

City of Kelowna

Regular Council Meeting

AGENDA



Monday, October 17, 2016
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

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

2. Confirmation of Minutes

4 - 13

PM Meeting - October 3, 2016

3. Public in Attendance

3.1 Imagine Kelowna Speaker Series (Guests #3 Mr. Michael Geller)

14 - 16

To receive a presentation from Mr. Michael Geller, on the Future of Housing, challenges and opportunities, as the third talk of the Imagine Kelowna guest speaker series.

4. Development Application Reports & Related Bylaws

4.1 1665 & 1697 Innovation Drive, OCP16-0006 & Z16-0036 - Midwest Ventures Ltd

17 - 28

To consider an application to amend the Official Community Plan and rezone portions of two properties to facilitate the construction of a 6 storey hotel.

4.2 1665 & 1697 Innovation Drive, BL11296 (OCP16-0014) - Midwest Ventures Ltd

29 - 30

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

To give Bylaw No. 11296 first reading in order to change the future land use designation of the subject property to facilitate the construction of a 6 storey hotel.

4.3 1665 & 1697 Innovation Drive, BL11297 (Z16-0036) - Midwest Ventures Ltd

31 - 33

To give Bylaw No. 11297 first reading in order to rezone portions of two properties to facilitate the construction of a 6 storey hotel.

4.4 Text Amendments to the CD12 - Airport Zone 34 - 40

To consider a text amendment to the CD12 - Airport zone to allow development on subdivided properties around the airport.

4.5 Text Amendments to the CD12 - Airport Zone, BL11298 (TA16-0001) 41 - 43

To give Bylaw No. 11298 first reading in order to allow development on subdivided properties around the airport.

4.6 3030 Holland Road, Z16-0054 - Roland & Colleen Dubois 44 - 64

To rezone the subject property to facilitate the development of one additional single family dwelling.

4.7 3030 Holland Road, BL11299 (Z16-0054) - Roland and Colleen Dubois 65 - 65

To give Bylaw No. 11299 first reading in order to facilitate the development of one additional single family dwelling.

5. Bylaws for Adoption (Development Related)

5.1 909 Juniper Road, BL11194 (OCP15-0014) - Seventh Day Adventist Church 66 - 67

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

To adopt Bylaw No. 11194 in order to amend the future land use to facilitate a single and two dwelling housing subdivision.

5.2 909 Juniper Road, BL11195 (Z15-0043) - Seventh Day Adventist Church 68 - 69

To adopt Bylaw No. 11195 in order to rezone the subject property to facilitate a single and two dwelling housing subdivision.

5.3 875 Graham Road, BL11206 (Z15-0063) - Joseph & Cindy Burd 70 - 71

To adopt Bylaw No. 11206 in order to rezone the subject property to facilitate a subdivision of the parcel into two lots, with the north lot having appropriate zoning to allow for the construction of a carriage house.

5.4 1280 Wilmot Avenue, BL11286 (Z15-0060) - Romesha Ventures Inc. 72 - 74

To adopt Bylaw No. 11286 in order to rezone the subject property to allow the creation of four residential lots and the designation of approximately 2.4 ha of natural area parkland.

5.5 1960 Paly Road, BL11285 (LUC16-0003) - Krista Almeida & Stephen Glegg 75 - 75

To adopt Bylaw No. 11285 to discharge the existing Land Use Contract (LUC78-1024) on the subject property.

- 5.6 984 Dehart Road, BL11017 (OCP14-0022) - Sherwood Mission Developments Ltd. and Dr. Alexander Rezansoff 76 - 77**

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

To adopt Bylaw No. 11017 in order to amend the future land use designation on the subject property.

- 5.7 984 Dehart Road, BL11018 (Z14-0047) - Sherwood Mission Developments Ltd. and Dr. Alexander Rezansoff 78 - 79**

To adopt Bylaw No. 11018 in order to rezone the subject property to facilitate a future 110 lot residential subdivision.

6. Non-Development Reports & Related Bylaws

- 6.1 LED Street Lighting Retrofit - Business Case 80 - 102**

To update Council on the status of a fully developed, construction ready, project to convert all compatible High Pressure Sodium lighting to LED technology. Work on the business case to support this project has been completed and verifies a simple payback of 3.7 years complete with a return on Investment, over the 15-year life of the project, of \$13 million.

- 6.2 2017 Permissive Tax Exemption Bylaw No. 11290 103 - 142**

To consider a property tax exemption for those organizations that have met the qualification as outlined in Permissive Tax Exemption Policy #327.

- 6.3 BL11290 - 2017 Permissive Tax Exemption Bylaw 143 - 165**

To give Bylaw No. 11290 first, second and third readings in order to consider a property tax exemption for those organizations that have met the qualifications outlined in the Permissive tax Exemption Policy 327.

- 6.4 National Housing Strategy Consultation Response 166 - 175**

To consider a submission to the Government of Canada's National Housing Strategy consultation.

7. Mayor and Councillor Items

8. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Monday, October 3, 2016
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Mohini Singh and Luke Stack*

Members Absent Councillor Brad Sieben

Staff Present Acting City Manager, Joe Creron; City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith*; Suburban & Rural Planning Manager, Todd Cashin*; Policy & Planning Department Manager, James Moore*; Real Estate Services Manager, Sustainability Coordinator, Michelle Kam*; Planner, Laura Bentley*; Utility Planning Manager, Andrew Reeder*; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:30 p.m.

Mayor Basran advised that the meeting is open to the public and all representations to Council form part of the public record. A live audio and video feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Donn

R713/16/10/03 THAT the Minutes of the Regular Meetings of September 19, 2016 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 196 Cariboo Road, Z16-0018 - D & S Schulz Enterprises Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Singh

R714/16/10/03 THAT Rezoning Application No. Z16-0018 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot H Section 4 Township 23 ODYD Plan 20088, located at 196 Cariboo Road, Kelowna, BC from the RR3 - Rural Residential 3 zone to the RU6 - Two Dwelling Housing zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated October 3, 2016.

Carried

3.2 196 Cariboo Road, BL11288 (Z16-0018) D & S Schulz Enterprises Ltd

Moved By Councillor Hodge/Seconded By Councillor Gray

R715/16/10/03 THAT Bylaw No. 11288 be read a first time.

Carried

3.3 3580 Casorso Road, Z16-0050 - Lonewolf Homes Ltd. & Andrew Paterson

Staff:

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

Moved By Councillor Given/Seconded By Councillor Hodge

R716/16/10/03 THAT Rezoning Application No. Z16-0050 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 16 District Lot 134 Osoyoos Division Yale District Plan 20399, located at 3580 Casorso Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated (September 1, 2016);

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

Carried

3.4 3580 Casorso Road, BL11289 (Z16-0050) - Lonewolf Homes Ltd and Andrew Paterson

Moved By Councillor Gray/Seconded By Councillor Hodge

R717/16/10/03 THAT Bylaw No. 11289 be read a first time.

Carried

3.5 5100 Gordon Drive, OCP16-0008 & Z16-0045 - No. 21 Great Projects Inc.

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Hodge

R718/16/10/03 THAT Official Community Plan Bylaw Amendment No. OCP16-0008 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land use designations of portions of The South ½ DL 579 SDYD Except Plans KAP77336, KAP86178, KAP86917, KAP87090, KAP87918, EPP9619, EPP9638, EPP12863, EPP15721, EPP18670, EPP22118 and EPP55978, located at 5100 Gordon Dr Kelowna, BC, from the Multiple Unit Residential (Cluster Housing) to Single/ Two Unit Residential - Hillside, from Single/ Two Unit Residential - Hillside to Major Park and Open Space, from Single/ Two Unit Residential to Single/ Two Unit Residential - Hillside, from Multiple Unit Residential (Cluster Housing) to Major Park and Open Space, from Single/ Two Unit Residential to Major Park and Open Space, from Major Park and Open Space to Multiple Unit Residential (Cluster Housing) as shown on Map "A" attached to the report of Community Planning dated October 3, 2016 be considered by Council;

AND THAT Rezoning Application No. Z16-0045 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classifications of portions of The South ½ DL 579 SDYD Except Plans KAP77336, KAP86178, KAP86917, KAP87090, KAP87918, EPP9619, EPP9638, EPP12863, EPP15721, EPP18670, EPP22118 and EPP55978, located at 5100 Gordon Dr Kelowna, BC, from A1- Agriculture 1 to P3 - Parks and Open Space and RU2h - Medium Lot Housing (Hillside Area) as shown on Map "B" attached to the report of Community Planning, dated October 3, 2016 be considered by Council;

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

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

Carried

6 5100 Gordon Drive, BL11291 (OCP16-0008) - No. 21 Great Projects Ltd.

Moved By Councillor Given/Seconded By Councillor Gray

R719/16/10/03 THAT Bylaw No. 11291 be read a first time;

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

Carried

3.7 5100 Gordon Drive, BL11292 (Z16-0045) - No. 21 Great Projects Ltd.

Moved By Councillor Given/Seconded By Councillor Donn

R720/16/10/03 THAT Bylaw No. 11292 be read a first time.

Carried

3.8 2980 Gallagher Road, OCP16-0014 & Z16-0051 - Kirschner Mountain J.V.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

Moved By Councillor Donn/Seconded By Councillor Given

R721/16/10/03 THAT Official Community Plan Bylaw Amendment No. OCP16-0014 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 1 Section 12 and 13 Township 26 and Sections 7 and 18 Township 27 ODYD KAP71697 Except Plans KAP84278, KAP86315, KAP86363, KAP88598 and EPP36504 from the Single/Two Unit Residential (S2RESH) to Major Park/Open Space (Public) (PARK) and from Major Park/Open Space (Public) (PARK) to Single/Two Unit Residential (S2RESH) as shown on Map "A" attached to the report of Community Planning, dated October 3, 2016 be considered by Council;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the purpose of Section 879 of the Local Government Act, as outlined in the Report of Community Planning, dated October 3, 2016;

AND THAT Rezoning Application No. Z16-0051 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 12 and 13 Township 26 and Sections 7 and 18 Township 27 ODYD KAP71697 Except Plans KAP84278, KAP86315, KAP86363, KAP88598 and EPP36504 from the P3-Park and Open Spaces to RU1h-Large Lot Housing (Hillside Area), from A1-Agricultural 1 to RU1h-Large Lot Housing (Hillside Area), from A1-Agricultural 1 to P3-Parks and Open Spaces, from RM3h-Low Density Multiple Housing to RU1h-Large Lot Housing (Hillside Area), from RM3h-Low Density Multiple Housing to P3-Parks and Open Spaces, and from RU1h-Large Lot Housing (Hillside Area) to P3-Park and Open Spaces as shown on Map "B" attached to the report of Community Planning, dated October 3, 2016 be considered by Council;

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

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

Carried

3.9 2980 Gallagher Rd, BL11293 (OCP16-0051) - Gordon, Heidi-Sabine, Donald, Amy, Allen

Moved By Councillor Gray/Seconded By Councillor Donn

R722/16/10/03 THAT Bylaw No. 11293 be read a first time;

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

Carried

3.10 2980 Gallagher Rd, BL11294 (Z16-0051) - Gordon, Heidi-Sabine, Donald, Amy, Allen & Angelica Kirschner

Moved By Councillor Hodge/Seconded By Councillor Gray

R723/16/10/03 THAT Bylaw No. 11294 be read a first time.

Carried**3.11 752 & 760 Bechard Road, Z16-0047 - Louis & Elda Pagliaro**

Staff:

- Displayed a PowerPoint presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor DeHart

R724/16/10/03 THAT Rezoning Application No. Z16-0047 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a portion of Lot 19, District Lot 134, Osoyoos Division Yale District Plan 20399 and a portion of Lot 6, District Lot 134, Osoyoos Division Yale District Plan 20399, located at 752 & 760 Bechard Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone as shown on Map "A" attached to the Report from the Community Planning Department, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated October 3, 2016;

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

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

Carried**3.12 752 & 760 Bechard Road, BL11295 (Z16-0047) - Elda & Louis Pagliaro**Moved By Councillor Hodge/Seconded By Councillor Given

R725/16/10/03 THAT Bylaw No. 11295 be read a first time.

Carried**3.13 460 Doyle Avenue, DP14-0093 - Jim Meiklejohn**

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Hodge

R726/16/10/03 THAT Council invite the Applicant's Representatives to address Council.

Carried

Applicant's Representatives, Stoke Tonne, Meiklejohn Architects and Kelsey Helm, Kelowna Sustainable Innovation Group

- Spoke to the thorough process to date including discussions with Development Services and Community Planning staff.
- Advised that the Development Permit amendment for the additional 500 square feet still works within the Building Code and still conforms to a 6 storey building; that process took some time to verify and longer than expected.

- Advised of the Contractor's timelines and the importance of commencing the roof work in early June in order to proceed with their work.
- Believes the landscape plan will satisfy some outstanding questions for the landscape treatment of the roof.
- Believed the current zoning supported the function that is proposed today.
- There is no definition around what the space will be used for but have committed to the City to make a public space, however, there is no clear definition of operation.
- Responded to questions from Council.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Donn

THAT Council authorizes the issuance of Development Permit No. DP14-0093-01 to amend original Development Permit DP14-0093 for Lot 1 District Lot 139 ODYD Plan EPP44677 Except Air Space Plan EPP44678, located at 460 Doyle Avenue, Kelowna, BC subject to the following:

1. The dimensions and siting of the amendment to the 7th floor to be constructed on the land be in accordance with Schedule "A,"
2. The elevations and colours of the amendment to the 7th floor to be constructed on the land be in general accordance with Schedule "B";

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

Moved By Councillor Given/Seconded By Councillor Stack

R727/16/10/03 THAT Council defer further consideration of Development Permit No. DP14-0093, located at 460 Doyle Avenue, Kelowna, BC, pending receipt of further information regarding the following:

1. Detailed development permit form and character information;
2. Updated and detailed landscape plan;
3. Reminder on terms of the agreement;
4. Concrete plans on the use of the structure.

Carried

3.14 505 - 525 Snowsell Road N, OCP14-0027 / Z14-0059 - Eric Huber

Staff:

- Displayed a PowerPoint presentation summarizing the application.

Moved By Councillor Given/Seconded By Councillor Gray

R728/16/10/03 THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Official Community Plan Amending Bylaw No. 11105 and Rezoning Amending Bylaw No. 11106, be extended from July 14, 2016 to July 14, 2017.

Carried

4. Bylaws for Adoption (Development Related)

4.1 990 Guisachan Road, BL11220 (OCP15-0019) - Strandhaus Developments Inc.

Moved By Councillor Stack/Seconded By Councillor DeHart

R729/16/10/03 THAT Bylaw No. 11220 be adopted.

Carried

4.2 990 Guisachan Road, BL11221 (Z15-0065) - Strandhaus Developments Inc.

Moved By Councillor DeHart/Seconded By Councillor Singh

R730/16/10/03 THAT Bylaw No. 11221 be adopted.

Carried

4.3 4491 Stewart Road West, BL11270 (Z16-0034) - Delauralyn Pihl

Moved By Councillor DeHart/Seconded By Councillor Stack

R731/16/10/03 THAT Bylaw No. 11270 be adopted.

Carried

4.4 866 Glenmore Drive, BL11273 (Z16-0044) - Jeffery & Linda Giebelhaus

Moved By Councillor Singh/Seconded By Councillor DeHart

R732/16/10/03 THAT Bylaw No. 11273 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Healthy City Strategy Update

Staff:

- Displayed a PowerPoint presentation summarizing the Healthy City Strategy and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Donn

R733/16/10/03 THAT Council receives, for information, the report from the Sustainability Coordinator and Planner II dated October 3, 2016 with respect to the Healthy City Strategy update;

AND THAT Council endorse Healthy Housing as the next Healthy City Strategy theme area.

Carried

5.2 Downtown Plan 2016 Annual Update

Staff:

- Displayed a PowerPoint presentation summarizing the Annual Downtown Plan and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Singh

R734/16/10/03 THAT Council receive, for information, the October 3, 2016 report from the Planner II, Policy & Planning Department with respect to an annual update on the Downtown Plan.

Carried

5.3 Petition to Amend the Improvement District Boundary (SEKID) for 984 Dehart Rd

Staff:

- Provided an overview of the SEKID boundary adjustment request and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Gray

R735/16/10/03 THAT Council receives for information, the Report from the Utilities Planning Manager, dated October 3rd, 2016 pertaining to the Petition to amend the Improvement District Boundary (SEKID) for 984 Dehart Road;

AND THAT the request from the South East Kelowna Irrigation District (SEKID) to exclude 984 Dehart Rd from their water service area boundaries, attachment A, be approved;

AND THAT 984 Dehart Rd be approved to connect to the City of Kelowna Water Utility provided the following conditions be met:

1. The Developer enters into a development agreement that requires the Developer to pay the equivalent of the current Water Service Development Cost Charge (DCC) fees as if they were part of the Sector A Water Plan in the Development Cost Charges Bylaw, 10515.
2. The fees collected be directed to the Water Service DCC reserve, R701.
3. The Developer pays for all costs to bring water services to his property and any upgrades to the City water utility required to supply water to the subject property.

Carried

6. Bylaws for Adoption (Non-Development Related)

6.1 1170 Hwy 33 W (Portion of Road Adjacent to), BL11259 - Road Closure Bylaw

Mayor invited anyone in the public gallery who deems themselves affected by the proposed road closure to come forward.

No one came forward.

Moved By Councillor Stack/Seconded By Councillor DeHart

R736/16/10/03 THAT Bylaw No. 11259 be adopted.

Carried

6.2 Lakeshore Road (Portion of), BL11274 - Road Closure Bylaw

Mayor invited anyone in the public gallery who deems themselves affected by the proposed road closure to come forward.

No one came forward.

Moved By Councillor DeHart/Seconded By Councillor Singh

R737/16/10/03 THAT Bylaw No. 11274 be adopted.

Carried

6.3 BL11287 - Amendment No. 4 to Housing Agreement Opportunities Reserve Fund Bylaw No. 8593

Councillor Stack declared a conflict of interest as his employer has applied for rental housing grants, has received grants and may apply again in the future, and departed the meeting at 3:30 p.m.

Moved By Councillor Singh/Seconded By Councillor DeHart

R738/16/10/03 THAT Bylaw No. 11287 be adopted.

Carried

Councillor Stack rejoined the meeting at 3:30 p.m.

7. Mayor and Councillor Items

The City Clerk confirmed that Council may discuss the item that was deferred earlier in the meeting with the public and the Applicant.

Councillor Stack:

- Spoke to his attendance at Mission Hills Winery as part of the successful Royal visit.
- Spoke to his attendance at several Ministerial meetings while at UBCM last week.

Councillor DeHart:

- Spoke to the various meetings attended while at UBCM last week.
- Congratulated the District of Lake Country for receiving the 2016 Open for Business Award.

Councillor Singh:

- Spoke to the Royal visit and how Kelowna was well show-cased.
- Spoke to her attendance, on behalf of Mayor and Council, at public events in Kelowna last week.

Councillor Hodge:

- Spoke to the various speakers heard at UBCM and to the SILGA Youth Representative attendees.

Councillor Gray:

- Spoke to the excellent speakers at UBCM last week.
- Spoke to her participation at the Gospel Mission Thanksgiving dinner this coming weekend.

Councillor Donn:

- Spoke to his meeting with Uber and Air B&B Representatives at UBCM last week.
- Commented that attending UBCM reinforced his appreciation of non-partisan local government politics.

Councillor Given:

- Spoke to the professional development opportunities that UBCM represents and the benefits of learning from other local governments facing similar issues.
- Spoke to the City's UBCM Resolution being referred to UBCM Executives to conduct a year long policy review with recommendations for the 2017 UBCM Conference.

Mayor Basran:

- Spoke to the positive international exposure Kelowna received as a result of the Royal visit.
- Spoke to the meetings regarding the sharing economy he attended at UBCM.
- Spoke to the BC Mayor's Caucus that discussed strong fiscal futures with an emphasis on alternate revenue sources and high cost of protective services.
- Congratulated the organizers of the Run for the Cure event held over the weekend.

- Reminder of the Finding our YIMBY, reflections on affordability affordable housing at the Laurel Packinghouse Thursday evening at 7:00 p.m.

8. Termination

This meeting was declared terminated at 3:52 p.m.

Mayor

/acm



City Clerk

DRAFT

Report to Council



Date: October 12, 2016
File: 0610-50
To: City Manager
From: Rafael Villarreal, Manager, Integrated Transportation (Project Manager for Strategic Visioning Project)
Subject: Imagine Kelowna Speaker Series (Guests #3 Mr. Michael Geller)

Recommendation:

THAT Council receives, for information, the presentation from Mr. Michael Geller, from the Geller Group dated October 17, 2016, regarding the challenges and opportunities from a housing perspective;

Purpose:

To receive a presentation from Mr. Michael Geller, on the Future of Housing, challenges and opportunities, as the third talk of the Imagine Kelowna guest speaker series.

Background:

As part of the Imagine Kelowna initiative, a series of prominent guest speakers and experts will be sharing their knowledge, experiences and expertise with Council and the community. The third speaker in the series, Mr. Michael Geller, architect, planner, real estate consultant and property developer will share his extensive knowledge in urban design, affordable housing and housing density.

The future of housing plays a crucial role in every community and housing choice is critical. Housing is fundamental and a priority now and in the future of our city.

Although progress is being made with addition of 116 units of affordable housing being developed and 1,046 rental housing under construction or in approval stage there is still work to do in a hot housing market. We have to think about how we can adapt for growth and resiliency as housing continues to be top of mind.

Considerations not applicable to this report:

Alternate Recommendation:

Communications Comments:

Existing Policy:
External Agency/Public Comments:
Financial/Budgetary Considerations:
Internal Circulation:
Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Personnel Implications:

Submitted by:

R. Villarreal, Manager, Integrated Transportation (Project Manager for Strategic Visioning Project)

Approved for inclusion:



A. Newcombe, Divisional Director Infrastructure

Attachments: Biography - Mr. Michael Geller

cc: Divisional Director, Infrastructure
Divisional Director, Community Planning & Real Estate
Divisional Director, Divisional Director, Communications & Information Services
Divisional Director, Human Resources & Corporate Performance
Divisional Director, Civic Operations
Divisional Director, Active Living & Culture
Divisional Director, Corporate & Protective Services
Director, Business and Entrepreneurial Development

Michael Geller Architect AIBC, FCIP, RPP

Michael Geller describes himself as a Vancouver-based architect, planner, real estate consultant and property developer with 45 years' experience in the public, private and institutional sectors. He is President of the Geller Group (which is really just him and a few associates) and serves as an Adjunct Professor in Simon Fraser University's Centre for Sustainable Community Development, and an affiliate of UBC's Masters in Urban Design program.

Michael is a past President of the SFU Community Trust, overseeing the planning and development of UniverCity on Burnaby Mountain. Prior to joining SFU, he was involved with the development of a number of major projects in Vancouver including Bayshore in Coal Harbour, expansion of the Vancouver Trade and Convention Centre, Deering Island, and a variety of residential and mixed-use projects.

From 1981 to 1983, he was Vice-President Development, The Narod Group. Prior to joining Narod, he was an official with CMHC in Vancouver, Ottawa and Toronto for ten years, during which time he was involved with numerous public and social housing projects.

Michael is a past president of the Urban Development Institute and has served on numerous boards and panels. He writes a regular column for the Vancouver Courier and is a frequent media commentator on urban issues.

He has been honoured as a Fellow of the Canadian Institute of Planners and Life Member of the Architectural Institute of BC. His blog is found at www.gellersworldtravel.blogspot.com

Michael was recently invited by BC Housing to offer input into the BC government's submission to the federal government on a new federal housing strategy. Today's presentation includes many of the ideas he put forward.

REPORT TO COUNCIL



Date: October 17, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (RR)

Application: Z16-0036, OCP16-0006 **Owner:** Midwest Ventures Ltd

Address: 1665 Innovation Drive, 1697 Innovation Dr **Applicant:** Darren Schlamp

Subject: Rezoning and OCP Amendment

Existing OCP Designation: IND - Industrial

Proposed OCP Designation: COMM - Commercial

Existing Zone: CD15 - Comprehensive Development

Proposed Zone: C9 - Tourism Commercial

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP16-0006 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of Lot 13 Section 14 Township 23 ODYD Plan KAP82802 and Lot 14 Section 13 Township 23 ODYD Plan KAP82802 except Plan EPP23036, located at 1665 and 1697 Innovation Dr, Kelowna, BC from the IND - Industrial designation to the COMM - Commercial designation, as shown on Map "A" attached to the Report from the Community Planning Department dated October 17, 2016 be considered by Council;

AND THAT Rezoning Application No. Z16-0036 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 13 Section 14 Township 23 ODYD Plan KAP82802 and Lot 14 Section 13 Township 23 ODYD Plan KAP82802 except Plan EPP23036, located at 1665 and 1697 Innovation Dr, Kelowna, BC from the CD15 - Comprehensive Development Zone to the C9 - Tourism Commercial Zone as shown on Map "B" attached to the Report from the Community Planning Department dated October 17, 2016 be considered by Council;

AND THAT Council considers the public hearing process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Community Planning Department dated September 12, 2016;

AND THAT the OCP Amending Bylaw 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 Community Planning Department dated September 16, 2016;

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

2.0 Purpose

To consider an application to amend the Official Community Plan and rezone portions of two properties to facilitate the construction of a 6 storey hotel.

3.0 Community Planning

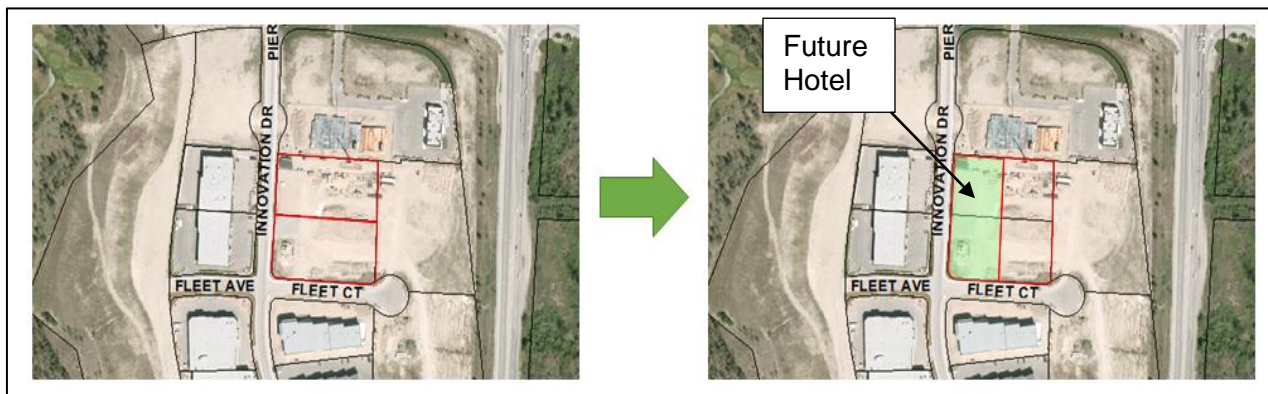
Community Planning supports the rezoning and Official Community Plan amendment applications. The proposed land use, a 6 storey hotel, is appropriate for the area, and does not conflict with neighbouring land uses. An additional hotel in the Airport Industrial Park will help support businesses in the area and provide additional accommodation near the burgeoning Kelowna International Airport.

The proposed C9 Tourism Commercial zoning and the associated land use is not expected to generate any land use conflicts with surrounding uses. There are no residential uses in the vicinity where residents would be disturbed by the hotel use, and there are surrounding services under construction that complement the proposed hotel.

4.0 Proposal

4.1 Project Description

The applicant has applied to amend the Official Community Plan and Rezone two properties to allow for the construction of a 6 storey hotel. The applicant intends to rezone portions of two properties and reconfigure property lines.



The subject properties are currently zoned CD15, a comprehensive development zone intended for light industrial use near the airport. Because of the success of the Four Points Sheraton hotel to the north of the site, the applicants believe that there is a strong demand for a second hotel near the airport. As the CD15 zone does not permit hotels, the applicant will be required to have the properties rezoned to C9 - Tourist Commercial prior to any development.



Figure 1 Conceptual Elevation

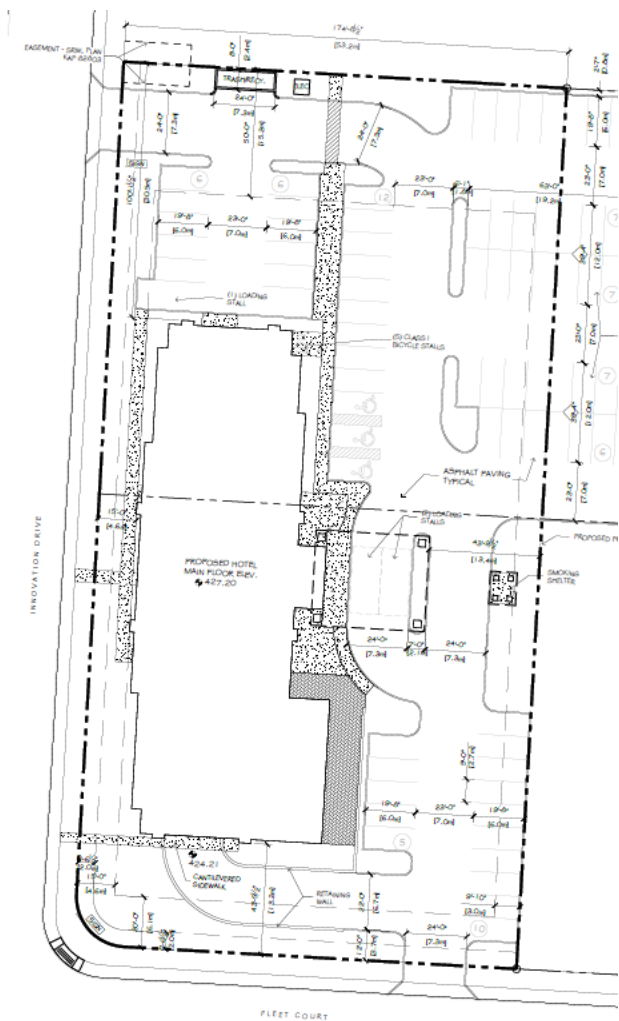


Figure 2 Conceptual Site Layout

The development would require the issuance of a Council approved Development Permit prior to full approval. The applicant has included some early drawings of the proposed design, but these drawings may be subject to change. The proposed design would also require a 1.5 m variance to building height.

Council consideration of the Zoning Bylaw and OCP Amendment does not imply support for the Development Permit or Development Variance Permit.

4.2 Site Context

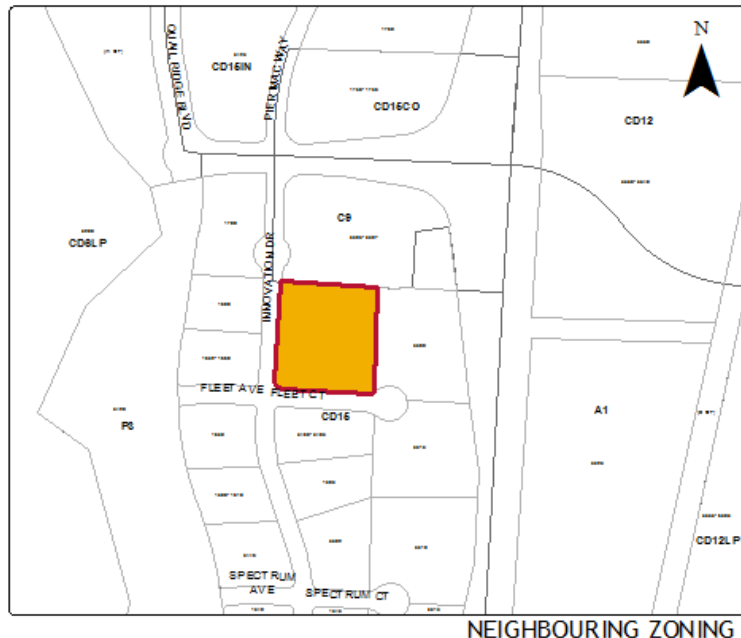
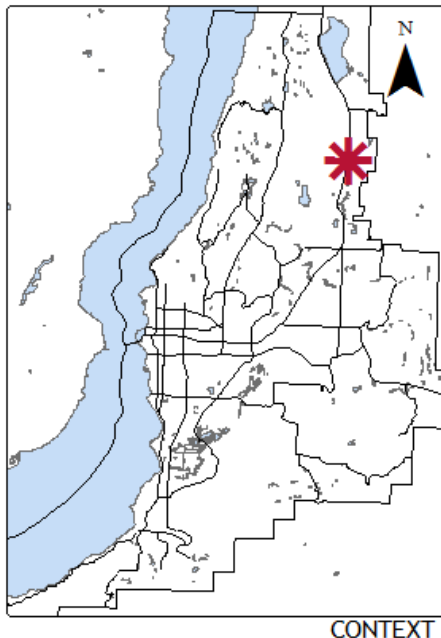
The property is directly south of the Four Points Sheraton Hotel in the airport industrial park. The site is currently vacant. The airport industrial park is directly across Highway 97 from the Kelowna International Airport.

The property is currently zoned CD15, which is a light industrial zone intended for the airport industrial park. The zone allows light manufacturing, processing and logistics services up to 4 stories in height. There are no land use conflicts expected between current and future uses and the proposed hotel.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C9 - Tourist Commercial	Hotel
East	CD15 - Comprehensive Development	Vacant
South	CD15 - Comprehensive Development	Retail/Warehousing
West	CD15 - Comprehensive Development	Rental Space

Subject Property Map:





SUBJECT PROPERTY

4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C9 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1800 m ²	6,000 m ²
Lot Width	30.0 m	60 m
Lot Depth	35.0 m	106 m

5.0 Technical Comments

5.1 Building & Permitting Department

- No comments, will be submitted at Development Permit

5.2 Development Engineering Department

- See attached Memorandum dated August 11, 2016

5.3 Ministry of Transportation

[The Ministry] have reviewed the information provided in the CTQ Consultants Ltd. letter report dated June 22, 2016 regarding trip generation for the allowable land use under the existing CD15 Industrial zoning versus trip generation for the proposed 100-unit hotel. The report indicates that there will be a reduction of anticipated overall trips with the proposed change in land use. On the basis of this information, we can support the rezoning to C9 for the 100-unit hotel subject to registration of a suitably worded covenant in favour of the Ministry that limits the use on the westerly portion of Lots 13 and 14, Plan KAP82802 to a 100-unit hotel only. The covenant must be submitted to the Ministry for

approval as to wording and form prior to registration. The covenant must be registered in priority over any financial charges.

Upon registration of the new covenant, the Ministry would be prepared to release the existing covenant over that portion of Lots 13 and 14, Plan KAP82802 accordingly.

Report prepared by:

Ryan Roycroft, Planner

Reviewed by:

☐

Terry Barton, Urban Planning Manager

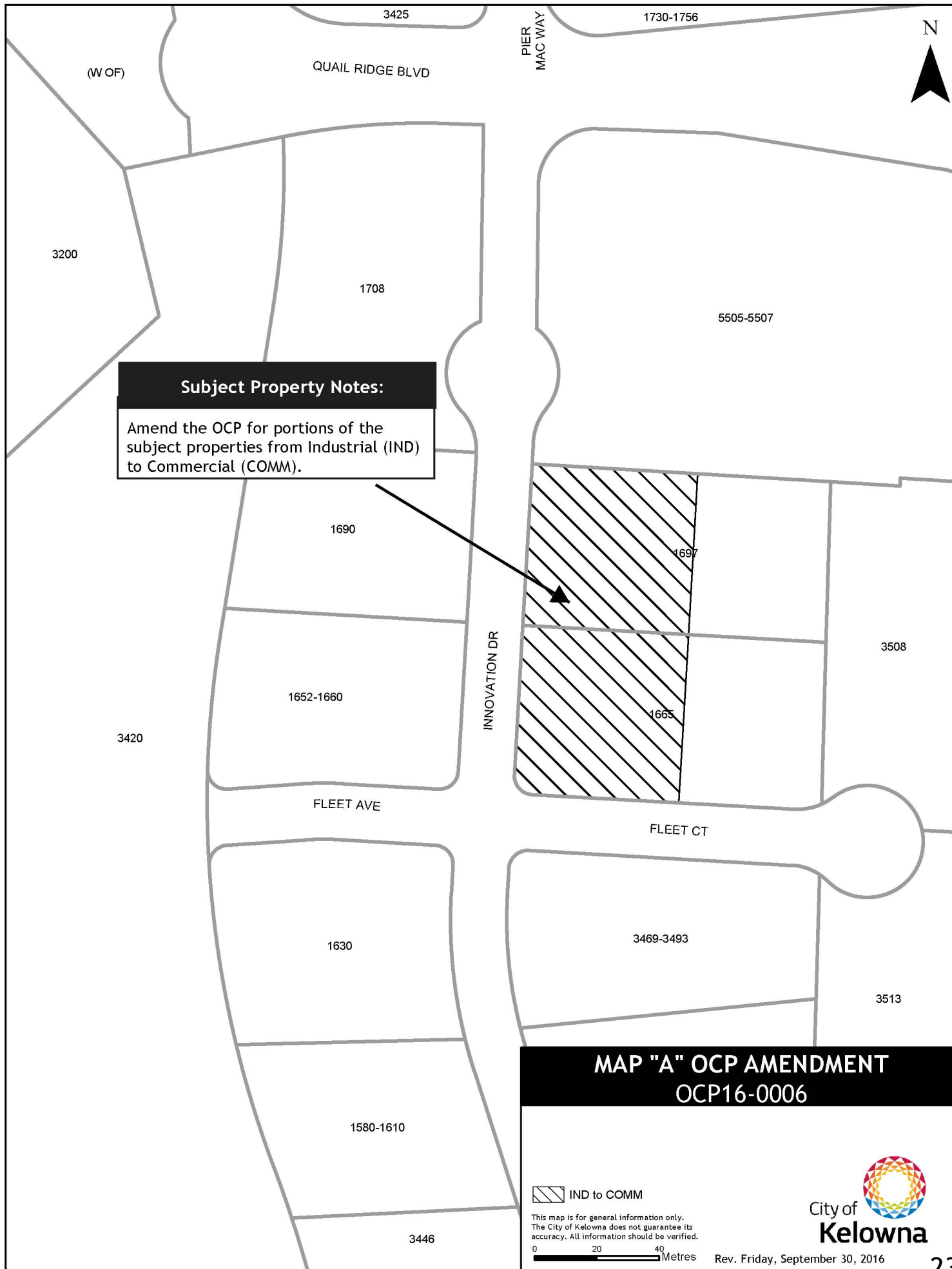
Approved for Inclusion:

☐

Ryan Smith, Community Planning Department Manager

Attachments:

Development Engineering Memorandum





CD15IN

CD15CO

QUAIL RIDGE BLVD

CD6LP

C9

Subject Property Notes:

Rezone portions of the subject properties from CD15 Airport Business Park (Industrial) to C9 Tourist Commercial.

INNOVATION DR

P3

FLEET AVE

FLEET CT

CD15

SPECTRUM AVE

MAP "B" PROPOSED ZONING
File Z16-0036

CD15 to C9

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

0 25 50 Metres

Rev. Friday, September 30, 2016



CITY OF KELOWNA
MEMORANDUM

Date: August 8, 2016
File No.: Z16-0036 Rev 01
To: Urban Planning Management (RR)
From: Development Engineering Manager (PI)
Subject: 1665 & 1697 Innovation Dr. Lot 13,14 Plan KAP82802 Zone: CD15 to C9

The Development Engineering Department has the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.

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

1. General

- a) These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.
- b) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0 (250-763-3558 ext. 2008) to obtain further information and to determine suitable location(s) within the development.
- c) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, underground parking may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.

2. **Geotechnical Report**

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

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

3. **Domestic Water and Fire Protection**

- a) The property is located within Glenmore-Ellision Improvement District (GEID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with GEID staff for any service improvements and the decommissioning of existing services.
- b) Boulevard landscape irrigation system, must be integrated with the on-site irrigation system.

4. **Sanitary Sewer**

The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. The existing lot is serviced with a 150mm diameter sanitary service. Only one service per lot will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

5. **Storm Drainage**

The developer must engage a consulting civil engineer to provide a storm water

management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.

6. Road Improvements and Dedication

- (a) Property frontage on Innovation Dr. must be upgraded to a full urban standard (SS-R12).

Design will include landscaped boulevard complete with street trees, re-location of existing utility appurtenances, if required, to accommodate this construction.

- (b) Property frontage on Fleet Ct. must be upgraded to a full urban standard (SS-R5).

Design will include landscaped boulevard complete with street trees, re-location of existing utility appurtenances, if required, to accommodate this construction.

- (c) The estimated cost of required road improvement works, for bonding purpose, must be determined based upon a design provided by the developer to be reviewed by the City of Kelowna and MOTI.

- (d) Access to property to be addressed and further reviewed at DP.

- (e) Bus stops on Innovation Dr at Fleet with the northbound stop placed south of Fleet or 'near side' of the intersection. Bus stops are typically placed 'far side' of the intersection as priority as per BC Transit Infrastructure Design Guidelines. The stop should shift to far side of Fleet with the new stop included in frontage works. The stop would consist of a small pad and bench back of sidewalk.

7. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

8. Design and Construction

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

- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

9. Servicing Agreements for Works and Services

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

10. Other Engineering Comments

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

11. Development Permit and Site Related Issues

- (a) Access and Manoeuvrability
 - (i) An 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.
 - (ii) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.

Purvez Irani, MS, P.Eng, PTOE
Development Engineering Manager
RO

CITY OF KELOWNA

BYLAW NO. 11296

Official Community Plan Amendment No. OCP16-0006 - Midwest Ventures Ltd., Inc. No. BC0046021 1665 & 1697 Innovation Drive

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

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* - Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of a portion of Lot 13, Section 14, Township 23, ODYD, Plan KAP82802 and Lot 14, Section 14, Township 23, ODYD, Plan KAP82802 Except Plan EPP23036, located on Innovation Drive, Kelowna, B.C., from the IND - Industrial designation to the COMM - Commercial designation as per Map "A" attached;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

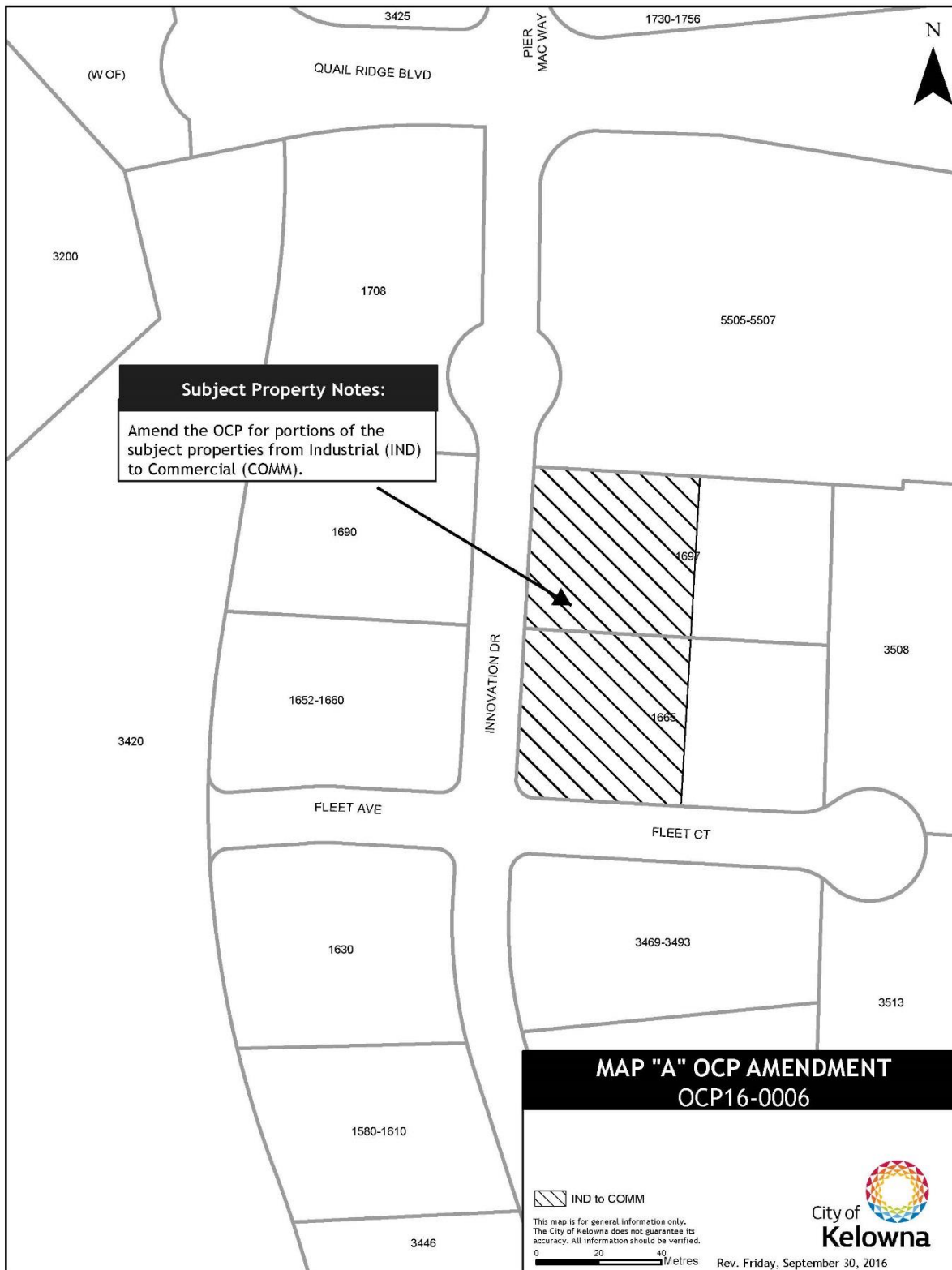
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 11297
Z16-0036 - Midwest Ventures Ltd., Inc. No. BC0046021
1665 & 1697 Innovation Drive

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of part of Lot 13, Section 14, Township 23, ODYD, Plan KAP82802 and Lot 14, Section 14, Township 23, ODYD, Plan KAP82802 Except Plan EPP23036, located on Innovation Drive, Kelowna, B.C., from the CD15 - Comprehensive Development Zone to the C9 - Tourism Commercial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

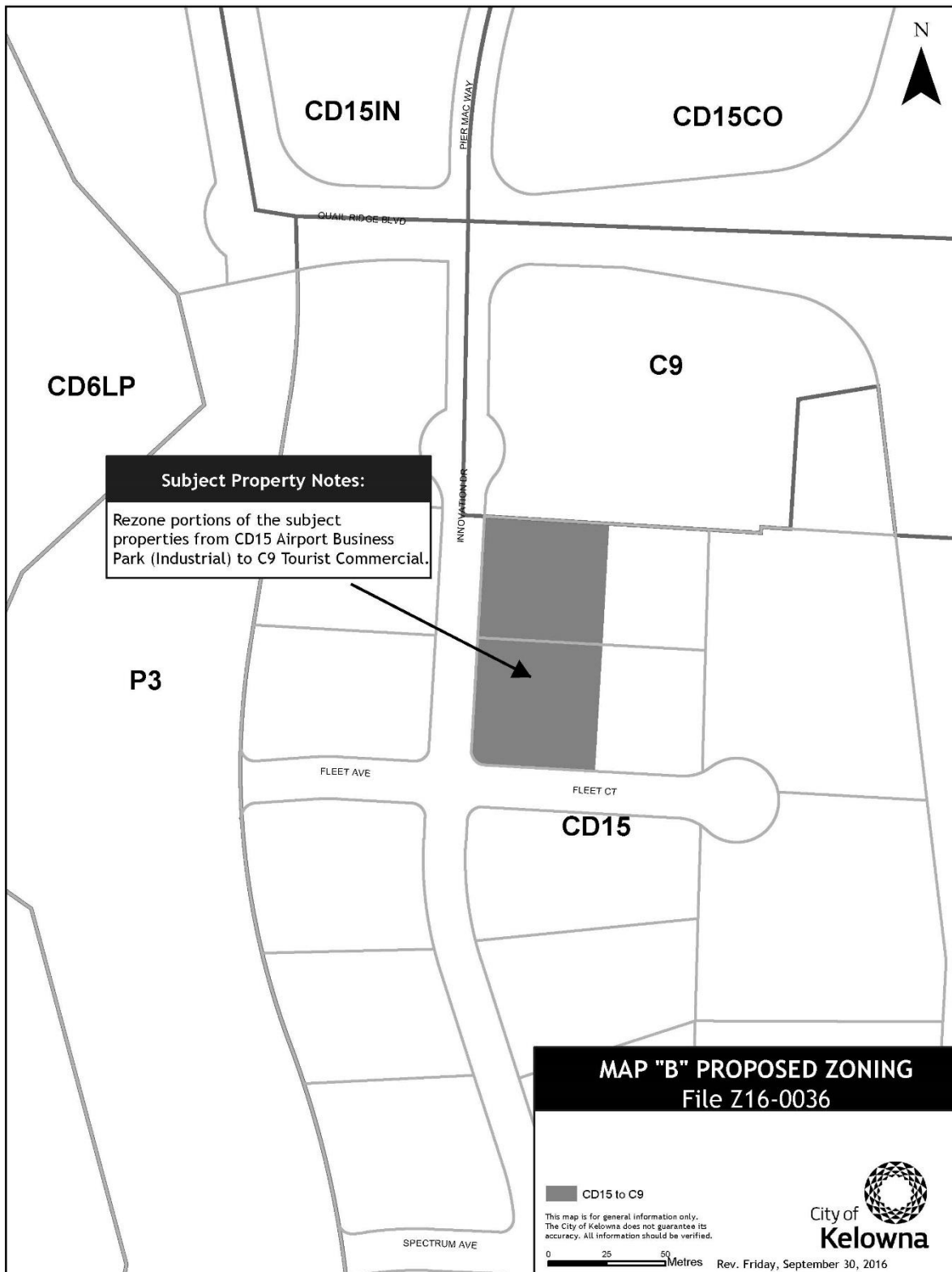
Approved under the Transportation Act this

(Approving Officer - Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



Report to Council



Date: October 3, 2016
File: 1250-04
To: City Manager
From: Ryan Roycroft, Planner
Subject: Text Amendments to the CD12 - Airport Zone

Recommendation:

THAT Zoning Bylaw Text Amendment Application No. TA16-0001 to amend City of Kelowna Zoning Bylaw 8000 as outlined in Schedule "A" attached to the Report from the Community Planning Department dated October 3, 2016 be considered by Council;

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

Purpose:

To consider a text amendment to the CD12 - Airport zone to allow development on subdivided properties around the airport.

Background:

The CD12 - Airport zone is a comprehensive development zone intended to be applied at the Kelowna International Airport (YLW). The primary use in the zone is "Airport", with secondary uses including gas bars, food primary establishments and offices.

The City is currently subdividing 14 properties along the Highway 97 (west) side of the airport, which will be marketed for private development. Under the current CD12 zone, each property would be required to have an airport on-site as a primary use, rendering development impossible. The proposed amendments to the CD12 zone are intended to remedy this, allowing light industrial and business development on the 14 lots.

Figure 1.1 - Area of Subdivision & Development



CD12 Zone Uses

The proposed CD12 amendments will allow the 14 properties, and any subsequently subdivided properties, to be used for light industrial and business support uses, with uses similar to the C10 - Service Commercial and the I1 - Business Park Industrial zones. The uses are limited to ones which would be compatible with the airport and the property sizes.

The proposed amendments also add setbacks, maximum heights and building standards for non-airport buildings in the CD12 zone. These restrictions are intended to only apply to non-airport uses.

The proposed amendments are intended to create a consistent and predictable regulatory environment for tenants on the 14 lots, while not hampering the development of YLW.

Internal Circulation:

The bylaw amendments have been developed in conjunction with the Real Estate Division and with the support of the Kelowna International Airport.

Legal/Statutory Authority:

Section 479 of the Local Government Act allows the City to adopt a Zoning Bylaw which regulates uses and standards of development for properties in the municipality.

Legal/Statutory Procedural Requirements:

If given initial consideration by Council, the Bylaw Amendments will be forwarded to a Public Hearing, and advertised as per the requirements of the Local Government Act.

Prior to adoption, the Bylaw will require the approval of the Ministry of Transportation.

Existing Policy:

The Airport is currently zoned CD12, a comprehensive development zone intended for the airport.

Financial/Budgetary Considerations:

There will be no financial considerations with implementing the bylaw amendment.

Personnel Implications:

There will be no personnel considerations with implementing the bylaw amendment.

Considerations not applicable to this report:

Communications Comments

External Agency/Public Comments

Submitted by:

Ryan Roycroft, Planner

Review by: Terry Barton, Urban Planning Manager, Community Planning

Approved for inclusion: Ryan Smith, Department Manager, Community Planning

Attached:

Draft Zoning Bylaw amendments

cc:

Real Estate Division
Kelowna International Airport

Schedule 'B' – Comprehensive Development Zones

CD12 – Airport/

CD12lp– Airport (Liquor Primary)

1.1 Purpose

The purpose is to provide a **zone** for the orderly operation of an airport and the development of properties surrounding the airport.

1.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **airports**
- (b) **aircraft sales/rentals**
- (c) **animal clinics, minor**
- (d) **automotive and equipment repair shops**
- (e) **bulk fuel depot**
- (f) **business support services**
- (g) **child care centre, major**
- (h) **commercial storage**
- (i) **community garden**
- (j) **convenience vehicle rentals**
- (k) **equipment rentals**
- (l) **fleet services**
- (m) **food primary establishment**
- (n) **general industrial uses**
- (o) **hotels**
- (p) **liquor primary establishment, major (CD12lp only)**
- (q) **liquor primary establishment, minor**
- (r) **motels**
- (s) **non-accessory parking**
- (t) **offices**
- (u) **outdoor storage**
- (v) **retail stores, convenience**
- (w) **retail stores, general**
- (x) **service stations, minor**

- (y) **truck and mobile home sales/rentals**
- (z) **utility services, minor impact**

1.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **gas bars**

1.4 Subdivision Regulations

- (a) The minimum **lot width** is 30 m.
- (b) The minimum **lot depth** is 30 m.
- (c) The minimum **lot area** is 1000 m².

1.5 Development Regulations

- (a) Maximum **height** for **airport** uses is subject to federal and provincial regulations for airports.
- (b) Maximum **height** for non-**airport** uses is the lesser of 9.0 m or 2 storeys, except that it may be increased to the less of 12.0 m or 3 storeys where the maximum **site coverage** including driveways and parking areas does not exceed 50%.
- (c) The maximum **floor area ratio** for non airport uses is 0.65.
- (d) The maximum **site coverage** for non-airport uses is 60%.
- (e) The minimum **front yard** is 6.0 m.
- (f) The minimum **side yard** is 4.5 m.
- (g) The minimum **rear yard** is 4.5 m.

1.6 Other Regulations

- (a) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, accessory development, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.
- (b) Retail Liquor Sales Establishments shall not have a gross floor area of greater than 186 m².
- (c) Drive-in food services are not a permitted form of development in this zone.

Zoning Bylaw No. 8000				
No.	Section	Existing Text	Proposed Text	Explanation of Change
	2 - Interpretation 2.3 General Definitions	AIRPORTS means any area, designed, prepared, equipped or set aside for the arrival, departure, movement or servicing of aircraft; and includes any associated buildings , installations, open space , and equipment in connection therewith. This also includes aircraft and airport related manufacturing and services.	AIRPORTS means any area, designed, prepared, equipped or set aside for the arrival, departure, movement or servicing of aircraft; and includes any associated buildings , installations, hangars, open space , accessory parking and equipment in connection therewith. This also includes aircraft and airport related manufacturing and services.	<i>Clarified what uses are categorized as airport uses</i>

CITY OF KELOWNA
BYLAW NO. 11298
TA16-0001 - CD12 - Airport Zone Amendment

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000, **Section 2 - Interpretation, 2.3 General Definitions** be amended by deleteing the definition for "**AIRPORTS**" that reads:

" **AIRPORTS** means any area, designed, prepared, equipped or set aside for the arrival, departure, movement or servicing of aircraft; and includes any associated **buildings**, installations, **open space**, and equipment in connection therewith. This also includes aircraft and airport related manufacturing and services."

And replace it with:

" **AIRPORTS** means any area, designed, prepared, equipped or set aside for the arrival, departure, movement or servicing of aircraft; and includes any associated **buildings**, installations, hangars, **open space**, accessory parking and equipment in connection therewith. This also includes aircraft and airport related manufacturing and services."

2. AND THAT City of Kelowna Zoning Bylaw No. 8000, **Schedule 'B' - Comprehension Development Zones, CD12-Airport/CD12lp/rls - Airport (Liquor Primary/Retail Liquor Sales**" be deleted in its entirety and replaced with a new "**CD12-Airport/CD12lp-Airport-Liquor Primary**" as attached to and forming part of this bylaw;

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

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule 'B' – Comprehensive Development Zones

CD12 – Airport/ CD12lp– Airport (Liquor Primary)

1.1 Purpose

The purpose is to provide a **zone** for the orderly operation of an airport and the development of properties surrounding the airport.

1.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **airports**
- (b) **aircraft sales/rentals**
- (c) **animal clinics, minor**
- (d) **automotive and equipment repair shops**
- (e) **bulk fuel depot**
- (f) **business support services**
- (g) **child care centre, major**
- (h) **commercial storage**
- (i) **community garden**
- (j) **convenience vehicle rentals**
- (k) **equipment rentals**
- (l) **fleet services**
- (m) **funeral services**
- (n) **food primary establishment**
- (o) **general industrial uses**
- (p) **hotels**
- (q) **liquor primary establishment, major (CD12lp only)**
- (r) **liquor primary establishment, minor**
- (s) **motels**
- (t) **non-accessory parking**
- (u) **offices**
- (v) **outdoor storage**
- (w) **retail stores, convenience**
- (x) **retail stores, general**
- (y) **service stations, minor**
- (z) **truck and mobile home sales/rentals**
- (aa) **utility services, minor impact**

1.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **gas bars**

1.4 Subdivision Regulations

- (a) The minimum **lot width** is 30 m.
- (b) The minimum **lot depth** is 30 m.
- (c) The minimum **lot area** is 1000 m².

1.5 Development Regulations

- (a) Maximum **height** for **airport** uses is subject to federal and provincial regulations for airports.
- (b) Maximum **height** for non-**airport** uses is the lesser of 9.0 m or 2 storeys, except that it may be increased to the less of 12.0 m or 3 storeys where the maximum **site coverage** including driveways and parking areas does not exceed 50%.
- (c) The maximum **floor area ratio** for non airport uses is 0.65.
- (d) The maximum **site coverage** for non-airport uses is 60%.
- (e) The minimum **front yard** is 6.0 m.
- (f) The minimum **side yard** is 4.5 m.
- (g) The minimum **rear yard** is 4.5 m.

1.6 Other Regulations

- (a) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, accessory development, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.
- (b) Retail Liquor Sales Establishments shall not have a gross floor area of greater than 186 m².
- (c) Drive-in food services are a permitted form of development in this zone.

REPORT TO COUNCIL



Date: October 17, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (KB)

Application: Z16-0054 **Owner:** Roland Leo Dubois & Colleen Marie Dubois

Address: 3030 Holland Road **Applicant:** Bryan Ducharme

Subject: Rezoning Application from RU1 to RU6

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU6 - Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z16-0054 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 13 District Lot 131 Osoyoos Division Yale District Plan 10710, located at 3030 Holland Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone be considered by Council;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated October 17, 2016.

2.0 Purpose

To rezone the subject property to facilitate the development of one additional single family dwelling.

3.0 Community Planning

Community Planning supports the rezoning of the subject property to facilitate the development of one additional single family dwelling. The property is designated as S2RES - Single/Two Unit Residential in the Official Community Plan (OCP) and as such the application to rezone to RU6 to construct an additional single family dwelling is in compliance with the designated future land use. The proposed use is consistent with the OCP urban infill policies for Compact Urban Form

and Sensitive Infill and the OCP generally supports the densification of neighbourhoods through appropriate infill development.

In accordance with Council Policy No. 367, the applicant completed neighbourhood notification by contacting all neighbouring properties within a 50 m radius. Neighbours were provided with a circulation package that was delivered in person on between September 4, 2016 and September 8, 2016. To date, staff has received one inquiry.

4.0 Proposal

4.1 Background / Project Description

The applicant is requesting permission to rezone the subject property to facilitate the development of one additional single family dwelling. The property currently has a one storey single family dwelling, that was constructed in the mid 1960's, and is proposed to remain as part of this redevelopment. The proposed RU6 zoning will allow for the construction of one additional dwelling in the rear of the property, and it is the intent for stratification to occur at a later date.

The proposed additional single family dwelling meets all of the zoning requirements for the RU6 - Two Dwelling Housing zone. Parking requirements are met with two stalls adjacent to the proposed additional dwelling, and there is ample private open space to the west and south of the proposed dwelling.

The close proximity to parks, schools, downtown and nearby transit on Gordon Drive makes this an ideal location for increased density as per the OCP urban policies for Compact Urban Form and Sensitive Infill. The Walkability score of this subject property is 52/100 meaning that some errands can be accomplished on foot. The Transit score is 39/100 which means there are a few nearby transit options.

4.2 Site Context

The subject property is located in the South Pandosy - KLO Sector of Kelowna (see Map 1 - Subject Property, below). It is located on the west side of Holland Road, north of K.L.O. Road. Two properties in close proximity, located along Gordon Drive, have been rezoned to RM1 to facilitate four dwelling housing and the majority of nearby properties on Gordon Drive are already zoned RU6. All properties on Holland Road are currently zoned RU1 and the directly adjacent properties are characterized by single family dwellings.

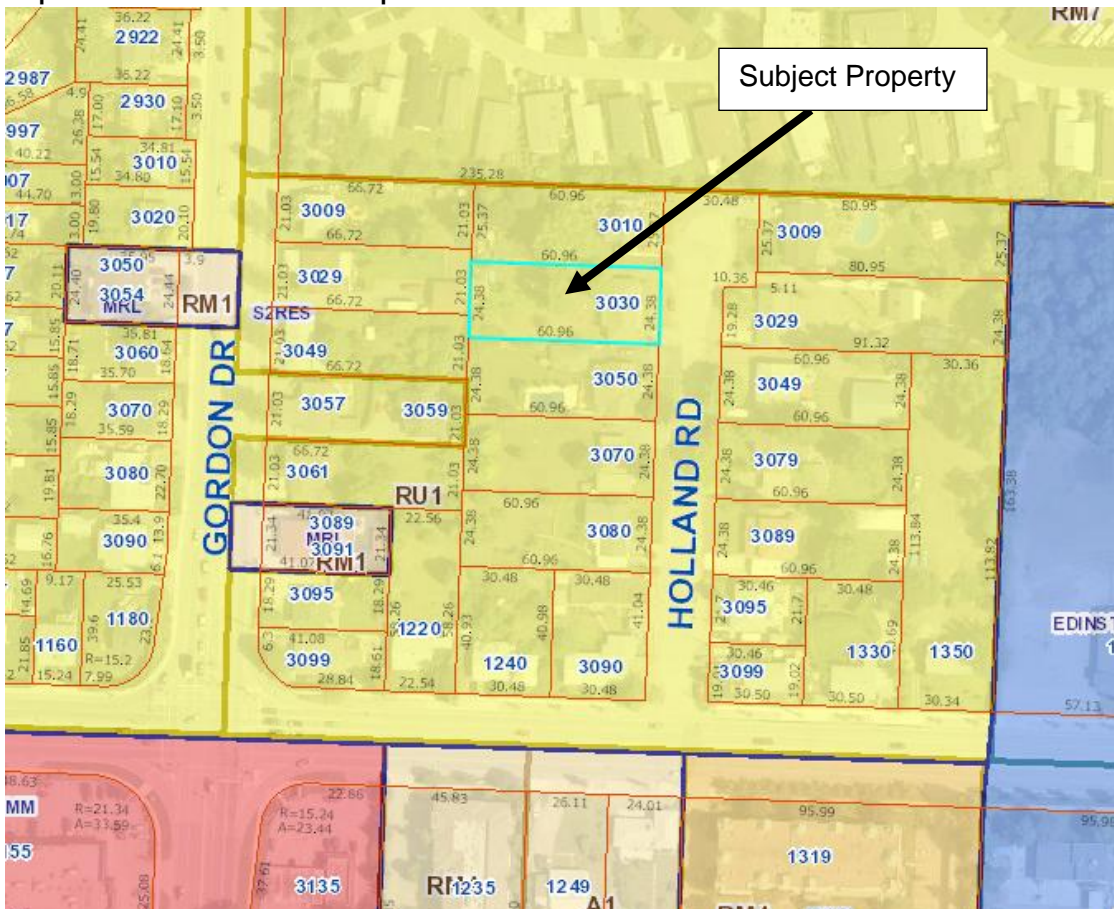
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use	Future Land Use
North	RU1 - Large Lot Housing	Residential	S2RES - Single / Two Unit Residential
East	RU1 - Large Lot Housing	Residential	S2RES - Single / Two Unit Residential
South	RU1 - Large Lot Housing	Residential	S2RES - Single / Two Unit Residential
West	RU1 - Large Lot Housing	Residential	S2RES - Single / Two Unit Residential

Map One: Subject Property Map - 3030 Holland Road



Map Two: Future Land Use Map - 3030 Holland Road



4.3 Amenities

The proposed increase in density is supported by neighbourhood amenities such as parks, schools and transit. It is in close proximity to Okanagan College and transit options on Gordon Drive and K.L.O. Road. Holland Road is currently serviced by the Gordon/Downtown Bus Transit Route, and the nearest bus stop is approximately 250 m from the subject property. Additional transit options are available at the Okanagan College exchange, approximately 0.6 km to the west, as well as along K.L.O. Road.

4.4 Servicing

The area is currently serviced by City of Kelowna water and sanitary sewer and FortisBC Gas and Electric.

4.5 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	700.0 m ²	1486 m ²
Lot Width	18.0 m	24.38 m
Lot Depth	30.0 m	60.96 m
Development Regulations		
Maximum Site Coverage (Buildings)	40%	20%
Maximum Site Coverage (Buildings, Driveways and Parking Areas)	50%	< 50%
Maximum Height	9.5 m or 2 ½ storeys	< 9.5 m
Minimum Front Yard	4.5 m	> 40.0 m
Minimum Side Yard (North)	3.0 m	8.53 m
Minimum Side Yard (South)	2.3 m	7.92 m
Minimum Rear Yard	7.5 m	7.92 m
Minimum Distance Between Detached Housing Units	4.5 m	26.5 m
Other Regulations		
Minimum Parking Requirements	4 stalls	4 stalls
Minimum Private Open Space	30 m ² per dwelling	> 30 m ² per dwelling

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Healthy Communities³. Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure.

6.2 Development Engineering Department

- See attached Schedule "A" - Development Engineering Memorandum, dated September 21, 2016

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- Both units shall have a posted address on Holland Rd. for emergency response
- Ensure that access is maintained to the new house for emergency response

6.4 FortisBC Inc (Electric)

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Holland Road. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

6.5 Shaw Cable

- Shaw requests homeowner/developer to install 1x2' (50mm) DB2 (white) duct to nearest point of connection.

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received:	July 26, 2016
Date Public Consultation Completed:	September 8, 2016
Referral Comments Completed:	September 22, 2016

Report prepared by:

Kim Brunet, Planner I

Reviewed by: ☐ Terry Barton, Urban Planning Manager

Approved for Inclusion: ☐ Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A" - Development Engineering Memorandum dated September 21, 2016
Site Plan and Floor Plans
Conceptual Elevations
Colour Board
Context/Site Photos

CITY OF KELOWNA
MEMORANDUM

Date: September 21, 2016
File No.: Z16-0054
To: Community Planning (KB)
From: Development Engineering Technologist (SS)
Subject: 3030 Holland Rd

SCHEDULE A
This forms part of development
Permit # Z16 - 0054

RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter copper water service. Two 19mm water services are required to meet current by-law requirements. An additional 19mm service can be provided by the City at the owner's cost. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is suitable for the development.

3. Road Improvements

- (a) Holland Rd must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$11,931.00** not including utility service cost.
- (b) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Holland Rd fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Drainage	\$3,993.00
Curb &Gutter	\$2,438.00
Sidewalk	\$1,524.00
Street Lighting	\$ 823.00
Road Fillet	\$ 2,240.00
Blvd Landscaping	\$ 914.00
Total	\$11,931.00

4. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits or splash pads.

5. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Bonding and Levy Summary

(a) Levies

1. Holland Rd frontage improvements	\$11,931.00
-------------------------------------	--------------------

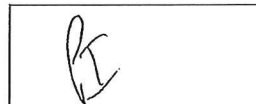
(b) Bonding

1. Service upgrades	To be determined
---------------------	------------------

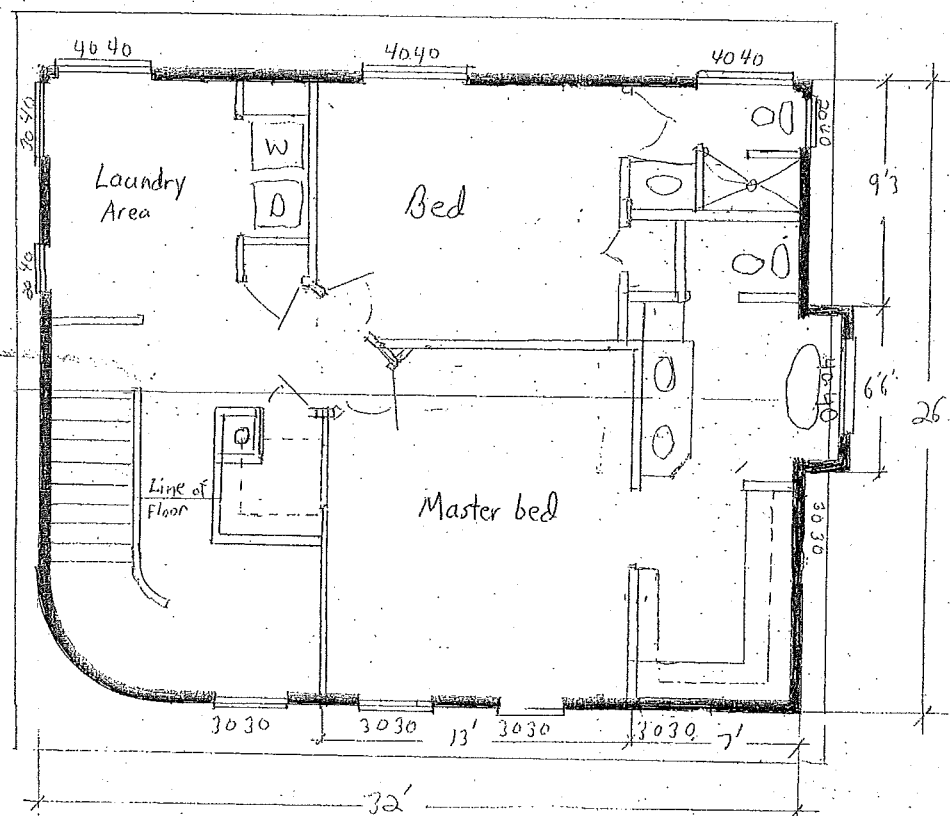


Sergio Sartori

Development Engineering Technologist

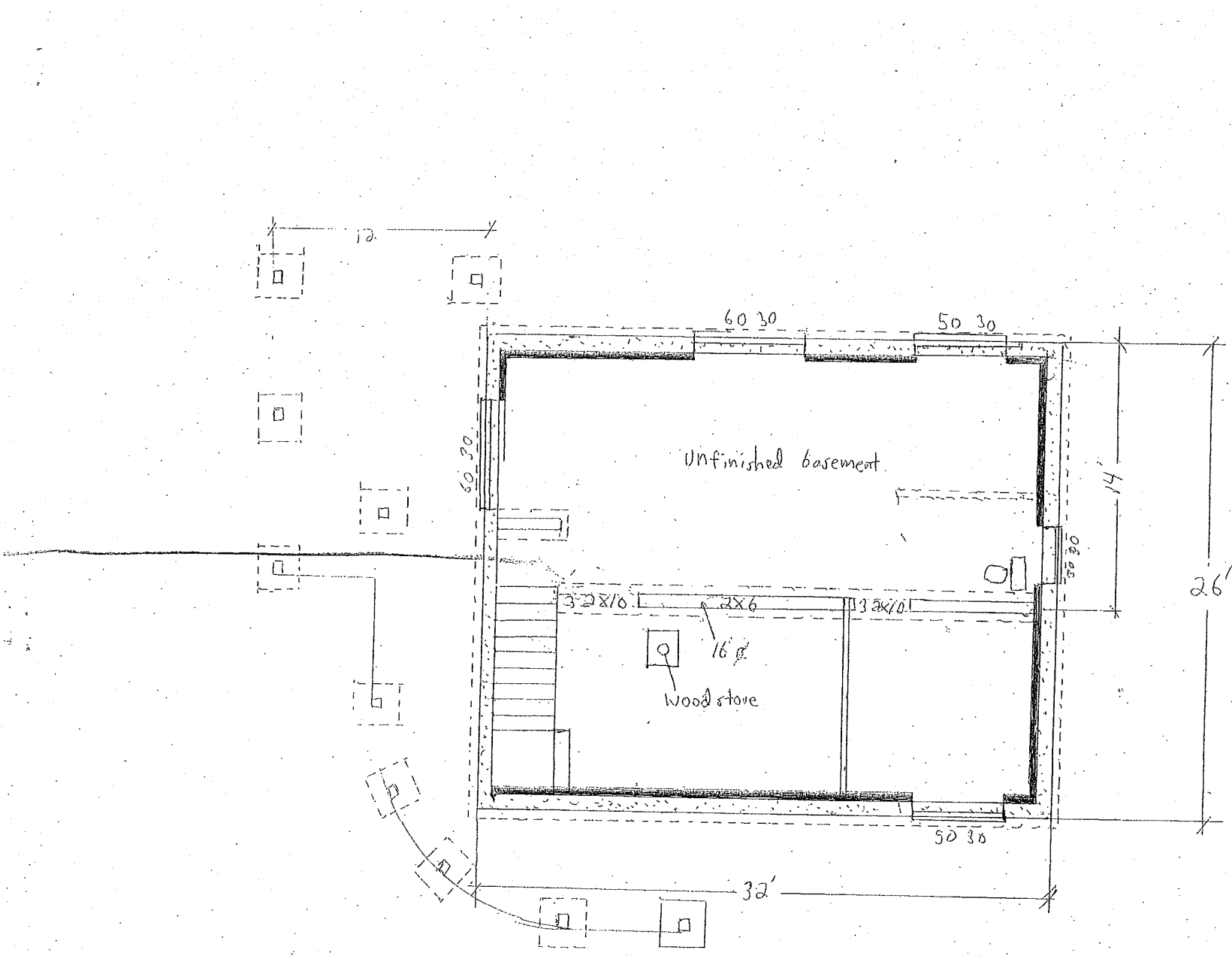


Development Engineering Manager
(initials)

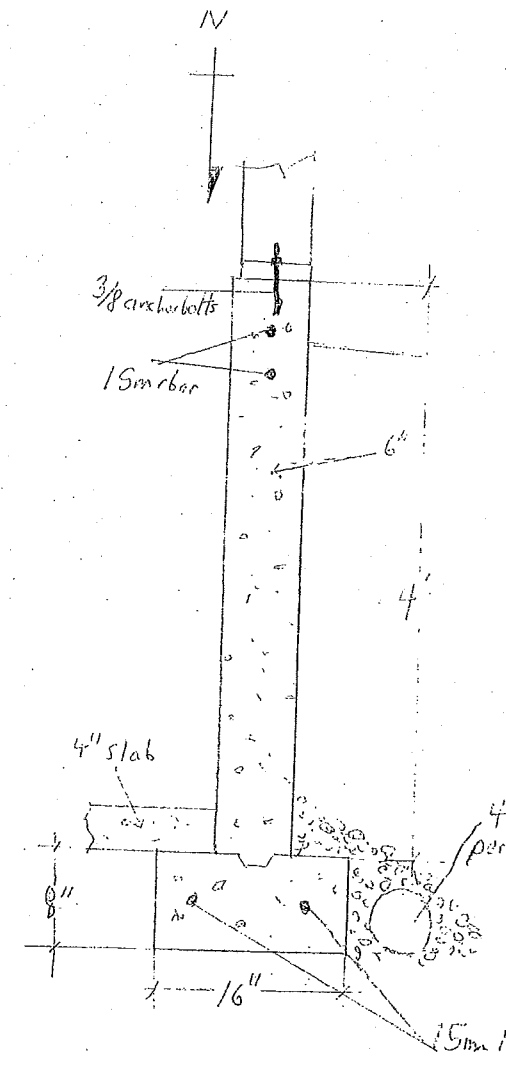


UPPER FLOOR
Floor Area 679.25sq ft

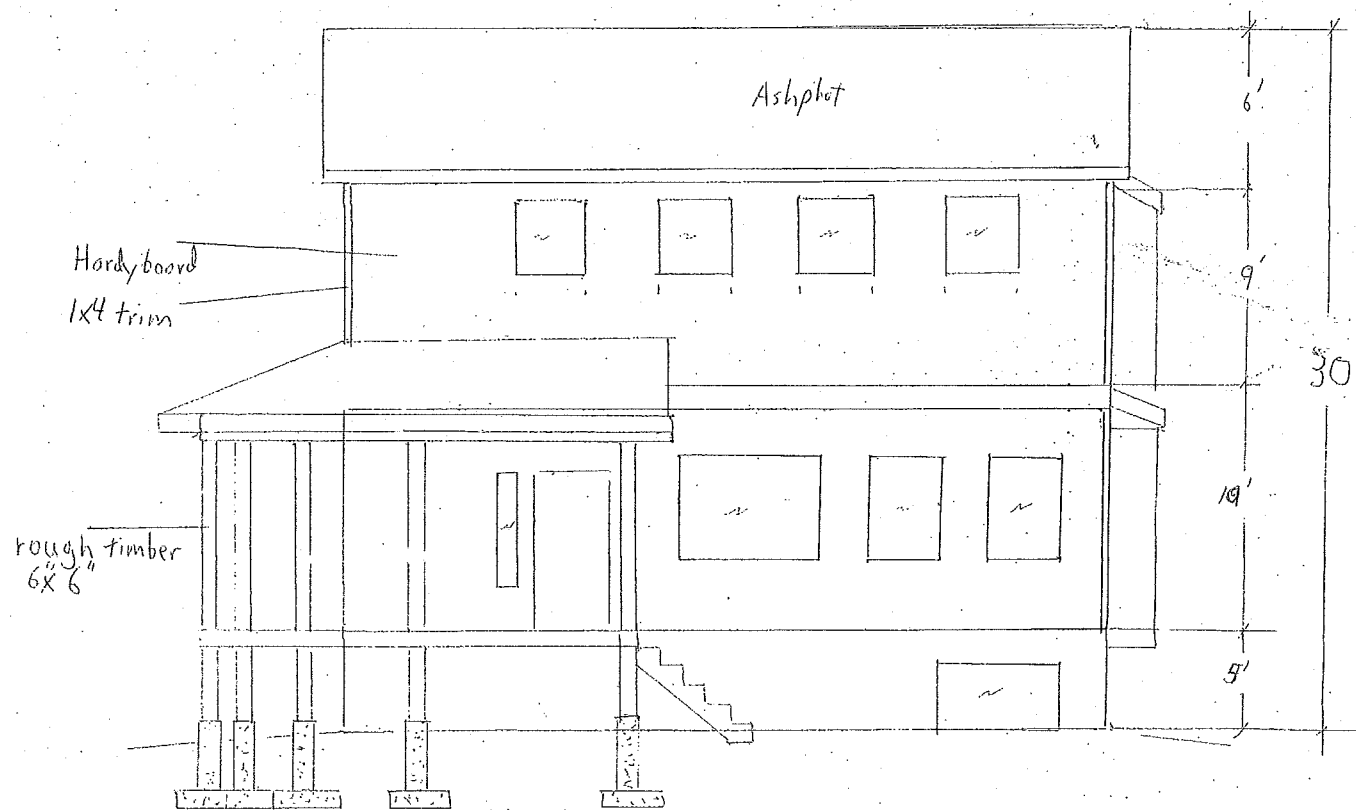
Bryan & Joanne Ducharme
3030 Holland Rd Kelowna BC
Date Aug 5 2011
Drawing Scale 1/4"
Drawn by-
Design by-



Basement

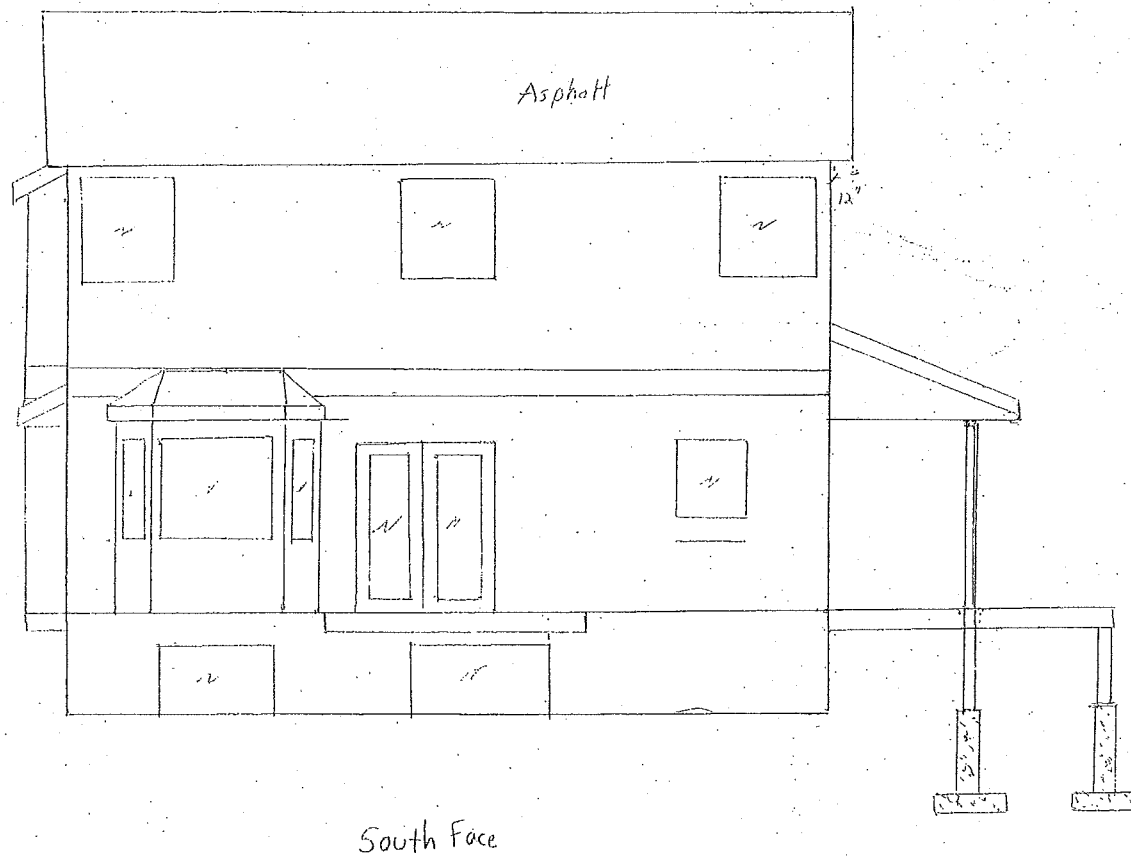


Bryan & Joanne Ducharme
3030 Holland Rd Kelowna BC
Date- Aug 5 2016
Drawing Scale- 1" = 1' 1/4"
Drawn by-
Design by- 55



Front
North Face

Bryan & Joanne Ducharme	
3030 Holland Rd Kelowna BC	
Date	20
Drawing Scale	1"
Drawn by	
Designed by	



Bryan & Joanne
Ducharme

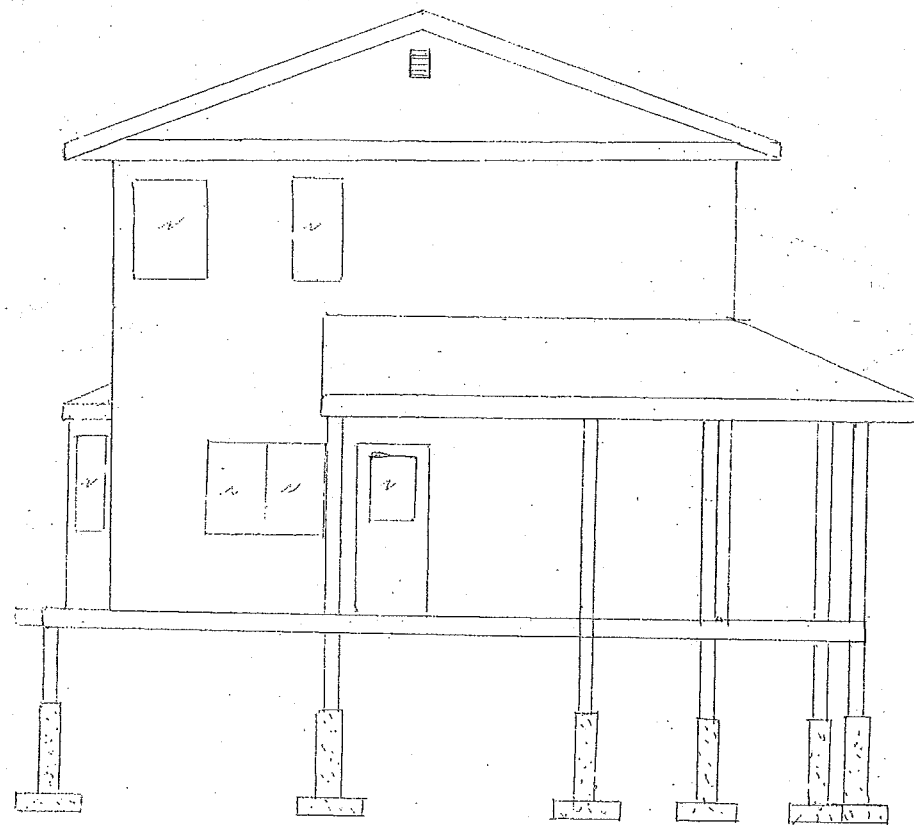
3030 Holland R
Kelowna BC

Date- 20

Drawing Scale- 1

Drawn by-

Design by-



East Face

Bryan & Joanne
Ducharme

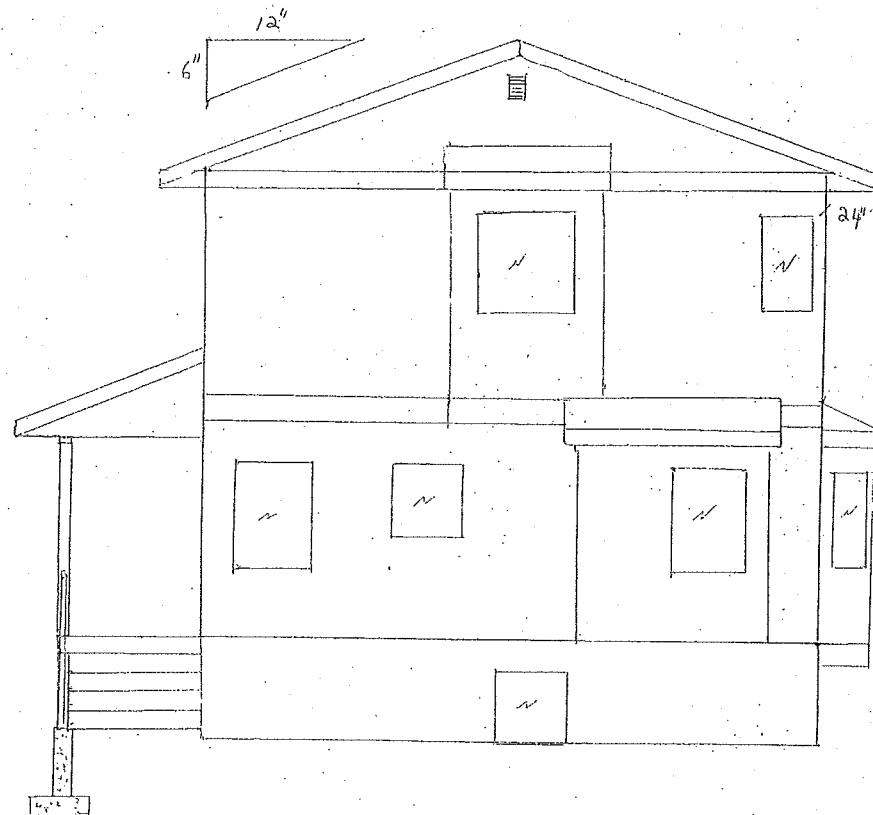
3030 Holland Rd
Kelowna BC

Date- July 8 20

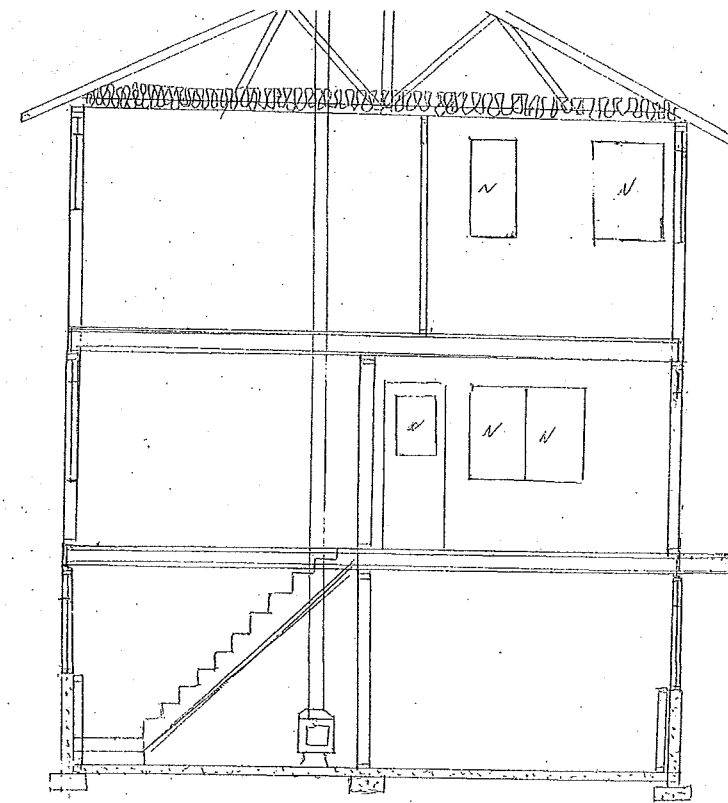
Drawing Scale- 1"

Drawn by-

Design by-



West Face



Bryan & Joanne
Ducharme

3030 Holland Rd
Kelowna BC

Date- Aug. 5, 2011

Drawing Scale- 1/4" = 1'

Drawn by-

Design by-

SCHEDULE " "

This forms part of development

Permit # DP0 -0

The following finishes are proposed for the Principal and Secondary Dwellings:

Roofing Material:

Colour:



Main Body:

Material:

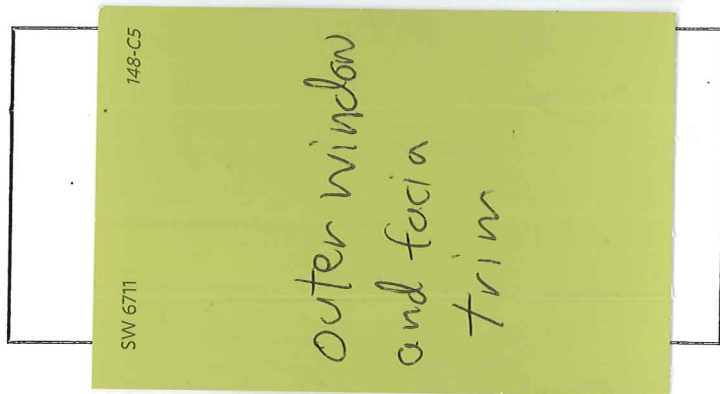
Colour:



Second Colour/Accent Colour:
(If applicable):

Material:

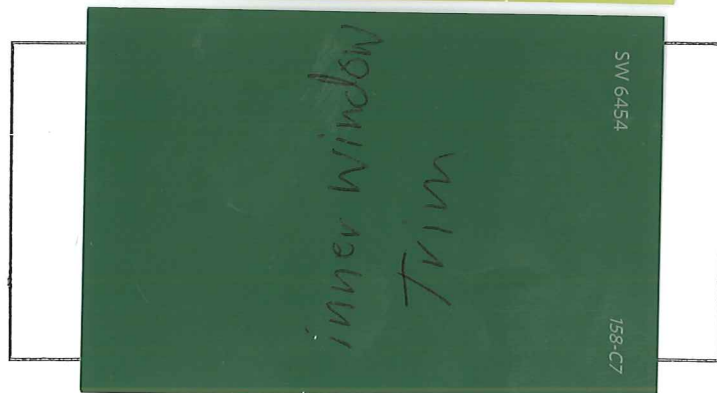
Colour:



Window/Door/Trim Colour:

Material:

Colour:





Looking West



Looking East



Looking
North West



Looking West

CITY OF KELOWNA
BYLAW NO. 11299
Z16-0054 - Roland Leo Dubois & Colleen Marie Dubois
3030 Holland Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 13, District Lo 131, ODYD, Plan 10710, located on Holland Road, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11194

Official Community Plan Amendment No. OCP15-0014 - Seventh-Day Adventist Church (British Columbia Conference) 909 Juniper Road (formerly known as 1035 Hollywood Road South)

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

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* - Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Lot A, Section 23, Township 26, ODYD, Plan EPP56593 located at Juniper Road, Kelowna, B.C., from the EDINST - Educational / Major Institutional designation to the S2RES - Single / Two Unit Residential designation as per Map "A" attached to and forming part of this bylaw;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 25th day of January, 2016.

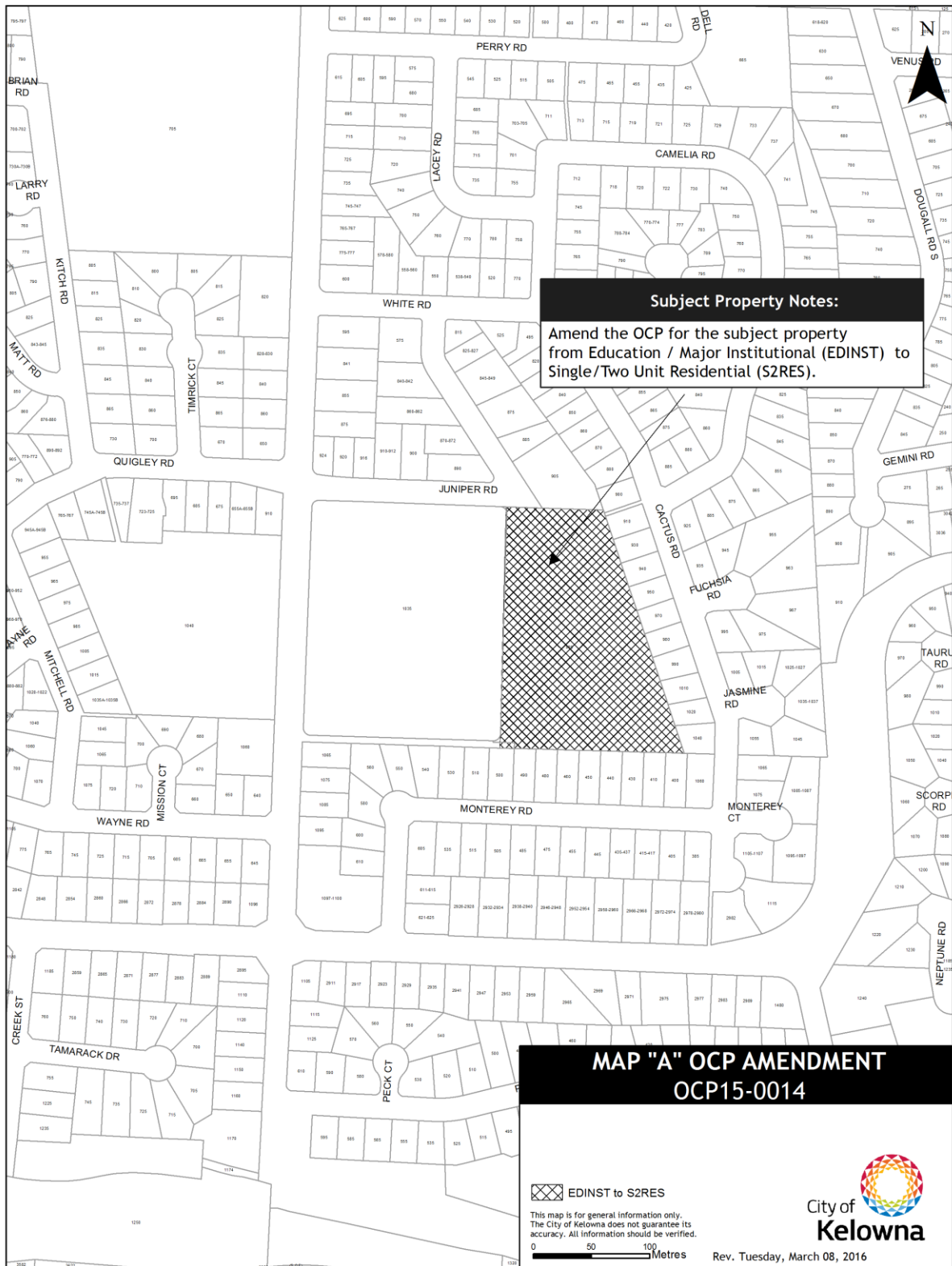
Amended and read a first time by the Municipal Council this 14th day of March, 2016.

Read a second and third time by the Municipal Council 5th day of April, 2016.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 11195
Z15-0043 - Seventh-Day Adventist Church (British Columbia
Conference)
909 Juniper Road (formerly known as 1035 Hollywood Road
South)

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of Lot A, Section 23, Township 26, ODYD, Plan EPP56593, located on Juniper Road, Kelowna, B.C., from the P2 - Education and Minor Institutional zone to the RU2 - Medium Lot Housing zone and the RU6 - Two Dwelling Housing zone as per Map "B" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 25th day of January, 2016.

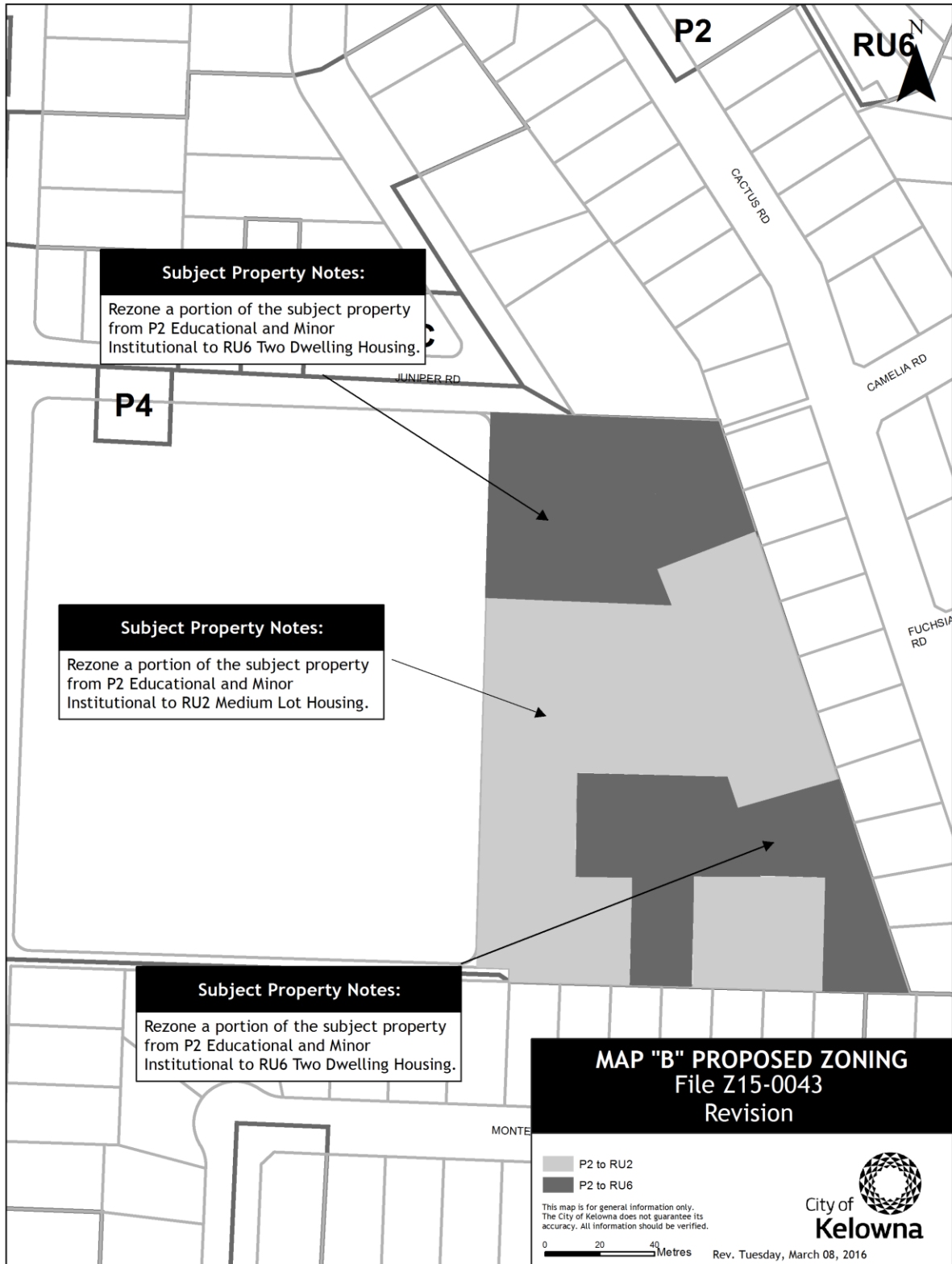
Amended and re-read a first time by the Municipal Council this 14th day of March, 2016.

Read a second and third time by the Municipal Council this 5th day of April, 2016.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 11206
Z15-0063 - Joseph & Cindy Burd
875 Graham Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of the south portion of Lot 1, Section 22, Township 26, ODYD, Plan 19161 located on Graham Road, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone and by changing the zoning classification of the north portion of Lot 1, Section 22, Township 26, ODYD, Plan 19161 located on Graham Road, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU2c - Medium Lot Housing with Carriage House zone as per Map "A" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 29th day of February, 2016.

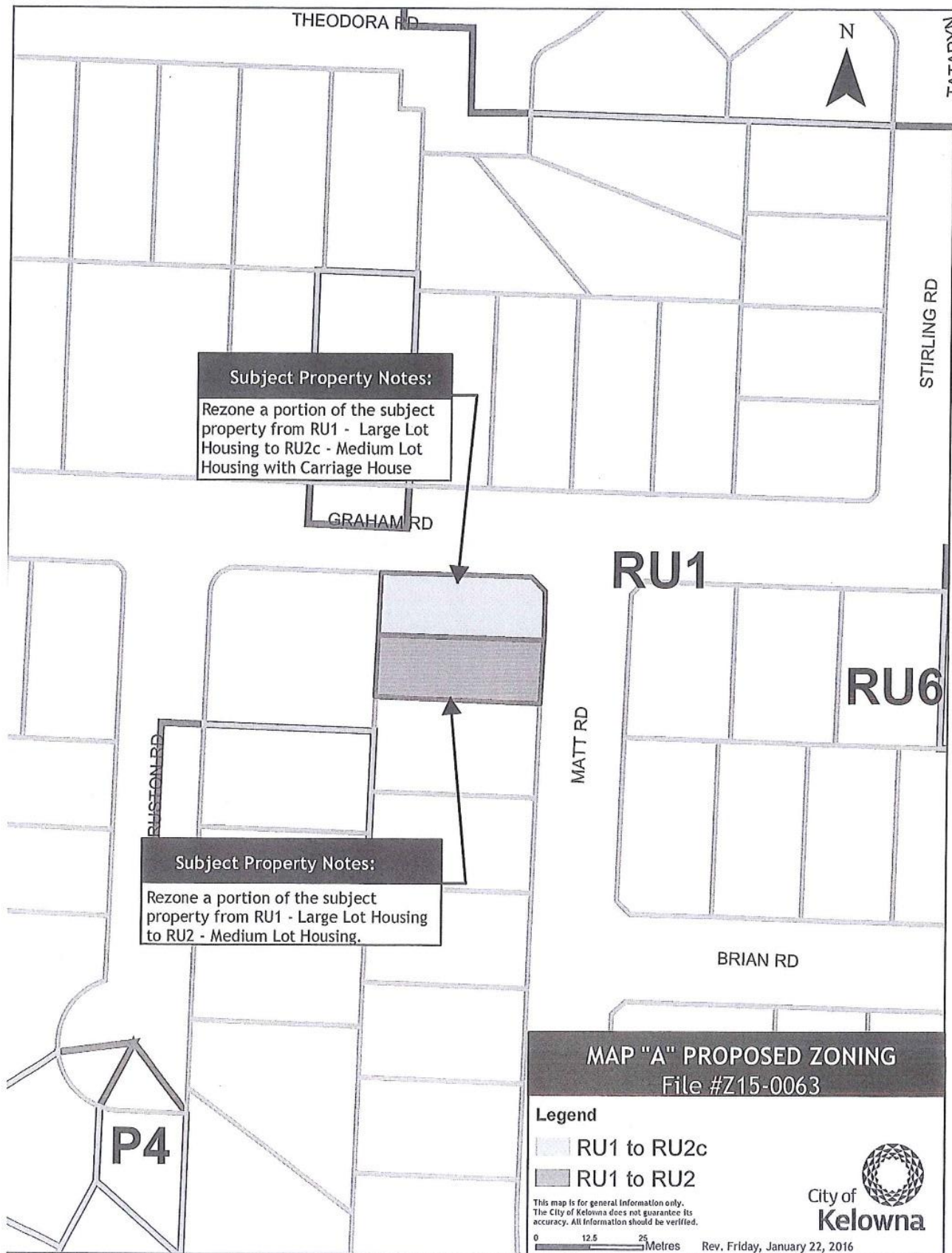
Considered at a Public Hearing on the 15th day of March, 2016.

Read a second and third time by the Municipal Council this 15th day of March, 2016.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 11286
Z15-0060 - Romesha Ventures Inc., Inc. No. BC0452408
1280 Wilmot Avenue

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of a portion of Lot 1, Section 13, Township 26, ODYD, Plan KAP82094 Except Plans KAP85143 and KAP86150 located on Wilmot Avenue, Kelowna, B.C., from the A1 - Agricultural 1 Zone to the RU1h - Large Lot Housing Hillside zone and from the RU1 - Large Lot Residential zone to the P3 - Parks and Open Spaces zone as shown on Map "A" attached;
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 19th day of September, 2016.

Considered at a Public Hearing on the 4th day of October, 2016.

Read a second and third time by the Municipal Council this 4th day of October, 2016.

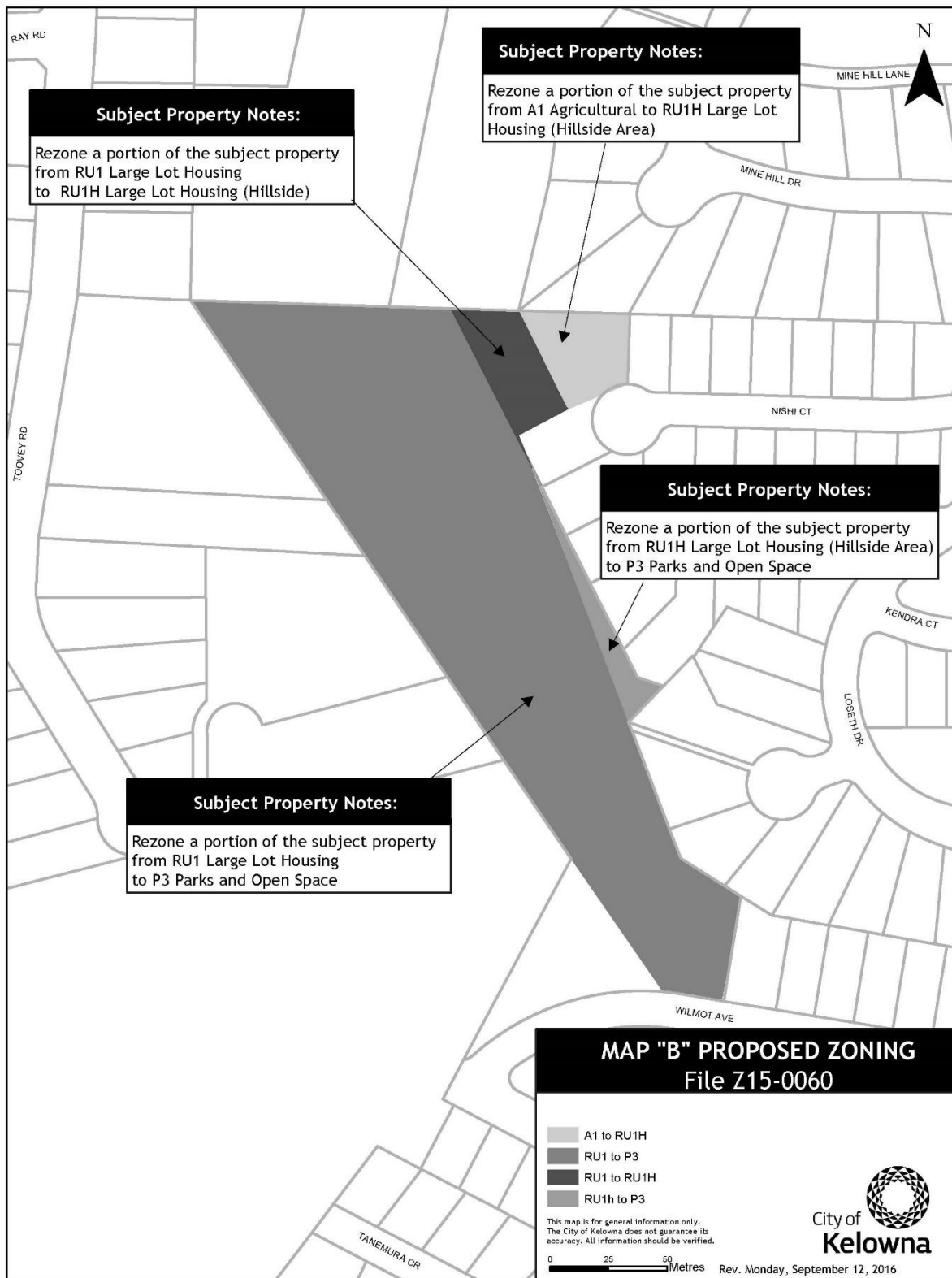
Approved under the Transportation Act this 6th day of October, 2016.

Blaine Garrison
(Approving Officer - Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 11285

Discharge of Land Use Contract LUC78-1024 - (M27805) 1960 Paly Road

WHEREAS a land use (the “Land Use Contract”) is registered at the Kamloops Land Title Office under number M27805 against lands in the City of Kelowna particularly known and described as Lot 17, Section 17, Township 23, ODYD, Plan 31701 (the “Lands”), located at 1960 Paly Road, Kelowna, B.C.;

WHEREAS Section 546 of the *Local Government Act* provides that a land use contract that is registered in a Land Title Office may be discharged in the manner specified in the Land Use Contract, by bylaw following a public hearing on the proposed bylaw;

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

1. This Bylaw may be cited for all purposes as “Land Use Contract LUC78-1024 Discharge Bylaw”.
2. The Land Use Contract is hereby cancelled and of no further force and effect and the City of Kelowna is hereby authorized and empowered to apply for the discharge of the Land Use Contract from the Lands.

Read a first time by the Municipal Council this 12th day of September, 2016.

Considered at a Public Hearing on the 4th day of October, 2016.

Read a second and third time by the Municipal Council this 4th day of October, 2016.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11017

Official Community Plan Amendment No. OCP14-0022 - Sherwood Mission Developments Ltd. And Dr. Alexander Rezansoff 984 Dehart Road

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

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* - Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of a portion of Lot 1, Section 31, Township 29, ODYD, Plan KAP62654, located on Dehart Road, Kelowna, B.C., from the the MRL - Multi-Unit Residential Low Density designation to the S2RES - Single/Two Unit Residential designation as per Map "A" attached to and forming part of this bylaw;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 6th day of October, 2014.

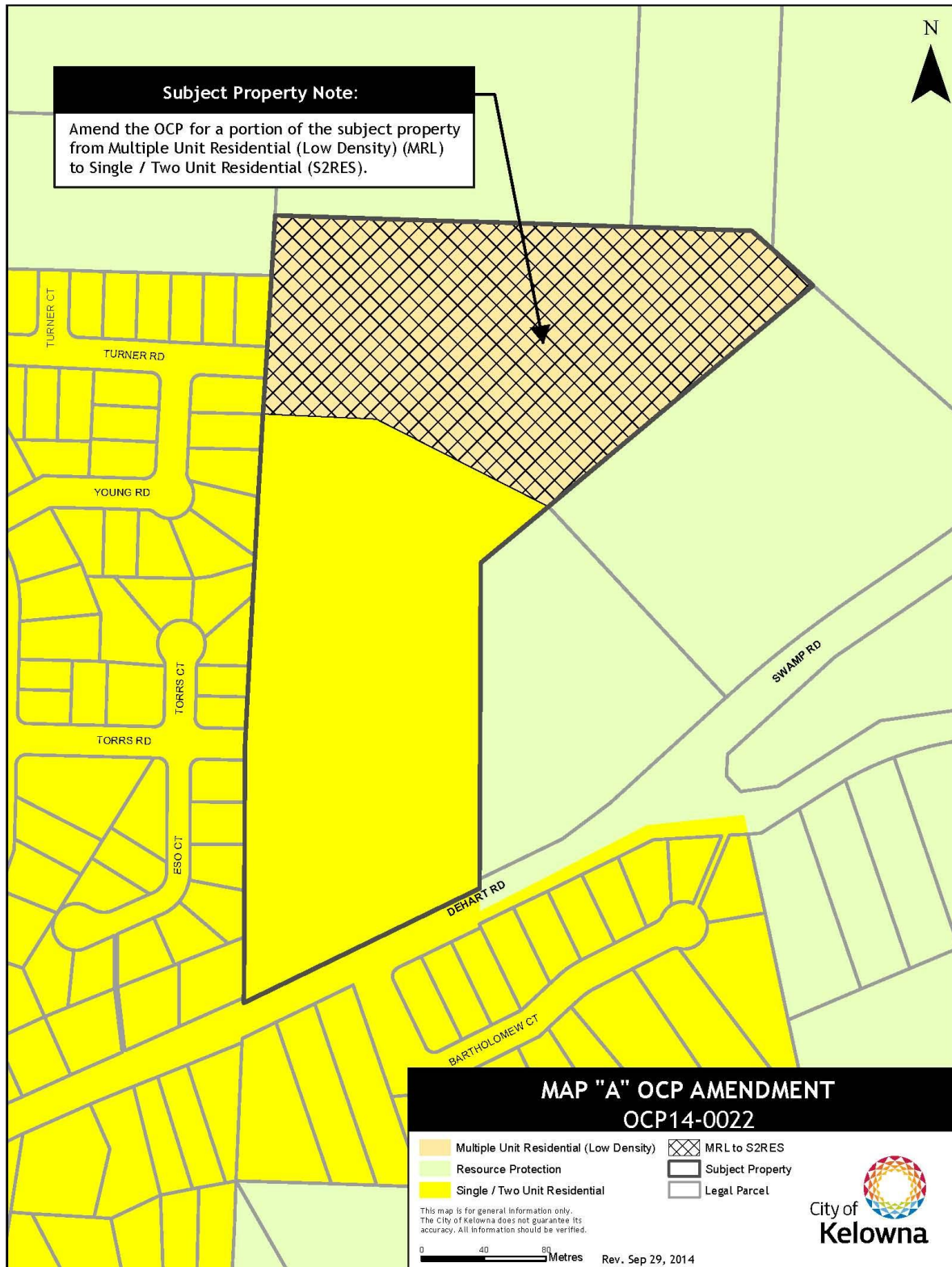
Considered at a Public Hearing on the 22nd day of October, 2014.

Read a second and third time by the Municipal Council this 22nd day of October, 2014.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 11018
Z14-0047 - Sherwood Mission Developments Ltd. and Dr.
Alexander Rezansoff
984 Dehart Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of Lot 1, Section 31, Township 29, ODYD, Plan KAP62654, located on Dehart Road, Kelowna, B.C., from the A1 - Agriculture 1 zone to the RU1 - Large Lot Housing zone and the RU2 - Medium Lot Housing zone as per Map "B" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 6th day of October, 2014.

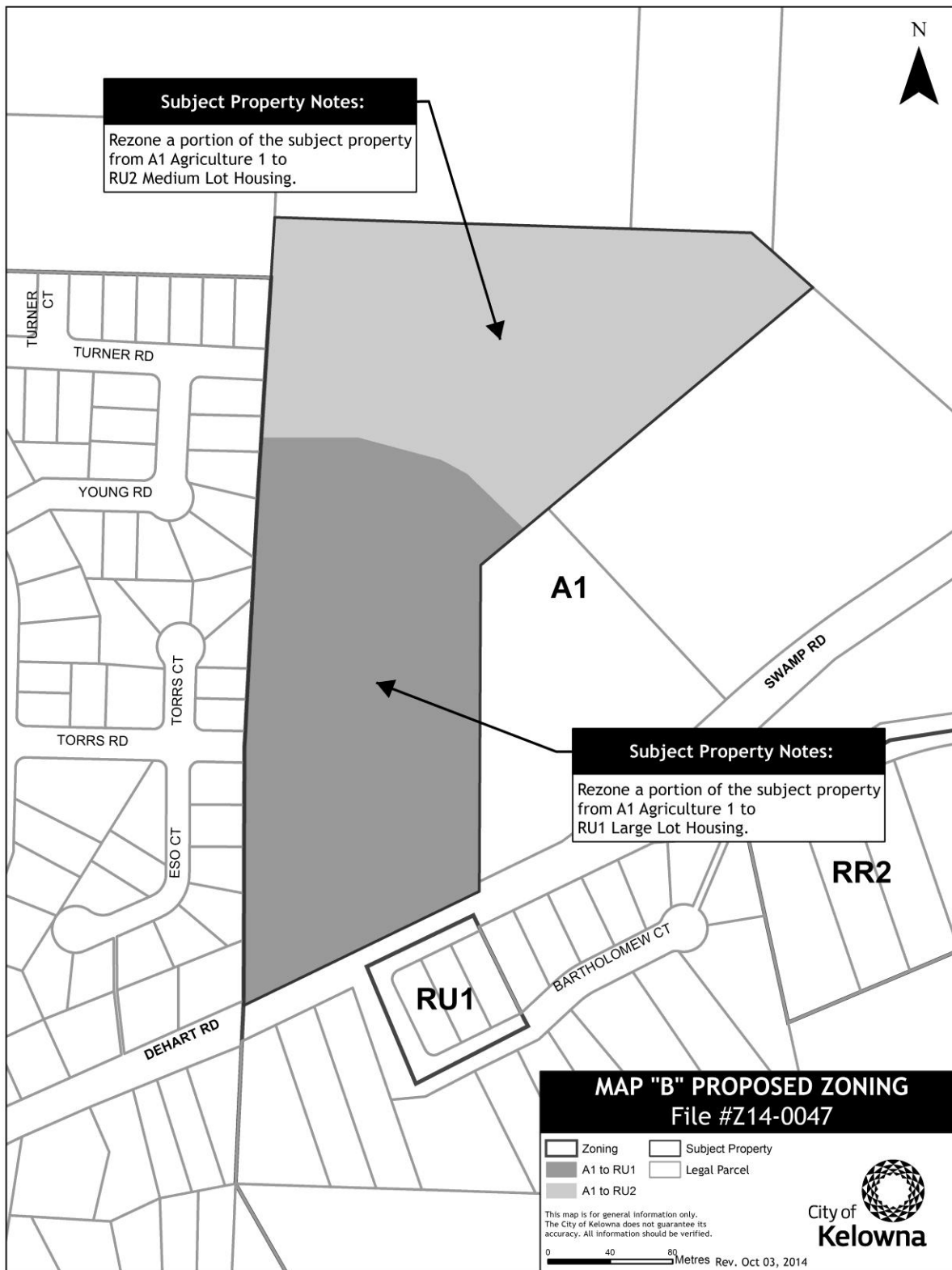
Considered at a Public Hearing on the 22nd day of October, 2014.

Read a second and third time by the Municipal Council this 22nd day of October, 2014.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



Report to Council



Date: 10/12/2016
File: 1850-18
To: City Manager
From: Brydan Tollefson, Energy Programs Manager
Subject: LED Street Lighting Retrofit - Business Case

Recommendation:

THAT Council receives, for information, the report from the Energy Program Manager dated September 12, 2016 with respect to the LED Street Lighting Retrofit - Business Case.

AND THAT Council considers this retrofit project as part of the 2017 capital budget review process.

Purpose:

To update Council on the status of a fully developed, construction ready, project to convert all compatible High Pressure Sodium lighting to LED technology. Work on the business case to support this project has been completed and verifies a simple payback of 3.7 years complete with a return on Investment, over the 15-year life of the project, of \$13 million.

Background:

Project Description:

Street lighting is an important community service, but can consume as much as 40 percent of a city's energy budget. The existing Cobra Style High Pressure Sodium (HPS) lights are failure prone and costly to manage, which add to lighting costs. Consequently, LED street lighting has emerged as a leading opportunity as an energy conservation measure.

Background and Problem Statement:

High-pressure sodium street lamps are not energy efficient and typically operate 12 hours a day; so their energy cost is high. These lamps also have a short life span (+/- 5 years), resulting in unpredictable and expensive operations. The City must replace roughly 20 percent of these lamps each year.

Currently, operators detect light outages either when a community member calls to report it or when mobile crews detect outages during periodic checks. Consequently, the time to replace a lamp can vary considerably, potentially impacting public safety and an operator's liability. The City is also charged a flat rate on street lighting that we pay whether the light is burned out or not.

The benefits of deploying LED-based street lamps fall into two categories: energy savings and operational savings.

- Typically, the largest benefit of LED street lights is lower energy costs, which result from delivering the same or enhanced quality light at lower wattages.
- The operational savings from LEDs are based on the fact LED lamps have a life span of up to 20 years (3 to 4 times longer the HPS lamps), which will reduce callouts and result in replacement less often, which reduces hardware and installation costs.

Business Case Development

A comprehensive pilot project and evaluation process was completed from September 1, 2015 to May 30, 2016, to assess the viability of existing LED technologies currently on the market. As a result of the technical review, it was determined that the current state of LED technology exceeds the current HPS standards and the LED street light marketplace has matured to the point that it is appropriate to support a business case for a major upgrade project. Appendix A has more detail regarding the pilot project and review process.

Costs and Benefits:

An inventory count puts the total number of compatible fixtures to be replaced at 9,913. The total project cost for a conversion of 9,913 High Pressure Sodium lights to LED is estimated to be \$3,952,975, resulting in annual maintenance and electrical utility cost savings of \$918,437 and a simple payback of 4.3 years. The life cycle analysis estimates a 15 year return on investment of \$13,113,932. A breakdown of project costs can be found in Appendix B.

The City of Kelowna is currently working with the electrical utility provider, FortisBC, under their Custom Business Efficiency Program, to receive an incentive rebate for this project. Preliminary estimates indicate that the City could receive an incentive of \$536,769. An agreement is expected to be in place by early September 2016. This reduces the total project cost to \$3,416,206, with a project payback of 3.7 years, and increases the return on investment to approximately \$13.7 Million. This grant is payable upon project completion.

Some of the benefits of converting our existing high pressure sodium to LED include:

1. Reduced annual maintenance costs of \$177,152
2. Reduced annual electricity costs of \$741,285
3. Improved light levels, safer roads resulting from decreased outages, and improved reliability and longevity of City asset

Sensitivity and Risk:

The overall level and probability of risk on this project is considered to be low.

Technology

- The technology has been tested by City staff and industry with great success. The reliability of LED technology is considered to be higher than HPS, with an operating life of 3-4 times longer. LED technology provides flexibility in design, allowing improved shielding and optics, dimming capabilities that are not possible with HPS, as well as a wider range of wattages and color options.

Costs

- The "LED Street Lights Across B.C." agreement that is in place contractually obligates the manufacturers to keep the same pricing for the duration of the contract, so fixture pricing should remain constant.
- The installation costs cannot be verified but have been estimated at \$90 per fixture. This is considered a conservative estimate as a result of discussions with multiple municipalities across the country who have paid installation costs ranging from \$75-\$90 per fixture. An increased installation cost of \$10 per fixture to \$100 per fixture results in a total project cost increase of \$99,130 (an impact of 3% on the total project cost), which is considered to have a minimal impact on the business case, increasing the payback by 0.1 years.

Implementation Strategy:

This project will be managed by Infrastructure Delivery, with support from the Energy Program Manager. A street light design consultant will be engaged to design the appropriate light levels across the street light network. Light levels must meet the "Illuminance Uniformity Levels" as defined by the Illumination Engineering Society (IES), listed in section 5.3.1 of Schedule 4 - Design Standards in the City of Kelowna Subdivision, Development and Servicing Bylaw No. 7900. The lighting network will also be designed to meet recommendations from the U.S. Department of Energy (DOE), the National Electrical Manufacturers Association (NEMA), the American Medical Association (AMA), and the International Dark-Sky Association (IDA), in order to minimize glare, light trespass, skyglow, and the use of blue light.

Once the design is complete, the LED fixtures can be acquired, at which time a public process will be initiated to select an electrical contractor to perform the replacement of HPS with LED.

The length of time to complete the upgrade is estimated to be 12 months, but may vary depending on the timing of the RFP process with seasonal weather conditions and availability of contractors to complete the work.

Financial Considerations:

The Business Case has been reviewed by Finance.

Internal Circulation:

Divisional Director, Communications & Information Services
Divisional Director, Infrastructure
Director, Financial Services
Manager, Building Services
Manager, Financial Planning
Manager, Infrastructure Planning Department
Manager, Public Works

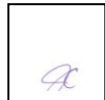
Considerations not applicable to this report:

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

Submitted by:

B. Tollefson, Manager, Energy Programs

Approved for inclusion:



J. Creron, Divisional Director, Civic Operations

cc: Divisional Director, Civic Operations
Director, Financial Services



LED STREET LIGHTING

Pilot Project and Business Case

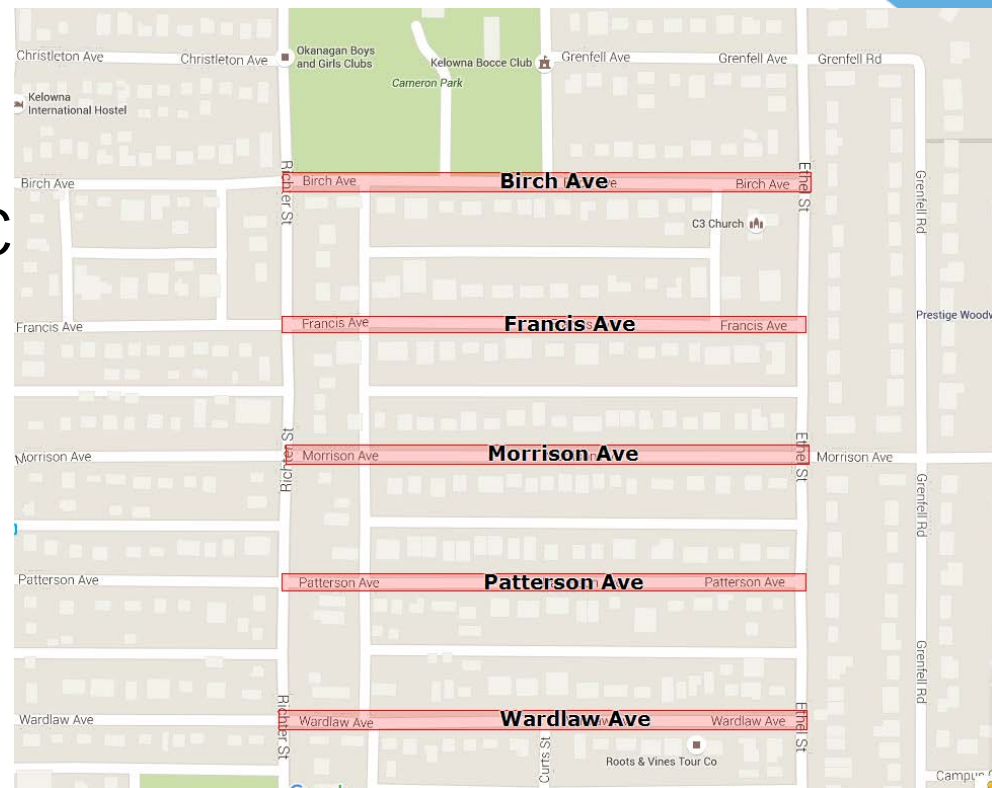
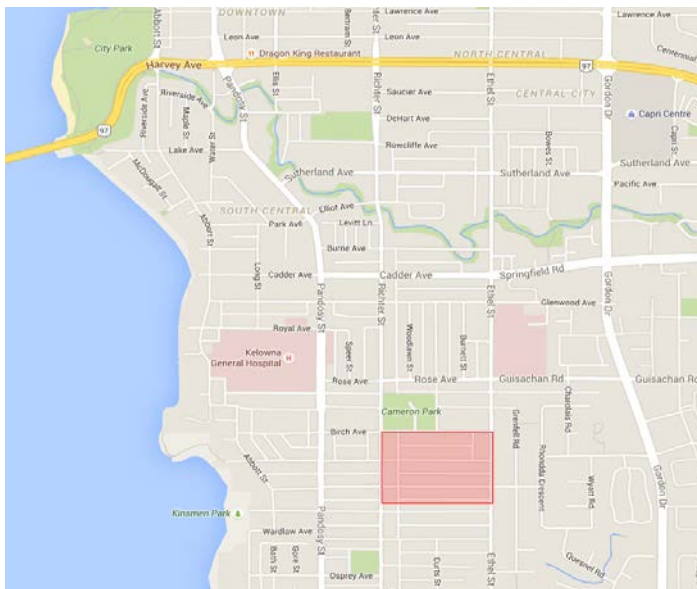
BACKGROUND

- ▶ **Current Technology**
- ▶ **High Pressure Sodium Lighting**
 - ▶ Inefficient
 - ▶ Short Life
 - ▶ High Energy Cost
 - ▶ Unpredictable and expensive maintenance



PILOT PROJECT

- ▶ Sept 2015 - Sept 2016
- ▶ Partnership with FortisBC



PILOT PROJECT

BC Government - Corporate Service Agreement (CSA)

- Performed the due diligence on behalf of municipalities in BC
- Shortlisted 5 manufacturers
- Mandatory 10 year warranty
- Competitive pricing for municipalities



PILOT PROJECT

- ▶ Does LED meet our standards?



Evaluation Criteria



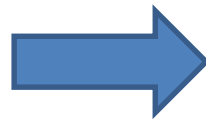
- Physical Attributes and ease of installation
- Energy Conservation and Energy Cost Savings
- Light output and Glare
- Light Trespass (Cutoff)
- Life expectancy
- Dimming and Color options

PILOT PROJECT

- ▶ Key outcomes

- ▶ Energy Savings \approx 55%

- ▶ Maintenance Savings



HPS Life = 5 - 7 years
LED life = 15 - 20 years

- ▶ Design optimization

- ▶ LED's are dimmable, HPS are not
 - ▶ Improved optics and shielding
 - ▶ Color Options

PILOT PROJECT



BUSINESS CASE

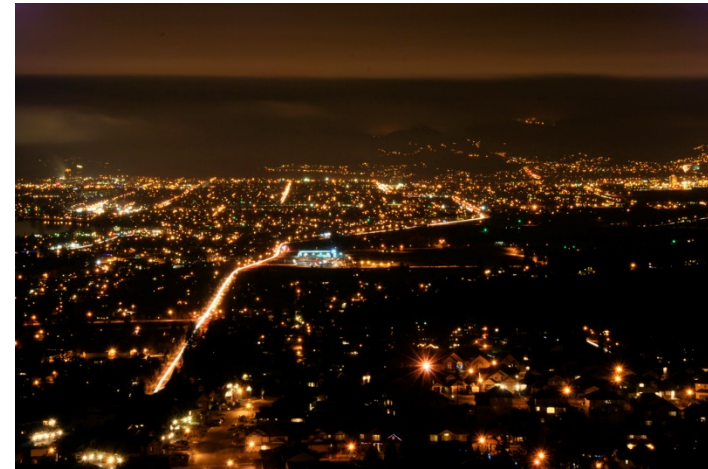
13,000 Fixtures in the City of Kelowna
LED compatible \approx 10,000

Current HPS Annual Costs

Electrical \approx \$1.35 M

Maintenance \approx \$250,000

Total = \$1.6 M



BUSINESS CASE

LED Retrofit

Capital Cost \approx \$3.95M

Simple Payback \approx 4.3 Years

15 Year ROI \approx \$13 Million

Estimated LED Annual Savings

Electrical \approx \$741,000

Maintenance \approx \$177,000

Total \approx \$918,000

BUSINESS CASE

► FortisBC Custom Business Efficiency Program

Financing	
Total Project Cost	\$ 3,952,975
FortisBC Incentive	\$ 555,118
New Project Cost	\$ 3,397,857



Simple Payback \approx 3.7 Years



LESSONS LEARNED

Proper design is Critical to Success

1. Take into account recommendations from relevant organizations:
 - ▶ U.S. Department of Energy (DOE)
 - ▶ National Electrical Manufacturer's Association (NEMA)
 - ▶ American Medical Association (AMA)
 - ▶ Use of 3000K in residential areas
 - ▶ International Dark Sky Association (IDA)
 - ▶ Illumination Engineering Society (IES)
 - ▶ Responsible for setting the standards we currently follow in bylaw No. 7900 for HPS

LESSONS LEARNED

Proper Design is Critical to Success

2. Hire a Design Consultant

- ▶ Pole spacing and street widths vary across the City
- ▶ Residential vs non residential considerations
- ▶ Public education
- ▶ Ensure minimum light levels are met
- ▶ Minimize the amount of blue light in residential areas
- ▶ Optimize the “BUG” rating by minimizing
 - ▶ Backlight
 - ▶ Uplight
 - ▶ Glare



LESSONS LEARNED

Proper Design is Critical to Success

3. Manufacturer Selection

- ▶ Wide range of fixture options including
 - ▶ Wattage
 - ▶ Optimized “BUG” rating
 - ▶ Optics and shielding
 - ▶ Color (3000K, 4000K)
 - ▶ Dimming capabilities (allowing the design to be customized)

LESSONS LEARNED

Proper Design is Critical to Success

4. Other Municipalities

- ▶ Many have successfully converted, without issue
- ▶ Successful Installations include:
 - ▶ Mississauga, Ontario - 49,000
 - ▶ Hamilton, Ontario - 10,000
 - ▶ London, Ontario - 10,000
 - ▶ Penticton, BC - 2,727
 - ▶ Castlegar, BC - 819
 - ▶ Surrey, BC - 2,900 of 28,000
 - ▶ Calgary, AB - 45,000 of 80,000
- ▶ Those with issues resulted mainly from improper design and over sizing the fixtures
 - ▶ Davis, California - 650 of 1,400 fixtures were replaced because of over lighting

SUMMARY

1. Design is critical to success
2. Significant Energy, Cost and Operational Savings
3. Improved life and reliability of City owned assets
4. Ongoing public education will be a key for success throughout the project



LED STREET LIGHTING

Pilot Project and Business Case

AMERICAN MEDICAL ASSOCIATION

► Recommendations

1. "The AMA supports the proper conversion to community-based LED lighting.."
2. "The AMA encourages minimizing the controlling blue-rich environmental lighting by using the lowest emission of blue light possible to reduce glare."
3. "The AMA encourages the use of 3000K or lower lighting for outdoor installations such as roadways. All LED lighting should be properly shielded to minimize glare and detrimental human and environmental effects, and consideration should be given to utilize the ability of LED lighting to be dimmed for off-peak time periods."

Attachment 1 - Pilot Project Information:

Pilot Project - Phase One - LED Evaluation

A comprehensive pilot project and evaluation process was completed from September 1, 2015 to May 30, 2016, to assess the viability of existing LED technologies currently on the market. The pilot project and evaluation were completed in partnership with FortisBC, who has been contracted to maintain the City of Kelowna's street lighting inventory, as well as their electrical sub-contractor, to leverage additional knowledge and expertise throughout the process.

City staff chose to limit the evaluation of LED fixtures to those that have been shortlisted by the B.C. government. The B.C. government has already performed an in-depth evaluation and competitive procurement process of LED lighting, and has put an agreement in place titled "LED Street Lights Across B.C.". A team of industry experts evaluated numerous LED manufacturers and their products on technical performance, and only those manufacturers who met the performance criteria and were willing to provide a ten-year warranty were eligible to be listed under the agreement. In addition, each of the manufacturers are required to provide competitive pricing to municipalities and can only adjust their pricing at pre-defined intervals throughout their contract with the provincial government.

During the evaluation, the following activities were completed:

- Compile and review the City's street light infrastructure inventory;
- Preliminary lighting design for each of the evaluated LED fixtures in the pilot locations;
- Energy use measurements to confirm that LED fixtures met the required light levels as expected;
- Technical review of energy costs, maintenance costs and available subsidies to calculate a reliable rate of return for a LED upgrade project. This review included working with FortisBC to confirm the energy billing (fixed and variable costs) of the project.
- Research of recommendations from organizations within the industry;
- Research of lessons learned by other municipalities who have converted from HPS to LED.

As a result of the technical review, it was determined that the current state of LED technology exceeds the current HPS standards and the LED street light marketplace has matured to the point that it is appropriate to support a business case for a major upgrade project.

Pilot Project - Phase Two - Adaptive Controls Evaluation

Part way into the LED technology review, City staff began a pilot project of a second technology, referred to as Adaptive Controls (controls), which would allow each individual LED fixture to be monitored and controlled. The purpose of this pilot project was to determine the viability of the controls technology, as well as assess the financial and

operational value of dimming and monitoring our street lighting infrastructure. Through a competitive RFP process, three adaptive controls companies were chosen to participate in the pilot project and showcase their technology.

Preliminary business case analysis of Phase two, the controls portion of the pilot, has proven not to be cost effective and is not included in this LED business case.

The results of the evaluation can be summarized into 5 main points.

1. Street light Design Optimization
 - a. Street light design can be optimized due to the ability to dim each individual fixture, allowing the appropriate light levels to be defined across the entire street light network.
2. Energy Savings
 - a. Additional energy savings of 20-30% could be achieved as a result of a comprehensive dimming schedule and the aforementioned design optimization.
3. Real Time Information and Notifications
 - a. Real time information from each fixture reduces operational costs. Alarms can notify maintenance staff when lights have failed and require service, streamlining the replacement and maintenance strategy currently in place. Real time information can also be provided to FortisBC to reduce utility costs.
4. Installation Cost
 - a. The installation cost of a controls technology can be almost entirely avoided if the controls are installed at the same time as the LED fixtures.
5. Return on Investment
 - a. Evaluating the adaptive controls project separately from the LED replacement project, the ROI on a controls project has been calculated at 10 years, assuming the controls are installed at the same time as the LED's. The controls equipment has a 10 year warranty, however the total lifespan of the equipment is unknown as the technology is so new.
 - b. If controls are not installed at the same time as LED fixtures, installation costs will be higher, increasing the ROI to 16 years.

Report to Council



Date: October 17, 2016
File: 0280-70
To: City Manager
From: Matt Friesen, Acting Revenue Manager
Subject: 2017 Permissive Tax Exemption Bylaw No. 11290

Recommendation:

THAT Council receives, for information, the Report from the Acting Revenue Manager dated October 17, 2016 with respect to the 2017 Permissive Tax Exemption Bylaw;

AND THAT Bylaw No. 11290, being the 2017 Permissive Tax Exemption Bylaw be forwarded for reading consideration.

Purpose:

Council to consider a property tax exemption for those organizations that have met the qualification as outlined in Permissive Tax Exemption Policy #327.

Background:

Section 224 of the Community Charter provides the authority for permissive tax exemptions. Council may exempt land and improvements in their entirety or a portion thereof for a period of up to 10 years. Authority to grant permissive tax exemptions is a policy tool available to council to promote or achieve specific goals. As a general rule when Council grants a permissive tax exemption on a specific property, that property is automatically exempted from municipal, school, regional district, hospital and BC Assessment taxes. The permissive tax exemption does not apply to utility fees such as garbage/landfill/recycle charges or to parcel taxes such as the Water Parcel tax.

Permissive Tax Exemption Policy #327, originally approved by Council in 2005 and endorsed again by Council in 2012, sets out the extent, conditions, and penalties, along with the general process and the eligibility criteria used by the City of Kelowna to determine property eligibility for Permissive Tax Exemptions.

There is no obligation on the part of Council to grant a permissive tax exemption in any year. Permissive tax exemptions that are granted in any year reduce the total value of the tax base for that year and thereby increase the burden of taxation to properties that are not exempt.

The process requires the completion of applications on a five year basis for places of worship, private schools and hospitals, with other non-profit organizations reapplying and being reconsidered annually. The year 2017 is the second in a five year cycle for places of worship, private schools and hospitals, so applications were only received from non-profit organizations over the summer of 2016.

All currently exempt applicants as well as new applicants were reviewed by staff in relation to Council Policy # 327 and the below recommendations represent the changes to the status of each applicant.

The following are revisions to Schedules A through I of the 2016 Tax Exemption Bylaw No. 11145:

Schedule A, Public Worship: No Change

Schedule B, Private Schools: No Change

Schedule C, Hospitals: No Change

Schedule D, Special Needs Housing: No Change

Schedule E, Social Services: No Change

Schedule F, Public Park or Recreation Ground, Public Athletic or Recreational: No Change

Schedule G, Cultural Organizations:

CHANGE in relation to 2016 Permissive Tax Exemption Bylaw 11145:

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	77062	Lot 1, Plan 42511	City of Kelowna/Kelowna Museums Society	Change in Status: Criterion # 3: 200 sq ft taxable as area's primary purpose is gift shop. Per Policy 327:" Non-profit organizations conducting retail and/or commercial activity and charging rates or fees at market value are considered to be in competition with for-profit businesses and will not be eligible for tax exemption." Note: The portion of the Wine Museum which is a gift shop would be taxable - Approx. 1.8% of the Laurel Building (200 sq. ft.).

Schedule H, Other Non-Profit Societies:

DELETE the following roll that was included in 2016 Permissive Tax Exemption Bylaw 11145:

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	12188047	Lot B Plan 40681	Saundra Cowen & Heather Henderson	Criteria #1: Property is taxable as the organization is not the registered owner of the property and there is no longer a lease-to-own agreement between the registered property owner and Arion Therapeutic Riding Association. See Appendix F: Letter from Arion Therapeutic Farm Community Contribution Company Ltd.

Schedule I, Partnering, Heritage or Other Special Exemption Authority: No Change

There is one tax exemption request that is not being recommended for exemption:

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4529002	Lot A Plan KAP84779	Interior Health Authority	Denied. The property is not owned by the non-profit organization. (The Clubhouse Child Care Center - Cottonwoods). Criteria #5: The principal use of property is not directly related to principal purpose of organization owning the property

On October 1, 2012, Council endorsed Policy # 327 (Permissive Tax Exemption Policy) in its current state, reaffirming that it is fair, consistent and appropriate.

All currently exempt applicants as well as new applicants were reviewed by staff in relation to Council Policy # 327 and the above recommendations represent the changes to the status of each applicant.

The following have been included as attachments:

Appendix A, 2017 Tax Exemptions Summary - Municipal Tax Impact related to General Exemption and Permissive Exemption

Appendix B, 2017 Tax Exemptions Summary - Municipal Tax Impact related to Permissive Exemption only

Appendix C, Policy # 327

Appendix D, Tax Exemption Bylaw - Schedules Background

Appendix E, Proposed Bylaw # 11290 to be presented for first 3 readings on Monday, October 17, 2016

Appendix F, Letter from Heather Henderson, Founder/Director of Arion Therapeutic Farm Community Contribution Company Ltd.

The foregoing changes for 2017 property tax exemption are placed before Council for consideration.

Internal Circulation:

Sandra Kochan, Cultural Services Manager
Jim Gabriel, Director, Active Living & Culture

Legal/Statutory Authority:

Council may, by bylaw in accordance with sections 220, 224 and 225 of the Community Charter exempt land or improvements, or both, from taxation to the extent, for the period and subject to the conditions provided in the bylaw.

Legal/Statutory Procedural Requirements:

Under section 227 of the Community Charter Council must give notice of a proposed bylaw in accordance with section 94 [public notice must be once a week for 2 consecutive weeks prior], identifying the property that would be subject to the bylaw, describe the proposed exemption, state the number of years that the exemption may be provided and provide an estimate of the amount of taxes that would be imposed on the property if it were not exempt, for the year in which the proposed bylaw is to take effect and the following 2 years.

Under Division 7 - Permissive Exemptions of the Community Charter a bylaw may only be adopted by an affirmative vote of the majority of Council, and does not apply to taxation in a calendar year unless it comes into force on or before October 31 in the preceding year.

Existing Policy:

Permissive Tax Exemption Policy 327

Financial/Budgetary Considerations:

Tax exemptions are not financed through a budgetary line item in the same way as municipal spending, nor do they affect the amount that has to be raised through property taxes. Nevertheless, tax exemptions do impose a cost on taxpayers who are not exempt. Tax exemptions reduce the total value of the tax base (i.e. the taxable value of property). Therefore, tax exemptions transfer the burden of taxation from properties that are exempt to properties that are taxable. An increase in the value of tax exemptions increases the taxes paid by properties that are not tax exempt. Refer to Appendix A, 2017 Tax Exemptions Summary - General Exemption and Permissive Exemption - Municipal Tax Impact and Appendix B, 2017 Tax Exemptions Summary - Permissive Exemption - Municipal Tax Impact.

Considerations not applicable to this report:

Personnel Implications:

External Agency/Public Comments:

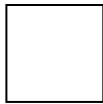
Communications Comments:

Alternate Recommendation:

Submitted by:

M. Friesen, Acting Revenue Manager

Approved for inclusion:



(Genelle Davidson, CPA, CMA, Director, Financial Services)

cc: BC Assessment

Appendix A, 2017 Tax Exemptions Summary - Municipal Tax Impact related to General Exemption and Permissive Exemption:

Schedule	Class 01: Residential	Class 06: Business*	Class 08: Recreation / Non-Profit	Total
A - Places of Worship				
Assessed Values	0	7,833,400	124,369,700	132,203,100
Municipal Taxes	\$0	\$66,377	\$480,467	\$546,844
B - Private Schools				
Assessed Values	551,000	51,257,500	9,492,100	61,300,600
Municipal Taxes	\$2,129	\$434,333	\$36,672	\$473,133
C - Hospitals				
Assessed Values	0	5,161,300	0	5,161,300
Municipal Taxes	\$0	\$43,735	\$0	\$43,735
D - Special Needs Housing				
Assessed Values	13,469,000	787,500	0	14,256,500
Municipal Taxes	\$52,031	\$6,673	\$0	\$58,703
E - Social Services				
Assessed Values	2,638,000	21,027,000	536,900	24,201,900
Municipal Taxes	\$10,191	\$178,173	\$2,074	\$190,437
F - Public Park or Recreation Ground, Public Athletic or Recreational				
Assessed Values	18,977,200	9,281,800	76,445,850	104,704,850
Municipal Taxes	\$73,313	\$78,651	\$295,327	\$447,291
G - Cultural				
Assessed Values	27,200	37,381,656	2,382,900	39,791,756
Municipal Taxes	\$105	\$316,755	\$9,206	\$326,066
H - Other				
Assessed Values	864,700	4,231,000	1,099,500	6,195,200
Municipal Taxes	\$3,341	\$35,852	\$4,249	\$43,442
Grand Total				
Assessed Values	36,527,100	136,961,156	214,326,950	387,815,206
Municipal Taxes	\$141,110	\$1,160,549	\$827,995	\$2,129,654

Appendix B, 2017 Tax Exemptions Summary - Municipal Tax Impact related to Permissive Exemption only:

Schedule ¹	Class 01: Residential	Class 06: Business*	Class 08: Recreation / Non-Profit	Total
A - Places of Worship				
Assessed Values	0	2,239,500	67,746,100	69,985,600
Municipal Taxes	\$0	\$18,977	\$261,716	\$280,693
B - Private Schools				
Assessed Values	437,000	18,499,500	2,880,500	21,817,000
Municipal Taxes	\$1,688	\$156,756	\$11,128	\$169,572
C - Hospitals				
Assessed Values	0	1,907,000	0	1,907,000
Municipal Taxes	\$0	\$16,159	\$0	\$16,159
D - Special Needs Housing				
Assessed Values	13,469,000	765,600	0	14,234,600
Municipal Taxes	\$52,031	\$6,487	\$0	\$58,518
E - Social Services				
Assessed Values	2,638,000	20,827,000	536,900	24,001,900
Municipal Taxes	\$10,191	\$176,481	\$2,074	\$188,746
F - Public Park or Recreation Ground, Public Athletic or Recreational				
Assessed Values	18,977,200	9,161,800	76,445,850	104,584,850
Municipal Taxes	\$73,313	\$77,633	\$295,330	\$446,276
G - Cultural				
Assessed Values	27,200	37,271,656	2,382,900	39,681,756
Municipal Taxes	\$105	\$315,823	\$9,206	\$325,134
H - Other				
Assessed Values	864,700	4,171,000	1,099,500	6,135,200
Municipal Taxes	\$3,341	\$35,343	\$4,248	\$42,932
Grand Total				
Assessed Values	36,413,100	94,843,056	151,091,750	282,347,906
Municipal Taxes	\$140,669	\$803,659	\$583,702	\$1,528,030

¹ Schedules A, B & C include the land assessed values of the buildings footprint which is a general exemption.



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

Council Policy

Permissive Tax Exemption Policy

APPROVED August 8, 2005

RESOLUTION: R375/10/04/26
REPLACING: R446/06/05/15; R759/05/08/08
DATE OF LAST REVIEW: April 2010

A. PREAMBLE

The City of Kelowna recognizes the significant value of volunteers, volunteer groups and agencies to the spiritual, educational, social, cultural, and physical well-being of the community. A permissive tax exemption is a means for Council to support organizations within the community that further Council's objective to enhance the quality of life while delivering services economically to the citizens of Kelowna.

The Permissive Tax Exemption Policy is intended to:

- Provide clarity, consistency and certainty to the municipality, the public and prospective applicants.

B. EXTENT, CONDITIONS, AND PENALTIES

1. Council may designate only a portion of land/improvements as exempted where the following circumstances exist:
 - a. A portion of the land/improvements is used by private sector and/or organization not meeting Council's exemption criteria.
 - b. The applicant already receives grant in aid from the municipality, provincial or federal government.
 - c. The applicant meets all eligibility criteria, however Council may at its discretion grant a partial exemption.
2. Council may impose conditions on the exempted land/improvements with the applicant organization, including but not limited to:
 - a. Registration of a covenant restricting use of the property
 - b. An agreement committing the organization to continue a specific service/program
 - c. An agreement committing the organization to have field/facilities open for public use for specific times or a total amount of time
 - d. An agreement committing the organization to offer use of the field/facility to certain groups free of charge or at reduced rates
 - e. An agreement committing the organization to immediately disclose any substantial increase in the organization's revenue or anticipated revenue (i.e. receives large operating grant from senior government)
3. Council may impose penalties on an exempted organization for knowingly breaching conditions of exemption, including but not limited to:

- a. Revoking exemption with notice
- b. Disqualifying any future application for exemption for specific time period
- c. Requiring repayment of monies equal to the foregone tax revenue.

C. PROCESS

Council will consider permissive tax exemption applications from Places of Worship, Private Schools and Hospitals for a period of up to 5 years. Other Non-Profit organizations will be considered annually.

The opportunity to apply for a permissive tax exemption will be advertised in the local newspaper once in the month of June. Application forms can be downloaded from the City of Kelowna website, or picked up at City Hall in the Revenue Branch of the Financial Services Department.

Application Forms

Places of Worship, Private Schools and Hospitals are required to complete the Place of Worship, Private School, and Hospital 5 Year Application. The City of Kelowna will administer these applications on a 5 year cycle. If the application is approved the organization will be exempt for the number of years remaining in the cycle. At the end of the 5 year cycle all organizations must complete an application for the next 5 years. It is the organization's responsibility to notify the City of Kelowna of any changes in property ownership and/or use of the property.

For example:

Application Period	Number of Years Exempt	Application Due Date
2011 – 2015	5 Years	July 15, 2010
2012 – 2015	4 Years	July 15, 2011
2013 – 2015	3 Years	July 15, 2012
2014 – 2015	2 Years	July 15, 2013
2015	1 Year	July 15, 2014

Other Non-Profit Organizations will be required to complete a Comprehensive Non-Profit Application. If the application is approved for the next tax year, the organization will be required to submit a short renewal application every year for the next 4 tax years. The renewal application is confirmation that ownership and use of property has not changed and will be reviewed and approved before a permissive tax exemption is granted.

The Place of Worship, Private Schools and Hospital applications and the Comprehensive Non-Profit applications must have the following information attached before consideration of a 5 year permissive tax exemption:

Copy of last Registered Charity Information Return or Non-Profit Organization Information Return submitted to the CCRA

Copy of most current Audited Financial Statements

Financial Budget (pro-forma Balance Sheet and Income Statement) for the current 12 months

Scale Drawing of Property, that includes buildings, parking lots, landscaping, playgrounds, fields, etc.

Copy of Lease Agreement if applicable

Applications with required supporting information must be submitted prior to July 15th of each year to be considered for the next permissive tax exemption year or cycle.

Additional Information

Council may request a presentation from applying organization.

The City of Kelowna may request additional information.

The City of Kelowna reserves the right to review records and/or property to verify information provided in support of

CITY OF KELOWNA

COUNCIL POLICY NO. 327

Page 3 of 4

application.

Successful applicants may be asked to publicly acknowledge the exemption.

Council may, at its discretion, reject any or all applicants in any given year.

This policy does not apply to permissive tax exemptions for heritage revitalization, riparian, and other special exemption authority.

Eligibility Criteria

To be eligible for a permissive tax exemption an organization must comply with all of the eligibility criteria outlined below. The application forms and supporting documentation are an integral part of this policy. There is no obligation on the part of Council to grant permissive tax exemptions in any given year.

The applicant(s):

1. qualifies for an exemption under the provisions of the Community Charter, general authority for permissive exemptions. (Part 7, Division 7, Section 224).
2. and/or the property owner is in compliance with municipal policies, plans, bylaws, and regulations (i.e. business licensing, zoning).
3. is a Non-Profit Organization.

Tax exemptions will only be granted to organizations that are a Registered Charity or Non-Profit Organization.

The intent of this requirement is to ensure that municipal support is not used to further activities of an organization or individual that, if not for its not-for-profit status would otherwise be considered business, i.e. an organization that is operating as a Non-Profit; although it charges market value for services available, and would be comparable in operations and perception to public as a For Profit Business.

Non-profit organizations conducting retail and/or commercial activity and charging rates or fees at market value are considered to be in competition with for-profit businesses and will not be eligible for tax exemption.

4. provides services or programs that are compatible or complementary to those offered by the City of Kelowna. When a service or program is offered by a non-profit group or club, the Community may benefit from a more cost effective provision of services.

Services provided by an organization should fulfill some basic need, or otherwise improve the quality of life for residents of Kelowna.

5. principal use of property meets Council's objectives. The "principal use of the property" refers to the use related directly to the principal purpose of the organization **owning** the property.

Permissive tax exemptions will be based on the principal use of the property, not on the non-profit or charitable services of the organization.

6. will provide benefits and accessibility to the residents for Kelowna. Specifically, members of the public, within the appropriate age range, are able to join a club or organization and participate in its activities for a nominal rate or fee.

Kelowna residents must be the primary beneficiaries of the organization's services. The services provided on the property must be accessible to the public. Council may at its discretion provide partial exemptions.

7. that provide liquor and/or meal services as their primary function and/or source of revenue will not be eligible for permissive tax exemption.

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8. provides short term housing with length of stay up to a maximum of two years.

This would include: emergency shelters, transitional housing, supportive housing for people with special needs, and group homes.

9. that have a residence in the building or on the property will only be exempt if a caretaking function is performed and the property owner (organization) can provide a copy of an agreement demonstrating:
 1. rent is not collected on the residence, and
 2. there is a caretaker agreement in place.

Administration

The Revenue Branch in the Financial Services Department will review all applications for completeness and contact the applicant if additional information is necessary.

The Revenue Branch will prepare a summary report of applications and bylaw for presentation to Council the first week of October for approval and adoption prior to October 31st of each year.

A public notice will be placed in the local newspaper of proposed bylaw. The notice will include:

Property subject to bylaw

Description of the proposed exemption

Number of years the exemption will be provided

Estimate of the amount of taxes that would be imposed on the property if it were not exempt for the year of exemption and following 2 years.

Public notice will be in accordance with Section 94 of the Community Charter.

Places of Worship, Private Schools, and Hospitals that have been approved for permissive tax exemption will be exempt for up to 5 years.

All other Non-Profit Organizations that have been approved will be exempt for 1 year. To be considered for future years a renewal application must be submitted prior to July 15th of each year of the next 4 tax years. A comprehensive application must be submitted at least every 5 years.

Late Application

Applications received after the deadline for submission will be held until the next scheduled October presentation to Council that meets the application due date. Applicants may, at that time, request Council to consider a refund of the Municipal portion of taxes paid for the property to be exempted the following year.

REASON FOR POLICY

Provide clarity for permissive property tax exemption applications.

LEGISLATIVE AUTHORITY

Section 224 – *Community Charter*

PROCEDURE FOR IMPLEMENTATION

Council Resolution

Appendix D, Tax Exemption Bylaw - Schedules Background:

SCHEDULE A

Public Worship:

Place of worship are given a general exemption from taxation for the church building and the land on which the building stands under C.C. Section 220 (1) (h). While this part of the exemption does not require a bylaw, any other buildings (church hall) or lands (parking, etc.) to be exempted are at the discretion of Council through a permissive exemption. The exemption would not include living quarters (manse or other) for the staff.

If a statutory exemption occurs for a building set apart for public worship as well as the land on which the building stands the title to the land

- must be registered in the name of religious organization using the building
- or trustees for the use of that organization
- or religious organization granting a lease of the building and land to be used solely for public worship

A permissive tax exemption may be provided for the land surrounding the exempt building that Council considers necessary. (Section 224 (2) (f) of the Community Charter)

A permissive tax exemption may be provided for land and improvements used or occupied by a religious organization, as a tenant or licensee, for the purpose of public worship. (Section 224 (2) (g)) (The lessee under the lease must be required to pay property taxes directly to the City of Kelowna.)

SCHEDULE B

Private Schools:

Statutory Exemption

A building and the land on which the building stands if owned by an incorporated institution of learning that is regularly giving children instruction accepted as equivalent to that given in a public school, is exempt from taxation (Section 220(1)(l))

A permissive tax exemption may be provided for the land surrounding the exempt building. (Section 224(2)(h))

SCHEDULE C

Hospitals:

Statutory Exemption

A building set apart and used solely as a hospital under the Hospital Act, except a private hospital under that Act, together with the land on which the building stands is exempt from taxation. (Section 220 (1)(j))

- A permissive tax exemption may be provided for the land surrounding the exempt building. (Section 224(2)(h))
- A permissive tax exemption may be provided for land or improvements owned or held by a person or organization and operated as a private hospital licensee under the Hospital Act, or an institution licensed under the Community Care Facility Act. (Section 224(2)(j))

SCHEDULE D

Special Need Housing:

- a. A permissive tax exemption may be provided for land and improvements that are owned or held by a registered charity or non profit, and Council considers are used for a purpose that is directly related to the purposes of the corporation. (Section 224(2)(a)) Special needs housing to members of the community such as:
 - short term emergency or protection housing
 - halfway houses, group homes, or supportive housing for people with special needs

SCHEDULE E

Social Services:

A permissive tax exemption may be provided for land and improvements that are owned or held by a registered charity or non profit, and Council considers are used for a purpose that is directly related to the purposes of the corporation. (Section 224(2)(a)) Social services to members of community such as:

- Food banks, drop in centre for people with special needs, seniors or youth.
- Support services and programs for people with special needs, who are in some way disadvantaged and need assistance in maximizing their quality of life. (i.e. counselling for substance abuse, employment re- entry programs)

SCHEDULE F

Public Park or Recreation Ground, Public Athletic or Recreational

A permissive tax exemption may be provided for land or improvements owned or held by a person or athletic or service club or association and used as a public park or recreational ground or for public athletic or recreational purposes. (Section 224(2)(i))

- Facilities must be available to the public, exclusive membership clubs or associations not eligible for exemption.
- Council may impose covenant restricting use of property or require agreement committing organization to offer the field/facility to certain groups free of charge or at reduced rates.

A permissive exemption may be provided when land and improvements are owned by public authority or local authority, and used by a non-profit organization for the purpose of public park or recreation ground or athletic or recreational purposes, which would have been exempt if land and improvements were owned by that organization. (Section 224(2)(d) (The

lessee under the lease must be required to pay the property taxes directly to the City of Kelowna, or have a partnership agreement with the City of Kelowna.)

SCHEDULE G

Cultural Organizations

A permissive exemption may be provided for land and improvements that are owned or held by a non profit that provides cultural education and recreation. (Section 224(2) (a)). The Facility must be available for members of the public.

SCHEDULE H

Other Non- Profit Societies

A permissive tax exemption may be provided for land and improvements that are owned or held by a registered charity or nonprofit society that Council deems beneficial to the community, such as museums, animal shelters, property to preserve wildlife and environmental areas. (Section 225(2)(a)).

A permissive tax exemption may be provided for land or improvements, for which a grant has been made, after March 31, 1974, under the Housing Construction (Elderly Citizens) Act before its repeal. (Section 224 (2) (k))

SCHEDULE I

Partnering, Heritage Property and Revitalization

The following property is eligible for a tax exemption under this section:

- (a) eligible partnering property, being property that
 - (i) is owned by a person or public authority providing a municipal service under a partnering agreement, and
 - (ii) the Council considers will be used in relation to the service being provided under the partnering agreement;
- (b) eligible heritage property, being property that is
 - (i) protected heritage property,
 - (ii) subject to a heritage revitalization agreement under section 966 of the *Local Government Act*,
 - (iii) subject to a covenant under section 219 of the *Land Title Act* that relates to the conservation of heritage property, or

(iv) if property referred to in subparagraphs (i) to (iii) is a building or other improvement so affixed to the land as to constitute real property, an area of land surrounding that improvement;

SCHEDULE J

Assessment and Taxation Impact

Includes land and improvements associated with the following:

1. Total projected municipal taxation impact for each of Schedule A, B, C, D, E, F, G, H, I by assessment class for the year's 2017, 2018 and 2019.
2. The projected taxation impact for 2017, 2018, 2019 have been calculated by increasing the 2016 actual municipal taxation rate by 4.09%, 4.18%, and 4.06% respectively as this relates to the 2016 five year financial plan approved by Council.

Appendix E, Proposed Bylaw # 11290:**Schedule A - Public Worship**

Tax Exempt Properties for 2017 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	1230	Lot 1, Blk 13, Plan 202, DL138	The Union of Slavic Churches of Evangelical Christians c/o Trustees	
2	1350	Lots 2 and 3, Blk 15, Plan 202, DL 138	Trustees of First United Church	
3	1360	Lot 4, Blk 15, Plan 202, DL 138 In Trust - DD 197582F	Trustees of First United Church	Note: Parking Lot
4	1370	Lot 5, Blk 15, Plan 202, DL 138 In Trust - DD 197582F	Trustees of First United Church	Note: Parking Lot
5	6911	Lot 25, Plan 578, DL 138, Except Plan H16278, & Lot A PL	Kelowna Buddhist Society	
6	18380		Kelowna Buddhist Society	
7	21300	Lot 19-20, Plan 2085, District Lot 139	Unitarian Fellowship of Kelowna Society	Criteria #5: 1462 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property. (lease/rental to Serendipity Daycare)
8	21640	Lot 5, Blk B, Plan 2167, DL 139	Christian Science Society of Kelowna	
9	22500	Lot 6, Plan 2271, DL 139	Kelowna Tabernacle Congregation - Trustees	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
10	51070	Lot 1, Plan 11332, DL 137	Governing Council of the Salvation Army in Canada	Note: Parking Lot
11	57010	Lot 1, Plan 15741	Ray Chase, Emsley Hunter, and Cyril Nash (Trustees)	Criteria #5: 3096 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property. (1548 sq ft Taxable: lease/rental to L'Eslale daycare) & (1548 sq ft Taxable: lease/rental to Music School)
12	57510	Lot A, Plan 16013, DL 137	Convention Baptist Churches of BC	
13	62110	Lot A, KAP65650	The Trustees of Congregation of Kelowna Bible Chapel	
14	62120	Lot 2, Plan 17933	The Trustees of Congregation of Kelowna Bible Chapel	Note: Parking Lot
15	68680	Lot 3, Plan 25524	Trustees Congregation - Grace Baptist Church	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market (Thrive out of school club).
16	69380	Lot A, Plan 27070	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
17	71130	Lot 1, Plan 30180, DL137	Governing Council of the Salvation Army in Canada (Community Church)	
18	71680	Lot 4, Plan 30824	Seventh Day Adventist Church (BC Conference)	
19	74502	Lot A, Plan 33076, DL138	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
20	75210	Lot 1, Plan 34637	Trustees of The Congregation of the Christ Evangelical Lutheran Church	
21	76394	Lot C, Plan 40170, DL137	The Congregation of the First Mennonite Church	
22	78266	Lot 1, Plan KAP47242	Ukrainian Catholic Eparchy of New Westminster	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
23	83239	Lot A, Plan KAP91385, DL 14	Synod-Diocese of Kootenay	
24	3255224	Lot 1, Plan KAP56294	Trust Cong St David's Presb Church	
25	3337370	Lot A, Plan 23927	Kelowna Christian Reformed Church	Criteria #5: 2,974 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property. (lease/rental to GRASP)
26	3337769	Lot A, Plan KAP83760	Okanagan Jewish Community Association	Criteria #5: 1,200 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property (lease/rental North Glenmore Daycare)
27	3378102	Lot A, Plan 44041	Glenmore Congregation of Jehovah's Witnesses	
28	3922000	Lot A, Plan 5223	BC Assn of Seventh Day Adventist	
29	4310442	Lot A, Plan 31085	Seventh Day Adventist Church (BC Conference)	
30	4360460	Lot 2, Twp 26, Plan 27837	Roman Catholic Bishop of Nelson	
31	4423888	Lot PT 26, Plan 187 Except Plan 3067, That PT of L 25 PL 187 S/O PL B130	Synod of the Diocese of Kootenay	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
32	4571592	Lot 1, Sec 19, Twp 26, Plan 37842	Kelowna Full Gospel Church Society	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market (Thrive out of school club). Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Housing Society)
33	4645000	Lot 7, Plan 3727	Church of the Nazarene - Canada Pacific	
34	4660000	Lot 1, Plan 4877	Serbian Orthodox Par-Holy Prophet St Ilija (Parish)	Criteria #9: 680 sq. ft taxable as residences will be excluded from otherwise tax exempt property. [Note: Church Manse/Rectory]
35	4803156	Lot A, Sec 22, Twp 26, Plan 27717	BC Assoc of Seventh Day Adventists	
36	4804250	Lot A, Plan 29696	Gurdwara Guru Amardas Darbar Sikh Society	Criteria #9: 240 sq ft taxable as residences will be excluded from otherwise tax exempt property (Note: church manse/rectory).
37	5475931	Lot Pcl Z, Sec 23, Twp 26, Plan 24426, Except Plan KAP69971, DD J53659	NW Canada Conf Evangelical Church	
38	5476791	Lot B, Plan 41234	BC Conference of Mennonite Brethren Churches	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Housing Society)
39	5606001	Lot A, Plan KAP76650	Okanagan Sikh Temple & Cultural Society	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
40	5611000	Lot PT 2, Plan 2166	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
41	5752000	Lot A, Plan 4841	Okanagan Chinese Baptist Church	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
42	6198870	Lots 78, 79 & 80, Sec 26, Twp 26, Plan 22239	Pentecostal Assemblies of Canada	
43	6198872	Parcel A, Plan 22239	Synod of the Diocese of Kootenay	
44	6199358	Lot H, Sec 26, Twp 26, Plan 26182	Faith Lutheran Church of Kelowna	Criteria #5: 800 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property (lease/rental Imagination Way Preschool).
45	6339000	Lot 14, Sec 27, Twp 26 Plan 14897	BC Muslim Association	
46	6370120	Lot A, Plan 19465, DL 143, Sec 27, Twp 26	Trustees of Spring Valley Congregation of Jehovah's Witnesses	
47	6372497	Lot 1, Plan KAP55460	Kelowna Christian Centre Soc Inc.	
48	6372506	Lot A, Plan KAP56177	New Apostolic Church of Canada Inc.	
49	6496742	Lot 1, Sec 29 & 32, Plan KAP64073	The Church of Jesus Christ of Latter-Day Saints	
50	6735000	Lot A, Plan 11520	Trustees Rutland United Church Pastoral Charge of the United Church	Criteria #5: 1645 sq ft taxable (increased from 1278 sq ft in prior year) as principal use of property not directly related to principal purpose of organization owning the property (lease/rental Green Gables Daycare).
51	7212492	Lot 1, Plan 37256	Synod of the Diocese of Kootenay	
52	10407200	Lot A, Plan 20452, DL 128	Christian & Missionary Alliance - Canadian Pacific District	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
53	10468000	Lot 2, Plan 9491, DL 129	St. Peter & Paul Ukrainian Greek Orthodox Church of Kelowna	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Orchard Haven Housing Society)
54	10519214	Lot 9, Plan 20128, DL 129	Kelowna Trinity Baptist Church	
55	10519844	Lot A, Plan 37351 (Portion of Lot)	Apostolic Resource Centre Society	Criteria #5: 8896 sq ft (increased from 3520 sq ft in prior year) taxable as principal use of property not directly related to principal purpose of organization owning the property (Commercial Class 06).
56	10519902	Lot 1, Plan KAP 45185	Kelowna Trinity Baptist Church	
57	10738200	Lot 1, Plan 27982, DL 131	Canadian Baptists of Western Canada	Criteria #5: 1,200 sq ft Taxable as principal use of property not directly related to principal purpose of organization owning the property (lease/rental to Montessori Pre-School). Criteria #9: House on property is taxable as residences will be excluded from otherwise tax exempt property (Note: rental unit).
58	10738366	Lot 2, Plan KAP44292, DL 131	Evangel Tabernacle of Kelowna	Criteria #3: No change in status per Policy 327 as church "Daycare" is operating on avg. at below market.
59	10768002	Lot 2, Plan KAP81588	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
60	10936348	Lot 1, Plan 35917	Kelowna Gospel Fellowship Church	
61	10936653	Lot 1, Plan 41844	Canadian Mission Board of the German Church of God Dominion of Canada	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Housing Society)
62	10937443	Lot A, Plan KAP76720	First Lutheran Church of Kelowna BC	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
63	11025140	Lot 1, Plan 25466, DL 135	Trustees of The Lakeshore Congregation of Jehovah's Witnesses	
64	11025172	Lot 7, Plan 25798, DL 135	Congregation of Bethel Church of Kelowna	Criteria #3: No change in status per Policy 327 as church "Daycare" is operating on avg. at below market. (Village Daycare)
65	11059000	Lot 1, Plan 12441, DL 136 Trustees	Guisachan Fellowship Baptist Church	
66	11097073	Lot 1, Plan KAP52447, DL 136	C3 Church	Note: Preschool no longer operating on the property, fully exempt as of 2016.

Schedule B - Private Schools

Tax Exempt Properties for 2017 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	52700	Lot C, Plan 12546, DL 138	Roman Catholic Bishop of Nelson	
2	74502	Lot A, Plan 33076, DL 138	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
3	3458033	Lot 1, KAP86356	Aberdeen Hall Senior School Society	Criteria #5: 2 parcels of land amalgamated with this property in 2014 are taxable as principal use of property not directly related to principal purpose of organization owning the property
4	4417000	Lot A, Plan KAP1725	Okanagan Montessori Elementary School Society	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market.
5	5122000	Lot 2, Plan 3849, Sec 23, Twp 26, Ld 41 exc Plan 16489 (15 ac.)	Seventh-Day Adventist Church - BC Conference	
6	6372497	Lot 1, Plan KAP55460	Kelowna Christian Centre Society Inc.	
7	6372527	Lot A, Plan KAP71175	Vedanta Educational Society Inc.	
8	7212595	Lot A, Plan KAP48732	Waldorf School Association of Kelowna	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market.
9	7212596	Lot B, Plan KAP48732	Waldorf School Association of Kelowna	
10	10589111	Lot 1, Plan KAP59724	Kelowna Society for Christian Education	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market.
11	10738366	Lot 2, Plan KAP44292, DL 131	Evangel Tabernacle of Kelowna	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
12	10738378	Lot A, Plan KAP54674, DL 131	The Catholic Independent Schools of Nelson Diocese	
13	10937443	Lot A, Plan KAP76720	First Lutheran Church of Kelowna	
14	12184557	Lot 2, Plan 69898, DL 41	Waldorf School Association of Kelowna/City of Kelowna	Criteria #3: Per Policy 327, "Daycare" is operating on avg. at below market.

Schedule C - Hospitals

Tax Exempt Properties for 2017 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	79392	Lot A, Plan KAP60581, DL 14	Canadian Cancer Society	

Schedule D - Special Needs Housing

Tax Exempt Properties for 2017 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4340	Lot 15, Plan 462, DL 139	Kelowna Gospel Mission Society	
2	7270	Lot 4, Plan 635, DL 14	Bridge Youth & Family Services Society	
3	23390	Lot 10, Plan 2498, DL 137	Bridges to New Life Society	
4	33110	Lot 2, Plan 3929	New Opportunities for Women (NOW) Canada Society	
5	46240	Lot 20, Plan 9138	Kelowna Gospel Mission Society	
6	46250	Lot 21, Plan 9138	Kelowna Gospel Mission Society	
7	48500	Lot 8, Plan 10011	Okanagan Halfway House Society Inc.	
8	48750	Lot 33, Plan 10011, D.L. 137	Resurrection Recovery Resource Society Inc.	
9	48770	Lot 35, Plan 10011	Okanagan Halfway House Society	
10	50050	Lot 22, Plan KAP10689	Resurrection Recovery Resource Society	
11	50060	Lot 23, Plan 10689	Resurrection Recovery Resource Society	
12	50070	Plan 10689, Lot 24	Resurrection Recovery Resource Society	
13	50080	Lot 25, Plan 10689	Resurrection Recovery Resource Society	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
14	50650	Lot A, PL 11018	Society of St. Vincent De Paul of Central Okanagan	
15	55030	Lot 4, Plan 14741	Central Okanagan Emergency Shelter Society	
16	55040	Lot 5, Plan 14741	Central Okanagan Emergency Shelter Society	
17	55150	Lot A, Plan 14836	Okanagan Halfway House Society	
18	71805	Lot 1, Plan 31153	Adult Integrated Mental Health Services Society	
19	80873	Plan KAS2634, Lot 1	Okanagan Mental Health Services Society	
20	5476630	Plan KAP33003, Lot A	The Bridge Youth & Family Services Society	
21	6370241	Plan KAP22268, Lot D	The Bridge Youth & Family Services Society	
22	10519958	Lot 4, Plan KAS1717	Kelowna Child Care Society	
23	11097075	PCL A, Plan KAP52447, DL 136	National Society of Hope /Provincial Rental Housing Corp	

Schedule E - Social Services

Tax Exempt Properties for 2017 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4330	Lot 14, Plan 462 Block 5	Kelowna Gospel Mission Society	
2	4580	Lots 3 and 4, Blk 8, DL 139, Plan 462	Ki-Low-Na Friendship Society	
3	4830	Lot E 1/2 L 15 Plan 462, Blk 10	Kelowna Community Resources & Crisis Centre Society	
4	9900	Plan 830, Lot 2, DL 14, Blk 21 exc Parcel 2A, B1750	Canadian Mental Health Association	
5	10470	Lot 11, Plan 922	Kelowna & District S.H.A.R.E. Society	
6	16620	Lot 8, Plan 1303 & Lot 1, DL 139 PL13585 & Lot 1 DL139 PL 3585	Kelowna Community Food Bank Society	
7	26190	Lot 138, Plan 3163	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
8	45862	Lot A, Plan 9012	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status Per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
9	57060	Plan 15778, Lot B	Ki-Low-Na Friendship Society	
10	59530	Lot A, Plan 16898	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
11	66250	Lot 1, Plan 22678	Kelowna (#26) Royal Canadian Legion	Criteria #7: 32% land and improvements not exempt - Main Dining area 870 sq ft, Cooler area 92 sq ft - Total 1,786 of 5,522 sq ft

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
12	76262	Lot 1, Blk 6, Sec 20, Twp 26, ODYD, Plan 39580	Central Okanagan Child Development Association	
13	82144	Lot A Plan KAP86241	Pathways Abilities Society / City of Kelowna	
14	4918002	Lot A Plan KAP90062	Governing Council of the Salvation Army in Canada	
15	5477053	Lot 5 Plan KAS2126	MADAY Society for Seniors	
16	6198704	Lot 1, Plan KAP91112	Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
17	6370273	Lot 19, Plan 23749	Ki-Low-Na Friendship Society	
18	6371030	Lot 2, Plan KAP30323	Pathways Abilities Society	
19	6774486	Lot 2 Plan: KAS2048	Big Brothers Big Sisters of the Okanagan Society	
20	6774491	Lot:7 Plan KAS2048	Big Brothers Big Sisters of the Okanagan Society	
21	10508002	Lot 2, Plan 15777	Kalano Club of Kelowna	
22	10519925	Lot A, Plan KAP54261	Reach Out Youth Counselling & Services Society	
23	10707000	Lot 1, Plan 15596, Except Plan KAP73753	BHF Building Healthy Families Society	

Schedule F - Public Park or Recreation Ground, Public Athletic or Recreational

Tax Exempt Properties for 2017 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	571	Part DL 14 (.727 Acres) Lot A, Plan 5352	Kelowna Lawn Bowling Club /City of Kelowna	
2	37220	Lot 4, Plan 4921	Kelowna Badminton Club/City of Kelowna	
3	73507	Lot 2, Plan 32159	City of Kelowna/Kelowna Cricket Club	
4	80966	Lot B, Plan KAP76448	Kelowna Major Men's Fastball Association / City of Kelowna	No Change in Status as liquor license held by CofK not organization.
5	80967	Lot A, Plan KAP76448	Kelowna Curling Club / City of Kelowna	Criteria # 7: 2,000 sq ft taxable as areas primary use is liquor/food services.
6	83521	Lot 1, Plan EPP29214	Kelowna Yacht Club	Criteria # 6: Approx. 21,168 sq ft (88%) taxable as the principal use of this portion of the property is not directly related to principal purpose of organization owning the property (rental/lease/restaurant)
7	4009000	Plan 2020, Parcel A, PCL A (KG34204)	Kelowna & District Fish & Game Club	Exempting non-commercial and non-residential class only
8	4078511	Lot 2, KAP80134	City of Kelowna	H2O Centre to be exempted except for space occupied by current tenant "Jugo Juice" which is taxed under its own tax roll # 4078513
9	4078511	Lot 2, KAP80134	Kelowna United Football Club/City of Kelowna	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
10	4453000	Lot 1 & 2, Plan 3067	East Kelowna Community Hall Association	Criteria#9: Caretaker Agreement in place
11	4525505	Lot 1, KAP61083	Central Okanagan Land Trust / Central Okanagan (Regional District)	Land Conservation (Parkland)
12	6198705	Lot 1, Plan KAP91112	Okanagan Gymnastic Centre / City of Kelowna	
13	6225585	Lot B, Plan KAP53836	Rutland Park Society	Criteria #5: 1,200 sq ft taxable as primary use of property not the principal purpose of the organization <u>owning</u> the property (Lease/Rental: Little Bloomers Daycare).
14	6935000	Part S 1/2 of SW 1/4	Central Okanagan Land Trust / Central Okanagan (Regional District)	Land Conservation (Parkland)
15	6936000	Part N 1/2 of SW 1/4	Central Okanagan Land Trust / Central Okanagan (Regional District)	Land Conservation (Parkland)
16	6961000	Lot Fr E 1/2 Sec 17, Twp 28 exc Plan B4553	Nature Trust of BC	Land Conservation (Parkland)
17	6962004	Fr NE 1/4 Sec 17, Twp 28 SDYD, shown Amended Plan B4553, exc Plan 26911	Crown Provincial/ Nature Trust of BC	Land Conservation (Parkland)
18	6962006	Lot A, Sec 17, Twp 28, Plan 41403	Nature Trust of BC	Land Conservation (Parkland)
19	6962008	Lot B, Plan 41403	Nature Trust of BC	Land Conservation (Parkland)
20	6974000-6974001	Lot 11, Sec. 22, Plan 4080	Scout Properties (BC/Yukon) Ltd	
21	6976000	Lot 11, Sec. 22, Plan 4080	Scout Properties (BC/Yukon) Ltd	Criteria #9: Caretaker Agreement in place

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
22	9461001	Lot B, DL 14, LD 41, KAP 10727	Kelowna Outrigger Racing Canoe Club Society/City of Kelowna	
23	9472588	Lot 2, DL 14, LD 41, KAP53240	Kelowna Outrigger Racing Canoe Club Society/City of Kelowna	Criteria #9: Caretaker Agreement in place
24	10776000	Plan 9359, Lot 2	Kelowna Riding Club	Criteria #9: Caretaker Agreement in place
25	11029007	That part of Plan 37018, DL 136, shown as park	Central Okanagan Heritage Society/City of Kelowna	Criterion #9: 566 Sq ft taxable as residences will be excluded from otherwise tax exempt property. (Rental Unit)
26	11151004	Lot 1, Plan 11796	Kelowna Minor Fastball Society/City of Kelowna	
27	11501989	Lot 1, Plan 35229	Central Okanagan Small Boat Association / City of Kelowna	Criteria #9: Caretaker Agreement in place
28	12184556	Lot 1, Plan KAP69898	Okanagan Mission Community Hall Association	

Schedule G - Cultural

Tax Exempt Properties for 2017 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	950	Lot 1, Block 12, Plan 202	Centre Cultural François De L' Okanagan	
2	1830	Lot 49, Plan 262, Blk 15	Kelowna Canadian Italian Club	
3	38641	Lot A, Plan 5438	Okanagan Military Museum Society / City of Kelowna	
4	38644	Plan 5438, D.L. 139	Kelowna Centennial Museum Association / City of Kelowna	
5	75959	Lot 2, Plan 37880	Kelowna Music Society	
6	77062	Lot 1, Plan 42511	City of Kelowna/Kelowna Museums Society	Change in Status: Criterion # 3: 200 sq ft taxable as area's primary purpose is gift shop. Per Policy 327:" Non-profit organizations conducting retail and/or commercial activity and charging rates or fees at market value are considered to be in competition with for-profit businesses and will not be eligible for tax exemption." Note: The portion of the Wine Museum which is a gift shop would be taxable - Approx. 1.8% of the Laurel Building (200 sq. ft.).
7	79932	Lot A, Plan KAP67454	Kelowna Art Gallery/City of Kelowna	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
8	80250	Lot A, KAP67454	Kelowna Visual & Performing Arts Centre Society / City of Kelowna	<p>The following areas will be Exempt areas - (80250)</p> <p>Centre Society area 37,034</p> <p>Theatre Kelowna 892 sq ft</p> <p>Okanagan Artists Alternative Association (2 areas) 2,058 sq ft</p> <p>Ponderosa Spinners and Weavers area 409 sq ft</p> <p>Music Room 520 sq. ft.</p> <p>Potters Addict 1589 sq ft</p> <p>Cool Arts Society 429 sq ft (80259)</p> <p>New Vintage Theatre (non-profit - 80252) 1,185 sq ft</p> <p>Non-exempt areas - total 3178 ft.</p> <p>80251 KVPACS Bistro 1,236 sq ft</p> <p>80255 Angie Bonten, Trina Ganson, Sara Parsons studio 350 sq ft</p> <p>80256 Mal Gagnon studio area 428 sq ft</p> <p>80257 Aunaray Clusiau studio area 370 sq ft</p> <p>80258 Blind Eye Photography 444 sq. ft.</p> <p>80260 Brandy Marsh 350 sq ft</p>
9	83355	Lot 1, KAP92254	Okanagan Symphony Society/City of Kelowna	
10	83731	Lot 3, Plan KAP 57837, DL 139	Okanagan Regional Library / City of Kelowna Library Society	
11	7212624	Lot 10, KAP72245	Westbank First Nation	
12	10349220	Lot B, Plan 28112	German - Canadian Harmonie Club	Criteria #7: 4,413 sq ft taxable as areas primary purpose is liquor and or meal services
13	10388000	Lots 15 and 16, Blk. 7, Plan 415B	Central Okanagan Heritage Society	Criteria #9: Caretaker agreement in place.
14	10768001	Lot A, Plan 6710	Roman Catholic Bishop of Nelson Pandosy Mission	

Schedule H - Other Non-Profit Societies

Tax Exempt Properties for 2017 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	16670	Lot 16, Plan 1303	Kelowna Yoga House Society	Criteria #4: No Change in Status. Per Policy 327: house on property used by society & similar programs offered at Sport & Rec.
2	23360	Lot 7, Plan 2498	Columbus Holding Society	
3	28740	Lot 8, Plan 3398	Kelowna Centre for Positive Living Society	
4	70030	Lot A, Plan 28311	Columbus Holding Society	Criteria #5: Upper floor & main floor fully taxable as primary use of property not the principal purpose of the organization owning the property (lease/rental upper floor - Inn From the Cold, main floor Lease/Rental Taxable-Right to Life, basement 100% Exempt: Knights of Columbus
5	77364	Lot A, Plan 43658	Kelowna Sr. Citizens Society of BC	Criteria #9: Caretaker agreement in place.
6	5763001	Lot A, Plan KAP82536	Kelowna General Hospital Foundation	
7	6198706	Lot 1, Plan KAP91112, Safety Village Lease only (.739 ac.) (Parent 06198.702)	Kelowna & District Safety Council Society / City of Kelowna	
8	6199682	Lot 2, Plan 39917	Father DeLestre Columbus (2009) Society	
9	6371365 - 6371403	Lot 1-39, Plan KAS384	The Society of Housing Opportunities and Progressive Employment	Partial Exemption based on difference - one parcel vs. individual strata units
10	10759011	Lot 11, Plan 515, Blk 1	BC Society for Prevention of Cruelty to Animals	

Schedule J - Estimated Municipal Property Tax Impact for the Years 2017 - 2019

Schedule	Property Classification	2017	2018	2019
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A - Places of Worship

Class 01 - Residential	0	0	0
Class 06 - Business	18,977	19,770	20,572
Class 08 - Recreation/Non-Profit	261,721	272,662	283,728
Total Municipal Taxes	\$280,698	\$292,432	\$304,300

B - Private Schools

Class 01 - Residential	1,688	1,759	1,830
Class 06 - Business	156,758	163,310	169,940
Class 08 - Recreation/Non-Profit	11,129	11,594	12,064
Total Municipal Taxes	\$169,575	\$176,663	\$183,834

C - Hospitals

Class 01 - Residential	0	0	0
Class 06 - Business	16,159	16,834	17,517
Class 08 - Recreation/Non-Profit	0	0	0
Total Municipal Taxes	\$16,159	\$16,834	\$17,517

D - Special Needs Housing

Class 01 - Residential	52,034	54,209	56,411
Class 06 - Business	6,487	6,759	7,033
Class 08 - Recreation/Non-Profit	0	0	0
Total Municipal Taxes	\$58,521	\$60,968	\$63,444

E - Social Services

Class 01 - Residential	10,191	10,616	11,047
Class 06 - Business	176,480	183,857	191,325
Class 08 - Recreation/Non-Profit	2,074	2,161	2,249
Total Municipal Taxes	\$188,745	\$196,634	\$204,621

F - Public Park or Recreation Ground, Public Athletic or Recreational

Class 01 - Residential	73,312	76,376	79,475
Class 06 - Business	77,635	80,881	84,166
Class 08 - Recreation/Non-Profit	295,324	307,668	320,159
Total Municipal Taxes	\$446,271	\$464,925	\$483,800

G - Cultural

Class 01 - Residential	105	109	113
Class 06 - Business	315,822	329,024	342,382
Class 08 - Recreation/Non-Profit	9,206	9,590	9,979
Total Municipal Taxes	\$325,133	\$338,723	\$352,474

H - Other

Class 01 - Residential	3,341	3,481	3,623
Class 06 - Business	35,343	36,821	38,316
Class 08 - Recreation/Non-Profit	4,246	4,425	4,605
Total Municipal Taxes	\$42,930	\$44,727	\$46,544

Total Impact

Class 01 - Residential	140,671	146,550	152,499
Class 06 - Business	803,661	837,256	871,251
Class 08 - Recreation/Non-Profit	583,701	608,100	632,784
Total Municipal Taxes	\$1,528,033	\$1,591,906	\$1,656,534

Appendix F, Letter from Arion Therapeutic Farm Community Contribution Company Ltd.



2457 Saucier Road
Kelowna, BC V1W 4B8
www.ArionTherapeutic.farm

Ms. Lynn M Walter, CPA, CMA
Revenue Manager, City of Kelowna

cc. Mayor and Council

September 30, 2016

Dear Ms. Walter,

Thank you for your email. Please note there was no change in Arion from January 1 to August 31, 2016 which complies with the present policy and the property tax exemption which has been received for years. At least for that time period the exemption should clearly be granted, and I believe there are two other factors that should be considered to continue our qualification for property tax exemption indefinitely:

1. Currently the Arion Therapeutic Riding Association (ATRA) charity is utilizing most of the property, and we intend to maintain ATRA as a major leaseholder for the short and long-term.
2. The City of Kelowna's 2005 policy pre-dates the new innovative model of social enterprise, Community Contribution Companies (CCCs), which the Province of BC legalized in 2013. Before that date the only corporate models available were charities, non-profits and conventional businesses. CCC's are businesses with social objectives whose surpluses are principally reinvested for those community-oriented purposes.

Therefore I would like to request a review of the City of Kelowna policy to include the Province of BC's new CCC entity which indeed meets the standards and intentions set out by the City. For your consideration I have listed below the primary and secondary purposes of the Arion Therapeutic Farm Community CCC:

The primary community purposes of the Company are as follows:

- (a) To create a farm sanctuary with educational and wellness facilities offering specialized programs and events to visitors and residents;
- (b) To demonstrate compassionate animal husbandry techniques and well-designed habitat, as well as teach organic growing practices and nutrition;
- (c) To promote healing and mind-body-spirit wellbeing by providing visitors with the opportunity to interact directly with horses and other farm animals; and
- (d) To encourage the protection of the environment by maintaining an Environmental Farm Plan and spearheading creek stewardship and restoration initiatives.

The secondary purposes of the Company are as follows:

- (a) To improve and develop facilities on the existing farm parcel and potentially acquire other adjoining properties towards building agri-tourism attractions and an inclusive mixed-use community, with preference given to serving members with special needs;
- (b) To align with Agricultural Land Reserve objectives by transitioning substantial portions of the land to organic production and creating value-added crafted products;
- (c) To ensure that any new renovations, infrastructure and buildings meet high standards of green design and reflect a comprehensive "live, work, play and belong" concept;
- (d) To become a viable social enterprise by generating a diversity of revenue streams, such as memberships, admission fees, facility rentals, residential leases and visitor accommodation services;
- (e) To provide meaningful employment, volunteer and partnership opportunities; and
- (f) To work collaboratively with long-term leaseholders such as the Arion Therapeutic Riding Association (ATRA) to create an optimal experience and benefits for all concerned.

The preamble in the 2005 policy states: "The City of Kelowna recognizes the significant value of volunteers, volunteer groups and agencies to the spiritual, educational, social, cultural, and physical well-being of the community. A permissive tax exemption is a means for Council to support organizations within the community that further Council's objective to enhance the quality of life while delivering services economically to the citizens of Kelowna." This is still true of Arion Farm. This is the basis of which we won the Anita Tozer Award.

To summarize, the Arion Therapeutic Farm Community Contribution Company Ltd. was incorporated on September 1st, 2016. Up until this time (January 2016 – August 31, 2016) the lease between the ATRA Society and ourselves remained. We are currently drafting a new lease that ensures this valuable charity can be financially sustained on the property. This could only be achieved by creating a social enterprise that undertakes additional improvements and activities that complement the charity in a comprehensive vision.

I would like to appeal your decision to deny Arion tax exemption status, and I would be pleased to speak with Council regarding the request for the addition of the change in the policy. Thank you for your consideration of our special case.

Sincerely,

Heather Henderson

Founder/ Director

250-864-7756

CITY OF KELOWNA

BYLAW NO. 11290

2017 Permissive Tax Exemption Bylaw

A bylaw pursuant to Sections 220, 224 and 225 of the Community Charter, to exempt from taxation certain lands and improvements situated in the City of Kelowna

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

1. Those certain parcels or tracts of land and improvements, situated, lying and being in the City of Kelowna, as described in Schedules "A" to "J" attached hereto and forming part of this bylaw, shall be exempt from taxation.
2. This bylaw shall come into full force and effect and is binding on all persons during the 2016 taxation year.
3. This bylaw may be cited as "2017 Tax Exemption Bylaw No. 11290".

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

Adopted by 2/3 of the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule A - Public Worship

Schedule A - Public Worship

Tax Exempt Properties for 2017 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	1230	Lot 1, Blk 13, Plan 202, DL138	The Union of Slavic Churches of Evangelical Christians c/o Trustees	
2	1350	Lots 2 and 3, Blk 15, Plan 202, DL 138	Trustees of First United Church	
3	1360	Lot 4, Blk 15, Plan 202, DL 138 In Trust - DD 197582F	Trustees of First United Church	Note: Parking Lot
4	1370	Lot 5, Blk 15, Plan 202, DL 138 In Trust - DD 197582F	Trustees of First United Church	Note: Parking Lot
5	6911	Lot 25, Plan 578, DL 138, Except Plan H16278, & Lot A PL	Kelowna Buddhist Society	
6	18380		Kelowna Buddhist Society	
7	21300	Lot 19-20, Plan 2085, District Lot 139	Unitarian Fellowship of Kelowna Society	Criteria #5: 1462 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property. (lease/rental to Serendipity Daycare)
8	21640	Lot 5, Blk B, Plan 2167, DL 139	Christian Science Society of Kelowna	
9	22500	Lot 6, Plan 2271, DL 139	Kelowna Tabernacle Congregation - Trustees	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
10	51070	Lot 1, Plan 11332, DL 137	Governing Council of the Salvation Army in Canada	Note: Parking Lot
11	57010	Lot 1, Plan 15741	Ray Chase, Emsley Hunter, and Cyril Nash (Trustees)	Criteria #5: 3096 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property. (1548 sq ft Taxable: lease/rental to L'Eslale daycare) & (1548 sq ft Taxable: lease/rental to Music School)
12	57510	Lot A, Plan 16013, DL 137	Convention Baptist Churches of BC	
13	62110	Lot A, KAP65650	The Trustees of Congregation of Kelowna Bible Chapel	
14	62120	Lot 2, Plan 17933	The Trustees of Congregation of Kelowna Bible Chapel	Note: Parking Lot
15	68680	Lot 3, Plan 25524	Trustees Congregation - Grace Baptist Church	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market (Thrive out of school club).
16	69380	Lot A, Plan 27070	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
17	71130	Lot 1, Plan 30180, DL137	Governing Council of the Salvation Army in Canada (Community Church)	
18	71680	Lot 4, Plan 30824	Seventh Day Adventist Church (BC Conference)	
19	74502	Lot A, Plan 33076, DL138	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
20	75210	Lot 1, Plan 34637	Trustees of The Congregation of the Christ Evangelical Lutheran Church	
21	76394	Lot C, Plan 40170, DL137	The Congregation of the First Mennonite Church	
22	78266	Lot 1, Plan KAP47242	Ukrainian Catholic Eparchy of New Westminster	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
23	83239	Lot A, Plan KAP91385, DL 14	Synod-Diocese of Kootenay	
24	3255224	Lot 1, Plan KAP56294	Trust Cong St David's Presb Church	
25	3337370	Lot A, Plan 23927	Kelowna Christian Reformed Church	Criteria #5: 2,974 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property. (lease/rental to GRASP)
26	3337769	Lot A, Plan KAP83760	Okanagan Jewish Community Association	Criteria #5: 1,200 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property (lease/rental North Glenmore Daycare)
27	3378102	Lot A, Plan 44041	Glenmore Congregation of Jehovah's Witnesses	
28	3922000	Lot A, Plan 5223	BC Assn of Seventh Day Adventist	
29	4310442	Lot A, Plan 31085	Seventh Day Adventist Church (BC Conference)	
30	4360460	Lot 2, Twp 26, Plan 27837	Roman Catholic Bishop of Nelson	
31	4423888	Lot PT 26, Plan 187 Except Plan 3067, That PT of L 25 PL 187 S/O PL B130	Synod of the Diocese of Kootenay	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
32	4571592	Lot 1, Sec 19, Twp 26, Plan 37842	Kelowna Full Gospel Church Society	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market (Thrive out of school club). Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Housing Society)
33	4645000	Lot 7, Plan 3727	Church of the Nazarene - Canada Pacific	
34	4660000	Lot 1, Plan 4877	Serbian Orthodox Par- Holy Prophet St Ilija (Parish)	Criteria #9: 680 sq. ft taxable as residences will be excluded from otherwise tax exempt property. [Note: Church Manse/Rectory]
35	4803156	Lot A, Sec 22, Twp 26, Plan 27717	BC Assoc of Seventh Day Adventists	
36	4804250	Lot A, Plan 29696	Gurdwara Guru Amardas Darbar Sikh Society	Criteria #9: 240 sq ft taxable as residences will be excluded from otherwise tax exempt property (Note: church manse/rectory).
37	5475931	Lot Pcl Z, Sec 23, Twp 26, Plan 24426, Except Plan KAP69971, DD J53659	NW Canada Conf Evangelical Church	
38	5476791	Lot B, Plan 41234	BC Conference of Mennonite Brethren Churches	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Housing Society)
39	5606001	Lot A, Plan KAP76650	Okanagan Sikh Temple & Cultural Society	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
40	5611000	Lot PT 2, Plan 2166	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
41	5752000	Lot A, Plan 4841	Okanagan Chinese Baptist Church	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
42	6198870	Lots 78, 79 & 80, Sec 26, Twp 26, Plan 22239	Pentecostal Assemblies of Canada	
43	6198872	Parcel A, Plan 22239	Synod of the Diocese of Kootenay	
44	6199358	Lot H, Sec 26, Twp 26, Plan 26182	Faith Lutheran Church of Kelowna	Criteria #5: 800 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property (lease/rental Imagination Way Preschool).
45	6339000	Lot 14, Sec 27, Twp 26 Plan 14897	BC Muslim Association	
46	6370120	Lot A, Plan 19465, DL 143, Sec 27, Twp 26	Trustees of Spring Valley Congregation of Jehovah's Witnesses	
47	6372497	Lot 1, Plan KAP55460	Kelowna Christian Centre Soc Inc.	
48	6372506	Lot A, Plan KAP56177	New Apostolic Church of Canada Inc.	
49	6496742	Lot 1, Sec 29 & 32, Plan KAP64073	The Church of Jesus Christ of Latter-Day Saints	
50	6735000	Lot A, Plan 11520	Trustees Rutland United Church Pastoral Charge of the United Church	Criteria #5: 1645 sq ft taxable (increased from 1278 sq ft in prior year) as principal use of property not directly related to principal purpose of organization owning the property (lease/rental Green Gables Daycare).
51	7212492	Lot 1, Plan 37256	Synod of the Diocese of Kootenay	
52	10407200	Lot A, Plan 20452, DL 128	Christian & Missionary Alliance - Canadian Pacific District	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
53	10468000	Lot 2, Plan 9491, DL 129	St. Peter & Paul Ukrainian Greek Orthodox Church of Kelowna	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Orchard Haven Housing Society)
54	10519214	Lot 9, Plan 20128, DL 129	Kelowna Trinity Baptist Church	
55	10519844	Lot A, Plan 37351 (Portion of Lot)	Apostolic Resource Centre Society	Criteria #5: 8896 sq ft (increased from 3520 sq ft in prior year) taxable as principal use of property not directly related to principal purpose of organization owning the property (Commercial Class 06).
56	10519902	Lot 1, Plan KAP 45185	Kelowna Trinity Baptist Church	
57	10738200	Lot 1, Plan 27982, DL 131	Canadian Baptists of Western Canada	Criteria #5: 1,200 sq ft Taxable as principal use of property not directly related to principal purpose of organization owning the property (lease/rental to Montessori Pre-School). Criteria #9: House on property is taxable as residences will be excluded from otherwise tax exempt property (Note: rental unit).
58	10738366	Lot 2, Plan KAP44292, DL 131	Evangel Tabernacle of Kelowna	Criteria #3: No change in status per Policy 327 as church "Daycare" is operating on avg. at below market.
59	10768002	Lot 2, Plan KAP81588	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
60	10936348	Lot 1, Plan 35917	Kelowna Gospel Fellowship Church	
61	10936653	Lot 1, Plan 41844	Canadian Mission Board of the German Church of God Dominion of Canada	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Housing Society)
62	10937443	Lot A, Plan KAP76720	First Lutheran Church of Kelowna BC	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
63	11025140	Lot 1, Plan 25466, DL 135	Trustees of The Lakeshore Congregation of Jehovah's Witnesses	
64	11025172	Lot 7, Plan 25798, DL 135	Congregation of Bethel Church of Kelowna	Criteria #3: No change in status per Policy 327 as church "Daycare" is operating on avg. at below market. (Village Daycare)
65	11059000	Lot 1, Plan 12441, DL 136 Trustees	Guisachan Fellowship Baptist Church	
66	11097073	Lot 1, Plan KAP52447, DL 136	C3 Church	Note: Preschool no longer operating on the property, fully exempt as of 2016.

Schedule B - Private Schools

Tax Exempt Properties for 2017 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	52700	Lot C, Plan 12546, DL 138	Roman Catholic Bishop of Nelson	
2	74502	Lot A, Plan 33076, DL 138	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
3	3458033	Lot 1, KAP86356	Aberdeen Hall Senior School Society	Criteria #5: 2 parcels of land amalgamated with this property in 2014 are taxable as principal use of property not directly related to principal purpose of organization owning the property
4	4417000	Lot A, Plan KAP1725	Okanagan Montessori Elementary School Society	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market.
5	5122000	Lot 2, Plan 3849, Sec 23, Twp 26, Ld 41 exc Plan 16489 (15 ac.)	Seventh-Day Adventist Church - BC Conference	
6	6372497	Lot 1, Plan KAP55460	Kelowna Christian Centre Society Inc.	
7	6372527	Lot A, Plan KAP71175	Vedanta Educational Society Inc.	
8	7212595	Lot A, Plan KAP48732	Waldorf School Association of Kelowna	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market.
9	7212596	Lot B, Plan KAP48732	Waldorf School Association of Kelowna	
10	10589111	Lot 1, Plan KAP59724	Kelowna Society for Christian Education	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market.
11	10738366	Lot 2, Plan KAP44292, DL 131	Evangel Tabernacle of Kelowna	
12	10738378	Lot A, Plan KAP54674, DL 131	The Catholic Independent Schools of Nelson Diocese	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
13	10937443	Lot A, Plan KAP76720	First Lutheran Church of Kelowna	
14	12184557	Lot 2, Plan 69898, DL 41	Waldorf School Association of Kelowna/City of Kelowna	Criteria #3: Per Policy 327, "Daycare" is operating on avg. at below market.

Schedule C - Hospitals

Tax Exempt Properties for 2017 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	79392	Lot A, Plan KAP60581, DL 14	Canadian Cancer Society	

Schedule D - Special Needs Housing

Tax Exempt Properties for 2017 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4340	Lot 15, Plan 462, DL 139	Kelowna Gospel Mission Society	
2	7270	Lot 4, Plan 635, DL 14	Bridge Youth & Family Services Society	
3	23390	Lot 10, Plan 2498, DL 137	Bridges to New Life Society	
4	33110	Lot 2, Plan 3929	New Opportunities for Women (NOW) Canada Society	
5	46240	Lot 20, Plan 9138	Kelowna Gospel Mission Society	
6	46250	Lot 21, Plan 9138	Kelowna Gospel Mission Society	
7	48500	Lot 8, Plan 10011	Okanagan Halfway House Society Inc.	
8	48750	Lot 33, Plan 10011, D.L. 137	Resurrection Recovery Resource Society Inc.	
9	48770	Lot 35, Plan 10011	Okanagan Halfway House Society	
10	50050	Lot 22, Plan KAP10689	Resurrection Recovery Resource Society	
11	50060	Lot 23, Plan 10689	Resurrection Recovery Resource Society	
12	50070	Plan 10689, Lot 24	Resurrection Recovery Resource Society	
13	50080	Lot 25, Plan 10689	Resurrection Recovery Resource Society	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
14	50650	Lot A, PL 11018	Society of St. Vincent De Paul of Central Okanagan	
15	55030	Lot 4, Plan 14741	Central Okanagan Emergency Shelter Society	
16	55040	Lot 5, Plan 14741	Central Okanagan Emergency Shelter Society	
17	55150	Lot A, Plan 14836	Okanagan Halfway House Society	
18	71805	Lot 1, Plan 31153	Adult Integrated Mental Health Services Society	
19	80873	Plan KAS2634, Lot 1	Okanagan Mental Health Services Society	
20	5476630	Plan KAP33003, Lot A	The Bridge Youth & Family Services Society	
21	6370241	Plan KAP22268, Lot D	The Bridge Youth & Family Services Society	
22	10519958	Lot 4, Plan KAS1717	Kelowna Child Care Society	
23	11097075	PCL A, Plan KAP52447, DL 136	National Society of Hope /Provincial Rental Housing Corp	

Schedule E - Social Services

Tax Exempt Properties for 2017 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4330	Lot 14, Plan 462 Block 5	Kelowna Gospel Mission Society	
2	4580	Lots 3 and 4, Blk 8, DL 139, Plan 462	Ki-Low-Na Friendship Society	
3	4830	Lot E 1/2 L 15 Plan 462, Blk 10	Kelowna Community Resources & Crisis Centre Society	
4	9900	Plan 830, Lot 2, DL 14, Blk 21 exc Parcel 2A, B1750	Canadian Mental Health Association	
5	10470	Lot 11, Plan 922	Kelowna & District S.H.A.R.E. Society	
6	16620	Lot 8, Plan 1303 & Lot 1, DL 139 PL13585 & Lot 1 DL139 PL 3585	Kelowna Community Food Bank Society	
7	26190	Lot 138, Plan 3163	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
8	45862	Lot A, Plan 9012	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status Per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
9	57060	Plan 15778, Lot B	Ki-Low-Na Friendship Society	
10	59530	Lot A, Plan 16898	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
11	66250	Lot 1, Plan 22678	Kelowna (#26) Royal Canadian Legion	Criteria #7: 32% land and improvements not exempt - Main Dining area 870 sq ft, Cooler area 92 sq ft - Total 1,786 of 5,522 sq ft

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
12	76262	Lot 1, Blk 6, Sec 20, Twp 26, ODYD, Plan 39580	Central Okanagan Child Development Association	
13	82144	Lot A Plan KAP86241	Pathways Abilities Society / City of Kelowna	
14	4918002	Lot A Plan KAP90062	Governing Council of the Salvation Army in Canada	
15	5477053	Lot 5 Plan KAS2126	MADAY Society for Seniors	
16	6198704	Lot 1, Plan KAP91112	Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
17	6370273	Lot 19, Plan 23749	Ki-Low-Na Friendship Society	
18	6371030	Lot 2, Plan KAP30323	Pathways Abilities Society	
19	6774486	Lot 2 Plan: KAS2048	Big Brothers Big Sisters of the Okanagan Society	
20	6774491	Lot:7 Plan KAS2048	Big Brothers Big Sisters of the Okanagan Society	
21	10508002	Lot 2, Plan 15777	Kalano Club of Kelowna	
22	10519925	Lot A, Plan KAP54261	Reach Out Youth Counselling & Services Society	
23	10707000	Lot 1, Plan 15596, Except Plan KAP73753	BHF Building Healthy Families Society	

Schedule F - Public Park or Recreation Ground, Public Athletic or Recreational

Tax Exempt Properties for 2017 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	571	Part DL 14 (.727 Acres) Lot A, Plan 5352	Kelowna Lawn Bowling Club /City of Kelowna	
2	37220	Lot 4, Plan 4921	Kelowna Badminton Club/City of Kelowna	
3	73507	Lot 2, Plan 32159	City of Kelowna/Kelowna Cricket Club	
4	80966	Lot B, Plan KAP76448	Kelowna Major Men's Fastball Association / City of Kelowna	No Change in Status as liquor license held by CofK not organization.
5	80967	Lot A, Plan KAP76448	Kelowna Curling Club / City of Kelowna	Criteria # 7: 2,000 sq ft taxable as areas primary use is liquor/food services.
6	83521	Lot 1, Plan EPP29214	Kelowna Yacht Club	Criteria # 6: Approx. 21,168 sq ft (88%) taxable as the principal use of this portion of the property is not directly related to principal purpose of organization owning the property (rental/lease/restaurant)
7	4009000	Plan 2020, Parcel A, PCL A (KG34204)	Kelowna & District Fish & Game Club	Exempting non-commercial and non-residential class only
8	4078511	Lot 2, KAP80134	City of Kelowna	H2O Centre to be exempted except for space occupied by current tenant "Jugo Juice" which is taxed under its own tax roll # 4078513
9	4078511	Lot 2, KAP80134	Kelowna United Football Club/City of Kelowna	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
10	4453000	Lot 1 & 2, Plan 3067	East Kelowna Community Hall Association	Criteria#9: Caretaker Agreement in place
11	4525505	Lot 1, KAP61083	Central Okanagan Land Trust / Central Okanagan (Regional District)	Land Conservation (Parkland)
12	6198705	Lot 1, Plan KAP91112	Okanagan Gymnastic Centre / City of Kelowna	
13	6225585	Lot B, Plan KAP53836	Rutland Park Society	Criteria #5: 1,200 sq ft taxable as primary use of property not the principal purpose of the organization <u>owning</u> the property (Lease/Rental: Little Bloomers Daycare).
14	6935000	Part S 1/2 of SW 1/4	Central Okanagan Land Trust / Central Okanagan (Regional District)	Land Conservation (Parkland)
15	6936000	Part N 1/2 of SW 1/4	Central Okanagan Land Trust / Central Okanagan (Regional District)	Land Conservation (Parkland)
16	6961000	Lot Fr E 1/2 Sec 17, Twp 28 exc Plan B4553	Nature Trust of BC	Land Conservation (Parkland)
17	6962004	Fr NE 1/4 Sec 17, Twp 28 SDYD, shown Amended Plan B4553, exc Plan 26911	Crown Provincial/ Nature Trust of BC	Land Conservation (Parkland)
18	6962006	Lot A, Sec 17, Twp 28, Plan 41403	Nature Trust of BC	Land Conservation (Parkland)
19	6962008	Lot B, Plan 41403	Nature Trust of BC	Land Conservation (Parkland)
20	6974000-6974001	Lot 11, Sec. 22, Plan 4080	Scout Properties (BC/Yukon) Ltd	
21	6976000	Lot 11, Sec. 22, Plan 4080	Scout Properties (BC/Yukon) Ltd	Criteria #9: Caretaker Agreement in place

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
22	9461001	Lot B, DL 14, LD 41, KAP 10727	Kelowna Outrigger Racing Canoe Club Society/City of Kelowna	
23	9472588	Lot 2, DL 14, LD 41, KAP53240	Kelowna Outrigger Racing Canoe Club Society/City of Kelowna	Criteria #9: Caretaker Agreement in place
24	10776000	Plan 9359, Lot 2	Kelowna Riding Club	Criteria #9: Caretaker Agreement in place
25	11029007	That part of Plan 37018, DL 136, shown as park	Central Okanagan Heritage Society/City of Kelowna	Criterion #9: 566 Sq ft taxable as residences will be excluded from otherwise tax exempt property. <i>(Rental Unit)</i>
26	11151004	Lot 1, Plan 11796	Kelowna Minor Fastball Society/City of Kelowna	
27	11501989	Lot 1, Plan 35229	Central Okanagan Small Boat Association / City of Kelowna	Criteria #9: Caretaker Agreement in place
28	12184556	Lot 1, Plan KAP69898	Okanagan Mission Community Hall Association	

Schedule G - Cultural

Tax Exempt Properties for 2017 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	950	Lot 1, Block 12, Plan 202	Centre Cultural François De L' Okanagan	
2	1830	Lot 49, Plan 262, Blk 15	Kelowna Canadian Italian Club	
3	38641	Lot A, Plan 5438	Okanagan Military Museum Society / City of Kelowna	
4	38644	Plan 5438, D.L. 139	Kelowna Centennial Museum Association / City of Kelowna	
5	75959	Lot 2, Plan 37880	Kelowna Music Society	
6	77062	Lot 1, Plan 42511	City of Kelowna/Kelowna Museums Society	Change in Status: Criterion # 3: 200 sq ft taxable as area's primary purpose is gift shop. Per Policy 327:" Non-profit organizations conducting retail and/or commercial activity and charging rates or fees at market value are considered to be in competition with for-profit businesses and will not be eligible for tax exemption." Note: The portion of the Wine Museum which is a gift shop would be taxable - Approx. 1.8% of the Laurel Building (200 sq. ft.).
7	79932	Lot A, Plan KAP67454	Kelowna Art Gallery/City of Kelowna	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
8	80250	Lot A, KAP67454	Kelowna Visual & Performing Arts Centre Society / City of Kelowna	<p>The following areas will be Exempt areas - (80250)</p> <p>Centre Society area 37,034</p> <p>Theatre Kelowna 892 sq ft</p> <p>Okanagan Artists Alternative Association (2 areas) 2,058 sq ft</p> <p>Ponderosa Spinners and Weavers area 409 sq ft</p> <p>Music Room 520 sq. ft.</p> <p>Potters Addict 1589 sq ft</p> <p>Cool Arts Society 429 sq ft (80259)</p> <p>New Vintage Theatre (non-profit - 80252) 1,185 sq ft</p> <p>Non-exempt areas - total 3178 ft.</p> <p>80251 KVPACS Bistro 1,236 sq ft</p> <p>80255 Angie Bonten, Trina Ganson, Sara Parsons studio 350 sq ft</p> <p>80256 Mal Gagnon studio area 428 sq ft</p> <p>80257 Aunaray Clusiau studio area 370 sq ft</p> <p>80258 Blind Eye Photography 444 sq. ft.</p> <p>80260 Brandy Marsh 350 sq ft</p>
9	83355	Lot 1, KAP92254	Okanagan Symphony Society/City of Kelowna	
10	83731	Lot 3, Plan KAP 57837, DL 139	Okanagan Regional Library / City of Kelowna Library Society	
11	7212624	Lot 10, KAP72245	Westbank First Nation	
12	10349220	Lot B, Plan 28112	German - Canadian Harmonie Club	Criteria #7: 4,413 sq ft taxable as areas primary purpose is liquor and or meal services
13	10388000	Lots 15 and 16, Blk. 7, Plan 415B	Central Okanagan Heritage Society	Criteria #9: Caretaker agreement in place.
14	10768001	Lot A, Plan 6710	Roman Catholic Bishop of Nelson Pandosy Mission	

Schedule H - Other Non-Profit Societies

Tax Exempt Properties for 2017 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	16670	Lot 16, Plan 1303	Kelowna Yoga House Society	Criteria #4: No Change in Status. Per Policy 327: house on property used by society & similar programs offered at Sport & Rec.
2	23360	Lot 7, Plan 2498	Columbus Holding Society	
3	28740	Lot 8, Plan 3398	Kelowna Centre for Positive Living Society	
4	70030	Lot A, Plan 28311	Columbus Holding Society	Criteria #5: Upper floor & main floor fully taxable as primary use of property not the principal purpose of the organization owning the property (lease/rental upper floor - Inn From the Cold, main floor Lease/Rental Taxable-Right to Life, basement 100% Exempt: Knights of Columbus
5	77364	Lot A, Plan 43658	Kelowna Sr. Citizens Society of BC	Criteria #9: Caretaker agreement in place.
6	5763001	Lot A, Plan KAP82536	Kelowna General Hospital Foundation	
7	6198706	Lot 1, Plan KAP91112, Safety Village Lease only (.739 ac.) (Parent 06198.702)	Kelowna & District Safety Council Society / City of Kelowna	
8	6199682	Lot 2, Plan 39917	Father DeLestre Columbus (2009) Society	
9	6371365 - 6371403	Lot 1-39, Plan KAS384	The Society of Housing Opportunities and Progressive Employment	Partial Exemption based on difference - one parcel vs. individual strata units
10	10759011	Lot 11, Plan 515, Blk 1	BC Society for Prevention of Cruelty to Animals	

Schedule J - Estimated Municipal Property Tax Impact for the Years 2017 - 2019

Schedule	Property Classification	2017	2018	2019
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A - Places of Worship

Class 01 - Residential	0	0	0
Class 06 - Business	18,977	19,770	20,572
Class 08 - Recreation/Non-Profit	261,721	272,662	283,728
Total Municipal Taxes	\$280,698	\$292,432	\$304,300

B - Private Schools

Class 01 - Residential	1,688	1,759	1,830
Class 06 - Business	156,758	163,310	169,940
Class 08 - Recreation/Non-Profit	11,129	11,594	12,064
Total Municipal Taxes	\$169,575	\$176,663	\$183,834

C - Hospitals

Class 01 - Residential	0	0	0
Class 06 - Business	16,159	16,834	17,517
Class 08 - Recreation/Non-Profit	0	0	0
Total Municipal Taxes	\$16,159	\$16,834	\$17,517

D - Special Needs Housing

Class 01 - Residential	52,034	54,209	56,411
Class 06 - Business	6,487	6,759	7,033
Class 08 - Recreation/Non-Profit	0	0	0
Total Municipal Taxes	\$58,521	\$60,968	\$63,444

E - Social Services

Class 01 - Residential	10,191	10,616	11,047
Class 06 - Business	176,480	183,857	191,325
Class 08 - Recreation/Non-Profit	2,074	2,161	2,249
Total Municipal Taxes	\$188,745	\$196,634	\$204,621

F - Public Park or Recreation Ground, Public Athletic or Recreational

Class 01 - Residential	73,312	76,376	79,475
Class 06 - Business	77,635	80,881	84,166
Class 08 - Recreation/Non-Profit	295,324	307,668	320,159
Total Municipal Taxes	\$446,271	\$464,925	\$483,800

G - Cultural

Class 01 - Residential	105	109	113
Class 06 - Business	315,822	329,024	342,382
Class 08 - Recreation/Non-Profit	9,206	9,590	9,979
Total Municipal Taxes	\$325,133	\$338,723	\$352,474

H - Other

Class 01 - Residential	3,341	3,481	3,623
Class 06 - Business	35,343	36,821	38,316
Class 08 - Recreation/Non-Profit	4,246	4,425	4,605
Total Municipal Taxes	\$42,930	\$44,727	\$46,544

Total Impact

Class 01 - Residential	140,671	146,550	152,499
Class 06 - Business	803,661	837,256	871,251
Class 08 - Recreation/Non-Profit	583,701	608,100	632,784
Total Municipal Taxes	\$1,528,033	\$1,591,906	\$1,656,534

Report to Council



Date: October 17, 2016
File: 0705-55
To: City Manager
From: Laura Bentley, Planner II, Policy & Planning
Subject: National Housing Strategy Consultation Response

Recommendation:

THAT Council receives, for information, the report from the Planner II dated October 17, 2016 with respect to the National Housing Strategy consultation;

AND THAT Council direct staff to submit the written response, attached as Schedule 'B' to this report, to the Federal Minister of Families, Children and Social Development as the City of Kelowna response to the National Housing Strategy consultation.

Purpose:

To consider a submission to the Government of Canada's National Housing Strategy consultation.

Background:

As part of the federal Minister of Families, Children and Social Development's mandate to develop a strategy to re-establish the federal government's role in supporting affordable housing, the Government of Canada is developing a new National Housing Strategy. The foundation of the Strategy affirms that all Canadians deserve access to housing that meets their needs and that they can afford.

The process includes extensive consultation in various formats with the public, stakeholders and experts. Through collaboration with the provinces, territories, and indigenous and northern communities, the Government is seeking how best to achieve positive outcomes for housing.

The Province of British Columbia is preparing a written submission and shared an update at the recent UBCM 2016 Convention. There is also a role for municipalities, and UBCM is encouraging interested municipalities to provide individual submissions. This is an important opportunity for the City of Kelowna to join the national conversation around housing policy.

City of Kelowna Submission

A written submission to the National Housing Strategy has been prepared for Council's consideration based on the Strategy's proposed vision, principles, themes and outcomes (see Attachments A and B). The Strategy will focus on ensuring access to housing that meets the needs of Canadians and is affordable. The main themes are:

- Sustainability (environmental sustainability, social housing renewal, creating a better quality of life, economic growth and stability, supportive institutions and regulations)
- Affordability (affordable lands and financing, affordability pressure in cities, new and renewed rental housing, first-time home buyers)
- Inclusivity (low-income and vulnerable Canadians)
- Flexibility (use of data-based evidence, continuum of housing options)

Based on the information provided, staff support the overall direction for the National Housing Strategy. Recognizing Kelowna's context as one of the fastest growing communities in Canada and the current housing situation, staff emphasize the need for federal strategies that address housing affordability, support new affordable rental housing, meet the needs of changing demographics, and address the needs of the homeless. Suggested methods include providing rental housing tax credits and incentives, opening up surplus land for affordable housing, creating housing solutions locally, and directing funding to help homeless populations access housing and services.

Additionally, funding certainty is critical for municipalities and agencies to plan for and deliver on policies that meet housing needs and priorities. Staff suggest the Strategy include recommendations that are matched to clear targets, actions, timelines and budgets to better prioritize and coordinate local efforts with federal strategies.

The goal of the City of Kelowna Housing Strategy is to strive to ensure that every Kelowna resident has suitable housing. City funding, partnerships, and the policy and regulatory frameworks contribute to achieving this goal as staff continue to plan for growth and guide development. Stronger federal involvement in the housing sector will further support provincial and municipal efforts and investment in providing attainable housing for all residents.

Internal Circulation:

Divisional Director, Community Planning & Real Estate
Social Development Manager, Active Living & Culture
Communications Advisor, Community Engagement

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Communications Comments:

Existing Policy:

Financial/Budgetary Considerations:

Personnel Implications:

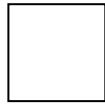
External Agency/Public Comments:

Alternate Recommendation:

Submitted by:

L. Bentley, Planner II

Approved for inclusion:



J. Moore, Acting Department Manager, Policy & Planning

cc:

Divisional Director, Community Planning & Real Estate
Social Development Manager

Attachments:

Attachment A: National Housing Strategy Vision, Principles, Themes and Outcomes

Attachment B: Proposed Submission to the National Housing Strategy

The Honourable Jean-Yves Duclos, P.C., M.P.
Minister of Families, Children and Social Development
House of Commons Ottawa, Ontario
K1A 0A6

Dear Minister:

The City of Kelowna would like to thank the Government of Canada for the opportunity to provide input at this early stage in the development of the National Housing Strategy. The availability of safe, healthy and affordable housing requires involvement from all levels of government, and the National Housing Strategy is an important step in the Federal Government's renewed commitment to support affordable housing.

The City of Kelowna strives to ensure that every resident has access to suitable housing through funding, strategic partnerships, and policy and regulatory frameworks. The City of Kelowna's Housing Strategy and Official Community Plan focus on meeting diverse housing needs in the community, and promote healthy and inclusive communities with a range of housing types. The City has also committed to a Housing First model to address homelessness.

As a fast-growing community, there is a corresponding demand for new housing and affordability is increasingly becoming a concern. With upward pressure on the housing market, sale prices increased by 10 percent in 2015 and the last reported rental vacancy rate was 0.7 percent. Rising costs and declining availability of both ownership and rental housing have contributed to more demand for affordable housing, particularly for families with limited housing options. Kelowna is also experiencing significant new residential development in response to the growth, with a 75 percent increase in the number of new residential units issued building permits in the first half of 2016 over the same time last year.

A comprehensive approach to housing is critical to achieving the vision where all Canadians have access to housing that meets their needs and that they can afford. The City supports the overall National Housing Strategy vision, principles, themes and outcomes. In light of Kelowna's community profile and housing situation, we would emphasize the need for strategies that:

- Ensure housing affordability across a range of housing types and income levels;
- Support the creation of new affordable rental housing;
- Meet the needs of an aging population and changing demographics; and
- Address the needs of the vulnerable and homeless.

Possible methods to accomplish this vision include offering tax credits and incentives to both maintain existing and create new rental housing, making surplus land available for affordable housing development, and increasing local involvement in affordable housing solutions. Strategies and funding directed at supporting homeless populations and those at risk of homelessness to access stable housing and services and to integrate into the community are also needed.

The City is looking for lasting solutions that will meet diverse needs across Canadian communities. Delivery of the National Housing Strategy should include recommendations that are matched to clear targets, actions, timelines and budgets that provide assurance and

accountability to monitor the Strategy's success over time. For funding opportunities, a direct or formula-based funding model would improve certainty for municipalities and local partners that are developing and delivering housing policies and programs.

This dialogue is seen as the beginning of an ongoing federal commitment to support the creation of housing options for all Canadians. The City of Kelowna appreciates the opportunity to provide feedback on this important matter.

Yours sincerely,

Attachment A: National Housing Strategy Vision, Principles, Themes and Outcomes

A new vision for housing in Canada

Every policy or program starts with a vision.

For Canada's National Housing Strategy to work, the vision behind it has to:

- speak to all Canadians
- address a full spectrum of needs, from people who are homeless to those who rent from the private market or own their own home
- improve the lives of people in greatest need
- place housing at the centre of communities
- recognize the importance of housing to achieving other social, economic and environmental goals

A vision for Canada's National Housing Strategy could be:

All Canadians have access to housing that meets their needs and they can afford. Housing is the cornerstone of building sustainable, inclusive communities and a strong Canadian economy where we can prosper and thrive.

Key principles

The National Housing Strategy will be developed according to ten core principles:

Results-based

- Environmentally sustainable: we want housing to contribute to a cleaner environment and support a greener tomorrow
- Performance tied to results: we measure our performance; evaluate our outcomes; and base our decisions on the best evidence of what works
- Self-reliance: we seek to support greater self-reliance for individuals, families and housing providers, where possible
- Fiscally responsible: we seek fiscally responsible housing responses and leverage support from others
- Flexibility: we recognize that there is no one-size-fits-all solution to addressing housing needs
- Community-centred: we believe housing should be community-based and consider access to public transit, proximity to work, amenities and services
- Economic stability: we want a stronger housing system that supports stability in the Canadian economy and helps withstand fluctuations in the economic cycle

Process-based

- Innovation: we encourage innovative new approaches
- People-centred: we remember that people are at the heart of all housing solutions
- Collaboration: we value collaboration and build respectful relationships

Themes for discussion

The goal of a National Housing Strategy is to create solutions to our most important housing challenges. To develop the strategy, we will explore a wide range of themes and issues.

This includes themes like:

Sustainability

Environmental sustainability

Housing has a big impact on our environment. Sustainable solutions are needed. New approaches can build more resilient homes and communities. Reducing energy consumption in housing will also help Canada reach its climate change goals. How can we build a greener future through housing?

Social housing renewal

Canada's investment in social housing is an important asset for all Canadians. Much of our social housing stock is aging and in need of repair and renewal. Long-term government subsidies that have supported our social housing are also set to expire by 2038. As a result, many of the low-income individuals and families who live in these buildings may lose the safe and affordable places they call home. In addition, there are also opportunities to make Canada's affordable and social housing sector more financially viable and less reliant on government funding.

How can we build a strong and financially healthy affordable housing sector that attracts private investors, increases the supply of affordable housing, ensures that our investment in affordable housing is "paid forward" to future generations, and renews Canada's social housing to promote well-being and socially-inclusive communities?

Creating a better quality of life

Housing is more than shelter. It helps Canadians gain access to important socio-economic opportunities, including jobs, education and services. Moving from social to market housing is possible for some. What approaches can help?

Economic growth and stability

In light of overall household debt levels and sustained period of low interest rates, what alternate financing approaches can ensure Canadians continue to have access to housing finance across the country that both meets their needs, and they can afford (e.g. shared-equity mortgages; loan-to-income ratio, etc.)?

Supportive institutions and regulations

Strong housing institutions and effective regulations and laws are needed to meet the housing needs of Canadians. Better integration and alignment of policies, programs and regulations across all levels of government will help achieve better housing outcomes for Canadians. What changes are required?

Affordability

Affordable lands and financing

Housing is driven by demand and supply factors. How can housing supply challenges be better addressed to meet the needs of future demand across Canada, including the needs of future homeowners.

Affordability pressures in cities

The individual choice of homeownership and rental may vary from market to market. How can data and evidence-based policy making support a better understanding of the drivers between the choice of homeownership and market rental? Is there a need to better balance homeownership and rental options in all markets across Canada?

New and renewed rental housing

Rental housing is home to 30% of Canadians. Canada needs a greater supply of new affordable rental housing, including through increased private sector involvement and the maintenance and preservation of our existing rental housing stock. Supporting more affordable rents can help reduce poverty and grow the middle class. In many cities, developers are building more condos than affordable rental units. In addition, existing rental housing is aging and in need of repair. How can we support a stable supply of rental housing that is affordable?

First-time home buyers

First-time buyers (FTBs) with mortgages accounted for just over 40% of all home sales from 2010 to 2014. What factors have an impact on first-time buyer access to housing over the next decade compared to the last decades? For example how does level of income, house prices and interest rates impact access to housing? Is homeownership within reach?

Inclusivity

Low-income and vulnerable Canadians

About 20% of Canadians require assistance to meet their housing needs. Some groups have distinct needs that require unique solutions, including: the homeless, recent immigrants, lone-parent families, persons with disabilities, victims of family violence, seniors and Indigenous households. What new approaches can make a difference?

Flexibility

Use of data-based evidence

Housing initiatives and approaches should be built on the best evidence available and the achievement of desired outcomes. We need to close data gaps to better inform our decisions and policies. Actions need to be measured and tied to results to ensure success.

Continuum of housing options

People's housing preferences and choices continue to evolve. How can future homeownership options meet changing preferences (single detached to multi-unit/high density/sustainable options)?

Better outcomes. Real change.

The success of the National Housing Strategy depends on whether it will create better outcomes and real results for families, communities, and the economy. An initial set of high-level outcomes confirms what we are setting out to achieve.

As a next step, we will develop specific targets for these outcomes. This will help ensure we are on the right track.

We will work with Indigenous peoples to tailor outcomes that meet their unique needs.

This includes changes for the better for a wide range of social, fiscal and environmental issues, such as:

Sustainability

Housing is environmentally, socially and financially sustainable.

Environmental sustainability: Housing and communities are healthy, resilient, and contribute to Canada's climate change goals

Sustainable housing has a reduced impact on our environment. It is energy efficient, resilient and healthy to live in. It adapts easily to life's changing needs. It is a cornerstone of vibrant communities, where we live, work, grow and play. And it supports Canada's climate change goals.

Social sustainability – housing is a foundation for improved life prospects and equal access to opportunities

Housing can serve as a foundation for a better quality of life. It can promote good health and well-being. It provides a stable platform to access opportunities, like finding a job, getting an education and becoming more financially secure.

Financial sustainability – Canada has a strong housing system that supports economic stability and growth.

A strong housing system and a stable economy go hand-in-hand. Many players work together to help Canadians meet their housing needs. This includes governments, financial institutions, investors, developers and housing providers, to name a few.

Making best use of government funding will ensure the sustainability of the housing sector, while creating jobs and strengthening the economy.

Affordability

Canadians have housing that they can afford, and that meets their needs.

When Canadians can afford housing that meets their needs, they have money in their pockets for other life necessities. However, access to affordable housing can be a challenge for low-income Canadians. There is not enough housing in remote communities. In our biggest cities, the middle class is also experiencing affordability pressures. In these cities, buying a home is out of reach for many.

Inclusivity

Housing contributes to social inclusion and wellness for all Canadians

Housing can contribute to social inclusion and wellness for all Canadians, such as the homeless, seniors, veterans, victims of family violence, newcomers to Canada and persons with disabilities. Our plan will consider how housing can respect different cultural and social needs.

Flexibility

Canadians have access to housing options that meet their diverse and changing needs.

There are significant differences in housing needs across the country. A variety of responses is required to address diverse housing needs.

By working together, we can set the stage for better outcomes in all of these areas over the short, medium and longer terms. Establishing indicators and targets to track our progress is an important next step.