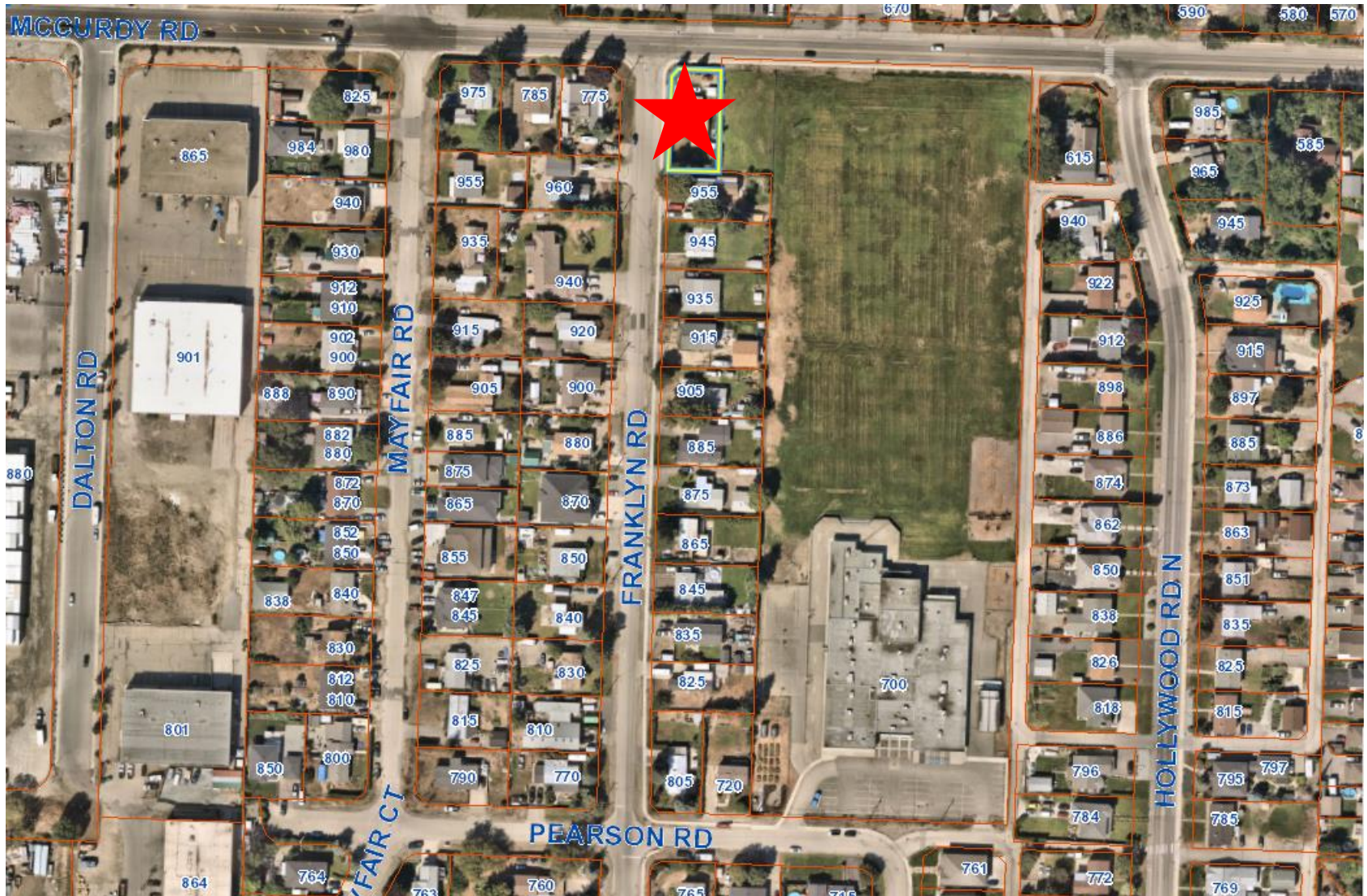


Building Permit

Council
Approvals



Context Map



OCP Future Land Use / Zoning



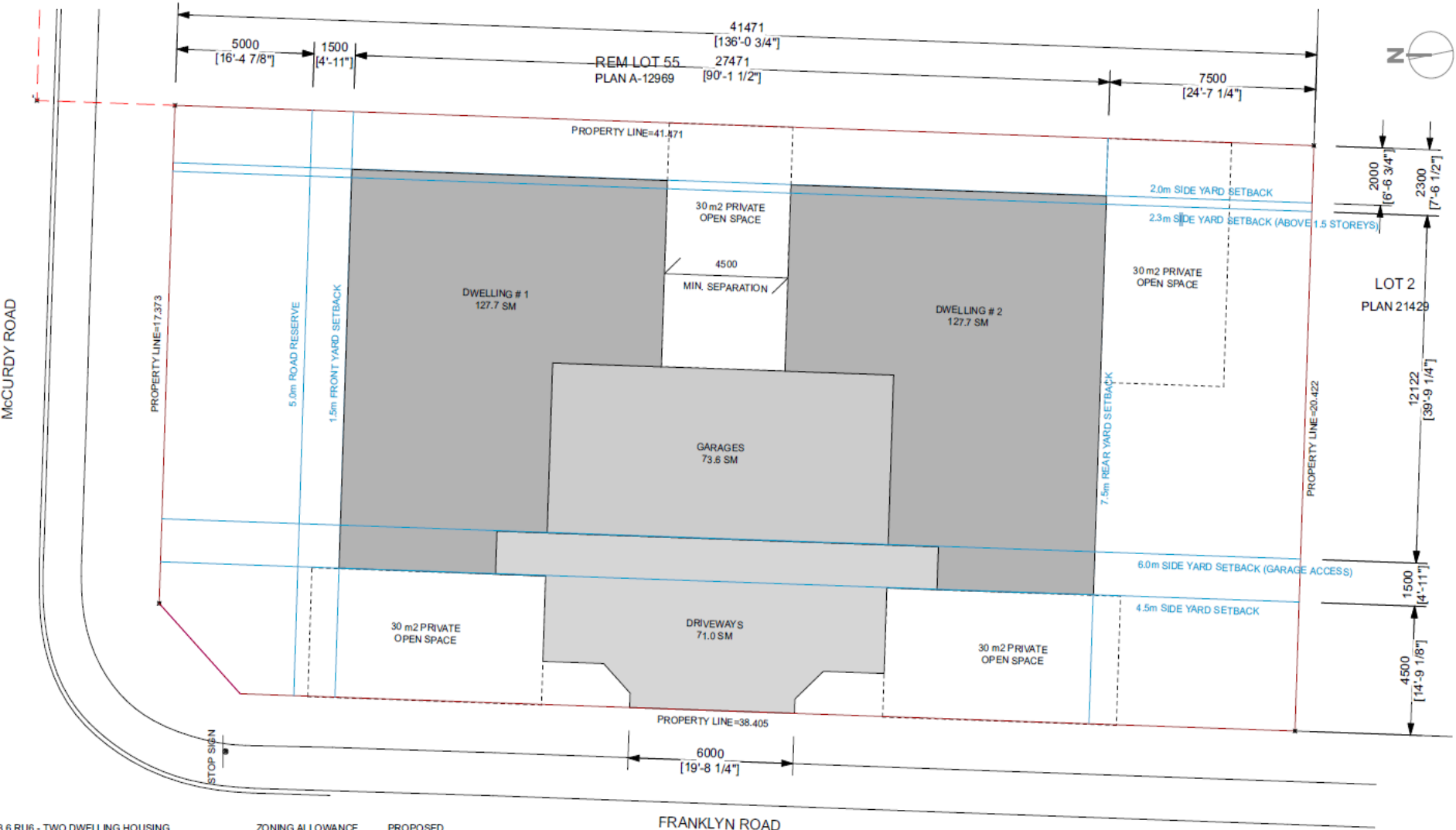
Subject Property Map



Project Details

- ▶ The property is 842 m² and meets the minimum lot size, width and depth of the RU₄ zone
- ▶ The property has the Core Area Neighbourhood (C-NHD) Future Land Use Designation
- ▶ This would facilitate the construction of two new semi-detached dwellings

Site Plan



13.6 RU6 - TWO DWELLING HOUSING ZONING ALLOWANCE PROPOSED

Development Policy

- ▶ Meets the intent of the Official Community Plan

Core Area Neighbourhood

- ▶ Subject property is within the Permanent Growth Boundary and the Core Area
- ▶ Provides sensitive infill

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to the RU₄ – Duplex Housing:
 - ▶ Consistent with the surrounding neighbourhood uses
 - ▶ Meets the Future Land Use designation of C-NHD



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12448

Z22-0029

975 Franklyn Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 District Lot 143 ODYD Plan 21429, located on Franklyn Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: November 14, 2022

To: Council

From: City Manager

Department: Development Planning

Application: HD22-0001

Owner: Shona Renay Harrison

Address: 3940 Miller Road

Applicant: Shona Harrison

Subject: Heritage Designation Application

Existing OCP Designation: R-AGR – Rural – Agricultural and Resource

Existing Zone: A1 – Agriculture

1.0 Recommendation

THAT Council supports the removal of Lot 1 District Lot 138 ODYD Plan EPP117925 located at 1875 Richter Street from the Heritage Register;

AND THAT Council supports the addition of Lot 57 Section 35 Township 29 ODYD Plan 1247 Except Plan 55336, located at 3940 Miller Road to the Heritage Register;

AND THAT Council consider a Bylaw for the Heritage Designation of the building commonly known as "J.N. Thompson House" and for the building envelope as set out in Schedule 'A' as attached to the Report from the Development Planning Department dated November 14, 2022, for the property legally described as Lot 57 Section 35 Township 29 ODYD Plan 1247 Except Plan KAP55336, located at 3940 Miller Road, Kelowna, BC, as a Municipal Heritage Site pursuant to Section 611 of the *Local Government Act*;

AND FURTHER THAT the Heritage Designation Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To designate the J.N. Thompson House as a municipal heritage building under Section 611 of the *Local Government Act*.

3.0 Development Planning

Staff support the request for Heritage Designation of the J.N. Thompson House at its new location at 3940 Miller Road. Local governments may use a Heritage Designation Bylaw for a property that has heritage value or heritage character, and where the designation of the property is necessary or desirable for conservation

of a protected heritage property. The *Local Government Act* requires that the following matters be considered:

- heritage value or heritage character of the property – The subject property contains the J.N. Thompson House which is included on the City’s Heritage Register. The Heritage Register describes the heritage value of the building;
- compatibility of conservation with the official community plan or any other community planning objectives in the area in which the property is located – The proposal complies with Official Community Plan Policy which encourages legal protection of historic places using Heritage Designation Bylaws;
- compatibility of conservation with lawful uses of the property and adjoining lands – A single detached house is permitted by the Zoning Bylaw. A Farm Footprint Covenant has been registered on title to ensure the location on the property does not interfere with agriculture on the subject property or surrounding lands.
- condition and economic viability of the property – Designation of the single detached house is not expected to impact the condition and economic viability of the property. The property will continue to be suitable for residential and agricultural uses.
- possible need for financial and other support to enable appropriate conservation – Grants from various sources, including the City of Kelowna Heritage Grants Program and BC Heritage Trust may be available in the future to help cover costs associated with maintenance to the building.

Staff will update the Heritage Register entry for the subject property to reflect the new location of the heritage building.

4.0 Proposal

4.1 Background

J.N. Thompson House was previously located at 1875 Richter Street and it is listed on the Heritage Register which identifies the property as having heritage significance. The house was relocated to 3940 Miller Road in 2021 to facilitate the re-development of 1875 Richter Street. A Farm Residential Footprint Covenant was authorized by the City for the placement of the house.

4.2 Heritage Value and Heritage Character

The subject building is on the City’s Heritage Register:

Place Description

The J.N. Thompson House is a large, two-storey wood-frame Queen Anne Revival style house. It is setback from the property line on a large, treed lot near the northwest corner of Richter Street and Sutherland Ave in Kelowna’s inner city south-central neighbourhood.

Heritage Value

Built in 1911, the J.N. Thompson House is valued as a fine example of the Queen Anne Revival architectural style, as expressed by the asymmetrical plan and massing and highly articulated facades. The house is a late and transitional example of the style, built at a time when the Classical Revival styles as predominated. Local contractor George E. Ritchie was the designer and builder of this prominent home. It has survived in virtually intact original condition and is particularly noteworthy for the rarity of its style in Kelowna, its imposing size and its grand setting on a large lot.

The site is additionally significant for its association with John Nelson Thompson (1870-1956), a prominent citizen and businessman. Thompson was involved in a number of business and service

activities in and around the city and made a significant contribution to the economic development of Kelowna. He was variously a tobacco grower, an orchardist in the Glenmore area, a founding member of the central Okanagan Land and Orchard Company and a partner in the Morrison-Thompson Hardware Store.

Character Defining Elements

Key elements that define the heritage character of the J.N Thompson House include its:

- location, facing west and set well back from the street on a large lot;
- residential form, scale and massing as expressed by its two-storey height and irregular plan;
- hipped roof with projecting gables and closed, overhanging eaves;
- wood-frame construction with lapped wooden siding, lattice screens under the verandah, cornerboards and simple window trim surrounds with cornice;
- Queen Anne Revival style elements such as its wraparound verandah, cornerboards and simple window trim surrounds with cornice;
- additional exterior elements such as the second storey balcony with closed balustrade and glazed access door, rear entry with porch, and side entrance with glazed door located in a bay window;
- regular fenestration including 1-over-1 and 2-over-2 double hung wood sash windows, some with leaded, diamond pattern panes in the upper sash, square attic windows and piano window on the front façade; and
- associated landscape features such as grassed lawns and mature specimen tree.

4.3 Project Description

The applicant is requesting that the J.N. Thompson House, that was recently relocated to the subject property, be designated as a heritage building under Section 611 of the *Local Government Act*. Unlike its current listing on the Heritage Register, designation of the building would provide formal legal protection to the structure. Once the property is designated by bylaw, the owner must obtain a Heritage Alteration Permit to make alterations in the future.

The house was recognized by Heritage BC in 2017 as it was a recipient of a 2017 Heritage Award for Heritage Conservation in recognition of exterior restoration of the house including traditional windows, new paint in heritage colours, a roof replacement, and repair of exterior wood elements. The Heritage BC Award acknowledges the high standards of heritage conservation of the project based on the national *Standards and Guidelines for the Conservation of Historic Places in Canada*. The house also won a 2017 Central Okanagan Heritage Society Award for a “Conservation project on a building currently in residential use.”

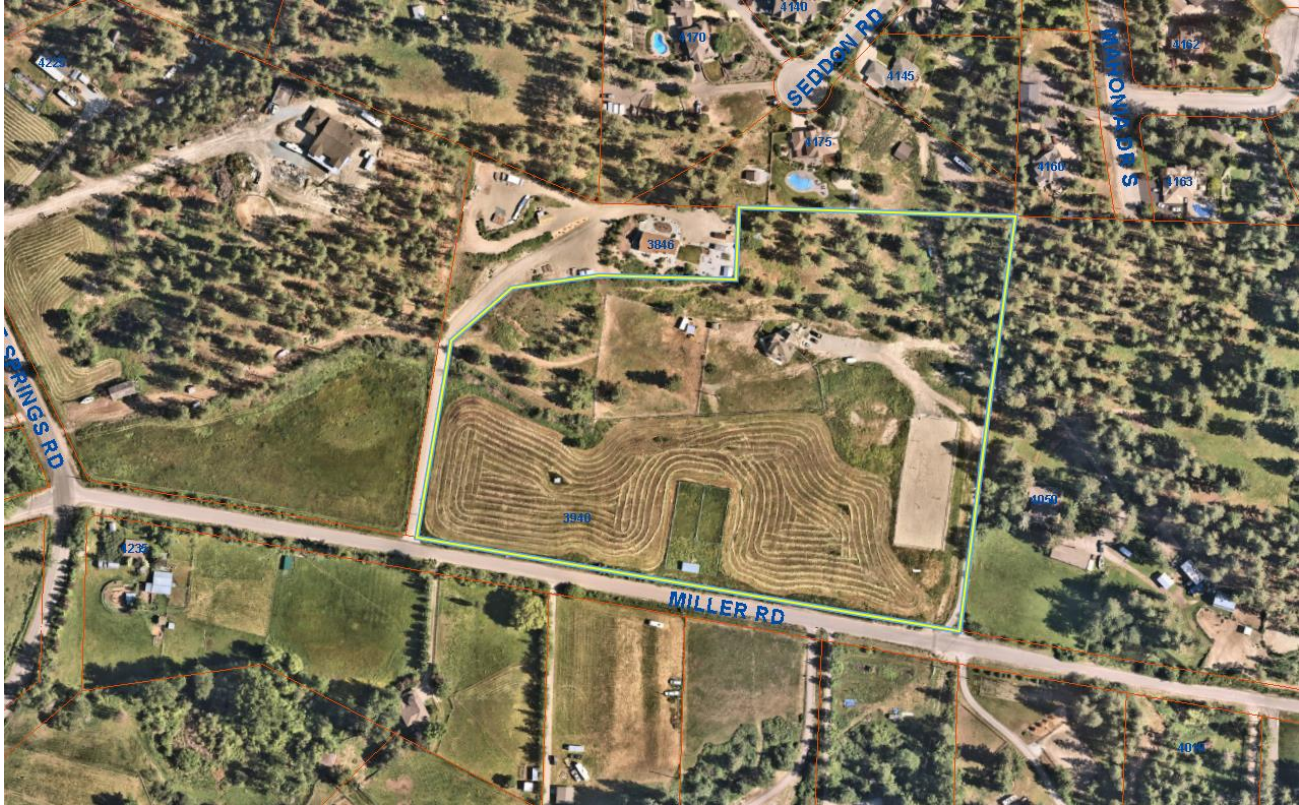
4.4 Site Context

The subject property is located in Southeast Kelowna on Miller Road, near the intersection with June Springs Road. The property contains the J.N. Thompson house and agricultural structures. It is within the Agricultural Land Reserve. The surrounding area contains both agricultural and rural residential uses.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|---------------------------|-------------------|
| North | RR1 – Rural Residential 1 | Rural Residential |
| East | A1 – Agriculture 1 | Agriculture |
| South | A1 – Agriculture 1 | Agriculture |
| West | A1 – Agriculture 1 | Agriculture |

Subject Property Map: 3940 Miller Road



5.0 Current Development Policies

Objective 11.2 Identify, conserve and protect historic places

| | |
|--|--|
| Policy 11.2.2 Kelowna Heritage Register | Use the Kelowna Heritage Register as the primary tool to identify heritage buildings. Continue to maintain and update the Heritage Register in accordance with provisions of the <i>Local Government Act</i> and <i>Heritage Conservation Act</i> . <i>The J.N. Thompson house has been identified as a significant heritage building and is included on the City's Heritage Register.</i> |
| Policy 11.2.5 Protection of Historic Places | Prioritize the legal protection of historic places using the tools identified in the <i>Local Government Act</i> : <ul style="list-style-type: none"> Heritage Designation Bylaws; Heritage Revitalization Agreements; and Heritage Covenants. <i>The application proposes to provide legal protection of the heritage building using a Heritage Designation Bylaw.</i> |

6.o Application Chronology

Date of Application Received: August 23, 2022

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

Attachments:

Schedule A: Site Plan

Attachment A: Letter of Rationale

Attachment B: Photographs

| DRAWINGS PROVIDED BY: | | PROJECT DESCRIPTION: | |
|---|-----------|--|---|
| MD. DESIGN | | 3440 Miller Road Kelowna, BC V1W 4C7 | |
|  | | | |
| DATE: | 4/10/2021 | | |
| SHEET: | A1 | | |
| | | SHEET TITLE | |
| | | PLOT PLAN | |
| | | REVISION TABLE | |
| NUMBER | DATE | REVISOR | DESCRIPTION |
| 1 | 04/05/21 | DJM | ISSUED FOR ALP ALLOWABLE BUILDING ENVELOPE APPROVAL |
| 2 | 4/6/2021 | DJM | REVISED LOCATION OF BUILDING ENVELOPE |
| 3 | 4/10/2021 | DJM | ISSUED FOR BUILDING PERMIT |

Supplementary Rationale for Heritage Designation
Submitted by Dr. Shona Harrison
JN Thompson House at 3940 Miller Road

Given the significant development pressures in downtown Kelowna, I relocated the registered heritage house, known as the J.N. Thompson house, c.1910 Queen Ann Revival, from 1875 Richter Street to an acreage in South East Kelowna, specifically 3940 Miller Road.

I bore a significant financial burden to relocate this house to ensure its continued existence for years to come. Given its significant cultural and historical value to Kelowna, I am now seeking for its further protection by way of Heritage Designation. Designating this special house, upon her relocation, is a promise that I made to both the City of Kelowna Planning Dept and my heritage advocate colleagues through the CoK Heritage Grants Committee and Central Okanagan Heritage Society.

As is already documented, this is not only the former home of a prominent and founding Kelowna citizen John Thompson, and designed and built by local contractor George E. Ritchie (interesting to note that Ritchie's grandson, now in his 90s, and his daughter, came out just last week to Miller Road to see the house—both are thrilled that it has been moved and therefore saved), but is a remarkable heritage structure. Upon my initial purchase, some seven years ago, I set out to restore this house that had fallen into grave disrepair. My restoration to her former glory brought notice from Heritage BC where in 2017 I won a provincial conservation award. Additionally, I won another conservation award through the City of Kelowna, Central Okanagan Heritage Society, for a "Conservation Project on a Heritage Building Currently in Residential Use."

At its new site, I ensured the construction of a new foundation would keep the same elevation as the original—even the original wood mullioned windows from the basement were saved and put back in the house in the original positions. While positioning the house on the acreage, I also ensured its orientation is similar to that of Richter Street. The chimney was also rebuilt with the original brick that was dismantled and saved before the house was moved. At its new site, I also replicated the original brick patio in herringbone pattern. In keeping with heritage-style, all fences for this 13 ac. horse property are traditional wood and painted to match the trim of the house. Essentially, the house is the same as it was on Richter, except it now resides in SE Kelowna away from wrecking balls of developers.

I respectfully ask that she, this beautiful and noteworthy Queen Ann Revival be confirmed as a Designated Heritage house to ensure her longevity for generations to come. Should you wish to view her in person at the new site, so as to ensure her worthy of heritage designation, vs simply being on the heritage registry, I would welcome this.

Kindly,
Shona Harrison



J.N. Thompson House

Queen Anne Revival



History

Built in 1911, the J.N. Thompson House is valued as a fine example of the Queen Anne Revival architectural style, as expressed by the asymmetrical plan and massing and highly-articulated facade. It was designed and built by well-known local contractor George F. Ritchie. This home is particularly noteworthy for the rarity of its style in Kelowna, its imposing size and its grand setting on a large property enclosed with mature Maple trees and flowering shrubs.

The house also has a significance as being the home of John Nelson Thompson (1869 - 1950) and his wife Elizabeth Milnes Thompson (1877 - 1948). John Thompson was a founding member of the Central Okanagan Land and Orchard Company that purchased 1665 acres of land for \$100,000 near Rutland in the fall of 1900. He was a tobacco grower and orchardist and in the early 1900s formed a

partnership with Robert F. Morrison in Morrison-Thompson Hardware Company Ltd. Thompson made a significant contribution to Kelowna's economic development. The Thompsons were still living in this house when Elizabeth passed away in 1948 but by the time John passed away in 1950, he had moved to the David Lloyd-Jones Assisted Living on Bernard Avenue.

Ownership of the house changed three times before being purchased by Dr. Shona Harrison in 2018. Harrison completed extensive restoration of the interior and exterior of the house, returning it to its former glory and preserving an integral piece of Kelowna's history for years to come. Her personally sensitive conservation garnered significant provincial and civic recognition followed by awards from BC Heritage and the Central Okanagan Heritage Society.

Building Style

This large, prominent two story home has a wood frame, is facing west and set well back on its large lot. It also features three projecting double-height gable bays, and the wrap around verandah has classical turned-lathed columns with lattice screens under the verandah. The house is clad in bevelled lap wood siding, has a hipped roof with projecting gables and eaves overhanging eaves. These are fine examples of the late and transitional Queen Anne Revival style.



SPRAGGS - St. Mary's and All Angels Church from Rutland St. with J.N. Thompson House in view 1912



SPRAGGS - J.N. Thompson October 1913

KSAN
KELOWNA SOCIETY AND NATURE
HERITAGE SOCIETY

Kelowna Museums
Preserving the Past



HD22-0001

3940 Miller Road

Request for Heritage Designation

Proposal

- ▶ To designate the J.N. Thompson House as a municipal heritage building under Section 611 of the *Local Government Act*.

Development Process

Aug 23, 2022

Development Application Submitted



Staff Review & Circulation



Nov 14, 2022

Initial Consideration



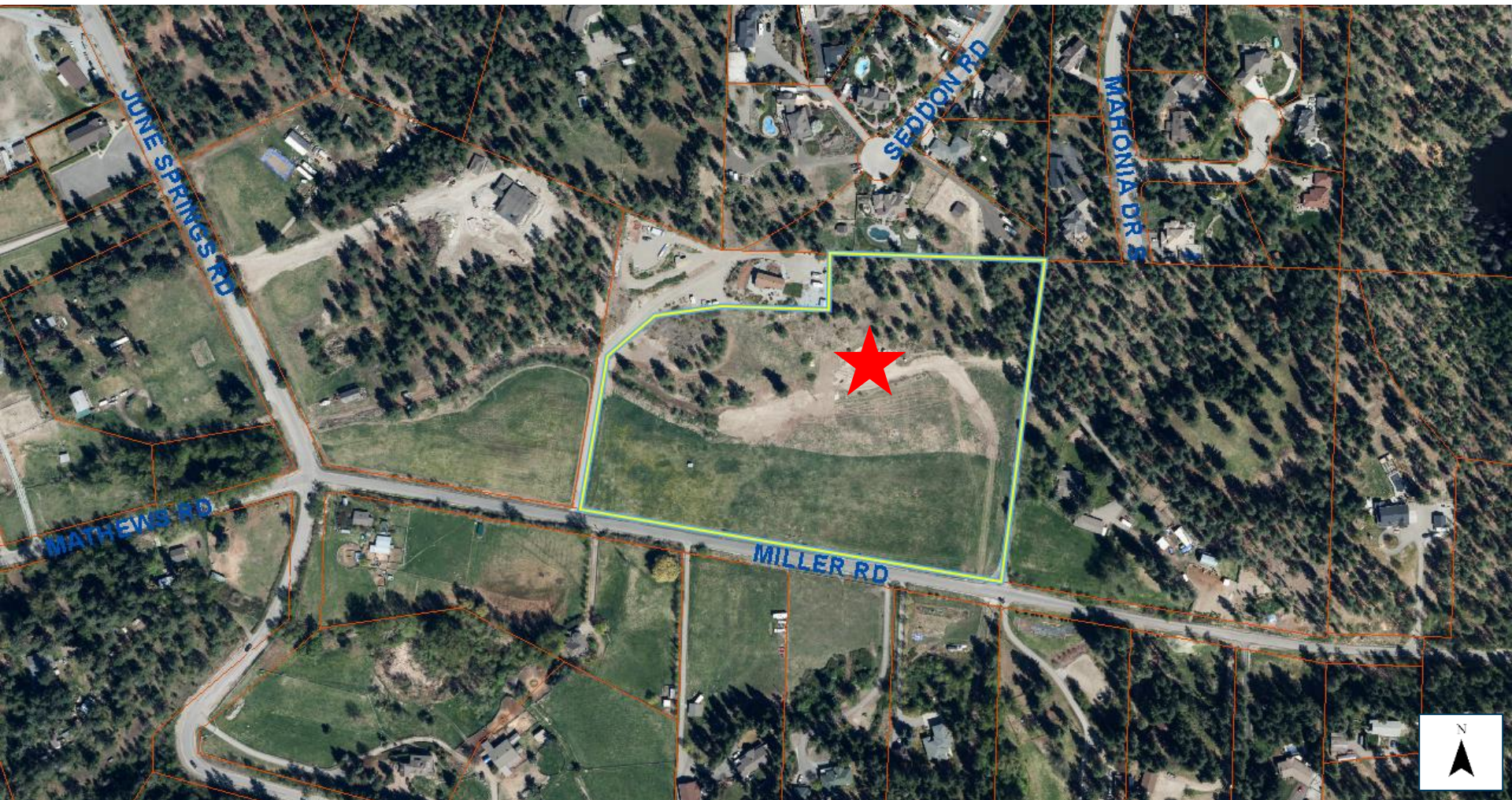
Public Hearing
Second & Third Readings



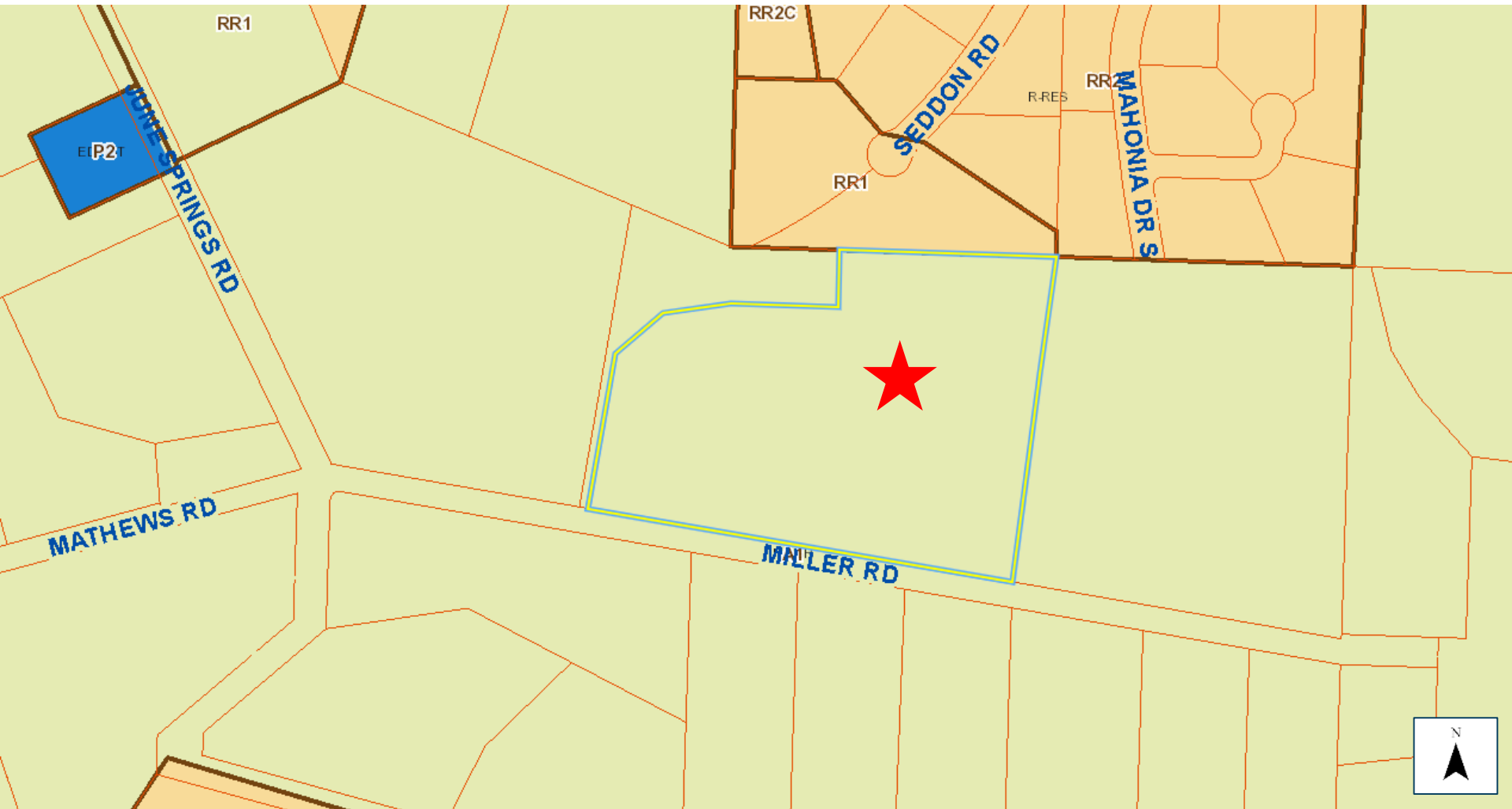
Final Reading

Council
Approvals

Context Map



Future Land Use / Zoning



Subject Property Map



Proposal

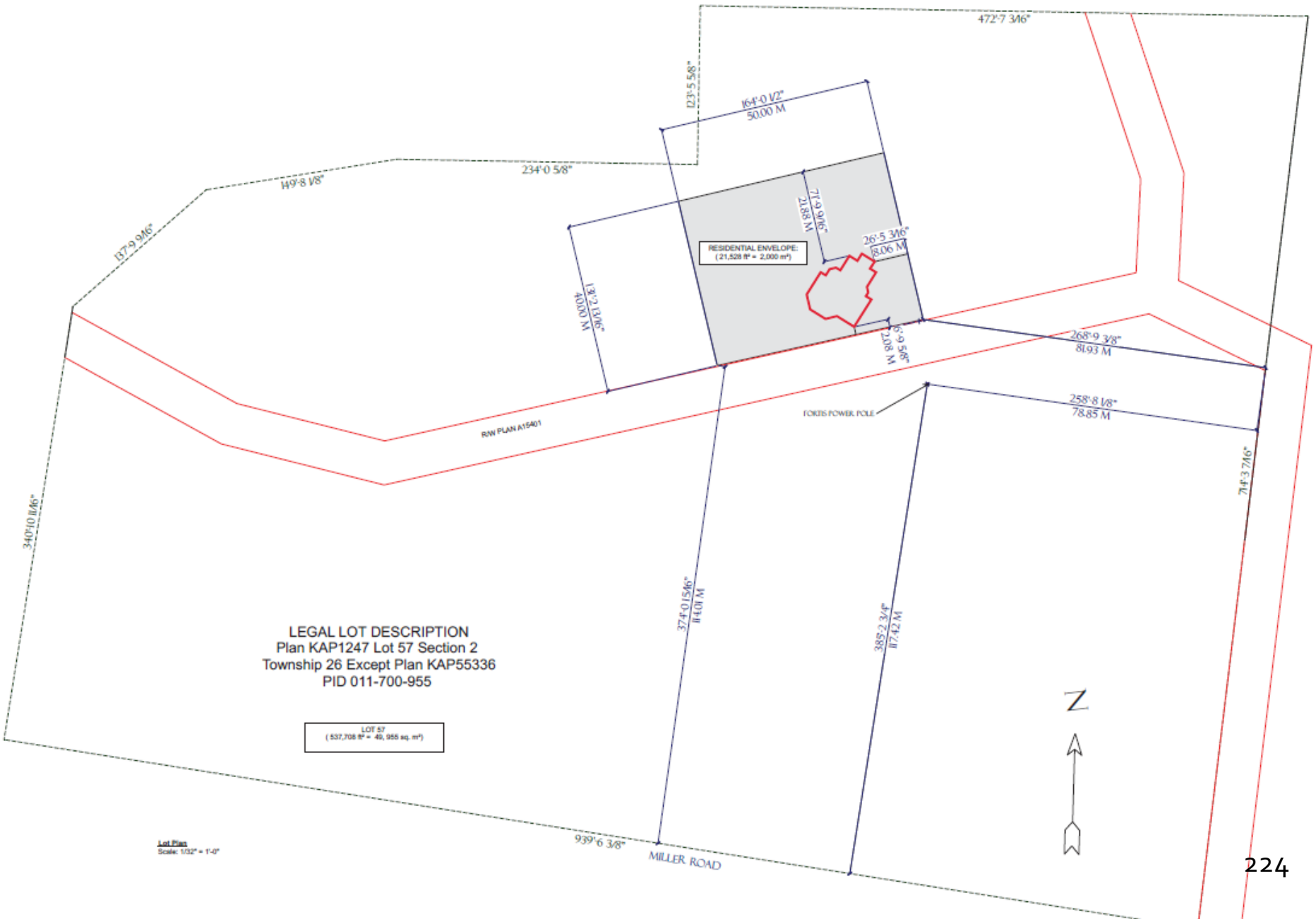
- ▶ J.N. Thompson House is on the City's Heritage Register
- ▶ Recently relocated from 1875 Richter Street to 3940 Miller Road
- ▶ Heritage Designation of the building would provide legal protection for the structure
 - ▶ Prior to alteration, the owner would be required to obtain a Heritage Alteration Permit

Heritage Value

- ▶ Queen Anne Revival Style
- ▶ Built in 1911
- ▶ Original condition
- ▶ Associated with John Nelson Thompson (1870-1956)



Site Plan



Staff Recommendation

- ▶ Staff recommend **support** for the proposed Heritage Designation Bylaw:
 - ▶ Complies with the requirements of the *Local Government Act*
 - ▶ Meets the intent of Official Community Plan Policy
 - ▶ Will provide long-term formal protection of heritage building
- ▶ Recommend the bylaw be forwarded to a Public Hearing for further consideration.



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12450

HD22-0001 - Heritage Designation Bylaw – 3940 Miller Road

WHEREAS the Municipal Council of the City of Kelowna consider the building "J.N. Thompson House" legally described as Lot 57, Section 35, Township 29, ODYD, Plan 1247 Except Plan KAP55336, located on Miller Road, Kelowna, B.C. be a building with heritage value and that the designation of the building as a heritage site pursuant to Section 611 of the Local Government Act is desirable for the conservation of the building;

AND WHEREAS the Municipal Council of the City of Kelowna considers the property known as the "J.N. Thompson House", as indicated in Schedule "A" attached to this bylaw located at as Lot 57, Section 35, Township 29, ODYD, Plan 1247 Except Plan KAP55336, on Miller Road, Kelowna, B.C. to be a property with heritage value and that the designation of the site and the buildings located on the site as a heritage site pursuant to Section 611 of the Local Government Act is desirable for the conservation of the site;

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

1. The property known as the "J.N. Thompson House", legally described as Lot 57, Section 35, Township 29, ODYD, Plan 1247 Except Plan KAP55336, on Miller Road, Kelowna, B.C is hereby designated a Municipal Heritage Site pursuant to Section 611 of the *Local Government Act*.
2. Except as authorized by this bylaw or as authorized by a Heritage Revitalization Agreement or a Heritage Alteration Permit Approved by Council, no person shall:
 - a. Alter the exterior of any building or structure situated on the property designated in this bylaw;
 - b. Make a structural change to a building situated on the property designated by this bylaw;
 - c. Move any building situated on the property designated by this bylaw; or
 - d. Alter, excavate, or build on land designated by this bylaw.
3. The following alterations to buildings on the property designated by this bylaw are hereby authorized without a Heritage Alteration Permit:
 - a. Normal day-to-day maintenance and repairs.
4. This bylaw may be cited for all purposes as the "Heritage Designation Bylaw No. 12450 the J.N. Thompson House."
5. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A" – 3940 Miller Road



Report to Council



Date: November 14, 2022
To: Council
From: City Manager
Department: Office of the City Clerk
Subject: Rezoning Bylaws Supplemental Report to Council

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated November 14, 2022 with respect to four rezoning applications;

AND THAT Rezoning Bylaws No. 12429, 12430, 12432 and 12433 be forwarded for further reading consideration.

Purpose:

To receive a summary of notice of first reading for Rezoning Bylaws No. 12429, 12430, 12432 and 12433 and to give the bylaws further reading consideration.

Background:

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

Discussion:

The four Rezoning Applications were brought forward to Council for initial consideration on October 3, 2022. Notice of first reading was completed as outlined above.

Correspondence was received as per the following table:

| Address | Application | Bylaw | Recommended Readings | Correspondence Received |
|-------------------------------------|-------------|-------|---|-------------------------|
| 705 Raymer Rd | Z22-0046 | 12429 | 1 st , 2 nd , 3 rd , adopt | 0 |
| 1603-1615 Gordon Dr | Z22-0020 | 12430 | 1 st , 2 nd , 3 rd | 1 - concern |
| 4510 Horak Rd | Z22-0036 | 12432 | 1 st , 2 nd , 3 rd , adopt | 0 |
| 9640 McCarthy Rd | Z22-0038 | 12433 | 1 st , 2 nd , 3 rd | 0 |

These applications were brought forward with a recommendation of support from the Development Planning Department. Staff are recommending Council proceed with further readings of the Bylaws.

Conclusion:

Following notice of first reading, staff are recommending that Council give Rezoning Bylaws No. 12429, 12430, 12432 and 12433 further reading consideration.

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act s. 464(2)

Legal/Statutory Procedural Requirements:

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

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

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: N Beauchamp, Legislative Technician

Approved for inclusion: Stephen Fleming, City Clerk

cc: Development Planning

CITY OF KELOWNA

BYLAW NO. 12429

Z22-0046

705 Raymer Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 2 District Lot 358, ODYD, Plan EPP74249 located on Raymer Road, Kelowna, BC from the RU1c – Large Lot Housing with Carriage House zone to the RU4 – Duplex zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12432

Z22-0036

4510 Horak Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot F District Lot 358, ODYD, Plan 24838 located on Horak Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 12430
Z22-0020
1603-1615 Gordon Drive

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 District Lot 137, ODYD, Plan 8837 Except Plan H16278 located on Gordon Drive, Kelowna, BC from the CA1 – Core Area Mixed Use zone to the CA1r – Core Area Mixed Use Rental Only zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12433

Z22-0038

9640 McCarthy Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 Sections 10 and 11 Township 20 ODYD, Plan EPP91012 located on McCarthy Road, Kelowna, BC from the the I2 – General Industrial zone and the I3 – Heavy Industrial zone to the I2 – General Industrial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: November 14, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Rescindment **Owner:** City of Kelowna

Address: Various **Applicant:** City of Kelowna

Subject: Rescind Bylaw Readings

Recommendation:

THAT Council receives, for information, the Report from the Development Planning Department dated November 14, 2022, with respect to rescinding bylaw readings of rezoning, Official Community Plan (OCP), Text Amendment (TA) and Land Use Contract Termination (LUCT) bylaw amendment applications;

AND THAT the bylaws as outlined in Schedule "A" attached to the Report from the Development Planning Department dated November 14, 2022 be considered by Council for rescindment;

AND FURTHER THAT all bylaw readings listed in Schedule "A" be forwarded for rescindment consideration and the files be closed.

Purpose:

To rescind all bylaw readings given to obsolete Rezoning, Official Community Plan (OCP), Text Amendment (TA) and Land Use Contract Termination (LUCT) bylaws as outlined in Schedule "A", and direct Staff to close the files.

Background:

On September 26, 2022, the City's new Zoning Bylaw No. 12375 was adopted. Following the adoption of the new Bylaw, the Development Planning Department conducted a review of all Development Bylaws sitting at first or third reading under the previous Zoning Bylaw No. 8000. A total of 26 Bylaws were found to have received readings between November 2015 and May 2022 but were never adopted under Bylaw

No. 8000. There are 20 rezoning, three Official Community Plan (OCP), two Text Amendment (TA), and one Land Use Contract Termination (LUCT) Bylaw amendment applications. The Bylaw amendment applications that were not adopted under Bylaw No. 8000 now require rescindment as a result of the adoption of the new Zoning Bylaw No. 12375. Should the owner of any of these properties contemplate future development, a new application would be required to be submitted under the new Zoning Bylaw.

In regard to the Land Use Contract bylaw included in this report, the deadline for local governments to terminate land use contracts was June 30, 2022 as per the Local Government Act. Since the deadline has passed, it now requires the bylaw to be rescinded and the land use contract will remain in effect until the Province eliminates them on June 30, 2024.

Conclusion:

Staff recommend Council rescind all readings given to the Development Bylaws listed in Schedule "A" and the files be closed as part of an administrative clean-up initiative triggered by the adoption of the new Zoning Bylaw No. 12375.

Internal Circulation:

Development Engineering

Submitted by: Barbara B. Crawford, Planner II

Approved for inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule "A" – Rescind Bylaw Readings

Schedule "B" – Legal Descriptions and Address for Z19-0079 (LUC76-20)

cc:

Development Engineering

Schedule A – Rescind Bylaw Readings

| No. | Bylaw | Application | Legal Description / Text Amendment Title | Address | Recommendation | Reason for Change |
|-----|-------|-------------|--|------------------------|--|---|
| 1. | 11146 | OCP15-0006 | Section 16 – Public Institutional Zones – Dock Regulations | 1435 Water St | Rescind 1 st reading and close file | References Zoning Bylaw No. 8000 |
| 2. | 11147 | TA15-0005 | Section 16 – Public Institutional Zones – Dock Regulations | 1435 Water St | Rescind 1 st reading and close file | References Zoning Bylaw No. 8000 |
| 3. | 11813 | Z18-0125 | Lot 1, Section 26, Township 26, Osoyoos Division, Yale District, Plan 17602 | 540 Froelich Rd | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| 4. | 11856 | Z18-0091 | Lot A, District Lot 128, Osoyoos Division, Yale District, Plan KAP89861 | 2175 Benvoulin Ct | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| 5. | 11878 | Z19-0079 | See Schedule B. | See Schedule B. | Rescind 1 st , 2 nd , and 3 rd reading and close file | Time elapsed to adopt Early Land Use Contract Terminations as per LGA 548(3) |
| 6. | 11915 | Z19-0064 | Lot 1, Section 35, Township 26, Osoyoos Division, Yale District, Plan KAP55899 | 247-249 Fitzpatrick Rd | Rescind 1 st , 2 nd , and 3 rd reading and close file | New zone designation under Zoning Bylaw No. 12375 applies |
| 7. | 12031 | OCP20-0009 | Strata Lot 10, Section 3, Township 23, Osoyoos Division, Yale District, Strata Plan EPS3697, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V | 3075 Vint Rd | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| 8. | 12032 | Z19-0056 | Strata Lot 10, Section 3, Township 23, Osoyoos Division, Yale District, Strata Plan EPS3697, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V | 3075 Vint Rd | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| 9. | 12086 | Z20-0010 | Lot A, Section 23, Township 26, Osoyoos Division, Yale District, Plan EPP106912 | 285 Robson Rd W | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| 10. | 12121 | Z20-0033 | Lot 2, Block 19, District Lot 14, Osoyoos Division, Yale District, Plan 830 | 535 Elliot Ave | Rescind 1 st , 2 nd , and 3 rd reading and close file | New zone designation under Zoning Bylaw No. 12375 applies |
| 11. | 12157 | Z20-0087 | Lot 165, Section 18, Township 27, Osoyoos Division, Yale District, Plan 24361 | 1788 Joe Riche Rd | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |

| No. | Bylaw | Application | Legal Description / Text Amendment Title | Address | Recommendation | Reason for Change |
|-----|-------|-------------|---|--|--|---|
| 12. | 12179 | Z20-0077 | Lot 6, District Lot 358, Osoyoos Division, Yale District, Plan 16743 | 4355 Gordon Dr | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| 13. | 12190 | Z20-0097 | Parcel A (DD 130155F and Plan B6158) of Lot 2, Section 33 Township 26, Osoyoos Division, Yale District, Plan 4043 | 368 Valley Rd | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| 14. | 12211 | LUCT21-0001 | N/A | Enterprise Way, Hunter Court, Hunter Road, and Leckie Road | Rescind 1 st , 2 nd , and 3 rd reading and close file | Time elapsed to adopt Early Land Use Contract Terminations as per LGA 548(3) |
| 15. | 12212 | Z21-0038 | Lot 7, District Lot 125, Osoyoos Division, Yale District, Plan 31272 | 1404 Hunter Ct | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| | | | Lot 8, District Lot 125, Osoyoos Division, Yale District, Plan 31272 | 1414 Hunter Ct | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| | | | Strata Lot 1, District Lot 125, Osoyoos Division, Yale District, Strata Plan K483 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown in Form 1 | 1415 Hunter Ct | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| | | | Lot 9, District Lot 125, Osoyoos Division, Yale District, Plan 31272, Except Plan KAP50559 | 1418-1420 Hunter Ct | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| | | | Strata Lot B, District Lots 125 and 531, Osoyoos Division, Yale District, Strata Plan KAS2324 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown in Form V | 2280 Leckie Rd | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| | | | Lot 1, District Lot 125, Osoyoos Division, Yale District, Plan 34528 | 2281 Hunter Rd | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| | | | Lot 4, District Lot 125, Osoyoos Division, Yale District, Plan 31272 | 2300 Hunter Rd | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| | | | Lot A, District Lots 125 and 532, Osoyoos Division, Yale District, Plan 39897 | 2303 Leckie Rd | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |

| No. | Bylaw | Application | Legal Description / Text Amendment Title | Address | Recommendation | Reason for Change |
|-----|-------|-------------|--|--------------------------|--|---|
| | 12212 | Z21-0038 | Lot 3, District Lot 125, Osoyoos Division, Yale District, Plan 31272 | 2320-2322 Hunter Rd | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| | | | Lot 2, District Lot 125, Osoyoos Division, Yale District, Plan 35021 | 2323 Hunter Rd | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| | | | Lot B, District Lots 125 and 532, Osoyoos Division, Yale District, Plan 39897 | 2330 Enterprise Way | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| | | | Lot 1, District Lot 125, Osoyoos Division, Yale District, Plan 33660 | 2330 Hunter Rd | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| | | | Lot 1, District Lot 125, Osoyoos Division, Yale District, Plan 35021 | 2333 Hunter Rd | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| | | | Lot 2, District Lot 125, Osoyoos Division, Yale District, Plan 33660 | 2340 Hunter Rd | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| | | | Lot 1, District Lots 125 and 532, Osoyoos Division, Yale District, Plan KAP82764 | 2343 Leckie Rd | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| | | | Lot 2, District Lots 125 and 532, Osoyoos Division, Yale District, Plan KAP82764 | 2350 Enterprise Way | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| | | | Lot A, District Lot 125, Osoyoos Division, Yale District, Plan KAP67598 | 2350 Hunter Rd | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| | | | Lot 3, District Lot 125, Osoyoos Division, Yale District, Plan 31499 | 2440 Enterprise Way | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| | | | Lot 2, District Lot 125, Osoyoos Division, Yale District, Plan 43342 | 2455 Enterprise Way | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| | | | Lot A (DD KC2925), District Lot 125, Osoyoos Division, Yale District, Plan 31499 | 2490-2496 Enterprise Way | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| 16. | 12217 | OCP20-0016 | Lot 1, District Lots 24, Township 28, Similkameen Division, Yale District, Plan EPP95194 | 5347 Upper Mission Dr | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |

| No. | Bylaw | Application | Legal Description / Text Amendment Title | Address | Recommendation | Reason for Change |
|-----|-------|-------------|--|-------------------------|--|---|
| 17. | 12218 | Z20-0079 | Lot 1, District Lots 24, Township 28, Similkameen Division, Yale District, Plan EPP95194 | 5347 Upper Mission Dr | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| 18. | 12232 | Z21-0007 | Lot 16, District Lot 136, Osoyoos Division, Yale District, Plan 11811 | 2251 Burnett St | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| 19. | 12233 | TA21-0006 | Lot 16, District Lot 136, Osoyoos Division, Yale District, Plan 11811 2251 Burnett St – Jose Antonio Maciel | 2251 Burnett St | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| 20. | 12318 | Z20-0075 | Lot 1, District Lots 124 and 415 Osoyoos Division, Yale District, Plan KAP84653, Except Plan EPP45174 | 2755 McCurdy Rd | Rescind 1 st reading and close file | New zone designation under Zoning Bylaw No. 12375 applies |
| 21. | 12330 | Z20-0096 | Lot 1, Section 19, Township 27, Osoyoos Division, Yale District, Plan 33849 | 1870 Treetop Rd | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| 22. | 12346 | Z21-0089 | Lot A, Section 27, Township 26, Osoyoos Division, Yale District, Plan 12644 | 285-287 Nickel Rd | Rescind 1 st , 2 nd , and 3 rd reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |
| 23. | 12362 | Z21-0108 | Lot 2, District Lot 139, Osoyoos Division, Yale District, Plan KAP86331 | 1070-1130 Ellis St | Rescind 1 st , 2 nd , and 3 rd reading and close file | New zone designation under Zoning Bylaw No. 12375 applies |
| 24. | 12371 | Z21-0011 | Lot A, District Lot 139, Osoyoos Division, Yale District, Plan 25942 | 1405 St. Paul St | Rescind 1 st reading and close file | New zone designation under Zoning Bylaw No. 12375 applies |
| 25. | 12374 | Z21-0109 | Lot A, District Lot 128, Osoyoos Division, Yale District, Plan KAP89861 | 2165 Benvoulin Ct | Rescind 1 st reading and close file | New zone designation under Zoning Bylaw No. 12375 applies |
| 26. | 12384 | Z21-0050 | Lot B, District Lot 138, Osoyoos Division, Yale District, Plan 14934 | 959-961, 971 Lawson Ave | Rescind 1 st reading and close file | Requirements for final adoption not met prior to adoption of new Zoning Bylaw No. 12375 |

| Schedule B: LUC76-20 Charge #: P1809 | | | | | |
|---|--|------------------|--------------------------|-------------------|-------------------------|
| No. | Legal Description | Address | Parcel Identifier Number | Land Use Contract | Underlying Zone |
| 1 | Strata Lot 1 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 101-290 Hwy 33 E | 002-467-232 | LUC76-20 | RU1 – Large Lot Housing |
| 2 | Strata Lot 2 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 102-290 Hwy 33 E | 002-467-241 | LUC76-20 | RU1 – Large Lot Housing |
| 3 | Strata Lot 3 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 103-290 Hwy 33 E | 001-992-856 | LUC76-20 | RU1 – Large Lot Housing |
| 4 | Strata Lot 4 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 104-290 Hwy 33 E | 002-376-946 | LUC76-20 | RU1 – Large Lot Housing |
| 5 | Strata Lot 5 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 105-290 Hwy 33 E | 002-467-259 | LUC76-20 | RU1 – Large Lot Housing |
| 6 | Strata Lot 6 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 201-290 Hwy 33 E | 001-850-938 | LUC76-20 | RU1 – Large Lot Housing |
| 7 | Strata Lot 7 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 202-290 Hwy 33 E | 002-467-267 | LUC76-20 | RU1 – Large Lot Housing |
| 8 | Strata Lot 8 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 203-290 Hwy 33 E | 002-467-275 | LUC76-20 | RU1 – Large Lot Housing |
| 9 | Strata Lot 9 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 204-290 Hwy 33 E | 002-467-283 | LUC76-20 | RU1 – Large Lot Housing |
| 10 | Strata Lot 10 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 205-290 Hwy 33 E | 002-467-291 | LUC76-20 | RU1 – Large Lot Housing |
| 11 | Strata Lot 11 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 115-290 Hwy 33 E | 002-467-305 | LUC76-20 | RU1 – Large Lot Housing |

| | | | | | |
|----|--|------------------|-------------|----------|-------------------------|
| 12 | Strata Lot 12 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 114-290 Hwy 33 E | 002-467-313 | LUC76-20 | RU1 – Large Lot Housing |
| 13 | Strata Lot 13 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 113-290 Hwy 33 E | 002-467-321 | LUC76-20 | RU1 – Large Lot Housing |
| 14 | Strata Lot 14 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 112-290 Hwy 33 E | 002-467-348 | LUC76-20 | RU1 – Large Lot Housing |
| 15 | Strata Lot 15 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 111-290 Hwy 33 E | 002-467-356 | LUC76-20 | RU1 – Large Lot Housing |
| 16 | Strata Lot 16 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 110-290 Hwy 33 E | 002-467-364 | LUC76-20 | RU1 – Large Lot Housing |
| 17 | Strata Lot 17 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 109-290 Hwy 33 E | 002-082-497 | LUC76-20 | RU1 – Large Lot Housing |
| 18 | Strata Lot 18 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 108-290 Hwy 33 E | 002-467-372 | LUC76-20 | RU1 – Large Lot Housing |
| 19 | Strata Lot 19 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 107-290 Hwy 33 E | 002-467-381 | LUC76-20 | RU1 – Large Lot Housing |
| 20 | Strata Lot 20 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 106-290 Hwy 33 E | 002-467-399 | LUC76-20 | RU1 – Large Lot Housing |
| 21 | Strata Lot 21 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 215-290 Hwy 33 E | 002-467-402 | LUC76-20 | RU1 – Large Lot Housing |
| 22 | Strata Lot 22 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 214-290 Hwy 33 E | 002-467-429 | LUC76-20 | RU1 – Large Lot Housing |
| 23 | Strata Lot 23 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 213-290 Hwy 33 E | 002-467-437 | LUC76-20 | RU1 – Large Lot Housing |
| 24 | Strata Lot 24 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 212-290 Hwy 33 E | 002-467-445 | LUC76-20 | RU1 – Large Lot Housing |

| | | | | | |
|----|--|------------------|-------------|----------|-------------------------|
| 25 | Strata Lot 25 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 211-290 Hwy 33 E | 002-467-461 | LUC76-20 | RU1 – Large Lot Housing |
| 26 | Strata Lot 26 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 210-290 Hwy 33 E | 002-467-470 | LUC76-20 | RU1 – Large Lot Housing |
| 27 | Strata Lot 27 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 209-290 Hwy 33 E | 002-467-488 | LUC76-20 | RU1 – Large Lot Housing |
| 28 | Strata Lot 28 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 208-290 Hwy 33 E | 002-467-496 | LUC76-20 | RU1 – Large Lot Housing |
| 29 | Strata Lot 29 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 207-290 Hwy 33 E | 002-467-500 | LUC76-20 | RU1 – Large Lot Housing |
| 30 | Strata Lot 30 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 206-290 Hwy 33 E | 002-467-518 | LUC76-20 | RU1 – Large Lot Housing |

CITY OF KELOWNA

BYLAW NO. 11146

Official Community Plan Amendment No. OCP15-0006 Chapter 5 - Development Process Amendments for Intensive Water Uses

A bylaw to amend the "*Kelowna 2030* - Official Community Plan Bylaw No. 10500".

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* - Official Community Plan Bylaw No. 10500" be deleted in its entirety and replaced with a new Map 4.1 - **GENERALIZED FUTURE LAND USE** as attached to and forming part of this bylaw;
2. AND THAT Chapter 5 - Development Process, OCP AMENDMENT APPLICATIONS be amended by adding new 5.40, 5.41, 5.42 and 5.43 Objectives as follows:

**“ OBJECTIVE 5.40 SUPPORT THE DEVELOPMENT OF INTENSIVE WATER USES
IN AREAS WHERE THE UPLAND USE IS COMPATIBLE**

Policy. 1 **Neighbourhood Context.** Consider W2 zones or large shared moorage (3 slips or more) in areas where the upland Future Land Use Map is supportive of multi-unit, strata residential, commercial or mixed-use. Encourage projects where there is limited impact of traffic and noise on established single-two unit residential and where the water use will not have an excessive visual impact on nearby single-two unit residential areas or City parks and public open space.

Policy .2 **Access and Parking.** Consider allowing intensive water uses in areas where the foreshore can be accessed using a collector, mitigating potential traffic impacts. Encourage projects where upland parking is screened from public view or contained within the upland building. Give priority to projects that will not create spill-over parking problems on adjoining streets.

Policy .3 **Public and Council Review.** Any application that proposes a more intensive water use: rezoning, new or expanded large shared moorage (3 slips or more) through new or existing strata, as well as any substantive expansion to a water use in an existing W2 zone will require Public Hearing and Council review to determine community impact and public benefit. Public review will follow the procedures of the Dock and Marina section of the *Senior Government Referral Policy*.

OBJECTIVE 5.41 **ENCOURAGE INTENSIVE WATER USES WHERE IT SUPPORTS
EXISTING PATTERNS OF COMMUNITY WATER ACCESS**

- Policy .1 **Community Access.** Encourage more intensive water uses where the proposed use significantly improves the public's access and enjoyment to the waterfront without undue visual or safety impact to existing lake access areas.
- Policy .2 **Orientation.** Ensure the siting of any large shared moorage is undertaken in a manner that is consistent with the orientation of neighbouring water uses and does not impact access to existing moorage and adjacent properties.

Objective 5.42 **REDUCE IMPACT ON AQUATIC ECOSYSTEM**

- Policy .1 **Environmental Considerations.** In planning intensive water uses give priority to areas with greater water depth to reduce potential need for dredging. Avoid the development of intensive water uses in environmentally sensitive areas.
- Policy .2 **Other Guidelines and Regulations:** Additionally, any application for a water use must conform to all relevant provincial and federal guidelines and regulations.

Objective 5.43 **LIMIT CONFLICT BETWEEN INCOMPATIBLE WATER USES**

- Policy .1 **Promote Safety of all Water uses.** Reduce the number of areas where motorized and non-motorized water users are interacting with the potential for safety impacts and conflict.
- Policy .2 **Protect Areas for Non-motorized Water Uses.** Encourage lake access areas in different areas of the city where non-motorized water uses are given priority over motorized uses through the uses of buoys and signage.
- Policy .3 **Provide Buffer Between Incompatible Uses.** Reduce opportunities for conflict by maintaining a buffer of 130m between intensive water uses and City parks and beach access points.

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 23rd of November, 2015.

First reading rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

 Permanent Growth Boundary

 Commercial (COMM)

- | | |
|---|---|
|  | Commercial (COMM) |
|  | Education / Major Institutional (EDINST) |
|  | First Nations Reserve (FNR) |
|  | Future Urban Reserve (FUR) |
|  | Health District (HLTH) |
|  | Industrial (IND) |
|  | Industrial - Limited (IND-L) |
|  | Industrial - Transitional (IND-T) |
|  | Major Park and Open Space (PARK) |
|  | Mixed Use (Residential / Commercial) (MXR) |
|  | Mixed Use Tourism (MXT) |
|  | Multiple Unit Residential (Cluster Housing) (MRC) <i>(Associated uses: care centres, minor public services/activities, & neighbourhood park)</i> |
|  | Multiple Unit Residential (Low Density) (MRL) <i>(Associated uses: care centres, minor public services/activities, & neighbourhood park)</i> |
|  | Multiple Unit Residential (Medium Density) (MRM) <i>(Associated uses: care centres, minor public services/activities, & neighbourhood park)</i> |
|  | Multiple Unit Residential (High Density) (MRH) <i>(Associated uses: care centres, minor public services/activities, & neighbourhood park)</i> |
|  | Private Recreational (REC) |
|  | Public Service / Utilities (PSU) |
|  | Transportation Corridor (TC) |
|  | Resource Protection Area (RPA) |
|  | Service Commercial (SC) |
|  | Single / Two Unit Residential - Borealis (SORE) <i>(Associated uses: care centres, minor public services/activities, convenience facility, & neighbourhood park)</i> |
|  | Single / Two Unit Residential - Hilda (SORESH) <i>(Associated uses: care centres, minor public services/activities, & neighbourhood park)</i> |
|  | Public Water Use (WAT) |
|  | Private Low Intensity Water Use (WATP) |

NOTES

| | |
|------|---------------------------------|
| A | APART |
| F | FEWELL |
| H | HOSPITAL |
| L | LANDFILL |
| S | SCHOOL |
| W | WORLDWIDE |
| CT | COMMITTEE |
| ET | ETHICAL TREATMENT |
| UNB | UNIVERSITY OF N.C., CHAPEL HILL |
| CC | CHAPMAN COLLEGE |
| 0000 | NUMBER |

Landuse designations apply only to legal parcels (i.e. roads, creeks, wetlands, etc. that are not a separate legal parcel have no land use designation applicable). The colours on the Future Land Use Map that extend to the middle of these features are applied to improve map aesthetics.

Proposed Amendments Bylaw #?????

Map 4.1
Generalized Future
Land Use
Official Community Plan 2030

CITY OF KELOWNA
BYLAW NO. 11147
TA15-0005 - Section 16 - Public & Institutional Zones -
Dock Regulations

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, **Section 16 - Public & Institutional Zones, 16.6 W1 - Recreational Water Use** be amended by deleting Sub-Section **16.6.6 Other Regulations** in its entirety that reads:

"16.6.6 Other Regulations

- (a) No docks, boatlifts, shall be maintained, **used** or constructed beyond 40.0 m from the **natural boundary** of the upland parcel.
- (b) A maximum of one dock or **pier** shall be allowed for each waterfront property.
- (c) Docks and boatlifts must conform to the regulations outlined in Section 9.9, shall be approved by the Province of B.C. or by other designated approving agencies, shall be **used** for boat access purposes only, and no commercial or industrial activity or **use** shall take place thereon.
- (d) **Boating** activity is restricted to those areas not marked as swimming areas by the placement of buoys approved by the federal Coast Guard.
- (e) Non-emergency overnight moorage shall be allowed only at **federal government approved moorage buoys** or at docks licensed by the Province of B.C.
- (f) Camping is not permitted.
- (g) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6, the parking regulations of Section 8, and the specific **use** regulations of Section 9."

And replacing it with:

"16.6.6 Dock Regulations - Minor

The following regulations apply to a dock for one single-detached residential property or a shared dock between two single-detached residential properties, two bareland strata units, two multi-family units or two apartment hotel units:

- (a) The owner of the moorage facilities must be the owner of the upland property or be the holder of a Crown land residential lease for the upland property.
- (b) No docks, boatlifts, shall be maintained, used or constructed beyond 40.0 m from the natural boundary of the upland parcel.

- (c) Non-moorage uses such as beach houses, storage sheds, patios, sundecks, and hot tubs shall not be permitted.
- (d) The placement of fill, or the dredging of aquatic land, is not permitted. Natural habitat and shoreline processes shall not be altered.
- (e) Docks shall not impede pedestrian access along the foreshore. In cases where the dock platform is raised by more than 0.3 m above any point on the public foreshore, steps must be provided for public access over the dock and this access must not be blocked by fences or other means.
- (f) Development shall be in conformance with federal and provincial regulations, best management practices and guidelines. Prior to construction on the Crown foreshore, permission must be obtained from the pertinent provincial and federal agencies.
- (g) Dock access ramps and walkways shall not exceed a width of 1.5m. Any other surface of the dock shall not exceed a width of 3.0m.
- (h) L or T shaped dock structures are permitted if the length of the structure which is parallel to the shoreline does not exceed the lesser of 10 m or one half the width of frontage of the upland parcel.
- (i) Dock structures including any attached or detached boatlift mechanism must be setback from the side property line of the upland parcel, projected onto the foreshore by a minimum of 5.0m.
- (j) Dock structures including any attached or detached boatlift mechanism must be setback from the side property line of the upland parcel, projected onto the foreshore by a minimum of 6.0 m where the adjacent property is a right-of-way beach access or is in a P3 zone.
- (k) No roof, overhead or covered structures shall be placed on the dock.
- (l) In addition to the requirements of paragraph 7.5.7 of this bylaw, no fences will be allowed on docks other than fences running parallel to the foreshore where the intent of such a fence would be to prevent public access onto the dock from the foreshore.
- (m) No roof or covered structures shall be used, constructed, or maintained for boat lifts.
- (n) No overhead boat lift systems or mechanisms will be permitted.
- (o) Where a dock is shared, and constructed in front of abutting properties sharing the dock, the dock can be constructed on or across the common property boundaries. In such an instance, the minimum side yard setback between those two properties would be 0 m. Docks must be set back a minimum of 6.0 m from all other side property lines (as projected perpendicularly onto the foreshore from upland properties).

16.6.7 Dock Regulations - Major

The following regulations apply to a shared dock for three or more single-detached residential properties, bareland strata units, multi-family units or apartment hotel units:

- (a) The owner of the moorage facilities ~~is~~ must be the owner of the upland property or be the holder of a Crown land residential lease for the upland property.
- (b) Non-moorage **uses** such as beach houses, storage sheds, patios, sundecks, and hot tubs shall not be permitted.
- (c) Development shall be in conformance with federal and provincial regulations, best management practices and guidelines. Prior to construction on the Crown foreshore, permission must be obtained from the pertinent provincial and federal agencies.
- (d) Docks shall not impede pedestrian access along the foreshore. In cases where the dock platform is raised by more than 0.3 m above any point on the public foreshore, steps must be provided for public access over the dock and this access must not be blocked by fences or other means. Where this solution is impractical, the owners may choose, as an alternative, to allow the public to cross the upland property above the natural boundary. If this alternative is chosen, a sign must be posted on the property to advise the public of the alternative crossing.
- (e) Dock structures including any attached or detached boatlift mechanism must be setback from the side property line of the upland parcel, projected onto the foreshore by a minimum of 5.0 m.
- (f) Dock structures including any attached or detached boatlift mechanism must be setback from the side **property line** of the upland parcel, projected onto the **foreshore**, by a minimum of 6.0 m where the **adjacent** property is a right-of-way beach access or is in a P3 **zone**.
- (g) No roof, overhead or covered structures shall be placed on the dock.
- (h) In addition to the requirements of paragraph 7.5.7 of this bylaw, no fences will be allowed on docks other than fences running parallel to the foreshore where the intent of such a fence would be to prevent public access onto the dock from the foreshore.
- (i) Dock lighting may be installed for security and safety purposes but shall be on sensor detectors such that the lights are only on when there are people on or near the dock. Lights should be installed at not less than 10 m intervals. Bulbs should have a maximum wattage of 60 w. Lamp heads should be no more than 22" higher than the dock decking.
- (j) No overhead electrical wiring will be permitted.

(k) No roof or covered **structures** shall be used, constructed, or maintained for **boat lifts**.

(l) No overhead **boat lift** systems or mechanisms will be permitted.

(m) The portion of the shared dock structure which runs roughly parallel to the shoreline shall not, in the case of single-detached housing properties sharing a dock, extend across more than 50% of the frontage of any given upland property and must in no case exceed 25 m.

The portion of the shared dock structure which runs roughly parallel to the shoreline shall not, in the case of bareland strata developments, extend across more than 40% of the frontage of the bareland strata parent parcel, and must in no case exceed 90 m.

The portion of the shared dock structure which runs roughly parallel to the shoreline shall not, in the case of multi-family developments or apartment hotels, extend across more than 40% of the frontage of the upland development, and must in no case exceed 90 m.

(n) There shall be a maximum of one berth/slip and boat lift for every upland property unit. Rental of slips is prohibited.

16.6.8 Other Regulations

(a) A maximum of one dock or **pier** shall be allowed for each waterfront property.

(b) Docks and boatlifts, shall be approved by the Province of B.C. or by other designated approving agencies, shall be **used** for boat access purposes only, and no commercial or industrial activity or **use** shall take place thereon.

(c) **Boating** activity is restricted to those areas not marked as swimming areas by the placement of buoys approved by the federal Coast Guard.

(d) Non-emergency overnight moorage shall be allowed only at **federal government approved moorage buoys** or at docks licensed by the Province of B.C.

(e) Camping is not permitted.

(f) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6, the parking regulations of Section 8, and the specific **use** regulations of Section 9."

2. THAT City of Kelowna Zoning Bylaw No. 8000, **Section 16 - Public & Institutional Zones, 16.7 W2 -Intensive Water Use** be amended by deleting Sub-Section **16.7.6 Other Regulations** (b)in its entirety that reads:

"(b) All docks and boatlifts shall conform to regulations outlined in Section 9.9, shall be licensed by the Province of B.C. or by other designated approving agencies."

And replacing it with:

“(b) All docks and boatlifts shall be licensed by the Province of B.C. or by other designated approving agencies.”

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 23rd day of November, 2015.

First reading rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11813
Z18-0125 – 540 Froelich Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, Section 26, Township 26, ODYD, Plan 17602, located on Froelich Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 15th day of April, 2019.

Considered at a Public Hearing on the 7th day of May, 2019.

Read a second and third time by the Municipal Council this 7th day of May, 2019.

Approved under the Transportation Act this 9th day of May, 2019.

Blaine Garrison

(Approving Officer – Ministry of Transportation)

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11856
Z18-0091 - 2175 Benvoulin Court

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A District Lot 128 ODYD Plan KAP89861, located on Benvoulin Court, Kelowna, BC from the A1 – Agriculture 1 zone to the RM5 – Medium Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 24th day of June, 2019.

Considered at a Public Hearing on the 16th day of July 2019.

Read a second and third time by the Municipal Council this 16th day of July, 2019.

Approved under the Transportation Act this 31st day of July, 2019.

Audrie Henry

(Approving Officer – Ministry of Transportation)

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11878

Z19-0079 – Hwy 33 E

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 parcels outlined in Schedules "B" attached and forming part of this bylaw located on Hwy 33 E, Kelowna, B.C., from the RU₁ – Large Lot Housing zone to the RM₃ – Low Density Multiple Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 26th day of August, 2019.

Read a second and third time by the Municipal Council this 17th day of September, 2019.

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

| Schedule B: Proposed RM3 Zone Charge #: P1809 | | | | | | |
|--|--|------------------|--------------------------|-------------------|-------------------------|------------------------------------|
| No. | Legal Description | Address | Parcel Identifier Number | Land Use Contract | Underlying Zone | Proposed Zone |
| 1 | Strata Lot 1 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 101-290 Hwy 33 E | 002-467-232 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 2 | Strata Lot 2 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 102-290 Hwy 33 E | 002-467-241 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 3 | Strata Lot 3 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 103-290 Hwy 33 E | 001-992-856 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 4 | Strata Lot 4 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 104-290 Hwy 33 E | 002-376-946 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 5 | Strata Lot 5 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 105-290 Hwy 33 E | 002-467-259 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 6 | Strata Lot 6 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 201-290 Hwy 33 E | 001-850-938 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 7 | Strata Lot 7 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 202-290 Hwy 33 E | 002-467-267 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 8 | Strata Lot 8 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 203-290 Hwy 33 E | 002-467-275 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 9 | Strata Lot 9 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 204-290 Hwy 33 E | 002-467-283 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 10 | Strata Lot 10 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 205-290 Hwy 33 E | 002-467-291 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |

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|----|---|------------------|-------------|----------|-------------------------|---------------------------------------|
| 11 | Strata Lot 11 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 115-290 Hwy 33 E | 002-467-305 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 12 | Strata Lot 12 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 114-290 Hwy 33 E | 002-467-313 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 13 | Strata Lot 13 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 113-290 Hwy 33 E | 002-467-321 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 14 | Strata Lot 14 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 112-290 Hwy 33 E | 002-467-348 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 15 | Strata Lot 15 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 111-290 Hwy 33 E | 002-467-356 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 16 | Strata Lot 16 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 110-290 Hwy 33 E | 002-467-364 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 17 | Strata Lot 17 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 109-290 Hwy 33 E | 002-082-497 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 18 | Strata Lot 18 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 108-290 Hwy 33 E | 002-467-372 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 19 | Strata Lot 19 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 107-290 Hwy 33 E | 002-467-381 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 20 | Strata Lot 20 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 106-290 Hwy 33 E | 002-467-399 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |

| | | | | | | |
|----|---|------------------|-------------|----------|-------------------------|---------------------------------------|
| 21 | Strata Lot 21 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 215-290 Hwy 33 E | 002-467-402 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 22 | Strata Lot 22 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 214-290 Hwy 33 E | 002-467-429 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 23 | Strata Lot 23 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 213-290 Hwy 33 E | 002-467-437 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 24 | Strata Lot 24 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 212-290 Hwy 33 E | 002-467-445 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 25 | Strata Lot 25 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 211-290 Hwy 33 E | 002-467-461 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 26 | Strata Lot 26 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 210-290 Hwy 33 E | 002-467-470 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 27 | Strata Lot 27 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 209-290 Hwy 33 E | 002-467-488 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 28 | Strata Lot 28 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 208-290 Hwy 33 E | 002-467-496 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 29 | Strata Lot 29 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 207-290 Hwy 33 E | 002-467-500 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 30 | Strata Lot 30 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 206-290 Hwy 33 E | 002-467-518 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |

CITY OF KELOWNA
BYLAW NO. 11915
Z19-0064 – 249 Fitzpatrick Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, Section 35, Township 26, Osoyoos Division Yale District Plan KAP55899, located on Fitzpatrick Rd, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU1c- Large Lot Housing with Carriage House zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 29th day of July, 2019.

Considered at a Public Hearing on the 13th day of August, 2019.

Read a second and third time by the Municipal Council this 13th day of August, 2019.

Approved under the Transportation Act this 27th day of August, 2019.

Audrie Henry

(Approving Officer – Ministry of Transportation)

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12031

Official Community Plan Amendment No. OCP20-0009 (S OF) Academy Way

A bylaw to amend the "*Kelowna 2030* – Official Community Plan Bylaw No. 10500".

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of portions of Lot C, Section 3, Township 23, ODYD, Plan EPP33993, Except Plan EPP66986, located on (S OF) Academy Way, Kelowna, B.C., from the S2RESH – Single/Two Unit Residential - Hillside designation to the MRL – Multiple Unit Residential (Low Density) designation as shown on 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 4th day of May, 2020.

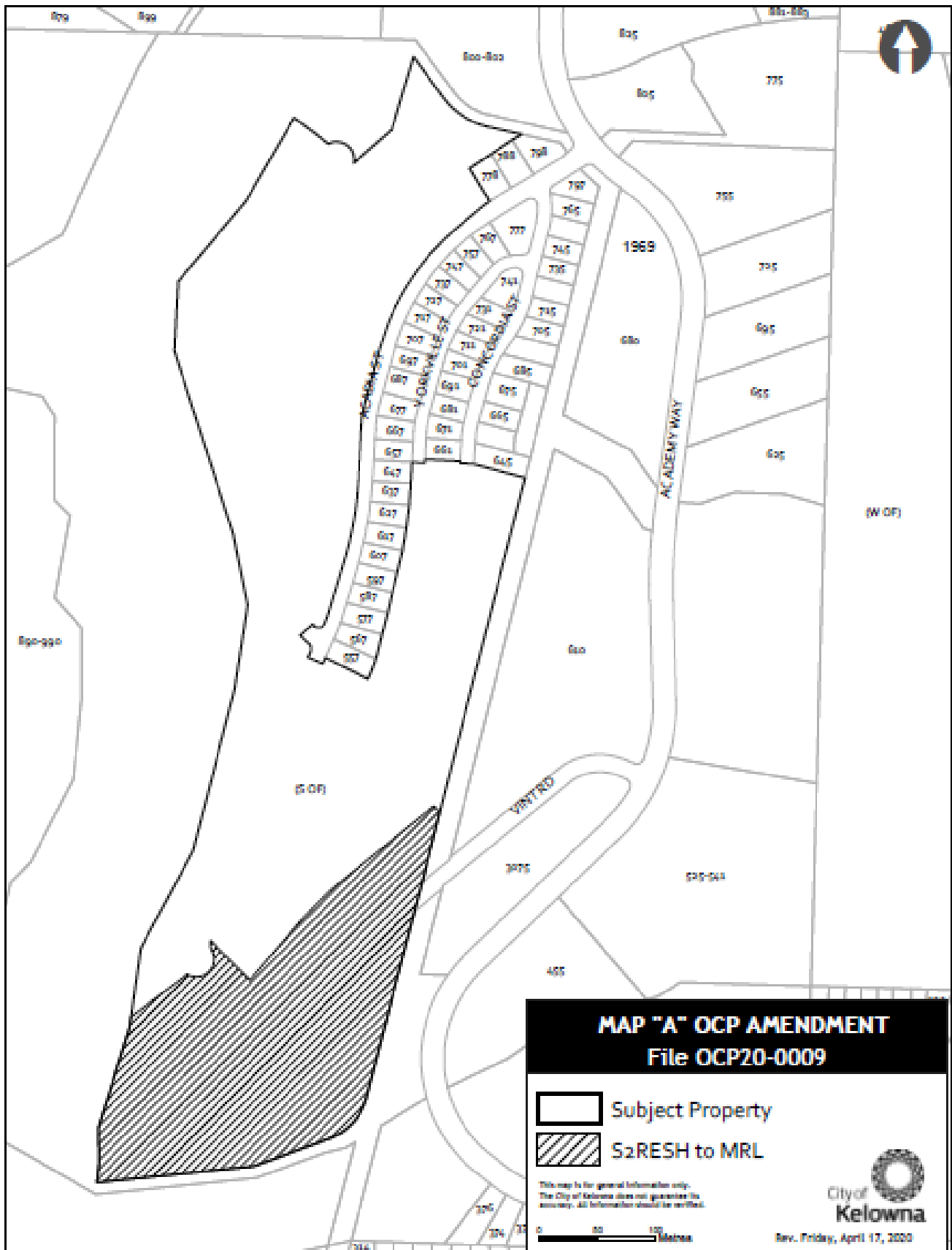
Considered at a Public Hearing on the 2nd day of June, 2020.

Read a second and third time by the Municipal Council this 2nd day of June, 2020.

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 12032
Z19-0056 – (S OF Academy Way)

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of Lot C, Section 3, Township 23, ODYD, Plan EPP33993, Except Plan EPP66986 located at (S OF) Academy Way, Kelowna, BC from the RU1h – Large Lot Housing (Hillside Area) zone to the RM2h – Low Density Row Housing (Hillside Area) zone as per Map "B" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 4th day of May, 2020.

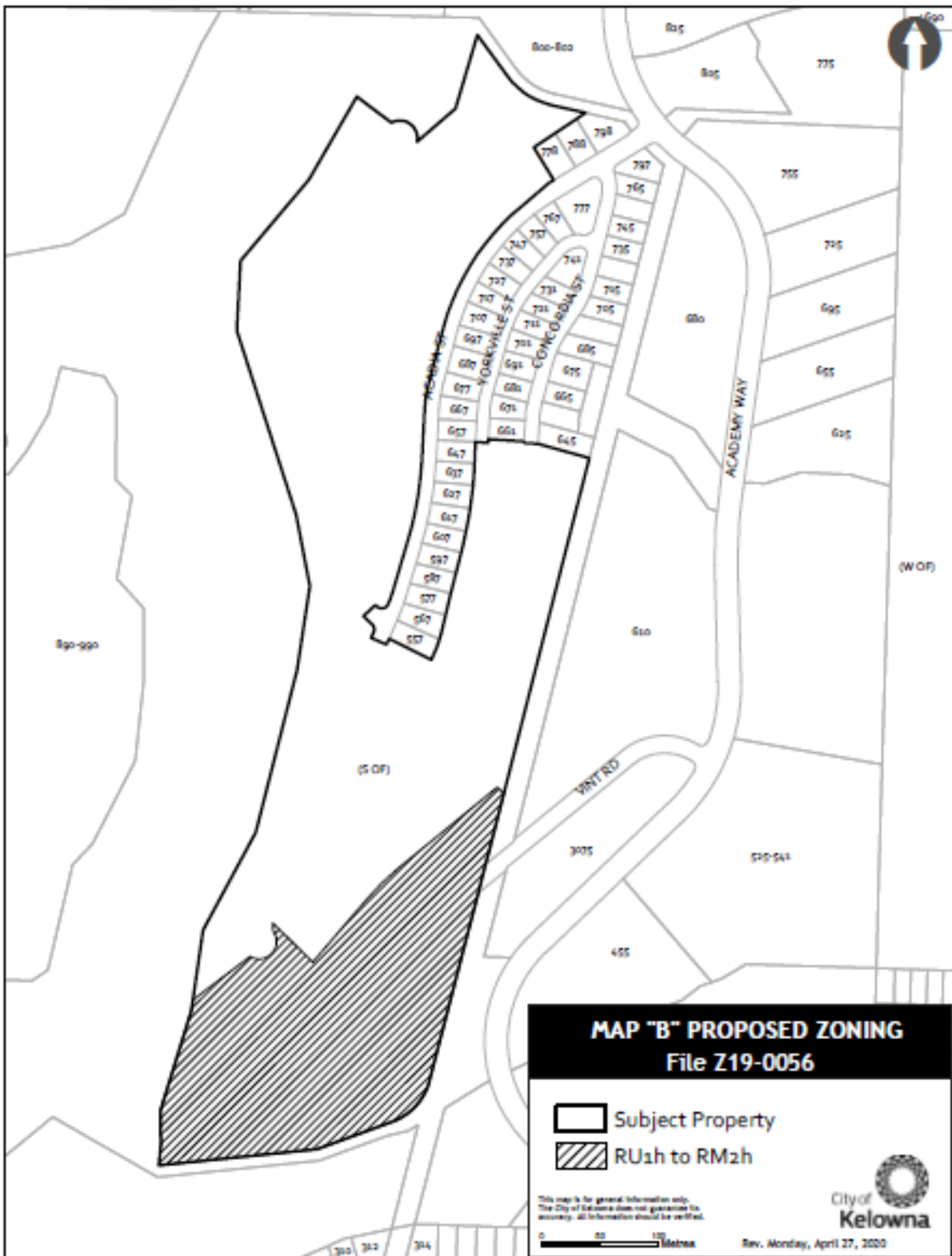
Considered at a Public Hearing on the 2nd day of June, 2020.

Read a second and third time by the Municipal Council this 2nd day of June, 2020.

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 12086

Z20-0010

235 and 285 Robson Road W and 240 Rutland Road S

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 23 Township 26, ODYD, Plan 12830 located at Robson Road W, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone;
2. AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2 Section 23 Township 26, ODYD, Plan 12830 located at Robson Road W, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone.
3. AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 10 Section 23 Township 26, ODYD, Plan 12078 located at Rutland Road S, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone.
4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 27th day of July, 2020.

Considered at Public Hearing by the Municipal Council this 11th day of August, 2020.

Read a second and third time by the Municipal Council this 11th day of August, 2020.

Approved under the Transportation Act this 13th day of August, 2020.

Audrie Henry

(Approving Officer – Ministry of Transportation)

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12121

Z20-0033 - 525 Elliot Avenue

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2 Block 19 District Lot 14 ODYD Plan 830 located at Elliot Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM1 – Four 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 16th day of November, 2020.

Considered at a Public Hearing on the 12th day of January, 2021.

Read a second and third time by the Municipal Council this 12th day of January, 2021.

Approved under the Transportation Act this 14th day of January, 2021.

Audrie Henry

(Approving Officer – Ministry of Transportation)

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12157 Z20-0087 1788 Joe Riche Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 165 Section 18 Township 27 ODYD Plan 24361 Except Plan KAP46606 located at Joe Riche Road, Kelowna, BC from the A1 – Agriculture 1 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 1st day of February, 2021.

Public Hearing waived by the Municipal Council this 1st day of February, 2021.

Read a second and third time by the Municipal Council this 22nd day of February, 2021.

Approved under the Transportation Act this March 4, 2021.

Audrie Henry

(Approving Officer – Ministry of Transportation)

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12179

Z20-0077

4355 Gordon Drive

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 6 District Lot 358 Osoyoos Division Yale District Plan 16743 located at Gordon Drive, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 1st day of March, 2021.

Public Hearing waived by the Municipal Council this 1st day of March, 2021.

Read a second and third time by the Municipal Council this 22nd day of March, 2021.

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12190

Z20-0097

368 Valley Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Parcel A (DD 130155F and Plan B6158) of Lot 2 Section 22 Township 26 ODYD Plan 4042 located at Valley Road, Kelowna, BC from the RR2 – Rural Residential 2 zone to the RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) 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 22nd day of March, 2021.

Considered at a Public Hearing on the 6th day of April, 2021.

Read a second and third time by the Municipal Council this 6th day of April, 2021.

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12211

LUCT₂₁₋₀₀₀₁

Early Termination of Land Use Contract - LUC₇₇₋₁₀₈₅

Enterprise Way, Hunter Court, Hunter Road and Leckie Road

WHEREAS a land use contract (the "Land Use Contract LUC₇₇₋₁₀₈₅") is registered at the Kamloops Land Title Office under the charge numbers P1869 and all amendments thereto against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Hunter Court, Hunter Road, Leckie Road and Enterprise Way, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

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

1. This Bylaw may be cited for all purposes as "Bylaw No. 12211 - Early Termination of Land Use Contract LUC₇₇₋₁₀₈₅";
2. Bylaw No.4655-78 establishing Land Use Contract LUC₇₇₋₁₀₈₅ and all amendments thereto, are hereby repealed and the Land Use Contract is terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this 28th day of June, 2021.

Considered at a Public Hearing this 13th day of July, 2021.

Read a second and third time by Municipal Council this 13th day of July, 2021.

First, second and third readings rescinded by the Municipal Council this

Mayor

City Clerk

| Schedule A: LUC77-1085 Charge #: P1869 | | | | | |
|---|---|--------------------------|-------------------|-------------------|--------------------|
| No. | Legal Description | Address | Parcel Identifier | Land Use Contract | Underlying Zone |
| 1 | LOT B DISTRICT LOTS 125 AND 532 OSOYOOS DIVISION YALE DISTRICT PLAN 39897 | 2330 Enterprise Way | 011-639-555 | LUC77-1085 | A1 - Agriculture 1 |
| 2 | LOT 2 DISTRICT LOTS 125 AND 532 OSOYOOS DIVISION YALE DISTRICT PLAN KAP82764 | 2350 Enterprise Way | 026-935-660 | LUC77-1085 | A1 - Agriculture 1 |
| 3 | LOT 3 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 31499 | 2440 Enterprise Way | 003-315-134 | LUC77-1085 | A1 - Agriculture 1 |
| 4 | LOT 2 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 43342 | 2455 Enterprise Way | 016-218-469 | LUC77-1085 | A1 - Agriculture 1 |
| 5 | PARCEL A (DD KC2925) DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 31499 | 2490-2496 Enterprise Way | 012-764-868 | LUC77-1085 | A1 - Agriculture 1 |
| 6 | LOT 7 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 31272 | 1404 Hunter Court | 001-595-156 | LUC77-1085 | A1 - Agriculture 1 |
| 7 | LOT 8 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 31272 | 1414 Hunter Court | 002-355-329 | LUC77-1085 | A1 - Agriculture 1 |
| 8 | Common Property | 1415 Hunter Court | | LUC77-1085 | A1 - Agriculture 1 |
| 9 | STRATA LOT 1 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K483 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | 1-1415 Hunter Court | 002-226-839 | LUC77-1085 | A1 - Agriculture 1 |
| 10 | STRATA LOT 2 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K483 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | 2-1415 Hunter Court | 002-226-812 | LUC77-1085 | A1 - Agriculture 1 |
| 11 | STRATA LOT 3 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K483 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | 3-1415 Hunter Court | 002-226-804 | LUC77-1085 | A1 - Agriculture 1 |
| 12 | STRATA LOT 4 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K483 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | 4-1415 Hunter Court | 002-226-782 | LUC77-1085 | A1 - Agriculture 1 |

| | | | | | |
|----|---|---------------------------|-------------|------------|--------------------|
| 13 | STRATA LOT 5 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K483 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | 5-1415 Hunter Court | 002-226-758 | LUC77-1085 | A1 - Agriculture 1 |
| 14 | STRATA LOT 6 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K483 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | 6-1415 Hunter Court | 002-226-731 | LUC77-1085 | A1 - Agriculture 1 |
| 15 | STRATA LOT 7 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K483 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | 7-1415 Hunter Court | 002-226-723 | LUC77-1085 | A1 - Agriculture 1 |
| 16 | STRATA LOT 8 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K483 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | 8-1415 Hunter Court | 002-226-715 | LUC77-1085 | A1 - Agriculture 1 |
| 17 | STRATA LOT 9 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K483 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | 9-1415 Hunter Court | 002-226-693 | LUC77-1085 | A1 - Agriculture 1 |
| 18 | STRATA LOT 10 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K483 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | 10-1415 Hunter Court | 002-226-677 | LUC77-1085 | A1 - Agriculture 1 |
| 19 | STRATA LOT 11 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K483 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | 11-1415 Hunter Court | 002-226-669 | LUC77-1085 | A1 - Agriculture 1 |
| 20 | STRATA LOT 12 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K483 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | 12-1415 Hunter Court | 002-226-642 | LUC77-1085 | A1 - Agriculture 1 |
| 21 | LOT 9 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 31272 EXCEPT PLAN KAP50559 | 1418-1420 Hunter Court | 003-756-238 | LUC77-1085 | A1 - Agriculture 1 |
| 22 | LOT 1 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 34528 | 2281 Hunter Road | 002-939-266 | LUC77-1085 | A1 - Agriculture 1 |

| | | | | | |
|----|--|--------------------------|-------------|------------|--------------------------|
| 23 | LOT 4 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 31272 | 2300 Hunter Road | 003-756-149 | LUC77-1085 | A1 - Agriculture 1 |
| 24 | LOT 3 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 31272 | 2320-2322 Hunter Road | 003-756-114 | LUC77-1085 | A1 - Agriculture 1 |
| 25 | LOT 2 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 35021 | 2323 Hunter Road | 002-920-697 | LUC77-1085 | A1 - Agriculture 1 |
| 26 | LOT 1 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 33660 | 2330 Hunter Road | 003-109-283 | LUC77-1085 | A1 - Agriculture 1 |
| 27 | LOT 1 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 35021 | 2333 Hunter Road | 002-920-689 | LUC77-1085 | A1 - Agriculture 1 |
| 28 | LOT 2 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 33660 | 2340 Hunter Road | 003-109-305 | LUC77-1085 | A1 - Agriculture 1 |
| 29 | LOT A DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN KAP67598 | 2350 Hunter Road | 024-882-291 | LUC77-1085 | I1 – Business Industrial |
| 30 | Common Property | 2280 Leckie Road | | LUC77-1085 | A1 - Agriculture 1 |
| 31 | STRATA LOT B DISTRICT LOTS 125 AND 531 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2324 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V | 108-2280 Leckie Road | 025-006-720 | LUC77-1085 | A1 - Agriculture 1 |
| 32 | STRATA LOT A DISTRICT LOTS 125 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2324 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V | 112-2280 Leckie Road | 025-006-703 | LUC77-1085 | A1 - Agriculture 1 |
| 33 | STRATA LOT C DISTRICT LOTS 125 AND 531 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2324 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V | 2280C Leckie Road | 025-006-932 | LUC77-1085 | A1 - Agriculture 1 |
| 34 | LOT A DISTRICT LOTS 125 AND 532 OSOYOOS DIVISION YALE DISTRICT PLAN 39897 | 2303 Leckie Road | 011-639-512 | LUC77-1085 | A1 - Agriculture 1 |
| 35 | LOT 1 DISTRICT LOTS 125 AND 532 OSOYOOS DIVISION YALE DISTRICT PLAN KAP82764 | 2343 Leckie Road | 026-935-651 | LUC77-1085 | A1 - Agriculture 1 |

CITY OF KELOWNA

BYLAW NO. 12212

Z21-0038

Enterprise Way, Hunter Court, Hunter Road and Leckie Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedule "B" attached to and forming part of this bylaw located on Hunter Court Hunter Road, Leckie Road and Enterprise Way, Kelowna, BC from the A1 – Agriculture 1 and I1 – Business Industrial zones to the C10 – Service Commercial zones;
2. AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedule "C" attached to and forming part of this bylaw located on Hunter Road and Leckie Road, Kelowna, BC from the A1 – Agriculture 1 zone to the C3 – Community Commercial zone;
3. AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A District Lot 125 ODYD Plan 30395 Except Plan M14878 located on Dilworth Drive, Kelowna, BC from the A1 – Agriculture 1 zone to the P3 – Parks and Open Space zone;
4. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of Strata Plan KAS483 and Lot 9 District Lot 125 ODYD Plan 31272 Except Plan KAP50559 located on Hunter Court, Kelowna, BC, from the A1 – Agriculture 1 zone to the C10 – service Commercial zone as shown on Map "A" attached to and forming part of this bylaw;
5. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of Lot A District Lots 125 and 532 ODYD Plan 39897, Lot B District Lots 125 and 532 ODYD Plan 39897, Lot 1 District Lots 125 and 532 ODYD Plan KAP82764 and Lot 2 District Lots 125 and 532 ODYD Plan KAP82764 located at 2303 and 2343 Leckie Road and 2330 and 2350 Enterprise Way, Kelowna, BC, from the A1 – Agriculture 1 zone to the C10 – service Commercial zone as shown on Map "B" attached to and forming part of this bylaw;
6. 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 28th day of June, 2021.

Considered at a Public Hearing on the 13th day of July, 2021.

Read a second and third time by the Municipal Council this 13th day of July, 2021.

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

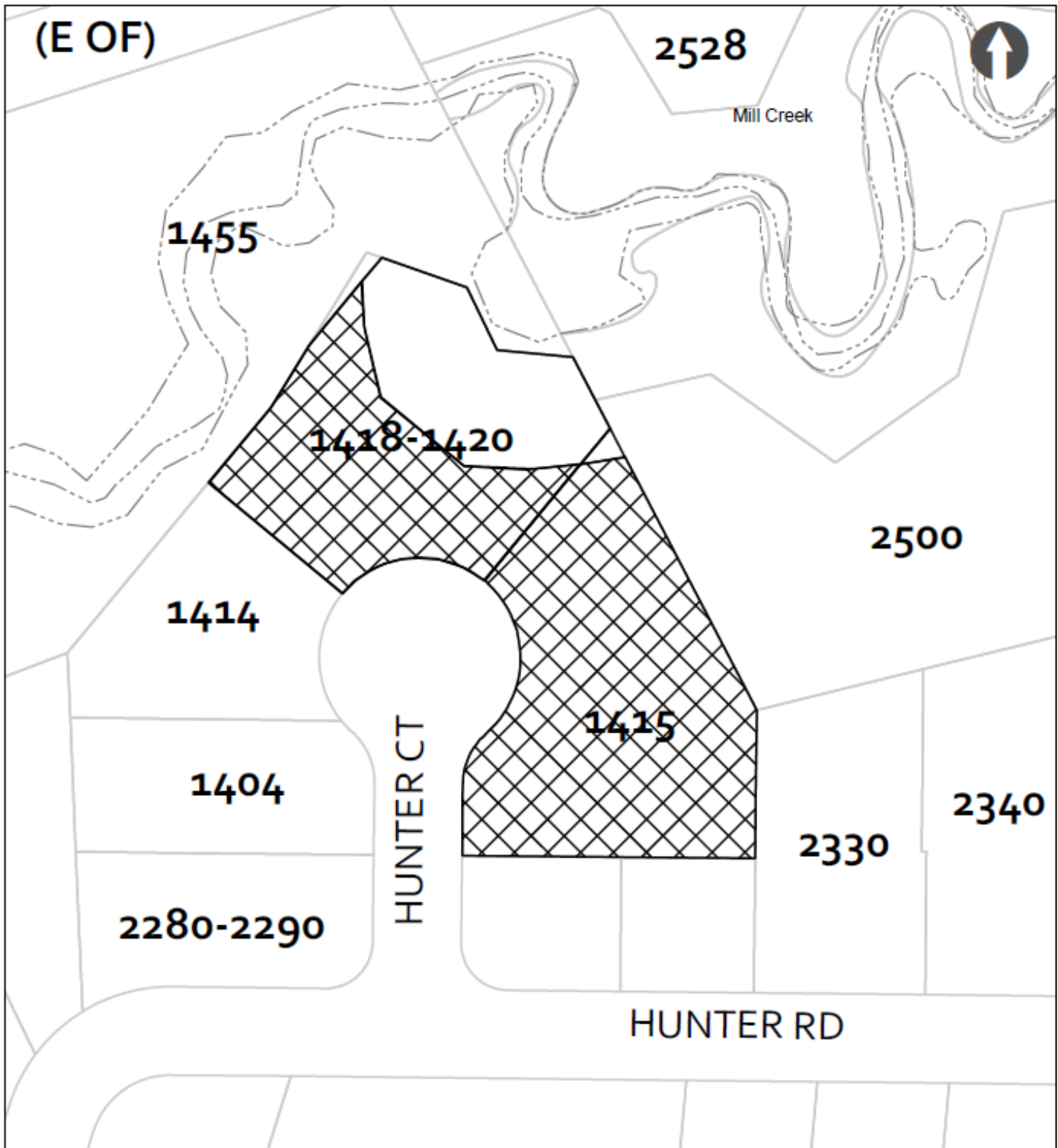
City Clerk

Schedule B: Proposed Rezoning



| No. | Legal Description | Address | Parcel Identifier Number | Underlying Zone | Proposed Zone |
|------------|---|-----------------------------|---------------------------------|--------------------------|--------------------------|
| 1 | LOT 3 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 31499 | 2440 Enterprise Way | 003-315-134 | A1 - Agriculture 1 | C10 - Service Commercial |
| 2 | LOT 2 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 43342 | 2455 Enterprise Way | 016-218-469 | A1 - Agriculture 1 | C10 - Service Commercial |
| 3 | PARCEL A (DD KC2925) DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 31499 | 2490-2496 Enterprise Way | 012-764-868 | A1 - Agriculture 1 | C10 - Service Commercial |
| 4 | LOT 7 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 31272 | 1404 Hunter Court | 001-595-156 | A1 - Agriculture 1 | C10 - Service Commercial |
| 5 | LOT 8 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 31272 | 1414 Hunter Court | 002-355-329 | A1 - Agriculture 1 | C10 - Service Commercial |
| 6 | LOT 4 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 31272 | 2300 Hunter Road | 003-756-149 | A1 - Agriculture 1 | C10 - Service Commercial |
| 7 | LOT 3 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 31272 | 2320-2322 Hunter Road | 003-756-114 | A1 - Agriculture 1 | C10 - Service Commercial |
| 8 | LOT 2 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 35021 | 2323 Hunter Road | 002-920-697 | A1 - Agriculture 1 | C10 - Service Commercial |
| 9 | LOT 1 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 33660 | 2330 Hunter Road | 003-109-283 | A1 - Agriculture 1 | C10 - Service Commercial |
| 10 | LOT 1 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 35021 | 2333 Hunter Road | 002-920-689 | A1 - Agriculture 1 | C10 - Service Commercial |
| 11 | LOT 2 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 33660 | 2340 Hunter Road | 003-109-305 | A1 - Agriculture 1 | C10 - Service Commercial |
| 12 | LOT A DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN KAP67598 | 2350 Hunter Road | 024-882-291 | I1 – Business Industrial | C10 - Service Commercial |
| 13 | LOT A DISTRICT LOTS 125 AND 532 OSOYOOS DIVISION YALE DISTRICT PLAN 39897 | 2303 Leckie Road | 011-639-512 | A1 - Agriculture 1 | C10 - Service Commercial |
| 14 | LOT 1 DISTRICT LOTS 125 AND 532 OSOYOOS DIVISION YALE DISTRICT PLAN KAP82764 | 2343 Leckie Road | 026-935-651 | A1 - Agriculture 1 | C10 - Service Commercial |

Schedule C: Proposed Rezoning

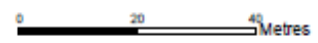
| No. | Legal Description | Address | Parcel Identifier Number | Underlying Zone | Proposed Zone |
|------------|---|----------------------|---------------------------------|------------------------|---------------------------|
| 1 | LOT 1 DISTRICT LOT 125 OSOYOOS DIVISION YALE DISTRICT PLAN 34528 | 2281 Hunter Road | 002-939-266 | A1 - Agriculture 1 | C3 - Community Commercial |
| 2 | Common Property | 2280 Leckie Road | | A1 - Agriculture 1 | C3 – Community Commercial |
| 3 | STRATA LOT B DISTRICT LOTS 125 AND 531 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2324 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V | 108-2280 Leckie Road | 025-006-720 | A1 - Agriculture 1 | C3 – Community Commercial |
| 4 | STRATA LOT A DISTRICT LOTS 125 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2324 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V | 112-2280 Leckie Road | 025-006-703 | A1 - Agriculture 1 | C3 – Community Commercial |
| 5 | STRATA LOT C DISTRICT LOTS 125 AND 531 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2324 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V | 2280C Leckie Road | 025-006-932 | A1 - Agriculture 1 - | C3 – Community Commercial |



MAP "A" Proposed Rezoning
File Z21-0038

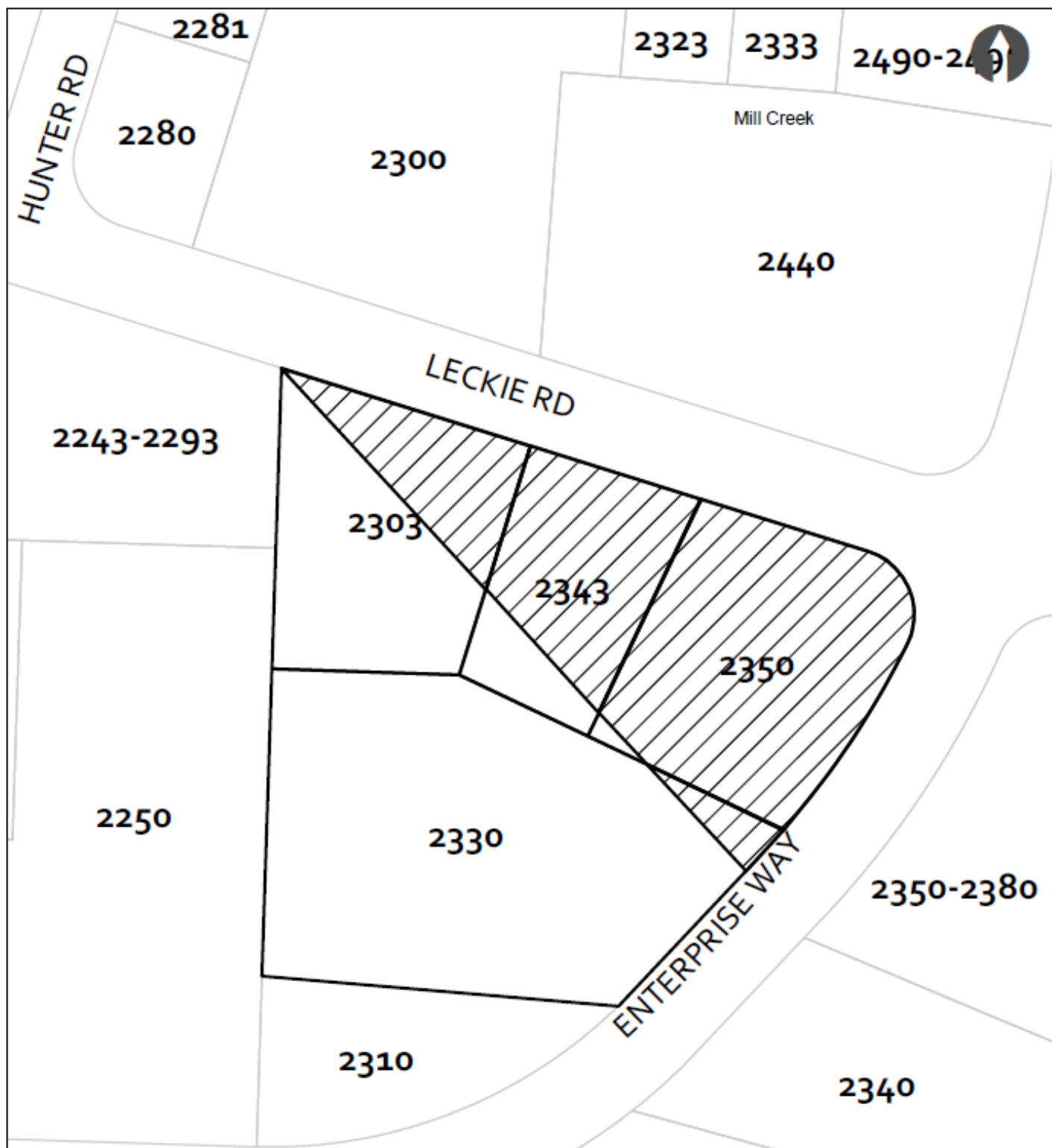
-  A1 - Agriculture 1 to C10 - Service Commercial
-  Subject Properties

TC





Rev. Thursday, June 3, 2021





MAP "B" Proposed Rezoning
File Z21-0038

 A1 - Agriculture 1 to C10 - Service Commercial

 Subject Properties

TC

0 25 50 Metres

Rev. Thursday, June 3, 2021



CITY OF KELOWNA

BYLAW NO. 12217

Official Community Plan Amendment No. OCP20-0016 – 5347 Upper Mission Drive

A bylaw to amend the "*Kelowna 2030* – Official Community Plan Bylaw No. 10500".

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation for a portion of Lot 1 District Lots 24 Township 28 SDYD Plan EPP95194, located on Upper Mission Drive, Kelowna, B.C., from the PARK - Major Park/Open Space (public) designation to the S2RES – Single/Two Unit Residential designation as shown on 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 31st day of May, 2021.

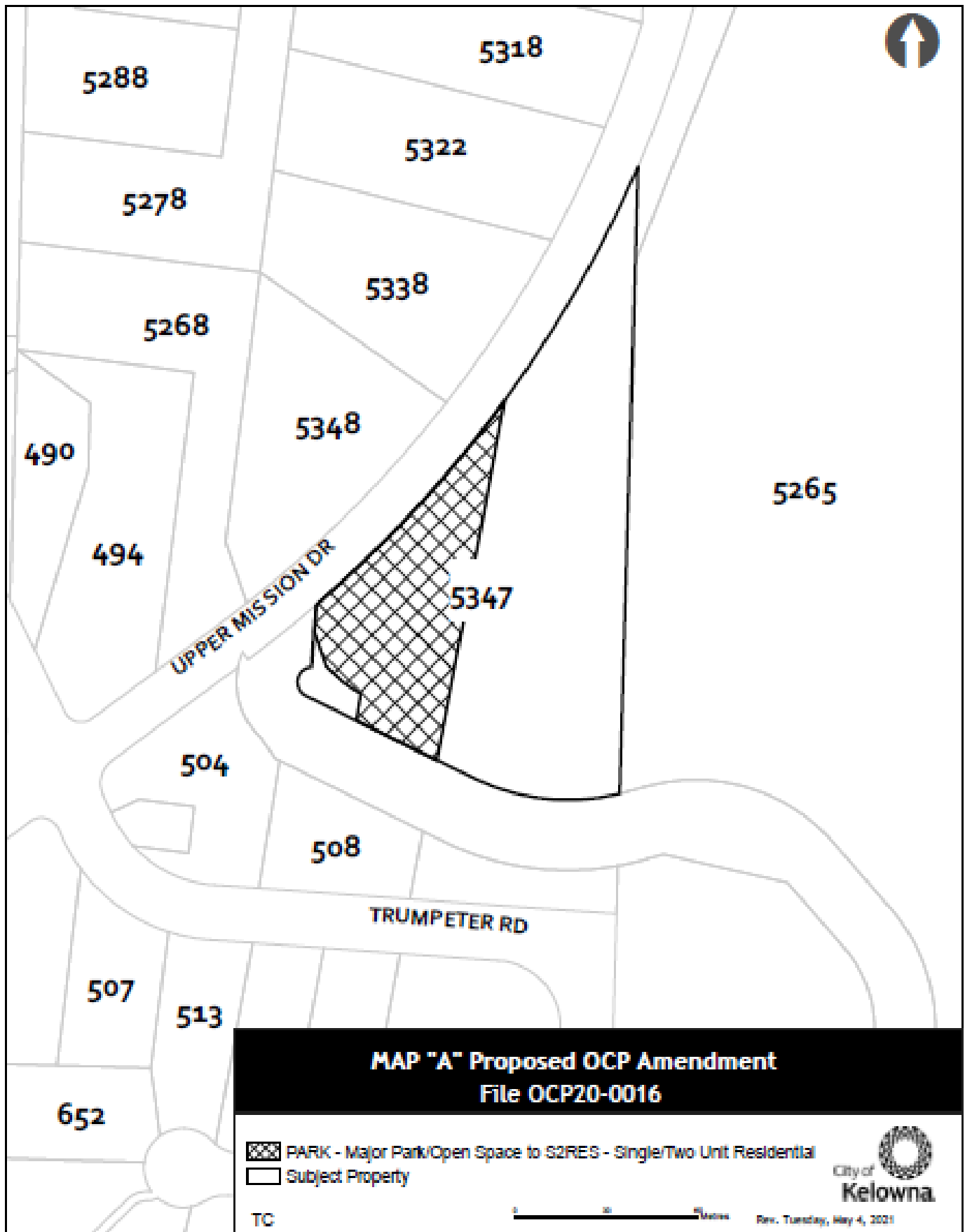
Considered at a Public Hearing on the 22nd day of June, 2021.

Read a second and third time by the Municipal Council this 22nd day of June, 2021.

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 12218

Z20-0079 - 5347 Upper Mission Drive

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of Lot 1 District Lots 24 Township 28 SDYD Plan EPP95194 located on Upper Mission Drive, Kelowna, BC from the RR2c – Rural Residential 2 with Carriage House, RR3 – Rural Residential 3, and RR3c – Rural Residential 3 with Carriage House zones to the RU5 – Bareland Strata Housing and P3 – Parks and Open Space zones as shown on Map "B" attached to and forming part of this bylaw;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 31st day of May, 2021.

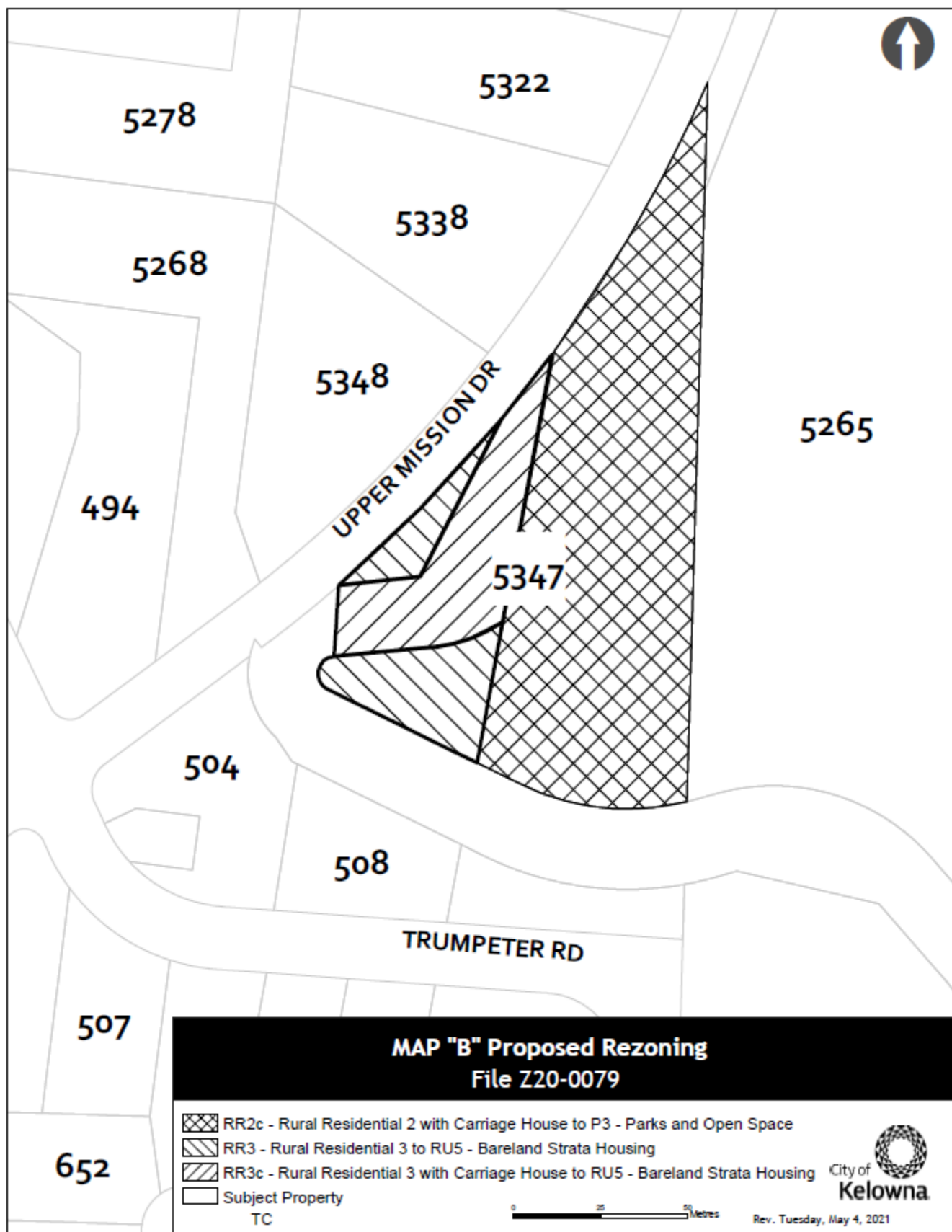
Considered at a Public Hearing on the 22nd day of June, 2021.

Read a second and third time by the Municipal Council this 22nd day of June, 2021.

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 12232

Z21-0007

2251 Burnett Street

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 16 District Lot 136 ODYD Plan 11811 located at Burnett Street, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the HD2 – Hospital and Health Support Services 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 21st day of June, 2021.

Considered at a Public Hearing on the 13th day of July, 2021.

Read a second and third time by the Municipal Council this 13th day of July, 2021.

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12233

TA21-0006

2251 Burnett Street

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 **Section 17 – Health District Zones, 17.2 HD2 – Hospital and Health Support Services** be amended by adding in is appropriate location the following:

"17.2.8 Site Specific Uses and Regulations

Uses and regulations apply to the HD2 – Hospital and Health Support Services zone on a site-specific basis as follows:

| | Legal Description | Civic Address | Regulation |
|---|--|---------------------|--|
| 1 | Lot 16 District Lot 136 ODYD Plan 11811 | 2251 Burnett Street | To allow for multiple dwelling housing as a principal use on a lot less than 900m ² |

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 21st day of June, 2021.

Considered at a Public Hearing on the 13th day of July, 2021.

Read a second and third time by the Municipal Council this 13th day of July, 2021.

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12318

Z20-0075

2755 McCurdy Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of Lot 1 District Lots 124 and 415 ODYD Plan KAP84653 Except Plan EPP45174 located on McCurdy Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RM3 – Low Density Multiple Housing, RM5 – Medium Density Multiple Housing, and P3 – Parks and Open Space zones 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 24th day of January, 2022.

Considered at a Public Hearing on the 8th day of February, 2022.

Read a second and third time by the Municipal Council this 8th day of February, 2022.

Approved under the Transportation Act this 9th day of February, 2022.

Audrie Henry

(Approving Officer – Ministry of Transportation)

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12330

Z20-0096

1870 Treetop Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1 Section 19, Township 27 ODYD, Plan 33849 located on Treetop Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RU1h – Large Lot Housing (Hillside Area) zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 14th day of March, 2022.

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12346

Z21-0089

285-287 Nickel Road

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

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

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

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

Approved under the Transportation Act this 27th day of April, 2022.

Audrie Henry

(Approving Officer – Ministry of Transportation)

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 12362
Z21-0108
1070-1130 Ellis Street

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 District Lot 139, ODYD, Plan KAP86331 located on Ellis Street, Kelowna, BC from the RM6 – High Rise Apartment Housing and the C4 – Urban Centre Commercial zones to the C7– Central Business Commercial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12371

Z21-0011

1405 St Paul Street

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A District Lot 139, ODYD, Plan 25942 located on St Paul Street, Kelowna, BC from the C4 – Urban Centre Commercial zone to the C7 – Central Business Commercial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Approved under the Transportation Act this 1st day of June, 2022.

Audrie Henry

(Approving Officer – Ministry of Transportation)

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 12374
Z21-0109
2165 Benvoulin Court

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A District Lot 128, ODYD, Plan KAP89861 located on Benvoulin Court, Kelowna, BC from the A1 – Agriculture 1 zone to the RM5 – Medium Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Approved under the Transportation Act this 1st day of June, 2022.

Audrie Henry

(Approving Officer – Ministry of Transportation)

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

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

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of:
 - a) Lot 7 District Lot 138, ODYD, Plan 2378 located on Lawson Avenue, Kelowna, BC
 - b) Lot B District Lot 138, ODYD, Plan 14934 located on Lawson Avenue, Kelowna, BCfrom the RU7 – Infill Housing zone to the RM3 – Low Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Approved under the Transportation Act this 1st day of June, 2022.

Audrie Henry

(Approving Officer – Ministry of Transportation)

First, second and third readings rescinded by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: November 14th 2022

To: Council

From: City Manager

Department: Development Planning

Application: DP22-0127

Owner: Kinnikinnik Developments Inc.,
Inc. No. BCo622664

Address: (W OF) Granite Close

Applicant: North American Property
Group

Subject: Development Permit Application

Existing OCP Designation: S-RES – Suburban – Residential

Existing Zone: CD18 – McKinley Beach Resort

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0127 for Lot 3 Section 29 Township 23 ODYD Plan EPP71444, located at (W OF) Granite Close, Kelowna, BC subject to the following:

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

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

2.0 Purpose

To issue a Development Permit for the form and character of a 9-unit Row Housing project.

3.0 Development Planning

Development Planning is recommending support for the proposed 9-unit row housing development on the subject site. The property is a vacant lot located in the McKinley Beach neighbourhood. The application meets the Official Community Plan (OCP) Comprehensive Development Permit Area design guidelines and the proposal is compliant with the regulations of the CD18- McKinley Beach Comprehensive Resort Development zone. Nine (9) dwelling units are proposed to be built in a walk-out style building form. The proposed elevations and facades include wall projections, indentations and varied siding treatments to create visual interest and to articulate to the building form and should result in a positive contribution to the McKinley Beach neighbourhood.

4.0 Proposal

4.1 Background

The subject site is a vacant undeveloped parcel adjacent to Okanagan Lake. The site is characterized by steep topography and contains a 'bench' area suitable for construction. A geotechnical report has been provided in support of the application stating that this site is safe for the intended use. The proposed buildings are located outside of the riparian management area for Okanagan Lake.

4.2 Project Description

The subject property is located on a 0.54 acre site located on Arrowroot Drive and McKinley Beach Lane. The proposal consists of 9-units divided into two buildings, with four and five units respectively. Each unit is 3 bedrooms and can accommodate parking stalls within enclosed parking structures. The building is designed to follow an industrial modern motif characteristic of the McKinley Beach area, using progressive architectural details and edgy modern forms. The height and massing of the buildings work with the sloping grade and to allow for a walkout style design.



Figure 1. Townhouse Rendering

4.3 Site Context

The site is irregular in shape with frontages along Arrowroot Drive and McKinley Beach Lane cul-de-sac and encompasses an approximate area of 2181 m². The subject property is in the McKinley beach neighborhood the surrounding area is zoned CD18 – McKinley Beach Comprehensive Resort Development, and W2 – Intensive Water Use zone. The surrounding area also has a Future Land Use Designation of S-RES – Suburban Residential, and R- AGR – Rural – Agricultural & Resource.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|--|------------------------|
| North | CD18 – McKinley Beach Comprehensive Resort Development | Vacant |
| East | CD18 – McKinley Beach Comprehensive Resort Development | Single Family Dwelling |
| South | CD18 – McKinley Beach Comprehensive Resort Development | Row Housing |
| West | W2 – Intensive Water Use | Okanagan Lake |

Subject Property Map: (W of) Granite Close



4.4 Zoning Analysis Table

| Zoning Analysis Table | | |
|---------------------------|------------------------|-----------|
| CRITERIA | CD18 ZONE REQUIREMENTS | PROPOSAL |
| Development Regulations | | |
| Max. Height | 38.25 m | 21 m |
| Min. Front Yard | 0.0 m | 0.6 m |
| Min. Side Yard (south) | 0.0 m | 6.5 m |
| Min. Side Yard (north) | 0.0 m | 0.0 m |
| Min. Rear Yard | 0.0 m | 0.0 m |
| Other Regulations | | |
| Min. Parking Requirements | 19 spaces | 23 spaces |

5.0 Current Development Policies

| | |
|--|---|
| Objective 7.1 Create more complex communities in Suburban Neighbourhood | |
| Policy 7.1.1. Area Structure Plan | Support development that is consistent with adopted Area Structure Plans (ASPs) in Suburban Neighbourhoods. Require amendments to ASPs where proposals include significant increases to the number of residential units beyond those signaled in an ASP or where proposals are likely to require significant changes to planned transportation, parks and utility infrastructure. |
| | <i>The proposal aligns with the ASP.</i> |
| Objective 7.2. Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable | |
| Policy 7.2.2. Hillside Housing Forms | Encourage housing forms that best match to the topography and have the lowest amount of impact in hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms and associated roadways that cause high amounts of slope disturbance and visual impact. |
| | <i>The proposal utilizes the at grade area and has low impact in the hillside.</i> |
| Objective 7.1 Create more complex communities in Suburban Neighbourhood | |
| Policy 7.2.3. Integrate Nature | Integrate the design of active parks with adjacent natural areas while maintaining individual park standards. Reduce the impacts on parks on adjacent natural systems. |
| | <i>The proposal does not interfere with the "do not disturb area".</i> |

6.0 Application Chronology

Date of Application Received: June 1st, 2022

Report prepared by: Alex Kondor, Planner Specialist
Jason Issler, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Attachment A: Draft Development Permit DP22-0127
 Schedule A: Site Plan and Floor Plans
 Schedule B: Elevations
 Schedule C: Landscape Plan
Attachment B: Form and Character Guidelines Checklist



Development Permit DP22-0127

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

(W OF) Granite Close

and legally known as

Lot 3, Section 29, Township 23, ODYD, Plan EPP71444

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

Row Housing

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

Date of Council Decision: November 14, 2022 COUNCIL

Decision By: Form and Character

Development Permit Area: CD18 - McKinley Beach Resort

Existing Zone: S-RES - Suburban-Residential

Future Land Use Designation:

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Kinnikinnik Developments Inc., Inc.No. BCo622664

Applicant: North American Property Group

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date of Issuance

| | | |
|--------------------------------|----|---|
| ATTACHMENT | | A |
| This forms part of application | | |
| # DP22-0127 | | |
| Planner Initials | ak |  |

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

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

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- An Irrevocable Letter of Credit in the amount of **\$80,199.64**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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

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

[illegible]

| Unit | Number of Units | No. of Bedrooms | 0 | 1 | 2 | 3 | 4 | 5 | Totals |
|----------------------|-----------------|-----------------|-------|-------|-------|-------|-------|-------|--------|
| Block A (Lower Road) | | | | | | | | | |
| Unit A1 | 1 | 3 | 134 | 856 | 882 | | | | 1,872 |
| Garage | | | 530 | | | | | | 530 |
| Fatio | | | | 277 | | | | | 277 |
| Unit A2 | 3 | 3 | 134 | 781 | 882 | | | | 1,797 |
| Garage | | | 530 | | | | | | 530 |
| Fatio | | | | 277 | | | | | 277 |
| Block B (Upper Road) | | | | | | | | | |
| Unit B1 | 1 | 3 | | 119 | 582 | 821 | 800 | | 2,322 |
| Bonus Room | | | | 472 | | | | | 472 |
| Garage | | | | | | | 442 | | 442 |
| Fatio | | | | | 98 | 277 | 232 | | 609 |
| Unit B2 | 2 | 3 | | | 52 | 554 | 788 | 800 | 2,214 |
| Bonus Room | | | | | | 444 | | | 444 |
| Garage | | | | | | | | | 444 |
| Fatio | | | | | | | 442 | | 442 |
| Unit C | 1 | 3 | | 52 | 98 | 171 | 232 | 503 | 1,056 |
| Bonus Room | | | | | 114 | 554 | 780 | 800 | 2,258 |
| Garage | | | | | | | 444 | | 444 |
| Fatio | | | | | | | | | 442 |
| Unit D1 | 1 | 3 | | 52 | 98 | 110 | 232 | 492 | 1,084 |
| Bonus Room | | | | | | 419 | 882 | 950 | 2,251 |
| Garage | | | | | | | | | 419 |
| Fatio | | | | | | | 347 | | 347 |
| Unit D2 | 1 | 3 | | 43 | 84 | 90 | 104 | 411 | 1,032 |
| Bonus Room | | | | | | | | | 411 |
| Garage | | | | | | | | | 419 |
| Fatio | | | | | | | | | 347 |
| Total | | | | | | | | | |
| Interior Area | 9 | | 288 | 1,837 | 3,900 | 2,178 | 3,051 | 3,090 | 14,124 |
| Exterior Area | | | 1,060 | 554 | 1,999 | 378 | 2,221 | 890 | 5,302 |

SCHEDULE A

This forms part of application # DP22-0127

City of Kelowna

DEVELOPMENT PLANNING

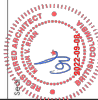
Planner Initials

AK



| Unit | Number of Units | No. of Bedrooms | 0 | 1 | 2 | 3 | 4 | 5 | Totals |
|-----------------------------|-----------------|-----------------|-------|-------|-------|-------|-------|-------|--------|
| Block A (Lower Road) | | | | | | | | | |
| Unit XA | 1 | 3 | 134 | 856 | 882 | | | | 1,872 |
| Garage | | | 530 | | | | | | 530 |
| Folio | | | 277 | | | | | | 277 |
| Unit XB | 3 | 3 | 134 | 781 | 882 | | | | 1,797 |
| Garage | | | 530 | | | | | | 530 |
| Folio | | | 277 | | | | | | 277 |
| Block B (Upper Road) | | | | | | | | | |
| Unit YA | 1 | 3 | | 119 | 582 | 821 | 800 | | 2,322 |
| Bonus Room | | | | 472 | | | | | 472 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YB | 2 | 3 | | 119 | 554 | 788 | 800 | | 2,351 |
| Bonus Room | | | | 444 | | | | | 444 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YC | 1 | 3 | | 119 | 584 | 760 | 800 | | 2,243 |
| Bonus Room | | | | 444 | | | | | 444 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YD | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YE | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YF | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YG | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YH | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YI | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YJ | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YK | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YL | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YM | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YN | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YO | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YP | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YQ | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YR | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YS | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YT | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YU | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YV | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YW | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YX | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YY | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Unit YZ | 1 | 3 | | 119 | 582 | 882 | 950 | | 2,533 |
| Bonus Room | | | | 478 | | | | | 478 |
| Garage | | | | 52 | | | | | 52 |
| Folio | | | | 277 | | | | | 277 |
| Total | | | | | | | | | |
| Interior Area | | | 268 | 1,637 | 3,000 | 2,178 | 3,051 | 8,090 | 14,124 |
| Exterior Area | | | 1,060 | 554 | 199 | 378 | 2,231 | 890 | 5,307 |

| Unit | Number of Units | No. of Bedrooms | Area per floor (sq) | | | | | Totals |
|-----------------------------|-----------------|-----------------|---------------------|-------|-------|-------|-------|--------|
| | | | 0 | 1 | 2 | 3 | 4 | 5 |
| Block A (Lower Road) | | | | | | | | |
| Unit A1 | 1 | 3 | 134 | 856 | 882 | | | 1,872 |
| Garage | | | 530 | | | | | 530 |
| Fatio | | | 277 | | | | | 277 |
| Unit A2 | 3 | 3 | 134 | 781 | 882 | | | 1,872 |
| Garage | | | 530 | | | | | 530 |
| Fatio | | | 277 | | | | | 277 |
| Block B (Upper Road) | | | | | | | | |
| Unit B1 | 1 | 3 | | 119 | 582 | 821 | 800 | 2,322 |
| Bonus Room | | | | 472 | | | | 472 |
| Garage | | | | 52 | | | | 52 |
| Fatio | | | | 277 | | | | 277 |
| Unit B2 | 2 | 3 | | 119 | 554 | 788 | 800 | 2,261 |
| Bonus Room | | | | 444 | | | | 444 |
| Garage | | | | 52 | | | | 52 |
| Fatio | | | | 232 | | | | 232 |
| Unit C | 1 | 3 | | 119 | 564 | 760 | 800 | 2,243 |
| Bonus Room | | | | 444 | | | | 444 |
| Garage | | | | 52 | | | | 52 |
| Fatio | | | | 110 | | | | 232 |
| Unit D1 | 1 | 3 | | 58 | 110 | 232 | 492 | 880 |
| Bonus Room | | | | 419 | 478 | 682 | 690 | 1,850 |
| Garage | | | | 43 | 84 | 90 | | 347 |
| Fatio | | | | | | | | 154 |
| Unit D2 | 1 | 3 | | 58 | 110 | 232 | 492 | 880 |
| Bonus Room | | | | 419 | 478 | 682 | 690 | 1,850 |
| Garage | | | | 43 | 84 | 90 | | 347 |
| Fatio | | | | | | | | 154 |
| Total | | | | | | | | |
| Interior Area | | | 268 | 1,637 | 3,900 | 2,178 | 3,051 | 3,090 |
| Exterior Area | | | 1,060 | 554 | 1,978 | 2,231 | 890 | 5,302 |



| | | |
|-----|------------|---------------|
| 1 | 2022-07-27 | ISSUED FOR DP |
| 2 | 2022-07-27 | ISSUED FOR DP |
| 3 | 2022-07-27 | ISSUED FOR DP |
| 4 | 2022-07-27 | ISSUED FOR DP |
| 5 | 2022-07-27 | ISSUED FOR DP |
| 6 | 2022-07-27 | ISSUED FOR DP |
| 7 | 2022-07-27 | ISSUED FOR DP |
| 8 | 2022-07-27 | ISSUED FOR DP |
| 9 | 2022-07-27 | ISSUED FOR DP |
| 10 | 2022-07-27 | ISSUED FOR DP |
| 11 | 2022-07-27 | ISSUED FOR DP |
| 12 | 2022-07-27 | ISSUED FOR DP |
| 13 | 2022-07-27 | ISSUED FOR DP |
| 14 | 2022-07-27 | ISSUED FOR DP |
| 15 | 2022-07-27 | ISSUED FOR DP |
| 16 | 2022-07-27 | ISSUED FOR DP |
| 17 | 2022-07-27 | ISSUED FOR DP |
| 18 | 2022-07-27 | ISSUED FOR DP |
| 19 | 2022-07-27 | ISSUED FOR DP |
| 20 | 2022-07-27 | ISSUED FOR DP |
| 21 | 2022-07-27 | ISSUED FOR DP |
| 22 | 2022-07-27 | ISSUED FOR DP |
| 23 | 2022-07-27 | ISSUED FOR DP |
| 24 | 2022-07-27 | ISSUED FOR DP |
| 25 | 2022-07-27 | ISSUED FOR DP |
| 26 | 2022-07-27 | ISSUED FOR DP |
| 27 | 2022-07-27 | ISSUED FOR DP |
| 28 | 2022-07-27 | ISSUED FOR DP |
| 29 | 2022-07-27 | ISSUED FOR DP |
| 30 | 2022-07-27 | ISSUED FOR DP |
| 31 | 2022-07-27 | ISSUED FOR DP |
| 32 | 2022-07-27 | ISSUED FOR DP |
| 33 | 2022-07-27 | ISSUED FOR DP |
| 34 | 2022-07-27 | ISSUED FOR DP |
| 35 | 2022-07-27 | ISSUED FOR DP |
| 36 | 2022-07-27 | ISSUED FOR DP |
| 37 | 2022-07-27 | ISSUED FOR DP |
| 38 | 2022-07-27 | ISSUED FOR DP |
| 39 | 2022-07-27 | ISSUED FOR DP |
| 40 | 2022-07-27 | ISSUED FOR DP |
| 41 | 2022-07-27 | ISSUED FOR DP |
| 42 | 2022-07-27 | ISSUED FOR DP |
| 43 | 2022-07-27 | ISSUED FOR DP |
| 44 | 2022-07-27 | ISSUED FOR DP |
| 45 | 2022-07-27 | ISSUED FOR DP |
| 46 | 2022-07-27 | ISSUED FOR DP |
| 47 | 2022-07-27 | ISSUED FOR DP |
| 48 | 2022-07-27 | ISSUED FOR DP |
| 49 | 2022-07-27 | ISSUED FOR DP |
| 50 | 2022-07-27 | ISSUED FOR DP |
| 51 | 2022-07-27 | ISSUED FOR DP |
| 52 | 2022-07-27 | ISSUED FOR DP |
| 53 | 2022-07-27 | ISSUED FOR DP |
| 54 | 2022-07-27 | ISSUED FOR DP |
| 55 | 2022-07-27 | ISSUED FOR DP |
| 56 | 2022-07-27 | ISSUED FOR DP |
| 57 | 2022-07-27 | ISSUED FOR DP |
| 58 | 2022-07-27 | ISSUED FOR DP |
| 59 | 2022-07-27 | ISSUED FOR DP |
| 60 | 2022-07-27 | ISSUED FOR DP |
| 61 | 2022-07-27 | ISSUED FOR DP |
| 62 | 2022-07-27 | ISSUED FOR DP |
| 63 | 2022-07-27 | ISSUED FOR DP |
| 64 | 2022-07-27 | ISSUED FOR DP |
| 65 | 2022-07-27 | ISSUED FOR DP |
| 66 | 2022-07-27 | ISSUED FOR DP |
| 67 | 2022-07-27 | ISSUED FOR DP |
| 68 | 2022-07-27 | ISSUED FOR DP |
| 69 | 2022-07-27 | ISSUED FOR DP |
| 70 | 2022-07-27 | ISSUED FOR DP |
| 71 | 2022-07-27 | ISSUED FOR DP |
| 72 | 2022-07-27 | ISSUED FOR DP |
| 73 | 2022-07-27 | ISSUED FOR DP |
| 74 | 2022-07-27 | ISSUED FOR DP |
| 75 | 2022-07-27 | ISSUED FOR DP |
| 76 | 2022-07-27 | ISSUED FOR DP |
| 77 | 2022-07-27 | ISSUED FOR DP |
| 78 | 2022-07-27 | ISSUED FOR DP |
| 79 | 2022-07-27 | ISSUED FOR DP |
| 80 | 2022-07-27 | ISSUED FOR DP |
| 81 | 2022-07-27 | ISSUED FOR DP |
| 82 | 2022-07-27 | ISSUED FOR DP |
| 83 | 2022-07-27 | ISSUED FOR DP |
| 84 | 2022-07-27 | ISSUED FOR DP |
| 85 | 2022-07-27 | ISSUED FOR DP |
| 86 | 2022-07-27 | ISSUED FOR DP |
| 87 | 2022-07-27 | ISSUED FOR DP |
| 88 | 2022-07-27 | ISSUED FOR DP |
| 89 | 2022-07-27 | ISSUED FOR DP |
| 90 | 2022-07-27 | ISSUED FOR DP |
| 91 | 2022-07-27 | ISSUED FOR DP |
| 92 | 2022-07-27 | ISSUED FOR DP |
| 93 | 2022-07-27 | ISSUED FOR DP |
| 94 | 2022-07-27 | ISSUED FOR DP |
| 95 | 2022-07-27 | ISSUED FOR DP |
| 96 | 2022-07-27 | ISSUED FOR DP |
| 97 | 2022-07-27 | ISSUED FOR DP |
| 98 | 2022-07-27 | ISSUED FOR DP |
| 99 | 2022-07-27 | ISSUED FOR DP |
| 100 | 2022-07-27 | ISSUED FOR DP |

LAQUILA

RESIDENTIAL

DEVELOPMENT

LOT 3, MCNEILY BEACH,

KELOWNA, BC

Sheet Title

FLOOR PLAN LEVEL 4

Job Number

21530

Scale

1/8" = 1'-0"

Revision

0

Drawing Number

0

Wid 55' 9" x 80' 6" 2002

A2.4

NOT FOR CONSTRUCTION

100-1000-000-0000

100-1000-000-0000

100-1000-000-0000

100-1000-000-0000

100-1000-000-0000

100-1000-000-0000

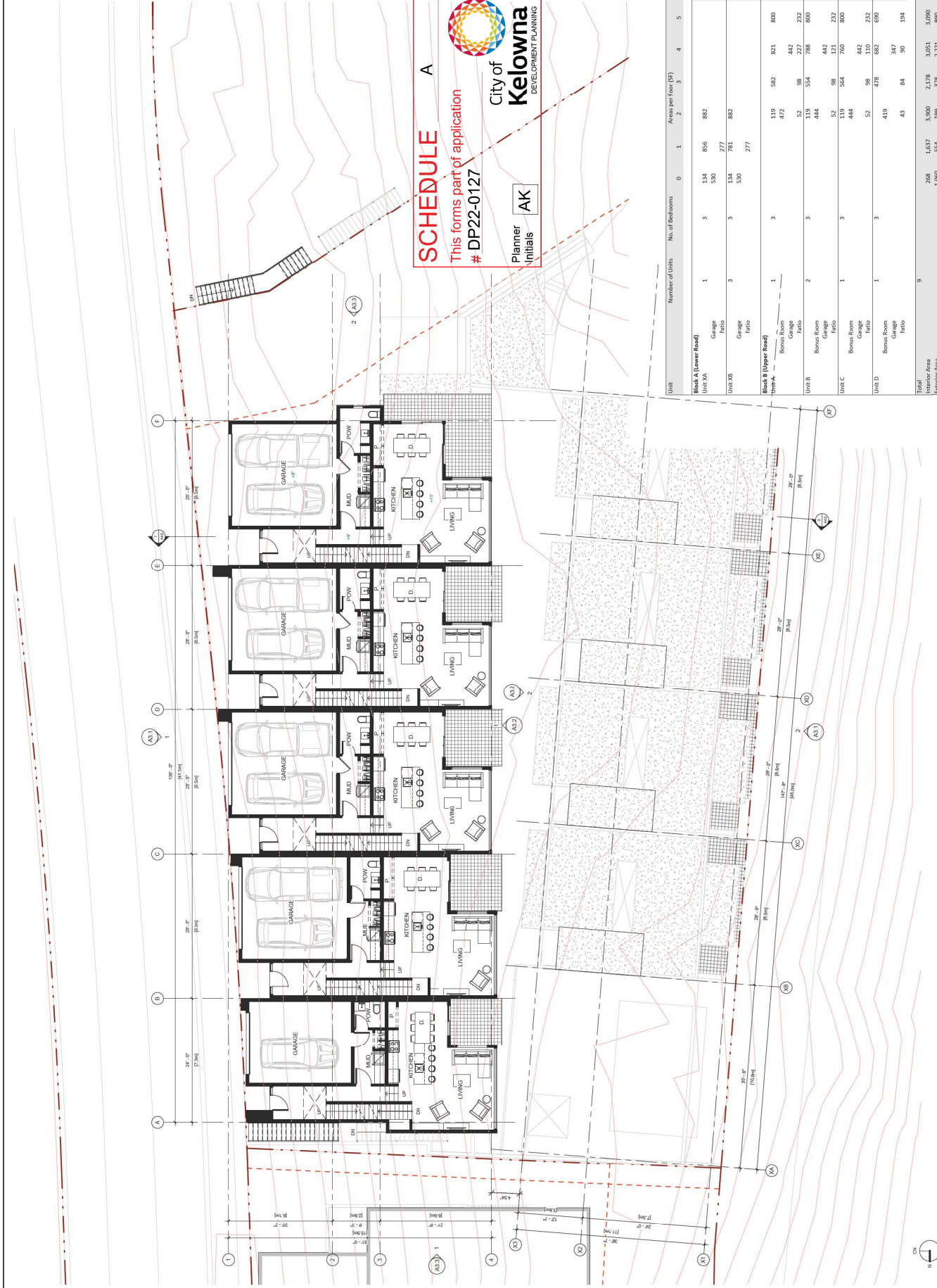
100-1000-000-0000

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100-1000-000-0000



| Unit | Number of Units | No. of Bedrooms | Awards per floor (55) | | | | | Totals | |
|-----------------------------|-----------------|-----------------|-----------------------|-----|-----|-----|-----|--------|-------|
| | | | 0 | 1 | 2 | 3 | 4 | 5 | |
| Block A (Lower Road) | | | | | | | | | |
| Unit A1 | 1 | 3 | 134 | 856 | 882 | | | | 1,872 |
| Garage | | | 530 | | | | | | 530 |
| Patio | | | | 277 | | | | | 277 |
| Unit A2 | 3 | 3 | 134 | 781 | 882 | | | | 1,872 |
| Garage | | | 530 | | | | | | 530 |
| Patio | | | | 277 | | | | | 277 |
| Block B (Upper Road) | | | | | | | | | |
| Unit B1 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 472 | | | 442 | | 472 |
| Patio | | | | | | | | 277 | 277 |
| Unit B2 | 2 | 3 | | 119 | 554 | 788 | 800 | 2,261 | 4,099 |
| Garage | | | | 52 | | | | 609 | 609 |
| Patio | | | | 52 | | | | | 52 |
| Unit B3 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B4 | 3 | 3 | | 119 | 564 | 760 | 800 | 2,243 | 4,099 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B5 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B6 | 3 | 3 | | 119 | 554 | 788 | 800 | 2,261 | 4,099 |
| Garage | | | | 52 | | | | 609 | 609 |
| Patio | | | | 52 | | | | | 52 |
| Unit B7 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B8 | 3 | 3 | | 119 | 564 | 760 | 800 | 2,243 | 4,099 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B9 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B10 | 3 | 3 | | 119 | 554 | 788 | 800 | 2,261 | 4,099 |
| Garage | | | | 52 | | | | 609 | 609 |
| Patio | | | | 52 | | | | | 52 |
| Unit B11 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B12 | 3 | 3 | | 119 | 564 | 760 | 800 | 2,243 | 4,099 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B13 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B14 | 3 | 3 | | 119 | 554 | 788 | 800 | 2,261 | 4,099 |
| Garage | | | | 52 | | | | 609 | 609 |
| Patio | | | | 52 | | | | | 52 |
| Unit B15 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B16 | 3 | 3 | | 119 | 564 | 760 | 800 | 2,243 | 4,099 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B17 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B18 | 3 | 3 | | 119 | 554 | 788 | 800 | 2,261 | 4,099 |
| Garage | | | | 52 | | | | 609 | 609 |
| Patio | | | | 52 | | | | | 52 |
| Unit B19 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B20 | 3 | 3 | | 119 | 564 | 760 | 800 | 2,243 | 4,099 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B21 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B22 | 3 | 3 | | 119 | 554 | 788 | 800 | 2,261 | 4,099 |
| Garage | | | | 52 | | | | 609 | 609 |
| Patio | | | | 52 | | | | | 52 |
| Unit B23 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B24 | 3 | 3 | | 119 | 564 | 760 | 800 | 2,243 | 4,099 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B25 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B26 | 3 | 3 | | 119 | 554 | 788 | 800 | 2,261 | 4,099 |
| Garage | | | | 52 | | | | 609 | 609 |
| Patio | | | | 52 | | | | | 52 |
| Unit B27 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B28 | 3 | 3 | | 119 | 564 | 760 | 800 | 2,243 | 4,099 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B29 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B30 | 3 | 3 | | 119 | 554 | 788 | 800 | 2,261 | 4,099 |
| Garage | | | | 52 | | | | 609 | 609 |
| Patio | | | | 52 | | | | | 52 |
| Unit B31 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B32 | 3 | 3 | | 119 | 564 | 760 | 800 | 2,243 | 4,099 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B33 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B34 | 3 | 3 | | 119 | 554 | 788 | 800 | 2,261 | 4,099 |
| Garage | | | | 52 | | | | 609 | 609 |
| Patio | | | | 52 | | | | | 52 |
| Unit B35 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B36 | 3 | 3 | | 119 | 564 | 760 | 800 | 2,243 | 4,099 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B37 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B38 | 3 | 3 | | 119 | 554 | 788 | 800 | 2,261 | 4,099 |
| Garage | | | | 52 | | | | 609 | 609 |
| Patio | | | | 52 | | | | | 52 |
| Unit B39 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B40 | 3 | 3 | | 119 | 564 | 760 | 800 | 2,243 | 4,099 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B41 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B42 | 3 | 3 | | 119 | 554 | 788 | 800 | 2,261 | 4,099 |
| Garage | | | | 52 | | | | 609 | 609 |
| Patio | | | | 52 | | | | | 52 |
| Unit B43 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B44 | 3 | 3 | | 119 | 564 | 760 | 800 | 2,243 | 4,099 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B45 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B46 | 3 | 3 | | 119 | 554 | 788 | 800 | 2,261 | 4,099 |
| Garage | | | | 52 | | | | 609 | 609 |
| Patio | | | | 52 | | | | | 52 |
| Unit B47 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B48 | 3 | 3 | | 119 | 564 | 760 | 800 | 2,243 | 4,099 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B49 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B50 | 3 | 3 | | 119 | 554 | 788 | 800 | 2,261 | 4,099 |
| Garage | | | | 52 | | | | 609 | 609 |
| Patio | | | | 52 | | | | | 52 |
| Unit B51 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B52 | 3 | 3 | | 119 | 564 | 760 | 800 | 2,243 | 4,099 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B53 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B54 | 3 | 3 | | 119 | 554 | 788 | 800 | 2,261 | 4,099 |
| Garage | | | | 52 | | | | 609 | 609 |
| Patio | | | | 52 | | | | | 52 |
| Unit B55 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B56 | 3 | 3 | | 119 | 564 | 760 | 800 | 2,243 | 4,099 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B57 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B58 | 3 | 3 | | 119 | 554 | 788 | 800 | 2,261 | 4,099 |
| Garage | | | | 52 | | | | 609 | 609 |
| Patio | | | | 52 | | | | | 52 |
| Unit B59 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B60 | 3 | 3 | | 119 | 564 | 760 | 800 | 2,243 | 4,099 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B61 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B62 | 3 | 3 | | 119 | 554 | 788 | 800 | 2,261 | 4,099 |
| Garage | | | | 52 | | | | 609 | 609 |
| Patio | | | | 52 | | | | | 52 |
| Unit B63 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B64 | 3 | 3 | | 119 | 564 | 760 | 800 | 2,243 | 4,099 |
| Garage | | | | 444 | | | | | 444 |
| Patio | | | | | | | | | 442 |
| Unit B65 | 1 | 3 | | 119 | 582 | 821 | | 800 | 2,322 |
| Garage | | | | | | | | | |

SCHEDULE

A

This forms part of application
DP22-0127



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **AK**

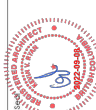


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Client

Consultant



NOT DATE 1 DESCRIPTION

Project

LAQUILA

RESIDENTIAL

DEVELOPMENT

LOT 3, MCINLEY BEACH,

KELOWNA BC

Sheet Title

ENLARGED PLAN -

UNIT C & D

Job Number

21139

Est

220510

Scale

1:75

Revision

0

Drawing Number

0

NOT FOR CONSTRUCTION

UNIT D - LEVEL 5
1:75

UNIT D - LEVEL 4
1:75

UNIT D - LEVEL 3
1:75

UNIT D - LEVEL 2
1:75

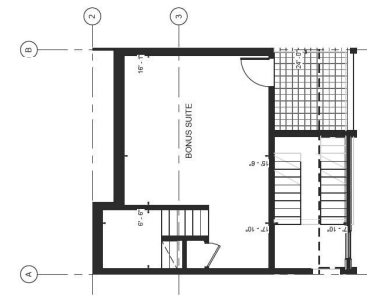
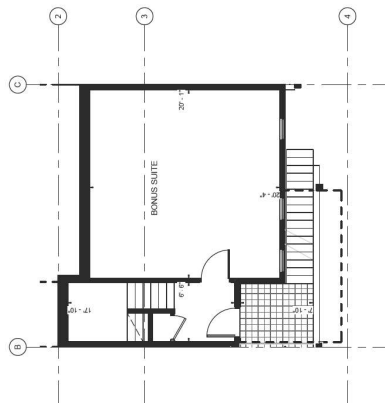
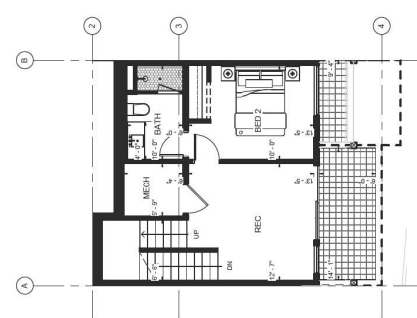
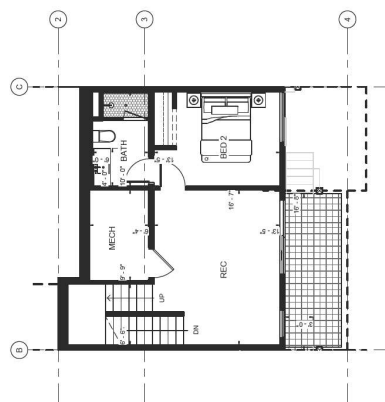
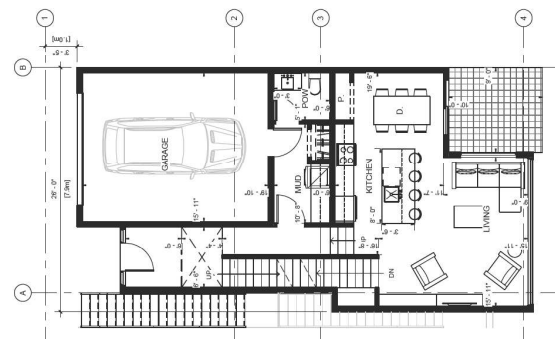
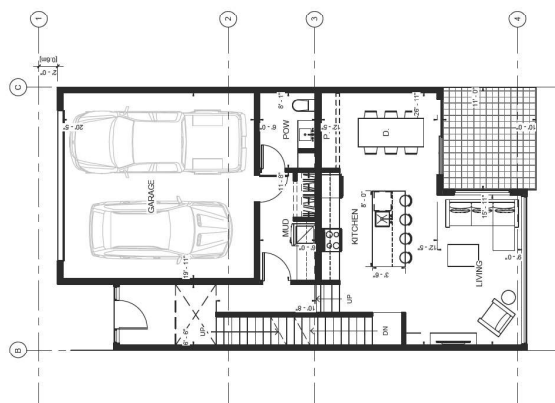
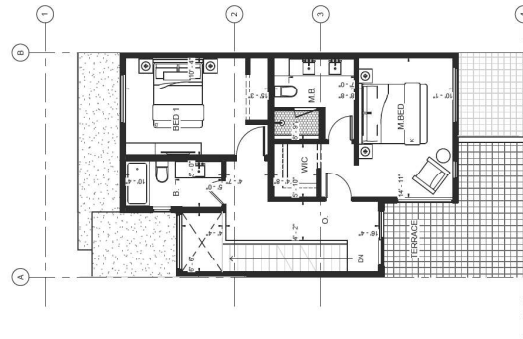
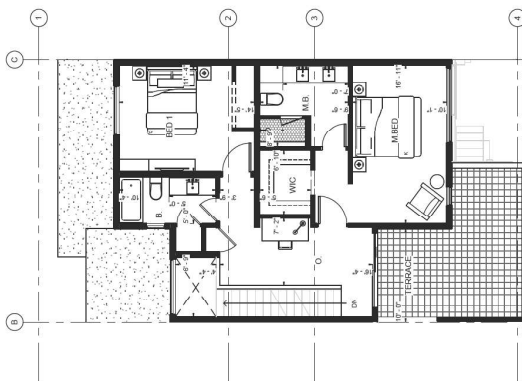
UNIT C - LEVEL 5
1:75

UNIT C - LEVEL 4
1:75

UNIT C - LEVEL 3
1:75

UNIT C - LEVEL 2
1:75

| Unit | Number of Units | No. of Bedrooms | Area per Floor (sq) | Totals |
|-----------------------|-----------------|-----------------|---------------------|--------|
| Block B (Upper Level) | | | | |
| UNIT C | 1 | 3 | 564 | 800 |
| Lock-off | | | 444 | 2,243 |
| Garage | | | 52 | 443 |
| Patio | | | 52 | 492 |
| UNIT D | 1 | 3 | 419 | 682 |
| Lock-off | | | 43 | 690 |
| Garage | | | 43 | 347 |
| Patio | | | 43 | 347 |
| | | | | 194 |
| | | | | 411 |





| | | |
|---|----------|---------------|
| 1 | 22.02.20 | ISSUED FOR DP |
| 2 | 22.03.20 | ISSUED FOR DP |
| 3 | 23.01.20 | ISSUED FOR DP |
| 4 | 23.01.20 | ISSUED FOR DP |

| | |
|----------|-------------|
| NOT DATE | DESCRIPTION |
| Project | LAQUILA |

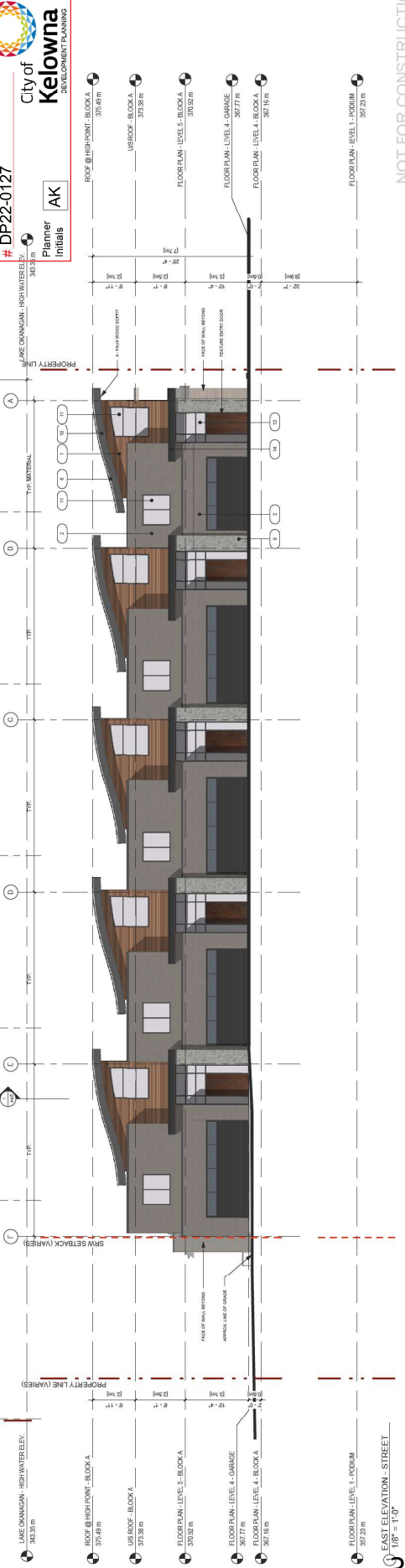
LAQUILA
RESIDENTIAL
DEVELOPMENT
LOT 3, MCNEILY BEACH,
KELOWNA, BC

Sheet Title
BUILDING
ELEVATIONS

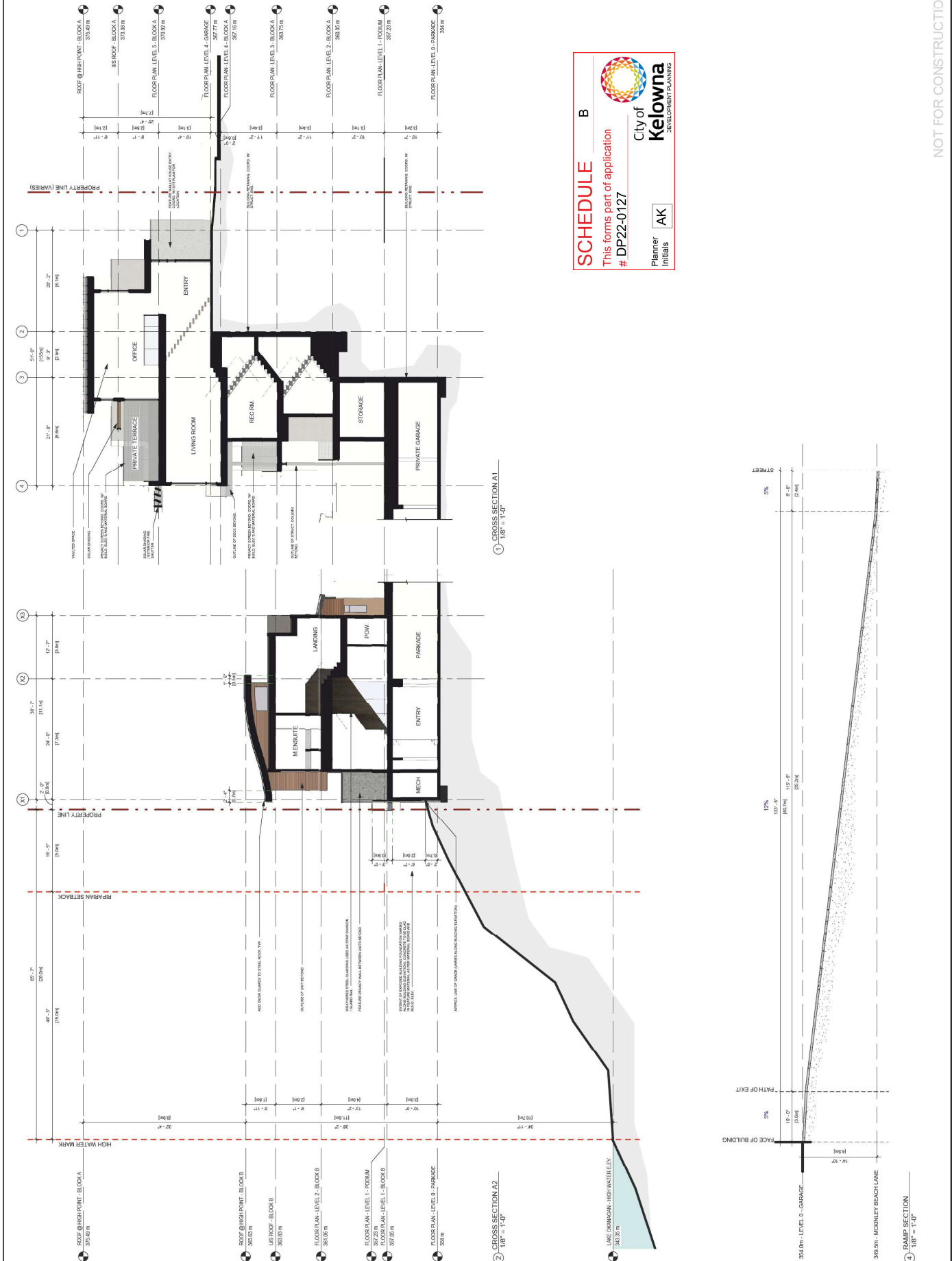
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| Job Number | 21.130 |
| Est | 2205/10 |
| Scale | As indicated |
| Revision | 0 |
| Drawing Number | 0 |

| |
|---|
| EXTERIOR FINISH SCHEDULE |
| 1. COLOUR/FINISH SCHEDULES PROVIDED ARE APPROXIMATE. CONTRACTOR TO SELECT FINAL COLOUR/FINISH SCHEDULES TO MATCH THE FINISHES SHOWN ON THE PRODUCT SPECIFICATIONS & FINISHES. |
| 2. PROVIDE COLOUR/FINISH SCHEDULES FOR ARCHITECT'S REVIEW. |
| 3. ALL PRODUCTS SPECIFIED ARE FOR THE FOLLOWING OR APPROVED EQUIVALENTS: |
| 4. ALL PRE-FINISHED METAL FINISHES TO MATCH OR BE OF A SIMILAR COLOUR TO THE FINISHES SHOWN ON THE PRODUCT SPECIFICATIONS & FINISHES. |
| 5. ALL PRE-FINISHED METAL FINISHES TO MATCH OR BE OF A SIMILAR COLOUR TO THE FINISHES SHOWN ON THE PRODUCT SPECIFICATIONS & FINISHES. |
| 6. ALL PRE-FINISHED METAL FINISHES TO MATCH OR BE OF A SIMILAR COLOUR TO THE FINISHES SHOWN ON THE PRODUCT SPECIFICATIONS & FINISHES. |
| 7. ALL PRE-FINISHED METAL FINISHES TO MATCH OR BE OF A SIMILAR COLOUR TO THE FINISHES SHOWN ON THE PRODUCT SPECIFICATIONS & FINISHES. |
| 8. ALL PRE-FINISHED METAL FINISHES TO MATCH OR BE OF A SIMILAR COLOUR TO THE FINISHES SHOWN ON THE PRODUCT SPECIFICATIONS & FINISHES. |
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| 11. ALL PRE-FINISHED METAL FINISHES TO MATCH OR BE OF A SIMILAR COLOUR TO THE FINISHES SHOWN ON THE PRODUCT SPECIFICATIONS & FINISHES. |
| 12. ALL PRE-FINISHED METAL FINISHES TO MATCH OR BE OF A SIMILAR COLOUR TO THE FINISHES SHOWN ON THE PRODUCT SPECIFICATIONS & FINISHES. |
| 13. ALL PRE-FINISHED METAL FINISHES TO MATCH OR BE OF A SIMILAR COLOUR TO THE FINISHES SHOWN ON THE PRODUCT SPECIFICATIONS & FINISHES. |
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| 18. ALL PRE-FINISHED METAL FINISHES TO MATCH OR BE OF A SIMILAR COLOUR TO THE FINISHES SHOWN ON THE PRODUCT SPECIFICATIONS & FINISHES. |
| 19. ALL PRE-FINISHED METAL FINISHES TO MATCH OR BE OF A SIMILAR COLOUR TO THE FINISHES SHOWN ON THE PRODUCT SPECIFICATIONS & FINISHES. |
| 20. ALL PRE-FINISHED METAL FINISHES TO MATCH OR BE OF A SIMILAR COLOUR TO THE FINISHES SHOWN ON THE PRODUCT SPECIFICATIONS & FINISHES. |

SCHEDULE B
This forms part of application
DP22-0127
Planner Initials **AK**
City of Kelowna
DEVELOPMENT PLANNING





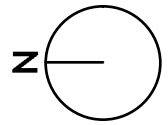


SCHEDULE B
This forms part of application # DP22-0127

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials: **AK**

NOT FOR CONSTRUCTION

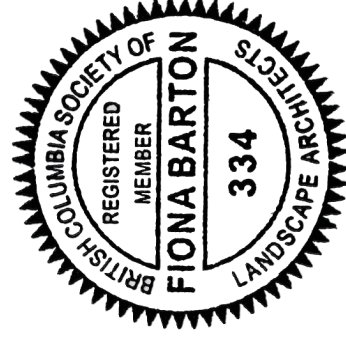


PROJECT TITLE
**LAQUILA LUXURY
STACKED TOWNHOMES**
Kelowna, BC

DRAWING TITLE
**CONCEPTUAL
LANDSCAPE PLAN**

| ISSUED FOR / REVISION | |
|-----------------------|-----------------|
| 1 | 22.04.20 Review |
| 2 | 22.09.23 Review |
| 3 | |
| 4 | |
| 5 | |

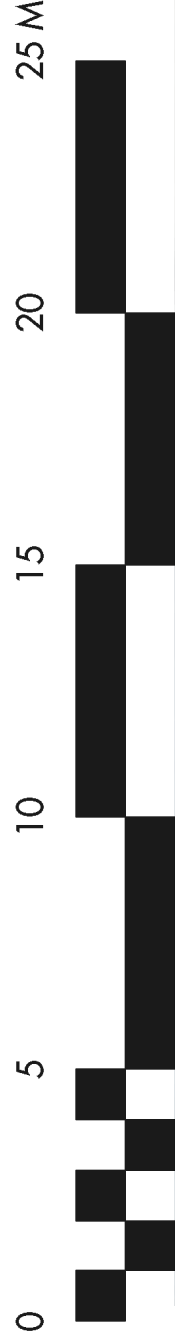
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| PROJECT NO | 22-0257 |
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| DRAWN BY | SP/MC |
| CHECKED BY | FB |
| DATE | SEP 23, 2022 |
| SCALE | 1:150 |
| PAGE SIZE | 24x36" |
| SPL | |



DRAWING NUMBER

L1/2

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ARROWROOT DRIVE

BUILDING

BUILDING

MCKINLEY
BEACH
LANE

PLANT LIST

| BOTANICAL NAME | COMMON NAME | QTY | SIZE/SPACING & REMARKS |
|--|--------------------------------|-----|--------------------------------|
| TREES | | | |
| PINUS PONDEROSA | PONDEROSA PINE | 1 | 2.5m HT. |
| SHRUBS | | | |
| CORNUS STOLONIFERA 'FARROW' | ARCTIC FIRE DOGWOOD | 19 | #02 CONT. / 1.2m O.C. SPACING |
| JUNIPERUS CHINENSIS 'SPARTAN' | SPARTAN JUNIPER | 12 | #02 CONT. / 1.5m O.C. SPACING |
| SHRAEA 'SNOWWHITE' | SNOWWHITE SHREA | 27 | #02 CONT. / 1.0m O.C. SPACING |
| STRINGA VULGARIS 'PRESIDENT GREY' | PRESIDENT GREY IIAC | 4 | #10 CONT. / AS SHOWN |
| PERENNIALS AND ORNAMENTAL GRASSES | | | |
| ASTILE AUREA 'SUNBELT PASTELS' | SUMMER PASTELS YARROW | 19 | #01 CONT. / 0.6m O.C. SPACING |
| ASTILE AUREA 'DEUTCHLAND' | EARLY WHITE ASTIRE | 19 | #01 CONT. / 0.6m O.C. SPACING |
| CALAMAGROSIS ACUTEFLOA 'KARI FOERSTER' | FOERSTER'S FEATHER REED GRASS | 7 | #01 CONT. / 1.0m O.C. SPACING |
| COREOPSIS GRANDIFLOA 'BABY SUN' | BABY SUN COREOPSIS | 19 | #01 CONT. / 0.6m O.C. SPACING |
| HAONECHEIOA MACRA 'AUREOLA' | VAREGATE JAPANESE FOREST GRASS | 19 | #01 CONT. / 0.6m O.C. SPACING |
| HOSTA 'FRANS HALS' | FRANS HALS HOSTA | 7 | #01 CONT. / 1.0m O.C. SPACING |
| PACHYSANDRA TERMINALIS | JAPANESE SPURGE | 19 | #01 CONT. / 0.6m O.C. SPACING |
| VERONICA SPICATA 'ROYAL CANDLES' | ROYAL CANDLES SPEEDWELL | 34 | #01 CONT. / 0.45m O.C. SPACING |
| GROUND COVERS AND VINES | | | |
| PARTHENOCISSUS TRICUSPIDATA | BOSTON IVY | 12 | #01 CONT. / 1.5m O.C. SPACING |
| SEDUM FLORIFERUM 'WEIHENSTEPHANER GOND' | GOND STONECROP | 25 | #01 CONT. / 0.45m O.C. SPACING |
| SEDUM REFLEXUM 'BLUE LAGOON' | BLUE LAGOON STONECROP | 25 | #01 CONT. / 0.45m O.C. SPACING |
| SEDUM SPECTABILE 'AUTUMN JOY' | AUTUMN JOY STONECROP | 25 | #01 CONT. / 0.45m O.C. SPACING |

SCHEDULE C

This forms part of application
DP22-0127



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials
AK

LANDSCAPE NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.N.I.A. STANDARDS.
2. ALL NATURALIZED AREAS ARE TO BE WATERED FOR ESTABLISHMENT. ALL ORNAMENTAL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TINED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB LOCATIONS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NO PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE, AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

| HYDROSEEDING DRYLAND SEED AREAS: | |
|----------------------------------|------------|
| BY WEIGHT | BY SPECIES |
| 41% | 23% |
| 25% | 20% |
| 15% | 19% |
| 10% | 7% |
| 5% | 13% |
| 4% | 18% |

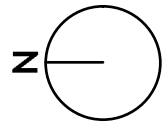
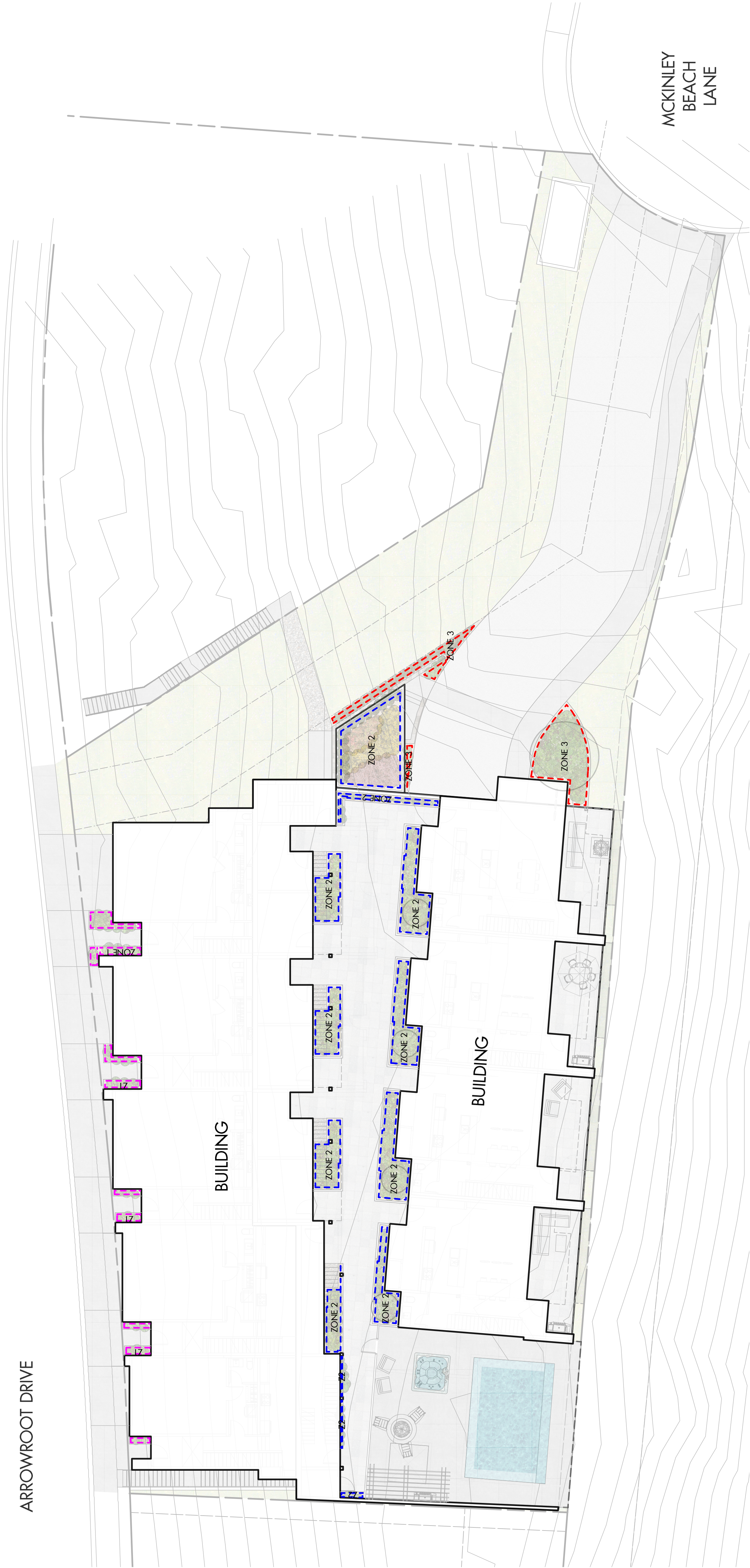
| WILDFLOWER SEED MIXTURE | |
|-------------------------|--|
| BY WEIGHT | |
| 30% | |
| 30% | |
| 35% | |
| 5% | |

| HYDROSEEDING APPLICATION RATE (DRYLAND SEED AREA) | |
|---|-----------------|
| NATIVE SEED | 125KG/HECTARE |
| WILDFLOWER SEED MIXTURE | 1KG/HECTARE |
| FERTILIZER 18-18-18-2, 50% SULPHUR COATED UREA | 300KG/HECTARE |
| MULCH CANFOR ECOFIBRE PLUS TAC GUAR | 2,800KG/HECTARE |
| | 3% OF MIX |

THE PRECEDING HYDROSEEDING MIXTURE IS TO BE APPLIED TO THE DRYLAND, SEED AREA, AND EXPOSED VEGETATED RETAINING WALLS AS SHOWN ON THE DRAWING. SEED MIX TO BE CERTIFIED #1 GRADE BY AGRICULTURE CANADA. REFER MANUFACTURER'S SPECIFICATIONS FOR PRODUCT DELIVERY, STORAGE & PROTECTION.1



ARROWROOT DRIVE



PROJECT TITLE

LAQUILA LUXURY
STACKED TOWNHOMES

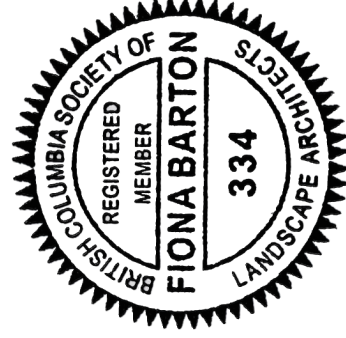
Kelowna, BC

DRAWING TITLE

WATER CONSERVATION/
IRRIGATION PLAN

| ISSUED FOR / REVISION | |
|-----------------------|-----------------|
| 1 | 22.04.20 Review |
| 2 | 22.09.23 Review |
| 3 | |
| 4 | |
| 5 | |

| | |
|------------|--------------|
| PROJECT NO | 22-0257 |
| DESIGN BY | AM |
| DRAWN BY | MC |
| CHECKED BY | FB |
| DATE | SEP 23, 2022 |
| SCALE | 1:150 |
| PAGE SIZE | 24x36" |
| SEAL | |



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SCHEDULE

C

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DP22-0127

Planner Initials
AK

City of Kelowna
DEVELOPMENT PLANNING

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 352 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 76 cu.m. / year
WATER BALANCE = 276 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

- ZONE #1 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 13 sq.m.
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 4 cu.m.
- ZONE #2 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 27 sq.m.
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
ESTIMATED ANNUAL WATER USE: 31 cu.m.
- ZONE #3 - HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 27 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 9 cu.m.

IRRIGATION NOTES

- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
- AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL BE AN ANNUAL VALUE OF 77% FOR THE CITY OF KELOWNA (JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
- DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION AND FEATURES.
- IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
- IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
- A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

ATTACHMENT
B

This forms part of application

DP22-0127

Planner
Initials

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City of
Kelowna

DEVELOPMENT PLANNING

DP22-0127
October 3, 2022

FORM & CHARACTER - DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

| RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i> | N/A | 1 | 2 | 3 | 4 | 5 |
|---|-----|---|---|---|---|---|
| CHAPTER 3.0: TOWNHOUSES & INFILL | | | | | | |
| 3.1 Townhouse Guidelines | | | | | | |
| 3.1.1 Relationship to the Street | | | | | | |
| Townhouse built form is addressing the street frontage and front doors are directly accessible from a public walkway. | | | | | X | |
| Corner Sites: built form is addressing both street frontages and front doors are directly accessible from a public walkway. | | | | | | X |
| End Unit: Townhouse built forms end unit is oriented perpendicularly to the street frontage and has high quality architectural design treatment with main entrance directly accessible from the fronting street. | | | | | X | |
| Blank façades (without window openings) proposed along the street frontages. | | | | | X | |
| Prominent entrance features for the main front doors such as stoops, porches, recessed entries, and canopies are provided. | | | | | | X |
| Appropriate transition between public and private realm is being achieved by changes in grade, decorative railings, and planters. | | | | | | X |
| 3.1.2 Scale and Massing | | | | | | |
| Proposed built form is sympathetic to the neighbourhood context and providing sensitive transition to the adjacent context (existing and future buildings, parks, and open spaces) | | | | | | X |
| Built Form is establishing a consistent rhythm along the street frontage with articulation of individual units through integration of projections/ recesses (entries and balconies), change in materials of the façade. | | | | | | X |
| Townhouse block is comprising of maximum 6 units. | | | | | | X |
| 3.1.3 Site Planning | | | | | | |
| Proposed townhouse development is responding sensitively to topography, environmental features and enhancing privacy, livability, safety, and accessibility to the surrounding open space network (if applicable). | | | | | X | |
| Townhouse development is a gated or walled community (such communities are discouraged) | | | | | | X |
| Proposed townhouse development has a communal amenity building. | | | | | X | |
| Proposed pedestrian connections are framed with entrances and window openings to provide active edges. | | | | | X | |



City of
Kelowna
DEVELOPMENT PLANNING

| RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying) | | 1 | 2 | 3 | 4 | 5 |
|---|--|---|---|---|---|---|
| Planner Initials: AK | | | | | | |
| Proposed development is providing pedestrian pathways on site to connect the main building entrances, visitor parking areas, to adjacent pedestrian/trail/cycling networks and municipal sidewalks (if applicable). | | | | | X | |
| Internal pedestrian and vehicular circulation patterns are integrated and connected to existing and planned public street network. | | | | | X | |
| Minimum building separation of 10-12m is provided to accommodate sunlight, reduce overlook between buildings and neighbouring properties. | | | X | | | |
| Building projections such as balconies are not provided within the setback areas, streets, and amenity areas of the proposed development. | | | | | | X |
| Front yard setbacks on internal roads are responding to the height of the townhouses, for 3 storeys townhouses greater setback is provided to improve livability and solar access. | | X | | | | |
| 3.1.4 Open Spaces | | | | | | |
| Townhouse units are designed to have easy access to useable private or semi-private outdoor amenity space. | | | | | X | |
| Front yards are designed to include a pathway from the fronting street to the primary entrance of the unit, landscaping, and semi-private outdoor amenity space. | | | | | | X |
| Rear yard with undeveloped frontages along streets and open spaces should be avoided. | | | | | X | |
| Design of private outdoor amenity spaces is having access to sunlight. | | | | | | X |
| Design of private outdoor amenity spaces is having a railing or fencing to increase privacy. | | | | | X | |
| Design of private outdoor amenity spaces is having landscaped areas to soften the interface with the street or open spaces. | | | | | X | |
| Design of front patios provide entrance to the unit and is raised a minimum of 0.6m and maximum of 1.2m to create a semi-private zone. | | | | | X | |
| Roof patios are provided with parapets with railings and minimize direct sight lines into nearby units. | | X | | | | |
| Roof patios have access away from primary facades. | | X | | | | |
| Balconies are designed to inset or partially inset and offer privacy, shelter, reducing building bulk and minimize shadowing impact. | | | | | | X |
| Minimum of 10% of total site areas is allocated to common outdoor amenity area. | | | | | X | |
| Outdoor amenity area provides landscaping, seating, play space and other elements that encourage gathering or recreation. | | | | | X | |
| Outdoor amenity areas are preferred to be located centrally (should not be in an isolated, irregularly shaped areas or impacted by parking, mechanical equipment, or servicing areas). | | | | | X | |



| RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying) | | 2 | 3 | 4 | 5 |
|---|--|---|---|---|---|
| Planner Initials AK | | | | | |
| Larger townhouse development is providing generous shared outdoor amenity area that integrates play spaces, gardening, storm water and other ecological features, pedestrian circulation, communal amenity buildings and other communal uses. | | | | X | |
| Internal road network of townhouse development is serving as additional shared space and is provided with high-quality pavement materials (example: permeable pavers). | | X | | | |
| Useable spaces within the open space areas (for sitting, gathering, and playing) are provided. | | | | X | |
| 3.1.5 Site Servicing, Access, and Parking | | | | | |
| Landscaping is provided to frame building entrances, soften edges, screen parking garages and to break up long facades. | | | | X | |
| Site Servicing: Waste collection systems such as, Molok bins are located away from any public views. | | | | X | |
| Parking | | | | | |
| Townhouses facing public streets are provided with a rear-access garage or integrated tuck under parking. | | | | X | |
| If applicable, centralized parking areas that eliminate the need to integrate parking into individual units are provided. | | | | X | |
| For townhouses facing strata roads, front garages and driveway parking are acceptable. Front garages are architecturally integrated into the building and main building entrances are provided with weather protection. | | | | | X |
| Garage doors are appropriately recessed and designed to limit the visual impact. | | | | X | |
| Visitor parking with pedestrian connections to the townhouse units is provided in an accessible location (adjacent to townhouse blocks or centralized parking integrated with shared outdoor amenity space). | | | | | X |
| Access | | | | | |
| Internal circulation of vehicles is providing necessary turning radii and a safe access and egress. | | | | X | |
| Large townhouse developments with internal circulation pattern are provided with a minimum of two access/egress points within the site. | | X | | | |
| Access points are located to minimize the impact of headlights on building interiors. | | | | | X |
| Internal vehicular circulation, including pedestrian and open space networks are integrated and connected to the existing and planned street and open space network. | | | | X | |
| 3.1.6 Building Articulation, Features, and Materials | | | | | |
| Façade is designed and articulated to reflect positive attributes of the neighbourhood character. | | | | | X |

This forms part of application



| RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying) | | # DP22-0127 | N/A | 1 | 2 | 3 | 4 | 5 |
|--|------------------|-------------|-----|---|---|---|---|---|
| Strategy to articulate façade: Recessing or projecting of architectural features to highlight the identity of individual units. | Planner Initials | AK | | | | | | X |
| Strategy to articulate façade: main entrance and rooflines features, and other architectural elements have been incorporated in the design. | | | | | | | | X |
| Infill townhouses are designed to incorporate design elements, proportions and other characteristics found within the neighbourhood. | | | | | | | X | |
| Infill townhouses are provided with durable, quality materials similar or contemporary to those found within the neighbourhood. | | | | | | | X | |
| Privacy of units is maintained on site and on adjacent properties by minimizing overlook and direct sight lines from the building. The following strategies have been incorporated in design: <ul style="list-style-type: none"> • Off setting the location of windows in facing walls and locating doors and patios to minimize privacy concerns; • Use of clearstory windows; • Use of landscaping or screening; and • Use of setbacks and articulation of the building. | | | | | | | | X |
| Large townhouse developments with internal circulation pattern are providing modest variation between different blocks of townhouse units, such as change in colour, materiality, building and roof form. | | | X | | | | | |

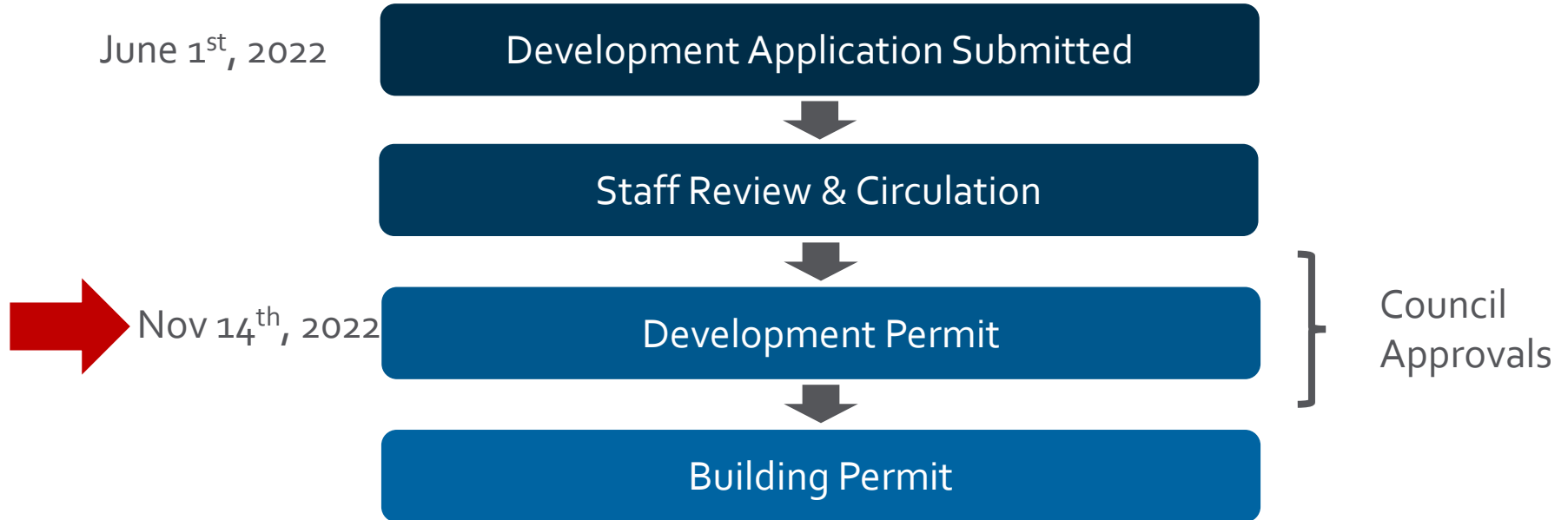
DP22-0127 (W of) Granite Close

Form and Character Development Permit

Proposal

- ▶ To consider a Development Permit for the form and character of a nine-unit row housing development.

Development Process



Context Map



Project Details

- ▶ The subject property is a 0.54 acre site along Arrowroot Dr
- ▶ The project includes 9 row housing units, 3 bedroom
 - ▶ 9 units are broken into 2 separate structures
- ▶ Lake Okanagan Riparian area protection off-site on adjacent property.

Conceptual Rendering



Conceptual Rendering



Landscape Plan



Staff Recommendation

- ▶ Staff recommend **support** of the proposed development:
 - ▶ Meets Official Community Plan Design Guidelines



Conclusion of Staff Remarks

Report to Council



Date: November 14, 2022
To: Council
From: City Manager
Subject: 2023 Wastewater Rates
Department: Utility Services

Recommendation:

THAT Council receives for information the report from the Utility Services Manager dated November 14, 2022, regarding wastewater utility rates for 2023;

AND THAT Bylaw No. 12435, being amendment 39 to Sewerage System User Bylaw 3480, be forwarded to Council for reading consideration.

Purpose:

To obtain approval for wastewater utility rates for 2023

Background:

Staff have conducted a review of the City wastewater utility's operations, maintenance, and capital program to determine financial revenue needs to support a sustainably funded utility. This analysis includes a pro-forma statement of revenues and expenditures that is a 10-year projection, based on proposed 2023 budget figures, future capital, and operating expenditures in all areas of the utility.

Wastewater collection and treatment costs to our users are low comparable to most other communities in the Okanagan Valley and across BC. A comparison of 2022 wastewater costs in BC for a typical single-family home is provided as Appendix 1.

Discussion:

Council should be aware of the following notable initiatives that will have some impact on the wastewater utility and utility rates over the coming decade:

Solids management

Biosolids are a product of our wastewater treatment process, and their management is carefully regulated. The City partners with the City of Vernon to compost biosolids and create safer byproducts for later use. Due to population growth, the biosolids composting facility in Vernon has reached its capacity. The City has recently found an alternative by diverting some excess solids to a compost

facility near Princeton.

Several solutions are now available in the City's biosolids management "portfolio" to safely manage our excess biosolids production needs today and into the future. This portfolio now includes our compost facility, one contracted mine reclamation project, at least one confirmed additional mine reclamation future operation, and our own future digestion facility.

The immediate need for a City-owned biosolids digestion facility at the location of the future wastewater treatment plant is now being re-assessed. We anticipate that this facility will still be needed, but at a date farther into the future than previously expected. The proposed utility rates now assume the deferral of digester development past 2030. Staff will bring to Council a more detailed summary of the business case and rationale in the first half of 2023.

Wastewater servicing of Okanagan Indian Band (OKIB) lands

As part of the comprehensive Memorandum of Understanding (MOU) between the City, the OKIB and the District of Lake Country signed on January 25, 2022, the City has committed to providing water and wastewater services to OKIB. This will require significant infrastructure to be built by OKIB before we see significant wastewater servicing flows. Our long-term planning anticipates this growth, which will be user funded.

Wastewater disposal of Lake Country effluent

The District of Lake Country currently discharges their treated effluent to ground; a process that is quickly reaching capacity. As part of the MOU, the City will temporarily assist Lake Country by accepting some treated effluent from their treatment process into our wastewater collection system in the Jim Bailey Industrial Area for up to ten years. We anticipate that this temporary arrangement will help with operational efficiency while adding a manageable demand to our collection and treatment processes. This proposed rate amending bylaw includes a rate of \$0.20 per cubic metre for Lake Country's effluent that reflects the temporary nature of our agreement (ten years) and the marginal impact on our operations. The required infrastructure to bring Lake Country effluent to our system is not yet in place but is anticipated to be operable in 2023.

Wastewater influent concentration

The success of the City's water conservation activities is resulting in unintended challenges to our current wastewater treatment processes. As less water is used in homes due to more efficient fixtures, we are measuring higher nutrient concentrations in our raw wastewater stream. This results in added treatment needs to meet target levels in our effluent. We see this as an emerging capital budget item in the next 5-7 years that we have not yet defined.

Aging system

On average, our wastewater assets are relatively young. However, they are depreciating faster than they are being renewed. Our current renewal rate is roughly 0.5 percent of our asset replacement value. This means our renewal funding is adequate to renew assets every 200 years on average. In the long run, sustainable renewal funding will need to be closer to 1.5 percent of system replacement cost (equal to 67-year average life cycle). The renewal rate in the approved 10-year capital plan has no appreciable renewal funding increases. In addition to increasing capital expenditures for renewal in the future, we can expect operating costs to rise as the average age of our infrastructure increases.

Impact of inflation

In recent history, energy and construction cost inflation has been higher than the inflation referenced by the Consumer Price Index (CPI). This results in added pressure on rates. Since 2021, we have seen renewal costs increase by up to 20 percent which is reducing infrastructure renewal and will shift us further from sustainable funding if it continues.

The wastewater utility has reserves to address planned infrastructure renewal over the 10-year capital plan horizon. In the short term, reserves can address the shock impact of cost increases allowing time to assess the longer-term renewal costs and adjust the capital plan and rates as necessary.

The proposed 2023 rate increase of four percent keeps the City wastewater utility rate reasonable for Kelowna customers and comparable to other similar sized municipalities in British Columbia. The 2023 rate increase will cost residential homes an addition \$0.91 per month to a total monthly fee of \$23.62. The City's benchmarking efforts which compare our operations with other municipalities across Canada continue to show that Kelowna provides cost-effective tertiary wastewater treatment.

Conclusion:

The wastewater utility continues to provide efficient and cost-effective service for ratepayers. To ensure that the wastewater utility continues to be sustainably self-funded, a general rate increase of four percent is recommended for 2023. Additionally, a specific rate to receive Lake Country wastewater effluent, that does not require the same level of treatment as untreated sewage, should be implemented in the Sewerage System User Bylaw.

Internal Circulation:

Financial Planning
Revenue Services
Communications

Considerations applicable to this report:

Financial/Budgetary Considerations:

The proposed rate adjustment supports the approved ten-year capital plan as well as the proposed 2023 Financial Plan.

Communications Comments:

A note on the utility bill will inform customers of the adjusted rates.

Considerations not applicable to this report:

Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Existing Policy:
External Agency/Public Comments:

Submitted by: K Van Vliet, Utility Services Manager

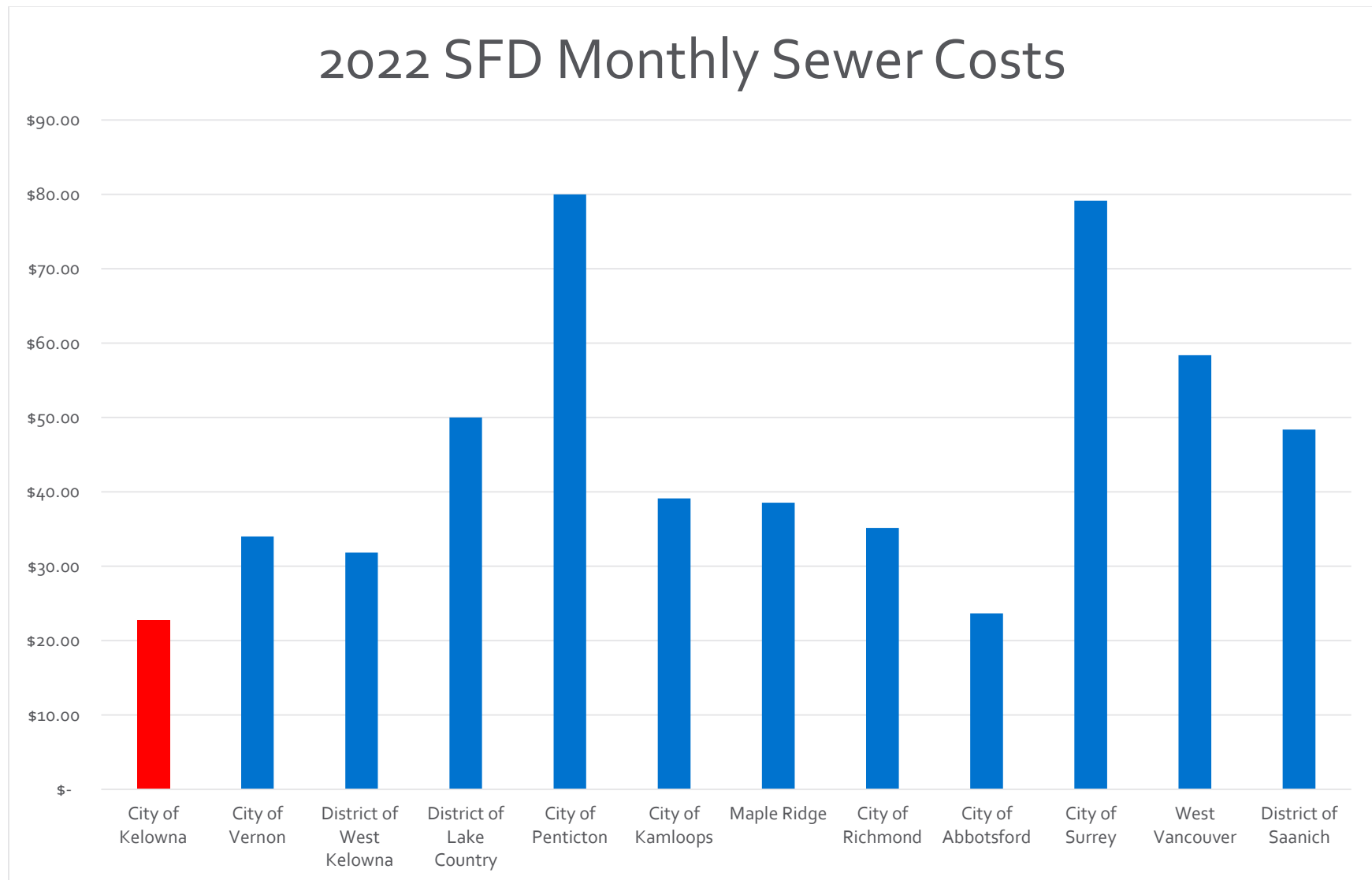
Approved for inclusion: M. Logan, Infrastructure General Manager

Attachment 1 – 2022 Wastewater Rate Report Appendix 1

Attachment 2 – Wastewater Utility 2023 Rates Presentation

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

Appendix 1 – 2022 Wastewater Cost comparison for a typical single family home using 13.6 cubic metres per month



WASTEWATER UTILITY RATES

November 2022



UTILITY SERVICES

- ▶ Provide essential water services
- ▶ Protect public health
- ▶ Protect Okanagan Lake and our environment

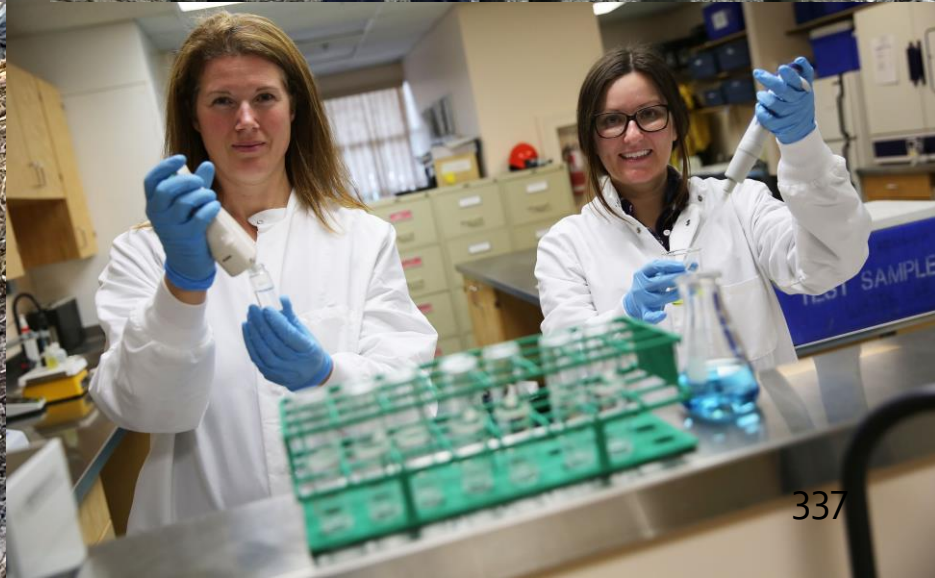
A clean Okanagan Lake is essential for our public health and our economy

WASTEWATER SERVICES

- 2 wastewater treatment facilities,
- 48 lift stations,
- Over 635 kilometers of wastewater mains

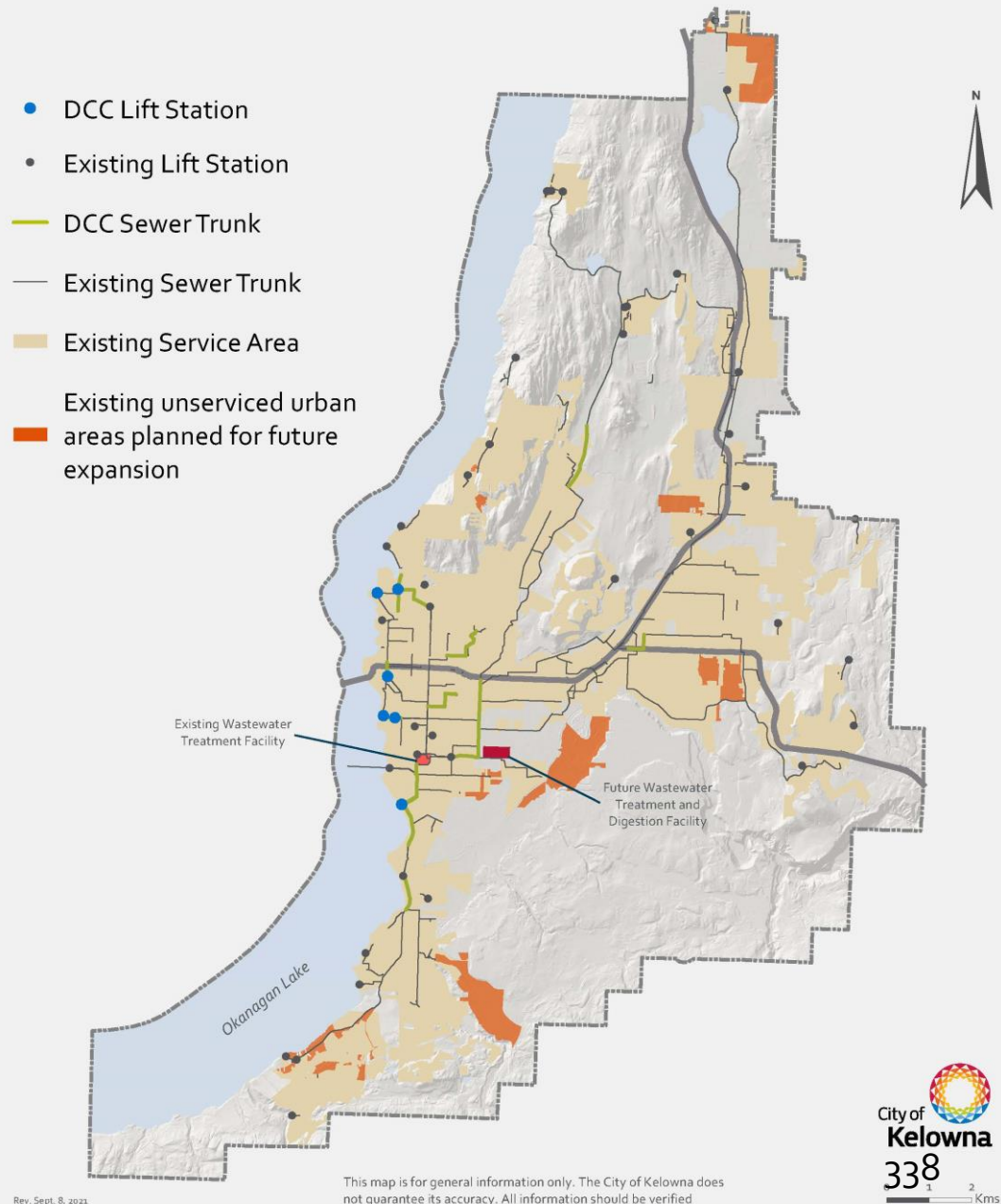


WASTEWATER SERVICES



SERVICE AREA

- ▶ Wastewater collection in most urban / suburban areas
- ▶ Serve to north Boundary
- ▶ 60,000 services



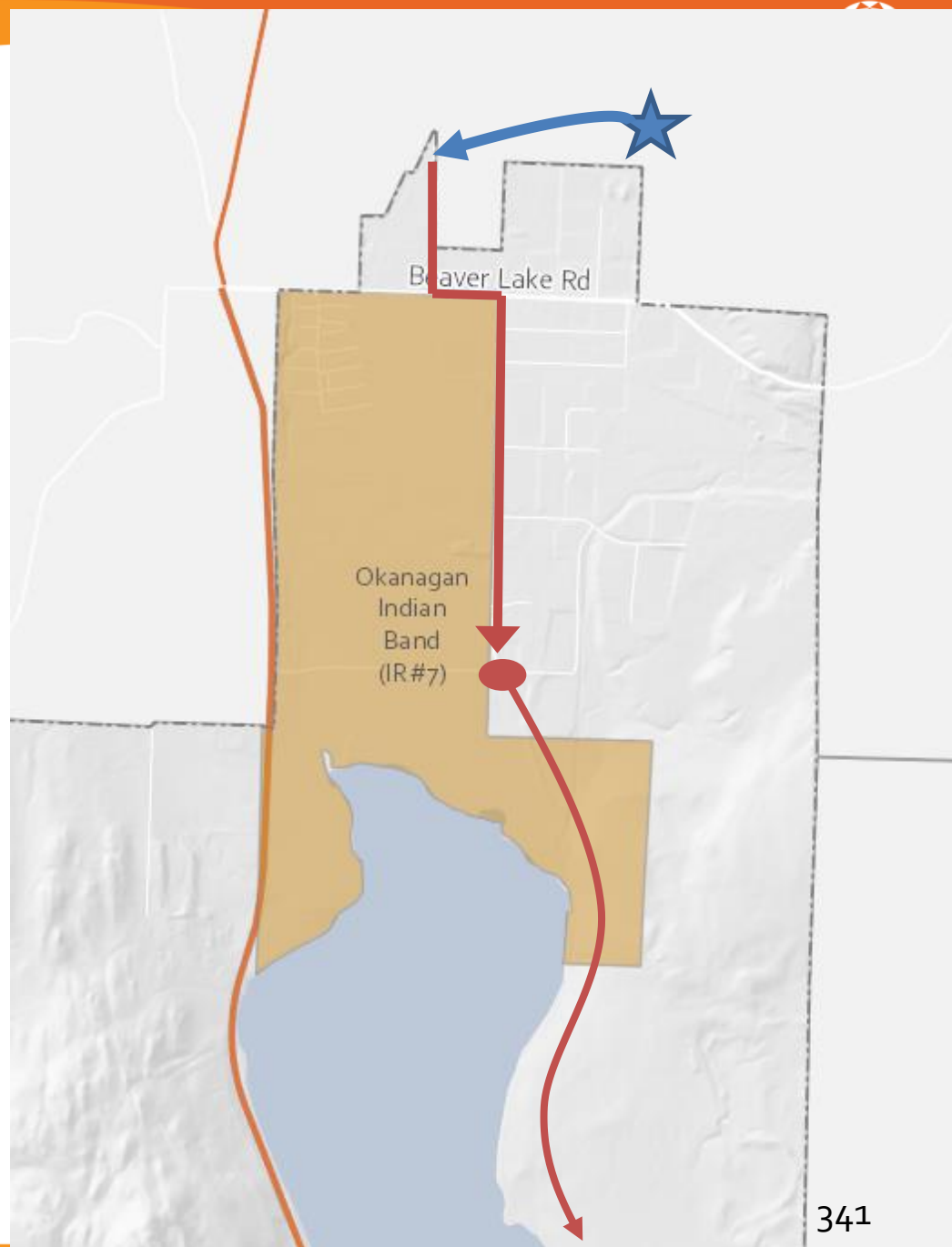
DRIVERS AND INFLUENCERS

- ▶ Solids Management
- ▶ Service to OKIB and Lake Country
- ▶ Influent Concentration
- ▶ Infrastructure Renewal

SOLIDS MANAGEMENT

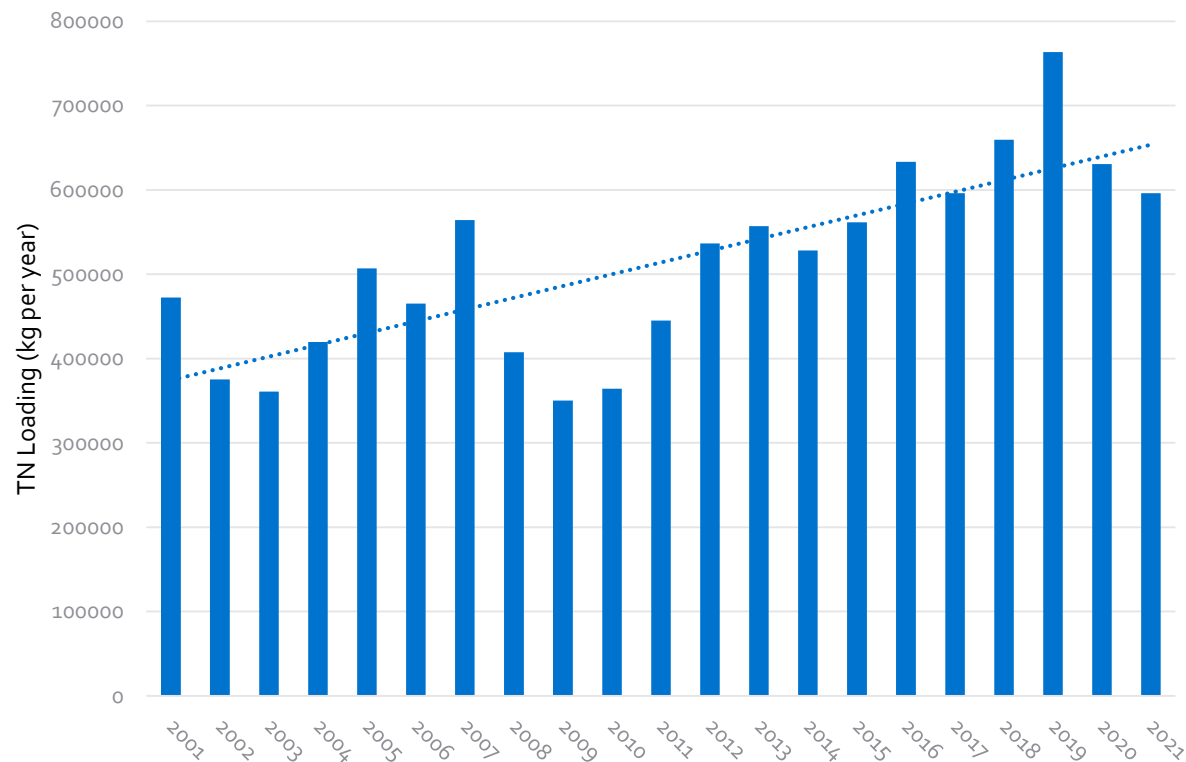


SERVICE TO OKIB AND LAKE COUNTRY

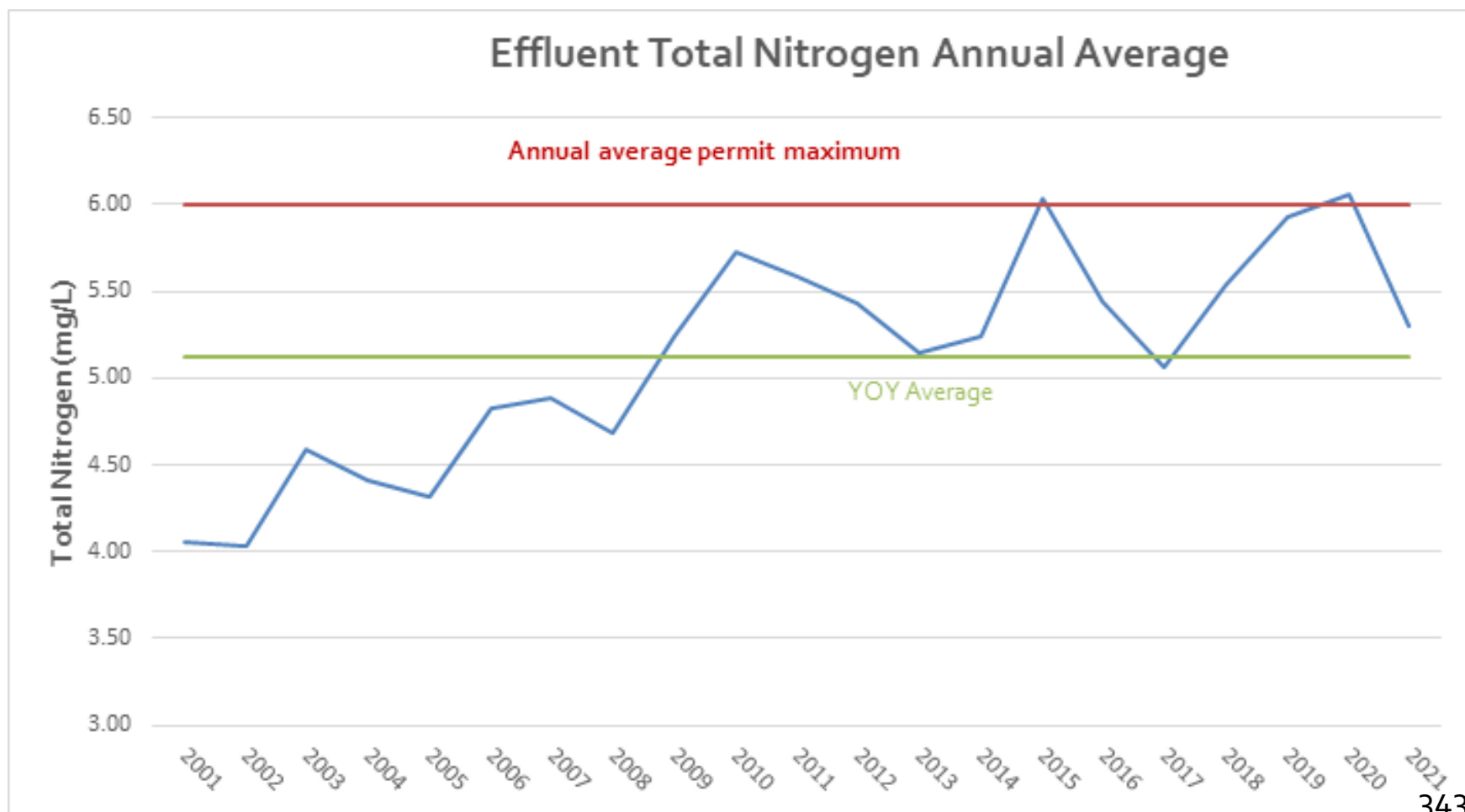


INFLUENT CONCENTRATION

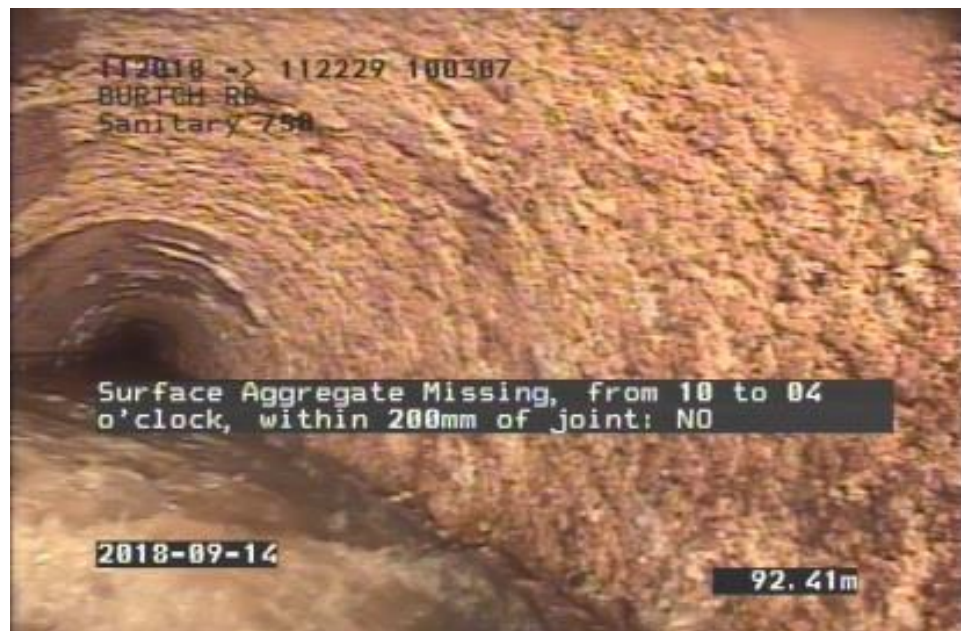
Influent Total Nitrogen Loading 2001-2021



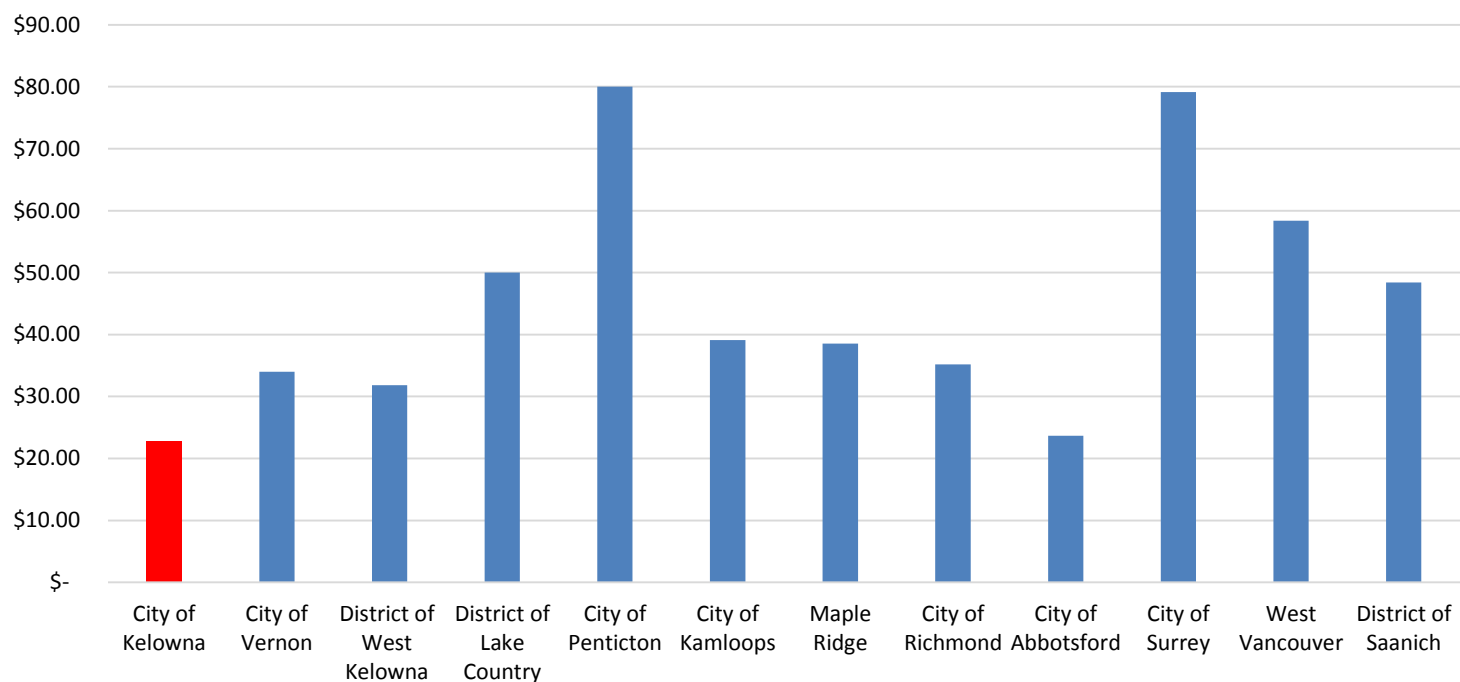
INFLUENT CONCENTRATION



AGING SYSTEM - RENEWAL



2022 Single Family Dwelling Monthly Sewer Costs *



* Based on 13.6 cm/mo water consumption

QUESTIONS?



CITY OF KELOWNA

BYLAW NO. 12435

Amendment No. 39 to Sewerage System User Bylaw No. 3480

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Sewerage System User Bylaw No. 3480 be amended as follows:

1. THAT Section 3(c) be amended by deleting the following table:

| Service Type | Sewer Development Charge |
|---------------------------------------|--------------------------|
| 100-mm residential | \$7,500 |
| 150-mm multi-family and/or commercial | \$10,000 |
| Industrial OR larger than 150 mm | \$16,000 |

and replace it with:

| Service Type | 2022 | 2023 |
|---------------------------------------|----------|----------|
| 100-mm residential | \$7,500 | \$7,800 |
| 150-mm multi-family and/or commercial | \$10,000 | \$10,400 |
| Industrial OR larger than 150 mm | \$16,000 | \$16,640 |

2. AND THAT Section 4 be amended by deleting the following table:

| | Effective January 1, 2021 | Effective January 1, 2022 |
|---------------------|---------------------------|---------------------------|
| Flat Rate per Month | \$22.05 | \$22.71 |
| Bi-Monthly Rate | \$44.10 | \$45.42 |

and replace it with:

| | Effective January 1, 2022 | Effective January 1, 2023 |
|---------------------|---------------------------|---------------------------|
| Flat Rate per Month | \$22.71 | \$23.62 |
| Bi-Monthly Rate | \$45.42 | \$47.24 |

3. AND THAT Section 5 (1) be amended by deleting the table that reads:

| | Effective January 1, 2021 | Effective January 1, 2022 |
|-----------------------------|--------------------------------------|----------------------------------|
| Metered base rate per month | \$12.05 | \$12.41 |
| Bi-Monthly | \$24.10 | \$24.82 |
| Consumption charge | \$1.00/m ³ | \$1.03/m ³ |

and replace it with:

| | Effective January 1, 2022 | Effective January 1, 2023 |
|-----------------------------|----------------------------------|----------------------------------|
| Metered base rate per month | \$12.41 | \$12.91 |
| Bi-Monthly | \$24.82 | \$25.82 |
| Consumption charge | \$1.03/ m ³ | \$1.07/ m ³ |

4. AND THAT Section 5(2) be amended by deleting the table that reads:

| | Effective January 1, 2021 | Effective January 1, 2022 |
|-----------------------------|--------------------------------------|----------------------------------|
| Metered base rate per month | \$277.28 | \$285.59 |
| Bi-Monthly | \$554.55 | \$571.19 |
| Consumption charge | \$1.00/m ³ | \$1.03 |

and replace it with:

| | Effective January 1, 2022 | Effective January 1, 2023 |
|-----------------------------|--|----------------------------------|
| Metered base rate per month | \$285.59 | \$297.01 |
| Bi-Monthly | \$571.19 | \$594.02 |
| Consumption charge | \$1.03 | \$1.07/m ³ |

5. AND THAT Section 5(4) be added that reads:

"The District of Lake Country shall pay a monthly or bi-monthly charge for the use of the Sewerage System calculated on the metered quantity of treated effluent received from the Lake Country Wastewater Treatment Plant at the following rates:

| | Effective January 1, 2023 |
|--------------------|--------------------------------------|
| Consumption charge | \$0.20 / m ³ |

Provided the effluent meets the District of Lake Country's wastewater treatment plant's effluent permit requirements set by the Province of British Columbia. Effluent from the District of Lake Country that does not meet their permit requirements shall be charged at the rates set out in 5(2) (University of British Columbia)."

6. AND FURTHER THAT Section 13 be amended by deleting the table that reads:

| | 2021 | 2022 |
|---------------------|-------------|-------------|
| Flat Rate per Month | \$5.39 | \$5.55 |
| Bi-monthly rate | \$10.77 | \$11.09 |

and replace it with:

| | 2022 | 2023 |
|---------------------|-------------|-------------|
| Flat Rate per Month | \$5.55 | \$5.77 |
| Bi-monthly rate | \$11.09 | \$11.54 |

7. This bylaw may be cited for all purposes as "Bylaw No.12435, being Amendment No. 39 to Sewerage System User to Bylaw No. 3480."
8. This bylaw shall come into full force and effect on January 1, 2023.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: November 14, 2022

To: Council

From: City Manager

Subject: Complimentary On-Street Saturday Parking in December 2022

Department: Real Estate

Recommendation:

THAT Council receives, for information, the report from the Real Estate department dated November 14, 2022, with respect to Complimentary On-Street Saturday Parking in December 2022;

AND THAT Council approves waiving on-street parking fees in the downtown area on the five (5) Saturdays in December 2022.

Purpose:

To obtain approval from Council to provide complimentary on-street parking in the downtown core on Saturdays for the month of December 2022.

Background:

From September to May, there is generally no charge for *off-street* parking on weekends in most downtown City owned lots and parkades; however, *on-street* pay parking is in effect year-round, Monday to Saturday.

At the request of the Downtown Kelowna Association (the "DKA"), the City has offered complimentary on-street parking in the downtown core on Saturday's during the month of December for the past twenty-seven (27) years. This long-standing tradition provides important support for businesses in our downtown community through the holiday shopping season.

Discussion:

As per the attached letter ("Schedule A"), the DKA has requested the City's approval for complimentary parking on Saturdays for December 2022. Staff support DKA's request as it aligns with corporate objectives of creating vibrant neighborhoods and increasing the economic resiliency of our community.

It should be noted that staff are actively seeking sponsorship opportunities to support this initiative in future years without affecting revenue. Furthermore, to ensure adequate turnover is maintained and to support short-term customer use, staff recommend limiting all future approvals to 2-hours of complimentary parking per customer/per day.

Considerations applicable to this report:

Financial/Budgetary Considerations:

The total estimated loss of revenue as a result of the proposed promotion on the downtown parking reserve is \$35,000¹. Due to the long-standing nature and consistency of this initiative, Parking Services' operating budget generally reflects this exclusion.

External Agency/Public Comments:

Request letter received from the Executive Director, Downtown Kelowna Association.

Communications Comments:

A press release will be issued to notify the public.

Considerations not applicable to this report:

Internal Circulation

Legal/Statutory Authority

Legal/Statutory Procedural Requirements

Existing Policy

Submitted by: D. Duncan, Manager, Parking Services

Approved for inclusion: J. Säufferer, Department Manager, Real Estate

Attachment: 1. Schedule A – Request Letter (Downtown Kelowna Association)

cc: T. Wilson, Manager, Media Relations
K. Mead, Manager, Bylaw Services
J. Hamilton, Manager, Sponsorship & Advertising

¹ Downtown Saturday on-street parking revenues in October 2022 averaged \$7,030 per day

November 2, 2022

Dave Duncan, Parking Operations
City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Re: Complimentary Saturday Parking in December in Downtown Kelowna

Please accept this letter as the Downtown Kelowna Association's formal request to grant the annual holiday tradition of offering complimentary Saturday parking in Downtown Kelowna for the month of December 2022.

Local businesses play a vital role in Kelowna's local economy by providing jobs and preserving the Downtown neighbourhood. This is an important value-added initiative for Downtown retailers, services and restaurants during the holiday shopping season. Again this year, Downtown businesses continue to face uncertainty in the face of a changing economy and can use the help to attract more customers to shop Downtown Kelowna.

The Downtown Kelowna Association requests public parking charges be waived for Saturday parking in Downtown Kelowna on the street and in City owned lots. Effective on the dates of December 3, December 10, December 17, December 24 and December 31, 2021.

The City's consideration and approval on this valued program is greatly appreciated.

Sincerely,



Mark Burley EXECUTIVE DIRECTOR

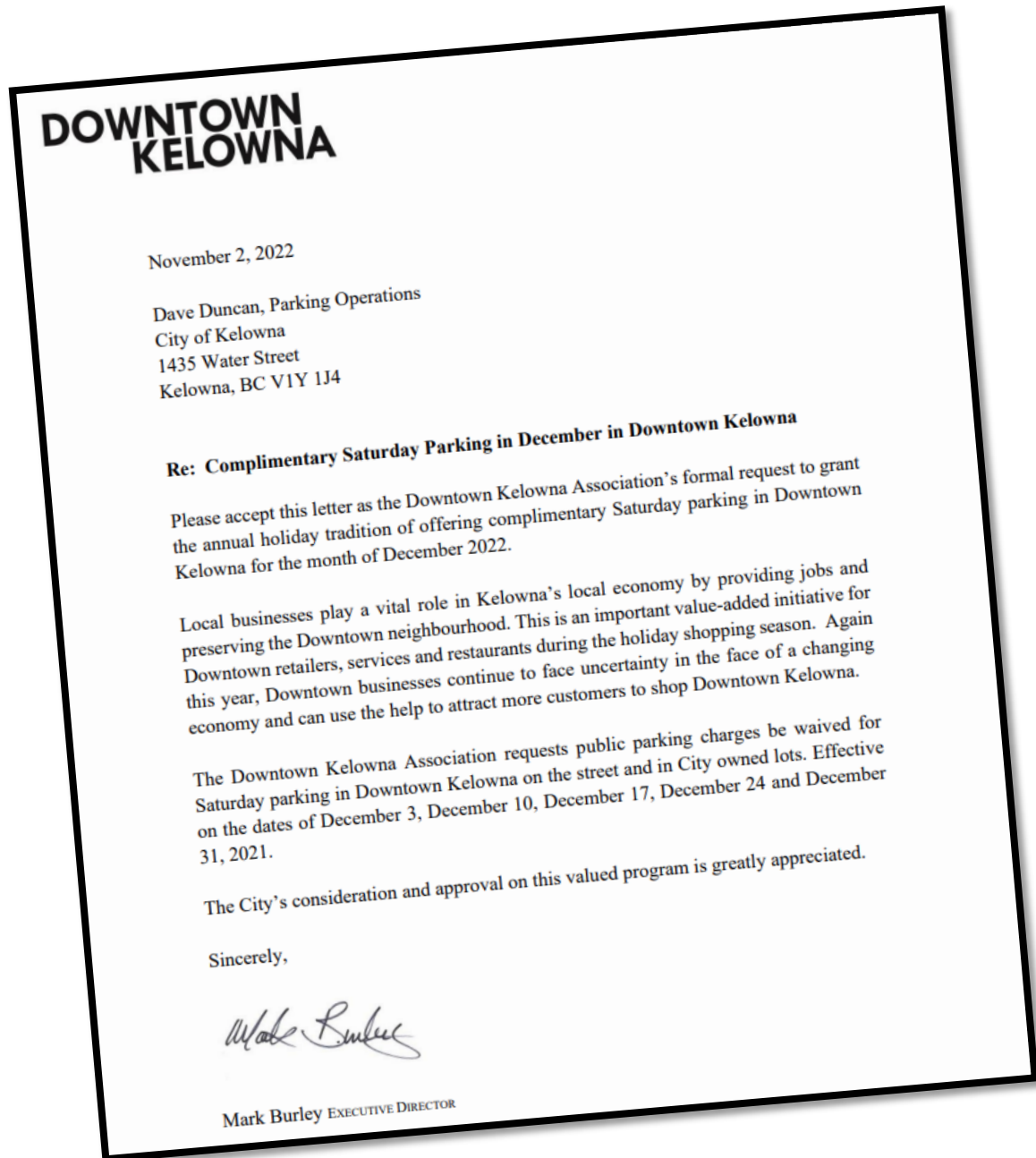
cc: Councillor Charlie Hodge

Complimentary On-Street Saturday Parking - December 2022

November 14, 2022

Request

- ▶ Letter received from Downtown Kelowna Executive Director requesting City approval for the annual holiday tradition of complimentary Saturday parking for the month of December.



Background

- ▶ Council has approved similar requests for the past 27 years
 - ▶ this has become an annual tradition during the holiday shopping season
- ▶ Parking in most off-street lots and parkades is currently no-charge every Saturday through the off-season
- ▶ Total estimated loss of parking revenue is ~\$35,000 for the 5-days requested

Recommendations

- ▶ Council approval to waive on-street parking fees for the five Saturdays in December 2022.
- ▶ All posted time limits remain in effect to ensure longer-term parkers, such as employees, do not occupy the available on-street parking.

Current Request:

- ✓ December 3rd
- ✓ December 10th
- ✓ December 17th
- ✓ December 24th
- ✓ December 31st

Previously approved 2022 Small Shop promotions:

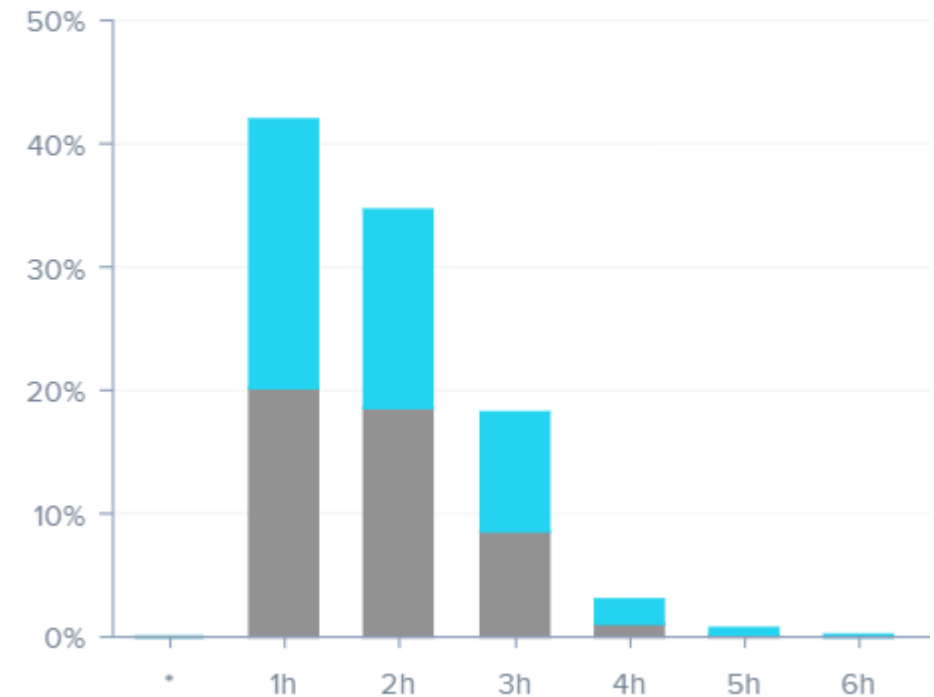
- ✓ April 9th
- ✓ September 24th

Future

- ▶ Staff to seek a corporate sponsor to minimize revenue impact.
- ▶ Approvals limited to 2-hours of complimentary on-street parking per customer/per day to maintain turnover and allow usage data to be collected.

Duration Distribution

Graph ▼



**DT Zone A – Length of Stay – Aug 1 to Oct 31, 2022*



Questions?

For more information, visit kelowna.ca/parking.

Report to Council



Date: November 14, 2022
To: Council
From: City Manager
Subject: Sponsorship of the 2023 Accelerate Okanagan OKGN Angel Summit
Department: Partnership Office

Recommendation:

THAT Council receives for information the report from the Partnership Office dated November 14, 2022 regarding sponsorship of the 2023 Accelerate Okanagan OKGN Angel Summit;

AND THAT Council approves a financial contribution of \$4,000 from Council Contingency in support of the 2023 Accelerate Okanagan OKGN Angel Summit.

Purpose:

Approval of a \$4,000 sponsorship for the 2023 Accelerate Okanagan OKGN Angel Summit

Background:

Previous Council Resolution

| Resolution | Date |
|--|--------------------|
| THAT Council receives for information the report from the Partnership Office dated September 19, 2022 regarding a proposed Talent and Compensation Study to be commissioned by Accelerate Okanagan; AND THAT Council approves a financial contribution of \$5,000 from Council contingency in support of the Talent and Compensation Study to be commissioned by Accelerate Okanagan. | September 19, 2022 |

March 16, 2023 marks the fifth year for the OKGN Angel Summit which brings together early-stage technology start-ups looking for growth capital, and accredited investors interested in early-stage investment opportunities and building the capital ecosystem.

The City of Kelowna has, for the last four years, provided sponsorship support of \$4,000 per year for the Summit. Accelerate Okanagan has requested a renewal of that support for the 2023 Summit.

The City has had a range of involvements with Accelerate Okanagan and the Kelowna Innovation Centre over several years, including City representation on the Accelerate Okanagan Board of Directors.

Discussion:

The Summit is the culmination of a 10-week investor-led program involving both investors and start-ups.

The program includes:

- The establishment of a small venture capital fund by 30+ participating investors;
- Investors have structured in-person and virtual screening meetings with 40+ start-ups from across Western Canada including company reviews, founder pitches and due diligence;
- Participating companies learn about the capital-raising process and how to effectively build relationships with prospective investors;
- The program culminates in a public event where the final six companies make their pitch. The winner will be awarded a minimum \$150,000 investment from the new fund developed by the participating investors.

Pre-training for companies and investors starts in early November 2022. After investors pre-select the top 24 companies, the companies then participate in pitch training and delivering a round of pitches leading to a selection of six finalists in February 2023 and the finale event on March 16, 2023.

Since its inception in 2019, the Summit has:

- trained 74 angel investors (22% of whom are women)
- supported/trained 168 companies
- established four investment funds which distributed \$580,000 in direct investment which in turn leveraged \$22.6 million in indirect investment.

As a sponsor at the \$4,000 level, the City of Kelowna will have the following benefits:

- brand recognition before, during and after the finale
- networking opportunities with investors, entrepreneurs and community members at the finale
- complimentary tickets to the finale
- opportunity to provide a prize to the ultimate Summit winner
- access to private quarter- and semi-final pitch events
- in person networking opportunities with high-net-worth individuals throughout the Summit program

Partnership Office Director Bob Evans will be available to represent the City at Summit events so that the City achieves as much benefit as possible from its financial support.

Conclusion:

Accelerate Okanagan has been a key driver in the growth of the technology sector in the region by supporting technology entrepreneurs through a range of programs and services. The OKGN Angel Summit is a signature initiative which builds investor and corporate capacity and access to capital, all of which contribute to the Okanagan's growing capital ecosystem. The City's \$4,000 investment in the Summit reflects the City's ongoing interest and engagement in economic development and the success of the local technology sector.

Internal Circulation:

Finance
Communications
Partnerships & Investments

Considerations applicable to this report:

Existing Policy: Council Policy 058 Grant-in-Aid Funding Requests provides for Council consideration of requests for a sponsorship contribution for conferences and events which meet the stated criteria.

Financial/Budgetary Considerations: There are sufficient funds in the Council contingency budget to support the request from Accelerate Okanagan.

The total budget for the Summit is approximately \$177,000.

Other participating supporters identified to date are Lawson Lundell LLP, MNP, MAVAN Capital Partners, Valhalla Private Capital, BDC, the Kelowna Innovation Centre, Red Barn Winery and the COEDC.

Considerations not applicable to this report:

Legal/Statutory Authority
Legal/Statutory Procedural Requirements
External Agency/Public Comments
Communications Comments

Submitted by: S. Kochan, Partnership Manager

Approved for inclusion: Bob Evans, Partnership Office Director

cc:

C. Low, Financial Analyst

Sponsorship of the 2023 Accelerate Okanagan OKGN Angel Summit

November 14, 2022

About the Summit

- ▶ Investors + start-ups
- ▶ Learning
- ▶ Relationships
- ▶ Pitches
- ▶ Capital fund







Questions?

For more information, visit kelowna.ca.

Report to Council



Date: November 14, 2022
To: Council
From: City Manager
Subject: 2022 Election Results and Ballot Account
Department: Office of the City Clerk

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated November 14, 2022 with respect to the 2022 election results and ballot account.

AND THAT Council directs staff to review Election Sign Bylaw No. 10411, as outlined in the report from the Office of the City Clerk dated November 14, 2022, and report back to Council.

Purpose:

To receive the final results and ballot account for the City of Kelowna 2022 General Local Election.

Background:

The 2022 general local election was held on Saturday October 15, 2022. A total of 34,851 voters cast ballots in the election, representing 30.31% of the estimated 115,000 eligible voters. The attached Declaration of Official Results and Ballot Account lists the votes cast for each candidate and provides the summary of ballot accounts as required under the *Local Government Act*.

Discussion:

The election follows the principles of fairness, transparency, accessibility, integrity, and awareness. In keeping with these principles, voting opportunities were held across six days along with special and mail ballot voting. Voting locations included public facilities, schools, post-secondary institutions, and community centres. The voter assist terminal was available every voting day at Parkinson Recreation Centre. Special voting was held at nine long-term care homes and Kelowna General Hospital.

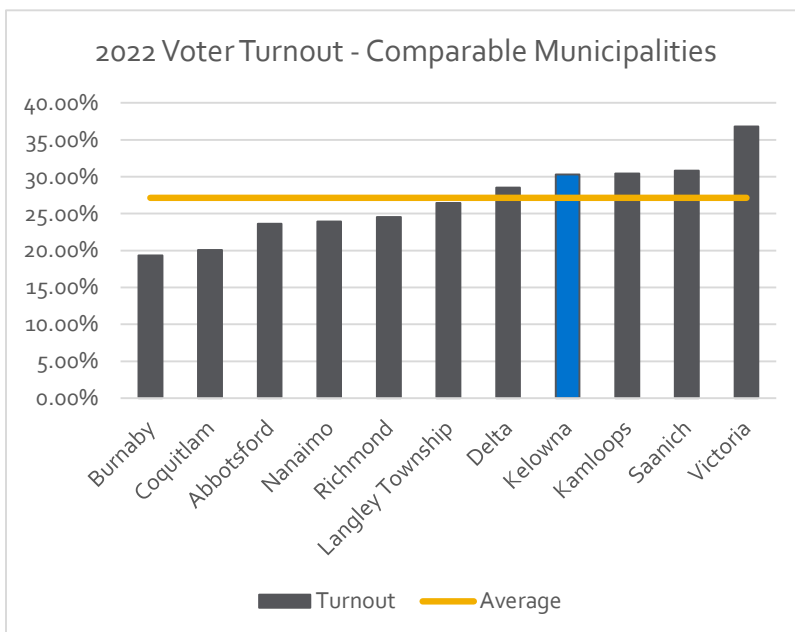
To staff the number of voting opportunities, over 380 positions were filled by individuals hired and trained as Presiding Election Officials, Alternate Presiding Election Officials, and Election Officials. Training focuses on the election principles and their role in maintaining the integrity of the election through the registration process and protecting the secrecy of the ballot.

Staff worked with School District No. 23 to involve 18 high school students as volunteer greeters at several locations on general voting day. Students earned credits towards their community service requirements for graduation and gained experience with the civic election process.

A variety of methods were used to inform residents of their opportunity to vote. These included voter information cards mailed to all households in Kelowna; advertising on the radio, in newspapers, at civic facilities, and in BC Transit buses; social media; a video to encourage turnout; displays at public facilities; news releases; and emails via e-subscribe. Detailed information for voters, candidates, and election workers was posted to the City's website and updated regularly.

Among 10 similar sized municipalities in BC, Kelowna's voter turnout is above the average of 27.12% as shown in the figure to the right. Kelowna's turnout remained very steady from 2018 to 2022 with a decrease of 0.12%. The average change in the same group of municipalities was a decrease of 8.42% with those municipalities seeing 0.21% to 16.42% fewer voters in 2022.

While the reasons for these decreases are unknown and likely vary, staff will continue to plan elections based on the principles of making voting accessible and making voters aware of their opportunities to vote.



Election Signs

The Election Sign Bylaw regulates the type, size, placement, and timing of election signs. It applies to elections across all levels of government. The Bylaw was established in 2010 and last amended in 2014. During this election, Bylaw Services responded to 73 service requests (SRs) for election sign compliance. This includes issues reported by the public and by Bylaw Enforcement Officers. This is a significant increase from the 19 SRs in 2018, due in part to changes in how complaints and Officer-generated action are reported and tracked.

Maps showing the 100 m area around voting locations where no campaigning or advertising is permitted on voting days were included in the candidate information package and available on the City website. Staff saw fewer infractions of this regulation compared to past elections.

Staff have concerns with safety and property damage resulting from rebar and other structures supporting signs. Rebar in boulevards can damage public infrastructure like irrigation lines or mowing equipment and creates tripping hazards for pedestrians when left in the ground after the election.

Staff recommend Council direct staff to review the Election Sign Bylaw and report back to Council with options to address these concerns through updated regulations and enforcement.

Voting by Mail Ballot

New this year, voting by mail ballot was available to all eligible voters instead of only those who were unable to attend any voting opportunity in-person due to illness, injury, or being out of town. The 2022 General Local Government Election Bylaw establishes procedures for voting by mail ballot.

Staff received 1,995 requests for mail ballot packages and 1,060 mail ballots were accepted. This volume shows a high level of interest in voting by mail ballot, far exceeding that of past elections and higher than estimated. A detailed breakdown of packages is in the table below.

| | |
|--|-------|
| Requested | 1,995 |
| Returned – accepted | 1,060 |
| Returned – rejected | 36 |
| Returned – after Oct. 15 deadline (rejected) | 65 |
| Unreturned | 751 |
| Other (e.g., not picked up, ineligible, duplicate) | 83 |

Voting by mail ballot can be a convenient and accessible option for those who are unable to go or uncomfortable with going to a voting location in-person. It also presents administrative challenges for both staff and voters, the most significant of which is the time constraint for making ballot packages available after the withdrawal period and testing of ballots. The earliest mail ballot packages can be ready is approximately one week before the first advance voting day, which reduces the value of voting by mail for those who will be out of town during voting opportunities.

Preparing, delivering, and managing a high volume of mail ballots requires specific materials and significant staff resources. The estimated cost was \$14,000, not including staff time during regular office hours.

Based on this year's experience, staff have several recommendations if voting by mail is used in the next election:

- Encourage voters to pick up mail ballot packages instead of receiving them by mail;
- Hire an Election Clerk dedicated to preparing for and managing the mail ballot process, along with support from Office of the City Clerk staff; and
- Update the bylaw to clarify deadlines and procedures for processing mail ballot packages.

Conclusion:

Staff are completing a debrief of the 2022 election plan, including budget, administration, staffing, and communication. This includes documenting challenges, opportunities, and recommendations for future election planning. These recommendations, along with ongoing research and discussion, will explore different ways of informing citizens leading up to elections, election space and staffing needs, and the bylaws that guide election procedures, sign regulations, and voting by mail ballot.

Internal Circulation:
Communications

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act, Part 3 Electors and Election

Legal/Statutory Procedural Requirements:

Local Government Act, s. 158 Report of election results

Existing Policy:

[2022 General Local Government Election Bylaw No. 12393](#) – establishes election procedures

[Automated Voting Machines Authorization Bylaw No. 10970](#) – establishes use of automated vote counting system and vote tabulating units

[Election Sign Bylaw No. 10411](#) – regulates duration, placement, number, size of election signs

[Elector Registration Bylaw No. 10547](#) – establishes same day voter registration

Financial/Budgetary Considerations:

The 2022 election budget included funding for a 6-month Election Clerk to assist in the preparation and administration of the election, with additional support from staff in the Office of the City Clerk and other departments. Additional staff will be needed to deliver the same level of service in 2026 as the scale and scope of running the election increases.

Final election costs are being processed. Staff anticipate being within the approved budget of \$331,000 for the election, Council orientation, and the Inaugural Meeting of Council.

External Agency/Public Comments:

Communications Comments:

Considerations not applicable to this report:

Submitted by:

L. Bentley, Chief Election Officer / Deputy City Clerk

Approved for inclusion: S. Fleming, City Clerk

Attachments:

Declaration of Official Election Results and Summary of Ballot Accounts

cc:

Province of BC – Queen's Printer

Declaration of Official Election Results – General Local Election 2022

I, Laura Bentley, Chief Election Officer, do hereby declare elected the following candidates, who received the following number of valid votes for the office as follows:

For one (1) Mayor

| <u>Candidate</u> | | <u>Number of Votes Received</u> |
|--------------------------|------------------|---------------------------------|
| Basran, Colin | | 10,905 |
| Dyas, Tom | (Elected) | 21,328 |
| Habib, David | | 1,533 |
| Smedley, Glendon Charles | | 282 |
| Socrates, Silverado | | 226 |

For eight (8) Councillors

| <u>Candidate</u> | | <u>Number of Votes Received</u> |
|--------------------------|------------------|---------------------------------|
| Ames, Susan | | 7,543 |
| Becenko, Chris | | 1,463 |
| Bocskei, Chris | | 2,923 |
| Brar, Amarit | | 4,965 |
| Cannan, Ron | (Elected) | 17,152 |
| Collecutt, Sacheen | | 3,070 |
| Dahms, Greg | | 1,929 |
| DeHart, Maxine | (Elected) | 11,218 |
| Dhial, Indy | | 5,020 |
| Fiddler, Darrin | | 1,204 |
| Given, Gail | | 9,458 |
| Grewal, Bal | | 6,861 |
| Hodge, Charlie | (Elected) | 11,374 |
| Joseph, Daniel | | 2,709 |
| Kay, James | | 5,470 |
| Kyle, Davis | | 10,122 |
| Lalli, Amarjit Singh | | 4,172 |
| Lovegrove, Gord | (Elected) | 11,609 |
| Macauley, Tom | | 5,578 |
| McMurray, Elaine | | 6,292 |
| Norman, D. Ben | | 2,029 |
| Rogers, Brian | | 2,895 |
| Sawatzky, Zach | | 2,427 |
| Schlosser, Dan | | 4,164 |
| Shephard, Anthony | | 3,693 |
| Singh, Mohini | (Elected) | 11,585 |
| Stack, Luke | (Elected) | 11,421 |
| Truch, Peter | | 7,958 |
| Webber, Rick | (Elected) | 11,795 |
| Wentworth, Noel | | 7,479 |
| Williams, Chris | | 4,747 |
| Wooldridge, Loyal | (Elected) | 14,700 |

For four (4) School Trustees

| <u>Candidate</u> | | <u>Number of Votes Received</u> |
|-------------------------|------------------|---------------------------------|
| Becenko, Chris | | 4,644 |
| Broughton, Wayne | (Elected) | 13,387 |
| Demman, Tovey | | 5,936 |
| Dockstader, Teresa | | 7,580 |
| Fieber, Chris | | 5,981 |
| Fraser, Julia | (Elected) | 13,599 |
| Johnson, Val | (Elected) | 12,003 |
| Shephard, Erika | | 5,018 |
| Tiede, Lee-Ann | (Elected) | 12,258 |

Summary of Ballot Accounts

| | Mayor | Councillor | School Trustee |
|--|---------------|-------------------|---------------------------|
| Ballots distributed by the Chief Election Officer | 62,522 | 62,522 | 62,047 |
| Number of ballots cast | 34,851 | 34,851 | 34,824 |
| Number of spoiled ballots | 612 | 612 | 612 |
| Number of unreturned mail ballots | 853 | 853 | 851 |
| Number of rejected mail ballots | 36 | 36 | 36 |
| Total number of ballots given out during voting | 36,352 | 36,352 | 36,323 |
| Unused ballots at the end of voting | 26,149 | 26,149 | 25,703 |
| Ballots not accounted for in accounts | 21 | 21 | 21 |
| Total number of ballots accounted for | 62,522 | 62,522 | 62,047 |

Estimated Voter Turnout

| | |
|---------------------------------------|---------------|
| Number of electors casting a ballot | 34,851 |
| Estimated number of eligible electors | 115,000 |
| Percentage of voters | 30.31% |

I hereby certify the foregoing to be a true statement of the votes cast; of the ballot paper account; and of the results of the City of Kelowna 2022 General Local Election.

Given under my hand this 19th day of October 2022

Laura Bentley, Chief Election Officer

2022 Election Results

November 2022

34,851 ballots cast

30.31% voter turnout

6 voting days

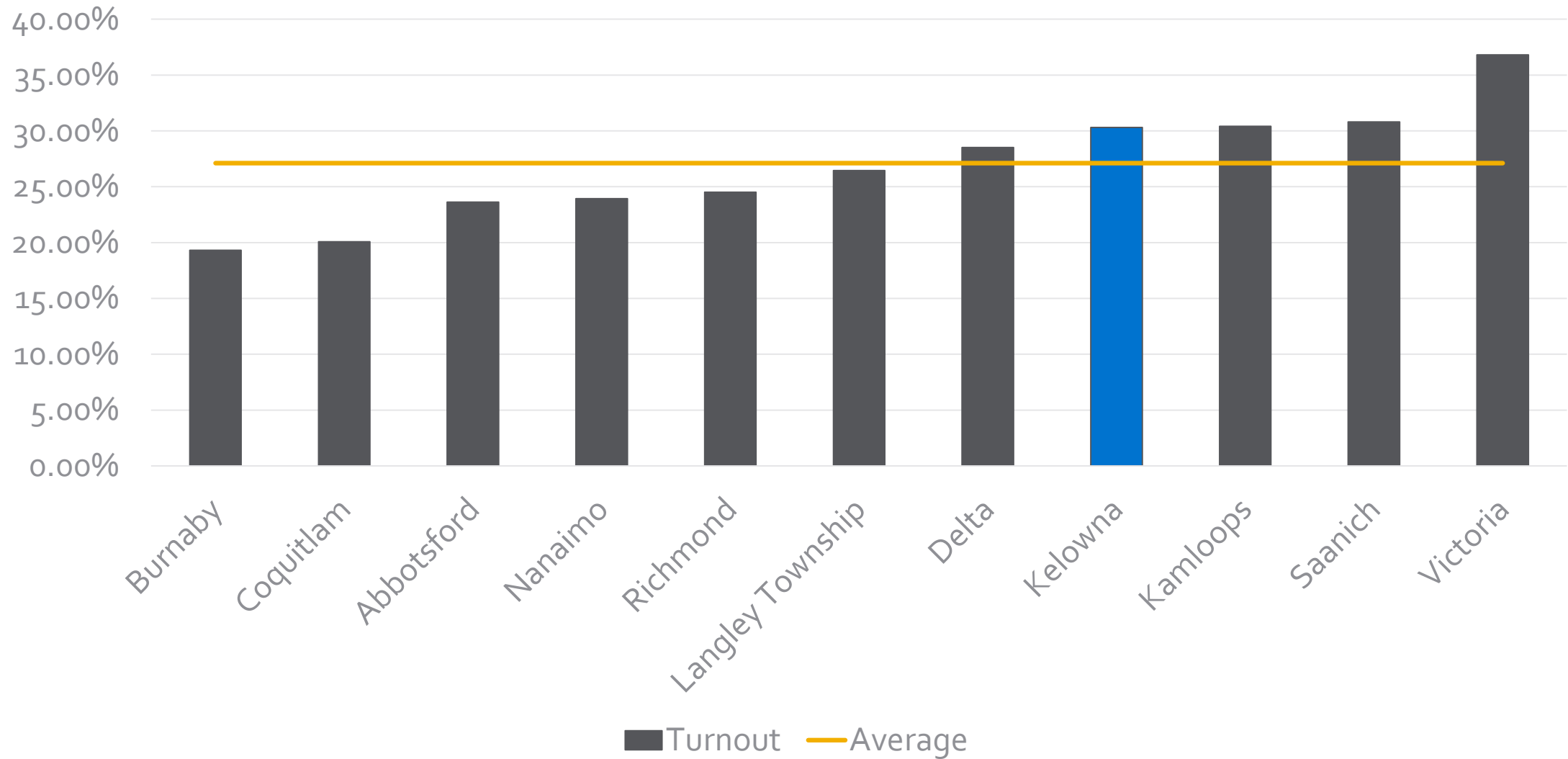
10 special voting opportunities

380 election official positions

Election Highlights

- ▶ Voting opportunities
 - ▶ Accessibility
 - ▶ Special voting
- ▶ Staffing
- ▶ Communication
- ▶ Voter turnout

Voter Turnout Comparison

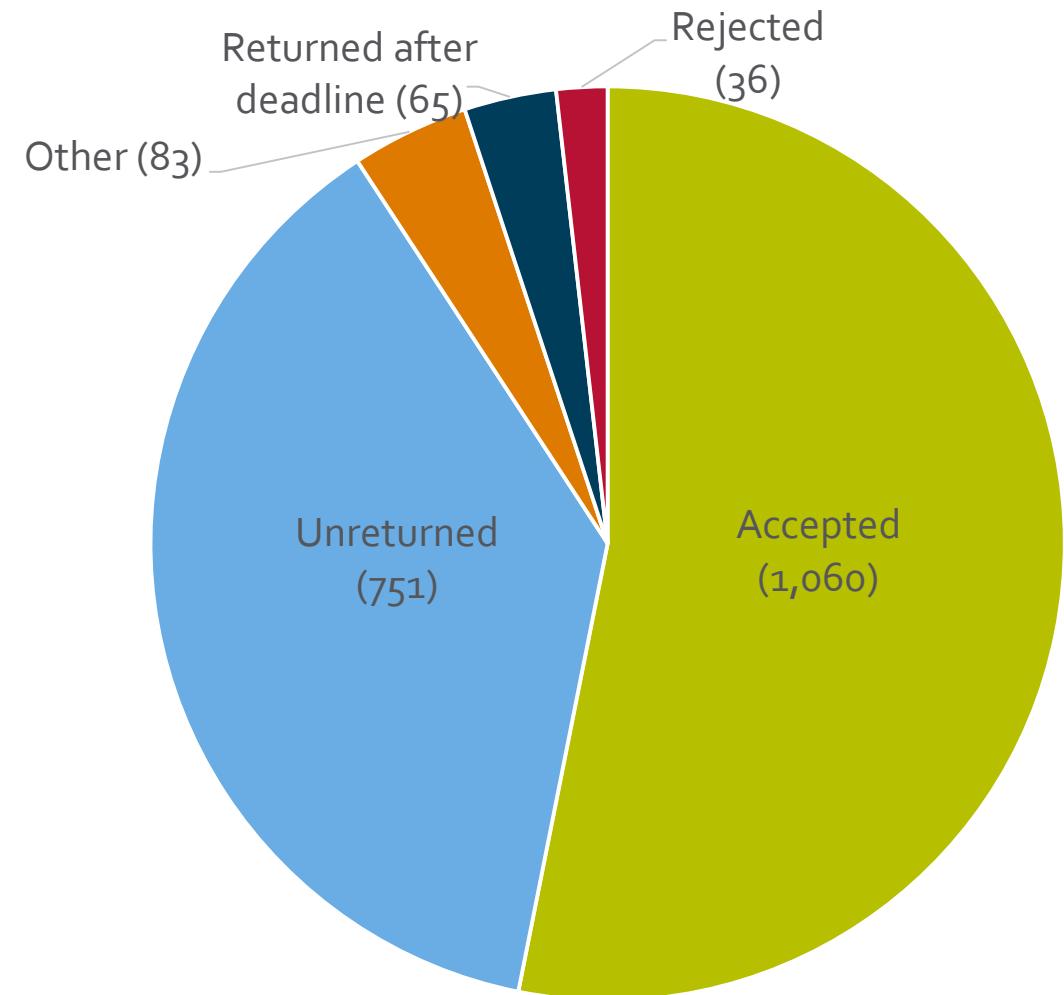


Election Signs

- ▶ Regulations for type, size, placement, timing
- ▶ 73 service requests for compliance issues
- ▶ No campaign zone around voting locations
- ▶ Safety and property damage concerns
- ▶ Recommend review of Election Sign Bylaw

Mail Ballot Voting

- ▶ Expanded option with high level of interest
- ▶ Convenience and accessibility
- ▶ Administrative and timing challenges
- ▶ Recommendations for future elections



Summary

- ▶ Debrief of election plan
- ▶ Informing future election planning
 - ▶ Budget
 - ▶ Staffing and election space
 - ▶ Communications and citizen engagement
 - ▶ Bylaws and procedures
- ▶ Recommendation to review Election Sign Bylaw and report back to Council



Questions?

For more information, visit kelowna.ca.