

City of Kelowna Regular Council Meeting AGENDA



Monday, December 4, 2023
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

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

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

2. Confirmation of Minutes

4 - 10

PM Meeting - November 27, 2023

3. Reports

3.1 2023 GFOA Budget Award Recipient Report

11 - 14

To present the 2023 GFOA Distinguished Budget Award.

4. Committee Reports

4.1 49th Civic Awards Nomination Period

15 - 24

To announce the opening of the nomination period for the 49th Annual Civic & Community Awards.

5. Reconsideration Application

5.1 Lakeshore Rd 3593 Z23-0036 - Immortal Homes Ltd. Inc. No. A0101356-Supplemental

25 - 36

To receive additional information about the rezoning application at 3593 Lakeshore Rd.

| | | |
|--|--|-----------------|
| 5.2 | Lakeshore Rd 3593 - BL12593 (Z23-0036) - Immortal Homes Ltd., Inc.No. A0101356 | 37 - 37 |
| | To give Bylaw No. 12593 first, second and third reading in order to rezone the subject property from the RU1 – Large Lot Housing zone to the MF3 – Apartment Housing zone. | |
| 6. Development Application Reports & Related Bylaws | | |
| 6.1 | Rezoning Bylaws Supplemental Report to Council | 38 - 39 |
| | To receive a summary of notice of first reading for Rezoning Bylaws No. 12599 and 12600 and to give the bylaws further reading consideration. | |
| 6.2 | Rezoning Applications | |
| | To give first, second and third reading to rezoning applications. | |
| | The following bylaws will be read together unless Council wants to separate one of the bylaws. | |
| 6.2.1 | Mugford Rd 593 - BL12599 (Z23-0045) - Corey Knorr Construction Ltd., Inc.No. BC0380398 | 40 - 40 |
| | To give Bylaw No. 12599 first, second and third reading in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone. | |
| 6.2.2 | Elm St 1447 and Elm Street East 1580 and 1590 - BL12600 (Z23-0055) - Various Owners | 41 - 41 |
| | To give Bylaw No. 12600 first, second and third reading in order to rezone the subject property from the RU4 – Duplex Housing zone to the MF1 – Infill Housing zone. | |
| 6.3 | Dougall Rd N 465, 475, 485, 495 - DP23-0140 - Burton Dougall Road GP Ltd., Inc.No. BC1361493 | 42 - 92 |
| | To issue a Development Permit for the form and character of apartment housing. | |
| 6.4 | West Ave 439 - DP23-0196 - Simple Pursuits Inc., Inc.No. BC1206854 | 93 - 128 |
| | To issue a Development Permit for the form and character of a Child Care Centre, Major. | |
| 7. | Bylaws for Adoption (Development Related) | |

| | | |
|-------------|---|------------------|
| 7.1 | Hollydell Rd 875 - BL12543 (Z23-0026) - Manpreet Dhial and Inderjit Dhial | 129 - 129 |
| | To adopt Bylaw No. 12543 in order to rezone the subject property from the RU1 – Large Lot Housing zone to the Ru1cc - Large Lot Housing with Child Care Centre, Major zone. | |
| 8. | Non-Development Reports & Related Bylaws | |
| 8.1 | Kelowna International Airport 10-Year Capital Plan | 130 - 146 |
| | For Council to adopt the Airport’s 10-Year Capital Plan. | |
| 8.2 | 2024 Financial Plan - Preliminary Budget Volume Overview | 147 - 173 |
| | To provide an overview of the 2024 Financial Plan – Preliminary Budget Volume | |
| 8.3 | Next Generation 9-1-1 Funding Transition | 174 - 175 |
| | To amend the 2023 Financial Plan to include the receipt of funds for Kelowna Fire Dispatch NG 9-1-1 transition. | |
| 9. | Resolutions | |
| 9.1 | Draft Resolution - Abbott Street and Marshall Street Heritage Conservation Areas Land Use Designation | 176 - 177 |
| 10. | Bylaws for Adoption (Non-Development Related) | |
| 10.1 | BL12597 - Amendment No. 41 to Airport Fees and Charges Bylaw No. 7982 | 178 - 178 |
| | To adopt Bylaw No. 12597. | |
| 11. | Mayor and Councillor Items | |
| 12. | Termination | |



City of Kelowna
Regular Council Meeting
Minutes

| | |
|-------------------------------|--|
| Date: | Monday, November 27, 2023 |
| Location: | Council Chamber City Hall, 1435 Water Street |
| Members Present | Mayor Tom Dyas, Councillors Ron Cannan, Charlie Hodge, Mohini Singh, Luke Stack and Rick Webber |
| Members Absent | Councillors Maxine DeHart and Loyal Wooldridge |
| Member Participating Remotely | Councillor Gord Lovegrove |
| Staff Present | City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Community Planning & Development Manager, Dean Strachan*; Planner, Tyler Caswell*; Urban Planning Manager, Jocelyn Black*; Planner, Mark Tanner*; Controller, Matt Friesen*; Divisional Director, Financial Services, Joe Sass*; Licensing and Systems Improvement Supervisor, Graham March*; Licensing & Property Use Inspector, Sarah Krakower*; Director, Finance and Corporate Services, Shayne Dyrdal*; Airport Finance Manager, Parth Patel*; Grants & Special Projects Manager, Michelle Kam*; Divisional Director, Partnership & Investments, Derek Edstrom*; Legislation Technician, Natasha Beauchamp |
| Staff Participating Remotely | Legislative Coordinator (Confidential), Arlene McClelland |

(* Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 1:31 p.m.

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

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

2. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Stack

THAT the Minutes of the Regular Meetings of November 20, 2023 be confirmed as circulated.

Carried

Mayor Dyas:

- Read a statement regarding public consultation on the two new Activity Centres in the Mission and Glenmore areas.

3. Development Application Reports & Related Bylaws

3.1 Lynrick Rd 1702 - OCP23-0011 (BL12603) Z22-0028 (BL12604) - Varro Developers Inc., Inc. No. BC1285726

Staff:

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

Moved By Councillor Cannan/Seconded By Councillor Stack

THAT Official Community Plan Map Amendment Application No. OCP23-0011 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot A Section 13 Township 26 and of Section 18 Township 27 ODYD Plan KAP48482 Except Plan KAP75423, located at 1702 Lynrick Road from the S-MU – Suburban Multiple Unit designation to NAT – Natural Areas designation, as shown on Map “A” attached to the Report from the Development Planning Department dated November 27th, 2023, be considered by Council;

AND THAT Rezoning Application No. Z22-0082 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classifications of Lot A Section 13 Township 26 and of Section 18 Township 27 ODYD Plan KAP48482 Except Plan KAP75423, located at 1702 Lynrick Road, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the P3 – Parks and Open Space zone and the MF2 – Townhouse Housing zone as shown on Map “B” attached to the Report from the Development Planning Department dated November 27th, 2023, be considered by Council;

AND THAT the Official Community Plan Map 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 Attachment “A” to the Report from the Development Planning Department dated November 27th, 2023;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered subsequent to approval of the Ministry of Transportation and Infrastructure;

AND THAT final adoption of the Official Community Plan Amending Bylaw and Rezoning Bylaw be considered in conjunction with the Development Planning Department Manager’s consideration of a Natural Environment Development Permit for the subject property;

AND FURTHER THAT final adoption of the Official Community Plan Amending Bylaw and Rezoning Bylaw be considered in conjunction with Council’s consideration of a Development Permit for the subject property.

Carried

3.2 Lynrick Rd 1702 - BL12603 (OCP23-0011) - Varro Developers Inc., Inc. No. BC1285726

Moved By Councillor Hodge/Seconded By Councillor Cannan

THAT Bylaw No. 12603 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

3.3 Lynrick Rd 1702 - BL12604 (Z22-0028) - Varro Developers Inc., Inc. No. BC1285726

Moved By Councillor Hodge/Seconded By Councillor Singh

THAT Bylaw No. 12604 be read a first time.

Carried

3.4 ITEM WITHDRAWN BY APPLICANT - Hewetson Ct 949 - Z23-0064 (BL12598) - Upper Mission Development Inc., Inc. No. BC1224405

City Clerk:

- Confirmed the application is withdrawn at the request of the Developer. The application is anticipated for consideration in January, 2024.

3.5 Francis Ave 615 - Z23-0041 (BL12601) - 1324270 B.C. Ltd., Inc. No. BC1324270

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Hodge

THAT Rezoning Application No. Z23-0041 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 15 District Lot 14 ODYD Plan 1141, located at 615 Francis Avenue, Kelowna, BC from the MF2 – Townhouse Housing zone to the MF1 – Infill Housing zone be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated November 27, 2023.

Carried

3.6 Radant Rd 569 - Z22-0072 (BL12602) - John Thomas Hodges

Staff:

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

Moved By Councillor Webber/Seconded By Councillor Hodge

THAT Rezoning Application No. Z22-0072 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 2 Section 1 Township 25 ODYD Plan 6491, located at 569 Radant Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the MF1 – Infill Housing zone and the P3 – Parks and Open Space zone as shown on Map "A" attached to the Report from the Development Planning Department dated November 27, 2023;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated November 27, 2023;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration of a road reserve covenant for a future 5.0 m linear corridor outside of the Riparian Management Area.

Carried

3.7 Lakeshore Rd 4456 - Z23-0066 (BL12605) - Luoya Yang

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Cannan/Seconded By Councillor Hodge

THAT Rezoning Application No. Z23-0066 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 District Lot 167 ODYD Plan 36692, located at 4456 Lakeshore Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1cc – Large Lot Housing with Child Care Centre, Major zone, be considered by Council.

Carried

3.8 Appaloosa Rd 3226 - Z23-0025 (BL12606) - Astria Academy Nominee Ltd., Inc. No. BC1396329

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Singh

THAT Rezoning Application No. Z23-0025 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 15, Section 2, Township 23, ODYD, Plan 18861, located at 3226 Appaloosa Road, Kelowna, BC from the RR2 - Small Lot Rural Residential zone to the I2 – General Industrial zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated November 27, 2023;

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

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

Carried

3.9 Inkar Rd 1463 - DP23-0149 - Various Owners

Staff:

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

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Council authorizes the issuance of Development Permit No. DP23-0149 for Lot 7 Section 19 Township 26 ODYD Plan 28505, located at 1463 Inkar Road, Kelowna, BC subject to the following:

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

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

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

Carried

4. Bylaws for Adoption (Development Related)

4.1 Cara Glen Way 1691 - BL12573 (Z23-0033) - Rutherford Crestview Developments Ltd., Inc. No. A0085980

Moved By Councillor Singh/Seconded By Councillor Hodge

THAT Bylaw No. 12573 be adopted.

Carried

4.2 Cara Glen Way 1691 - BL12574 (TA23-0008) - Rutherford Crestview Developments Ltd., Inc. No. A0085980

Moved By Councillor Webber/Seconded By Councillor Hodge

THAT Bylaw No. 12574 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Third Quarter 2023 Financial Performance

Staff:

- Displayed a PowerPoint Presentation summarizing the City's third quarter financial activities and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Cannan

THAT Council receives, for information, the Third Quarter 2023 Financial Performance Report and Financial Health Dashboard from the Financial Services Controller as a continued approach of presenting timely and relevant financial information.

Carried

The meeting recessed at 2:38 p.m.

The meeting reconvened at 2:49 p.m.

5.2 Business Licence Bylaw 12585 Consultation and Adoption

Staff:

- Displayed a PowerPoint Presentation summarizing the public consultation process and responded to questions from Council.

Moved By Councillor Cannan/Seconded By Councillor Stack

THAT Council receives, for information, the report from the Business Licence Supervisor dated November 27, 2023, with respect to repealing and replacing Business Licence and Regulation Bylaw No. 7878.

AND THAT Business Licence and Regulation Bylaw No. 12585 be adopted.

AND THAT Amendment No. 36 Bylaw No. 12586 to Bylaw Notice Enforcement Bylaw No. 10475 be adopted.

Carried

5.3 BL12585 - Business Licence Bylaw

Moved By Councillor Hodge/Seconded By Councillor Webber

THAT Bylaw No. 12585 be adopted.

Carried

5.4 BL12586 - Amendment No. 36 to Bylaw Notice Enforcement Bylaw No. 10475

Moved By Councillor Webber/Seconded By Councillor Stack

THAT Bylaw No. 12586 be adopted.

Carried

5.5 Amendment to Airport Fees and Charges Bylaw 7982

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed fee amendments and responded to questions from Council.

Moved By Councillor Webber/Seconded By Councillor Stack

THAT Council receive for information the report of the Kelowna International Airport dated November 27, 2023;

AND FURTHER THAT Bylaw No. 12597 being Amendment No. 41 to the City of Kelowna Airport Fees Bylaw 7982 be advanced for reading consideration.

Carried

5.6 BL12597 - Amendment No. 41 to Airport Fees and Charges Bylaw No. 7982

Moved By Councillor Webber/Seconded By Councillor Singh

THAT Bylaw No. 12597 be read a first, second and third time.

Carried

Staff:

- Responded to questions regarding Airport taxi, transport operations and limousine services.

5.7 Housing Accelerator Fund Overview

Staff:

- Displayed a PowerPoint Presentation providing an overview of the Housing Accelerator Fund Grant requirements and next steps and responded to questions from Council.

Moved By Councillor Cannan/Seconded By Councillor Lovegrove

THAT Council receives, for information, the report from the Partnerships Office dated November 27, 2023, with respect to the Housing Accelerator Fund Overview;

AND THAT the Financial Plan be amended to include the receipt of funds.

Carried

6. Mayor and Councillor Items

Councillor Singh:

- Spoke to their attendance at the Toy Drive for Ukrainian Children where \$25,000 was raised.

Mayor Dyas:

- Spoke to their attendance at the Tree of Hope Light Up and thanked the Stober Foundation for donating \$500,000 to the Kelowna Food Bank.

Councillor Cannan:

- Spoke to their appreciation regarding the Stober Foundation donation to the Kelowna Food Bank.
- Expressed condolences to the Henkel family for the loss of Ed Henkel who was the unofficial Mayor of Glenmore and a true community leader.

Councillor Lovegrove:

- Expressed condolences to the Henkel family.
- Commented there are many festive events in Kelowna and a provided a reminder that there is free city wide transit services on Saturdays during the month of December.

Councillor Hodge:

- Commented on the DKA and URBA light up and encouraged citizens to shop locally for Christmas.

Mayor Dyas:

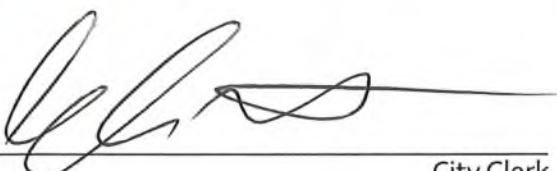
- On behalf of Council would like to express condolences to the Dumbovic family for the loss of Barb Dumbovic, owner of Barb's Delights restaurant.
- Spoke to the upcoming Parade with a Purpose Fundraiser in Kettle Valley this Saturday, December 2nd; all funds raised by the event will be donated to The Bridge Youth & Family Services campaign.

7. Termination

This meeting was declared terminated at 3:27 p.m.

Mayor Dyas

sf/acm



City Clerk

Report to Council



Date: December 4, 2023
To: Council
From: City Manager
Subject: 2023 GFOA Distinguished Budget Presentation Award
Department: Financial Services

Recommendation:

THAT Council receive for information, the report from the Financial Services Divisional Director dated December 4, 2023, with respect to the 2023 GFOA Distinguished Budget Presentation Award.

Purpose:

To present the 2023 GFOA Distinguished Budget Award.

Background:

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

Discussion:

The City of Kelowna has received the Distinguished Budget Presentation Award for its 2023 Annual Budget Document. This is the twenty-second year in a row that the City has received this award, which recognizes governments that “prepare budget documents of the very highest quality that reflect both the guidelines established by the National Advisory Council on State and Local Budgeting and the GFOA’s best practices on budgeting.” The 2023 Final Budget and Five-Year Financial Plan was approved by Council bylaw in May 2023 and a comprehensive application was completed and sent to the GFOA for panel review and scoring.

In order to receive this award a government must publish a document that meets program criteria as a policy document, as an operations guide, as a financial plan and as a communications device. Three independent reviewers individually score the document according to ratings of “Information Not Present” through to “Outstanding”, for each of the 27 Budget Award Criteria.

I am pleased to advise City Council that Kelowna’s 2023 Annual Budget received a proficient or outstanding rating on all requisite rating criteria.

Submitted by:

J. Sass, Financial Services Divisional Director

cc:

M. Antunes, Financial Planning Manager

J. Jean, Budget Supervisor



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of Kelowna
British Columbia**

For the Fiscal Year Beginning

January 01, 2023

Christopher P. Morill

Executive Director



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

presents this

CERTIFICATE OF RECOGNITION FOR BUDGET PREPARATION

to

**Financial Services
City of Kelowna, British Columbia**



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

Executive Director

Christopher P. Morill

Date: **October 31, 2023**

Report to Council



Date: December 4, 2023
To: Council
From: City Manager
Subject: Civic & Community Awards Nomination Period
Department: Sport & Event Services

Recommendation:

That Council receives, for information, the report from Sport & Event Services, dated December 4, 2023, that announces the opening of the nomination period for the 49th Annual Civic & Community Awards, including an outline of award categories for the program.

Purpose:

To announce the opening of the nomination period for the 49th Annual Civic & Community Awards.

Background:

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

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

Discussion:

The 49th Annual Civic & Community Awards Celebration will take place on April 24, 2024 at the Laurel Packinghouse. The nomination period for this year’s awards commences on Monday December 4, 2023, and will remain open until Friday, February 9, 2024. Criteria for all categories and nomination forms are available on the City website at kelowna.ca/civicawards.

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

Like the 2022 awards, finalists will be announced through short videos and social media during the month of April and will conclude with a live awards presentation. Details will be confirmed in the coming months.

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

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

| Category | Criteria | 2022 Recipient |
|--|---|---|
| Teen Honour in the Arts and Honour in the Arts | Awarded to an adult and youth who have made outstanding contributions to Kelowna through cultural and/or artistic efforts. | Teen – Riegar Marks Adult – Neil Cadger |
| Young Citizen of the Year | Awarded to a young male or female in recognition of their overall outstanding voluntary contributions to Kelowna. | Liam Sisson |
| Fred Macklin & Sarah Donaldson-Treadgold Memorial Award - Citizen of the Year | Awarded to a citizen in recognition of their overall outstanding voluntary contributions to the city of Kelowna. | Derek Fuhr |
| Bob Giordano Memorial Award - Coach or Sport Administrator of the Year | Awarded to an individual who has contributed significantly to Kelowna through voluntary service to amateur sport, such as coaching or administrative support. | Trevor Haaheim |
| Bryan Couling Memorial Athletic Team of the Year | Awarded to the Kelowna based team (amateur or professional) who brought the greatest amount of recognition to Kelowna. | Okanagan Sun |
| Male and Female Athlete of the Year* | Awarded to the athlete (amateur or professional) who brought the greatest amount of recognition to Kelowna. | Female Athlete: Kanani Coon Male Athlete: Sebastien Manuel |
| Champion for the Environment | Awarded to an individual or business whose actions and achievements have shown outstanding environmental leadership or innovative contributions having a direct benefit on the city of Kelowna. | Robert Stupka |
| Corporate Community of the Year | Awarded to a Kelowna business that has provided outstanding support for employee volunteerism in | |

| | | |
|--|--|---|
| | addition to financial contributions and initiatives having a direct benefit on the city of Kelowna. | Interior Savings Credit Union |
| The Central Okanagan Foundation Volunteer Organization of the Year | Awarded to a Kelowna volunteer organization that has provided outstanding community services with direct benefits to the city of Kelowna. | Central Okanagan Food Bank |
| Augie Ciancone Memorial Award – Young Female Athlete and Young Male Athlete of the Year | Most outstanding male and female high school athlete of the year, in the area of the Central Okanagan. | Female Athlete: Brooklyn Widdess Male Athlete: Walker Sodaro |
| Anita Tozer Memorial <i>(bestowed by Mayor & Council)</i> | Awarded by Council to an individual or group in recognition of an extraordinary and positive contribution to the quality of life in Kelowna. | Denys Storozhuk |

Conclusion:

The 49th Annual Civic & Community Awards will be celebrating another year of community spirit and commitment. It is of great importance that we recognize individuals and businesses who made unique and courageous contributions in 2023. The Community & Civic Awards provides Kelowna with an occasion and platform to reflect on how our citizens and community have shown strength, resilience and determination.

Internal Circulation:

Active Living & Culture
 Community Communications
 City Clerk

Considerations applicable to this report:

Existing Policy: Council Policy 382 – Civic & Community Awards

Considerations not applicable to this report:

Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Financial/Budgetary Considerations:
Consultation and Engagement:

Submitted by: C. Babcock, Event Development Supervisor

Approved for inclusion: J. Gabriel, Director Active Living & Culture

cc:
 D. Nicholas, Sport & Event Services Manager



City of
Kelowna

49th Annual Civic & Community

Awards

Recognizing those who contributed to our community in 2023

The City of Kelowna's Civic & Community Awards

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



Civic & Community Awards Steering Committee

- ▶ City Councillor (non-voting)
- ▶ Director of Active Living & Culture (non-voting)
- ▶ 7 Voting Members
 - ▶ Representative of the Kelowna Chamber of Commerce
 - ▶ Representative from the volunteer sector
 - ▶ 5 members at large

Nomination Period

- ▶ Nomination period:
 - ▶ December 4th – February 9th, 2023
- ▶ All nomination forms and award category information is available online at kelowna.ca/civicawards
- ▶ Two easy ways to nominate:
 - ▶ Via email
 - ▶ Drop-off at the Parkinson Recreation Centre or City Hall

Completing the Nomination Form

- ▶ Selections are based on achievements and contributions in 2023
- ▶ Award selections are based on the information provided in the nomination package
- ▶ Finalists will be announced in April



Award Categories

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



Questions?
Kelowna.ca/civicawards

REPORT TO COUNCIL SUPPLEMENTAL



Date: December 4, 2023
To: Council
From: City Manager
Address: 3593 Lakeshore Road
File No.: Z23-0036

| | Existing | Proposed |
|-----------------------------|---------------------------------|---------------------------------|
| OCP Future Land Use: | C-NHD – Core Area Neighbourhood | C-NHD – Core Area Neighbourhood |
| Zone: | RU1 – Large Lot Housing | MF3 – Apartment Housing |

1.0 Recommendation

THAT Council receives, for information, the Supplemental Report from the Development Planning Department dated December 4, 2023 regarding a Rezoning Bylaw for reconsideration.

2.0 Purpose

To receive additional information about the rezoning application at 3593 Lakeshore Rd.

3.0 Background

Following notice of first reading, Council considered a rezoning application at 3593 Lakeshore Road on November 20, 2023. At that time, there was a motion to give the Bylaw first, second and third reading, and the motion was defeated. At the same meeting, a second motion was put forward to advance Bylaw No. 12593 to Public Hearing. The motion was defeated.

The Mayor utilized his authority as outlined in Council Procedure Bylaw No. 9200 in accordance with the Community Charter to direct reconsideration of the bylaw at the December 4, 2023 Council Meeting.

4.0 Discussion

Council requested additional information to be provided regarding the transportation network and the status of current planning and engineering studies related to the Pandosy Urban Centre and Lakeshore Rd Corridor.

The Policy and Planning Department is currently working on developing an “Urban Centres Planning Framework”. This framework was presented to Council in a report dated September 11, 2023. The framework is intended to fill the gap between policy objectives and the ability to make on-the-ground decisions through a “dashboard” interface. This would inform decision-making around the major strengths, opportunities, and challenges in each urban centre, including those related to infrastructure.

Work to identify infrastructure constraints and opportunities for investment to service planned density (i.e., fire flow and water supply, intersection improvements, crosswalks, and other active transportation connectivity elements) will be ongoing through this process. Once completed, it would increase the speed at which engineering impacts could be assessed and support the City’s ability to implement solutions in collaboration with development; however, it is important to highlight that, in the absence of this plan, development impacts to municipal infrastructure are still being assessed and mitigated through well-established processes.

When a development application is made, impacts to municipal infrastructure are evaluated and engineering requirements are assessed on two tiers:

1. Servicing Requirements: these are the immediate directly attributable needs of the development for adequate water supply, sewer servicing, and access.
2. Servicing Impacts: these are the identifiable directly attributable impacts to the available capacity and functionality of our existing systems (roads, water, sewer, drainage) to a defined level of service.

There are several mechanisms by which the City assesses works of, or financial contributions from, a development to contribute to mitigating its impact and ensuring that the City can continue to meet its defined infrastructure levels of service. These range from developer-provided works and services, cash-in-lieu contributions to neighbourhood-scale projects, and development cost charges (DCC) for city-wide scale infrastructure. Servicing Impacts can be identified on a localized or broad scale, and depending on the scale of the impact, different mechanisms are employed.

In the case of impacts to the Lakeshore Corridor generally, impacts are rarely identifiable on an individual development application basis, as this is a Major Arterial corridor that services the wider City at a larger scale. Because this corridor functions as a Major Arterial Road, impacts are assessed on a cumulative basis through network modelling and data collection, rather than at the individual development application level. Data analysis and modelling has indicated that the Lakeshore Corridor regularly operates at a Level of Service A or B, with acute issues at some intersections in the AM Peak generally correlated with school locations and morning drop-off timing. Solutions to mitigate this acute congestion problem are multi-faceted and beyond the scope of any individual development application.

To inform decision-making around solutions and improvements to this corridor, the City has recently procured Consulting Services for the completion of a Pandosy-Lakeshore Corridor study which will help inform detailed design solutions to conceptually-identified projects in the Transportation Master Plan. The solutions are intended to be at the network-level, and are anticipated to incorporate improvements to transit infrastructure and mode-shift incentives alongside localized intersection improvements and engagement with some localized site operational challenges that affect overall corridor function.

The Urban Centres Planning Framework and the Pandosy-Lakeshore Corridor study are anticipated to be delivered through 2025 and will provide clarity to network-level corridor solutions and neighbourhood-scale infrastructure improvements. Prior to this work being completed, the servicing requirements and infrastructure impacts of individual developments are still being assessed and mitigated. The delivery of this plan will increase predictability of developer-assessed infrastructure requirements and help improve coordination between the City and the development community for servicing growth.

5.0 Application Chronology

| | |
|--------------------------------|--|
| Application Accepted: | June 2, 2023 |
| Reading Consideration: | November 20, 2023 |
| Report prepared by: | Lydia Korolchuk, Planner Specialist |
| Report prepared by: | Nelson Chapman, Development Engineering Manager |
| Reviewed by: | Jocelyn Black, Urban Planning Manager |
| Approved for Inclusion: | Ryan Smith, Divisional Director, Planning & Development Services |

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.



City of
Kelowna

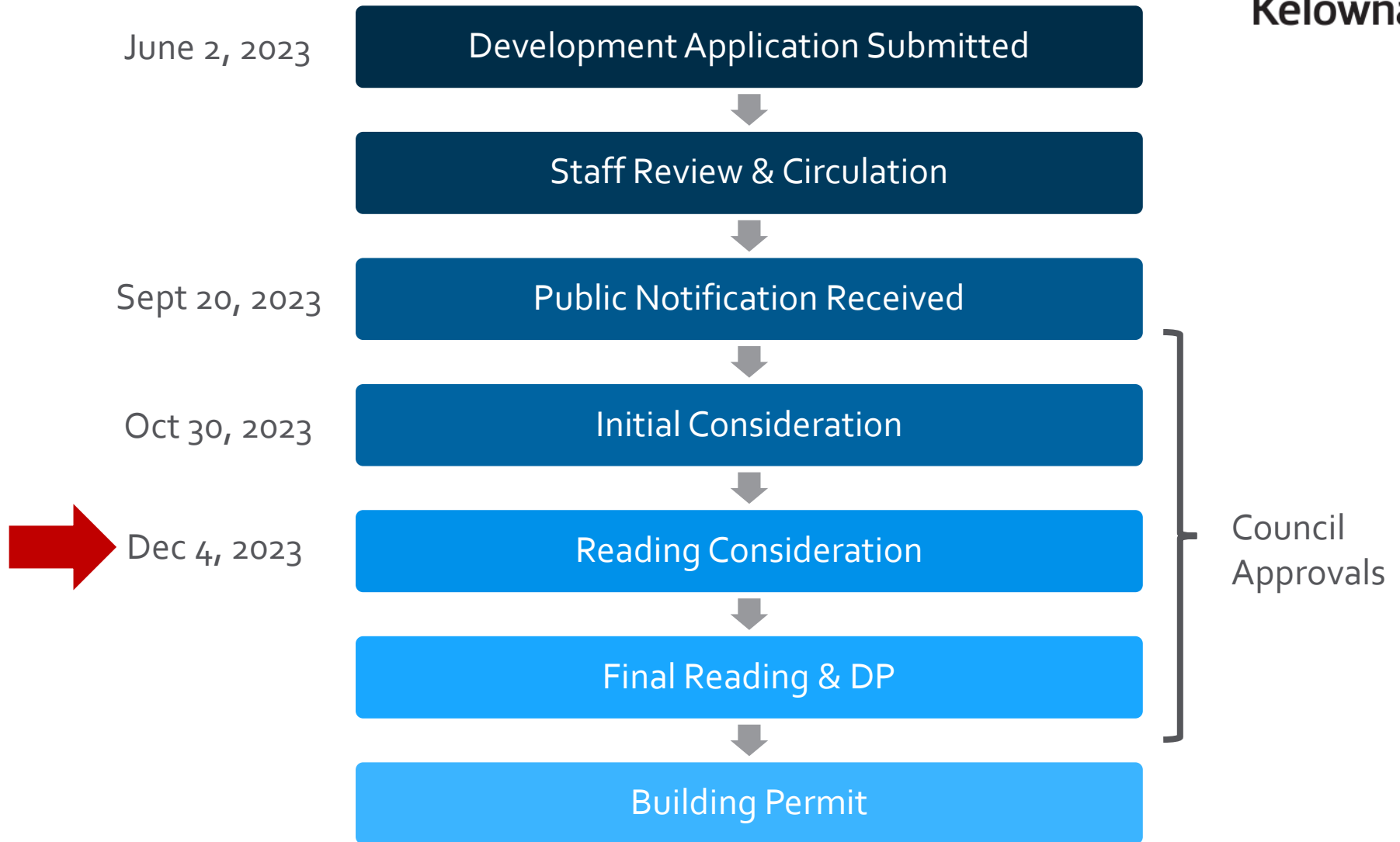
Z23-0036 3593 Lakeshore Road

Rezoning Application

Purpose

- ▶ To rezone the subject property from the RU₁ – Large Lot Housing zone to the MF₃ – Apartment Housing zone to facilitate the development of apartment housing.

Development Process



Context Map

Walk Score
45

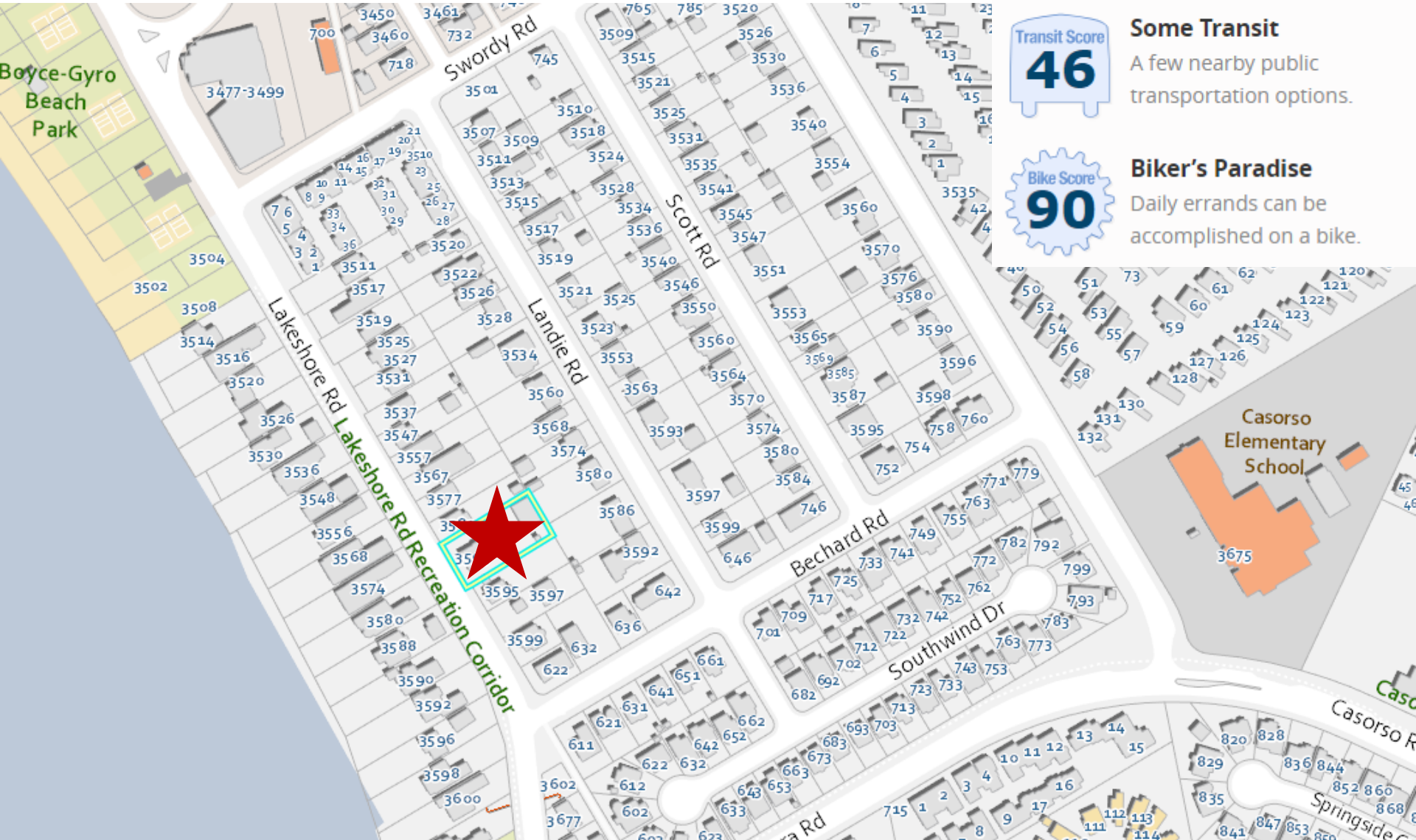
Car-Dependent
Most errands require a car.

Transit Score
46

Some Transit
A few nearby public transportation options.





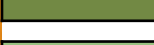
Bike Score
90

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



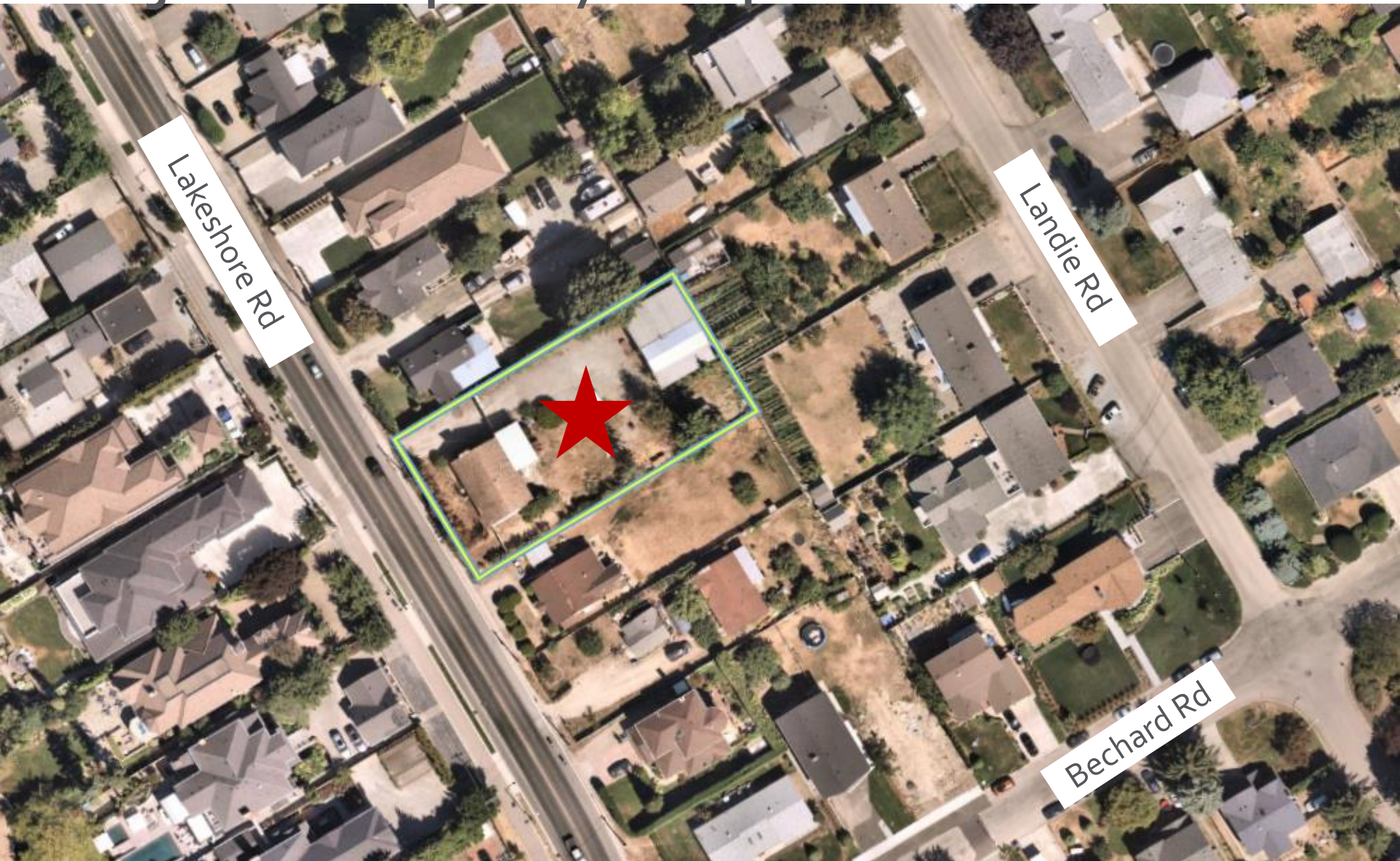
OCP Future Land Use



| | |
|---|--------------------------------------|
|  | UC – Urban Centre |
|  | C-NHD – Core Area Neighbourhood |
|  | EDINST – Educational / Institutional |
|  | PARK – Park and Open Space |
|  | NAT – Natural Area |



Subject Property Map



Project Details

- ▶ RU₁ – Large Lot Housing zone to MF₃ – Apartment Housing zone
 - ▶ Facilitate construction of apartment housing
 - ▶ Vehicle access from Lakeshore Rd
 - ▶ Fronting a Transit Supportive Corridor

OCP Objectives & Policies

- ▶ Policy 5.2.1 Transit Supportive Corridor Densities
 - ▶ Encourage development that works toward a long term population density of between 50-100 people per acre within 200 m of each corridor. Discourage underdevelopment of properties along Transit Supportive Corridors.
- ▶ Policy 5.2.2 Low Rise Corridor Development
 - ▶ Encourage low rise apartments and stacked townhouses up to six storeys in height in Core Area Neighbourhoods that front or directly abut Transit Supportive Corridors.
- ▶ Policy 5.11.1 Diverse Housing Forms
 - ▶ Ensure a diverse mix of low and medium density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages.

Engineering Assessments

- ▶ Urban Centres Planning Framework
- ▶ Padosy-Lakeshore Corridor Study

- ▶ Development Engineering Toolbox:
 - ▶ Existing policies and planning documents
 - ▶ Data collection and Network modelling
 - ▶ Directly Attributable requirements and impacts
 - ▶ Development Cost Charges

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Rezoning as it is consistent with:
 - ▶ OCP Future Land Use C-NHD
 - ▶ OCP Policy 5.2.1 Transit Supportive Core Densities
 - ▶ OCP Policy 5.2.2 Low Rise Corridor Development
 - ▶ OCP Policy 5.11.2: Diverse Housing Tenures

CITY OF KELOWNA
BYLAW NO. 12593
Z23-0036
3593 Lakeshore Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 10 District Lot 134 ODYD Plan 2988, located on Lakeshore Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the MF3 – Apartment Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: December 4, 2023
To: Council
From: City Manager
Department: Office of the City Clerk
Subject: Rezoning Bylaws Supplemental Report to Council

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated December 4, 2023, with respect to two rezoning applications;

AND THAT Rezoning Bylaws No. 12599 and 12600 be forwarded for further reading consideration.

Purpose:

To receive a summary of notice of first reading for Rezoning Bylaws No. 12599 and 12600 and to give the bylaws further reading consideration.

Background:

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

Discussion:

The two Rezoning Applications were brought forward to Council for initial consideration on November 20, 2023. Notice of first reading was completed as outlined above.

Correspondence was received as per the following table:

| Address | Application | Bylaw | Recommended Readings | Correspondence Received |
|---|-------------|-------|---|-------------------------|
| 593 Mugford Rd | Z23-0045 | 12599 | 1 st , 2 nd , 3 rd | 0 |
| 1447 Elm St, 1580 & 1590 Elm St E | Z23-0055 | 12600 | 1 st , 2 nd , 3 rd | 1 |

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

Conclusion:

Following notice of first reading, staff are recommending that Council give Rezoning Bylaws No. 12599 and 12600 further reading consideration.

Internal Circulation:

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act s. 464(2)

Legal/Statutory Procedural Requirements:

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

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

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: L. Klaamas, Legislative Technician

Approved for inclusion: S Fleming, City Clerk

cc: Development Planning

CITY OF KELOWNA

BYLAW NO. 12599

Z23-0045

593 Mugford Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot B Section 26 Township 26 ODYD Plan EPP108428, located on Mugford Road, Kelowna, BC from the RU₁ – Large Lot Housing zone to the RU₄ – Duplex Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 12600
Z23-0055
1447 Elm Street, 1580 & 1590 Elm Street E

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - a. Lot 1 Section 20 Township 26 ODYD Plan 9228, located on Elm Street;
 - b. Strata Lot 1 Section 20 Township 26 ODYD Strata Plan K529 Together With An Interest In Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1, located on Elm Street East;
 - c. Strata Lot 2 Section 20 Township 26 ODYD Strata Plan K529 Together With An Interest In Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1, located on Elm Street East, Kelowna, BC;from the RU₄ – Duplex Housing zone to the MF₁ – Infill Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: December 4, 2023
To: Council
From: City Manager
Address: 465, 475, 485, 495 Dougall Rd N
File No.: DP23-0140
Zone: UC4 – Rutland Urban Centre

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP23-0140 for:

- Lot 4 Section 26 Township 26 ODYD Plan 4739 located at 465 Dougall Rd N, Kelowna, BC,
- Lot 5 Section 26 Township 26 ODYD Plan 4739 located at 475 Dougall Rd N, Kelowna, BC,
- Lot 6 Section 26 Township 26 ODYD Plan 4739 located at 485 Dougall Rd N, Kelowna, BC, and
- Lot 7 Section 26 Township 26 ODYD Plan 4739, located at 495 Dougall Rd N, Kelowna, BC

subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;
5. The applicant be required to make payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a in Zoning Bylaw No. 12375;
6. The applicant be required to provide Payment-in-Lieu of Parking for three stalls in accordance with Bylaw No. 8125;

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

AND THAT the Development Permit be issued subsequent to the consolidation of the four subject lots into one registered lot;

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

Purpose

To issue a Development Permit for the form and character of apartment housing.

2.0 Development Planning

Staff support the proposed Development Permit for the form and character of a 105-unit apartment housing development. The proposal generally conforms to the Official Community Plan (OCP) Form and Character Development Permit Design Guidelines for Low & Mid-Rise Residential Development. Key guidelines that are met include:

- Locating off-street parking, garbage collection, utilities, and parking access away from public view, with primarily underground parking;
- Incorporating a range of architectural features and details into building facades to create visual interest, and breaking up the building with an integrated, consistent range of materials and colours that provide variety;
- Providing ground-oriented units with individual entrances to the fronting street with semi-private entry zones to allow for entryways and patios;
- Using landscaping materials that soften development and enhance the public realm;
- Designing shared rooftop amenity spaces to be accessible to residents and to ensure a balance of amenity and privacy.

The applicant is proposing a 105-unit apartment building with unit types varying from 1-bedroom to 3-bedrooms. Fifteen out of the 105-units are ground oriented. Common amenity spaces include an indoor fitness room and a lounge area on the main level, an indoor common amenity room on the sixth floor with a games area, lounge, a kitchen and tables, as well as a rooftop amenity space consisting of barbeques, a covered patio and lounge area. The building is stepped down to five storeys to the west and south in order to provide a more sensitive transition to the adjacent residential lots.

The applicant is proposing to contribute \$63,815.80 to the Public Amenity and Streetscape Capital Reserve Fund in exchange for additional density and height. Additionally, the applicant will contribute \$32,292.00 cash-in-lieu payment for three (3) parking stalls.

3.0 Subject Property

3.1 Subject Property Map



The subject properties are located south of the intersection of Leathead Rd and Dougall Rd N within the Rutland Urban Centre. The surrounding area, while designated as Urban Centre, consists of single detached housing. The subject site is in close proximity to the Rutland Transit Supportive Corridor, public schools, and a number of neighborhood parks, including Ben Lee Park, Rutland Centennial Park, and Rutland Recreation Park. Additionally, there are public transit stops within 200 m of the subject property along Leathead Road.

4.0 Zoning Bylaw Regulations Summary

| AREA & UNIT STATISTICS | |
|------------------------------|----------------------|
| Gross Lot Area | 3,228 m ² |
| Total Number of Units | 105 |
| 1-bed | 55 |
| 2-bed | 40 |
| 2-bed + den | 4 |
| 3-bed | 6 |

| DEVELOPMENT REGULATIONS | | |
|--|-------------------------------|------------------------------|
| CRITERIA | UC ₄ ZONE | PROPOSAL |
| Total Maximum Floor Area Ratio | 2.1 | 1.93 |
| Base FAR | 1.6 | 1.6 |
| Bonus FAR | 0.5 | 0.33 |
| Max. Site Coverage (buildings) | 85% | 45.3% |
| Max. Site Coverage (buildings, parking, driveways) | 90% | 84.1% |
| Max. Height | 6 storeys & 26.0 m | 6 storeys & 21.7m |
| Base Height | 4 storeys & 18.0 m | 4 storeys & 18.0 m |
| Bonus Height | 2 storeys & 8.0 m | 2 storeys & 3.7 m |
| Setbacks | | |
| Min. Front Yard (west) | 3.0 m | 3.00 m |
| Min. Side Yard (north) | 0.0 m | ~2.92 m |
| Min. Side Yard (south) | 0.0 m | 0.0 m |
| Min. Rear Yard (east) | 0.0 m | ~3.13 m |
| Upper Floor Setbacks (above 16.0 m in height) | | |
| Min. Front Yard (west) | 3.0 m | 3.0 m |
| Min. Side Yard (north) | 4.0 m | 4.0 m |
| Min. Side Yard (south) | 4.0 m | 4.0 m |
| Min. Rear Yard (east) | 4.0 m | 4.0 m |
| Amenity Space | | |
| Total Required Amenity Space | 1,300 m² | 1,722 m² |
| Common | | 1,283 m ² |
| Private | | 439 m ² |
| Landscaping | | |
| Min. Number of Trees | 9 trees | 9 trees |
| Min. Large Trees | 3 trees | 3 trees |

| PARKING REGULATIONS | | |
|--|------------------------------------|--------------------------|
| CRITERIA | UC ₄ ZONE REQUIREMENTS | PROPOSAL |
| Total Required Vehicle Parking | 115 stalls | 112 stalls* |
| Residential | 100 | 97 |
| Visitor | 15 | 15 |
| Ratio of Regular to Small Stalls | Min. 50% Regular Max. 50% Small | 50% Regular 50% Small |
| Bicycle Stalls Short-Term | 6 stalls | 7 stalls |
| Bicycle Stalls Long-Term | 86 stalls | 89 stalls |
| Bonus Stalls Provided for Parking Reduction | n | n |
| Bike Wash & Repair | y | y |
| * A cash-in-lieu payment is being made for three (3) parking stalls for the sum of \$32,292.00 | | |

5.0 Application Chronology

Application Accepted: July 11, 2023
Revised Drawings Received: October 27, 2023

Report prepared by: Barbara B. Crawford, Planner II
Reviewed by: Lydia Korolchuk, Acting Planning Supervisor
Reviewed by: Jocelyn Black, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP23-0140
 Schedule A: Site Plan & Floor Plans
 Schedule B: Elevations & Sections
 Schedule C: Landscape Plan
Attachment B: OCP Form & Character Development Permit Guidelines
Attachment C: Renderings

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.

Development Permit

DP23-0140

| | |
|--|----------|
| ATTACHMENT | A |
| This forms part of application # DP23-0140 | |
| Planner Initials | BC |
|  City of Kelowna DEVELOPMENT PLANNING | |



This permit relates to land in the City of Kelowna municipally known as:

465, 475, 485, 495 Dougall Rd N

and legally known as:

Lot 4, Section 26, Township 26, ODYD, Plan 4739;
Lot 5, Section 26, Township 26, ODYD, Plan 4739;
Lot 6, Section 26, Township 26, ODYD, Plan 4739; and,
Lot 7, Section 26, Township 26, ODYD, Plan 4739

and permits the land to be used for the following development:

Apartment Housing

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Approval: **December 4, 2023**

Development Permit Area: Urban Centre

Existing Zone: UC4 – Rutland Urban Centre

Future Land Use Designation: Urban Centre

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner’s authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Burton Dougall Road GP Ltd., Inc. No. BC1361493

Applicant: Kevin Gordon, PK Group of Companies

Jocelyn Black
Urban Planning Manager
Planning & Development Services

Date of Issuance

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP23-0140 for Lot 4, Section 26, Township 26, ODYD, Plan 4739; Lot 5, Section 26, Township 26, ODYD, Plan 4739; Lot 6, Section 26, Township 26, ODYD, Plan 4739; and Lot 7, Section 26, Township 26, ODYD, Plan 4739, located at 465 - 495 Dougall Rd N, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;
5. The applicant be required to make payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a in Zoning Bylaw No. 12375;
6. The applicant be required to provide Payment-in-Lieu of Parking for three stalls in accordance with Bylaw No. 8125;

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

AND THAT the Development Permit be issued subsequent to the consolidation of the four subject lots into one registered lot;

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$31,433.06**.

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. PAYMENT-IN-LIEU OF PARKING BYLAW NO. 8125

Parking Cash-in-Lieu in the amount of **\$32,292.00** required for three (3) stalls as part of the proposed development within the Rutland Urban Centre, in the form of a check or bank draft made out to the City of Kelowna.

5. PUBLIC AMENITIES AND STREETScape CAPITAL RESERVE FUND

Public Amenity and Streetscape Capital Reserve Fund Payment in the amount of **\$63,815.80** required for 3,190.79m² lot area as part of the proposed development.

6. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

DRAFT

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Chapter 2 - The Design Foundations: apply to all projects and provide the overarching principles for supporting creativity, innovation and design excellence in Kelowna.

- Facilitate Active Mobility
- Use Placemaking to Strengthen Neighbourhood Identity
- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Strive for Design Excellence

The General Residential and Mixed Use Guidelines: provide the key guidelines that all residential and mixed use projects should strive to achieve to support the Design Foundations.

- The General Guidelines are supplement by typology-specific guidelines (e.g., Townhouses & Infill on page 18-19, High-Rise Residential and Mixed-Use on page 18-42), which provide additional guidance about form and character.

Chapter 2 - Design Foundations

Apply To All Projects

Page 18-8

Section 2.1 - General Residential and Mixed Use Design Guidelines

Page 18-9

Section 2.2 - Achieving High Performance

Page 18-17

Chapter 3
 Townhouses & Infill

Page 18-19

Chapter 4
 Low & Mid-Rise
 Residential &
 Mixed Use

Page 18-34

Chapter 5
 High-Rise
 Residential &
 Mixed Use

Page 18-42

*Note: Refer to the Design Foundations and the Guidelines associated with the specific building typology.

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

| SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE | | | | | | |
|---|------------|----------|----------|----------|----------|----------|
| RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i> | N/A | 1 | 2 | 3 | 4 | 5 |
| 2.1 General residential & mixed use guidelines | | | | | | |
| 2.1.1 Relationship to the Street | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity. | | | | | | ✓ |
| b. On corner sites, orient building facades and entries to both fronting streets. | ✓ | | | | | |
| c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure. | | | | | | ✓ |
| d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades. | | | | | | ✓ |
| e. Ensure main building entries are clearly visible with direct sight lines from the fronting street. | | | | | | ✓ |
| f. Avoid blank, windowless walls along streets or other public open spaces. | | | | | | ✓ |
| g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces. | ✓ | | | | | |
| h. In general, establish a street wall along public street frontages to create a building height to street width ration of 1:2, with a minimum ration of 11:3 and a maximum ration of 1:1.75. <ul style="list-style-type: none"> Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); The street wall does not include upper storeys that are setback from the primary frontage; and A 1:1 building height to street width ration is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys. | | | | | | ✓ |
| 2.1.2 Scale and Massing | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction. | | | | ✓ | | |
| b. Break up the perceived mass of large buildings by incorporating visual breaks in facades. | | | | ✓ | | |
| c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: <ul style="list-style-type: none"> Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice. | | | | | | ✓ |

| 2.1.3 Site Planning | N/A | 1 | 2 | 3 | 4 | 5 |
|--|------------|----------|----------|----------|----------|----------|
| a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features. | | | | | ✓ | |
| b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians. | | | | | | ✓ |
| c. Limit the maximum grades on development sites to 30% (3:1) | | | | | | ✓ |
| d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: <ul style="list-style-type: none"> Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; Incorporating terracing to create usable open spaces around the building Using the slope for under-building parking and to screen service and utility areas; Design buildings to access key views; and Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped). | ✓ | | | | | |
| e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle, and/or pedestrian network. | | | | | | ✓ |
| f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks. | ✓ | | | | | |
| g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements. | | | | | | ✓ |
| 2.1.4 Site Servicing, Access, and Parking | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view. | | | | | | ✓ |
| b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces. | | | | | | ✓ |
| c. Avoid locating off-street parking between the front façade of a building and the fronting public street. | | | | | | ✓ |
| d. In general, accommodate off-street parking in one of the following ways, in order of preference: <ul style="list-style-type: none"> Underground (where the high water table allows) Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage); | | | | | | ✓ |

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|---|------------|----------|----------|----------|----------|----------|
| <ul style="list-style-type: none"> Garages or at-grade parking integrated into the building (located at the rear of the building); and Surface parking at the rear, with access from the lane or secondary street wherever possible. | | | | | | |
| e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips. | ✓ | | | | | |
| f. In cases where publicly visible parking is unavoidable, screen using strategies such as: <ul style="list-style-type: none"> Landscaping; Trellises; Grillwork with climbing vines; or Other attractive screening with some visual permeability. | ✓ | | | | | |
| g. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> Covered short-term parking in highly visible locations, such as near primary building entrances; and Secure long-term parking within the building or vehicular parking area. | | | | | | ✓ |
| h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety. | | | | | ✓ | |
| i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces. | | | | | | ✓ |
| j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping. | | | | | ✓ | |
| 2.1.5 Streetscapes, Landscapes, and Public Realm Design | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Site buildings to protect mature trees, significant vegetation, and ecological features. | ✓ | | | | | |
| b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings. | | | | | ✓ | |
| c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation. | | | | | | ✓ |
| d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage. | | | | | ✓ | |
| e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: <ul style="list-style-type: none"> Locating outdoor spaces where they will receive ample sunlight throughout the year; Using materials and colors that minimize heat absorption; Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and Using building mass, trees and planting to buffer wind. | | | | | | ✓ |
| f. Use landscaping materials that soften development and enhance the public realm. | | | | | | ✓ |

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| g. Plant native and/or drought tolerant trees and plants suitable for the local climate. | | | | | | ✓ |
| h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions. | | | | | | ✓ |
| i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing. | ✓ | | | | | |
| j. Design sites to minimize water use for irrigation by using strategies such as: <ul style="list-style-type: none"> • Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and • Using recycled water irrigation systems. | ✓ | | | | | |
| k. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with. | ✓ | | | | | |
| l. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled. | ✓ | | | | | |
| m. Use exterior lighting to complement the building and landscape design, while: <ul style="list-style-type: none"> • Minimizing light trespass onto adjacent properties; • Using full cut-off lighting fixtures to minimize light pollution; and • Maintaining lighting levels necessary for safety and visibility. | ✓ | | | | | |
| n. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements. | ✓ | | | | | |
| 2.1.6 Building Articulation, Features and Materials | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: <ul style="list-style-type: none"> • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval. | | | | | | ✓ |
| b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs. Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; | | | | | ✓ | |

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| ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors. | | | | | | |
| c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise. | | | | | ✓ | |
| d. Design buildings such that their form and architectural character reflect the buildings internal function and use. | | | | | | ✓ |
| e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades. | | | | | | ✓ |
| f. Provide weather protection such as awnings and canopies at primary building entries. | | | | | | ✓ |
| g. Place weather protection to reflect the building's architecture. | | | | | | ✓ |
| h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see. | | | | | | ✓ |
| i. Provide visible signage identifying building addresses at all entrances. | | | | | | ✓ |

| SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE | | | | | | |
|--|-----|---|---|---|---|---|
| RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i> | N/A | 1 | 2 | 3 | 4 | 5 |
| 4.1 Low & mid-rise residential & mixed use guidelines | | | | | | |
| 4.1.1 Relationship to the Street | | | | | | |
| N/A | | | | | | |
| i. Ensure lobbies and main building entries are clearly visible from the fronting street. | | | | | | ✓ |
| j. Avoid blank walls at grade wherever possible by: <ul style="list-style-type: none"> • Locating enclosed parking garages away from street frontages or public open spaces; • Using ground-oriented units or glazing to avoid creating dead frontages; and • When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting. | | | | | | ✓ |
| Residential & Mixed Use Buildings | | | | | | |
| k. Set back residential buildings on the ground floor between 3-5 m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio. <ul style="list-style-type: none"> • A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways. • Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping. | | | | | | ✓ |

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| l. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces. | | | | | | ✓ |
| m. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences. | | | | | | ✓ |
| 4.1.2 Scale and Massing | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred. | | | | | ✓ | |
| b. Residential buildings should have a maximum width of 24 m. | | | | | ✓ | |
| c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade. | | | | | ✓ | |
| d. For commercial facades, incorporate a significant break at intervals of approximately 35 m. | ✓ | | | | | |
| 4.1.3 Site Servicing, Access, and Parking | N/A | 1 | 2 | 3 | 4 | 5 |
| a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls. | ✓ | | | | | |
| b. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards: <ul style="list-style-type: none"> • Building sides that interface with streets, mid-block connections and other open spaces and should positively frame and activate streets and open spaces and support pedestrian activity; and • Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access. | | | | | | ✓ |
| c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible. | ✓ | | | | | |
| d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection. | ✓ | | | | | |
| 4.1.4 Site Servicing, Access and Parking | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: <ul style="list-style-type: none"> • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimised; and • There is no more than one curb cut per property. | | | | | | ✓ |
| b. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements. | ✓ | | | | | |
| c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations: | | | | | ✓ | |

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|---|------------|----------|----------|----------|----------|----------|
| <ul style="list-style-type: none"> Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized. | | | | | | |
| 4.1.5 Publicly-Accessible and Private Open Spaces | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces. | ✓ | | | | | |
| b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units. | | | | | ✓ | |
| Rooftop Amenity Spaces | | | | | | |
| c. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy by: <ul style="list-style-type: none"> Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening. | | | | | | ✓ |
| d. Reduce the heat island affect by including plants or designing a green roof, with the following considerations: <ul style="list-style-type: none"> Secure trees and tall shrubs to the roof deck; and Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated. | ✓ | | | | | |
| 4.1.6 Building Articulation, Features, and Materials | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include: <ul style="list-style-type: none"> Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade; Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade; Providing a porch, patio, deck, or covered entry for each interval; Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; Changing the materials with the change in building plane; and | | | | | | ✓ |

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|--|---|--|--|--|--|---|
| <ul style="list-style-type: none"> • Provide a lighting fixture, trellis, tree or other landscape feature within each interval. | | | | | | |
| b. Break up the building mass by incorporating elements that define a building's base, middle and top. | | | | | | ✓ |
| c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors. | | | | | | ✓ |
| d. Articulate the façade using design elements that are inherent to the buildings as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing. | | | | | | ✓ |
| e. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows, and adding awnings or canopies. | | | | | | ✓ |
| f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations: <ul style="list-style-type: none"> • Primary building entrances; • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and • Any other areas where significant waiting or browsing by people occurs. | ✓ | | | | | |
| g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported. | | | | | | ✓ |
| h. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern. | | | | | | ✓ |
| i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades. | ✓ | | | | | |
| j. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City's Sign Bylaw. | ✓ | | | | | |
| k. Avoid the following types of signage: <ul style="list-style-type: none"> • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs. | ✓ | | | | | |
| l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods. | ✓ | | | | | |



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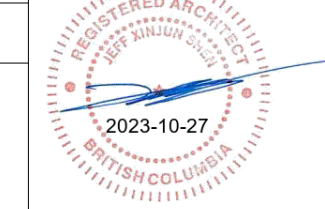
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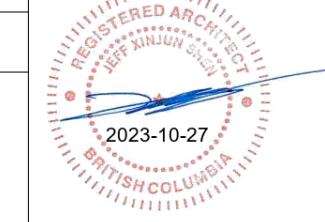
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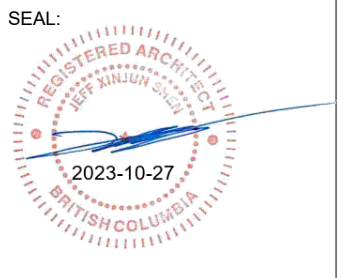
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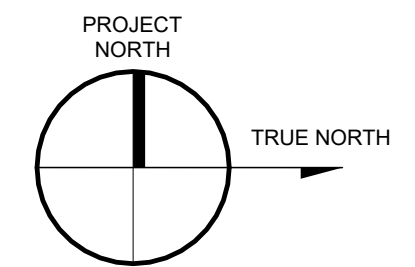
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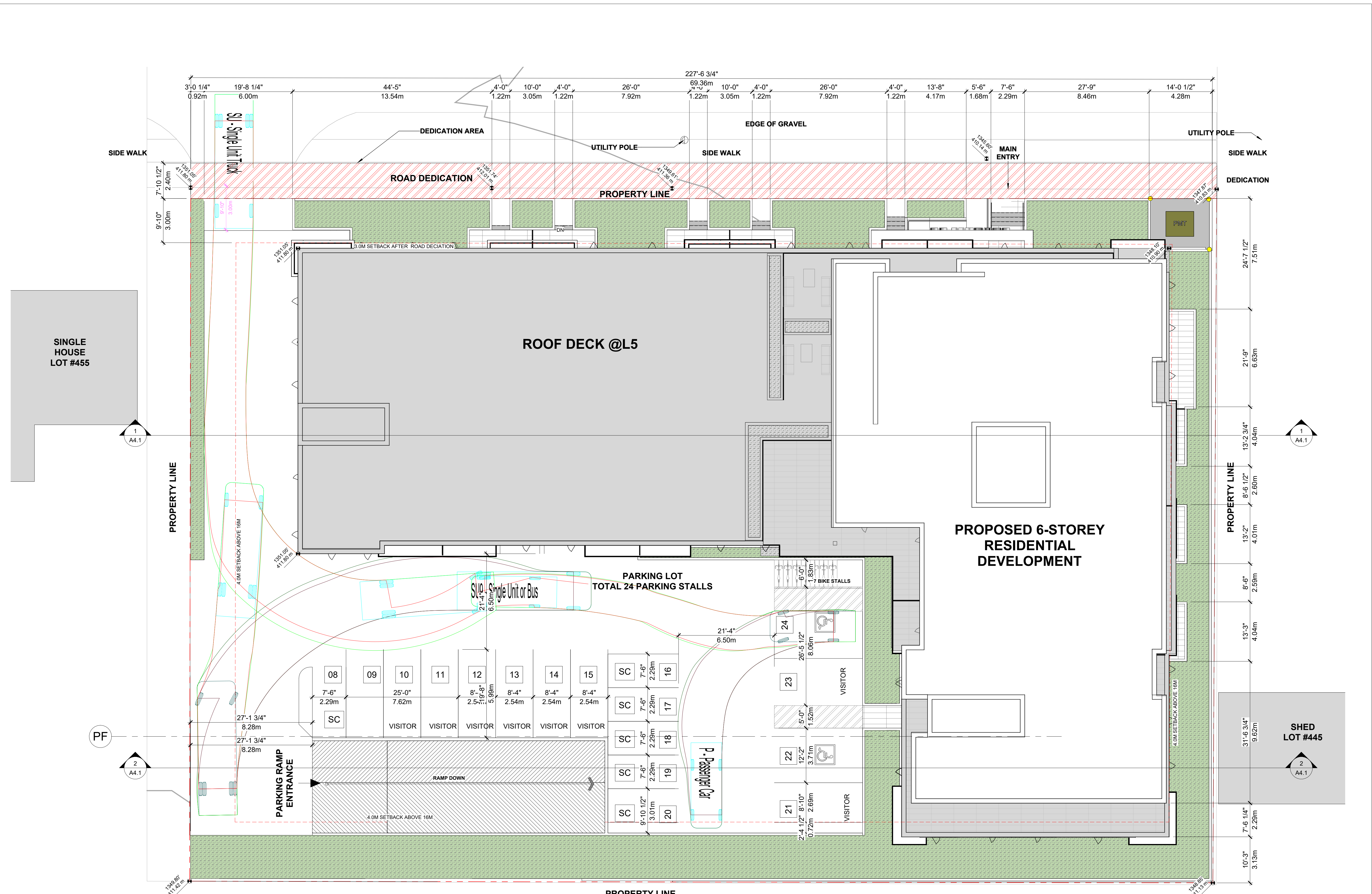
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1 SITE PLAN
1" = 10'-0"



SCHEDULE A

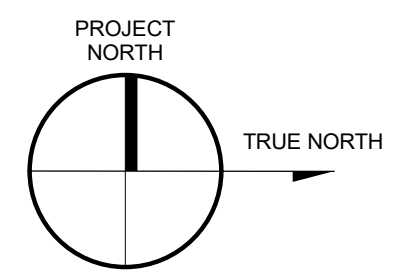
This forms part of application # DP23-0140

Planner Initials **BC**

City of Kelowna
DEVELOPMENT PLANNING

Unit Type Legend

- COMMON AREA
- PARKING
- SERVICE
- STORAGE



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PROJECT:
Multi-family Development

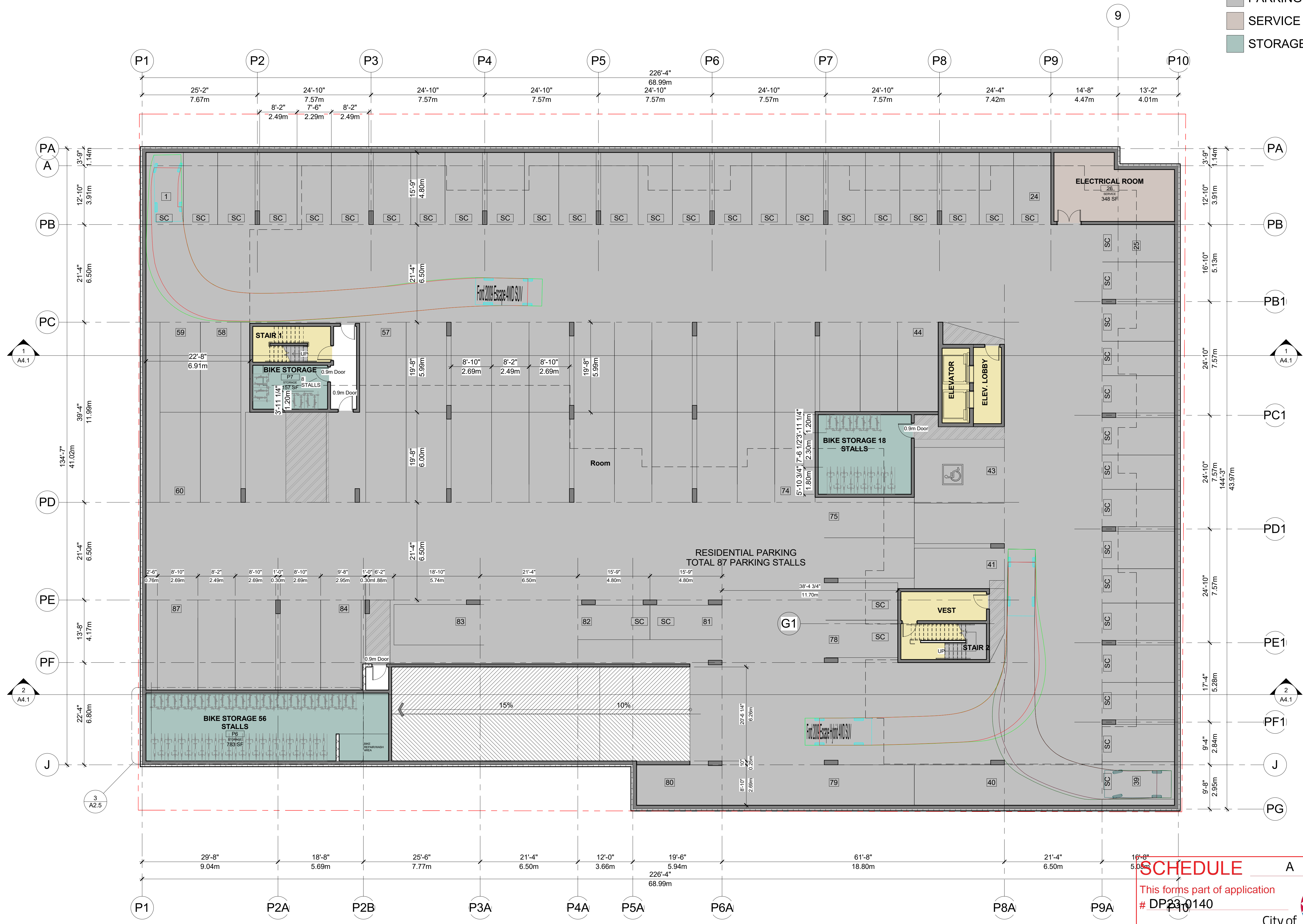
465-495 DOUGALL ROAD N,
KELOWNA, BC

CONSULTANT:

SCALE: 1" = 10'-0"
DATE: 10/27/2023
JOB NO.: 2322

SHEET TITLE: PARKING PLAN

DRAWING NO.: A2.0
REVISION NO.:

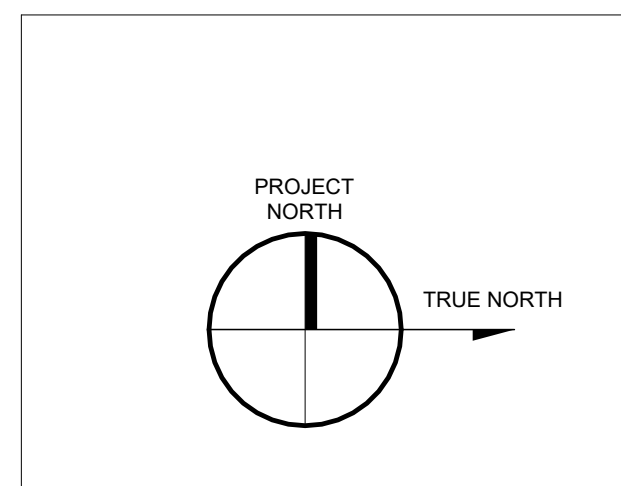


SCHEDULE A

This forms part of application
DP230140

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials: BC



BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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| 1 | Client Review | AUG. 11, 2023 |
| 2 | Development Permit | OCT. 15, 2023 |

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PROJECT:
Multi-family Development

465-495 DOUGALL ROAD N,
KELOWNA, BC

CLIENT:

CONSULTANT:

SCALE: 1" = 10'-0"

DATE: 10/27/2023

JOB NO.: 2322

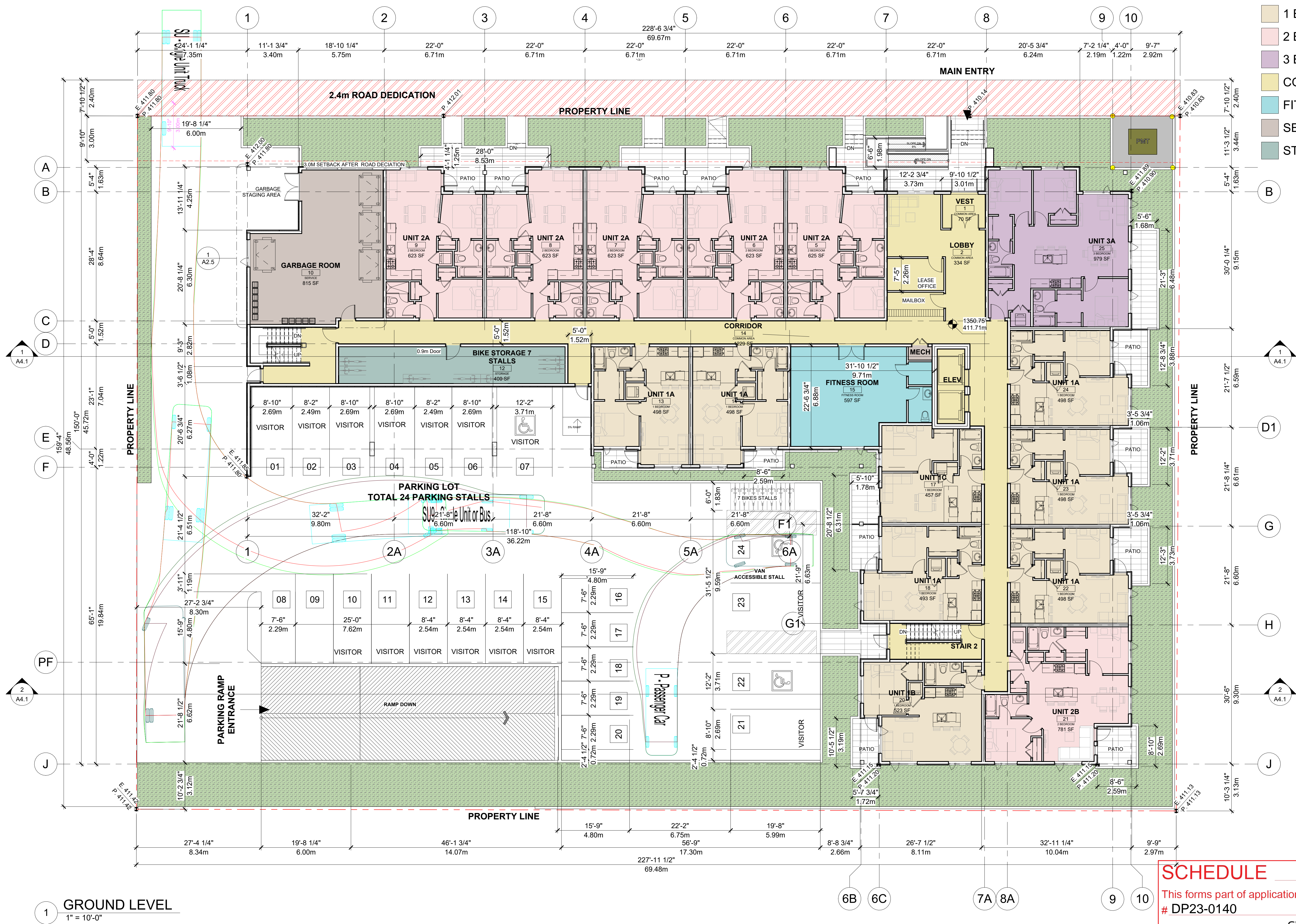
SHEET TITLE: **GROUND FLOOR PLAN**

DRAWING NO.: **A2.1**

REVISION NO.:

Unit Type Legend

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- COMMON AREA
- FITNESS ROOM
- SERVICE
- STORAGE



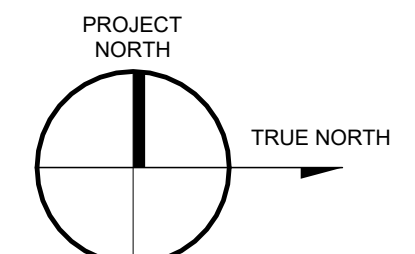
SCHEDULE A

This forms part of application # DP23-0140

Planner Initials **BC**

City of Kelowna DEVELOPMENT PLANNING

1 GROUND LEVEL
1" = 10'-0"



BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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| 1 | Client Review | AUG. 11, 2023 |
| 2 | Development Permit | OCT. 15 2023 |

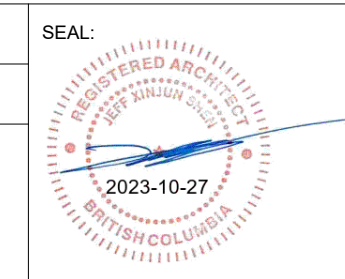
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PROJECT:
Multi-family Development
 465-495 DOUGALL ROAD N,
 KELOWNA, BC

CLIENT:

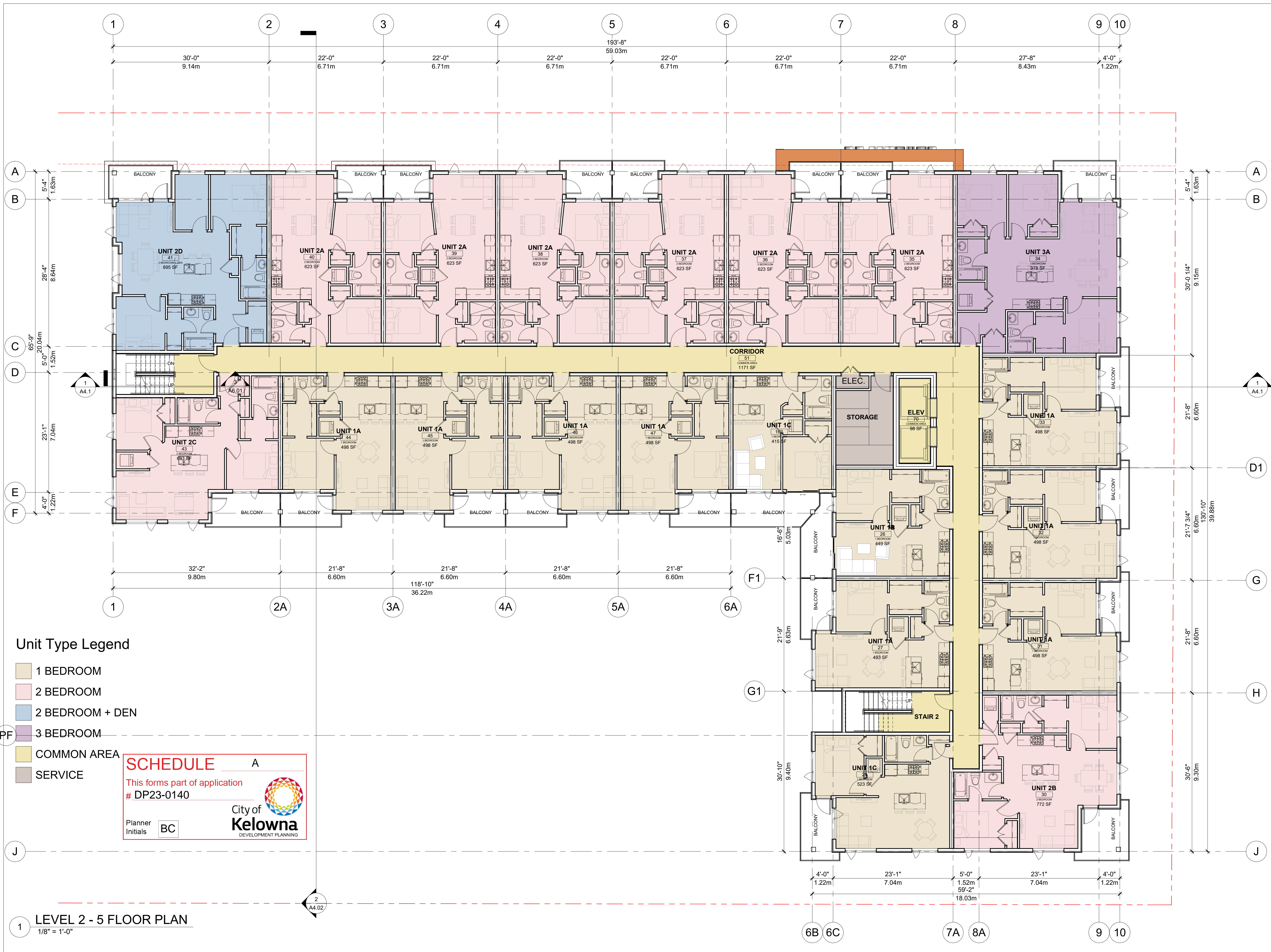
CONSULTANT:

SCALE: 1/8" = 1'-0"
 DATE: 10/27/2023
 JOB NO.: 2322



SHEET TITLE:
LEVEL 2-5 FLOOR PLAN

DRAWING NO.: **A2.2**



Unit Type Legend

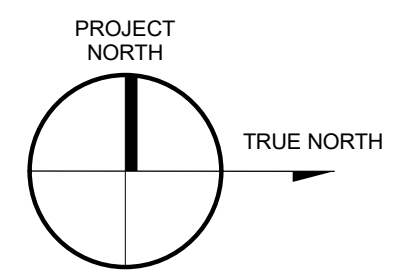
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + DEN
- 3 BEDROOM
- COMMON AREA
- SERVICE

SCHEDULE A

This forms part of application
 # DP23-0140

Planner Initials **BC**

1 LEVEL 2 - 5 FLOOR PLAN
 1/8" = 1'-0"



BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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| REVISIONS: | |
| ISSUED FOR: | DATE |
| Client Review | AUG. 11, 2023 |
| Development Permit | OCT. 15, 2023 |

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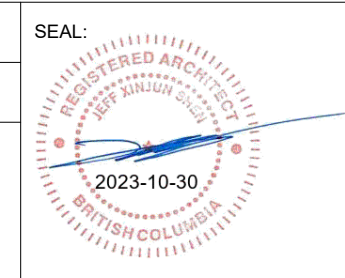
PROJECT:
Multi-family Development

465-495 DOUGALL ROAD N,
KELOWNA, BC

CLIENT:

CONSULTANT:

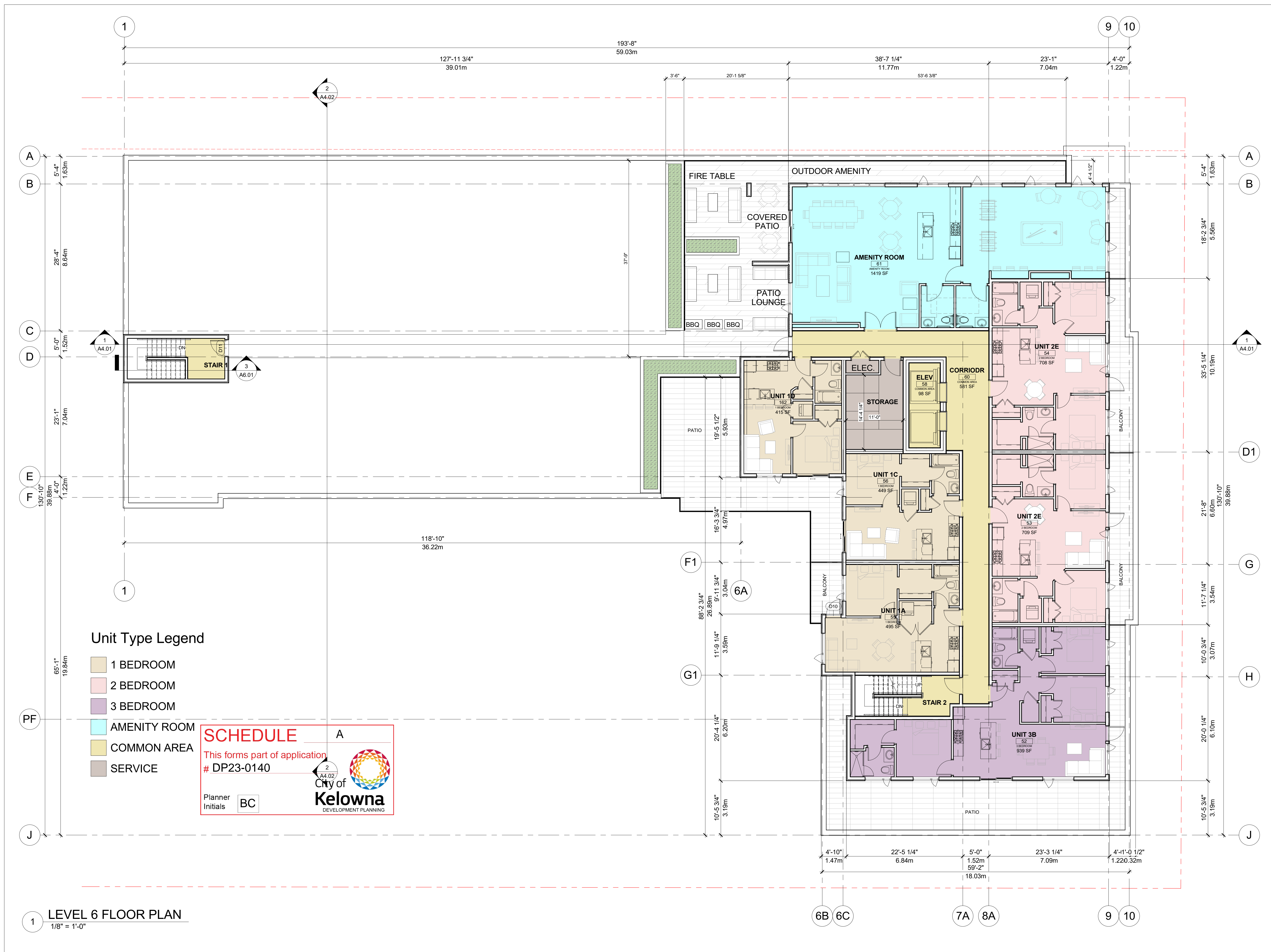
SCALE: 1/8" = 1'-0"
DATE: 10/27/2023
JOB NO.: 2322



SHEET TITLE:

LEVEL 6 FLOOR PLAN

DRAWING NO.: **A2.3** REVISION NO.:



Unit Type Legend

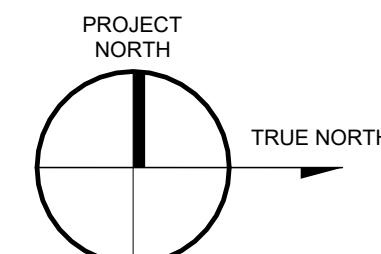
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY ROOM
- COMMON AREA
- SERVICE

SCHEDULE

This forms part of application # DP23-0140

Planner Initials **BC**

1 LEVEL 6 FLOOR PLAN
1/8" = 1'-0"



BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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| 2 | Development Permit | OCT. 15 2023 |

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PROJECT:
Multi-family Development

465-495 DOUGALL ROAD N,
KELOWNA, BC

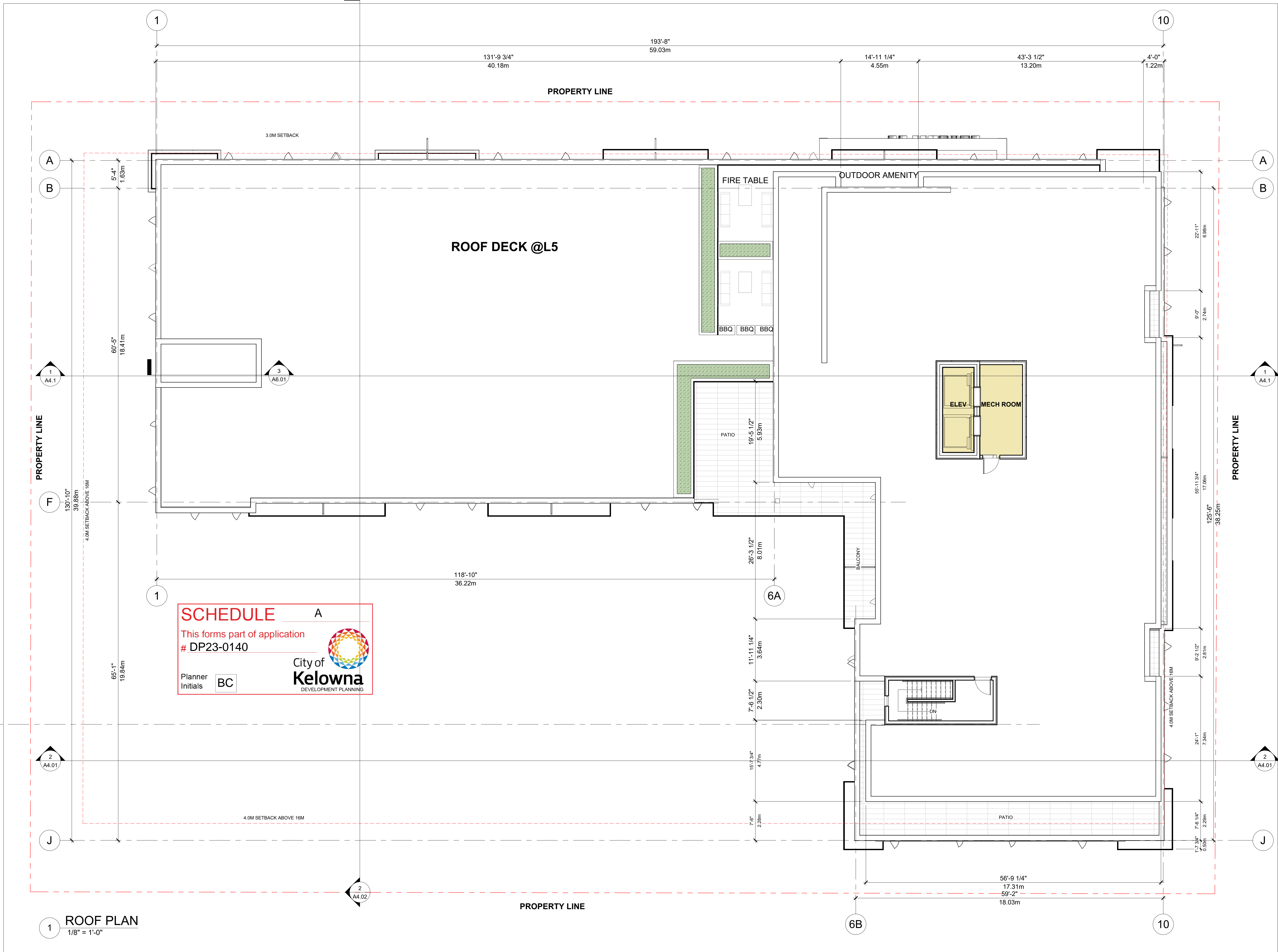
CLIENT:

CONSULTANT:

SCALE: 1/8" = 1'-0" SEAL:
DATE: 10/27/2023
JOB NO.: 2322
2023-10-27

SHEET TITLE:
ROOF PLAN

DRAWING NO.: A2.4 **REVISION No.:**



SCHEDULE B
 This forms part of application
 # DP23-0140
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials BC



STAIR OVERHEAD PARPET 1422.08
 433.45 m
 ROOF PARAPET 1414.00
 430.99 m
 U/S CEILING 1411.00
 430.07 m
 LEVEL 6 1402.00
 427.33 m
 LEVEL 5 1391.75
 424.21 m
 LEVEL 4 1381.50
 421.08 m
 LEVEL 3 1371.25
 417.96 m
 LEVEL 2 1361.00
 414.83 m
 GROUND LEVEL 1350.75
 411.71 m
 AVERAGE GRADE 1349.39
 411.29 m

| Key Value | Keynote Text |
|-----------|--|
| 1 | FIBRE CEMENT SIDING - LIGHT GREY |
| 2 | FIBRE CEMENT SIDING - WHITE |
| 3 | FIBRE CEMENT SIDING - CEDAR (WOOD GRAIN) |
| 4 | FIBRE CEMENT PANEL - WHITE |
| 5 | FIBRE CEMENT PANEL - LIGHT GREY |
| 6 | FIBRE CEMENT PANEL - CEDAR |
| 7 | BRINK VENEER - GREY |
| 8 | ALUMINUM SOFFIT - WOOD GRAIN |
| 9 | THERMALLY BROKEN, DOUBLE GLAZED WINDOW - CLEAR |
| 10 | CLEAR TEMPERED GLASS GUARD RAILING |
| 11 | PRE-FINISHED METAL FLASHING - DARK GREY |
| 12 | PRIVACY SCREEN - FROSTED GLASS PARTITION WALL |
| 13 | ALUMINUM GUARDRAIL - BLACK |
| 14 | VINYL WINDOW/DOOR FRAME - BLACK |
| 15 | CONCRETE |
| 16 | WOOD - PAINTED WHITE |
| 17 | WOOD COLUMN - PAINTED WHITE |

1. FIBRE CEMENT SIDING - LIGHT GREY
 2. FIBRE CEMENT SIDING - WHITE
 3. FIBRE CEMENT SIDING - CEDAR (WOOD GRAIN)
 4. FIBRE CEMENT PANEL - WHITE
 5. FIBRE CEMENT PANEL - LIGHT GREY
 6. FIBRE CEMENT PANEL - CEDAR
 7. BRICK VENEER - GREY
 8. ALUMINUM SOFFIT - WOOD GRAIN
 9. THERMALLY BROKEN, DOUBLE GLAZED WINDOW - CLEAR
 10. CLEAR TEMPERED GLASS GUARD RAILING
 11. PRE-FINISHED METAL FLASHING - DARK GREY



STAIR OVERHEAD PARPET 1422.08
 433.45 m
 ROOF PARAPET 1414.00
 430.99 m
 U/S CEILING 1411.00
 430.07 m
 LEVEL 6 1402.00
 427.33 m
 LEVEL 5 1391.75
 424.21 m
 LEVEL 4 1381.50
 421.08 m
 LEVEL 3 1371.25
 417.96 m
 LEVEL 2 1361.00
 414.83 m
 GROUND LEVEL 1350.75
 411.71 m
 AVERAGE GRADE 1349.39
 411.29 m

J+S ARCHITECT
 T: 604 210 9898 601-6378 SILVER AVE. BURNABY BC V5H 0J2
 WWW.JSARCHITECT.CA EMAIL: INFO@JSARCHITECT.CA

BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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| 1 | Client Review | AUG. 11, 2023 |
| 2 | Development Permit | OCT. 15 2023 |

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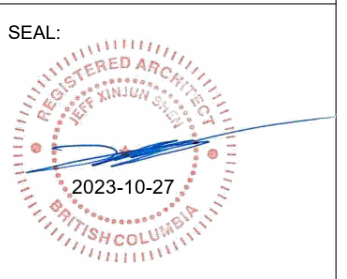
PROJECT:
Multi-family Development

465-495 DOUGALL ROAD N,
 KELOWNA, BC

CLIENT:

CONSULTANT:

SCALE: 1" = 10'-0"
 DATE: 08/11/2023
 JOB NO.: 2322



SHEET TITLE:
ELEVATIONS

DRAWING NO.:
A3.1

SCHEDULE

B

This forms part of application
DP23-0140

Planner Initials BC



| Key Value | Keynote Text |
|-----------|---|
| 1 | FIBRE CEMENT SIDING - LIGHT GREY |
| 2 | FIBRE CEMENT SIDING - WHITE |
| 3 | FIBRE CEMENT SIDING - CEDAR (WOOD GRAIN) |
| 4 | FIBRE CEMENT PANEL - WHITE |
| 5 | FIBRE CEMENT PANEL - LIGHT GREY |
| 6 | FIBRE CEMENT PANEL - CEDAR |
| 7 | BRICK VENEER - GREY |
| 8 | ALUMINUM SOFFIT - WOOD GRAIN |
| 9 | THERMALLY BROKEN DOUBLE GLAZED WINDOW - CLEAR |
| 10 | CLEAR TEMPERED GLASS GUARD RAILING |
| 11 | PRE-FINISHED METAL FLASHING - DARK GREY |



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| REVISIONS: | | |
| 1 | Client Review | AUG. 11, 2023 |
| 2 | Development Permit | OCT. 15 2023 |

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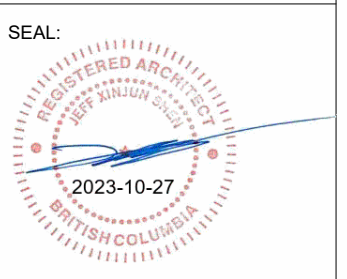
PROJECT:
Multi-family Development

465-495 DOUGALL ROAD N,
KELOWNA, BC

CLIENT:

CONSULTANT:

SCALE: 1" = 10'-0"
DATE: 10/27/2023
JOB NO.: 2322

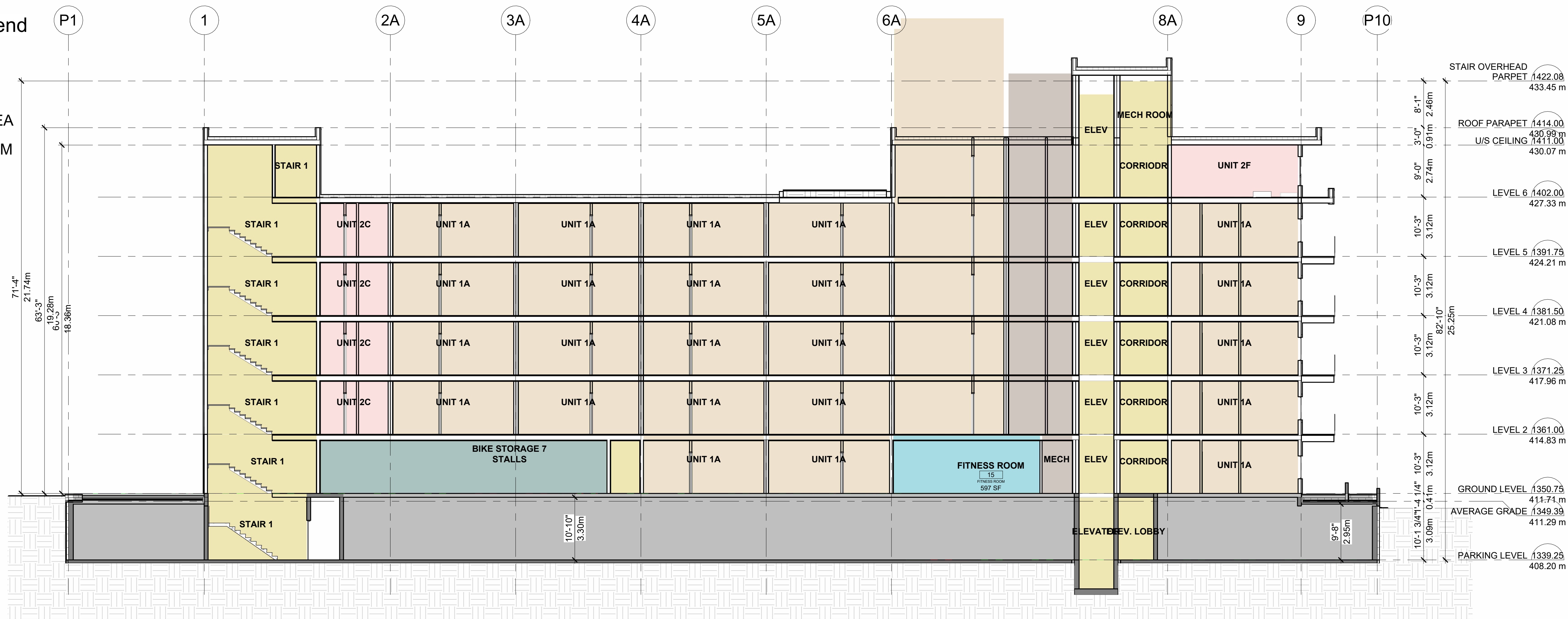


SHEET TITLE:
ELEVATIONS

DRAWING NO.: **A3.2**

Unit Type Legend

- 1 BEDROOM
- 2 BEDROOM
- COMMON AREA
- FITNESS ROOM
- PARKING
- SERVICE
- STORAGE



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NO. REVISION DATE

REVISIONS:

| ISSUED FOR: | DATE |
|--------------------|---------------|
| Client Review | AUG. 11, 2023 |
| Development Permit | OCT. 15 2023 |

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PROJECT:

Multi-family Development

465-495 DOUGALL ROAD N,
KELOWNA, BC

CLIENT:

CONSULTANT:

SCALE: 1" = 10'-0"

DATE: 08/11/2023

JOB NO.:

2322

SHEET TITLE:

SECTIONS

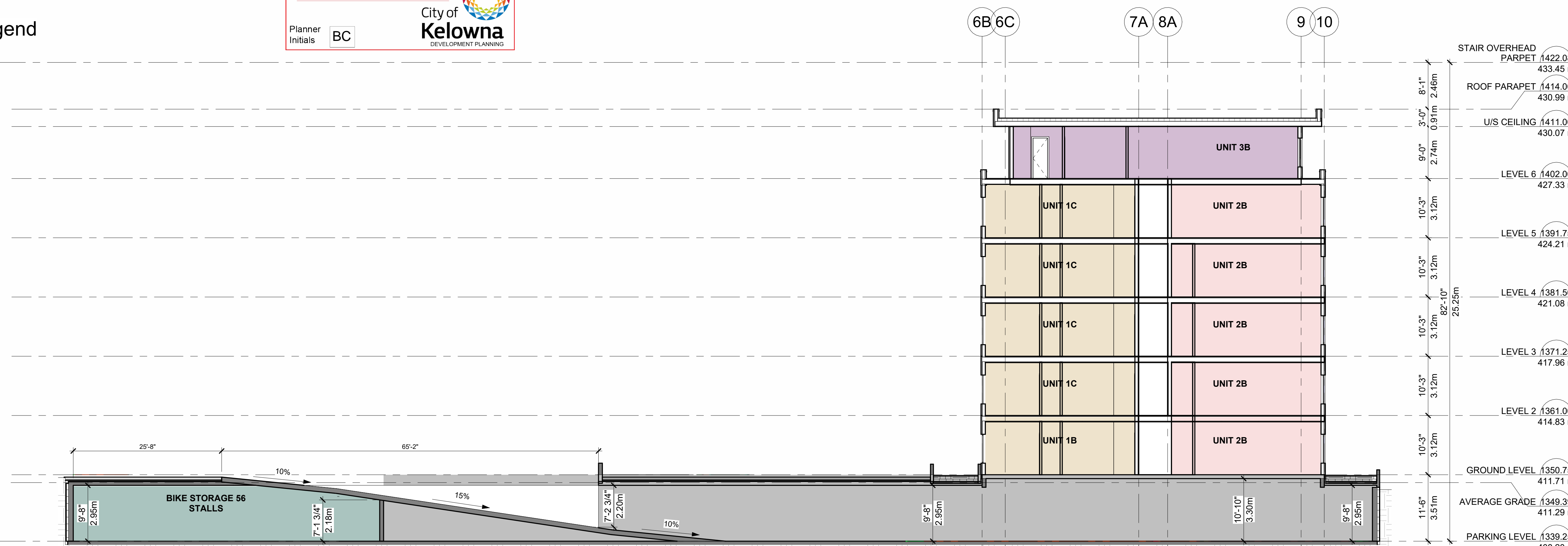
DRAWING NO.:

A4.1

REVISION No.:

Unit Type Legend

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- PARKING
- STORAGE



1 LONG SECTION
1" = 10'-0"

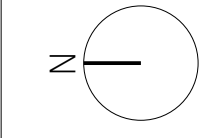
SCHEDULE B
This forms part of application
DP23-0140

Planner Initials **BC**

2 RAMP SECTION
1" = 10'-0"



SCHEDULE C
 This forms part of application # DP23-0140
 Planner Initials **BC**
 City of Kelowna DEVELOPMENT PLANNING



PROJECT TITLE
465 DOUGAL ROAD NORTH
 Kelowna, BC
 DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

| | | |
|---|----------|--------------|
| 1 | 23.06.27 | Review |
| 2 | 23.07.06 | Issue for DP |
| 3 | | |
| 4 | | |
| 5 | | |

PROJECT NO 22-0343
 DESIGN BY AM
 DRAWN BY GS
 CHECKED BY FB
 DATE June 27th, 2023
 SCALE 1:150
 PAGE SIZE 24" x 36"

SEAL



DRAWING NUMBER

LS-101

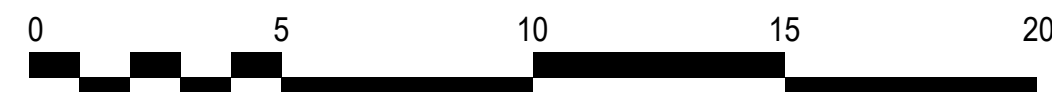
NOT FOR CONSTRUCTION
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LANDSCAPE NOTES

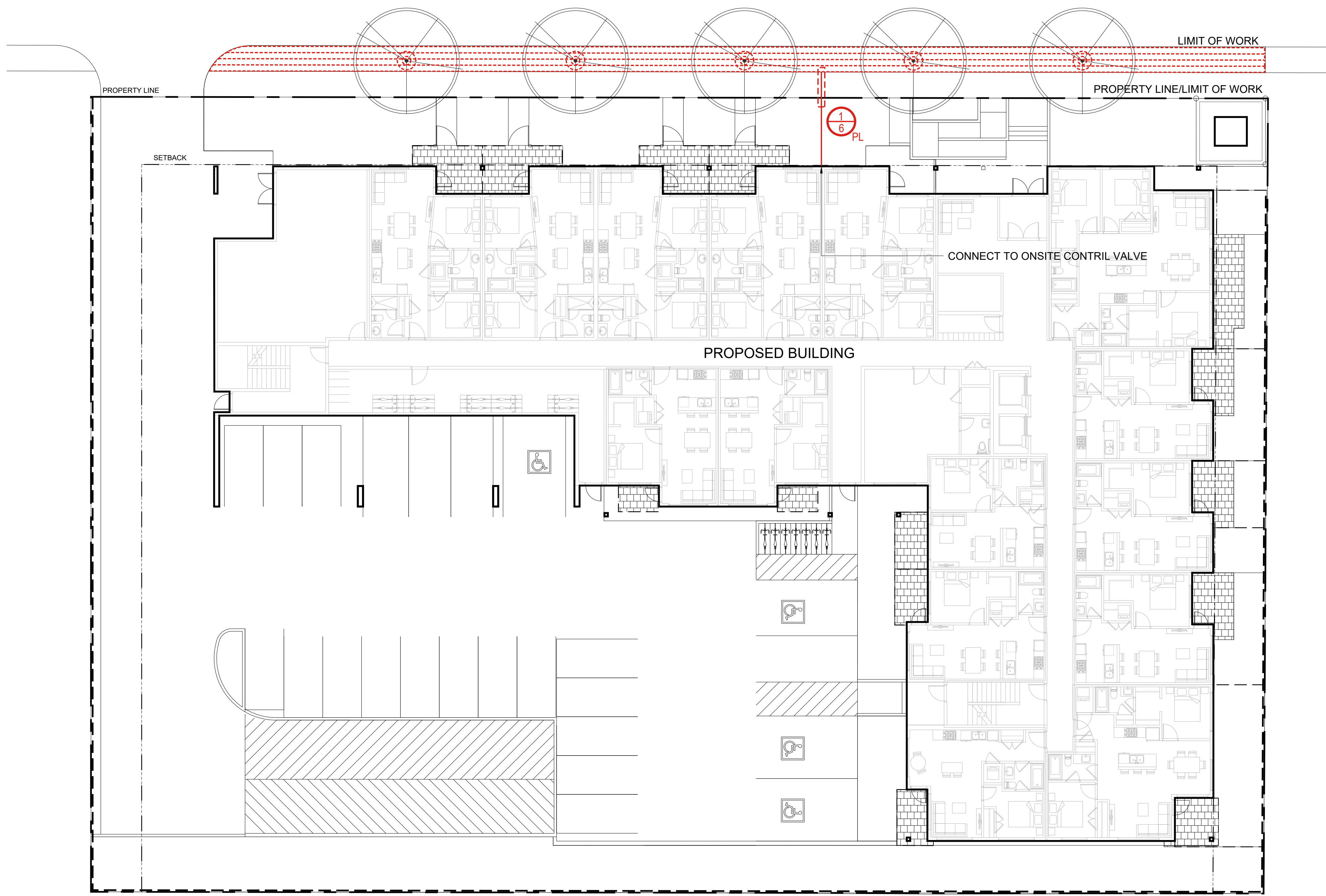
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT. SMALL TREE BEDS TO RECEIVE 1500mm DEPTH TOPSOIL PLACEMENT TO ACHIEVE SOIL VOLUME PER TREE REQUIREMENTS.
5. TURF AREA FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
7. SOIL CELLS WITH FULL DEPTH GROWING MEDIUM UNDER ALL HARDSCAPE AND CRUSHER FINES PAVING IN SETBACK.

PLANT LIST

| BOTANICAL NAME | COMMON NAME | QTY | SIZE/SPACING & REMARKS |
|---|---------------------------------|-----|------------------------------|
| TREES | | | |
| CERCIDIPHYLLUM JAPONICUM | KATSURA TREE | 3 | 5cm CAL. |
| AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' | AUTUMN BRILLIANCE SERVICEBERRY | 4 | 3cm CAL. |
| CARPINUS CAROLINIANA | AMERICAN HORNBEAM | 4 | 4cm CAL. |
| SHRUBS | | | |
| ARCTOSTAPHYLOS UVA-URSI | KINKKINICK | 50 | #02 CONT. /0.6M O.C. SPACING |
| BUXUS 'GREEN VELVET' | GREEN VELVET BOXWOOD | 38 | #02 CONT. /1.2M O.C. SPACING |
| MAHONIA AQUIFOLIUM | OREGON GRAPE HOLLY | 15 | #02 CONT. /1.3M O.C. SPACING |
| ROSA 'RADCON' | RAINBOW KNOCKOUT ROSE | 20 | #02 CONT. /1.0M O.C. SPACING |
| SYRINGA 'PABLIN' DWARF KOREAN LILAC (TG) | TOP GRAFTED KOREAN LILAC | 3 | #02 CONT. /1.0M O.C. SPACING |
| TAXUS MEDIA 'AUTONI' | TAUTON YEW | 33 | #02 CONT. /1.0M O.C. SPACING |
| VIBURNUM TRELOBUM 'COMPACTUM' | COMPACT CRANBERRY | 19 | #02 CONT. /1.5M O.C. SPACING |
| PERENNIALS, GRASSES & GROUNDCOVERS | | | |
| ACHILLEA MILLEFOLIUM 'TERRACOTTA' | TERRACOTTA 'YARROW | 29 | #01 CONT. /0.6M O.C. SPACING |
| ATHYRIUM FILIX-FEMINA 'LADY IN RED' | LADY IN RED FERN | 31 | #01 CONT. /0.9M O.C. SPACING |
| CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | KARL FOESTER FEATHER REED GRASS | 12 | #01 CONT. /1.0M O.C. SPACING |
| ECHINACEA PURPUREA 'SOLAR FLARE' | SOLAR FLARE CONEFLOWER | 35 | #01 CONT. /0.6M O.C. SPACING |
| GOLDSTURM CONEFLOWER | GOLDSTURM CONEFLOWER | 35 | #01 CONT. /0.6M O.C. SPACING |
| RUBICKIA FULGIDA 'GOLDSTURM' | AUTUMN JOY STONECROP | 35 | #01 CONT. /0.6M O.C. SPACING |
| SEDUM SPECTABILE 'AUTUMN JOY' | PRAIRIE DROPSIDE | 12 | #01 CONT. /1.0M O.C. SPACING |
| SPOROBOLUS HETEROLEPIS | FOAMFLOWER | 35 | #01 CONT. /0.6M O.C. SPACING |
| TARELLA CORDIFOLIA | | | |



DOUGALL ROAD NORTH



IRRIGATION LEGEND

- SUBSURFACE DRIP SYSTEM FOR PLANTING AREAS; NETAFIM TECHLINE CV, 0.4 GPH, 0.45m EMITTER SPACING & 0.45m +/- LATERAL SPACING. SUPPLY & FLUSH MANIFOLDS TO BE 1" CLASS 200 PVC.
- FLUSH VALVE; 3/4" SCHEDULE 40 PVC BALL VALVE
- VALVE NUMBER
GALLONS PER MINUTE (GPM)
LANDSCAPE TYPE (TU-TURF AREA, PL-PLANTING AREA)
- LATERAL LINE; CLASS 200 PVC PIPE, 1" UNLESS NOTED
- IRRIGATION SLEEVE; SCHEDULE 40 PVC, 3" MIN. OR TWICE THE DIA. OF PIPE CONTAINED. INSTALL IRRIGATION WIRING IN SEPARATE 2" ELECTRICAL CONDUIT. EXTEND SLEEVE 0.3m PAST EDGE OF HARD SURFACE.

IRRIGATION ZONE CHART

| ZONE # | VALVE SIZE | LANDSCAPE TYPE | PRODUCT TYPE | APPLICATION RATE | OPERATING PRESSURE | ZONE FLOW | OPERATING TIME |
|--------|------------|----------------|--------------|------------------|--------------------|-----------|-----------------------|
| 1 | 1" | PLANTING AREA | DRIP | 7.4mm/hr | 40 PSI | 6 GPM | 45 MINS / 2X PER WEEK |

*CALCULATED FOR OFFSITE PRORION ONLY
 *OPERATING TIMES ARE SHOWN AS A BASE THEORETICAL SCHEDULE ONLY. BASED ON EVERY DAY WATERING IN JULY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SETTING THE IRRIGATION SCHEDULE TO ENSURE THAT PLANT MATERIAL RECEIVES ADEQUATE WATERING.

TOTAL RUNTIME PER WEEK = 45 MINS / WEEK (3.5 HRS)

IRRIGATION NOTES

1. SPECIFICATIONS: ALL SPECIFIED WORK TO MEET THE PROJECT SPECIFICATIONS, AND ALL STANDARDS OR SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD, PUBLISHED JOINTLY BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA).
2. VERIFICATION: SYSTEM DESIGN IS BASED ON (10) G.P.M. & (75) P.S.I. AVAILABLE AT THE POINT OF CONNECTION. VERIFY SAME AND NOTIFY THE OWNER'S REPRESENTATIVE IF SUCH DATA ADVERSELY AFFECTS THE OPERATION OF THE SYSTEM. SUCH NOTICE SHALL BE MADE IN WRITING AND PRIOR TO COMMENCING IRRIGATION WORK.
3. UTILITIES: VERIFY LOCATION OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
4. SCHEMATIC: SYSTEM FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND VALVES IN COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING AREAS WHENEVER POSSIBLE.
5. WATER SERVICE LINE: EXISTING.
6. ELECTRICAL SERVICE: BY OTHERS, REFER ELECTRICAL DWGS.
7. SLEEVING: ABSOLUTELY SIZE ALL SLEEVES SHOWN ON PLAN. SLEEVES SHALL BE INSTALLED AT THE NECESSARY DEPTHS PRIOR TO PAVEMENT CONSTRUCTION. SLEEVING SHALL EXTEND 300MM FROM EDGE OF PAVING INTO LAWN OR PLANTING AREA, AND SHALL HAVE ENDS CLEARLY MARKED ABOVE GRADE UNLESS OTHERWISE SHOWN.
8. GRAPHIC CLARITY: MAIN LINE & IRRIGATION COMPONENTS SHOW ON PLAN FOR GRAPHIC CLARITY. CONTRACTOR TO VERIFY ALL MATERIALS IN THE FIELD. VALVE BOXES TO BE LOCATED IN PLANTING AREAS.
9. TESTS AND INSPECTIONS: AT VARIOUS MILESTONES DURING CONSTRUCTION, INSPECTION AND TESTING OF COMPONENTS WILL BE REQUIRED TO ENSURE PERFORMANCE OF IRRIGATION SYSTEM MEETS EXPECTED STANDARDS. PROVIDE EQUIPMENT AND PERSONNEL NECESSARY FOR PERFORMANCE OF INSPECTIONS AND TESTS. CONDUCT ALL INSPECTIONS AND TESTS IN THE PRESENCE OF THE CONTRACT ADMINISTRATOR. KEEP WORK UNCOVERED AND ACCESSIBLE UNTIL SUCCESSFUL COMPLETION OF INSPECTION OR TEST.
10. COMPONENTS: ALL INTERIOR POINT OF CONNECTION COMPONENTS TO BE BRASS.

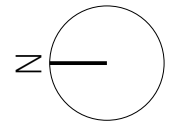
ecora
 200-2045 Enterprise Way
 Kelowna, BC V1Y 9T5
 T (250) 469-9757
 www.ecora.ca

SCHEDULE C

This forms part of application # DP23-0140

Planner Initials **BC**

City of Kelowna
DEVELOPMENT PLANNING



PROJECT TITLE
465 DOUGAL ROAD NORTH
 Kelowna, BC

DRAWING TITLE

OFFSITE IRRIGATION PLAN

ISSUED FOR / REVISION

| | | |
|---|----------|--------------|
| 1 | 23.06.27 | Review |
| 2 | 23.07.06 | Issue for DP |
| 3 | | |
| 4 | | |
| 5 | | |

PROJECT NO: 22-0343
 DESIGN BY: AM
 DRAWN BY: GS
 CHECKED BY: FB
 DATE: June 27th, 2023
 SCALE: 1:150
 PAGE SIZE: 24" x 36"

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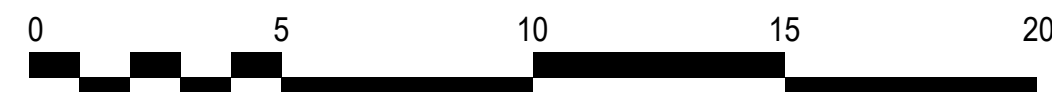


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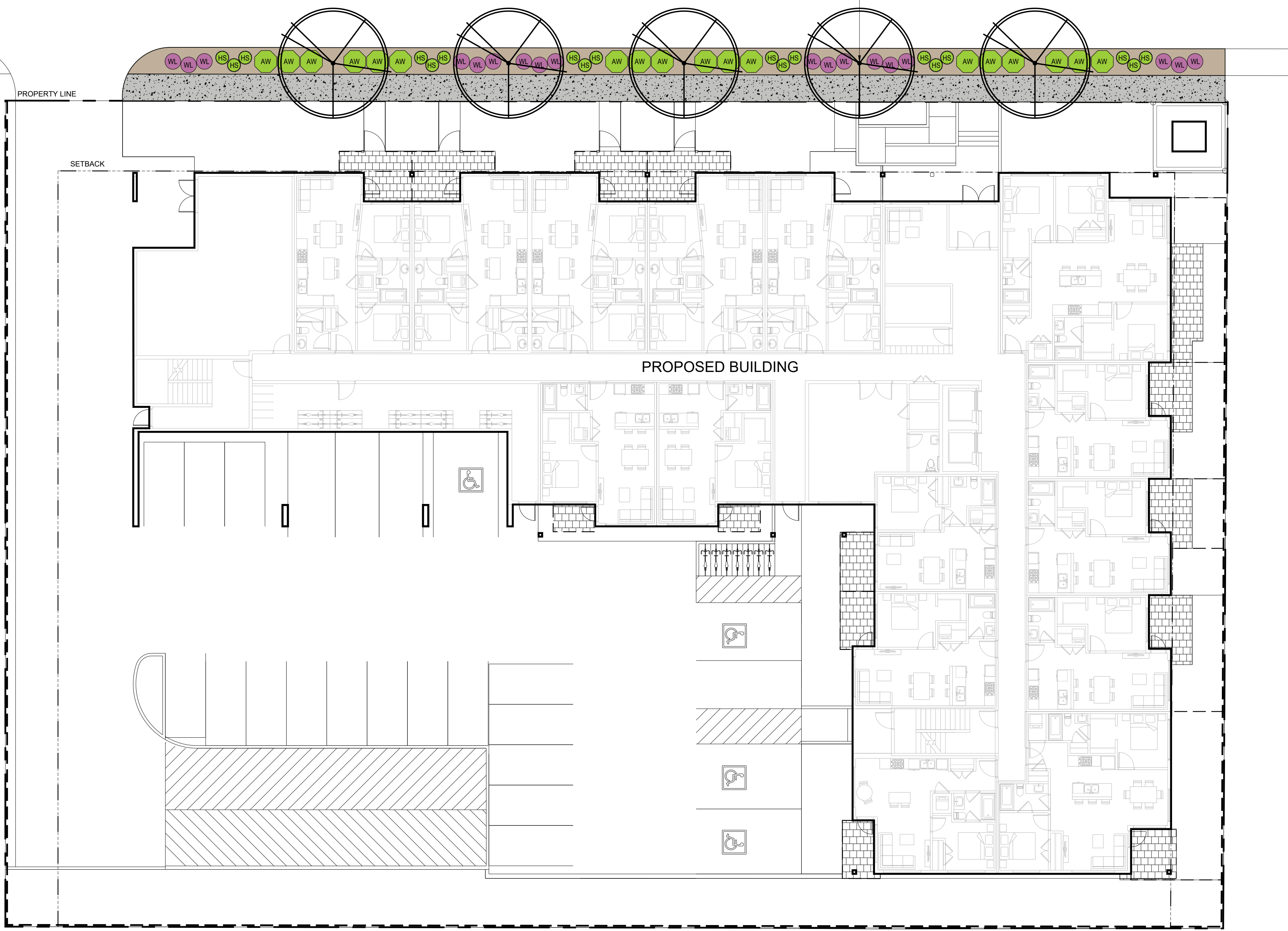
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DOUGALL ROAD NORTH

5 - ATR



PLANT LIST

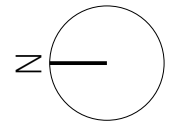
| KEY | BOTANICAL NAME | COMMON NAME | QTY | SIZE/SPACING & REMARKS |
|---|--------------------------------------|------------------------|-----|-------------------------------|
| TREES | | | | |
| ATR | ACER TRUNCATUM X A PLAT. 'JFS-KW187' | URBAN SUNSET MAPLE | 5 | 5cm CAL. |
| SHRUBS | | | | |
| AW | SPIRAEA APONICA 'ANTHONY WATERER' | ANTHONY WATERER SPIREA | 18 | #02 CONT. @ 0.6M O.C. SPACING |
| PERENNIALS, GRASSES & GROUNDCOVERS | | | | |
| WL | NEPETA RACEMOSA 'WALKERS LOW' | CATMINT WALKERS LOW | 18 | #01 CONT. @ 0.6M O.C. SPACING |
| HS | HELICOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 18 | #01 CONT. @ 0.6M O.C. SPACING |

LANDSCAPE NOTES

- SPECIFICATIONS**
ALL WORK TO MEET PROJECT SPECIFICATIONS & CITY OF KELOWNA BYLAW 7900, SUBDIVISION BYLAW, SCHEDULE 5, AND ALL STANDARDS OR SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD, PUBLISHED JOINTLY BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA).
- DIMENSIONS**
ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
- INSPECTIONS**
THE CONTRACTOR IS RESPONSIBLE TO GIVE THE SITE INSPECTOR 48 HOURS NOTICE BEFORE ALL REQUIRED INSPECTIONS.
- LIMIT OF WORK**
ALL WORK OF THE CONTRACTOR SHALL BE WITHIN THE LIMIT OF WORK/ PROPERTY LINE SHOWN ON THE DRAWING. THE CONTRACTOR SHALL VERIFY THE LIMIT OF WORK ON SITE WITH THE SITE INSPECTOR PRIOR TO CONSTRUCTION.
- DESIGN INTENT**
THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR ARCHITECTURAL DETAILS.
- CONTRACTOR'S JOB SITE CONDITIONS**
CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- COMPOSITE BASE SHEET**
THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS ARE SUPERIMPOSED ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM THE TOPOGRAPHIC SURVEY, OTHER ARCHITECTURAL AND/OR ENGINEERING DOCUMENTS, AND OTHER DATA AS MADE AVAILABLE TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS, OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED AS AN AID ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME. ARCHITECT.
- UTILITIES**
PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. MOST UTILITY COMPANIES ARE MEMBERS OF THE UNDERGROUND SERVICE ALERT CALL BEFORE YOU DIG PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER (800) 474-6886. EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING SURFACE.
THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATION, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE CONSULTANT CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- SLEEVING**
REFER TO IRRIGATION PLAN FOR REQUIREMENTS OF SLEEVING UNDER PAVING.
- PROJECT STAKING**
ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD FOR REVIEW BY THE OWNER'S INSPECTOR PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS.
- GRADING AND DRAINAGE**
ALL PROPOSED PAVING AND TURF AREAS SHALL SMOOTHLY CONFORM TO EXISTING ADJACENT FEATURES. PROVIDE POSITIVE DRAINAGE ON ALL PAVING AND THROUGHOUT ALL TURF & PLANTING AREAS.
- CONTROL JOINTS**
CONTROL JOINTS WITHIN CONCRETE PAVING ARE TO BE SPACED AS FOLLOWS: SCORE JOINTS ARE TO BE A MAXIMUM OF 3.0m APART & EXPANSION JOINTS ARE TO BE A MAXIMUM OF 8.0m APART.
- GROWING MEDIUM PLACEMENT**
GROWING MEDIUM SHALL BE PLACED AT 150mm MIN. DEPTH IN ALL TURF AREAS, AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED. CONTRACTOR TO IMPORT GROWING MEDIUM OR SCREEN, AMEND & PLACE STOCKPILED ON-SITE TOPSOIL. GROWING MEDIUM TO MEET PROPERTIES FOR TREE PITS & LOW TRAFFIC LAWN AREAS, AS PER TABLE 2 IN THE CITY OF KELOWNA'S SUPPLEMENTAL TOPSOIL & FINISH GRADING SPECIFICATIONS.
- BACKFILL**
EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE.
- ROOT BARRIER**
SHALL BE 40mm DEEP, AVAILABLE FROM DEEP ROOT OR APPROVED EQUAL. INSTALL IN 6.0m TYP. LENGTHS, AS SHOWN ON THE DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

ecora
200-2045 Enterprise Way
Kelowna, BC V1Y 9T5
T (250) 469-9757
www.ecora.ca

SCHEDULE C
This forms part of application # DP23-0140
City of Kelowna DEVELOPMENT PLANNING
Planner Initials BC



PROJECT TITLE
465 DOUGALL ROAD NORTH
Kelowna, BC

DRAWING TITLE
OFFSITE LANDSCAPE PLAN

ISSUED FOR / REVISION

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|---|----------|--------------|
| 1 | 23.06.27 | Review |
| 2 | 23.07.06 | Issue for DP |
| 3 | | |
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PROJECT NO 22-0343
DESIGN BY AM
DRAWN BY GS
CHECKED BY FB
DATE June 27th, 2023
SCALE 1:150
PAGE SIZE 24" x 36"

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DRAWING NUMBER

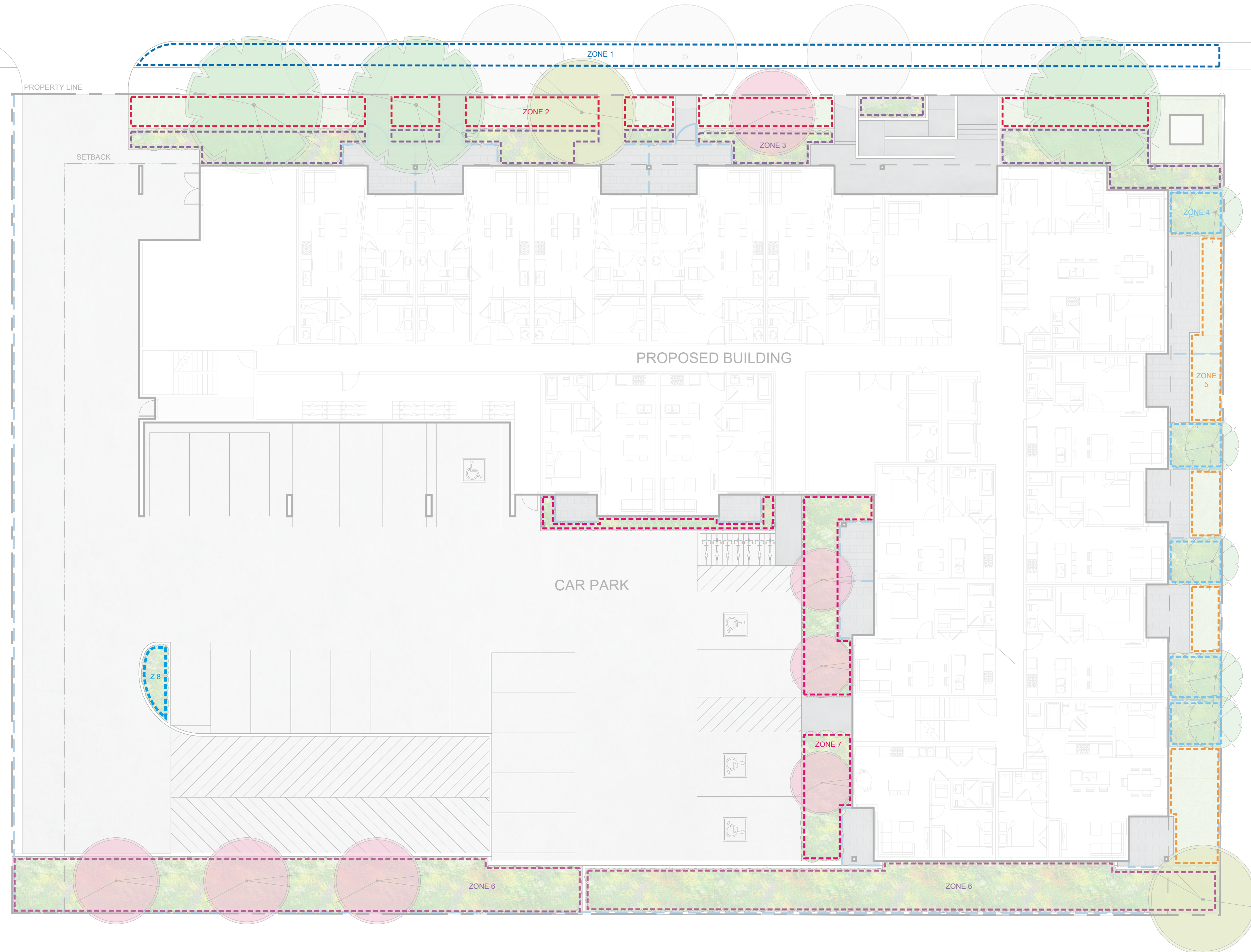
LS-102

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DOUGALL ROAD NORTH



WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 253 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 213 cu.m. / year
 WATER BALANCE = 40 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 84sq.m.
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 31 cu.m.
- ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 86 sq.m.
 MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY BUILDING AND TREES
 ESTIMATED ANNUAL WATER USE: 24 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 87 sq.m.
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 42 cu.m.
- ZONE #4: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 34 sq.m.
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDINGS
 ESTIMATED ANNUAL WATER USE: 29 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 52 sq.m.
 MICROCLIMATE: SOUTH WEST EXPOSURE, PARTIALLY SHADED BY BUILDING AND TREES
 ESTIMATED ANNUAL WATER USE: 45 cu.m.
- ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 202 sq.m.
 MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 115 cu.m.
- ZONE #7: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 63 sq.m.
 MICROCLIMATE: SOUTH WEST EXPOSURE, PARTIALLY SHADED BY BUILDING AND TREES
 ESTIMATED ANNUAL WATER USE: 36 cu.m.
- ZONE #8: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 66sq.m.
 MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
 ESTIMATED ANNUAL WATER USE: 6 cu.m.

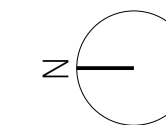
IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7* (MONTH (KELOWNA, JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

SCHEDULE C

This forms part of application
 # DP23-0140

Planner Initials **BC**



PROJECT TITLE
465 DOUGAL ROAD NORTH
 Kelowna, BC

DRAWING TITLE
WATER CONSERVATION PLAN

| ISSUED FOR / REVISION | | |
|-----------------------|----------|--------------|
| 1 | 23.06.27 | Review |
| 2 | 23.07.06 | Issue for DP |
| 3 | | |
| 4 | | |
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| PROJECT NO | 22-0343 |
| DESIGN BY | AM |
| DRAWN BY | GS |
| CHECKED BY | FB |
| DATE | June 27th, 2023 |
| SCALE | 1:150 |
| PAGE SIZE | 24" x 36" |

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DRAWING NUMBER

LS-103

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City of
Kelowna

DP23-0140
465-495 Dougall Rd N

Development Permit

Purpose

- ▶ To issue a Development Permit for the form and character of apartment housing

Development Process

July 11, 2023

Development Application Submitted



Staff Review & Circulation



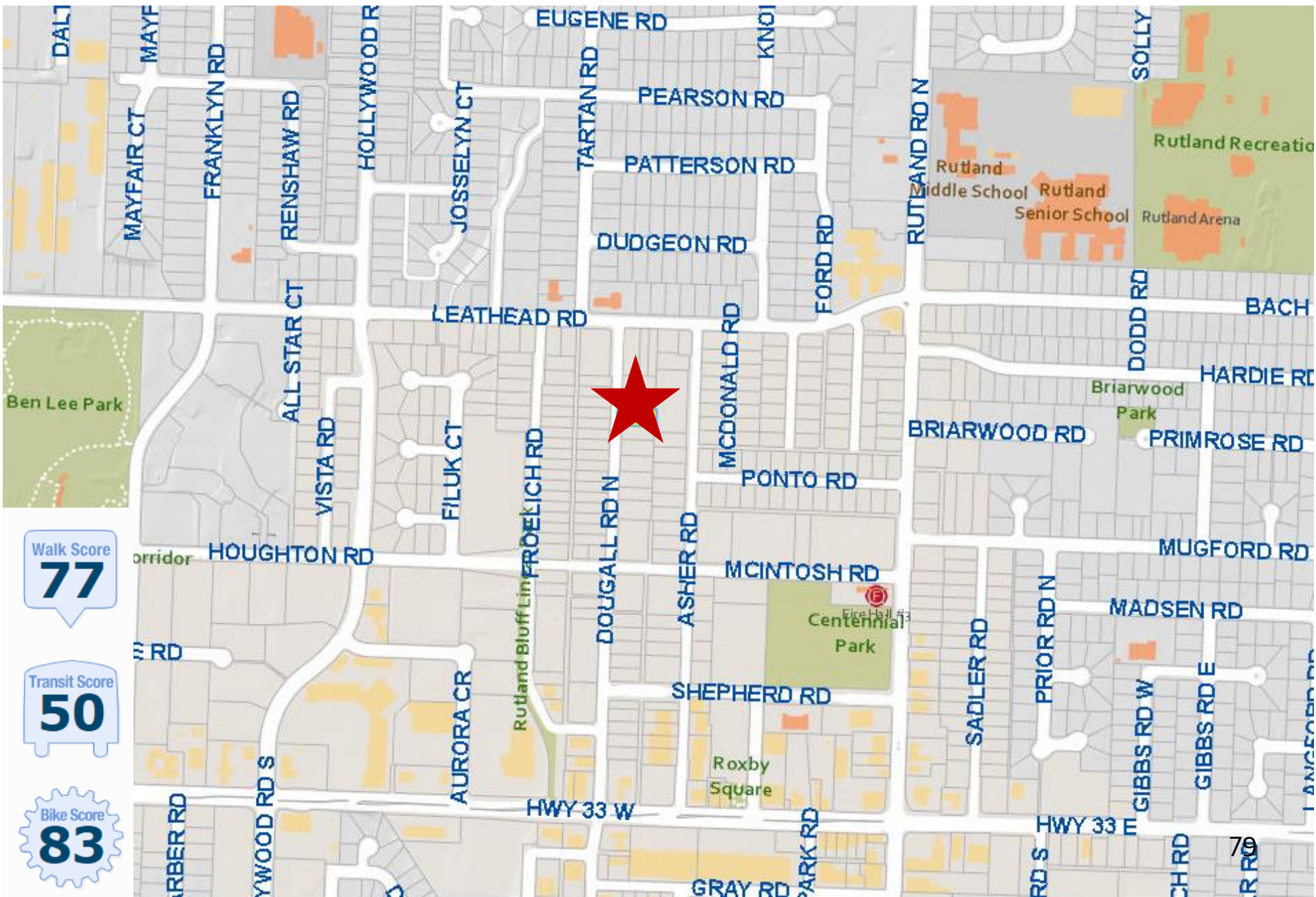
Dec 4, 2023

Council Consideration of Development Permit

Council
Approvals

Building Permit

Context Map



Walk Score
77

Transit Score
50

Bike Score
83

Technical Details

- ▶ 6-storey apartment building
- ▶ Public Amenity & Streetscape Capital Reserve Fund – bonus density & height
 - ▶ 105 units – 15 ground oriented
 - ▶ 55 One Bedroom
 - ▶ 40 Two Bedroom
 - ▶ 4 Two Bedroom + Den
 - ▶ 6 Three Bedroom
 - ▶ 112 Parking Stalls*
 - ▶ Cash-in-lieu for 3 stalls
 - ▶ 96 Bicycle Parking Stalls
 - ▶ 9 Trees

Elevation – West



Elevation – East



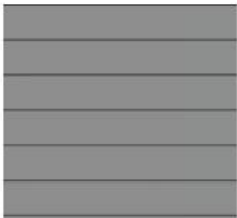
Elevation – North



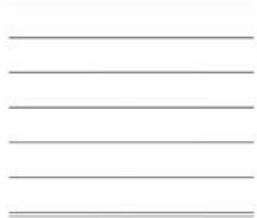
Elevation – South



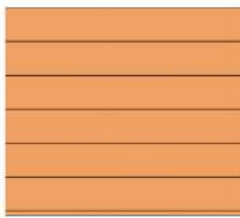
Materials Board



1. FIBRE CEMENT SIDING - LIGHT GREY



2. FIBRE CEMENT SIDING - WHITE



3. FIBRE CEMENT SIDING - CEDAR (WOOD GRAIN)



4. FIBRE CEMENT PANEL - WHITE



5. FIBRE CEMENT PANEL - LIGHT GREY



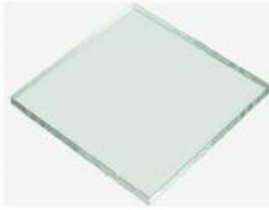
6. FIBRE CEMENT PANEL - CEDAR



7. BRICK VENEER - GREY



8. ALUMINUM SOFFIT - WOOD GRAIN



9. THERMALLY BROKEN, DOUBLE GLAZED WINDOW - CLEAR



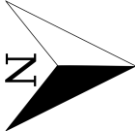
10. CLEAR TEMPERED GLASS GUARD RAILING



11. PRE-FINISHED METAL FLASHING - DARK GREY

Landscape Plan

Dougall Rd N



Rendering – West



Dougall Rd N

Rendering – East



OCP Design Guidelines

- ▶ Ground oriented units with individual entrances
- ▶ Integrated, consistent range of materials
- ▶ Off-street parking, garbage, utilities, parkade access away from public view
- ▶ Range of architectural features and details
- ▶ Landscaping material that soften development
- ▶ Shared rooftop and indoor amenity spaces

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Generally meets OCP Design Guidelines
 - ▶ No variances

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: December 4, 2023
To: Council
From: City Manager
Address: 439 West Ave
File No.: DP23-0196
Zone: UC5 – Padosy Urban Centre

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP23-0196 for LOT 9 BLOCK 1 DISTRICT LOT 14 ODYD PLAN 4743, located at 439 West Ave, Kelowna, BC subject to the following:

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

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

2.0 Purpose

To issue a Development Permit for the form and character of a Child Care Centre, Major.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a Child Care Centre, Major. The proposal conforms to the Official Community Plans (OCP) Form and Character Development Permit Guidelines and desire to see Child Care Centres in Urban Centres. Key guidelines that are met include:

- Incorporating a range of materials and colours.
- Facilitating the development of child care spaces in Urban Centres that are accessible, affordable, and inclusive spaces that meet the needs of the community.
- Developing spaces that foster health, social connections, and an appreciation for the natural environment.
- Encouraging a variety of park interfaces with different land uses to activate and provide character to parks throughout the City.

The project meets all Zoning Bylaw regulations. The site is oriented with the children's play area at the south portion of the property facing Abbott Park with the parking located on the north of the property facing West

Ave. The site layout allows for children and workers at the child care centre to safely access Abbott Park, as the lane is not easily accessible for vehicles as there is no turnaround.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located mid-block on West Ave between Abbott Street and Pandosy Street within the Pandosy Urban Centre. All the properties to the north, east and west are designated Urban Centre, and the property to the South is designated Park and Open Space. The properties to the north, and east are apartment buildings, and to the west are single dwelling homes. The height map designates this area as six storeys. Although the site allows for greater height and density, Staff are supportive of the proposal as it provides a needed service in our Urban Centres and acts as an appropriate transition to the newer single dwelling houses to the west. Public transit stops are located in close proximity along Pandosy Street.

5.0 Zoning Bylaw Regulations Summary

| AREA & UNIT STATISTICS | |
|------------------------|------------------------|
| Gross Lot Area | 1,003.4 m ² |
| Net Floor Area | 313.5 m ² |

| DEVELOPMENT REGULATIONS | | |
|--|---------------|---------------|
| CRITERIA | UC5 ZONE | PROPOSAL |
| Total Maximum Floor Area Ratio | | |
| Base FAR | 1.8 | 0.32 |
| Max. Site Coverage (buildings) | 85 % | 31.2 % |
| Max. Site Coverage (buildings, parking, driveways) | 90 % | 66.8 % |
| Max. Height | 22.0 m | 3.96 m |
| Setbacks | | |
| Min. Front Yard (north) | 3.0 m | 18.95 m |
| Min. Side Yard (east) | 0.0 m | 0.01 m |
| Min. Side Yard (west) | 0.0 m | 2.01 m |
| Min. Rear Yard (south) | 0.0 m | 10.31 m |
| Landscaping | | |
| Min. Number of Trees | 2 trees | 2 trees |
| Min. Large Trees | 1 tree | 2 trees |

| PARKING REGULATIONS | | |
|---------------------------------------|------------------------------------|--------------------------|
| CRITERIA | UC5 ZONE REQUIREMENTS | PROPOSAL |
| Total Required Vehicle Parking | 4 stalls | 10 stalls |
| Ratio of Regular to Small Stalls | Min. 50% Regular Max. 50% Small | 60% Regular 40% Small |
| Min. Loading Stalls | 0 stalls | 0 stalls |
| Bicycle Stalls Short-Term | 1 stall | 2 stalls |
| Bicycle Stalls Long-Term | 1 stall | 2 stalls |

6.o Application Chronology

Application Accepted: October 27, 2023

Report prepared by: Alissa Cook, Planner I
Reviewed by: Lydia Korolchuk, Acting Planning Supervisor
Reviewed by: Jocelyn Black, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

- Attachment A: Draft Development Permit DP23-0196
 - Schedule A: Site Plan & Floor Plans
 - Schedule B: Elevations
 - Schedule C: Landscape Plan
- Attachment B: OCP Form and Character Development Permit Guidelines
- Attachment C: Applicants Letter of Rationale

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.

Development Permit

DP23-0196



This permit relates to land in the City of Kelowna municipally known as

439 West Ave

and legally known as

LOT 9 BLOCK 1 DISTRICT LOT 14 ODYD PLAN 4743

and permits the land to be used for the following development:

Child Care Centre, Major

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Approval: December 4, 2023

Development Permit Area: Form and Character

Existing Zone: UC5 – Pandosy Urban Centre

Future Land Use Designation: Urban Centre

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner’s authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Simple Pursuits INC., INC.NO. BC1206854

Applicant: Shane Worman

Jocelyn Black
Urban Planning Manager
Planning & Development Services

Date of Issuance

ATTACHMENT A

This forms part of application
DP23-0196

Planner Initials **AC**



City of Kelowna
DEVELOPMENT PLANNING

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP23-0196 for LOT 9 BLOCK 1 DISTRICT LOT 14 ODYD PLAN 4743 located at 439 West Ave, Kelowna, BC, subject to the following:

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

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$42,657.19**


Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

| | |
|--|----|
| ATTACHMENT | A |
| This forms part of application # DP23-0196 | |
| Planner Initials | AC |
|  City of Kelowna DEVELOPMENT PLANNING | |

The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the

Landscape Agreement or their designates.

ATTACHMENT A

This forms part of application
DP23-0196

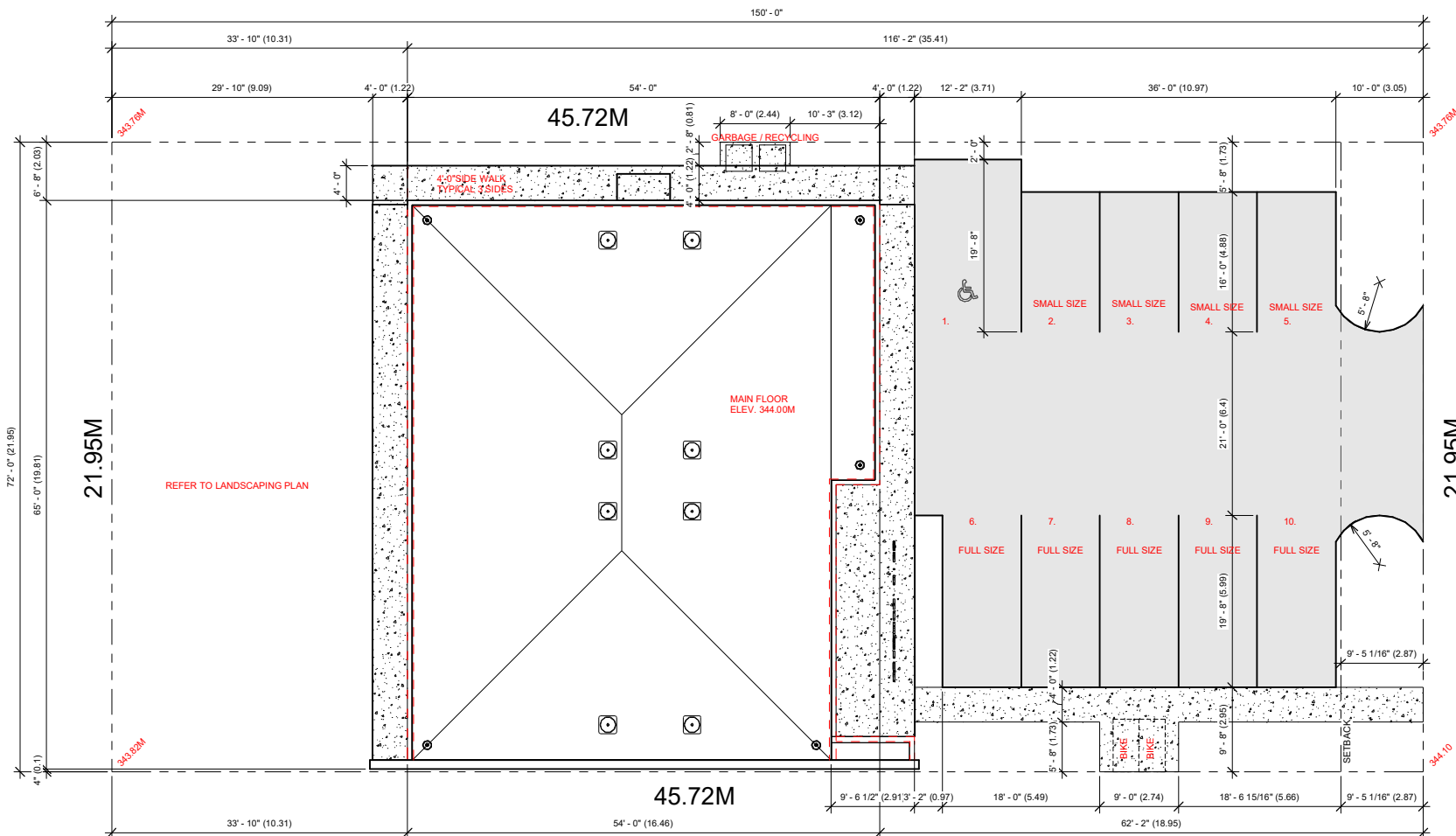
Planner Initials

City of **Kelowna**
DEVELOPMENT PLANNING



DRAFT

LANE



WEST AVE

| SITE INFORMATION | | |
|--|---|---------------------|
| GENERAL ZONING AND SITE INFORMATION | | |
| - CIVIC ADDRESS: | 439 WEST AVE | |
| - LEGAL: | PLAN KAP 4743, LOT 9 | |
| - ZONE: | UC5 | |
| - AUTHORITY: | CITY OF KELOWNA | |
| - TOTAL LOT AREA: | 10,800m ² [1,003.4m ²] | |
| - MAX. SITE COVERAGE OF BUILDINGS: | 85% | |
| - MAX. SITE COVERAGE OF BUILDINGS, STRUCTURES, AND IMPERMEABLE SURFACES: | 90% | |
| SITE CONSTRAINTS | | |
| | PERMITTED | PROPOSED |
| - FRONT YARD SETBACK: | 3.0m | 18.95m |
| - REAR YARD SETBACK: | 0.0m | 10.31m |
| - SIDE YARD SETBACK: | 0.0m | 0.01m |
| - SIDE YARD SETBACK: | 0.0m | 2.01m |
| - MAX. HEIGHT: | 22.0m | 3.96m |
| - MAX. HEIGH FOR BUILDINGS | 6 STOREYS | 1 STOREY |
| - FAR 1.8 (1,003.4M2) | 1,806.1m ² | 313.5m ² |
| SITE COVERAGE | | |
| + BUILDING: | 3,385 ² [314.5m ²] (31.2%) | |
| + SIDEWALK: | 893m ² [83.0m ²] | |
| + PATIO AREA: | 2,939m ² [273.0m ²] | |
| = TOTAL SITE COVERAGE: | 7,217m ² [670.5%] | (66.8%) |
| PARKING | | |
| | PERMITTED | PROPOSED |
| - 10 SPACES PER 11 CHILDREN | | |
| - 48 CHILDREN | 4 | 10 |
| BICYCLE PARKING | | |
| - 2 PER 100M ² (314.5 M ²) = 1 SPACE | | |
| - 4 PER 100M ² (314.5 M ²) = 1 SPACE | | |
| - 2 AT FRONT DOOR | | |

SCHEDULE A

This forms part of application # DP23-0196

Planner Initials **AC**

| Issue Schedule | | |
|----------------|------------------|-----------------|
| Issue Number | Description | Date (dd.mm.yy) |
| 1 | ISSUE FOR REVIEW | 5.10.23 |
| 2 | ISSUE FOR DP | 10.10.23 |
| 3 | REVD FOR DIM. | 16.11.23 |

Worman Commercial Inc.
401-590 KLO Rd
Kelowna, BC V1Y 7S2
250-575-2347

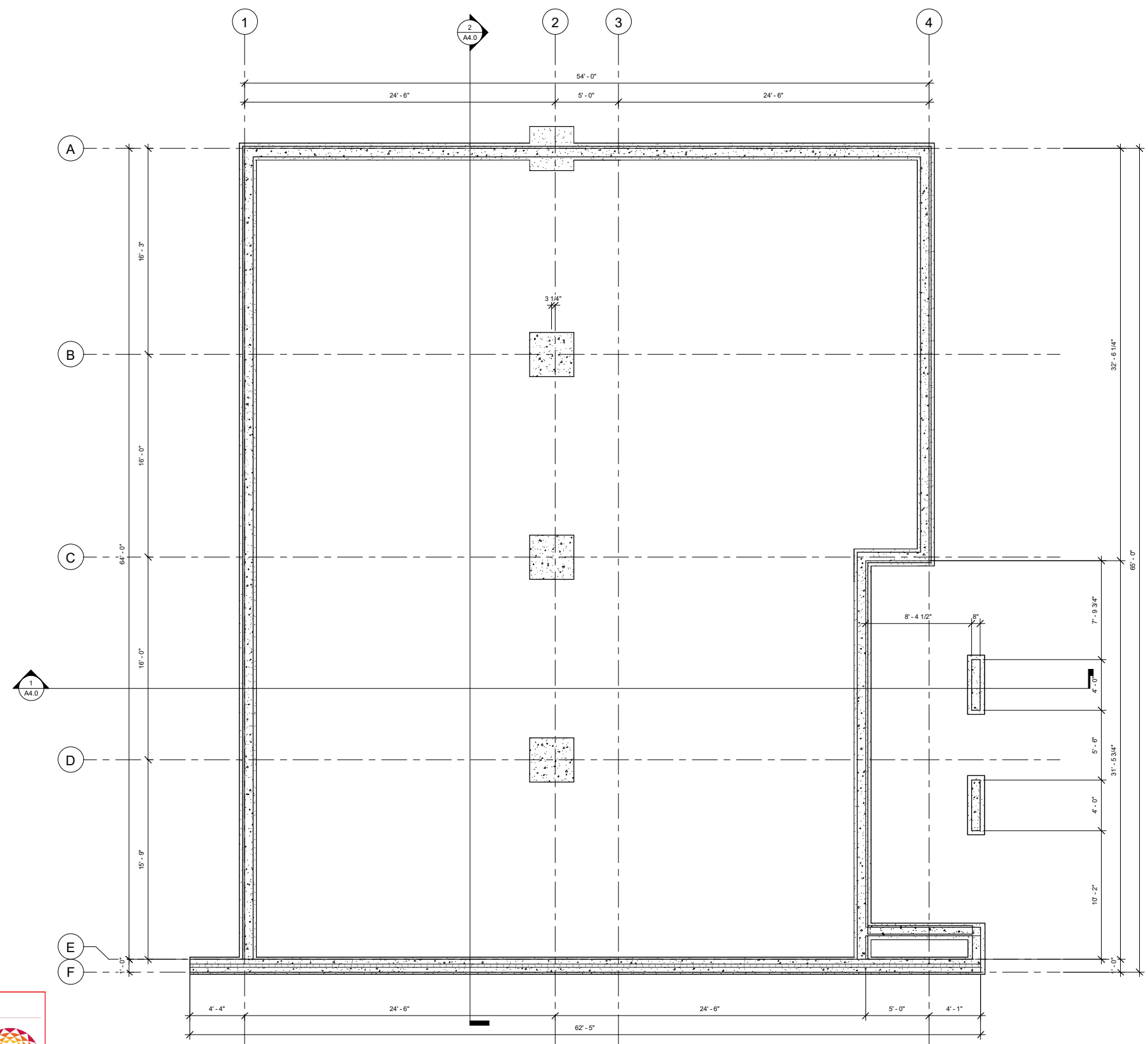
PROPOSED COMMERCIAL BUILDING
439 WEST AVE
KELOWNA, BC

SITE PLAN

SCALE:
AS NOTED

| | |
|-------------------|----------------------|
| DRAWN BY: MAC | CHECKED BY: MAC |
| DATE: 16.11.23 | PROJECT: 2023-005 |

A1.0



| Issue Schedule | | |
|----------------|------------------|-----------------|
| Issue Number | Description | Date (dd.mm.yy) |
| 1 | ISSUE FOR REVIEW | 5.10.23 |
| 2 | ISSUE FOR DP | 10.10.23 |

Worman Commercial Inc.
 401-590 KLO Rd
 Kelowna, BC V1Y 7S2
 250-575-2347

PROPOSED COMMERCIAL BUILDING
 439 WEST AVE
 KELOWNA, BC

FOUNDATION PLANS

SCALE:
 AS NOTED

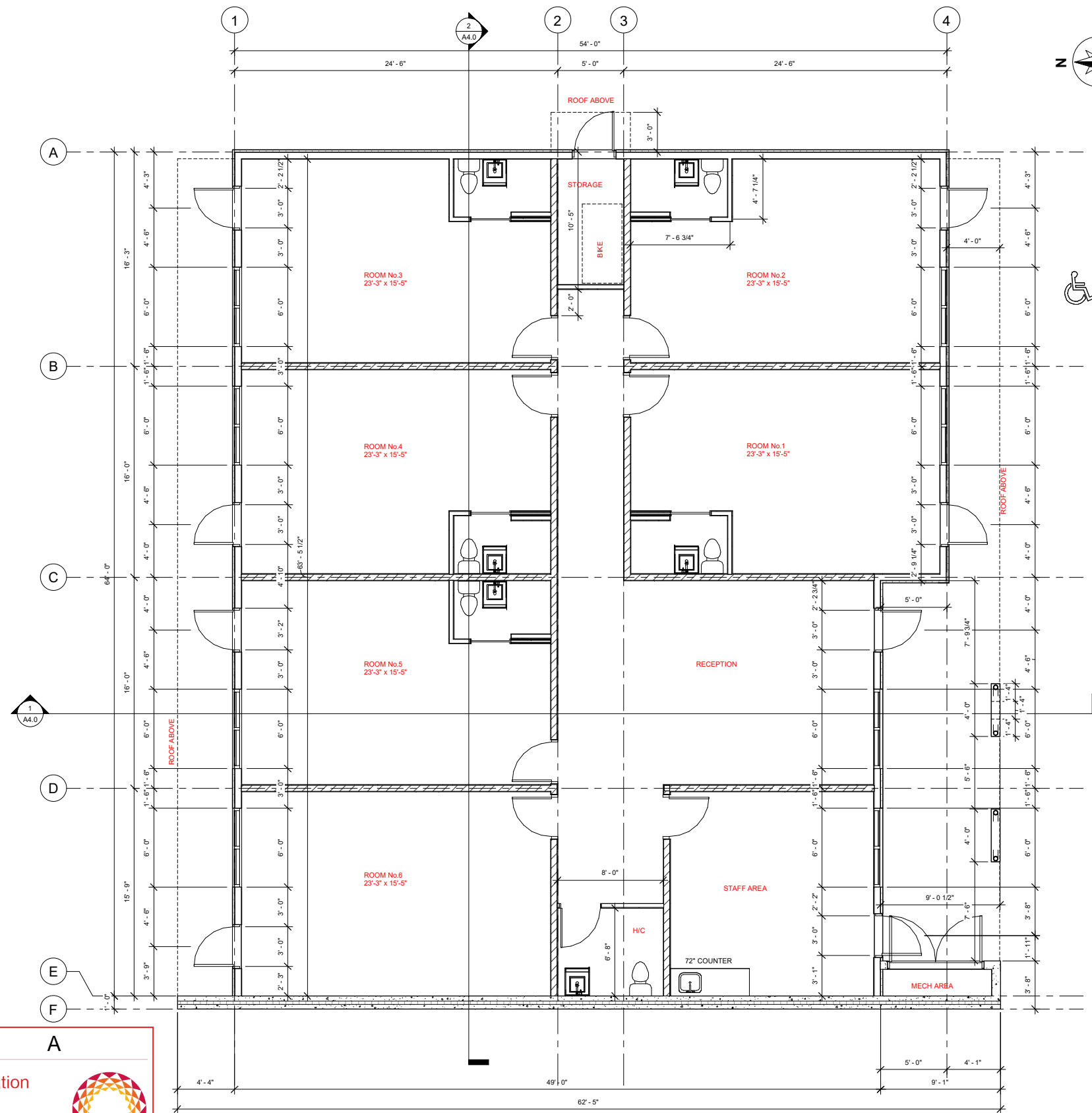
| | |
|-------------------|----------------------|
| DRAWN BY: BV | CHECKED BY: BV |
| DATE: 10.10.23 | PROJECT: 2023-005 |

A3.0

SCHEDULE A
 This forms part of application
 # DP23-0196

Planner Initials **AC**

① FOUNDATION
 1/4" = 1'-0"



① MAIN FLOOR PLAN
1/4" = 1'-0"

| Issue Schedule | | |
|----------------|------------------|-----------------|
| Issue Number | Description | Date (dd.mm.yy) |
| 1 | ISSUE FOR REVIEW | 5.10.23 |
| 2 | ISSUE FOR DP | 10.10.23 |

Worman Commercial Inc.
401-590 KLO Rd
Kelowna, BC V1Y 7S2
250-575-2347

PROPOSED COMMERCIAL BUILDING
439 WEST AVE
KELOWNA, BC

MAIN FLOOR PLAN

SCALE:
AS NOTED

| | |
|-------------------|----------------------|
| DRAWN BY: BV | CHECKED BY: BV |
| DATE: 10.10.23 | PROJECT: 2023-005 |

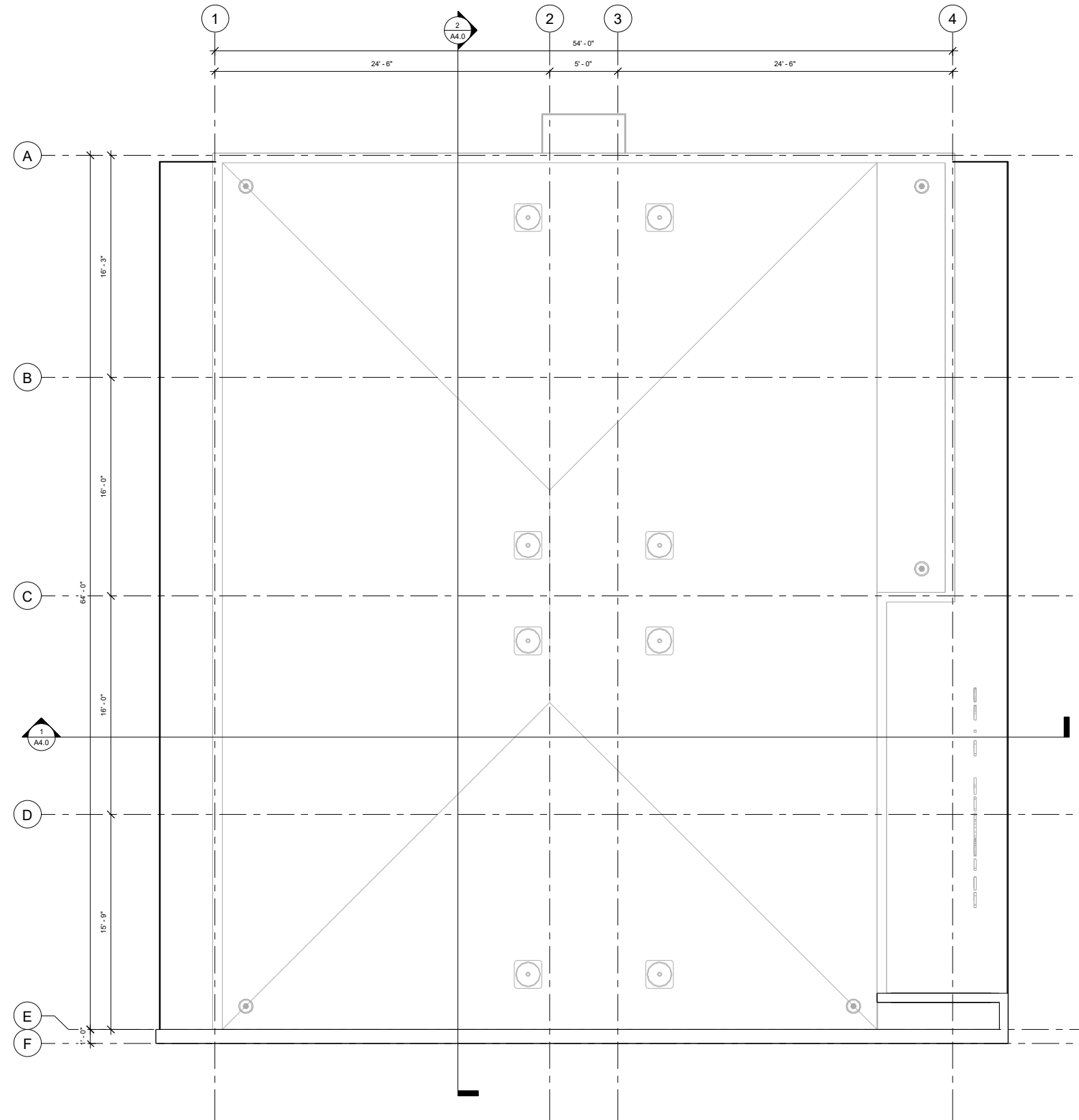
A3.1

SCHEDULE A

This forms part of application
DP23-0196

Planner Initials **AC**





① TO OF PARAPET
1/4" = 1'-0"

| Issue Schedule | | |
|----------------|------------------|-----------------|
| Issue Number | Description | Date (dd.mm.yy) |
| 1 | ISSUE FOR REVIEW | 5.10.23 |
| 2 | ISSUE FOR DP | 10.10.23 |

Worman Commercial Inc.
401-590 KLO Rd
Kelowna, BC V1Y 7S2
250-575-2347

PROPOSED COMMERCIAL BUILDING
439 WEST AVE
KELOWNA, BC

ROOF PLAN

SCALE:
AS NOTED

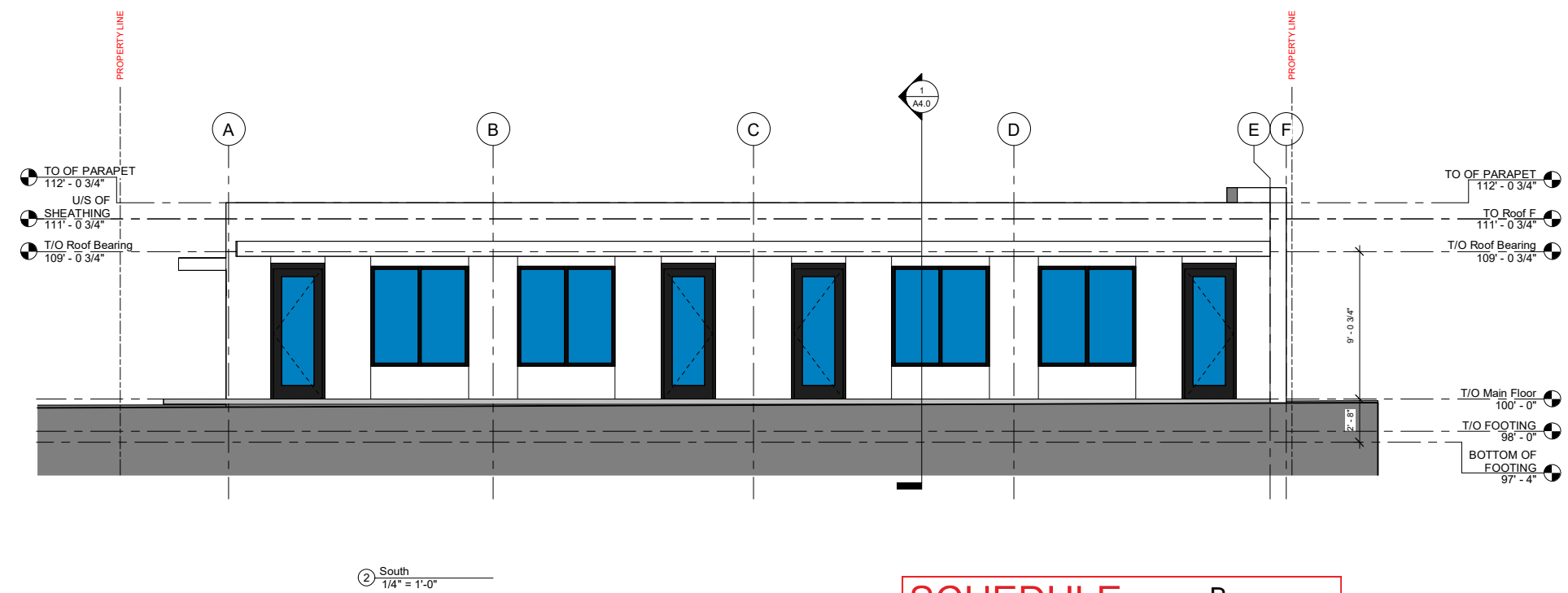
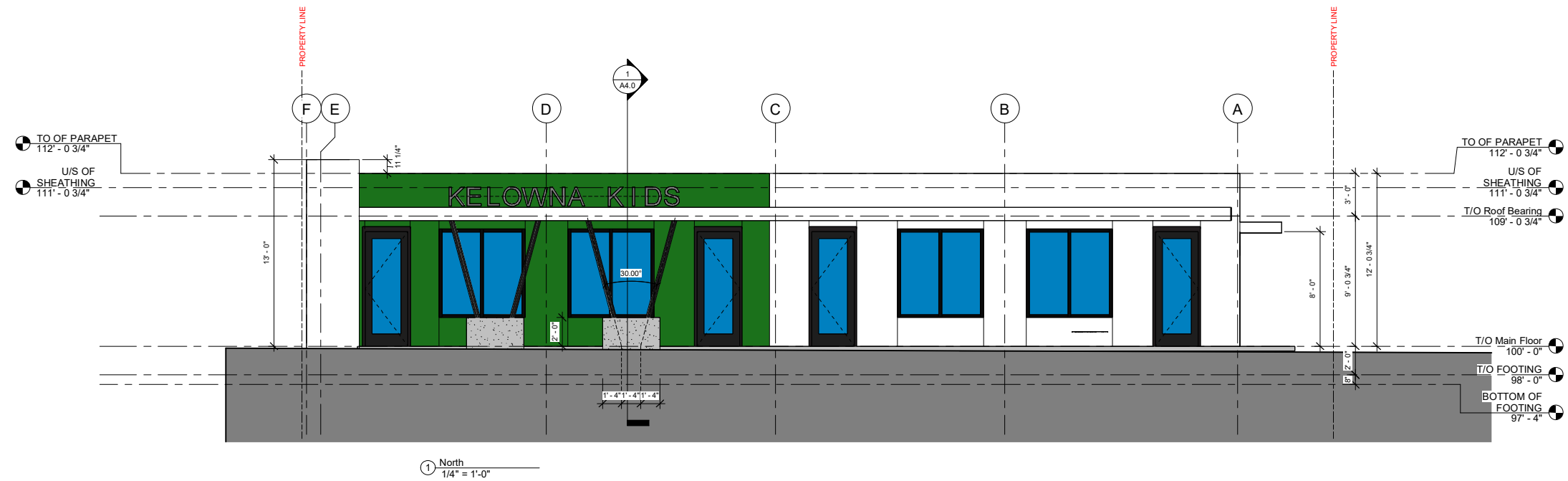
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|-------------------|----------------------|
| DRAWN BY: BV | CHECKED BY: BV |
| DATE: 10.10.23 | PROJECT: 2023-005 |

SCHEDULE A

This forms part of application # DP23-0196

Planner Initials **AC**

A3.2



SCHEDULE B

This forms part of application
 # DP23-0196

Planner Initials **AC**

| Issue Schedule | | |
|----------------|------------------|-----------------|
| Issue Number | Description | Date (dd.mm.yy) |
| 1 | ISSUE FOR REVIEW | 5.10.23 |
| 2 | ISSUE FOR DP | 10.10.23 |

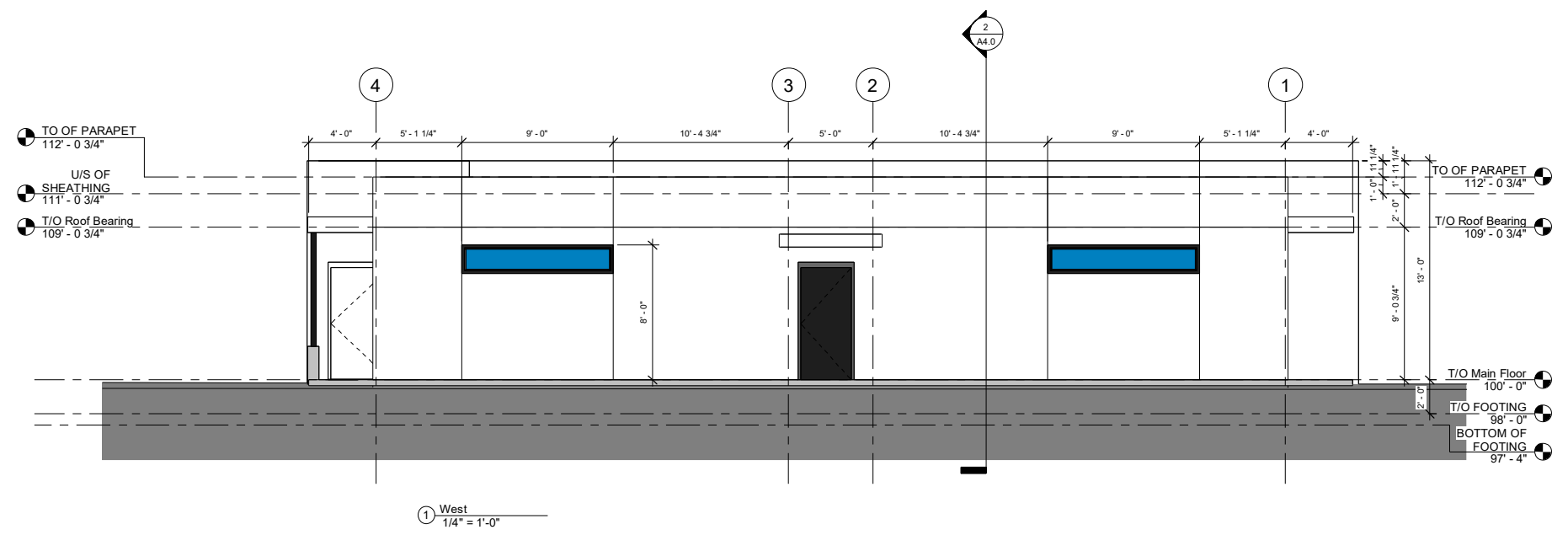
Worman Commercial Inc.
 401-590 KLO Rd
 Kelowna, BC V1Y 7S2
 250-575-2347

PROPOSED COMMERCIAL BUILDING
 439 WEST AVE
 KELOWNA, BC

ELEVATIONS

| | |
|--------------------|----------------------|
| SCALE: AS NOTED | |
| DRAWN BY: BV | CHECKED BY: BV |
| DATE: 10.10.23 | PROJECT: 2023-005 |

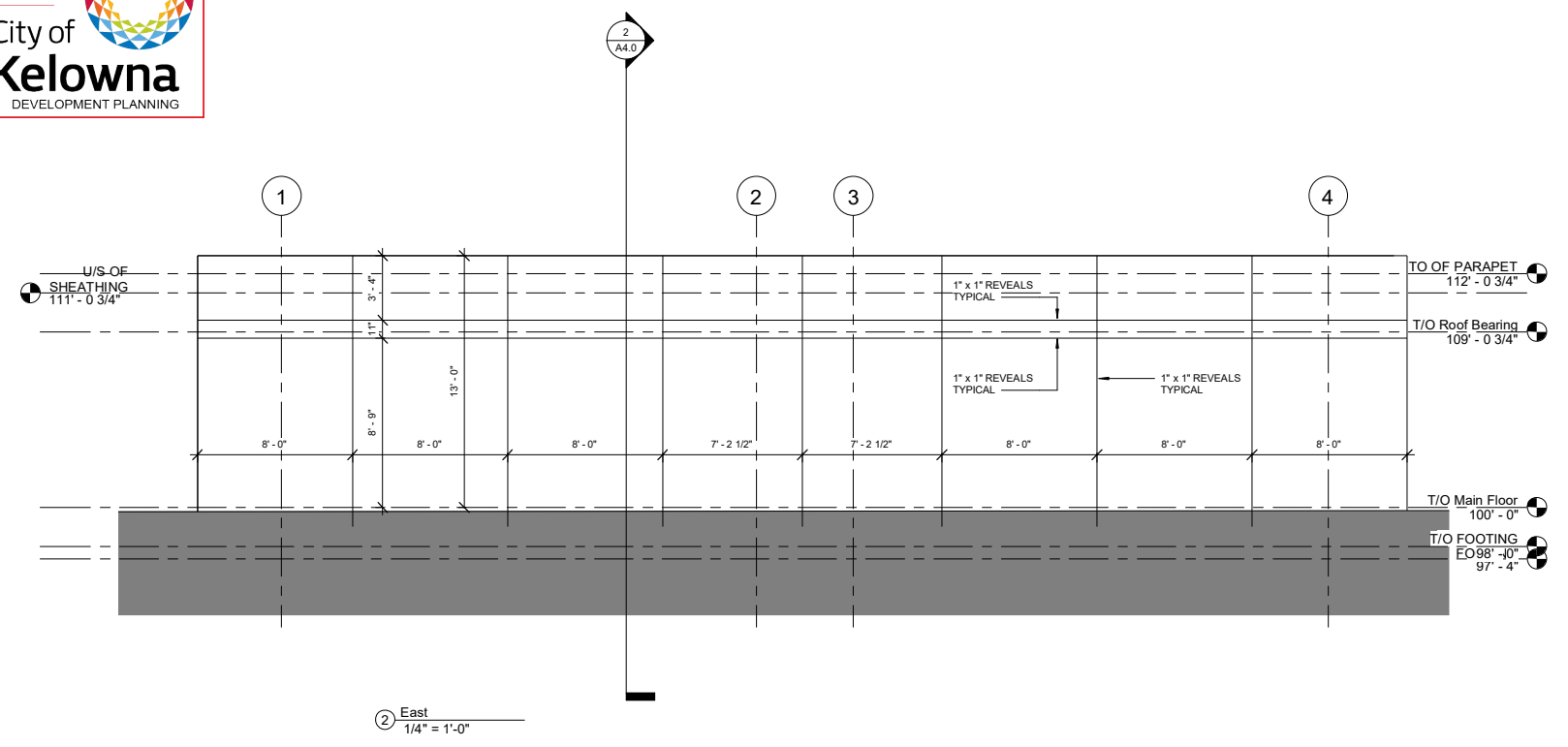
A2.0



SCHEDULE B

This forms part of application
DP23-0196

Planner Initials **AC**



| Issue Schedule | | |
|----------------|------------------|-----------------|
| Issue Number | Description | Date (dd.mm.yy) |
| 1 | ISSUE FOR REVIEW | 5.10.23 |
| 2 | ISSUE FOR DP | 10.10.23 |

Worman Commercial Inc.
401-590 KLO Rd
Kelowna, BC V1Y 7S2
250-575-2347

PROPOSED COMMERCIAL BUILDING
439 WEST AVE
KELOWNA, BC

ELEVATIONS

| | |
|--------------------|----------------------|
| SCALE: AS NOTED | |
| DRAWN BY: BV | CHECKED BY: BV |
| DATE: 10.10.23 | PROJECT: 2023-005 |

A2.1

439 WEST AVE KELOWNA, BC



3 3D View 1

| SHEET LIST | | |
|--------------|----------------------------------|-----------------------|
| Sheet Number | Sheet Name | Current Revision Date |
| A0.0 | TITLE | 10.10.23 |
| A0.1 | NOTES & 3D VIEWS | |
| A0.2 | ASSEMBLIES, LEGENDS, & SCHEDULES | |
| A1.0 | SITE PLAN | 16.11.23 |
| A2.0 | ELEVATIONS | 10.10.23 |
| A2.1 | ELEVATIONS | 10.10.23 |
| A3.0 | FOUNDATION PLANS | 10.10.23 |
| A3.1 | MAIN FLOOR PLAN | 10.10.23 |
| A3.2 | ROOF PLAN | 10.10.23 |
| A4.0 | SECTIONS & DETAILS | 10.10.23 |
| A4.1 | SECTIONS & DETAILS | 5.10.23 |
| A4.2 | SECTIONS & DETAILS | |

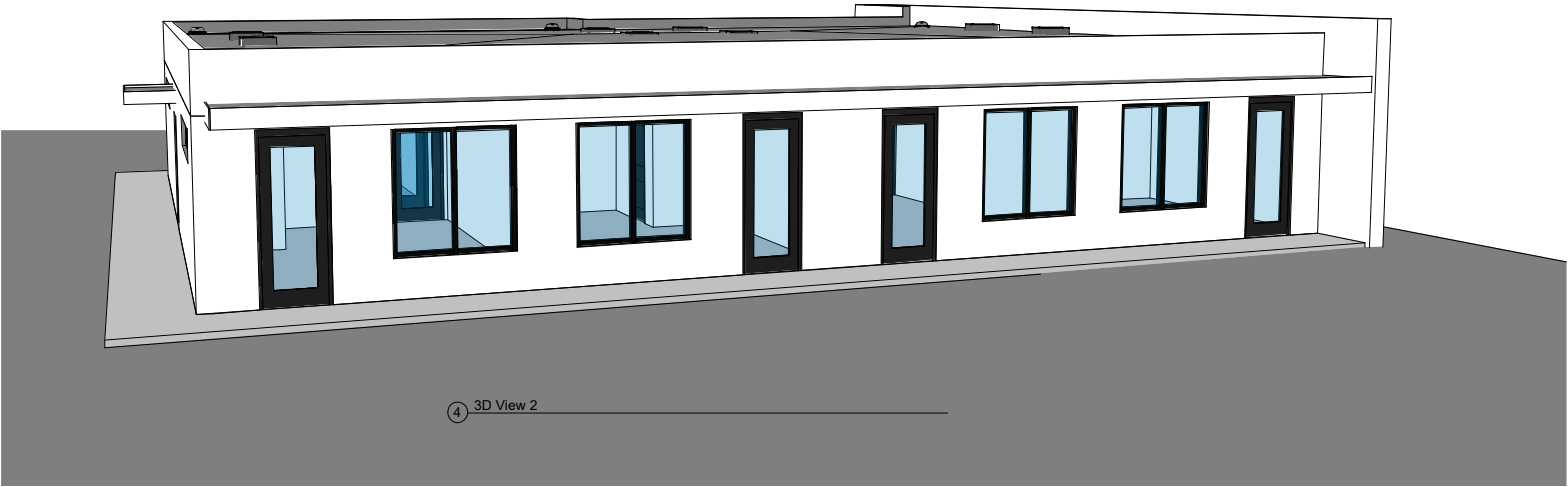
SCHEDULE B

This forms part of application
DP23-0196

Planner Initials AC



City of
Kelowna
DEVELOPMENT PLANNING



4 3D View 2

| Issue Schedule | | |
|----------------|------------------|-----------------|
| Issue Number | Description | Date (dd.mm.yy) |
| 1 | ISSUE FOR REVIEW | 5.10.23 |
| 2 | ISSUE FOR DP | 10.10.23 |

Worman Commercial Inc.
401-590 KLO Rd
Kelowna, BC V1Y 7S2
250-575-2347

PROPOSED
COMMERCIAL
BUILDING
439 WEST AVE
KELOWNA, BC

TITLE

SCALE:
AS NOTED

| | |
|-----------------|-------------------|
| DRAWN BY: ?? | CHECKED BY: BV |
|-----------------|-------------------|

| | |
|-------------------|----------------------|
| DATE: 10.10.23 | PROJECT: 2023-005 |
|-------------------|----------------------|

A0.0

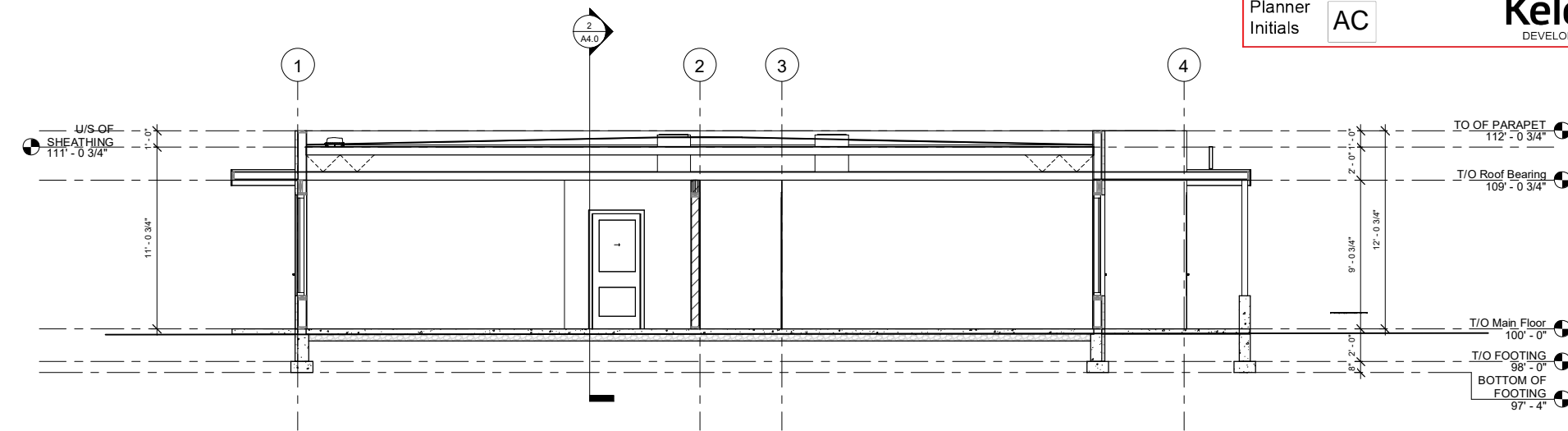
SCHEDULE B

This forms part of application
DP23-0196

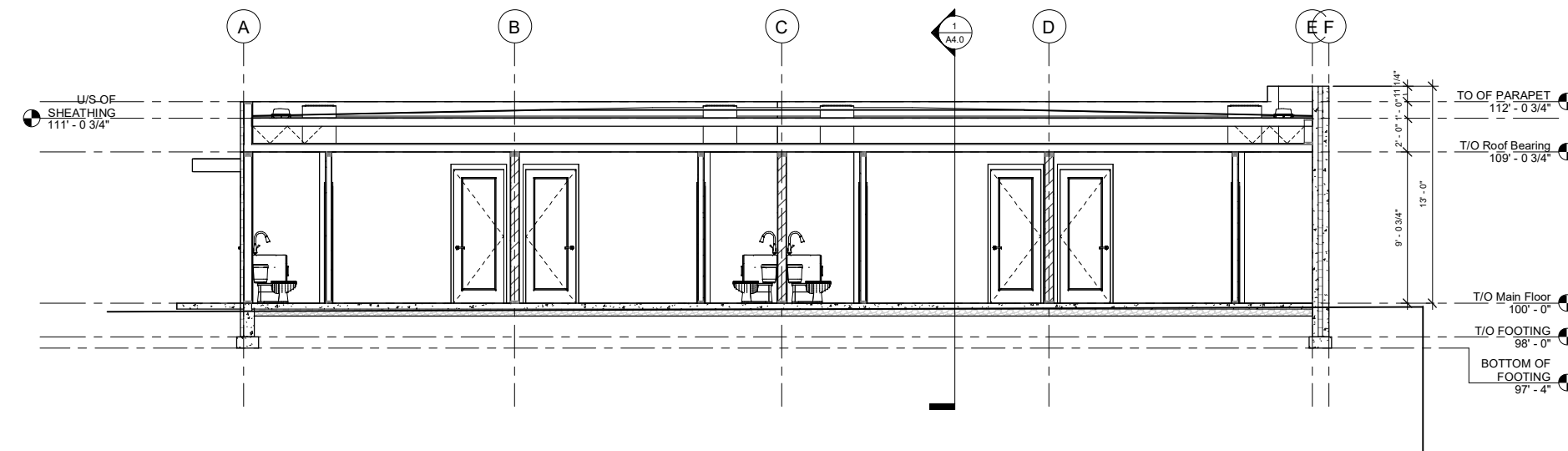
Planner Initials **AC**



City of
Kelowna
DEVELOPMENT PLANNING



① Section 1
1/4" = 1'-0"



② Section 2
1/4" = 1'-0"

| Issue Schedule | | |
|----------------|------------------|-----------------|
| Issue Number | Description | Date (dd.mm.yy) |
| 1 | ISSUE FOR REVIEW | 5.10.23 |
| 2 | ISSUE FOR DP | 10.10.23 |

Worman Commercial Inc.
401-590 KLO Rd
Kelowna, BC V1Y 7S2
250-575-2347

PROPOSED COMMERCIAL BUILDING
439 WEST AVE
KELOWNA, BC

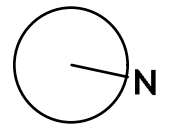
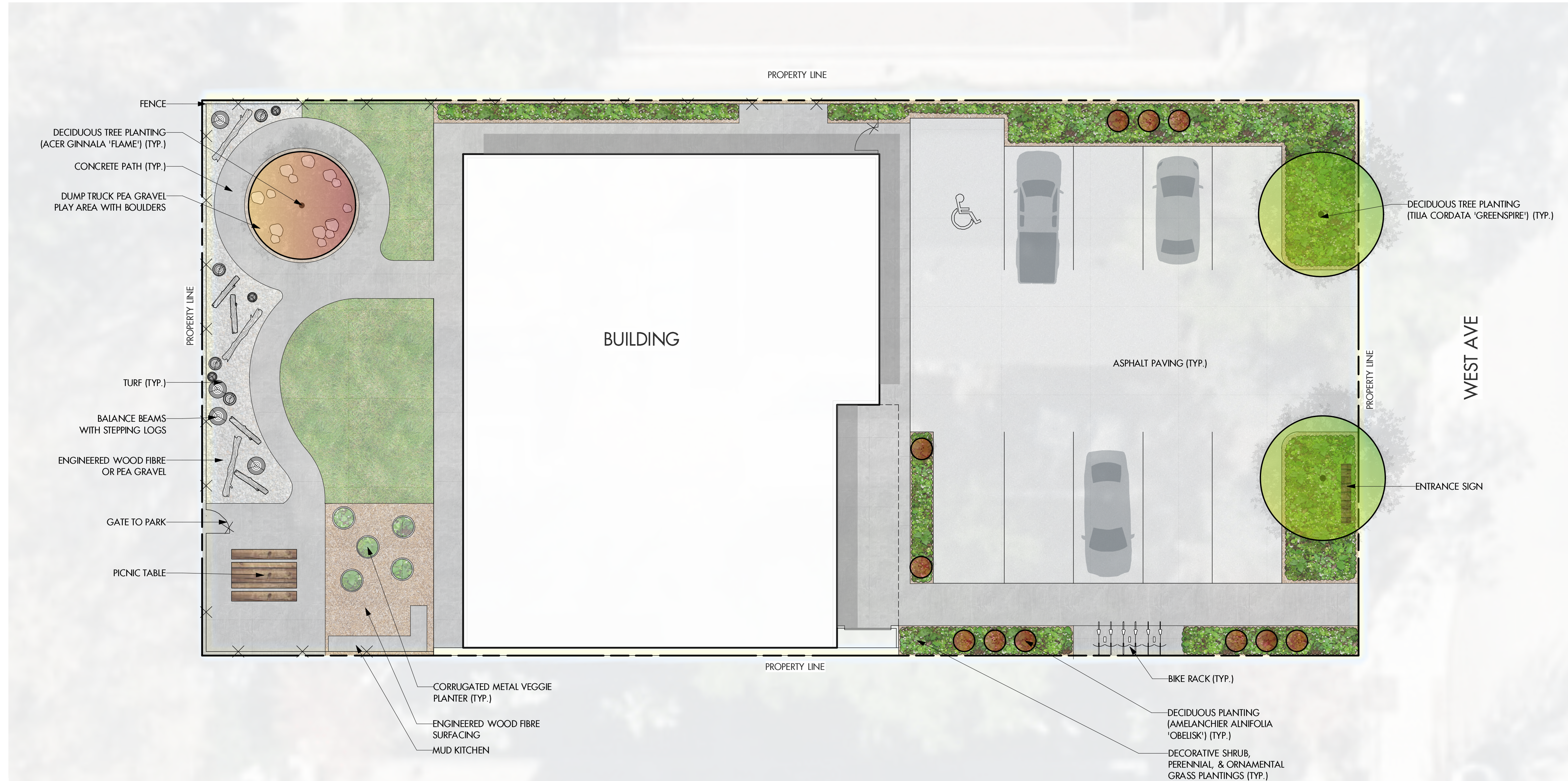
SECTIONS & DETAILS

SCALE:
AS NOTED

DRAWN BY: BV CHECKED BY: BV

DATE: 10.10.23 PROJECT: 2023-005

A4.0



PROJECT TITLE
439 WEST AVE

Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

| ISSUED FOR / REVISION | | |
|-----------------------|----------|--------|
| 1 | 23.10.03 | Review |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

| | |
|-------------|---------------|
| PROJECT NO. | P22124 |
| DESIGN BY | FB |
| DRAWN BY | AJ |
| CHECKED BY | FB |
| DATE | OCT. 06, 2023 |
| SCALE | 1:100 |
| PAGE SIZE | 24x36 |

SEAL



DRAWING NUMBER

L1 / 2

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NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FINISH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

PLANT LIST

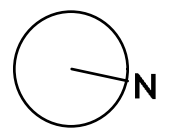
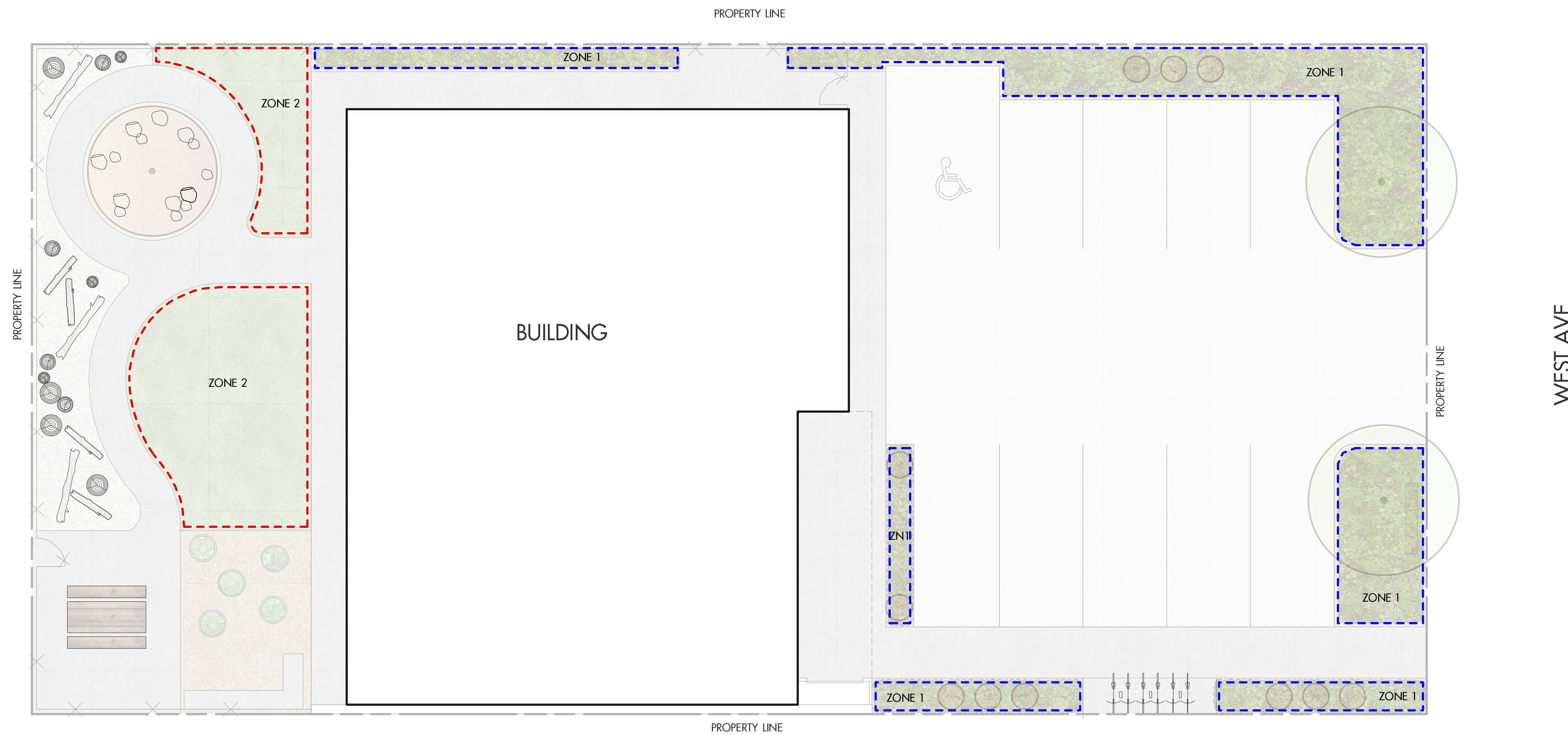
| BOTANICAL NAME | COMMON NAME | QTY | SIZE/SPACING & REMARKS |
|---|-------------------------------|-----|------------------------------|
| TREES | | | |
| ACER GINNALA 'FLAME' | FLAME AMUR MAPLE | 1 | 3cm CAL |
| AMELANCHIER ALNIFOLIA 'OBEISK' | STANDING OVATION SERVICEBERRY | 11 | 3cm CAL |
| TILIA CORDATA 'GREENSPIRE' | LITTLELEAF LINDEN | 2 | 5cm CAL |
| SHRUBS | | | |
| CORNUS STOLONIFERA 'FARROW' | ARCTIC FIRE DOGWOOD | 14 | #02 CONT. /1.2M O.C. SPACING |
| EUONYMUS ALATUS 'COMPACTA' | DWARF BURNING BUSH | 3 | #02 CONT. /2.5M O.C. SPACING |
| MAHONIA AQUIFOLIUM | OREGON GRAPE HOLLY | 6 | #02 CONT. /1.8M O.C. SPACING |
| PERENNIALS & GRASSES | | | |
| ACHILLEA 'MOONSHINE' | MOONSHINE YARROW | 19 | #01 CONT. /0.6M O.C. SPACING |
| HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 19 | #01 CONT. /0.6M O.C. SPACING |
| PACHYSANDRA TERMINALIS | JAPANESE SPRUCE | 19 | #01 CONT. /0.6M O.C. SPACING |
| PANICUM VIRGATUM 'CHEYENNE SKY' | CHEYENNE SKY SWITCH GRASS | 19 | #01 CONT. /0.6M O.C. SPACING |
| PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' | DWARF RUSSIAN SAGE | 19 | #01 CONT. /0.6M O.C. SPACING |
| SALVIA NEMOROSA 'CARADONNA' | CARADONNA PERENNIAL SALVIA | 19 | #01 CONT. /0.6M O.C. SPACING |

SCHEDULE C

This forms part of application
 # DP23-0196

Planner Initials **AC**





PROJECT TITLE
439 WEST AVE

Kelowna, BC

DRAWING TITLE
**WATER CONSERVATION/
 IRRIGATION PLAN**

| ISSUED FOR / REVISION | | |
|-----------------------|----------|--------|
| 1 | 23.10.03 | Review |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

| | |
|-------------|---------------|
| PROJECT NO. | P22124 |
| DESIGN BY | FB |
| DRAWN BY | AJ |
| CHECKED BY | FB |
| DATE | OCT. 06, 2023 |
| SCALE | 1:100 |
| PAGE SIZE | 24x36 |

SEAL



DRAWING NUMBER

L2/2

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SCHEDULE C

This forms part of application
DP23-0196

Planner Initials **AC**

IRRIGATION NOTES

- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
- AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
- DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
- IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
- IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
- A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

- ZONE #1:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 100 sq.m.
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
 ESTIMATED ANNUAL WATER USE: 33 cu.m.
- ZONE #2:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 59 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
 ESTIMATED ANNUAL WATER USE: 51 cu.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 95 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 84 cu.m. / year
 WATER BALANCE = 11 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:


| SECTION 6.0: RETAIL, COMMERCIAL AND INDUSTRIAL | | | | | | |
|--|-----|---|---|---|---|---|
| RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i> | N/A | 1 | 2 | 3 | 4 | 5 |
| 6.1 General Guidelines | | | | | | |
| 6.1.1 Relationship to the Street | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Orient the long side of each building to be parallel to the public street. | X | | | | | |
| b. Locate entries to be visible and directly accessible from the public street. | | | | X | | |
| c. For buildings fronting highways, entries can be located away from the street, as long as there is a direct pedestrian connection to the site. | X | | | | | |
| d. Avoid blank walls adjacent to the highway, streets, walkways, parks, or other amenity spaces. | | | | | | X |
| 6.1.2 Site Planning and Landscaping | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Locate buildings to ensure good sight lines for vehicular and pedestrian traffic. | | | | | | X |
| b. Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances. | | | | | | X |
| c. Use large canopy trees to define the public realm (e.g. at the sidewalk and property edge facing the street) | | | | | | X |
| d. Distribute trees and landscaping throughout the site in order to: <ul style="list-style-type: none"> • Soften property edges facing the street; • Define internal roads, pedestrian routes, and open spaces; • Create pleasant pedestrian conditions; • Screen parking, loading, service, and utility areas; • Manage stormwater on-site; and • Break up large rows of parking by substituting a parking stall with a canopy tree in planter every 8-10 parking stalls; | | | | | | X |
| e. Provide on-site bio-retention facilities (e.g. bioswales, rain gardens) to collect, store and filter stormwater from parking areas. | | X | | | | |
| f. Use permeable materials such as paving blocks or permeable concrete in parking areas to maximize rainwater infiltration. | | X | | | | |
| g. Pedestrian pathways should provide clear sight lines and connect the following: <ul style="list-style-type: none"> • Parking areas to building entrances; • Main building entrances to public sidewalks (where applicable); • Main building entrances to transit stopes (where applicable); • Between buildings on adjacent lots. | | | | | | X |

ATTACHMENT B

This forms part of application
DP23-0196

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING



| | | | | | | |
|---|------------|----------|----------|----------|----------|----------|
| h. Provide separation between vehicular routes (especially truck access/loading) and pedestrian routes on-site to avoid conflict and distinguish pedestrian routes from driving surfaces by using varied paving treatments and/or raising walkways to curb level. | X | | | | | |
| i. Base new development on an internal circulation pattern that allows logical movement throughout the site and that will accommodate, and not preclude, intensification over time. | X | | | | | |
| 6.1.3 Site Servicing, Access, and Parking | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Design site accesses to provide the potential for future shared access with neighbours and to minimize curb cuts. | X | | | | | |
| b. Where practical, link access drives and parking lots of adjacent properties in order to allow for circulation of vehicles between sites. | X | | | | | |
| c. The preferred location for main parking areas is at the rear and/or side of the building. Avoid locating large parking areas between the building and the street. | | X | | | | |
| d. Where parking areas are visible from the street, screen them using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging. | | | | | | X |
| e. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas. | X | | | | | |
| f. Locate loading, utilities, mechanical equipment and garbage collection areas away from public view by: <ul style="list-style-type: none"> Integrating these facilities into the footprint of the building; or Screening using fencing, walls, and/or landscaping | | | | | | X |
| 6.1.4 Building Articulation, Features, and Materials | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Avoid facing unarticulated facades to the street and use projections, recesses, arcades, awnings, color, and texture to improve the pedestrian experience | | | | | X | |
| b. Design primary entrances to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry. | | | X | | | |
| c. Design buildings such that their form and architectural character reflect the building's internal function and use (e.g. an industrial building, a large format retail mall). | | | | | | X |
| d. Allow for brand identification where there are multiple buildings and uses on a site, but avoid individual corporate image, color, and signage back-lit signs from dominating the site. | X | | | | | |
| e. Locate, size and design ground-mounted signs to be oriented to pedestrians as opposed to vehicles. | | | | | | X |
| f. Provide shielded, down lighting to provide security and ambient lighting while minimizing light pollution and spill over lighting into adjacent properties. | | X | | | | |
| g. Provide weather protection at building entrances close to transit stops, and in areas with pedestrian amenities. | | | | | | X |
| h. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades. | | | | X | | |

| | | | | | | |
|--|--|--|--|--|--|---|
| i. Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors. | | | | | | X |
|--|--|--|--|--|--|---|

ATTACHMENT B

This forms part of application
DP23-0196

Planner Initials AC



City of
Kelowna
DEVELOPMENT PLANNING



WORMAN
WORMAN HOMES | WORMAN COMMERCIAL

October 3, 2023

Re: 439 West Avenue
Development Rationale Letter

Dear City of Kelowna,

The attached application is for 439 West Avenue. The building consists of a purpose-built daycare center including a private outdoor play space as well as the required parking.

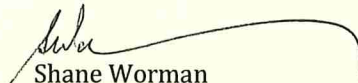
Our community and our neighborhood desperately need daycare space. Since daycares have very specific requirements it is very difficult to find appropriate locations. Kelowna Kids is already an existing tenant in our building at 2750 Richter and we have been working with them to expand for years. Each time we do a development in the neighborhood we try and incorporate in space that would be appropriate for their use: each time we fail! Their requirements make it difficult to meet their needs while also meeting the needs of others within new buildings. For this site we decided, rather than develop to the full extent under the zoning bylaw and not be able to accommodate them, we wanted to prioritize the daycare.

By making the building a single storey we have been able to create the most accessible design possible. Drop off is achieved with the onsite parking. Play space is on site and right out the door from the building. In addition to this onsite play space the site borders the hidden gem of Abbott Street Park. This makes for a wonderful extension to the private play space as well as providing safe, walking access to the beach for those nice summer days.

Our proposal meets all the requirements under the UC5 zone.

This application maintains our philosophy of building great neighborhoods. We believe this will only strengthen the fabric of South Pandosy. We look forward to the application's approval.

Sincerely,


Shane Worman
Worman Commercial
Simple Pursuits Inc.

| | | |
|--------------------------------|-----------|---|
| ATTACHMENT | | C |
| This forms part of application | | |
| # DP23-0196 | | |
| Planner Initials | AC |  City of Kelowna DEVELOPMENT PLANNING |

P. 250.762.0040

F. 250.762.0550



City of
Kelowna

DP23-0196
439 West Ave

Development Permit

Purpose

- ▶ To issue a Development Permit for the form and character of a Child Care Centre, Major.

Development Process



Oct 27, 2023

Development Application Submitted



Staff Review & Circulation



Dec 4, 2023

Development Permit

} Council Approvals



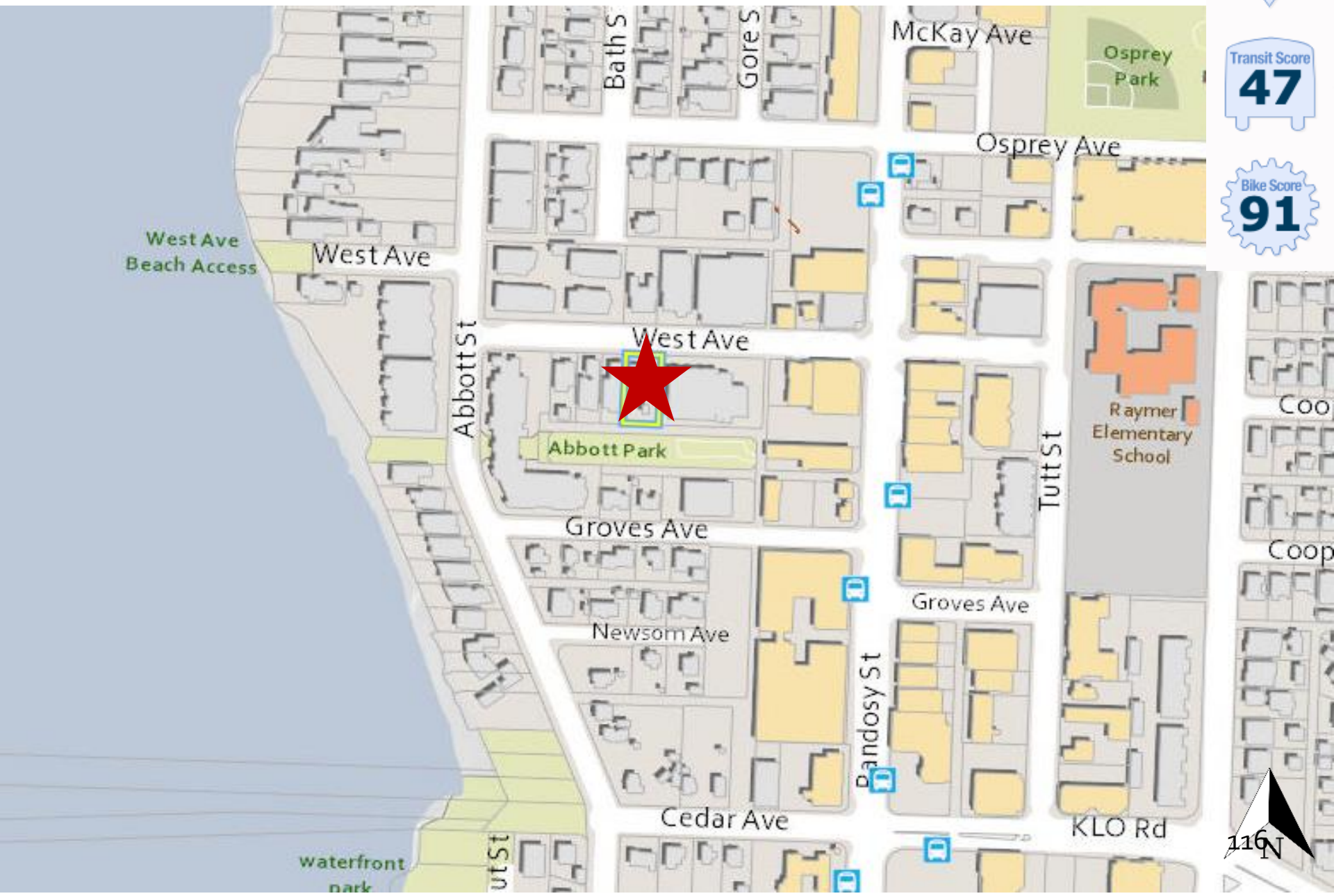
Building Permit

Context Map

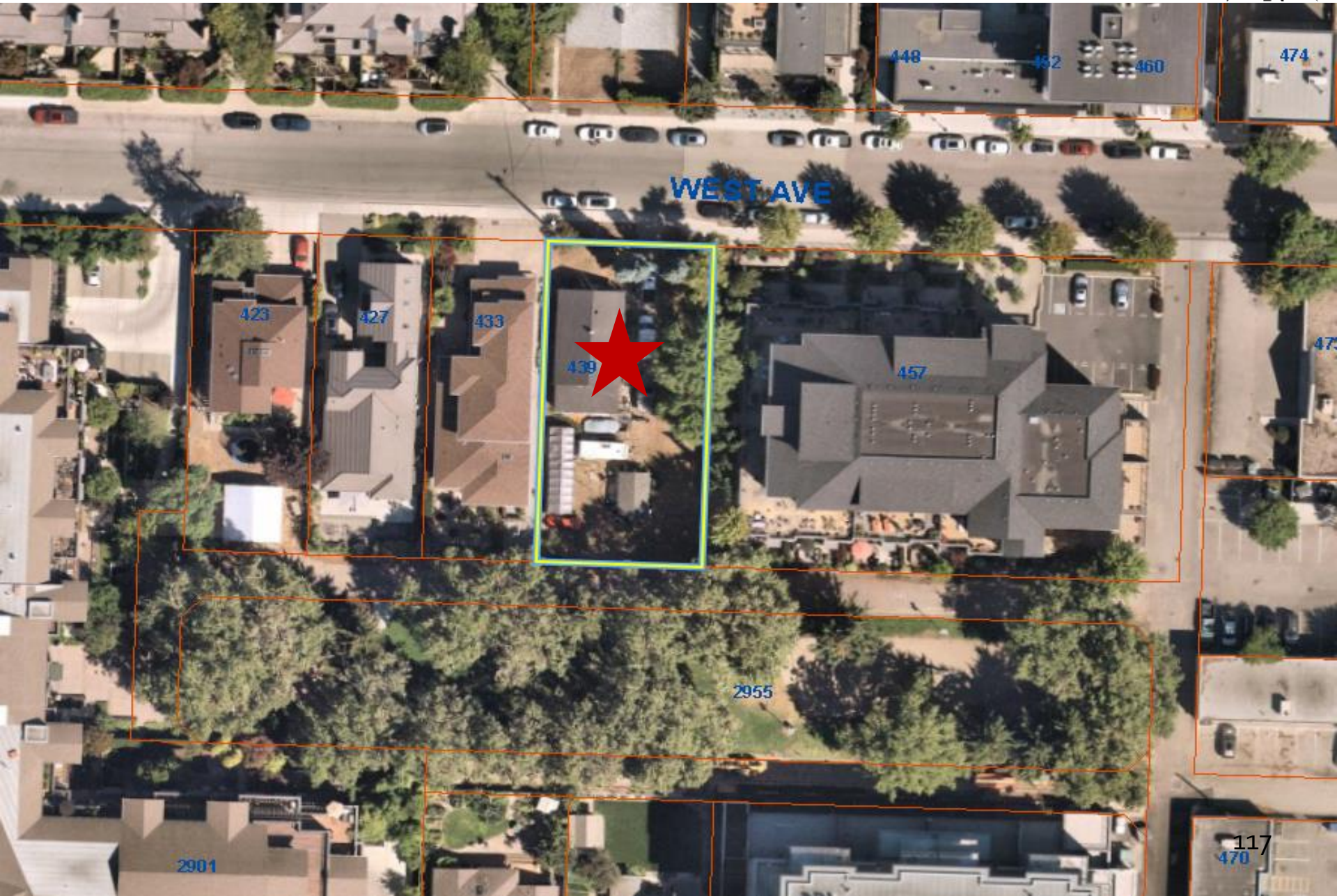
Walk Score
72

Transit Score
47

Bike Score
91



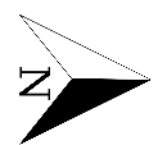
Subject Property Map



Technical Details

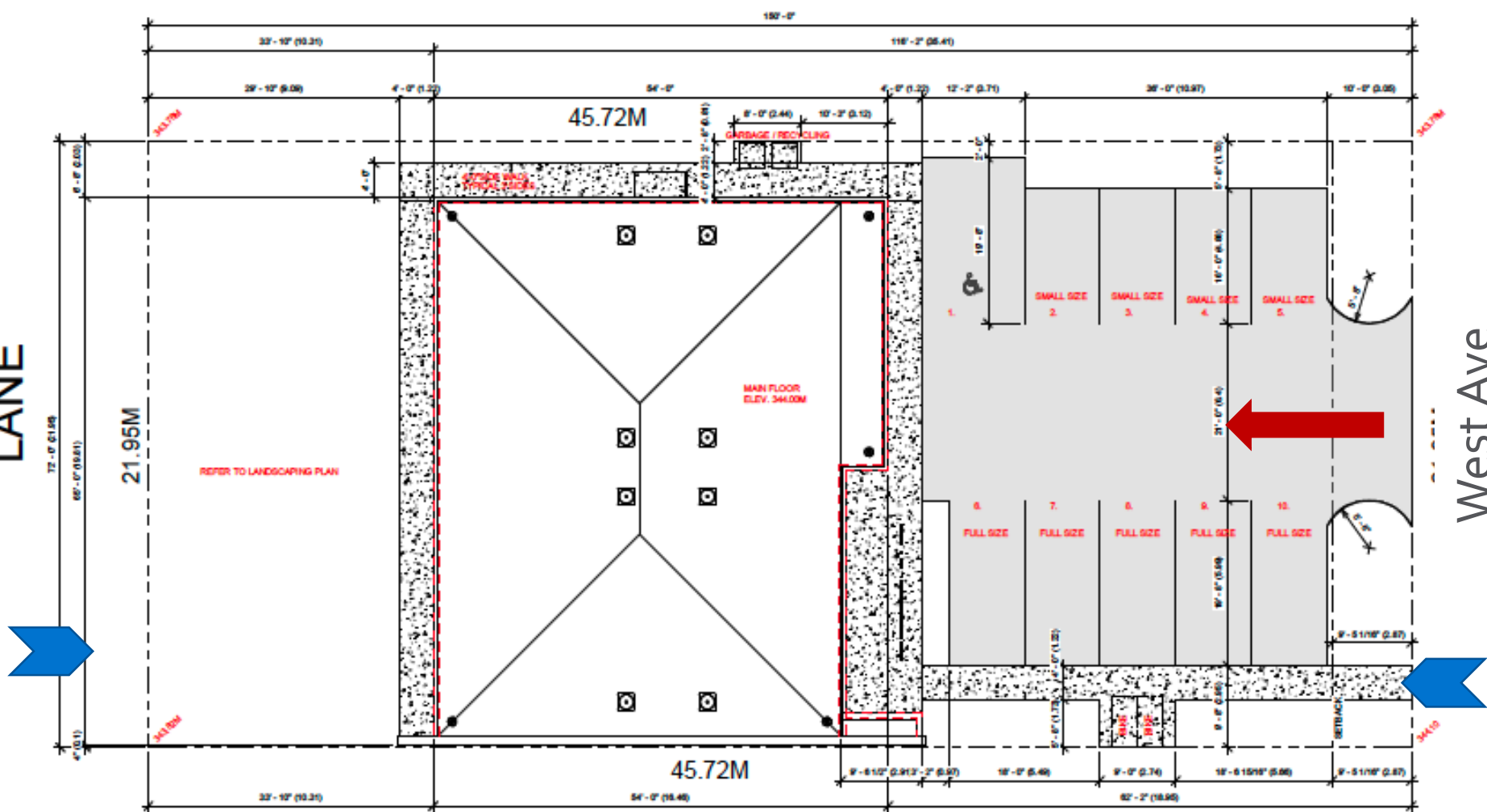
- ▶ Child Care Centre, Major
 - ▶ 48 Children
 - ▶ 1 storeys in height
 - ▶ 10 Parking Stalls
 - ▶ 2 Bicycle Parking Stalls
 - ▶ Backs onto Abbott Park

Site Plan

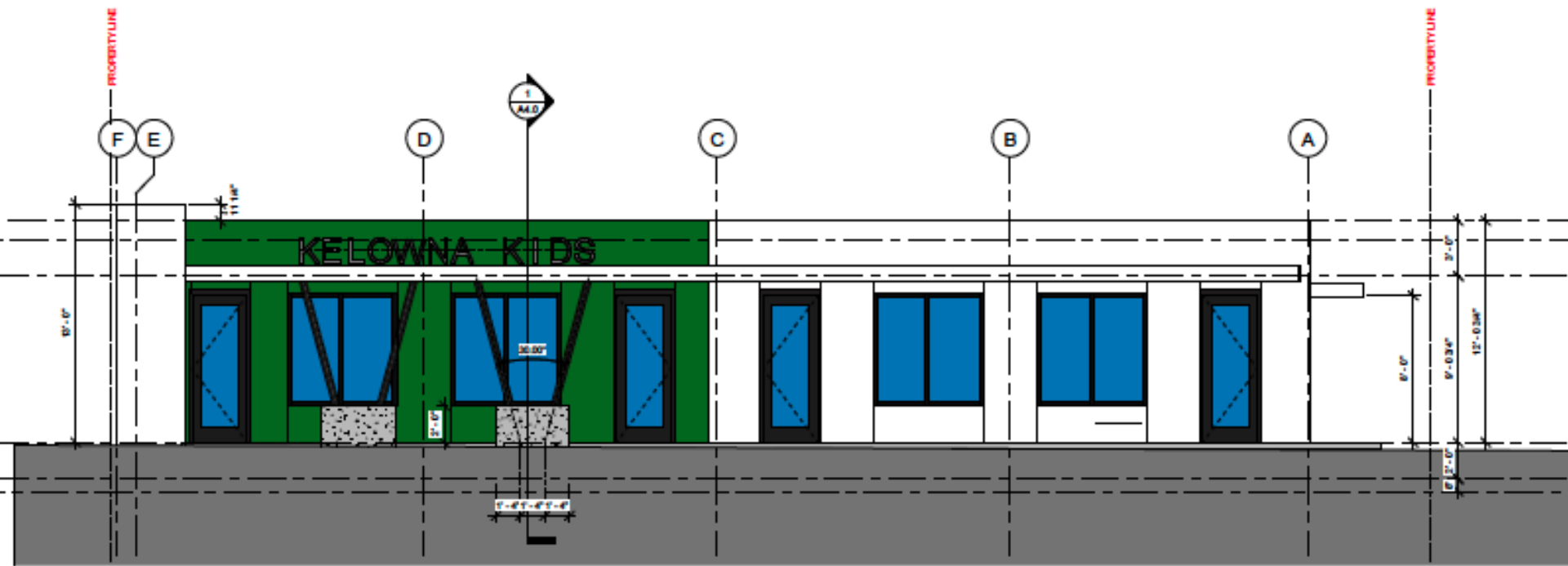


LANE

West Ave

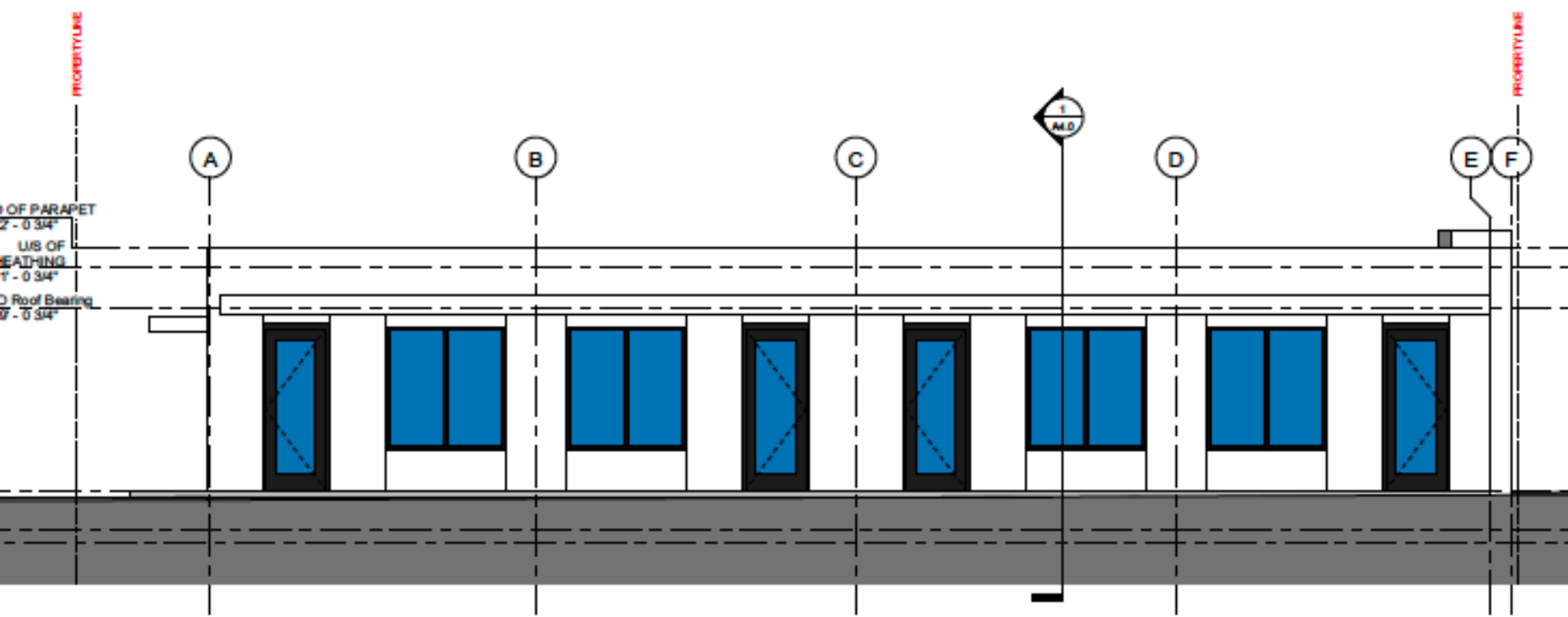


Elevation – North

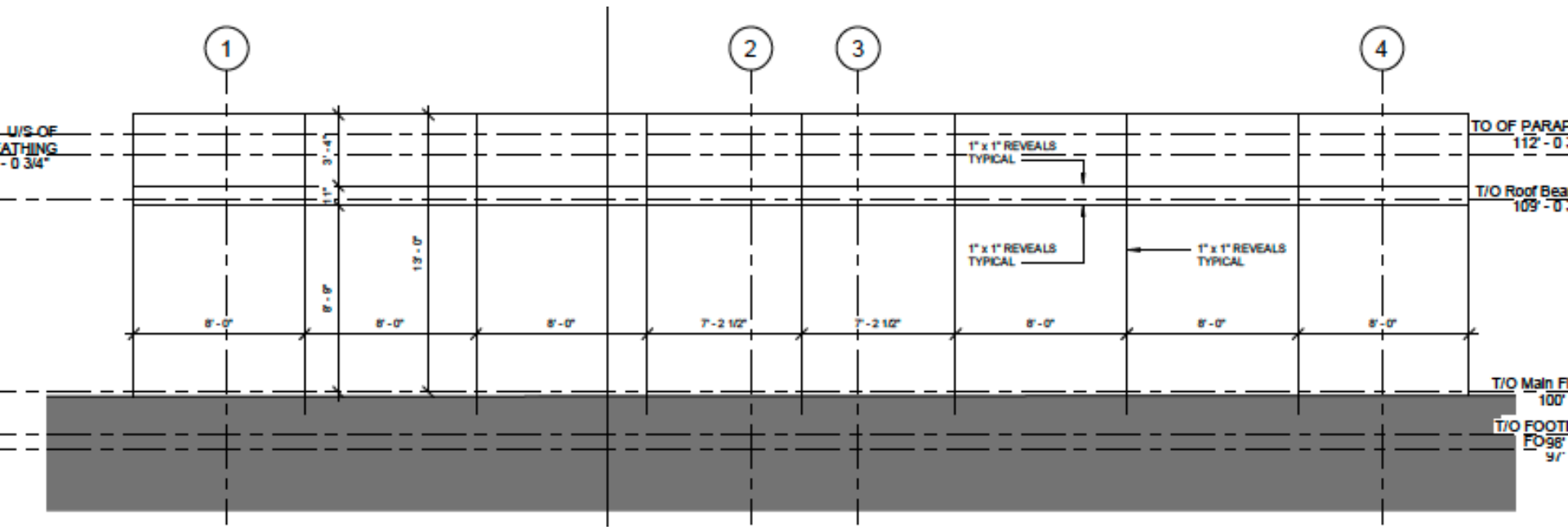


① North
1/4" = 1'-0"

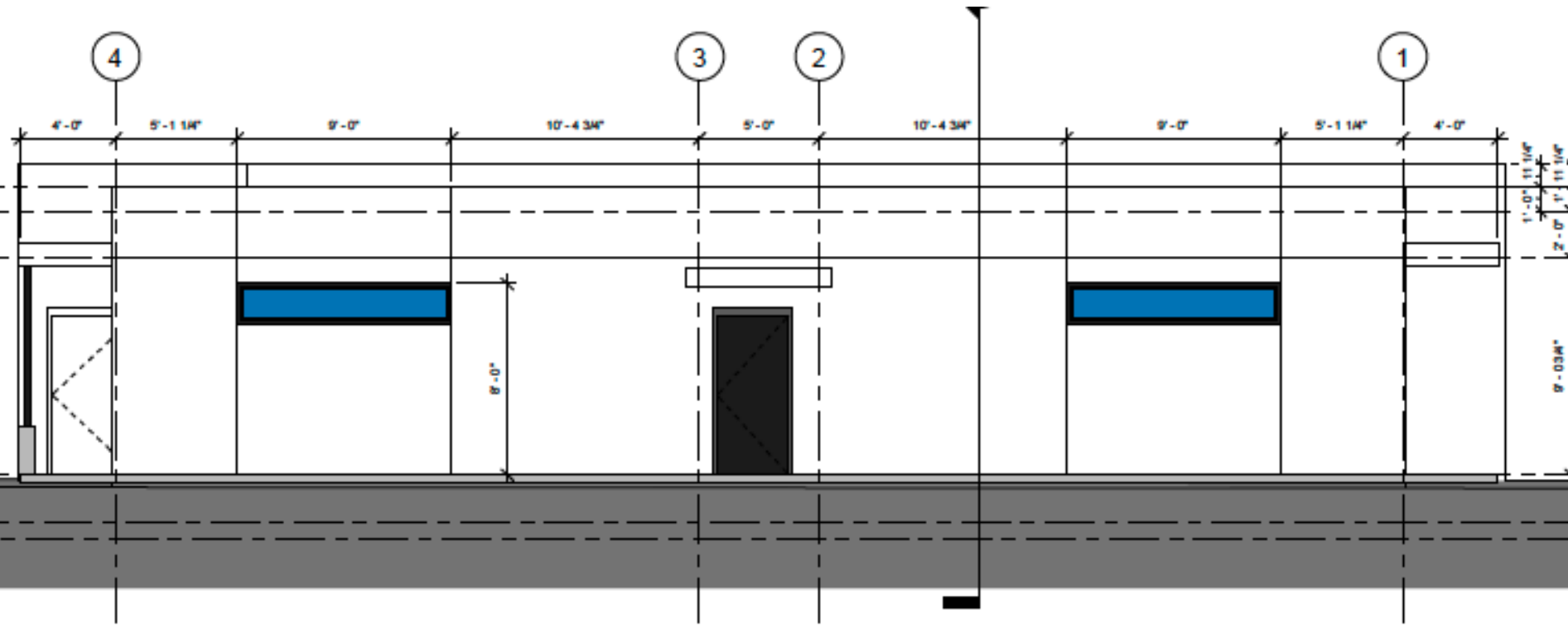
Elevation – South



Elevation – East



Elevation – West



① West
1/4" = 1'-0"

Materials Board



PRECAST WALL & DECORATIVE CONCRETE WALLS
NATURAL CONCRETE



SLOPING POSTS
BENJAMIN MOORE "HALE ORANGE"
#CW-295



ACCENT WALLS
BENJAMIN MOORE "GREEN WITH ENVY"
#2036-30

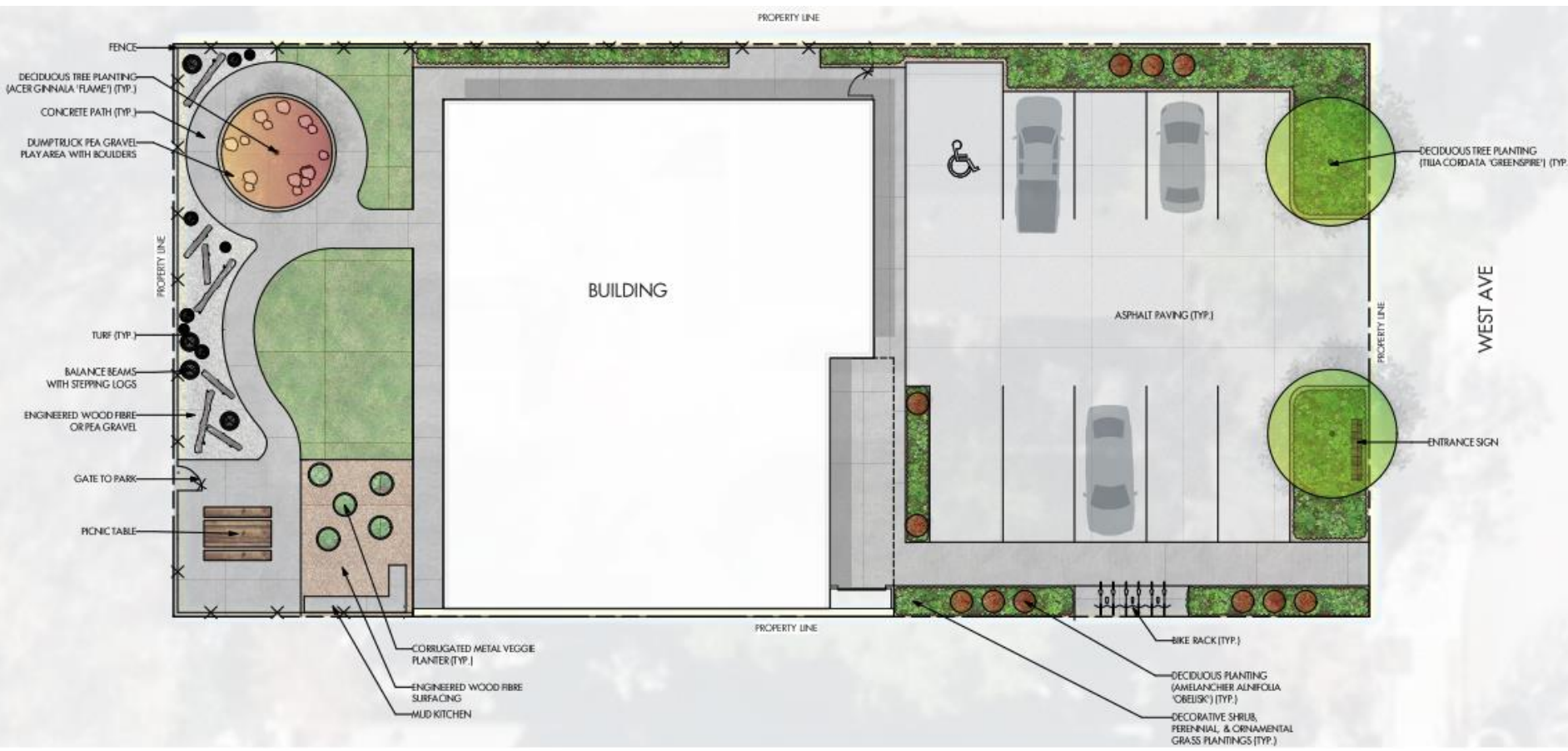


FRENCH DOORS
BENJAMIN MOORE "AMHERST GRAY"
#HC-167



STUCCO, WINDOWS, SOFFIT, FASCIA & BEAMS
BENJAMIN MOORE "CLOUD WHITE"
#OC-130

Landscape Plan



Rendering



OCP Design Guidelines

- ▶ Incorporates a range of materials and colours
- ▶ Design site layout reflects the use
- ▶ Defined pedestrian accesses

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ Integrates well with Abbott Park
 - ▶ Provides child care in an Urban Centre

CITY OF KELOWNA

BYLAW NO. 12543

Z23-0026

875 Hollydell Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 Section 22 Township 26 ODYD Plan 42634 located on Hollydell Road Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1cc – Large Lot Housing with Child Care Centre, Major zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 10th day of July, 2023.

Approved under the Transportation Act this 13th day of July, 2023.

Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: December 4, 2023
To: Council
From: City Manager
Subject: Kelowna International Airport 10-Year Capital Plan
Department: Kelowna International Airport

Recommendation:

THAT Council receives for information the report from Kelowna International Airport (the Airport) dated December 4, 2023, with respect to the Airport’s 10-Year Capital Plan;
 AND THAT Council adopt the Airport’s 10-Year Capital Plan.

Purpose:

For Council to adopt the Airport’s 10-Year Capital Plan.

Background:

In the summer of 2023, Council adopted the City’s 10-Year Capital Plan. On page 15 of the City of Kelowna’s 10-Year Capital Plan, it was indicated that *“The Airport’s 10-year Capital Plan will continue to be updated while developing the 2024 Preliminary Budget and a further update will be provided in the fall.”*

Previous Council Resolution

| Resolution | Date |
|--|---------------|
| THAT Council receives, for information, the report from Financial Services dated July 24, 2023, with respect to this year’s annual update to the 10-Year Capital Plan; AND THAT Council adopt the 10-Year Capital Plan. | July 24, 2023 |

Discussion:

The City’s 10-Year Capital Plan includes \$371 million in capital investment at the Airport funded through reserves, debt and grants, as shown in Schedule A. The Airport’s 10-Year Capital Plan which supports the

2024 Preliminary budget includes \$422 million in capital investment at the Airport funded through reserves, debt and grants, as shown in Schedule A. The \$51 million increase is due to a combination of timing changes for projects, inflation and new projects that all align with the Airport's strategic plan and information available at the time the 2024 Preliminary budget was developed. Further details are included below.

Airside

The Airport anticipates it will invest \$5 million in Airside infrastructure and equipment between 2023-2032, which is a \$725 thousand decrease from the City's 10-Year Capital Plan (Schedule B). This decrease is mainly due to:

- Removal of work to be completed on Mill Creek in 2026/27 (\$2.9 million decrease)
- Addition of general aviation parking improvements in 2025 (\$2.3 million increase)

This investment will continue to be fully funded from Airport reserves with no impact on taxation.

Groundside

The Airport anticipates it will invest \$25.2 million in Groundside infrastructure and equipment between 2023-2032, which is a \$12.1 million decrease from the City's 10-Year Capital Plan (Schedule B). This decrease is mainly due to:

- Removal of work to be completed on Mill Creek in 2026/2027 (\$5.1 million decrease)
- Car rental quick turnaround facility shifted from 2027 to 2033 (\$5.0 million decrease)
- Development of phase 2 of the West Lands shifted from 2027/28 to 2034/2035 (\$4.7 million decrease)
- Inflation due to projects being shifted to later dates (\$1.6 million increase)

This investment will continue to be fully funded from Airport reserves with no impact on taxation.

Terminal

The Airport anticipates it will invest \$39.4 million in Terminal infrastructure and equipment between 2023-2032, which is a \$26.4 million increase from the City's 10-Year Capital Plan (Schedule B). This increase is mainly due to:

- Addition of carbon neutral initiatives (\$17.4 million increase)
- Improvements and rehabilitation to terminal building infrastructure and equipment (\$5.6 million increase)

This investment will be fully funded from Airport reserves and grants with no impact on taxation. Based on current projections, the Airport will need to obtain access to grant funding of approximately \$16.6 million in order to invest \$39.4 million in Terminal infrastructure and equipment between 2023 and 2032.

Airport Improvement Fee

The Airport anticipates it will invest \$352.3 million in Airport infrastructure and equipment funded by the airport improvement fee between 2023-2032, which is a \$37.6 million increase from the City's 10-Year Capital Plan (Schedule B). The major changes that led to this increase are:

- Addition of new airside pavement in 2030-32 (\$61.2 million increase)
- Phase 2 of the terminal building expansion shifted from 2029-31 to 2032-34 (\$61.0 million decrease)
- Cost increase for Phase 1 of the terminal building expansion (\$21.4 million increase)
- Apron 1 south expansion phase 2 shifted from 2031-33 to 2035+ (\$7.7 million decrease)
- Refurbishment of old combined operations building (\$5.4 million increase)
- Airside equipment (\$11.5 million increase)

This investment will continue to be fully funded from Airport reserves, debt and grants with no impact on taxation. Based on current projections, the Airport will need to increase the AIF to \$28.00 per enplaned passenger effective January 1, 2025, and \$31.00 per enplaned passenger effective January 1, 2026, and borrow an additional \$23 million in 2027/28 in order to invest \$352.3 million in Airport improvement fee infrastructure and equipment between 2023 and 2032.

The Airport is committed to its lower cost business model and intends on minimizing fee increases where possible, applying for grant funding where available, and ensuring the Airport remains in a sustainable, flexible and competitive financial position.

Conclusion:

The Airport recommends that Council adopt the Airport’s 10-Year Capital Plan.

Internal Circulation:

Financial Services
Communications

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

Consultation and Engagement:

Communications Comments:

Submitted by:

S.Dyrdal, Director Airport Finance and Corporate Services

Approved for inclusion:

S. Samaddar, Airport Chief Executive Officer

cc:

T. McQueenie, Airport Corporate Services Manager

J. Shaw, Asset Management & Capital Planning Manager

M. Antunes, Financial Planning Manager

Schedule A

City of Kelowna Adopted 10-Year Capital Plan

Priority 1 – Costs

| Name | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2023-2032 Total |
|--------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
| Airside | 590,000 | 157,900 | 748,400 | 820,500 | 2,440,800 | 189,500 | 154,300 | 203,800 | 211,400 | 219,300 | 5,735,900 |
| Groundside | 340,000 | 1,799,700 | 1,173,000 | 13,568,900 | 16,630,800 | 3,267,600 | 72,800 | 166,100 | 78,300 | 178,700 | 37,275,900 |
| Terminal | 4,495,000 | 784,800 | 716,300 | 1,217,400 | 757,600 | 815,200 | 1,685,000 | 769,800 | 869,000 | 828,300 | 12,938,400 |
| AIF | 33,600,000 | 43,445,200 | 58,037,600 | 16,995,300 | 24,318,200 | 32,211,400 | 30,622,300 | 28,989,100 | 36,576,400 | 9,934,600 | 314,730,100 |
| Total | 39,025,000 | 46,187,600 | 60,675,300 | 32,602,100 | 44,147,400 | 36,483,700 | 32,534,400 | 30,128,800 | 37,735,100 | 11,160,900 | 370,680,300 |

Funding Sources

| Name | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2023-2032 Total |
|--------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
| Reserves | 29,092,500 | 33,825,100 | 19,675,300 | 32,085,300 | 41,443,000 | 36,483,700 | 32,534,400 | 30,128,800 | 33,735,100 | 11,160,900 | 300,164,100 |
| Borrowing | - | 9,000,000 | 39,000,000 | - | - | - | - | - | 4,000,000 | - | 52,000,000 |
| Grants | 9,932,500 | 3,362,500 | 2,000,000 | 516,800 | 2,704,400 | - | - | - | - | - | 18,516,200 |
| Total | 39,025,000 | 46,187,600 | 60,675,300 | 32,602,100 | 44,147,400 | 36,483,700 | 32,534,400 | 30,128,800 | 37,735,100 | 11,160,900 | 370,680,300 |

Kelowna International Airport 10-Year Capital Plan – 2024 Preliminary Budget

Priority 1 – Costs

| Name | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2023-2032 Total |
|--------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
| Airside | 590,000 | 215,000 | 2,986,000 | 160,000 | 167,000 | 173,000 | 141,000 | 186,000 | 193,000 | 200,000 | 5,011,000 |
| Groundside | 340,000 | 1,438,000 | 1,382,000 | 3,571,000 | 4,766,000 | 814,000 | 565,000 | 5,320,000 | 990,000 | 6,033,000 | 25,219,000 |
| Terminal | 4,495,000 | 2,768,000 | 14,456,000 | 1,542,000 | 6,573,000 | 2,855,000 | 3,846,000 | 909,000 | 942,000 | 976,000 | 39,362,000 |
| AIF | 33,600,000 | 55,029,000 | 55,502,000 | 28,027,000 | 44,072,000 | 39,121,000 | 19,835,000 | 25,434,000 | 27,690,000 | 23,985,000 | 352,295,000 |
| Total | 39,025,000 | 59,450,000 | 74,326,000 | 33,300,000 | 55,578,000 | 42,963,000 | 24,387,000 | 31,849,000 | 29,815,000 | 31,194,000 | 421,887,000 |

Funding Sources

| Name | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2023-2032 Total |
|--------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
| Reserves | 29,092,500 | 9,200,000 | 61,527,000 | 32,428,000 | 41,657,000 | 29,989,000 | 22,341,000 | 31,849,000 | 29,815,000 | 31,194,000 | 319,092,500 |
| Borrowing | - | 48,000,000 | - | - | 11,000,000 | 11,000,000 | - | - | - | - | 70,000,000 |
| Grants | 9,932,500 | 2,250,000 | 12,799,000 | 872,000 | 2,921,000 | 1,974,000 | 2,046,000 | - | - | - | 32,794,500 |
| Total | 39,025,000 | 59,450,000 | 74,326,000 | 33,300,000 | 55,578,000 | 42,963,000 | 24,387,000 | 31,849,000 | 29,815,000 | 31,194,000 | 421,887,000 |

Difference

| Name | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2023-2032 Total |
|--------------|----------|-------------------|-------------------|----------------|-------------------|------------------|--------------------|------------------|--------------------|-------------------|-------------------|
| Airside | - | 57,100 | 2,237,600 | (660,500) | (2,273,800) | (16,500) | (13,300) | (17,800) | (18,400) | (19,300) | (724,900) |
| Groundside | - | (361,700) | 209,000 | (9,997,900) | (11,864,800) | (2,453,600) | 492,200 | 5,153,900 | 911,700 | 5,854,300 | (12,056,900) |
| Terminal | - | 1,983,200 | 13,739,700 | 324,600 | 5,815,400 | 2,039,800 | 2,161,000 | 139,200 | 73,000 | 147,700 | 26,423,600 |
| AIF | - | 11,583,800 | (2,535,600) | 11,031,700 | 19,753,800 | 6,909,600 | (10,787,300) | (3,555,100) | (8,886,400) | 14,050,400 | 37,564,900 |
| Total | - | 13,262,400 | 13,650,700 | 697,900 | 11,430,600 | 6,479,300 | (8,147,400) | 1,720,200 | (7,920,100) | 20,033,100 | 51,206,700 |

Schedule B

Airside

| Name | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2023-2032 Total |
|--------------------------|---------|---------|-----------|-----------|-------------|----------|----------|----------|----------|----------|-----------------|
| 2024 Prelim Budget | 590,000 | 215,000 | 2,986,000 | 160,000 | 167,000 | 173,000 | 141,000 | 186,000 | 193,000 | 200,000 | 5,011,000 |
| COK 10-Year Capital Plan | 590,000 | 157,900 | 748,400 | 820,500 | 2,440,800 | 189,500 | 154,300 | 203,800 | 211,400 | 219,300 | 5,735,900 |
| Total | - | 57,100 | 2,237,600 | (660,500) | (2,273,800) | (16,500) | (13,300) | (17,800) | (18,400) | (19,300) | (724,900) |

Groundside

| Name | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2023-2032 Total |
|--------------------------|---------|-----------|-----------|-------------|--------------|-------------|---------|-----------|---------|-----------|-----------------|
| 2024 Prelim Budget | 340,000 | 1,438,000 | 1,382,000 | 3,571,000 | 4,766,000 | 814,000 | 565,000 | 5,320,000 | 990,000 | 6,033,000 | 25,219,000 |
| COK 10-Year Capital Plan | 340,000 | 1,799,700 | 1,173,000 | 13,568,900 | 16,630,800 | 3,267,600 | 72,800 | 166,100 | 78,300 | 178,700 | 37,275,900 |
| Total | - | (361,700) | 209,000 | (9,997,900) | (11,864,800) | (2,453,600) | 492,200 | 5,153,900 | 911,700 | 5,854,300 | (12,056,900) |

Terminal

| Name | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2023-2032 Total |
|--------------------------|-----------|-----------|------------|-----------|-----------|-----------|-----------|---------|---------|---------|-----------------|
| 2024 Prelim Budget | 4,495,000 | 2,768,000 | 14,456,000 | 1,542,000 | 6,573,000 | 2,855,000 | 3,846,000 | 909,000 | 942,000 | 976,000 | 39,362,000 |
| COK 10-Year Capital Plan | 4,495,000 | 784,800 | 716,300 | 1,217,400 | 757,600 | 815,200 | 1,685,000 | 769,800 | 869,000 | 828,300 | 12,938,400 |
| Total | - | 1,983,200 | 13,739,700 | 324,600 | 5,815,400 | 2,039,800 | 2,161,000 | 139,200 | 73,000 | 147,700 | 26,423,600 |

AIF

| Name | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2023-2032 Total |
|--------------------------|------------|------------|-------------|------------|------------|------------|--------------|-------------|-------------|------------|-----------------|
| 2024 Prelim Budget | 33,600,000 | 55,029,000 | 55,502,000 | 28,027,000 | 44,072,000 | 39,121,000 | 19,835,000 | 25,434,000 | 27,690,000 | 23,985,000 | 352,295,000 |
| COK 10-Year Capital Plan | 33,600,000 | 43,445,200 | 58,037,600 | 16,995,300 | 24,318,200 | 32,211,400 | 30,622,300 | 28,989,100 | 36,576,400 | 9,934,600 | 314,730,100 |
| Total | - | 11,583,800 | (2,535,600) | 11,031,700 | 19,753,800 | 6,909,600 | (10,787,300) | (3,555,100) | (8,886,400) | 14,050,400 | 37,564,900 |



Y.L.W.

Kelowna International Airport

Airport 10-Year Capital Plan

December 4, 2023

Airport 10-Year Capital Plan

- ▶ City of Kelowna 10-Year Capital Plan
 - ▶ Adopted – July 24, 2023
 - ▶ Airport

Priority 1 - Costs

| Name | 2023-2032 Total |
|------------|-----------------|
| Airside | 5,735,900 |
| Groundside | 37,275,900 |
| Terminal | 12,938,400 |
| AIF | 314,730,100 |
| Total | 370,680,300 |

Funding Sources

| Name | 2023-2032 Total |
|-----------|-----------------|
| Reserves | 300,164,100 |
| Borrowing | 52,000,000 |
| Grants | 18,516,200 |
| Total | 370,680,300 |

Airport 10-Year Capital Plan

▶ City's 10-Year Capital Plan

▶ Airport

▶ Update to be provided in the fall of 2023

Priority 1 - Costs

| Name | 2023-2032 Total |
|--------------|--------------------|
| Airside | 5,011,000 |
| Groundside | 25,219,000 |
| Terminal | 39,362,000 |
| AIF | 352,295,000 |
| Total | 421,887,000 |

Priority 1 - Costs (Difference)

| Name | 2023-2032 Total |
|--------------|-------------------|
| Airside | (724,900) |
| Groundside | (12,056,900) |
| Terminal | 26,423,600 |
| AIF | 37,564,900 |
| Total | 51,206,700 |

Funding Sources

| Name | 2023-2032 Total |
|--------------|--------------------|
| Reserves | 319,092,500 |
| Borrowing | 70,000,000 |
| Grants | 32,794,500 |
| Total | 421,887,000 |

Funding Sources (Difference)

| Name | 2023-2032 Total |
|--------------|-------------------|
| Reserves | 18,928,400 |
| Borrowing | 18,000,000 |
| Grants | 14,278,300 |
| Total | 51,206,700 |

Airport 10-Year Capital Plan

- ▶ Airport's 10-Year Capital Plan
 - ▶ Aligned with the Airport's strategic plan
 - ▶ Committed to lower cost business model
 - ▶ Cash-flow based
 - ▶ 2024 spend: \$59.5M
 - ▶ Previously approved: \$49.7M
 - ▶ 2024 budget requests: \$9.8M

Airport 10-Year Capital Plan

▶ Airport's 10-Year Capital Plan

| | Total | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
|--|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Soaring Beyond 2.5 Million Passengers AIF Program | | | | | | | | | | |
| Terminal expansion | 111.1 | 37.5 | 38.9 | 22.5 | 2.6 | 2.7 | 2.8 | - | - | 4.1 |
| Combined operations building | 22.7 | 8.0 | 6.3 | 3.0 | 5.4 | - | - | - | - | - |
| Airside pavement rehab | 121.6 | 4.0 | 1.1 | 2.0 | 26.8 | 21.0 | 4.3 | 22.9 | 27.4 | 12.1 |
| Airside equipment | 25.7 | 5.4 | 1.0 | 0.5 | 3.4 | 4.5 | 1.6 | 1.2 | 0.3 | 7.8 |
| Self-serve baggage drop | 2.3 | - | - | - | 2.3 | - | - | - | - | - |
| Airside lighting and supporting infrastructure | 8.1 | - | 8.1 | - | - | - | - | - | - | - |
| Apron 1 south expansion | 17.4 | - | - | - | 0.9 | 8.1 | 8.4 | - | - | - |
| Passenger boarding bridges | 8.2 | - | - | - | 2.7 | 2.8 | 2.7 | - | - | - |
| Passenger boarding bridges | 1.4 | - | - | - | - | - | - | 1.4 | - | - |
| Total | 318.5 | 54.9 | 55.4 | 28.0 | 44.1 | 39.1 | 19.8 | 25.5 | 27.7 | 24.0 |
| Non-AIF | | | | | | | | | | |
| Airside | 4.4 | 0.2 | 3.0 | 0.2 | 0.2 | 0.2 | 0.1 | 0.2 | 0.2 | 0.2 |
| Groundside | 24.9 | 1.4 | 1.4 | 3.6 | 4.8 | 0.8 | 0.6 | 5.3 | 1.0 | 6.0 |
| Terminal | 34.9 | 2.8 | 14.5 | 1.5 | 6.6 | 2.9 | 3.8 | 0.9 | 0.9 | 1.0 |
| Total | 64.2 | 4.4 | 18.8 | 5.3 | 11.5 | 3.8 | 4.6 | 6.4 | 2.1 | 7.2 |
| Total | 382.6 | 59.3 | 74.2 | 33.3 | 55.6 | 42.9 | 24.4 | 31.9 | 29.8 | 31.2 |

Airport 10-Year Capital Plan

▶ Airside 10-Year Capital Plan (non-AIF)

| Name | 2023-2032 Total |
|--------------------------|-----------------|
| 2024 Prelim Budget | 5,011,000 |
| COK 10-Year Capital Plan | 5,735,900 |
| Total | (724,900) |

- ▶ Mill Creek (\$2.9 million decrease)
- ▶ General aviation parking (\$2.3 million increase)

Airport 10-Year Capital Plan

▶ Groundside 10-Year Capital Plan (non-AIF)

| Name | 2023-2032 Total |
|--------------------------|-----------------|
| 2024 Prelim Budget | 25,219,000 |
| COK 10-Year Capital Plan | 37,275,900 |
| Total | (12,056,900) |

- ▶ Mill Creek (\$5.1 million decrease)
- ▶ Car rental quick turnaround facility (\$5.0 million decrease)
- ▶ West Lands phase 2 (\$4.7 million decrease)
- ▶ Inflation (\$1.6 million increase)

Airport 10-Year Capital Plan

▶ Terminal 10-Year Capital Plan (non-AIF)

| Name | 2023-2032 Total |
|--------------------------|-----------------|
| 2024 Prelim Budget | 39,362,000 |
| COK 10-Year Capital Plan | 12,938,400 |
| Total | 26,423,600 |

- ▶ Carbon neutral initiatives (\$17.4 million increase)
- ▶ Terminal building infrastructure and equipment (\$5.6 million increase)

Airport 10-Year Capital Plan

- ▶ Non-AIF 10-Year Capital Plan Funding
 - ▶ Airport reserves
 - ▶ Grants (\$16.6 million)
 - ▶ Future grants
 - ▶ No impact on taxation

Airport 10-Year Capital Plan

▶ AIF 10-Year Capital Plan

| Name | 2023-2032 Total |
|--------------------------|-----------------|
| 2024 Prelim Budget | 352,295,000 |
| COK 10-Year Capital Plan | 314,730,100 |
| Total | 37,564,900 |

- ▶ Airside pavement (\$61.2M increase)
- ▶ Phase 2 ATB expansion (\$61.0M decrease)
- ▶ Phase 1 ATB expansion (\$21.4M increase)
- ▶ Apron 1 expansion phase 2 (\$7.7M decrease)
- ▶ COB (\$5.4M increase)
- ▶ Airside equipment (\$11.5M increase)

Airport 10-Year Capital Plan

- ▶ AIF 10-Year Capital Plan Funding
 - ▶ Airport reserves
 - ▶ AIF
 - ▶ \$28.00 – January 1, 2025
 - ▶ \$31.00 – January 1, 2026
 - ▶ Debt (\$23M)
 - ▶ Grants
 - ▶ No impact on taxation



Questions?

For more information, visit ylw.kelowna.ca.

Report to Council



Date: December 4, 2023
To: Council
From: City Manager
Subject: 2024 Financial Plan – Preliminary Budget Volume Overview
Department: Financial Planning

Recommendation:

THAT Council receives for information, the presentation from the Financial Services Division dated December 4, 2023 with respect to the 2024 Financial Plan – Preliminary Budget Volume

Purpose:

To provide an overview of the 2024 Financial Plan – Preliminary Budget Volume

Background:

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

The attached presentation provides a summary of the key financial impacts for the 2024 Financial Plan – Preliminary Budget Volume prior to Budget Deliberation Day on Thursday, December 7, 2023.

The City of Kelowna is responsible for managing public funds on behalf of our citizens and makes the right decisions to safeguard our city and community. The 2024 Financial Plan is being presented with a Service Based Budgeting approach for the first time. Service-based budgeting arranges the City’s Financial Plan around providing the services that are required to meet the demands of our growing community, giving a more comprehensive view of the costs associated with each service area. This model aims to improve transparency and accountability by making it easier to see, understand, and measure the results of how tax dollars and other revenues are being spent.

The 2024 budget, presented in the new service based budget format, aims to support the essential services that enhance the daily living standards and sustain the City’s development, as well as key goals of this Council, as expressed in the Council Priorities (2023-2026). These cover Crime and Safety, Affordable Housing, Homelessness, Transportation, Agriculture, and Climate and the Environment.

The 2024 Financial Plan prioritizes:

- Community Safety
- Addressing Homelessness
- Keeping Kelowna moving
- Impacts of climate
- Digital Transformation

Municipalities are not permitted to run a deficit, therefore the City is committed to operate within a balanced budget. This financial plan encourages diversity of revenue sources such as reserves, grants and other revenues to reduce the reliance on taxation, but taxation remains an essential piece of the overall source of funding. The 2024 Preliminary Budget proposes an overall 4.76 per cent tax increase that includes a Municipal taxation impact of 3.76 per cent and a 1.0 per cent Public Safety Levy.

Submitted by:

M. Antunes, Financial Planning Manager

Approved for inclusion: JS

cc:

J. Sass, Financial Services Divisional Director

J. Shaw, Asset Management & Capital Planning Manager

J. Jean, Budget Supervisor



2024

FINANCIAL PLAN

Agenda

- ▶ Core Principles
- ▶ Economic Overview
- ▶ Tax Rate Comparison
- ▶ Financial Health
- ▶ Budget Overview

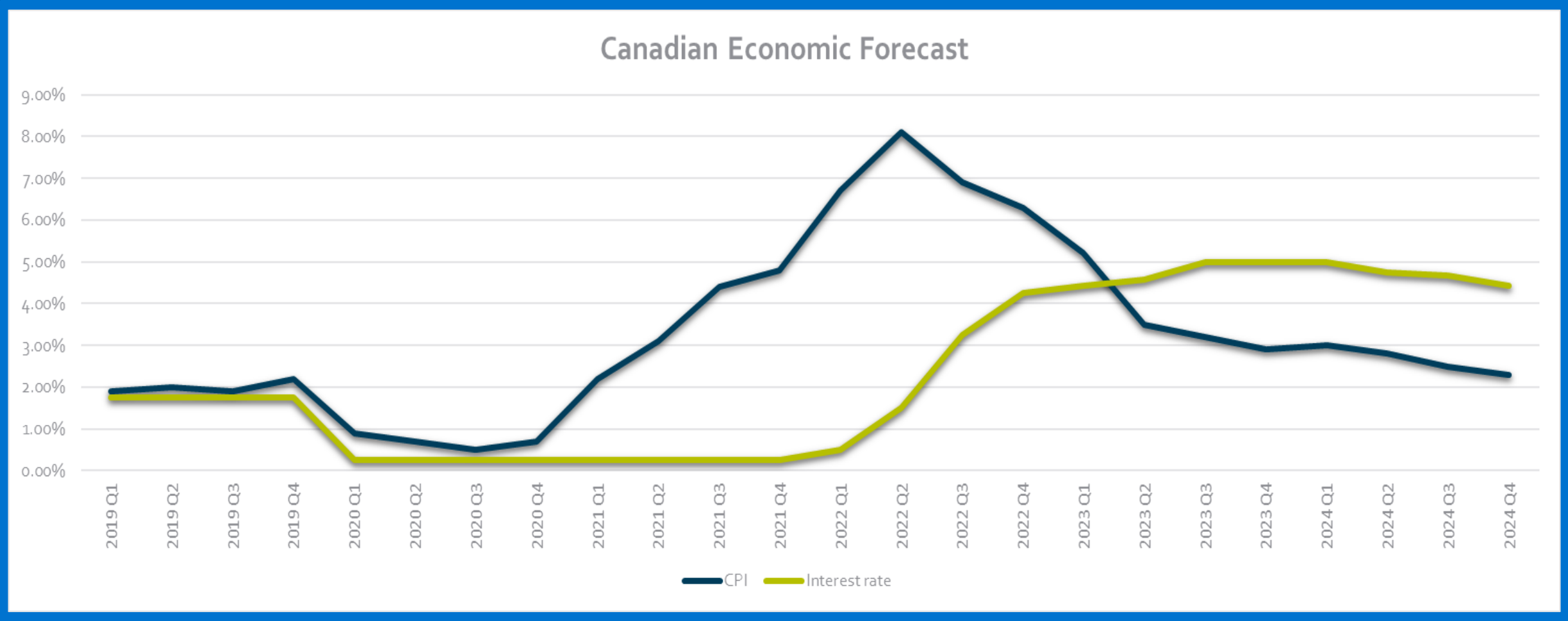


Core Principles

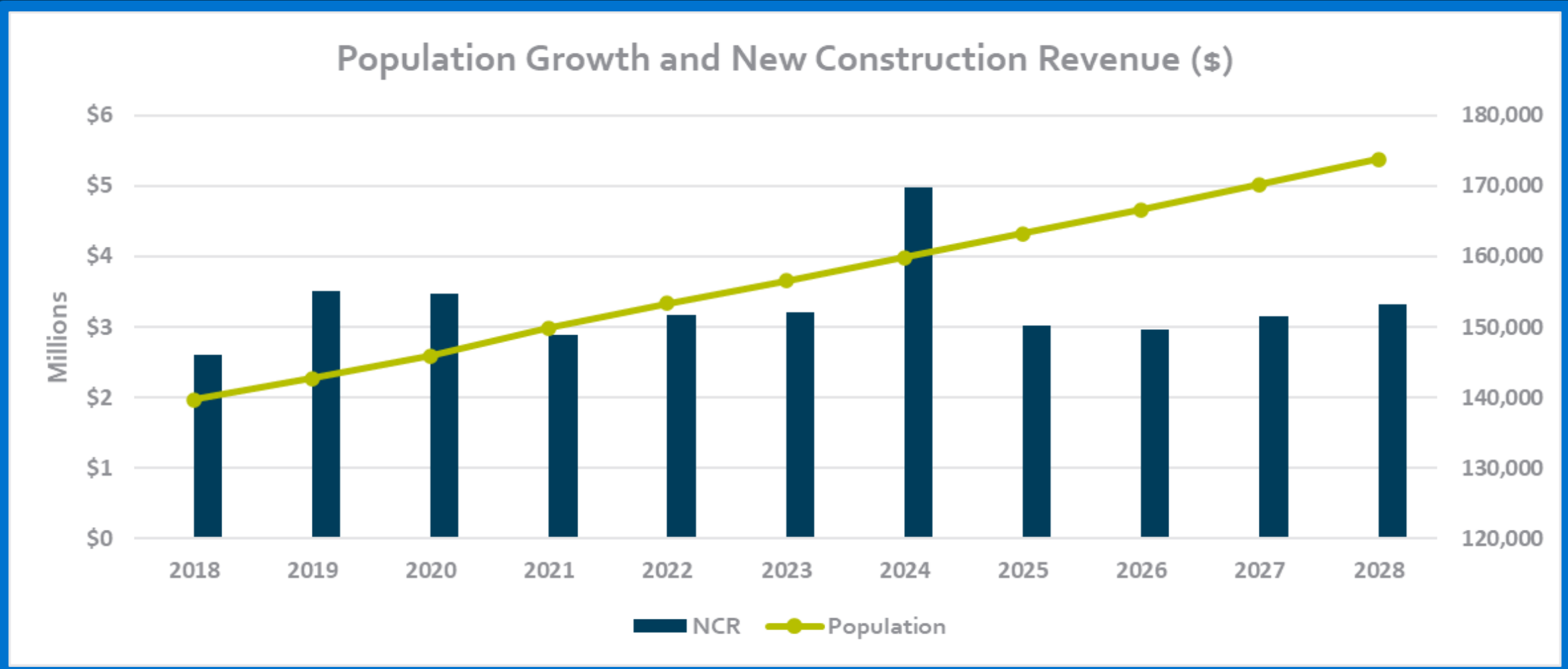
- ▶ Predictability and Stability for tax rate
- ▶ Transparency & Accountability
- ▶ Alignment with Council Priorities
- ▶ Data Driven



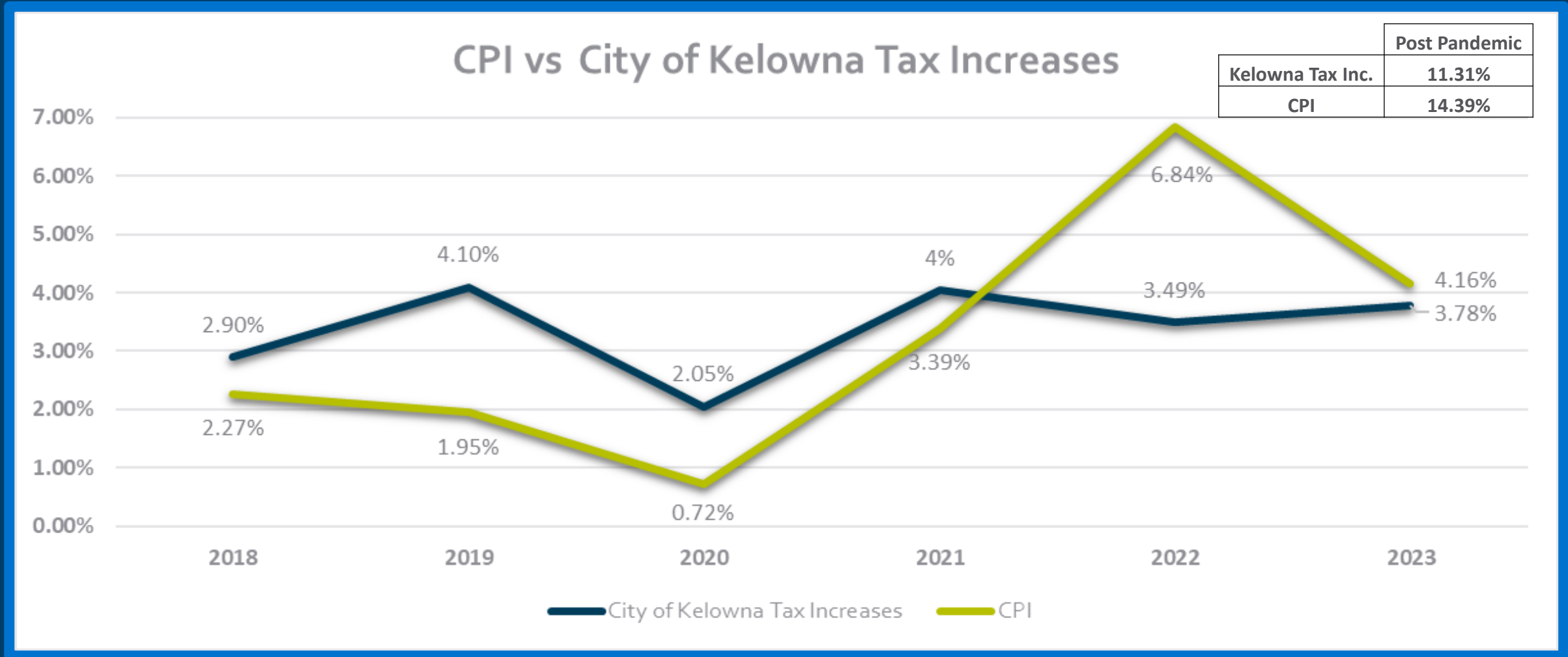
Economic Overview



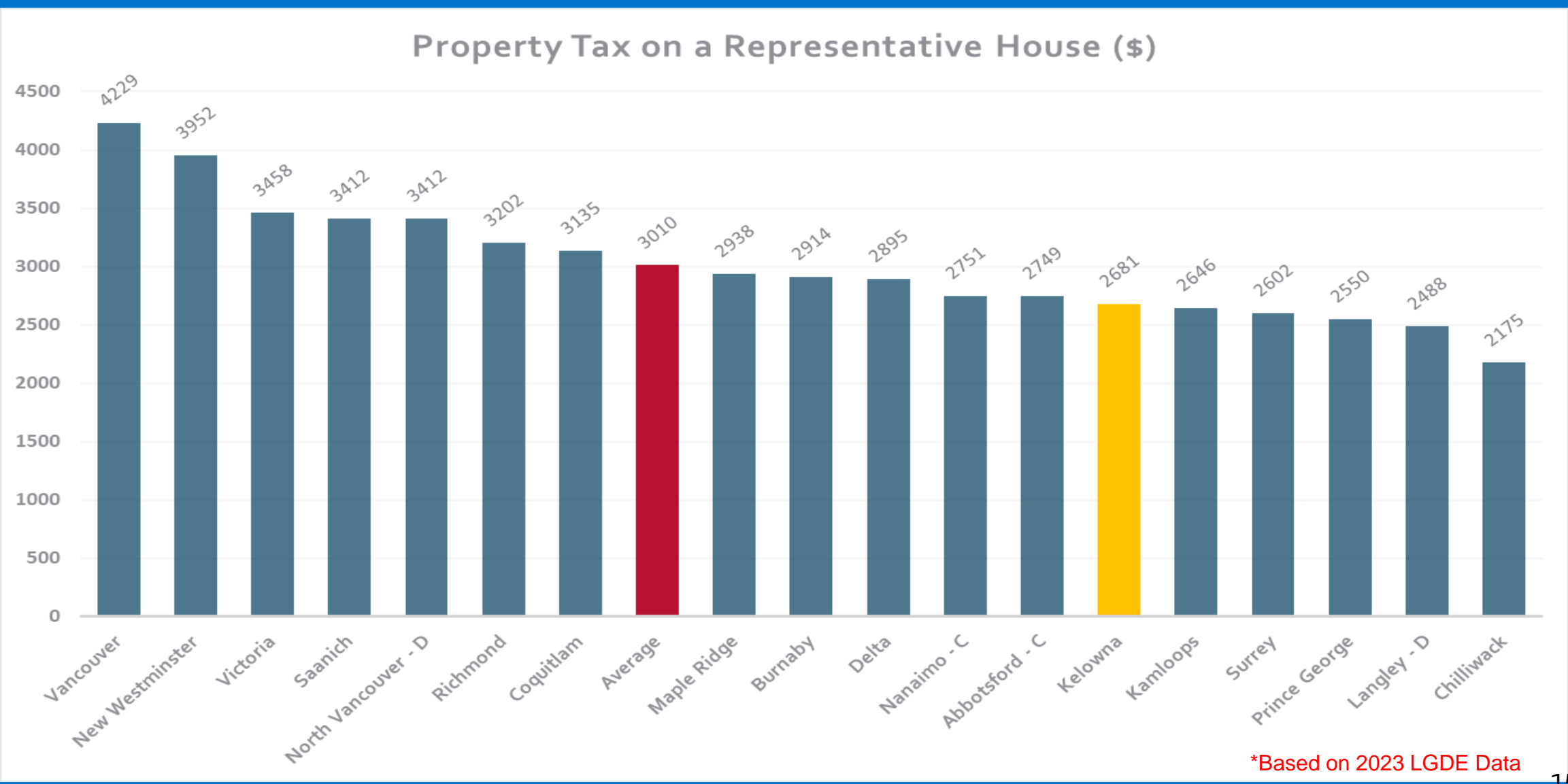
Economic Overview



CPI vs. Tax Increases



Tax Rate Comparison



*Based on 2023 LGDE Data

Kelowna Financial Health Indicators

| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|---|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Financial flexibility | | | | | | | | | | | |
| Debt Service (Debt service/Revenue) | ● 0.03 | ● 0.04 | ● 0.03 | ● 0.03 | ● 0.02 | ● 0.02 | ● 0.02 | ● 0.02 | ● 0.02 | ● 0.02 | ● 0.02 |
| Own Source Revenue (Fees & charges/Revenue) | ● 0.38 | ● 0.38 | ● 0.39 | ● 0.39 | ● 0.39 | ● 0.39 | ● 0.39 | ● 0.39 | ● 0.39 | ● 0.39 | ● 0.39 |
| Gov. Transfers Ratio (Gov. Transfers/Revenue) | ● 0.08 | ● 0.08 | ● 0.07 | ● 0.07 | ● 0.06 | ● 0.06 | ● 0.05 | ● 0.05 | ● 0.05 | ● 0.04 | ● 0.04 |
| Financial sustainability | | | | | | | | | | | |
| Fin. Assets/ Liabilities (Financial Assets/Liabilities) | ● 2.27 | ● 2.14 | ● 2.22 | ● 2.30 | ● 2.36 | ● 2.38 | ● 2.40 | ● 2.39 | ● 2.38 | ● 2.35 | ● 2.30 |
| Net Fin. Assets/ revenue (Net Financial Assets/Revenue) | ● 1.19 | ● 1.26 | ● 1.32 | ● 1.37 | ● 1.41 | ● 1.43 | ● 1.44 | ● 1.44 | ● 1.42 | ● 1.39 | ● 1.34 |
| Accum Surplus & Reserves/Expenses | ● 1.67 | ● 1.69 | ● 1.72 | ● 1.73 | ● 1.72 | ● 1.70 | ● 1.66 | ● 1.61 | ● 1.54 | ● 1.45 | ● 1.35 |
| Competitiveness | | | | | | | | | | | |
| Population | 155,785 | 158,262 | 160,779 | 163,142 | 165,540 | 167,974 | 170,443 | 172,948 | 175,179 | 177,439 | 179,728 |
| Debt per Capita (Debt/Population) | ● 400.61 | ● 630.95 | ● 546.54 | ● 473.99 | ● 411.07 | ● 405.11 | ● 399.25 | ● 393.46 | ● 388.45 | ● 383.50 | ● 378.62 |
| Annual Surplus per capita | ● 581.04 | ● 554.69 | ● 542.50 | ● 527.33 | ● 508.07 | ● 481.63 | ● 450.38 | ● 413.61 | ● 371.19 | ● 321.39 | ● 263.19 |

2024 Pre-Budget Themes

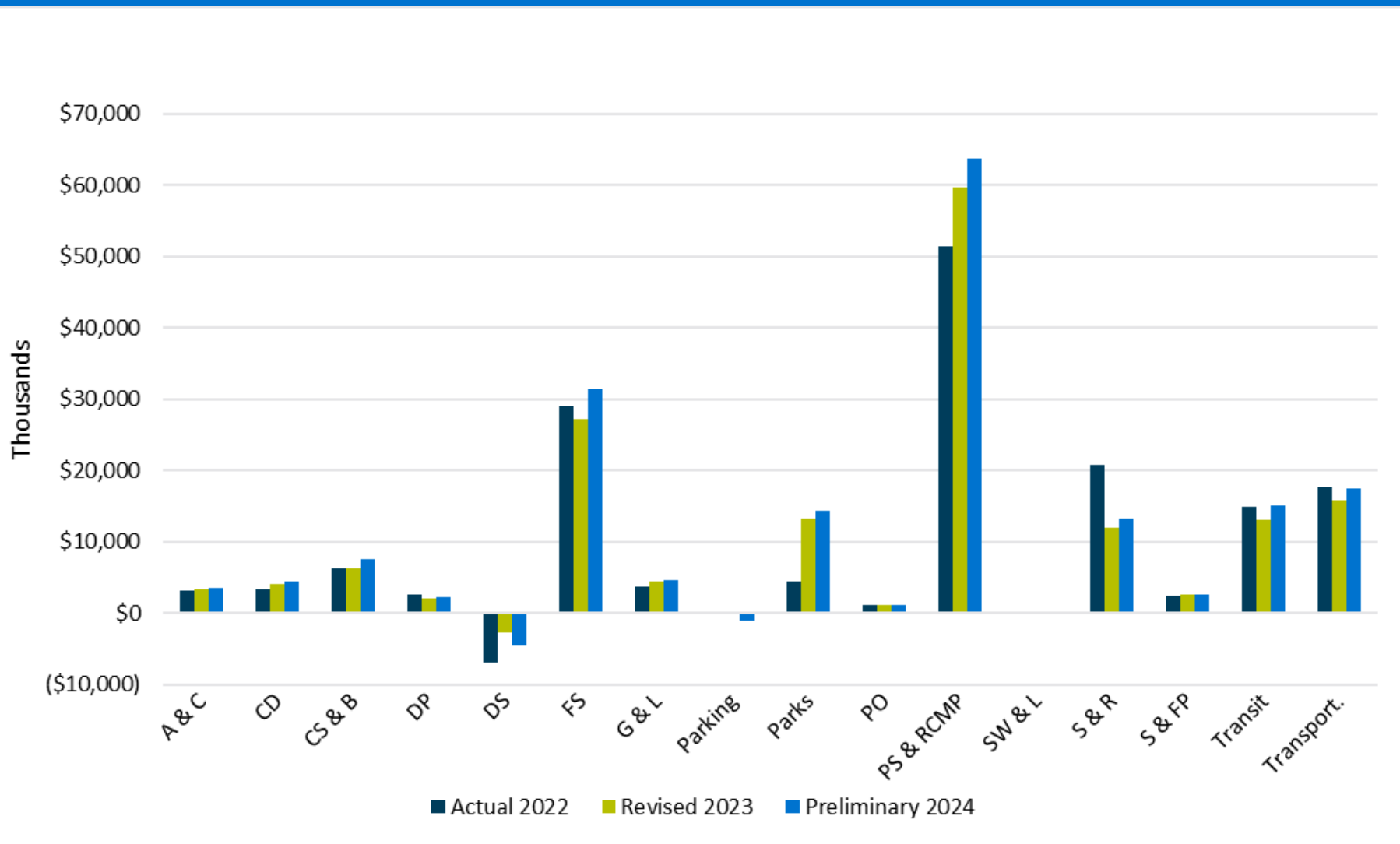


- ▶ Alignment of Budget to Council Priorities
- ▶ See movement in service levels associated with new Council
- ▶ 4.76% Budget increase envisioned

2024 Budget Strategy

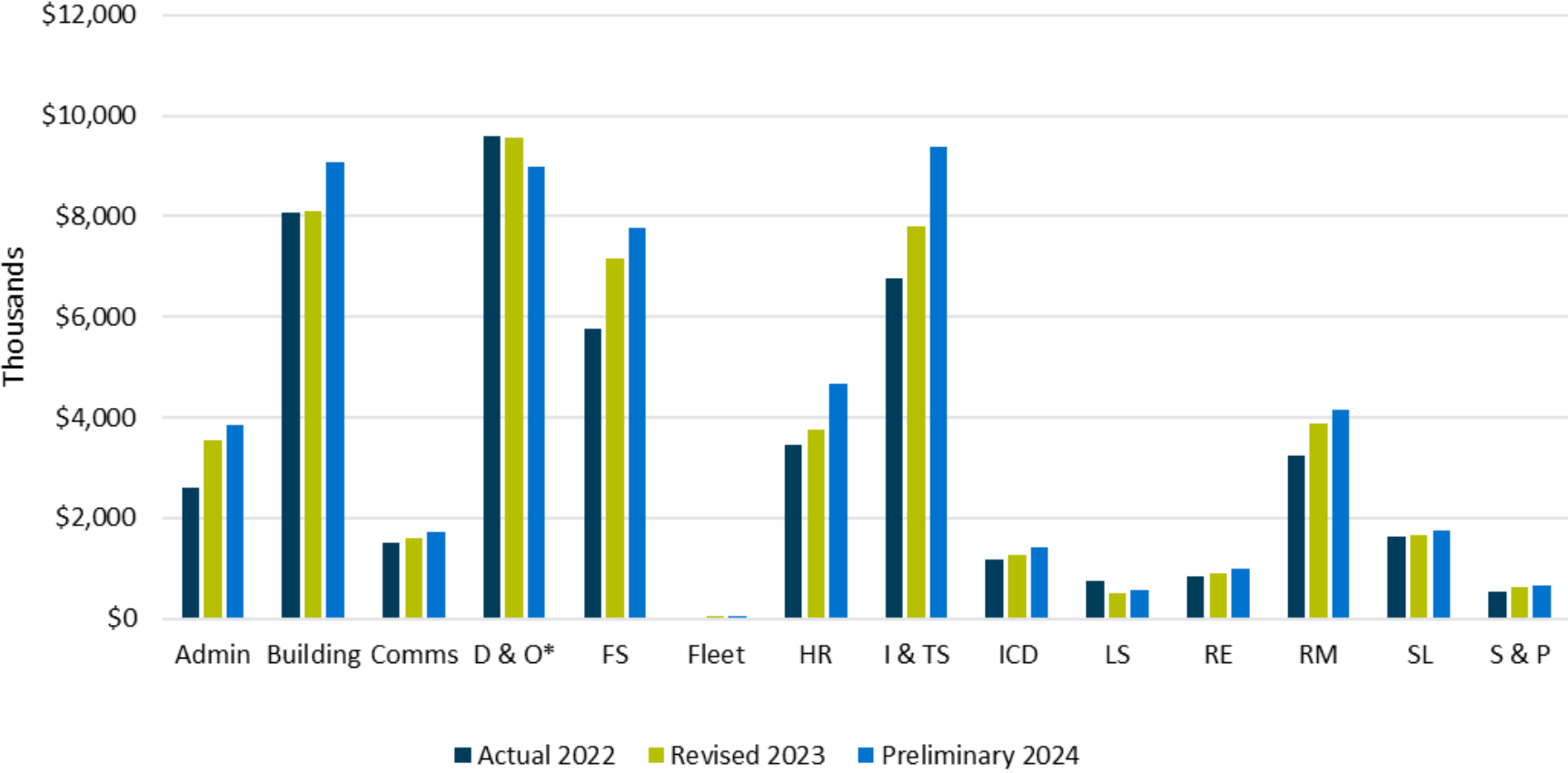
- ▶ 2024 Operating budget increase focused on:
 - ▶ Capital delivery and deployment of carry-over funds ✓
 - ▶ Public Safety ✓
 - ▶ Absorb salary increases ✓
 - ▶ Enhanced service levels for Council priority areas ✓
 - ▶ Social Development ✓
 - ▶ Leveraged Funds ✓
- ▶ 2024 Capital budget increase focused on:
 - ▶ Inflationary pressures on capital projects ✓
 - ▶ Grant funded projects & associated capacity challenges ✓
 - ▶ Council priority areas ✓

Tax-Supported Operations by Service Areas



- Arts & Culture (A & C)
- Community Development (CD)
- Community Safety & Bylaw (CS & B)
- Development Planning (DP)
- Development Services (DS)
- Fire Safety (FS)
- Governance & Leadership (G & L)
- Parking (Parking)
- Parks (Parks)
- Partnerships Office (PO)
- Police Services & RCMP (PS & RCMP)
- Solid Waste & Landfill (SW & L)
- Sport & Recreation (S & R)
- Stormwater & Flood Protection (S & FP)
- Transit (Transit)
- Transportation (Transport.)

Tax-Supported Enabling Services



* 2022 surplus allocation has been removed

- Administration (Admin)
- Building Services (Building)
- Communications (Comms)
- Debt and Other (D & O*)
- Financial Services (FS)
- Fleet Services (Fleet)
- Human Resources (HR)
- Information & Technology Services (I & TS)
- Internal Construction Delivery (ICD)
- Legislated Services (LS)
- Real Estate (RE)
- Risk Management (RM)
- Senior Leadership (SL)
- Strategy & Performance (S & P)

Tax Reconciliation – 2023 to 2024

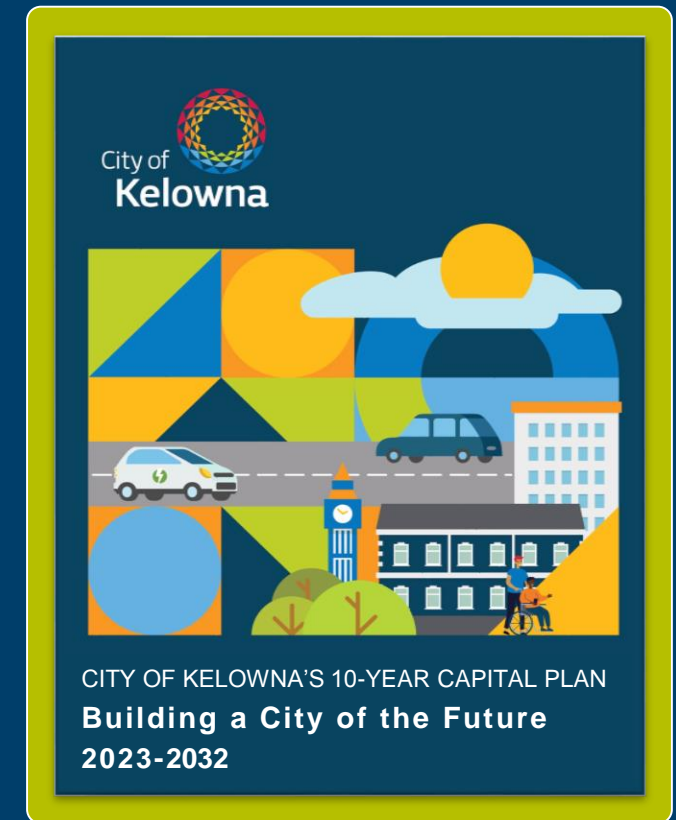
| 2024 Budget Analysis (\$ millions) | |
|------------------------------------|-------|
| 2023 Tax Demand | \$177 |
| Base budget adjustments | (6) |
| New operating requests | 5 |
| New capital requests | 14 |
| 2024 General Tax Requirement | \$190 |
| New construction tax revenue | (5) |
| 2024 Net Taxation Impact | \$8 |
| Net property owner impact | 4.76% |

2024 Capital Plan

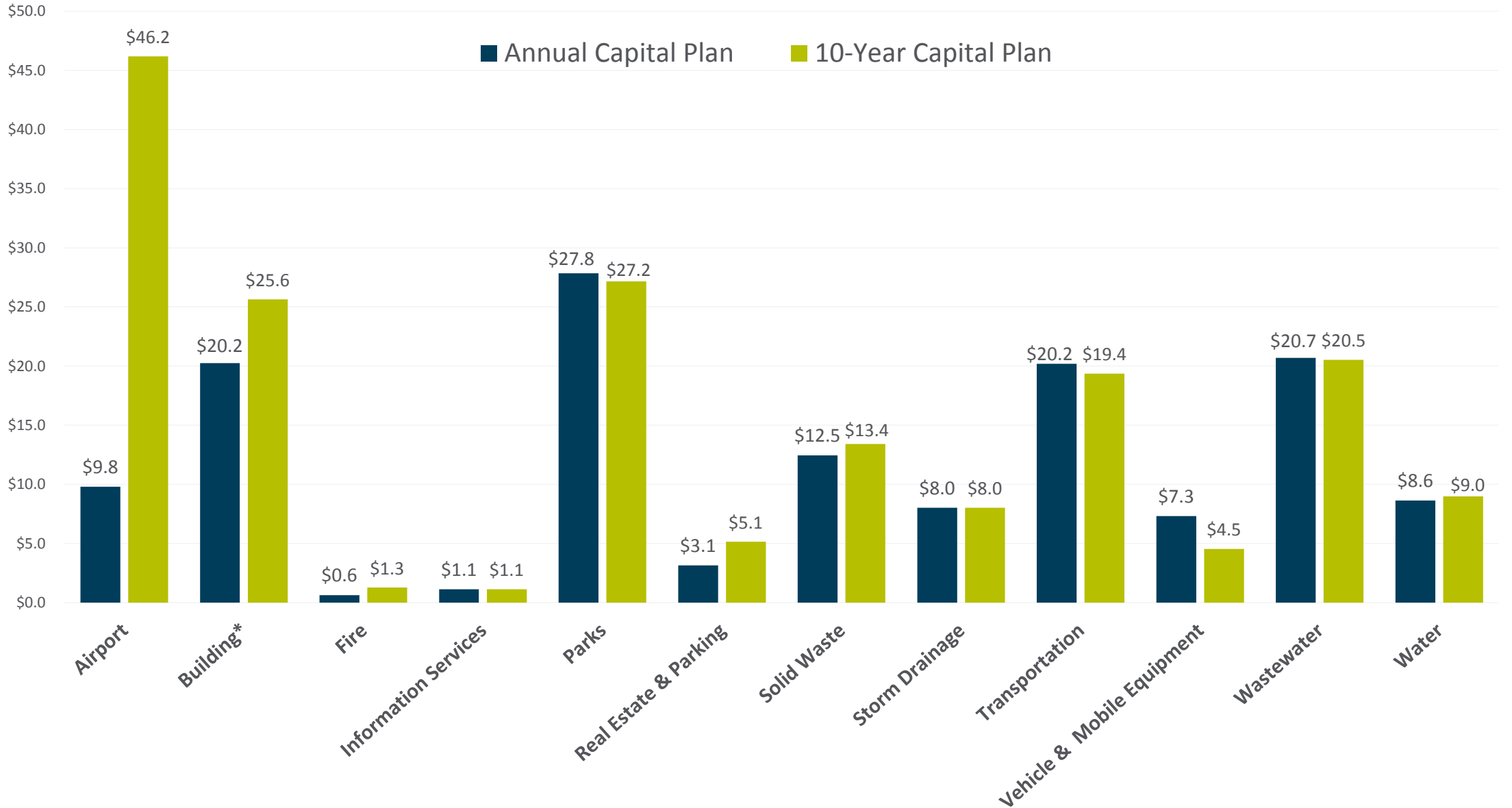


2024 Capital Program

| <i>\$ millions</i> | | 2024 | 2025 | 2026 | 2027 | 2028 | Total |
|-------------------------|----------------------------|--------------|--------------|--------------|-------------|------------|--------------|
| P1 | Airport | 9.8 | 3.4 | - | - | - | 13.2 |
| | Building | 20.2 | 91.6 | 80.8 | 43.2 | - | 235.9 |
| | Fire | 0.6 | - | - | - | - | 0.6 |
| | Information Services | 1.1 | - | - | - | - | 1.1 |
| | Parks | 27.8 | 34.0 | 22.2 | 8.2 | - | 92.2 |
| | Real Estate & Parking | 3.1 | - | - | - | - | 3.1 |
| | Solid Waste | 12.5 | 11.2 | - | 5.0 | 3.8 | 32.5 |
| | Storm Drainage | 8.0 | 7.4 | 8.4 | 1.5 | - | 25.3 |
| | Transportation | 20.2 | 32.0 | 18.3 | 4.2 | - | 74.7 |
| | Vehicle & Mobile Equipment | 7.3 | - | - | - | - | 7.3 |
| | Wastewater | 20.7 | 8.1 | 3.2 | 5.8 | - | 37.8 |
| Water | 8.6 | 6.9 | - | - | - | 15.5 | |
| Total Priority 1 | | 140.1 | 194.6 | 132.9 | 68.0 | 3.8 | 539.2 |
| P2 | Building | 10.2 | 10.1 | 8.1 | - | - | 28.4 |
| | Parks | 0.5 | - | - | - | - | 0.5 |
| | Total Priority 2 | 10.7 | 10.1 | 8.1 | - | - | 28.9 |



2024 Annual Capital Plan vs. 10-Year Capital Plan



*Building 10-Year Capital Plan amount for the PRC has been changed to reflect the amount asked for in 2024 at \$12.1M across Buildings, Parks & Transportation.

Capital Challenges & Solutions



EXPECTATIONS

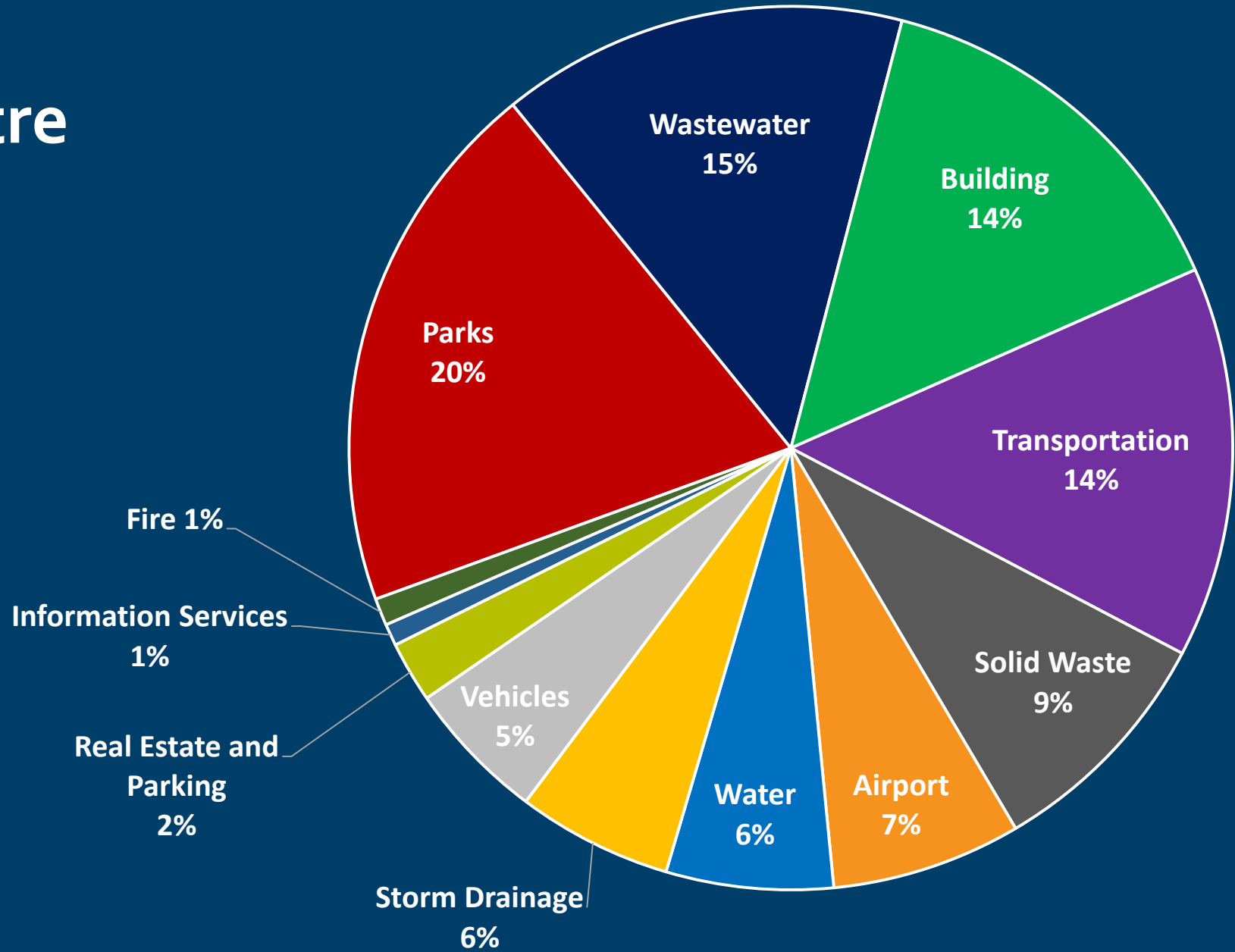


CAPACITY

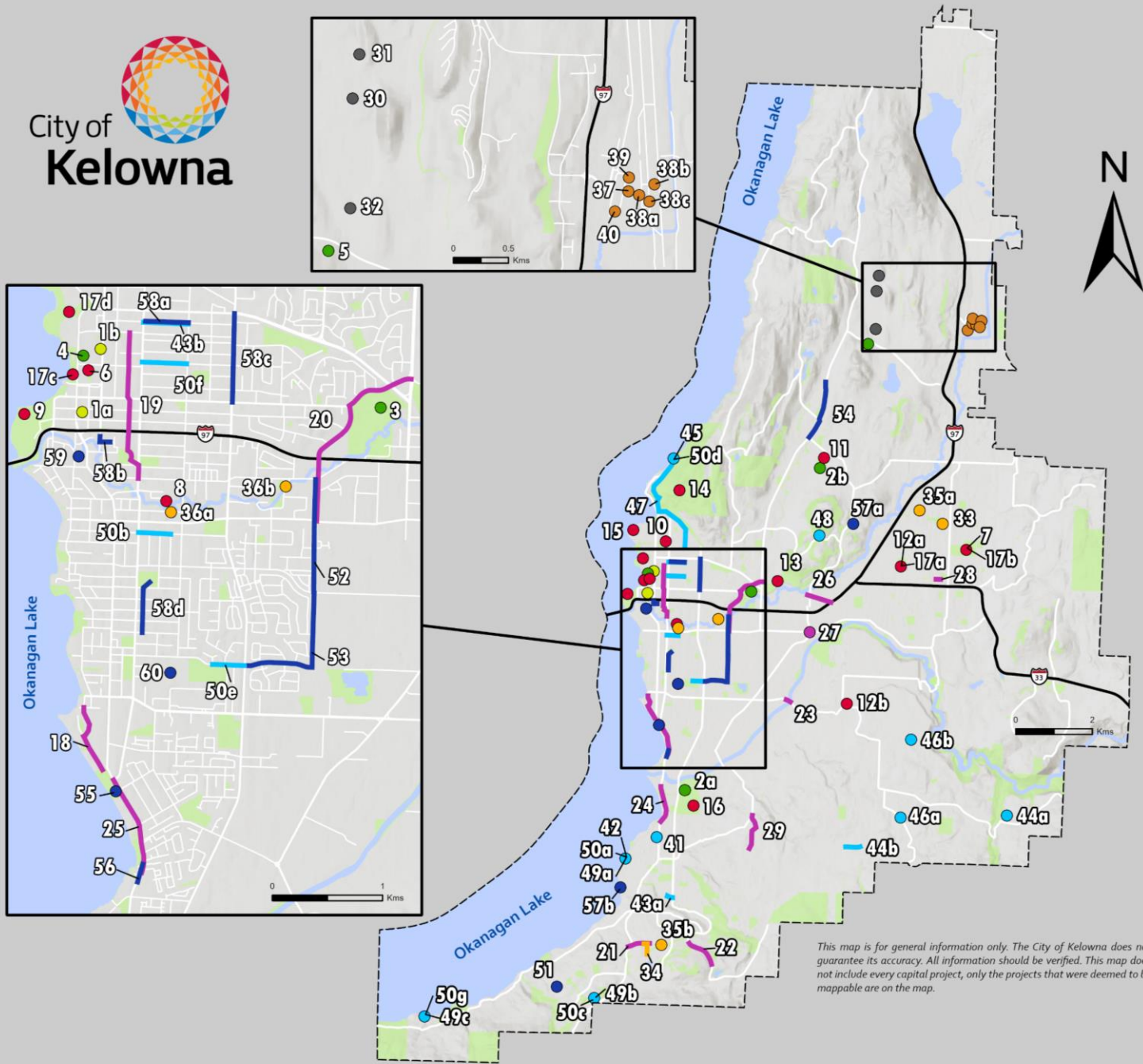


FUNDING

2024 Capital by Cost Centre



Building a City of the Future

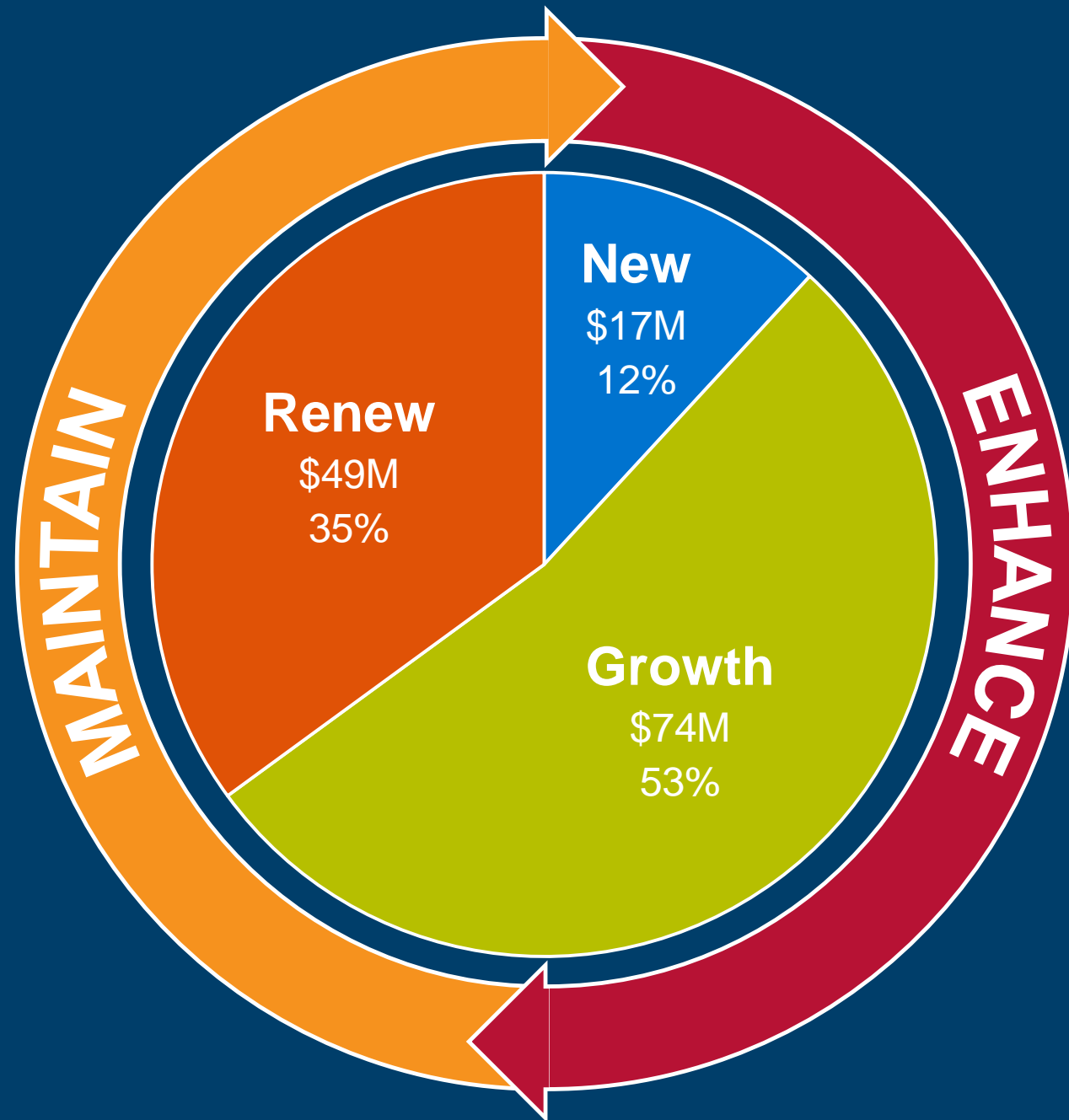


This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified. This map does not include every capital project, only the projects that were deemed to be mappable are on the map.

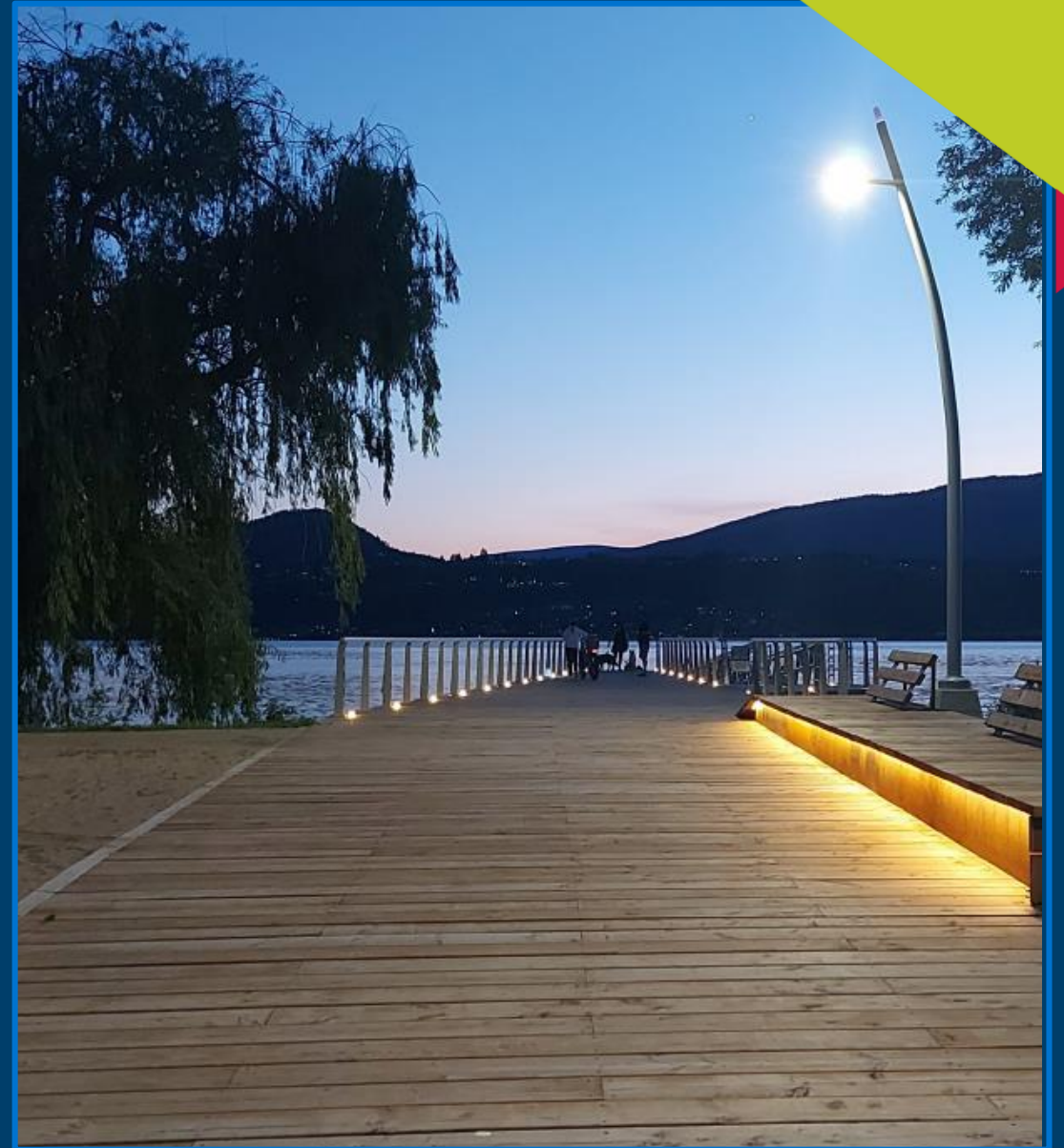
2024 Capital Projects

- | REAL ESTATE & PARKING | AIRPORT |
|---|---|
| 1. Downtown Parkades-Major Maintenance a. Champman Parkade b. Library Parkade | 37. Airport Air Terminal Building Capital Replacement & Improvement 38. Airport Soaring Beyond 2.5 Million Passengers AIF Program a. Pavement Rehab: Apron 1 b. Pavement Rehab: Taxiway Charlie c. Pavement Rehab: Taxiway Delta |
| BUILDINGS | 39. Carbon Neutral Initiatives - HID to LED Lighting 40. Groundside Infrastructure & Equipment - Enabling Works For Hotel |
| 2. Building Stronger Kelowna - Community Activity Centres a. Mission Rec Park b. Glenmore Rec Park | WATER |
| 3. Building Stronger Kelowna - Parkinson Rec Centre Redevelopment | 41. Bulk Fill Station |
| 4. Kelowna Community Theatre - Equipment Improvements | 42. Eldorado Pump Station Chlorine Conversion |
| 5. North Glenmore Fire Hall (Stn #5) - Construction | 43. Existing Fireflow Upgrades & Infill Development Improvements a. Buck Rd b. Coronation Ave |
| PARKS | 44. Irrigation Mainline Renewal a. Gallaghers b. Jaud Rd |
| 6. Art Walk Furniture & Paver Surfaces Replacement | 45. Poplar Pump Station Electrical Upgrade |
| 7. Building Stronger Kelowna - Rutland Recreation Field Realignment | 46. PRV Upgrades - Non Potable a. McClain Rd b. Reekie Rd |
| 8. Burne Park | 47. Royal View Transmission Main Upgrades |
| 9. City Park - Improvements, Waterfront Promenade Phase 3 | 48. Summit Reservoir DCC |
| 10. Elks Stadium Batter's Eye | 49. UV Treatment Systems Control Upgrade a. Eldorado Pump Station b. Kettle Valley Pump Station c. Swick Pump Station |
| 11. Glenmore Recreation Park - Phases 4, 5 | 50. Water Network & Facility Renewal a. Eldorado Pump Station b. Glenwood Ave c. Kettle Valley Pump Station d. Poplar Point Pump Station e. Raymer Ave to Mappin Ct f. Stockwell Ave g. Swick Pump Station |
| 12. Irrigation Renewal a. Ben Lee Park b. East Kelowna Baseball Fields | WASTEWATER |
| 13. Kelowna Memorial Cemetery - Improvements | 51. Belcarra Sewer Connection Area |
| 14. Knox Mountain Park - Improvements | 52. Burch Trunk |
| 15. Manhattan Point Park DCC | 53. Byrns Baron Trunk Phase 2 |
| 16. Mission Recreation - Youth Park, Plaza, & Trail System | 54. Glenmore Connection - Glenmore Rd from Cross Rd to Scenic Rd |
| 17. Park Infrastructure Renewal a. Ben Lee Park b. Rutland Rec Park c. Stuart Park d. Waterfront Park | 55. Gyro Lift Station |
| TRANSPORTATION | 56. Lakeshore Trunk - (Cook - Gyro) |
| 18. Abbott DCC (Rose - Gyro), ATC | 57. Lift Station Renewal a. Cassiar Lift Station b. Farris Lift Station |
| 19. Bertram 1 DCC (Sutherland - Cawston), ATC | 58. Renewal - Wastewater mains & facilities a. Coronation Ave between Ethel St & Richter St b. Ellis St near Rosemead Ave c. Highland South Service Area d. Richter St, upstream of the Birch Lift Station |
| 20. Burch 3 DCC (Glenmore - Springfield), RD | 59. Water St Lift Station |
| 21. Frost DCC (Kildeer - Chute Lake) | 60. WWTF Fermenter & Centrifuge Replacement |
| 22. Gordon 1 DCC (Frost - South Perimeter) | |
| 23. KLO Rd Mission Creek Bridge Replacement & McCulloch Area DCC (KLO/Hall/Spiers) | |
| 24. Lakeshore 3 DCC (Lexington - Old Meadows), ATC | |
| 25. Lakeshore 5 DCC (Richter - Cook), RD | |
| 26. Rail Trail to Greenway DCC, ATC | |
| 27. Road Safety Improvements DCC Springfield/Dilworth/Benvoulin Intersection | |
| 28. Rutland Park & Ride, Mobility Hub, Operations facility | |
| 29. Stewart 3 DCC (Crawford-Swamp), Road | |
| SOLID WASTE | |
| 30. Landfill - East Gas Subheader Connections | |
| 31. Landfill Liner & Lift Station Design & Construction - Area 3 | |
| 32. Stockpiles & Reprocessing Areas Relocation | |
| STORM DRAINAGE | |
| 33. Containment Devices | |
| 34. Frost and Frazer Lake Stormwater Improvements | |
| 35. Linear Asset Renewal Projects a. Findlay Rd Culvert b. Southridge Stormwater Pond System | |
| 36. Mill Creek Flood Protection a. Burne Ave b. Lindahl Park | |

Capital investment & Service Levels



Assessment & Taxation



Tax Demand Calculation



| | | |
|--------------------------|-----------------|--------------|
| Net operating + capital | \$190.0M | |
| New construction revenue | +(4.98) | |
| 2024 Net tax demand | <u>\$185.0M</u> | → |
| | | 4.76% |

Net property owner impact



Municipal

3.76%



Public Safety
Levy

1.00%



Est. net property
owner impact

4.76%

$$3.76\% + 1.00\% = 4.76\%$$

Taxation impact



Total net property owner impact 4.76%
Municipal Portion of taxes \$2,486

| | % increase from prior year | \$ increase from prior year |
|----------------------------------|-----------------------------------|------------------------------------|
| Public Safety Levy Impact | 1.00% | \$23.73 |
| Municipal Impact | 3.76% | \$89.82 |

Questions?

Budget 2024
#kelownabudget



For more information visit: kelowna.ca/budget

Report to Council



Date: December 4, 2023
To: Council
From: City Manager
Subject: Next Generation 9-1-1 Funding
Department: Fire Department

Recommendation:

That Council receives, for information, the financial funds for transitioning Kelowna Fire Dispatch to Next Generation 9-1-1 (NG9-1-1) with respect to the Union of BC Municipalities (UBCM) letter date August 4, 2023.

AND THAT the 2023 Financial Plan be amended to include grant funding of \$3,045,000 received from the Union of BC Municipalities to be used towards the NG 9-1-1 transition project.

Purpose:

To amend the 2023 Financial Plan to include the receipt of funds for Kelowna Fire Dispatch NG 9-1-1 transition.

Background:

NG9-1-1 is an update to the current E9-1-1 system that will enhance the delivery of emergency services in Canada. It will allow callers to use different communication methods, such as voice, text, and video, and provide more accurate location information. Kelowna Fire Dispatch is one of the agencies that is transitioning to NG9-1-1, and this report summarizes the expenses related to this project from 2020 to 2023.

In August, the Union of BC Municipalities provided a letter of approval for the NG9-1-1 grant funding to the City of Kelowna in the amount of \$3,045,000. The funding will support all costs related to the transition to NG9-1-1.

To date, an initial 50% of funding (\$1.5 million) has been received. Funding above that will be forwarded as costs are incurred, subject to reporting and financial summaries, to the maximum of \$3,000,000.

The NG9-1-1 transition is a critical project that will ensure that Kelowna Fire Dispatch can provide efficient and effective emergency services to the public using the new system.

Discussion:

Prior Expenditures

Kelowna Fire Dispatch has been working with Finance to track all the expenses related to the NG9-1-1 transition since 2020. These expenses, totaling \$114,940, include hardware/software upgrades, and consultant fees.

Future Funds

Grant funds will be used over the next three years for implementation of hardware and software including an upgraded backup location, staff training, consultant fees and internal supports costs such as Information Services.

Conclusion:

Kelowna Fire Dispatch will be working with a consultant to help with the technology transition over the next three years. The NG 9-1-1 will enable important improvements to public safety and modernize 9-1-1 networks and critical infrastructure.

Budget for this grant funding will be included in the 2023 Financial Plan.

Internal Circulation:

Grants & Special Projects Manager

Financial Services

Considerations applicable to this report:

Financial/Budgetary Considerations:

The Financial Plan Amendment Policy (FIN-032) requires Council approval, through a Report to Council,

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Consultation and Engagement:

Submitted by:

T Whiting, Fire Chief

DRAFT RESOLUTION

Re: Abbott Street and Marshall Street Heritage Conservation Areas Land Use Designation

MOTION:

THAT Council direct staff to bring forward for Council consideration a bylaw to amend the OCP 2040 Future Land Use Map 3.1 designation for the Abbott Street and Marshall Street Heritage Conservation Areas from existing Core Area Neighbourhood (C-NHD) to proposed Heritage Conservation Area (HCA) and to revise the text of the OCP 2040 accordingly.

BACKGROUND:

Councillor Lovegrove has been alerted by the public about their concerns that including the Abbott Street and Marshall Street Heritage Conservation Areas (HCAs) in the new Core Area Neighbourhood Land Use Designation (C-NHD)* puts the HCAs at risk for development. This resolution is to amend the Future Land Use designation to once again break out the HCA as a distinct area in our OCP 2040, back to the way it was shown in the OCP 2030.

COUNCILLOR LOVEGROVE COMMENTS

The Abbott Street and Marshall Street Heritage Conservation Areas were established in 1995 by the Local Government Act to:

1. Sustain the historical legacy of the neighbourhoods shown on Map 23.1.
2. Preserve the unique qualities of these heritage neighbourhoods by ensuring changes complement the established streetscape.
3. Maintain the integrity of traditional architectural forms.
4. Maintain the historical character of these HCAs.
5. Provide historical interest for visitors through context sensitive development.

These HCAs represent a jewel in Kelowna that are visited by residents and visitors alike. They are characterized by historic and character homes and mature vegetation.

There are now serious concerns this protection is being lost, especially as the new 2040 Official Community Plan (OCP) included the HCAs within C-NHD. C-NHD uses include:

- Four-plexes
- Row housing
- Small scale commercial and complimentary uses
- Small lots
- Low rise apartment housing and mixed use along transit supportive corridors

Numerous public made objections have been made to this designation of C-NHD for the HCAs, beginning when the draft 2040 OCP was being publicly reviewed as it was feared that Kelowna would lose the unique character and value that HCAs provide to the City.

*Core Area Neighbourhood (N-CHD) is a new designation that came out of the 2040 OCP.

Houses in the HCAs are now advertised as **Core Area Neighbourhood** and as **“Land Assembly”** signalling forms of development that would effectively decimate HCA character that our tourists and residents alike have come to appreciate. One at a time, houses are being demolished. New houses are now covering much of the lots and the heritage guidelines for the area are not being followed. We have many recent examples of this that attest that this revision in OCP 2040 has failed to protect our HCAs as promised. After hearing from the public, I have concluded that these HCAs are, and will continue to be, at risk if they remain included in the C-NHD and, therefore, I am asking my Council colleagues to support me in directing staff to restore their previous distinct designation as HCA in our OCP.

The HCAs:

- Represent less than ½ km squared, ½ % of the city, and 0.5 % of the households in Kelowna.
- They are the crown jewel of Kelowna.
- They are visited and valued by residents and tourists alike.
- They include historical and character homes from our earliest community builders with their own signs and walking tour brochures.
- The larger lots support mature trees so the areas bat way above their weight in tree canopy which helps Kelowna meet its greenhouse emission reduction requirements as the trees absorb CO₂ important in countering climate change.

In summary: This motion is being put forth to restore the protection of the HCAs by designating them as HCA in the 2040 OCP (in the text and on maps). We need to continue to protect these important historical areas for our resident and future residents and visitors. It is important that the city conveys to outsiders, including the Province of BC, that it values our history and our HCAs. This can be done by removing the HCAs from the C-NHD designation, and designating them as HCA.

CITY OF KELOWNA

BYLAW NO. 12597

Amendment No. 41 to Airport Fees Bylaw No. 7982

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

1. THAT all references in the bylaw to "Airport Director" are replaced with "Airport Chief Executive Officer";

2. AND THAT **Section 1.0 AIRCRAFT LANDING FEES**, 1.7 be added as follows:

"Effective January 1, 2024: Aircraft landing fees may be subject to an annual increase effective at the beginning of the calendar year which is no more than the 12 month average increase in the BC, all items consumer price index for the 12 months ended June 30 of the prior year. Annual adjustments not resulting in an amendment may be compounded for future years.";

3. AND THAT **Section 2.0 GENERAL TERMINAL FEES**, have the following added to the end of the section:

"Effective January 1, 2024: General Terminal Fees may be subject to an annual increase effective at the beginning of the calendar year which is no more than the 12 month average increase in the BC, all items consumer price index for the 12 months ended June 30 of the prior year. Annual adjustments not resulting in an amendment may be compounded for future years.";

4. AND THAT **Section 12.0 LAND RENTAL RATES** be amended by adding "and/or" after "2 % per annum for the balance of the term beyond the first year,";

5. AND FURTHER THAT **Section 17.0 TAXIS, TRANSPORTATION NETWORK SERVICES AND LIMOUSINES**, 17.1 be deleted as follows:

| | | | |
|------|---|---------|--|
| 17.1 | Taxi and Transportation Network Services (TNS) Annual licence fee – per vehicle | \$50.00 | |
|------|---|---------|--|

6. This bylaw may be cited for all purposes as "Bylaw No. 12597, being Amendment No. 41 to Airport Fees Bylaw No. 7982."

7. This bylaw shall come into full force and effect and is binding on all persons as of January 1, 2024.

Read a first, second and third time by the Municipal Council this 27th day of November, 2023.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk