

**City of Kelowna**  
**Regular Council Meeting**  
**AGENDA**



Monday, May 1, 2023  
1:30 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

**1. Call to Order**

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

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

**2. Confirmation of Minutes**

5 - 12

PM Meeting - April 24, 2023

**3. Development Application Reports & Related Bylaws**

**3.1 Supplemental Report – Official Community Plan Amendment and Rezoning Application**

13 - 15

To give Bylaw Nos. 12520 and 12521 first reading to amend the Official Community Plan and rezone the subject property to facilitate future religious assembly use.

**3.2 Benvoulin Rd 2809 - BL 12520 (OCP22-0010) - Gurdwara Guru Amardas Darbar Sikh Society Inc. No 50040725**

16 - 16

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

To give Bylaw No. 12520 first reading in order to change the future land use of the subject property from the R-AGR - Rural - Agriculture and Resource designation to the EDINST – Education / Institutional designation

**3.3 Benvoulin Rd 2809 - BL 12521 (Z22--0059) - Gurdwara Guru Amardas Darbar Sikh Society Inc.No. 50040725**

17 - 17

To give Bylaw No. 12521 first reading in order to rezone the subject property from the A2 – Agriculture / Rural Residential zone to the P2 – Education and Minor Institutional zone

3.4	<b>Wilkinson St 2110, 2120-2122, 2128-2130 and 2140 - Z22-0068 (BL12517) - Wilkinson St Holdings Ltd., Inc.No. BC1321697</b>	18 - 79
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To rezone the subject properties from the RU<sub>4</sub> – Duplex Housing zone to the MF<sub>3r</sub> – Apartment Housing Rental Only zone to facilitate the development of rental apartment housing.

**4. Bylaws for Adoption (Development Related)**

**4.1 Multiple Properties - Rezoning Bylaws - Z22-0056, Z22-0081**

To adopt rezoning bylaws.

The following bylaws will be read together unless Council wants to separate one of the bylaws.

4.1.1	<b>Multiple Properties - BL12483 (Z22-0056) - Various Owners</b>	80 - 85
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To adopt Bylaw No. 12483 in order to rezone the subject properties in accordance with the Zoning Bylaw Transition Plan.

4.1.2	<b>Multiple Properties - BL12490 (Z22-0056) - Various Owners</b>	86 - 87
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To adopt Bylaw No. 12490 in order to rezone the subject properties in accordance with the Zoning Bylaw Transition Plan.

4.1.3	<b>Multiple Properties - BL12491 (Z22-0056) - Various Owners</b>	88 - 89
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To adopt Bylaw No. 12491 in order to rezone the subject properties in accordance with the Zoning Bylaw Transition Plan.

4.1.4	<b>Multiple Properties - BL12492 (Z22-0056) - Various Owners</b>	90 - 91
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To adopt Bylaw No. 12492 in order to rezone the subject properties in accordance with the Zoning Bylaw Transition Plan.

4.1.5	<b>Multiple Properties - BL12493 (Z22-0081) - Various Owners</b>	92 - 93
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To adopt Bylaw No. 12493 in order to rezone the subject properties in accordance with the Zoning Bylaw Transition Plan.

4.1.6	<b>Multiple Properties - BL12494 (Z22-0081) - Various Owners</b>	94 - 97
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To adopt Bylaw No. 12494 in order to rezone the subject properties in accordance with the Zoning Bylaw Transition Plan.

4.1.7	<b>Multiple Properties - BL12495 (Z22-0081) - Various Owners</b>	98 - 107
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To adopt Bylaw No. 12495 in order to rezone the subject properties in accordance with the Zoning Bylaw Transition Plan.

<b>5.</b>	<b>Non-Development Reports &amp; Related Bylaws</b>	
<b>5.1</b>	<b>Municipal Boating Facilities Commercial Licenses</b>	<b>108 - 167</b>
	To provide an update on the Municipal Boating Facilities Commercial Licensing Program and to amend the Parks and Public Spaces Bylaw, as well as the schedule of the penalties in the Notice Enforcement Bylaw, in relation to the Municipal Boating Facilities Commercial Licensing program.	
<b>5.2</b>	<b>BL12518 - Amendment No. 6 to the Parks &amp; Public Spaces Bylaw No. 10680</b>	<b>168 - 168</b>
	To give Bylaw No, 12518 first, second and third reading.	
<b>5.3</b>	<b>BL 12519 - Amendment No. 35 to the Bylaw Notice Enforcement Bylaw No. 10475</b>	<b>169 - 169</b>
	To give Bylaw No. 12519 first, second and third reading.	
<b>5.4</b>	<b>GEID Water Supply Boundary Inclusion for 2530 Dubbin Rd</b>	<b>170 - 175</b>
	To support a water service area boundary modification requested by the Glenmore-Ellison Improvement District.	
<b>5.5</b>	<b>Digital Transformation Program</b>	<b>176 - 199</b>
	To provide an overview of the city's digital transformation initiatives.	
<b>5.6</b>	<b>Community Task Force on Crime Reduction Terms of Reference</b>	<b>200 - 203</b>
	To approve Terms of Reference for a Community Task Force on Crime Reduction.	
<b>6.</b>	<b>Bylaws for Adoption (Non-Development Related)</b>	
<b>6.1</b>	<b>BL12502 - Five-year Financial Plan Bylaw 2023</b>	<b>204 - 209</b>
	To adopt Bylaw No. 12502.	
<b>6.2</b>	<b>BL12503 - Tax Structure Bylaw 2023</b>	<b>210 - 210</b>
	To adopt Bylaw No. 12503.	
<b>6.3</b>	<b>BL12504 - Annual Tax Rates Bylaw 2023</b>	<b>211 - 213</b>
	To adopt Bylaw No. 12504.	
<b>6.4</b>	<b>BL12505 - Development Cost Charge Reserve Fund Expenditure Bylaw 2023</b>	<b>214 - 214</b>
	To adopt Bylaw No. 12505.	
<b>6.5</b>	<b>BL12506 - Sale of City-Owned Land Reserves Fund Expenditure Bylaw 2023</b>	<b>215 - 215</b>
	To adopt Bylaw No. 12506.	

- 6.6 **BL12508 - Septic Removal Specific Area Reserve Fund Expenditure Bylaw 2023** 216 - 216  
To adopt Bylaw No. 12508.
- 6.7 **BL12516 - Sterile Insect Release Program Bylaw 2023** 217 - 229  
To adopt Bylaw No. 12516.

7. **Mayor and Councillor Items**

8. **Termination**



**City of Kelowna  
Regular Council Meeting  
Minutes**

Date:	Monday, April 24, 2023
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart, Charlie Hodge, Gord Lovegrove, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge
Staff Present	City Manager, Doug Gilchrist; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith*; Development Planning Department Manager, Terry Barton*; Community Planning and Development Manager, Dean Strachan*; Urban Planning Manager, Jocelyn Black*; Planner Specialist, Adam Cseke*; Financial Planning Manager, Melanie Antunes*; Budget Supervisor, Jennifer Grills*; Building Services Manager, Steve Perry*; Finance Director, Joe Sass*; Revenue Supervisor, Patrick Gramiak*; Utility Services Manager, Kevin Van Vliet*; Special Projects Manager, John Vos*; Legislative Technician, Natasha Beauchamp
Staff participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

**1. Call to Order**

Mayor Dyas 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.

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

**2. Confirmation of Minutes**

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT the Minutes of the Regular Meetings of April 17, 2023 be confirmed as circulated.

**Carried**

### 3. Development Application Reports & Related Bylaws

#### 3.1 Benvoulin Road 2809 - OCP22-0010 Z22-0059 - Gurdwara Guru Amardas Darbar Sikh Society

##### Staff:

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

##### Birte Decloux, Urban Options Planning Corp.

- Displayed a PowerPoint Presentation.
- The society currently worship at their gurdwara on Davie Road, however, the congregation has grown and the space is limited.
- The society considered several options including expanding at their existing site, however this was not supported in the Official Community Plan vision; other sites were considered and this one was purchased.
- Spoke to the reasons that this site is favourable.
- Commented on Official Community Plan Policies.
- Spoke to neighbourhood concerns regarding traffic through the neighbourhood, access and egress to the site, parking and the outdoor shower facility.
- Spoke to community engagement including 4 town hall meetings, a separate Open House for the immediate neighbourhood; noting that commitments to the neighbourhood specifically around removing the outdoor shower will be upheld.
- Responded to questions from Council.

##### Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Official Community Plan Map Amendment Application No. OCP22-0010 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of Lot 1 District Lot 130 ODYD Plan 8064 located at 2809 Benvoulin Road, Kelowna, BC from the R-AGR - Rural - Agriculture and Resource designation to the EDINST – Education / Institutional designation, be considered by Council;

THAT Rezoning Application No. Z22-0059 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 District Lot 130 ODYD Plan 8064 located at 2809 Benvoulin Road, Kelowna, BC from the A2 – Agriculture / Rural Residential zone to the P2 – Education and Minor Institutional zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated October 11, 2022; and

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Form and Character Development.

Carried  
Councillor Stack - Opposed

The meeting recessed at 1:57 p.m.

The meeting reconvened at 2:02 p.m.

**3.2 Barber Rd 135, Barber Rd 155 and Hwy 33 W 765, TA22-0018 (BL 12514) - ASI  
BARBER ROAD GP INC, INC NO A0122606**

Staff:

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

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Zoning Bylaw Text Amendment Application No. TA22-0018 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated April 24, 2023 for Lot 1 Section 22 Township 26 Osoyoos Division Yale District Plan 17229 Except Plan 39372 located at 765 Hwy 33 W, Lot 2 Section 22 Township 26 Osoyoos Division Yale District Plan 17229 Located At 135 Barber Rd And Lot 3 Section 22 Township 26 Osoyoos Division Yale District Plan 17229 located at 155 Barber Rd be considered by Council;

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

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

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

Carried

**3.3 Barber Rd 135, Barber Rd 155 and Hwy 33W 765 - BL 12514 (TA22-0018) - ASI  
BARBER ROAD GP INC, INC NO A0122606**

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw No. 12514 be read a first time.

Carried

**3.4 Ethel St 2473 - TA23-0003 (BL 12515) - B.C. Life Builders Rehabilitation Society,  
Inc.No.S-0037307**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Cannan/Seconded By Councillor Lovegrove

THAT Zoning Bylaw Text Amendment Application No. TA23-0003 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in the Report from the Development Planning Department dated April 24, 2023 for Lot B District Lot 136 ODYD Plan 30919 located at 2473 Ethel Street be considered by Council;

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

Carried

**3.5 Ethel St 2473 - BL 12515 (TA23-0003) - B.C. Life Builders Rehabilitation Society, Inc. No. S-0037307**

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw No. 12515 be read a first time.

Carried

**3.6 Richter St 2609-2611 - DP22-0236 - New Opportunities for Women (NOW) Canada Society, Inc. No. S-39119**

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Council authorizes the issuance of Development Permit No. DP22-0236 for Lot 2, District Lot 135, ODYD, Plan 3929, located at 2609-2611 Richter Street, Kelowna, BC subject to the following:

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

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

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

Carried

**4. Non-Development Reports & Related Bylaws**

**4.1 Five Year Financial Plan Bylaw 2023-2027**

Staff:

- Displayed a PowerPoint Presentation summarizing the final budget and 2023-2027 Financial Plan and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Council adopts the 2023-2027 Financial Plan;

AND THAT Council approves the formulation of 2023 Property Tax Rates that will raise the required funds in 2023, from General Taxation, in the amount of \$176,624,339 resulting in an average net property owner impact of 3.78 per cent;

AND THAT Bylaw No. 12502 being the 2023-2027 Five-Year Financial Plan, 2023 be advanced for reading consideration;



AND THAT Bylaw No. 12503 being the Tax Structure Bylaw, 2023 be advanced for reading consideration;

AND THAT Bylaw No. 12504 being the Annual Tax Rates Bylaw, 2023 be advanced for reading consideration;

AND THAT Bylaw No. 12505 being the DCC Reserve Fund Expenditure Bylaw, 2023 be advanced for reading consideration;

AND THAT Bylaw No. 12508 being the Septic Removal Specified Area Reserve Fund Expenditure Bylaw, 2023 be advanced for reading consideration;

AND FUTHER THAT Bylaw No. 12506 being the Sale of City Owned Land Reserve Fund Expenditure Bylaw, 2023 be advanced for reading consideration.

Carried

**4.2 BL12502 - Five-year Financial Plan Bylaw 2023**

**4.3 BL12503 - Tax Structure Bylaw 2023**

**4.4 BL12504 - Annual Tax Rates Bylaw 2023**

**4.5 BL12505 - Development Cost Charge Reserve Fund Expenditure Bylaw 2023**

**4.6 BL12506 - Sale of City-Owned Land Reserves Fund Expenditure Bylaw 2023**

**4.7 BL12508 - Septic Removal Specific Area Reserve Fund Expenditure Bylaw 2023**

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw Nos. 12502, 12503, 12504, 12505, 12506 and 12508 be read a first, second and third time.

Carried

**4.8 Sterile Insect Release Parcel Tax**

Staff:

- Displayed a PowerPoint Presentation outlining the Sterile Insect Release Parcel Tax Levy and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Lovegrove

THAT Council approve the Sterile Insect Release Program as outlined in the report of the Revenue Supervisor dated April 24, 2023, charging the 2023 Sterile Insect Release (SIR) Parcel Tax to individual property tax rolls in accordance with the 2023 SIR Parcel Tax Assessment Roll provided to the City of Kelowna by SIR administration.

AND THAT Bylaw No. 12516 being the Sterile Insect Release Program Parcel Tax Bylaw 2023 be forwarded for reading consideration.

Carried

**4.9 BL12516 - Sterile Insect Release Program Bylaw 2023**

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT Bylaw No. 12516 be read a first, second and third time.

Carried

**4.10 Rail Trail Access Permit with OKIB**

**4.11 Water and Wastewater Servicing Agreement with OKIB IR7**

Staff:

- Displayed a PowerPoint presentation summarizing the Rail Trail and Water and Wastewater Servicing Agreements and responded to questions from Council.

Moved By Councillor Webber/Seconded By Councillor DeHart

THAT Council receives for information the report from the Infrastructure General Manager dated April 24, 2023, regarding the Rail Trail Access Permit between Kelowna and the Okanagan Indian Band;

AND THAT the Mayor and City Clerk be authorized to execute the Rail Trail Access Permit on behalf of the City of Kelowna.

**Carried**

Moved By Councillor Webber/Seconded By Councillor DeHart

THAT Council receives for information the report from the Infrastructure General Manager dated April 24, 2023, regarding the Water and Wastewater Servicing Agreement to OKIB I.R.#7;

AND THAT the Mayor and City Clerk be authorized to execute the Water and Wastewater Servicing Agreement to OKIB I.R.#7 on behalf of the City of Kelowna.

**Carried**

**5. Bylaws for Adoption (Non-Development Related)**

**5.1 BL12501 - Amendment No. 1 to the Five Year Financial Plan 2022-2026 Bylaw No. 12338**

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Bylaw No.12501 be adopted.

**Carried**

**5.2 BL12513 - Amendment No. 11 to Miscellaneous Fees and Charges Bylaw No. 9381**

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT Bylaw No. 12513 be adopted.

**Carried**

**5.3 BL12512 - Amendment No. 23 to the Subdivision, Development and Servicing Bylaw No. 7900**

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Bylaw No. 12512 be adopted.

**Carried**

## 6. Mayor and Councillor Items

### Councillor Woolridge:

- Spoke to their attendance at the Kelowna Italian Club community celebration.
- Spoke to the Vancouver Sun article regarding artificial intelligence for Kelowna's planning and building approvals.

### Councillor DeHart:

- Spoke to their attendance at the Civic & Community Awards.
- Will be attending the upcoming Kelowna Hospitality Awards.
- Will be attending on behalf of the Mayor, the Southern Interior Construction Association Awards.
- Spoke to the Open House in Honour of Pastor Tim Schroeder at the Trinity Church on Sunday, April 30, 2023.
- Will be attending the Vaisakhi celebrations this week.

### Councillor Singh:

- Will be speaking at TransAtlantic Policy Lab Conference in Toronto about Kelowna's response to changes made to make housing more affordable such as carriage houses and secondary suites.
- Will be attending the Vaisakhi celebrations this week.

### Councillor Stack:

- Spoke to their attendance at the Civic & Community Awards.

### Councillor Lovegrove:

- Made comment on a CBC News article regarding the Vancouver Special and Kelowna Special with respect to planning and development approvals.
- Spoke to their attendance of the Finning Tractor opening on behalf of Mayor Dyas.
- Will be attending the SILGA Convention this week.
- Spoke to the SPCA Fundraiser on Saturday, April 29, 2023.
- Made comment that he was part of a delegation as UBC Professor sharing research to RDNO and not representing Council.

### Councillor Hodge:

- Will be attending the SILGA Convention this week.

### Councillor Cannan:

- Spoke to The Foundry Great Breakfast Challenge Fundraising event taking place on April 26th from 6:00 am - 9:00 am, at Kelowna's Landmark District Tree of Hope plaza.
- Spoke to their attendance at the Hexagon Purus Job Event.
- Made mention the Friends of the South Slope for their volunteering efforts.
- Made comment on Small Shop Saturday Downtown on April 29, 2023.

### Councillor Webber:

- Spoke to the Downtown Kelowna Association letter regarding the Meet Me on Bernard Program.

### Moved By Councillor Webber/Seconded By Councillor Stack

THAT the 400 and 500 blocks of Bernard Avenue be excluded from the 2023 Meet Me on Bernard program.

**Carried**

### Mayor Dyas:

- Acknowledged the Downtown Kelowna Association and staff efforts regarding the Meet Me on Bernard Program.
- Reminder that the Boat Show takes place downtown this weekend.

7. Termination

This meeting was declared terminated at 3:18 p.m.

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Mayor Dyas

/acm



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Deputy City Clerk

DRAFT

# Report to Council



**Date:** May 1, 2023  
**To:** Council  
**From:** City Manager  
**Department:** Office of the City Clerk

**Application:** OCP22-0010/Z22-0059      **Owner:** Gurdwara Guru Amardas  
Darbar Sikh Society Inc. No  
S0040725

**Address:** 2809 Benvoulin Road      **Applicant:** Urban Options Planning Corp.

**Subject:** Supplemental Report – Official Community Plan Amendment and Rezoning  
Application

**Existing OCP Designation:** R-AGR - Rural - Agriculture and Resource

**Proposed OCP Designation:** EDINST – Education / Institutional

**Existing Zone:** A2 – Agriculture / Rural Residential

**Proposed Zone:** P2 – Education and Minor Institutional

**Recommendation:**

THAT Council receives, for information, the Supplemental Report from the Office of the City Clerk dated May 1, 2023 regarding Official Community Plan and Rezoning Bylaws that require reading consideration;

AND THAT Bylaw Nos. 12520 and 12521 be forwarded for reading consideration.

**Purpose:**

To give Bylaw Nos. 12520 and 12521 first reading to amend the Official Community Plan and rezone the subject property to facilitate future religious assembly use.

**Background:**

Council considered an Official Community Plan Amendment and a Rezoning Application for 2809 Benvoulin Road on April 24, 2023 and passed a resolution to give the bylaws initial consideration and advance them to public hearing. The corresponding Bylaws must receive first reading prior to being forwarded to a public hearing.

*Previous Council Resolution*

<b>Resolution</b>	<b>Date</b>
<p>THAT Official Community Plan Map Amendment Application No. OCP22-0010 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of Lot 1 District Lot 130 ODYD Plan 8064 located at 2809 Benvoulin Road, Kelowna, BC from the R-AGR - Rural - Agriculture and Resource designation to the EDINST – Education / Institutional designation, be considered by Council;</p> <p>THAT Rezoning Application No. Z22-0059 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 District Lot 130 ODYD Plan 8064 located at 2809 Benvoulin Road, Kelowna, BC from the A2 – Agriculture / Rural Residential zone to the P2 – Education and Minor Institutional zone, be considered by Council;</p> <p>AND THAT the Official Community Plan Amendment and Rezoning Bylaw be forwarded to a Public Hearing for further consideration;</p> <p>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 October 11, 2022; and</p> <p>AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council’s consideration of a Form and Character Development.</p>	April 24, 2023

**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: P. Selzer, Legislative Technician

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

cc:

## Development Planning

# CITY OF KELOWNA

## BYLAW NO. 12520

### Official Community Plan Amendment No. OCP22-0010 2809 Benvoulin Road

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

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

1. THAT Map 3.1 – **Future Land Use** of "*Kelowna 2040* – Official Community Plan Bylaw No. 12300" be amended by changing the Future Land Use designation of Lot 1 District Lot 130 ODYD Plan 8064 located on Benvoulin Road, Kelowna, BC from the R-AGR - Rural - Agriculture and Resource designation to the EDINST – Educational / Institutional designation;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council on this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



**CITY OF KELOWNA**  
**BYLAW NO. 12521**  
**Z22-0059**  
**2809 Benvoulin Road**

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 District Lot 130 ODYD Plan 8064 located on Benvoulin Road, Kelowna, BC from the A2 – Agriculture / Rural Residential zone to the P2 – Education and Minor Institutional zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

# REPORT TO COUNCIL



**Date:** May 1, 2023

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z22-0068

**Owner:** WILKINSON ST HOLDINGS LTD., INC. NO. BC1321697

**Address:** 2110 Wilkinson St  
2120-2122 Wilkinson St  
2128-2130 Wilkinson St  
2140 Wilkinson St

**Applicant:** Brian Banman, Aligned Properties Inc

**Subject:** Rezoning Application

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

**Existing Zone:** RU4 – Duplex Housing

**Proposed Zone:** MF3r – Apartment Housing Rental Only

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## 1.0 Recommendation

THAT Rezoning Application No. Z22-0068 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT 3 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 10906 EXCEPT PLANS H14021 AND 36316, located at 2110 Wilkinson St, Kelowna, BC, LOT 4 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 10906 EXCEPT PLAN H14021, located at 2120-2122 Wilkinson St, Kelowna, BC, LOT 5 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 10906, located at 2128-2130 Wilkinson St, Kelowna, BC, and LOT 6 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 10906, located at 2140 Wilkinson St, Kelowna, BC from the RU4 – Duplex Housing zone to the MF3r – Apartment Housing Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated May 1, 2023;

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

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

### **Purpose**

To rezone the subject properties from the RU<sub>4</sub> – Duplex Housing zone to the MF<sub>3r</sub> – Apartment Housing Rental Only zone to facilitate the development of rental apartment housing.

### **2.0 Development Planning**

Staff recommend support for the proposed rezoning. The four subject properties have the Future Land Use Designation of Core-Area Neighbourhood in the 2040 Official Community Plan. The northernmost property fronts directly onto Springfield Rd, which is identified in the OCP as being a Transit Supportive Corridor. Low-rise apartments, such as those permitted in the MF<sub>3</sub> – Apartment Housing zone, are supported by policy within the OCP when they front or directly abut Transit Supportive Corridors. The utilization of the rental only subzone also supports key direction within the Healthy Housing Strategy to promote and protect rental housing.

The applicant hosted a public information session in accordance with requirements of Council Policy No. 367. A summary of this public information session, provided by the applicant, has been included as Attachment B.

### **3.0 Site Context & Background**

#### **3.1 Site Context**

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
North	Uc <sub>2</sub> – Capri-Landmark Urban Centre	Townhouses Single Detached Housing
East	RU <sub>2</sub> – Medium Lot Housing	Single Detached Housing
South	RU <sub>4</sub> – Duplex Housing	Single Detached Housing
West	RU <sub>4</sub> – Duplex Housing	Single Detached Housing

**Subject Property Map:** 2110 Wilkinson St, 2120-2122 Wilkinson St, 2128-2130 Wilkinson St and 2140 Wilkinson St



3.2 Background

The four subject properties currently contain single detached housing and duplex housing, which would be demolished, and the lots consolidated to facilitate this development.

4.0 **Current Development Policies**

4.1 Kelowna Official Community Plan (OCP)

Objective 5.2 Focus residential density along Transit Supportive Corridors	
Policy 5.2.1 Transit Supportive Corridor Densities	Encourage development that works toward a long term population density of between 50 – 100 people per hectare within 200 metres of each corridor to achieve densities that support improved transit service and local services and amenities. Discourage underdevelopment of properties along Transit Supportive Corridors.  <i>The northernmost property included in this proposal fronts directly on a Transit Supportive Corridor</i>
Policy 5.2.2 Low Rise Corridor Development	Encourage low rise apartments and stacked townhouses up to six storeys in height in Core Area Neighbourhoods that front or directly about Transit Supportive Corridors. Consider lower heights for such projects where adjacent neighbourhoods are not anticipated to experience significant infill and redevelopment. Consider buildings above six storeys where the project is adjacent to higher capacity transit along Highway 97, a major intersection, or near an Urban Centre, with due consideration for the context of the surrounding neighbourhood.

		<i>The proposed MF3r – Apartment Housing Rental Only zone permits land uses that are consistent with this policy</i>
<b>Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.</b>		
Policy	5.11.1	Ensure a diverse mix of low and medium density housing forms in the Core Area that support a variety of households, income levels and life stages.
Diverse Housing Forms		<i>The proposed MF3r - Apartment Housing Rental Only zone would permit medium density housing forms, and the rental only subzone would prohibit any building or bareland stratification, supporting households seeking rental housing.</i>

**5.0 Technical Comments**

5.1 Development Engineering Department

See Attachment A: Development Engineering Memo

**6.0 Application Chronology**

Date of Application Accepted: October 5, 2022  
 Date of Public Information Session: March 22, 2023  
 Date Public Consultation Submitted: April 3, 2023

**Report prepared by:** Kimberly Brunet, Planner II

**Reviewed by:** Jocelyn Black, 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: Applicant’s Summary of Public Information Session

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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** October 26, 2022  
**File No.:** Z22-0068  
**To:** Community Planning (KB)  
**From:** Development Engineering Manager (NC)  
**Subject:** 2110-2140 Wilkinson St. RU4 to MF3r

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The Development Engineering Department has the following comments and requirements associated with this application to rezone the subject properties from RU4 – Duplex Housing to MF3r – Apartment Housing (Rental Only) to facilitate an apartment housing development. (ZB 12375). The Development Engineering Technician for this project is Aaron Sangster.

### 1. General

- a) This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.
- b) This property is located within the 800m MoTI Highway Buffer therefore, Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation and Infrastructure (MoTI).
- c) The following requirements are valid for one (1) year from the reference date of this memo, or until the PLR and/or application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.

### 2. Domestic Water and Fire Protection

- a) The subject property(s) is currently serviced with multiple water service(s). One metered water service will be required for the development upon lot consolidation or at time of Building Permit issuance. The disconnection of the existing smaller diameter water services and the tie-in of a larger service is the developer's responsibility.
- b) The Developer's Consulting Engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant must demonstrate that both the calculated FUS fireflow demand and the internal building sprinkler demand of the proposed development does not exceed 150 L/s.

- c) The fireflow capacity requirement for municipal systems fronting new multi-family housing zoned lots is 150 L/s. Please contact the development technician for this project to arrange for formal engineering modelling analysis to be completed.
- d) If it is determined that upgrades to any existing water distribution system must be made to achieve the necessary fire flows, the applicant must upgrade the existing system at their cost.

### 3. Sanitary Sewer

- a) These properties are currently serviced with a multiple sanitary service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development upon lot consolidation. The applicant, at their cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service, if necessary.
- b) This development is serviced by an undersized sanitary main that has been identified as a DCC Project (Capri/Landmark UC SE Trunk Upgrades). Please contact the development technician for this project to arrange for formal engineering modelling analysis to be completed in order to ensure sufficient capacity is available in the existing network for this development without requiring downstream improvements.

### 4. Storm Drainage

- a) The property is located within the City of Kelowna drainage service area. For on-site disposal of drainage water, a geotechnical report will be required complete with a design for the disposal method. The Lot Grading Plan must show the design and location of these systems.
- b) 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. Intermittent pumping of groundwater for structures within seasonal range of the groundwater table may be permitted with some conditions. 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.
- c) 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.
- d) On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 Detention Storage.

- e) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

## 5. Electric Power and Telecommunication Services

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

## 6. Road Improvements

- a) Wilkinson St. must be upgraded to a collector along the full frontage of this proposed development, sidewalk, curb (barrier) and gutter, drainage system, including catch basin, manholes, landscaped irrigated boulevard, pavement removal and replacement, laneway letdown and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The road cross section to be used is a modified SS-R5.
- b) Springfield Rd. must be upgraded to an Arterial along the full frontage of this proposed development, sidewalk, landscaped irrigated boulevard, pavement removal and replacement, laneway letdown and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c) The intersection of Wilkinson St. and Springfield Rd. will require curb bulbs, East-West crosswalk, and accessible letdowns.
- d) The cross-walk lights across Springfield Rd. shall be reviewed; upgrades may be required depending on anticipated pedestrian demand.
- e) Bus-Stop east of this development on Springfield Rd. shall be reviewed to see if this development will increase the level of ridership service required.

## 7. Road Dedication and Onsite Requirements

- a) Grant Statutory Rights of Way if required for utility services.
- b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City’s Development Manager.
- c) A MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan. Indicate on the site plan, the locations of the garbage and recycle bins.



**8. Erosion Servicing Control Plan**

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

**9. Design and Construction**

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

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

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

**11. Geotechnical Report**

Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE:

The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision. The Geotechnical reports must be submitted to the Development Services Department (Subdivision Approving officer) for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

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

**10. Charges and Fees**

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

  
\_\_\_\_\_  
Nelson Chapman, P.Eng.  
Development Engineering Manager

AS



April 3rd, 2023

City of Kelowna  
1435 Water Street  
Kelowna, BC V1Y 1J4

Attention: **Kimberly Brunet**, Planner II, City of Kelowna

RE: Public Information Session Summary Report for Multi-family Development at 2110, 2120, 2130, 2140 Wilkinson Street, Kelowna BC.  
City File #: Z22-0068

Dear Kimberly,

In compliance with Council Policy No. 367, Aligned Properties, is pleased to submit the following Public Information Session summary report for the Rezoning of the properties located at 2110, 2120, 2130, and 2140 Wilkinson Street.

The Development team hosted a Public Information Session on March 22nd, 2023 from 5:00 - 7:00 pm.

The session was hosted at Providence Baptist Church 2210 Stillingfleet Rd (within ~350m of the subject property). Photos of the event is attached in Schedule A.

The sign-in sheet recorded 53 attendees to the Information Session. Many of the attendees were neighbors to the property within the 50m radius however, there were also attendees outside of that radius that came to voice their concerns. The sign-in sheet is attached as Schedule B.

Advertising for the Public Information Session was outlined in our Neighbourhood Consultation. The summary is included here within. The Neighbour Consultation Form and all other relevant documents are included as Schedules. Original copies of any information can be provided if required.

**Information Session summary:**

The information presented included information regarding the relevant OCP policies that support this application, an explanation of the OCP, an explanation of the MF3 zone, conceptual site plans, massing, and landscaping for the proposed rental development (inc. in Schedule C). Brian Banman of Aligned Properties Inc. was available to answer any questions and receive comments from the public.

The attendees had a variety of comments and feedback during the Information Session. A comment box was provided for attendees to record their comments, hard copies can be found in schedule D. The verbal feedback can be best summarized as:

- **Rentals:** Many people were concerned about the building being rental housing and the transient nature of rental units. We offered that the plan is to have the rentals:
  - locally developed and managed by a locally operating property manager.
  - the long-term nature of the leases (12-month terms)
- **Parking:** Concerns about where residents would park and how the neighbourhood would deal with spillover parking.
- **Traffic:** Residents were concerned about how the vehicle traffic will be dealt with. Comments were made about how busy the flow of traffic is currently along Springfield and Wilkinson St and that increased traffic will risk the safety of the children in the neighbourhood. A traffic light at the corner of Wilkinson St & Springfield as well as a pedestrian bridge were requested multiple times.
- **Resident Mix and Density:** Some questions about who the residents of this type of building might be. The group of attendees voiced how they are concerned for the existing family character of their neighbourhood. We explained that with its location on Transit Supportive Corridor, proximity to the Landmark office buildings, Capri Center, Guisachen Village, etc, we are anticipating, that there will be a very diverse resident mix.
- **Construction & Environmental Impact:** Some concerns were voiced regarding construction and the impact of the development on the surrounding infrastructure and environment. We explained that although a noisy process, all efforts would be made to limit the impact of construction on neighbours and we will work with the appropriate City Engineers, environmental consultants, etc. as necessary, to mitigate any potential negative impacts on the environment and surrounding infrastructure.
- **Project Viability and Completion:** Some attendees were concerned that the development would be started and not completed. We explained that there are many economic factors that we are watching and we would not begin any project without the ability to complete it.

Information and feedback received will be taken into consideration for further design and development of the property. We trust that this report satisfies all requirements; should you need clarification or further information, please contact me directly.

Sincerely,

Brian Banman  
Partner, Aligned Properties.

- Schedule A – Photo of the event
- Schedule B – Sign-In Sheet
- Schedule C – Information Session Poster Boards
- Schedule D – Hard copy of Comments
- Appendix A - Information Night Binder

**Schedule A – Photo of the event**



**Schedule B – Sign-In Sheet**

**ALIGNED**  
PROPERTIES INC

Name	Address	Phone	Email
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REDACTED

REDACTED



Schedule B – Sign-In Sheet

ALIGNED  
PROPERTIES INC

Name	Address	Phone	Email
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REDACTED




Schedule B – Sign-In Sheet

ALIGNED  
PROPERTIES INC

Name	Address	Phone	Email
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Schedule C – Information Session Poster Boards



Zeidler Architecture

305, 640 - 4 Avenue SW  
Calgary, Alberta T2P 1G7  
T 403 233 2525 | zeidler.com

ALIGNED PROPERTIES INC.

2200 - 10th Street SW  
Calgary, Alberta T2P 1G7

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SITE PLAN

PROJECT NO.	DATE	VERSION
A.01		

10/15/2022 10:15 AM



**Schedule C – Information Session Poster Boards**





**Schedule C – Information Session Poster Boards**





Schedule D – Hard copy of Comments

Name: [REDACTED]

Comments:  
 - PROJECT IS "NOT" A GOOD FIT  
 - HARD URBANIZATION IS NOT WELCOME IN THIS NEIGHBORHOOD

Name: [REDACTED]

Comments:  
 Very concerned about the impact adding over 100 cars to ~~a~~ the traffic on Wilkinson (and also Springfield) would be. This is a neighbourhood with a lot of families & young ~~adults~~ children. Also very concerned about the lack of fencing / noise screening & privacy.

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone number: \_\_\_\_\_  
 Comments:  
 Too big / not enough parking / would consider townhomes  
 Traffic

Name: [REDACTED]

Comments:  
 [NO] HIGH DENSITY @ RENTAL UNITS @ MORE VEHICLE TRAFFIC  
 Fourplex - OWNER occupied would be OK.  
 Preference - keep AS IS @ NO VARIANCE

Name: [REDACTED]

Comments: Problems: + approx 200+ ppl, ↑ traffic, ↑ noise, less walkability  
 - demographic would not be family based  
 Solutions: Duplex, Fourplex, Townhouse, Single Family Homes  
 ↳ Parking options (lots) (spaces)

Name: [REDACTED]

Comments:  
 please consider a smaller complex.  
 Owner owned / No short term rentals.

Name: [REDACTED]

Comments: TOO MANY UNITS — TOO MANY VEHICLES WHICH WILL PROBABLY BE 200 NOT JUST 107. NOT ENOUGH PARKING. 50 FT HIGH IN A RESIDENTIAL AREA — TOO BIG. THE CANAL CORRIDOR IS THE PLACE FOR THESE APT. AS RENTERS DON'T CARE. INCREASE IN TRAFFIC ON AN ALREADY BUSY INTERSECTION.

Name: [REDACTED]

Comments:  
 1) how do you plan to safely remove the two beautiful old trees in the corner of the property beside Ross's.  
 2) how will you ever begin to adequately replace the loss of those two beautiful trees that so many much wildlife currently calls home?



Name: [REDACTED]

Comments:  
 What is considered long term rentals?  
 What is being done about noise control?  
 Has a shade analysis been done?  
 Is there some sort of security in place if this affects home owners properties in the future in terms of infrastructure, power, sewerage, pipes etc.?  
 Can this be scaled down?

Name: [REDACTED]

Comments:  
 Too many units for rental  
 The area cannot support it  
 Parking and traffic flow issues  
 NO TO THIS PROPOSAL.

Name: [REDACTED]

Comments:  
 - How are lot adjacent vehicles on Wilkinson St. 3 Springfield being managed - the traffic already bad.  
 - Why did the developer not record minutes of the information meeting?  
 - What environmental studies have been done given the raptors & other species?  
 - Have First Nations been consulted?  
 - What is the traffic volume on Wilkinson St today?  
 - What is the projected traffic volume when proposed project completed?

Name: [REDACTED]

Comments:  
 Stilling fleet rd would need speed bumps in for the safety of our kids and grandkids safety. As we have a park on our street.  
 Too much traffic.

Name: [REDACTED]

Comments:  
 - To big of a project (200 more people)  
 - Traffic issues  
 - noise issues  
 - moved in to a quiet area and want it to stay that way.

D. m...@...com



Name: REDACTED

Comments: Too many 1 bed rooms  
 Too few parking stalls  
 Install solar  
 More 3 bed rooms  
 Family focus  
 Needs study on environmental impact  
 Prefer town homes  
 More greenspace

Name: REDACTED

Comments: Im concerned about:  
 HEIGHT OF DEVELOPMENT  
 INCREASED TRAFFIC  
 INFRASTRUCTURE - EFFECT ON  
 LOSS OF MOUNTAIN VIEW + SUNSET

Name: REDACTED

Comments: I have significant concern with the construction noise and impact to my property value potential  
 Please do everything to preserve the large trees on the lots.

Name: REDACTED

Comments: I am okay with rentals but not okay with the limited parking. The parking would have to be 1.5 stalls per unit otherwise I am very against this project. I would prefer a smaller building as well.

Name: REDACTED

Comments: too big, too little info available, not supportive of community needs, no infrastructure to support all the units, small & not conducive to families.



Name: REDACTED

Comments:

- infrastructure support?
- protection for current homes.
- transparency to community.
- much smaller project - 4plex - townhomes.

Name: REDACTED

Comments:

The apartment zoning will ruin our neighbourhood  
 The parking/number of people does not fit in our neighbourhood  
 Our home values will go down.  
 Our streets will not be safe - too many cars  
 we have many small children + seniors walking the area  
 Traffic getting in + out of our area will be  
 chaotic to say the least.  
 Totally opposed go to ~~smaller~~ smaller densification

Name: REDACTED

Comments:

- How are pedestrians managed? especially crossing Springfield?
- 200+ additional people + 107 cars is too much where only 4 houses now exist - the current residential zone will be destroyed
- what tax payer subsidies are being considered?

only few this project.

Name: REDACTED

Comments:

As a father of 4 young children I have multiple concerns, especially for the safety of my children. With 107 units we'd be talking at least 165 cars with far too few spots. Parked cars increase the risk for children, let alone the increased traffic or what has been a residential family-oriented neighbourhood. Also, rental properties mean a more transient population of people who are not committed to the neighbourhood. Please consider the people who have lived here for many years.

REMEMBER THE GOLDEN RULE.

Name: REDACTED

Comments:

I like my neighbourhood the way it is. If this development goes through it's going to start a domino effect. More development will follow.  
 We lose our time our way of life.  
 If I wanted density I would live in Vancouver





Name: [REDACTED]

Comments:  
 my concern is the increase in traffic and lack of sufficient parking. Also the fact that the units are rented only. There is a park on McBride where children play and the increase in traffic will be a danger.

Name: [REDACTED]

Comments:  
 - Drastically reduce # of 1 bed and add more 2 and 3 bedrooms  
 - Have solar panels  
 - Add more parking spaces  
 - Consider townhouses instead  
 - Use native plants/shrubs/trees for your greenery

Name: [REDACTED]

Comments:  
 This project is not in alignment with our community and our community cannot support the density of residence, parking, traffic or transient population. We are a community that benefits from single family dwellings and need to provide property & housing opportunities for young families and young adults needing/wanting to become a part of our community. This development style is already being provided in many, many, many areas of Kelowna & Area.

Name: [REDACTED]

Comments:  
 ① LOWER DENSITY  
 ② LOWER TRAFFIC  
 ③ MORE PARKING  
 ④ OWNER OCCUPIED  
 ⑤ PAY FOR TRAFFIC LIGHT OVERPASS  
 ⑥ SHOW ABILITY TO FINISH PROJECT

Name: [REDACTED]

Comments:  
 "project doesn't fit the area" "Traffic concerns." Too high a density of population. Not offering enough green space. Don't like it.



Name [REDACTED]

Comments: Project doesn't fit the area. "Traffic concerns" too high a density of population. Not offering enough green space. Don't like rentals only. Renters are not invested in the area as permanent home.

Name [REDACTED]

Comments: No Rentals, Traffic Traffic lights, Bridge for pedestrians, no parking on st.

⑥ GROSS IMPACT ON PARKING

[REDACTED]

- Comments: MULTIPLE CONCERNS
- ① TRAFFIC EXPONENTIALLY INCREASING → NOISE!
  - ② RENTERS
  - ③ POPULATION DENSITY EXPONENTIALLY INCREASING IN OUR NEIGHBOURHOOD
  - ④ EXCESSIVE LOAD ON INFRASTRUCTURE
  - ⑤ DESTRUCTION OF "FAMILY" NEIGHBOURHOOD

Name: [REDACTED]

Comments: We the above are 100% against this development development



- \* PARKING IS AN ISSUE  
103 parking spaces  
average is 1.5 car per family
- \* Increased traffic both in vehicles & people traffic
- \*

Name:

REDACTED

Comments:
Really disappointed the city rep did not show up!
IT IS TOO HIGH!
4 Storeys does not fit the neighborhood. The OCP shows the south side of Springfield as the "Urban" neighborhood.
- This development will not "enhance" this area.
- The other buildings around this area are not this high, if this zoning is allowed here it won't be long before our houses will be dwarfed by these

4-6 storey apartments.

The traffic although not your problem-is huge. I am 2 driveways away from Wilkinson, I can get out of my driveway now. With 160 or so more cars turning it will be very difficult, even with a light.

## Appendix A - Information Night Binder

March 2023

Re: Multi-family Development at 2110, 2120, 2130, 2140 Wilkinson Street, Kelowna BC

City File #: Z22-0068

Dear Neighbours,

You are invited to a public information session in your neighborhood. Here are the details:

**When:** March 22, 2023. 5pm – 7pm

**Where:** Providence Baptist Church. 2210 Stillingfleet Rd. Kelowna, BC. V1Y 7Y9

**Why:** To review an application made to rezone the properties located at 2110 – 2140 Wilkinson St from RU4 (Duplex Housing) to MF3r (Apartment Housing (Rental Only)) zone and facilitate the development of apartment housing. We will be there to answer community questions and receive feedback on the proposal.

The application to rezone these properties is being made in order to facilitate the construction of an 107-unit purpose built rental building. The project will bring much needed additional housing to Kelowna. It is located within near proximity of two commercial centers; Capri Urban Center and the Guisachan Village Center.

**The Process:** Although City Planning requires that all permissions be made at the same time, Council considers the Rezoning application at one public hearing. The Development Permit is initially reviewed by City Planning staff to consider the form and character of the building. Planning staff will then provide a report to City Council who evaluate and make final decisions on the project a future Tuesday evening meeting.

**Highlights:** This infill development has been designed to take advantage of deep lots which provide for increased space between neighbouring properties and the building. The 4-storey structure will be located on the Springfield Rd & Wilkinson St frontages which will enhance the current streetscape. A detailed landscape plan includes a significant addition to the green canopy that currently exists on these properties. Many trees will be added to both road frontages, rear, and side yard property lines. In addition, a variety of planters and shrubs will help enhance the pedestrian scale as neighbours and residents walk along Springfield Rd and Wilkinson St.



Currently City planners have identified variances in the application that pertain to the building setback for non-ground oriented units (second floor) along Wilkinson St, and landscaping

## Appendix A - Information Night Binder

March 2023

requirements. The design team is working to resolve both variances so that there are none moving forward.

**Context:** The development team has worked to design a building that is located along a busy Transit Supportive Corridor close to amenities and public transport. The application is not introducing any height, scale or size that is unfamiliar to the neighbourhood. As you can see from the image provided, the proposed building is located within very close proximity to multiple multi-family residential developments, including some that have similar sized buildings.



We look forward to meeting you on Wednesday, March 22 to introduce ourselves, our plans and hear your feedback.

If you are unable to visit, comments may be directed to:

Brian Banman, Aligned Properties Inc. at [alignedproperties@gmail.com](mailto:alignedproperties@gmail.com) or

Kimberly Brunet, City of Kelowna Planner assigned to this project at 250.469.8637 or [kbrunet@kelowna.ca](mailto:kbrunet@kelowna.ca)

## Appendix A - Information Night Binder



alignedpropertiesinc@gmail.com

778-363-2425

Fact Sheet for 2110, 2120, 2130, 2140 Wilkinson Street.

### Application(s) to the City of Kelowna:

- Rezoning from RU<sub>4</sub> - Duplex Housing to MF<sub>3</sub> - Apartment Housing (Rental only).
- Development Permit to construct a proposed 107-unit rental apartment building.

### Comprehensive DP Objectives:

Some Comprehensive DP objectives and guidelines from the City of Kelowna Official Community Plan that are met by the project design:

- Strong sense of authenticity through urban design:
  - Articulation of building for visual interest.
  - Use of large windows and mullions to enhance the building's appeal.
  - Use of high-end materials including fibre cement lap siding, large vinyl windows, and masonry,
  - High level of landscape using drought tolerant and native species.
  - Attractive entry plaza, and street trees.
  - Pedestrian-oriented accesses to lower-level units.
- Incorporation of architectural features and detailing of buildings and landscapes that define an area's character:
  - Articulated roofline to provide form and character, shade, and weather protection for units below.
  - An abundance of trees, shrubs, perennials, and grasses to provide colour and aesthetic.
  - Private landscaped terraces for all lower units and balconies for second and third-floor units.
  - Landscape buffering on all sides of the property (excluding parking areas).

## Appendix A - Information Night Binder

- Integration of new development with existing site condition and preservation of the character amenities of the surrounding area:
  - Parking spaces and parkade entrances located at the rear of property to prevent congestion on Springfield Rd. or Wilkinson St. and provide safety.
  - Accessible access using an elevator for access to terrace.
  - Enhancement of laneway and assurances of sightlines for drivers and pedestrians.
  - Street furniture.

### Other Project Details:

- Height: 4 storeys upon a parade (14.5m)
- Units: 107 in total.
- Breakdown: 1-bedroom 72 units.
- 2-bedroom 35 units.
- Parking: 103 stalls required (with rental reduction and bicycle incentive)
- Breakdown: Total 107 stalls provided
- 67 residential stalls (in parkade).
- 14 visitor stalls (on surface).
- 26 residential stalls (on surface).
- Bicycle Parking: Wall Mounted: 54.
- Ground Mounted: 90.
- Private Open Space: 15m<sup>2</sup> required per 1-bedroom unit.
- 25m<sup>2</sup> required per unit greater than 1-bedroom.
- Total Private Open Space: 2,089m<sup>2</sup> provided.



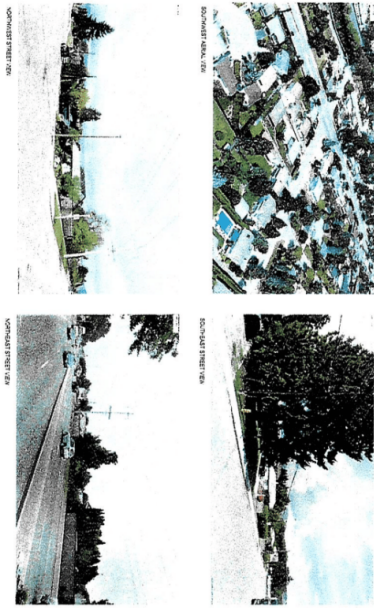


# Appendix A - Information Night Binder

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SITE CONTEXT MAP  
 SCALE 1:1



ZONE	DESCRIPTION	AREA (SQ FT)	AREA (SQ M)
RESIDENTIAL (R-1)	Single-Detached Dwelling	1,800	167
RESIDENTIAL (R-2)	Two-Family Detached	1,800	167
RESIDENTIAL (R-3)	Three-Family Detached	1,800	167
RESIDENTIAL (R-4)	Four-Family Detached	1,800	167
RESIDENTIAL (R-5)	Five-Family Detached	1,800	167
RESIDENTIAL (R-6)	Six-Family Detached	1,800	167
RESIDENTIAL (R-7)	Seven-Family Detached	1,800	167
RESIDENTIAL (R-8)	Eight-Family Detached	1,800	167
RESIDENTIAL (R-9)	Nine-Family Detached	1,800	167
RESIDENTIAL (R-10)	Ten-Family Detached	1,800	167
RESIDENTIAL (R-11)	Eleven-Family Detached	1,800	167
RESIDENTIAL (R-12)	Twelve-Family Detached	1,800	167
RESIDENTIAL (R-13)	Thirteen-Family Detached	1,800	167
RESIDENTIAL (R-14)	Fourteen-Family Detached	1,800	167
RESIDENTIAL (R-15)	Fifteen-Family Detached	1,800	167
RESIDENTIAL (R-16)	Sixteen-Family Detached	1,800	167
RESIDENTIAL (R-17)	Seventeen-Family Detached	1,800	167
RESIDENTIAL (R-18)	Eighteen-Family Detached	1,800	167
RESIDENTIAL (R-19)	Nineteen-Family Detached	1,800	167
RESIDENTIAL (R-20)	Twenty-Family Detached	1,800	167
RESIDENTIAL (R-21)	Twenty-One-Family Detached	1,800	167
RESIDENTIAL (R-22)	Twenty-Two-Family Detached	1,800	167
RESIDENTIAL (R-23)	Twenty-Three-Family Detached	1,800	167
RESIDENTIAL (R-24)	Twenty-Four-Family Detached	1,800	167
RESIDENTIAL (R-25)	Twenty-Five-Family Detached	1,800	167
RESIDENTIAL (R-26)	Twenty-Six-Family Detached	1,800	167
RESIDENTIAL (R-27)	Twenty-Seven-Family Detached	1,800	167
RESIDENTIAL (R-28)	Twenty-Eight-Family Detached	1,800	167
RESIDENTIAL (R-29)	Twenty-Nine-Family Detached	1,800	167
RESIDENTIAL (R-30)	Thirty-Family Detached	1,800	167
RESIDENTIAL (R-31)	Thirty-One-Family Detached	1,800	167
RESIDENTIAL (R-32)	Thirty-Two-Family Detached	1,800	167
RESIDENTIAL (R-33)	Thirty-Three-Family Detached	1,800	167
RESIDENTIAL (R-34)	Thirty-Four-Family Detached	1,800	167
RESIDENTIAL (R-35)	Thirty-Five-Family Detached	1,800	167
RESIDENTIAL (R-36)	Thirty-Six-Family Detached	1,800	167
RESIDENTIAL (R-37)	Thirty-Seven-Family Detached	1,800	167
RESIDENTIAL (R-38)	Thirty-Eight-Family Detached	1,800	167
RESIDENTIAL (R-39)	Thirty-Nine-Family Detached	1,800	167
RESIDENTIAL (R-40)	Forty-Family Detached	1,800	167
RESIDENTIAL (R-41)	Forty-One-Family Detached	1,800	167
RESIDENTIAL (R-42)	Forty-Two-Family Detached	1,800	167
RESIDENTIAL (R-43)	Forty-Three-Family Detached	1,800	167
RESIDENTIAL (R-44)	Forty-Four-Family Detached	1,800	167
RESIDENTIAL (R-45)	Forty-Five-Family Detached	1,800	167
RESIDENTIAL (R-46)	Forty-Six-Family Detached	1,800	167
RESIDENTIAL (R-47)	Forty-Seven-Family Detached	1,800	167
RESIDENTIAL (R-48)	Forty-Eight-Family Detached	1,800	167
RESIDENTIAL (R-49)	Forty-Nine-Family Detached	1,800	167
RESIDENTIAL (R-50)	Fifty-Family Detached	1,800	167



**Zeidler Architecture**

300, 640 - 8 Avenue SW  
 Calgary, Alberta T2P 1G7  
 403.253.2525 | zeidler.com

**ALIGNED PROPERTIES INC.**  
 7500 17th Street  
 Vancouver, BC V6M 2C8  
 604.681.7171



**NOT FOR CONSTRUCTION**

**WILKINSON ST  
 RESIDENTIAL**

**PROJECT INFORMATION, SITE CONTEXT, INFO**

DP01

Appendix A - Information Night Binder

2040 Official Community Plan Pillars



Prioritize sustainable transportation and shared mobility



Take action on climate



Focus investment in Urban Centres



Target growth along transit corridors



Stop planning new suburban neighbourhoods



Strengthen Kelowna as the region's economic hub



Protect and restore our environment



Incorporate equity into city building



Promote more housing diversity



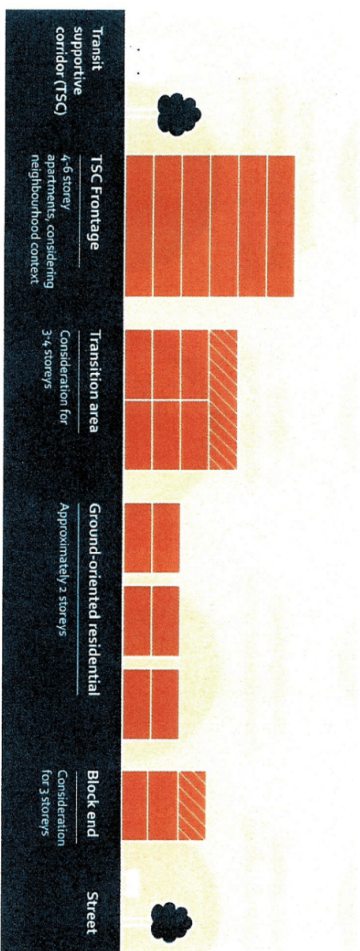
Protect agriculture

**Appendix A - Information Night Binder**

**Objective 5.2. Focus residential density along Transit Supportive Corridors.**

**Policy 5.2.1. Transit Supportive Corridor Densities.**  
 Encourage development that works toward a long term population density of between 50 – 100 people per hectare within 200 metres of each corridor to achieve densities that support improved transit service and local services and amenities. Discourage underdevelopment of properties along Transit Supportive Corridors.

**Policy 5.3.2. Transition from Transit Supportive Corridors.**  
 Provide a transition area allowing for 3-4 storeys 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.



**APPLICATION: 4 Storey Low-Rise development transitioning from Transit Supportive Corridor to existing ground-oriented residential neighbourhood.**

## Appendix A - Information Night Binder

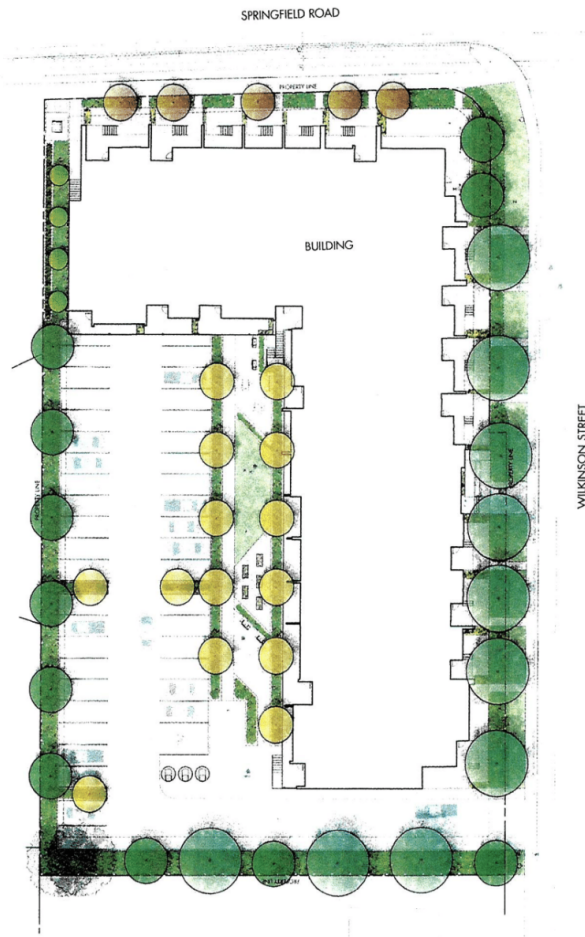
### Housing



As the City focuses growth in the [Core Area](#), urban neighbourhoods will become increasingly desirable as more people choose to live close to services and amenities. By expanding the variety of housing forms and tenures, the [Core Area](#) will be better able to provide housing options for all citizens, including smaller households and families. Also, by encouraging the creation of new rental housing and protecting existing rental housing, there will be more affordable and attainable housing options for low-income households. As land values increase in the [Core Area](#), it will be important to promote strategies and actions that limit displacement of low-income citizens currently living in these neighbourhoods.

Partnerships between different levels of government, development community and non-profit housing organizations will be needed to provide stable, affordable housing in the [Core Area](#). The City will prioritize investment in land for affordable housing within the [Core Area](#) to ensure that affordable housing is in proximity to sustainable transportation options, services and amenities.

**Policy 5.5.2. Urban Forest Canopy.**  
 Encourage the installation of street trees in Core Area streetscape improvement projects, recognizing the critical role they play in pedestrian comfort, cooling of the urban heat island, habitat for local animal species and beautification of the public realm. Protect existing mature trees where possible.



**ecora**

Conceptual Landscape Plan

2110 - 2140 Wilkinson Street - Kelowna, BC

**APPLICATION: 6 Large & Medium trees currently to 29 Medium and Large Sized trees in new development**

**Appendix A - Information Night Binder**

**ATTACHMENT B**  
 This forms part of application  
 # Z22-0068  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials **KB**

**Appendix A - Information Night Binder**

Objective 5.13. Protect the rental housing stock.

**Kelowna — Vacancy Rates by Bedroom Type by Zone**

TABLE 5.13.1  
 Vacancy Rates by Bedroom Type by Zone

	Number	1 Bedroom	2 Bedrooms	3 Bedrooms	Total
Core Area	0.1 a	1.7 a	1.0 a	2.5 c	1.2 a
Rutland	**	0.9 d	**	0.0 c	**
Kelowna	0.1 a	1.6 a	1.2 a	1.8 c	1.2 a

**Notes:**

- The following letter codes are used to indicate the reliability of the estimates: a - Excellent; b - Very good; c - Good; d - Fair (Use with Caution)
- \*\* Data suppressed to protect confidentiality or data not statistically reliable
- Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0). (Applies only to "Change of Average Rent Tables")
- No units exist in the universe for this category.
- n/a: Not applicable
- CMAA, CA and ASD definitions are based on 2016 Census Geography Definitions

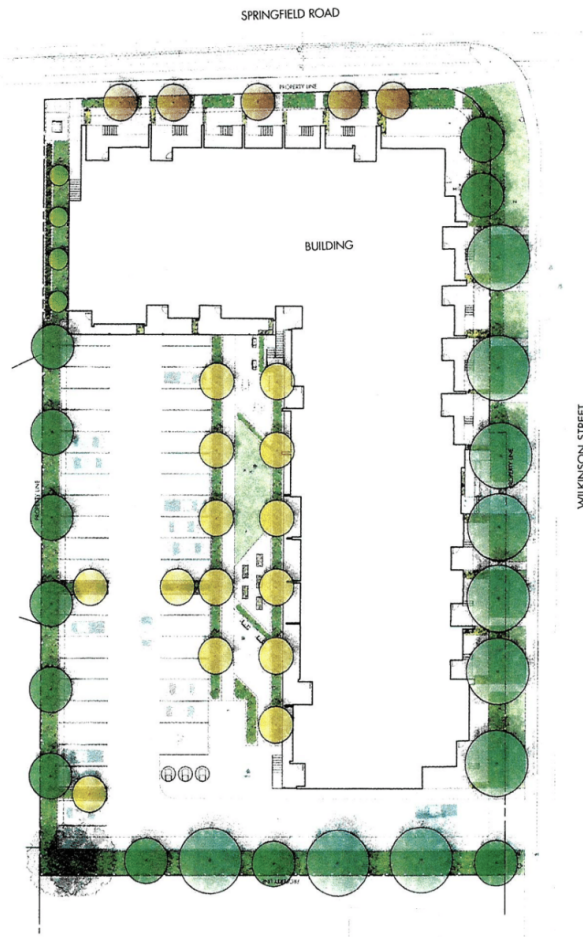
CMHK Rental Market Survey

**APPLICATION: Creation & retention of rental supply through the application to Rental Only Zoning**



Appendix A - Information Night Binder

Policy 5.5.2. Urban Forest Canopy. Encourage the installation of street trees in Core Area streetscape improvement projects, recognizing the critical role they play in pedestrian comfort, cooling of the urban heat island, habitat for local animal species and beautification of the public realm. Protect existing mature trees where possible.



Conceptual Landscape Plan

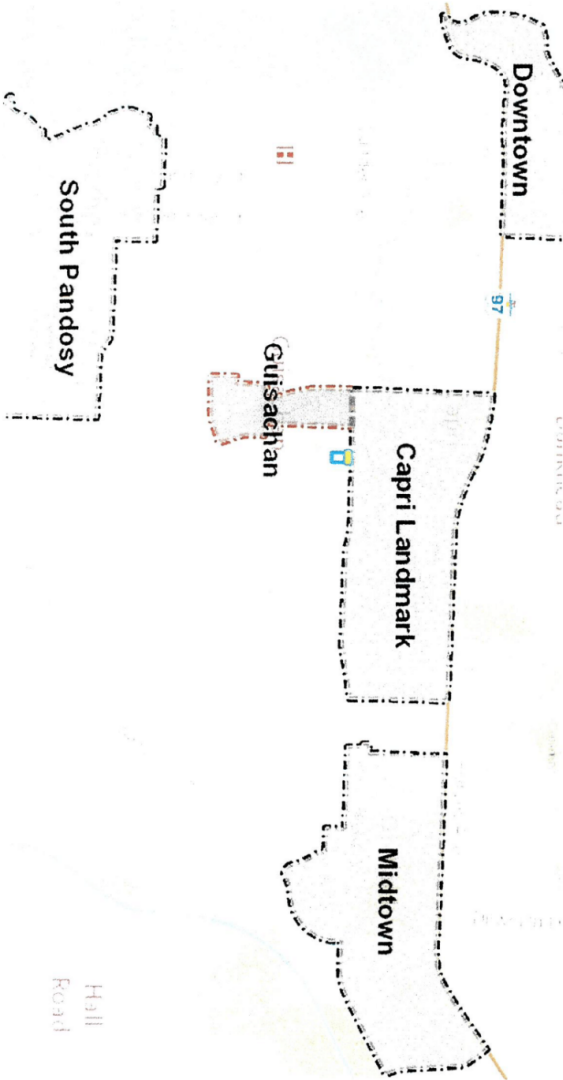
2110 - 2140 Wilkinson Street - Kelowna, BC

APPLICATION: 6 Large & Medium trees currently to 29 Medium and Large Sized trees in new development



Appendix A - Information Night Binder

Objective 5.14. Provide safe, walkable, Core Area neighbourhoods that are connected to key destinations.



APPLICATION: Development site that is located within 1.5km of 4 Urban Centers and 1 Village Center





### Appendix A - Information Night Binder

Objective 5.15. Create major streets that are walkable, support local retail and connect neighbourhoods to Urban Centres by car, bike and transit.



*APPLICATION: Development site that is located within 1.5km of 4 Urban Centers and 1 Village Center and close to bus stop.*

Objective 5.16. Create neighbourhood streets that are safe and comfortable for people to walk, bike and play on.



*APPLICATION: Substantially enhancing urban tree canopy with a pedestrian friendly environment and continuous boulevard treatment. Supplements existing park space by providing additional space for people to gather.*

**Appendix A - Information Night Binder**

3/22/23, 12:10 PM

Open 2023-03-07\_Wilkinson\_Google\_Aerials\_r1.png.png

**EXISTING MULTIFAMILY WITHIN 200M**



**zeidler**

**WILKINSON ST RESIDENTIAL | VIEW FROM NORTH**

<https://mail.google.com/mail/u/3/#inbox?projector=1>

## Appendix A - Information Night Binder

3/22/23, 10:34 AM

Section 13 - Multi-Dwelling Zones | City of Kelowna

Zoning Bylaw No. 12375

# Section 13 - Multi-Dwelling Zones

*Last Updated: September 26, 2022*

**Zoning Bylaw | Section 13**

**Multi-Dwelling Zones**



## Appendix A - Information Night Binder

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Section 13 - Multi-Dwelling Zones | City of Kelowna

### Section 13 - Multi-Dwelling Zones

#### 13.1 Zone Purposes

##### Section 13.1 Zone Purposes

Zones	Purposes
MF1 – Infill Housing	The purpose is to provide a zone for infill development within the core area of the City limiting development to ground-oriented housing of 2 storeys.
MF2 – Townhouse Housing	The purpose is to provide a zone for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys on serviced urban lots.
MF3 – Apartment Housing	The purpose is to provide a zone primarily for apartments ranging up to 6 storeys on serviced urban lots with various commercial uses permitted on transit supportive corridors.

#### 13.2 Sub-Zones

##### Section 13.2 Sub-Zone Purposes

Zones	Sub-Zones	Purpose
MF1 – Infill Housing	MF1r – Infill Housing Rental Only	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
MF2 – Townhouse Housing	MF2r – Townhouse Housing Rental Only	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
MF3 – Apartment Housing	MF3r – Apartment Housing Rental Only	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.

## Appendix A - Information Night Binder

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Section 13 - Multi-Dwelling Zones | City of Kelowna

### 13.3 Permitted Land Uses

#### Section 13.3 Permitted Land Uses

Uses	Zones (‘P’ = Principal Use, ‘S’ = Secondary Use, ‘-’ = Not Permitted)		
	MF1	MF2	MF3
Accessory Buildings or Structures	S	S	S
Agriculture, Urban	S	S	S
Apartment Housing	-	-	P
Child Care Centre, Major	S	S	S
Child Care Centre, Minor	S	S	S
Cultural and Recreation Services	-	-	S <sup>.2</sup>
Duplex Housing	P	P	-
Food Primary Establishment	-	-	S <sup>.2</sup>
Group Home	P <sup>.1</sup>	P <sup>.1</sup>	-
Home-Based Business, Major	S <sup>.5</sup>	S <sup>.6</sup>	S <sup>.6</sup>
Home-Based Business, Minor	S	S	S
Health Services	-	-	S <sup>.2</sup>
Professional Services	-	-	S <sup>.2</sup>
Participant Recreation Services, Indoor	-	-	S
Personal Service Establishments	-	-	S <sup>.2</sup>
Retail	-	-	S <sup>.2</sup>
Secondary Suite	S <sup>.3</sup>	-	-
Semi-Detached Housing	P	P	-
Short-Term Rental Accommodations	S	S	S
Single Detached Housing	P	P	-
Stacked Townhouses	-	P	P <sup>.4</sup>
Townhouses	P	P	P <sup>.4</sup>

#### FOOTNOTES (Section 13.3):

<sup>.1</sup> Group homes are only permitted within a single detached housing, semi-detached housing, or a duplex housing form.

<sup>.2</sup> These land uses are only permitted on transit supportive corridors and these land uses are

## Appendix A - Information Night Binder

3/22/23, 10:34 AM

Section 13 - Multi-Dwelling Zones | City of Kelowna

not permitted above the first storey.

<sup>3</sup> No new secondary suites are permitted. Existing secondary suites that existed prior to December 4th 2017 are permitted to remain.

<sup>4</sup> Townhouses and/or stacked townhouses are only permitted if the majority of the residential dwelling units are in the form of apartment housing.

<sup>5</sup> Home-based business, major is only permitted when the lot has two (2) or less principal dwelling units.

<sup>6</sup> Home-based business, major is only permitted within ground-oriented dwelling units fronting transit supportive corridors, ground-oriented dwelling units within urban centres, or ground-oriented dwelling units within village centres.

### 13.4 Subdivision Regulations

#### Section 13.4 Subdivision Regulations

m = metres / m<sup>2</sup> = square metres

		Zones		
		MF1	MF2	MF3
Min. Lot Width	Regular Lots	7.5 m	20.0 m <sup>1</sup>	30.0 m
	Corner lots	9.5 m		
Min. Lot Area	Regular Lots	277.5 m <sup>2</sup>	900 m <sup>2,1</sup>	1,400 m <sup>2</sup>
	Corner Lots	350 m <sup>2</sup>		
Min. Lot Depth		30.0 m	30.0 m <sup>1</sup>	30.0 m

#### FOOTNOTES (Section 13.4):

<sup>1</sup> Townhouse developments may be subdivided into smaller lots than the regulations listed above provided the site is comprehensively developed under a single development permit and a party wall agreement is registered on title.

## Appendix A - Information Night Binder

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Section 13 - Multi-Dwelling Zones | City of Kelowna

### 13.5 Development Regulations

## Section 13.5 Development Regulations

m = metres / m<sup>2</sup> = square metres

Criteria	Zones		
	MF1	MF2	MF3
Max. Height Max. Density	Section 13.6 – Density and Height Development Regulations		
Max. Site Coverage of all Buildings	55%	55%	65%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	75%	80%	85%
Min. Front Yard & Flanking Side Yard setback for Ground-Oriented units	4.0 m	3.0 m <sup>-3</sup>	3.0 m <sup>-3</sup>
Min. Front Yard & Flanking Side Yard setback for all Buildings including Accessory Buildings or Structures	4.0 m <sup>-5</sup>	3.0 m <sup>-5</sup>	4.5 m <sup>-5</sup>
Min. Building Stepback from Front Yard and Flanking Side Yard	n/a	n/a	3.0 m <sup>-6</sup>
Min. Side Yard Setback	1.2 m <sup>-1, -2</sup>	3.0 m except 1.2 m from a lane <sup>-2</sup>	3.0 m <sup>-7</sup>
Min. Rear Yard Setback	3.0 m except 0.9 m from a rear lane	4.5 m except 0.9 m from a rear lane	4.5 m except 3.0 m from a rear lane <sup>-4</sup>
Min. Rear Yard Setback for Accessory Buildings or Structures	1.5 m except 0.9 m from a lane	1.5 m except 0.9 m from a lane	1.5 m except 0.9 m from a lane <sup>-7</sup>
Min. Separation between Detached Principal Buildings	2.0 m	3.0 m	n/a
Min. Common and Private Amenity Space	n/a	7.5 m <sup>2</sup> per bachelor dwelling unit 15.0 m <sup>2</sup> per 1-bedroom dwelling unit 25 m <sup>2</sup> per dwelling unit with more than 1-bedroom <sup>-8, -9</sup>	
Max. Building Frontage	A continuous building frontage shall not exceed 100 m in length.		
Vehicular Access	Where a lot has access to a lane, vehicular access is only permitted from the lane. If a lot does not have access to a lane then access will come from the street according to the City of Kelowna's <i>Subdivision and Servicing Bylaw 7900</i> .		

#### FOOTNOTES (Section 13.5):

<sup>-1</sup> For lots 17.0 m or wider, the minimum side yard setback is increased to 2.1 m.

<sup>-2</sup> Side yards are not required for semi-detached housing or townhouses on a lot line that has


## Appendix A - Information Night Binder


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Section 13 - Multi-Dwelling Zones | City of Kelowna

a party wall agreement.

<sup>.3</sup> The minimum setback can be reduced from 3.0 m to 2.0 m for ground-oriented units if both of these criteria are met:

(a) The maximum first floor height above the adjacent curb level for ground-oriented residential units are 1.2 m. Height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space or applicable lot line. See  example diagram Figure 5.12.

(b) The minimum net floor area for ground-oriented residential units on the first floor is 11m<sup>2</sup>. See  example diagram Figure 5.13.

<sup>.4</sup> For portions of a parkade with lane access which do not project more than 2.3 m above finished grade, the rear yard setback for the parkade is 1.5 m.

<sup>.5</sup> The setback for a garage, a carport, or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from lot line (whichever is greater).

<sup>.6</sup> Minimum building setbacks apply only to buildings 5 storeys and taller. The setback can occur on any floor above the second storey.

<sup>.7</sup> If the property is abutting a Rural – Agricultural and Resource, Rural – Residential, or Suburban – Residential future land use designation as defined in the Official Community Plan then a 1.5 m additional setback needs to be added to the minimums.

<sup>.8</sup> Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.

<sup>.9</sup> 4.0 m<sup>2</sup> per dwelling unit of the common and private amenity space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas.

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## Appendix A - Information Night Binder

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Section 13 - Multi-Dwelling Zones | City of Kelowna

### 13.6 Density and Height Development Regulations

## Section 13.6 Density and Height Development Regulations

m = metres / m<sup>2</sup> = square metres

	Zones		
	MF1	MF2	MF3
Min. Density for Lots fronting onto a Transit Supportive Corridor	For lots with a lane = 4.75 units per 1,000 m <sup>2</sup> and a min. 1,050 m <sup>2</sup> lot area <sup>.5</sup> For lots without a lane = 3.1 units per 1,000 m <sup>2</sup> and a min. 1,600 m <sup>2</sup> lot area <sup>.5</sup>		
Max. Base Density	0.8 FAR with lane 0.6 FAR without lane and max. 9.9 dwelling units per 1000 m <sup>2</sup> of lot area	1.0 FAR See Underground Parking Base FAR Adjustments <sup>.7</sup>	For 4 storeys and below max. FAR = 1.3 <sup>.2</sup> For 5 storeys and above max. FAR = 1.8 <sup>.2</sup>  See Underground Parking Base FAR Adjustments <sup>.7</sup>
Max. Bonus Density (Floor area ratio increase)	n/a	An additional 0.15 FAR <sup>.3</sup>	An additional 0.25 FAR <sup>.3</sup>
Max. Bonus Density for Rental Projects	n/a	An additional 0.3 FAR <sup>.3</sup>	An additional 0.3 FAR <sup>.3</sup>
Max. Base Height	8.0 m & 2 storeys	11.0 m & 3 storeys	18.0 m & 4 storeys or 22.0 m / 6 storeys <sup>.1</sup>
Max. Base Height for Buildings with Walkout Basements	Front Building Elevation	n/a	10.0 m & 3 storeys
	Rear Building Elevation	n/a	12.6 m & 3 storeys
Max. Bonus Height	n/a	n/a	22.0 m & 6 storeys <sup>.3</sup> or 44.0 m & 12 storeys <sup>.4</sup>

**FOOTNOTES (Section 13.6):**

<sup>.1</sup> The base height is 18.0 m & 4 storeys except the maximum height may be increased to 22.0 m / 6 storeys if:

- The subject property is fronting onto a Transit Supportive Corridor; or
- The subject property does not abut a RU1, RU2, RU3, RU4, or RU5 zoned lot.

<sup>.2</sup> The base FARs are derived from the base height regulation. Therefore, the base FARs remain constant even if an owner successfully applies for a Development Variance Permit to the base heights.

## Appendix A - Information Night Binder

3/22/23, 10:34 AM

Section 13 - Multi-Dwelling Zones | City of Kelowna

<sup>3</sup> These bonuses only apply to lots within the Core Area or within a village centre. The bonus density and bonus height provisions occur if the provisions of Section 6.8 Density Bonus are secured.

<sup>4</sup> The increase in height to 44.0 m and 12 storeys only applies in situations where:

- (a) lots are fronting a Provincial Highway; and
- (b) lots are within 400 m of transit stop and that transit stop must be located fronting onto a Provincial Highway or a major arterial road; and
- (c) the abutting lots cannot be zoned A1, A2, RR1, RR2, RU1, RU2, RU3, RU4, or RU5; and
- (d) lots are within the Core Area Neighbourhood Future Land Use Designations as outlined in the OCP.
- (e) The bonus density and bonus height provisions occur if the provisions of Section 6.8 Density Bonus are secured.

<sup>5</sup> For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at one (1) unit per 125 m<sup>2</sup> of commercial GFA.

<sup>6</sup> For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at one (1) unit per 125 m<sup>2</sup> of commercial GFA.

<sup>7</sup> If eighty percent (80%) of the parking provided on-site is located underground (below finished grade) then the base FAR is increased by 0.25 FAR.

### 13.7 Site Specific Regulations

#### Section 13.7 Site Specific Regulations

Uses and regulations apply on a site-specific basis as follows:

	Legal Description	Civic Address	Regulation
1.	Lot A, District Lot 140, ODYD, Plan KAP58184	1915-1925 Enterprise Way	This property is permitted to have hotels as principal land use.
2.	ODYD, Plan KAS3399	1132-1160 Bernard Ave	This property is permitted to have 16 storeys in height.
3.	Lot 1, Section 32, Township 26, ODYD, Plan KAP 91641	530 Caramillo Crt	This property is permitted to have Apartment housing limited to 4 storeys.
4.	Strata Plan of Lot 3 & Remainder Lot 3, Section 28, Township 26, ODYD, PLAN KAP74074 (See Posting Plan EPP 104511)	777 Denali Drive	This property is permitted to have Apartment housing limited to 3 storeys.
5.	Lot B, Section 24, Township 28, Land District 54, Plan KAP30848, EXC EPT Plan KAP79047, EPP23768	530 Quartz Crescent	This property is permitted to have Apartment housing limited to 3 storeys.

**Appendix A - Information Night Binder**



City of Kelowna  
 1435 Water Street  
 Kelowna, BC V1Y 1J4  
 250 469-8500  
 kelowna.ca

POLICY 367

**Council Policy**  
 Public Notification & Consultation  
 for Development Applications

APPROVED February 18, 2013

Contact Department: Development Planning

Guiding Principle

Increasing public engagement in development proposals that will be considered by Council through an approach that is consistent and appropriate to each type of application.

Purpose

To establish standards and procedures for applicants' public notification and consultation responsibilities in respect of development applications. This will ensure transparent and consistent application of standards for the benefit of affected residents, the development community, and the City.

Background

This policy was created to help improve public consultation associated with the development application process. The authority for this Policy comes from:

- Local Government Act – Section 475 – Consultation during the OCP development*
- Local Government Act – Section 494 – Public notice and hearing requirements for Temporary Use Permits*
- Local Government Act – Section 499 - Notice to affected property owners and tenants for Development Variance Permits*

Application

1. OBJECTIVE

To ensure that those parties affected by an application made pursuant to this policy are given adequate notice and one or more meaningful opportunities to provide input, where appropriate and in keeping with the nature and scale of the application.

2. RESPONSIBILITY FOR NOTIFICATION AND CONSULTATION

Unless otherwise indicated, all costs associated with the Notification and Consultation required under this policy are the sole responsibility of the applicant.

3. REQUIREMENT FOR NOTIFICATION AND CONSULTATION

- a. Applications made pursuant to this policy must undertake the forms of public notification and consultation identified in Table 1 below and in accordance with the specifications identified in Development Application and Heritage Procedures Bylaw No. 12310,

Application Type	Large Format Development Notice Sign (8' x 4') <sup>1</sup>	Neighbour Consultation	Public Information Session
OCP Major	✓	✓	✓
OCP Minor	-	✓	-
Zoning Major	✓	✓	✓
Zoning Minor	-	✓	-
LUC Land Use Contract	-	✓	-
DVP	-	✓	-

**Appendix A - Information Night Binder**

CITY OF KELOWNA		COUNCIL POLICY NO. 367		Page 2 of 4
TUP Temporary Use Permit	-	✓	-	-
DP Development Permit	-	-	-	-
ALR <sup>2</sup> Agricultural Land Reserve	-	-	-	-
SFWH Seasonal Farm Worker Housing	-	✓	-	-
Direct SFWH	-	-	-	-

**Table 1 - Forms of Public Notification & Consultation**

- ✓ indicates a required form of notification or consultation.
- indicates a form of notification or consultation not required.
- <sup>1</sup> City template is to be used for signage.
- <sup>2</sup> please refer to Agricultural Land Commission requirements

b. Fulfilling the requirements of this policy does not relieve the owner or applicant of the responsibility to comply with applicable regulations and bylaws of the City of Kelowna, and those requirements of any body having jurisdiction over the land.

c. Failure to undertake the form(s) of Notification and Consultation in accordance with this policy may result in the postponement of initial consideration of the application by Council. All costs incurred by the City for public notification as a result of such postponement will be the responsibility of the applicant.

d. Applicants are encouraged wherever possible to use online or web-based tools to enhance public engagement strategies.

e. For the purposes of this policy, the following criteria will apply to Official Community Plan amendment applications, and Zoning Bylaw amendment applications made pursuant to this policy:

Official Community Plan Amendment – Major (“OCP Major”) means an OCP Amendment Application that:

- i. Involves a major change to the Future Land Use class (including, but not limited to, Residential to Commercial, Commercial to Industrial, Educational to Residential) of the applicable parcel(s) or portions thereof; or
- ii. Is determined by the Director of Planning & Development Services to be an OCP Major.

Official Community Plan Amendment – Minor (“OCP Minor”) means an OCP Amendment application that is not an OCP Major..

★ Zoning Amendment – Major (“Zoning Major”) means a Zoning Amendment Application that:

- i. Involves creation of a Comprehensive Development zone; or
- ii. Involves a total land area of 2 hectares or greater; or
- iii. Involves the addition of 50 or more dwelling units and/or parcels; or
- iv. Involves a major change in land use intensity; or
- v. Is determined by the Director of Planning & Development Services to be a Zoning Major.

Zoning Amendment – Minor (“Zoning Minor”) means a Zoning Amendment application that is not a Zoning Major.

4. NOTIFICATION AND CONSULTATION SPECIFICATIONS

a. Large Format Development Notice Signage (8' x 4')  
 Where required, an applicant must erect a Large Format Development Notice Sign using the City's template on that parcel of land which is the subject of the application, in accordance with the following specifications:

*Timing:*  
 Large Format Development Notice Signs will be posted a minimum of 10 days in advance of the applicant's Public Information Meeting and thirty (30) days in advance of Council's initial consideration. The Council Public Hearing date must be posted a minimum of 10 days in advance of the Public Hearing, if required. Project Boards must

## Appendix A - Information Night Binder

CITY OF KELOWNA

COUNCIL POLICY NO. 367

Page 3 of 4

remain in place until the conclusion of the Public Hearing, or until Council has adopted the amending bylaw if there is no requirement for a Public Hearing, or until the development application has lapsed. Project Boards must be removed within seven (7) days of the conclusion of a Public Hearing or adoption of a bylaw.

*Location:*

All Large Format Development Notice Signs will be placed on a property that is subject to an application pursuant to this policy so that they are clearly visible from the street, approximately three (3) metres inside the property line.

*Number:*

One Large Format Development Notice Signs is required for each road frontage provided that no more than three (3) signs are required for any one Site.

*Size and Content:*

The Large Format Development Notice Signs (s) will include the following information approved by City Staff :

- Detailed description of the proposal;
- Visual rendering and/or site plan illustrating the proposal;
- Contact information for the applicant or authorized agent, including project website (if any); and
- Contact information for the appropriate City Department.

*Sign Installation:*

Large Format Development Notice Signs will be located in a manner which does not interfere with pedestrian or vehicular traffic or obstruct visibility from streets, lanes or driveways and must be installed in a safe, sturdy manner capable of withstanding wind and weather.

The applicant must provide City Staff with evidence in the form of photographs that the Project Board(s) required by this policy has been installed on the subject property before the application will be considered at a Public Hearing or a regular meeting of Council.

b. Neighbour Consultation

*Objective:*

Neighbour consultation aims to promote, where possible, direct, face-to-face conversations between an applicant and their immediate neighbours. Both tenants & owners must be contacted.

*Applicable Parcels:*

For parcels located within the Permanent Growth Boundary, as shown on Official Community Plan Map 3.1, all abutting and adjoining parcels and any parcels within 50 m of the subject property must be consulted.

For parcels located outside of the Permanent Growth Boundary, as shown on Official Community Plan Map 3.1, all abutting and adjoining parcels and any parcels within 300 m of the subject property must be consulted, or as determined by City staff.

*Neighbour Consultation Content:*

- Location of the proposal;
- Detailed description of the proposal, including the specific changes proposed;
- Visual rendering and/or site plan of the proposal;
- Contact information for the applicant or authorized agent;
- Contact information for the appropriate City department;
- Identifications of available methods for feedback.

*Evidence of Consultation:*

A summary of neighbour consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objective of this form of consultation. This must be provided to City staff a minimum of 20 days prior to Council initial consideration of the application(s) for inclusion in the report to Council.

c. Public Information Session

Where required, an applicant must conduct a Public Information Session in accordance with the following requirements:

## Appendix A - Information Night Binder

CITY OF KELOWNA

COUNCIL POLICY NO. 367

Page 4 of 4

1. The Public Information Session must be held a minimum of 15 days prior to Council initial consideration and after submission of a complete application;
2. The date, time, duration and location of a Public Information Session are to be determined by the applicant, but shall be organized pursuant to the Objective set out in Section 1 of this policy;
3. A Public Information Session must be advertised by both mailout and by local newspaper advertisements, which must be delivered or printed, as applicable, a minimum of two (2) weeks in advance of holding of a Public Information Session;
4. The applicant must make available for review all relevant appropriate plans, studies, and technical information regarding the proposal;
5. The City of Kelowna must be notified of the meeting, and a City staff representative shall have the option to attend;
6. A summary report prepared and signed by an applicant or authorized agent must be submitted to the File Manager that provides responses to the following questions:
  - Where was the information session held?
  - At what time and for what duration was the information session held?
  - How many people attended the information session?
  - How was the information session advertised (including copies of all advertising)?
  - How were affected property owners notified of the information session?
  - What information was provided at the information session?
  - How was the input received at the information session used?
  - Was the information session organized and conducted in a manner consistent with the Objective of this policy?

### Amendments

R090/13/02/18

R102/14/02/17 – changes reflect development sign upgrades

**CITY OF KELOWNA**

**BYLAW NO. 12517**

**Z22-0068**

**2110, 2120-2122, 2128-2130 & 2140 Wilkinson Street**

---

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 3 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 10906 EXCEPT PLANS H14021 AND 36316 located on Wilkinson Street Kelowna, BC;
  - b. LOT 4 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 10906 EXCEPT PLAN H14021 located on Wilkinson Street Kelowna, BC;
  - c. LOT 5 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 10906 located on Wilkinson Street Kelowna, BC; and
  - d. LOT 6 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 10906 located on Wilkinson Street Kelowna, BC

from the RU4 – Duplex Housing zone to the MF3r – Apartment Housing Rental Only zone.

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

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

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



City of  
**Kelowna**

Z22-0068

Wilkinson St 2100, 2120-2122,  
2128-2130 and 2140

Rezoning Application



# Purpose

- ▶ To rezone the subject properties from the RU<sub>4</sub> – Duplex Housing zone to the MF<sub>3r</sub> – Apartment Housing Rental Only zone to facilitate the development of rental apartment housing.

# Development Process

Oct 5, 2022

Development Application Accepted



Staff Review & Circulation



Apr 3, 2023

Public Notification Received



May 1, 2023

Initial Consideration



Reading Consideration



Final Reading & DP



Building Permit



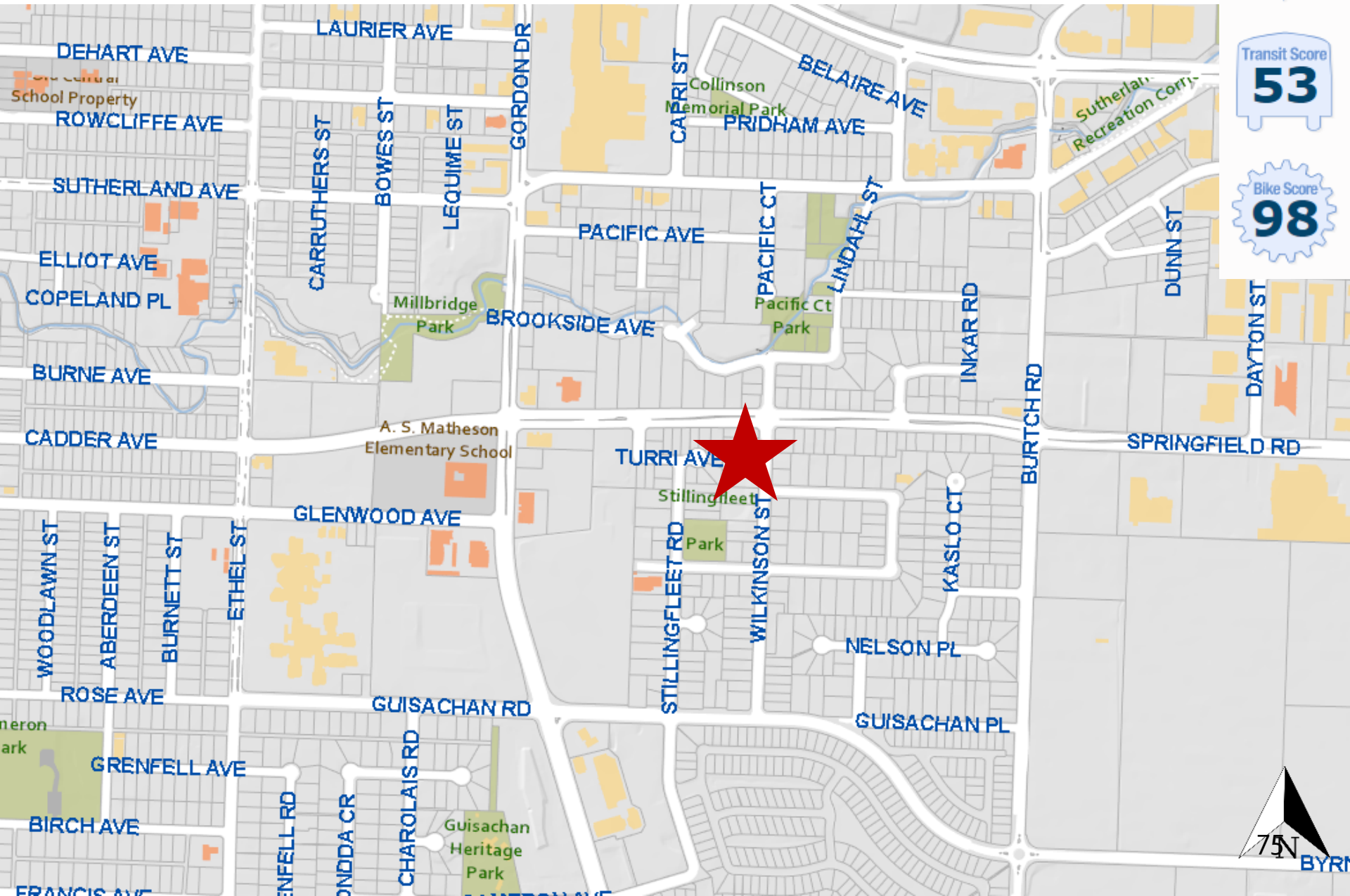
Council  
Approvals

# Context Map

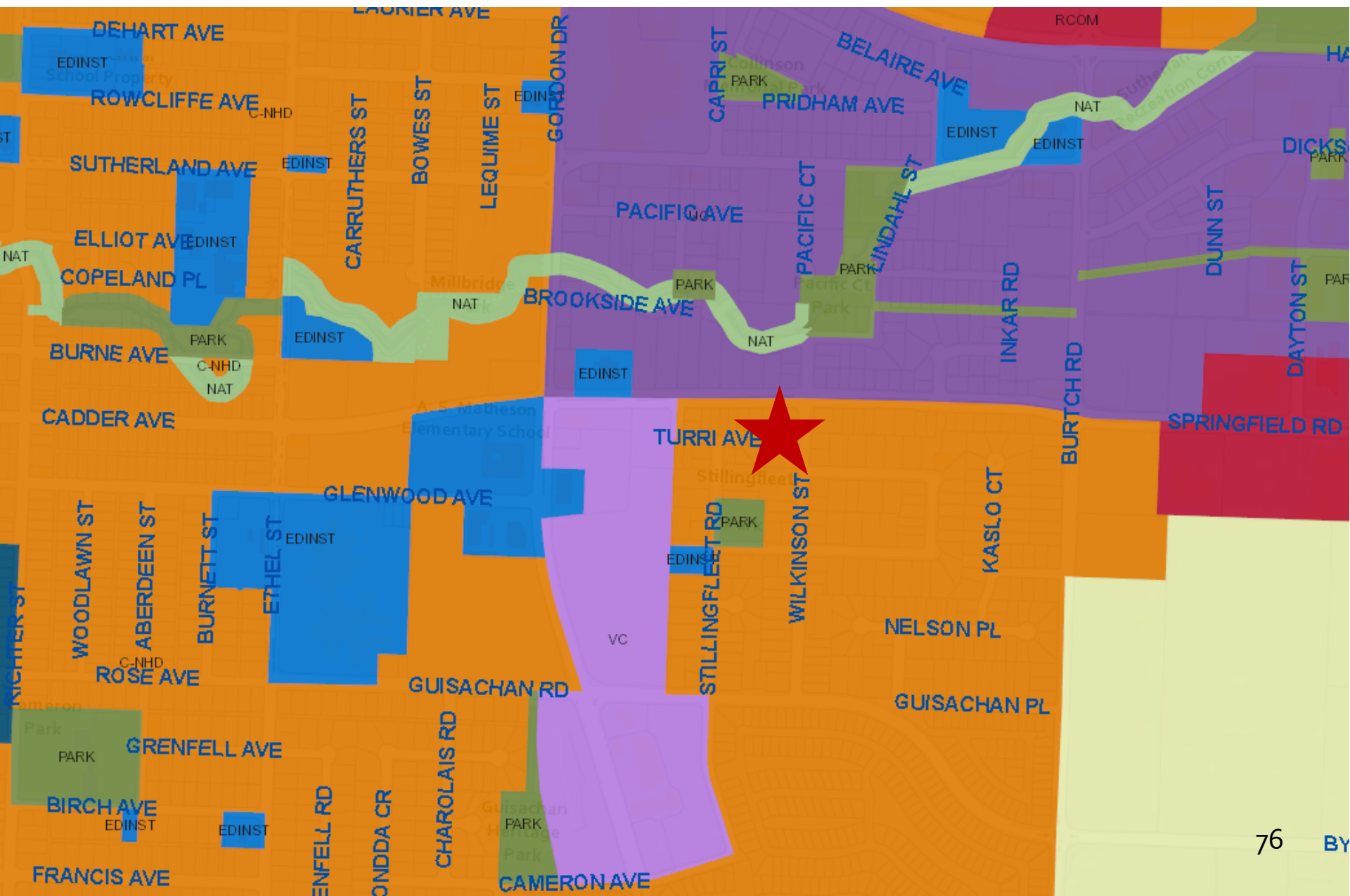
Walk Score  
**47**

Transit Score  
**53**

Bike Score  
**98**



# OCP Future Land Use



# Subject Property Map



# OCP Objectives & Policies

- ▶ Policy 5.2.1: Transit Supportive Corridor Densities
  - ▶ Encourage minimum density along TSC
- ▶ Policy 5.2.2: Low Rise Corridor Development
  - ▶ Encourage low rise apartments up to six storeys
- ▶ Policy 5.11.1: Diverse Housing Forms
  
- ▶ Healthy Housing Strategy
  - ▶ Promote and protect rental housing

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use C-NHD
  - ▶ OCP Objectives in Chapter 5 Core Area
    - ▶ Transit Supported Corridor Policies
    - ▶ Low Rise Corridor Development
    - ▶ Housing Diversity
  - ▶ Healthy Housing Strategy
    - ▶ Rental Housing

# CITY OF KELOWNA

## BYLAW NO. 12483

### Z22-0056

## Multiple Addresses

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot A Section 13 Township 26 ODYD Plan KAP54818 located on Lewis Rd, Kelowna, BC from the RR2 – Small Lot Rural Residential zone to the RR2c – Small Lot Rural Residential with Carriage House zone;
2. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 Section 16 Township 28 SDYD Plan 34351, located on Rimrock Rd, Kelowna, BC from the A2 - Agriculture / Rural Residential zone to the RR2c – Small Lot Rural Residential with Carriage House zone;
3. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot A District Lot 357 ODYD Plan 18635, located on Barnaby Rd, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the RR1c – Large Lot Rural Residential with Carriage House zone;
4. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 19 Section 26 Township 26 ODYD Plan 15377, located on Muir Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 - Medium Lot Housing zone;
5. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot A Section 13 Township 26 ODYD Plan EPP19642 Except Plan EPP122639, located on Band Rd, Kelowna, BC from the P3 – Parks and Open Space zone to the RR1 – Large Lot Rural Residential zone as shown on Map "A" attached to and forming part of this bylaw;
6. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot D District Lot 167 and Section 25 Township 28 SDYD Plan KAP53791, located on McClure Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the P3 – Parks and Space zone and the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone as shown on Map "B" attached to and forming part of this bylaw;
7. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot A Sections 20 and 29 Township 29 SDYD Plan KAP44335 Except Plans KAP92565, EPP23066, EPP31364, EPP51781, EPP72348, EPP82001, and EPP100536, located on Steele Rd, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the RR1c – Large Lot Rural Residential with Carriage House zone as shown on Map "C" attached to and forming part of this bylaw;
8. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of The South 1/2 District Lot 579 SDYD Except Plans KAP86178, KAP86917, KAP87090, KAP87918, EPP9619, EPP9638, EPP12863, EPP15721, EPP18670, EPP22118, EPP55798, EPP45189, EPP72926, EPP74481, EPP77194 and EPP107510, located on Gordon Drive, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone as shown on Map "D" attached to and forming part of this bylaw;



9. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 23 Section 24 Township 26 and Section 19 Township 27 ODYD Plan EPP75803 Except Part in Plan EPP116512, located on Carnoustie Dr, Kelowna, BC from the RU5 – Multiple Single Detached Housing zone to the RU2 - Medium Lot Housing zone;
10. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
  - a. Lot 7 District Lot 358 ODYD Plan 27079, located on Del Monte Ct, Kelowna, BC;
  - b. Lot 83 Section 24 Township 26 ODYD Plan 24631, located on Brighton Rd, Kelowna, BC;
  - c. Lot 50 Section 6 Township 23 ODYD Plan 42134, located on Merlin Ct, Kelowna, BC;
  - d. Lot 17 Section 23 Township 28 SDYD Plan KAP53665, located on Viewcrest Ct, Kelowna, BC;
  - e. Lot 149 Section 13 Township 26 ODYD Plan 24361, located on Feedham Ave, Kelowna, BC;
  - f. Lot A District Lot 358 ODYD Plan 18535, located on Nathan Rd, Kelowna, BC;
  - g. Lot 1 Section 35 Township 26 ODYD Plan KAP55899, located on Fitzpatrick Rd, Kelowna, BC;
  - h. Lot 3 District Lot 358 ODYD Plan 26534, located on Paret Pl, Kelowna, BC;
  - i. Lot 11 Section 35 Township 26 ODYD Plan 24739, located on Sumac Rd E, Kelowna, BC;

from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.

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

Read a first time by the Municipal Council this 27<sup>th</sup> day of February, 2023.

Considered at a Public Hearing on the 21<sup>st</sup> day of March, 2023.

Read a second and third time by the Municipal Council this 21<sup>st</sup> day of March, 2023.

Approved under the Transportation Act this 24<sup>th</sup> day of March, 2023.

Audrie Henry

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(Approving Officer – Ministry of Transportation)

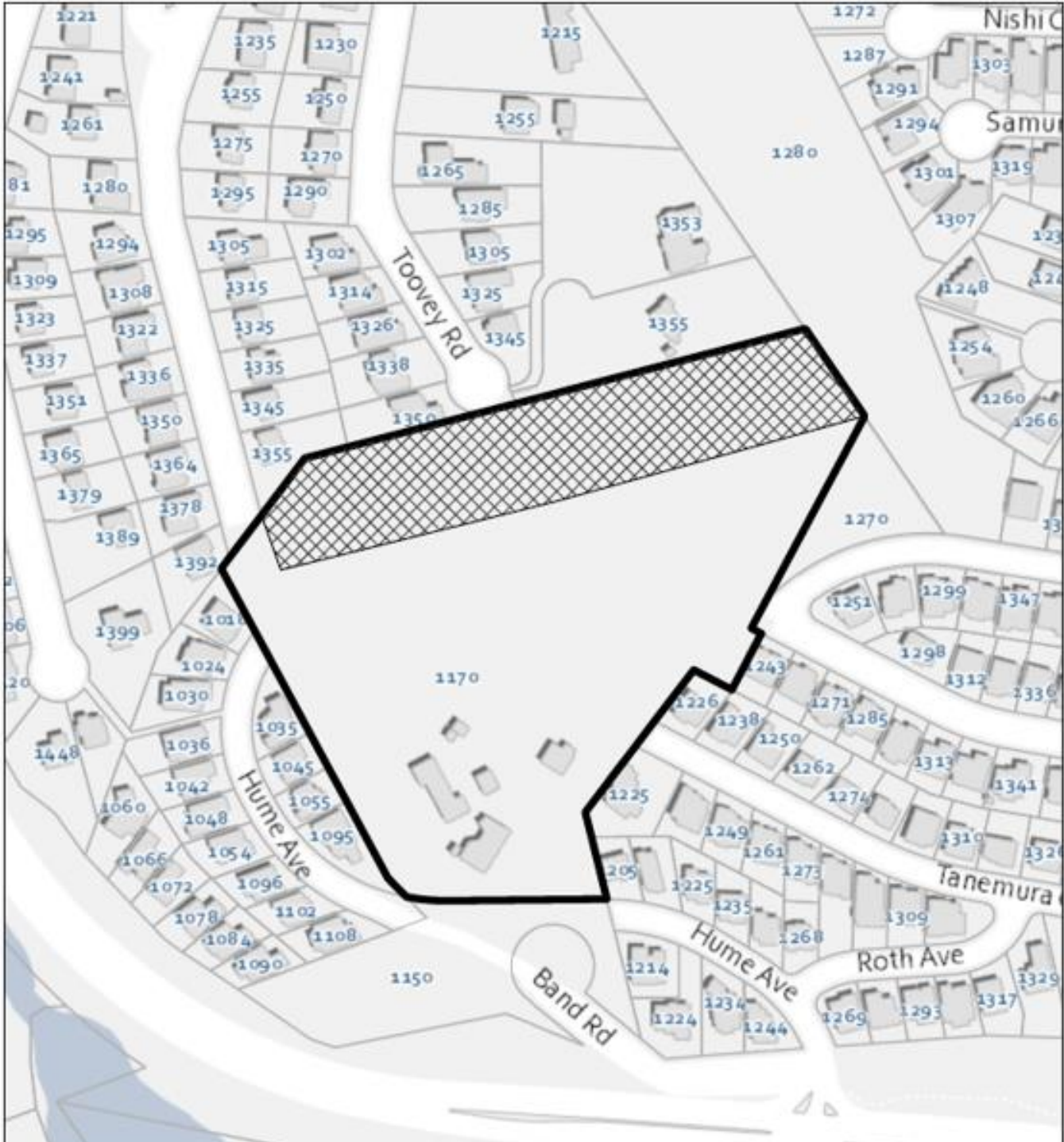
Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



**MAP "A" REZONING AMENDMENT  
Z22-0056**

**1170 Band Rd**

-  Subject Property
-  From P3 - Parks and Open Space to RR1 - Large Lot Rural Residential

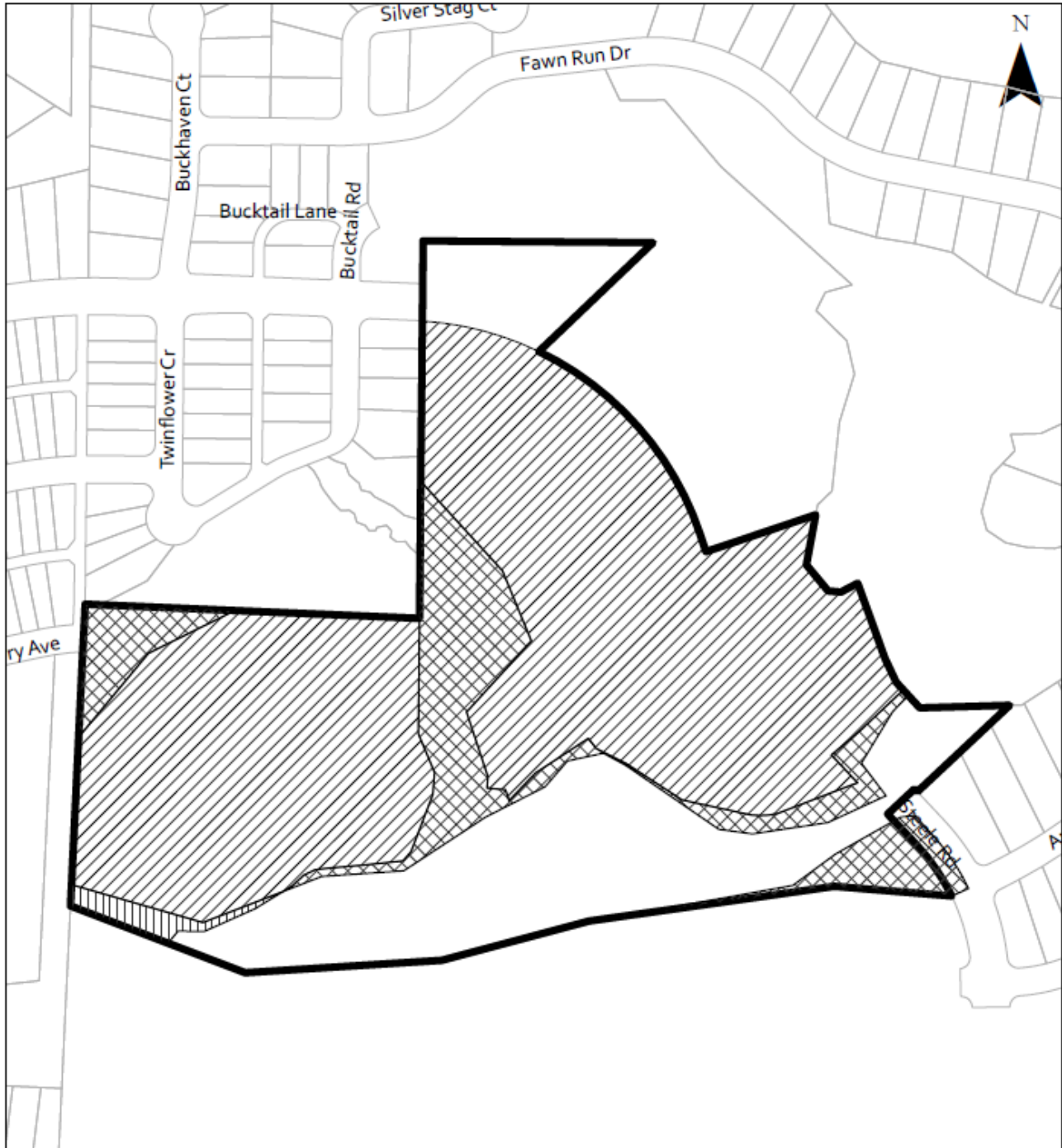


This map is for general information only.  
The City of Kelowna does not guarantee its  
accuracy. All information should be verified.







Rev. Friday, February 3, 2023





**MAP "C" REZONING AMENDMENT**  
**File Z22-0056**

**1450 Steele Rd**

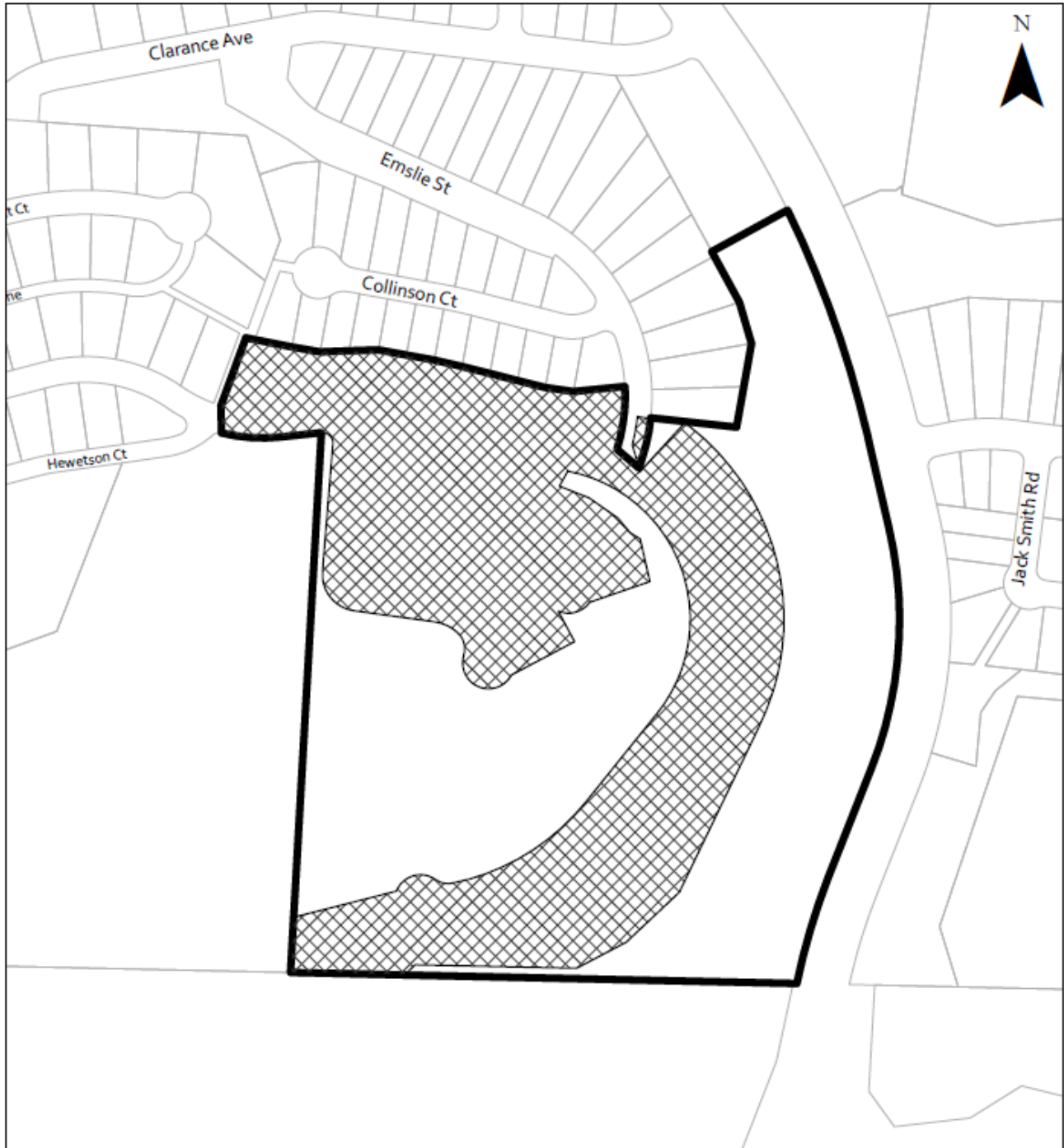
-  Subject Property
-  From RR1 - Large Lot Rural Residential To P3 - Parks and Open Space
-  From RR1 - Large Lot Rural Residential To RU2 - Medium Lot Housing
-  From P3 - Parks and Open Space To RU2 - Medium Lot Housing

0 2.5 5 10 15 20 25 Metres

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





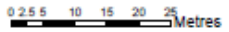
Rev. Friday, February 17, 2023



**MAP "D" REZONING AMENDMENT**  
Z22-0056

**5200 Gordon Drive**

-  Subject Property
-  From RU1 - Large Lot Residential To RU2 - Medium Lot Housing



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



Rev. Thursday, February 16, 2023

# CITY OF KELOWNA

## BYLAW NO. 12490

### Z22-0056

### Multiple Addresses

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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 District Lot 357 ODYD Plan EPP118918, located on Fordham Road, Kelowna, BC;
  - b. Lot 2 District Lot 357 ODYD Plan EPP118918, located on Fordham Road, Kelowna, BC;
  - c. Lot A Section 29 Township 26 ODYD Plan EPP125145, located on Highland Drive North, Kelowna, BC;
  - d. Lot B Section 29 Township 26 ODYD Plan EPP125145, located on Highland Drive North, Kelowna, BC;
  - e. Lot 1 District Lot 357 SDYD Plan EEP124963, located on Barnaby Road, Kelowna, BC;
  - f. Lot 2 District Lot 357 SDYD Plan EEP124963, located on Barnaby Road, Kelowna, BC;
  - g. Lot B District Lot 358 ODYD Plan 32043, located on Greene Road, Kelowna, BC;
  - h. Lot 23 District Lot 143 ODYD Plan 21429, located on Franklyn Road, Kelowna, BC;
  - i. Lot A Section 22 Township 26 ODYD Plan 29966, located on Gerstmar Road, Kelowna, BC;
  - j. Lot A District Lot 357 SDYD Plan 18353, located on Gordon Drive, Kelowna, BC;
  - k. Lot B District Lot 357 SDYD Plan 18353, located on Gordon Drive, Kelowna, BC;
  - l. Lot 6 Section 8 Township 23 ODYD Plan 20895, located on Clifton Road North, Kelowna, BC;
  - m. Lot 13 District Lot 357 SDYD Plan 18280, located on McClure Road, Kelowna, BC;
  - n. Lot 45 District Lot 358 ODYD Plan 40481, located on Dehart 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 time by the Municipal Council this 27<sup>th</sup> day of February, 2023.

Considered at a Public Hearing on the 21<sup>st</sup> day of March, 2023.

Read a second and third time by the Municipal Council this 21<sup>st</sup> day of March, 2023.

Approved under the Transportation Act this 24<sup>th</sup> day of March, 2023.

Audrie Henry

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(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

# CITY OF KELOWNA

## BYLAW NO. 12491

### Z22-0056

### Multiple Addresses

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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 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
  - b. Lot 2 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
  - c. Lot 3 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
  - d. Lot 4 Sections 23 & 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
  - e. Lot 5 Sections 23 & 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
  - f. Lot 6 Section 23 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
  - g. Lot 7 Section 23 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
  - h. Lot 8 Section 23 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
  - i. Lot 9 Sections 23 & 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
  - j. Lot 10 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
  - k. Lot 11 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
  - l. Lot 12 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
  - m. Lot 13 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
  - n. Lot 14 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
  - o. Lot 15 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
  - p. Lot 16 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
  - q. Lot 17 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
  - r. Lot 18 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
  - s. Lot 19 Section 14 Township 28 SDYD Plan EPP117728, located on Foothill Court, Kelowna, BC;
  - t. Lot 20 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
  - u. Lot 21 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;



- v. Lot 22 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- w. Lot 23 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- x. Lot 24 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- y. Lot 25 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- z. Lot 26 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- aa. Lot 27 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- bb. Lot 28 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- cc. Lot 29 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- dd. Lot 30 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- ee. Lot 31 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- ff. Lot 32 Section 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- gg. Lot 33 Sections 23 & 14 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;
- hh. Lot 34 Section 23 Township 28 SDYD Plan EPP117728, located on Vision Court, Kelowna, BC;

from the P3 – Parks and Open Space 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 time by the Municipal Council this 27<sup>th</sup> day of February, 2023.

Considered at a Public Hearing on the 21<sup>st</sup> day of March, 2023.

Read a second and third time by the Municipal Council this 21<sup>st</sup> day of March, 2023.

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

# CITY OF KELOWNA

## BYLAW NO. 12492

### Z22-0056

## Multiple Addresses

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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 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
  - b. Lot 2 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
  - c. Lot 3 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
  - d. Lot 4 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
  - e. Lot 5 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
  - f. Lot 6 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
  - g. Lot 7 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
  - h. Lot 8 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
  - i. Lot 9 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
  - j. Lot 10 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
  - k. Lot 11 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
  - l. Lot 12 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
  - m. Lot 13 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
  - n. Lot 14 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
  - o. Lot 15 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
  - p. Lot 16 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
  - q. Lot 17 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
  - r. Lot 18 District Lot 579 SDYD Plan EPP107510, located on Emslie Street, Kelowna, BC;
  - s. Lot 19 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
  - t. Lot 20 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
  - u. Lot 21 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
  - v. Lot 22 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
  - w. Lot 23 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
  - x. Lot 24 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
  - y. Lot 25 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
  - z. Lot 26 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
  - aa. Lot 27 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
  - bb. Lot 28 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
  - cc. Lot 29 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
  - dd. Lot 30 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
  - ee. Lot 31 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
  - ff. Lot 32 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
  - gg. Lot 33 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
  - hh. Lot 34 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
  - ii. Lot 35 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;

- jj. Lot 36 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
- kk. Lot 37 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
- ll. Lot 38 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
- mm. Lot 39 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, Kelowna, BC;
- nn. Lot 40 District Lot 579 SDYD Plan EPP107510, located on Collinson Court, 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 time by the Municipal Council this 27<sup>th</sup> day of February, 2023.

Considered at a Public Hearing on the 21<sup>st</sup> day of March, 2023.

Read a second and third time by the Municipal Council this 21<sup>st</sup> day of March, 2023.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

# CITY OF KELOWNA

## BYLAW NO. 12493

### Z22-0081

## Multiple Addresses

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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 31 Section 3 Township 23 ODYD Plan 18861 Except Plan EPP113583, located on Sexsmith Road, Kelowna, BC;
  - b. Lot 41 Section 3 Township 23 ODYD Plan 18861, located on Appaloosa Road, Kelowna, BC;
  - c. Lot 8 Section 3 Township 23 ODYD Plan 18861, located on Appaloosa Road, Kelowna, BC;
  - d. Lot 43 Section 3 Township 23 ODYD Plan 18861, located on Appaloosa Road, Kelowna, BC;
  - e. Lot 45 Section 3 Township 23 ODYD Plan 18861, located on Appaloosa Road, Kelowna, BC;
  - f. Lot 42 Section 3 Township 23 ODYD Plan 18861, located on Appaloosa Road, Kelowna, BC;
  - g. Lot 11 Section 3 Township 23 ODYD Plan 18861, located on Appaloosa Road, Kelowna, BC;
  - h. Lot 12 Section 3 Township 23 ODYD Plan 18861, located on Appaloosa Road, Kelowna, BC;
  - i. Lot 32 Section 3 Township 23 ODYD Plan 18861 Except Plan EPP112802, located on Sexsmith Road, Kelowna, BC;
  - j. Lot 40 Section 3 Township 23 ODYD Plan 18861, located on Arab Road, Kelowna, BC;
  - k. Lot 6 Section 3 Township 23 ODYD Plan 18861, located on Appaloosa Road, Kelowna, BC;
  - l. Lot 46 Section 3 Township 23 ODYD Plan 18861, located on Appaloosa Road, Kelowna, BC;
  - m. Lot 14 Sections 2 and 3 Township 23 ODYD Plan 18861 Except Plan EPP64644, located on Appaloosa Road, Kelowna, BC;

from the A2 – Agriculture/Rural Residential zone to the I2 – General Industrial zone;

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

Read a first time by the Municipal Council this 6<sup>th</sup> day of March, 2023.

Considered at a Public Hearing on the 21<sup>st</sup> day of March, 2023.

Read a second and third time by the Municipal Council this 21<sup>st</sup> day of March, 2023.

Approved under the Transportation Act this 13<sup>th</sup> day of April, 2023.

Audrie Henry

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(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

# CITY OF KELOWNA

## BYLAW NO. 12494

### Z22-0081

## Multiple Addresses

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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 A District Lot 129 ODYD Plan EPP25210, located on Bredin Road, Kelowna, BC;
  - b. Lot B District Lot 129 ODYD Plan EPP25210, located on Windsor Road, Kelowna, BC;
  - c. Lot 2 Section 14 Township 23 ODYD Plan KAP82802, located on Innovation Drive, Kelowna, BC;
  - d. Lot 2 Section 14 Township 23 ODYD Plan EPP64815, located on Fleet Court, Kelowna, BC;
  - e. Lot 15 Section 14 Township 23 ODYD Plan KAP82802 Except Plan EPP23036, located on Fleet Court, Kelowna, BC;

from the I2 – General Industrial zone to the C2 – Vehicle Oriented Commercial zone;

2. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
  - a. Lot B District Lot 138 ODYD Plan 14934, located on Lawson Avenue, Kelowna, BC;
  - b. Lot 7 District Lot 138 ODYD Plan 2378, located on Lawson Avenue, Kelowna, BC;

from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone;

3. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot A District Lot 138 ODYD Plan EPP121306, located on Lawson Avenue, Kelowna, BC from the RU4 – Duplex Housing zone to the MF3 – Apartment Housing zone;
4. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 District Lot 138 ODYD Plan EPP117925, located on Richter Street, Kelowna, BC from the RU4 – Duplex Housing zone to the MF2r – Townhouse Housing Rental Only zone;
5. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 District Lot 139 ODYD Plan EPP113832, located on Bertram Street, Kelowna, BC from the UC1 – Downtown Urban Centre zone to the UC1r – Downtown Urban Centre Rental Only zone;
6. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of All Land Shown on the Strata Plan KAS1655 located on Via Centrale, Kelowna, BC from the C1 – Local & Neighbourhood Commercial zone to the CA1 – Core Area Mixed Use zone as shown on MAP A attached to and forming part of this bylaw;
7. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of a portion of Lot A Sections 28 and 34 Township 26 and of District Lot 415 ODYD Plan 36774 Except Plans KAP88921 and EPP12262, located on Mount Baldy Drive, Kelowna, BC from the P3 – Parks and Open Space zone to the RR1 – Large Lot Rural Residential zone as shown on MAP B attached to and forming part of this bylaw;

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

Read a first time by the Municipal Council this 6<sup>th</sup> day of March, 2023.

Considered at a Public Hearing on the 21<sup>st</sup> day of March, 2023.

Read a second and third time by the Municipal Council this 21<sup>st</sup> day of March, 2023.

Approved under the Transportation Act this 13<sup>th</sup> day of April, 2023.

Audrie Henry

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(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



**MAP "A" REZONING AMENDMENT**  
**File Z22-0081**

**3185 Via Centrale**

 Subject Property

Rezone from C1 - Local & Neighbourhood Commercial  
 to CA1 - Core Area Mixed Use

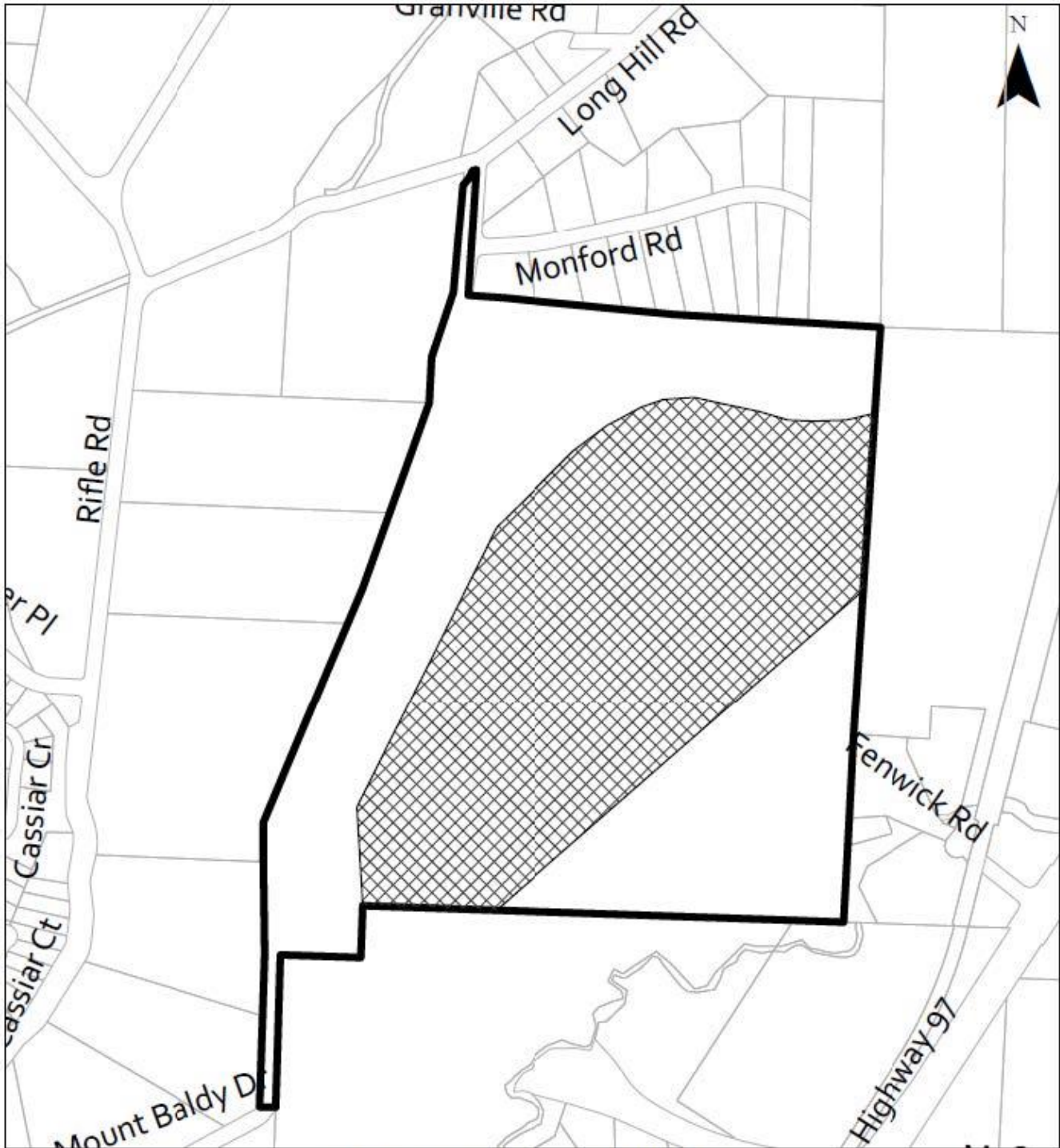


This map is for general information only.  
 The City of Kelowna does not guarantee its  
 accuracy. All information should be verified.



Rev. Friday, February 17, 2023





**MAP "B" REZONING AMENDMENT**  
**File Z22-0081**

(END OF) Mount Baldy Dr

-  Subject Property
-  From P3 - Parks and Open Space To RR1 - Large Lot Rural Residential



This map is for general information only.  
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 accuracy. All information should be verified.



Rev. Friday, February 17, 2023

# CITY OF KELOWNA

## BYLAW NO. 12495

Z22-0081

### Multiple Addresses

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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 B District Lot 14 ODYD Plan 4463 Except Plan KAP88012, located on Pandosy Street, Kelowna, BC;
  - b. Lot A District Lot 14 ODYD Plan EPP116552, located on Speer Street, Kelowna, BC;
  - c. Lot 4 District Lot 14 ODYD Plan 7535 Except Plan EPP108760, located on Royal Avenue, Kelowna, BC;
  - d. Lot 1 District Lot 14 ODYD Plan EPP87313, located on Royal Avenue, Kelowna, BC;

from the HD<sub>2</sub> – Residential and Health Support Services zone to the MF<sub>3</sub> – Apartment Housing zone;

2. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of All Land Shown on the Strata Plan EPS4334 located on Abbott Street, Kelowna, BC from the HD<sub>2</sub> – Residential and Health Support Services zone to the MF<sub>3</sub> – Apartment Housing zone as shown on MAP A attached to and forming part of this bylaw;
3. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot A District Lot 14 ODYD Plan EPP27000, located on Pandosy Street, Kelowna, BC from the HD<sub>2</sub> – Residential and Health Support Services zone and the RU<sub>4</sub> – Duplex Housing zone to the HD<sub>1</sub> – Kelowna General Hospital zone as shown on MAP B attached to and forming part of this bylaw;
4. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 2 District Lot 358 ODYD Plan KAP69898, located on DeHart Road, Kelowna, BC from the P<sub>2</sub> – Education and Minor Institutional zone to the P<sub>3</sub> – Parks and Open Space zone;
5. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification a of portion of Lot A District Lot 358 ODYD Plan KAP89280, located on DeHart Road, Kelowna, BC from the P<sub>4</sub> – Utilities zone to the P<sub>3</sub> – Parks and Open Space zone as shown on MAP C attached to and forming part of this bylaw;
6. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 Section 24 Township 28 SDYD Plan 42749, located on Killdeer Road, Kelowna, BC from the P<sub>3</sub> – Parks and Open Space zone to the RR<sub>1</sub> – Large Lot Rural Residential zone;
7. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification a of portion of Lot B Section 24 Township 28 SDYD Plan 28853 Except Plans 30846 30848 34710 37381 39945 and 42749, located on Killdeer Road, Kelowna, BC from the P<sub>3</sub> – Parks and Open Space zone to the RR<sub>1</sub> – Large Lot Rural Residential zone as shown on MAP D attached to and forming part of this bylaw;

8. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 District Lot 14 ODYD Plan EPP91145, located on Royal Avenue, Kelowna, BC from the HD2r – Residential and Health Support Services Rental Only zone to the MF3r – Apartment Housing Rental Only zone;
9. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 15 District Lot 14 ODYD Plan 1141, located on Francis Avenue, Kelowna, BC from the RU4 – Duplex Housing zone to the MF2 – Townhouse Housing zone;
10. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of All Land Shown on the Strata Plan EPS8896, located on Rutland Road North, Kelowna, BC from the RU1 – Large Lot Housing zone to the MF2 – Townhouse Housing zone as shown on MAP E attached to and forming part of this bylaw;
11. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot 1 District Lot 579 SDYD Plan EPP74481, located on Frost Road, Kelowna, BC from the RR1 – Large Lot Rural Residential zone and the P3 – Parks and Open Space zone to the MF3 – Apartment Housing zone and the P3 – Parks and Open Space zone as shown on MAP F attached to and forming part of this bylaw;
12. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot 4 Section 31 Township 27 ODYD Plan KAP80993, located on Tower Ranch Boulevard, Kelowna, BC from the P3 – Parks and Open Space zone and the RU1 – Large Lot Housing zone to the P3 – Parks and Open Space zone and the RU2 – Medium Lot Housing zone as shown on MAP G1 and MAP G2 attached to and forming part of this bylaw;
13. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 6<sup>th</sup> day of March, 2023.

Considered at a Public Hearing on the 21<sup>st</sup> day of March, 2023.

Read a second and third time by the Municipal Council this 21<sup>st</sup> day of March, 2023.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



**MAP "A" REZONING AMENDMENT  
File Z22-0081**

**2245 Abbott St**

 Subject Property

Rezone from HD2 - Residential and Health Support Services to  
MF3 - Apartment Housing



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



Rev. Wednesday, February 22, 2023



**MAP "B" REZONING AMENDMENT**  
**File Z22-0081**

**2169 Pandosy Street**

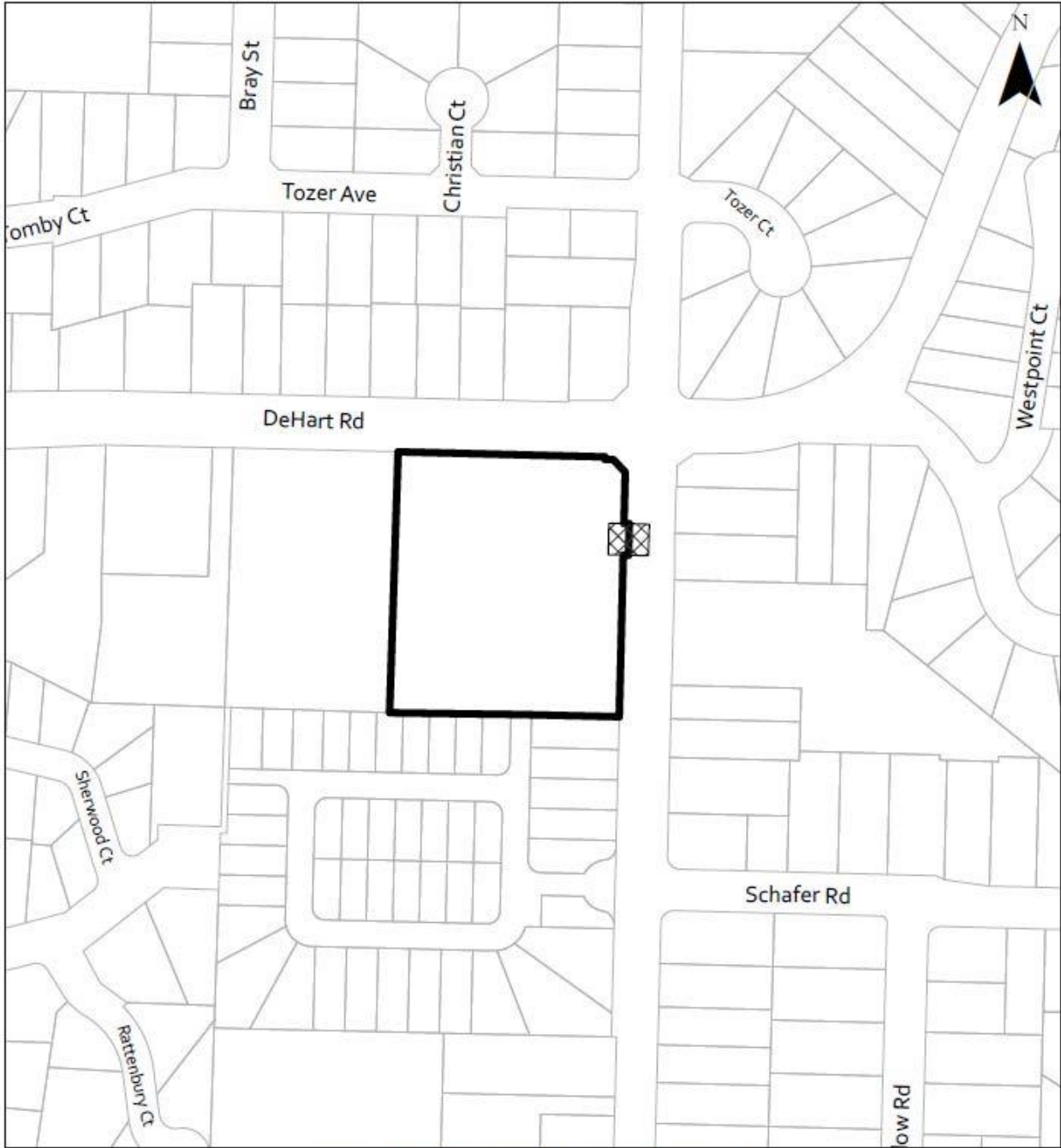
-  Subject Property
-  From HD2 - Residential and Health Support Services To HD1 - Kelowna General Hospital
-  From RU4 - Duplex Housing To HD1 - Kelowna General Hospital

0 2.5 5 10 15 20 25 Metres

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





Rev. Friday, February 17, 2023



**MAP "C" REZONING AMENDMENT**  
**File Z22-0081**

**687 DeHart Rd**

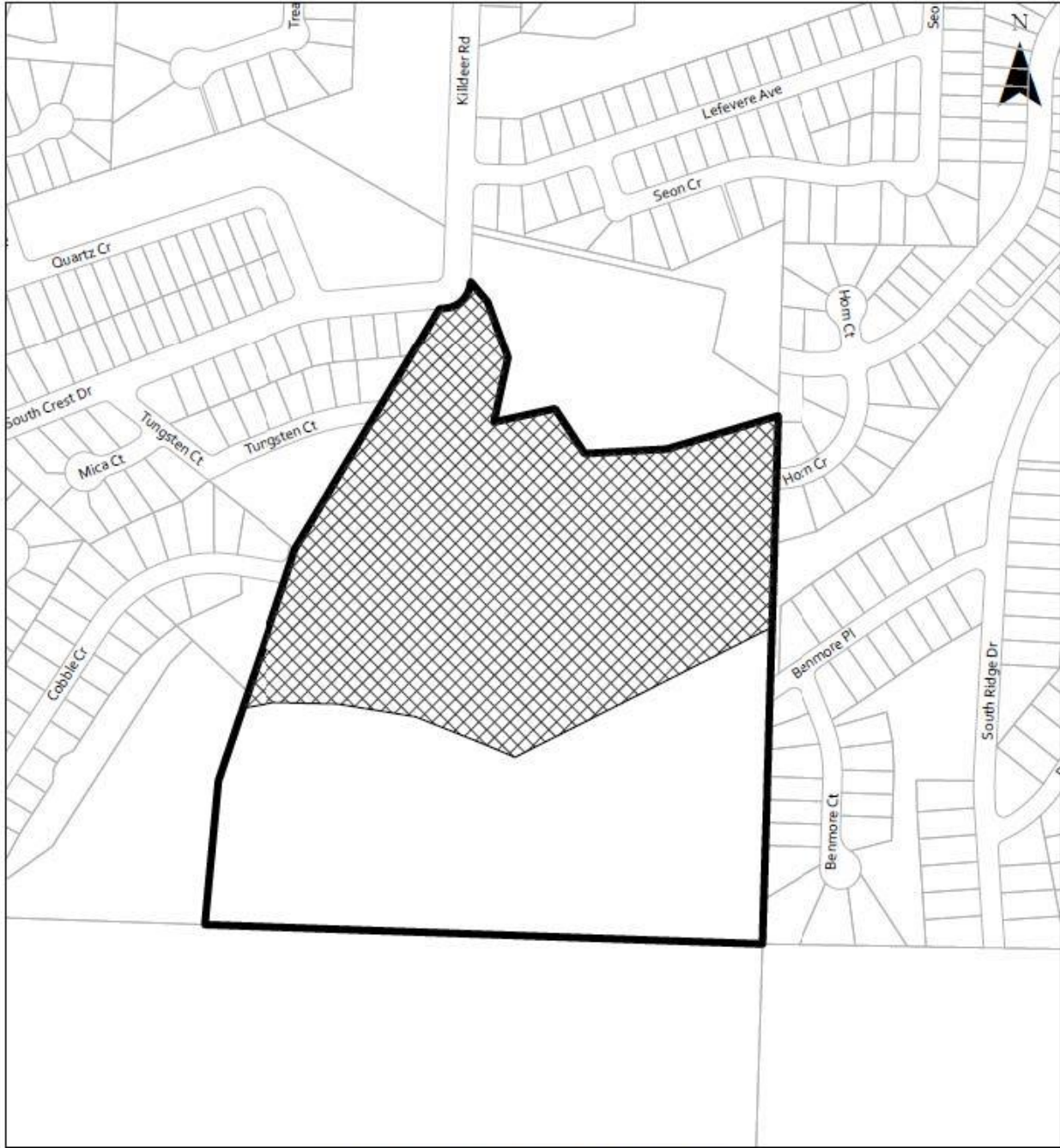
-  Subject Property
-  From P4 - Utilities to P3 - Parks and Open Space

0 2.5 5 10 15 20 25 Metres

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



Rev. Friday, February 17, 2023



**MAP "D" REZONING AMENDMENT  
File Z22-0081**

**5081 Killdeer Rd**

-  Subject Property
-  From P3 - Parks and Open Space To RR1 - Large Lot Rural Residential



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




Rev. Friday, February 17, 2023



**MAP "E" REZONING AMENDMENT**  
**File Z22-0081**

**1354 Rutland Rd N**

 Subject Property

Rezone from RU1 - Large Lot Housing to MF2 - Townhouse Housing



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







Rev. Wednesday, February 22, 2023





**MAP "F" REZONING AMENDMENT**  
**File Z22-0081**

**1055 Frost Rd**

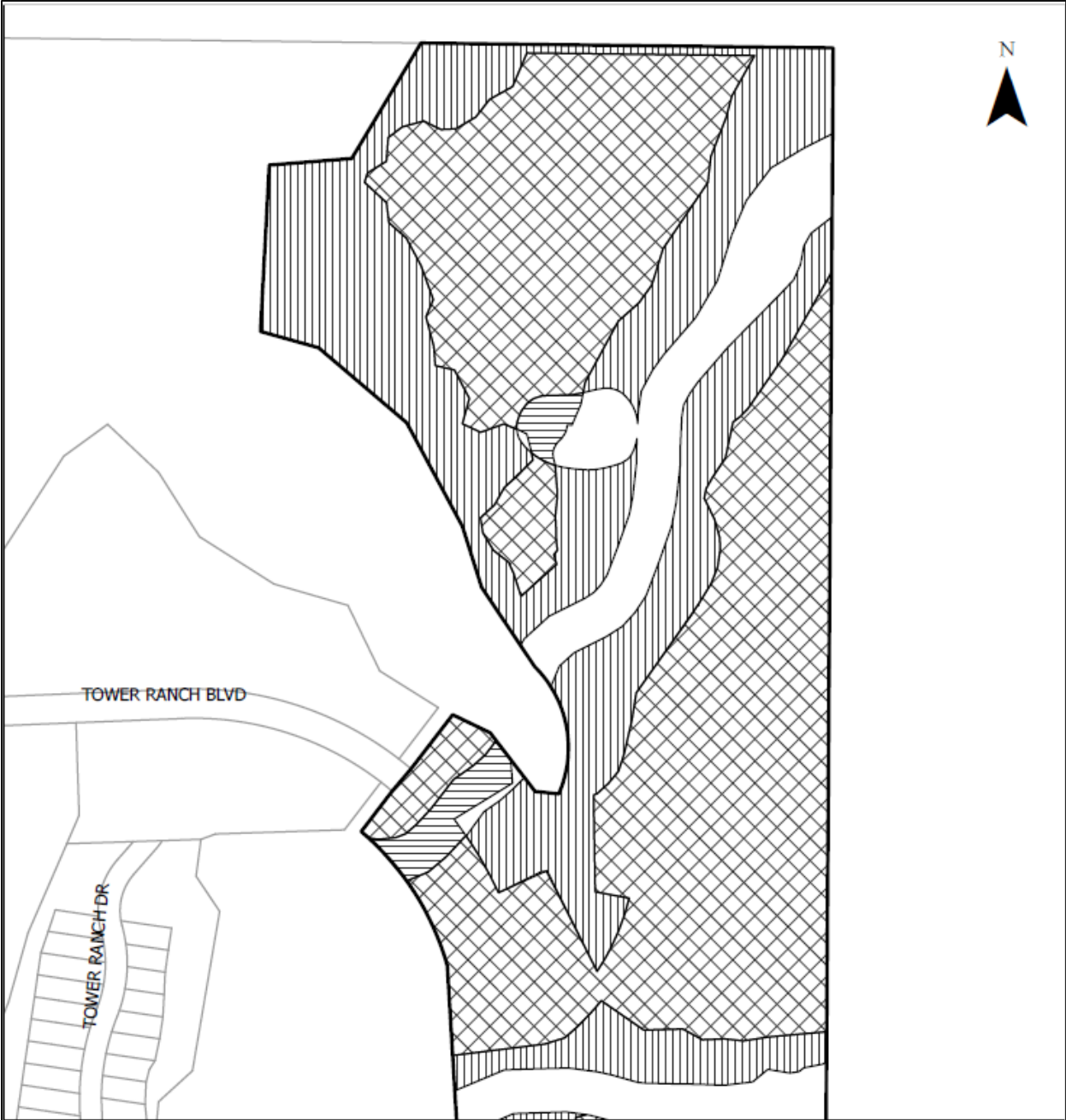
-  Subject Property
-  From RR1 - Large Lot Rural Residential To P3 - Parks and Open Space
-  From RR1 - Large Lot Rural Residential To MF3 - Apartment Housing
-  From P3 - Parks and Open Space To MF3 - Apartment Housing







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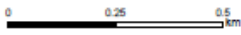
Rev. Friday, February 17, 2023

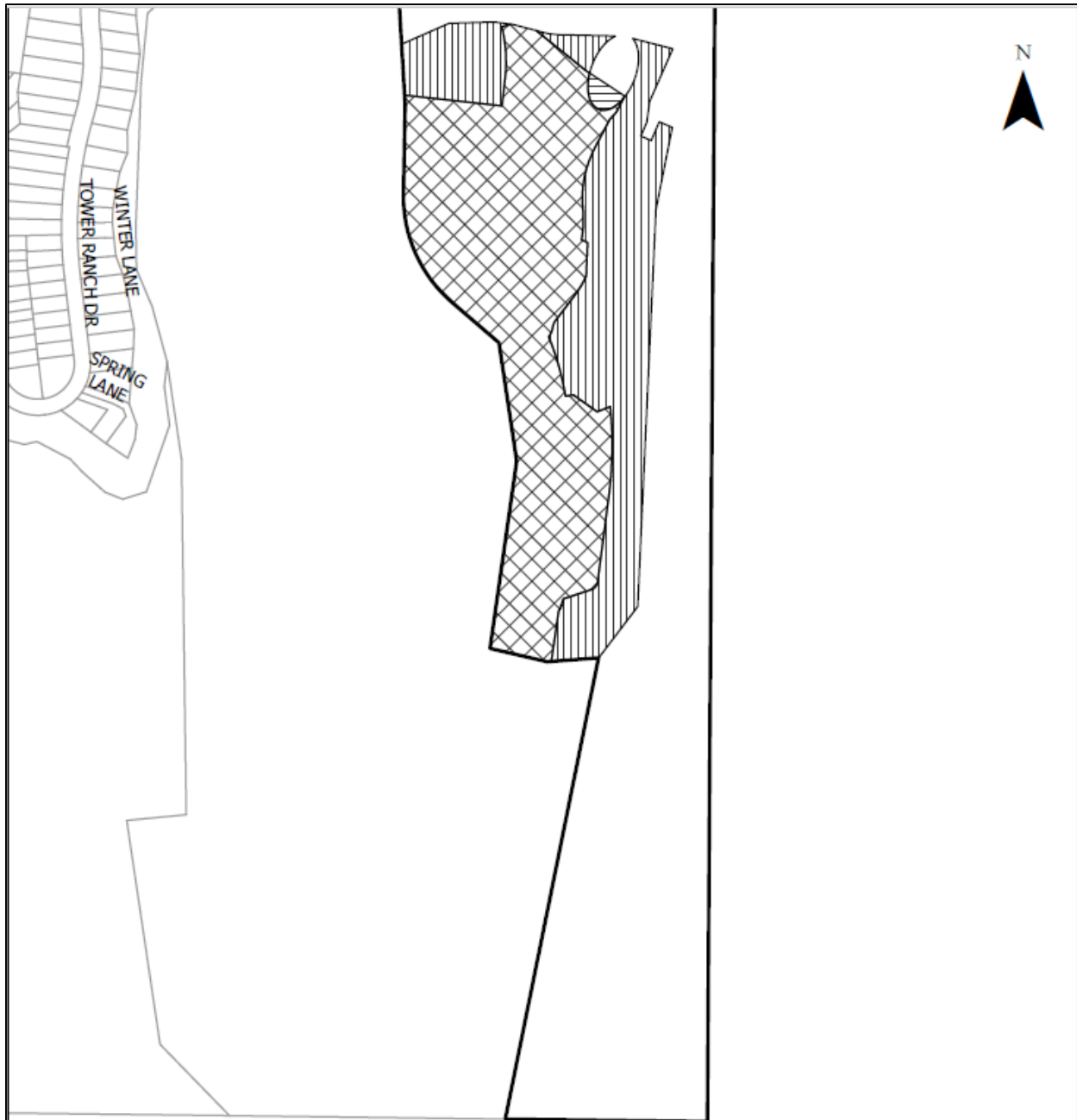


**MAP "G1" ZONING AMENDMENT  
Z22-0081**





-  Subject Property
-  Large Lot Housing (RU1) to Medium Lot Housing (RU2)
-  Parks and Open Space (P3) to Medium Lot Housing (RU2)
-  Large Lot Housing (RU1) to Parks and Open Space (P3)

This map is for general information only.  
The City of Kelowna does not guarantee its  
accuracy. All information should be verified.  
Rev. Tuesday, February 28, 2023





**MAP "G2" ZONING AMENDMENT  
Z22-0081**

-  Subject Property
-  Large Lot Housing (RU1) to Medium Lot Housing (RU2)
-  Parks and Open Space (P3) to Medium Lot Housing (RU2)
-  Large Lot Housing (RU1) to Parks and Open Space (P3)

This map is for general information only.  
The City of Kelowna does not guarantee its  
accuracy. All information should be verified.  
Rev. Tuesday, February 28, 2023



# Report to Council



**Date:** May 1, 2023  
**To:** Council  
**From:** City Manager  
**Subject:** 2023 Update: Municipal Boating Facilities Commercial Licensing Program  
**Department:** Real Estate

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**Recommendation:**

THAT Council receive, for information, the report on Municipal Boating Facilities Commercial Licensing from the Real Estate department dated May 1, 2023;

AND THAT Council gives reading consideration to Bylaw No. 12518 being amendment No. 6 to Parks and Public Spaces Bylaw No. 10680;

AND FURTHER THAT Council gives reading consideration to Bylaw No. 12519 being amendment No. 35 to the Bylaw Notice Enforcement Bylaw No, 10475.

**Purpose:**

To provide an update on the Municipal Boating Facilities Commercial Licensing Program and to amend the Parks and Public Spaces Bylaw, as well as the schedule of the penalties in the Notice Enforcement Bylaw, in relation to the Municipal Boating Facilities Commercial Licensing program.

**Background:**

In February 2022 Council authorized the implementation of a licensing program for commercial users of the City’s boat launch facilities with two primary goals:

- 1) maximizing the safety and efficiency of operations within the boat launch areas, and,
- 2) targeting cost-recovery for commercial users’ proportionate share of operating and capital costs associated with municipal boat launches.

Actual 2022 program revenue was \$140,000, compared with anticipated revenue of \$106,000. Furthermore, on-site monitoring by Staff and anecdotal evidence from last year suggests that boat launches were less congested as a result of implementation of this program.

## Discussion

The implementation of the commercial licensing program and its associated fees represented an interim step in establishing a more holistic and comprehensive framework for the City's boating facilities. Accordingly, the City engaged Urban Systems to establish guiding principles and make recommendations that will enable the City to create a sustainable, long-term model for providing this important amenity to our community.

### *Guiding Principles*

Using the engagement feedback and the general community vision established through *Imagine Kelowna*, Urban Systems compiled a draft set of 'Guiding Principles' (high-level values statements), and 'Objectives' (specific implementation statements), relating to the sustainable, long-term operation of the City's boat launch facilities. These are summarized as follows:

Guiding Principles & Objectives	
Guiding Principles	Objectives
Fairness	Focus on the user experience
Sustainability (Environmental & Financial)	Self-funded cost recovery
Collaboration	Balanced lake access
Service Excellence	Explore partnerships

A copy of the draft Urban Systems report is attached as Schedule A.

### *Program Changes for 2023*

For 2023, Staff are proposing a number of additional changes to the Municipal Boating Facilities Commercial Licensing Program in order to ensure that it more closely aligns with the framework established in the report from Urban Systems. This includes additional enforcement capabilities and monitoring efforts to maximize compliance with the program and ensure equity and fairness for all boat launch users

Staff also continue to explore the viability and implications of expanding the licensing program to all users (commercial and non-commercial) of the City's boat launch facilities, with the aim of having this amenity fully funded from user fees - with no direct impact on taxation - in future years.

### *Facility Improvements for 2023*

In line with the strategic framework established in the Urban Systems report, revenues generated by the licencing program are placed in the Municipal Boating Facilities Reserve Fund, which is used to support the ongoing maintenance and improvement costs associated with Municipal Boating Facilities. For 2023, Staff identified the replacement of the Water Street Boat Launch as the top priority for use of these funds, with budget having been allocated and approved for this purpose. An application is currently underway to receive provincial approval for the project and the City is preparing to issue an RFP for

completion of the works. Staff are targeting the completion of this replacement project for the fall of this year.

### **Financial Considerations**

Total annual operating and capital renewal costs associated with municipal boat launch facilities is approximately \$365,000, including on-going annual costs for dredging at the Cook Road Boat Launch (\$125,000 in 2022, \$163,000 in 2023). As a result of the implementation of last year's commercial licensing program, approximately \$140,000 in revenue was generated to off-set these costs. While program revenues are not anticipated to increase substantially in 2023, the implementation of an all-user-pay cost recovery system in 2024 and beyond will see this important amenity entirely self-funded, with minimal reliance on taxation.

### **Conclusion**

The Commercial Licensing Program was highly successful in its inaugural 2022 season: alleviating commercial demand for limited launching capacity at the Cook Road and Water Street boat launches, while concurrently generating \$140,000 in non-taxation revenue, the majority of which will be re-invested to improve the City's boating facility infrastructure in 2023 and beyond.

Staff recommend that Bylaw No. 10680 and Bylaw No. 10475 be amended as presented, to enhance the overall functionality of the Commercial Licensing Program and to strengthen the City's enforcement capability. Staff aim to return to Council in Fall of this year to provide a summary of 2023 operations, as well as recommendations regarding an expanded all-user pay licensing program in 2024.

### **Internal Circulation**

Communications  
Parking Services  
Finance  
Bylaw Services

### **Considerations not applicable to this report**

Legal / Statutory Authority  
Legal / Statutory Procedural Requirements  
Existing Policy  
External Agency / Public Comments  
Communications Comments

**Submitted by:** J. Buck, Manager, Property Management

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

**Attachments:** Schedule A - Urban Systems Report  
Schedule B - Bylaw Amendments  
Schedule C - PowerPoint



# City of Kelowna

## OPERATIONAL REVIEW AND ASSESSMENT OF MUNICIPAL BOATING FACILITIES

*FINAL DRAFT*

JANUARY 2023

URBAN SYSTEMS  
#304-1353 ELLIS STREET,  
KELOWNA, BC V1Y 1Z9

**URBAN**  
SYSTEMS



# OPERATIONAL REVIEW AND ASSESSMENT OF MUNICIPAL BOATING FACILITIES

***FINAL DRAFT***

**PREPARED FOR:**

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

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Transportation Engineer

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	September 4, 2022	Draft
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	January 24, 2023	Final Draft

**FILE:** 0467.0534.01

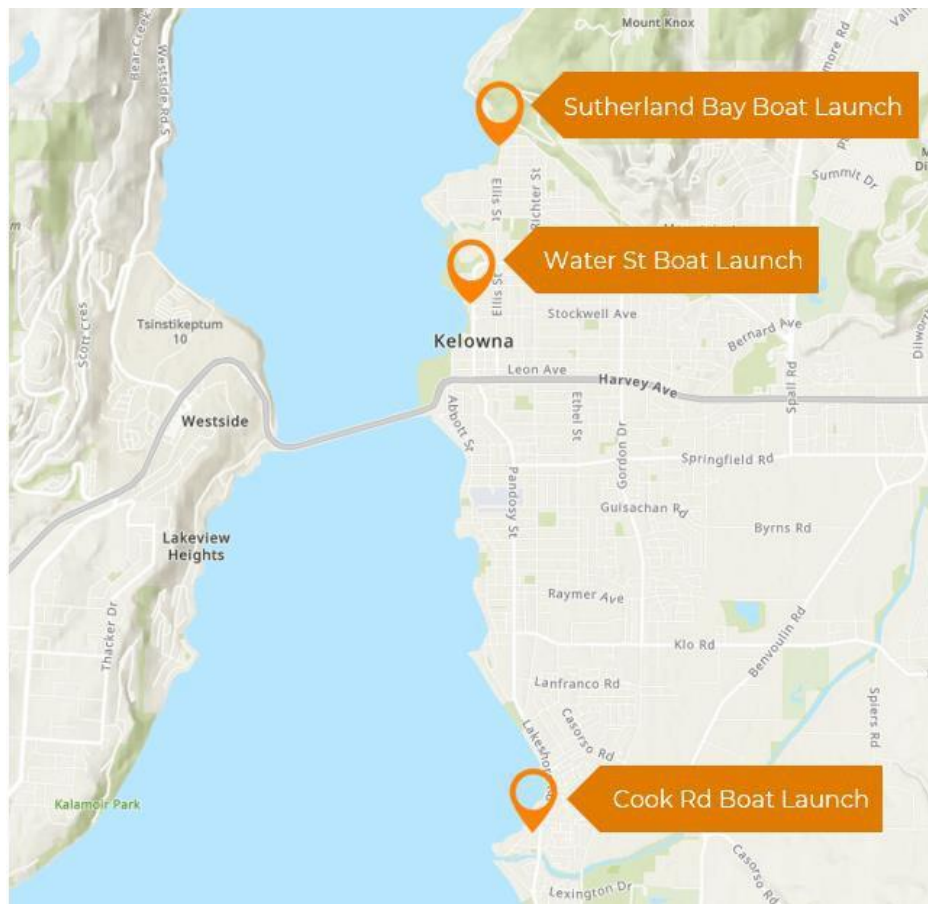
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# 1.0 INTRODUCTION

Increasing marine traffic on Okanagan Lake has made the effective operation and management of boat launch facilities increasingly challenging. The City of Kelowna (the City) has retained Urban Systems Ltd. (Urban Systems) to complete an Operation Review and Assessment for the City’s municipal boating facilities. The following report is a holistic review of the municipal boating facilities, associated amenities, and operating models, with the intent to provide a 15-year strategy to guide decision-making about improvements to existing facilities, planning for expansion of facilities, daily operations, and monetization and overall cost recovery.

The three primary boat launch facilities operated and managed by the City were reviewed as a part of this study: the Cook Road, Water Street and Sutherland Bay Park (Sutherland Bay) boat launches. All three boat launches service Okanagan Lake, as shown in **Figure 1.1** and described below. The boat launch in Cedar Creek Park was not reviewed as part of this study since it is very small and only suitable for launching small boats.

Figure 1.1: Study Boat Launch Locations



## COOK ROAD

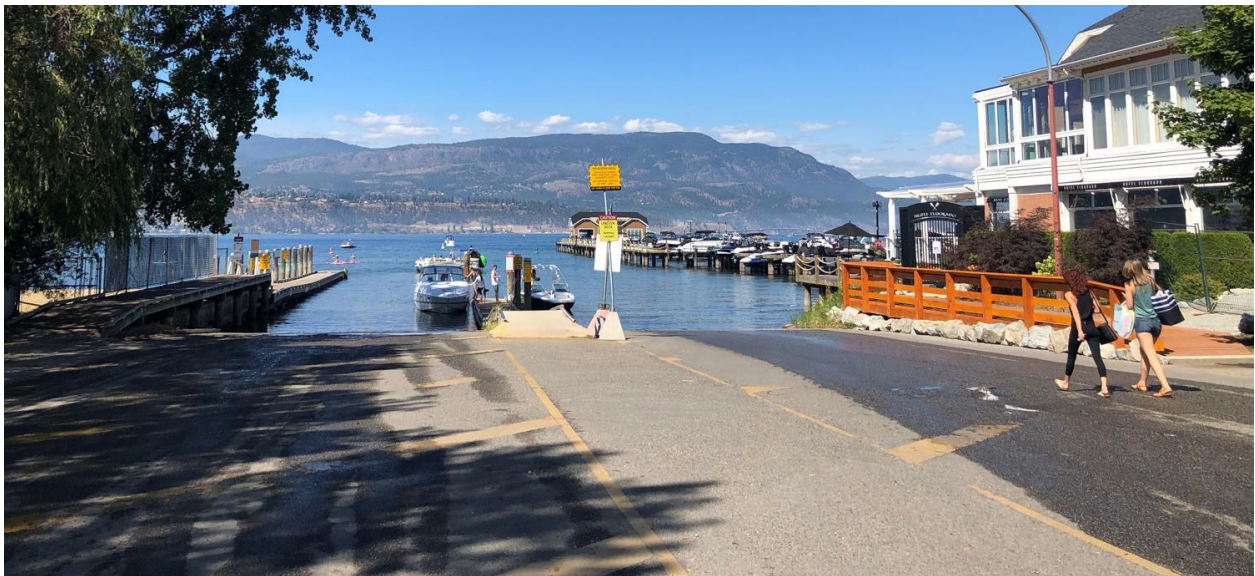
The Cook Road boat launch is situated between the Eldorado Hotel at the north, and residential property at the south. The launch is accessible from the Cook Road / Lakeshore Road intersection and exits onto Truswell Road. The launch features two ramps with capacity for four simultaneous launches, two docks, and areas for queuing and staging. A pay parking lot is located at the launch with capacity for 41 single vehicles and 52 vehicles with trailers. The 2022 summer season parking rates for single vehicles were \$1.25 per hour or \$10.50 per day while the rates for vehicles with trailers are \$5.25 per hour or \$26.50 per day.

The Cook Road launch was reconfigured in 2021 to improve traffic circulation. The changes included limiting vehicles to one-way traffic within the launch and parking areas, queueing area improvements, new staging and tying area, and separating single vehicle parking from trailer parking.

Upgrades to increase pedestrian accessibility and safety were also completed.

The Aqua Boat Club is located adjacent to the launch and provides both valet and boat sharing services at the Cook Road launch. The Aqua Boat Club valet service uses a machine lift to quickly launch and remove boats from Okanagan Lake.

*Figure 1.2: Cook Road Boat Launch*



## WATER STREET

The Water Street boat launch is located at Kelowna's downtown waterfront, accessible from Water Street and situated between commercial properties, including restaurants and the Marriott Grand Okanagan Resort. The popular Waterfront Promenade pedestrian path crosses the launch site between the boat ramp and public parking, as shown below in **Figure 1.3**.

The launch features two ramps with capacity for four simultaneous launches, and three docks. Minimal space is provided for boat launch traffic, with no designated area for queueing or staging boats. A pay parking lot is also located at the launch site with a capacity of 18 single vehicles. In addition, there are eleven (11) short-term, 30-minute parking stalls for use by the public for loading/unloading of equipment onto watercraft. The 2022 summer season parking rates for single vehicles were \$1.25 per hour. No parking for vehicles with trailers is provided at this boat launch; however, some launch users have been observed parking vehicles with trailers at the Prospera Place parking lot operated by Impark. For oversized vehicles the parking rate is \$8 per hour, \$45 for 12 hours, or \$80 for 24 hours. These rates are substantially higher than the rates charged by the City at the Cook Road launch.

Boat rental, valet, and water taxi services use the Water Street launch through various companies with offices and boat storage located off-site.

*Figure 1.3: Water Street Boat Launch (Google Maps, 2016)*



## SUTHERLAND BAY

The Sutherland Bay boat launch is located within Sutherland Bay Park, adjacent to Knox Mountain and is accessible at the Cambridge Avenue and Ellis Street intersection. Limited facilities are provided, and the launch is only suitable for small boats due to shallow water and sandbanks. Amenities include one unpaved ramp, which has capacity for two simultaneous launches and public washrooms. Docks are not provided. Unrestricted on-street parking is available along Ellis Street.

*Figure 1.4: Sutherland Bay Park Boat Launch (Google Maps, 2016)*



## 2.0 DATA COLLECTION AND ANALYSIS

Data collection and analysis was performed with the intent of understanding the challenges and opportunities at each launch site.

### 2.1 DATA SOURCES

The three data sources used in the launch analysis include:

- On-site counts and surveys
- Cook Road parking database
- Water Street video footage

Each data source is described in further detail below.

Please note that all data collected through the 2021 season may be underestimated due to the impacts of the COVID-19 Public Health Orders in place at that time and local wildfires, which likely resulted in lower-than-average boat launch user numbers.

### ON-SITE DATA COLLECTION

On-site data collection was conducted in August 2021. The data collection dates are summarized below in **Table 2.1**.

*Table 2.1: On-site Data Collection Dates*

Date	Location	Weather
Wednesday, August 18 <sup>th</sup> , 2021 3pm-8pm (5 hours)	Cook Road, Water Street	Sunny, High of 27° C, Calm
Friday, August 20 <sup>th</sup> , 2021 3pm-8pm (5 hours)	Sutherland Bay	Sunny, High of 27° C, Windy
Saturday, August 28 <sup>th</sup> , 2021 12pm-5pm (5 hours)	Cook Road, Water Street	Sunny, High of 26° C, Calm
Sunday, August 29 <sup>th</sup> , 2021 12pm-5pm (5 hours)	Sutherland Bay	Sunny, High of 30° C, Calm

The on-site data collection provided counts of the number of boat launch users, in addition to surveying users at the launch ramps and queues, when possible. A total of 93 launch users were surveyed.

### COOK ROAD PARKING DATA

The City provided Urban Systems access to payment transactions at the Cook Road boat launch parking lot, which were used to determine long-term demand trends. The payment transaction data includes dates, times, and durations from 2018 to 2021. The Cook Road parking lot was closed for upgrades between October 2020 and May 2021. Prior to the upgrades, the lot configuration combined single vehicles and vehicles with trailers.

The new configuration includes two separate lots for single vehicles (Lot 618A) and vehicles with trailers (Lot 618B). Additionally, parking fees for vehicles with trailers increased to \$5/hour

or \$25/day following the upgrades. It is assumed that vehicle with trailer parking demand closely represents launch demand since parking alternatives near the launch are limited.

### WATER STREET VIDEO DATA

The City provided Urban Systems access to camera footage at the Water Street launch. Four days of launch counts were completed using the camera footage, chosen based on parking patterns at the Cook Road launch, as summarized below in **Table 2.2**.

*Table 2.2: Water Street Video Dates*

<b>Date</b>	<b>Condition (Based on Cook Rd Data)</b>	<b>Weather</b>
Thursday, July 8 <sup>th</sup> , 2021	Typical Weekday	Sunny, High of 25° C, Calm
Saturday, July 10 <sup>th</sup> , 2021	Typical Weekend	Sunny, High of 27° C, Calm
Sunday, July 18 <sup>th</sup> , 2021	Busy Weekend	Sunny, High of 28° C, Calm
Friday, July 23 <sup>rd</sup> , 2021	Busy Weekday	Sunny, High of 29° C, Calm

## 2.2 DATA TRENDS

The data described above was used to determine the following boat launch demand and observations.

### 2.2.1 GENERAL TRENDS

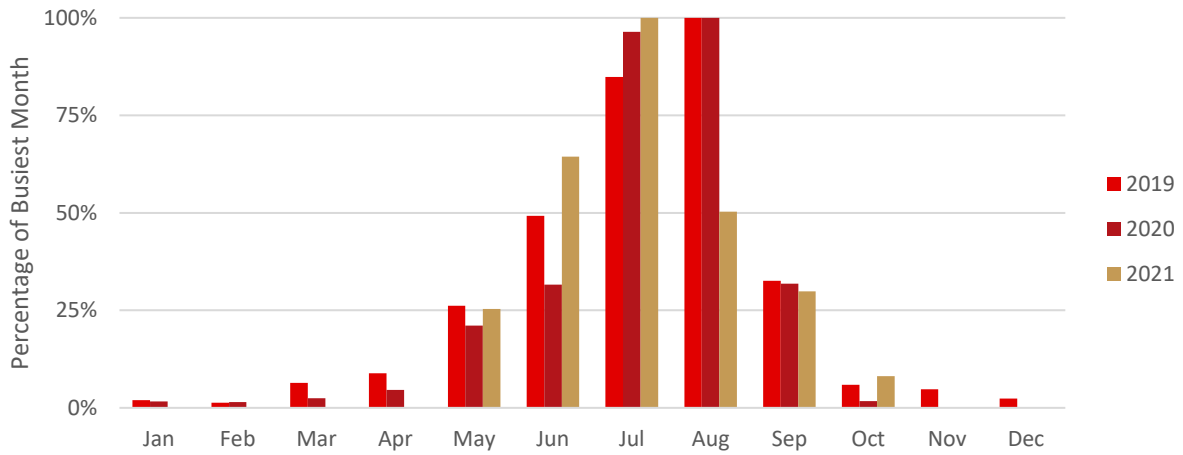
Seasonality, user location, and launch duration are applicable to all launch locations, as described in the following section.

### SEASONALITY

Seasonal launch demand between 2019 and 2021 is shown below in **Figure 2.1**. Launch seasonality was derived from parking payment transactions at Cook Road; however, it is assumed to be applicable to all launch locations.

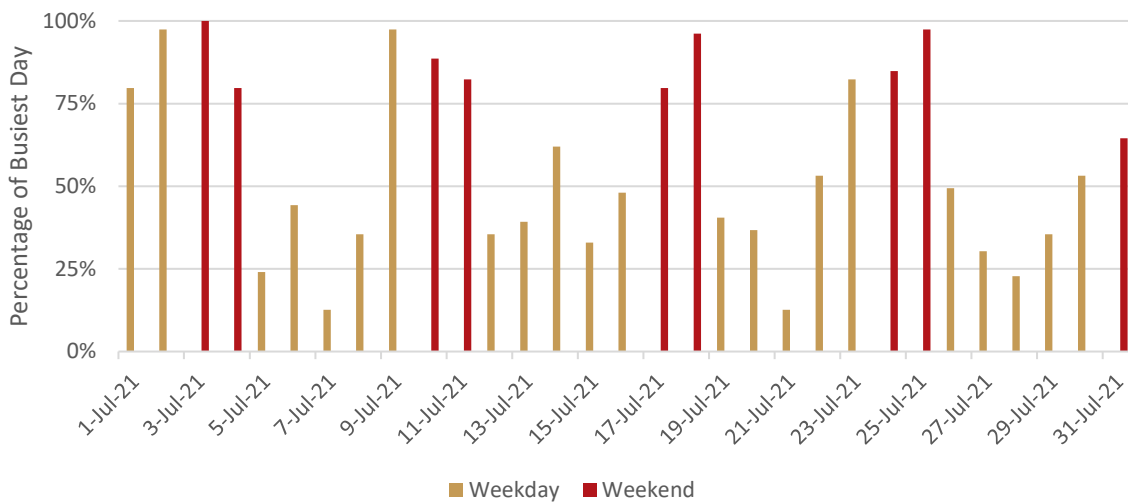
Launch utilization is highest in July and August, which represents 100% of the peak monthly demand. Inconsistencies between years are attributed to the ongoing COVID-19 Public Health Orders (2020/21) and a severe wildfire season (2021) in the Okanagan, as boat use is heavily influenced by weather and travel. The Cook Road parking lot was closed for upgrades between October 2020 and May 2021; therefore, no data is available for these months.

Figure 2.1: Seasonality



Launch demand is higher Friday through Sunday compared to weekdays, as shown below in Figure 2.2.

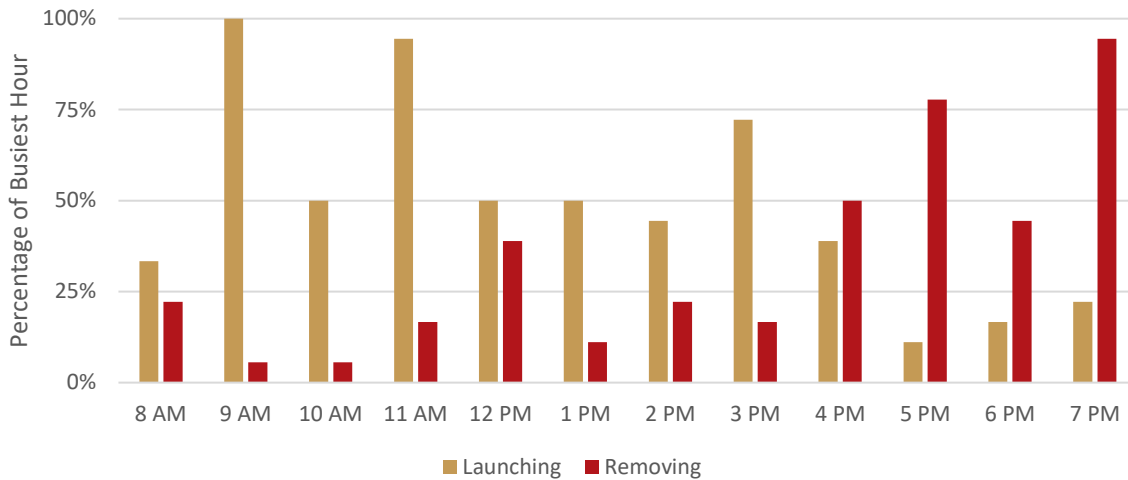
Figure 2.2: Monthly Demand (Cook Road, July 2021)





There is no clear peak hour for launch use, as shown below in **Figure 2.3**. Boats are typically launched in the morning and afternoon and removed in the evening.

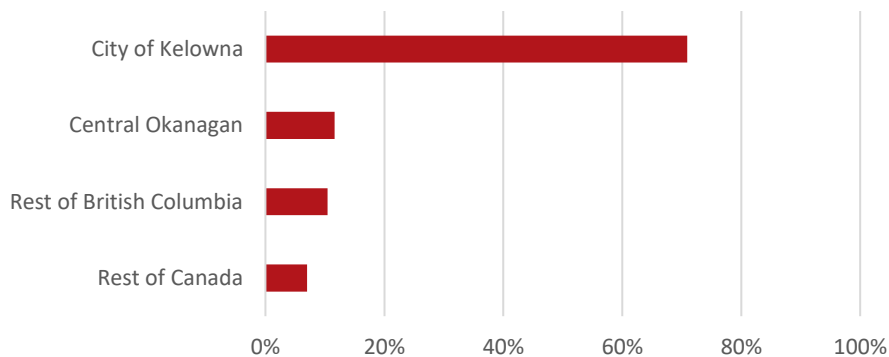
Figure 2.3: Typical Weekend Launch Use (Water Street, July 10th, 2021)



### USER LOCATION

Approximately 70% of all launch users are from the City of Kelowna, as shown below in **Figure 2.4**. User location was determined through the data collection at the three launch locations. The survey was conducted while Public Health Orders advised against travel to and from the Interior Health Region, and therefore the proportion of local users may be higher than a typical year.

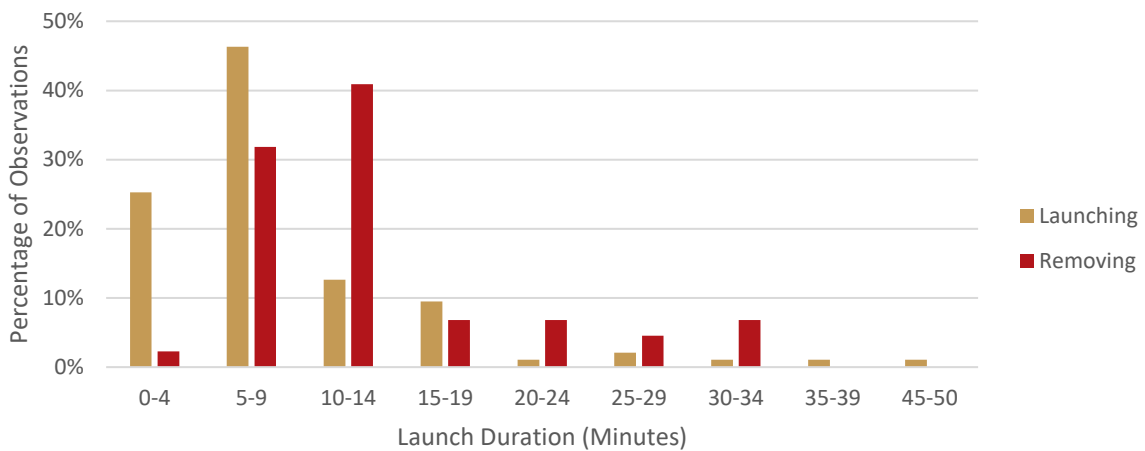
Figure 2.4: User Location



## LAUNCH DURATION

The average time a user spends launching or removing a boat is 10 minutes, as calculated from the moment the user’s vehicle leaves the queue to when the vehicle is off the ramp. The time to launch a boat into the water is typically faster than removing a boat, as shown below in **Figure 2.5**. Launch duration was measured from a sample of 139 launch times at Water Street. Cook Road launches are anticipated to have faster average launch times due to the efficiency of the Aqua Club boat valet vehicles.

Figure 2.5: Launch Durations (Water Street)



### 2.2.2 COOK ROAD

The following describes demand, capacity, and user type at the Cook Road launch.

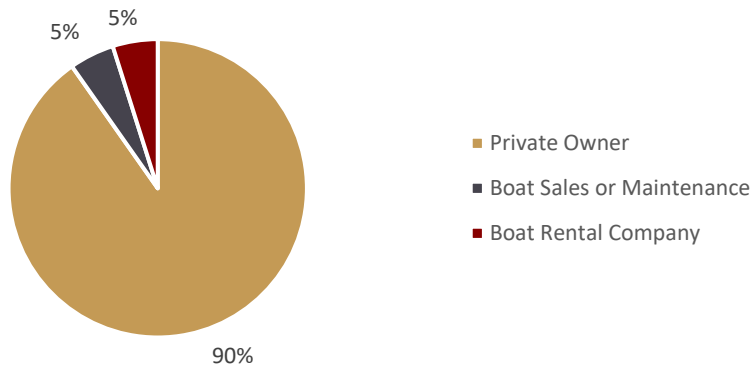
#### DEMAND

Annual demand at the Cook Road boat launch is estimated to be between 15,000 and 20,000 users per year. The estimated demand was derived from a combination of on-site counts and parking data for August 2021 with seasonal factors applied. Demand is highly variable and impacted by weather and local fires.

## LAUNCH USERS

Based on 41 in-person survey responses conducted at the launch site, approximately 90% of Cook Road users are private boat owners, as illustrated below in **Figure 2.6**. The remaining users consist of boat sales, maintenance, and rentals. Aqua Club boat valet users were not surveyed due to launch speed.

Figure 2.6: Cook Road Launch Use



## QUEUEING AND CAPACITY

The Cook Road launch has a designated queueing area which allows approximately eight to ten boats to queue at the entrance of the ramp before blocking Cook Road. The longest queue observed during on-site data collection was eight boats, which did not impede onto Cook Road.

Urban Systems observed a peak hour of 25 boats launched at Cook Road. Based on a launch duration sample taken at Water Street, the estimated launch capacity at Cook Road is approximately 23 boats per hour, with an average launch duration of 10 minutes and a ramp capacity of four simultaneous launches. However, the Cook Road launch capacity is likely underestimated due to the faster launch times of the Aqua Club Boat Valet, more space, designated queueing and staging areas, and limited boat rental and pedestrian activity.

### 2.2.3 WATER STREET

The following describes demand, capacity, and user type at the Water Street boat launch.

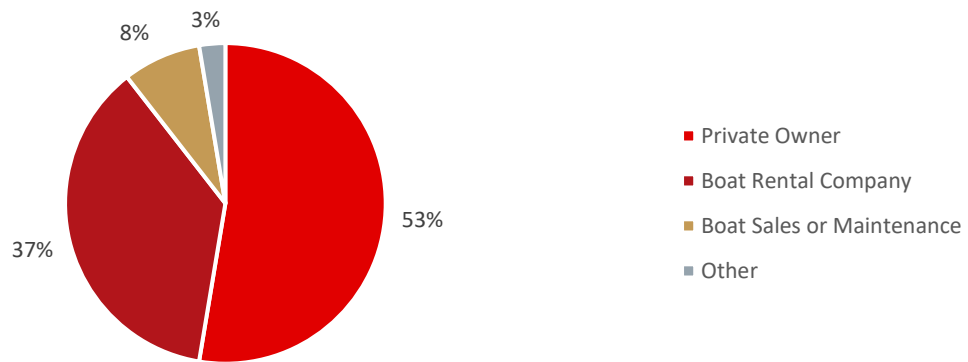
#### DEMAND

Annual demand at Water Street is estimated to be between 10,000 and 15,000 users per year. The estimated demand was derived from July 2021 site counts with seasonal factors applied. Demand is highly variable and impacted by weather and local fires. The 2021 demand may be underestimated due to the impacts of the COVID-19 Public Health Orders and local wildfires.

## USER TYPE

Approximately half of the 38 launch users surveyed at the Water Street boat launch were private boat owners, as illustrated below in **Figure 2.7**. A high presence of boat rental companies also operate at the Water Street boat launch, consisting of almost 40% of users. During the site visit, Urban Systems noticed that boat rental companies frequently conduct their business (paperwork, instruction) while occupying the ramp. The remaining users are boat sales and maintenance, and one launch by Central Okanagan Search and Rescue.

Figure 2.7: Water Street Launch Users



## QUEUEING AND CAPACITY

The Water Street launch does not have a designated queuing area; however, users typically queue along the north edge of the lot to allow free movement for other traffic. The queueing capacity is limited to approximately three vehicles with trailers before overflowing onto Water Street.

Observations from the video review shows the queue reaching capacity approximately three times per day on weekdays and eight times per day on weekends, overflowing onto Water Street three of those times. The longest duration of the queue observed on Water Street was approximately 15 minutes.

Periodically, queues would form while ramp space was available. Two scenarios causing this were observed:

- If the ramp is full, or nearly full, users will stage boats in the queue area, which often takes longer than an opening on the ramp. The queue will either be held, or users will go around.
- Users waiting to remove a boat will wait in the queue area for extended periods of time, causing confusion on ramp availability for other users.

Vehicles without boats were observed using the queueing area causing launch users to queue in the through lane and block traffic, as shown below in **Figure 2.8**.

*Figure 2.8: Water Street Blocked Queue Lane*



General traffic flow was also observed during the Water Street video review. Vehicles are frequently driving around the lot, with pedestrians and vehicles typically both yielding to each other. The pedestrian path is not restricted to the designated crosswalk and the path for launch users impedes the pedestrian crosswalk twice while reversing onto the ramp, as shown in **Figure 2.9**. The longest observed delay is when all three users (launch users, parking vehicles, and pedestrians) meet at the south half of the crosswalk.

*Figure 2.9: Water Street User Path*



The estimated capacity at the Water Street launch is approximately 23 boats launched per hour, based on the observed average launch duration of 10 minutes and ability to launch four boats simultaneously. This is consistent with the observed peak hour of 23 boats counted on-site.

## 2.2.4 SUTHERLAND BAY

The following describes demand, capacity, and user type the Sutherland Bay boat launch.

### DEMAND

Annual launch demand at Sutherland Bay is estimated to be between 2,000 and 4,000 users per year. The estimated demand was derived from August 2021 site counts with seasonal factors applied. Demand is highly variable and impacted by weather and local fires. Additionally, the site counts were taken when the water level in Okanagan Lake was extremely low, making this launch unusable for medium to large boats. A more typical year could have higher demand than the above estimate.

### LAUNCH USERS

Based on 11 surveys completed at the Sutherland Bay launch, all users were launching privately owned boats.

### QUEUEING AND CAPACITY

The Sutherland Bay launch capacity is approximately 12 boats launched per hour. The maximum queue observed was one boat.

## 2.2.5 LAUNCH SUMMARY

A summary of estimated launch demand, capacity, observed volumes and other launch attributes is provided below in **Table 2.3**.

*Table 2.3: Launch Summary*

	Cook Road	Water Street	Sutherland Bay
<b>Annual Demand</b>	15,000 – 20,000	10,000 – 15,000	2,000 – 4,000
<b>Hourly Capacity</b>	23 / 25 <sup>1</sup>	23	12
<b>Peak Hour Observed</b>	25	23	10

<sup>1</sup> The estimated capacity based on 10 minute average launch time per boat is 23, while the observed maximum capacity is 25. See Section 2.2.2 for further information.

### 3.0 ENGAGEMENT ACTIVITIES AND OUTCOMES

The following engagement activities were completed for this project:

- In-person observations and survey at the boat launches (August 2021)
- Online community survey (March-April 2022)
- Industry workshop (March 2022)
- Intergovernmental workshop (April 2022)

Key outcomes from each of the surveys are summarized below.

#### 3.1 IN-PERSON SURVEY AT LAUNCHES

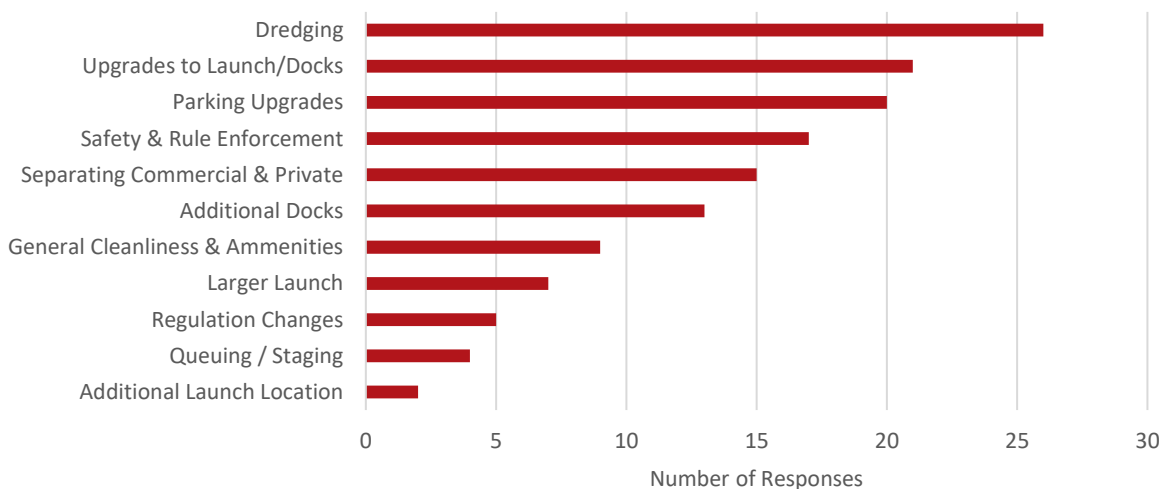
In-person engagement was conducted at the launch sites by surveying users while in launch queues and ramp area. The following section summarizes the key findings from the survey.

Approximately 50% of surveyed launch users chose the launch based on location. This was particularly relevant at Water Street and Sutherland Bay, whereas Cook Road users valued location, but also parking and launch availability as equally convincing amenities.

When asked if users would be willing to pay a fee that would contribute directly to launch upgrades, 65% of users overall responded that they would be willing to pay. Water Street, which has a significant presence of commercial boat use, showed approximately 90% of users willing to pay a fee. Cook Road, however, only had 45% of survey respondents willing to pay a user fee. Feedback on the resistance to paying a user fee at Cook Road included mention of the recent parking cost increase.

Users were also asked to provide open-ended input on launch improvements. The top three improvements identified by users include dredging, launch / dock upgrades, and parking upgrades, as shown below in **Figure 3.1**.

Figure 3.1: Launch Improvements (Open-ended Survey Responses)



Appendix A includes a comprehensive summary of the in-person survey results.

### 3.2 ONLINE COMMUNITY SURVEY

An online community survey was open on the City of Kelowna's Get Involved platform from March 5 to April 3, 2022. It provided resident and visitor perspectives which has helped to shape the context and understanding of boat launches specific to the City of Kelowna.

A total of 441 respondents completed the survey. Overall, many respondents expressed challenges with the congestion at boat launches due to a high volume of users, particularly at Water Street boat launch. A high level of concern was raised regarding the safety of pedestrians at this launch, as many feel it is unsafe to walk in the area because it is extremely busy with traffic and trailers. Additionally, parking was noted as a key challenge at all three boat launches. Other concerns noted by respondents included pollution and environmental concerns, negligence of commercial operators, safety of non-motorized users and access to the lake. 65% of respondents do not believe the City's three existing boat launches meet current demand.

Respondents believe that parking availability (for boat trailers) (74%) and how busy it is (70%) are most important in a boat launch, followed by traffic flow (68%) and depth of the launch (64%).

Appendix A includes a comprehensive summary of the community survey results.

### 3.3 INDUSTRY WORKSHOP

A workshop for industry representatives was held on March 29, 2022. It was a virtual session held over 2 hours that consisted of a presentation and several breakout sessions to discuss the project, existing conditions and operations, maintenance, and cost recovery.

In general, workshop attendees have a similar vision for City-owned boat launches, which relies on the core principles of safety, efficiency, and fair cost recovery. However, there are differences in opinions on how to achieve these objectives and whether there should be a focus on enhancing existing facilities, redistributing the demand along the lakeshore by increased boat launch supply, or both.

Workshop attendees felt the City's role should continue to own, operate, and maintain the existing boat launches and to ensure that they meet the user's expectations for the level of service. Additional areas for improvement include improved parking, signage, education, and enforcement. There may be a role for the provision of land for private operation, which provides an opportunity for redistribution of demand.

Appendix A includes a comprehensive summary of the industry workshop.

### 3.4 INTERGOVERNMENTAL WORKSHOP

A workshop for intergovernmental representatives was held on April 26, 2022. The purpose of the workshop was to connect with intergovernmental partners and seek their perspectives on Central Okanagan boat launches and to inform about the development of a 15-year plan for City of Kelowna's boat launches.



Observationally, the demand for boat launches has increased significantly; workshop attendees indicated concerns over the potential for boating spillover into neighboring jurisdictions with the implementation of the 15-year plan. Participants also highlighted the need to discuss overall lake capacity and use by boats as improvements to boat launches take place.

Several key topics emerged through discussion including options for on-water moorage to address the commercialization of boat launches. However, issues were also raised with this approach such as potential risk to sensitive habitats and challenges with creating access to mooring locations. There are also concerns that increasing capacity could induce further demand and exacerbate existing environmental issues. As the City of Kelowna and other jurisdictions consider boat launch redevelopment, there should be a mechanism in place to address environmental issues such as invasive species.

Overall, attendees were in agreement that a regional approach would create the most value to align jurisdictional objectives and ensure that gaps are not created with a lack of coordination. A high level of engagement was desired from other jurisdictional partners in the preparation and development of the plan.

Appendix A includes a comprehensive summary of the intergovernmental workshop.

## 4.0 GUIDING PRINCIPLES AND OBJECTIVES

A set of *guiding principles* and *objectives* for boat launch management have been developed to inform decision making and the development of a boat launch management strategy. The *guiding principles* are value statements based on Imagine Kelowna and what the team heard through the engagement activities. The *objectives* are more specific statements of what the boat launch management strategy is trying to achieve. The *objectives* reflect the values contained in the *guiding principles*.

### 4.1 GUIDING PRINCIPLES

The guiding principles for boat launch management are:

- Fairness
- Sustainability (Environmental and Financial)
- Collaboration
- Service Excellence

These were informed by the Imagine Kelowna principles and goals in addition to what we heard during the engagement activities.

### 4.2 OBJECTIVES

The objectives for the boat launch management strategy are:

1. **Focus on the user experience**
  - a. Endeavor to provide an excellent experience that is safe for boat launch and waterfront users.
2. **User-pay cost recovery**
  - a. The boat launch operations, maintenance and renewal will pay for itself.
3. **Balanced Okanagan Lake access**
  - a. Enable lake access for all users while considering the carrying capacity of the lake and impact of recreation.
4. **Explore partnerships**
  - a. Innovate on partnership opportunities for service delivery.

These objectives were developed based on the guiding principles and will be used as the basis of the development and evaluation of the boat launch management strategy.

# APPENDIX A

## WHAT WE HEARD ENGAGEMENT SUMMARY

City of Kelowna

# Boat Launch Operations and Management Plan

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## What We Heard Engagement Summary

January 2023



## INTRODUCTION

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Okanagan Lake was noted as an important community asset throughout the [Imagine Kelowna](#) process and residents shared the importance of balancing recreational quality of life opportunities with environmental protection, water quality, and public ownership of the waterfront.

The City's boat launches require significant annual maintenance to ensure they remain functional, and their management and operations represents a tangible and practical opportunity to ensure fair and equitable lake access for residents, visitors, and businesses alike.

We are creating a 15-year plan to navigate the future of our City's boating facilities, to ensure our public amenities are accessible for all and preserved for years to come.

To better understand perspectives on City-owned and operated boat launches the City engaged with the public and stakeholder. This report summarizes what was heard throughout the engagement process.

## ENGAGEMENT OPPORTUNITIES

---

A total of four engagement opportunities were undertaken to support this project: one in-person survey, one online community survey, one workshop for industry representatives, and one workshop for intergovernmental partners:

**93**  
RESPONDENTS

### *In-Person Survey / August 18, 2022 – August 29, 2022*

This in-person survey was conducted at the different launch sites by surveying users while in launch queues and ramp area from August 18, 2022 to August 29, 2022. The users were asked a variety of questions about the launch site, including fees and possible improvements.

**441**  
RESPONDENTS

### *Community Survey / March 5, 2022 – April 3, 2022*

This online community survey was open on the City of Kelowna's Get Involved platform from March 5 to April 3, 2022. It collected resident and visitor perspectives which has helped to shape the context and understanding of boat launches specific to the City of Kelowna, their uses, and what their management and operations look like in the future.

**14**  
ATTENDEES

### *Industry Workshop / March 29, 2022*

This 2-hour virtual meeting held via Zoom provided industry representatives with the opportunity to inform the development of a 15-year plan for the City of Kelowna's boat launches that reflects industry perspectives. Industry representatives included Tourism Kelowna, tour operators, rental companies, boat clubs, supply stores, and marinas.

**6**  
ATTENDEES

### *Intergovernmental Workshop / April 26, 2022*

This 2-hour virtual meeting held via Zoom provided an opportunity to connect with intergovernmental partners. The workshop provided an opportunity to share perspectives on Central Okanagan boat launches and to inform neighbouring communities about the development of the 15-year plan.

## ENGAGEMENT OBJECTIVES

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The overall objectives of this engagement were:

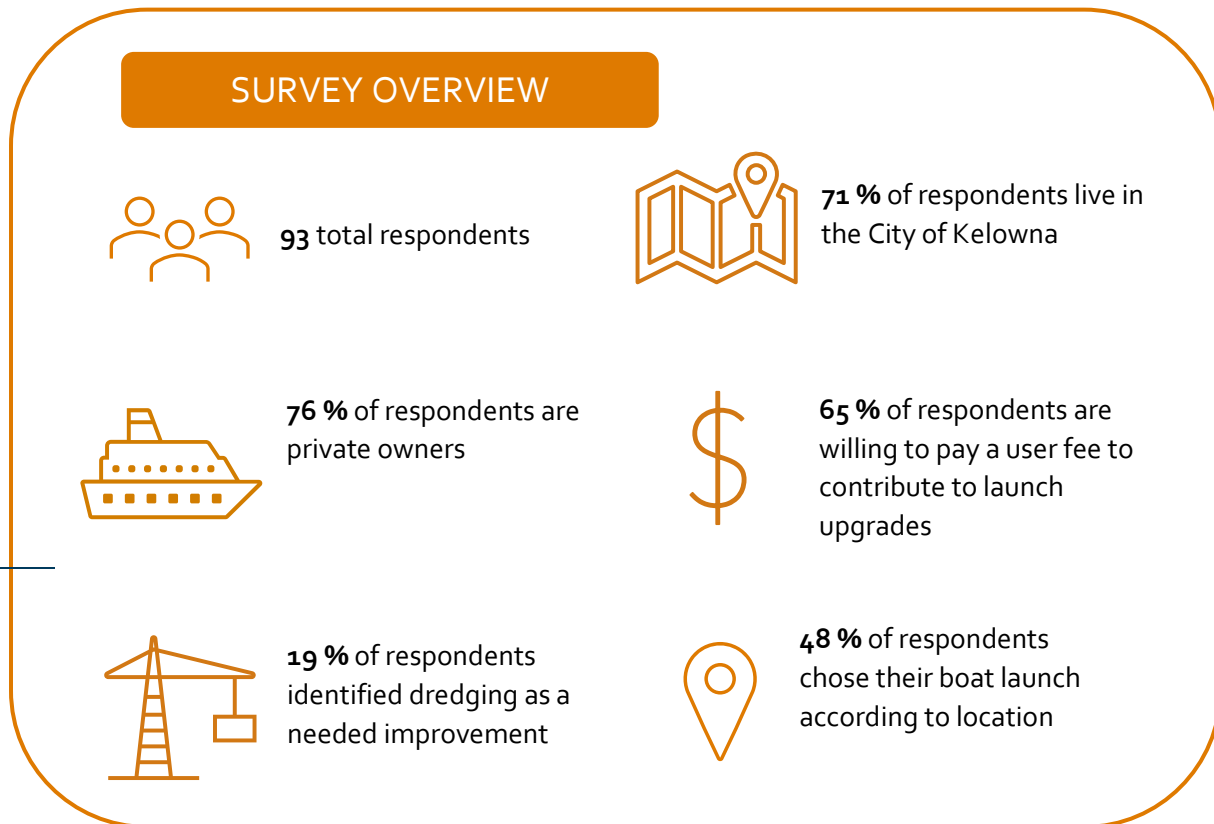
- To inform City of Kelowna residents and stakeholders on the project, process, and provide an opportunity for feedback in a way that is interesting and easy to understand.
- To consult with City of Kelowna residents on the value and use of lake-affiliated public amenities, such as boat launches and the services offered around them.
- To consult with key stakeholders (private companies, local tourism associations, regional, and First Nation governments, etc.) on the impact of operational changes to City-owned boat launches.
- To inform City of Kelowna Mayor and Council on the outcomes of the project and to provide sound rationale for decision-making.

## WHAT WE HEARD

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What we heard from participants through the four formal engagement opportunities is summarized in the subsections below.

### In-Person Survey / August 18, 2022 – August 29, 2022



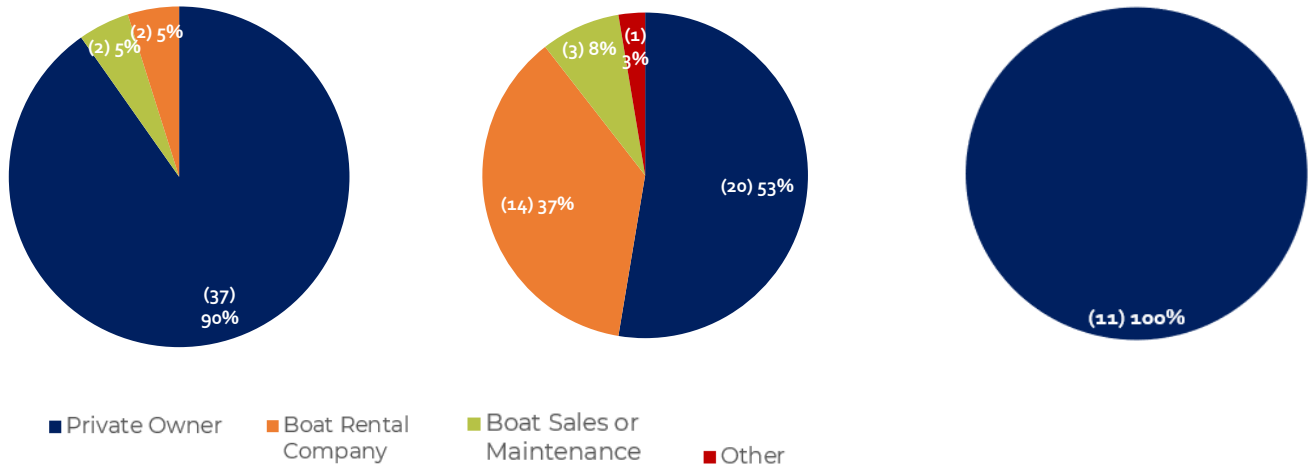
## IN - PERSON SURVEY - WHAT WE HEARD

### 1. What type of boat launch user do you identify as?

Cook Road Boat Launch (n=41)

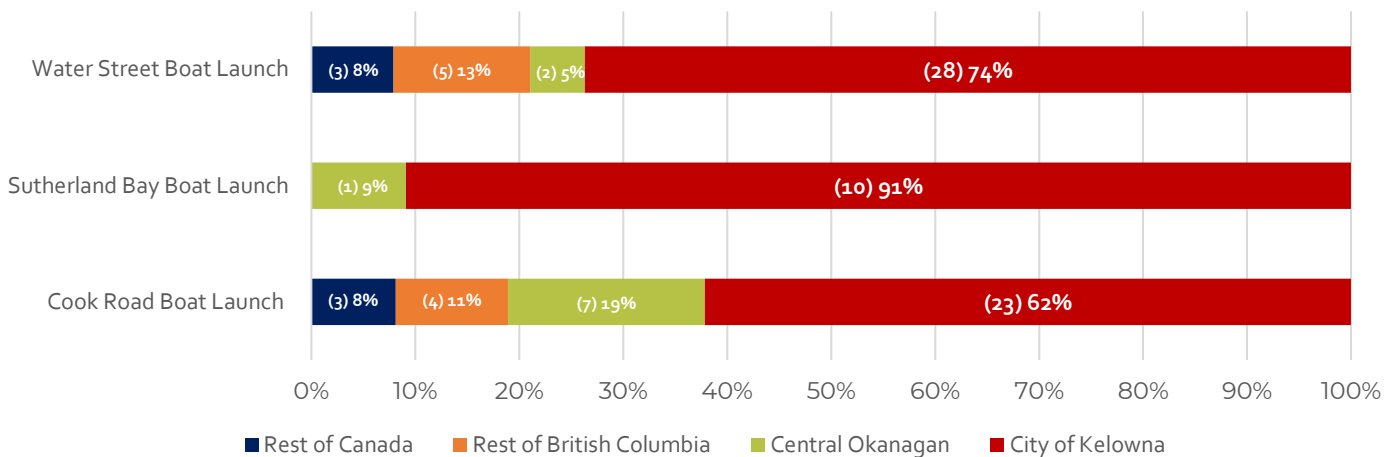
Water Street Boat Launch (n=38)

Sutherland Bay Boat Launch (n=11)



Both Cook Road (90%) and Sutherland Bay (100%) boat launch users that were surveyed were found to generally be private owners. However, the Aqua Club boat valet users at Cook Road were not captured in the survey due to the launch speed. Water Street boat launch users have a mix of user types, with 53% being private owners and 37% being boat rental companies.

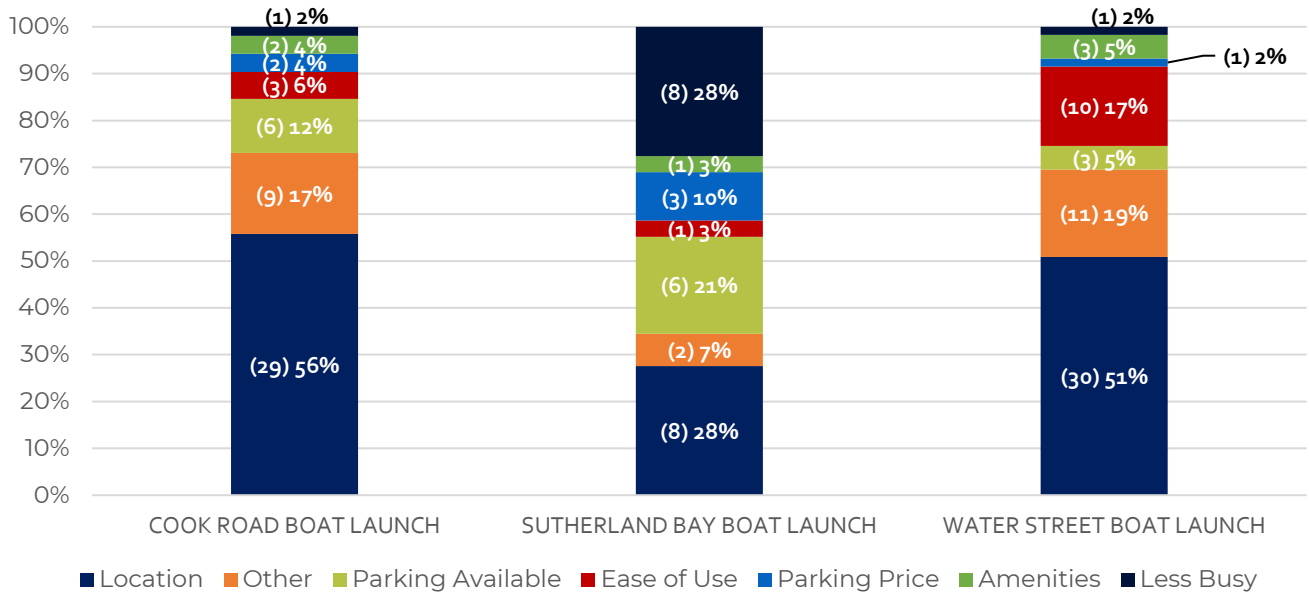
### 2. Where do you/your clients live? (n=86)



Overall 71% of the boat launch users live in the City of Kelowna. Sutherland Bay boat launch had the highest percentage of City of Kelowna residents (91%), with the majority of Water Street and Cook Road users (74% and 62% respectively) also being from the City of Kelowna. The survey was conducted while Public Health Orders advised against travel to and from the Interior Health Region, and therefore the proportion of local users may be higher than a typical year



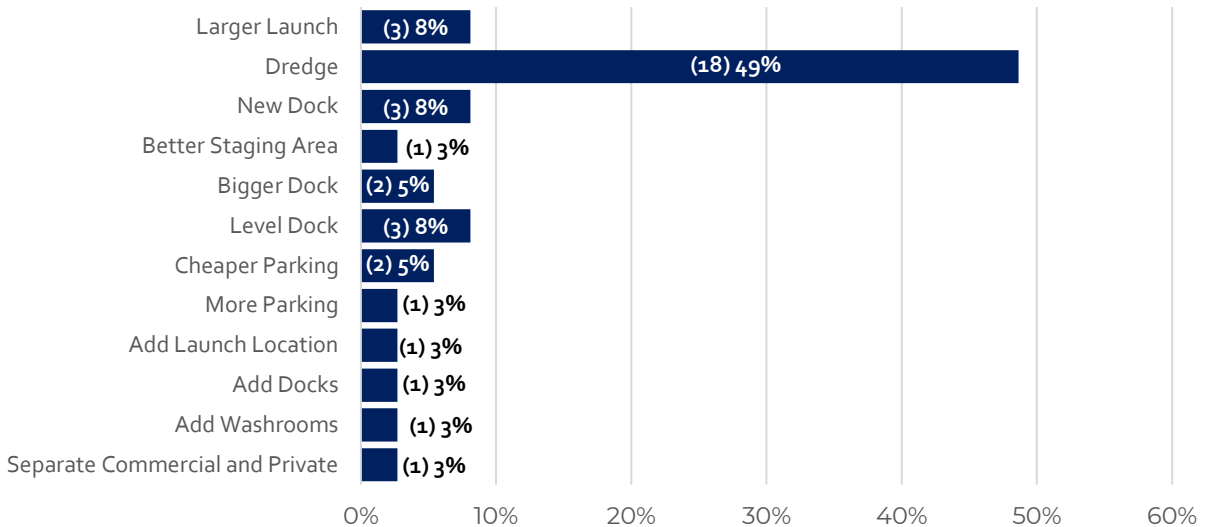
3. Why did you choose this launch location? (n=140)



Throughout all three boat launches, location was the most selected answer at 56%, 28% and 51%. 'Other' can be described as things such as water depth, safety of rocks, and boat launch rating.

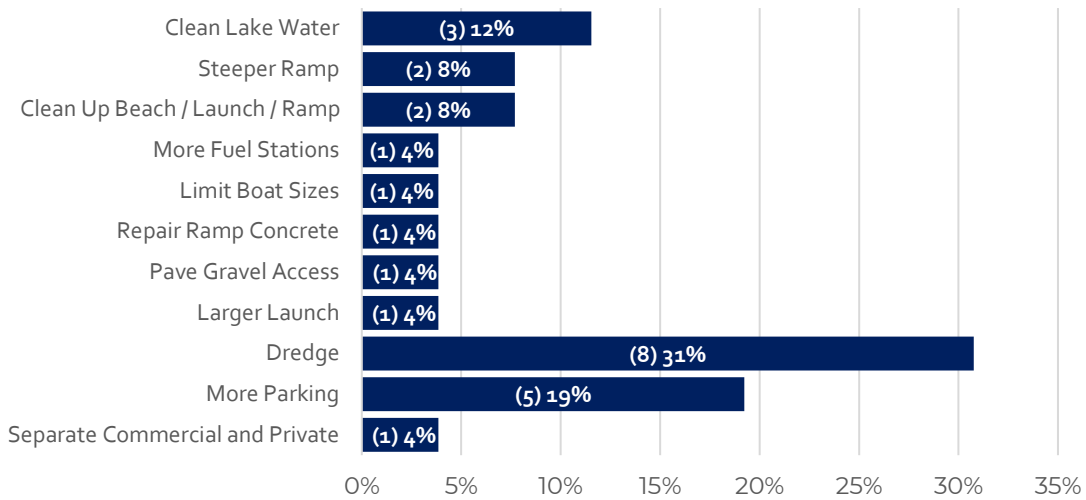
4. How would you improve this boat launch?

Cook Road Boat Launch (n=37)



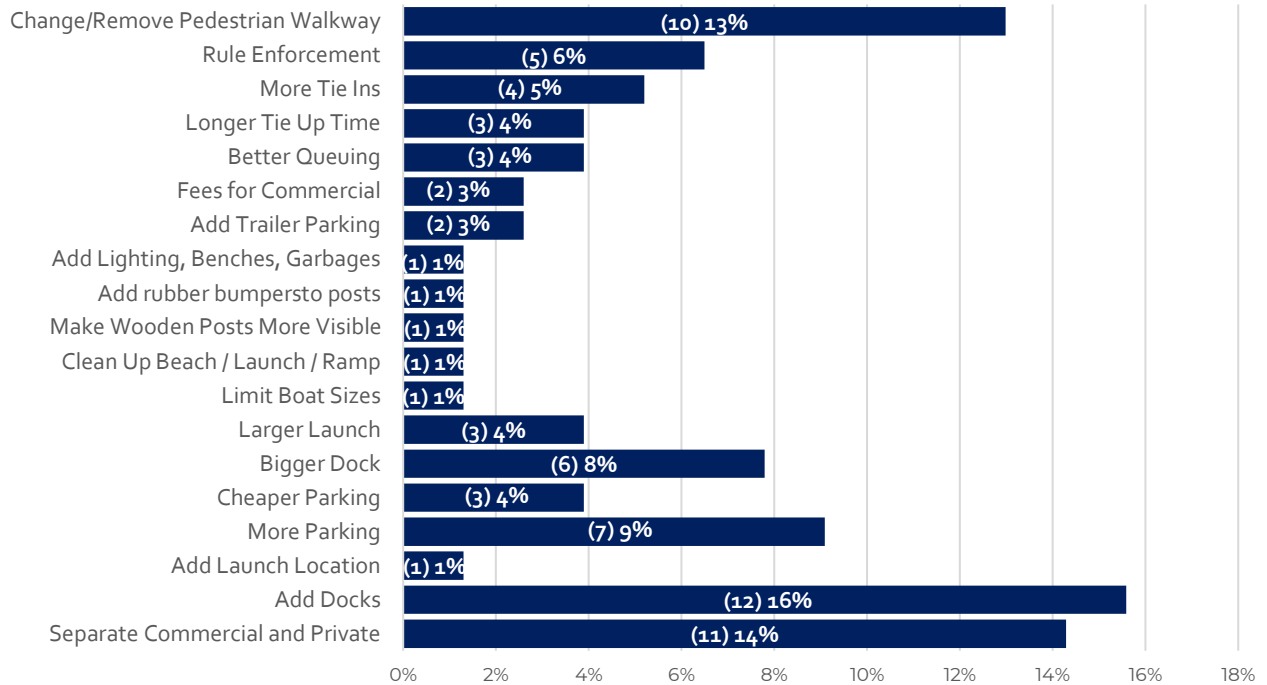
The top improvement identified for the Cook Road boat launch is dredging, with 49% of the respondents recommending it.

## Sutherland Bay Boat Launch (n=26)



Most respondents at the Sutherland Bay boat launch identified dredging (31%) to improve the launch. The second most common improvement identified by users was more parking (19%).

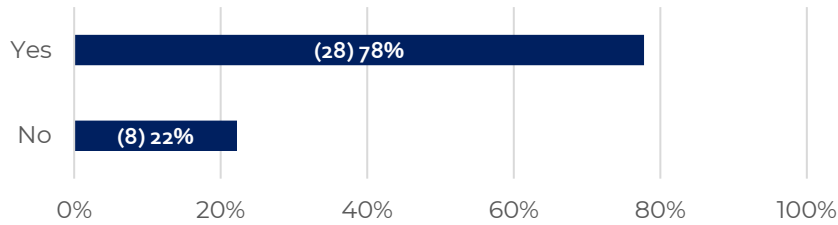
## Water Street Boat Launch (n=77)



At the Water Street boat launch adding more docks (16%), separating commercial and private users (14%) and to change/remove the pedestrian walkway (13%) were the most commonly identified improvements.

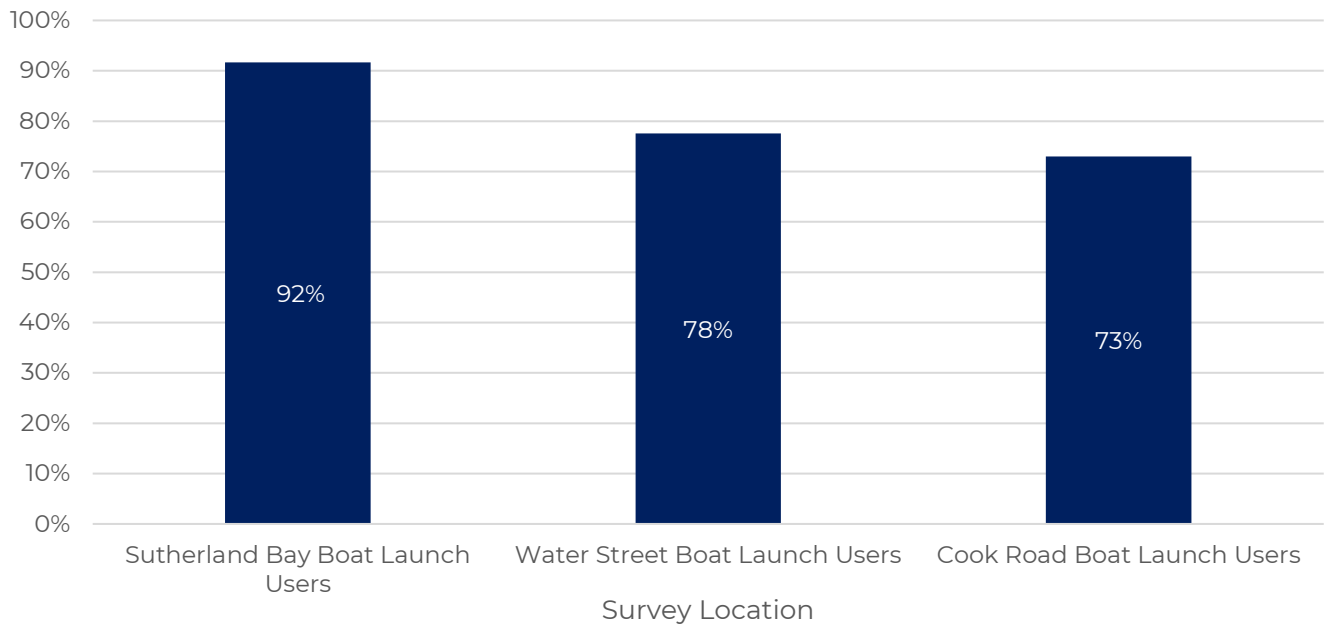
5. Do you park your vehicle and trailer on-site? (n=36)

Cook Road Boat Launch



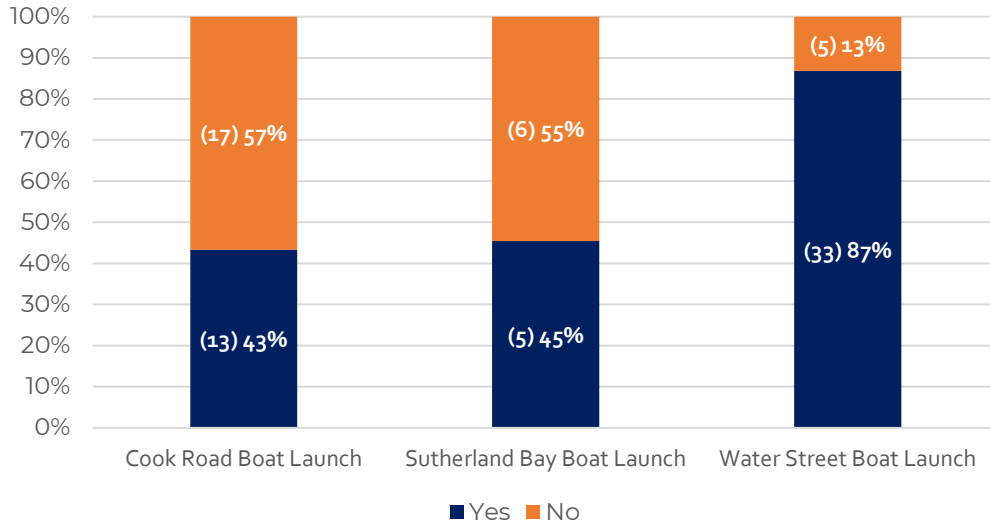
The Cook Road boat launch is the only location with on-site parking, with 78% of the respondents parking their vehicles and trailers on-site.

6. What percentage of time do you use the launch location at which you were surveyed? (n=93)



Most respondents primarily use the location at which they were surveyed. Some of the users at Cook Road typically use launches outside this study, but due to fires at the other launches they were using Cook Road.

7. **Would you be willing to pay a user fee that would go directly towards facility enhancement?**  
(n=79)



Overall, 65% of users responded that they would be willing to pay a fee that would directly contribute to launch upgrades. Water Street, which has a significant presence of commercial boat use, had the highest willingness to pay a fee (87%). At Cook Road there was a lower willingness to pay a fee (43%). Feedback on the resistance to pay a user fee at Cook Road included mention of the recent parking cost increase.

## SURVEY OVERVIEW



**441** total respondents



Open on the City of Kelowna's Get Involved platform from **March 9 to April 3, 2022**



**96%** of respondents felt they had enough information to participate in a meaningful way



**98%** of respondents felt the information was easy to understand



**71%** of respondents are recreational boat launch users



**91%** of respondents live in Kelowna for most of the year



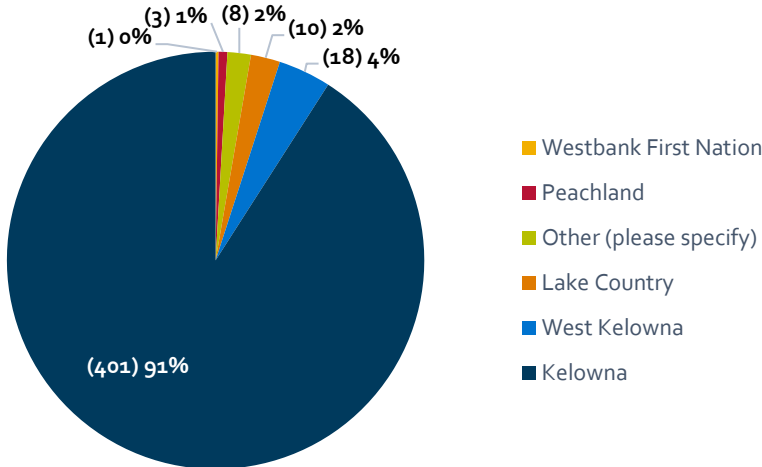
**74%** of respondents believe that parking for boat trailers is most important in a boat launch



**41%** of respondents do not believe the City's three existing boat launches meet current demand

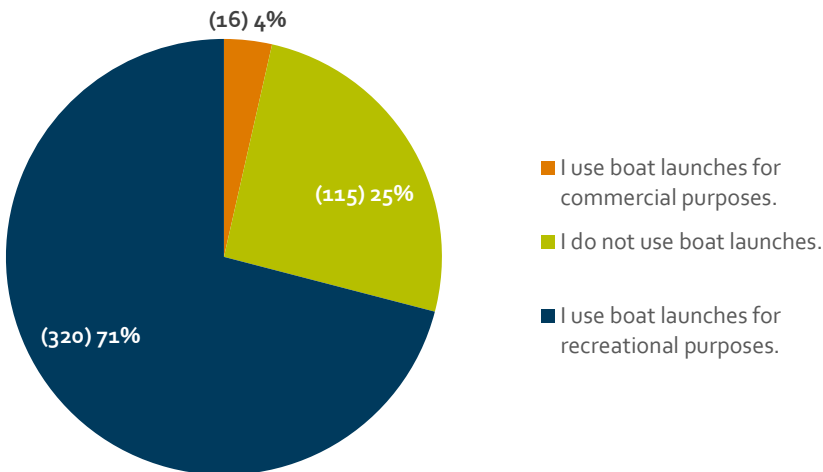
## COMMUNITY SURVEY - WHAT WE HEARD

### 1. Where do you live for most of the year? (n = 441)



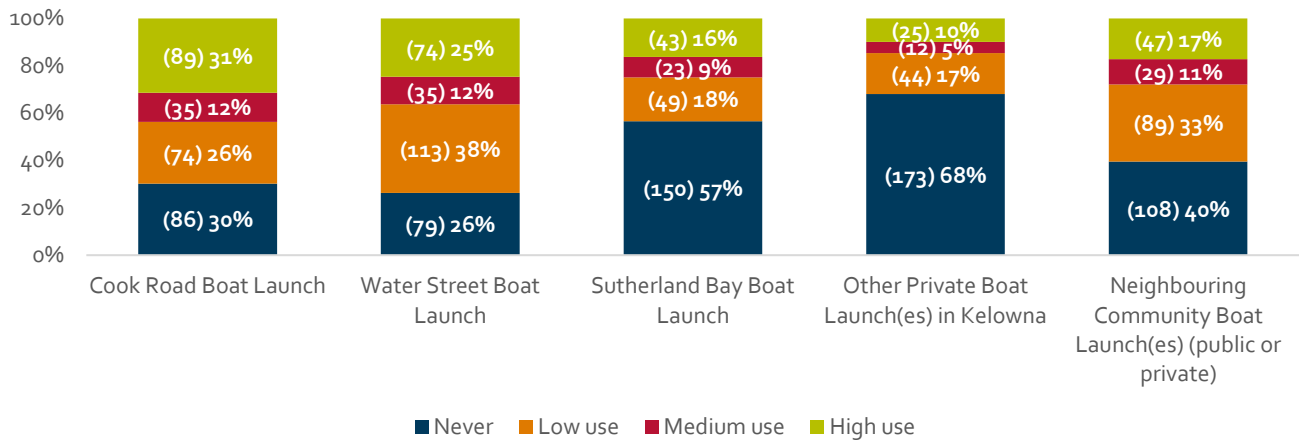
Most survey respondents primarily reside in Kelowna (91%). Few indicated that they live in West Kelowna (4%) and Lake Country (2%). “Other” responses include Alberta, Vancouver, Nakusp and Hong Kong.

### 2. What best describes you? Please select all that apply. (n = 441)



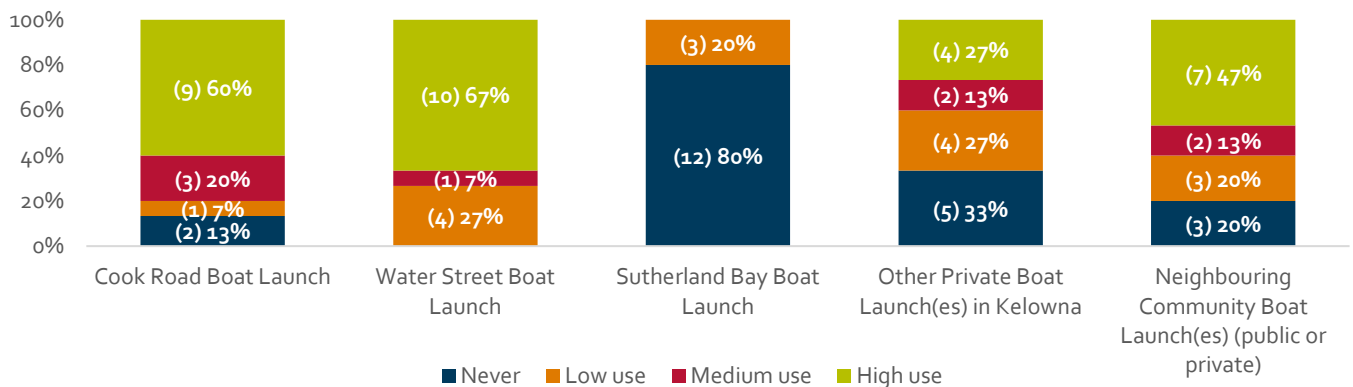
Nearly three-quarters of survey respondents indicated that they use boat launches for recreational purposes (71%), while a quarter of respondents do not use boat launches (25%) and 4% use boat launches for commercial purposes.

3. How frequently do you use the following for recreational purposes?<sup>1</sup> (n = 320)



Respondents indicated that of the City-owned boat launches, they most frequently use the Cook Road and Water Street boat launches for recreational purposes, followed by the Sutherland Bay boat launch. Respondents least frequently use the private boat launches in Kelowna.

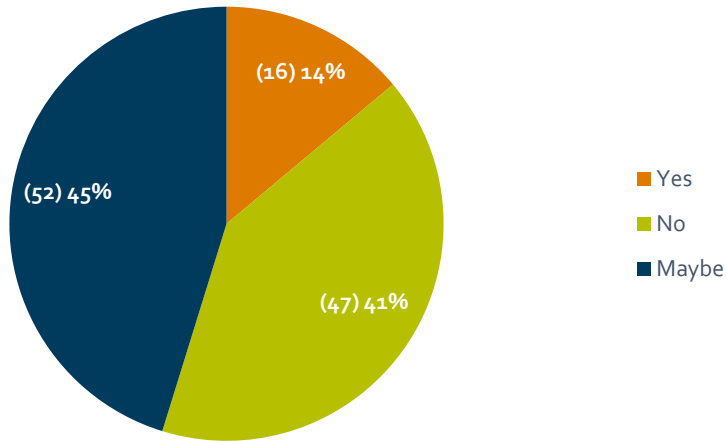
4. How frequently do you use the following for commercial purposes?<sup>1</sup> (n = 16)



Respondents indicated that they use the Water Street and Cook Road boat launch the most frequently for commercial purposes, followed by neighbouring community boat launches (public or private). Results reveal that the Sutherland Bay boat launch is rarely used by respondents for commercial purposes.

<sup>1</sup> Low use frequency was determined by grouping the proportion of responses that was the sum of categories defined as "once a year" and "twice a year." Medium use frequency was determined by responses defined as "once per month." High use frequency was determined by grouping the proportion of responses that was the sum of categories defined as "once every two weeks" and "at least once a week."

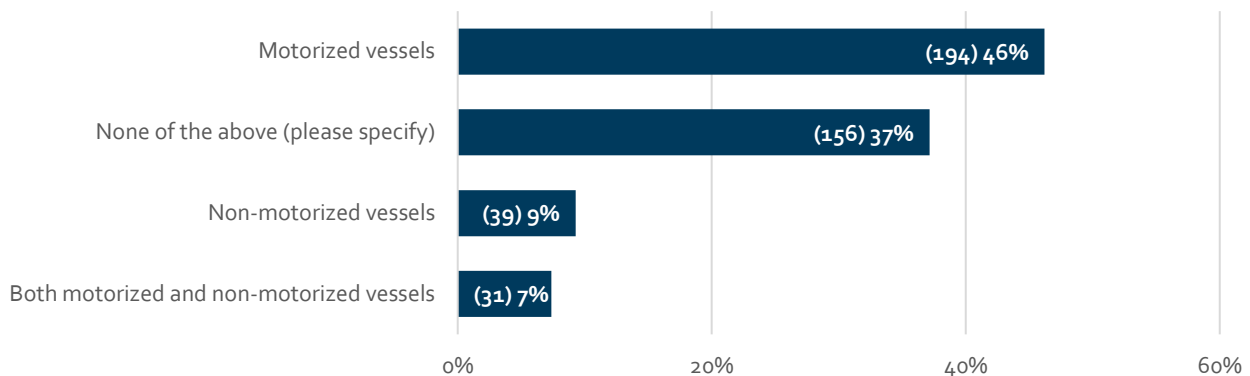
5. Do you plan to use boat launches in the future? (n = 115)



Nearly half of respondents indicated that they may use boat launches in the future (45%), while 41% indicated they do not plan on using boat launches in the future and 14% indicated that they do plan on using boat launches in the future.

### Cook Street Boat Launch

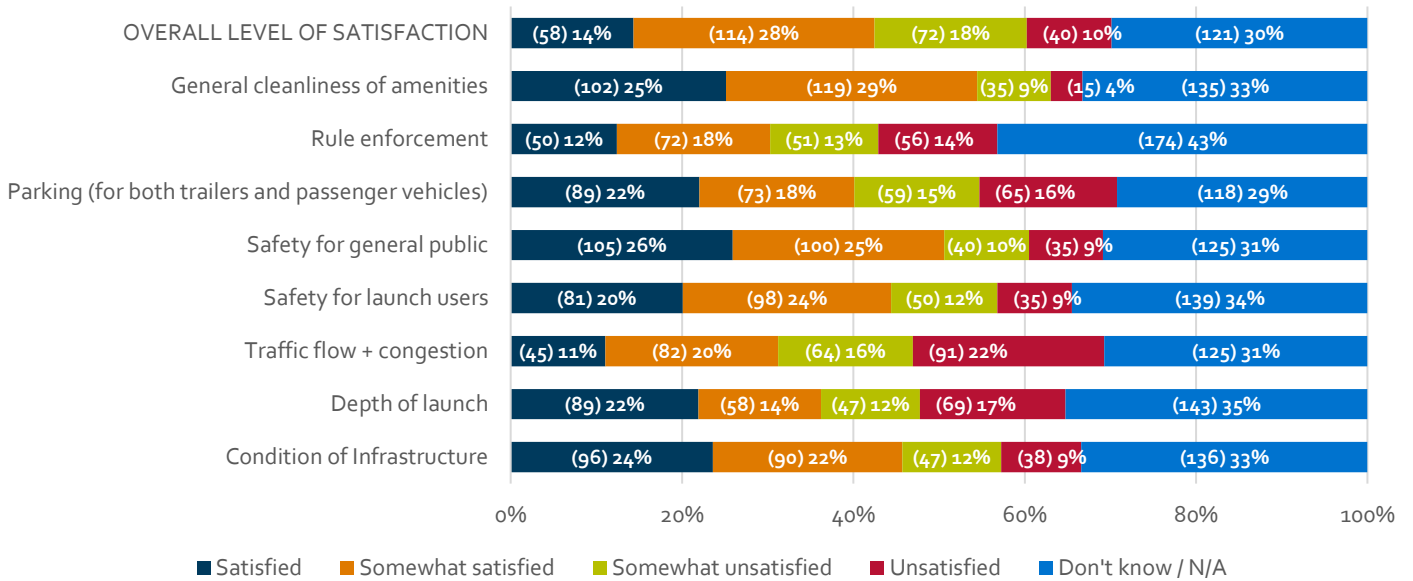
6. At the Cook Road Boat Launch I launch: (n = 420)



At the Cook Street boat launch, nearly half of respondents indicated that they use motorized vessels (46%). Those who selected 'none of the above' (37%) commonly indicated that they do not use this boat launch.



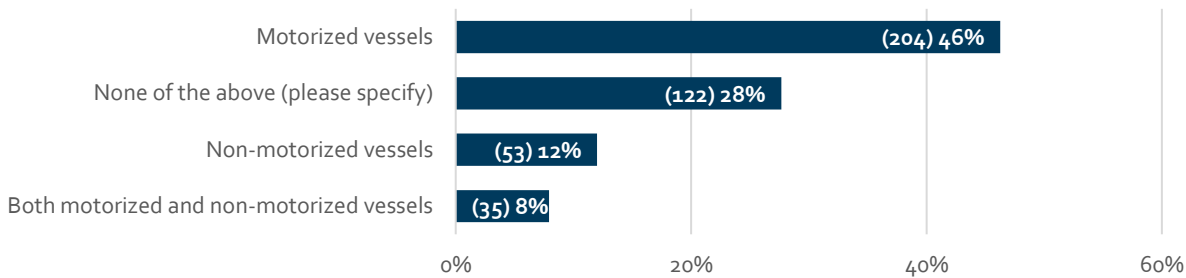
7. How satisfied are you with each of the following at the Cook Road Boat Launch? (n = 409)



Nearly half (42%) of Cook Road boat launch users expressed a level of satisfaction, overall. The categories that ranked the highest include the **general cleanliness of amenities** (54% satisfied and somewhat satisfied) and **safety for general public** (51% satisfied and somewhat satisfied). Users are least satisfied with the **traffic flow and congestion** (38% unsatisfied and somewhat unsatisfied) and **parking** (31% unsatisfied and somewhat unsatisfied).

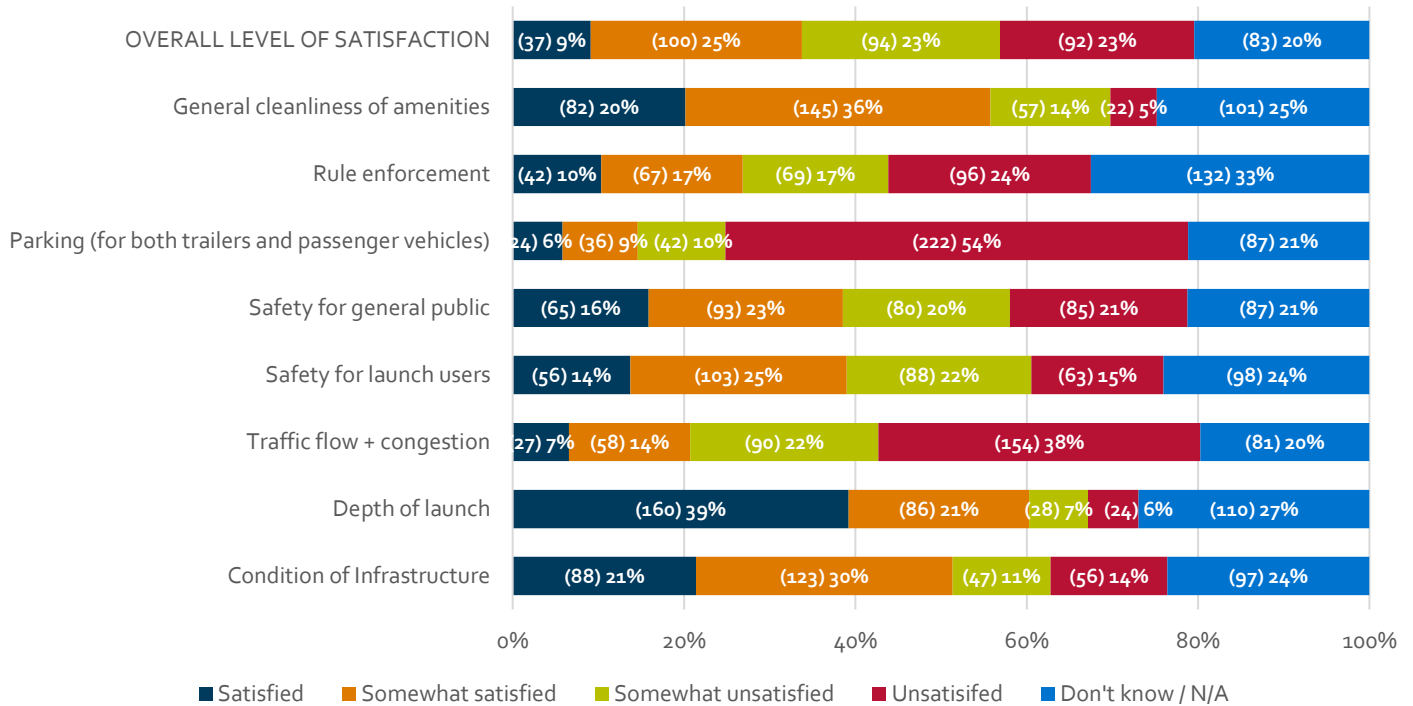
Water Street Boat Launch

8. At the Water Street boat launch, I launch: (n = 414)



At the Water Street boat launch, nearly half of respondents indicated that they typically use motorized vessels (46%). Those who indicated 'none of the above' (28%) commonly noted that they do not use this boat launch.

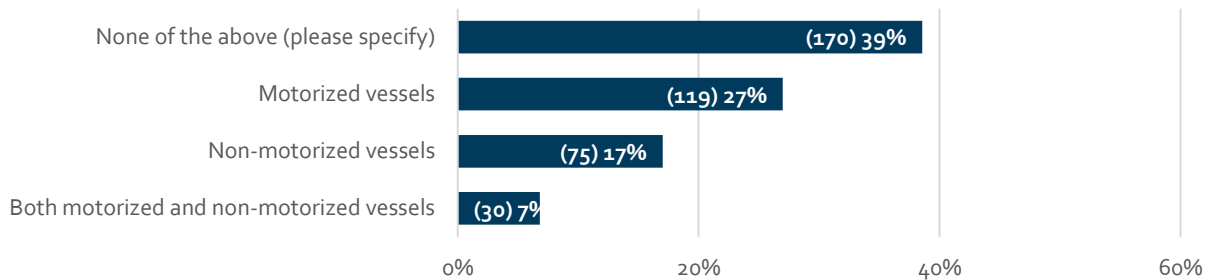
9. How satisfied are you with each of the following at the Water Street Boat launch? (n = 414)



Roughly half (46%) of the Water Street boat launch users have expressed some level of dissatisfaction, overall. The categories that ranked highest include: **depth of launch** (60% satisfied and somewhat satisfied) and **condition of infrastructure** (51% satisfied or somewhat satisfied). Users feel the least satisfied with the **parking** (64% unsatisfied and somewhat unsatisfied) and **traffic flow and congestion** (60% unsatisfied and somewhat unsatisfied)

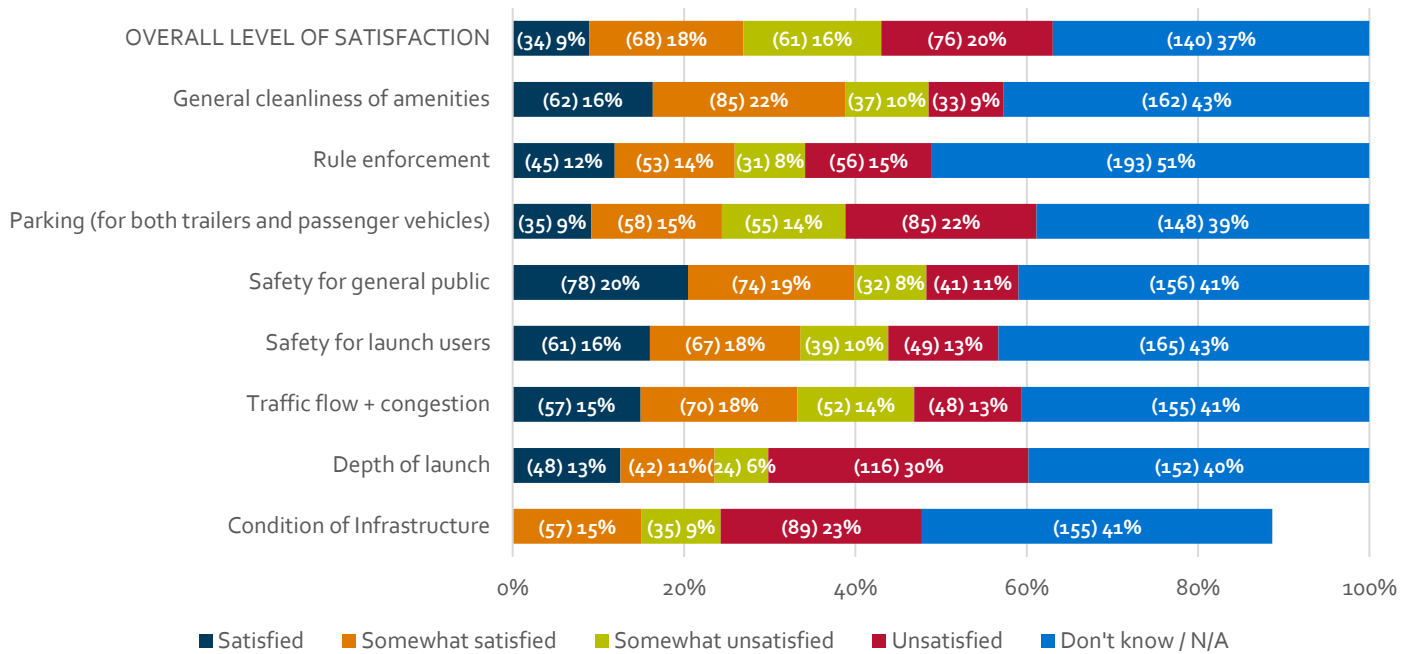
Sutherland Bay Boat Launch

10. At the Sutherland Bay Boat Launch, I launch: (n = 394)



Thirty-nine (39%) of respondents selected 'none of the above' when asked what they launch at Sutherland Bay. It was commonly noted that this is because they do not use the Sutherland Bay boat launch. Twenty-nine (29%) indicated that they use motorized vessels at Sutherland Bay, while 17% use non-motorized vessels.

11. How satisfied are you with each of the following at the Sutherland Bay boat launch? (n = 394)

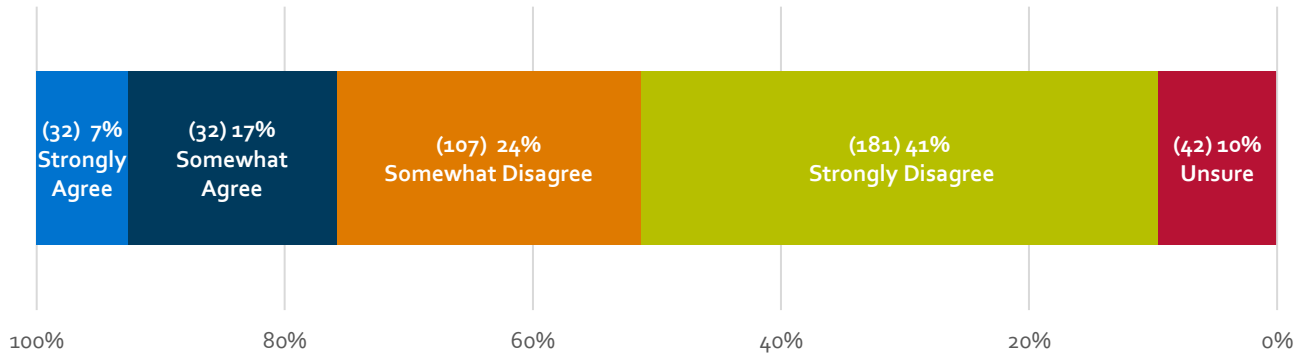


Thirty-six percent (36%) of respondents expressed some level of dissatisfaction towards the Sutherland Bay boat launch, overall. The categories ranked highest include: **safety for general public** (39% satisfied and somewhat satisfied) and **general cleanliness of amenities** (38% satisfied and somewhat satisfied). Users indicated that they are least satisfied with the **parking** (36% unsatisfied and somewhat unsatisfied) and **depth of the launch** (36% unsatisfied and somewhat unsatisfied).

12. If you do not use boat launches for boating purposes but use the public space around them, what is the biggest challenge you experience? Please indicate what boat launch you experience your challenges at. (n = 199)

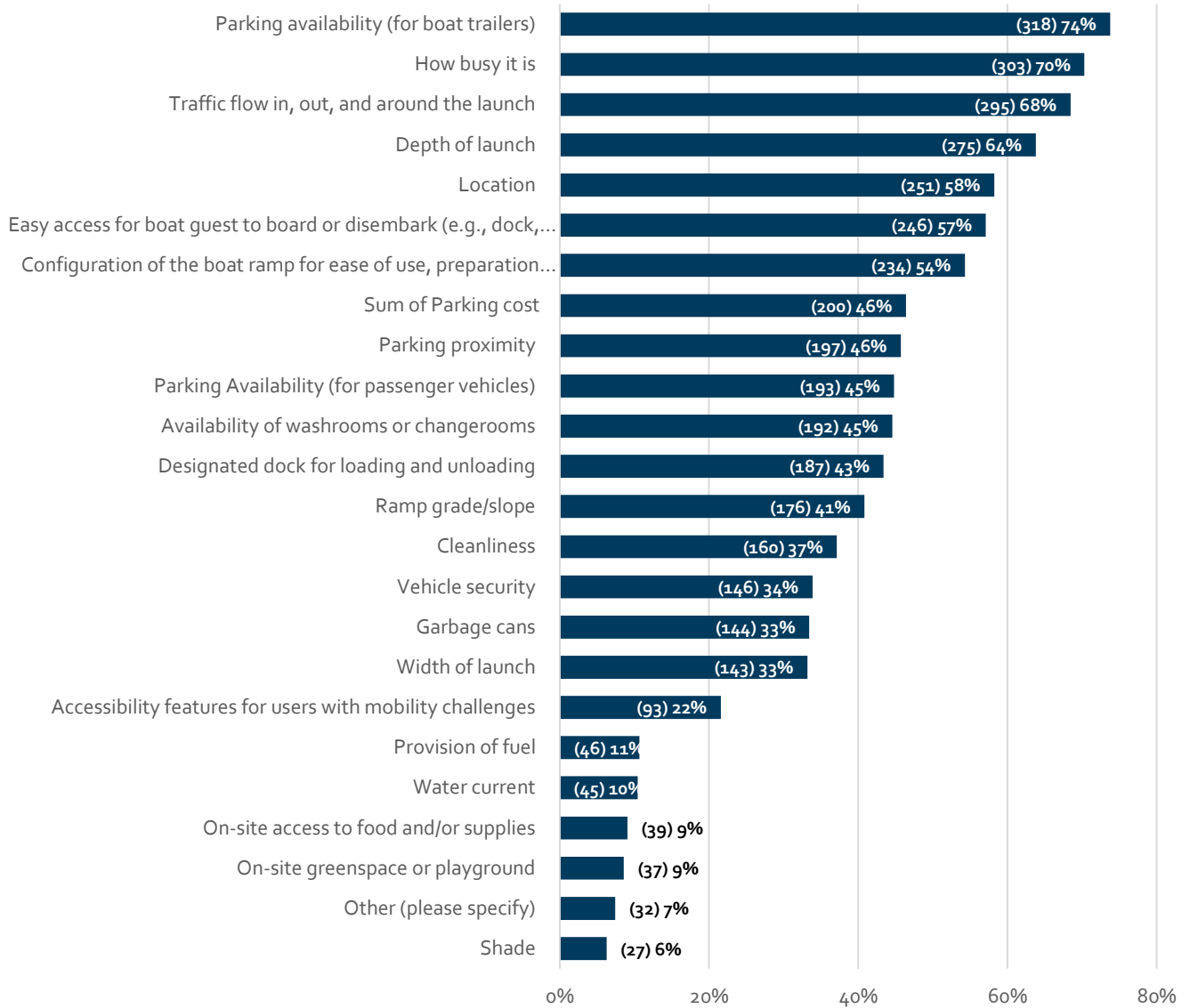
Overall, many respondents expressed challenges with the congestion at boat launches due to a high volume of users, particularly at Water Street boat launch. A high level of concern was raised regarding the safety of pedestrians at this launch, as many feel it is unsafe to walk in the area because it is extremely busy with traffic and trailers. Additionally, parking was noted as a key challenge at all three boat launches. Other concerns noted by respondents included pollution and environmental concerns, negligence of commercial operators, safety of non-motorized users and access to the lake.

13. To what extent do you agree with the following statement: The three public boat launches in the City of Kelowna meet current boat launch demand. (n = 435)



The majority respondents believe that the three public boat launches in the City of Kelowna do not meet the current boat launch demand (65%), while 24% of respondents 'somewhat' or 'strongly' agree that the City's boat launches meet current demand.

14. As a past, present, or future boat launch user, what elements are important in a boat launch? Please select all that apply. (n = 431)



Results reveal that respondents believe that parking availability (for boat trailers) (74%) and how busy it is (70%) are most important in a boat launch, followed by traffic flow (68%) and depth of the launch (64%).

'Other (please specify)' comments included:

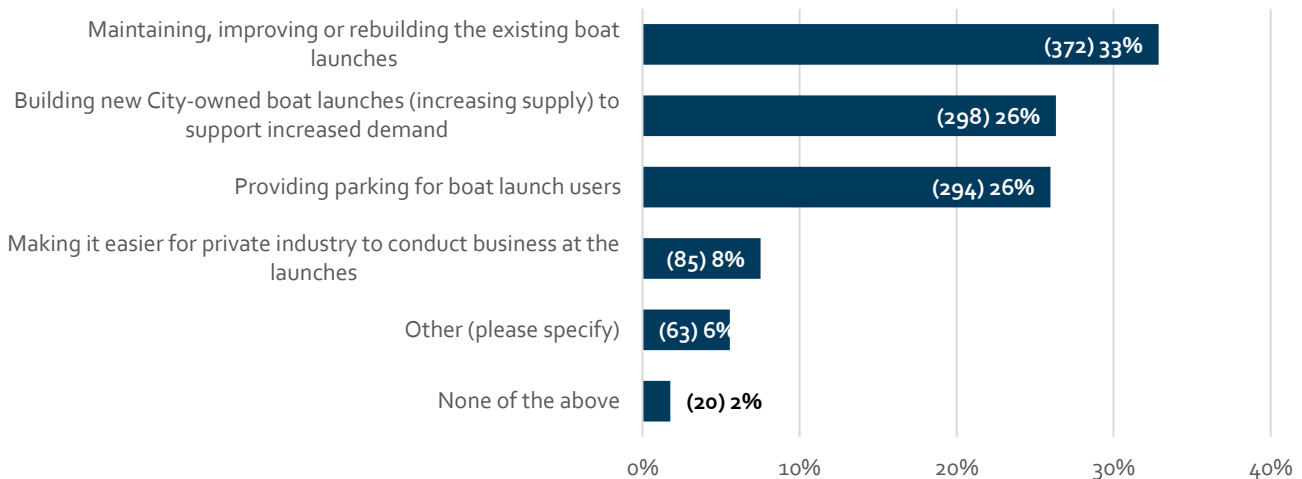
- Access and safety for non-motorized watercrafts
- Enforcement of rules and regulations
- Maintenance and conditions of the launches

15. The City of Kelowna currently spends \$250,000 annually (~\$2.00 per resident) on maintaining its three municipal boat launches. Private companies account for ~25% of the boat launch use, while the public accounts for ~75% of the boat launch use. What proportion of the ongoing operations and maintenance costs should be allocated to each category? Please ensure that your selections add up to 100%. (n = 431)

Category	Proportion of Costs
Taxation	28%
User Fees for Private Companies	44%
User Fees for the General Public	23%
Other	5%

Respondents would like to see the greatest proportion of ongoing operations and maintenance costs allocated towards user fees for private companies (44%), followed by taxation (28%) and user fees for the general public (23%).

16. What should the City’s role be in operating and maintaining City-owned boat launches? Please select all that apply. (n = 435)



Thirty-three (33%) of respondents indicated that the City’s role in operating and maintaining City-owned boat launches should be maintaining, improving or rebuilding the existing boat launches, followed by building new City-owned boat launches to support increased demand (26%) and providing parking for boat launch users (26%).

Other (please specify) comments included:

- Monitoring and controlling commercial users to reduce congestion
- Improving safety for all users, including non-motorized users
- Enforcement/supervision at launches to regulate traffic flow and safety

17. **Are there any final thoughts you'd like to share regarding City-owned boat launches?** (*n* = 298)

In this final, open-ended question, the following themes emerged:

- **User Paid Fees (*n* = 48):** Overall, there was a high level of support for user paid fees at boat launches. However, several respondents noted that they would like to see the launches be free to locals, while out-of-town and commercial operators should be required to pay.
- **Commercial operators (*n* = 42):** Frustrations with commercial operators were commonly expressed by respondents, who noted that these users often cause congestion and delays at the boat launches while conducting business. Several respondents commented that commercial operators should be required to pay fees due to their high use of the public amenities.
- **Capacity (*n* = 41):** Numerous respondents stated that the City's launches are over capacity and feel that additional boat launches need to be established to accommodate the high level of users, which would help to improve congestion and user safety.
- **Depth (*n* = 29):** It was commonly noted that the shallow water depth of boat launches, particularly at Sutherland Bay, make it challenging to launch. Boat launch users would like to see the water depth at Sutherland Bay increased, as well as additional boat launches with greater water depth.
- **Parking (*n* = 25):** Several respondents experience challenges due to the lack of parking available at boat launches. Overall, there is a need for greater parking availability at the launches.
- **Non-motorized users (*n* = 23):** Many respondents would like to see boat launches better accommodate non-motorized users, as it was noted that non-motorized users commonly experience conflict and safety concerns launching with motorized users. People would like to see non-motorized launches established to promote non-motorized water sports and to enhance safety and access for these users.
- **Enforcement (*n* = 21):** Respondents expressed they would like to see greater regulation and enforcement at boat launches to better monitor safety, efficiency, flow of traffic, noise and to inspect for invasive species.
- **Environment (*n* = 18):** Respondents raised concern regarding the pollution and poor environmental impact caused by motorized watercrafts to Okanagan Lake. It was noted that people would like to see the protection and preservation of the lake made a higher priority, and for non-motorized activities to be encouraged.

## Industry Workshop / March 29, 2022

**For:** Industry representatives

**What:** On March 29<sup>th</sup>, 2022, the City of Kelowna and Urban Systems, Ltd. hosted an Industry Workshop for the City's Municipal Boat Launch Operational Review and Management Plan

**Workshop Purpose:** To inform the development of a 15-year plan for City of Kelowna boat launches that reflects industry perspectives

**Workshop Format:** Virtual session held over 2 hours that consisted of a presentation and several breakout sessions to discuss the project, existing conditions and operations, maintenance, and cost recovery

In general, workshop attendees have a similar vision for City-owned boat launches, which relies on the core principles of **safety, efficiency, and fair cost recovery**. However, there are **differences in opinions on how to achieve these objectives** and whether there should be a focus on enhancing existing facilities, redistributing the demand along the lakeshore by increased boat launch supply, or both.

Workshop participants generally agreed that the City's role should continue to own, operate, and maintain the existing boat launches and to ensure that they meet the user's expectations for the level of service. Additional **areas for improvement** include **improved parking, signage, education, and enforcement**. There may be a role for the provision of land for private operation, which provides an opportunity for redistribution of demand.

Workshop attendees expressed interest in being engaged further to discuss the draft plan and on the detailed design of improvements in future phases.

## EXISTING CONDITIONS

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### **Q: What is your connection to the City's boat launches?**

There are many different types of commercial users of City-owned boat launches, which fit primarily into the following categories:

- Seasonal use, with occasional use for repairs
- Daily use
- Other: tourism promotion

In general, participants agreed with the usage data presented and were in alignment with the commercial user experience.



## Overall Primary Concerns

- Poor condition of facilities
- Access to launches
- Boat launches can't support current demand
- High tensions during busy times can lead to conflict
- Lack of on-site rules or best practices enforcement
- High water traffic between motorized and non-motorized users and airplanes in the vicinity of the aviation bay
- Some boats taking a long time to launch, which impacts overall flow

## Cook Road<sup>2</sup>

- Installation of a groyne may reduce the need for dredging

## Sutherland Bay

- Difficult to use due to water depth, need for dredging
- Requires a dock for loading / unloading

## Water Street

- Availability of on-site or proximity parking
- Only location to launch a large boat
- High pedestrian area, safety challenges
- Busy with boat and pedestrian traffic
- Not optimal for high commercial use as there are multiple user conflicts
- Heavy use from boat rental companies
- Could benefit to be remodeled like Cook Road
- Personal watercraft left unattended on non-motorized side all day, which impacts non-motorized use
- Houseboats often tied up for >30 min., which impact use for others

## Q: What trends have you seen in demand for boat launches over time?

In general, participants agreed that boat launch use is at an **all-time high** and increased density with residents and tourists in the downtown core presents challenges, in particular, for the Water Street boat launch. There is interest in decentralizing lake access with improvements being made to Sutherland Bay or the creation of additional launches at the north end of the city.

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<sup>2</sup> It should be noted that there were limited challenges shared by workshop participants with regards to the Cook Road boat launch. In general, people like some of the changes that have been implemented here and could serve as a model for other launches.

## OPERATIONS, MAINTENANCE & COST RECOVERY

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**Q: How should the costs to maintain and upgrade boat launches be allocated?**

- Strong support for user pay concept; frequency and time spent are important considerations
- Everyone should pay for the use of the docks as they are a City asset used by all
- Consider priority use for commercial operators if they are paying more

**Q: Where else could additional revenue come from?**

- Annual launch pass for locals
- Idea of charging non-locals higher rates might be difficult to manage

**Q: What should be the City's role in the provision and operation of boat launches?**

- Infrastructure improvements and providing additional launches
- On-site attendant to collect launch fees and direct use
- Enforcement, education, and signage
- Overall control of boating facilities (private control may limit lake access for many)
- Provision of parking
- Provision of land in a new location for a private operator, which may disperse the overall use

**Q: What should be the private sector's role in the provision and operation of boat launches?**

- Commercial operator collective / 3<sup>rd</sup> party manager to help manage the asset

## Intergovernmental Workshop / April 26, 2022

**For:** Intergovernmental Partners

**What:** On April 26th, 2022, the City of Kelowna and Urban Systems, Ltd. hosted an Intergovernmental Workshop for the City's Municipal Boat Launch Operational Review and Management Plan

**Workshop Purpose:** To connect with inter-governmental partners and seek their perspectives on Central Okanagan boat launches and to inform about the development of a 15-year plan for City of Kelowna's boat launches.

**Workshop Format:** Virtual session held over 1.5 hours that consisted of a presentation and open discussion.

Observationally, the **demand for boat launches has increased significantly**; workshop attendees indicated concerns over the potential for boating spillover into neighboring jurisdictions with the implementation of the 15-year plan. Participants also highlighted the need to discuss overall lake capacity and use by boats as improvements to boat launches take place.

Several key topics emerged through discussion including options for on-water moorage to address the commercialization of boat launches. However, issues were also raised with this approach such as potential risk to sensitive habitats and challenges with creating access to mooring locations. There are also concerns that increasing capacity could induce further demand and exacerbate existing environmental issues. As the City of Kelowna and other jurisdictions consider boat launch redevelopment, there should be a mechanism in place to address **environmental issues** such as invasive species.

Overall, attendees were in agreement that a **regional approach** would create the most value to align jurisdictional objectives and ensure that gaps are not created with a lack of coordination. A high level of engagement was desired from other jurisdictional partners in the preparation and development of the plan.

## ROUNDTABLE DISCUSSION

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### **Q: What trends have you seen in demand for boat launches in your location?**

Workshop attendees noted:

- High commercial traffic
- Facilities being at capacity and experiencing parking challenges
- Environmental concerns with increased boating activities on Wood / Kalamalka Lake could add to the demand at alternative boat launches in the area (Kelowna and West Kelowna)

- Closures of on-water moorage for commercial operators at the Eldorado Boat Launch Marina will add to the demand at boat launches or alternative moorage options

**Q: How are you funding your boat launch operations, maintenance and capital improvements in your region?**

- Not directly funding boat launch operations other than through parks services fees; no dedicated funding for capital improvements and operations
  - However, looking at the exploring a fee structure
- Purchasing private lakefront property to add to the boat launch supply would be expensive and difficult; lots of areas along the lakeshore are residential, which poses problems with disruption

**Q: As the City of Kelowna develops their 15-year plan, what approaches would you support? Do you have any questions or concerns about the 15-year plan?**

*Several themes arose from this conversation. They have been summarized below.*

**Kelowna Fee Structures Impacting Neighbouring Jurisdictions**

- Concerns regarding commercial operators moving outside of the Kelowna area to avoid paying boat launch fees, which impacts neighbouring jurisdictions
- Call for a coordinated approach to combat unintended shifts in use

**Exploring Moorage as an Option to Alleviate Use at Existing Boat Launches**

- On-water moorage might be a way to reduce the demand at boat launches, but there are environmental, access, parking and traffic-related challenges in rural neighbourhoods associated with this option
- Challenging experiences with moorage several years ago were discussed
- Difficult to regulate

**Environmental Considerations**

- With any construction or development of launches, protecting the environment should be at the forefront
- Spawning beds for Kokanee populations need to be protected
- Need to consider zebra mussel inspections and decontamination facilities at boat launches

**Weighing Lake Access (or Demand) Against Environmental Impacts**

- Consider truly understanding the environmental impacts as we improve boat access to regional lakes

- Consider whether our decisions around operations and maintenance aren't solely financially driven; ask, "What is the capacity of our lake?" and how do we weight our environmental responsibilities with enhancing public access through launch improvement
- Existing fee structures can temper demand
- Boat launches are vulnerable to zebra mussels, which may be a mechanism to control launch demand

#### **Other Ideas**

- High-rise boat storage facilities: this might be interesting to explore to alleviate parking challenges associated with launches
- Using 2021 depth data to help plan water infrastructure.

#### **Q: Is there a benefit or desire for a coordinated approach?**

- Overall, there was strong support for a coordinated, regional approach
- Coordination will help control zebra mussel infestation and help to support other environmental considerations such as fish and fish habitats
- Coordination will also help to control lake access behaviour of commercial boat operators

#### **Q: What level of involvement would you like with this plan going forward?**

- Workshop attendees would like to be informed throughout this process
- There is interest in formulating a model for communities that aligns with the CoK model
- Keeping intergovernmental partners informed will be an opportunity to bridge the gap between what is happening on land and water

## Schedule A - Bylaw Amendments

### 1) Proposed Text Amendments

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 2 – Definitions	N/A	<b>Marketing</b> means to offer for sale, promote, canvass, solicit, advertise, book, arrange, or facilitate a rental, service, or passenger berth relating to a <b>Watercraft</b> , including placing, posting, or erecting advertisements physically or online, but not including the provision of neutral space or location for such marking activities in newspapers, bulletin boards, or online.	To allow enforcement measures to be implemented for unlicensed commercial watercraft operators in relation to marketing activities.
2.	Section 4 - Uses	4.7 No <b>Person</b> shall  (c) N/A	4.7 No <b>Person</b> shall  (c) utilize <b>Marketing</b> to offer <b>Watercraft</b> rentals, <b>Boat Club Company</b> services, <b>Watercraft Valet Company</b> services, or berths on a <b>Passenger Ship</b> utilizing a <b>City</b> of Kelowna boat launch, dock, or moorage facility as a designated location for pick-up or drop-off, unless that <b>Person</b> has a permit or license from the <b>City</b> of Kelowna.	To allow enforcement measures to be implemented for unlicensed commercial watercraft operators in relation to marketing activities.

**2) Proposed Amendments to the Bylaw Notice Enforcement Bylaw No 10475**

Bylaw	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement
10680	4.7	c) Using Marketing to offer watercraft rental, watercraft valet, or watercraft boat club services, or berths on passenger vessels utilizing a City boat launch, dock, or moorage facility as a designated location for pick-up or drop-off, without a license or permit from the City.	\$500.00	\$450.00	\$500.00	YES



City of  
**Kelowna**

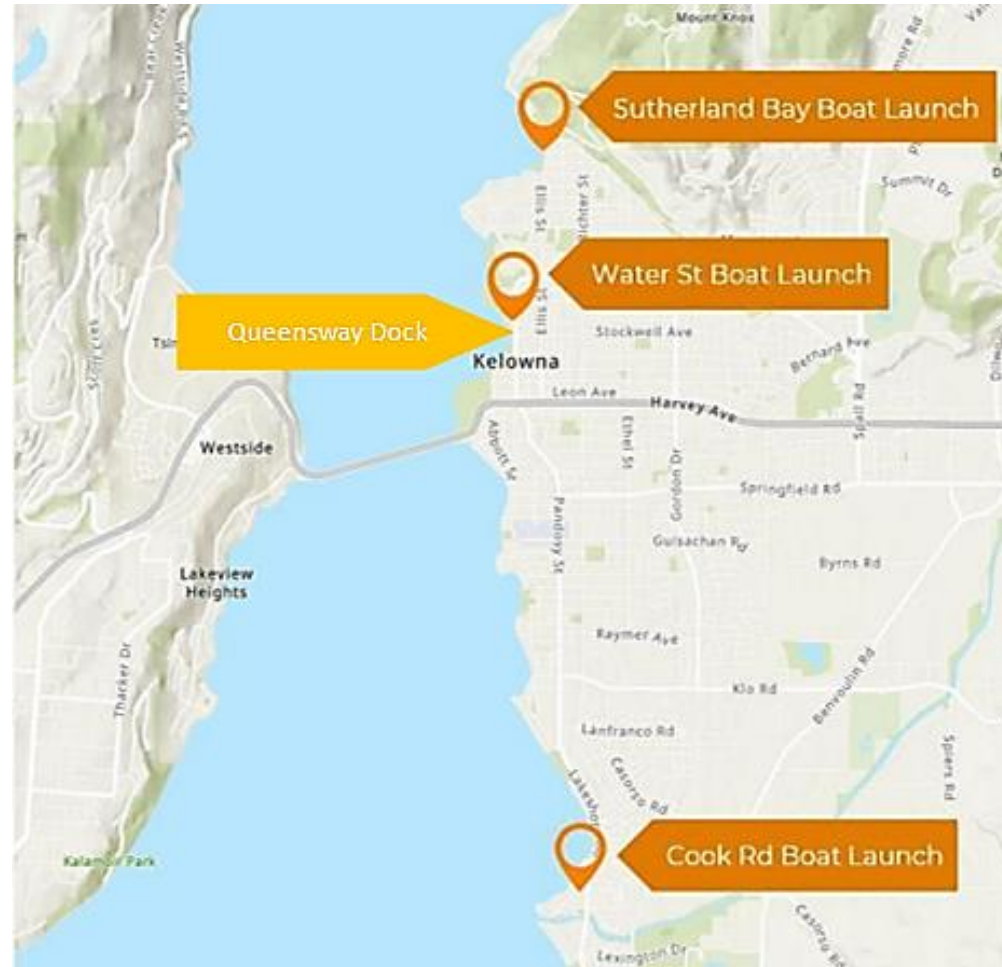
# Municipal Boating Facilities

Commercial License Program Update & Proposed  
Bylaw Amendments

May 1, 2023



# Municipal Boating Facilities



# Financial Considerations

- ▶ Total boat launch cost estimate (operating & maintenance): \$365,000 / year
- ▶ Actual costs:
  - ▶ 2022
    - ▶ Cook Road \$125,000 dredging
    - ▶ Water Street \$88,000 repairs to underwater scouring holes
    - ▶ No allocation for capital reserves / asset maintenance
  - ▶ 2023 costs:
    - ▶ Cook Road \$163,000 dredging
    - ▶ No allocation for capital reserves / asset maintenance
- ▶ Actual revenue: \$140,000 / year from Commercial Boat Licensing (applied to the Municipal Boating Facilities Reserve)

# Municipal Marine Facilities: Guiding Principles



# 2023 Program Changes

- ▶ Focus on Fairness:
  - ▶ digital monitoring pilot project
  - ▶ bylaw amendments to increase enforcement capacity
  
- ▶ Focus on Financial Sustainability:
  - ▶ finalize comprehensive asset management plan
  - ▶ develop framework for all-user pay system

# Next Steps

- ▶ Upgrades to Water Street Boat Launch
  - ▶ Approved in 2023 budget
  - ▶ Awaiting provincial approvals
  
- ▶ On-going exploration of all-user pay system
  - ▶ Targeting 100% cost-recovery with no impact on taxation
    - ▶ Capture operating & asset management costs
  - ▶ Anticipated implementation for summer 2024



*"The City has the resources and flexibility to lead innovative solutions, capitalize on opportunities and respond with agility to emerging issues."*

**City of Kelowna Land Strategy 2018**



*Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).

# CITY OF KELOWNA

## BYLAW NO. 12518

### Amendment No. 6 to Parks and Public Spaces Bylaw No. 10680

---

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Parks and Public Spaces Bylaw No.10680 be amended as follows:

1. THAT **Part 2 – DEFINITIONS**, be amended by adding the following in its appropriate location:  
“**Marketing** means to offer for sale, promote or canvass, solicit, advertise, book, arrange, or facilitate a rental, service or passenger berth relating to **Watercraft**, including placing, posting, or erecting advertisements physically or online, but not including the provision of neutral space or location for such marking activities in newspapers, bulletin boards or online”;
2. AND THAT **PART 4 – USES**, 4.7 (c) be added as follows:  
“(c) utilize **Marketing** to offer **Watercraft** rentals, **Boat Club Company** services, **Watercraft Valet Company** services, or berths on a **Passenger Ship** utilizing a **City** of Kelowna boat launch, dock or moorage facility as a designated location for pick-up or drop-off, unless that **Person** has a permit or license from the **City** of Kelowna”.
3. This bylaw may be cited for all purposes as "Bylaw No. 12518, being Amendment No. 6 to Parks and Public Spaces Bylaw No. 10680."
4. This bylaw shall come into full force and effect and is binding on all persons upon the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



# CITY OF KELOWNA

## BYLAW NO. 12519

### Amendment No.35 to the Bylaw Notice Enforcement Bylaw No. 10475

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Bylaw Notice Enforcement Bylaw be amended as follows:

1. THAT **Schedule A, Bylaw Notice Enforcement Bylaw No. 10475** be amended by adding the following in its appropriate location:

Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available (*Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes")
<b>Parks and Public Spaces Bylaw No. 10680</b>						
10680	4.7	c) Using marketing to offer watercraft rental, watercraft valet, or watercraft boat club services, or berths on passenger vessels utilizing a City boat launch, dock, or moorage facility as a designated location for pick-up or drop-off, without a license or permit from the City.	\$500.00	\$450.00	\$500.00	YES

2. This bylaw may be cited for all purposes as "Bylaw No. 12519, being Amendment No. 35 to the Bylaw Notice Enforcement Bylaw No. 10475."
3. This bylaw shall come into full force and effect and is binding on all persons, upon the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_

Mayor

\_\_\_\_\_

City Clerk

# Report to Council



**Date:** May 1, 2023  
**To:** Council  
**From:** City Manager  
**Subject:** GEID Water Supply Boundary Inclusion for 2530 Dubbin Rd  
**Department:** Utility Services

---

**Recommendation:**

THAT Council receives for information, the report from Utility Services dated May 1, 2023, relating to the Glenmore Ellison Improvement District (GEID) Boundary Inclusion for 2530 Dubbin Rd;

AND THAT Council support the request by the GEID to amend its water service area boundary to include 2530 Dubbin Rd as outlined in this report.

**Purpose:**

To support a water service area boundary modification requested by the Glenmore-Ellison Improvement District.

**Background:**

The GEID received a Petition to Extend an Improvement District Boundary to include the property at 2530 Dubbin Rd in order to receive water utility servicing. The property is located in an area of McKinley Landing already serviced by GEID, but not included in the GEID Letters Patent.

The GEID has requested a Letter of Support from the City in support of this boundary modification to include the legal parcel at 2530 Dubbin Rd. The subject property and its current water supply boundary are listed below and shown in Figure 1 (see Appendix A).

- Lot 4 Plan KAP 3252 (PID: 010-872-655)

The formal request for the inclusion, petition, and background information from GEID are attached in Appendix B.

Council approval is required for all district boundary adjustments to meet the requirements of the Ministry of Municipal Affairs which oversees the GEID.

**Internal Circulation:**

Communications  
Financial Services  
Development Services

**Legal/Statutory Authority**

Local Government Act - Section 675

**Considerations not applicable to this report:**

Existing Policy:  
Legal/Statutory Procedural Requirements:  
Personnel Implications:  
External Agency/Public Comments:  
Communications Comments:  
Alternate Recommendation:

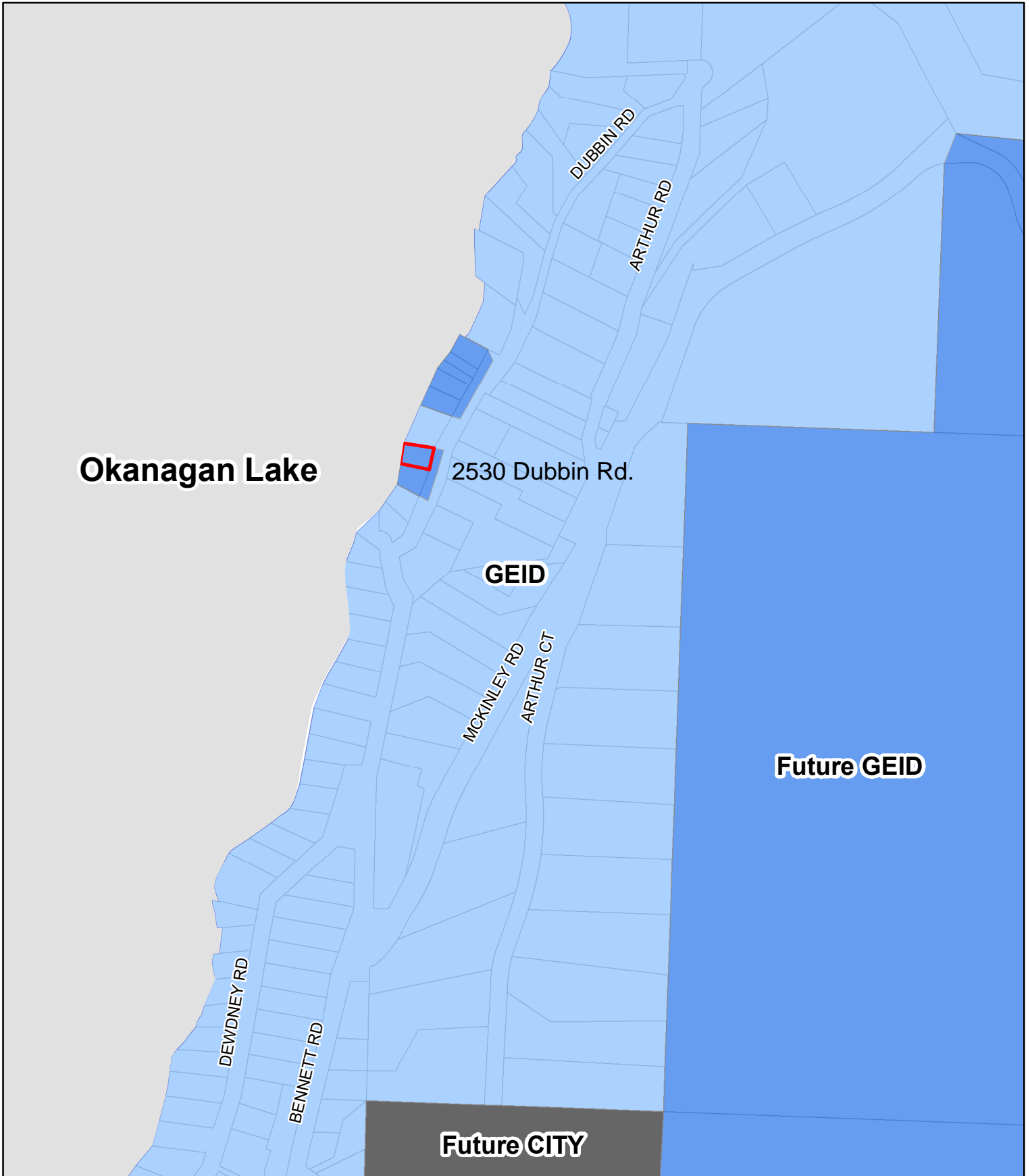
**Submitted by:** R. MacLean, Utility Planning Manager

**Approved for inclusion:** M. Logan, Infrastructure General Manager

Appendix A – Figure 1

Appendix B – Submitted GEID Documentation

cc: Acting Divisional Director, Financial Services  
Divisional Director, Corporate Strategic Services  
Divisional Director, Planning & Development Services  
Finance Director



**Figure 1.**  
**GEID Boundary Inclusion For**  
**2530 Dubbin Rd**

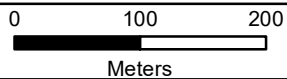
**Legend**

**Water Supply Areas**

- GEID
- Future GEID
- Future CITY

2530 Dubbin Rd

Lot Lines



May 1, 2023



March 24, 2023

GEID File: 22-025  
COK File: n/a

City of Kelowna  
Utility Planning  
1435 Water Street  
Kelowna, BC V1Y1J4

**Attention: Rod MacLean, Manager of Utility Planning**

**RE: Boundary Inclusion – Water Service for 2530 Dubbin Rd**  
Property Address: 2530 Dubbin Rd  
Legal Description: Lot 4, Plan KAP3252  
PID: 010-872-655

---

Dear Sir,

Glenmore-Ellison Improvement District has received a Petition to Extend an Improvement District Boundary to include the above-mentioned property within the District's servicing boundaries. A copy of the supporting documents is enclosed for your reference.

Your review and comments concerning this application would be appreciated. If there are no concerns, a letter of support for this boundary amendment is requested in order for the application to be processed by Ministry of Municipal Affairs to receive approval through Order in Council.

Thank you for your attention to this matter. If you have any further questions, please do not hesitate to contact me.

Sincerely,

**GLENMORE-ELLISON IMPROVEMENT DISTRICT**



**Dawn Williams**  
Administrator

DW/mh

Encl. Petition to Extend an Improvement District Boundary; City of Kelowna Property Report; Title Certificate

cc. Yeterian, Sevag and Patricia



445 Glenmore Road  
Kelowna BC V1V 1Z6  
P. 250-763-6506 | F. 250-763-5688  
www.geld.ca

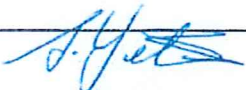

**PETITION TO EXTEND AN IMPROVEMENT DISTRICT BOUNDARY**

I (we), the undersigned owner(s) of land more particularly described below, hereby petition the Lieutenant Governor in Council on the matter of extending the boundary of the Glenmore-Ellison Improvement District under their Letters Patent to include my (our) tract of land legally described as:

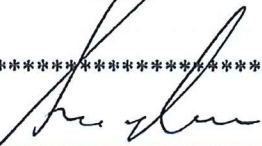


**Legal Description or See Attached List:**

LOT 4, PLAN KAP3252 PID: 010-872-655

Registered Owner(s): (PLEASE PRINT EACH NAME BELOW SIGNATURE)

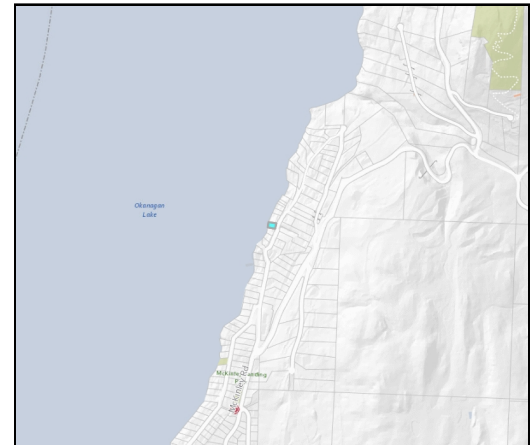
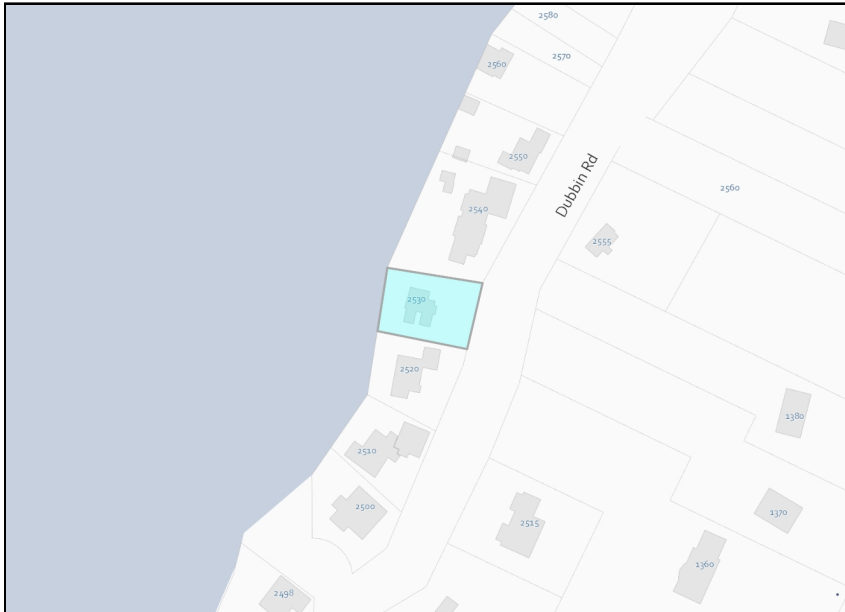
<hr/>	
Signature(s): <u></u>	<u>March 16 / 2023</u>
Name: <u>SEVAG VETTERZAN</u>	Date:
<u></u>	<u>March 16 / 2023</u>
Name: <u>PATRICIA VETTERZAN</u>	Date:

\*\*\*\*\*

<u></u>	
Trustee : Steven Bonn	
<u></u>	
Trustee : Bob Fugger	
<u></u>	
Trustee : Steve Lemke	

The Trustees of the Glenmore-Ellison Improvement District hereby agree to request the Lieutenant Governor in Council amend the Letters Patent for the Glenmore-Ellison Improvement District to include the above noted land within its boundaries.

Dated the 23 day of March, 2023.



Property highlighted in blue

## Property Information

**Property Address:** 2530 Dubbin Rd      **Property Type:** P - Typical Property  
**KID:** 311427      **Plan #:** KAP3252      **Lot#:** 4      **Block:**

**Extra Legal Information:**

PLAN KAP3252 LOT 4 SECTION 20 TOWNSHIP 23 PT L 4 NW OF RD.

## BC Assessment Information

<b>Roll Number:</b>	3586000	<b>Jurisdiction:</b>	217
<b>Net Land Value:</b>	\$1,435,000	<b>PID:</b>	010-872-655
<b>Net Impr. Value:</b>	\$850,000	<b>Lot Size:</b>	.213
<b>Net Total Value:</b>	\$2,285,000	<b>Lot Size Unit:</b>	Acres
<b>Actual Use:</b> 000	Single Family Dwelling		

## Land Use Related Information

<b>Zoning Code:</b>	RR2	<b>Inside ALR:</b>	No
<b>ACP2040 FutureLandUse:</b>	R-RES	<b>Water Provider:</b>	Future GEID
<b>Land Use Contract:</b>	No		

This information is derived from a variety of sources with varying levels of accuracy. The City of Kelowna does NOT warrant the accuracy, completeness, correctness or currency of this information and no representations are being made by providing this data. Any reliance on this information will be solely at YOUR OWN RISK and not that of the City

# Report to Council



**Date:** May 1, 2023  
**To:** Council  
**From:** City Manager  
**Subject:** Digital Transformation Program  
**Department:** Information Services

---

**Recommendation:**

THAT Council receives, for information, the presentation from Information Services dated May 1, 2023 regarding the city's digital transformation initiatives.

**Purpose:**

To provide an overview of the City's digital transformation initiatives

**Background:**

Information Services (IS) provides technology services throughout the City, including YLW. Technology services include online citizen services, internal support for service providers, and contributing to / enabling the growth of the technology community in Kelowna.

The pandemic forced an unforeseen need to adopt technologies at an accelerated rate. As a result, local governments across Canada had to pivot, and Kelowna was no different. The shift was significant, creating solutions that enabled a much more responsive and mobile workforce with services available 24/7.

While these changes were made in response to COVID-19, uptake and continued interest from residents to interact with the city more effectively and efficiently remains. As people continue to do more of their interactions online, whether it is their banking, shopping, or communicating, it makes sense many would prefer to do their interactions with the city online as well. While offering more services online can help with customer convenience, it can also help City staff with support and intake – ensuring that staff spend less time on lower-value activities. To ensure successful solutions are developed, the IS department has placed a design focus principle around its tools, prioritizing the customers' user experience (UX) while iterating with staff to ensure what's developed also best supports their needs.

**Overview:**

Many solutions are made possible by moving to be a cloud-first organization. Over the past three years the city has moved over 30 per cent of on-premises systems to cloud-based systems, with a goal of achieving over 50 per cent by 2025. The cloud brings cutting-edge technology to our environment, such as Artificial Intelligence (AI), machine learning (ML) and predictive analytics. Services in the cloud are



based on consumption, which allows the City to use innovative technology without increased capital investments.

A few examples of new solutions that improved access and efficiencies include:

- The introduction of E-signatures has shortened the execution period of contracts in procurement by eight days.
- Shifting the business licenses and permitting processes to an online experience resulted in the following for 2022:
  - Building permit volume:
    - Of 3,221 building permits issued, 24% (785) were applied for online, 20% of those were completed after hours
  - Building permit revenue:
    - Of \$7.5M in permit revenue, 13% was collected online
  - Business licensing
    - Of the 2,459 applications for new business licenses received, 81% were submitted online

As we continue offering more building permit support online, we expect the proportion of online permits and applications to grow significantly over the next few years.

Currently, we are designing and developing a new system to simplify the Permits, Licensing and Land (PLL) application process for our customers and streamline current workflows for staff, allowing for greater collaboration across departments and improved service delivery to the public.

There is an opportunity for the city to provide more customer support using AI. The city received a grant through UBCM to develop an AI chatbot to accelerate the building and development permit process, guiding users on how to qualify for specific building or development permits and how to begin their applications. This will help us achieve better submissions and higher quality data, reduce staff time, and increase efficiency while allowing residents to interact with the city 24/7.

Our chat/voice bots (digital assistants) have seen significant growth, and the potential to provide a better citizen experience is now here. Some major service areas that have benefited from our digital assistants include YLW, property taxes and utilities, and winter maintenance.

In the case of the airport, the bot played a significant role in informing fliers during COVID about the latest rules and regulations around travel and COVID testing, in addition to flight status and security line wait times. Property Taxes benefited from answering questions that staff receive frequently and, with the integration into our phone lines, saw 20% of calls answered without staff involvement. We anticipate this number growing as we introduce more self-serve options. For example, the team integrated an internal system to provide time estimates based on road prioritization to address winter maintenance issues related to snow plowing. As a result, we saw a 75% conversion rate where staff did not need to field calls on plow availability.

#### **Upcoming chatbot/digital assistant projects:**

In developing and managing our chatbots, the team has leaned on design thinking principles to understand our residents' needs to ensure we meet their expectations. The team just launched a chatbot

and voice assistant for the Landfill that will incorporate FAQs for Landfill operations and integrate with the Recycle Coach application used by the RDCO to provide information about trash collection and recycle pickup dates, accepted recycling materials and where materials can be disposed of or recycled. This solution will also strive towards providing wait times at the Landfill through an automated process. The Landfill bot will be released in Q1.

The team is also working on a Bylaw Services chatbot and voice assistant to replace the after-hours call centre service. This bot will save the Bylaw Services department \$8,250 annually for the call centre alone. In addition, the team is working to integrate the bot with the existing service request system so users can submit a complaint or request and check on the status of existing requests over the phone or on the chatbot on [kelowna.ca](http://kelowna.ca).

Improving on the existing YLW chatbot, the team is developing a standalone digital avatar that will live in the airport to assist travellers in person. This avatar will have separate information from our existing YLW chatbot specific to questions travellers may have once they are in the airport terminal, such as wayfinding and assistance-finding services. Unlike our existing chatbots, the experience will be more like speaking with a human customer service agent – a need that was shared with us by our users.

### **Enhancing the Citizen's Online Experience**

We will continue to evolve and expand our online service offerings, making it easier for citizens to access services. New initiatives such as a Citizen login, single-sign-on (with your BC Services card) and improvements to the service request system will help create a personalized experience through [kelowna.ca](http://kelowna.ca), making it easier for citizens to connect and engage.

### **Data Governance Strategy**

The team is developing a corporate data strategy for improved data quality for data-driven decision-making. The strategy will help us standardize data in business areas across the city to make aggregating and sharing information faster, easier and more consistent. This will also benefit our ability to report on key performance indicators. The data team is employing data governance principles to use automation and validation to streamline data entry and update processes in several areas: utility service connections, fire hydrant updates, parcel updates, imagery subscriptions, chatbot integrations, and record drawing intake.

### **Model City – A data-driven planning solution**

A digital twin represents a real-world system that serves to emulate an actual system. Model City is Kelowna's digital twin. It was created to provide staff and Council with consistent and trusted data for informed decision-making. Our goal in 2023 is to take this information and continue to make it easy for our development community and public to use. When deciding on the city's future growth, city staff can see the growth, tax and environmental effects on the community.

### **Data and climate change**

An area the City has become a leader in is our EOC and flooding dashboard. Flood risks are a yearly concern for City and regional staff. The City has developed an award-winning dashboard that pulls data from snow pillows, rivers, creeks and lakes. This data supports staff efforts in an emergency and for future planning purposes. The dashboard has predictability capabilities to help staff understand when a flood event may happen. The dashboard is available to our regional partners and continues to evolve.

### **Planning for a City of the Future**

The city is currently undertaking an Innovation Assessment and Digital Transformation Strategy to understand pain points to innovation and areas of opportunity for automation and business transformation. This will allow the city to prioritize projects with the most significant impact. Past examples include the automation of drafting processes or the current project with the Rogers Create Lab to address how we can best manage and create revenue from the loading zones in our downtown core. Another example is the shelter vacancy dashboard which allows front-line responders to quickly identify available spaces to connect people experiencing homelessness with shelter. The city developed an application used by Journey Home that enables shelter operators to update available beds in real time. This allows front-line staff to quickly match people sheltering outside with available beds. Our ability to work with like-minded partners to address complex organizational needs is essential to meeting our goal of becoming a City of the Future.

#### **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: J. Pabla, Information Services Director

**Approved for inclusion:**

CW

C. Weaden, Divisional Director, Corporate Strategic Services

# CITY OF KELOWNA

Digital Citizen Experience | The City of the Future

# Agenda



Citizen expectations and experience



Digital assistants



Data driven decisions



What's next

# City of the Future



# Citizen Expectations



# How to develop solutions that work

- ▶ Citizen and user experience are vital
- ▶ Technology is secondary
- ▶ People, process and then technology



# Citizen Experience



Early results



Chatbots & voice assistants



Kelowna ID

One account to remember

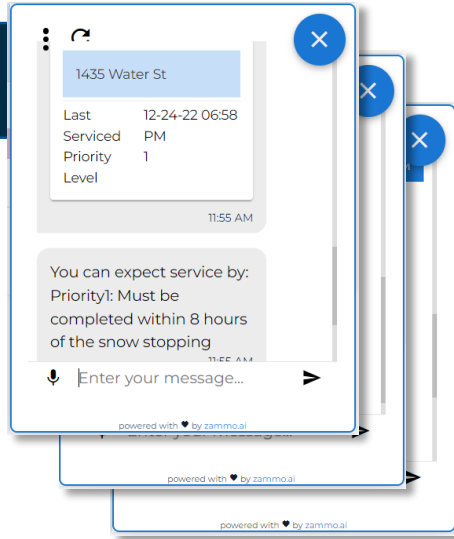
Log in using your BC Services Card



Shelter dashboard

# Digital Experience

## Chatbots



## Direct Messages



## Service Request



### APPLY

Do things like apply for a career with the City, new business licence, building permit, claim your homeowner grant and more.



### PAY

Pay for a parking ticket, tax certificate, renew your business licence or find more online payment options here.



### REPORT / REQUEST

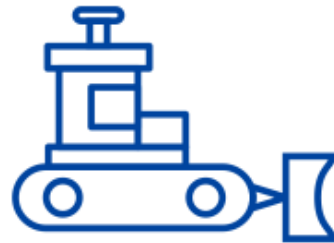
Report an issue, like a pothole, noise or graffiti, or request improvements, like traffic calming, or parks and road maintenance.



### EXPLORE

Watch City Council meetings, find online engagement opportunities and access other related applications and websites.

# Digital Assistants



12K

Unique Users

15,674

Unique Conversations

0.98

Avg Interactions per User




14,488

Questions Asked

# Development Services

- ▶ Complex bylaws made easy
- ▶ Instant feedback on development questions

what's the parking requirement for Child Care Centre, Major(Includes preschool)?

1 The parking requirement for a Child Care Centre, Major (includes preschool) is 1.0 space per 11 children, based on the capacity of the centre. However, there is no maximum parking requirement listed in the sources provided.

Citations: [1. Zoning Bylaw No 12375 \(1\)-95.pdf](#)

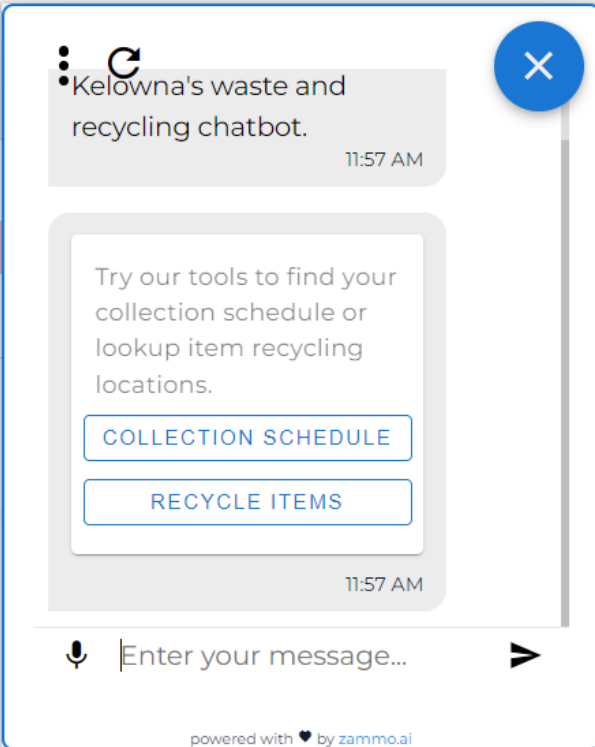
Answer the following question from the zoning bylaw 12375 section 11|above.

Q: What's the narrowest Lot Width without access to a Rear Lane allowed for RU2 zone?

A: 13.0 m

# Landfill Chatbot

## Chatbot welcome



Kelowna's waste and recycling chatbot.

11:57 AM

Try our tools to find your collection schedule or lookup item recycling locations.

COLLECTION SCHEDULE

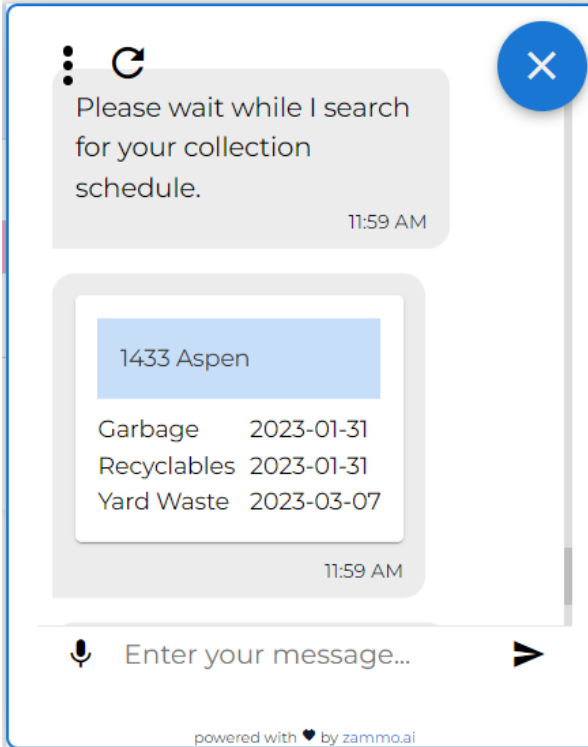
RECYCLE ITEMS

11:57 AM

Enter your message...

powered with ♥ by zammo.ai

## Collection schedule



Please wait while I search for your collection schedule.

11:59 AM

1433 Aspen

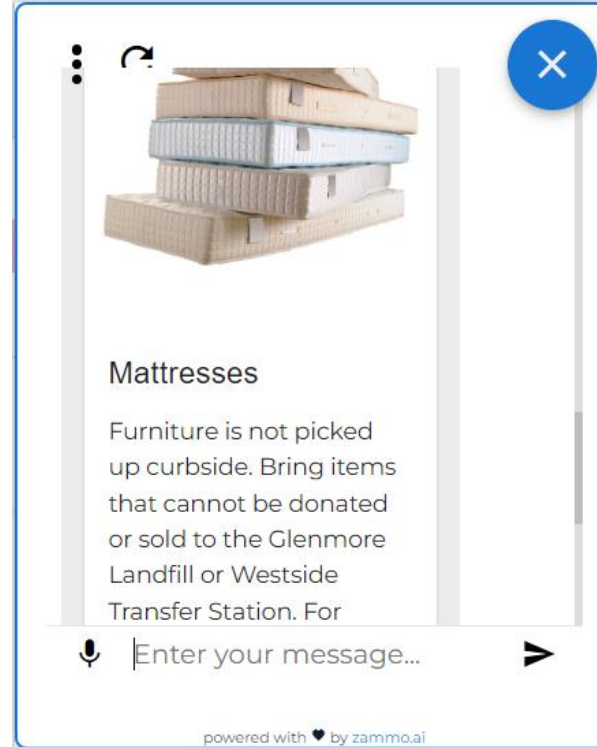
Garbage	2023-01-31
Recyclables	2023-01-31
Yard Waste	2023-03-07

11:59 AM

Enter your message...

powered with ♥ by zammo.ai

## What goes where?



Mattresses

Furniture is not picked up curbside. Bring items that cannot be donated or sold to the Glenmore Landfill or Westside Transfer Station. For

Enter your message...

powered with ♥ by zammo.ai

# Voice Assistant



## Winter Maintenance voice assistant (Dec. 7-31, 2022)

Total Voice  
Conversations

**137**

Asked to speak  
to an agent

**35**

Asked a question then  
asked to speak to an agent

**23**

Never asked for  
an agent

**102**

Percentage of calls diverted  
from staff

**76%**



## Revenue voice assistant (Sep. 21-Dec. 31, 2022)

Total Voice  
Conversations

**1159**

Asked to speak  
to an agent

**946**

Asked a question then  
asked to speak to an agent

**542**

Never asked for  
an agent

**213**

Percentage of calls diverted  
from staff

**18%**

# The Power of Data



Data Strategy and Governance



Model City and Model City Infrastructure



Data and Climate Resiliency

# Data Strategy and Governance

**Vision:** Use data as a corporate strategic asset to proactively address City challenges and opportunities that will improve organizational decision-making, streamline City operations, and ultimately improve City service delivery.





# Data Strategy High level Roadmap



Three-phased roadmap to help the City achieve its goals of the data strategy.





# Model City

Several exciting enhancements scheduled for 2023

- New data model for aggregated reporting and visualizations
- Dashboard for OCP 2040 indicators
- Environmental Module
- 2021 StatsCan Census Data
- City Chatbot

Alerts

### Okanagan River Outflow

### Kalamalka Lake Outflow



SnowPack	Elevation	Today	Yesterday	Week	Total
Brenda Mines	1,460m	0mm	-3mm	-21mm	259mm
Greyback Reservoir	1,550m	-2mm	-2mm	-2mm	248mm
Mission Creek Snow	1,780m	-3mm	7mm	26mm	620mm
Oyama Lake	1,360m	0mm	-5mm	-25mm	130mm
Silver Star Mountain	1,839m	-2mm	16mm	40mm	896mm
Whiterocks Mountain	1,795m	1mm	8mm	22mm	826mm

Hydrometric Data as of:

04/21/2023 07:50 AM

Snowpack Data as of:

04/21/2023 08:00 AM

Okanagan Lake 24hr Change  
0.1cm

Kalamalka Lake 24hr Change  
0cm

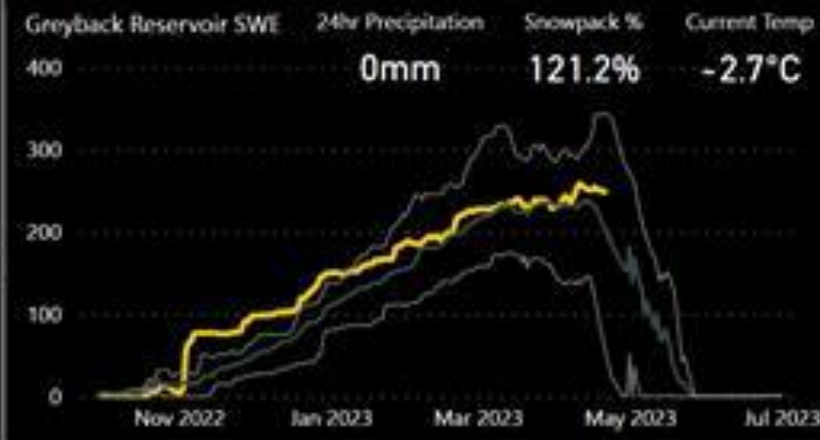
Ellison Lake 24hr Change  
0.1cm

Osoyoos Lake 24hr Change  
0.4cm



Target Line = Full Pool

Return Periods or Percentiles : Yellow Zone: 50-100yr (80th Percentile) Red Zone: 100-200yr (90th Percentile) Black target line is historic avg daily flow



FLOW / LEVEL

### Clark Creek

### Middle Vernon Creek

### Mission Creek

### Whiteman Creek

### Powers Creek



### Mill Creek Regional Park

### Mill Creek @ Fenwick

### Mill Creek @ Sutherland

### Scotty Creek @ Old Vernon

### Pearson Creek



# Automation and its potential



Foundation for Quality of AI



Streamlined Processes



Data Validation



Results

- Increased collaboration
- Less duplication of effort
- Less staff time devoted to repetitive tasks
- Faster and more consistent results
- Highly engaged staff

# Planning for the Future



Where are we going?

Process improvement and automation



Innovative solutions



A.I. is now here



Strategy and prioritization is vital

# Questions/Comments

# Report to Council



**Date:** May 1, 2023  
**To:** Council  
**From:** City Manager  
**Subject:** Community Task Force on Crime Reduction

---

**Recommendation:**

THAT Council endorses the Community Task Force on Crime Reduction Terms of Reference as attached to the report from the City Manager, dated May 1, 2023;

AND THAT recommendations for Task Force member appointments be brought forward for Council consideration.

**Purpose:**

To approve Terms of Reference for a Community Task Force on Crime Reduction.

**Background:**

Addressing crime and safety is one of Council’s priorities, and one of the actions to advance this priority is to establish a safety task force with stakeholders. The Community Task Force on Crime Reduction will provide recommendations to Council on community-driven initiatives to reduce crime in Kelowna. The Task Force will:

- Review relevant existing programs and services locally and in other relevant jurisdictions;
- Listen to the community and identify positive actions underway, gaps, challenges and issues;
- Report back to Council with a summary of what was learned through the community review process; and
- Develop actionable recommendations related to crime and sense of safety in our community, drawing from the experiences of the members of the task force.

The Task Force will consist of 9 to 11 members that represent relevant expertise and sectors. Council will appoint the members, which will include one Councillor and the Mayor. The Mayor will serve as the Chair. Recommendations for appointments to the Task Force will come forward should Council endorse the Terms of Reference.

The Task Force will be in place for a 12-month term, with the ability to extend, and provide quarterly updates to Council.



**Considerations not applicable to this report:**

***Legal/Statutory Authority:***

***Legal/Statutory Procedural Requirements:***

***Existing Policy:***

***Financial/Budgetary Considerations:***

***External Agency/Public Comments:***

***Communications Comments:***

**Approved for inclusion:** D. Gilchrist, City Manager

Attachments:

Draft Community Task Force on Crime Reduction Terms of Reference

cc:

S. Leatherdale, Divisional Director, Corporate & Protective Services

L. Bentley, Deputy City Clerk

# Terms of Reference



## COMMUNITY TASK FORCE ON CRIME REDUCTION

### 1. Introduction

The Community Task Force On Crime Reduction provides recommendations to Council on community-driven initiatives to reduce crime in Kelowna.

The Community Task Force On Crime Reduction functions as a **Task Force** of Council.

### 2. Objectives

Task Force recommendations to Council will focus on the following objectives:

- Reduce crime and increase sense of safety in the community;
- Engage the public in crime prevention;
- Increase integration between all stakeholders involved in crime reduction; and
- Improve public awareness around the reality and perceptions of crime through the use of data and evidenced based research.

### 3. Scope of Work

To achieve its purpose and objectives, the Community Task Force On Crime Reduction will:

- Review relevant existing programs and services locally and in other relevant jurisdictions;
- Listen to the community and identify positive actions underway, gaps, challenges and issues;
- Report back to Council with a summary of what was learned through the community review process; and
- Develop actionable recommendations related to crime and sense of safety in our community, drawing from the experiences of the members of the task force.
  - Identify which order of government or stakeholders are responsible for actions and recommendations identified;
  - Recommend advocacy actions to orders of government; and
  - Identify collaborative projects and partners that will have a direct impact reducing crime and increasing sense of safety.

### 4. Guiding Principles

The Task Force should consider the following guiding principles when developing recommendations:

- Consider initiatives and advocacy currently underway such as the Community Safety Plan, Guns and Gang Reduction initiative, ongoing Criminal Justice Reform Advocacy, Block Connector program, etc.,
- Consider short- and medium-term enforcement and crime prevention initiatives;

- Consider and provide definition around appropriate order of government(s) for recommendations and initiatives;
- Consider partnerships – initiatives that may involve citizens, community groups, resident or business association, non-profit sectors, businesses, Indigenous communities, lived experience groups, faith groups and other potential partners in the community while acknowledging capacity, respective mandates, expertise, and level of involvement;
- Base recommendations on best practices, data and evidence-based approaches;
- Consider cost, sustainability and accountability of initiatives.

## 5. Membership, Appointment and Term

Members will be appointed by resolution of Council and will include:

- 1 member with Legal Expertise/Background
- 3 – 5 Subject Matter Experts
- 1 member at large
- 1 member from the Social Services Sector
- 1 member from the Indigenous community
- 1 Councillor
- Mayor

The Mayor will serve as the Task Force Chair.

The Community Task Force On Crime Reduction will be in place for a 12-month timeframe with the ability to extend.

## 6. Reporting to Council

The Task Force will provide updates to Council on a quarterly basis.

## 10. Support

Support will be provided as follows:

- Administrative support will be provided by the City of Kelowna;
- Meeting rooms will be provided at City Hall as needed;
- Miscellaneous expenses will be covered by the City of Kelowna; and
- Recommendations are subject to regular budget processes.

Endorsed by Council: **Month, Day, 2023**

# CITY OF KELOWNA

## BYLAW NO. 12502

### Five-Year Financial Plan 2023-2027

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

1. Schedule "A" attached hereto and forming part of this bylaw is hereby declared to be the Five-Year Financial Plan of the City of Kelowna for the period January 1, 2023 to and including December 31, 2027.
2. Schedule "B" attached hereto and forming part of this bylaw is hereby declared to be the Statement of Objectives and Policies in accordance with Section 165 (3.1) of the *Community Charter*.
3. This bylaw may be cited for all purposes as the "Five-Year Financial Plan Bylaw, 2023-2027, No. 12502".

Read a first, second and third time by the Municipal Council this 24<sup>th</sup> day of April, 2023.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

**Schedule "A"**  
**Financial Plan 2023 - 2027**

	2023	2024	2025	2026	2027	2028-2030
<b>Revenue</b>						
Property Value Tax	176,624,339	188,279,055	200,295,838	213,266,188	225,313,048	723,943,923
Library Requisition	7,325,200	7,471,704	7,621,138	7,773,561	7,929,032	24,751,330
Parcel Taxes	3,433,673	3,386,926	3,226,092	2,878,729	2,643,767	7,706,257
Fees and Charges	166,752,954	168,998,093	176,296,845	181,604,696	185,477,990	607,768,371
Borrowing Proceeds	8,507,400	161,039,504	50,989,600	0	0	6,321,200
Other Sources	90,079,744	64,924,162	68,236,877	65,808,081	64,104,429	192,860,588
	452,723,310	594,099,445	506,666,391	471,331,255	485,468,266	1,563,351,669
<b>Transfer between Funds</b>						
Reserve Funds	2,399,489	1,803,987	4,018,987	5,018,987	5,018,987	4,271,961
DCC Funds	55,191,710	27,879,895	45,071,243	42,110,785	72,931,463	131,287,135
Surplus/Reserve Accounts	269,856,570	73,537,991	74,663,418	52,310,615	67,176,349	243,984,608
	327,447,769	103,221,873	123,753,649	99,440,388	145,126,799	379,543,705
<b>Total Revenues</b>	<b>780,171,079</b>	<b>697,321,318</b>	<b>630,420,039</b>	<b>570,771,643</b>	<b>630,595,065</b>	<b>1,942,895,374</b>
<b>Expenditures</b>						
Municipal Debt						
Debt Interest	3,980,837	5,854,736	10,057,004	13,579,814	15,783,808	46,825,315
Debt Principal	6,918,584	7,140,895	9,295,237	13,569,554	14,561,097	43,009,316
Capital Expenditures	367,208,100	288,733,676	204,324,905	129,728,128	173,098,283	427,984,615
Other Municipal Purposes						
General Government Planning, Development & Building Services	38,935,773	44,982,463	47,990,399	51,232,650	54,614,371	185,472,621
Community Services	35,969,865	29,502,083	29,279,911	30,240,946	31,205,486	99,725,484
Protective Services	102,941,048	105,058,206	108,811,337	112,228,174	115,657,991	368,692,809
Utilities	94,492,441	88,067,171	91,149,022	94,369,042	97,594,381	313,263,910
Airport	27,894,607	26,681,298	27,473,602	28,278,225	28,981,397	92,258,679
	22,666,780	23,045,145	24,379,339	26,662,772	27,403,596	86,108,813
	701,008,035	619,065,673	552,760,756	499,889,305	558,900,411	1,663,341,561
<b>Transfers between Funds</b>						
Reserve Funds	31,694,307	31,556,581	32,324,994	32,376,236	32,439,085	97,164,211
DCC Funds	0	0	0	0	0	0
Surplus/Reserve Accounts	47,468,737	46,699,064	45,334,289	38,506,102	39,255,570	182,389,601
	79,163,044	78,255,645	77,659,283	70,882,338	71,694,655	279,553,812
<b>Total Expenditures</b>	<b>780,171,079</b>	<b>697,321,318</b>	<b>630,420,039</b>	<b>570,771,643</b>	<b>630,595,065</b>	<b>1,942,895,374</b>

Note: Totals may not add due to rounding.

**Schedule "B"**  
**Statement of Objectives and Policies**

In accordance with Section 165(3.1) of the *Community Charter*, municipalities are required to include in the Five-Year Financial Plan, objectives and policies regarding each of the following:

- (a) For each of the funding sources described in Section 165(7) of the *Community Charter*, the proportion of total revenue that is proposed to come from that funding source;
- (b) The distribution of property value taxes among the property classes that may be subject to taxes;
- (c) The use of permissive tax exemptions.

**Funding Sources**

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2023. Property taxes and fees and charges are two of the largest sources of revenue. Both have advantages in that they are stable, relatively simple to administer and are generally understood by citizens. The City of Kelowna also utilizes funds from reserves and surplus as another main source of financial support. Reserve funds are closely managed to ensure and protect the current and future financial viability of the municipality. Other sources of revenue may be variable and fluctuate from year to year depending on the economic influences and capital programs undertaken by the City.

Objectives

- Investigate other potential funding sources and securing opportunities for additional revenues.
- Begin to decrease the municipality's reliance on property taxes and explore opportunities to increase the percent of total revenue received from user fees and charges and senior government grants.
- Maintain a fees and charges structure whereby increases are applied on a regular basis in line with inflation, while ensuring that service levels remain competitive and affordable.

Policies

- Pursue non-property tax revenues whenever possible through applying for government grants and charging user fees at appropriate levels.
- Perform regular reviews of revenue generating areas for appropriate application of rate increases.
  - Planning and Development Fees.
  - Active Living & Culture Fees and Charges – application of BC Consumer Price Index.
  - Utility Revenues – ensure Utilities operate as self-supporting enterprise funds.
- Increase provincial and federal grant revenue through maximum utilization of the City's Grant Manager position.

Table 1: Sources of Revenue

Revenue Source	Revenue \$ (000's)	% of Revenue
Property Value Tax	176,624	23%
Library Requisition	7,325	1%
Parcel Taxes	3,434	1%
Fees and Charges	166,753	21%
Borrowing Proceeds	8,507	1%
Other Sources	90,080	11%
Reserve Funds/Accounts	327,448	42%
<b>Total</b>	<b>780,171</b>	<b>100%</b>

### Distribution of Property Tax Rates

Table 2 outlines the council approved municipal tax distribution policy for 2023 and the relative proportion of tax revenues. Projected revenues from the combined residential, recreational and Non-Profit classes, provides the largest proportion of property tax revenue. This cumulative class represents the largest tax assessment base and hence utilizes the majority of City services.

#### Objectives

- Provide an effective tax change that is the same for all property classes.
- Ensure that business and light industry property tax ratios remain below the average of BC municipalities with populations greater than 75,000.
- Allow for a maximum ratio cap of 3:1 for the Light Industrial/Business class.

#### Policies

- Council will annually review and modify tax class ratios to provide an effective tax change that is the same for all classes.
- The impacts on other property classes from administering a ratio cap on the Light Industrial/Business classes will be reported to Council during the annual Tax Distribution Policy review.
- Regularly review and compare the City's relative position in terms of distribution of taxes to other similarly sized municipalities in British Columbia.

Table 2: Tax Class Ratios and Projected Revenues

Property Class	Description	2023 Tax Class Ratios	Tax Revenue \$ (000's)	2022 Tax Class Ratios
01/08/03	Res/Rec/NP/SH	1.0000:1	123,529	1.0000:1
02	Utilities	5.7720:1	788	6.0783:1
04	Major Industrial	8.5581:1	0	7.5328:1
05/06	Light Ind/Bus/Other	2.4594:1	51,603	2.5451:1
09	Farm Land	0.2307:1	12	0.2052:1
91	Farm Improvements	0.5149:1	692	0.4905:1
	<b>Total Revenues</b>		<b>176,624</b>	

## Property Tax Exemptions

The City has an existing permissive tax exemption policy which guides the administration and approval of permissive tax exemptions. Some of the eligibility criteria for permissive tax exemptions that are outlined in the policy include the following:

- The applicant must qualify for an exemption under the provisions of the Community Charter.
- The organization receiving an exemption must be a registered non-profit society or registered charity, as the support of the municipality will not be used for commercial and private gain.
- The tax exemption must demonstrate benefit to the community and residents of the City by enhancing the quality of life (spiritually, educationally, socially and culturally), while delivering services economically to the citizens within the community.

The value of tax exemptions provided by Council for 2023 (based on 2022 assessment totals and tax rates) is \$3,866,297. The following breaks down the total into various exemption categories and the exemption value for the category:

Places of Worship - \$ 324,543

Private schools - \$ 77,641

Hospitals - \$ 16,239

Special Needs Housing - \$ 70,002

Social Services - \$ 344,793

Public Park, Athletic or Recreational - \$ 414,701

Cultural - \$ 455,857

Partnering, Heritage or Other Special Exemptions Authority - \$ 376,521

Revitalization - \$1,786,000

In order to encourage the restoration and preservation of commercial, industrial and institutional building, properties that meet the criteria outlined in the Heritage Building Tax Incentive Program policy can receive a tax exemption.

The establishment of the Revitalization Tax Exemption policy allows qualifying properties within the Downtown Urban Centre and Rutland Urban Centre areas to receive a tax exemption.

### Objectives

- Continue to provide permissive tax exemptions to support qualifying organizations that improve the well-being of the community.
- The municipality will continue to provide heritage and revitalization tax exemptions for qualifying properties.

### Policies

- Permissive tax exemptions will be considered to encourage activities that: (a) are consistent with the quality of life objectives of the municipality; (b) provide direct access and benefit to the public; and (c) would otherwise be provided by the municipality.



- To meet the city's commitment to the ongoing restoration, preservation and maintenance of buildings and structures on its Heritage Register, eligible properties will be considered for a tax exemption.
- To support the city's revitalization program of the Downtown Urban Centre and Rutland Urban Centre, qualifying properties will be considered for a tax exemption.

**CITY OF KELOWNA**  
**BYLAW NO. 12503**  
**Tax Structure Bylaw, 2023**

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WHEREAS the Letters Patent of the City of Kelowna provide that the municipality may be divided into two (2) or more taxation areas by bylaw adopted prior to the adoption of the Annual Budget Bylaw;

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

1.     **Taxation Area 1**  
       All lands and improvement thereon classified for assessment purposes as "Farm".
2.     **Taxation Area 2**  
       All lands and improvements thereon not included in Taxation Area 1.
3.     This bylaw shall be applicable for the 2023 taxation year.
4.     This bylaw may be cited for all purposes as "Tax Structure Bylaw, 2023 No. 12503".

Read a first, second and third time by the Municipal Council this 24<sup>th</sup> day of April, 2023.

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

# CITY OF KELOWNA

## BYLAW NO. 12504

### Annual Tax Rates Bylaw, 2023

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WHEREAS the Letters Patent dated the Twenty-fifth day of April, 1973 for the City of Kelowna provides for differing levels of taxation taking into consideration the extent of level of services being provided to different areas within the municipality.

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

1. The following rates are hereby imposed and levied for the taxation year 2023:
  - (a) For all lawful General purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "A" of Schedule 1 of this Bylaw;
  - (b) For Debt purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "B" of Schedule 1 of this Bylaw;
  - (c) For purposes of the Okanagan Regional Library on the assessed value of land and improvements taxable for Regional Library purposes, rates appearing in column "C" of Schedule 1 of this Bylaw;
  - (d) For Hospital purposes on the assessed value of land and improvements taxable for Regional Hospital District purposes, rates appearing in column "D" of Schedule 1 of this Bylaw;
  - (e) For purposes of the Regional District of Central Okanagan on the assessed value of land and improvements taxable for Regional District purposes, rates appearing in column "E" of Schedule 1 of this Bylaw;
  - (f) For purposes of the Regional District of Central Okanagan on the assessed value of land only for the Regional District of Central Okanagan Sterile Insect Release Program, rates appearing in column "F" of Schedule 1 of this Bylaw; and
  - (g) For Local Service Area purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in columns "A" and "B" of Schedule 2 of this Bylaw.
2. This bylaw may be cited as "Annual Tax Rates Bylaw, 2023 No. 12504".

Read a first, second and third time by the Municipal Council this 24<sup>th</sup> day of April, 2023.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

**SCHEDULE 1**

**CITY OF KELOWNA**

**GENERAL MUNICIPAL, DEBT, HOSPITAL AND REGIONAL DISTRICT  
TAX RATES - 2023**

		TAX RATES (DOLLAR OF TAX PER \$1,000 TAXABLE VALUE)					TAXABLE LAND ONLY
		A	B	C	D	E	F
PROPERTY CLASS		GENERAL MUNICIPAL	DEBT	LIBRARY	REGIONAL HOSPITAL DISTRICT	REGIONAL DISTRICT	REGIONAL DISTRICT SIR
01	Residential	2.2744	0.0759	0.0973	0.1908	0.1924	0.0184
02	Utilities	13.1280	0.4379	0.5617	0.6678	0.6735	0.0644
03	Supportive Housing	2.2744	0.0759	0.0973	0.1908	0.1924	0.0184
04	Major Industrial	19.4647	0.6492	0.8328	0.6487	0.6543	0.0625
05	Light Industrial	5.5936	0.1866	0.2393	0.6487	0.6543	0.0625
06	Business/Other	5.5936	0.1866	0.2393	0.4674	0.4715	0.0451
08	Recreation/Non-Profit	2.2744	0.0759	0.0973	0.1908	0.1924	0.0184
09	Farm:						
	a) Land	0.5100	0.0175	0.0225	0.1908	0.1924	0.0184
	b) Improvements	1.1711	0.0391	0.0501	0.0000	0.0000	0.0000

**SCHEDULE 2**

**CITY OF KELOWNA**

**2023 LOCAL SERVICE AREA TAX RATES**

<b>PROPERTY CLASS</b>	<b>A DOWNTOWN BUSINESS IMPROVEMENT AREA</b>	<b>B UPTOWN RUTLAND BUSINESS IMPROVEMENT AREA</b>
1. RESIDENTIAL	0	0
2. UTILITY	0	0
4. INDUSTRIAL – MAJOR	0	0
5. INDUSTRIAL – LIGHT	1.0215	0.9293
6. BUSINESS	1.0215	0.9293
7. TREE FARM	0	0
8. SEASONAL	0	0
9. FARM a) LAND  b) IMPROVEMENT	0  0	0  0

# CITY OF KELOWNA

## BYLAW NO. 12505

### Development Cost Charge Reserve Fund Expenditure Bylaw, 2023

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WHEREAS, there is an unappropriated balance in the Development Cost Charge Reserve Fund of One Hundred and Forty Eight Million, One Hundred and Forty Thousand, Five Hundred and Sixty Five dollars (\$ 148,140,565) as at January 1, 2023.

AND WHEREAS, it is deemed desirable to expend a portion of the monies set aside under said Development Cost Charge Reserve Fund for the purpose of utility, road and land improvement and additions;

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

1. The sum of One Hundred and Forty Eight Million, One Hundred and Forty Thousand, Five Hundred and Sixty Five dollars (\$ 148,140,565) is hereby appropriated from the Development Cost Charge Reserve Fund to be expended in 2023 for the following purposes:

Land for Park Purposes	\$ 24,397,439
Park Development	\$17,428,958
Road Construction	\$ 86,380,320
Wastewater Trunks, Plant & Debt Repayment	\$ 2,819,267
Water Mains, Pump Stations & Reservoir Construction	\$ 17,111,398
Drainage	\$3,183

\$ 148,140,565

2. The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified and authorized by resolution of Council.
3. Should any of the above remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the Development Cost Charge Reserve Fund.
4. This bylaw may be cited as the "Development Cost Charge Reserve Fund Expenditure Bylaw, 2023, No. 12505".

Read a first, second and third time by the Municipal Council this 24<sup>th</sup> day of April, 2023.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

# CITY OF KELOWNA

## BYLAW NO. 12506

### Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2023

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WHEREAS, there is an unappropriated balance in the Sale of City-Owned Land Reserve Fund of Ten Million, Nine Hundred Thirty Four Thousand, One Hundred Fifty Dollars (\$10,934,150) as at January 1, 2023.

AND WHEREAS, it is deemed desirable to expend a portion of the monies set aside under said Sale of City-Owned Land Reserve Fund for the purpose of land purchases and enhancements set out below;

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

1. The sum of Ten Million, Nine Hundred Thirty Four Thousand, One Hundred Fifty Dollars (\$10,934,150) as at January 1, 2023 is hereby appropriated from the Sale of City-Owned Land Reserve Fund to be expended in 2023 for the following purposes:

General Land	\$ 5,548,575
Parks Land	\$ 1,590,808
Housing Opportunity	\$ 3,794,767
	<u>\$ 10,934,150</u>

2. The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified and authorized by resolution of Council.
3. Should any of the above remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the City-Owned Land Reserve Fund.
4. This bylaw may be cited as the "Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2023, No. 12506".

Read a first, second and third time by the Municipal Council this 24<sup>th</sup> day of April, 2023.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

# CITY OF KELOWNA

## BYLAW NO. 12508

### Septic Removal Specific Area Reserve Fund Expenditure Bylaw, 2023

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WHEREAS, there is an unappropriated balance in the Septic Removal Specific Area Reserve Fund of Six Million, Eight Hundred and Eighty Eight thousand, Six Hundred and Twenty One (\$6,882,621), as at January 1, 2023.

AND WHEREAS, it is deemed desirable to expend a portion of the monies set aside under said Septic Removal Specific Area Reserve Fund for the purpose of septic removal and enhancements set out below;

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

1. The sum of Six Million, Eight Hundred and Eighty Eight thousand, Six Hundred and Twenty One (\$6,882,621), as at January 1, 2023 is hereby appropriated from the Septic Removal Specific Area Reserve Fund to be expended in 2023 for the following purposes:

Septic Removal	\$6,882,621
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2. The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified and authorized by resolution of Council.
3. Should any of the above remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the Septic Removal Specific Area Reserve Fund
4. This bylaw may be cited as the " Septic Removal Specific Area Reserve Fund Expenditure Bylaw, 2023, No. 12508".

Read a first, second and third time by the Municipal Council this 24<sup>th</sup> day of April, 2023.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



**CITY OF KELOWNA**

**BYLAW NO. 12516**

**Sterile Insect Release Program Parcel Tax Bylaw 2023**

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A bylaw pursuant to Section 200 of the *Community Charter* to impose and levy a Parcel Tax upon the owners of land or real property within the City of Kelowna being served by the Sterile Insect Release Program.

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

1. A Parcel Tax shall be and is hereby imposed and levied upon the owners of land or real property as shown on Schedule "A" attached to and forming part of this bylaw, being served by the Sterile Insect Release Program.
2. The Parcel Tax shall be levied for the 2023 tax year on each parcel of land aforementioned, and the amount of such Parcel Tax shall be One Hundred and Fifty Six Dollars and Forty Two Cents (\$156.42) per assessed acre.
3. This bylaw shall be known for all purposes as the "Sterile Insect Release Program Parcel Tax Bylaw 2023 No. 12516".

Read a first, second and third time by the Municipal Council this 24th day of April, 2023.

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**Schedule A**

Regional District of Central Okanagan

2023 OKSIR PARCEL TAX ROLL

Jurisdiction 217

<b>Folio</b>	<b>Property Address</b>	<b>Legal Description</b>	<b>Adjusted Acres</b>	<b>x\$156.42</b>
21703108010	1355 LATTA, KELOWNA	LOT 10, PLAN KAP1611, SECTION 1, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 39146	6.26	\$979.19
21703121000	2355 MCKENZIE, KELOWNA	LOT A, PLAN KAP15859, SECTION 1, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	3.04	\$475.52
21703121010	2295 MCKENZIE, KELOWNA	LOT 2, PLAN KAP33255, SECTION 1, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	11.03	\$1,725.31
21703205000	2635 SEXSMITH, KELOWNA	LOT 1, PLAN KAP12772, SECTION 3&33, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 26	8.01	\$1,252.92
21703210125	2517 SEXSMITH, KELOWNA	LOT 10, PLAN KAP21431, SECTION 3&4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	6.84	\$1,069.91
21703210210	705 VALLEY, KELOWNA	LOT B, PLAN KAP31659, SECTION 3, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	4.97	\$777.41
21703236002	770 PACKINGHOUSE, KELOWNA	LOT 1, PLAN EPP68383, SECTION 3,4,9, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	1.13	\$176.75
21703245000	590 BRENDA, KELOWNA	LOT 25, BLOCK 5, PLAN KAP896, SECTION 4&9, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	4.85	\$758.64
21703255321	1982 UNION, KELOWNA	LOT A, PLAN KAP75150, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21703255322	1980 UNION, KELOWNA	LOT B, PLAN KAP75150, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21703262000	2389 LONGHILL, KELOWNA	LOT 13, BLOCK 9, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC 33 TWP 26	6.29	\$983.88
21703263000	2206 LONGHILL, KELOWNA	LOT 2, BLOCK 17, PLAN KAP1068, SECTION 4&34, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 26	7.33	\$1,146.56
21703264000	185 VALLEY, KELOWNA	LOT 3, BLOCK 17, PLAN KAP1068, SECTION 4&34, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 26	3.77	\$589.70
21703266000	143 VALLEY, KELOWNA	LOT 5, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 20854	3.84	\$600.65
21703267000	1 - 127 VALLEY, KELOWNA	LOT 6, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	9.27	\$1,450.01
21703268000	2214 BONN, KELOWNA	LOT 7, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 22394	4.51	\$705.45
21703269000	115 VALLEY, KELOWNA	LOT 8, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	10.16	\$1,589.23
21703271000	220 MAIL, KELOWNA	LOT 12, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	8.45	\$1,321.75
21703272000	180 MAIL, KELOWNA	LOT 13, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	6.16	\$963.55
21703274000	135 VALLEY, KELOWNA	LOT H, PLAN KAP1636, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H8323	3.80	\$594.40
21703278000	800 PACKINGHOUSE, KELOWNA	LOT 3, PLAN KAP1884, SECTION 4&9, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21703279000	2160 SCENIC, KELOWNA	LOT 4, PLAN KAP1884, SECTION 4&9, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, AMD LOT (DD 79128F)	2.94	\$459.87

21703410000	1250 GLENMORE, KELOWNA	LOT 1, BLOCK 11, PLAN KAP1068, SECTION 9, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP85917	2.24	\$350.38
21703411000	1 - 1340 GLENMORE, KELOWNA	LOT 2, BLOCK 11, PLAN KAP1068, SECTION 9, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP85919, MANUFACTURED HOME REG.# 40311, BAY # 1	1.00	\$156.42
21703645000	2434 GALE, KELOWNA	LOT 2, PLAN KAP1453, SECTION 23, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	1.77	\$276.86
21703664000	2155 PIER MAC, KELOWNA	LOT 1, PLAN KAP2257, SECTION 23, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	2.34	\$366.02
21703664514	2855 DRY VALLEY, KELOWNA	LOT A, PLAN KAP37471, SECTION 23, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, MOBILE ON GALE RD, MANUFACTURED HOME REG.# 4566	3.56	\$556.86
21703664516	2849 DRY VALLEY, KELOWNA	LOT B, PLAN KAP37471, SECTION 23, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	10.66	\$1,667.44
21703884000	3310 MATHEWS, KELOWNA	LOT 63, PLAN KAP1247, SECTION 3&34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 29	5.56	\$869.70
21703905104	4236 SPIERS, KELOWNA	LOT B, PLAN KAP92871, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.44	\$694.50
21703906000	4233 SPIERS, KELOWNA	LOT 119, PLAN KAP1247, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN A1060	1.13	\$176.75
21703907000	4221 SPIERS, KELOWNA	LOT 120, PLAN KAP1247, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 72661	11.20	\$1,751.90
21703908000	4215 SPIERS, KELOWNA	LOT 121, PLAN KAP1247, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21703912000	3030 GRIEVE, KELOWNA	LOT 125, PLAN KAP1247, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# B13027	5.50	\$860.31
21703913001	3015 GRIEVE, KELOWNA	LOT 126, PLAN KAP1247, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 068492	6.53	\$1,021.42
21703913100	3145 GULLEY, KELOWNA	LOT 127, PLAN KAP1247, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	8.42	\$1,317.06
21703949320	4280 SPIERS, KELOWNA	LOT B, PLAN KAP34609, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	8.63	\$1,349.90
21703949340	4207 SPIERS, KELOWNA	LOT B, PLAN KAP47098, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.07	\$480.21
21703949390	3480 WATER, KELOWNA	LOT A, PLAN KAP71707, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.16	\$650.71
21703950000	3965 TODD, KELOWNA	PARCEL B, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP44155, ASSIGNED PCL B (D.D.191005F) OF L 154	8.67	\$1,356.16
21703952062	3865 SPIERS, KELOWNA	LOT 138, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H15296 & 39975	6.75	\$1,055.84
21703956000	4201 SPIERS, KELOWNA	LOT 142, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.18	\$966.68
21703960000	2699 SAUCIER, KELOWNA	LOT 145, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EX W 320 FT	1.35	\$211.17
21703965000	4175 TODD, KELOWNA	LOT 150, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & OF W 1/2 OF SEC 33	4.98	\$778.97
21703968000	4067 TODD, KELOWNA	LOT 153, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.70	\$735.17
21703971501	2177 WARD, KELOWNA	LOT 157, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP78689, KAP88849	1.25	\$195.53
21703971503	2287 WARD, KELOWNA	LOT B, PLAN KAP78689, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP88849	35.85	\$5,607.66
21703971504	3974 TODD, KELOWNA	LOT 1, PLAN KAP88849, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.23	\$192.40

21703973000	3980 TODD, KELOWNA	LOT 159, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.41	\$376.97
21703979000	2715 HEWLETT, KELOWNA	LOT 3, PLAN KAP1656, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B7338	8.30	\$1,298.29
21703981000	2570 SAUCIER, KELOWNA	PARCEL A, PLAN KAP6018B, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, PCL A OF L 1 PL 1656 S/O PL B6018 (DD 127007F)	1.18	\$184.58
21703985000	2675 HEWLETT, KELOWNA	LOT A, PLAN KAP12142, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.83	\$755.51
21703990002	3950 SPIERS, KELOWNA	LOT E, PLAN KAP12142, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 27157 28923 KAP65455	1.37	\$214.30
21703995027	3920 TODD, KELOWNA	LOT B, PLAN KAP21140, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21703995159	3955 SPIERS, KELOWNA	LOT A, PLAN KAP56989, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.40	\$218.99
21703995172	2620 HEWLETT, KELOWNA	LOT 2, PLAN KAP92520, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	14.25	\$2,228.99
21703997000	4200 STEWART, KELOWNA	LOT 237, PLAN KAP1247, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC 32 TWP 29	7.79	\$1,218.51
21704008004	4025 CASORSO, KELOWNA	LOT 1, PLAN EPP72879, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.60	\$875.95
21704008005	4100 TODD, KELOWNA	LOT 2, PLAN EPP72879, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21704014004	3896A CASORSO, KELOWNA	LOT A, PLAN KAP92331, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.81	\$1,221.64
21704016000	3877 CASORSO, KELOWNA	LOT 4, PLAN KAP2243, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.51	\$236.19
21704021000	3995 CASORSO, KELOWNA	LOT 8, PLAN KAP2243, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.94	\$772.71
21704023001	1989 WARD, KELOWNA	LOT 1, PLAN EPP95434, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	8.96	\$1,401.52
21704029000	4153 BEDFORD, KELOWNA	LOT 1, PLAN KAP15793, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, (DD D29970) SEC 32 TWP 29	5.77	\$902.54
21704031000	4122 BEDFORD, KELOWNA	LOT 4, PLAN KAP15793, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.88	\$294.07
21704032158	3860 CASORSO, KELOWNA	LOT 2, PLAN KAP89549, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21704084000	2090 WARD, KELOWNA	LOT B, PLAN KAP1780, SECTION 8, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	13.48	\$2,108.54
21704118205	1950 WARD, KELOWNA	LOT A, PLAN KAP48946, SECTION 8, TOWNSHIP 12, OSOYOOS DIV OF YALE LAND DISTRICT	12.00	\$1,877.04
21704118206	1990 WARD, KELOWNA	LOT B, PLAN KAP48946, SECTION 8, TOWNSHIP 12, OSOYOOS DIV OF YALE LAND DISTRICT	1.76	\$275.30
21704121000	3677 SPIERS, KELOWNA	LOT 1, BLOCK 2, PLAN KAP1072, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B5219 14900	7.25	\$1,134.05
21704127000	3663 SPIERS, KELOWNA	LOT 2, PLAN KAP1765, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 19631 KAP45040 KAP70726	7.25	\$1,134.05
21704151030	3769 SPIERS, KELOWNA	LOT 1, PLAN KAP23684, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.66	\$259.66
21704151105	2190 GULLEY, KELOWNA	LOT A, PLAN KAP26008, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.69	\$1,202.87
21704151150	3668 SPIERS, KELOWNA	LOT B, PLAN KAP28797, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21704151155	3678 SPIERS, KELOWNA	LOT C, PLAN KAP28797, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.48	\$1,013.60
21704151192	2777 K.L.O., KELOWNA	LOT A, PLAN KAP43297, SECTION 9&10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	9.55	\$1,493.81
21704151195	3740 HART, KELOWNA	LOT 6, PLAN KAP29282, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	12.42	\$1,942.74

21704151200	2452 GULLEY, KELOWNA	LOT 7, PLAN KAP29282, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	20.34	\$3,181.58
21704151210	2725 K.L.O., KELOWNA	LOT A, PLAN KAP45934, SECTION 9 & 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	19.61	\$3,067.40
21704151260	2295 K.L.O., KELOWNA	LOT 2, PLAN KAP33463, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.16	\$650.71
21704151265	3551 SPIERS, KELOWNA	LOT 3, PLAN KAP33463, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP44147	2.86	\$447.36
21704151292	2202 GULLEY, KELOWNA	LOT A, PLAN KAP44147, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.85	\$602.22
21704152000	3690 POOLEY, KELOWNA	SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, N 10 CHAINS OF E 1/2 OF NE 1/4	16.99	\$2,657.58
21704156000	3455 ROSE, KELOWNA	LOT 4, PLAN KAP355, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	12.19	\$1,906.76
21704157051	3480 FITZGERALD, KELOWNA	LOT 5, PLAN KAP355, PART E1/2, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 30818	10.07	\$1,575.15
21704159000	3030 MCCULLOCH, KELOWNA	LOT 4, PLAN KAP790, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 11840	3.81	\$595.96
21704160001	3090 MCCULLOCH, KELOWNA	LOT 5, PLAN KAP790, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 18708 33271	5.64	\$882.21
21704161000	3641 HART, KELOWNA	LOT 7, PLAN KAP790, PART N1/2, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.11	\$486.47
21704167000	3286 MCCULLOCH, KELOWNA	LOT 3, PLAN KAP978, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.46	\$1,010.47
21704173000	3020 MCCULLOCH, KELOWNA	LOT 3, PLAN KAP1517, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B1212 B5633	1.47	\$229.94
21704174002	3099 MCCULLOCH, KELOWNA	LOT B, PLAN KAP71621, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.91	\$455.18
21704176000	3591 HART, KELOWNA	LOT 3, PLAN KAP1589, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.33	\$520.88
21704179000	3635 REEKIE, KELOWNA	LOT A, PLAN KAP2038, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	11.36	\$1,776.93
21704180000	3695 FITZGERALD, KELOWNA	LOT B, PLAN KAP2038, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	24.89	\$3,893.29
21704181000	3520 REEKIE, KELOWNA	LOT 1, PLAN KAP2398, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 73821	3.95	\$617.86
21704183000	3680 REEKIE, KELOWNA	LOT 2, PLAN KAP2398, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.11	\$955.73
21704184000	3096 MCCULLOCH, KELOWNA	LOT 1, PLAN KAP2957, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 10713 & KAP46590	1.00	\$156.42
21704194000	3275 MCCULLOCH, KELOWNA	LOT 1, PLAN KAP6530, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	12.18	\$1,905.20
21704198000	3524 ROSE, KELOWNA	LOT A, PLAN KAP11840, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 078725	4.77	\$746.12
21704199100	3564 ROSE, KELOWNA	LOT A, PLAN KAP18708, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	11.96	\$1,870.78
21704199156	3269 MCCULLOCH, KELOWNA	LOT 2, PLAN KAP90496, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.06	\$322.23
21704199180	3301 MCCULLOCH, KELOWNA	LOT 2, PLAN KAP28811, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC 10	14.83	\$2,319.71
21704199252	3630 FITZGERALD, KELOWNA	LOT B, PLAN KAP30817, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EX MH OCCUPIER (SEE 217-04199-253)	10.10	\$1,579.84
21704199256	3661 HART, KELOWNA	LOT A, PLAN KAP31613, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21704199278	3565 ROSE, KELOWNA	LOT A, PLAN KAP38325, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.87	\$1,231.03

21704199308	3665 HART, KELOWNA	LOT 1, PLAN EPP74364, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.40	\$688.25
21704209000	2502 BELGO, KELOWNA	LOT 6, BLOCK 16, PLAN KAP1380, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B1528 H17537, MANUFACTURED HOME REG.# 46438	6.51	\$1,018.29
21704214000	2605 BELGO, KELOWNA	LOT 3, BLOCK 17, PLAN KAP1380, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H17537, EXC R/S 7534 .153 AC	8.54	\$1,335.83
21704215000	2505 BELGO, KELOWNA	LOT 4, BLOCK 17, PLAN KAP1380, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H17537 KAP68946 KAP76995	6.51	\$1,018.29
21704220000	3950 BORLAND, KELOWNA	PLAN KAP1862B, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP70445	2.92	\$456.75
21704222000	3527 BEMROSE, KELOWNA	LOT 2, PLAN KAP2005, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 70201	3.60	\$563.11
21704223000	3835 BORLAND, KELOWNA	LOT A, PLAN KAP2645, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.08	\$638.19
21704228000	3625 BEMROSE, KELOWNA	LOT A, PLAN KAP4553, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP59561	7.45	\$1,165.33
21704232000	3647 BEMROSE, KELOWNA	LOT 1, PLAN KAP5787, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 72602	2.94	\$459.87
21704235000	3975 SENGER, KELOWNA	LOT A, PLAN KAP6633, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.62	\$409.82
21704237120	2149 BELGO, KELOWNA	LOT 1, BLOCK 17, PLAN KAP31521, SECTION 11&14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP69980 & KAP73861	10.04	\$1,570.46
21704237130	2327 BELGO, KELOWNA	LOT 1, PLAN KAP33009, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H17537, EPP30052	9.29	\$1,453.14
21704237137	3547 BEMROSE, KELOWNA	LOT 1, PLAN KAP71097, SECTION 26, TOWNSHIP 11, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21704237138	2547 BELGO, KELOWNA	LOT A, PLAN KAP76995, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21704243000	2455 WALBURN, KELOWNA	LOT B, PLAN KAP3238B, SECTION 12, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP68575, PT L B OF PL 1639 S/O ON PL B3238	6.94	\$1,085.55
21704245051	2601 WALBURN, KELOWNA	LOT 2, PLAN KAP62978, SECTION 12, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.11	\$330.05
21704247000	1190 LEWIS, KELOWNA	LOT 9, BLOCK 9, PLAN KAP1380, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 10873, MANUFACTURED HOME REG.# 70462	5.69	\$890.03
21704248000	2290 GARNER, KELOWNA	LOT 2, BLOCK 18, PLAN KAP1380, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.52	\$1,176.28
21704249000	2148 WALBURN, KELOWNA	LOT 4, BLOCK 18, PLAN KAP1380, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	10.44	\$1,633.02
21704254000	1093 TEASDALE, KELOWNA	LOT 8, BLOCK 20, PLAN KAP1380, SECTION 13&14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.17	\$808.69
21704258000	1404 LEWIS, KELOWNA	LOT 2, PLAN KAP1926, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H16654, MANUFACTURED HOME REG.# 52828	9.97	\$1,559.51
21704261000	1839 WALBURN, KELOWNA	LOT 7, PLAN KAP1926, DISTRICT LOT 508, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.61	\$877.52
21704269002	2015 WALBURN, KELOWNA	LOT 2, PLAN KAP4119, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 20534, 34516, MANUFACTURED HOME REG.# 76344	1.00	\$156.42
21704270003	1959 WALBURN, KELOWNA	LOT B, PLAN KAP91170, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21704310500	2021 WALBURN, KELOWNA	LOT A, PLAN KAP34516, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42

21704315000	3855 EAST KELOWNA, KELOWNA	LOT 13, PLAN KAP665, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 20082 & KAP44096	4.96	\$775.84
21704317000	2075 BELGO, KELOWNA	LOT 9, BLOCK 17, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 19507 & KAP69980	3.07	\$480.21
21704318001	1865 BELGO, KELOWNA	LOT 11, BLOCK 17, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 32086	8.04	\$1,257.62
21704319000	2280 HOLLYWOOD, KELOWNA	LOT 12, BLOCK 17, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H13888 KAP52999	1.67	\$261.22
21704324000	1650 GEEN, KELOWNA	LOT 3, BLOCK 19, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.64	\$256.53
21704325001	1390 GEEN, KELOWNA	LOT A, PLAN KAP90868, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.27	\$824.33
21704327004	1595 TEASDALE, KELOWNA	LOT B, PLAN EPP32484, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.87	\$448.93
21704329000	1409 TEASDALE, KELOWNA	LOT 8, BLOCK 19, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 18554	1.00	\$156.42
21704330000	1555 TEASDALE, KELOWNA	LOT 10, BLOCK 19, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EX PT INCL IN PL ATTACHED TO DD188738F	1.04	\$162.68
21704334001	1225 TEASDALE, KELOWNA	LOT 6, BLOCK 20, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 23119	3.66	\$572.50
21704335000	1103 TEASDALE, KELOWNA	LOT 7, BLOCK 20, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.17	\$339.43
21704343000	2270 HOLLYWOOD, KELOWNA	LOT A, PLAN KAP1845, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21704344000	2015 BELGO, KELOWNA	LOT B, PLAN KAP1845, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN EPP76229	8.87	\$1,387.45
21704345000	1525 GEEN, KELOWNA	LOT A, PLAN KAP1846, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.45	\$226.81
21704350000	1469 TEASDALE, KELOWNA	LOT 1, PLAN KAP4384, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.19	\$1,124.66
21704351000	1429 TEASDALE, KELOWNA	LOT 2, PLAN KAP4384, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21704360093	3754 EAST KELOWNA, KELOWNA	LOT B, PLAN KAP84170, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 14820	6.87	\$1,074.61
21704360267	1708 GEEN, KELOWNA	LOT 1, PLAN KAP82075, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 103088	2.05	\$320.66
21704360268	1605 GEEN, KELOWNA	LOT 2, PLAN KAP82075, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.99	\$1,093.38
21704360354	1950 BELGO, KELOWNA	LOT 2, PLAN KAP25528, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	14.26	\$2,230.55
21704360527	3795 EAST KELOWNA, KELOWNA	LOT A, PLAN KAP58793, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 64814	1.72	\$269.04
21704364000	2995 DUNSTER, KELOWNA	LOT 6, PLAN KAP187, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, N 378 FT L 6	1.00	\$156.42
21704365000	3098 EAST KELOWNA, KELOWNA	LOT 6, PLAN KAP187, PART N1/2, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, PORTION EXC NLY 378 FT	1.08	\$168.93
21704366000	3002 EAST KELOWNA, KELOWNA	LOT 6, PLAN KAP187, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, W 1/2 OF THE S 1/2 OF L 6	2.39	\$373.84

21704367000	2855 DUNSTER, KELOWNA	LOT 7, PLAN KAP187, PART N1/2, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP77776	15.87	\$2,482.39
21704368000	3152 EAST KELOWNA, KELOWNA	LOT 7, PLAN KAP187, PART S1/2, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 11658	13.29	\$2,078.82
21704369000	2795 DUNSTER, KELOWNA	LOT 8, PLAN KAP187, PART N1/2, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	17.25	\$2,698.25
21704370002	3250 EAST KELOWNA, KELOWNA	LOT B, PLAN EPP54381, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	13.16	\$2,058.49
21704372000	3208 REID, KELOWNA	LOT 18, PLAN KAP187, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, N 740.8 FT L 18	6.07	\$949.47
21704375000	3350 POOLEY, KELOWNA	LOT 20, PLAN KAP187, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B1536 B1720 5512	3.62	\$566.24
21704379000	3073 DUNSTER, KELOWNA	LOT 12, PLAN KAP665, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.89	\$608.47
21704380000	3502 EAST KELOWNA, KELOWNA	LOT 11, PLAN KAP187, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, PORTION SHOWN ON PL B716	8.21	\$1,284.21
21704381000	2947 EAST KELOWNA, KELOWNA	LOT 1, PLAN KAP736, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.42	\$1,160.64
21704382000	2981 EAST KELOWNA, KELOWNA	LOT 2, PLAN KAP736, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.78	\$904.11
21704385000	3072 EAST KELOWNA, KELOWNA	LOT 6, PLAN KAP821B, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, E 1/2 OF S 1/2 OF L 6 PL 187 S/O PL B821	1.33	\$208.04
21704386002	3652 EAST KELOWNA, KELOWNA	LOT 12, PLAN KAP187, PART E1/2, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, PORTION (PL B900)	1.07	\$167.37
21704387000	3183 DUNSTER, KELOWNA	PLAN KAP187, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, N 1/2 OF S 1/2 OF LOT 5 SHOWN ON PL B1156, MANUFACTURED HOME REG.# 15739	2.29	\$358.20
21704394000	3582 EAST KELOWNA, KELOWNA	LOT B, PLAN KAP1670, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.19	\$342.56
21704396000	2960 MCCULLOCH, KELOWNA	LOT B, PLAN KAP1703, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B4658	4.42	\$691.38
21704400000	3430 POOLEY, KELOWNA	LOT B, PLAN KAP1725, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP53451	10.32	\$1,614.25
21704402000	3251 EAST KELOWNA, KELOWNA	LOT 1, PLAN KAP3379, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.89	\$608.47
21704404000	3260 POOLEY, KELOWNA	LOT 3, PLAN KAP3379, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	9.13	\$1,428.11
21704412000	3288 REID, KELOWNA	LOT A, PLAN KAP4618, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B7432	11.02	\$1,723.75
21704416000	3329 EAST KELOWNA, KELOWNA	LOT 1, PLAN KAP5512, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.47	\$386.36
21704418000	3375 DALL, KELOWNA	LOT 1, PLAN KAP6585, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.44	\$538.08
21704420000	3060 POOLEY, KELOWNA	Lot 2, Plan KAP6585, Section 15, Township 26, Osoyoos Div of Yale Land District, Except Plan EPP90643	2.15	\$336.30
21704423190	3350 EAST KELOWNA, KELOWNA	LOT 1, PLAN KAP30593, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21704423192	3310 EAST KELOWNA, KELOWNA	LOT 2, PLAN KAP30593, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	11.89	\$1,859.83
21704423198	3120 POOLEY, KELOWNA	LOT B, PLAN KAP34888, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	9.08	\$1,420.29
21704423205	3480 POOLEY, KELOWNA	LOT A, PLAN KAP53451, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21704423207	3367 REID, KELOWNA	LOT B, PLAN KAP55650, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.86	\$290.94



21704423209	3360 REID, KELOWNA	LOT 2, PLAN KAP56635, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.48	\$700.76
21704428000	3395 NEID, KELOWNA	LOT 26, PLAN KAP187, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B129, S 1/2 OF LOT, MANUFACTURED HOME REG.# B02269	1.00	\$156.42
21704432000	3194 DUNSTER, KELOWNA	LOT 5, PLAN KAP665, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.94	\$303.45
21704433000	3172 DUNSTER, KELOWNA	LOT 6, PLAN KAP665, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.17	\$183.01
21704436000	1 - 3042 DUNSTER, KELOWNA	LOT 9, PLAN KAP665, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.67	\$261.22
21704525228	2877 EAST KELOWNA, KELOWNA	LOT B, PLAN KAP33697, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.26	\$197.09
21704525503	2690 BEWLAY, KELOWNA	LOT 1, PLAN KAP56199, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.20	\$500.54
21704574000	2990 DUNSTER, KELOWNA	PLAN KAP1353B, PART SE1/4, SECTION 21, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, THAT PART OF THE FRACTIONAL	9.71	\$1,518.84
21704591000	2934 DUNSTER, KELOWNA	LOT C, PLAN KAP1700, SECTION 22, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.88	\$1,232.59
21704805214	2960 DUNSTER, KELOWNA	LOT 1, PLAN KAP73437, SECTION 22, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	11.13	\$1,740.95
21704825001	1 - 1368 TEASDALE, KELOWNA	LOT 3, PLAN KAP2329, SECTION 23, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 4697, 34964, H12752	21.79	\$3,408.39
21704898001	879 HIGHWAY 33, KELOWNA	LOT 1, PLAN EPP32580, SECTION 23&24, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.75	\$899.42
21705479000	3363 SPRINGFIELD, KELOWNA	LOT 5, PLAN KAP1802, SECTION 24, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H8383, H12752, KAP88622	1.00	\$156.42
21705502130	811 HIGHWAY 33, KELOWNA	LOT A, PLAN KAP23321, SECTION 24, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP88565	1.21	\$189.27
21705502305	1151 LEWIS, KELOWNA	LOT A, PLAN KAP33567, SECTION 24, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.57	\$245.58
21705502310	881 HIGHWAY 33, KELOWNA	LOT B, PLAN KAP33567, SECTION 24, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP89364, EPP7143	8.43	\$1,318.62
21705503005	688 WEBSTER, KELOWNA	LOT 1, PLAN KAP92447, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21705510000	920 HARTMAN, KELOWNA	LOT 3, PLAN KAP731, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, C OF T 143842F	5.77	\$902.54
21705511000	1130 HARTMAN, KELOWNA	LOT 4, PLAN KAP731, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP78162	1.09	\$170.50
21705512000	690 MUGFORD, KELOWNA	LOT 3, PLAN KAP603, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, PORTION SHOWN ON PL B797	4.32	\$675.73
21705513004	1120 GIBSON, KELOWNA	LOT B, PLAN EPP11757, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.28	\$669.48
21705514000	1145 MORRISON, KELOWNA	LOT 2, PLAN KAP1515, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.63	\$254.96
21705519002	1610 SWAINSON, KELOWNA	LOT 1, PLAN KAP77945, SECTION 25 & 30, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC 27	10.30	\$1,611.13
21705524000	1308 MCKENZIE, KELOWNA	LOT 12, PLAN KAP1760, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B4687 & KAP77650	4.42	\$691.38
21705530000	1550 SWAINSON, KELOWNA	LOT 1, PLAN KAP77944, SECTION 25 & 30, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 27	13.42	\$2,099.16
21705548000	1090 MCKENZIE, KELOWNA	LOT 2, PLAN KAP4586, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B7112 19263 20308	18.71	\$2,926.62

21705561000	690 HARTMAN, KELOWNA	LOT A, PLAN KAP5499, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP60758, KAP87365	16.60	\$2,596.57
21705579469	1045 EL PASO, KELOWNA	LOT 22, PLAN KAP22986, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.95	\$930.70
21705579575	839 HARTMAN, KELOWNA	LOT 2, PLAN KAP29183, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP58413	11.16	\$1,745.65
21705579684	837 HARTMAN, KELOWNA	LOT A, PLAN KAP35135, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.66	\$416.08
21706374002	563 VALLEY, KELOWNA	LOT 1, PLAN EPP32871, SECTION 32, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC'S 28 & 33	1.00	\$156.42
21706470000	483 VALLEY, KELOWNA	LOT 1, BLOCK 9, PLAN KAP896, SECTION 32, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.47	\$855.62
21706471000	463 VALLEY, KELOWNA	LOT 2, BLOCK 9, PLAN KAP896, SECTION 32&33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.55	\$242.45
21706499001	445 VALLEY, KELOWNA	LOT 3, BLOCK 9, PLAN KAP896, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 13784 23545	3.75	\$586.58
21706501000	2224 ROJEM, KELOWNA	LOT 4, BLOCK 9, PLAN KAP896, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.06	\$322.23
21706502000	389 VALLEY, KELOWNA	LOT 5, BLOCK 9, PLAN KAP896, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.17	\$652.27
21706504000	355 VALLEY, KELOWNA	LOT 7, BLOCK 9, PLAN KAP896, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B3900	2.98	\$466.13
21706507000	2429 LONGHILL, KELOWNA	LOT 14, BLOCK 9, PLAN KAP1068, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.01	\$1,096.50
21706508000	2449 LONGHILL, KELOWNA	LOT 15, BLOCK 9, PLAN KAP1068, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B6691	1.46	\$228.37
21706510000	120 MAIL, KELOWNA	LOT 15, BLOCK 17, PLAN KAP1068, SECTION 33&34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.80	\$1,220.08
21706511000	102 MAIL, KELOWNA	LOT 16, BLOCK 17, PLAN KAP1068, SECTION 33&34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 18945	8.44	\$1,320.18
21706515000	545 RIFLE, KELOWNA	LOT 7, BLOCK 21, PLAN KAP1249, SECTION 33&34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.11	\$955.73
21706524000	30 - 2300 SILVER, KELOWNA	LOT 8, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.43	\$536.52
21706527000	2255 ROJEM, KELOWNA	LOT 11, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.42	\$691.38
21706528000	2309 ROJEM, KELOWNA	LOT 12, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.36	\$681.99
21706529000	2323 ROJEM, KELOWNA	LOT 13, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.04	\$162.68
21706533000	2379 ROJEM, KELOWNA	LOT 17, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B6651	1.97	\$308.15
21706554140	2400 LONGHILL, KELOWNA	LOT A, PLAN KAP26592, SECTION 4&33, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 26	2.41	\$376.97
21706557002	2710 LONGHILL, KELOWNA	LOT B, PLAN KAP88097, SECTION 34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21706612470	2512 LONGHILL, KELOWNA	LOT A, PLAN KAP26258, SECTION 33&34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 40166, MANUFACTURED HOME REG.# 85193	13.49	\$2,110.11
21706612672	2614 LONGHILL, KELOWNA	LOT 1, PLAN KAP40166, SECTION 34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.17	\$339.43
21706645000	610 MOYER, KELOWNA	LOT 26, PLAN KAP425, SECTION 35&36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.61	\$564.68
21706647000	610 CORNISH, KELOWNA	LOT 28, PLAN KAP425, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC 36	7.94	\$1,241.97
21706658000	355 CORNISH, KELOWNA	LOT 41, PLAN KAP425, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.64	\$569.37
21706661000	298 CORNISH, KELOWNA	LOT 45, PLAN KAP425, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.31	\$674.17

21706723000	310 FITZPATRICK, KELOWNA	LOT 2, PLAN KAP9092, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21706773003	1685 RUTLAND, KELOWNA	LOT 3, PLAN KAP18313, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.05	\$320.66
21706773440	585 CORNISH, KELOWNA	LOT 1, PLAN KAP19142, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.86	\$603.78
21706774244	245 CORNISH, KELOWNA	LOT B, PLAN KAP43294, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.16	\$337.87
21706776850	2105 MORRISON, KELOWNA	LOT 1, PLAN KAP425, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP77337	7.05	\$1,102.76
21706776900	1990 MCKENZIE, KELOWNA	LOT 2, PLAN KAP425, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP78155, KAP92012	10.58	\$1,654.92
21706777000	1900 MCKENZIE, KELOWNA	LOT 3, PLAN KAP425, PART N1/2, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.20	\$813.38
21706778000	1893 MORRISON, KELOWNA	LOT 3, PLAN KAP425, PART S1/2, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.63	\$411.38
21706788000	1304 MORRISON, KELOWNA	LOT 10, PLAN KAP425, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.59	\$1,187.23
21706789000	819 MOYER, KELOWNA	LOT 11, PLAN KAP425, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 82699	3.98	\$622.55
21706792000	2062 MORRISON, KELOWNA	LOT 14, PLAN KAP425, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.79	\$749.25
21706794000	2 - 685 OLD VERNON, KELOWNA	LOT 16, PLAN KAP425, SECTION 35 & 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.84	\$600.65
21706796000	745 CORNISH, KELOWNA	LOT 18, PLAN KAP425, SECTION 35 & 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.35	\$993.27
21706799510	1425 MORRISON, KELOWNA	LOT B, PLAN EPP15301, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.41	\$1,159.07
21706803000	1350 HORNING, KELOWNA	LOT 20, PLAN KAP1760, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP53546	14.63	\$2,288.42
21706805005	1920 MCCURDY, KELOWNA	LOT 3, PLAN KAP91486, SECTION 31, TOWNSHIP 27, OSOYOOS DIV OF YALE LAND DISTRICT	8.19	\$1,281.08
21706806000	1431 LATTA, KELOWNA	LOT 24, PLAN KAP1760, SECTION 36&31, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 27	1.00	\$156.42
21706807001	1305 LATTA, KELOWNA	LOT 25, PLAN KAP1760, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B4218 & 33998	7.55	\$1,180.97
21706810002	1341 LATTA, KELOWNA	LOT 28, PLAN KAP1760, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 31944	9.96	\$1,557.94
21706817001	1331 MCCURDY, KELOWNA	LOT 1, PLAN KAP4060, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 30660 KAP67186	19.59	\$3,064.27
21706819000	1545 MCCURDY, KELOWNA	LOT 3, PLAN KAP4060, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP56029 & KAP63091	15.92	\$2,490.21
21706820000	1445 LATTA, KELOWNA	LOT 25, PLAN KAP4218B, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.22	\$816.51
21706828500	1750 MCKENZIE, KELOWNA	LOT B, PLAN KAP25654, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP90335	10.24	\$1,601.74
21706828524	1700 MCKENZIE, KELOWNA	LOT D, PLAN KAP25654, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.36	\$1,151.25
21706828618	1301 LATTA, KELOWNA	LOT 1, PLAN KAP33998, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, HERETO IS ANNEXED EASEMENT CA3247673 OVER LOT 25 PL 1760 EXC PLANS B4218 & 33998 THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT; SEE PL M11328	1.00	\$156.42
21706828642	837 MCCURDY, KELOWNA	LOT 2, PLAN EPP14181, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42

21706828644	833 MCCURDY, KELOWNA	LOT 3, PLAN EPP14181, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21706886003	1 - 2025 TREETOP, KELOWNA	LOT 1, PLAN KAP1760, SECTION 19, TOWNSHIP 27, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 26646, & SEC 30 & EXC PL 30907, MANUFACTURED HOME REG.# 13479	9.58	\$1,498.50
21706960185	5681 LAKESHORE, KELOWNA	LOT 1, PLAN EPP37698, SECTION 16, TOWNSHIP 28, SIMILKAMEEN DIV OF YALE LAND DISTRICT	1.00	\$156.42
21707143000	559 BARNABY, KELOWNA	LOT 3, PLAN KAP1743, SECTION 25, TOWNSHIP 28, SIMILKAMEEN DIV OF YALE LAND DISTRICT	1.00	\$156.42
21707161000	4860 LAKESHORE, KELOWNA	PARCEL A, PLAN KAP1722, SECTION 25, TOWNSHIP 29, SIMILKAMEEN DIV OF YALE LAND DISTRICT, SHOWN ON PL B5804 OF LOT 3	3.21	\$502.11
21707264002	1456 DEHART, KELOWNA	LOT 1, PLAN KAP1837, SECTION 31&32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 21254 28408	11.58	\$1,811.34
21707269000	999 CRAWFORD, KELOWNA	LOT 1, PLAN KAP13170, SECTION 31, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 20569	11.85	\$1,853.58
21707270072	1265 CRAWFORD, KELOWNA	LOT 2, PLAN KAP21104, SECTION 31, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21707270074	1285 CRAWFORD, KELOWNA	LOT 3, PLAN KAP21104, SECTION 31&32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21707278000	4551 STEWART, KELOWNA	LOT 220, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	2.89	\$452.05
21707287000	4335 STEWART, KELOWNA	LOT 229, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN EPP89865	3.02	\$472.39
21707290000	4285 STEWART, KELOWNA	LOT 232, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN EPP89865	6.85	\$1,071.48
21707291000	4202 BEDFORD, KELOWNA	LOT 233, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H9875	9.74	\$1,523.53
21707293000	4250 STEWART, KELOWNA	LOT 238, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	1.63	\$254.96
21707296000	1475 DEHART, KELOWNA	LOT 246, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 6779	1.00	\$156.42
21707304000	4132 BEDFORD, KELOWNA	LOT 3, PLAN KAP15793, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	6.38	\$997.96
21707304010	1485 DEHART, KELOWNA	LOT 1, PLAN KAP20969, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	1.21	\$189.27
21707351000	4305 JAUD, KELOWNA	LOT 5, PLAN KAP6171, SECTION 34, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN EPP120634	11.06	\$1,730.01
21707362338	2950 BALDOCK, KELOWNA	LOT 10, PLAN KAP74510, SECTION 34, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21709533000	2517 GALE, KELOWNA	LOT 2, PLAN KAP10810, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 19044, H15414	6.08	\$951.03
21709533052	2499 GALE, KELOWNA	LOT C, PLAN KAP19044, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21709533053	2475 GALE, KELOWNA	LOT D, PLAN KAP19044, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21709533054	2449 GALE, KELOWNA	LOT E, PLAN KAP19044, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21709533055	2427 GALE, KELOWNA	LOT F, PLAN KAP19044, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21709533057	2555 GALE, KELOWNA	LOT A, PLAN EPP65442, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	1.39	\$217.42
21710392000	2240 MAYER, KELOWNA	LOT 1, PLAN KAP2332, DISTRICT LOT 128, OSOYOOS DIV OF YALE LAND DISTRICT	20.16	\$3,153.43

21710393000	2050 BYRNS, KELOWNA	LOT 1, PLAN KAP2830, DISTRICT LOT 128, SECTION 17, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# B00730	19.86	\$3,106.50
21710410000	1756 BYRNS, KELOWNA	LOT 23, PLAN KAP415, DISTRICT LOT 129, OSOYOOS DIV OF YALE LAND DISTRICT, EX E 4.14 CHNS, MANUFACTURED HOME REG.# 49222	11.34	\$1,773.80
21710411000	1890 BYRNS, KELOWNA	LOT 23, PLAN KAP415, DISTRICT LOT 129, SECTION 19, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, E 4.14 CHNS L 23, MANUFACTURED HOME REG.# 105820	4.35	\$680.43
21710414000	1756 BYRNS, KELOWNA	LOT 26, PLAN KAP415, DISTRICT LOT 129, OSOYOOS DIV OF YALE LAND DISTRICT, EX E 4.14 CHNS	10.62	\$1,661.18
21710518000	1650 BYRNS, KELOWNA	LOT 2, PLAN KAP78759, DISTRICT LOT 129, OSOYOOS DIV OF YALE LAND DISTRICT	3.61	\$564.68
21710519852	2225 SPALL, KELOWNA	LOT B, PLAN KAP40808, DISTRICT LOT 129, OSOYOOS DIV OF YALE LAND DISTRICT	13.03	\$2,038.15
21710519854	1980 BYRNS, KELOWNA	LOT C, PLAN KAP40808, DISTRICT LOT 129, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 20597	10.95	\$1,712.80
21710519856	1990 BYRNS, KELOWNA	LOT D, PLAN KAP40808, DISTRICT LOT 129, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21710531000	1909 BYRNS, KELOWNA	LOT 15, PLAN KAP415, DISTRICT LOT 130, OSOYOOS DIV OF YALE LAND DISTRICT, E 10 ACRES OF L 15	6.34	\$991.70
21710543001	2589 BENVOLIN, KELOWNA	LOT 1, PLAN KAP3357, DISTRICT LOT 130, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 15515 20646 23696	5.66	\$885.34
21710549000	2029 BYRNS, KELOWNA	LOT 2, PLAN KAP8615, DISTRICT LOT 130, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 16912	7.94	\$1,241.97
21710589113	1909 BYRNS, KELOWNA	LOT B, PLAN KAP67173, DISTRICT LOT 130, OSOYOOS DIV OF YALE LAND DISTRICT	23.50	\$3,675.87
21711501711	4345 HOBSON, KELOWNA	LOT 25, PLAN KAP27559, DISTRICT LOT 167, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP64149 KAP68293 KAP73487 EPP16570 EPP46682	1.00	\$156.42
21711502309	4340 HOBSON, KELOWNA	LOT A, PLAN KAP69885, DISTRICT LOT 167, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$156.42
21712185885	4485 SALLOWS, KELOWNA	LOT 184, PLAN KAP1247, DISTRICT LOT 359, SECTION 33, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	2.04	\$319.10
21712199082	4380 WALLACE HILL, KELOWNA	LOT 2, PLAN KAP39632, DISTRICT LOT 360, OSOYOOS DIV OF YALE LAND DISTRICT	4.70	\$735.17
21712199103	2740 HARVARD, KELOWNA	LOT 14, PLAN KAP62784, DISTRICT LOT 360, OSOYOOS DIV OF YALE LAND DISTRICT	3.11	\$486.47
<b>305</b>			<b>1,757.88</b>	<b>\$274,967.60</b>