### City of Kelowna Regular Council Meeting AGENDA



Pages

Monday, December 5, 2022 1:30 pm Council Chamber City Hall, 1435 Water Street

			•
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.		
		leeting is open to the public and all representations to Council form part of the public . A live audio-video feed is being broadcast and recorded on kelowna.ca.	
2.	Confir	mation of Minutes	5 - 12
	PM Me	eeting - November 28, 2022	
3.	Repor	ts	
	3.1	2022 GFOA Budget Award Recipient Report	13 - 15
		To present the 2022 GFOA Distinguished Budget Award.	
4.	Committee Reports		
	4.1	48th Annual Civic Awards Nomination Period	16 - 27
		To announce the opening of the nomination period for the 48th Annual Civic & Community Awards.	
5.	Development Application Reports & Related Bylaws		
	5.1	Barnaby Rd 741 - Supplemental Report — Z22-0005 (BL12458) - Haidong Liu	28 - 29
		To give Bylaw No. 12458 first reading for a rezoning application for the subject property.	
	5.2	Barnaby Rd 741 - BL12458 (Z22-0005) - Haidong Liu	30 - 30
		To give Bylaw No. 12458 first reading in order to rezone the subject property from the	

RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone.

5-3	Band Road 1150 - Z21-0083 (BL12456) - 1320467 B.C. Ltd., Inc.No. BC1320467	31 - 56
	To rezone 1150 Band Road from the RR1 – Large Lot Rural Residential Zone and RU1 – Large Lot Housing Zone to the RU2 – Medium Lot Housing Zone	
5-4	Road Closure - Band Road	57 - 59
	To close a 0.48 hectare portion of excess road for consolidation with the adjacent parcel at 1150 Band Road.	
5.5	BL12460 - Road Closure Bylaw - Portion of road adjacent to 1150 Band Road	60 - 61
	To give Bylaw No. 12460 first, second and third reading.	
5.6	Berk Court 662 - Z22-0054 (BL12461) - Siyu Li	62 - 84
	To rezone 662 Berk Court from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone	
5.7	Eastbourne Rd 625 - Z22-0067 (BL12462) - Anthony James Morris Kuchma and Kristen Nicole Kuchma	85 - 100
	To rezone $625$ Eastbourne Road from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone	
5.8	Kneller Rd 115, 175 - Z22-0014 (BL12463) - Okanagan Metis and Aboriginal Housing Society	101 - 145
	To rezone 115 and 175 Kneller Road from the RU1 — Large Lot Housing zone and MF2 — Townhouse Housing zone to the MF3r — Apartment Housing (Rental Only) zone	
5.9	Kneller Rd 175, 235, 239 & Kneller Ct 1161 - Z22-0013 (BL12464) - OMAHS and PRHC	146 - 190
	To rezone 175, 235, 239 Kneller Road and 1161 Kneller Court from the RU1 – Large Lot Housing zone and the RU2 – Medium Lot Housing zone to the CA1r – Core Area Mixed Use (Rental Only) zone	
5.10	Welke Rd 699 - Z22-0050 (BL12465) - Yixian Liu and Qian Liu	191 - 213
	To rezone 699 Welke Road from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone	
5.11	Rezoning Bylaws Supplemental Report to Council	214 - 215
	To receive a summary of notice of first reading for Rezoning Bylaws No. 12438, 12444, 12445, 12451, 12453 and 12457 and to give the bylaws further reading consideration.	

### 5.12 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.

### 5.12.1 Sumac Rd E 211 - BL12438 (Z22-0053) - Raghvir Kaur and Kulraj Singh Gill

216 - 216

To give Bylaw No. 12438 first, second and third reading and adopt in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.

### 5.12.2 McClure Rd 764 - BL12444 (Z22-0037) - David Kummer

217 - 217

To give Bylaw No. 12444 first, second and third reading and adopt in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone.

### 5.13 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.

### 5.13.1 Kloppenburg Rd 1760 - BL12445 (Z22-0005) - Ryan Kuchma and Rebekah Kuchma

218 - 218

To give Bylaw No. 12445 first, second and third reading in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.

### 5.13.2 Lund Rd 1233 - BL12451 (Z22-0049) - Paramdeep Singh Sidhu and Jagjit Kaur Sidhu

219 - 219

To give Bylaw No. 12451 first, second and third reading in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone.

### 5.13.3 Welke Rd 689 - BL12453 (Z21-0102) - David Allan Glendinning

220 - 220

To give Bylaw No. 12453 first, second and third reading in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone,

		33.4 ····· 3,··· -33- 2-1-43, (-1-1 0003) · 04,//00 2 0 1-1-1, ····· 10 0003	
		To give Bylaw No. 12457 first, second and third reading in order to rezone a portion of the subject property from the I1 – Business Industrial zone to the CA1 – Core Area Mixed Use zone.	
6.	Non-D	evelopment Reports & Related Bylaws	
	6.1	2023 Financial Plan - Preliminary Budget Volume Overview	223 - 250
		To provide an overview of the 2023 Financial Plan – Preliminary Budget Volume.	
	6.2	Planning and Development - Third Quarter Report	251 - 262
		This report will update Council on building and development Statistics for the third quarter of 2022.	
	6.3	Development Application & Heritage Procedures Bylaw Amendment No. 2 - TA22- 0017 - City of Kelowna	263 - 274
		To amend Development Application and Heritage Procedures Bylaw No. 12310 to align the delegated authority of Form and Character Development Permits with Kelowna 2040 Official Community Plan Bylaw No. 12300 and Zoning Bylaw No. 12375.	
	6.4	BL12466 - Amendment No. 2 to Development Application & Heritage Procedures Bylaw No. 12310	275 - 275
		To give Bylaw No. 12466 first, second and third reading.	
7.	Bylaws	for Adoption (Non-Development Related)	
	7.1	BL12428 - Amendment No. 4 to Kelowna Memorial Park Cemetery Bylaw No. 11664	276 - 285
		To adopt Bylaw No. 12428.	
	7.2	BL12431 - Amendment No. 39 to Airport Fees Bylaw No. 7982	286 - 286
		To adopt Bylaw No. 12431.	
8.	Mayor	and Councillor Items	
9.	Termination		

HWY 97 N 2592 - BL12457 (Z22-0069) - 647700 BC Ltd., Inc.No. 647700

5.13.4

221 - 222



### City of Kelowna Regular Council Meeting Minutes

Date:

Monday, November 28, 2022

Location:

Council Chamber City Hall, 1435 Water Street

Members Present

Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart, Charlie Hodge,

Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge

Members participating

Remotely

Councillor Gord Lovegrove

Staff Present

City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Corporate and Protective Services, Stu Leatherdale\*; Community Safety Director, Darren Caul\*; Divisional Director, Planning & Development Services, Ryan Smith\*; Development Planning Department Manager, Terry Barton\*; Community Planning & Development Manager, Dean Strachan\*; Planner, Trisa Atwood\*; Infrastructure Operations Department Manager, Geert Bos\*; General Manager, Infrastructure, Mac Logan\*; Information Services Director, Jazz Pabla\*; Cemetery Manager, Tracey Hillis\*; Parks Services Manager, Blair Stewart\*; Senior Airport Finance & Corporate Services Manager, Shayne Dyrdal\*; Divisional Director, Active Living & Culture, Jim Gabriel\*

Staff participating

Social Development Manager, Sue Wheeler\*; Legislative Coordinator (Confidential), Arlene McClelland

Remotely Guest

RCMP Superintendent Kara Triance\*, OIC Kelowna Detachment

(\* Denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 1:30 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

Ro835/22/11/28 THAT the Minutes of the Regular Meetings of November 21, 2022 be confirmed as circulated.

**Carried** 

### 3. Reports

### 3.1 RCMP Officer In Charge 2022 Q2 Q3 Report

Kara Triance, Superintendent Kelowna RCMP Detachment:

- Displayed a PowerPoint Presentation providing an update regarding the 2022 Q2 and Q3 public safety and crime trends.

- Spoke to Strategic Partnerships to improve response.

- Spoke to efforts to decrease property crime and address prolific offenders.

- Provided an overview of the Kelowna Integrated Court process.

Spoke to gang prevention and enforcement.

- Responded to questions from Council.

### Moved By Councillor Wooldridge/Seconded By Councillor DeHart

Ro836/22/11/28 THAT Council receive the RCMP Quarterly Update report from the Superintendent, Kelowna RCMP Detachment, dated November 28, 2022.

**Carried** 

### 4. Development Application Reports & Related Bylaws

### 4.1 Tanager Ct 5428 - Supplemental Report — Z22-0052 (BL12449) - Diane and George Kamoschinski

### Moved By Councillor Hodge/Seconded By Councillor DeHart

Ro837/22/11/28 THAT Council receives, for information, the Supplemental Report from the Office of the City Clerk dated November 28, 2022 regarding a Rezoning Bylaw that requires reading consideration;

AND THAT the Rezoning Application Z22-0052, located at 5428 Tanager Court, Kelowna, BC be forwarded to a Public Hearing for further consideration.

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

Carried

### 4.2 Tanager Ct 5428 - BL12449 (Z22-0052) - Diane and George Kamoschinski

### Moved By Councillor Wooldridge/Seconded By Councillor DeHart

Ro838/22/11/28 THAT Bylaw No. 12449 be read a first time.

**Carried** 

### 4.3 Bernard Ave 1575 - OCP22-0006 (BL12454) Z22-0041 (BL12455) - 1575 Bernard Projects Ltd.

#### Staff:

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

### Moved By Councillor Stack/Seconded By Councillor DeHart

Ro839/22/11/28 THAT Official Community Plan Map Amendment Application No. OCP22-0006 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of Lot 8 Section 20 Township 26 ODYD Plan 32159, located at 1575 Bernard Ave, Kelowna, BC from the EDINST – Educational/Institutional designation to the C-NHD – Core Area Neighbourhood 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 Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated November 28, 2022;

AND THAT Rezoning Application No. Z22-0041 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT 8 SECTION 20 TOWNSHIP 26 ODYD PLAN 32159, located at 1575 Bernard Ave, Kelowna, BC from the P2 – Education & Minor Institutional zone and the RU1 – Large Lot Housing zone to the MF3r – Apartment Housing Rental Only zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated November 28, 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 Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject property.

Carried

### 4.4 Bernard Ave 1575 - BL12454 (OCP22-006) - 1575 Bernard Projects Ltd.

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

R0840/22/11/28 THAT Bylaw No. 12454 be read a first time;

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

Carried

### 4.5 Bernard Ave 1575 - BL12455 (Z22-0041) - 1575 Bernard Projects Ltd.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

R0841/22/11/28 THAT Bylaw No. 12455 be read a first time.

Carried

### 4.6 Barnaby Rd 741 - Z22-0005 (BL12458) - Haidong Lui

Staff:

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

### Moved By Councillor Cannan/Seconded By Councillor Hodge

Ro842/22/11/28 THAT Rezoning Application No. Z22-0005 be forwarded to a Public Hearing for further consideration.

Carried

The meeting recessed at 2:55 p.m.

The meeting reconvened at 3:01 p.m.

4.7 Hemlock Rd 645 - Z22-0058 (BL12459) - Aumol Properties Limited, Inc. No. BC1145527

Staff:

Displayed a PowerPoint Presentation summarizing the application

Moved By Councillor Stack/Seconded By Councillor Cannan

Ro843/22/11/28 THAT Rezoning Application No. Z22-0058 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 15 Section 26 Township 26 ODYD Plan 19924, located at 645 Hemlock Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated November 28, 2022.

Carried

### 4.8 Rezoning Bylaws Supplemental Report to Council

City Clerk:

- Confirmed no correspondence received.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

Ro844/22/11/28 THAT Council receives, for information, the report from the Office of the City Clerk dated November 28, 2022 with respect to four rezoning applications;

AND THAT Rezoning Bylaws No. 12436, 12437, 12441 and 12448 be forwarded for further reading consideration.

Carried

- 4.9 Rezoning Applications
  - 4.9.1 Harvey Ave 801-831 Saucier Ave 802-812 BL12436 (Z21-0041) Westrich Saucier Developments BC Ltd., Inc. No. BC1367262

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

Ro845/22/11/28 THAT Bylaw No. 12436 be read a first, second and third time.

Carried

4.9.2 Leathead Rd 460 and Fraser Rd 605 - BL12437 (Z20-0066) - 1342833 BC Ltd., Inc. No. BC1342833

### Moved By Councillor Wooldridge/Seconded By Councillor DeHart

Ro846/22/11/28 THAT Bylaw No. 12437 be read a first, second and third time.

**Carried** 

4.9.3 Franklyn Rd 975 - BL12448 (Z22-0029) - Gurdish Johal

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

Ro847/22/11/28 THAT Bylaw No. 12448 be read a first, second and third time.

Carried

### 4.10 Rezoning Applications

4.10.1 Windsong Cres 5031 - BL12441 (Z22-0051) - Rahul Chaudhary and Anita Kharod

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

Ro848/22/11/28 THAT Bylaw No. 12441 be read a first, second and third time and be adopted.

**Carried** 

### 5. Non-Development Reports & Related Bylaws

### 5.1 Building Safer Communities Fund 2022

Staff:

Summarized the reasons for the 2022 Financial Plan amendment and the purpose of the grant and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

Ro849/22/11/28 THAT Council receives, for information, the report from the Community Safety Department dated November 28, 2022 with respect to the 2022 Building Safer Communities Fund;

AND THAT the 2022 Financial Plan be amended to include the receipt of funds allocated as \$202,095.61.

**Carried** 

### 5.2 Snow and Ice Removal Update

Staff:

- Displayed a PowerPoint Presentation providing an overview of the Snow and Ice Control Program and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Cannan

<u>Ro850/22/11/28</u> THAT Council receives for information, the report from Infrastructure Operations dated November 28, 2022 with regard to the Snow & Ice Control Update.

Carried

### 5.3 Kelowna Memorial Park Cemetery - Bylaw Update

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed bylaw amendments.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

Ro851/22/11/28 THAT Council receives for information, the report from Parks Services, dated November 28, 2022, recommending changes to the Kelowna Memorial Park Cemetery Bylaw No. 11664;

AND THAT Council gives reading consideration to Bylaw No. 12428 being amendment No. 4 to Kelowna Memorial Park Cemetery Bylaw No. 11664.

Carried

5.4 BL12428 - Amendment No. 4 to Kelowna Memorial Park Cemetery Bylaw No. 11664

Moved By Councillor Hodge/Seconded By Councillor Singh

Ro852/22/11/28 THAT Bylaw No. 12428 be read a first, second and third time.

Carried

### 5.5 Kelowna International Airport Fees Bylaw 7982 - Amendment

Staff:

- Provided an overview and rationale of the proposed amendment to the Airport Fee's Bylaw.

Moved By Councillor Stack/Seconded By Councillor DeHart

<u>Ro853/22/11/28</u> THAT Council receive for information the report of the Kelowna International Airport dated November 28, 2022;

AND FURTHER THAT Bylaw No. 12431 being Amendment No. 39 to the City of Kelowna Airport Fees Bylaw 7982 be advanced for reading consideration.

Carried

### 5.6 BL12431 - Amendment No. 39 to Airport Fees Bylaw No. 7982

Moved By Councillor Hodge/Seconded By Councillor Singh

Ro854/22/11/28 THAT Bylaw No. 12431 be read a first, second and third time.

**Carried** 

### 5.7 H2O Memberships and Admissions Rate Adjustment

Staff:

- Displayed a PowerPoint Presentation outlining the reasons for the proposed H2O memberships and admissions rate adjustment and responded to questions from Council.

### Ryan Stierman, CFO YMCA of Southern Interior BC

- Responded to guestions from Council.

### Moved By Councillor Singh/Seconded By Councillor Hodge

Ro855/22/11/28 THAT Council approve a 5% increase, rounded to the nearest \$0.25, to membership and drop-in admission fees at the H2o Adventure + Fitness Centre as outlined in the report from the Active Living & Culture Division dated November 28, 2022.

Carried

### 5.8 Reaching Home - Designated Communities Intermediary Agreement

### Moved By Councillor Wooldridge/Seconded By Councillor DeHart

<u>R0856/22/11/28</u> THAT Council defer consideration to revise the Intermediary Agreement until Council has had an update on the Central Okanagan Journey Home Society charitable status and after Council has concluded their Strategic Planning meeting.

Carried

### 5.9 Substance Use and Addictions Grant 2022

Staff participating remotely:

- Provided rationale for how the grant monies would fund the Substance Use and Addiction Program and responded to questions from Council.

### Moved By Councillor Wooldridge/Seconded By Councillor Webber

Ro857/22/11/28 THAT Council receives, for information, the report from the Active Living and Culture Division dated November 28, 2022 with respect to funding received under the Health Canada Substance Use and Addictions Program;

AND THAT Council approve the amendment of the 2022 Financial Plan to include the receipt of funds allocated as \$662,433.00.

Carried

### 5.10 Uptown Rutland Business Improvement Area - BL12427

### Staff:

- Confirmed that Certificate of Sufficiency can be received and the bylaw adopted.

### Moved By Councillor DeHart/Seconded By Councillor Wooldridge

Ro858/22/11/28 THAT Council receives for information, the Certificate of Sufficiency from the City Clerk dated November 28, 2022 pertaining to the establishment of the Uptown Rutland Business Improvement Area.

AND THAT Bylaw No. 12427 being the Uptown Rutland Business Improvement Area Bylaw be forwarded for adoption consideration.

**Carried** 

### 5.11 BL12427 - Uptown Rutland Business Improvement Area 2023 - 2027 Bylaw

#### Moved By Councillor Cannan/Seconded By Councillor Hodge

Ro859/22/11/28 THAT Bylaw No. 12427 be adopted.

Carried

#### 6. Resolutions

6.1 Draft Resolution, re: Special Meeting - Strategic Planning Session - December 2, 2022

### Moved By Councillor Singh/Seconded By Councillor Hodge

Ro860/22/11/28 THAT a Special Meeting of Council (Strategic Planning Session) be held on Friday, December 2, 2022, at 9:00 a.m.;

AND THAT the December 2, 2022, Strategic Planning Session be held at another location other than City Hall, being the Kelowna Yacht Club, Spinnaker Room, 1370 Water Street, Kelowna, B.C.

**Carried** 

### Bylaws for Adoption (Non-Development Related)

### 7.1 BL12452 - Amendment No. 3 to Sign Bylaw No. 11530

Moved By Councillor Hodge/Seconded By Councillor Cannan

Ro861/22/11/28 THAT Bylaw No. 12452 be adopted.

Carried

### 8. Mayor and Councillor Items

Councillor Wooldridge:

- Spoke to the upcoming Kettle Valley Santa Claus Parade Fundraiser for The Bridge Youth Recovery House on December 3rd between 6:00-8:00 p.m.

### Councillor DeHart:

- Spoke to their attendance at the Habitat for Humanity event.

- Spoke to their attendance along with the Mayor and Councillor Wooldridge at the Tree of Hope Light Up.
- Spoke to their attendance along with the Mayor at the Strong Neighbourhoods celebration.
- Will be in the Kettle Valley Fundraiser Parade on Saturday, December 3rd.

Councillor Stack:

- Spoke to their attendance last week at the 2022 Social Trends Seminar and will provide a link of the seminar to Council members.

#### Councillor Cannan:

- Asked to receive an update on the MOU on Commonwealth Road.

City Manager:

- Will provide an update in January, 2023.

Mayor Dyas:

/acm

- Spoke to their attendance along with Councillor Wooldridge at the Centennial Park Christmas Tree Light Up.
- The DKA Light Up is occurring on Saturday, December 3rd.

### 9. Termination

This meeting was declared terminated at 4:36 p.m.

Mayor Dyas City Clerk

### Report to Council



Date: December 5, 2022

To: Council

From: City Manager

**Subject:** 2022 GFOA Distinguished Budget Presentation Award

**Department:** Financial Services

#### Recommendation:

THAT Council receive for information the report titled "2022 GFOA Distinguished Budget Presentation Award."

### Purpose:

To present the 2022 GFOA Distinguished Budget Award.

### Background:

The Government Finance Officers Association (GFOA) is a non-profit professional organization that serves more than 18,000 government finance professionals throughout North America and recognizes excellence in budgeting and financial reporting.

### **Distinguished Budget Reporting:**

The City has received the Distinguished Budget Presentation Award for the City of Kelowna's 2022 Budget document. This is the twenty-first year in a row that the City has received this award, which recognizes governments that "prepare budget documents of the very highest quality that reflect both the guidelines established by the National Advisory Council on State and Local Budgeting and the GFOA's best practices on budgeting." The 2022 Final Budget was approved by Council in May 2021 and then a comprehensive application was completed and sent to the GFOA for panel review and scoring. In order to receive this award a government must publish a document that meets program criteria as a policy document, as an operations guide, as a financial plan and as a communications device. Three independent reviewers individually score the document according to ratings of "Information Not Present" through to "Outstanding", for each of the 27 Budget Award Criteria. I am pleased to advise Council that Kelowna's 2022 Budget received a proficient or outstanding rating on all requisite rating criteria.

Submitted by Joe Sass, Finance Director



### GOVERNMENT FINANCE OFFICERS ASSOCIATION

# Distinguished Budget Presentation Award

PRESENTED TO

City of Kelowna British Columbia

For the Fiscal Year Beginning

January 01, 2022

**Executive Director** 

Christopher P. Morrill



# The Government Finance Officers Association of the United States and Canada

presents this

### CERTIFICATE OF RECOGNITION FOR BUDGET PREPARATION

to

### Finance Department City of Kelowna, British Columbia



The Certificate of Recognition for Budget Preparation is presented by the Government Finance Officers Association to those individuals who have been instrumental in their government unit achieving a Distinguished Budget Presentation Award. The Distinguished Budget Presentation Award, which is the highest award in governmental budgeting, is presented to those government units whose budgets are judged to adhere to program standards

**Executive Director** 

Christopher P. Morrill

**November 04, 2022** 

### Report to Council



Date: December 5, 2022

To: Council

From: City Manager

**Subject:** Civic & Community Awards Nomination Period

**Department:** Active Living & Culture

#### Recommendation:

That Council receives, for information, the report from Active Living & Culture, dated December 5, 2022, that announces the opening of the nomination period for the 48<sup>th</sup> Annual Civic & Community Awards, including an outline of award categories for the program.

#### Purpose:

To announce the opening of the nomination period for the 48th Annual Civic & Community Awards.

### Background:

The City of Kelowna's annual Civic & Community Awards recognize the outstanding achievements and contributions made in the city of Kelowna each year. The program includes 13 awards that honour volunteers, artists, athletes, environmental stewards, and businesses. Up to three finalists are selected in each category, with one recipient being awarded.

The awards program is overseen by a Steering Committee made up of members of the community. The Steering Committee provides direction to four sub-committees and two supporting organizations which assist in the operations of the awards program.

The current steering committee was approved by Council for a four-year term on November 4, 2019. Membership of the Steering Committee includes Adam Schubel, Bob Burge, Dan Rogers, Ellen Boelcke, Karen Graham, Lorraine Ewonus, and Wayne Moore. The Chair of the Steering Committee is Ellen Boelcke and Karen Graham is the Nominating Committee Chair.

#### Discussion:

The nomination period for the 48<sup>th</sup> Annual Civic & Community Awards commences on Monday December 5, 2022, and will remain open until Friday, February 10, 2023. Criteria for all categories and nomination forms are available on the City website at kelowna.ca/civicawards.

The nomination forms may be submitted via email or printed and delivered in person to either Parkinson Recreation Centre or City Hall.

Similar to the 2021 awards, finalists will be announced through short videos and social media during the month of April and will conclude with a live awards presentation on April 20, 2023.

The Anita Tozer Memorial Award is also part of the Civic Awards program but is not part of this nomination call as the award recipient is selected by Mayor and Council.

The categories, criteria and last year's recipients are included below:

Category	Criteria	2021 Recipient
Teen Honour in the Arts and Honour in the Arts	Awarded to an adult and youth who have made outstanding contributions to Kelowna through cultural and/or artistic efforts.	Teen – Dryden Bennett  Adult – Jennifer Money
Young Citizen of the Year	Awarded to a young male or female in recognition of their overall outstanding voluntary contributions to Kelowna.	David Withler
Fred Macklin and Sarah Donalda-Treadgold Citizen of the Year	Awarded to a citizen in recognition of their overall outstanding voluntary contributions to the city of Kelowna.	Lloyd Nelson
Bob Giordano Coach or Sport Administrator of the Year	Awarded to an individual who has contributed significantly to Kelowna through voluntary service to amateur sport, such as coaching or administrative support.	Mike Sodaro
Bryan Couling Memorial Athletic Team of the Year	Awarded to the Kelowna based team (amateur or professional) who brought the greatest amount of recognition to Kelowna.	KSS Owls Boys Volleyball Team
Male and Female Athlete of the Year	Awarded to the athlete (amateur or professional) who brought the greatest amount of recognition to Kelowna.	Female Athlete:  Malindi Elmore  Male Athlete:  Jerome Blake
Champion for the Environment	Awarded to an individual or business whose actions and achievements have shown outstanding environmental leadership or innovative contributions having a direct benefit on the city of Kelowna.	Don Dobson

Corporate Community of the Year	Awarded to a Kelowna business that has provided outstanding support for employee volunteerism in addition to financial contributions and initiatives having a direct benefit on the city of Kelowna.	Kelowna Toyota
The Central Okanagan Foundation Volunteer Organization of the Year	Awarded to a Kelowna volunteer organization that has provided outstanding community services with direct benefits to the city of Kelowna.	CMHA – Canadian Mental Health Association
Augie Ciancone Male and Female High School Athlete of the Year (not part of this call for nominations)	Most outstanding male and female high school athlete of the year, in the area of the Central Okanagan.	Female Athlete: Tatum Wade  Male Athlete: Nathan Loo - Tie Everett Schmuland - Tie
Anita Tozer Memorial Award  (not part of this call for nominations)	Awarded by Council to an individual or group in recognition of an extraordinary and positive contribution to the quality of life in Kelowna.	Edna Terbasket

### **Conclusion:**

The 48<sup>th</sup> Annual Civic & Community Awards will be celebrating another year of community resilience and commitment. It is of great importance that we recognize individuals and businesses who made unique and courageous contributions in 2022. The Community & Civic Awards provides Kelowna with an occasion and platform to reflect on how our citizens and community have shown strength, spirit and determination.

### Internal Circulation:

Active Living & Culture Corporate Strategic Services

### Considerations applicable to this report:

Existing Policy: Council Policy 382 – Civic & Community Awards

### Considerations not applicable to this report:

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

Submitted by: M. Siggers, Community & Neighbourhood Services Manager

### Approved for inclusion:

JG

cc: Corporate Strategic Services



# The City of Kelowna's Civic & Community Awards



- Recognize the outstanding achievements and contributions made in our community each year
- Program includes 13 awards that honour volunteers, artists, athletes, environmentalists, businesses and organizations



# Civic Awards Steering Committee



- Civic & Community Awards program is overseen by a Steering Committee:
  - Adam Schubel
  - Bob Burge
  - Dan Rogers
  - ► Ellen Boelcke, Chair
  - ► Karen Graham
  - Lorraine Ewonus
  - Wayne Moore



## Nomination Period

- ► Nomination period:
  - ▶ December 5 February 10, 2022
- ► All nomination forms and award category information is available online at kelowna.ca/civicawards
- ► Two easy ways to nominate:
  - Via email
  - Drop-off at the Parkinson Recreation Centre or City Hall





- Selections are based on achievements and contributions in 2022
- Award selections are based on the information provided in the nomination package
- ► Finalists will be announced in April









Teen Honour in the Arts Honour in the Arts	Champion for the Environment
Young Citizen of the Year	Corporate Community of the Year
Fred Macklin and Sarah Donalda-Treadgold Memorial Citizen of the Year	Central Okanagan Foundation - Volunteer Organization of the Year
Bob Giordano Memorial Coach or Sport Administrator of the Year	Augie Ciancone Male and Female High School Athletes of the Year (not part of this nomination call)
Bryan Couling Memorial Athletic Team of the Year	Anita Tozer Memorial Award (not part of this nomination call)
Male and Female Athlete of the Year	



## **Award Presentation**

- ➤ Finalists will be announced with short videos and shared on the City's webpage and social media channels
- ► A live awards presentation is planned for April 20, 2023



# Questions? kelowna.ca/civicawards

### Report to Council



Date: December 5, 2022

To: Council

From: City Manager

**Department:** Office of the City Clerk

**Subject:** Supplemental Report – Rezoning Bylaw Reading Consideration

#### Recommendation:

THAT Council receives, for information, the Supplemental Report from the Office of the City Clerk dated December 5, 2022 regarding a Rezoning Bylaw that requires reading consideration;

AND THAT the Rezoning Application Z22-0005, located at 741 Barnaby Road, Kelowna, BC be forwarded to a Public Hearing for further consideration;

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

### Purpose:

To give Bylaw No. 12458 first reading for a rezoning application for the subject property.

### **Background:**

Council considered a rezoning application at 741 Barnaby Road on November 28, 2022 and forwarded the rezoning bylaw to a public hearing. The corresponding bylaw must be given first reading consideration prior to the public hearing.

### Previous Council Resolution

Resolution	Date
THAT Rezoning Application No. Z22-0005 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A District Lot 357 SDYD Plan 24757, located at 741 Barnaby Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone be considered by Council;	November 28, 2022
AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.	

### Considerations not applicable to this report:

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

Submitted by: N Beauchamp, Legislative Technician

**Approved for inclusion**: S Fleming, City Clerk

cc: Development Planning

### **CITY OF KELOWNA**

### BYLAW NO. 12458 Z22-0005 741 Barnaby Rd

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:

- THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification Lot A District Lot 357 SDYD Plan 24757, located on Barnaby 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 Cou	uncil this	
Adopted by the Municipal Council of the City of Kelowna	a this	
	Мау	or
	City Cle	erk

### REPORT TO COUNCIL



**Date:** December 5<sup>th</sup> 2022

To: Council

From: City Manager

**Department:** Development Planning

Application: Z21-0083 Owners: 1320467 B.C. Ltd., Inc.No.

BC1320467

Address: 1150 Band Road Applicant: Robert Webster

**Subject:** Rezoning Application

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

Existing Zone: RR1 – Large Lot Residential/RU1 – Large Lot Housing

**Proposed Zone:** Ru<sub>2</sub> – Medium Lot Housing

### 1.0 Recommendation

THAT Rezoning Application No. Z21-0083 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1, Section 13, Township 26, ODYD Plan EPP122639 located at 1150 Band Road, Kelowna, BC and a portion of Band Road from the RR1 – Large Lot Rural Residential zone to the RU2 – Medium Lot Housing zone and a portion of Band Road from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone as shown on Map "A" attached to the Report from the Development Planning Department dated December 5<sup>th</sup> 2022 be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated December 5<sup>th</sup> 2022;

AND THAT final adoption of the rezoning bylaw be considered subsequent to final adoption of a Road Closure Bylaw related to the closure of the road as shown on Schedule "B" attached to the Report from the Development Planning Department dated December 5<sup>th</sup> 2022.

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

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

#### 2.0 Purpose

To rezone 1150 Band Road from the RR1 – Large Lot Rural Residential Zone and RU1 – Large Lot Housing Zone to the RU2 – Medium Lot Housing Zone

#### 3.0 Development Planning

Staff recommend the proposed rezoning application be supported. The proposal is consistent with the 2040 Official Community Plan S-RES – Suburban Residential designation intended to allow for single and two dwelling housing. The proposal would allow for a 21-lot infill subdivision. Substantial road improvements associated with the proposed development would result in safer access to Hwy #33 for residents. The development also provides for new single-family housing in a strata-housing format which means the cost of maintaining and replacing the infrastructure needed for the development will be the responsibly of the future strata. This development is considered 'infill' development which utilizes existing roads and water/sewer infrastructure that are surrounding the subject property.

Final adoption of the rezoning bylaw is recommended to be conditional upon issuance of a 'Preliminary Layout Review' (PLR) letter from the City's Statutory Subdivision Approving Officer. Approval from the Ministry of Transportation and Infrastructure is required as the site is adjacent to Hwy# 33. A road closure bylaw is also required to be completed prior to final adoption.

### 4.0 Proposal

### 4.1 <u>Background</u>

The subject property is a vacant 1.7-acre lot located in the Black Mountain neighborhood and is compromised of land/road remainders that were the result of previous development and road construction.

### 4.2 <u>Project Description</u>

The proposal would allow for 'suburban' style infill development of 21 single detached homes as part of a new strata development. The proposed rezoning application is consistent with the Official Community Plan as it provides for new single-family housing in a strata-housing format which means the cost of maintaining and replacing the infrastructure needed for the development will be the responsibly of the future strata. This development is considered 'infill' development which utilizes existing roads and water/sewer infrastructure that are surrounding the subject property.



### 4.3 Site Context

The subject property is adjacent to Hwy#33 and Band Road. Hume Road currently dead-ends at the subject property. Residents to the west of the site currently access their homes by driving over the property via a statutory-right-of-way registered on the subject property. If approved the applicant would be required to construct an extension to Hume Road to access the proposed subdivision and this would improve vehicle access for existing residents. The majority of Band Road is proposed to be closed and sold to the applicant as part of this proposal as the road would no longer be needed if Hume Road is extended.

The property (and surrounding area) are currently serviced by minimal transit along the Hwy#33 corridor and have a 'walk score' of zero which means almost all errands require a car. In the context of the Official Community Plan the subject property and surrounding area is located in the permanent growth boundary and is designated S-RES – Suburban Residential. Generally, lands within the Permanent Growth Boundary may be considered for urban uses. Specifically lands designated S-Res – Suburban Residential are meant to accommodate most of the city's single and two dwelling residential growth in the Suburban Neighbourhoods.

### 5.0 Current Development Policies

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

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  The proposal provides for low-density single-family housing in an existing suburban area already serviced by roads water/sewer. The site is near (within 1km) of existing schools (Black Mountain Elementary).		
Objective 7.6. Support a variety of low-density housing.			
Policy 7.6.1. Family-friendly multi-unit housing.	sizes, including three or more bedrooms.  The proposal is for single family housing which can provide for 3 or more-bedroom units on medium sized strata lots that will provide for a modest increase in density		
	in an existing suburban neighbourhood characterized by large single-family lots.		

### 6.o Technical Comments

### 6.1 <u>Development Engineering Department</u>

Servicing Memorandum attached as Schedule "A"

### 7.0 Application Chronology

Date of Application Received: August 20<sup>th</sup> 2021
Date Public Consultation Completed: October 22<sup>nd</sup> 2021

**Report prepared by:** Alex Kondor, Planner Specialist

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

**Reviewed by:** Terry Barton, Development Planning Department Manager

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

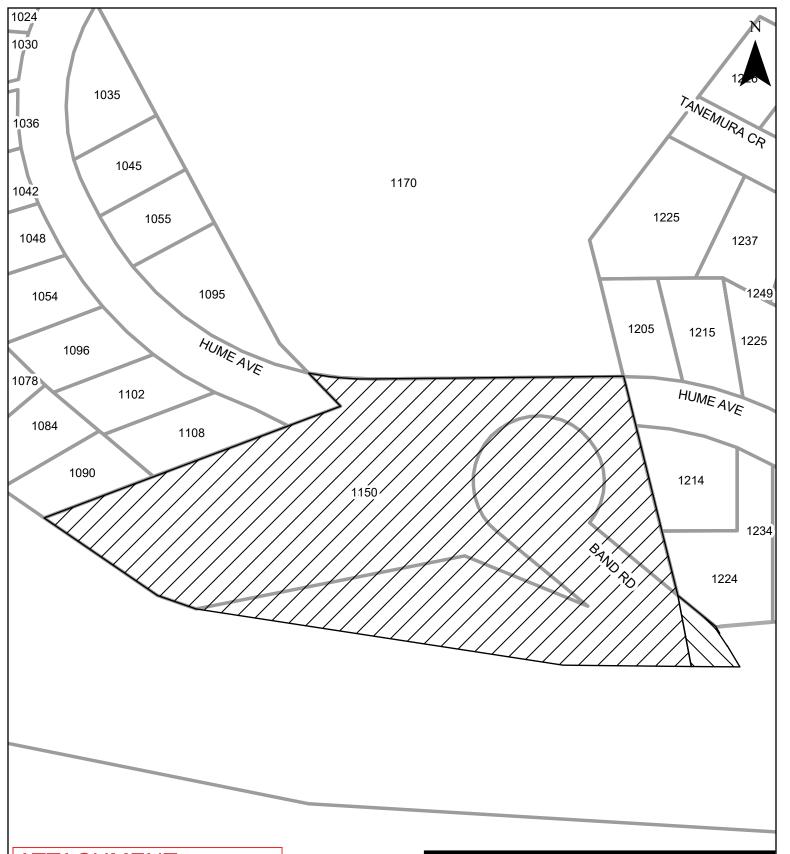
### **Attachments**

Attachment A - Rezoning Map "A"

Attachment B – Conceptual Subdivision Plan

Schedule A: Development Engineering Memo

Schedule B: Road Closure Sketch





1630



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



City of





### **MEMORANDUM**

**Date:** September 20, 2021 (address and Bylaw 12375 references updated Nov 16, 2022)

**File No.:** Z21-0083

**To:** Planning and Development Officer (AK)

From: Development Engineering Manager (RO)

Subject: 1150 Band Rd RR1 to RU2

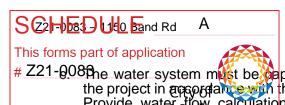
The Development Engineering Branch has the following comments and requirements associated with this application to rezone 1150 Band Road to RU2 – Medium Lot Housing. The Development Technician for this file is Sarah Kelly (skelly@kelowna.ca).

#### 1. GENERAL

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

#### 2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject 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 connections 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.



# Z21-008 he water system must be pable of supplying the domestic and fire flow demands of the project in apportance with the Subdivision, Development, & Servicing Bylaw No. 7900. Provide water flow calculations for this development to confirm bylaw conformance. ak Ensure building and at an elevation that ensures water pressure is within the bylaw pressure thin its Note: Private pumps are not acceptable for addressing marginal pressure.

#### 3. SANITARY SEWER SYSTEM

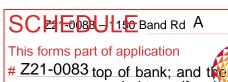
Initials

- a. 1150 Band Rd is not connected to the City's sanitary sewer system. The Developer, at their expense, is required to connect to the City of Kelowna sanitary sewer system. The new service connection is to be completed with an inspection chamber (c/w Brooks Box) as per SS-S7. Only one service will be permitted for each legal lot.
- b. Sanitary main within Hume Ave is to be extended to provide connection for proposed subdivision. Servicing from rear yard sanitary main contained in easement on private properties to the west of 1150 Band Rd will not be permitted.

#### 4. STORM DRAINAGE

- a. This property is located within the City of Kelowna drainage service area. The hillside areas of Kelowna are not suitable for groundwater recharge or disposal of on/offsite drainage via infiltration. Roof or site drainage for this subdivision must discharge directly to the City of Kelowna's storm system. The City will not permit infiltration to ground except for foundation drainage. Each lot shall require a storm system service connection.
- b. Provide the following drawings:
  - A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
  - A detailed Stormwater Management Plan for this subdivision; and, ii.
  - An Erosion and Sediment Control Plan is to be prepared by a Professional iii. 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

Page 3 of 6



# Z21-0083 top of bank; and the reform field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.

Planner Initials **ak**. If individual **Ke bowlinds** 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 addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

#### 5. ROAD IMPROVEMENTS / SITE ACCESS

- a. Hume Ave to be constructed to a full urban standard (SS-R4) along the full frontage of the subject property; including curb and gutter, sidewalk, LED street lighting, burial of overhead wires and removal of poles, landscaped and irrigated boulevard, storm drainage system, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b. The Applicant will be responsible for decommissioning of existing Band Rd including removal of asphalt, removal of depressed curb and replacement with barrier curb, and installation of approved landscaping treatment.
- c. Grade the fronting road boulevards in accordance with the standard drawing. Major cut/fill slopes must start at the property lines.
- d. Landscaped boulevards, complete with underground irrigation, are required on proposed roadways. This will be included as a line item in the estimate for the Servicing Agreement performance security. Details and plant selection are to be approved by the City of Kelowna Parks department.
- e. Provide road markings and street name signs where required. The City will install all signs and road markings at the developer's expense. The developer will sign a third-party work order and pay the cost of traffic sign installation prior to the registration of the subdivision.
- f. Streetlights must be installed on all public roads. All streetlighting plans are to include photometric calculations demonstrating Bylaw 7900 requirements are met and approval by the Development Engineering Branch at the same time as other "issued for construction" drawings.

#### 6. POWER AND TELECOMMUNICATION SERVICES

- a. All proposed 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. Before making application for approval of your subdivision plan, please make arrangements with Fortis for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application for final approval.
- c. 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.



Planner Initials Provide a geotechnical report prepared by a Professional Engineer competent in the field and hydro-geotechnical report prepared by a Professional Engineer competent in the field and hydro-geotechnical report prepared by a Professional Engineer competent in the field and hydro-geotechnical report prepared by a Professional Engineer competent in the field and hydro-geotechnical report prepared by a Professional Engineer competent in the field and hydro-geotechnical report prepared by a Professional Engineer competent in the field and hydro-geotechnical report prepared by a Professional Engineer competent in the field and hydro-geotechnical report prepared by a Professional Engineer competent in the field and hydro-geotechnical report prepared by a Professional Engineer competent in the field and hydro-geotechnical report prepared by a Professional Engineer competent in the field and hydro-geotechnical report prepared by a Professional Engineer competent in the field and hydro-geotechnical report prepared by a Professional Engineer competent in the field prepared by a Professional Engineer competent in the field prepared by a Professional Engineer competent in the field prepared by a Professional Engineer competent in the field prepared by a Professional Engineer competent in the field prepared by a Professional Engineer competent in the field prepared by a Professional Engineer competent in the field prepared by a Professional Engineer competent in the field prepared by a Professional Engineer competent in the field prepared by a Professional Engineer competent in the field prepared by a Professional Engineer competent in the field prepared by a Professional Engineer competent in the field prepared by a Professional Engineer competent in the field prepared by a Professional Engineer competent in the field prepared by a Professional Engineer competent in the field prepared by a Professional Engineer competent in the field prepared by a Professional Engineer competent in the field prepared by a Pro

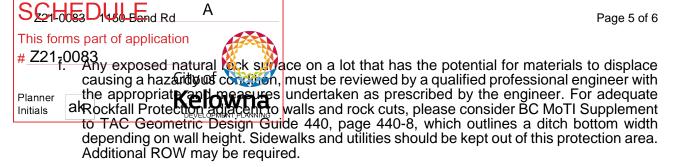
<u>NOTE:</u> The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.

- 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.
  - 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. If any blasting is proposed as part of this subdivision, a Soil Removal and Deposit Application must be made to the City for such works. The proposed blasting work is to comply with Amendment No. 1 to the Soil Removal and Deposit Regulation Bylaw No. 9612, specifically Section 6 PERMIT REQUIREMENTS (k) and (g).
- d. 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*).

e. 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.



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

#### 8. ROAD DEDICATION/SUBDIVISION REQUIREMENTS

- The proposed development will trigger a road dedication of 15.0m for Hume Ave connection.
- b. Strata Lane must meet BCBC requirements for emergency access.
- c. Indicate on the site, the locations of the garbage and recycle bins. Provide turning movements for a MSU vehicle to confirm manoeuvrability on site.
- d. Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.

#### 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 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 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.



# Z21-0083 Part 3, "Security for works and Services", of the Bylaw, describes the Bonding and Insurance recipite from the Owner. The liability limit is not to be less than \$5,000,000 and the City kellowing on the insurance policy as an additional insured.

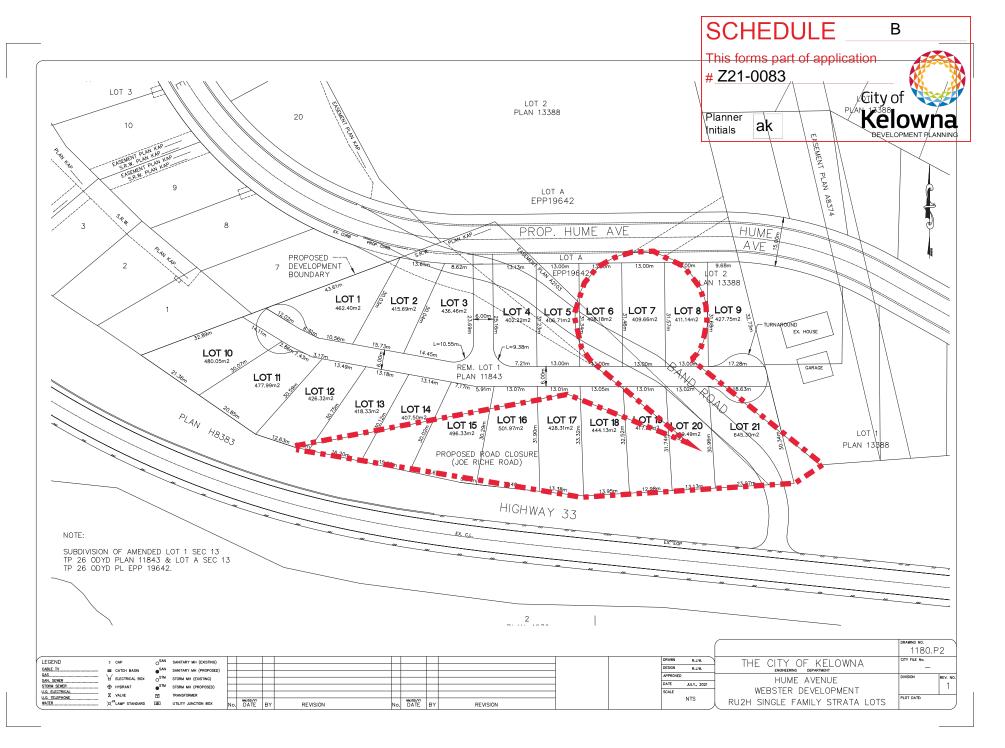
#### 11. CHARGES, FEES, AND SECURITIES

- 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).

Nelson Chapman, P.Eng

Development Engineering Manager

SK



#### CITY OF KELOWNA

### Z21-0083 1150 Band Road

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

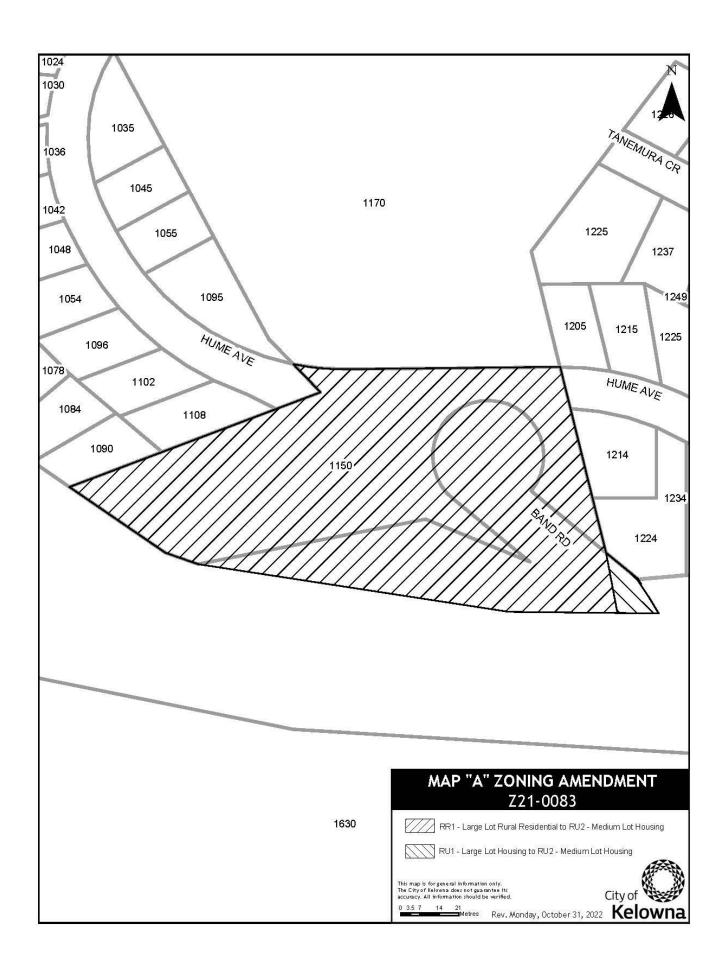
The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

- 1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
  - a. Lot 1 Section 13 Township 26 ODYD Plan EPP122639 located on Band Road Kelowna, BC from the RR1 Large Lot Rural Residential zone and the RU1 Large Lot Housing zone to the RU2 Medium Lot Housing zone; and
  - A portion of road adjacent to 1150 Band Road from the RR1 Large Lot Rural Residential zone to the RU2 – Medium Lot Housing zone as shown on MAP "A" attached to and forming part of this bylaw; and
  - c. A portion of road adjacent to 1150 Band Road from the RU1 Large Lot Housing zone to the RU2 Medium Lot Housing zone 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.

Pead a first second and third time by the Municipal Council this

Read a first, second and third time by the Monicipal 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







# Proposal

►To Rezone 1150 Band Road and portions of road from the RR1 – Large Lot Rural Residential Zone and RU1 – Large Lot Housing Zone to the RU2 – Medium Lot Housing Zone

## Development Process

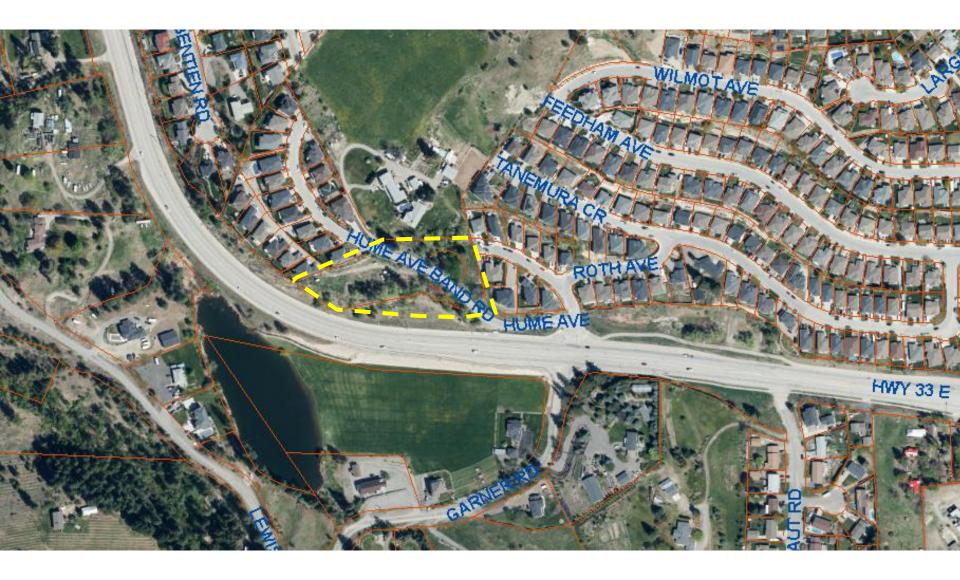


**Development Application Submitted** August 20<sup>th</sup> 2021 Staff Review & Circulation **Public Notification Received** October 22<sup>nd</sup> 2021 **Initial Consideration** Nov 21st 2022 Council First, Second & Third Readings Approvals Final Reading Subdivision/Development Permit/Building Permit

# Context Map



# Subject Property Map

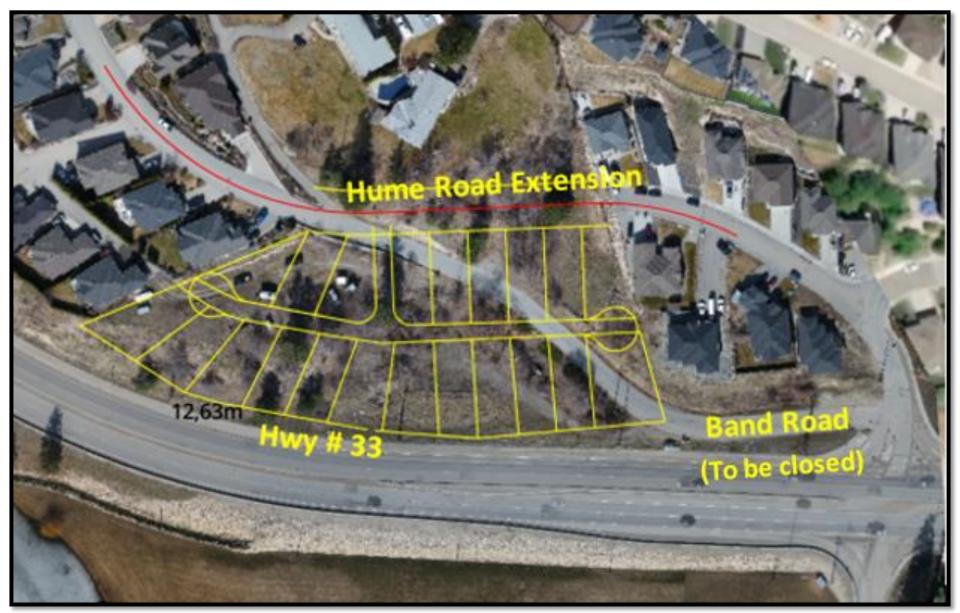




# Project/technical details

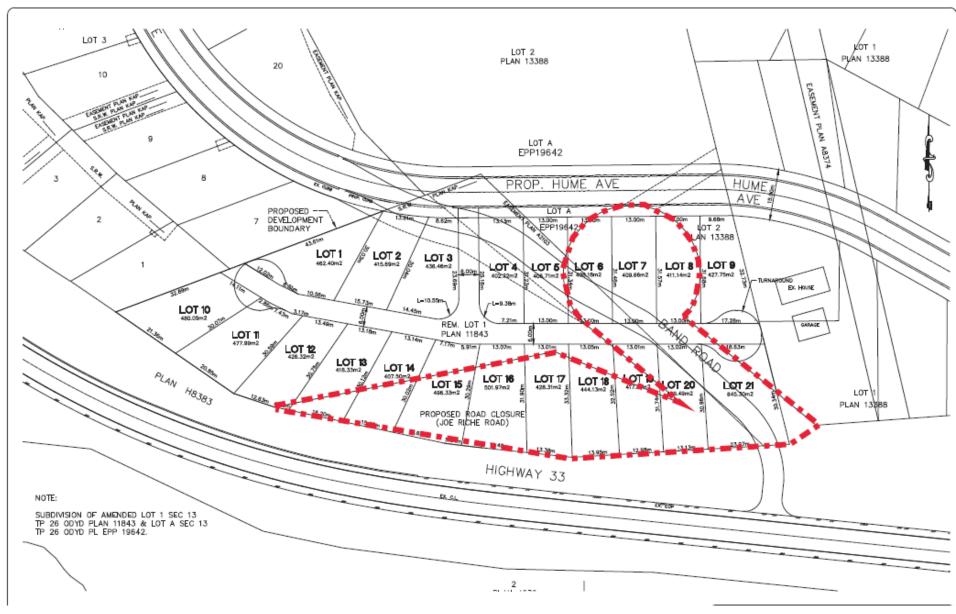
- Infill development of approximately 21 single detached homes as a part of a new strata development.
- Consistent with the 2040 OCP S-Res Suburban Residential.
- Substantial road improvements which would result in safer access to Hwy #33 for residents

## Site Plan



City of **Kelowna** 

## Road Closure





## Staff Recommendation

- ➤ Support the proposal is consistent with OCP:
  - ► The proposal provides for low-density single-family housing in an existing suburban area already serviced by roads water/sewer. The site is near existing schools/parks.
  - ► The proposal is for single family housing which can provide for 3 or more-bedroom units on medium sized strata lots that will provide for a modest increase in density in an existing suburban neighbourhood.



# Conclusion of Staff Remarks

### Report to Council



Date: December 5, 2022

To: Council

From: City Manager

Subject: Road Closure of Excess Municipal Land Adjacent to 1150 Band Road

**Department:** Real Estate

#### Recommendation:

THAT Council receives, for information, the report from the Real Estate department dated December 5, 2022, recommending that Council adopt the proposed closure of excess road adjacent to 1150 Band Road;

AND FURTHER THAT Bylaw No. 12460, being a proposed road closure of a portion of road adjacent to 1150 Band Road, be given reading consideration.

#### Purpose:

To close a 0.48 hectare portion of excess road for consolidation with the adjacent parcel at 1150 Band Road.

#### **Background:**

The proposed road closure (shown as "Road to be Closed" on the attached Schedule 'A') will allow for the consolidation of the road closure area with the adjacent properties to achieve a single-family housing development.

#### Legal/Statutory Authority:

Community Charter, SBC 2003, c. 26 s. 26 and s.40

#### Considerations not applicable to this report:

Internal Circulation:

Legal/Statutory Procedural Requirements:

**Existing Policy:** 

Financial/Budgetary Considerations:

External Agency/Public Comments:

**Communications Comments:** 

Council December 5, 2022 Page **2** of **2** 

Submitted by: B. Walker, Real Estate Services Manager

**Approved for inclusion:** J. Säufferer, Real Estate Department Manager

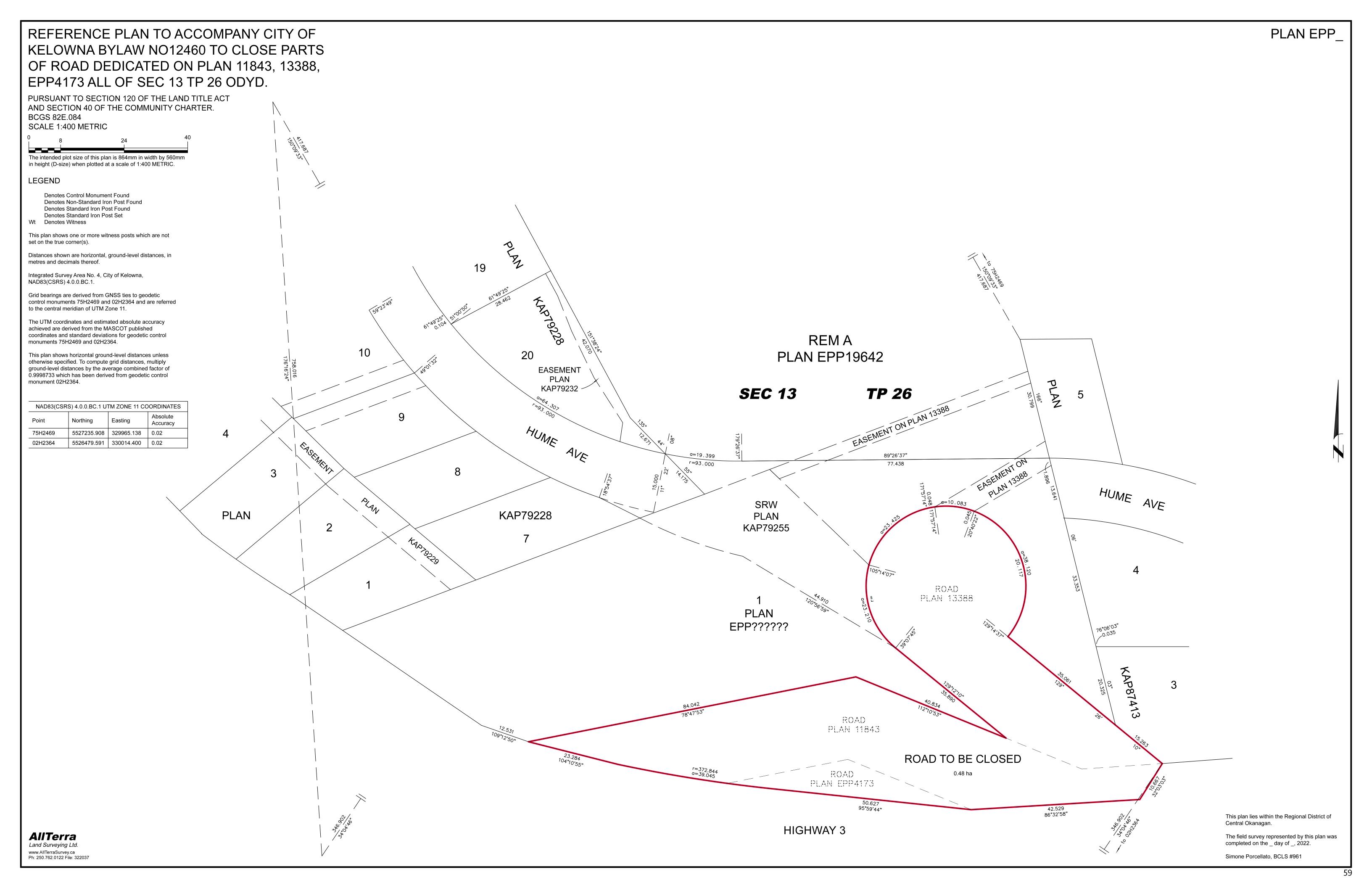
Attachments: Schedule A – Survey Plan

cc: A. Kondor, Planner Specialist

D. Strachan, Community Planning and Development Manager

C. Williams, Senior Transportation Planning Engineer

N. Chapman, Development Engineering Manager



#### **CITY OF KELOWNA**

### **BYLAW NO. 12460**

## Road Closure and Removal of Highway Dedication Bylaw (Portion of Road Adjacent to 1150 Band Road)

A bylaw pursuant to Section 26 and 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of highway Adjacent to 1150 Band Road

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

- 1. That portion of highway attached as Schedule "A" comprising 4800 m² shown in red as Road to be Closed on the Reference Plan prepared by Simone Porcellato, B.C.L.S., is hereby stopped up and closed to traffic and the highway dedication removed.
- 2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

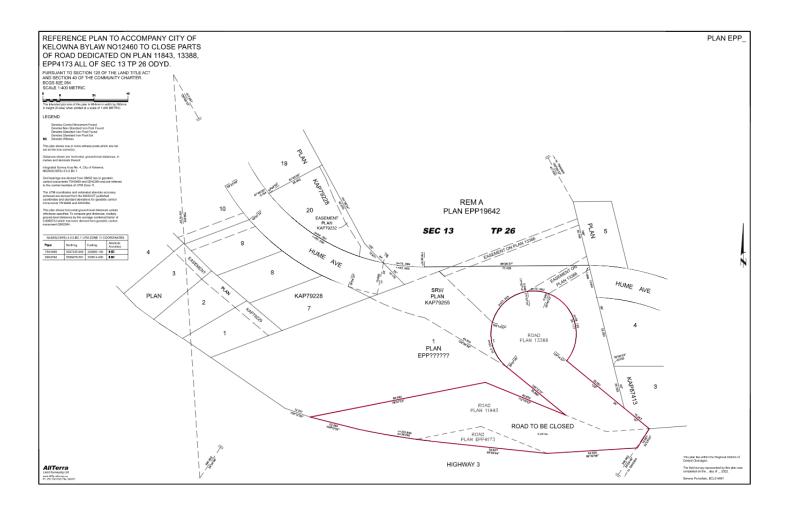
Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor
City Clerk

### Bylaw No. 12460 - Page 2

#### Schedule "A"



### REPORT TO COUNCIL



Date: December 5, 2022

To: Council

From: City Manager

**Department:** Development Planning

**Application:** Z22-0054 **Owner:** Siyu Li

Address: 662 Berk Court Applicant: Urban Options Planning Corp.

**Subject:** Rezoning Application

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

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

**Proposed Zone:** RU4 – Duplex Housing

#### 1.0 Recommendation

THAT Rezoning Application No. Z22-0054 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A District Lot 357 SDYD Plan 30572 Except Plan 37931, located at 662 Berk Court, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone;

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 December 5, 2022;

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

#### 2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone to facilitate a two-lot subdivision.

#### 3.0 Development Planning

Staff are supportive of the application to rezone the subject property from the RU1 - Large Lot Housing zone to the RU4 - Duplex Housing zone. The property is a large lot with a future land use designation of S-Res -

Suburban Residential, and is within the City's Permanent Growth Boundary (PGB). As such, the proposed zone is consistent with the Official Community Plan's (OCP) objectives.

#### 4.0 Proposal

#### 4.1 <u>Project Description</u>

The proposed rezoning from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone would facilitate a two-lot subdivision. The resulting lots would be 726.5 m2 each in area, with one lot being 18.0 m wide and the second lot being 21.33 m wide. This would allow for semi-detached housing to be built on the resulting lots, increasing the number of primary housing units from one to four.

#### 4.2 Site Context

The subject property is located on Berk Court near the intersection with Buck Road. The parcel has a Future Land Use Designation of S-RES – Suburban Residential and is within the City's Permanent Growth Boundary. The surrounding area consists primarily of RU1 – Large Lot Housing.

Specifically, adjacent land uses are as follows:

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

#### Subject Property Map: 662 Berk Court



#### 5.0 Current Development Policies

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

6.0 Objective 7.2. adaptable.	Design Suburban Neighbourhoods to be low impact, context sensitive and
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.  The proposed rezoning would provide additional ground-oriented dwellings that contribute to diverse and affordable housing within suburban communities.

Objective 7.6. Support a variety of low-density housing.		
Policy 7.6.1.	Encourage multi-unit developments near schools to include a variety of unit sizes,	
Family-friendly	including three or more bedrooms	
multi-unit	The proposed rezoning would provide three additional dwelling units on a site near	
housing.	multiple schools.	

#### 7.0 Application Chronology

Date of Application Accepted: September 2, 2022
Date Public Consultation Completed: October 3, 2022

Report prepared by: Graham Allison, Planner I

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

**Reviewed by:** Terry Barton, Development Planning Department Manager

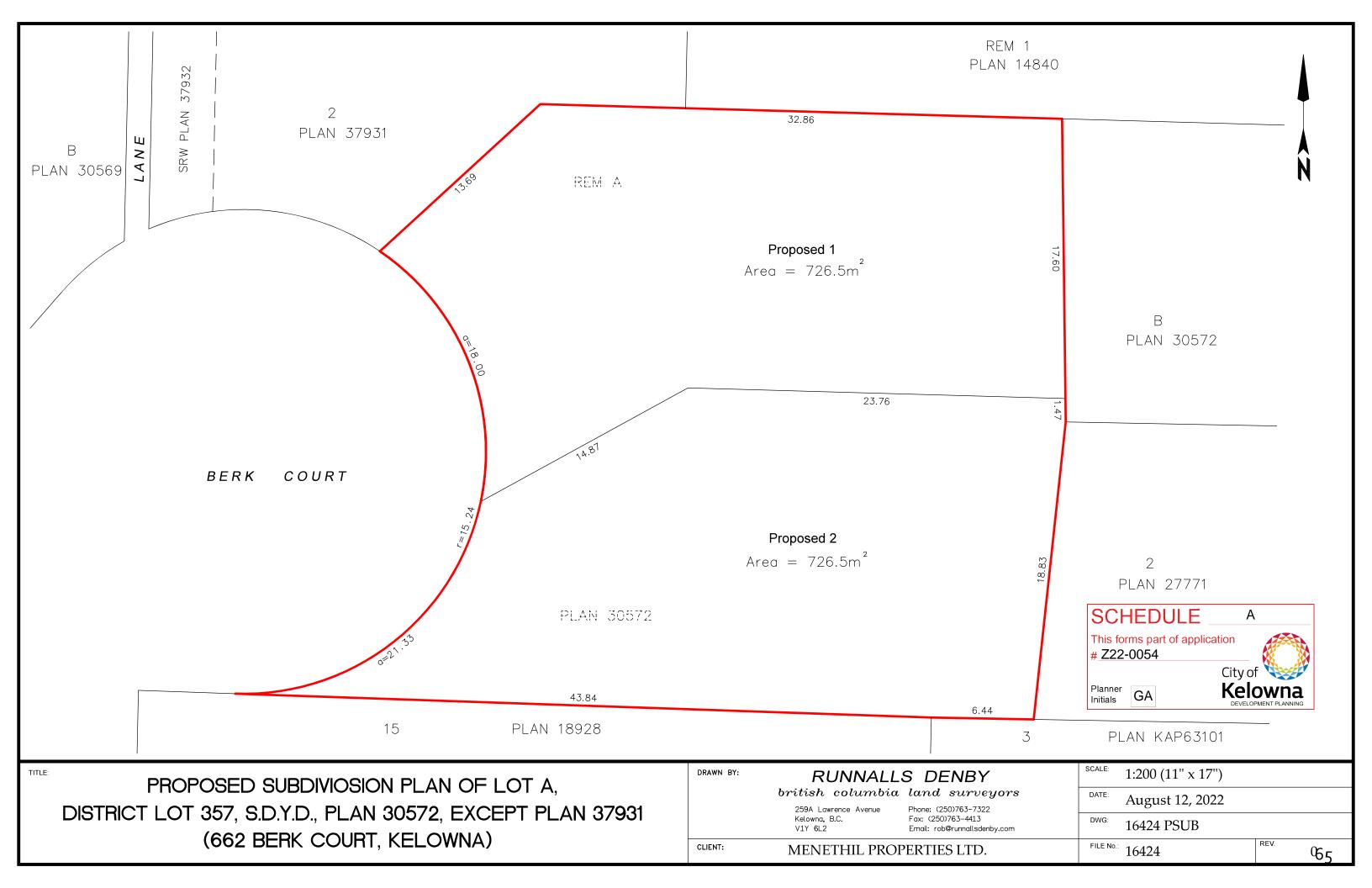
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

#### Attachments:

Schedule A: Site Plan

Attachment A: Developmeny Engineering Memo

Attachment B: Application Rationale



#### **CITY OF KELOWNA**

### **MEMORANDUM**

**Date:** October 14, 2022

File No.: Z22-0054

**To:** Community Planning & Development Manager (DS)

From: Development Engineering Manager (NC)

**Subject:** 662 Berk Court

ATTACHMENT A

This forms part of application
# Z22-0054

City of

Planner Initials

GA

City of

Kelowna

DEVELOPMENT PLANNING

\_\_\_\_

RU1 to RU4

The Development Engineering Branch has the following comments for this rezoning application for the 662 Berk Court project. The Development Engineering Technician for this project is Chris Pedersen (cpedersen@kelowna.ca). The following Works and Services will be a requirement of this development.

#### 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 following requirements assume that this rezoning application will proceed concurrently with Subdivision application S22-0053. If the rezoning proceeds independently of subdivision, servicing requirements will need to be reassessed.
- d. All City Trees must be protected as per Bylaw 8042 Schedule C Tree Barrier and Installation Policy requirements. Removal of City Trees will require approval by the City's Urban Forestry Supervisor. Trees will require replacement, at a minimum two for one ratio, or payment of the City of Kelowna Equitable Compensation as defined in Section 8.2 of Bylaw 8042.

#### 2. **DOMESTIC WATER AND FIRE PROTECTION**

- a. The subject lot is located within the City of Kelowna water supply area.
- b. Our records indicate that this property is currently serviced with a 25-mm diameter water service off Berk Court. Only one service will be permitted per legal lot and each lot must be serviced prior to Subdivision.
- c. The Applicant, at their cost, can choose to either engage an engineer and a contractor to design and construct the water services or can choose to have the services installed by City forces at the Applicant's expense. If the Applicant chooses to have the services installed by

Z22-0054 – 662 Berk Court Page 2 of 5

City forces, they will be required to sign a Third-Party Work Order and pre-pay for the cost of the water services. For estimate inquiries please contact the Development Engineering Technician assigned to the file.

- d. The Applicant's Consulting Mechanical Engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for duplex residential is 60 L/s. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- e. The fronting water mains in the Buck Road and Berk Court neighborhood are 100-mm diameter asbestos concrete water mains. To improve fire flows to the subject property and the neighborhood, a hydrant is to be installed within 75m of the center of the Berk Court cul-desac and the 100-mm diameter water mains on Buck Road from Gordon Drive to Berk Court and on Berk Court from Buck Road to the new hydrant are to be upsized to 200-mm diameter.
- f. The City has identified the required water system upgrades outlined in Item 2.e as a potential Fireflow Upgrade Project and may submit this project for budget approval and installation in 2023. The Applicant can choose to wait for this potential future City-led project at the City's timeline, decision to proceed, and cost, or can choose to proceed immediately with the project at the Applicant's timeline and cost. Deferred Revenue contributions may also be applicable.

#### 3. SANITARY SEWER SYSTEM

- a. The subject property is located within the City of Kelowna sewer service area.
- b. Our records indicate that this property is currently serviced with a 100-mm diameter sanitary sewer service off Berk Court. Only one service will be permitted for each legal lot and each lot must be serviced prior to Subdivision.
- c. Service connections are to be completed with an inspection chamber (c/w Brooks Box) as per SS-S7 and may not be extended at an angle that exceeds 45° from perpendicular to the main. Connection from mains within rear yard right-of-ways will not be permitted.
- d. The Applicant, at their cost, can choose to either engage an engineer and a contractor to design and construct the sanitary services or can choose to have the services installed by City forces at the Applicant's expense. If the Applicant chooses to have the services installed by City forces, they will be required to sign a Third-Party Work Order and pre-pay for the cost of the sanitary services.

#### 4. STORM DRAINAGE

- a. The subject 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:



Z22-0054 – 662 Berk Court Page 3 of 5

 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), grading directly to a natural drainage path must include adequate erosion control and water quality improvement measures;

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

#### 5. ROAD IMPROVEMENTS

a. Berk Court must be upgraded by the Applicant to an urban standard along the full frontage of the subject property. Cross section will be provided at time of design. Required upgrades must include curb and gutter, storm drainage system, LED street lighting, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.





Page 4 of 5

#### 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. The utility companies are required to obtain the City's approval before commencing construction.
- b. Before making application for approval of your subdivision plan, please make arrangements with Fortis BC for the pre-payment of applicable charges.

#### 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.
  - 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. Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
  - vi. Identify slopes greater than 30%.
  - vii. Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
  - viii. Recommendations for items that should be included in a Restrictive Covenant.
  - ix. Any special requirements that the proposed development should undertake so that it will not impact the banks(s). The report must consider erosion and structural requirements.
  - x. Recommendations for erosion and sedimentation controls for water and wind.
  - xi. Any items required in other sections of this document.

#### 8. <u>DEVELOPMENT PERMIT AND SITE-RELATED ISSUES</u>

a. Only one driveway will be permitted per legal lot with a maximum width of 6.0m.

#### 9. OTHER ENGINEERING COMMENTS

a. Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City lands.

Z22-0054 – 662 Berk Court Page 5 of 5

#### 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 application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Services department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that right-of-ways are required for current or future needs.

#### 11. <u>SERVICING AGREEMENTS FOR WORKS AND SERVICES</u>

- 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.

#### 12. CHARGES, FEES, AND SECURITIES

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



Development Engineering Manager





August 22, 2022

ATTACHMENT B

This forms part of application
# Z22-0054

City of

Planner Initials

GA

City Of

Kelowna

DEVELOPMENT PLANNING

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

Rezoning Application from RU1 – Large Lot Housing to RU4 – Duplex Housing to Support a 2-Lot Subdivision at 662 Berk Ct.

#### Introduction

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RU1 – Large Lot Housing to RU4 – Duplex Housing (Zoning Bylaw 12375). Application for a 2-Lot Subdivision has been submitted concurrently. The intent of the project is to construct 2 dwellings in a semi-detached form on each resulting property. The existing dwelling will be removed. Context photos are provided to show the current configuration of the neighbourhood.

#### **Proposed Site Layout**

The lot width of each resulting property meets the requirement of the RU4 zone at 18.0m (Proposed Lot 1) and 21.33m (Proposed Lot 2) and can easily support two-dwelling housing. The lot area for each property is 726.5m<sup>2</sup>. No variances are required as part of this application. The parent property is large, and the proposed subdivision will better reflect the lot size of neighbouring properties such as Gordon Drive to the east (4624 – 4636 Gordon Drive).

#### Official Community Plan Conformance

This proposal conforms to the 2040 OCP – Future Land Use direction of *Suburban Residential*, 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. In addition, new construction within existing neighbourhoods eliminates the need to create new service mains which are expensive to build and maintain.

2. Promote more housing diversity.

The Suburban Residential Future Land Use designation allows for a range of housing forms within existing suburban neighbourhoods. Two-dwelling housing is a great way to utilize the

existing property and services to create a diverse housing option in a neighbourhood which is located nearby amenities such as schools and parks.

#### 3. Protect our environment.

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

#### **Project Benefits**

In the immediate neighbourhood within a 140m radius, there are 8 properties which are zoned RU4, and 4 properties which have been subdivided under the RU2 zone. In addition, there are 3 properties which have been rezoned to RU1c to increase the density of the neighbourhood. With this in mind, we believe the application is beneficial to the community for multiple reasons.

Firstly, the application will allow for upgrades in a neighbourhood which is beginning to experience sensitive redevelopment with the adoption of the 2040 OCP. The landowner is constructing the dwellings to increase the housing stock in a desirable area of Kelowna with large lots. Secondly, the property is situated near amenities such as the shopping centre at 4600 Lakeshore Road, Barn Owl Brewing, Sarsons Beach Park, H20 Fitness Centre, and the Capital News Centre. Gordon Drive, located nearby the subject property, provides an opportunity for cycling and public transit. Lastly, the subject property is located nearby multiple elementary schools and Okanagan Mission Secondary, making the subject property an excellent location for growing families.

We believe this project creates sensitive 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



### **CITY OF KELOWNA**

## BYLAW NO. 12461 Z22- 0054 662 Beck Crt

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:

- THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification Lot A District Lot 357 SDYD Plan 30572 Except Plan 37931, located on Beck Court, 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 Cou	uncil this
Adopted by the Municipal Council of the City of Kelowna	na this
Adopted by the Monicipal Council of the City of Relowing	ia uns
	Mayor
	City Clouds
	City Clerk





## Proposal

➤ To rezone the subject property from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone to facilitate a two-lot subdivision.



## Rezoning

"Is this proposed land use and density appropriate for this property?"

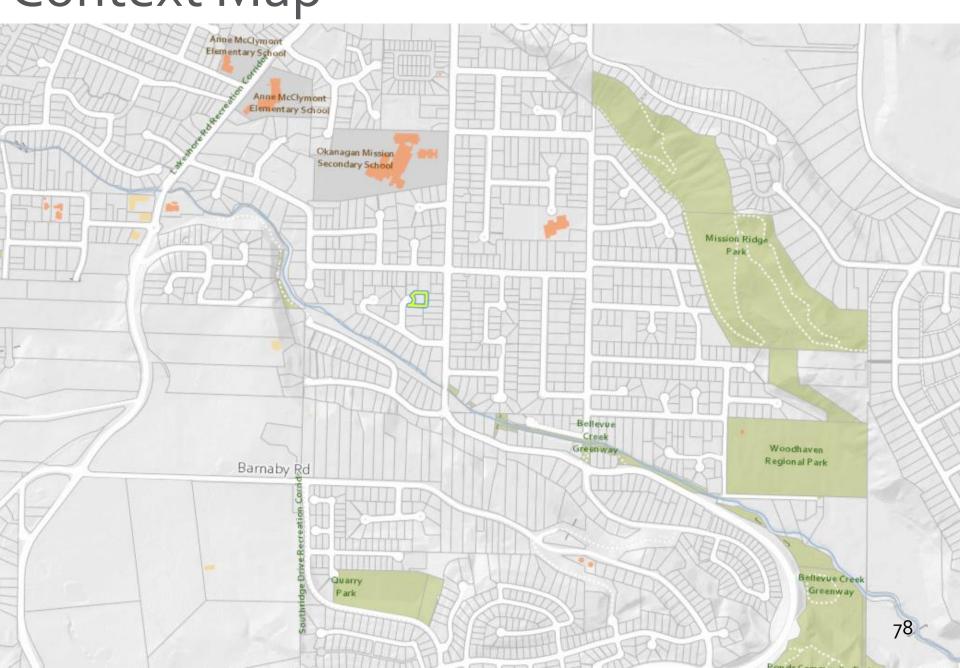
- ► Considerations & Regulations:
  - ▶ Uses of land, building, & structures
  - Density of use of land (FAR)
  - Site access
  - ▶ Based on OCP Policies including Future Land Use

## **Development Process**

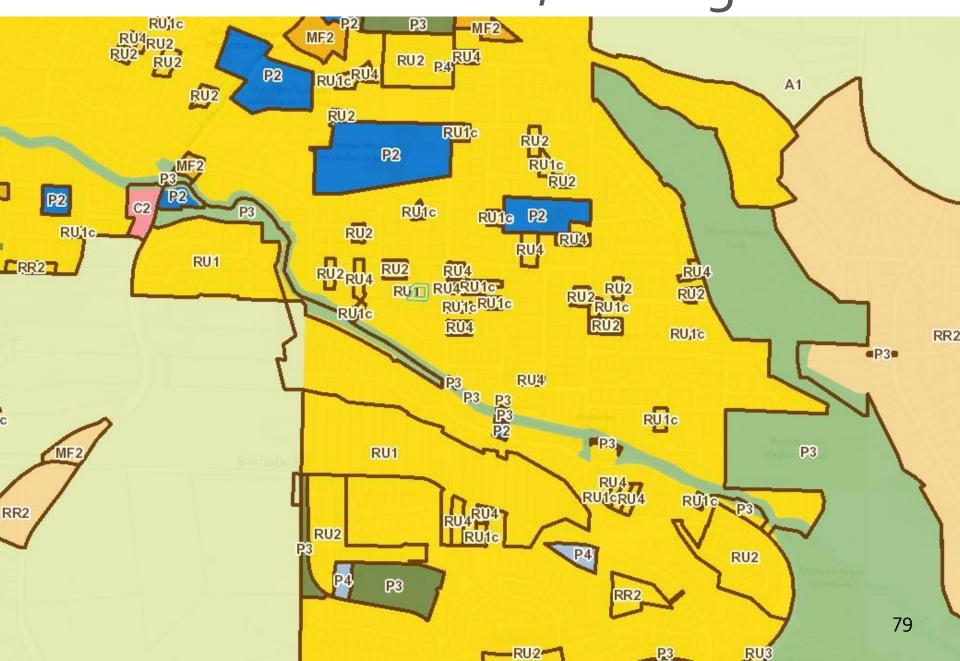




# Context Map



# OCP Future Land Use / Zoning



# Subject Property Map

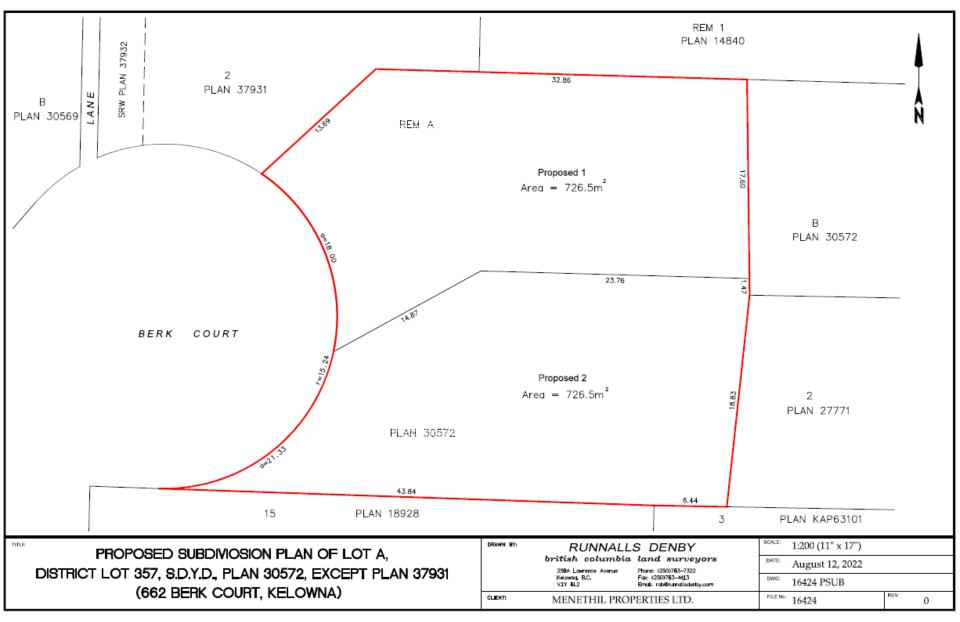




# Project/technical details

- ► The proposal is to rezone the subject property from the RU1 Large Lot Housing zone to the RU4 Duplex Housing zone to facilitate a two-lot subdivision.
- The resulting lots would both be 726.5 m2 in area, with one lot being 18.0 m wide and the second lot being 21.33 m wide.
- Intent is for semi-detached housing to be built on the resulting lots.

## Subdivision Plan





# OCP Objectives & Policies

- ➤ Objective 7.1: Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable
  - Additional ground-oriented units provide low-impact increase in density
- ▶ Policy 7.2.1: Ground Oriented Housing
  - Semi-detached housing is ground oriented
  - Increases housing diversity
  - Close proximity to schools and parks



## Staff Recommendation

- Development Planning Staff recommend support for the proposed Rezoning
  - Subject property is within the Permanent Growth Boundary.
  - Meets the intent of the S-Res Future Land Use Designation.

### REPORT TO COUNCIL



Date: December 5, 2022

To: Council

From: City Manager

**Department:** Development Planning

Application: Z22-0067 Owner: Anthony James Morris Kuchma

and Kristen Nicole Kuchma

Address: 625 Eastbourne Rd Applicant: Anthony Kuchma

**Subject:** Rezoning Application

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

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

**Proposed Zone:** RU1c – Large Lot Housing with Carriage House

#### 1.0 Recommendation

THAT Rezoning Application No. Z22-0067 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 111 Section 23 Township 26 ODYD Plan 24631, located at 625 Eastbourne Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

AND 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 RU1c – Large Lot Housing with Carriage House zone to facilitate the construction of a new carriage house.

### 3.0 Development Planning

Development Planning Staff support the proposed rezoning application to RU1c – Large Lot Housing with Carriage House zone to facilitate the development of a carriage house. The proposal meets the purpose of the 2040 Official Community Plan (OCP) Future Land Use Designation of S-RES – Suburban Residential, which speaks to the accommodation of single and two dwelling growth, with opportunities for secondary suites and carriage houses in the Suburban Residential area. The application meets several Official

Community Plan policies including ground oriented housing development and sensitive infill. The property is connected to City sanitary sewer and is within the Permanent Growth Boundary (PGB).

### 4.0 Proposal

### 4.1 <u>Project Description</u>

The proposed rezoning from RU1 to RU1c zone is to facilitate the development of a new carriage house. The applicant has submitted a conceptual site plan showing the carriage house on the property. The proposed two storey carriage house will be located in the rear of the property and accessed through a 1.1 m wide lit path that extends from the end of the driveway along the north property line to the carriage house. Parking can be accommodated at the north side of the existing driveway. The proposal indicates that the carriage house can be constructed to meet all Zoning Bylaw Regulations without any variances.

### 4.2 <u>Site Context</u>

The subject property is located within the Rutland neighbourhood, and is located near the intersection of Eastbourne Rd and Brighton Rd. The surrounding area is primarily zoned RU1 – Large Lot Housing.

Specifically, adjacent land uses are as follows:

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

### Subject Property Map: 625 Eastbourne Rd



### 5.0 Current Development Policies

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

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.  The proposed carriage home provides ground oriented housing that is sensitive to the neighbourhood in regards to height and siting. The subject property is in close proximity to Belgo Park.	

### 6.0 Application Chronology

Date of Application Accepted: October 5, 2022

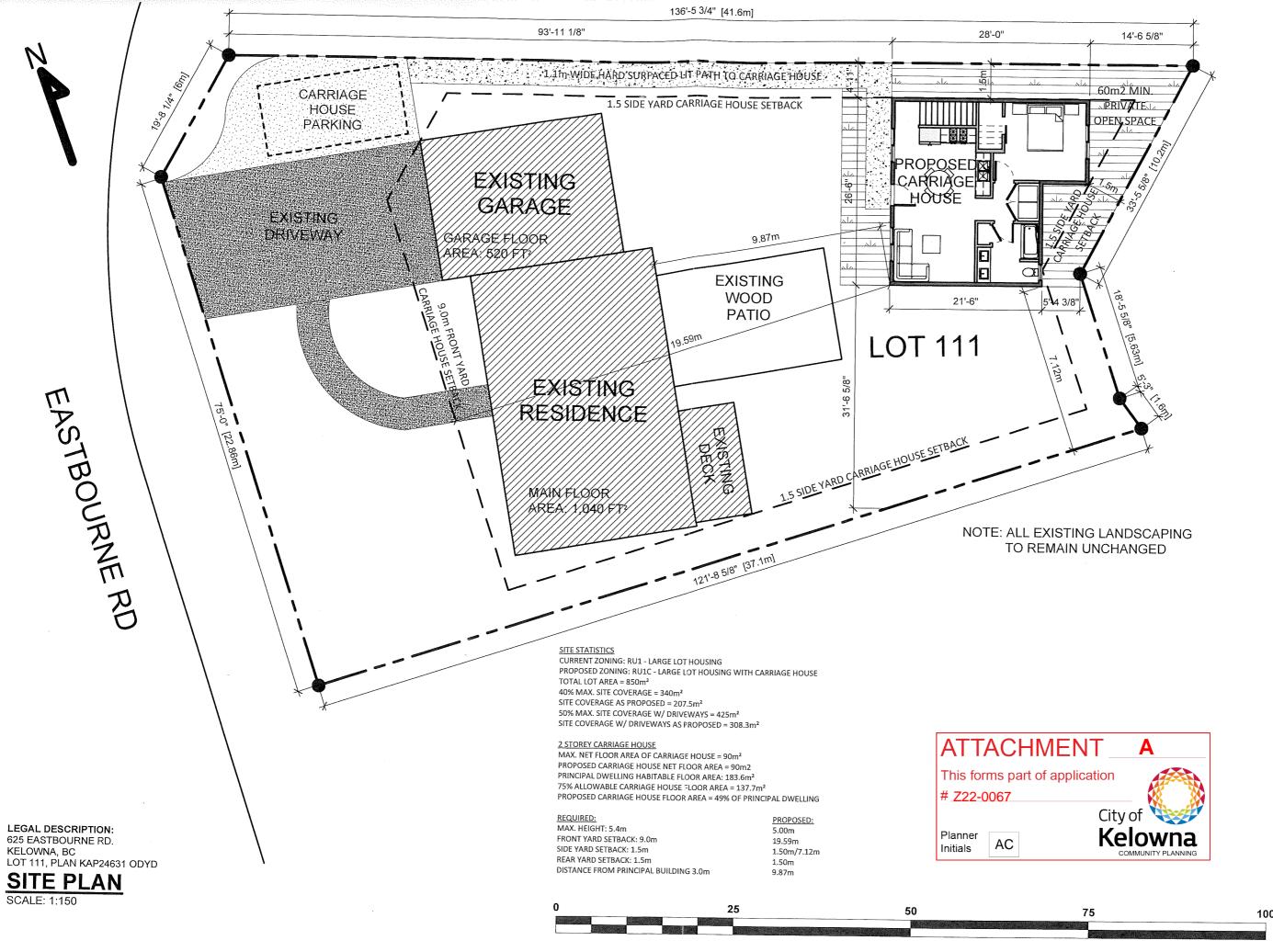
Date Public Consultation Completed: October 27, 2022

Report prepared by: Alissa Cook, 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: Site Plan



PLAN E 100 F7

### **CITY OF KELOWNA**

## BYLAW NO. 12462 Z22-0067 625 Eastbourne 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 portions of Lot 111 Section 23 Township 26 ODYD Plan 24631, located on Eastbourne Road, Kelowna, BC from RU1 Large Lot Housing zone to 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 Cou	ncil this
Approved under the Transportation Act this	
(Approving Officer – Ministry of Transportation)	
Adopted by the Municipal Council of the City of Kelowna	a this
	Mayor
	City Clerk





# Proposal

➤ To rezone the subject property from RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone to facilitate the construction of a carriage house.



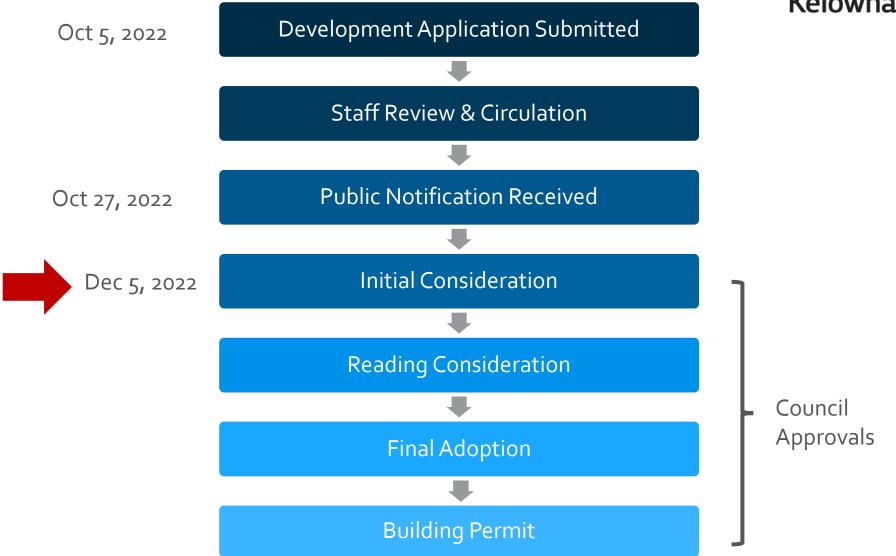
## Rezoning

"Is this proposed land use and density appropriate for this property?"

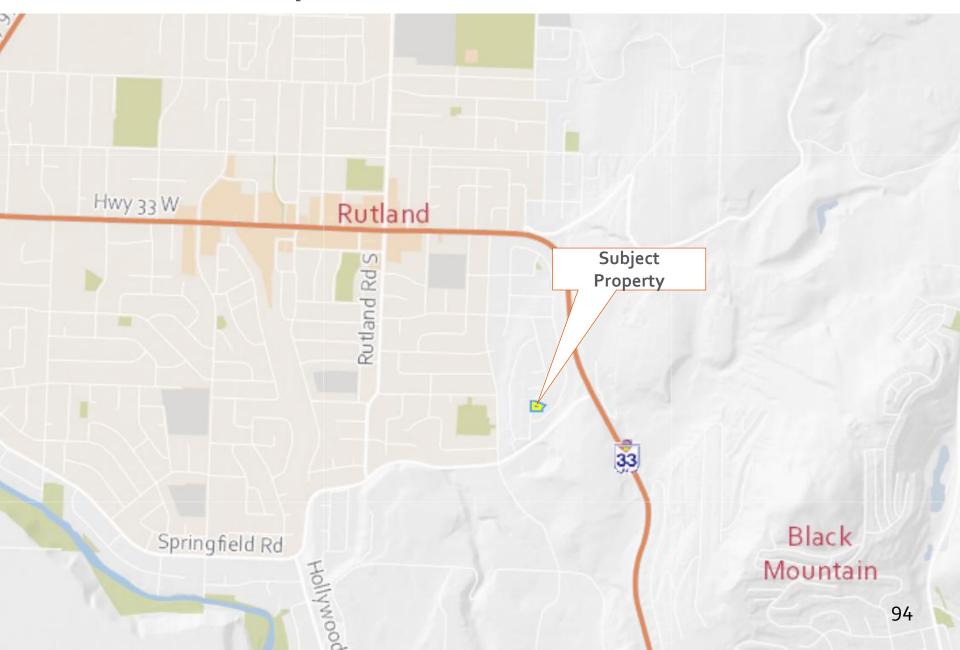
- ► Considerations & Regulations:
  - ▶ Uses of land, building, & structures
  - Density of use of land (FAR)
  - Site access
  - ▶ Based on OCP Policies including Future Land Use

## **Development Process**

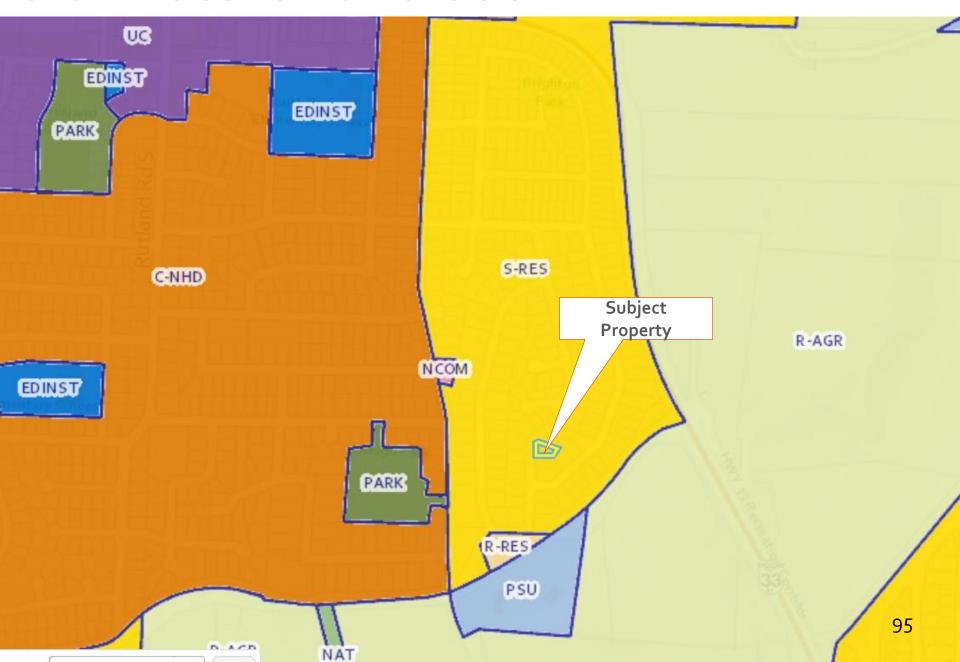




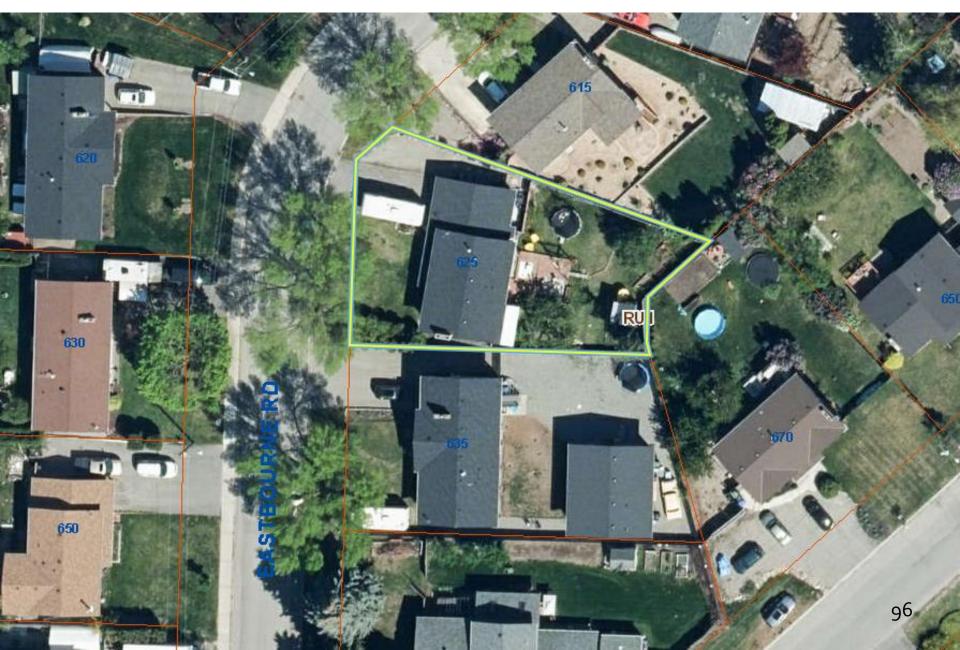
# Context Map



## **OCP Future Land Use**



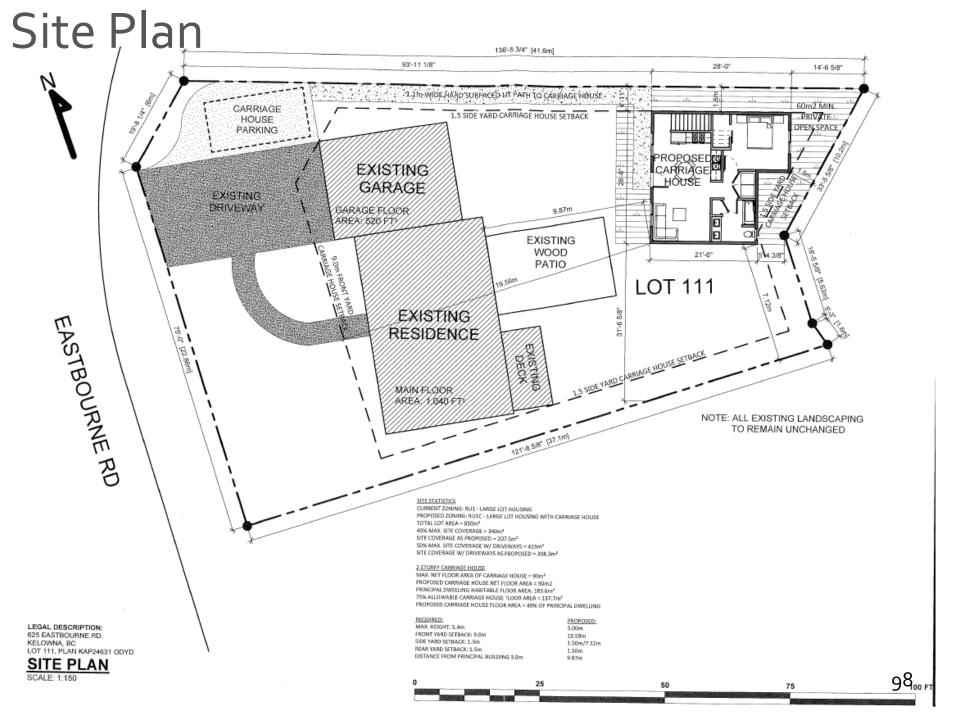
# Subject Property Map





## Project/Technical Details

- ► Two storey carriage house
- ▶ 1.1 m wide lit path
- ► Parking next to existing driveway
- ► Meets all Zoning Bylaw Regulations





# OCP Objectives & Policies

- ➤ Objective 7.1: Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable
  - Carriage House is a low-impact increase in density
- ▶ Policy 7.2.1: Ground Oriented Housing
  - Carriage House is ground oriented
  - Improves housing diversity
  - Close proximity to schools and parks



## Staff Recommendation

- ➤ Staff recommend **support** of the proposed Rezoning:
  - ▶ Within Permanent Growth Boundary.
  - ► Future Land Use designation of S-RES
  - Meets OCP Objectives and Policies

### REPORT TO COUNCIL



Date: December 5, 2022

To: Council

From: City Manager

**Department:** Development Planning

Application: Z22-0014 Owner: Okanagan Metis & Aboriginal

Housing Society

Address: 115 & 175 Kneller Road Applicant: Scuka Enterprises Ltd. – Dan

Scuka

**Subject:** Rezoning Application

**Existing OCP Designation:** C-NHD – Core Area Neighbourhood

Existing Zone: RU1 – Large Lot Housing

MF2 – Townhouse Housing

**Proposed Zone:** MF<sub>3</sub>r – Apartment Housing (Rental Only)

#### 1.0 Recommendation

THAT Rezoning Application No. Z22-0014 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 1 Section 27 Township 26 ODYD Plan EPP63257, located at 175 Kneller Road, Kelowna, BC and portions of Parcel A (Plan B1566) of Lot 4 Section 27 Township 26 ODYD Plan 426 Except Plan 39686, located at 115 Kneller Rd, Kelowna, BC, from the RU1 – Large Lot Housing zone and MF2 – Townhouse Housing zone to the MF3r – Apartment Housing (Rental Only) zone as shown on Map "A" attached to the Report from the Development Planning Department dated December 5, 2022, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated December 5, 2022;

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

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

### 2.0 Purpose

To rezone portions of the subject properties from the RU1 – Large Lot Housing zone and the MF2 – Townhome Housing zone to the MF3r – Apartment Housing (Rental Only) zone to facilitate the development of a 5-storey apartment housing development.

#### 3.0 Development Planning

Staff support the proposal to rezone the subject properties to the MF<sub>3</sub>r – Apartment Housing (Rental Only) zone. The proposed zone is consistent with the Official Community Plan (OCP) Future Land Use designation of C-NHD - Core Area Neighbourhood and the location of the subject properties is in the transition zone from the Highway 33 Transit Supportive Corridor.

The proposed affordable housing use is consistent with OCP Policy encouraging subsidized housing in the Core Area in close proximity to transit and services. The location of the development is near transit stops on Highway 33 and approximately two blocks from the Rutland Urban Centre.

### 4.0 Proposal

### 4.1 <u>Project Description</u>

The proposed rezoning from the RU1 – Large Lot Housing zone and MF2 – Townhouse Housing zone to the MF3r – Apartment Housing (Rental Only) zone will facilitate the development of a 5-storey, 48-unit apartment housing development. The building is proposed to have 2 studios, 24 one-bedroom units, and 22 two-bedroom units.

The proposed development would be owned and operated by the non-profit Okanagan Metis & Aboriginal Housing Society who also operate the adjacent townhome development at 115 Kneller Road and adjacent apartment building at 150 Kneller Road. 15 of the units would be rented at market rents and the other 33 units would be non-market affordable or rent-geared-to-income units which would be offered at rates that are below market rents. The non-market units would be guaranteed through an operating agreement with BC Housing, which is a condition of receiving BC Housing funding for the project.

#### 4.2 Site Context

The subject properties are located on Kneller Road, north of the intersection with Highway 33, approximately two blocks from the Rutland Urban Centre. The surrounding neighbourhood includes apartment housing, townhouses, duplexes, and single family homes. Highway 33, immediately south, is a Transit Supportive Corridor with transit stops at the intersection with Kneller Road. Houghton Road, to the north, has an active transportation corridor which connects with the Okanagan Rail Trail.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Vacant parcel
East	MF2 – Townhome Housing	Townhomes
South	MF2 — Townhome Housing	Apartment Housing
West	MF2 — Townhome Housing	Townhomes & Apartment Housing



### 5.0 Current Development Policies

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

Objective 5.3 Design residential infill to be sensitive to neighbourhood context.		
Policy 5.3.2	Provide a transition area allowing for 3-4 stories in height, as outlined in Figure	
Transition from	5.3, serving as a transition from the medium density development along the	
Transit Supportive	Transit Supportive Corridors and lower density residential areas in the Core	
Corridors	Area. Encourage ground-oriented residential such as stacked townhouses and	
	bungalow courts with setbacks that respect adjacent lower density residential	
	areas. Discourage commercial uses in the transition zone.	
	The development is in the transition zone from the Transit Supportive Corridor	
	(Hwy 33) and is proposed to be 5 storeys in height.	
Objective 5.12 Protect citizens from displacement due to Core Area development.		
Policy 5.12.1	Prioritize the development of subsidized housing and housing with supports in	
Housing with	the Core Area in addition to the Urban Centres, particularly near employment,	
Supports	public transit, services and amenities. Promote acceptance to the community	
	for these supports, services and the citizens that are using them.	
	The proposed development is subsidized housing near Highway 33, transit stops,	
	and the Rutland Urban Centre.	

### 6.0 Technical Comments

### 6.1 <u>Development Engineering Department</u>

See Attachment A

### 7.0 Application Chronology

Date of Application Accepted: March 2, 2022

Date Public Consultation Completed: November 7, 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:

Attachment A: Development Engineering Memo

Attachment B: Site Layout

Attachment C: Community Engagement Summary Report

Map A: Zoning Amendment Z22-0014

### **CITY OF KELOWNA**

### **MEMORANDUM**

**Date:** March 15, 2022

**File No.:** Z22-0014

**To:** Planning and Development Officer (MT)

From: Development Engineering Manager (NC)

Subject: 175 Kneller Rd RU1 to MF3r

ATTACHMENT A

This forms part of application
# Z22-0014

City of

Planner Initials

MT

Kelowna
COMMUNITY PLANNING

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the southern portion of the subject properties from from RU1 – Large Lot Housing and RU2 – Medium Lot Housing to MF3r – Medium Density Multiple Housing (Residential Rental Tenure Only) to facilitate the development of a four-storey rental apartment building. The Development Engineering Technician for this project will be 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. 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 within the development.
- c. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.
- d. 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. <u>DOMESTIC WATER AND FIRE PROTECTION</u>

- a. The subject lots are located within the Black Mountain Irrigation District (BMID) service area. The developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the developer.
- b. The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. 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. The water system must be capable of supplying the domestic and fire flow demands of the project in accordance with the Subdivision, Development, & Servicing Bylaw No. 7900. Provide water flow calculations for this development to confirm bylaw conformance (150 L/s for apartments/townhouses). Ensure 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. There are existing individual service connections for each of the subject lots. 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.
- b. The applicant, at their cost, will arrange for the removal and disconnection of existing services as necessary so that each new lot has only one connection. Service connections are to be completed with an inspection chamber (c/w Brooks Box) as per SS-S7 & SS-S9.
- c. Service connections may not be extended at an angle that exceeds 45° from perpendicular to the main and cannot front any property but the one being serviced. Connection from mains within rear yard right-of-ways will not be permitted.

### 4. STORM DRAINAGE

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

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

### 5. ROAD IMPROVEMENTS

- a. Kneller Rd is classified in the 2040 OCP as a Collector Road with bike lanes. Kneller Rd has already been upgraded to an urban standard, boulevard must be completed with landscaping and irrigation. Pavement removal and replacement and re-location or adjustment of utility appurtenances may be required to accommodate any utility upgrading necessary to service the development.
- b. All furnishings, including bike racks, as well as stairs and ramps must be contained on private property and are not permitted within the boulevard.
- c. Landscape and Irrigation plans are required for all City roadways, with design and inspection by a Qualified Professional registered with the BCSLA and the IIABC. Associated costs are to be included in Servicing Agreement performance security. Landscape and irrigation plans require review and acceptace 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.

### 6. POWER AND TELECOMMUNICATION SERVICES

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

### 7. **GEOTECHNICAL STUDY**

- a. The Applicant is required to provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydrogeotechnical engineering to address the 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.).
- 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.
- 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).

### 8. ROAD DEDICATION/SITE ACCESS

- a. Only one driveway, with a maximum width of 6m, will be permitted for each legal lot and is to be formalized with a concrete letdown as per SS-C7.
- b. Indicate on each of the multi-family lots, the locations of the garbage and recycle bins. Provide turning movements for a garbage collection vehicle to confirm manoeuvrability on site without requiring reverse movement onto City roads.



### 9. <u>DESIGN AND CONSTRUCTION</u>

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

### 10. SERVICING AGREEMENT FOR WORKS AND SERVICES

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

### 11. CHARGES AND FEES

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

Nelson Chapman, P.Eng.

Development Engineering Manager

SK



<b>OKANAGAN METIS ABORIGINAL</b>	HOUSING SOCIETY (OMAHS) PROJECT SUMMARY	
EXISTING CIVIC ADDRESSES	175, 235, 239 KNELLER ROAD & 1161 KNELLER COURT, KELOWNA	
PROPOSED CIVIC ADDRESSES	TBD (PENDING SUBDIVISION & REZONING)	
LEGAL DESCRIPTIONS	REFER TO SUBDIVISION APPLICATION SURVEY PLAN	
EXISTING ZONING	RU1 & RU2	
PROPOSED ZONING	MF3r (PENDING SUBDIVISION & REZONING)	
PROPOSED PRINCIPAL USE(S)	APARTMENT HOUSING	
NUMBER OF BUILDINGS	ONE	
ZONING BYLAW(S)	2022 KELOWNA ZONING BYLAW - BY LAW NUMBER #12375 (PENDING ADOPTION)	

SITE & PROJECT DATA			A ZONING REQUIREMENTS PROPOSED				NOT
SITE DIMENSIONS SITE AREA	1,400.0 sm min.	15,069 sf max.	1,900.0 sm	20,451 sf	Section 13.4		
ITE WIDTH (SIDE TO SIDE - EAST)	30 m min.	98.4 ft min.	75.7 m	248.2 ft			
SITE DEPTH (FRONT TO REAR - NORTH)	30 m min.	98.4 ft min.	48.3 m	158.5 ft			
SITE COVERAGE					Section 13.5		
SITE COVERAGE - BLDGS (65% MAX.)	910.0 sm max.	9,795 sf max.	702.3 sm	7,560 sf			
SITE COVERAGE - ALL (85% MAX.)	1,190.0 sm max.	12,809 sf max.	858.4 sm	9,240 sf			
HEIGHT					Section 13.6		
HEIGHT OF BUILDINGS (m)	22.0 m	72.2 ft	16.0 m	52.5 ft		-	
HEIGHT (# OF STOREYS) SETBACKS	6510	OREYS	5 STO	KEYS	Section 13.5		
FRONT YARD (WEST) NOT NOTED BELOW	3.0 m	9.8 ft	1.5 m	5.0 ft	36000113.5		
FRONT YARD FOR GROUND ORIENTED	5.0 111	3.610	1.5 111	3.010			
RESIDENTIAL UNITS	2.0 m	6.6 ft	2.3 m	7.5 ft		1	
FRONT YARD STEPBACK (FOR 5 STOREY OR							
HIGHER BUILDINGS	3.0 m	9.8 ft	0.0 m	0.0 ft			
SIDE YARD (NORTH & EAST)	3.0 m	9.8 ft	3.0 m	9.8 ft			
REAR YARD (SOUTHEAST CORNER)	4.5 m	14.8 ft	21.0 m	69.0 ft		<u> </u>	
CLOOP AREA RATIO (FAR) CHAMARY	ZONTNO MAY	PROPOSER	AA AAYTAALIAA ALE	T / FAD ADEA			
FLOOR AREA RATIO (FAR) SUMMARY FAR: MAX 1.6 (5 STOREYS)	ZONING MAX. 1.8 FAR	<u>PROPOSED</u>	MAXIMUM NE 3,420.0 sm	1 / FAK AKEA 36,813 sf	Section 13.6		
7.K. P.W. 1.0 (3.310KE13)	1.01711		3,420.0 3111	30,013 31	30001011 13:0		
OTAL ALLOWABLE FAR W/BONUSES	1.8 FAR	1.48 FAR	3,420.0 sm max.	36,813 sf max.			
PROPOSED AREA SUMMARY	GROS	S AREA	NET A	AREA	NET/GROSS	NO	
EVEL 1 (APARTMENTS)	702.3 sm	7,560 sf	415.7 sm	4,475 sf	59.2%		
EVEL 2 (APARTMENTS)	702.3 sm	7,560 sf	597.8 sm	6,435 sf	85.1%		
EVEL 3 (APARTMENTS)	702.3 sm	7,560 sf	597.8 sm	6,435 sf	85.1%		
EVEL 4 (APARTMENTS)	702.3 sm	7,560 sf	597.8 sm	6,435 sf	85.1%		
EVEL 5 (APARTMENTS)	702.3 sm	7,560 sf	597.8 sm	6,435 sf	85.1%		
OTAL PROPOSED FLOOR AREAS	3,511.7 sm	37,800 sf	2,807.1 sm	30,215 sf	79.9%		
EVEL P1 - PARKADE	785.0 sm	8,450 sf			<u> </u>		
PROPOSED UNIT AREA SUMMARY	UNIT N	ET AREA	UNIT BALC	ONY AREA	UNIT COUNT	NO.	
JNIT A - 1 BED	48.3 sm	520 sf	5.8 sm	62 sf	23		
JNIT B - 2 BED	68.3 sm	735 sf	9.8 sm	106 sf	5		
JNIT C - 2 BED	72.0 sm	775 sf	9.3 sm	100 sf	17		
JNIT D - STUDIO	30.2 sm	325 sf	0.0 sm	0 sf	2		
JNIT E - 1 BED	70.1 sm	755 sf	9.3 sm	100 sf	1		
OTAL # OF UNITS					48		
PROPOSED UNIT MIX SUMMARY		FLOOF	RLEVELS		UNIT COUNT	NO	
	LEVEL 1	LEVELS 2-5					
JNIT A - 1 BED	3	5			23		
JNIT B - 2 BED	1	1			5		
JNIT C - 2 BED JNIT D - STUDIO	1 2	4 0			17 2		
JNIT E - 1 BED	1	0			1		
TOTAL # OF UNITS	8	10			48		
COMMON & PRIVATE AMENITY SPACE		EQUIRED 2 71/ of	AREA PROVIDED OF		UNIT COUNT	NO	
JNIT A - 1 BED JNIT B - 2 BED	345.0 sm	3,714 sf	132.5 sm	1,426 sf	23		
JNIT B - 2 BED JNIT C - 2 BED	125.0 sm 425.0 sm	1,345 sf 4,575 sf	49.2 sm 157.9 sm	530 sf 1,700 sf	5 17		
JNIT D - STUDIO	15.0 sm	161 sf	0.0 sm	00 sf	2		
JNIT E - 1 BED	15.0 sm	161 sf	9.3 sm	100 sf	1		
OTAL AREAS	925.0 sm	9,957 sf	348.9 sm	3,756 sf	48	(	
	,	, 2,22. 3.		2,7.232	•		
EHICLE PARKING SUMMARY	4 DEDDOOM HINTE	L o DEDDOOM LINITE	CTUDIO LINITE		BYLAW #	NO	
	1 BEDROOM UNITS 24 units total	2 BEDROOM UNITS 22 units total	STUDIO UNITS 2 units total	48 UNITS TOTAL			
VEHICLE SPACES REQUIRED	1.20 per unit min.	1.4 per unit min.	1.0 per unit min.	TOTAL	Table 8.3.1		
PARTMENTS (UNITS)	28.8	30.8	2.0	61.6	1001C 0.7.1		
PARTMENT (VISITORS)	MIN. 0.14 SPACE PER			6.7	Table 8.3.1		
		NUST BE REGULAR STAL	LS		Table 8.2.7.b		
OTAL SPACES REQUIRED	PRE RENTAL REDUCTION	ON		68.3			
1F3r RENTAL SUBZONE REDUCTION	10% REDUCTION OUTS	SIDE OF URBAN CENTRE		6.8	8.2.11(a)		
OTAL SPACES REQUIRED				61			
ACCESSIBLE SPACES REQUIRED		THE TOTAL SPACES REC		2	Table 8.2.17	1	
ACCESSIBLE VAN SPACES REQ'D	PKUVIDED AS PART OF	THE TOTAL ACCESSIBL	E SPACES KEQUIKED	1	Table 8.2.17	1	
'EHICLE SPACES PROVIDED	REGULAR SPACE	SMALL CAR SPACE	ACCESSIBLE SPACES	<u>TOTAL</u>			
NISSEN CROSSING DEDICATED STALLS	10	6		16		4	
EVEL 1 SURFACE PARKING	1	0	2	3		3	
EVEL P1 PARKADE	15	10	0	25			
OTAL PROVIDED (BY SPACE TYPE)	26	16	2	44	T. 1.1 1. 1.		
6 OF SMALL CAR STALLS PROVIDED	MAX. PERMITTED 50%			36%	Table 8.2.7.b		
OTAL SPACES PROVIDED				44			
SICYCLE PARKING SUMMARY					BYLAW #	NO <sup>-</sup>	
	2 BED UNITS OR LESS		TOTAL REQUIRED	TOTAL PROVIDED			
ONG TERM SPACES REQUIRED	0.75 per unit	1.00 per unit		2	TABLES	1	
APARTMENTS (UNITS)	36	0	36	34 sf	TABLE 8.5		
OTALS SHORT TERM SPACES REQUIRED			36	34			
APARTMENTS (UNITS)	6 PER ENTRANCE		6	TBD	TABLE 8.5	1	
	O I EN ENTINAINCE		6	עטי	WPLE 0.3		
OTALS			**				
TOTALS END OF TRIP FACILITIES REQUIRED	# OF TOILETS	# OF SINKS	# OF SHOWERS	# OF LOCKERS			

<b>GENE</b>	RAL NOTE:
DESIG	N DRAWINGS THAT FORM PART OF REZONING APPLICATION ARE CONCEPT DESIGN DRAWINGS ONLY AND WILL BE DEVELOPED FURTHER FOR DEVELOPMENT
NOTES	
1. CH	ANGE OF FRONT YARD FOR GROUND ORIENTED SETBACK FROM 1.5m to 2.0m BETWEEN CURRENT AND NEW ZONING BYLAW TO BE REVIEWED WITH CITY
2. OW	NER PARKING VARIANCE RATIONALE INCLUDED WITH RZ APPLICATION AS AGREED TO ON NOV 09, 2020 - TO BE REVIEWED FURTHER WITH CITY.
3. REV	ISION OF EXISTING PARKING LOT AND PROVISION OF SURFACE STALLS SERVING NEW PROJECT TO BE REVIEWED FURTHER WITH CITY.
4. DE	DICATION OF NISSEN CROSSING STALLS TO BE REVIEWED FURTHER WITH CITY.
5. END	OF TRIP PROVISIONS NOT YET REVIEWED WITH CITY - TO BE REVIEWED FURTHER WITH CITY.
6. CON	MMON AMENITY AND PRIVATE SPACE CALCULATIONS PRELIMINARY - TO BE REVIEWED FURTHER WITH CITY.



3 OMAHS PROJECT DATA

· IKTA ŁYCTITITEŻ KEGOTKED	#
ON # OF LONG TERM SPACES	
AL NOTE:	
I DRAWINGS THAT FORM PART OF REZO	NING A
(DP) APPLICATION. ALL ITEMS NOTED	BELOV
'ATE OPEN SPACES (BALCONIES) NOT D	EVELOF
ER PARKING VARIANCE RATIONALE IN	CLUDED
OF TRIP PROVISIONS NOT YET REVIEWE	D WITH
2 KWS PROJECT DA	.TA
- N.T.S.	

EXISTING CIVIC ADDRESSES	175, 235, 239 KNELLER ROAD & 1161 KNELLER COURT, KELOWNA
PROPOSED CIVIC ADDRESSES	TBD (PENDING SUBDIVISION & REZONING)
LEGAL DESCRIPTIONS	REFER TO SUBDIVISION APPLICATION SURVEY PLAN
EXISTING ZONING	RU1 & RU2
PROPOSED ZONING	CA1r (PENDING SUBDIVISION & REZONING)
PROPOSED PRINCIPAL USE(S)	APARTMENT HOUSING, OFFICES, TOWNHOMES
NUMBER OF BUILDINGS	ONE
ZONING BYLAW(S)	2022 KELOWNA ZONING BYLAW - BY LAW NUMBER #12375 (PENDING ADOPTION)

SITE & PROJECT DATA	ZONING REQUIREMENTS		PROP	OSED	BYLAW #	NOTE:
SITE DIMENSIONS					Section 14.10	
SITE AREA	1,200.0 sm min.	12,917 sf max.	2,910.0 sm	31,323 sf		
SITE WIDTH (SIDE TO SIDE)	40 m min.	131.2 ft min.	56.8 m	186.5 ft		
SITE DEPTH (FRONT TO REAR)	30 m min.	98.4 ft min.	51.3 m	168.3 ft		
SITE COVERAGE					Section 14.11	
SITE COVERAGE - BLDGS (75% MAX.)	2,182.5 sm max.	23,492 sf max.	1,041.4 sm	11,210 sf		
SITE COVERAGE - ALL (85% MAX.)	2,473.5 sm max.	26,625 sf max.	1,255.6 sm	13,515 sf		
HEIGHT						
HEIGHT OF BUILDINGS (m)	18.0 m	59.1 ft	13.5 m	44.3 ft	Section 14.14	
· ·	4 STC	REYS				
HEIGHT (# OF STOREYS)	FOR LOTS 1,050	sm or GREATER	4 STOREYS			
SETBACKS					Section 14.11	
FRONT YARD (WEST) NOT NOTED BELOW	3.0 m	9.8 ft	6.0 m	19.7 ft		
FRONT YARD FOR GROUND ORIENTED						
RESIDENTIAL UNITS	2.0 m	6.6 ft	2.3 m	7.5 ft		
UPPER FLOOR SETBACKS FOR ANY PORTION						
OF THE BLDG ABOVE THE LESSER OF 4						
STOREYS OR 16m	3.0 m					
SIDE YARD (NORTH & SOUTH)	3.0 m	9.8 ft	15.2 m	50.0 ft		
REAR YARD (EAST) IF ABUTTING						
RESIDENTIAL ZONE	6.0 m	19.7 ft	9.3 m	30.6 ft		

TOTAL ALLOWABLE FAR W/BONUSES	1.600 FAR		4,656.0 sm max.	50,117 sf max.		
PROPOSED AREA SUMMARY	GROS	GROSS AREA		AREA	NET/GROSS	NOTES
LEVEL 1 (PRHC OFFICE)	296.8 sm	3,195 sf	262.5 sm	2,826 sf	88.5%	
LEVEL 1 (APARTMENTS)	802.7 sm	8,640 sf	521.7 sm	5,615 sf	65.0%	
LEVEL 2 (APARTMENTS)	1,041.4 sm	11,210 sf	905.8 sm	9,750 sf	87.0%	
LEVEL 3 (APARTMENTS)	993.6 sm	10,695 sf	851.5 sm	9,165 sf	85.7%	
LEVEL 4 (APARTMENTS)	993.6 sm	10,695 sf	851.5 sm	9,165 sf	85.7%	

44,435 sf 3,392.9 sm

61.3 sm

65.0 sm

4,128.1 sm

4,656.0 sm 50,117 sf Section 14.14

36,521 sf 82.2%

FAR: MAX BASE FAR

TOTAL PROPOSED FLOOR AREAS

4 BED TOWNHOME A

4 BED TOWNHOME B

TOTAL # OF UNITS

LEVEL P1 - PARKADE	1,319.7 sm	14,205 sf				
PROPOSED UNIT AREA SUMMARY	UNIT N	IET AREA	UNIT BALO	CONY AREA	UNIT COUNT	NOTES
1 BED UNIT A	50.6 sm	545 sf	TBD	TBD	6	
1 BED UNIT B	48.3 sm	520 sf	TBD	TBD	2	
1 BED UNIT C	50.2 sm	540 sf	TBD	TBD	2	
1 BED UNIT D	50.2 sm	540 sf	TBD	TBD	1	
2 BED UNIT A	76.2 sm	820 sf	TBD	TBD	5	
2 BED UNIT B	70.6 sm	760 sf	TBD	TBD	3	
2 BED UNIT C	77.1 sm	830 sf	TBD	TBD	2	
2 BED UNIT D	77.1 sm	830 sf	TBD	TBD	2	
3 BED UNIT A	94.8 sm	1020 sf	TBD	TBD	3	
3 BED UNIT B	96.6 sm	1040 sf	TBD	TBD	3	
3 BED UNIT C	96.2 sm	1035 sf	TBD	TBD	3	
3 BED UNIT D	96.6 sm	1040 sf	TBD	TBD	2	
3 BED UNIT E	90.1 sm	970 sf	TBD	TBD	2	
3 BED TOWNHOME A	48.3 sm	520 sf	TBD	TBD	1	
2 DED TOWNLOME D	/6 E cm	500 cf	TDN	TDN	1	

PROPOSED UNIT MIX SUMMARY	FLOOR LEVELS					NOTE
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4 4 STO	REYS	
1 BED UNITS	6	5	0	0	11	
2 BED UNITS	0	2	5	5	12	
3 BED UNITS	0	3	5	5	13	
3 BED TOWNHOME UNITS	2	0	0	0	2	
4 BED TOWNHOME UNITS	2	0	0	0	2	
TOTAL # OF UNITS	10	10	10	10	40	

660 sf

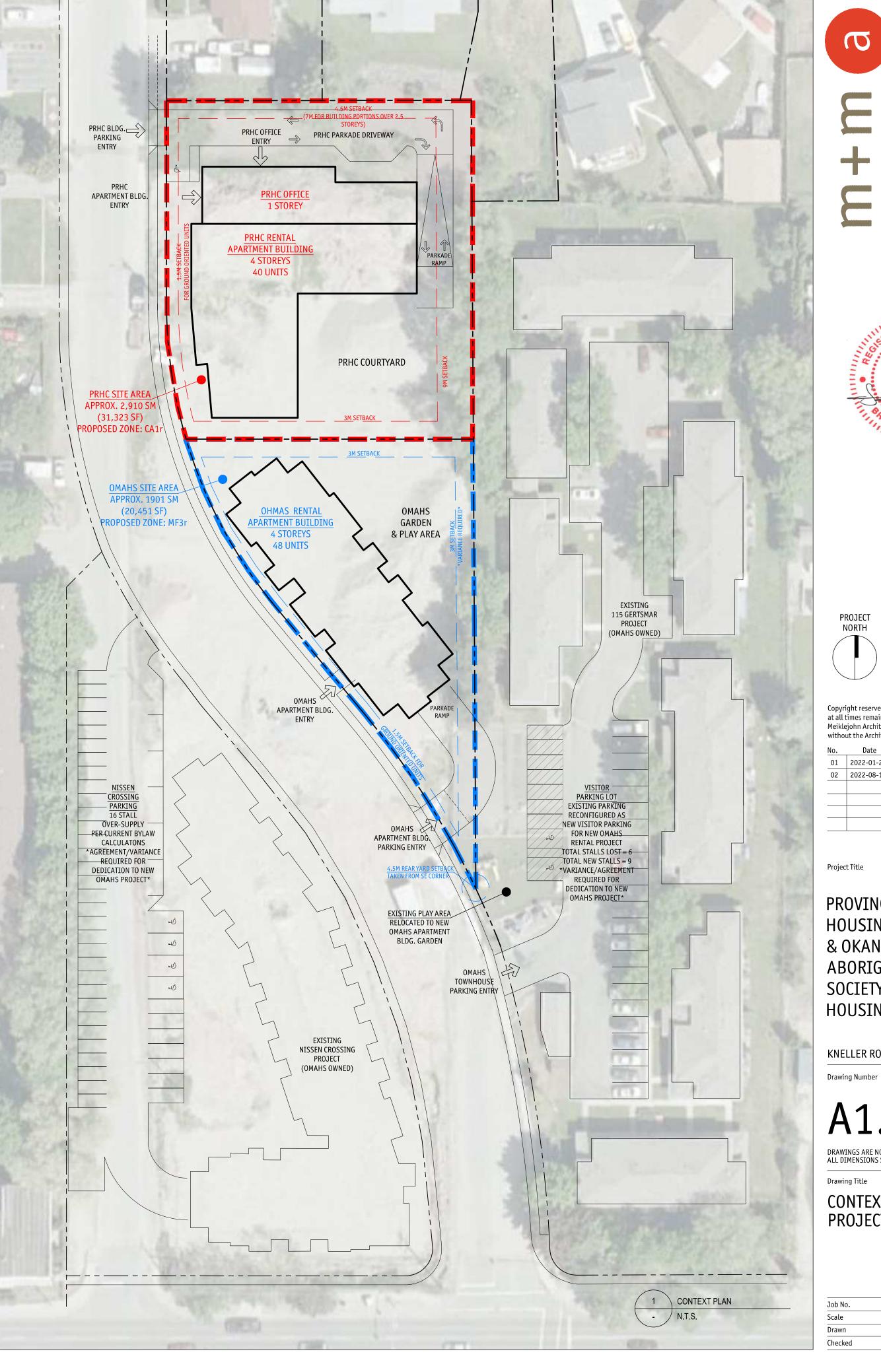
COMMON & PRIVATE AMENITY SPACE	AREA R	AREA REQUIRED		AREA PROVIDED		NOTE
1 BED UNITS	165.0 sm	1,776 sf	TBD	TBD	11	1
2 BED UNITS	300.0 sm	3,229 sf	TBD	TBD	12	
3 BED UNITS	325.0 sm	3,498 sf	TBD	TBD	13	
3 BED TOWNHOME UNITS	50.0 sm	538 sf	TBD	TBD	2	
4 BED TOWNHOME UNITS	50.0 sm	538 sf	TBD	TBD	2	
TOTAL AREAS	890.0 sm	9,580 sf			40	
		-				
VEHICLE PARKING SUMMARY					BYLAW #	NOTI
	1 BEDROOM UNITS	2 BEDROOM UNITS	3&4 BEDROOM UNITS			
	11 units total	12 units total	17 units total	40 UNITS TOTAL		
VEHICLE SPACES REQUIRED	1.2 per unit min.	1.4 per unit min.	1.6 per unit min.	<u>TOTAL</u>	Table 8.3.1	
APARTMENTS (UNITS)	13.2	16.8	27.2	57.2		
APARTMENT (VISITORS)	MIN. 0.14 SPACE PER	DWELLING UNIT	-	5.6	Table 8.3.1	
· · · · · · · · · · · · · · · · · · ·						_

VEHICLE SPACES REQUIRED	1.2 per unit min.	1.4 per unit min.	1.6 per unit min.	<u>TOTAL</u>	Table 8.3.1	
APARTMENTS (UNITS)	13.2	16.8	27.2	57.2		
APARTMENT (VISITORS)	MIN. 0.14 SPACE PER I	DWELLING UNIT		5.6	Table 8.3.1	
	ALL VISITOR STALLS M	IUST BE REGULAR STAL	LS		Table 8.2.7.b	
PRHC OFFICE	2.0 PER 100 sm GFA		5.9	Table 8.3.2		
LOADING STALLS REQUIRED	1 PER 1900 sm GFA CO	MMERCIAL USE AREA	0	Table 8.4	T	
TOTAL SPACES REQUIRED	PRE RENTAL REDUCTION	ON	68.7		Ī	
CA1r RENTAL SUBZONE REDUCTION	10% REDUCTION OUTS	6.9	8.2.11(a)			
TOTAL SPACES REQUIRED				62		I
ACCESSIBLE SPACES REQUIRED	PROVIDED AS PART OF	PROVIDED AS PART OF THE TOTAL SPACES REQUIRED				T
ACCESSIBLE VAN SPACES REQ'D	PROVIDED AS PART OF	THE TOTAL ACESSIBLE	SPACES REQUIRED	1	Table 8.2.17	Į
VEHICLE SPACES PROVIDED	REGULAR SPACE	SMALL CAR SPACE	ACCESSIBLE SPACES	TOTAL		t
LEVEL 1 SURFACE PARKING	1	0	1	2		Ī
LEVEL P1 PARKADE	21	15	2	38		Ī
TOTAL PROVIDED (BY SPACE TYPE)	22	15	3			T
% OF SMALL CAR STALLS PROVIDED	MAX. PERMITTED 50%			38%	Table 8.2.7.b	Ī
TOTAL SPACES PROVIDED				40		T

10 1112 0111020 1110 122 22				•		
		-				
BICYCLE PARKING SUMMARY					BYLAW #	NOTE
	1 OR 2 BED UNITS	3 OR 4 BED UNITS	TOTAL REQUIRED	TOTAL PROVIDED		
LONG TERM SPACES REQUIRED	0.75 per unit	1.00 per unit				
APARTMENTS (UNITS)	17.25	15	32	TBD	Table 8.5	
PRHC OFFICE	1 PER 500sm GFA / 0.	1 PER 500sm GFA / 0.2 PER 100sm/GFA		TBD	Table 8.5	
TOTALS			33			
SHORT TERM SPACES REQUIRED						
APARTMENTS (UNITS)	6 PER ENTRANCE		6		Table 8.5	
OFFICE	2 PER ENTRANCE		4		Table 8.5	
TOTALS				16		
END OF TRIP FACILITIES REQUIRED	# OF TOILETS	# OF SINKS	# OF SHOWERS	# OF LOCKERS		
BASED ON # OF LONG TERM SPACES	2	2	2	16	8.6.1	3

GENERAL NOTE:
DESIGN DRAWINGS THAT FORM PART OF REZONING APPLICATION ARE CONCEPT DESIGN DRAWINGS ONLY AND WILL BE DEVELOPED FURTHER FOR DEVELOPMENT
PERMIT (DP) APPLICATION. ALL ITEMS NOTED BELOW ARE FOR INFO ONLY AND TO BE REVIEWED PRIOR TO DP APPLICATION.
NOTES .

1. PRIVA 2. OWNE 3. END 0 PED AT THIS TIME - TO BE REVIEWED FURTHER WITH CITY. ED WITH RZ APPLICATION AS AGREED TO ON NOV 09, 2020 - TO BE REVIEWED FURTHER WITH CITY. CITY - TO BE REVIEWED FURTHER WITH CITY.

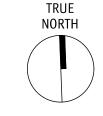


233 BERNARD AVENUE KELOWNA, B.C. VIY 6N2 TEL: 250.762.3004 FAX: 250.762.8707 EMAIL: kel-mai@shaw.ca









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No.	Date	Revision
01	2022-01-28	ISSUED FOR REZONING
02	2022-08-12	ISSUED FOR REZONING REVISIONS

PROVINCIAL RENTAL HOUSING CORPORATION & OKANAGAN METIS ABORIGINAL HOUSING SOCIETY RENTAL HOUSING PROJECTS

KNELLER ROAD, KELOWNA BC

A1.01

DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB

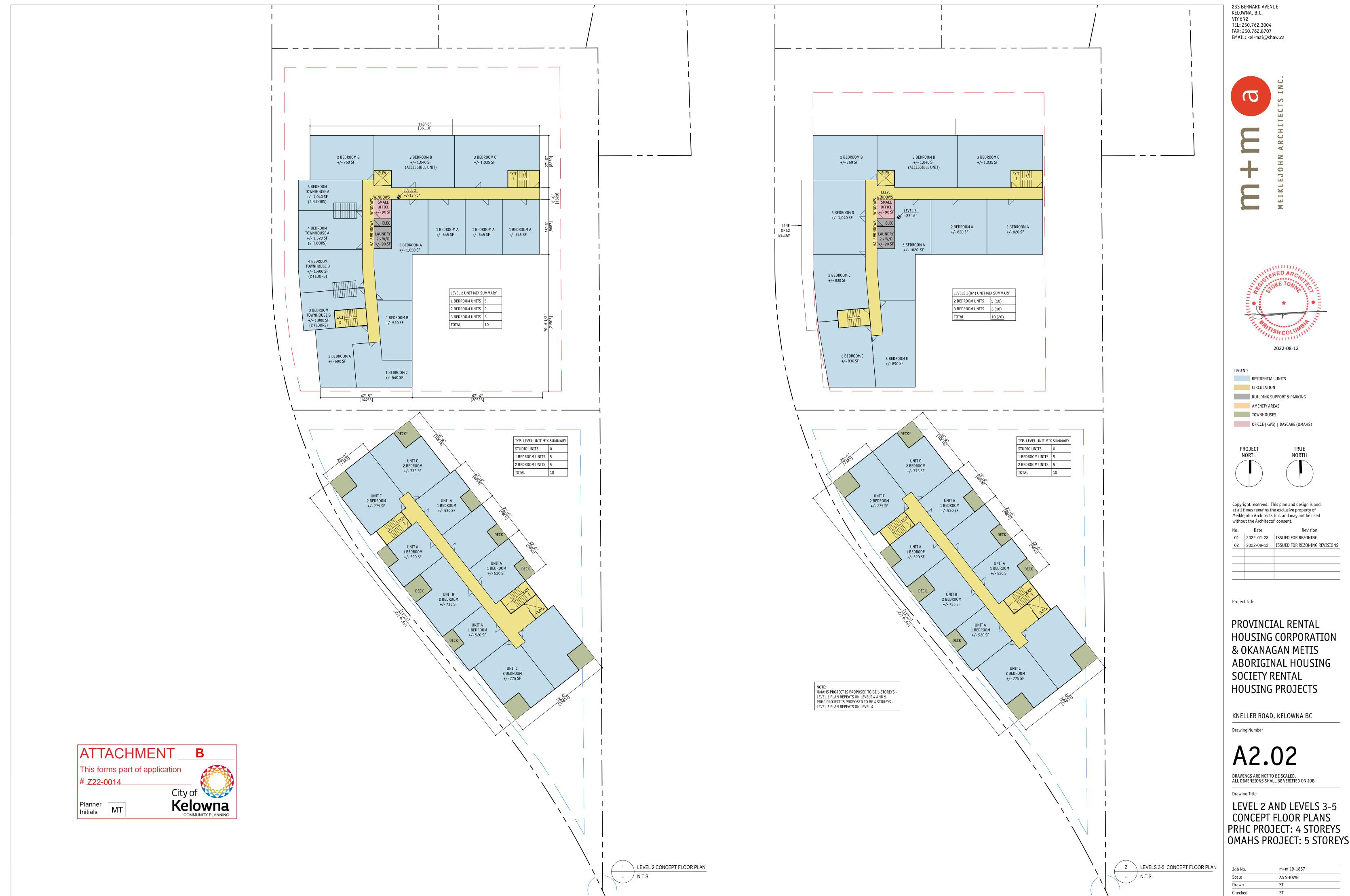
**Drawing Title** 

CONTEXT PLAN & PROJECT DATA

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### Community Engagement Summary Report for

115, 175, 235 & 239 Kneller Road & 1161 Kneller Court Kelowna



November 7, 2022

### Contents

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Background	3
Engagement Goals	
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Appendix E: Virtual Open House Presentation	



### Purpose of the Report

The purpose of this Community Engagement Summary Report is to provide an overview of the engagement that took place for 115, 175, 235 & 239 Kneller Road & 1161 Kneller Court in Kelowna. This report includes how the community members were communicated with, and any key themes resulting from the engagement.

### Background

BC Housing, the Okanagan Metis and Aboriginal Housing Society (OMAHS) and the Central Okanagan Emergency Shelter Society, better known as the Kelowna Women's Shelter (KWS), are working together to provide affordable housing in Kelowna. BC Housing is currently working on the subdivision and rezoning application to build two affordable housing projects for people in need of rental housing in the region. This is part of a long-term plan to provide safe, affordable housing in Kelowna. The proposed development consists of two distinct projects.

#### **Affordable Housing**

OMAHS development will operate a five-storey building with up to 48 self-contained affordable rental homes for individuals, couples, seniors, families and students ranging from studio to 2-bedroom units. The number of homes may change depending on design discussions.

### **Second Stage Housing**

KWS will operate a four-storey building with up to 40 self-contained second stage homes, including a range of one-to-four-bedroom units. The number of homes may change depending on design discussions.

Second stage housing is safe, affordable short-term housing with support services. Second stage housing is typically accessed by single women and/or women and their children after they have stayed in a transition house. Residents typically stay in second stage housing for six to 18 months before moving to more permanent housing. This site will offer women supports where they can take the time they need to rebuild a safer life and future for themselves, and their families.

### **Engagement Goals**

There were three goals as part of community engagement efforts for the proposed supportive housing at 115, 175, 235 & 239 Kneller Road & 1161 Kneller Court, as outlined below.

- 1. To share information about the proposed affordable housing, the process, and associated timelines
- 2. Build awareness of the importance of, and the need for, affordable housing to support people in the local community
- 3. To listen, and respond, to questions the community may have with regards to the proposed housing





### **Engagement Overview**

BC Housing developed a *virtual* open house presentation that was housed on a public webpage. The virtual open house included a self-guided presentation (**Appendix E**), access to background information and research documents as well as an opportunity to submit questions. The virtual open house was open for comments and questions from September 26-October 21, 2022. It will remain on the webpage for informational purposes.

Notification about the virtual open house was made available through the following mediums:

- Neighbourhood Letter
- Signage at the site
- Newspaper advertisements

### Neighbourhood Letter

A neighbourhood letter was created and distributed to properties within a 50m radius of the site on September 23, 2022, by BC Housing (**Appendix A**). This letter provided information about the proposed supportive housing, including location, operations and a link to the BC Housing Let's Talk Housing website. It also included information about the selected operators, OMAHS and KWS and contact information to send questions or comments.

### Signage

A sign about the rezoning was erected in two places on the site on September 22, 2022 (**Appendix B and C**). Information on the sign included:

- Rezoning application number
- Site map and addresses
- Information about the rezoning of the property mentioned
- Contact numbers for the architect and City of Kelowna Planning Department

### Advertising

BC Housing placed advertisements in two local community papers. An example can be found in **Appendix D**. Placement details include:

- West Kelowna News on Wednesday September 28,2022
- Kelowna Capital News on Thursday September 29,2022
- Circulation of these two publications is 44,407 total subscribers

### Let's Talk Housing Webpage

A dedicated webpage was created to share information about proposed supportive housing at 115, 175, 235 & 239 Kneller Road & 1161 Kneller and invite public feedback through an online question and comment forum.

The community was invited to visit the Let's Talk Housing webpage to find out more information about the proposed project and submit feedback. This digital platform launched September 23, 2022, at: <a href="https://letstalkhousingbc.ca/kelowna-kneller">https://letstalkhousingbc.ca/kelowna-kneller</a> and includes the following:

- Project details
- Information about key project personnel
- Email address to ask questions
- Important links available for download include:
  - Affordable Rental Housing | BC Housing
  - SROI Summary Report: Overview of The Social and Economic Value of Supportive and Affordable Housing in B.C. (ehq-production-canada.s3.ca-central-1.amazonaws.com)
  - Affordable housing actions Province of British Columbia (gov.bc.ca)
  - B.C. government addressing housing affordability challenges | BC Gov News

### BC Housing Community Relations Email

Contact information for a monitored inbox was included on notification and presentation materials so that community members and key stakeholders could ask questions, and offer, input on the project and receive timely responses from BC Housing staff.

### Summary of Comments Received

At the time this report was created November 7, 2022, there were two questions/comments submitted to BC Housing through the Let's Talk webpage. Both questions were inquisitive in tone and themes included questions around parking and a query on how to access the virtual open house. BC Housing answered both questions in a timely manner (same day) and those individuals had no further inquiries.

The City of Kelowna has received one query regarding zoning which they answered in detail. The Let's Talk Housing page has had **114 views** since going live and the virtual open house presentation has been downloaded 15 times.

#### Conclusion

BC Housing allowed for a four-week period during which the community had access to the virtual open house, and an opportunity to ask questions. We are confident that the mechanisms to reach the public were sufficiently broad, and given the minimal amount of questions we are pleased that our communication has been fulsome and satisfactory.



### Appendix A: Neighbourhood Letter





September 23, 2022

Dear Neighbour,

We are writing to let you know about an upcoming Virtual Open House for **115**, **175**, **235** & **239** Kneller Road and **1161** Kneller Court, as we rezone this property for use as affordable housing.

BC Housing is working with the Okanagan Metis and Aboriginal Housing Society (OMAHS) and the Kelowna Women's Shelter (KWS) on a proposal to build two affordable housing projects for those who are in need of housing support in Kelowna. This is part of a long-term plan to provide safe, affordable housing in Kelowna.

#### Operators

OMAHS and the Central Okanagan Emergency Shelter Society, better known as the Kelowna Women's Shelter (KWS), have each been selected as the operators for the buildings. Both providers have years of collective experience providing person-centered programs and services, including housing, to communities through the Okanagan.

To find out more information about OMAHS and KWS, please visit <u>omahs.ca</u> and <u>kelownawomensshelter.com</u> respectively.

#### Rezoning

The rezoning for the site will be from RU1 (Large Lot Housing) and RU2 (Medium Lot Housing) to MF3r (Apartment Housing (Rental Only)) for the OMAHS building, and CA1r (Core Area Mixed Use (Rental Only)) for the KWS building. If approved, we anticipate residents will move into the buildings in 2024. The site plan at the end of this letter outlines the change.

#### Virtual Open House

From **September 26<sup>th</sup> – October 21st**, we invite you to take part in the Virtual Open House. Visit the project "Let's Talk" page for a self-guided presentation to learn more about the proposed homes and ask questions and submit comments about the proposal. The project page can be found at: <a href="Letstalkhousingbc.ca/kelowna-kneller">Letstalkhousingbc.ca/kelowna-kneller</a>.

If you have any questions, please email us at communityrelations@bchousing.org or Mark Tanner, Planner at the City of Kelowna: phone: 250-469-8589 and email: mtanner@kelowna.ca.

Kind regards,

BC Housing Okanagan Metis and Aboriginal Housing Society Central Okanagan Emergency Shelter Society

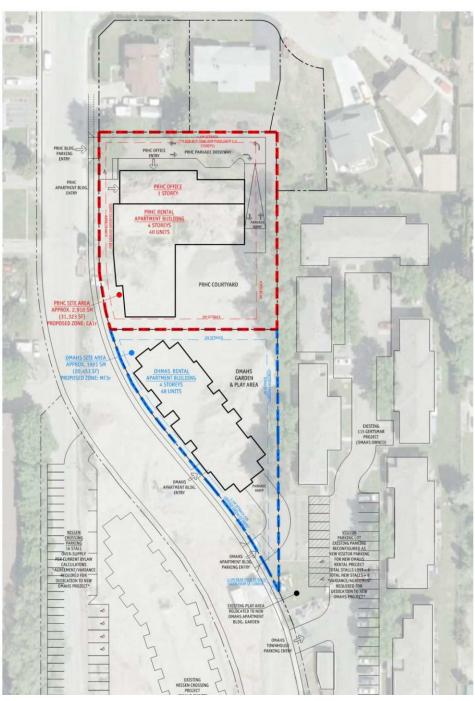


## Appendix B: Map









### Appendix C: Public Signage







- 2. Units 1-28, 115 Gerstmar Rd
- 4. 245 Kneller Rd
- 5. 1161 Kneller Ct (Empty Lot)

9.1 1165 Kneller Ct

9.2 1157 Kneller Ct

9.3 1153 Kneller Ct

9.4 1149 Kneller Ct

10.1 210 Kneller Rd (Empty Lot) 10.2 228 & 230 Kneller Rd

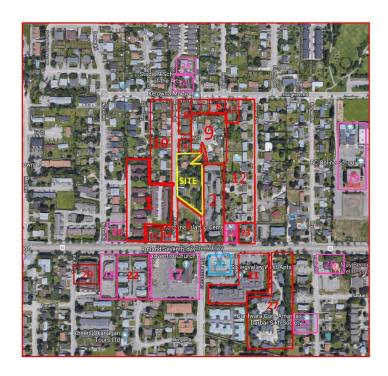
10.3 240 Kneller Rd

10.4 250 Kneller Rd

10.5 260 Kneller Rd

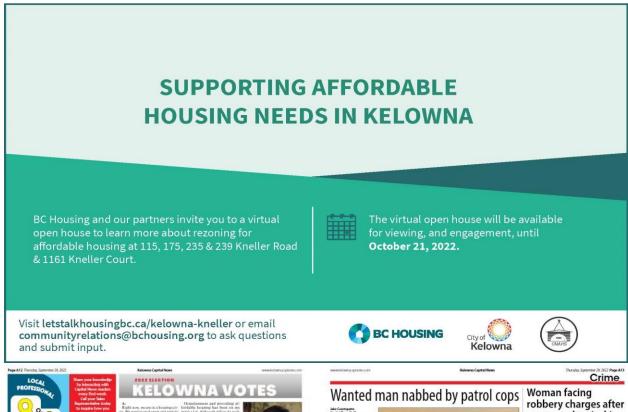
13. 1220 Kneller Rd

14. Units 11-20, 170 Kneller Rd





### Appendix D: Community Advertisements









### Appendix E: Virtual Open House Presentation

### 115, 175, 235 & 239 Kneller Road & 1161 Kneller Court

Supporting Affordable Housing Needs in Kelowna

Virtual Open House Fall 2022



### The Presentation

- This Virtual Open House provides the community with an opportunity to learn more about the proposed affordable housing at 115, 175, 235 & 239 Kneller Road & 1161 Kneller Court in Kelowna.
- We encourage you to read through this presentation and submit your feedback, questions and comments to <u>communityrelations@bchousing.org</u> or by using the Questions and Answers section of this Let's Talk page.
- Questions and comments will be included as part of a report to the City of Kelowna. Names will not be included out of respect for privacy.





BC Housing provides housing along the entire continuum from shelters to affordable

### What is 'affordable' rental housing?

- Affordable rental housing is housing with rents equal to, or lower than, average rates in the private market.
- Our partners use Canada Mortgage and Housing Corporation data to set rates. They may also use information from local communities to set a limit for a specific location.
- This project is funded through the Community Housing Fund, the Women's Transition Housing Fund and with our project partners.







## Why is this site being developed for affordable rental housing?

- Kelowna has a shortage of affordable rental housing.
- In 2018, the City of Kelowna created the Healthy
  Housing Strategy which set out the priorities for
  the City to address the deficit in affordable housing
  by developing new, affordable rental units.



This project would help move us toward that goal.
 The property is also central to services and transit.

## What is the Women's Second Stage Housing component of this project?

- This site will offer women a continuum of affordable housing supports where they can comfortably take the time, they need to rebuild a safer life and future for themselves and their children.
- Second-stage housing provides short-term accommodation with on-site supports for single women and/or women with their dependent children leaving violence.
- Residents typically live in the units for six to 18 months before moving to more permanent housing.
- This helps women and families transition to independent living by supporting financial literacy, building self-esteem and referral services.







### 115, 175, 235, 239 Kneller Road & 1161 Kneller Court Proposed Affordable Housing

### **Affordable Housing**

- Partial land purchased in 2021 by BC Housing; balance to be purchased later in the project
- 40 longer-term homes for women and children
- 48 homes for low and moderate income families and individuals

#### **Operators**

Central Okanagan Emergency Shelter Society

Okanagan Metis and Aboriginal Housing Society



### Okanagan Metis and Aboriginal Housing Society (OMAHS)

- · OMAHS will be the owner and operator for the building
- They were selected through a Request for Proposals
- OMAHS is a non-profit society incorporated in August of 1986. The Society's mandate is to develop and maintain affordable and comfortable rental housing units, integrated within the urban communities of the Okanagan.
- The major objective is to make affordable rental housing available for all households of low and moderate income
- You can learn more about OMAHS here.



### Central Okanagan Emergency Shelter Society

- The Central Okanagan Emergency Shelter Society (better known as the Kelowna Women's Shelter (KWS)) will operate the housing project for women and their children.
- This longer-term housing will provide a safe place of refuge for women and their children.
- It will serve the area boundaried by Peachland and Oyama.
- · You can learn more about KWS here.

### Resident Selection Process - Thoughtful & Thorough

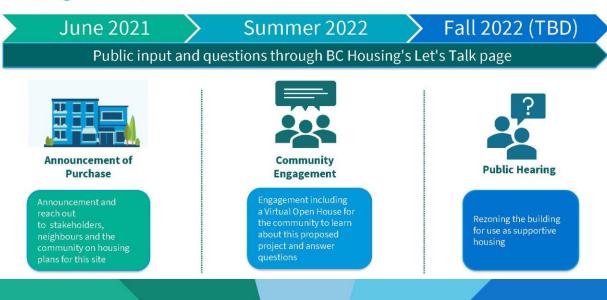
Housing for families, seniors, women and children:

- In need of affordable housing
- Priority given to Kelowna residents
- BC Housing and the operators would work with local service providers to select residents
- Residents for the women's-oriented transition housing can be referred by other community agencies, organizations or self-referred





### **Moving Forward**



### Resources and Information about Affordable Housing

- Affordable Rental Housing Program
- Social and Economic Value of Supportive and Affordable Housing in BC
- Affordable Housing Actions



### Rezoning

- The site will be rezoned from RU1 (Large Lot Housing) and RU2 (Medium Lot Housing)
   to:
  - MF3r (Apartment Housing (Rental Only)) for the OMAHS building
  - CA1r (Core Area Mixed Use (Rental Only)) for the KWS building.
  - If approved, we anticipate residents will move into the buildings in 2024.



### **Questions or Comments?**

- Submit inquiries through <u>communityrelations@bchousing.org</u> or the questions section on the Let's Talk Housing page
- For more information on how to apply for subsidized housing, visit <a href="https://www.bchousing.org/housing-assistance/rental-housing/subsidized-housing">https://www.bchousing.org/housing-assistance/rental-housing/subsidized-housing</a>
- Questions for the City of Kelowna? Contact Mark Tanner, Planner: phone: 250-469-8589 and email: mtanner@kelowna.ca

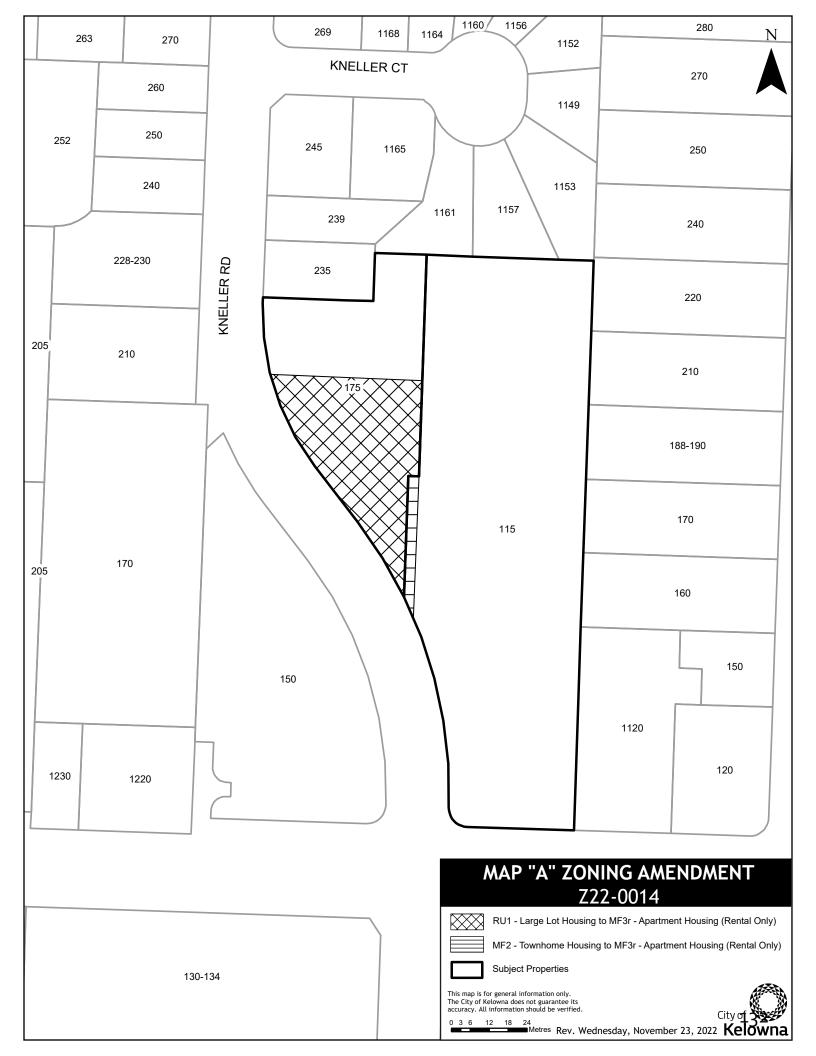




### Thank You







### **CITY OF KELOWNA**

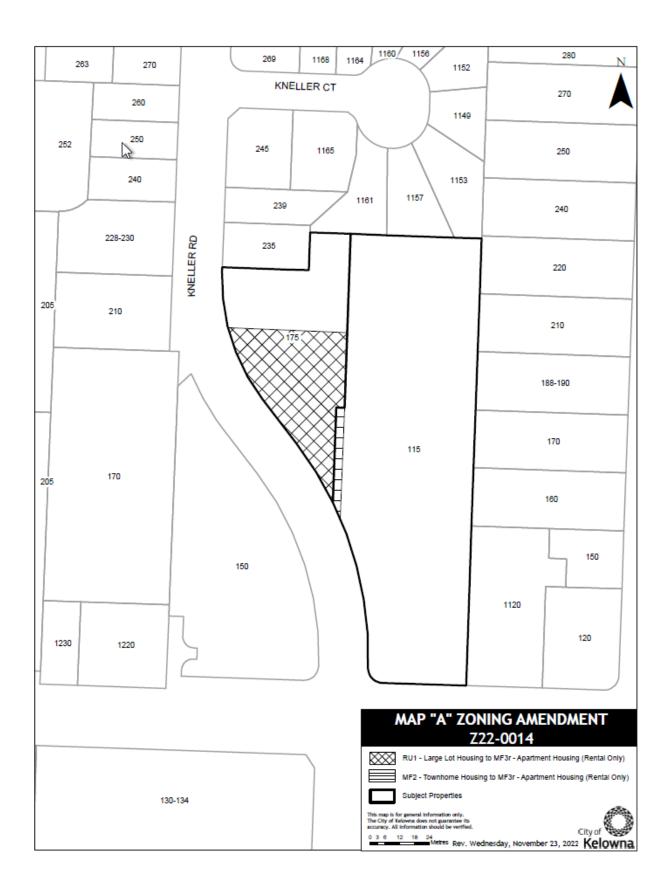
### BYLAW NO. 12463 Z22-0014 115 & 175 Kneller Road

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 portions of Lot 1 Section 27 Township 26 ODYD Plan EPP63257, located on Kneller Road, Kelowna, BC and portions of Parcel A (Plan B1566) of Lot 4 Section 27 Township 26 ODYD Plan 426 Except Plan 39686, located on Kneller Rd, Kelowna, BC, from the RU1 Large Lot Housing zone and MF2 Townhouse Housing zone to the MF3r Apartment Housing (Rental Only) zone as per Map "A" attached to and forming part of this bylaw;
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, 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







# Proposal

➤ To rezone the subject properties from the RU1 — Large Lot Housing zone and MF2 — Townhome Housing zone to the MF3r — Apartment Housing (Rental Only) zone to facilitate the development of a 5-storey apartment housing development.



# Rezoning

"Is this proposed land use and density appropriate for this property?"

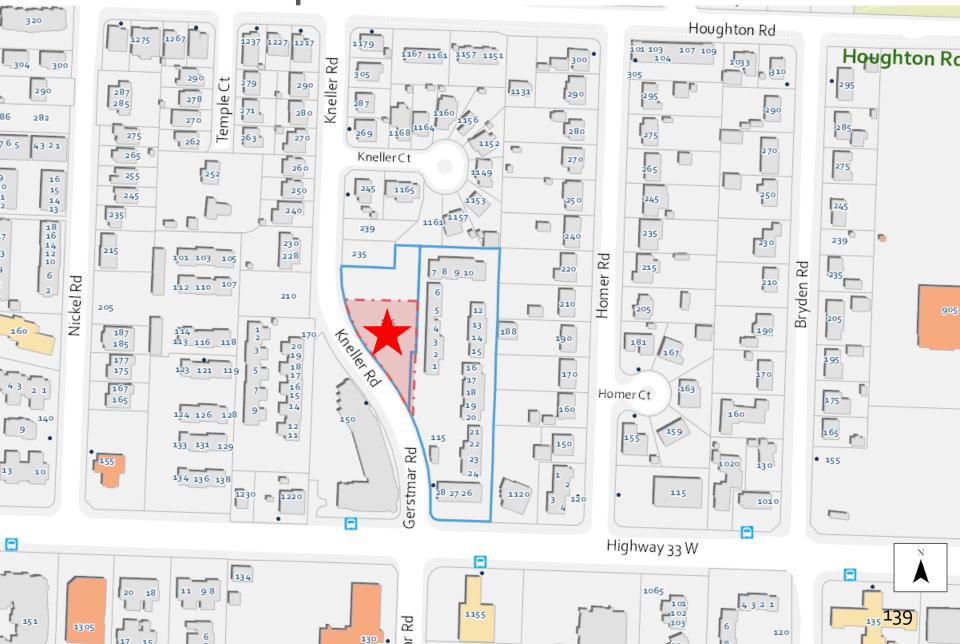
- ► Regulate the following within a zone:
  - ▶ Uses of land, building, & structures
  - Density of use of land (FAR)
  - ▶ Based on OCP Policies including Future Land Use

## Development Process

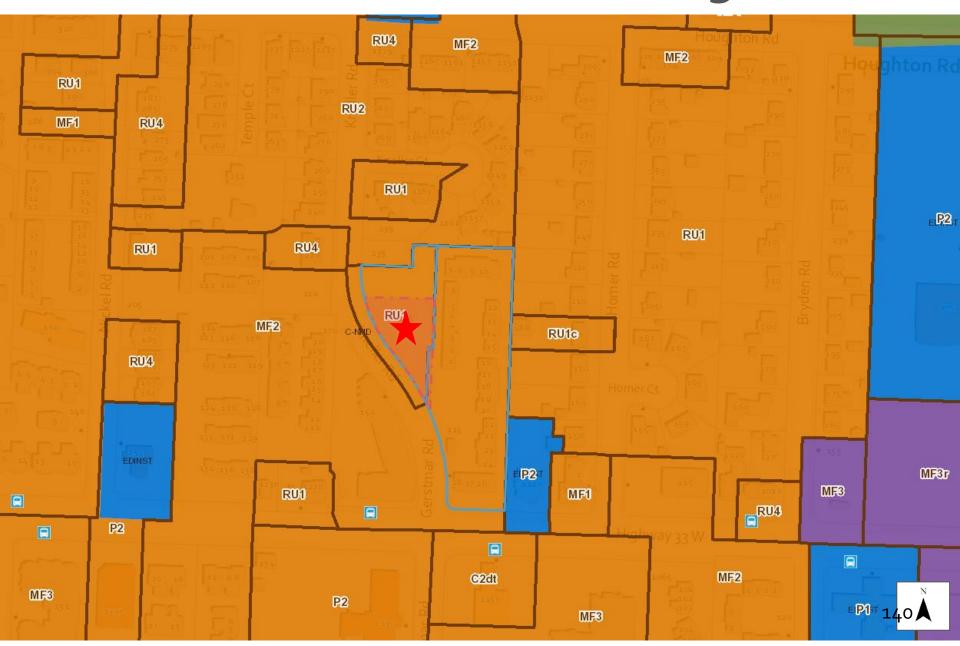




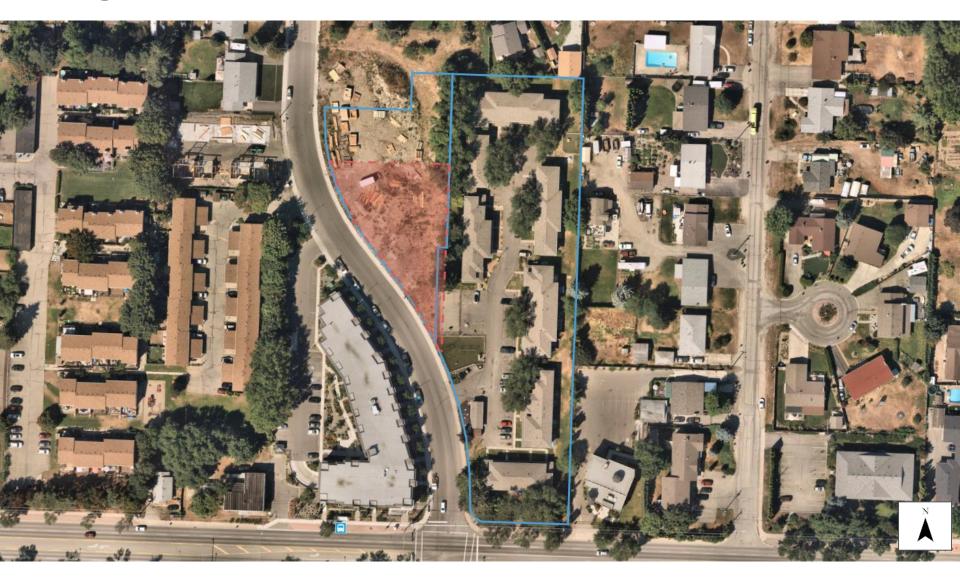
# Context Map



# OCP Future Land Use / Zoning



# Subject Property Map

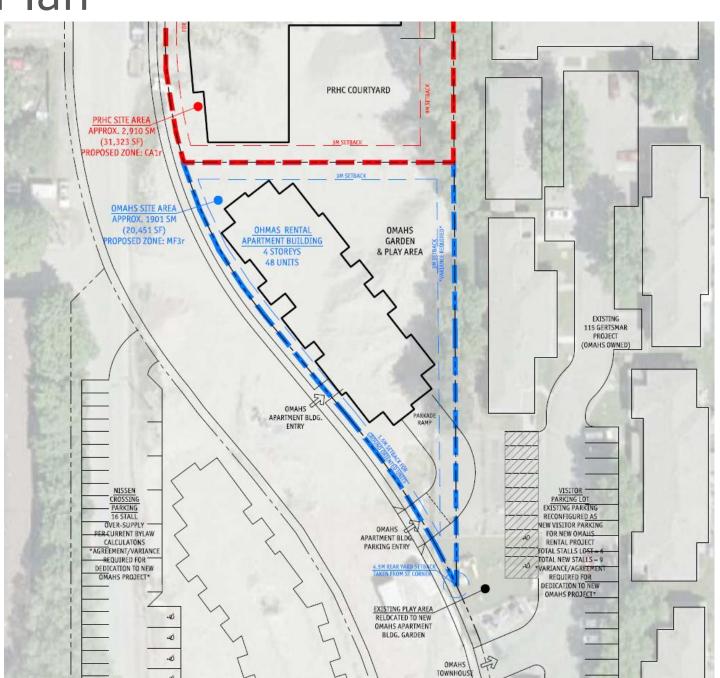




# Project/technical details

- ➤ Proposed rezoning to MF3r Apartment Housing (Rental Only) will facilitate the development of an rental housing project by the Okanagan Metis & Aboriginal Housing Society.
  - ► Five storey building
  - ► Approx. 48 units
- Mix of market and non-market rental housing
  - ▶ 15 units rented at market rents
  - > 33 units would be non-market affordable or rentgeared-to-income

## Site Plan





## **OCP Policies**

- ► C-NHD Core Area Neighbourhood Policies
  - ▶ Policy 5.3.2 Transition from Transit Supportive Corridors
    - Provide a transition area allowing for 3-4 stories in height
  - ➤ Policy 5.12.1 Housing with Supports Prioritize the development of subsidized housing and housing with supports in the Core Area



# Staff Recommendation

- ➤ Staff recommend **support** for the proposed rezoning:
  - ▶ Meets the intent of the Official Community Plan
    - ► C-NHD Core Area Neighbourhood Designation and Policies
  - Location
    - 2 blocks from Rutland Urban Centre
    - ► Transit stops on Highway 33
    - Active Transportation Corridor on Houghton Road

# REPORT TO COUNCIL



Date: December 5, 2022

To: Council

From: City Manager

**Department:** Development Planning

Okanagan Metis & Aboriginal
Housing Society and Provincial

Inc. No. BC0052129

Address: 175, 235, 239 Kneller Road & 1161 Applicant: Scuka Enterprises Ltd. – Dan

Kneller Court Scuka

**Subject:** Rezoning Application

**Existing OCP Designation:** C-NHD – Core Area Neighbourhood

**Existing Zone:**RU1 – Large Lot Housing
RU2 – Medium Lot Housing

,

**Proposed Zone:** CA1r – Core Area Mixed Use (Rental Only)

#### 1.0 Recommendation

THAT Rezoning Application No. Z22-0013 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- 1. Lot 1 Sections 26 and 27 Township 26 ODYD Plan KAP58054, located at 235 Kneller Road, Kelowna, BC;
- 2. Lot 2 Sections 26 and 27 Township 26 ODYD Plan KAP58054, located at 239 Kneller Road, Kelowna, BC;
- 3. Portions of Lot B Section 27 Township 26 ODYD Plan KAP73698, located at 1161 Kneller Court, Kelowna, BC;
- 4. Portions of Lot 1 Section 27 Township 26 ODYD Plan EPP63257, located at 175 Kneller Road, Kelowna, BC;

from the RU1 – Large Lot Housing zone and the RU2 – Medium Lot Housing zone to the CA1r – Core Area Mixed Use (Rental Only) zone as shown on Map "A" attached to the Report from the Development Planning Department dated December 5, 2022, 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 December 5, 2022;

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

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

#### 2.0 Purpose

To rezone portions of the subject properties from the RU1 – Large Lot Housing zone and the RU2 – Medium Lot Housing zone to the CA1r – Core Area Mixed Use (Rental Only) zone to facilitate the development of a 4-storey supportive housing development and offices.

#### 3.0 Development Planning

Staff support the proposal to rezone the subject properties to the CA1r – Core Area Mixed Use (Rental Only) zone. The proposed zone is consistent with the Official Community Plan (OCP) Future Land Use Designation of C-NHD - Core Area Neighbourhood and the location of the subject properties in the transition zone from the Highway 33 Transit Supportive Corridor.

The proposed supportive housing use is consistent with OCP Policy which encourages the provision of supportive and subsidized housing in the Core Area. The proposed office use is small-scale and directly connected with the provision of supportive housing and is unlikely to adversely impact the adjacent residential neighbourhood.

#### 4.0 Proposal

#### 4.1 Project Description

The proposed rezoning from the RU1 – Large Lot Housing zone and RU2 – Medium Lot Housing zone to the CA1r – Core Area Mixed Use (Rental Only) zone will facilitate the development of a 4-storey, 40-unit supportive housing development. The proposed building will also include an office component for approximately 6 employees. The building is proposed to include 11 one-bedroom units, 12 two-bedroom units, 15 three-bedroom units, and 2 four-bedroom units.

#### 4.2 <u>Site Context</u>

The subject properties are located on Kneller Road, north of the intersection with Highway 33, approximately two blocks from the Rutland Urban Centre. The surrounding neighbourhood includes apartment housing, townhouses, duplexes and single family homes. Highway 33, immediately south, is a Transit Supportive Corridor with transit stops at the intersection with Kneller Road. Houghton Road, to the north, has an active transportation corridor which connects with the Okanagan Rail Trail.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use		
North	RU1 – Large Lot Housing	Single detached beusing		
NOTUI	Ru2 — Medium Lot Housing	Single detached housing		
East	MF2 — Townhouse Housing	Townhouses		
South	MF2 — Townhouse Housing	Apartments		
		Apartments		
West	MF2 — Townhouse Housing	Townhouses		
		Single detached housing		

Subject Property Map: 175, 235, 239 Kneller Rd & 1161 Kneller Ct



# 5.0 Current Development Policies

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

Objective 5.2 Focus residential density along Transit Supportive Corridors.							
Policy 5.2.4	Support small-scale employment and commercial uses in Core Area						
Commercial Areas	Neighbourhoods where the proposed project is located at an intersection of two						
in Corridors	Transit Supportive Corridors and is integrated with residential uses. Consider						
	such uses in other areas based on surrounding population density, amenities,						
	proximity to Active Transportation Corridors, or as guided by neighbourhood						
	plans, corridor plans or other area plans.						
	The CA1r – Core Area Mixed Use (Rental Only) zone will allow the proposed						
	development to have a small-scale office component integrated with the						
	residential uses.						

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

Policy 5.3.2 Transition from Transit Supportive Corridors Provide a transition area allowing for 3-4 stories in height, as outlined in Figure 5.3, serving as a transition from the medium density development along the Transit Supportive Corridors and lower density residential areas in the Core Area. Encourage ground-oriented residential such as stacked townhouses and bungalow courts with setbacks that respect adjacent lower density residential areas. Discourage commercial uses in the transition zone.

The development is in the transition zone from the Transit Supportive Corridor (Hwy 33) and is proposed to be 4 storeys in height.

# Objective 5.4 Strategically locate community services to foster greater inclusion and social connections in the Core Area.

Policy 5.4.2 Safety Net Supports and Services

Allow safety nets supports and services in the Core Area for people experiencing homelessness. Safety net supports and service includes, but are not limited to, shelters and the supports associated with the shelter. Recognize that shelters are used by a diversity of people with different needs such as women fleeing violence, youth and adults. Ensure information is provided to the community to foster positive relationships and promote acceptance for these supports, services and the citizens that are using them.

The Kelowna Women's Shelter is supportive housing for women fleeing violence.

#### Objective 5.12 Protect citizens from displacement due to Core Area development

Policy 5.12.1 Housing with Supports Prioritize the development of subsidized housing and housing with supports in the Core Area in addition to the Urban Centres, particularly near employment, public transit, services and amenities. Promote acceptance to the community for these supports, services, and the citizens using them.

The proposed second stage housing is both subsidized and supportive. It is in close proximity to transit on Highway 33 and the Rutland Urban Centre.

#### 6.o Technical Comments

## 6.1 <u>Development Engineering Department</u>

See Attachment A

#### 7.0 Application Chronology

Date of Application Accepted: March 2, 2022

Date Public Consultation Completed: November 7, 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:

Attachment A: Development Engineering Memo

Attachment B: Site Layout

Attachment C: Community Engagement Summary Report

Map A: Zoning Amendment Z22-0013

### **CITY OF KELOWNA**

# **MEMORANDUM**

**Date:** March 15, 2022

**File No.:** Z22-0013

**To:** Planning and Development Officer (MT)

From: Development Engineering Manager (NC)

**Subject:** 175, 235, 239 Kneller Rd & 1161 Kneller Ct RU1 to CA1r

ATTACHMENT A
This forms part of application
# Z22-0013
City of
Planner Initials MT

Kelowna
COMMUNITY PLANNING

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the northern portion of the subject properties from from RU1 – Large Lot Housing and RU2 – Medium Lot Housing to CA1r – Medium Density Multiple Housing (Residential Rental Tenure Only) to facilitate the development of a four-storey rental apartment building. The Development Engineering Technician for this project will be 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. 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 within the development.
- c. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.
- d. 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. <u>DOMESTIC WATER AND FIRE PROTECTION</u>

- a. The subject lots are located within the Black Mountain Irrigation District (BMID) service area. The developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the developer.
- b. The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. 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. The water system must be capable of supplying the domestic and fire flow demands of the project in accordance with the Subdivision, Development, & Servicing Bylaw No. 7900. Provide water flow calculations for this development to confirm bylaw conformance (150 L/s for apartments/townhouses). Ensure 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. There are existing individual service connections for each of the subject lots. 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.
- b. The applicant, at their cost, will arrange for the removal and disconnection of existing services as necessary so that each new lot has only one connection. Service connections are to be completed with an inspection chamber (c/w Brooks Box) as per SS-S7 & SS-S9.
- c. Service connections may not be extended at an angle that exceeds 45° from perpendicular to the main and cannot front any property but the one being serviced. Connection from mains within rear yard right-of-ways will not be permitted.

#### 4. STORM DRAINAGE

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

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

#### 5. ROAD IMPROVEMENTS

- a. Kneller Rd is classified in the 2040 OCP as a Collector Road with bike lanes. Kneller Rd has already been upgraded to an urban standard, boulevard must be completed with landscaping and irrigation. Pavement removal and replacement and re-location or adjustment of utility appurtenances may be required to accommodate any utility upgrading necessary to service the development.
- b. All furnishings, including bike racks, as well as stairs and ramps must be contained on private property and are not permitted within the boulevard.
- c. Landscape and Irrigation plans are required for all City roadways, with design and inspection by a Qualified Professional registered with the BCSLA and the IIABC. Associated costs are to be included in Servicing Agreement performance security. Landscape and irrigation plans require review and acceptace 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.

#### 6. POWER AND TELECOMMUNICATION SERVICES

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

#### 7. GEOTECHNICAL STUDY

- a. The Applicant is required to provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydrogeotechnical engineering to address the 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.).
- 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.
- 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).

#### 8. ROAD DEDICATION/SITE ACCESS

- a. Only one driveway, with a maximum width of 6m, will be permitted for each legal lot and is to be formalized with a concrete letdown as per SS-C7.
- b. Indicate on each of the multi-family lots, the locations of the garbage and recycle bins. Provide turning movements for a garbage collection vehicle to confirm manoeuvrability on site without requiring reverse movement onto City roads.



#### 9. <u>DESIGN AND CONSTRUCTION</u>

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

## 10. <u>SERVICING AGREEMENT FOR WORKS AND SERVICES</u>

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

#### 11. CHARGES AND FEES

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

Nelson Chapman, P.Eng.

Development Engineering Manager

SK



	<u>. HOUSING SOCIETY (OMAHS) PROJECT SUMMARY</u>	
EXISTING CIVIC ADDRESSES	175, 235, 239 KNELLER ROAD & 1161 KNELLER COURT, KELOWNA	
PROPOSED CIVIC ADDRESSES	TBD (PENDING SUBDIVISION & REZONING)	
LEGAL DESCRIPTIONS	REFER TO SUBDIVISION APPLICATION SURVEY PLAN	
EXISTING ZONING	RU1 & RU2	
PROPOSED ZONING	MF3r (PENDING SUBDIVISION & REZONING)	
PROPOSED PRINCIPAL USE(S)	APARTMENT HOUSING	
NUMBER OF BUILDINGS	ONE	
ZONING BYLAW(S)	2022 KELOWNA ZONING BYLAW - BY LAW NUMBER #12375 (PENDING ADOPTION)	

5112 1110ED 51110 5	ZONING REC	QUIREMENTS	PROF	POSED T	BYLAW #	NO1
SITE DIMENSIONS SITE AREA	1,400.0 sm min.	15,069 sf max.	1,900.0 sm	20,451 sf	Section 13.4	
ITE WIDTH (SIDE TO SIDE - EAST)	30 m min.	98.4 ft min.	75.7 m	248.2 ft		
SITE DEPTH (FRONT TO REAR - NORTH)	30 m min.	98.4 ft min.	48.3 m	158.5 ft		
SITE COVERAGE					Section 13.5	
SITE COVERAGE - BLDGS (65% MAX.)	910.0 sm max.	9,795 sf max.	702.3 sm	7,560 sf		
SITE COVERAGE - ALL (85% MAX.)	1,190.0 sm max.	12,809 sf max.	858.4 sm	9,240 sf	1	
HEIGHT	20.0	70.00	16.0	50.50	Section 13.6	
HEIGHT OF BUILDINGS (m)	22.0 m	72.2 ft DREYS	16.0 m	52.5 ft DREYS		
HEIGHT (# OF STOREYS) SETBACKS	0.510	JREYS	5 310	JREYS	Section 13.5	
RONT YARD (WEST) NOT NOTED BELOW	3.0 m	9.8 ft	1.5 m	5.0 ft	Section 13.3	
RONT YARD FOR GROUND ORIENTED	3.0 111	3.010	1.5 111	3.010	1	
RESIDENTIAL UNITS	2.0 m	6.6 ft	2.3 m	7.5 ft		1
RONT YARD STEPBACK (FOR 5 STOREY OR						
HIGHER BUILDINGS	3.0 m	9.8 ft	0.0 m	0.0 ft		
SIDE YARD (NORTH & EAST)	3.0 m	9.8 ft	3.0 m	9.8 ft		
REAR YARD (SOUTHEAST CORNER)	4.5 m	14.8 ft	21.0 m	69.0 ft		
TI OOD ADEA DATTO (FAD) CHAMADY	ZONING MAY	PROPOCER	MANTMINA NI	T / FAD ADEA		
AR: MAX 1.6 (5 STOREYS)	ZONING MAX. 1.8 FAR	<u>PROPOSED</u>	3,420.0 sm	36,813 sf	Section 13.6	
AK. MAX 1.0 (3 310KE13)	1.0 TAIX		3,420.0 3111	30,813 31	Section 13.0	
OTAL ALLOWABLE FAR W/BONUSES	1.8 FAR	1.48 FAR	3,420.0 sm max.	36,813 sf max.		
	2000					
ROPOSED AREA SUMMARY		S AREA		AREA / /7E of	NET/GROSS	NO.
EVEL 1 (APARTMENTS) EVEL 2 (APARTMENTS)	702.3 sm 702.3 sm	7,560 sf 7,560 sf	415.7 sm 597.8 sm	4,475 sf 6,435 sf	59.2% 85.1%	$\vdash$
EVEL 2 (APARTMENTS)  EVEL 3 (APARTMENTS)	702.3 sm	7,560 sf	597.8 sm	6,435 sf	85.1%	
EVEL 4 (APARTMENTS)	702.3 sm	7,560 sf	597.8 sm	6,435 sf	85.1%	
EVEL 5 (APARTMENTS)	702.3 sm	7,560 sf	597.8 sm	6,435 sf	85.1%	
OTAL PROPOSED FLOOR AREAS	3,511.7 sm	37,800 sf	2,807.1 sm	30,215 sf	79.9%	
EVEL P1 - PARKADE	785.0 sm	8,450 sf				
DODOCED HINT A DEA CHIMMA DV	LIAITT AL	ET ADEA	LINITE DATE	CONV A DEA	LINIT COUNT	Luo
ROPOSED UNIT AREA SUMMARY NIT A - 1 BED	48.3 sm	ET AREA 520 sf	5.8 sm	CONY AREA 62 sf	UNIT COUNT 23	NU
NIT B - 2 BED	68.3 sm	735 sf	9.8 sm	106 sf	5	
NIT C - 2 BED	72.0 sm	775 sf	9.3 sm	100 sf	17	
NIT D - STUDIO	30.2 sm	325 sf	0.0 sm	0 sf	2	
INIT E - 1 BED	70.1 sm	755 sf	9.3 sm	100 sf	1	
OTAL # OF UNITS					48	
PROPOSED UNIT MIX SUMMARY		ELOOF	RLEVELS		UNIT COUNT	NO <sup>-</sup>
KOTOSED ONIT MIX SOMMAKT	LEVEL 1	LEVELS 2-5	LLVLLS		ONTI COOM	NO
JNIT A - 1 BED	3	5			23	
JNIT B - 2 BED	1	1			5	
JNIT C - 2 BED	1	4			17	
JNIT D - STUDIO	2	0			2	
JNIT E - 1 BED  OTAL # OF UNITS	1 8	0 <b>10</b>			1 48	
OTAL # OF UNITS	0	10			40	
					•	
OMMON & PRIVATE AMENITY SPACE	AREA RI	EQUIRED	AREA PROVIDED O	N DECKS & PATIOS	UNIT COUNT	N0
INIT A - 1 BED	<b>AREA RI</b> 345.0 sm	3,714 sf	132.5 sm	1,426 sf	UNIT COUNT 23	NO
INIT A - 1 BED INIT B - 2 BED		3,714 sf 1,345 sf			23 5	NO
INIT A - 1 BED INIT B - 2 BED INIT C - 2 BED	345.0 sm 125.0 sm 425.0 sm	3,714 sf 1,345 sf 4,575 sf	132.5 sm 49.2 sm 157.9 sm	1,426 sf 530 sf 1,700 sf	23 5 17	NO
INIT A - 1 BED INIT B - 2 BED INIT C - 2 BED INIT D - STUDIO	345.0 sm 125.0 sm 425.0 sm 15.0 sm	3,714 sf 1,345 sf 4,575 sf 161 sf	132.5 sm 49.2 sm 157.9 sm 0.0 sm	1,426 sf 530 sf 1,700 sf 00 sf	23 5 17 2	NO
NIT A - 1 BED NIT B - 2 BED NIT C - 2 BED NIT D - STUDIO NIT E - 1 BED	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm	1,426 sf 530 sf 1,700 sf 00 sf 100 sf	23 5 17 2 1	
NIT A - 1 BED NIT B - 2 BED NIT C - 2 BED NIT D - STUDIO NIT E - 1 BED	345.0 sm 125.0 sm 425.0 sm 15.0 sm	3,714 sf 1,345 sf 4,575 sf 161 sf	132.5 sm 49.2 sm 157.9 sm 0.0 sm	1,426 sf 530 sf 1,700 sf 00 sf	23 5 17 2	
NIT A - 1 BED NIT B - 2 BED NIT C - 2 BED NIT D - STUDIO NIT E - 1 BED OTAL AREAS	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm	1,426 sf 530 sf 1,700 sf 00 sf 100 sf	23 5 17 2 1	
NIT A - 1 BED  NIT B - 2 BED  NIT C - 2 BED  NIT D - STUDIO  NIT E - 1 BED  OTAL AREAS	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm 925.0 sm	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf	23 5 17 2 1 48	
NIT A - 1 BED  NIT B - 2 BED  NIT C - 2 BED  NIT D - STUDIO  NIT E - 1 BED  OTAL AREAS  EHICLE PARKING SUMMARY	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm 925.0 sm	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf 2 BEDROOM UNITS 22 units total	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm STUDIO UNITS 2 units total	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf	23 5 17 2 1 48 BYLAW #	
NIT A - 1 BED  NIT B - 2 BED  NIT C - 2 BED  NIT D - STUDIO  NIT E - 1 BED  OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm 925.0 sm 1 BEDROOM UNITS 24 units total 1.20 per unit min.	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf 2 BEDROOM UNITS 22 units total 1.4 per unit min.	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min.	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL TOTAL	23 5 17 2 1 48	
NIT A - 1 BED  NIT B - 2 BED  NIT C - 2 BED  NIT D - STUDIO  NIT E - 1 BED  OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED  PARTMENTS (UNITS)	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm 925.0 sm 1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf 2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm STUDIO UNITS 2 units total	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL TOTAL 61.6	23 5 17 2 1 48 BYLAW #	
NIT A - 1 BED  NIT B - 2 BED  NIT C - 2 BED  NIT D - STUDIO  NIT E - 1 BED  OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED  PARTMENTS (UNITS)	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL TOTAL	23 5 17 2 1 48 BYLAW #	
NIT A - 1 BED  NIT B - 2 BED  NIT C - 2 BED  NIT D - STUDIO  NIT E - 1 BED  OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED  PARTMENTS (UNITS)  PARTMENT (VISITORS)	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER ALL VISITOR STALLS M	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL TOTAL 61.6 6.7	23 5 17 2 1 48 BYLAW #	
INIT A - 1 BED INIT B - 2 BED INIT C - 2 BED INIT D - STUDIO INIT E - 1 BED OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED PARTMENTS (UNITS) PARTMENT (VISITORS)	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER ALL VISITOR STALLS M PRE RENTAL REDUCTION	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL TOTAL 61.6	23 5 17 2 1 48 BYLAW #	
INIT A - 1 BED INIT B - 2 BED INIT C - 2 BED INIT D - STUDIO INIT E - 1 BED OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED PARTMENTS (UNITS) PARTMENT (VISITORS)  OTAL SPACES REQUIRED  MF3r RENTAL SUBZONE REDUCTION	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER ALL VISITOR STALLS M PRE RENTAL REDUCTION	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL TOTAL 61.6 6.7	23 5 17 2 1 48 BYLAW # Table 8.3.1 Table 8.3.1	
NIT A - 1 BED  NIT B - 2 BED  NIT C - 2 BED  NIT D - STUDIO  NIT E - 1 BED  OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED  PARTMENTS (UNITS)  PARTMENT (VISITORS)  OTAL SPACES REQUIRED  IF3r RENTAL SUBZONE REDUCTION  OTAL SPACES REQUIRED	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER ALL VISITOR STALLS M PRE RENTAL REDUCTION 10% REDUCTION OUTS	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL TOTAL 61.6 6.7 68.3 6.8	23 5 17 2 1 48 BYLAW # Table 8.3.1 Table 8.3.1	
NIT A - 1 BED  NIT B - 2 BED  NIT C - 2 BED  NIT D - STUDIO  NIT E - 1 BED  OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED  PARTMENTS (UNITS)  PARTMENT (VISITORS)  OTAL SPACES REQUIRED  IF3r RENTAL SUBZONE REDUCTION  OTAL SPACES REQUIRED  CCESSIBLE SPACES REQUIRED	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER ALL VISITOR STALLS M PRE RENTAL REDUCTION OUTS PROVIDED AS PART OF	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT IUST BE REGULAR STAL DN SIDE OF URBAN CENTRE	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0  LS	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL TOTAL 61.6 6.7 68.3 6.8 61	23 5 17 2 1 48 BYLAW # Table 8.3.1 Table 8.3.1 Table 8.2.7.b	
NIT A - 1 BED  NIT B - 2 BED  NIT C - 2 BED  NIT D - STUDIO  NIT E - 1 BED  OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED  PARTMENTS (UNITS)  PARTMENT (VISITORS)  OTAL SPACES REQUIRED  IF3r RENTAL SUBZONE REDUCTION  OTAL SPACES REQUIRED  CCESSIBLE SPACES REQUIRED  CCESSIBLE SPACES REQUIRED  CCESSIBLE VAN SPACES REQ'D	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER ALL VISITOR STALLS M PRE RENTAL REDUCTION OUTS PROVIDED AS PART OF PROVIDED AS PART OF	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT IUST BE REGULAR STAL DN SIDE OF URBAN CENTRE	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0  LS  QUIRED E SPACES REQUIRED	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL TOTAL 61.6 6.7  68.3 6.8 61 2 1	23 5 17 2 1 48  BYLAW #  Table 8.3.1  Table 8.2.7.b  8.2.11(a)  Table 8.2.17	
NIT A - 1 BED  NIT B - 2 BED  NIT C - 2 BED  NIT D - STUDIO  NIT E - 1 BED  OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED  PARTMENTS (UNITS)  PARTMENT (VISITORS)  OTAL SPACES REQUIRED  IF3r RENTAL SUBZONE REDUCTION  OTAL SPACES REQUIRED  CCESSIBLE SPACES REQUIRED	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER ALL VISITOR STALLS M PRE RENTAL REDUCTIO 10% REDUCTION OUTS PROVIDED AS PART OF PROVIDED AS PART OF	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT HUST BE REGULAR STAL DN SIDE OF URBAN CENTRE THE TOTAL SPACES REGETHE TOTAL ACCESSIBL SMALL CAR SPACE	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0  LS	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL  TOTAL 61.6 6.7  68.3 6.8 61 2 1	23 5 17 2 1 48  BYLAW #  Table 8.3.1  Table 8.2.7.b  8.2.11(a)  Table 8.2.17	NO
NIT A - 1 BED  NIT B - 2 BED  NIT C - 2 BED  NIT D - STUDIO  NIT E - 1 BED  OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED  PARTMENTS (UNITS)  PARTMENT (VISITORS)  OTAL SPACES REQUIRED  IF3r RENTAL SUBZONE REDUCTION  OTAL SPACES REQUIRED  CCESSIBLE SPACES REQUIRED  CCESSIBLE VAN SPACES REQ'D  EHICLE SPACES PROVIDED  ISSEN CROSSING DEDICATED STALLS	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER ALL VISITOR STALLS M PRE RENTAL REDUCTIO 10% REDUCTION OUTS PROVIDED AS PART OF PROVIDED AS PART OF REGULAR SPACE 10	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT HUST BE REGULAR STAL ON SIDE OF URBAN CENTRE THE TOTAL SPACES REGULAR STAL THE TOTAL ACCESSIBL SMALL CAR SPACE 6	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0  LS  QUIRED E SPACES REQUIRED  ACCESSIBLE SPACES	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL TOTAL 61.6 6.7 68.3 6.8 61 2 1 TOTAL 16	23 5 17 2 1 48  BYLAW #  Table 8.3.1  Table 8.2.7.b  8.2.11(a)  Table 8.2.17	NO
INIT A - 1 BED INIT B - 2 BED INIT C - 2 BED INIT D - STUDIO INIT E - 1 BED OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED PARTMENTS (UNITS) PARTMENT (VISITORS)  OTAL SPACES REQUIRED IF3r RENTAL SUBZONE REDUCTION OTAL SPACES REQUIRED CCESSIBLE SPACES REQUIRED CCESSIBLE VAN SPACES REQ'D  EHICLE SPACES PROVIDED ISSEN CROSSING DEDICATED STALLS EVEL 1 SURFACE PARKING	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER ALL VISITOR STALLS M PRE RENTAL REDUCTIO 10% REDUCTION OUTS PROVIDED AS PART OF PROVIDED AS PART OF	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT HUST BE REGULAR STAL DN SIDE OF URBAN CENTRE THE TOTAL SPACES REGETHE TOTAL ACCESSIBL SMALL CAR SPACE	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0  LS  QUIRED E SPACES REQUIRED	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL  TOTAL 61.6 6.7  68.3 6.8 61 2 1	23 5 17 2 1 48  BYLAW #  Table 8.3.1  Table 8.2.7.b  8.2.11(a)  Table 8.2.17	NO
INIT A - 1 BED INIT B - 2 BED INIT C - 2 BED INIT D - STUDIO INIT E - 1 BED OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED PARTMENTS (UNITS) PARTMENT (VISITORS)  OTAL SPACES REQUIRED IF3r RENTAL SUBZONE REDUCTION OTAL SPACES REQUIRED CCESSIBLE SPACES REQUIRED CCESSIBLE VAN SPACES REQ'D  EHICLE SPACES PROVIDED ITSSEN CROSSING DEDICATED STALLS EVEL 1 SURFACE PARKING EVEL P1 PARKADE	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER ALL VISITOR STALLS M PRE RENTAL REDUCTION OUTS PROVIDED AS PART OF PROVIDED AS PART OF REGULAR SPACE 10 1	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT HUST BE REGULAR STAL ON SIDE OF URBAN CENTRE THE TOTAL SPACES REGETHE TOTAL ACCESSIBLE SMALL CAR SPACE 6 0	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0  LS  QUIRED E SPACES REQUIRED  ACCESSIBLE SPACES	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL TOTAL 61.6 6.7 68.3 6.8 61 2 1 TOTAL 16 3	23 5 17 2 1 48  BYLAW #  Table 8.3.1  Table 8.2.7.b  8.2.11(a)  Table 8.2.17	NO
INIT A - 1 BED INIT B - 2 BED INIT C - 2 BED INIT C - 2 BED INIT D - STUDIO INIT E - 1 BED OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED PARTMENTS (UNITS) PARTMENT (VISITORS)  OTAL SPACES REQUIRED IF3r RENTAL SUBZONE REDUCTION OTAL SPACES REQUIRED CCESSIBLE SPACES REQUIRED CCESSIBLE SPACES REQUIRED ICSEN CROSSING DEDICATED STALLS EVEL 1 SURFACE PARKING EVEL P1 PARKADE OTAL PROVIDED (BY SPACE TYPE)	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER IALL VISITOR STALLS M PRE RENTAL REDUCTION OUTS PROVIDED AS PART OF PROVIDED AS PART OF REGULAR SPACE 10 1 15	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT IUST BE REGULAR STAL DN SIDE OF URBAN CENTRE THE TOTAL SPACES REG THE TOTAL ACCESSIBL  SMALL CAR SPACE 6 0 10 10 16	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0  LS  QUIRED E SPACES REQUIRED  ACCESSIBLE SPACES 2 0	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL TOTAL 61.6 6.7  68.3 6.8 61 2 1 TOTAL 16 3 25	23 5 17 2 1 48  BYLAW #  Table 8.3.1  Table 8.2.7.b  8.2.11(a)  Table 8.2.17	NO
INIT A - 1 BED INIT B - 2 BED INIT C - 2 BED INIT D - STUDIO INIT E - 1 BED OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED PARTMENTS (UNITS) PARTMENT (VISITORS)  OTAL SPACES REQUIRED IF 3r RENTAL SUBZONE REDUCTION OTAL SPACES REQUIRED CCESSIBLE SPACES REQUIRED CCESSIBLE SPACES REQUIRED CCESSIBLE VAN SPACES REQ'D  EHICLE SPACES PROVIDED ITSSEN CROSSING DEDICATED STALLS EVEL 1 SURFACE PARKING EVEL P1 PARKADE OTAL PROVIDED (BY SPACE TYPE) GOF SMALL CAR STALLS PROVIDED	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER ALL VISITOR STALLS M PRE RENTAL REDUCTION OUTS  PROVIDED AS PART OF 10 15 26	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT IUST BE REGULAR STAL DN SIDE OF URBAN CENTRE THE TOTAL SPACES REG THE TOTAL ACCESSIBL  SMALL CAR SPACE 6 0 10 10 16	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0  LS  QUIRED E SPACES REQUIRED  ACCESSIBLE SPACES 2 0	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL TOTAL 61.6 6.7  68.3 6.8 61 2 1 TOTAL 16 3 25 44	23 5 17 2 1 48  BYLAW #  Table 8.3.1  Table 8.2.7.b  8.2.11(a)  Table 8.2.17	NO
INIT A - 1 BED INIT B - 2 BED INIT C - 2 BED INIT C - 2 BED INIT D - STUDIO INIT E - 1 BED OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED PARTMENTS (UNITS) PARTMENT (VISITORS)  OTAL SPACES REQUIRED IF3r RENTAL SUBZONE REDUCTION OTAL SPACES REQUIRED CCESSIBLE SPACES REQUIRED CCESSIBLE SPACES REQUIRED CCESSIBLE VAN SPACES REQ'D  EHICLE SPACES PROVIDED ISSEN CROSSING DEDICATED STALLS EVEL 1 SURFACE PARKING EVEL P1 PARKADE OTAL PROVIDED (BY SPACE TYPE) GOF SMALL CAR STALLS PROVIDED OTAL SPACES PROVIDED	345.0 sm 125.0 sm 425.0 sm 15.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER ALL VISITOR STALLS M PRE RENTAL REDUCTION OUTS  PROVIDED AS PART OF 10 15 26	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT IUST BE REGULAR STAL DN SIDE OF URBAN CENTRE THE TOTAL SPACES REG THE TOTAL ACCESSIBL  SMALL CAR SPACE 6 0 10 10 16	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0  LS  QUIRED E SPACES REQUIRED  ACCESSIBLE SPACES 2 0	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL  TOTAL 61.6 6.7  68.3 6.8 61 2 1 TOTAL 16 3 25 44 36%	23 5 17 2 1 48  BYLAW #  Table 8.3.1  Table 8.2.7.b  8.2.11(a)  Table 8.2.17  Table 8.2.17  Table 8.2.7.b	NO
INIT A - 1 BED INIT B - 2 BED INIT C - 2 BED INIT D - STUDIO INIT E - 1 BED OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED PARTMENTS (UNITS) PARTMENT (VISITORS)  OTAL SPACES REQUIRED IF3r RENTAL SUBZONE REDUCTION OTAL SPACES REQUIRED CCESSIBLE SPACES REQUIRED CCESSIBLE VAN SPACES REQ'D  EHICLE SPACES PROVIDED ISSEN CROSSING DEDICATED STALLS EVEL 1 SURFACE PARKING EVEL P1 PARKADE OTAL PROVIDED (BY SPACE TYPE) 6 OF SMALL CAR STALLS PROVIDED OTAL SPACES PROVIDED	345.0 sm 125.0 sm 125.0 sm 15.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER ALL VISITOR STALLS M PRE RENTAL REDUCTION OUTS  PROVIDED AS PART OF PROVIDED AS PART OF REGULAR SPACE 10 1 15 26 MAX. PERMITTED 50%	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT HUST BE REGULAR STAL  ON SIDE OF URBAN CENTRE THE TOTAL SPACES REG THE TOTAL ACCESSIBL  SMALL CAR SPACE 6 0 10 16	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0  LS  QUIRED E SPACES REQUIRED  ACCESSIBLE SPACES 2 0 2	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL TOTAL 61.6 6.7  68.3 6.8 61 2 1 TOTAL 16 3 25 44 36% 44	23 5 17 2 1 48  BYLAW #  Table 8.3.1  Table 8.2.7.b  8.2.11(a)  Table 8.2.17	NO
INIT A - 1 BED INIT B - 2 BED INIT C - 2 BED INIT C - 2 BED INIT D - STUDIO INIT E - 1 BED OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED PARTMENTS (UNITS) PARTMENT (VISITORS)  OTAL SPACES REQUIRED IF3r RENTAL SUBZONE REDUCTION OTAL SPACES REQUIRED CCESSIBLE SPACES REQUIRED CCESSIBLE SPACES REQUIRED CCESSIBLE VAN SPACES REQ'D  ISSEN CROSSING DEDICATED STALLS EVEL 1 SURFACE PARKING EVEL P1 PARKADE OTAL PROVIDED (BY SPACE TYPE) GOF SMALL CAR STALLS PROVIDED OTAL SPACES PROVIDED	345.0 sm 125.0 sm 125.0 sm 15.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER ALL VISITOR STALLS M PRE RENTAL REDUCTION OUTS  PROVIDED AS PART OF 26 MAX. PERMITTED 50%	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT IUST BE REGULAR STAL  ON SIDE OF URBAN CENTRE THE TOTAL SPACES REG THE TOTAL ACCESSIBL  SMALL CAR SPACE 6 0 10 16	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0  LS  QUIRED E SPACES REQUIRED  ACCESSIBLE SPACES 2 0	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL  TOTAL 61.6 6.7  68.3 6.8 61 2 1 TOTAL 16 3 25 44 36%	23 5 17 2 1 48  BYLAW #  Table 8.3.1  Table 8.2.7.b  8.2.11(a)  Table 8.2.17  Table 8.2.17  Table 8.2.7.b	NO
NIT A - 1 BED  NIT B - 2 BED  NIT C - 2 BED  NIT C - 2 BED  NIT D - STUDIO  NIT E - 1 BED  OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED  PARTMENTS (UNITS)  PARTMENT (VISITORS)  OTAL SPACES REQUIRED  IF3r RENTAL SUBZONE REDUCTION  OTAL SPACES REQUIRED  CCESSIBLE SPACES REQUIRED  CCESSIBLE SPACES REQUIRED  CCESSIBLE VAN SPACES REQ'D  EHICLE SPACES PROVIDED  ISSEN CROSSING DEDICATED STALLS  EVEL 1 SURFACE PARKING  EVEL P1 PARKADE  OTAL PROVIDED (BY SPACE TYPE)  OF SMALL CAR STALLS PROVIDED  ICYCLE PARKING SUMMARY  ONG TERM SPACES REQUIRED	345.0 sm 125.0 sm 125.0 sm 15.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER ALL VISITOR STALLS M PRE RENTAL REDUCTION OUTS  PROVIDED AS PART OF PROVIDED AS PART OF REGULAR SPACE 10 1 15 26 MAX. PERMITTED 50%	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT HUST BE REGULAR STAL  ON SIDE OF URBAN CENTRE THE TOTAL SPACES REG THE TOTAL ACCESSIBL  SMALL CAR SPACE 6 0 10 16	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0  LS  QUIRED E SPACES REQUIRED  ACCESSIBLE SPACES 2 0 2	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL TOTAL 61.6 6.7  68.3 6.8 61 2 1 TOTAL 16 3 25 44 36% 44	23 5 17 2 1 48  BYLAW #  Table 8.3.1  Table 8.2.7.b  8.2.11(a)  Table 8.2.17  Table 8.2.17  Table 8.2.7.b	NO
NIT A - 1 BED  NIT B - 2 BED  NIT C - 2 BED  NIT C - 2 BED  NIT D - STUDIO  NIT E - 1 BED  OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED  PARTMENTS (UNITS)  PARTMENT (VISITORS)  OTAL SPACES REQUIRED  IF3r RENTAL SUBZONE REDUCTION  OTAL SPACES REQUIRED  CCESSIBLE SPACES REQUIRED  CCESSIBLE VAN SPACES REQUIRED  CCESSIBLE VAN SPACES REQUIRED  ISSEN CROSSING DEDICATED STALLS  EVEL 1 SURFACE PARKING  EVEL P1 PARKADE  OTAL PROVIDED (BY SPACE TYPE)  OF SMALL CAR STALLS PROVIDED  ICYCLE PARKING SUMMARY  ONG TERM SPACES REQUIRED  PARTMENTS (UNITS)	345.0 sm 125.0 sm 125.0 sm 15.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER ALL VISITOR STALLS M PRE RENTAL REDUCTION OUTS PROVIDED AS PART OF 26 MAX. PERMITTED 50%  2 BED UNITS OR LESS 0.75 per unit	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT IUST BE REGULAR STAL ON SIDE OF URBAN CENTRE THE TOTAL SPACES REG THE TOTAL ACCESSIBL  SMALL CAR SPACE 6 0 10 16 3 OR 4 BED UNITS 1.00 per unit	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0  LS  QUIRED E SPACES REQUIRED  ACCESSIBLE SPACES  2 0 2 TOTAL REQUIRED	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL TOTAL 61.6 6.7  68.3 6.8 61 2 1 TOTAL 16 3 25 44 36% 44	23 5 17 2 1 48  BYLAW #  Table 8.3.1 Table 8.2.7.b  8.2.11(a)  Table 8.2.17 Table 8.2.17 Table 8.2.7.b	NO
INIT A - 1 BED INIT B - 2 BED INIT C - 2 BED INIT C - 2 BED INIT D - STUDIO INIT E - 1 BED OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED PARTMENTS (UNITS) PARTMENT (VISITORS)  OTAL SPACES REQUIRED IF3r RENTAL SUBZONE REDUCTION OTAL SPACES REQUIRED CCESSIBLE SPACES REQUIRED CCESSIBLE VAN SPACES REQ'D  EHICLE SPACES PROVIDED ISSEN CROSSING DEDICATED STALLS EVEL 1 SURFACE PARKING EVEL P1 PARKADE OTAL PROVIDED (BY SPACE TYPE) GOF SMALL CAR STALLS PROVIDED  ICYCLE PARKING SUMMARY  ONG TERM SPACES REQUIRED PARTMENTS (UNITS) OTALS HORT TERM SPACES REQUIRED	345.0 sm 125.0 sm 125.0 sm 15.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER ALL VISITOR STALLS M PRE RENTAL REDUCTION OUTS  PROVIDED AS PART OF PROVIDED AS PART OF REGULAR SPACE 10 1 15 26 MAX. PERMITTED 50%  2 BED UNITS OR LESS 0.75 per unit 36	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT IUST BE REGULAR STAL ON SIDE OF URBAN CENTRE THE TOTAL SPACES REG THE TOTAL ACCESSIBL  SMALL CAR SPACE 6 0 10 16 3 OR 4 BED UNITS 1.00 per unit	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0  LS  QUIRED E SPACES REQUIRED  ACCESSIBLE SPACES 2 0 2 TOTAL REQUIRED	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL  TOTAL 61.6 6.7  68.3 6.8 61 2 1  TOTAL 16 3 25 44 36% 44  TOTAL PROVIDED	23 5 17 2 1 48  BYLAW #  Table 8.3.1  Table 8.2.7.b  8.2.11(a)  Table 8.2.17  Table 8.2.17  Table 8.2.17	NO
INIT A - 1 BED INIT B - 2 BED INIT C - 2 BED INIT D - STUDIO INIT E - 1 BED OTAL AREAS  EHICLE PARKING SUMMARY  EHICLE SPACES REQUIRED PARTMENTS (UNITS) PARTMENT (VISITORS)  OTAL SPACES REQUIRED IF3r RENTAL SUBZONE REDUCTION OTAL SPACES REQUIRED CCESSIBLE SPACES REQUIRED CCESSIBLE SPACES REQUIRED ISSEN CROSSING DEDICATED STALLS EVEL 1 SURFACE PARKING EVEL P1 PARKADE OTAL PROVIDED (BY SPACE TYPE) GOF SMALL CAR STALLS PROVIDED OTAL SPACES PROVIDED PARTMENTS (UNITS) OTALS HORT TERM SPACES REQUIRED PARTMENTS (UNITS)	345.0 sm 125.0 sm 125.0 sm 15.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER ALL VISITOR STALLS M PRE RENTAL REDUCTION OUTS PROVIDED AS PART OF 26 MAX. PERMITTED 50%  2 BED UNITS OR LESS 0.75 per unit	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT IUST BE REGULAR STAL ON SIDE OF URBAN CENTRE THE TOTAL SPACES REG THE TOTAL ACCESSIBL  SMALL CAR SPACE 6 0 10 16 3 OR 4 BED UNITS 1.00 per unit	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0  LS  QUIRED E SPACES REQUIRED  ACCESSIBLE SPACES  2 0 2 TOTAL REQUIRED  36 36 36	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL  TOTAL 61.6 6.7  68.3 6.8 61 2 1 TOTAL 16 3 25 44 36% 44  TOTAL PROVIDED	23 5 17 2 1 48  BYLAW #  Table 8.3.1 Table 8.2.7.b  8.2.11(a)  Table 8.2.17 Table 8.2.17 Table 8.2.7.b	NO
INIT A - 1 BED INIT B - 2 BED INIT C - 2 BED	345.0 sm 125.0 sm 125.0 sm 15.0 sm 15.0 sm 15.0 sm 925.0 sm  1 BEDROOM UNITS 24 units total 1.20 per unit min. 28.8 MIN. 0.14 SPACE PER ALL VISITOR STALLS M PRE RENTAL REDUCTION OUTS  PROVIDED AS PART OF PROVIDED AS PART OF REGULAR SPACE 10 1 15 26 MAX. PERMITTED 50%  2 BED UNITS OR LESS 0.75 per unit 36	3,714 sf 1,345 sf 4,575 sf 161 sf 161 sf 9,957 sf  2 BEDROOM UNITS 22 units total 1.4 per unit min. 30.8  DWELLING UNIT IUST BE REGULAR STAL ON SIDE OF URBAN CENTRE THE TOTAL SPACES REG THE TOTAL ACCESSIBL  SMALL CAR SPACE 6 0 10 16 3 OR 4 BED UNITS 1.00 per unit	132.5 sm 49.2 sm 157.9 sm 0.0 sm 9.3 sm 348.9 sm  STUDIO UNITS 2 units total 1.0 per unit min. 2.0  LS  QUIRED E SPACES REQUIRED  ACCESSIBLE SPACES  2 0 2  TOTAL REQUIRED  36 36 36	1,426 sf 530 sf 1,700 sf 00 sf 100 sf 3,756 sf  48 UNITS TOTAL  TOTAL 61.6 6.7  68.3 6.8 61 2 1  TOTAL 16 3 25 44 36% 44  TOTAL PROVIDED	23 5 17 2 1 48  BYLAW #  Table 8.3.1  Table 8.2.7.b  8.2.11(a)  Table 8.2.17  Table 8.2.17  Table 8.2.17	NO

9	GENERAL NOTE:
	DESIGN DRAWINGS THAT FORM PART OF REZONING APPLICATION ARE CONCEPT DESIGN DRAWINGS ONLY AND WILL BE DEVELOPED FURTHER FOR DEVELOPMEN
<u> </u>	NOTES
1	L. CHANGE OF FRONT YARD FOR GROUND ORIENTED SETBACK FROM 1.5m to 2.0m BETWEEN CURRENT AND NEW ZONING BYLAW TO BE REVIEWED WITH CITY
2	2. OWNER PARKING VARIANCE RATIONALE INCLUDED WITH RZ APPLICATION AS AGREED TO ON NOV 09, 2020 - TO BE REVIEWED FURTHER WITH CITY.
3	B. REVISION OF EXISTING PARKING LOT AND PROVISION OF SURFACE STALLS SERVING NEW PROJECT TO BE REVIEWED FURTHER WITH CITY.
4	4. DEDICATION OF NISSEN CROSSING STALLS TO BE REVIEWED FURTHER WITH CITY.

5. END OF TRIP PROVISIONS NOT YET REVIEWED WITH CITY - TO BE REVIEWED FURTHER WITH CITY. 6. COMMON AMENITY AND PRIVATE SPACE CALCULATIONS PRELIMINARY - TO BE REVIEWED FURTHER WITH CITY.

3 \ OMAHS PROJECT DATA



PROVINCIAL RENTAL HOUSING COR	RPORATION (PRHC) PR	OJECT SUMMARY				
EXISTING CIVIC ADDRESSES	175, 235, 239 KNELLE	R ROAD & 1161 KNELL	ER COURT, KELOWNA			
PROPOSED CIVIC ADDRESSES	TBD (PENDING SUBDIV	VISION & REZONING)	·			
LEGAL DESCRIPTIONS	REFER TO SUBDIVISIO	N APPLICATION SURVE	Y PLAN			
EXISTING ZONING	RU1 & RU2					
PROPOSED ZONING	CA1r (PENDING SUBD)	IVISION & REZONING)				
PROPOSED PRINCIPAL USE(S)	APARTMENT HOUSING	, OFFICES, TOWNHOME	S			
NUMBER OF BUILDINGS	ONE					
ZONING BYLAW(S)	2022 KELOWNA ZONIN	IG BYLAW - BY LAW NU	MBER #12375 (PENDING	ADOPTION)		
					-	
SITE & PROJECT DATA	ZONING REC	QUIREMENTS	PROP	OSED	BYLAW #	NOTES
SITE DIMENSIONS					Section 14.10	
SITE AREA	1,200.0 sm min.	12,917 sf max.	2,910.0 sm	31,323 sf		
SITE WIDTH (SIDE TO SIDE)	40 m min.	131.2 ft min.	56.8 m	186.5 ft		
SITE DEPTH (FRONT TO REAR)	30 m min.	98.4 ft min.	51.3 m	168.3 ft		
SITE COVERAGE					Section 14.11	
SITE COVERAGE - BLDGS (75% MAX )	2 182 5 cm may	23 /02 cf may	1 0/1 / sm	11 210 cf	1	1

SITE & PROJECT DATA	ZONING REQUIREMENTS		PROPOSED		BYLAW #	NOTES
SITE DIMENSIONS					Section 14.10	
SITE AREA	1,200.0 sm min.	12,917 sf max.	2,910.0 sm	31,323 sf		
SITE WIDTH (SIDE TO SIDE)	40 m min.	131.2 ft min.	56.8 m	186.5 ft		
SITE DEPTH (FRONT TO REAR)	30 m min.	98.4 ft min.	51.3 m	168.3 ft		
SITE COVERAGE					Section 14.11	
SITE COVERAGE - BLDGS (75% MAX.)	2,182.5 sm max.	23,492 sf max.	1,041.4 sm	11,210 sf		
SITE COVERAGE - ALL (85% MAX.)	2,473.5 sm max.	26,625 sf max.	1,255.6 sm	13,515 sf		
HEIGHT						
HEIGHT OF BUILDINGS (m)	18.0 m	59.1 ft	13.5 m	44.3 ft	Section 14.14	
	4 STC	REYS				
HEIGHT (# OF STOREYS)	FOR LOTS 1,050	Sm or GREATER	4 STC	REYS		
SETBACKS					Section 14.11	
FRONT YARD (WEST) NOT NOTED BELOW	3.0 m	9.8 ft	6.0 m	19.7 ft		
FRONT YARD FOR GROUND ORIENTED						
RESIDENTIAL UNITS	2.0 m	6.6 ft	2.3 m	7.5 ft		
UPPER FLOOR SETBACKS FOR ANY PORTION						
OF THE BLDG ABOVE THE LESSER OF 4						
STOREYS OR 16m	3.0 m					
SIDE YARD (NORTH & SOUTH)	3.0 m	9.8 ft	15.2 m	50.0 ft		
REAR YARD (EAST) IF ABUTTING						
RESIDENTIAL ZONE	6.0 m	19.7 ft	9.3 m	30.6 ft		
FLOOR AREA RATIO (FAR) SUMMARY	INFO	APPLICABLE	ALLOWABLE N	FT / FAR ARFA		
FAR: MAX BASE FAR	1.6 FAR	YES	4,656.0 sm	50,117 sf	Section 14.14	
	1		•	<u>'</u>	i	

PRHC BLDG.

APARTMENT BLDG. ENTRY

APPROX. 2,910 SM

OMAHS SITE AREA
APPROX. 1901 SM

\ (20,451 SF)

PARKING 16 STALL

OVER-SUPPLY -

PER CURRENT BYLAW

CALCULATONS

\*AGREEMENT/VARIANCE

REQUIRED FOR

DEDICATION TO NEW

OMAHS PROJECT\*

\ PROPOSED ZONE: MF3r

(31,323 SF) PROPOSED ZONE: CA1r

PARKING ENTRY

PRHC PARKADE DRIVEWAY

PRHC COURTYARD

**OMAHS** 

**GARDEN** 

& PLAY AREA

APARTMENT BLDG

PARKING ENTRY

EXISTING PLAY AREA RELOCATED TO NEW

OMAHS APARTMENT

BLDG. GARDEN

TOWNHOUSE

PARKING ENTRY

PRHC OFFICE

1 STOREY

APARTMENT BUILDING 4 STOREYS

40 UNITS

OHMAS RENTAL

APARTMENT BUILDING

4 STOREYS

APARTMENT BLDG.

NISSEN CROSSING

PROJECT (OMAHS OWNED)

TOTAL ALLOWABLE FAR W/BONUSES	1.600 FAR		4,656.0 sm max.	50,117 sf max.		
	_					
PROPOSED AREA SUMMARY	GROS	S AREA	NET A	AREA	NET/GROSS	NOTE
LEVEL 1 (PRHC OFFICE)	296.8 sm	3,195 sf	262.5 sm	2,826 sf	88.5%	
LEVEL 1 (APARTMENTS)	802.7 sm	8,640 sf	521.7 sm	5,615 sf	65.0%	
LEVEL 2 (APARTMENTS)	1.041.4 sm	11,210 sf	905.8 sm	9.750 sf	87.0%	

PROPOSED UNIT AREA SUMMARY	UNTT N	FT ARFA	LINTT BALC	ONY ARFA	UNTT COUNT	NOT
LEVEL P1 - PARKADE	1,319.7 sm	14,205 sf				
TOTAL PROPOSED FLOOR AREAS	4,128.1 sm	44,435 sf	3,392.9 sm	36,521 sf	82.2%	
LEVEL 4 (APARTMENTS)	993.6 sm	10,695 sf	851.5 sm	9,165 sf	85.7%	
LEVEL 3 (APARTMENTS)	993.6 sm	10,695 sf	851.5 sm	9,165 sf	85.7%	
LEVEL 2 (APARTMENTS)	1,041.4 sm	11,210 sf	905.8 sm	9,750 sf	87.0%	
LEVEL 1 (APARTMENTS)	802.7 sm	8,640 sf	521.7 sm	5,615 sf	65.0%	
LEVEL 1 (PRHC OFFICE)	296.8 sm	3,195 sf	262.5 sm	2,826 sf	88.5%	
		-				

	PROPOSED UNIT AREA SUMMARY	UNIT NET AREA		UNIT BALC	UNIT COUNT	NOTES	
	1 BED UNIT A	50.6 sm	545 sf	TBD	TBD	6	
	1 BED UNIT B	48.3 sm	520 sf	TBD	TBD	2	
	1 BED UNIT C	50.2 sm	540 sf	TBD	TBD	2	
	1 BED UNIT D	50.2 sm	540 sf	TBD	TBD	1	
	2 BED UNIT A	76.2 sm	820 sf	TBD	TBD	5	
	2 BED UNIT B	70.6 sm	760 sf	TBD	TBD	3	
	2 BED UNIT C	77.1 sm	830 sf	TBD	TBD	2	
	2 BED UNIT D	77 <b>.</b> 1 sm	830 sf	TBD	TBD	2	
	3 BED UNIT A	94.8 sm	1020 sf	TBD	TBD	3	
	3 BED UNIT B	96.6 sm	1040 sf	TBD	TBD	3	
	3 BED UNIT C	96.2 sm	1035 sf	TBD	TBD	3	
	3 BED UNIT D	96.6 sm	1040 sf	TBD	TBD	2	
	3 BED UNIT E	90.1 sm	970 sf	TBD	TBD	2	
;	3 BED TOWNHOME A	48.3 sm	520 sf	TBD	TBD	1	
	3 BED TOWNHOME B	46.5 sm	500 sf	TBD	TBD	1	
	4 BED TOWNHOME A	61.3 sm	660 sf	TBD	TBD	1	
	4 BED TOWNHOME B	65.0 sm	700 sf	TBD	TBD	1	
	TOTAL # OF UNITS					40	

PROPOSED UNIT MIX SUMMARY		FLOOR LEVELS				
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4 4 STO	REYS	
1 BED UNITS	6	5	0	0	11	
2 BED UNITS	0	2	5	5	12	
3 BED UNITS	0	3	5	5	13	
3 BED TOWNHOME UNITS	2	0	0	0	2	
4 BED TOWNHOME UNITS	2	0	0	0	2	
TOTAL # OF UNITS	10	10	10	10	40	

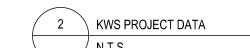
COMMON & PRIVATE AMENITY SPACE	AREA R	AREA REQUIRED		AREA PROVIDED		NOTES	
1 BED UNITS	165.0 sm	1,776 sf	TBD	TBD	11	1	
2 BED UNITS	300.0 sm	3,229 sf	TBD	TBD	12		
3 BED UNITS	325.0 sm	3,498 sf	TBD	TBD	13		
3 BED TOWNHOME UNITS	50.0 sm	538 sf	TBD	TBD	2		
4 BED TOWNHOME UNITS	50.0 sm	538 sf	TBD	TBD	2		
TOTAL AREAS	890 0 sm	9 580 sf			40		

VEHICLE PARKING SUMMARY					BYLAW #	NOTES
	1 BEDROOM UNITS	2 BEDROOM UNITS	3&4 BEDROOM UNITS			
	11 units total	12 units total	17 units total	40 UNITS TOTAL		
VEHICLE SPACES REQUIRED	1.2 per unit min.	1.4 per unit min.	1.6 per unit min.	<u>TOTAL</u>	Table 8.3.1	
APARTMENTS (UNITS)	13.2	16.8	27.2	57.2		
APARTMENT (VISITORS)	MIN. 0.14 SPACE PER DWELLING UNIT			5.6	Table 8.3.1	
	ALL VISITOR STALLS MUST BE REGULAR STALLS				Table 8.2.7.b	
PRHC OFFICE	2.0 PER 100 sm GFA	2.0 PER 100 sm GFA			Table 8.3.2	
LOADING STALLS REQUIRED	1 PER 1900 sm GFA COMMERCIAL USE AREA			0	Table 8.4	
TOTAL SPACES REQUIRED	PRE RENTAL REDUCTION			68.7		
CA1r RENTAL SUBZONE REDUCTION	10% REDUCTION OUTSIDE OF URBAN CENTRE			6.9	8.2.11(a)	
TOTAL SPACES REQUIRED				62		
ACCESSIBLE SPACES REQUIRED	QUIRED PROVIDED AS PART OF THE TOTAL SPACES REQUIRED			2	Table 8.2.17	
ACCESSIBLE VAN SPACES REQ'D	PROVIDED AS PART OF	PROVIDED AS PART OF THE TOTAL ACESSIBLE SPACES REQUIRED			Table 8.2.17	
VEHICLE SPACES PROVIDED	REGULAR SPACE	SMALL CAR SPACE	ACCESSIBLE SPACES	TOTAL		
LEVEL 1 SURFACE PARKING	REGULAR SPACE	0	ACCESSIBLE SPACES	<u>101AL</u> 2		
LEVEL 1 SORFACE PARKING LEVEL P1 PARKADE	21	15	2	38		
TOTAL PROVIDED (BY SPACE TYPE)	22	15	2	30		
% OF SMALL CAR STALLS PROVIDED MAX. PERMITTED 50%		)	38%	Table 8.2.7.b		
TOTAL SPACES PROVIDED	INAA. FERMITIED 50%			38% <b>40</b>	Table 0.2.7.D	2

INIAL SPACES EKONTRER						
					•	
BICYCLE PARKING SUMMARY					BYLAW #	NOTES
	1 OR 2 BED UNITS	3 OR 4 BED UNITS	TOTAL REQUIRED	TOTAL PROVIDED		
LONG TERM SPACES REQUIRED	0.75 per unit	1.00 per unit				
APARTMENTS (UNITS)	17.25	15	32	TBD	Table 8.5	
PRHC OFFICE	HC OFFICE 1 PER 500sm GFA / 0.2 PER 100sm/GFA		1	TBD	Table 8.5	
TOTALS						
SHORT TERM SPACES REQUIRED						
APARTMENTS (UNITS)	6 PER ENTRANCE	6 PER ENTRANCE			Table 8.5	Ī
OFFICE	2 PER ENTRANCE	2 PER ENTRANCE			Table 8.5	
TOTALS			10	16		
END OF TRIP FACILITIES REQUIRED	# OF TOILETS	# OF SINKS	# OF SHOWERS	# OF LOCKERS		
BASED ON # OF LONG TERM SPACES 2 2		2	2	16	8.6.1	3

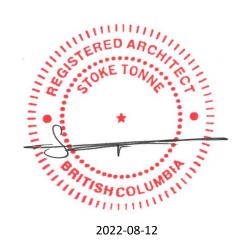
GENERAL NOTE:	
DESIGN DRAWINGS THAT FORM PART OF REZONING APPLICATION ARE CONCEPT DESIGN DRAWINGS ONLY AND WILL BE DEVELOP	PED FURTHER FOR DEVELOPMENT
PERMIT (DP) APPLICATION. ALL ITEMS NOTED BELOW ARE FOR INFO ONLY AND TO BE REVIEWED PRIOR TO DP APPLICATION.	
NOTES	

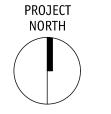
1. PRIVATE OPEN SPACES (BALCONIES) NOT DEVELOPED AT THIS TIME - TO BE REVIEWED FURTHER WITH CITY.
2. OWNER PARKING VARIANCE RATIONALE INCLUDED WITH RZ APPLICATION AS AGREED TO ON NOV 09, 2020 - TO BE REVIEWED FURTHER WITH CITY. 3. END OF TRIP PROVISIONS NOT YET REVIEWED WITH CITY - TO BE REVIEWED FURTHER WITH CITY.











EXISTING 115 GERTSMAR

PROJECT (OMAHS OWNED)

EXISTING PARKING RECONFIGURED AS

NEW VISITOR PARKING

FOR NEW OMAHS\_\_\_

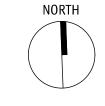
RENTAL PROJECT

\*VARIANCE/AGREEMENT REQUIRED FOR

DEDICATION TO NEW OMAHS PROJECT\*

1 CONTEXT PLAN

TOTAL STALLS LOST = 6 TOTAL NEW STALLS = 9



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<u> </u>	No.	Date	Revision
	01	2022-01-28	ISSUED FOR REZONING
	02	2022-08-12	ISSUED FOR REZONING REVISIONS
_			I

Project Title

PROVINCIAL RENTAL HOUSING CORPORATION & OKANAGAN METIS ABORIGINAL HOUSING SOCIETY RENTAL HOUSING PROJECTS

KNELLER ROAD, KELOWNA BC **Drawing Number** 

A1.01

DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB

**Drawing Title** CONTEXT PLAN &

PROJECT DATA

Job No. m+m 19-1857 AS SHOWN Drawn Checked









# Community Engagement Summary Report for

115, 175, 235 & 239 Kneller Road & 1161 Kneller Court

Kelowna



November 7, 2022

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# Purpose of the Report

The purpose of this Community Engagement Summary Report is to provide an overview of the engagement that took place for 115, 175, 235 & 239 Kneller Road & 1161 Kneller Court in Kelowna. This report includes how the community members were communicated with, and any key themes resulting from the engagement.

# Background

BC Housing, the Okanagan Metis and Aboriginal Housing Society (OMAHS) and the Central Okanagan Emergency Shelter Society, better known as the Kelowna Women's Shelter (KWS), are working together to provide affordable housing in Kelowna. BC Housing is currently working on the subdivision and rezoning application to build two affordable housing projects for people in need of rental housing in the region. This is part of a long-term plan to provide safe, affordable housing in Kelowna. The proposed development consists of two distinct projects.

#### **Affordable Housing**

OMAHS development will operate a five-storey building with up to 48 self-contained affordable rental homes for individuals, couples, seniors, families and students ranging from studio to 2-bedroom units. The number of homes may change depending on design discussions.

## **Second Stage Housing**

KWS will operate a four-storey building with up to 40 self-contained second stage homes, including a range of one-to-four-bedroom units. The number of homes may change depending on design discussions.

Second stage housing is safe, affordable short-term housing with support services. Second stage housing is typically accessed by single women and/or women and their children after they have stayed in a transition house. Residents typically stay in second stage housing for six to 18 months before moving to more permanent housing. This site will offer women supports where they can take the time they need to rebuild a safer life and future for themselves, and their families.

# **Engagement Goals**

There were three goals as part of community engagement efforts for the proposed supportive housing at 115, 175, 235 & 239 Kneller Road & 1161 Kneller Court, as outlined below.

- 1. To share information about the proposed affordable housing, the process, and associated timelines
- 2. Build awareness of the importance of, and the need for, affordable housing to support people in the local community
- 3. To listen, and respond, to questions the community may have with regards to the proposed housing





## **Engagement Overview**

BC Housing developed a *virtual* open house presentation that was housed on a public webpage. The virtual open house included a self-guided presentation (**Appendix E**), access to background information and research documents as well as an opportunity to submit questions. The virtual open house was open for comments and questions from September 26-October 21, 2022. It will remain on the webpage for informational purposes.

Notification about the virtual open house was made available through the following mediums:

- Neighbourhood Letter
- Signage at the site
- Newspaper advertisements

# Neighbourhood Letter

A neighbourhood letter was created and distributed to properties within a 50m radius of the site on September 23, 2022, by BC Housing (**Appendix A**). This letter provided information about the proposed supportive housing, including location, operations and a link to the BC Housing Let's Talk Housing website. It also included information about the selected operators, OMAHS and KWS and contact information to send questions or comments.

## Signage

A sign about the rezoning was erected in two places on the site on September 22, 2022 (**Appendix B and C**). Information on the sign included:

- Rezoning application number
- Site map and addresses
- Information about the rezoning of the property mentioned
- Contact numbers for the architect and City of Kelowna Planning Department

# Advertising

BC Housing placed advertisements in two local community papers. An example can be found in **Appendix D**. Placement details include:

- West Kelowna News on Wednesday September 28,2022
- Kelowna Capital News on Thursday September 29,2022
- Circulation of these two publications is 44,407 total subscribers

# Let's Talk Housing Webpage

A dedicated webpage was created to share information about proposed supportive housing at 115, 175, 235 & 239 Kneller Road & 1161 Kneller and invite public feedback through an online question and comment forum.

The community was invited to visit the Let's Talk Housing webpage to find out more information about the proposed project and submit feedback. This digital platform launched September 23, 2022, at: <a href="https://letstalkhousingbc.ca/kelowna-kneller">https://letstalkhousingbc.ca/kelowna-kneller</a> and includes the following:

- Project details
- Information about key project personnel
- Email address to ask questions
- Important links available for download include:
  - Affordable Rental Housing | BC Housing
  - SROI Summary Report: Overview of The Social and Economic Value of Supportive and Affordable Housing in B.C. (ehq-production-canada.s3.ca-central-1.amazonaws.com)
  - Affordable housing actions Province of British Columbia (gov.bc.ca)
  - B.C. government addressing housing affordability challenges | BC Gov News

# BC Housing Community Relations Email

Contact information for a monitored inbox was included on notification and presentation materials so that community members and key stakeholders could ask questions, and offer, input on the project and receive timely responses from BC Housing staff.

## Summary of Comments Received

At the time this report was created November 7, 2022, there were two questions/comments submitted to BC Housing through the Let's Talk webpage. Both questions were inquisitive in tone and themes included questions around parking and a query on how to access the virtual open house. BC Housing answered both questions in a timely manner (same day) and those individuals had no further inquiries.

The City of Kelowna has received one query regarding zoning which they answered in detail. The Let's Talk Housing page has had **114 views** since going live and the virtual open house presentation has been downloaded 15 times.

#### Conclusion

BC Housing allowed for a four-week period during which the community had access to the virtual open house, and an opportunity to ask questions. We are confident that the mechanisms to reach the public were sufficiently broad, and given the minimal amount of questions we are pleased that our communication has been fulsome and satisfactory.



# Appendix A: Neighbourhood Letter





September 23, 2022

Dear Neighbour,

We are writing to let you know about an upcoming Virtual Open House for **115**, **175**, **235** & **239** Kneller Road and **1161** Kneller Court, as we rezone this property for use as affordable housing.

BC Housing is working with the Okanagan Metis and Aboriginal Housing Society (OMAHS) and the Kelowna Women's Shelter (KWS) on a proposal to build two affordable housing projects for those who are in need of housing support in Kelowna. This is part of a long-term plan to provide safe, affordable housing in Kelowna.

#### Operators

OMAHS and the Central Okanagan Emergency Shelter Society, better known as the Kelowna Women's Shelter (KWS), have each been selected as the operators for the buildings. Both providers have years of collective experience providing person-centered programs and services, including housing, to communities through the Okanagan.

To find out more information about OMAHS and KWS, please visit <u>omahs.ca</u> and <u>kelownawomensshelter.com</u> respectively.

#### Rezoning

The rezoning for the site will be from RU1 (Large Lot Housing) and RU2 (Medium Lot Housing) to MF3r (Apartment Housing (Rental Only)) for the OMAHS building, and CA1r (Core Area Mixed Use (Rental Only)) for the KWS building. If approved, we anticipate residents will move into the buildings in 2024. The site plan at the end of this letter outlines the change.

#### Virtual Open House

From **September 26<sup>th</sup> – October 21st**, we invite you to take part in the Virtual Open House. Visit the project "Let's Talk" page for a self-guided presentation to learn more about the proposed homes and ask questions and submit comments about the proposal. The project page can be found at: <a href="Letstalkhousingbc.ca/kelowna-kneller">Letstalkhousingbc.ca/kelowna-kneller</a>.

If you have any questions, please email us at communityrelations@bchousing.org or Mark Tanner, Planner at the City of Kelowna: phone: 250-469-8589 and email: mtanner@kelowna.ca.

Kind regards,

BC Housing Okanagan Metis and Aboriginal Housing Society Central Okanagan Emergency Shelter Society

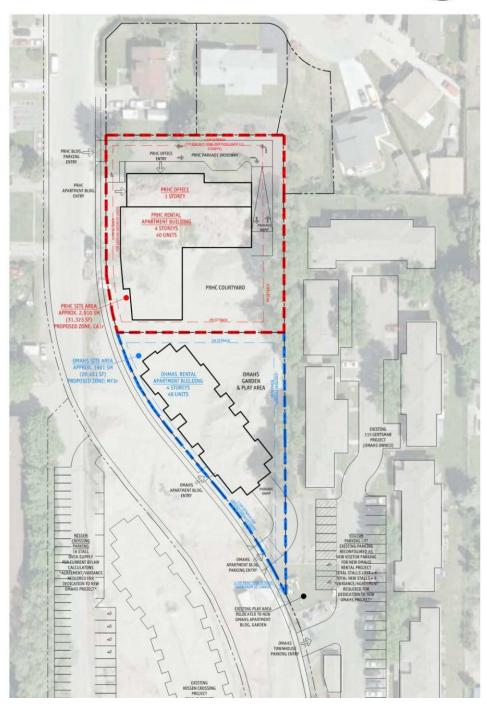


# Appendix B: Map









# Appendix C: Public Signage







- 2. Units 1-28, 115 Gerstmar Rd
- 4. 245 Kneller Rd
- 5. 1161 Kneller Ct (Empty Lot)

9.1 1165 Kneller Ct

9.2 1157 Kneller Ct

9.3 1153 Kneller Ct

9.4 1149 Kneller Ct

10.1 210 Kneller Rd (Empty Lot) 10.2 228 & 230 Kneller Rd

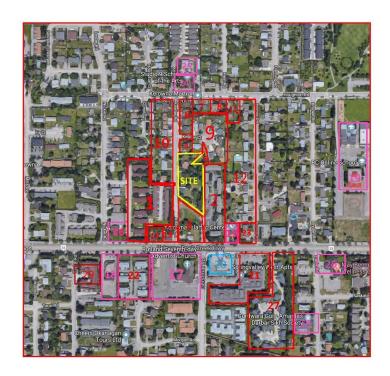
10.3 240 Kneller Rd

10.4 250 Kneller Rd

10.5 260 Kneller Rd

13. 1220 Kneller Rd

14. Units 11-20, 170 Kneller Rd





# Appendix D: Community Advertisements







Woman facing

Wanted man nabbed by patrol cops



# Appendix E: Virtual Open House Presentation

# 115, 175, 235 & 239 Kneller Road & 1161 Kneller Court

Supporting Affordable Housing Needs in Kelowna

Virtual Open House Fall 2022



## The Presentation

- This Virtual Open House provides the community with an opportunity to learn more about the proposed affordable housing at 115, 175, 235 & 239 Kneller Road & 1161 Kneller Court in Kelowna.
- We encourage you to read through this presentation and submit your feedback, questions and comments to <u>communityrelations@bchousing.org</u> or by using the Questions and Answers section of this Let's Talk page.
- Questions and comments will be included as part of a report to the City of Kelowna. Names will not be included out of respect for privacy.





BC Housing provides housing along the entire continuum from shelters to affordable

# What is 'affordable' rental housing?

- Affordable rental housing is housing with rents equal to, or lower than, average rates in the private market.
- Our partners use Canada Mortgage and Housing Corporation data to set rates. They may also use information from local communities to set a limit for a specific location.
- This project is funded through the Community Housing Fund, the Women's Transition Housing Fund and with our project partners.







# Why is this site being developed for affordable rental housing?

- Kelowna has a shortage of affordable rental housing.
- In 2018, the City of Kelowna created the Healthy
  Housing Strategy which set out the priorities for
  the City to address the deficit in affordable housing
  by developing new, affordable rental units.



This project would help move us toward that goal.
 The property is also central to services and transit.

# What is the Women's Second Stage Housing component of this project?

- This site will offer women a continuum of affordable housing supports where they can comfortably take the time, they need to rebuild a safer life and future for themselves and their children.
- Second-stage housing provides short-term accommodation with on-site supports for single women and/or women with their dependent children leaving violence.
- Residents typically live in the units for six to 18 months before moving to more permanent housing.
- This helps women and families transition to independent living by supporting financial literacy, building self-esteem and referral services.







# 115, 175, 235, 239 Kneller Road & 1161 Kneller Court Proposed Affordable Housing

## **Affordable Housing**

- Partial land purchased in 2021 by BC Housing; balance to be purchased later in the project
- 40 longer-term homes for women and children
- 48 homes for low and moderate income families and individuals

#### **Operators**

Central Okanagan Emergency Shelter Society

Okanagan Metis and Aboriginal Housing Society



# Okanagan Metis and Aboriginal Housing Society (OMAHS)

- OMAHS will be the owner and operator for the building
- They were selected through a Request for Proposals
- OMAHS is a non-profit society incorporated in August of 1986. The Society's mandate is to develop and maintain affordable and comfortable rental housing units, integrated within the urban communities of the Okanagan.
- The major objective is to make affordable rental housing available for all households of low and moderate income
- You can learn more about OMAHS here.



# Central Okanagan Emergency Shelter Society

- The Central Okanagan Emergency Shelter Society (better known as the Kelowna Women's Shelter (KWS)) will operate the housing project for women and their children.
- This longer-term housing will provide a safe place of refuge for women and their children.
- It will serve the area boundaried by Peachland and Oyama.
- · You can learn more about KWS here.

# Resident Selection Process - Thoughtful & Thorough

Housing for families, seniors, women and children:

- In need of affordable housing
- Priority given to Kelowna residents
- BC Housing and the operators would work with local service providers to select residents
- Residents for the women's-oriented transition housing can be referred by other community agencies, organizations or self-referred





# **Moving Forward**



# Resources and Information about Affordable Housing

- Affordable Rental Housing Program
- Social and Economic Value of Supportive and Affordable Housing in BC
- Affordable Housing Actions



# Rezoning

- The site will be rezoned from RU1 (Large Lot Housing) and RU2 (Medium Lot Housing)
   to:
  - MF3r (Apartment Housing (Rental Only)) for the OMAHS building
  - CA1r (Core Area Mixed Use (Rental Only)) for the KWS building.
  - If approved, we anticipate residents will move into the buildings in 2024.



# **Questions or Comments?**

- Submit inquiries through <u>communityrelations@bchousing.org</u> or the questions section on the Let's Talk Housing page
- For more information on how to apply for subsidized housing, visit <a href="https://www.bchousing.org/housing-assistance/rental-housing/subsidized-housing">https://www.bchousing.org/housing-assistance/rental-housing/subsidized-housing</a>
- Questions for the City of Kelowna? Contact Mark Tanner, Planner: phone: 250-469-8589 and email: mtanner@kelowna.ca

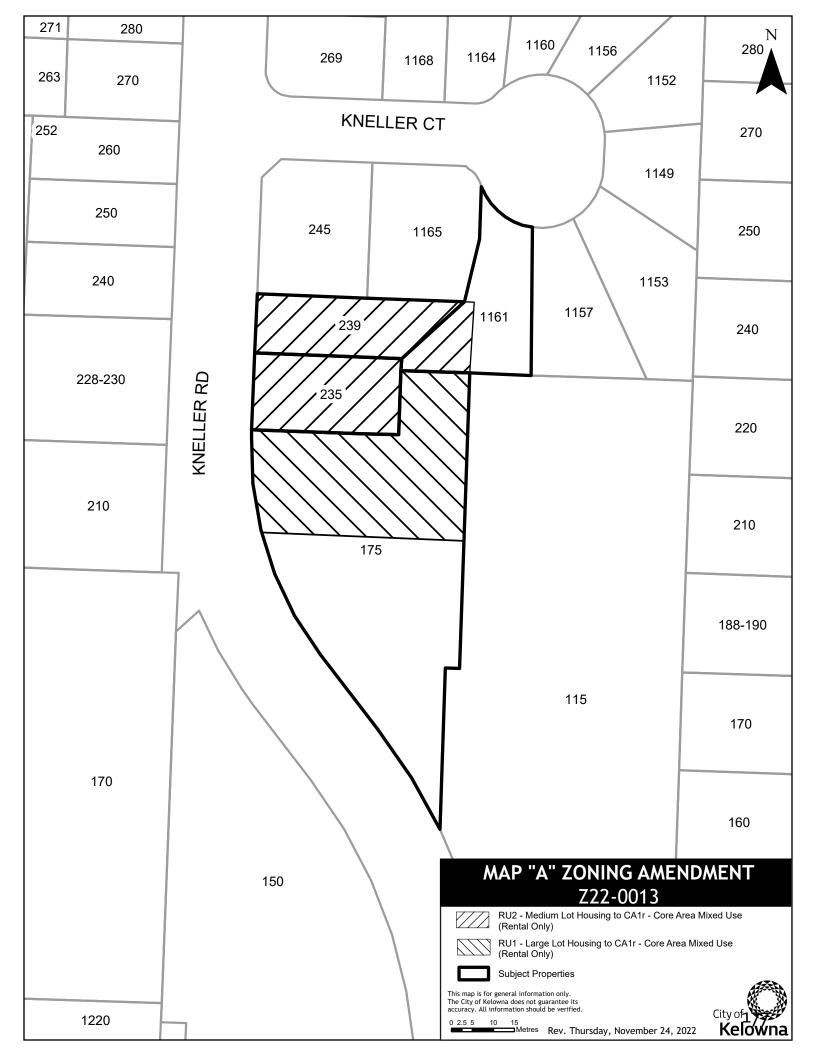




# Thank You







#### CITY OF KELOWNA

# BYLAW NO. 12464 Z22-0013 175, 235,239 Kneller Road & 1161 Kneller Court

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

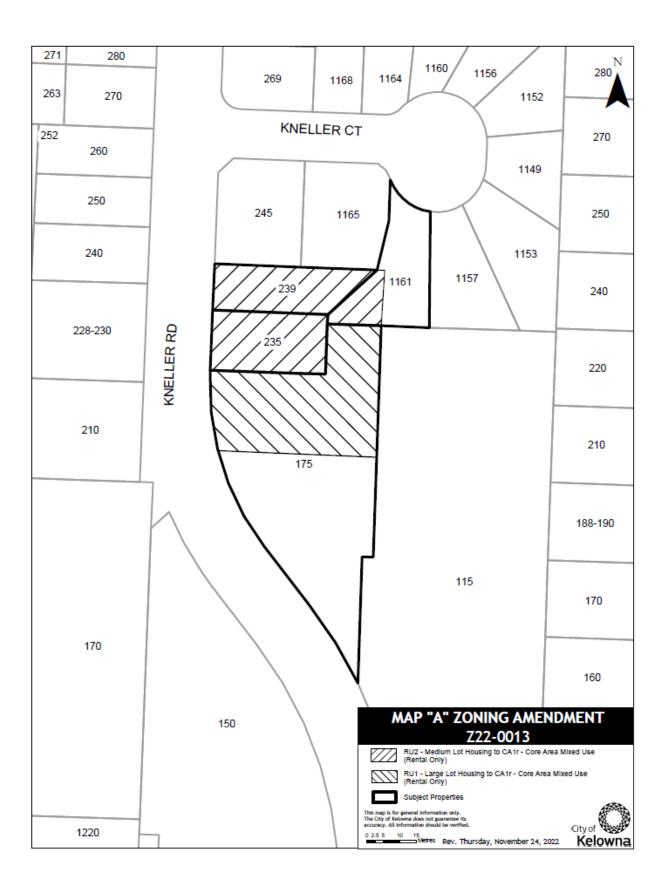
The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

- 1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
  - a. Lot 1 Sections 26 and 27 Township 26 ODYD Plan KAP58054, located on Kneller Road, Kelowna, BC;
  - b. Lot 2 Sections 26 and 27 Township 26 ODYD Plan KAP58054, located on Kneller Road, Kelowna, BC;
  - c. Portions of Lot B Section 27 Township 26 ODYD Plan KAP73698, located on Kneller Court, Kelowna, BC;
  - d. Portions of Lot 1 Section 27 Township 26 ODYD Plan EPP63257, located at on Kneller Road, Kelowna, BC;

from the RU1 – Large Lot Housing zone and the RU2 – Medium Lot Housing zone to the CA1r – Core Area Mixed Use Rental Only zone 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, second and third time by the Municipal Cour	ncil this
Approved under the Transportation Act this	
(Approving Officer – Ministry of Transportation)	
Adopted by the Municipal Council of the City of Kelowna	this
_	
	Mayor
-	City Clerk







### Proposal

➤ To rezone the subject properties from the RU1 – Large Lot Housing zone and RU2 – Medium Lot Housing zone to the CA1r – Core Area Mixed Use (Rental Only) zone to facilitate the development of a 4-storey supportive housing development and offices.



### Rezoning

- "Is this proposed land use and density appropriate for this property?"
- ► Regulate the following within a zone:
  - ▶ Uses of land, building, & structures
  - Density of use of land (FAR)
  - ▶ Based on OCP Policies including Future Land Use

### Development Process

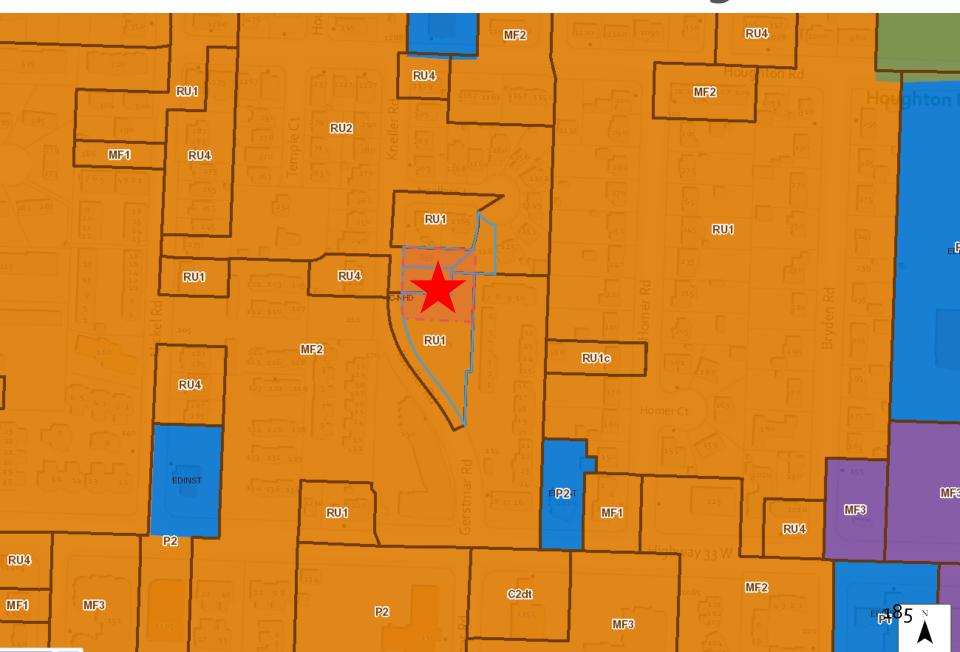




## Context Map



## OCP Future Land Use / Zoning



# Subject Property Map

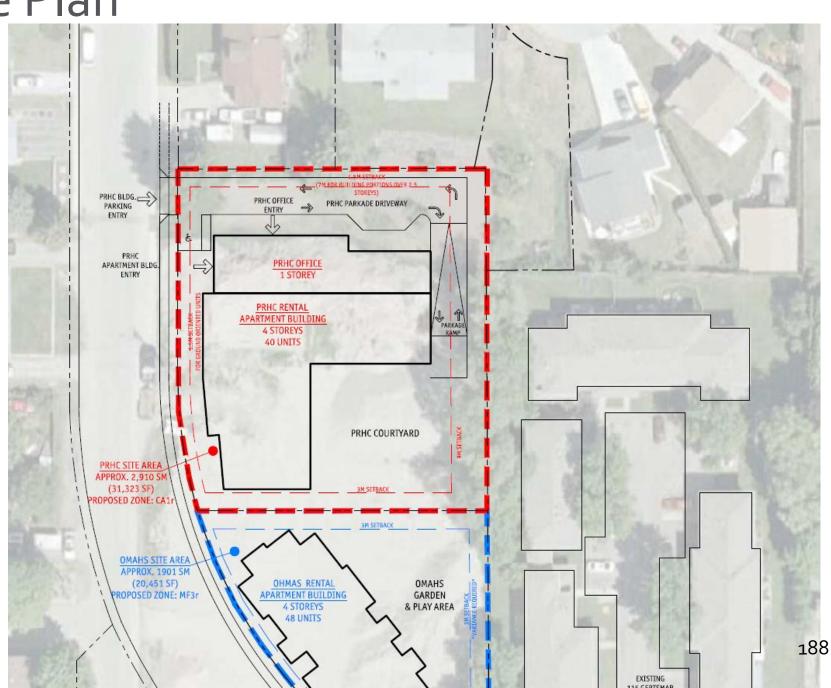




## Project Details

- ➤ Proposed rezoning to CA1r Core Area Mixed Use (Rental Only) will facilitate the development of a supportive housing development for the Kelowna Women's Shelter and offices.
  - Four storey building
  - Approx. 40 units of supportive housing
  - ▶ Office space for 6 employees of Kelowna Women's Shelter
- Second stage housing for women and children
  - Typically accessed after they have stayed in a transition house
  - Residents typically stay in second stage housing for 6 to 18 months

### Site Plan





### **OCP** Policies

- ► C-NHD Core Area Neighbourhood Policies
  - ➤ Policy 5.2.4 Commercial Areas in Corridors Support small-scale employment and commercial uses in Core Area Neighbourhoods
  - Policy 5.3.2 Transition from Transit Supportive Corridors
     Provide a transition area allowing for 3-4 stories in height
  - ► Policy 5.4.2 Safety Net Supports and Services Allow safety nets supports and services in the Core Area for people experiencing homelessness
  - ➤ Policy 5.12.1 Housing with Supports Prioritize the development of subsidized housing and housing with supports in the Core Area



### Staff Recommendation

- ➤ Staff recommend **support** for the proposed rezoning:
  - Meets the intent of the Official Community Plan
    - ► C-NHD Core Area Neighbourhood Designation and Policies
  - Location
    - 2 blocks from Rutland Urban Centre
    - ► Transit stops on Highway 33
    - Active Transportation Corridor on Houghton Road

#### REPORT TO COUNCIL



Date: December 5, 2022

To: Council

From: City Manager

**Department:** Development Planning

Address: 699 Welke Road Applicant: Urban Options Planning Corp. –

Jack Pawsey

**Subject:** Rezoning Application

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

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

**Proposed Zone:** RU4 – Duplex Housing

#### 1.0 Recommendation

THAT Rezoning Application No. Z22-0050 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 7 District Lot 358 ODYD Plan 21967, located at 699 Welke Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU4 – Duplex 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 December 5<sup>th</sup>, 2022;

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

#### 2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone to facilitate a 2-lot subdivision.

#### 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 S-RES – Suburban Residential and is within the City's Permanent Growth Boundary (PGB). As such, the proposed zone is consistent with the 2040 Official Community Plan's (OCP) objectives.

#### 4.0 Proposal

#### 4.1 Project Description

The proposed rezoning to the RU<sub>4</sub> – Duplex Housing would be to facilitate a 2-lot subdivision and the development of two dwellings in a semi-detached form on each resulting lot. An easement for access on the west property line would allow for shared driveway access from Welke Road. The total lot area is 1457.4 m² and upon subdivision would result in two lots with areas of 734.5 m² and 722.9 m². This exceeds the Zoning Bylaw minimum lot area requirements of 540.0 m².

#### 4.2 Site Context

The subject property is located at the corner of Welke Road and Gordon Drive. The surrounding area is zoned RU1 – Large Lot Housing, A1 – Agriculture and RU4 – Duplex Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU4 – Duplex Housing	Duplex
East	A1 – Agriculture	Agricultural Uses
South	RU1 – Large Lot Housing	Single Family Dwelling
West	RU1 – Large Lot Housing	Single Family Dwelling

Subject Property Map: 699 Welke 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	Consider a range of low density ground-oriented housing development to					
Ground-Oriented	improve housing diversity and affordability and to reduce the overall urban					
Housing	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.					
	The proposed rezoning would provide additional ground-oriented housing that					
	contributes to diverse and affordable housing within suburban communities.					

#### 6.o Technical Comments

#### 6.1 <u>Development Engineering Department</u>

6.1.1 Refer to Attachment A dated September 16<sup>th</sup>, 2022

#### 7.0 Application Chronology

Date of Application Accepted: August 16<sup>th</sup>, 2022 Date Public Consultation Completed: October 4<sup>th</sup>, 2022

**Report prepared by:** Breanna Sartori, 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: Development Engineering Memo

Attachment B: Proposed Subdivision Plan

Attachment C: Applicant's Rationale Letter

#### **CITY OF KELOWNA**

#### **MEMORANDUM**

Date: September 16, 2022

**File No.:** Z22-0050

**To:** Community Planning & Development Manager (DS)

From: Development Engineering Manager (NC)

Subject: 699 Welke Road

ATTACHMENT A

This forms part of application
# Z22-0050

City of

Planner Initials

BS

Kelowna

DEVELOPMENT PLANNING

RU1 to RU4

The Development Engineering Branch has the following comments for this rezoning application for the RU1 to RU4 project at 699 Welke Road. The Development Engineering Technician for this project is Chris Pedersen (<a href="mailto:cpedersen@kelowna.ca">cpedersen@kelowna.ca</a>). The following Works and Services will be a requirement of this development.

#### 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 following requirements assume that this rezoning application will proceed concurrently with Subdivision application S22-0044. If the rezoning proceeds independently of subdivision, servicing requirements will need to be reassessed.

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

- a. The subject lot is located within the City of Kelowna water supply area.
- b. Our records indicate that this property is serviced with a 19-mm diameter water service off Welke Road. Only one service will be permitted per legal lot and each lot must be serviced prior to Subdivision.
- c. The Applicant's Consulting Mechanical Engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for duplex residential is 60 L/s. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.

Z22-0050 - 699 Welke Road

Page 2 of 5

d. The Applicant, at their cost, can choose to either engage an engineer and a contractor to design and construct the water services or can choose to have the services installed by City forces at the Applicant's expense. If the Applicant chooses to have the services installed by City forces, they will be required to sign a Third-Party Work Order and pre-pay for the cost of the water services.

#### 3. SANITARY SEWER SYSTEM

- a. The subject property is located within the City of Kelowna sewer service area.
- b. Our records indicate that this property is currently serviced with a 100-mm diameter sanitary sewer service off Gordon Drive. Only one service will be permitted for each legal lot and each lot must be serviced prior to Subdivision.
- c. Service connection is to be completed with an inspection chamber (c/w Brooks Box) as per SS-S7 and may not be extended at an angle that exceeds 45° from perpendicular to the main. Connection from mains within rear yard right-of-ways will not be permitted.
- d. The Applicant, at their cost, can choose to either engage an engineer and a contractor to design and construct the sanitary services or can choose to have the services installed by City forces at the Applicant's expense. If the Applicant chooses to have the services installed by City forces, they will be required to sign a Third-Party Work Order and pre-pay for the cost of the sanitary services.

#### 4. STORM DRAINAGE

- a. The subject 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), grading directly to a natural drainage path must include adequate erosion control and water quality improvement measures;
  - 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. 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.
- d. 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.

Z22-0050 – 699 Welke Road

Planner Initials

BS

REIOWIA

DEVELOPMENT PLANNING

Page 3 of 5

#### 5. ROAD IMPROVEMENTS

- a. Welke Road must be upgraded by the Developer to an urban standard along the full frontage of the subject property. Cross section will be provided at time of design. Required upgrades must include curb and gutter, sidewalk, storm drainage system, LED street lighting, landscaped and irrigated boulevard, pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b. Gordon Drive must be upgraded to an urban standard along the full frontage of the subject property. Required upgrades must include a landscaped and irrigated boulevard and relocation or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c. The existing utility pole on Gordon Drive adjacent to the parcel that is located within the sidewalk is to be relocated outside of the sidewalk.

#### 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. The utility companies are required to obtain the City's approval before commencing construction.

#### 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.
  - 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 erosion and sedimentation controls for water and wind.
  - vii. Any items required in other sections of this document.
  - viii. Recommendations for roof drains and perimeter drains on the site.

Z22-0050 - 699 Welke Road

Page 4 of 5

#### 8. ROAD DEDICATION/SUBDIVISION REQUIREMENTS

- a. 3.64m road dedication along the entire frontage of Gordon Drive is required to maintain the west ROW boundary alignment of the properties to the north.
- b. A 6.0m radius corner rounding road dedication at the intersection of the post-dedication Gordon Drive and Welke Road ROW is required.

#### 9. <u>DEVELOPMENT PERMIT AND SITE-RELATED ISSUES</u>

a. Only one driveway will be permitted with a maximum width of 6.0m to Welke Road. A shared access easement will be required. No driveways will be permitted to Gordon Drive.

#### 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, 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. 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 not ethe 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 application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Services department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that right-of-ways are required for current or future needs.

Z22-0050 – 699 Welke Road Page 5 of 5

#### 12. SERVICING AGREEMENTS FOR WORKS AND SERVICES

a. A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

b. Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

#### 13. CHARGES, FEES, AND SECURITIES

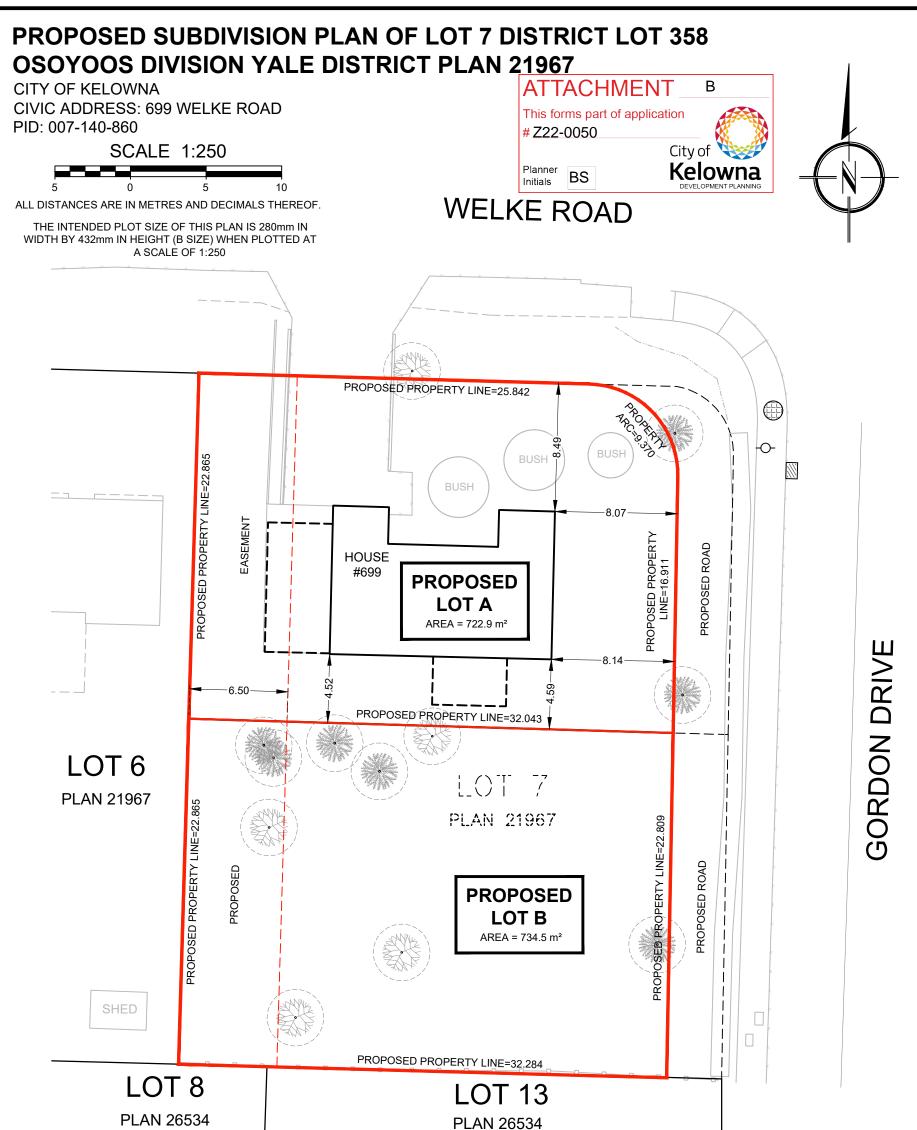
- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
  - i. Street/Traffic Sign Fees: **at cost** (to be determined after design).
  - ii. Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
  - iii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) only if disturbed.
  - iv. Fire Hydrant Levy: \$250.00 per newly created lot (GST exempt).
  - v. Engineering and Inspection Fee: 3.5% of construction value (plus GST).

Nelson Chapman, P.Eng.

Development Engineering Manager

CP





ZONING: RU1

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: FIELD SURVEY

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

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

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

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

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

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

FB714 P89-98 (PB)

#### bennett

LAND SURVEYING LTD. **BC LAND SURVEYORS** #201-1470 ST. PAUL STREET, KELOWNA, BC V1Y 2E6 TEL 250-763-5711 www.bennettsurveys.com



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

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

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

FIELD SURVEY COMPLETED ON JUNE 21, 2022.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.



August 4, 2022

ATTACHMENT C
This forms part of application
# Z22-0050
City of
Planner Initials

BS

Kelowna
DEVELOPMENT PLANNING

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

Rezoning Application from RU1 – Large Lot Housing to RU4 – Duplex Housing to Support a 2-Lot Subdivision at 699 Welke Rd.

#### Introduction

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RU1 – Large Lot Housing to RU4 – Duplex Housing. Application for a 2-Lot Subdivision has been submitted concurrently. The intent of the project is to construct 2 dwellings in a semi-detached form on each resulting property. The existing dwelling will be removed. Context photos are provided to show the current configuration of the neighbourhood.

#### Proposed Site Layout

With road dedication taken into consideration, the lot area of each resulting property meets the requirement of the RU4 zone at 722.9m² (Proposed Lot A) and 734.5m² (Proposed Lot B) and can easily support two-dwelling housing. The lot width for each property is 22.865m. The site plan has been strategically designed with a reciprocal access easement on the west side of the property, which provides access to Proposed Lot A & B. The easement is 6.5m wide to allow for 2-way access and 90-degree parking into a garage. The benefit to the access easement is to promote safety by allowing a single access to the site from Welke Road, which is classified as a "local" road. This will avoid the property being accessed from Gordon Drive, which is classified as a "major arterial – multilane."

#### Official Community Plan Conformance

This proposal conforms to the 2040 OCP – Future Land Use direction of *Suburban Residential*, 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. In addition, new construction within existing neighbourhoods eliminates the need to create new service lines which are expensive to build and maintain.

#### 2. Promote more housing diversity.

The *Suburban Residential* Future Land Use designation allows for a range of housing forms within existing suburban neighbourhoods. Two-dwelling housing is a great way to utilize the existing property and services to create a diverse housing option in a neighbourhood which is located nearby amenities such as schools and parks.

#### 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 undeveloped lots.

#### **Project Benefits**

In the immediate neighbourhood within a 250m radius, there are 4 properties which are zoned RU4, and 7 properties which have been subdivided under the RU2 zone. In addition, there are 2 properties which have been rezoned to RU1c to increase the density of the neighbourhood. We believe the application is beneficial to the community for multiple reasons.

Firstly, the application will allow for upgrades in a neighbourhood which is experiencing sensitive redevelopment with the adoption of the 2040 OCP. The landowner is constructing the dwellings to increase the housing stock in a desirable area of Kelowna with large lots. Secondly, the property is situated near amenities such as the Hobson Road Beach Access, H20 Fitness Centre, and the Capital News Centre. Gordon Drive, located adjacent to the subject property, provides an opportunity for cycling and public transit. Lastly, the subject property is located nearby multiple elementary and secondary schools, making the subject property an excellent location for growing families.

We believe this project creates sensitive 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** 

# Z22-0050

BS

Planner

Initials

This forms part of application

C

Kelowna

#### **CITY OF KELOWNA**

### Z22- 0050 699 Welke 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 Lot 7 District Lot 358 ODYD Plan 21967, located on Welke 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 Cou	uncil this
Adopted by the Municipal Council of the City of Kelowna	a this
	Mayor
	iviayoi
	City Clerk





### Proposal

➤ To consider an application to rezone the subject property from RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone to facilitate a 2-lot subdivision



## Rezoning

"Is this proposed land use and density appropriate for this property?"

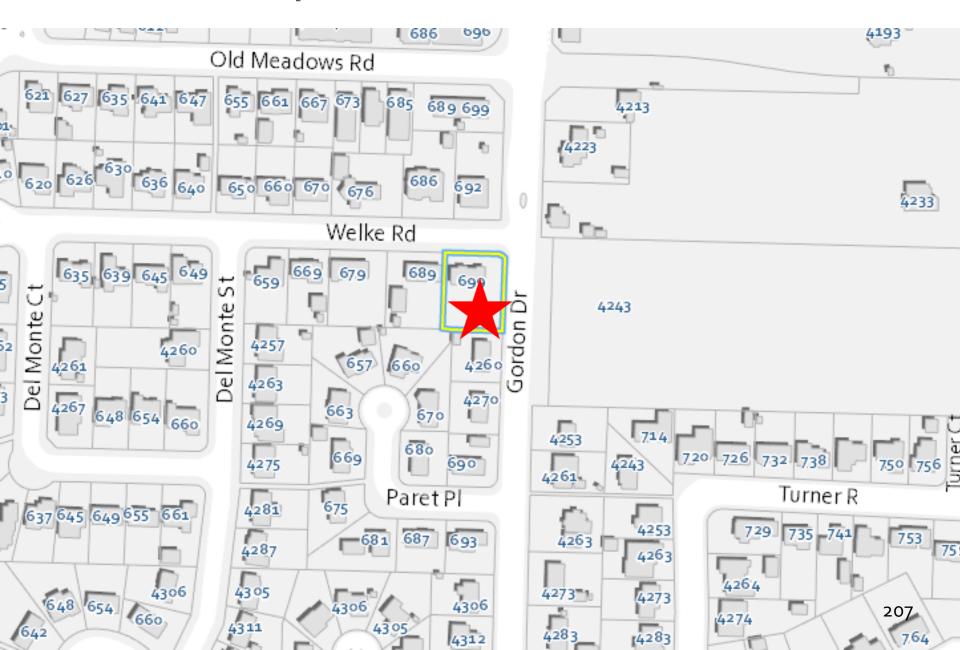
- ► Considerations & Regulations:
  - ▶ Uses of land, building, & structures
  - Density of use of land (FAR)
  - Site access
  - ▶ Based on OCP Policies including Future Land Use

### Development Process

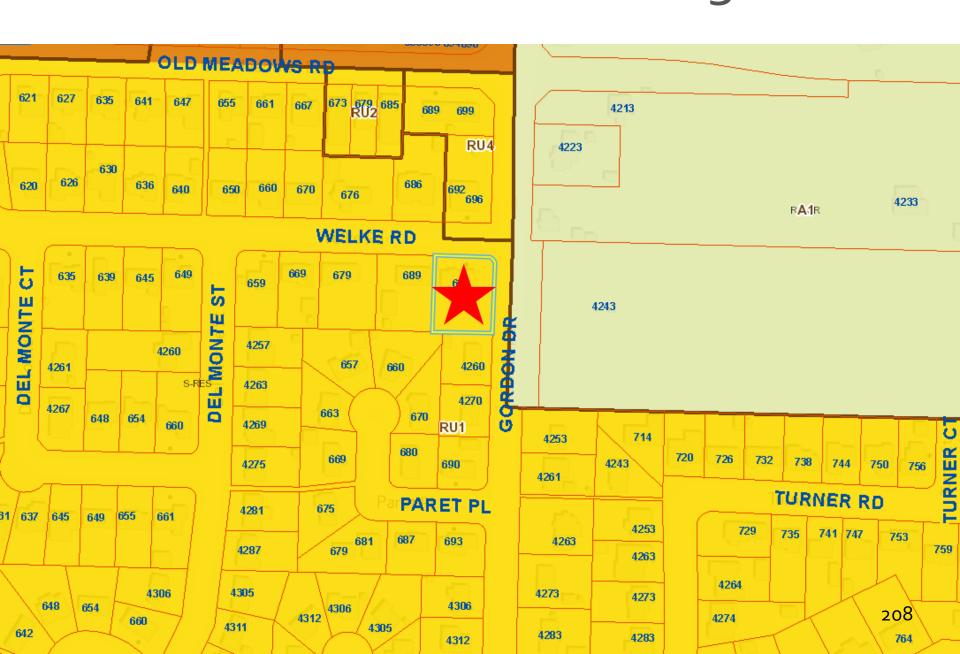




## Context Map



### OCP Future Land Use / Zoning



# Subject Property Map

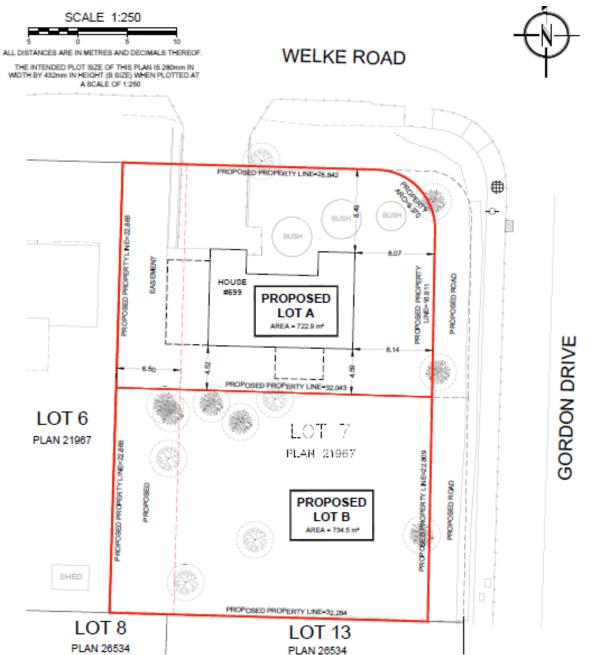




## Project/technical details

- This would facilitate a 2-lot subdivision and the construction of two semi-detached dwellings on each resulting lot.
- ► The proposed lots meet the minimum lot size, width and depth of the RU4 zone.

### Site Plan





## OCP Objectives & Policies

- S-RES Suburban Residential
  - ▶ Policy 7.2.1 Ground-Oriented Housing



### 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 S-RES

### Report to Council



Date: December 5, 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 December 5, 2022 with respect to six rezoning applications;

AND THAT Rezoning Bylaws No. 12438, 12444, 12445, 12451, 12453 and 12457 be forwarded for further reading consideration.

#### Purpose:

To receive a summary of notice of first reading for Rezoning Bylaws No. 12438, 12444, 12445, 12451, 12453 and 12457 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 six Rezoning Applications were brought forward to Council for initial consideration on November 21, 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
211 Sumac Rd E	Z22-0053	12438	1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> , adopt	0
764 McClure Rd	Z22-0037	12444	1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> , adopt	0
1760 Kloppenburg Rd	Z22-0055	12445	1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup>	0
1233 Lund Rd	Z22-0049	12451	1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup>	0
689 Welke Rd	Z21-0102	12453	1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup>	0
2592 HWY 97 N	Z22-0069	12457	1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup>	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. 12438, 12444, 12445, 12451, 12453 and 12457 further reading consideration.

#### Internal Circulation:

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**: S Fleming, City Clerk

cc: Development Planning

#### **CITY OF KELOWNA**

# BYLAW NO. 12438 Z22-0053 211 Sumac Road East

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:

- THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification
  of Lot 3 Section 26 Township 26 ODYD Plan 38257 located on Sumac Road East, 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

### BYLAW NO. 12444 Z22-0037 764 McClure Road

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

- THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of LOT 5 DISTRICT LOT 357 SDYD PLAN 25258, located on McClure 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	
Adopted by the Municipal Council of the City of Kelowna this	
	Mayor
	City Clerk

### BYLAW NO. 12445 Z22-0055 1760 Kloppenburg Road

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

- 1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 Section 18 Township 27 ODYD Plan 21506, located on Kloppenburg 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, 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	
	iyor
City Cl	lerk

### Z22-0049 1233 Lund Road

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

- THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot A Section 18 Township 27 ODYD Plan KAP59358, located at 1233 Lund 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 Cou	uncil this
Approved under the Transportation Act this	
(Approving Officer – Ministry of Transportation)	
Adopted by the Municipal Council of the City of Kelown	na this
, , , , ,	
	Mayor
	City Clerk

## Z21-0102 689 Welke Road

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

- THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification Lot 6 District Lot 358 ODYD Plan 21967, located on Welke Road, Kelowna, BC from the RU1 – Large Lot Housing Zone to the RU2 – Medium Lot 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.

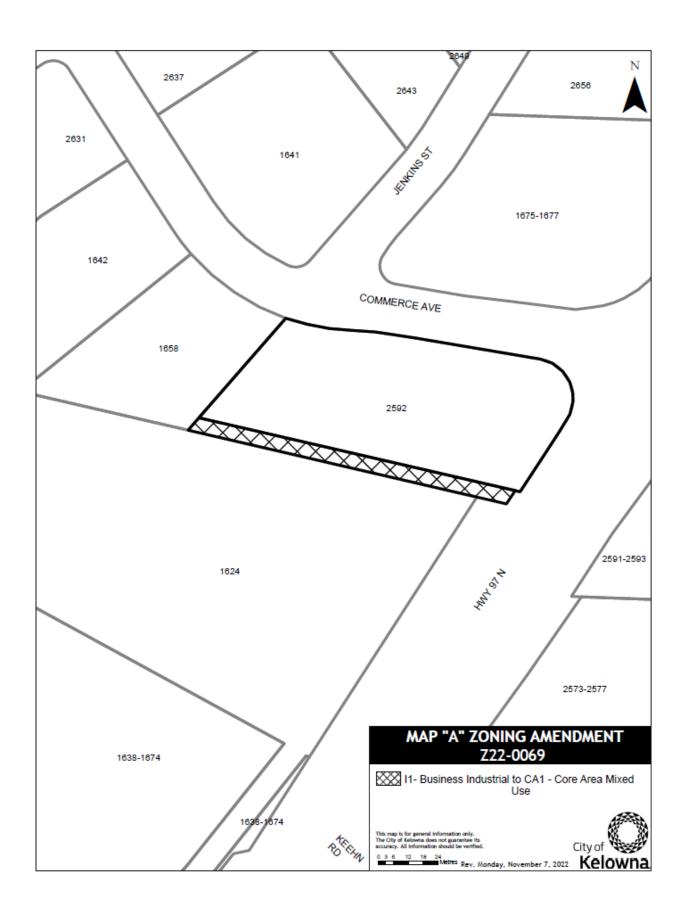
Read a first, second and third time by the Municipal Cou	uncil this	
Adopted by the Municipal Council of the City of Kelowna	a this	
	Mayor	
	Wayor	
	City Clerk	

### BYLAW NO. 12457 Z22-0069 2592 HWY 97 N

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

- 1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot 3 District Lot 125 ODYD Plan 3522 Except Plan KAP87674, located on Hwy 97 N, Kelowna, BC from the I1 Business Industrial zone to the CA1 Core Area Mixed Use zone as per Map "A" attached to and forming part of this bylaw;
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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



### Report to Council



Date: December 5, 2022

To: Council

From: City Manager

**Subject:** 2023 Financial Plan – Preliminary Budget Volume Overview

**Department:** Financial Planning

#### Recommendation:

THAT Council receives for information, the presentation from the Financial Services Division dated December 5, 2022 with respect to the 2023 Financial Plan – Preliminary Budget Volume.

#### Purpose:

To provide an overview of the 2023 Financial Plan – Preliminary Budget Volume.

#### Background:

Local Governments must adopt a Financial Plan, in accordance with the Local Government Act and the Community Charter before May 15 each year. The City of Kelowna's Financial Plan is made up of three budget volumes: Preliminary, Carryover and Final.

The attached presentation provides a summary of the key financial impacts for the 2023 Financial Plan – Preliminary Budget Volume prior to Budget Deliberation Day on Thursday, December 8, 2022.

The City of Kelowna works to maintain a secure financial position while being fiscally innovative to help enable the organization to respond, adapt, and rescale where necessary. We do this by using guidance from our strong Imagine Kelowna vision, sound master plans and well-defined Council Priorities in the financial decisions we make including the annual Financial Plan. This plan prioritizes investments today, while also remaining fiscally responsible, to build a strong future for tomorrow.

The 2023 Financial plan prioritizes financial prudence amid inflation to keep the tax rate as low as possible. Additional priorities include but are not limited to protecting existing infrastructure, investing in community safety, addressing social wellness, focusing on active or alternative transportation initiatives, improving effective digital transformation, and protecting our natural environment addressing climate action through the reduction of greenhouse gas emissions.

Municipalities are not permitted to run a deficit, therefore the City is committed to operate within a balanced budget. This financial plan encourages diversity of revenue sources such as reserves, grants and other revenues to reduce the reliance on taxation, but taxation remains an essential piece of the overall source of funding. The 2023 Preliminary Budget proposes an overall 4.01 per cent tax increase that includes a Municipal taxation impact of 3.01 per cent and a 1.0 per cent Public Safety Levy.

Through strong financial management and clear budgeting processes, we look towards an inclusive and sustainable future.

Submitted by:		
Melanie Antunes, CPA Acting Corporate Financial Planning Manager		
Approved for inclusion:		JS

CC:

- J. Sass, Finance Director
- J. Shaw, Acting Divisional Director, Financial Services
- J. Grills, Budget Supervisor





## **Economic Factors**

- ► Inflation
- ► Labour shortages
- ► Supply chain disruptions



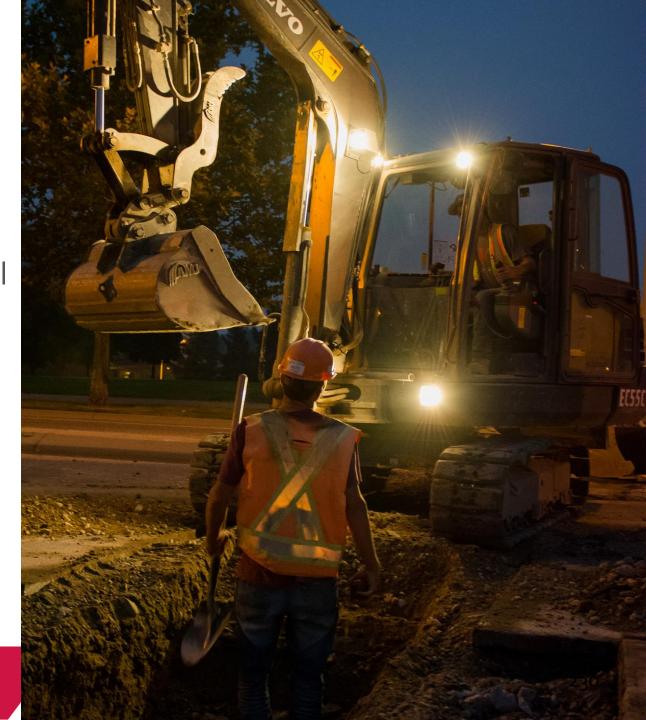
## **Our Citizens**





### **Critical Infrastructure**

- ► Infrastructure Levy index
- ▶ General building infrastructure renewal
- ▶ Vehicle/equipment renewal
- ► Kelowna Family Y building renewal
- ► Airport Air Terminal Building Capital Replacement and improvements



## **Community Safety**

- ► Public Safety Levy
- ▶ Community Safety Advisor
- ► Part-time Bylaw support
- ▶ North Glenmore fire hall design
- ► Rutland CPO expansion
- ► Traffic safety initiatives



## **Social Wellness**

- ► Engagement with Indigenous Communities
- ► Peer Navigator Program
- ► Outdoor Shelter Community Development Coordinator



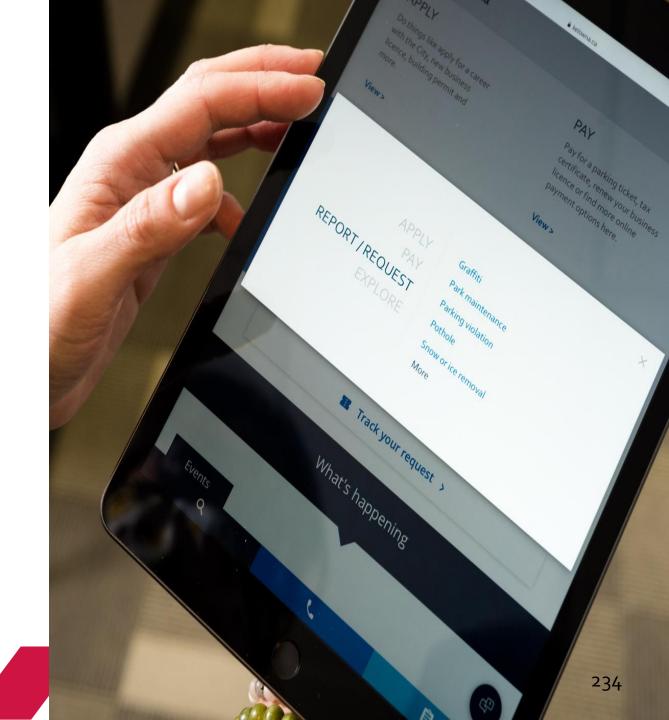
# **Transportation**

- ► Active transportation networks
- ► Stewart Road West
- ► Sutherland 3
- ► Okanagan College Transit Exchange
- ▶ Downtown centre review



# **Digital Transformation**

- ▶ Network as a service model
- ► Cybersecurity licensing
- ► Al Chat Bots

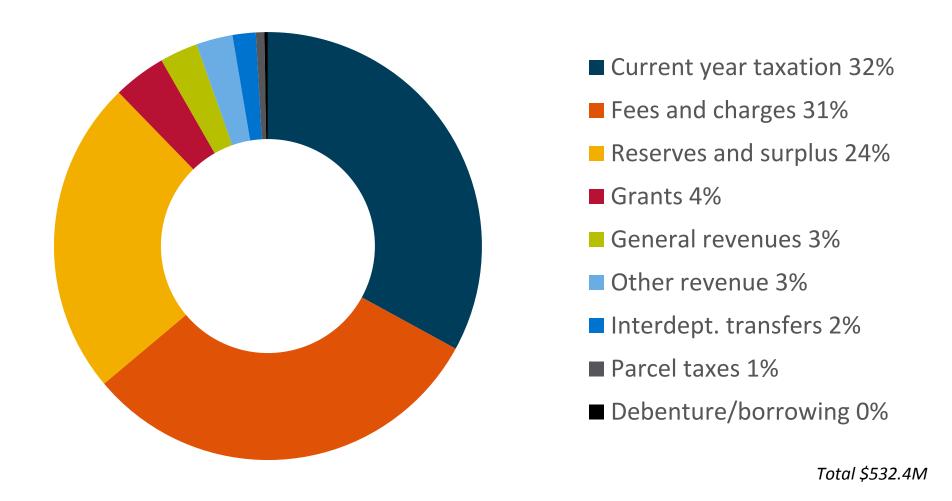


### **Climate Action**

- ► Climate & Environment Review Implementation
- ► Community Climate Action Implementation
- ► Stormwater Management Plan
- ► Electric Vehicle Charing Stations
- ► Storm Drainage Replacement
- ► Mill Creek Flood Protection



# **Funding Sources**





## **2023 Capital Plan**

- ► Guided by the 10-Year Capital Plan
- ▶ 116 P1 projects in 2023
- ▶ 12 Capital Costs Centers
- ▶ \$148.6M





80% of citizens satisfied in level & quality of City services



\$1.63 Billion investment in new, upgraded & renewed public infrastructure



\$41 Million project grant funding from provincial & federal governments



52% investment in Parks, Buildings & Transportation



## **Capital Challenges**

- ► COVID-19 recovery
- ► Aging infrastructure
- ► Growing community
- ▶ Demand for more and improved services
- ► Construction and land costs
- ► Labour shortages/supply chain challenges

THE CITY
OWNS &
MAINTAINS
INFRASTRUCTURE
VALUED AT

\$4.7 BILLION

BC Construction Association (fall 2022)

12.8%

Price Of Non-residential Building In The Past Year

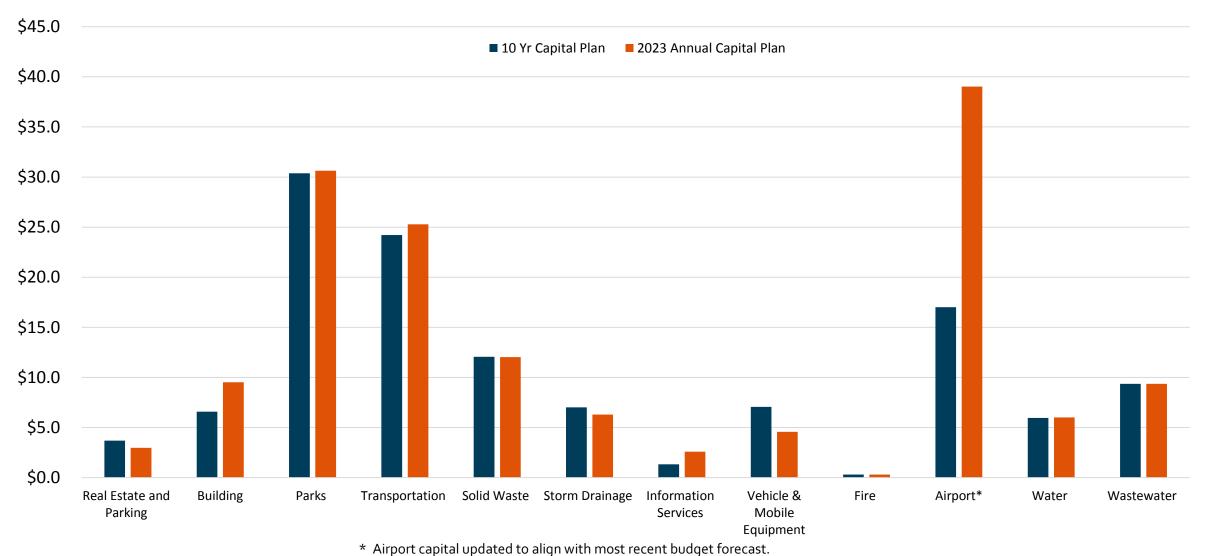
19.6%

Non-residential Building In The Past Year

# **2023 Capital Plan**

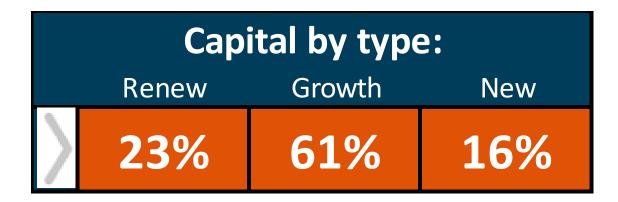
Cost Centre	Capital Investment (\$ million)
Real Estate and Parking	\$ 3.0
Buildings	\$ 9.5
Parks	\$30.6
Transportation	\$25.3
Solid Waste	\$ 12.0
Storm Drainage	\$6.3
Information Services	\$2.6
Vehicle or Mobile Equipment	\$4.6
Fire	\$0.3
Water	\$6.0
Wastewater	\$9.4
Airport	\$39.0
Annual Capital Plan Total	\$148.6

## 10-Year Capital Plan vs. 2023 Capital Plan



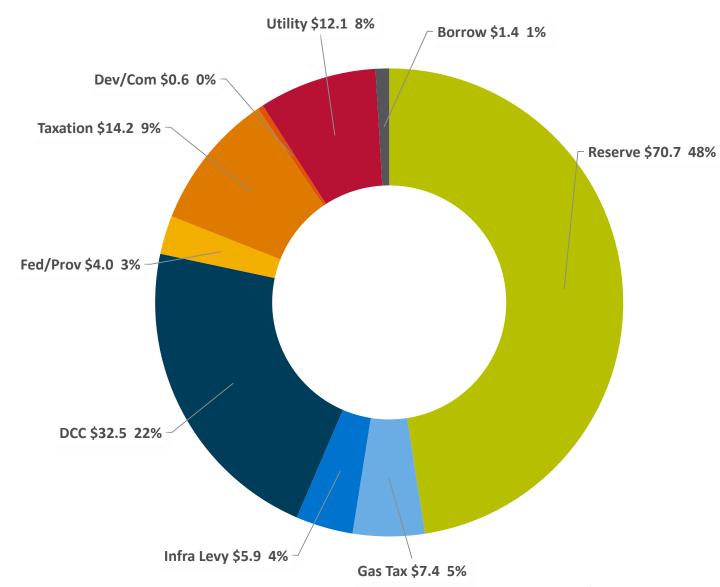
## Infrastructure investment by category

- ► Renewal of critical aging infrastructure (\$34.9M)
- ► Infrastructure to support growth (\$90.0M)
- ▶ Infrastructure to improve services (\$23.7M)



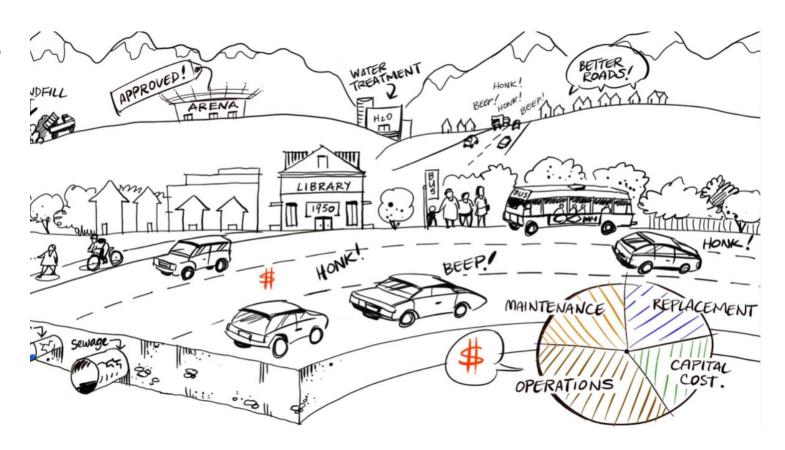
# **2023** Capital funding

- Capital funded from variety of sources
- ▶ 9% (\$14.2M) funded from taxation
- ► Contribution from reserve (\$70.7M)
- ▶ DCC contribute (\$32.5M)
- ► Gas tax (\$7.4M)
- ▶ 4% Levy (\$5.9M)
- ► Grants (\$4.0M)



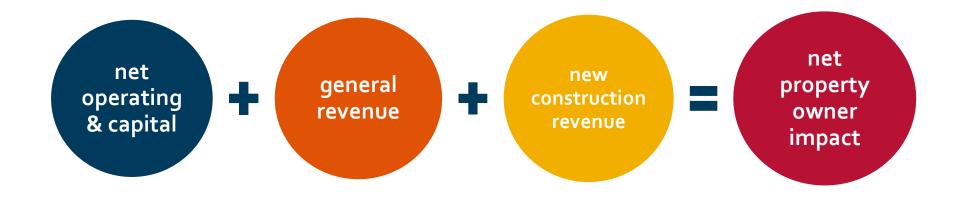
## **Annual Capital Plan**

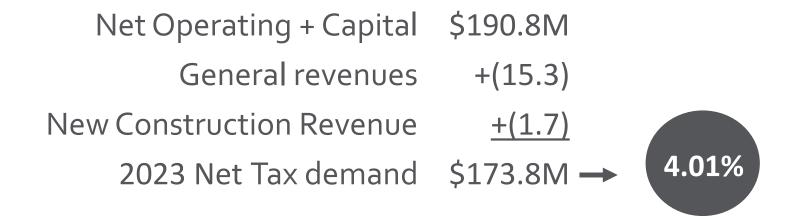
- ▶ What are we *not* investing in?
  - ▶ 22 P2 projects
  - ► Total value \$10M
  - ► City share \$9M





## **Analysis of Tax Demand**





## **Net Property Owner Impact**







Municipal

**Community Safety Levy** 

Est. net property owner impact

3.01% + 1.00% = 4.01%

## **Taxation impact**



Total net property owner impact 4.01% Municipal Portion of taxes \$2,378

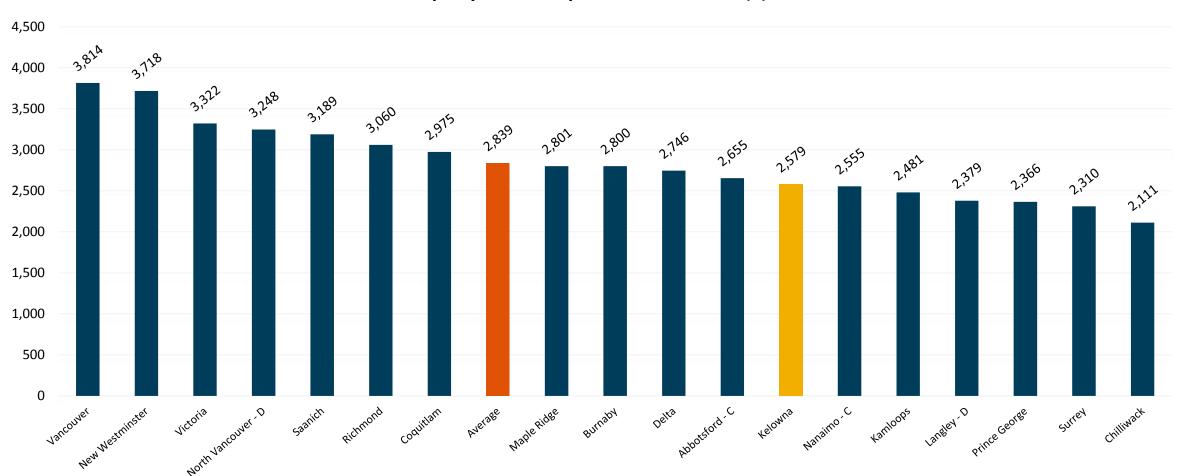
Public Safety Levy Impact

Municipal Impact

% increase from prior year \$ increase from prior year 1.00% \$22.86 3.01% \$68.82

## **2022 Property tax information**

### **Property Tax on Representative House (\$)**





### Report to Council



Date: December 5, 2022

To: Council

From: City Manager

**Subject:** 2022 Planning & Development Statistics – Q3

**Department:** Planning and Development Services

#### Recommendation:

That Council receives, for information, the report from the Planning and Development Services department dated December 5, 2022, with information relating to Planning and Development Statistics.

#### Purpose:

This report will updated Council on building and development Statistics for the third quarter of 2022.

#### **Background:**

In order to keep Council current with local development and construction trends, the Divisional Director of Planning and Development Services will bring quarterly reports forward for Council's information. As the structure of this report continues to develop, the goal is to improve the connection between Council's consideration of development applications on a regular basis and the larger picture of development and housing goals in the Official Community Plan ("OCP").

#### Discussion:

#### Planning and Building Application Intake Statistics – Q3

Predictably, building and development application slowed from record highs as 2022 has progressed. Both the type and location of housing projects under construction are consistent with OCP goals of placing the bulk of new density in the City's Core/Urban area in a multi-family format.

2022 remained a strong year for total numbers of residential building permit issuances (4<sup>th</sup> highest in previous 10 years). Given the slowing pace of Planning Department application volumes, the City can expect to see the growth slow to approximately the 10 year average in 2023.

Planning and Development Services continues to be very busy processing applications from the last 18 months. In addition, several other significant projects are also either on the go or about to commence. Those include maintenance/clean-up amendments to the City's newly adopted Zoning Bylaw and Year 1 2040 Official Community Plan progress reporting.

In Q4 2022/2023 Planning will being scoping the review parameters for Short Term Rental regulations which will come to Council for review/feedback prior to project initiation. In the same time frame staff also plan to bring forward a report to Council exploring delegated authority options for Development Variance Permits and Development Permits in the interest of streamlining our approval processes and facilitating getting housing into the marketplace.

### Considerations not applicable to this report:

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

Submitted by: Ryan Smith, Divisional Director, Planning & Development Services

**Approved for inclusion:** Doug Gilchrist, City Manager



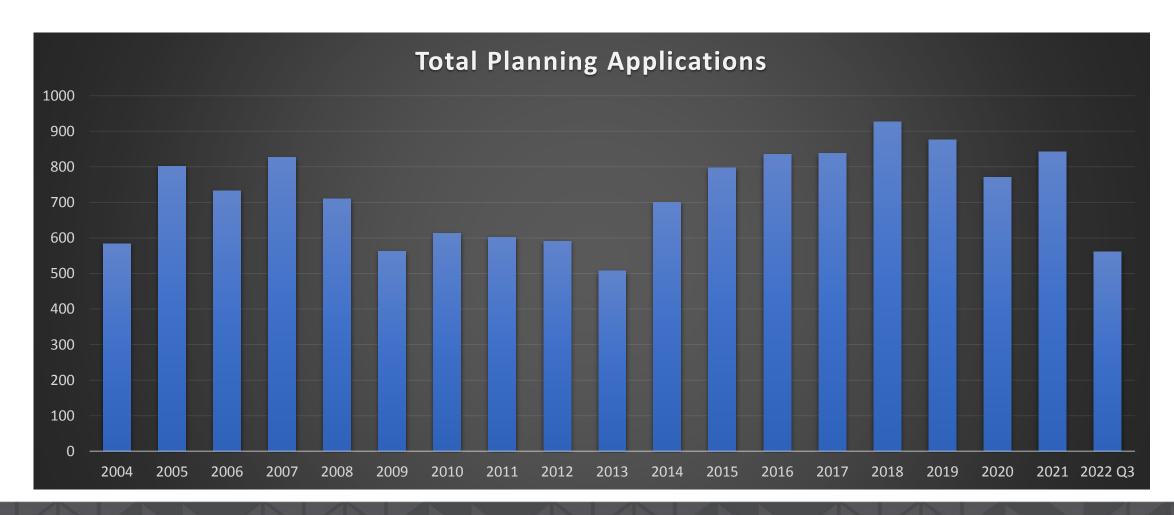
### Fornon Creck Wilson Landing Ellison 19 aders Cove 183 Rutland Kelowna 281 agan Lake Okanagan Mission Myra-Bellevue

## Planning Applications

- Planning application volume has slowed by roughly 20% from 2021 levels
  - Reduced application volumes may give staff time to work on projects that have been put off due to record high development activity
  - Application Volume centered on Core Area of the City
  - Planning staff working on new Zoning Bylaw implementation and education



# Planning Application Volume



# Total Building Permits Value (\$)

• Permit value \$932,680,390 vs. \$1,104,000 same time period in 2021

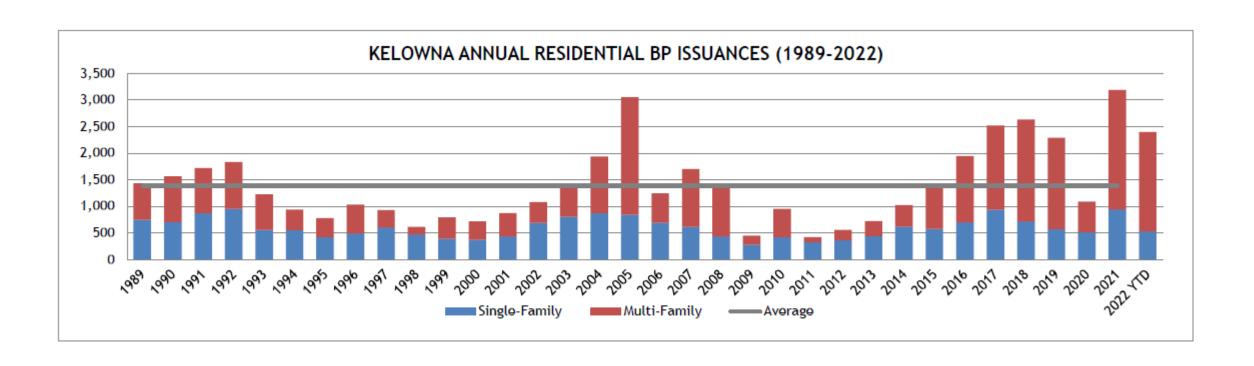




### Total Building Permits Issued

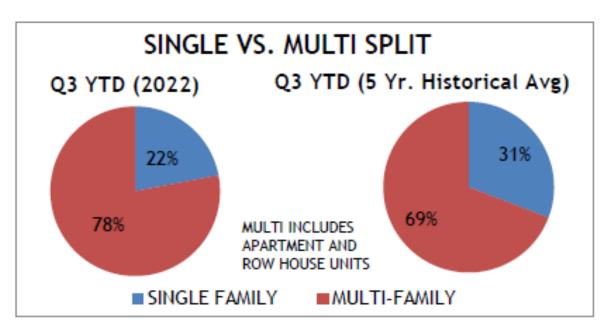
- ► Building Permits issued to date: 1758
  - 2841 Permits in 2021
  - While fewer permits issued, those being issued generally have a higher value
- Plumbing Permits issued to date: 1605
  - > 2171 in 2021

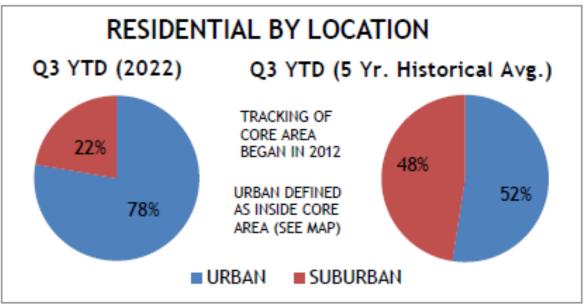
# Historical Residential Growth



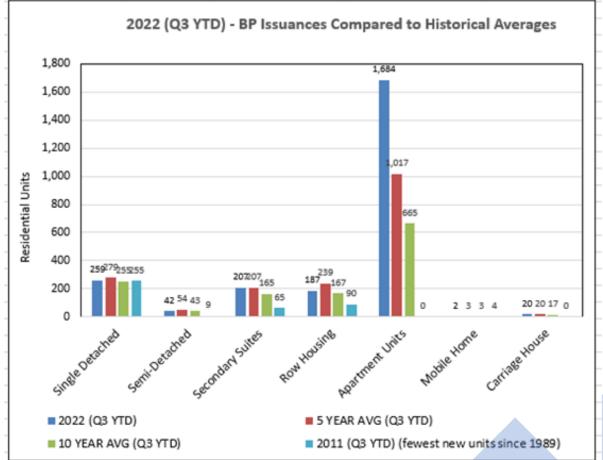
# Housing Type and Location

 Strongly aligns with OCP2040 goals











### Q4 2022 and 2023

- ► Slower pace of development
  - ▶ Likely in-line with 10 year average
  - Regular market trend delayed because of COVID19
- Strong interest in rental housing construction related to CMHC Financing programs

- ► First Density Bonus payments
- ► Zoning Bylaw: Cleanup/Maintenance Amendments
- ► OCP2040 Reporting
- Development Application Fee Increases
- ► Short Term Rentals Review



### Questions?

For more information, visit kelowna.ca.

### Report to Council

Date: December 5, 2022

To: Council

From: City Manager

**Subject:** Development Application and Heritage Procedures Bylaw No. 12310

Administrative Amendment to align with Kelowna 2040 Official Community Plan

Kelowr

Bylaw No. 12300 and Zoning Bylaw No. 12375

**Department:** Development Planning

#### Recommendation:

THAT Council receives, for information, the report from the Development Planning Department, dated December 5, 2022, with respect to amending the Development Applications and Heritage Procedures Bylaw No. 12310 for changes to the delegation of authority requirements;

AND FURTHER THAT Bylaw No.12466 being Amendment No. 2 to the Development Applications and Heritage Procedures Bylaw be advanced for reading consideration.

#### Purpose:

To amend the Development Application and Heritage Procedures Bylaw No. 12310 to align the delegated authority of Form and Character Development Permits with Kelowna 2040 Official Community Plan Bylaw No. 12300 and Zoning Bylaw No. 12375.

#### Background:

The Development Application and Heritage Procedures Bylaw No. 12310 (Procedures Bylaw) establishes the procedures for the processing of land development applications. Under the Local Government Act Section 490 a Local Government may delegate the power to issue Form and Character Development Permits. Under the Kelowna 2030 Official Community Plan (2030 OCP), Form and Character Development Permits for Intensive Residential Development had been delegated to Department Manager, Development Planning. These primarily included Development Permits for fourplexes constructed under the RU7 – Infill Housing zone. This was established through the designation of a Sensitive Infill Housing Development Permit Area within the 2030 OCP that contained the RU7 zoned properties.

Due to the adoption of Kelowna 2040 Official Community Plan (2040 OCP), the Sensitive Infill Housing Development Permit Area has been removed, and therefore the delegation of authority has become unclear. With the adoption of Zoning Bylaw No. 12375 (Zoning Bylaw), the RU7 zone has been replaced with MF1 – Infill Housing zone.

Therefore, Staff are proposing an administrative amendment which would allow the delegation of authority to Department Manager, Development Planning for the approval of Form and Character Development Permits for the MF1 – Infill Housing zone.

#### Discussion:

The purpose of the delegation of authority on Form and Character Development Permits is to add value by offering a lower application fee and improve customer service by reducing the length of the approval process for infill developments. The purpose of this amendment is to restore the same authority as was previously delegated to Department Manager, Development Planning. To achieve this under the 2040 OCP and new Zoning Bylaw, Staff recommend revised wording in Schedule '3' 1.1.1.(b) FORM AND CHARACTER DEVELOPMENT PERMITS in the Procedures Bylaw to read as follows:

- b) Form and Character Development Permits for <u>residential development on an MF1 Infill Housing zoned property</u>, where:
  - i. The proposed development is consistent with the applicable Development Permit guidelines in the OCP.

Utilizing the revised wording, Department Manager, Development Planning would have the delegated authority to approve, issue, and amend Form and Character Development Permits for residential development on any MF1 zoned property, or any property that becomes MF1 zoned. Typical building types in this zone are duplexes, triplexes, and fourplexes.

In the years 2019, 2020, and 2021, Staff issued approximately 20-25 Development Permits each year for RU7 properties under this delegation of authority.

Should this proposed amendment not be supported, Form and Character Development Permits on a property that is zoned MF1 would require a Council approved Development Permit. Council approved Development Permits have a higher application fee, a longer circulation and processing time, and require a Council resolution to be approved and issued.

#### Conclusion:

To continue to offer value-added and improved customer service for multiple unit residential development on a property that is zoned MF1, Staff are recommending that the proposed amendment to the Procedures Bylaw be supported by Council.

#### Considerations applicable to this report:

Local Government Act: <u>Part 14 Sections 488, 490, 502</u>
Official Community Plan: <u>Chapter 18 Form and Character</u>
Zoning Bylaw No. 12375: <u>Section 13 – Multi-Dwelling Zones</u>

Development Application and Heritage Procedures Bylaw: Section 2.3.5(a) and Schedule 3 1.1.1.(b)

**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:

Schedule "A": Proposed Text Amendment

### Schedule A – Proposed Text Amendments to

### Development Application and Heritage Procedures Bylaw No. 12310

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Schedule '3' – Development Permit	b.) Form and Character	b.) Form and Character	To delete reference to Sensitive
	Applications, 1.1.1. b.) Restriction	Development Permits for	Development Permits for	Infill Housing Development
	on Delegation	Intensive Residential	residential development on an	Permit Area to align with
		Development, applicable to	MF1 - Infill Housing zoned	Kelowna 2040 Official
		properties in the Sensitive	property, where:	Community Plan Bylaw No.
		Infill Housing Development	i. The proposed	12300 and Zoning Bylaw No.
		Permit Area, where:	development is generally	12375.
		i. The proposed	consistent with the	
		development is generally	applicable Development	
		consistent with the	Permit guidelines in the	
		applicable Development	OCP.	
		Permit guidelines in the		
		OCP.		





### Purpose

► That Council receives the report from the Development Planning Department regarding an administrative amendment to the Development Application and Heritage Procedures Bylaw No. 12310 to align the delegated authority of Form and Character Development Permits with Kelowna 2040 Official Community Plan Bylaw No. 12300 and Zoning Bylaw No. 12375.





- ► Establishes procedures for processing of land development applications
- Delegation of authority for Form and Character Development Permits to Manager, Development Planning
- ▶ Under 2030 OCP and Zoning Bylaw 8000:
  - ▶ Staff issued DP's for 4 residential units or less
  - Sensitive Infill Housing Development Permit Area
  - ▶ RU7 zone primarily

## Proposed Amendment

- ► Remove language related to 2030 OCP
  - Sensitive Infill Housing Development Permit Area
- ► Restore delegation of authority for Infill Housing





# Proposed Wording

The Department Manager, Development Planning may only issue Development Permits that meet the following criteria:

- b) Form and Character Development Permits for <u>residential</u> <u>development on an MF1 Infill Housing zoned property</u> <u>where</u>:
  - i. The proposed development is generally consistent with the applicable Development Permit guidelines in the OCP.



### Discussion

- ➤ Staff issued Development Permits (Direct DP's)
  - ▶ Value-added (lower application fee)
  - Improve customer service
  - Reduce length of approval process
- ▶ Only apply to properties zoned MF1 Infill Housing

# Example Scenarios

Zone	Units & Type	Development Permit Staff or Council?
RU4 – Duplex Housing	2 units & 2 carriage homes	Not Required
MF1 – Infill Housing	4 units – Townhomes	Staff DP
MF2 — Townhouse Housing	6 units – Townhomes	Council DP
MF3 – Apartment Housing	4 units & 1 retail space	Council DP



### Staff recommendation

- ➤ Staff recommend **support** for the amendment to the Procedures Bylaw:
  - Administrative update
  - Restore previous Staff approvals
  - ► MF1 Infill Housing zone



### Questions?

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

#### CITY OF KELOWNA

#### **BYLAW NO. 12466**

### Amendment No. 2 to Development Application and Heritage Procedures Bylaw No. 12310

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Development Application and Heritage Procedures Bylaw No. 12310 be amended as follows:

1. THAT **Schedule 3 – Development Permit Applications,** 1.1.1 Restriction on Delegation be amended by deleting, "b) Form and Character Development Permits for Intensive Residential Development, applicable to properties in the Sensitive Infill Housing Development Permit Area, where:"

and replace with

- "b) Form and Character Development Permits for residential development on an MF1 Infill Housing zoned property where:";
- 2. This bylaw may be cited for all purposes as "Bylaw No. 12466, being Amendment No. 2 to Development Application and Heritage Procedures Bylaw No. 12310."
- 3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayo	
City Cler	

### CITY OF KELOWNA

#### **BYLAW NO. 12428**

### Amendment No. 4 to Cemetery Bylaw No. 11664

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Amendment No. 4 to Cemetery Bylaw No. 11664 be amended as follows:

- 1. THAT PART 6 INTERMENT IN THE CEMETERY, 6.19 <u>Cremated Remains within a Casket Plot</u> be added as follows:
  - "Cremated Remains within a Casket Plot Cremated remains being interred within a Casket Plot where no casket is currently interred, will be subject to casket interment fees. This includes but not limited to: INTERMENT PERMIT Open/Close Casket Plot.";
- 2. AND THAT **PART 9 ADMINISTRATION AND MAINTENANCE** 9.6 <u>Maintenance Fund.</u> be amended by deleting all references to "Maintenance Fund" and replace it with "Cemetery Perpetual Care Fund";
- 3. AND THAT **PART 9 ADMINISTRATION AND MAINTENANCE** 9.7 <u>Replacement Fund.</u> be amended by deleting all references to "Replacement Fund" and replace it with "Cemetery Strategic Development Fund";
- 4. AND THAT **PART 9 ADMINISTRATION AND MAINTENANCE** 9.9 <u>Payments to Reserve Accounts.</u> be amended by deleting
  - "On all **Right of Interment** Fees for use of **Cemetery Plots**, and Reservation Fees for **Cemetery Plots**, the **Treasurer** shall pay into the "Cemetery Maintenance Fund Account" and the "Cemetery Replacement Fund Account" respectively, from the amount received for each **Right of Interment** or reservation sold, as specified in the current fees"

and replace it with

"The Divisional Director of Financial Services shall pay into the "Cemetery Perpetual Care Fund" the percentage of each fee received as identified in Schedule A: Schedule of Fees. The Divisional Director of Financial Services shall allocate at the end of each fiscal year into the two funds "Cemetery Perpetual Care Fund" and "Cemetery Strategic Development Fund" the surplus remaining of Cemetery receipts over the expenditures. The percentage of the surplus will be allocated to each of the Cemetery Perpetual Care Fund and the Cemetery Strategic Development fund at fiscal year end as determined by the Cemetery Manager. If a deficit occurs at the end of a fiscal year, the Cemetery Manager will request a transfer of funds from the Cemetery Strategic Development Fund to balance the operating statement.";

- 5. AND FURTHER THAT **KELOWNA MEMORIAL PARK CEMETERY'S FEE SCHEDULE "A"** be deleted in its entirety and replaced with the attached Schedule "A".
- 6. This bylaw may be cited for all purposes as "Bylaw No. 12428 being Amendment No. 4 to Cemetery Bylaw No. 11664."
- 7. This bylaw shall come into full force and effect and is binding on all persons from the date of January 1, 2023.

Read a first, second and third time by the Municipal Council this 28th day of November, 2022.

Adopted by the Municipal Council of the City of Kelown	a this
	Mayor
	City Clerk

### Schedule A: Fees

Memorial Product/Service	2022	2023	2024	2025	2026
Right of Interment - Casket Plot					
Upright marker Sections G1, G7, G4, G8	\$6,028	\$6,329	\$6,646	\$6,978	\$7,326
25% allocated to the Cemetery Care Fund					
Flat marker Sections C, D, E, G4, G7, G8	\$4,346	\$4,563	\$4,791	\$5,030	\$5,281
25% allocated to the Cemetery Care Fund					
Pioneer Sections A, B	\$6,028	\$6,329	\$6,646	\$6,978	\$7,326
25% allocated to the Cemetery Care Fund					
Small plot s (child plots) Sections A, C,	\$529	\$556	\$583	\$612	\$642
25% allocated to the Cemetery Care Fund					
Estate Plot All estate plots include: two companion cremation plots	(space for 10	6 urns), conci	rete marker	foundation.	
Private Estate - also includes: granite bend beds.	ch, arched g	ate feature c	/w bronze n	ame plate, g	garden
25% allocated to the Cemetery Care Fund	\$84,008	\$88,209	\$92,619	\$97,249	\$102,111
Semi Private Estate - also includes: shared	granite ben	ch, flower be	eds		
25% allocated to the Cemetery Care Fund	\$61,962	\$65,060	\$68,313	\$71,728	\$75,314
Right of Interment - Cremation Plot					
Companion plot (two urns)					
25% allocated to the Cemetery Care Fund	\$867	\$911	\$956	\$1,003	\$1,053
Family plot (six urns)					
25% allocated to the Cemetery Care					

Section G3 companion garden plot (two urr	ns)				
25% allocated to the Cemetery Care Fund	\$1,131	\$1,187	\$1,247	\$1,309	\$1,374
Section G3 family garden plot (six urns)					
25% allocated to the Cemetery Care Fund	\$2,082	2,186	\$2,296	\$2,410	\$2,530
Non-residents of Kelowna add 25% to all GST applicable to all fees, GST not include		schedule.			
Memorial Product/Service	2022	2023	2024	2025	2026
Right of Interment - Cremation Plot					
Companion plot (space for two urns)					
25% allocated to the Cemetery Care Fund	\$867	\$911	\$956	\$1,003	\$1,053
Family plot (space for six urns)					
25% allocated to the Cemetery Care Fund	\$1,738	\$1,825	\$1,916	\$2,011	\$2,111
Section G3 companion garden plot (space f	or two urns	)			
25% allocated to the Cemetery Care Fund	\$1,131	\$1,187	\$1,247	\$1,309	\$1,374
Section G3 family garden plot (space for si	x urns)				
25% allocated to the Cemetery Care Fund	\$2,082	2,186	\$2,296	\$2,410	\$2,530
Right of Interment - Cremation Niche					
Legacy Gardens phase one					
Companion level one					
10% allocated to the Cemetery Care Fund	\$4,348	\$4,565	\$4,794	\$5,033	\$5,284
Companion level two					
10% allocated to the Cemetery Care Fund	\$4,803	\$5,043	\$5,295	\$5,559	\$5,836
Companion level three, four, five					
10% allocated to the Cemetery Care Fund	\$5,089	\$5,344	\$5,611	\$5,891	\$6,185

Family niche level three, four, five

10% allocated to the Cemetery Care Fund	\$10,687	\$11,221	\$11,782	\$12,371	\$12,989		
Family urn includes one family name engraved on urn							
10% allocated to the Cemetery Care Fund	\$16,685	\$17,519	\$18,395	\$19,314	\$20,279		

Memorial Product/Service	2022	2023	2024	2025	2026
Bennett Memorials & Promontory Green					
Concord & Level one					
10% allocated to the Cemetery Care Fund	\$4,348	\$4,565	\$4,794	\$5,033	\$5,284
Level two					
10% allocated to the Cemetery Care Fund	\$4,803	\$5,043	\$5,295	\$5,559	\$5,836
Level three, four, five, six					
10% allocated to the Cemetery Care Fund	\$5,089	\$5,344	\$5,611	\$5,891	\$6,185
Right of Interment - Cremation Scattering	3				
Garden Ossuary scattering only					
25% allocated to the Cemetery Care Fund	\$215	\$226	\$237	\$248	\$260
Garden Ossuary scattering with name plate	2				
25% allocated to the Cemetery Care Fund	\$790	\$829	\$871	\$914	\$959
Garden Ossuary name plate only					
	\$790	\$829	\$871	\$914	\$959
Mountain Trail scattering only					
25% allocated to the Cemetery Care Fund	\$215	\$226	\$237	\$248	\$260
Mountain Trail scattering with name plate					
25% allocated to the Cemetery Care Fund	\$790	\$829	\$871	\$914	\$959
Mountain Trail name plate only					
	\$790	\$829	\$871	\$914	\$959

Memorial Product/Service	2022	2023	2024	2025	2026
Right of Interment - Mausolea					
Legacy Gardens crypt phase one - includes	standard cr	ypt plate			
Level one					
10% allocated to the Cemetery Care Fund	\$22,882	\$24,026	\$25,227	\$26,488	\$27,812
Level two					
10% allocated to the Cemetery Care Fund	\$23,592	\$24,772	\$26,011	\$27,311	\$28,676
Level three					
10% allocated to the Cemetery Care Fund	\$23,856	\$25,049	\$26,301	\$27,616	\$28,996
Promontory Green crypt - includes standar	d crypt plat	e			
Level one					
10% allocated to the Cemetery Care Fund	\$22,882	\$24,026	\$25,227	\$26,488	\$27,812
Level two					
10% allocated to the Cemetery Care Fund	\$23,592	\$24,772	\$26,011	\$27,311	\$28,676
Level three					
10% allocated to the Cemetery Care Fund	\$23,856	\$25,049	\$26,301	\$27,616	\$28,996
Couch crypt levels one, two, three - include	les standard	crypt plate			
10% allocated to the Cemetery Care Fund	\$29,534	\$31,011	\$32,562	\$34,190	\$35,899

Memorial product/service	2022	2023	2024	2025	2026
Interment					
Open/close					
Casket - plot	\$1,149	\$1,206	\$1,266	\$1,329	\$1,395
Casket - mausoleum	\$1,194	\$1,254	\$1,316	\$1,381	\$1,450
Cremated remains - plot	\$502	\$527	\$553	\$580	\$609
Cremated remains - niche	\$502	\$527	\$553	\$580	\$609
Children under 12 years of age interred in a designated child plot	\$0	\$0	\$0	\$0	\$0
Concurrent interment					
Casket	\$572	\$601	\$631	\$662	\$695
Cremated remains - plot	\$249	\$261	\$274	\$287	\$301
Cremated remains - niche	\$192	\$202	\$212	\$222	\$233
Liners					
Standard Casket	\$695	\$834	\$875	\$918	\$963
Child Casket	\$261	\$275	\$288	\$302	\$317
Cremation	\$216	\$227	\$238	\$249	\$261
Handling & placing liners/vaults supplied by funeral home	\$435	\$456	\$479	\$502	\$527
Disinterment					
Casket	\$1,740	\$1,827	\$1,918	\$2,013	\$2,113
Cremated remains	\$529	\$556	\$583	\$612	\$642
Additional services					
Canopy service second tent	\$148	\$155	\$163	\$171	\$179
Supply pall bearer two employees	\$128	\$135	\$141	\$148	\$155

Memorial product/service	2022	2023	2024	2025	2026
Additional fees					
Interments 3:00 pm or later	\$646	\$678	\$712	\$747	\$784
Weekend/holiday services	\$1,149	\$1,206	\$1,266	\$1,329	\$1,395
Deepening casket plot	\$1,740	\$1,827	\$1,918	\$2,013	\$2,113
Deepening cremation plot	\$435	\$456	\$479	\$502	\$527
Additional use fee (3 <sup>rd</sup> /+ interments)	\$435	\$456	\$479	\$502	\$527
Administrative fees					
Transferring plot, surrender right of interment, add to reservation	\$88	\$93	\$97	\$101	\$106
Record retrieval	\$101	\$106	\$111	\$116	\$121
Record re-issue, exemption request	\$33	\$34	\$36	\$37	\$38
Open/close niche for corrective measures	\$154	\$162	\$170	\$178	\$186
Memorials/markers					
Marker installation permit markers installed by the city					
40% allocated to the cemetery care fund	\$448	\$471	\$494	\$518	\$543
Marker permit installed by others					
100% allocated to the cemetery care fund	\$261	\$275	\$288	\$302	\$317
Marker modification permit					
100% allocated to the cemetery care fund	\$88	\$93	\$97	\$101	\$106
Disposal of marker	\$118	\$123	\$130	\$136	\$142
Engraving of shutter niche, each occurrence	\$331	\$491	\$515	\$540	\$567
Second year date plate for niche/mausolea, family urn plaques	Manufac	cturer produc	t & shipping handling fee		te plate
Bronze date plate handling fee - includes design & installation.	\$117	\$122	\$128	\$134	\$140

Memorial product/service	2022	2023	2024	2025	2026	
Bronze handling fee - includes design, removal, packaging for shipping, installation (product additional, determined by bronze company).	\$182	\$191	\$200	\$210	\$220	
Special order bronze/granite/memorial handling fee - includes installation (product additional, determined by bronze company).	\$336	\$369	\$387	\$406	\$426	
Replacement shutter single	\$95	\$99	\$104	\$109	\$114	
Replacement shutter double	\$187	\$196	\$206	\$216	\$226	
Vases						
Bud vase - niche	Manufact	urer product	& shipping	Bronze han	dling fee	
Bud vase - mausolea	Manufact	urer product	& shipping	Bronze han	dling fee	
In ground flower vase	\$90	\$95	\$100	\$105	\$110	
In ground flower vase if supplied by funeral home	\$36	\$37	\$39	\$40	\$42	
Dedication program renew	R	ight of dedic	ation for 20	years with	option to	
Memorial Tree Plaque - includes scattering of cremated remains in scattering garden or trail	\$1,579	\$1,658	\$1,741	\$1,828	\$1,919	
Memorial bench with plaque	Contact K	MPC for curre	ent product a	availability a	nd pricing	
Memorial bench existing bench, adding a plaque	Contact KMPC for current product availability and pricing					
Adding second plaque to existing memorial bench or tree	Contact KMPC for current product availability and pricing					
Memorial table with plaque	Contact K	MPC for curre	ent product a	availability a	nd pricing	

#### CITY OF KELOWNA

#### **BYLAW NO. 12431**

### Amendment No. 39 to Airport Fees Bylaw No. 7982

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Airport Fees Bylaw No. 7982 be amended as follows:

1. THAT **Section 14. AUTOMOBILE PARKING FEES**, be amended by adding the following at the end of the section:

#### " Effective January 2023

Automobile parking fees are subject to an annual increase effective at the beginning of the calendar year equal to the BC, all items consumer price index for the 12 months ended June 30 of the prior year. Increases will be rounded to the nearest \$0.25 and annual adjustments not resulting in an amendment will be compounded for future years."

- 2. This bylaw may be cited for all purposes as "Bylaw No. 12431, being Amendment No. 39 to Airport Fees Bylaw No. 7982."
- 3. This bylaw shall come into full force and effect and is binding on all persons as of January 3, 2023.

Read a first, second and third time by the Municipal Council this 28th day of November, 2022.

Adopted by the Municipal Council of the City of Kelowna	this
<u>.</u>	Mayor
·	City Clerk