City of Kelowna
Regular Council Meeting
AGENDA

Monday, January 15, 2024

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 3 - 8

PM Meeting - January 8, 2024

3. Development Application Reports & Related Bylaws

3.1 Dilworth Dr 1097 - Z21-0037 (BL12610) - Simple Pursuits Inc., Inc.No. BC1206854 9 - 40

To rezone portions of the subject property from the RR1 – Large Lot Rural Residential zone to the MF3 – Apartment Housing and the P3 – Parks and Open Space zones to accommodate future residential development, park space and road corridor.

3.2 Centennial Cr 1261 - TA23-0011 (BL12611) - Resurrection Recovery Resource Society, Inc.No. S-45391 41 - 64

To amend the Zoning Bylaw by adding a site-specific text amendment to permit Boarding and Lodging in an accessory building with a reduction in parking and an increase in permitted building height.

3.3 McCurdy Rd E 632 - Z23-0056 (BL12612) - Jean McBride 65 - 77

To rezone the subject property from the RU1c - Large Lot Housing with Carriage House zone to the RU4 - Duplex Housing zone to facilitate the development of duplex housing.

3.4 Gaggin Rd 1220 - Z23-0075 (BL12613) - Kanwalvir Singh Sangha 78 - 91

To rezone the subject property from the RU1 – Large Lot Housing zone to the MF1 – Infill Housing zone to facilitate infill housing.

3.5 **Edith Gay Rd 445, 465 - Z23-0042 (BL12614) - Capital Point Holdings Ltd., Inc.No. BC1376082 and Barinder Singh Sian** 92 - 105

To rezone the subject properties from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone to facilitate the development of duplex housing.

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

4.1 **Provincial Legislation Changes and Land Use Planning Impacts - City of Kelowna** 106 - 122

To update Council on the impact of provincial legislative changes on land use planning in Kelowna.

4.2 **Short-Term Rental Accommodation - Provincial Regulatory Changes** 123 - 142

To provide Council with an update on the provincial regulatory changes to short-term rental accommodation and give the text amending bylaw further reading consideration.

4.3 **BL12590 - Short-Term Rental Accommodation Regulatory Amendments - City of Kelowna** 143 - 145

To give Bylaw No. 12590 second and third reading.

4.4 **Revitalization Tax Exemption Agreement Approvals** 146 - 200

To approve three Revitalization Tax Exemption Agreements in accordance with Revitalization Tax Exemption Bylaw No 12561.

4.5 **Rental Housing Grant 2024** 201 - 203

To consider approval of one rental housing grant for 2024 in accordance with the Rental Housing Grants Council Policy No. 335.

4.6 **Financial Amendments for Grants Awarded** 204 - 207

To amend the Financial Plan to include the receipt of grant funds.

5. **Mayor and Councillor Items**

6. **Termination**

City of Kelowna
Regular Council Meeting
Minutes

Date:	Monday, January 8, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Deputy Mayor Loyal Wooldridge, Maxine DeHart, Charlie Hodge, Gord Lovegrove, Mohini Singh, Luke Stack and Rick Webber
Members Participating Remotely	Councillor Ron Cannan
Members Absent	Mayor Tom Dyas
Staff Present	City Manager, Doug Gilchrist; Deputy City Clerk, Laura Bentley; Divisional Director, Planning, Climate Sustainability and Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Urban Planning Manager, Jocelyn Black*; Community Planning & Development Manager, Dean Strachan*; Legislative Technician, Lillian Klaamas; Legislative Technician, Natasha Beauchamp*
Staff Participating Remotely	Legislative Coordinator, Confidential (Arlene McClelland)

(* Denotes partial attendance)

1. Call to Order

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

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

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

2. Confirmation of Minutes

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT the Minutes of the Regular Meetings of December 4, 2023 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Bernard Ave 1660, 1670 - Z23-0017 (BL12607) - Sole Bernard Developments Ltd., Inc. No. BC1371339

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

Moved By Councillor Singh/Seconded By Councillor Stack

THAT Rezoning Application No. Z23-0017 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 Section 20 Township 26 ODYD Plan 12275, located at 1660 Bernard Avenue, Kelowna, BC and Lot 3 Section 20 Township 26 ODYD Plan 12275, located at 1670 Bernard Avenue, Kelowna, BC from the RU4 – Duplex Housing zone to the MF3 – Apartment 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 January 8, 2024;

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 properties.

Carried

3.2 Centennial Cr 1132 - Z23-0068 (BL12608) - Mohammed Maizal Munif

Councillor Hodge declared a conflict of interest due to residing in close proximity of the subject property and departed the meeting at 1:39 p.m.

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Rezoning Application No. Z23-0068 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT 13 DISTRICT LOT 137 ODYD PLAN 8890, located at 1132 Centennial Cr, Kelowna, BC from the RU4 – Duplex 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 January 8, 2024;

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 Variance Permit for the subject property.

Carried

Councillor Hodge returned to the meeting at 1:42 p.m.

DRAFT

3.3 Rezoning Bylaws Supplemental Report to Council

Deputy City Clerk:
- Commented on the notice of first reading and correspondence received.

Moved By Councillor Cannan/Seconded By Councillor Stack

THAT Council remove the bylaw regarding Radant Rd 569 - BL12602 (Z22-0072) from consideration with the other bylaws.

Carried

3.4 Rezoning Applications

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

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

Moved By Councillor DeHart/Seconded By Councillor Singh

THAT Bylaw Nos. 12601 and 12606 each be read a first, second and third time.

Carried

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

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

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

Carried
Councillors Cannan and Hodge - Opposed

3.5 Rezoning Applications

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

Moved By Councillor Singh/Seconded By Councillor Lovegrove

THAT Bylaw No. 12605 be read a first, second and third time and be adopted.

Carried

3.6 Gordon Dr 1864 - DP22-0109 - Gav Enterprises Limited, Inc. No. BC0976750

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

Moved By Councillor Lovegrove/Seconded By Councillor DeHart

THAT Council authorizes the issuance of Development Permit No. DP22-0109 for Lot B District Lot 138 ODYD Plan 42637, located at 1864 Gordon Dr, Kelowna, BC subject to the following:

DRAFT

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 two (2) years from the date of Council approval, with no opportunity to extend.

Carried

3.7 Appaloosa Rd 3256 - BL12592 (Z23-0024) - Astria Hollywood Nominee Ltd., Inc. No. BC1363016

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw No. 12592 be adopted.

Carried

3.8 Appaloosa Rd 3256 - DP23-0078 - Astria Hollywood Nominee Ltd., Inc. No. BC1363016

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

Moved By Councillor DeHart/Seconded By Councillor Cannan

THAT Council authorizes the issuance of Development Permit No. DP23-0078 for Lot 16, Section 2, Township 23, ODYD, Plan 18861, located at 3256 Appaloosa 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 Amendments to Multiple Sections of Zoning Bylaw - BL12594 (TA23-0010) - City of Kelowna

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Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Bylaw No. 12594 be adopted.

Carried

4.2 Mugford Rd 593 - BL12599 (Z23-0045) - Corey Knorr Construction Ltd., Inc. No. BC0380398

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Bylaw No. 12599 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Planning and Development Stats for 2023

Staff:
- Displayed a PowerPoint Presentation summarizing the Planning and Development Statistics for 2023 and an outlook for 2024 and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Lovegrove

THAT Council receives, for information, the report from the Planning, Climate Action and Development Services department dated January 8, 2022, with information relating to Planning and Development Statistics for 2023.

Carried

6. Mayor and Councillor Items

Councillor Singh:
- Spoke to their attendance, as Deputy Mayor, at the Stuart Park New Year's event.

Councillor Hodge:
- Commented on upcoming Committee Meetings and Regional District Board meetings.

Councillor Cannan:
- Provided New Year greetings.
- Spoke to their attendance, along with Deputy Mayor Singh, at the Downtown Kelowna North End Residents Association meeting.
- Inquired about an educational workshop for area residents regarding homelessness.
- Provided a Statement regarding their opinion column published on January 2, 2024; is aware of Council Code of Conduct; spoke to disclaimer noted on the column and feedback received from the column.

Councillor DeHart:
- Provided New Year greetings.

Councillor Stack:
- Spoke to their appointment by Mayor Dyas and attendance at the syilx Indigenous Leadership meeting on December 13, 2023 regarding water concerns up and down the valley; the group of valley Mayors and Indian Bands will meet again in the Spring.

Deputy Mayor Wooldridge:
- Provided New Year greetings from Mayor Dyas.

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7. Termination

This meeting was declared terminated at 2:55 p.m.

Deputy Mayor Wooldridge

Deputy City Clerk

lb/acm

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REPORT TO COUNCIL
REZONING

Date:	January 15, 2024
To:	Council
From:	City Manager
Address:	1097 Dilworth Drive
File No.:	Z21-0037

	Existing	Proposed
OCP:	S-MU – Suburban Multi Unit and PARK – Park and Open Space	S-MU – Suburban Multi Unit and PARK – Park and Open Space
Zone:	RR1 – Large Lot Rural Residential	MF3 – Apartment Housing and P3 – Parks and Open Space

1.0 Recommendation

THAT Rezoning Application No. Z21-0037 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot B District Lot 125 Section 28 Township 26 ODYD Plan 19786 Except Plans M15094, 37794, KAP67598, KAP67599, KAP67601 and KAP69740 located at 1097 Dilworth Drive, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the MF3 – Apartment 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 January 15, 2024, 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 January 15, 2024;

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

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

2.0 Purpose

To rezone portions of the subject property from the RR1 – Large Lot Rural Residential zone to the MF3 – Apartment Housing and the P3 – Parks and Open Space zones to accommodate future residential development, park space and road corridor.

3.0 Development Planning

Staff are recommending support for the proposed Rezoning Application to accommodate future subdivision and development of the subject property. The proposal is consistent with the Official Community Plan (OCP) to allow for suburban multi-family development directly adjacent to the City's Core Area and provides substantial park land and road dedication.

The site is adjacent to the Okanagan Rail Trail (ORT) and provides 2.27 ha of natural area park, which will allow for the protection of steep slopes and natural areas. This new park area provides a net gain of parkland to the City. The park dedication would be incorporated into the City owned lands to the north of the

development site for Dilworth Mountain Park. The proposal would also provide a critical piece of the City's future transportation network with the dedication of the Clement Avenue Extension for the entire length of the property. The road dedication totals 2.13 ha and is proposed to run along the entire southern property boundary. As identified in the City's Transportation Master Plan (TMP) this future arterial roadway would provide a connection from Clement Avenue to Enterprise Way and Highway 33 W.

Lot Area	Proposed (ha)
Gross Site Area	8.09 ha (20.01 acres)
Road Dedication	2.13 ha (5.26 acres)
Undevelopable Area (park dedication area)	2.27 ha (5.16 acres)
Net Site Area	3.69 ha (9.11 acres)

4.0 Site Context & Background

The subject property is located at the base of Dilworth Mountain and is accessed from Dilworth Drive. The Future Land Use is S-MU – Suburban Multi Unit and PARK – Park and Open Space. It is directly adjacent to the Okanagan Rail Trail which runs parallel along Mill Creek. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space	Natural Area Park/Dilworth Drive
East	MF2 – Townhouse Housing / P3 – Parks and Open Space	Residential / Natural Area Park
South	P3 – Parks and Open Space	Okanagan Rail Trail
West	P3 – Parks and Open Space	Natural Area Park/ Dilworth Drive

Subject Property Map: 1097 Dilworth Drive

4.1 Background

The applicant applied to rezone the subject property to accommodate future residential development on designated portions of the property. The conceptual proposal is for approximately 650 units, ranging from townhouse to apartment housing forms. The remainder of the property would be dedicated parkland and road corridor for the future Clement Avenue Extension.

The development will be accessed from Dilworth Drive at two points; one at the northern end to access a residential development node in the north-east corner of the property, and two, to existing residential development downslope of Omineca Place. Access will be provided to this portion of the property from Dilworth Drive and City Parkland through land transfer.

Transportation Considerations

Located on the southern property boundary is the existing ORT active transportation corridor and the proposed Clement Avenue Extension as identified in the TMP. The development would see a 30 m wide strip along the entire southern boundary of the property for a total of 2.13 ha (5.26 ac) dedicated for future road.

No road design has been completed to date, however funding of $600,000 from the Provincial Government has been provided to help preliminary engineering designs to be completed. The Clement Avenue Extension is considered a key connection between Clement Avenue and Highway 33, which provides strategic transportation benefits for the City. The road dedication would also provide a temporary secondary emergency access route from the proposed development to Dilworth Drive.

Parkland Considerations

The total size of the subject property is 8.09 ha (20.01 acres), 2.27 ha (5.16 ac) will be dedicated as parkland. A City owned parcel is located between the road and the subject property. A portion of this lot is to be dedicated as road to accommodate the road works and fill slopes for expansion of Dilworth Drive as noted in the Development Engineering Memo.

The development proposal would provide new walking trails and enhance existing trails to provide for connectivity between the two development nodes, the ORT and the existing park.

Environmental and Geotechnical Considerations

The subject property is within two Development Permit Areas (DPAs). The first is the Natural Environmental Protection DPA, as Mill Creek is to the immediate south. The second is the Hazardous Conditions DPA as portions of the site have steep slopes greater than 30%. Preliminary environmental and geotechnical assessments have been completed which identify ESA areas and hazardous slopes which will be maintained and protected throughout the development process.

Development Process

The overall property is a large hillside parcel with the proposed residential units divided into two distinct development areas. Given the scale and the total number of units proposed, it is anticipated that the project will be built out over several years and in multiple phases. Individual Comprehensive Form and Character Development Permits will be necessary for each phase of development and require Council approval for each proposed phase.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2. Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.	
Policy 7.2.2. Hillside Housing Forms.	Encourage housing forms that best match to the topography and have the lowest amount of impact is hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms and associated roadways that cause high amounts of slope disturbance and visual impact.
	The proposed development areas utilize the flattest portions of the property and avoid identified steep slopes and hazardous areas. Building design and development layout is aimed to reduce large cuts and fills or retaining walls.
Policy 7.2.3. Integrate Nature	Integrate the design of active parks with adjacent natural areas while maintaining individual park standards. Reduce the impacts of parks on adjacent natural systems.
	The proposal would add a large park dedication and maintain walking trails from the north and to the south the Okanagan Rail Trail.

Objective 13.1 Prioritize infrastructure investment targeting high growth areas.	
Policy 13.1.2. Land Use Coordination.	Coordinate infrastructure upgrades and system extensions with land use and density requirements to ensure cost-effective urban development, to minimize infrastructure life cycle costs and to mitigate the financial impacts of lower density residential development.
	The proposal will dedicate 2.13 ha (5.26 ac) of land for the Clement Avenue Extension identified as a key Capital Project in the City's Transportation Master Plan
Objective 10.1 Acquire new parks to enhance livability throughout the City.	
Policy 10.1.14. Hillside Parks.	Ensure that active park space is flat and suitable for neighbourhood and community park use. Natural Areas may be connected to active park space but is not a replacement for it. To accommodate the challenges of providing parks in hillside developments, creatively consider using multiple smaller flat sites connected through a network of trails and using topography for views and other points of interest.
	The proposal will dedicate 2.27 ha (5.16 ac) of land for hillside and natural area park which will connect to the City owned parkland directly adjacent to Dilworth Drive.

6.0 Application Chronology

Application Accepted:	April 21, 2021
Public Information Session:	April 13, 2022
Neighbourhood Notification Summary Received:	April 13, 2022

Report prepared by:	Wesley Miles, Planner Specialist
Reviewed by:	Lydia Korolchuk, Acting Planning Supervisor
Reviewed by:	Dean Strachan, Community Planning & Development Manager
Approved for Inclusion:	Nola Kilmartin, Department Manager, Development Planning

Attachments:
Attachment A: Development Engineering Memo
Attachment B: Applicant Rationale Letter
Map A: Zoning Amendment

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

ATTACHMENT A
This forms part of application
Z21-0037
Planner Initials WM
City of Kelowna
DEVELOPMENT PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: *November 8, 2023 (R3)*

File No.: Z21-0037

To: Suburban and Rural Planning (WM)

From: Development Engineering Manager (RO)

Subject: 1097 Dilworth Dr A1 to RM5, RM6

WORKS AND SERVICES REQUIREMENTS

The City's Development Engineering Branch has the following comments and requirements with regard to this Rezoning Amendment to redesignate the subject property from A1 Agriculture 1 to RM5 Medium Density Multiple Housing, RM6 High Rise Apartment Housing and P3 Parks and Open Space to accommodate a 649 unit residential development. The Development Engineering *Technologist* for this project is *Cindal McCabe* (*cmccabe@kelowna.ca*). The following Works and Services will be a requirement of this development.

1. GENERAL

a) This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.

b) The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.

c) The comments included in this Memo are those of the Development Engineering Branch of the City of Kelowna. As the subject property is within the 800-m Ministry of Transportation and Infrastructure (MoTI) HWY 97 buffer, this application is subject to the review, comments, and requirements of MoTI.

2. Domestic Water and Fire Protection

a) Provide an adequately sized domestic water and fire protection system. The water system must be capable of supplying domestic and fire flow demands for the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this property to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits.

b) The property is located within the City of Kelowna service area. Only one service will be permitted to the site. The applicant, at his cost, will arrange for the removal of the existing services and the installation of one new larger metered water service.

c) The proposed 650-unit development is beyond the current Daon pump station capacity and MDD demand at Summit reservoir. Given the steep grades of your site, there will be significant challenges with maintaining bylaw max pressures unless a PRV is installed. A water modelling analysis is required.

i. *Analysis indicates the preferred water source for the development is through an expansion of the Summit Reservoir, in conjunction with a PRV for the lower site.*
ii. *The City is currently designing an expansion of the Summit Reservoir. The developer may wish to coordinate with this capital project, which is intended for construction in the Spring of 2024.*

d) An approved backflow protection devise must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.

e) A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at their cost.

3. SANITARY SEWER SYSTEM

f) The developer's consulting civil & mechanical engineers will determine the requirements of the proposed development and establish the service needs. The existing lot(s) are serviced with multiple sanitary services. Only one service per lot will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants' cost.

4. STORM DRAINAGE

a) The property is located within the City of Kelowna drainage service area. The hillside areas of Kelowna are not suitable for groundwater recharge or disposal of on/offsite drainage via infiltration. Roof or site drainage for this subdivision must discharge directly to the City of Kelowna's storm system. The City will not permit infiltration to ground except for foundation drainage. Each lot shall require a storm system service connection.

b) Provide the following drawings:

i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);

ii. A detailed Stormwater Management Plan for this subdivision; and,

iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.

c) On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage*.

d) As per Bylaw 7900, Schedule 4, Section 3.1.3 *Climate Change*, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.

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

f) Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.

g) Identify clearly on a contour map, or lot grading plan, all steep areas (>30 %). Provide cross sections for all steep areas at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.

h) If individual lot connections are required, ensure that payment of connection fees has been completed (please provide receipt).

i) Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

5. ROAD IMPROVEMENTS

a) Dilworth Rd is classified as a Suburban Minor Arterial (3 Lane) and as a minimum must be upgraded to an XS-R65 standard from the Upper Access opposite Cascade Pl to the Okanagan Rail Trail from CL to the SE limit of the ROW (uphill direction), including landscaped and irrigated boulevard with street trees. Upgrades from CL to the NW limit of the ROW (downhill direction) will be limited to directly attributable works necessary to accommodate the lower access intersection and must be made, where necessary, to be consistent with XS-R65 functional elements.

i. The uphill sidewalk between the upper access and lower access does not need to be provided if an adequate crosswalk is installed at Cascade Pl, in accordance with the TAC Warrant and the recommendations of the Transportation Assessment.

b) Lower Road should intersect Dilworth Dr at 90 degrees and properly align with the access to the east. *The intersection is to be design as a protected left turn tee intersection, in accordance with analysis completed in the Transportation Assessment.*

c) A three-dimensional sight line and stopping distance analysis will be required to support the proposed accesses to from lower Road and upper Road to Dilworth Dr Ensure the sight and stopping distances are considered as per Bylaw 7900 Schedule 4 *and TAC guidelines*.

d) All strata accesses from public roadways are to be demarcated with concrete letdowns (as per SS-S7).

e) Provide traffic control and street name signs where required. The City will install all signs and traffic control devices at the Developer's expense. The developer will sign a third-party work order and pay the cost of traffic sign installation prior to the registration of the subdivision.

f) Grade the fronting road boulevards in accordance with the standard drawing. Major cut/fill slopes must start at the property lines.

g) Landscaped boulevards, complete with underground irrigation, are required on proposed roadways. This will be included as a line item in the estimate for the Servicing Agreement performance security. Details and plant selection are to be approved by the City of Kelowna Parks department.

6. POWER AND TELECOMMUNICATION SERVICES

a) Underground services will be required for all power and telecommunications to each lot in the proposed subdivision.

b) Streetlights must be installed on all roads. All streetlighting designs are to be approved by the Development Engineering Branch at the same time as other "issued for construction" drawings.

c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

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

e) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

f) If any road dedication affects lands encumbered by a Utility right-of-way (such as Fortis Gas, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

7. GEOTECHNICAL STUDY

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

b) The Geotechnical reports must be submitted to the Development Services Department (Subdivision Approving officer) for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

   i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.

   ii. Site suitability for development.

   iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).

   iv. Any special requirements for construction of roads, utilities and building structures.

   v. Recommendations for items that should be included in a Restrictive Covenant.

   vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.

   vii. Any items required in other sections of this document.

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

d) Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

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

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

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

f) Any exposed natural rock surface on a lot that has the potential for materials to displace causing a hazardous condition, must be reviewed by a qualified professional engineer with the appropriate and measures undertaken as prescribed by the engineer. For adequate Rockfall Protection adjacent to walls and rock cuts, please consider BC MoTI Supplement to TAC Geometric Design Guide 440, page 440-8, which outlines a ditch bottom width depending on wall height. Sidewalks and utilities should be kept out of this protection area. Additional ROW may be required.

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

8. ROAD DEDICATION/SUBDIVISION REQUIREMENTS

a) The proposed development will trigger the subdivision and the creation of the necessary number of separate strata lots.

b) COMC *(Clement Extension)* is to be dedicated to the City of Kelowna with A 30.0-m wide right of way The alignment of the dedication is parallel to the rail trail corridor.

   i) *Due to the proposed number of units, a second egress point to an emergency lane standard is required. Design for the Clement Extension has not yet been complete and may vary by as much as 6m from existing grade. Provisions for the emergency egress lane to tie-into the future roadway must be made on site to accommodate the potential range in vertical alignment.*

c) A 6.0 m corner rounding will be required on corner lots of intersecting public roads.

d) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands and private lands.

9. DEVELOPMENT PERMIT AND SITE-RELATED ISSUES

a) All retaining walls are to be contained within privately-owned lots.

10. OTHER ENGINEERING COMMENTS

a) Clarify the proposed legal protections (e.g., no-build/no-disturb covenants) for the 2H:1V fill slopes outside of the proposed property lines.

11. DESIGN AND CONSTRUCTION

a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.

b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

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

12. SERVICING AGREEMENTS FOR WORKS AND SERVICES

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

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

c) Should it be determined that any Park-related work be included under the scope of the Servicing Agreement, the Development Engineering Branch reserves the right to require a performance security for these works. Note: The Development Engineering Branch's Engineering and Inspection Fee will not include the scope of any Parks-related work.

13. CHARGES, FEES, AND SECURITIES

a) Fees per the "Development Application Fees Bylaw" include:

i) Street/Traffic Sign Fees: at cost (to be determined after design).
ii) Survey Monument Fee: $50.00 per newly created lot (GST exempt).
iii) Survey Monument, Replacement Fee: $1,200.00 (GST exempt) – only if disturbed.
iv) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

Nelson Chapman, P.Eng
Development Engineering Manager

ATTACHMENT B
This forms part of application
Z21-0037
Planner Initials WM
City of Kelowna
DEVELOPMENT PLANNING

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Nov. 20, 2023

To: City of Kelowna Staff, Mayor, and Council
Re: 1097 Dilworth Drive – Rezoning

Dear Mayor, Council, and City Staff,

As an urban development specialist for the past 20 years, long before it was cool to say you were building in Downtown Kelowna, Worman has been dedicated to finding "gaps" within our urban spaces. These gaps allow us to add density into existing neighbourhoods to help them become the places they are intended to be. Most people are familiar with our work in the South Pandosy neighbourhood where we have built multiple developments over the past 20 years. We have also done several buildings in Kelowna's downtown, helped to solidify a neighbourhood commercial hub on Lakeshore and Collett, and most recently, introduced some infill industrial space to Enterprise. Finding these small pockets of missed density and contributing to the health of these existing neighbourhoods has been our specialty. It is with this attitude in mind that we happened upon 1097 Dilworth Drive.

Over the years I had often walked and bicycled by this site and wondered why it sat so underutilized in such a central location. Turns out that it used to be part of the old Central Green golf course: which was developed into Walmart, Home Depot, and a strip of car dealerships. Since this site was across the creek and the rail line from the main development area the previous owner chose to write it off as useless. When they finally decided to sell the site, we were fortunate enough to purchase it.

The attached proposal is to rezone the 21-acre site at 1097 Dilworth from A1 to MF-3. The application proposes to dedicate approximately 50% of the land to the City for park and road reserve. Access to the site will be off Dilworth Drive. For the lower site we are proposes 2 site specific text amendments. In addition to the rezoning application, there is a form and character DP requested for a 12 unit, 4 storey building on the upper site. These are the first steps in building a new and inclusive neighbourhood at the base of Dilworth.

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Context and Connectivity

When you walk the site, the one thing you are struck by is the sheer size and beauty of it. Located next to the Rail Trail and Mill Creek and with broad views to the lake, it is a gem hidden within plain sight. Its connections to the community are excellent. The site is located on the boundary of the urban core. This location, in the heart of the "hourglass", makes it an ideal candidate for densification. Its size and ability to supply housing to many residents with minimal impact on an existing community cannot be overlooked.

The Rail Trail is adjacent to this location, which means a very safe walk or pedal of only 2 km to Parkinson Recreation Center, 2.5 km to Landmark Center, 5 km to downtown, and 6.5 km to UBCO. The future Dilworth Drive ATC trail that will link the Rail Trail to Mission Creek Greenway will make this one of the best locations in the city for connectivity to dedicated cycleways. The largest grocery store in Kelowna is an easily accessible walk through Mill Creek linear park.

There are multiple transit options from this site, 3 of which are less than a 700 m walk away. The #3 bus stops on Dilworth adjoining this site with service every 30 minutes. Bus #10 is 300/400 m away on Enterprise with a pickup every 19 minutes. The 97 rapid bus stop at Banks is 700 m away with service every 15 minutes. And at just 1.4 km away, the transit exchange at Orchard Park is still within easy reach.

With the addition of only 410 m of new roadway, this is the exact opposite of urban sprawl. Connecting into an already established network of roads, trails, parks, and active transportation corridors means this development has a positive long term infrastructure benefit to the City (tax dollars generated will far exceed any costs to maintain City infrastructure).

And for those that will still choose to drive, the central location will mean living in an area that boasts one of the lowest per km trip lengths of anywhere within our City or our region. With everything so close, there will be much less need for longer trips.

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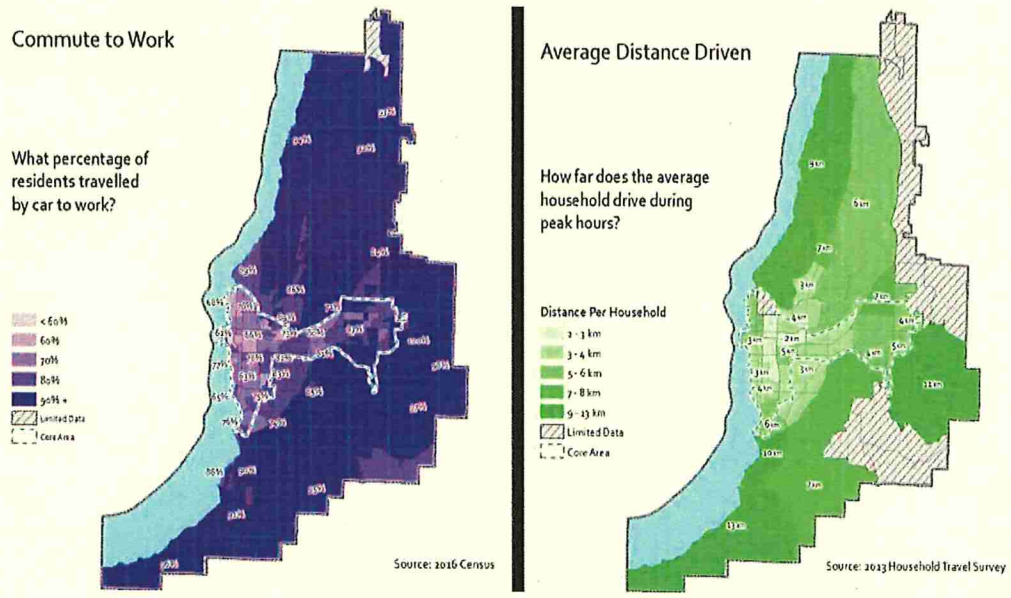
FACTS IN FOCUS 2

Figure 1: Car-dependent Areas



Since households in outlying areas must drive to meet their daily travel needs, often from the edges of the City, the data show that over 90 per cent of residents travel by car to work[i] and also drive 2-6 times farther,[iv] compared to households in Kelowna's core neighborhoods

All private parking will be hidden either below or behind buildings in covered parkades. By charging for parking we have found that it lowers the overall parking demand. To date in our other rental buildings our parking demand is just .7 stalls per unit, so we have empty parking spaces at every one of our buildings!

Housing Diversity and Equity

With the proximity to so many amenities, jobs, and transit options our design strategy was simple, design a broad spectrum of housing with amenities that would suit this broad demographic of residents. While the overall site does not yet have all the individual buildings designed, we have laid out the building footprints and heights which allows us to calculate a very good estimate of the number and type of housing that will be built.

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1097 Dilworth - Potential Unit Count

Building #	Common/Amenity	Bachelor	1 Bedroom	2 Bed Apartment	2 Bed + Den Apartment	3 Bed Apartment	2 Bedroom Townhome	2 Bed + Den Townhome	3 Bedroom Townhome	4 bedroom	Building Total
Building 1 Total		0	12	24	0	4	8	20	4	4	76
Building 2 Total	Fitness/Games and Shared Workspace	12	12	48	24	0	5	0	3	0	104
Building 3 Total	Daycare	12	12	48	24	0	0	0	0	0	96
Building 4 Total	Makers Space	12	12	48	24	0	7	0	3	0	106
Building 5 Total		0	0	0	0	0	4	0	0	0	4
Building 6 Total		0	8	48	0	16	0	0	7	0	79
Building 7 Total		0	8	48	0	16	7	0	2	0	81
Building 8 Total		0	24	48	0	8	8	0	3	0	91
Building 9 Total		0	0	0	0	12	0	0	0	0	12
Total Unit Types		36	88	312	72	56	39	20	22	4	649

Our projections consider approximately 649 units in total. These would include level entry, level living options for people of all abilities, ground-oriented housing for folks who like to come in right from the street, and secured access apartments for those who prefer controlled access to their homes. Of the proposed options we anticipate 33% of the units will be 2 bedroom and den or larger (including 3 and 4 bedroom units), 48% would be 2 bedroom, and 19% would be 1 bedroom and bachelor units.

Planned amenities, located at grade and next to the internal urban park space, will include daycare space, fitness and games room, shared workspace, and a makers' space for resident programming. While the final tenure of all the buildings has not been fully decided, the focus in the initial design has been weighted towards rental housing. The first building, Building 9, which is being proposed as part of this application, will be a 12-unit apartment style building with all 3 bedroom homes. These larger apartments with double detached garages will have all the living on one floor, making them accessible for all abilities. They will suit those needing something closer to a single family home than a regular apartment. Future buildings will each have a broad mix of units within them.

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Strengthen Kelowna as the Region's Economic Hub

While Kelowna has many regional strengths which garner more attention and prestige, one of its strongest is its role as a regional retail hub. Most of this activity is centered in the Midtown region. Midtown has Kelowna's third largest employment density, but, sadly, has the lowest population density. This means people who work in this area have very little choice but to drive to work. There are approximately 36 jobs per hectare and yet only 9.8 people per hectare living in this area.

URBAN CENTRES ROADMAP // BACKGROUND

Urban Centre Metrics	City Centre	South Pandosy	Capri-Landmark	Rutland	Midtown
Population	3,791	4,184	2,249	5,607	1,846
Population Density (people per hectare)	22.8	30	23	33	9.8
Employment	10,142	3,895	8,523	1,400	6,733
Employment Density (jobs per hectare)	61	25	87	14.2	35.9
Major Parks and Public Spaces	City Park, Waterfront Park, Stuart Park, Rowcliffe Park	Boyce-Gyro Park, Kinsmen Park, Osprey Park, Raymer School, Fascieux Park	Pacific Court Park, Parkinson is just outside boundary of Capri-Landmark	Ben Lee Park, Rutland Centennial Park, Rutland Lions Park, Roxby Plaza	Mill Creek Linear Park, Barlee Park Mission Creek Park is just outside boundary of Midtown
Existing Active Transportation Corridors (ATCs)	Cawston Ave Waterfront / Abbott Art Walk	Lakeshore / Abbott KLO	Sutherland	Houghton Hollywood	No ATC exists (Dilworth Planned)
Frequent and Rapid Transit Stops	Queensway, Harvey, Pandosy	Pandosy, KLO, Gordon	Harvey, Springfield	Rutland, Exchange, Highway 33, Rutland	Orchard Park, Exchange, Harvey, Springfield
Housing Split % (Multi / Single Family)	88 / 12	80 / 20	80 / 20	76 / 24	94 / 6

Jobs that are available tend to be on the lower end of the pay scale but are vital in supporting this crucial economic driver. Housing options offered by this proposal will be within walking distance to these jobs and will therefore make employee's housing more affordable as they will be able to live and work without the need for a vehicle.

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Natural Spaces and Parkland

While this site is over 21 acres, we made a commitment in the early design stages to design around the natural conditions. Our goal was to focus development into a smaller footprint in order to disrupt less of the natural site. This also meant focusing our building design to minimize cut and fill slopes left by any disruptions from roads. We feel we have been very successful in achieving this.

Overall, we will be dedicating 50% of the site to the City for park and future road allowance. This park dedication will protect an area of typical Okanagan grassland and shrub-steppe communities. Within this dedication area we are proposing to enhance the natural trail system that leads from Dilworth down to the Rail Trail and Mill Creek linear park.

The application proposes to establish a 5 meter buffer of riparian woodland community at the south edge of the site creating a contiguous woodland strip to enhance the connectivity to Mill Creek.

Of the lower development portion of the site over 54% will be open space for outdoor enjoyment by all the residents. We have small private yards for a large percentage of the townhomes and almost 6 acres of internal open space for everyone to enjoy (in addition to private decks). These internal parks, with a more urban feel, will act as a meeting place where the residents will be able to interact and build community.

Climate Action

Our most recent 82-unit apartment building was an excellent first step in our company's commitment to building more efficiently. The building was designed to meet Step 4 of the building code. We learned many lessons from it and will be taking those lessons forward in the design of all our future buildings. Building 9, attached to this application, has been designed with reaching Step 4 in mind as well.

We are also in the early stages of looking at a few options for district energy. One of the benefits of a compact, but dense development is that it will make a shared energy system more cost effective and likely very possible. We hope to share more news on this as the future buildings come before the City for development permits.

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Building and Site Design

The choice of a more dense, urban form for this site was an intentional one. In addition to preserving large amounts of the natural site, it is our belief that this form will create a strong sense of community. With smaller street setbacks, townhomes with front doors facing these streets, indoor and outdoor community amenity space, as well as large outdoor plazas people will have ample opportunities to interact eye to eye at a more human scale.

The scale and placement of future buildings was chosen to enhance this community feel as well. Rather than creating a "wall" of 4 to 6 storey buildings we chose to open up the site by "turning" 3 of the buildings upright to be taller rather than wider. By choosing this midrise apartment form we preserved the ground level interaction space between buildings. The main floor of these buildings will be dedicated to amenity spaces with uses such as daycare, fitness, games, shared workspace, and makers' spaces: all enhancing community.

With their hillside setting, the buildings have been placed to be downslope of their closest neighbours. All the buildings, even the taller ones, remain lower than any of the existing neighbouring properties, therefore minimizing the view corridor disruption.

As part of this rezoning process, we will be asking for a site-specific text amendment to allow setbacks to be reduced for front and rear yards. This text amendment will allow the building design to take on the more urban, compact form discussed above. We will also be seeking a text amendment to allow a built height of 12 stories for 3 of the buildings which allows us to build small parklet features between buildings and preserve more view corridors for the buildings on the upside of the road.

Building 9, and its site plan, was designed with different goals in mind. First, we acknowledge that it is the only building that will be adjacent to an existing property. Secondly, that the building form be suited to all abilities. The current trend to multi-level townhomes was felt to achieve neither of these goals as it would put height next to a neighbour and would create a form not accessible for all. Instead, the design includes single storey, flat roof, garages next to the existing building with wide setbacks to cause the least amount of view disturbance. The residential portion of the building was then placed furthest away from the neighbours and sited down the slope to a point where, although the building is 4 storeys tall, only 2 storeys will be above the street level. This "nestling" into the hillside has been designed to sensitively integrate into both the existing neighbourhood and the hillside setting.

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Conclusion

With 40,000 more people expected in our City over the next 20 years, it is going to take resolve and creativity to find places to fit everyone in without suburban expansion and impact on our ALR lands. Large sites within our core are rare. Sites that can add major density boosts without massive disruptions to neighbourhoods are rare. Large sites with such connectivity to existing infrastructure are even more rare. Now find one beside an already built ATC and a linear park, and you have a very unique find.

Our hope is that you will see the thoughtfulness and creativity we have put into our design for this community and that you will support our application for rezoning and our development permit for the first building on this site.

Sincerely,

Shane Worman
Worman Commercial/Simple Pursuits Inc.

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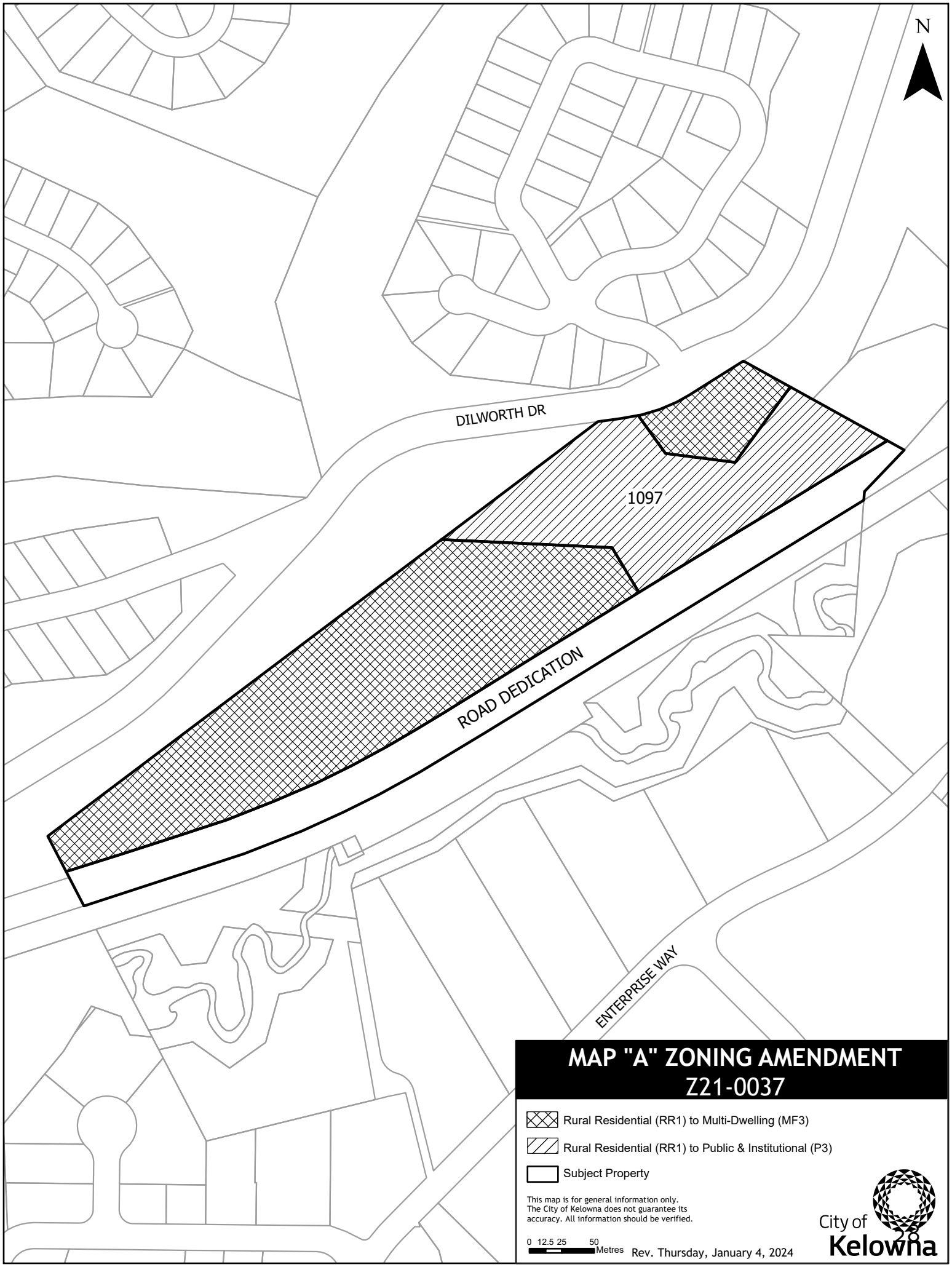
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DILWORTH DR
1097
ROAD DEDICATION
ENTERPRISE WAY
MAP "A" ZONING AMENDMENT
Z21-0037
Rural Residential (RR1) to Multi-Dwelling (MF3)
Rural Residential (RR1) to Public & Institutional (P3)
Subject Property
This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.
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Metres
Rev. Thursday, January 4, 2024
City of
Kelowna

CITY OF KELOWNA

BYLAW NO. 12610
Z21-0037
1097 Dilworth Drive

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot B District Lot 125 Section 28 Township 26 ODYD Plan 19786 Except Plans M15094, 37794, KAP67598, KAP67599, KAP67601 and KAP69740 located on Dilworth Drive, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the MF3 – Apartment Housing zone and the P3 – Parks and Open Space zone as shown on Map "A" attached to and forming part of this bylaw.

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

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

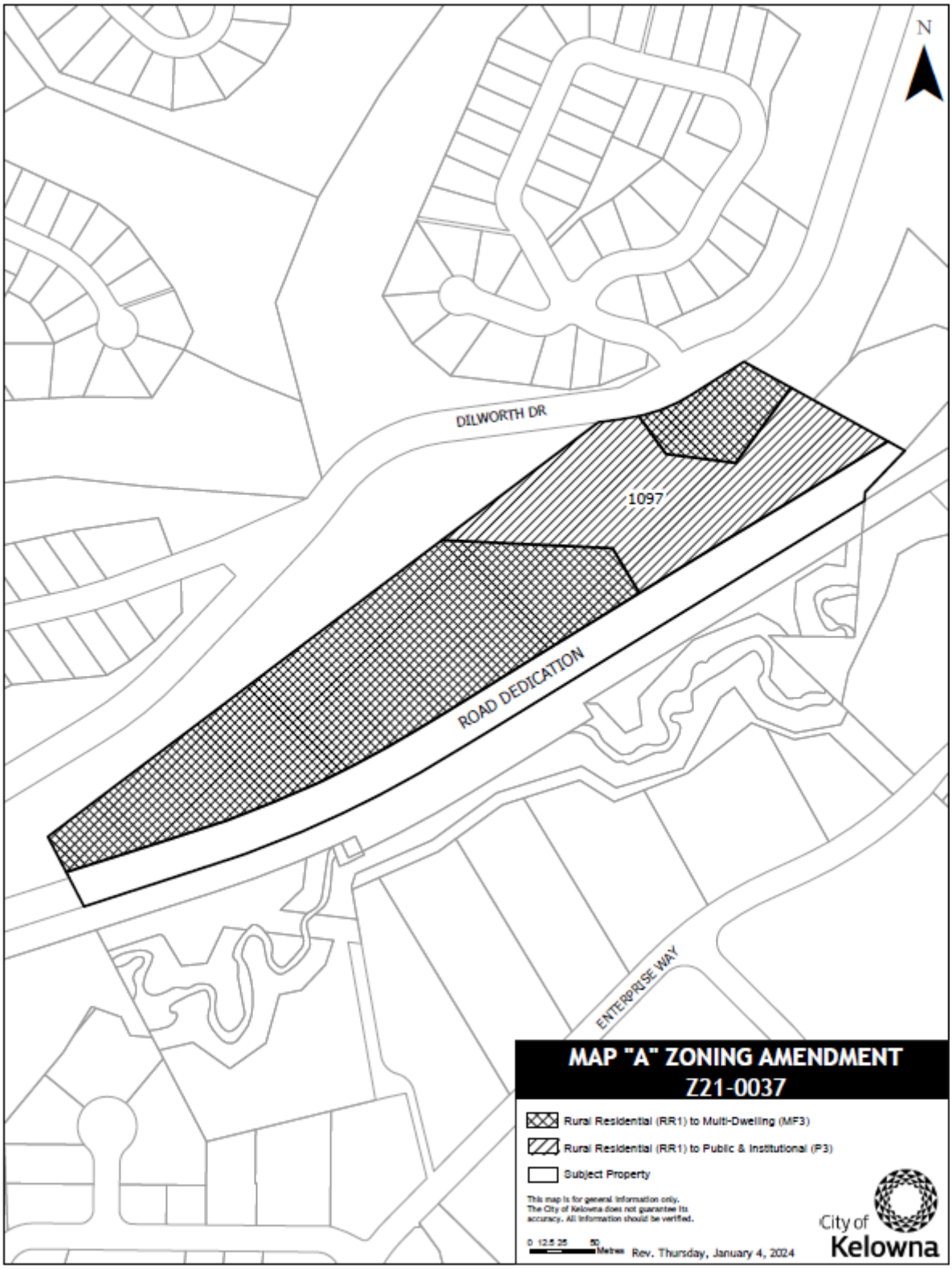
Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk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DILWORTH DR
1097
ROAD DEDICATION
ENTERPRISE WAY
MAP "A" ZONING AMENDMENT
Z21-0037
Rural Residential (RR1) to Multi-Dwelling (MF3)
Rural Residential (RR1) to Public & Institutional (P3)
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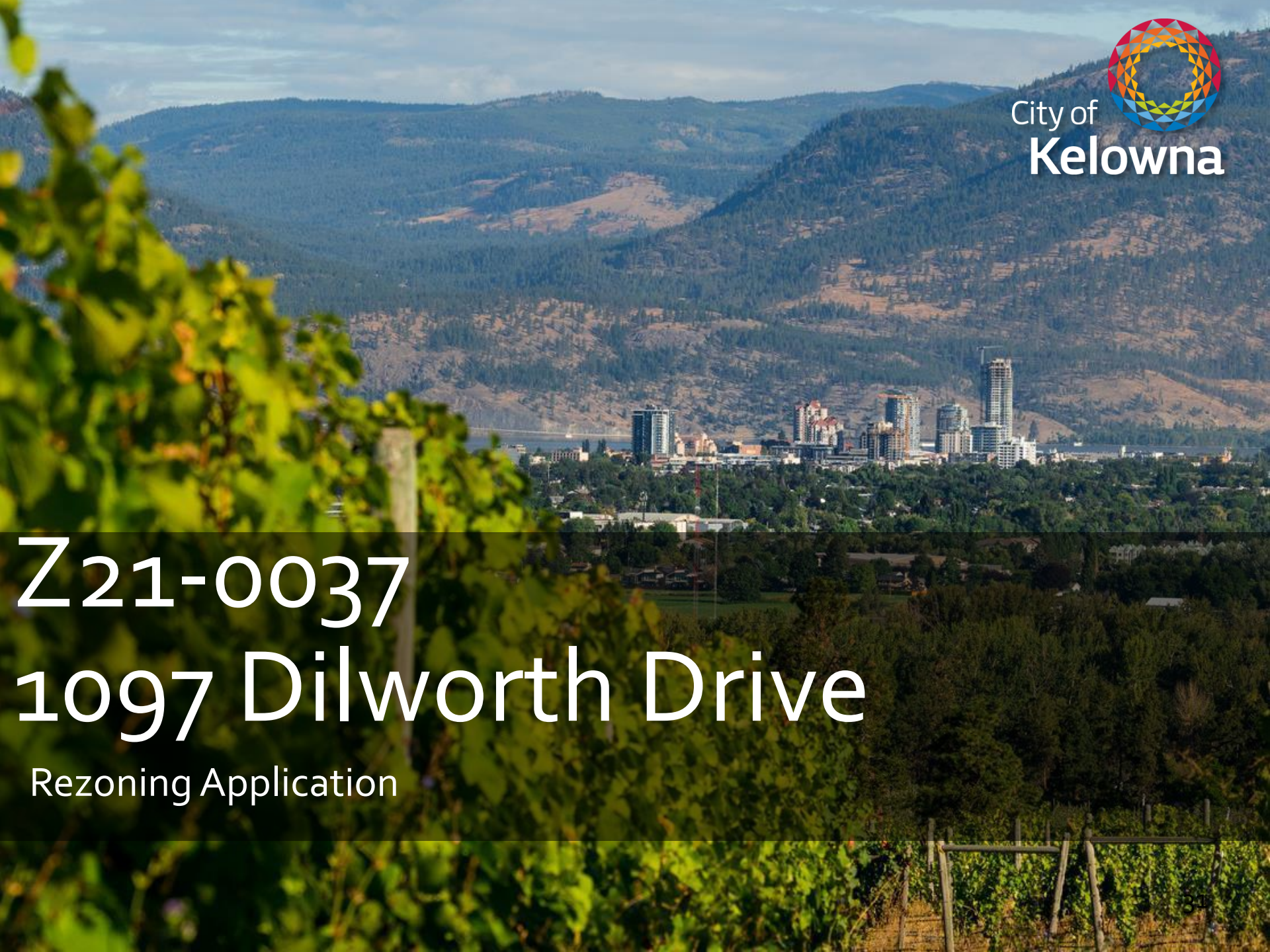


City of Kelowna

Z21-0037
1097 Dilworth Drive

Rezoning Application

Proposal

- To rezone the subject property from the RR1 – Large Lot Rural Residential zone to the MF3 – Apartment Housing and P3 – Parks and Open Space zone to accommodate future residential development, park space and road corridor.

Development Process

April 21, 2021 — Development Application Submitted

Staff Review & Circulation

April 13, 2022 — Public Notification Received

Jan 15, 2024 — Initial Consideration

Public Hearing
Second & Third Readings

Final Reading

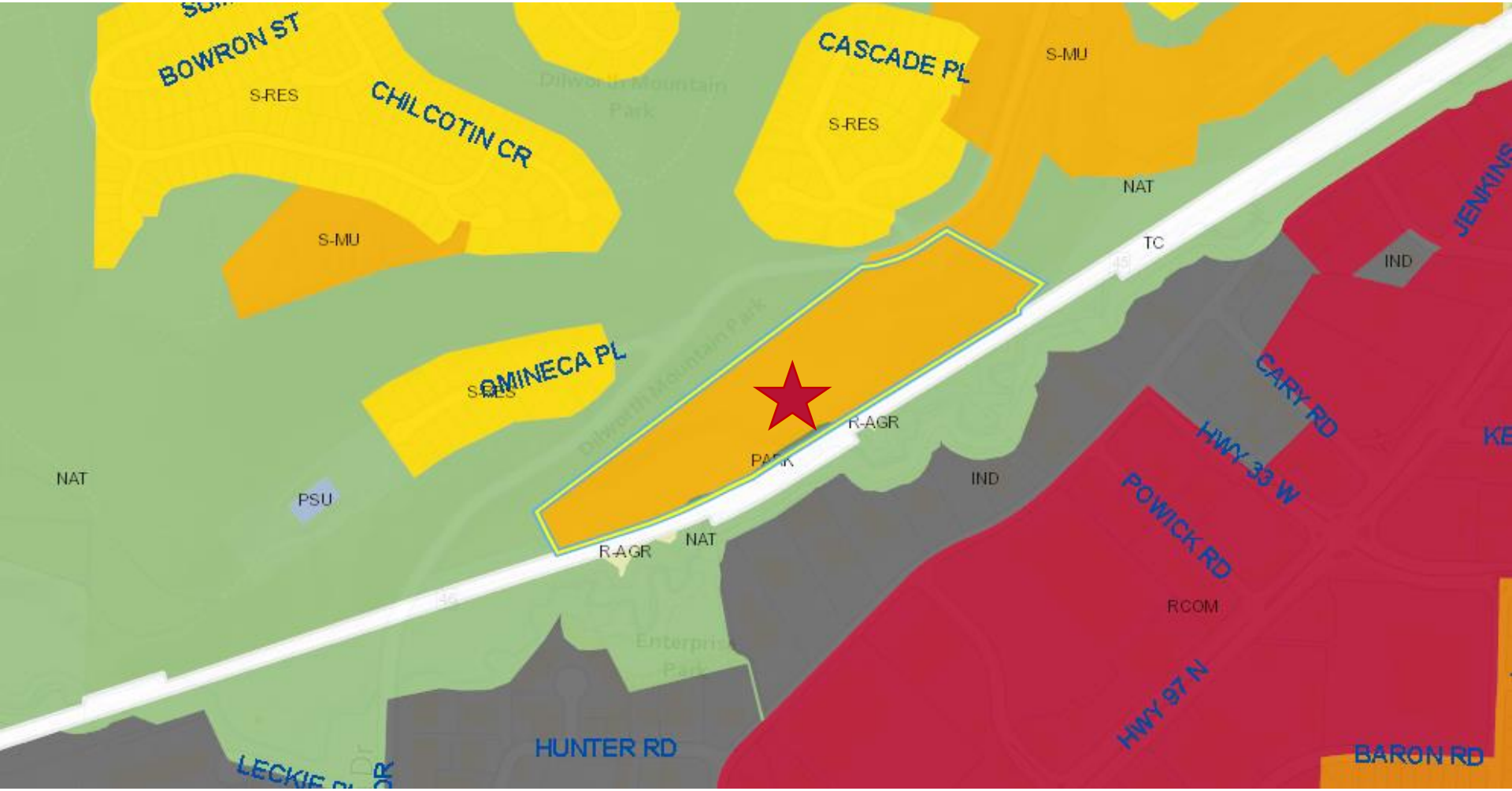
Council Approvals

Development Permit/Building Permit

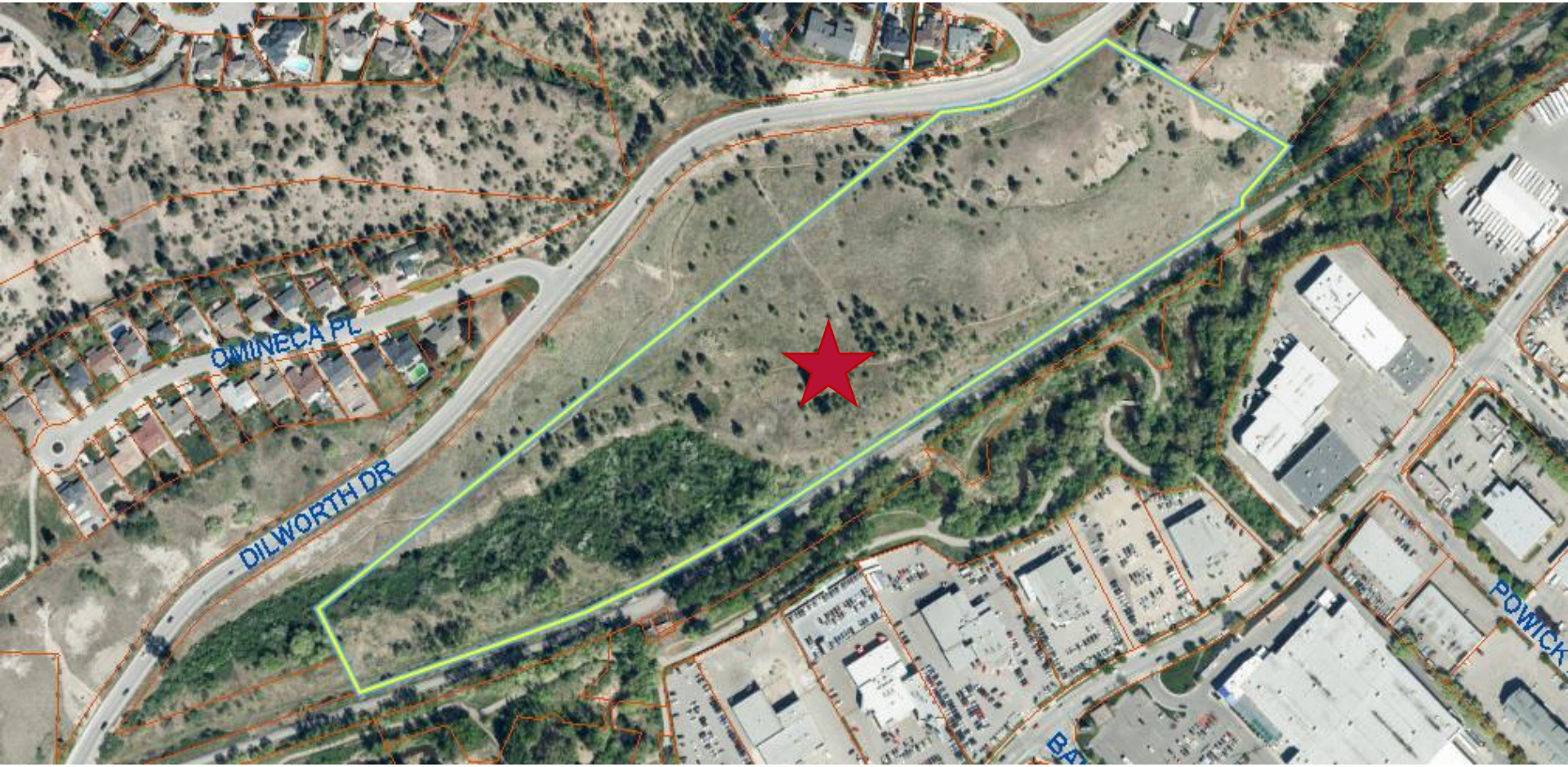
Context Map

Dilworth Mountain Park
CHILCOTIN CR
OMINECA PL
Dilworth Mountain Park
45
46
CARY RD
HWY 33 W
POWICK RD
HWY 97 N
Enterprise Park
HUNTER RD
BARON RD
JENKINS ST

OCP Future Land Use / Zoning



Subject Property Map

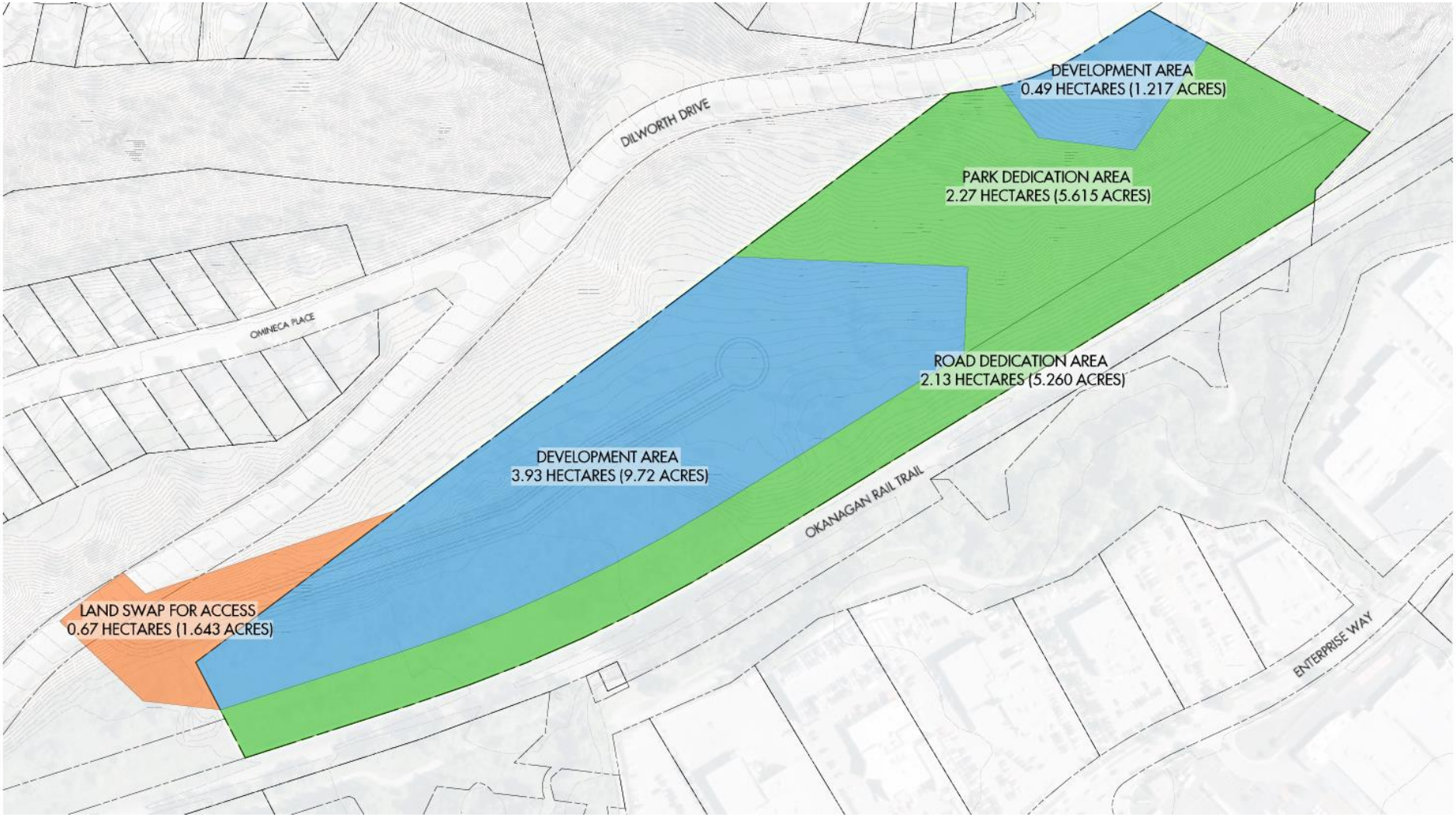


Proposed Land Use Details

City of Kelowna

- Two Development nodes with a mix of multifamily housing types
- Approx. 650 residential units
- 2.27 ha of park land dedication
- 2.13 ha of road dedication

General Development Plan



Development Policy

Objective 7.2. Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.	
Policy 7.2.2. Hillside Housing Forms.	Encourage housing forms that best match to the topography and have the lowest amount of impact is hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms and associated roadways that cause high amounts of slope disturbance and visual impact.
	The proposed development areas utilize the flattest portions of the property and avoid identified steep slopes and hazardous areas. Building design and development layout is aimed to reduce large cuts and fills or retaining walls.
Policy 7.2.3. Integrate Nature	Integrate the design of active parks with adjacent natural areas while maintaining individual park standards. Reduce the impacts of parks on adjacent natural systems.
	The proposal would add a large park dedication and maintain walking trails from north and to the Okanagan Rail Trail to the south.

Objective 13.1 Prioritize infrastructure investment targeting high growth areas.	
Policy 13.1.2. Land Use Coordination.	Coordinate infrastructure upgrades and system extensions with land use and density requirements to ensure cost-effective urban development, to minimize infrastructure life cycle costs and to mitigate the financial impacts of lower density residential development.
	The proposal will dedicate 2.13 ha (5.26 ac) of land for the Clement Avenue Extension identified as a key Capital Project in the City's Transportation Master Plan
Objective 10.1 Acquire new parks to enhance livability throughout the City.	
Policy 10.1.14. Hillside Parks.	Ensure that active park space is flat and suitable for neighbourhood and community park use. Natural Areas may be connected to active park space but is not a replacement for it. To accommodate the challenges of providing parks in hillside developments, creatively consider using multiple smaller flat sites connected through a network of trails and using topography for views and other points of interest.
	The proposal will dedicate 2.27 ha (5.16 ac) of land for hillside and natural area park which will connect to the City owned parkland directly adjacent to Dilworth Drive.

Staff Recommendation

City of Kelowna

- Staff are recommending support of the proposed rezoning amendment
  - Meets the intent of the Official Community Plan
  - Provides substantial park land dedication
  - Provides vital transportation connection via Clement Avenue extension
  - Provides a mix of housing forms directly adjacent to the City's Core Area

REPORT TO COUNCIL
Text Amendment

Date:	January 15, 2024
To:	Council
From:	City Manager
Address:	1261 Centennial Crescent
File No.:	TA23-0011

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	RU4b – Duplex Housing with Boarding or Lodging House	RU4b – Duplex Housing with Boarding or Lodging House

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA23-0011 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated January 15, 2024, for Lot 23 DL 137 ODYD PLAN 10689 Except Plan KAP89141 located at 1261 Centennial Crescent, Kelowna, BC be considered by Council;

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

2.0 Purpose

To amend the Zoning Bylaw by adding a site-specific text amendment to permit Boarding and Lodging in an accessory building with a reduction in parking and an increase in permitted building height.

3.0 Development Planning

Staff recommend support for the site-specific text amendment to permit Boarding and Lodging in an accessory building with a reduction in parking and an increase in height for the accessory building. The site is currently operating as a Boarding and Lodging House within the principal dwelling. The new proposed accessory building will contain two accessible bedrooms, an accessible bathroom, and a social room. An increase in building height is required from 4.8 m permitted to 6.2 m proposed, to allow for a second-floor storage room.

The new accessory building is setback 4.8 m from the rear to conform to provincial regulation for highway setbacks. The applicant is requesting a reduction in parking requirements from the eight spaces required to three spaces proposed. The non-profit organization operating the site does not permit residents to have vehicles on site. Staff members have sufficient on-site vehicle parking and coordinate with residents to attend to appointments and other basic needs. Long term bike storage is provided on site for residents. Visitor parking is not required for the Boarding and Lodging House use. The applicant has an agreement with the First Baptist Church on Bernard Ave to allow visitor parking at the church parking lot for special events / occasions. As per Council Policy No.367, public notification was completed on October 16th, 2023.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU4 – Duplex Housing	Single Dwelling Housing
East	RU4 – Duplex Housing	Single Dwelling Housing
South	CD26 – Capri Centre	Food Primary Establishment
West	RU4b – Duplex Housing with Boarding or Lodging House	Single Dwelling Housing with Boarding or Lodging House

Subject Property Map: 1261 Centennial Crescent

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.	
Policy 5.11.2 Housing Tenure	Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. Promote underrepresented forms of tenure including but not limited to co-housing, fee-simple row housing, co-ops, and rent-to-own.
	The operator of the Boarding house is a non-profit organization, offering addiction recovery treatment programs, services, and accommodation for men in a safe and secure environment. This housing tenure works with residents with accessibility constraints, a variety of income levels, and at different stages of life. The organization provides co-housing on the property with support services and full-time employees.
Objective 5.12 Protect citizens from displacement due to Core Area development.	

Policy 5.12.1 Housing with Supports	Prioritize the development of subsidized housing and housing with supports in the Core Area in addition to the Urban Centres, particularly near employment, public transit, services, and amenities. Promote acceptance to the community for these supports, services and citizens that are using them.
	The boarding house has been operating out of the principal dwelling for several years. The operators also facilitate the non-profit organization in the adjacent properties to the West and East of the subject property. The site is in close proximity to Harvey Avenue, services, and other amenities. The organization is well established in the neighbourhood and benefits from nearby amenities.

6.0 Application Chronology

Application Accepted: August 30, 2023
Neighbourhood Notification Summary Received: October 16, 2023

Report prepared by: Sara Skabowski, Planner 1
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

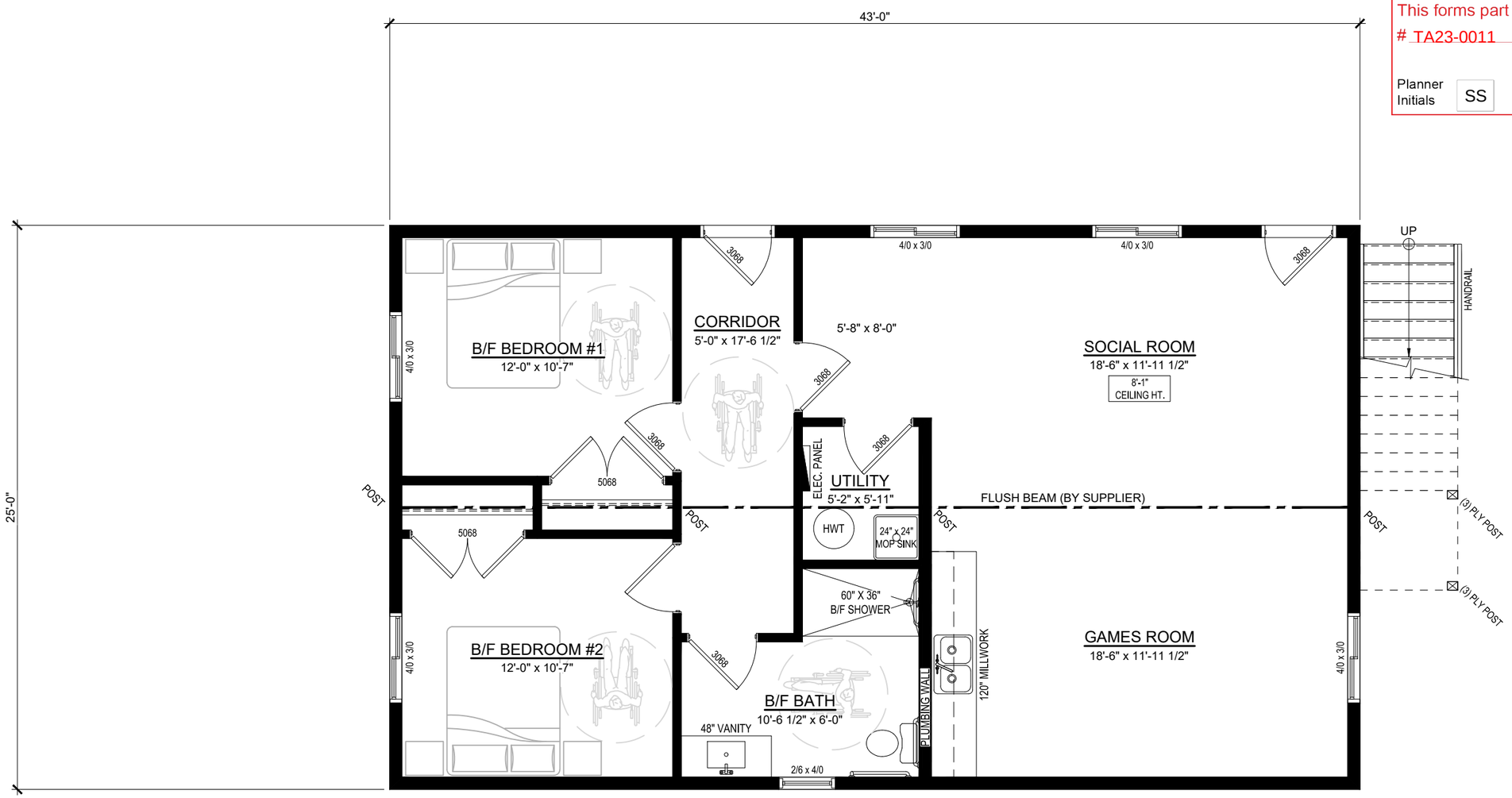
Attachments:
Schedule A: Proposed Text Amendment
Attachment A: Site Plan, Floor Plans, and Elevations
Attachment B: Applicant Rationale Letter

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

Schedule 'A' – Proposed Text Amendments

<table>
<tr><th>No.</th><th>Section</th><th>Current Wording</th><th>Proposed Wording</th><th>Reason for Change</th></tr>
<tr><td>1.</td><td>Section 11 - Single and Two Dwelling Zones, 11.6 - Site Specific Regulations</td><td>n/a</td><td>
<table>
<tr><th colspan="4">Section 11.6 – Site Specific Regulations
Uses and regulations apply on a site-specific bases as follows:</th></tr>
<tr><th></th><th>Legal Description</th><th>Civic Address</th><th>Regulation</th></tr>
<tr><td>2.</td><td>Lot 23 DL 137 ODYD PLAN 10689 Except Plan KAP89141</td><td>1261 Centennial Crescent</td><td>Notwithstanding, Section 5.3 General Definitions & Table 8.3.1a Other Residential Parking, & Section 11.5 Development Regulations, the following uses and regulations are permitted:
To expand the Boarding and Lodging House use to operate within an accessory building in addition to the Single Dwelling Housing; and
To reduce the minimum required parking stalls from 8 stalls to 3 stalls; and
To increase the height of the accessory building from 4.8 m required to 6.2 m proposed.</td></tr>
</table>
</td><td>To expand the existing Boarding and Lodging House use into a new accessory building.</td></tr>
</table>

ATTACHMENT A
This forms part of application
TA23-0011
Planner Initials SS
City of Kelowna
COMMUNITY PLANNING



MAIN FLOOR AREA: 1,075 SqFt

NOTE

ALL ROOM SIZE BOUNDARIES AND SIZES ARE DETERMINED AS FOLLOWS:	
EXTERIOR WALLS:	INSIDE FACE OF WALL
INTERIOR WALLS:	FACE OF WALL
WALLS ADJACENT TO FLOOR OPENINGS:	FACE OF WALL (OPENING SIDE)

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CLIENT INFO:
Freedom's Door
Tom Smithwick
p: 250.717.0472
e: tomsmithwick@shaw.ca

PROJECT INFO:
PROPOSED
ACCESSORY BUILDING
KELOWNA, BRITISH COLUMBIA
PRELIMINARY DESIGN

SHEET NAME:
MAIN FLOOR PLAN

PROJECT NUMBER:	23-206
REVISION:	E
DATE:	AUGUST 28, 2023
DRAWN BY:	JJB
CHECKED BY:	
SHEET NO.	1 OF 5
SCALE:	3/16" = 1'-0"

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ANSI expand B (11.00 x 17.00 Inches) Monday, August 28, 2023 10:07:48 AM

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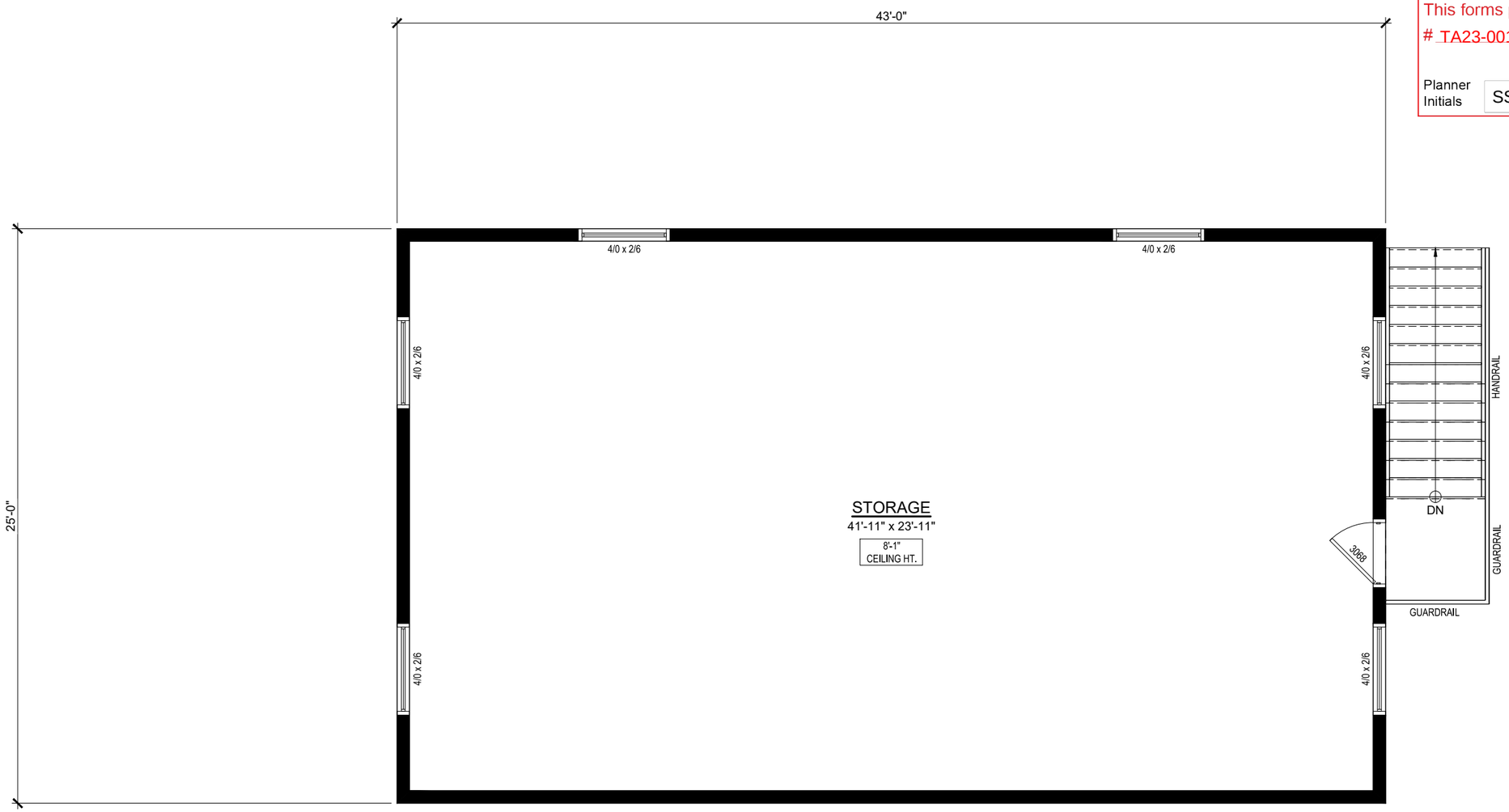

UPPER FLOOR AREA: 1,075 SqFt

NOTE
ALL ROOM SIZE BOUNDARIES AND SIZES ARE DETERMINED AS FOLLOWS:
EXTERIOR WALLS: INSIDE FACE OF WALL
INTERIOR WALLS: FACE OF WALL
WALLS ADJACENT TO FLOOR OPENINGS: FACE OF WALL (OPENING SIDE)

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PRELIMINARY DESIGN

SHEET NAME:
UPPER FLOOR PLAN

PROJECT NUMBER:	23-206
REVISION:	E
DATE:	AUGUST 28, 2023
DRAWN BY:	JJB
CHECKED BY:	
SHEET NO.	2 OF 5
SCALE:	3/16" = 1'-0"

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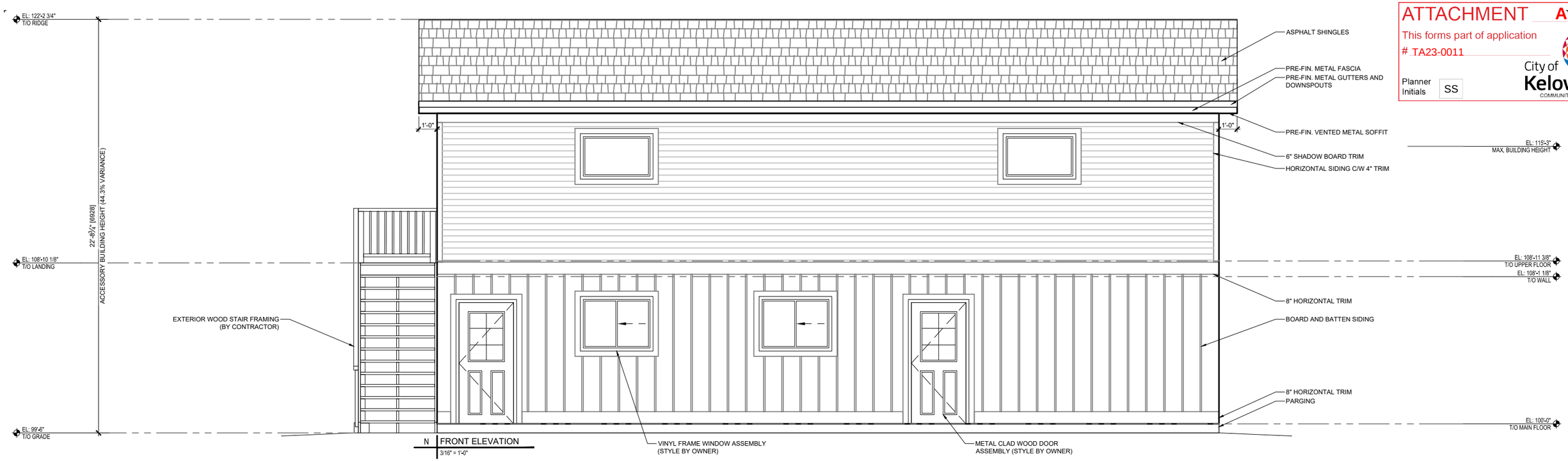
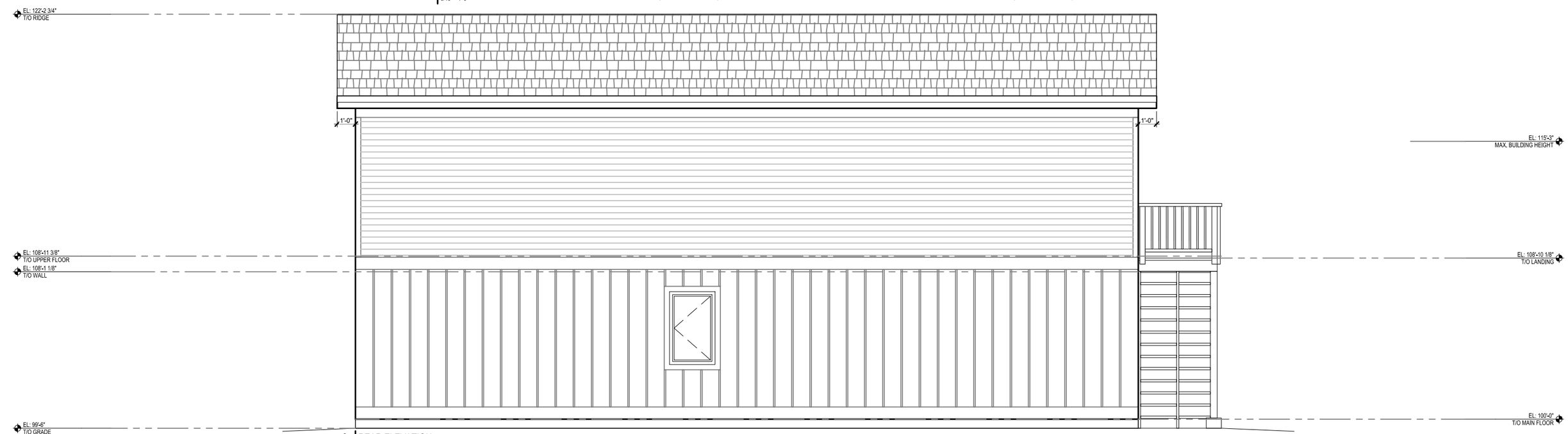


N FRONT ELEVATION
3/16" = 1'-0"



S REAR ELEVATION
3/16" = 1'-0"

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ACCESSORY BUILDING
KELOWNA, BRITISH COLUMBIA
PRELIMINARY DESIGN

SHEET NAME:
FRONT AND REAR ELEVATIONS

PROJECT NUMBER:	23-206
REVISION:	E
DATE:	AUGUST 28, 2023
DRAWN BY:	JJB
CHECKED BY:	
SHEET NO.	3 OF 5
SCALE:	3/16" = 1'-0"

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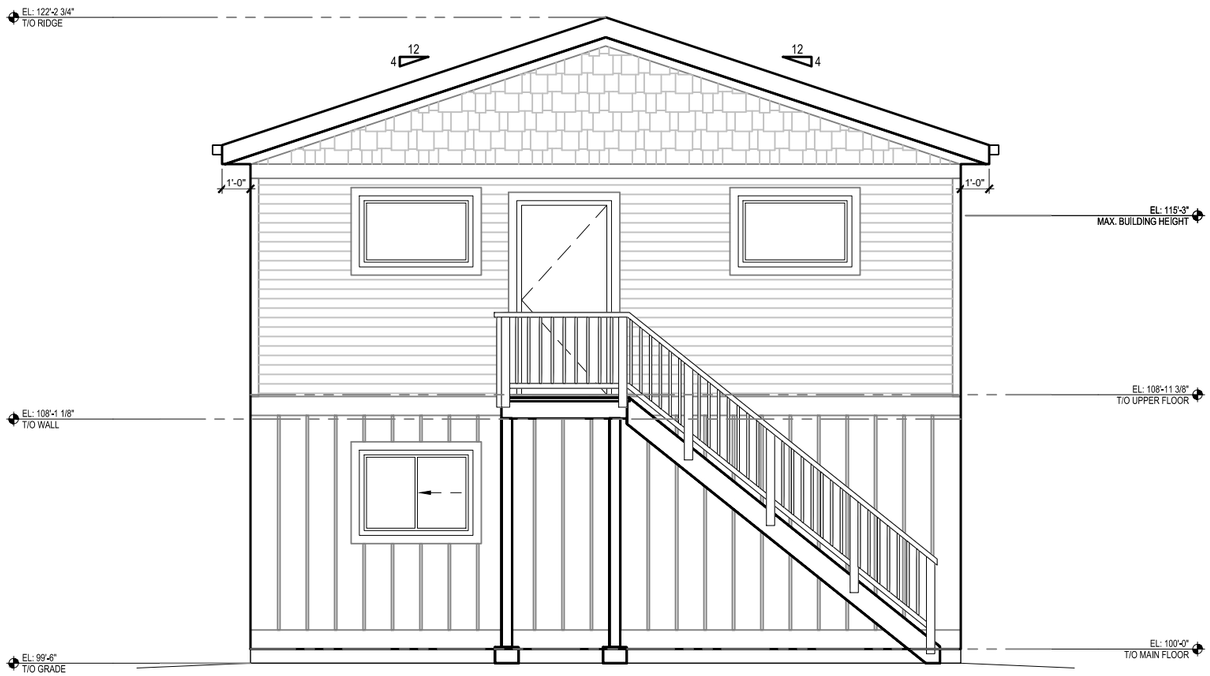
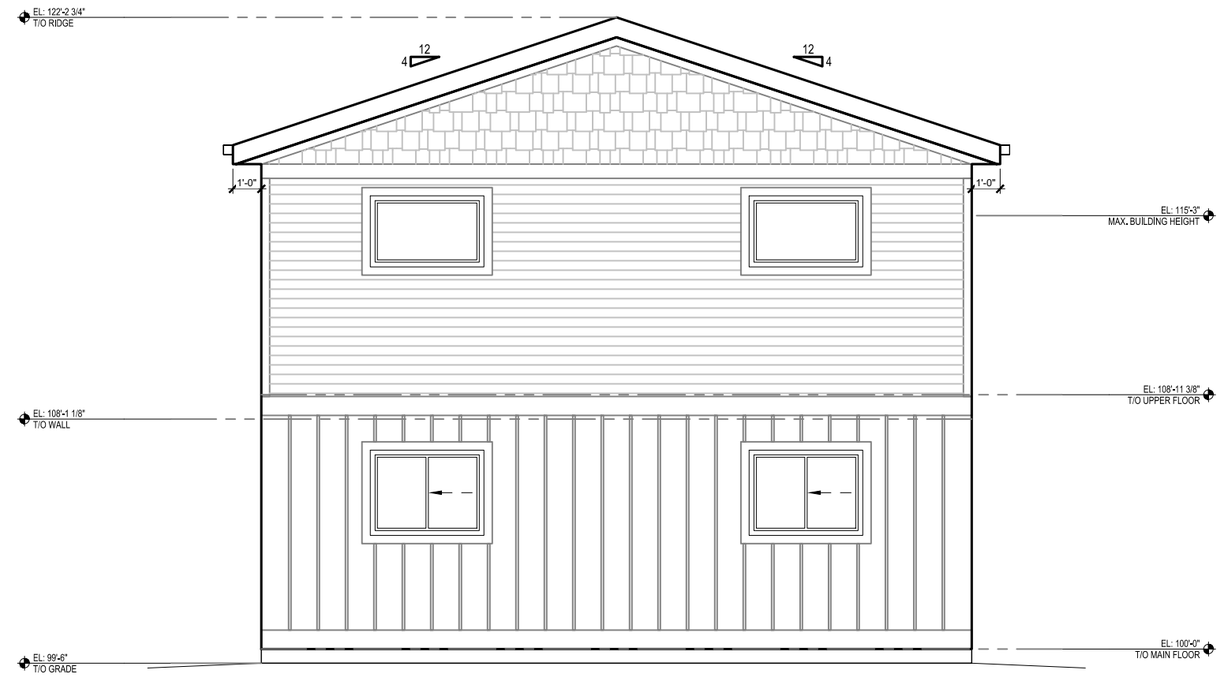
COMMUNITY PLANNING



E | LEFT ELEVATION
3/16" = 1'-0"



W | RIGHT ELEVATION
3/16" = 1'-0"

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ACCESSORY BUILDING
KELOWNA, BRITISH COLUMBIA
PRELIMINARY DESIGN

SHEET NAME:
LEFT AND RIGHT ELEVATIONS

PROJECT NUMBER:	23-206
REVISION:	E
DATE:	AUGUST 28, 2023
DRAWN BY:	JJB
CHECKED BY:	
SHEET NO.	4 OF 5
SCALE:	3/16" = 1'-0"

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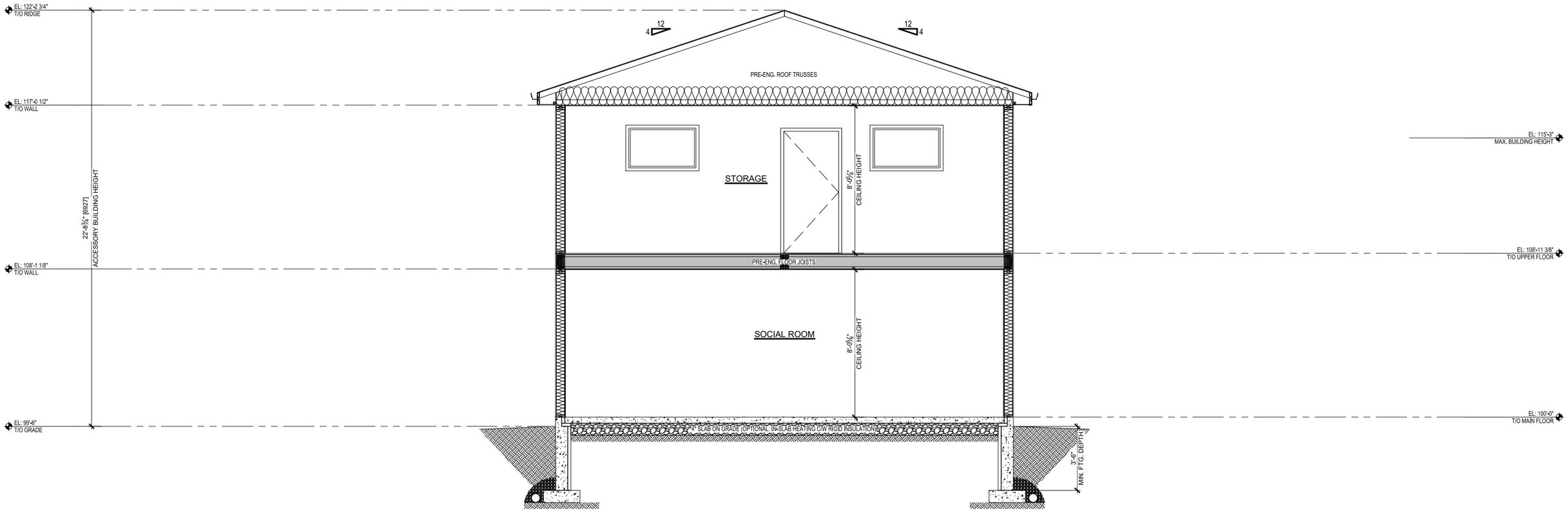

AA PRELIMINARY BUILDING SECTION
3/16" = 1'-0"

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PROJECT INFO:
PROPOSED
ACCESSORY BUILDING
KELOWNA, BRITISH COLUMBIA
PRELIMINARY DESIGN

SHEET NAME:
BUILDING SECTION

PROJECT NUMBER:	23-206
REVISION:	E
DATE:	AUGUST 28, 2023
DRAWN BY:	JJB
CHECKED BY:	
SHEET NO.	5 OF 5
SCALE:	3/16" = 1'-0"

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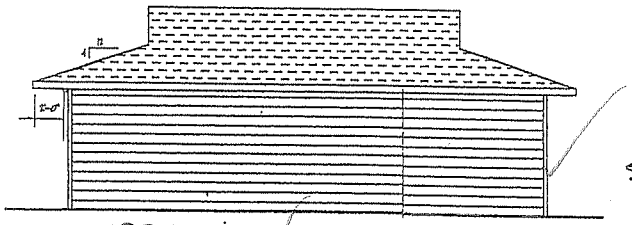
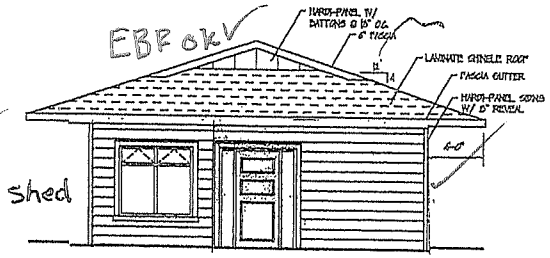
ROOF VENTILATION REQUIRED AS PER SECTION 9.19 OF B.C. BUILDING CODE



EBF OK

SOUTH ELEVATION
1/4" = 1'-0"

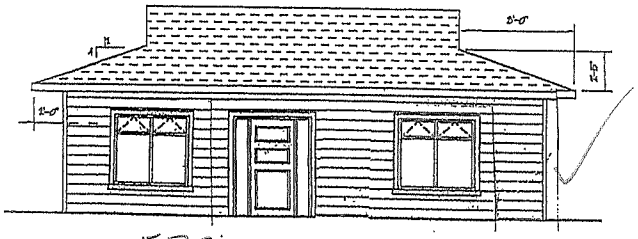


EBF OK
Shed

WEST ELEVATION
1/4" = 1'-0"

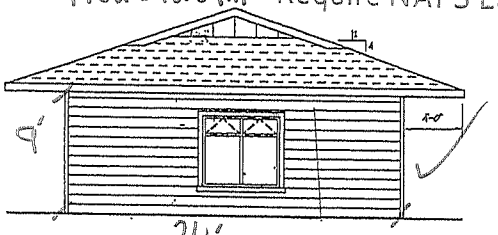
EBF = 17.8m
LD = 6m.
% = 88
Max = 15.69m² Require NAFS Label

Windows Doors Skylights



EBF OK

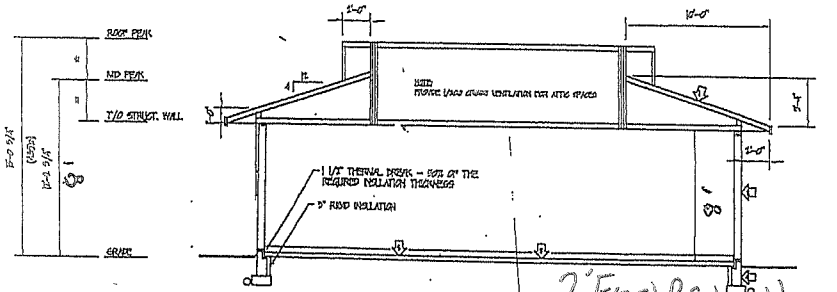
NORTH ELEVATION
1/4" = 1'-0"



9'
24'

EAST ELEVATION
1/4" = 1'-0"

EBF = 17.8m²
LD = 4.5m
% = 51.3%
Max = 9.4m²
Total = 1.9m²

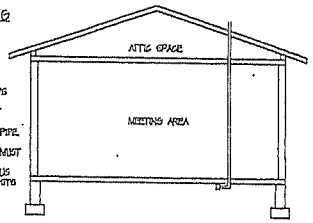


TYPICAL SECTION
1/4" = 1'-0"

2' Frost Protection Required.

- SLOPED ROOF SYSTEM
  - LAMINATE GABLE ROOF
  - RIDGED PAPER
  - 1/2" SHEATHING W/ H CLIPS
  - ENGINEERED TRUSSES @ 24" O.C.
  - R-60 INSULATION
  - 4 MIL POLY VB
  - 1/2" CEILING DRYWALL (TYP)
- EXTERIOR WALL (SOME)
  - HARDI-PANEL SIDING
  - BUILDING PAPER
  - 7/16" SHEATHING
  - 2x6 STUD WALL - STUDS @ 24" O.C.
  - R-22 BATT INSULATION
  - 4 MIL POLY VB - SEALED TO FLOOR AND CEILING VB.
  - 1/2" DRYWALL (TYP)
- INTERIOR NON-LOAD BEARING WALL
  - 1/2" DRYWALL (TYP)
  - 2x4 STUD WALL - STUDS @ 16" O.C.
  - 1/2" DRYWALL (TYP)
- CONCRETE FOUNDATION
  - 8" FOUNDATION WALL
  - (2) BARS @ 15" O.C. (VERT)
  - (2) BARS @ 8" O.C. (HORZ)
  - 1-(4) BARS @ TOP (HORZ)
  - 1 COATS ASPHALT COATING
  - AGGREGATE DRAIN @ 4'-0" O.C.
  - 12"x8" STEP FOOTING
  - (2) BARS @ 12" O.C. (VERT)
  - 1-(4) BARS (HORZ)
  - INCLINATED DRAIN
  - 4" PERIMETER DRAIN W/ MIN. 6" GRAVEL SLOPE. LINE SOLD 4" PIPE UNDER DRIVEWAY AND SIDEWALK (FROST INS. FROST PROTECTION)
- CONCRETE SLAB
  - 4" CONCRETE SLAB W/ (2) BARS @ 8" O.C. (VERT)
  - 1 MIL POLY
  - 4" 1/2" GRANULAR FILL
  - INCLINATED DRAIN
- PATIO SLAB
  - 4" CONCRETE SLAB W/ (2) BARS
  - MINIMUM CONSTRUCTION JOINT
  - MINIMUM FOOTING SIZE 300x150
  - 4" MIN GRANULAR FILL
  - INCLINATED DRAIN

RADON GAS VENTING



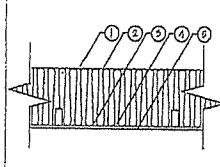
NOTES:
- FRAMING LAYER REQUIRED AS PER BCBC 9.18.1 ALLOWS FOR THE EFFECTIVE DEPRESSURIZATION OF THAT SPACE. SEAL AIR BARRIER SYSTEMS TO RADON VENT PIPE
- EACH SPACE UNDER SLAB SEPARATED BY A FOOTING MUST BE VENTED
- 6" PIPE MUST BE CONTINUOUS AND BE SEALED AT ALL JOINTS

9.36.2.6
THERMAL CHARACTERISTICS OF ABOVE GROUND OPAQUE ASSEMBLIES

EFFECTIVE RSI-VALUES (WITH HRV)

ASSEMBLY	CLIMATE ZONE (HEATING DEGREE DAYS) (4)	(5)	(6)	(7A)	(7B)
CEILINGS	6.91 (9.125)	6.91 (9.125)	6.91 (9.125)	6.91 (9.125)	6.91 (9.125)
ABOVEGRADE CEILINGS	4.61 (16.5)	4.61 (16.5)	4.61 (16.5)	5.01 (18.0)	5.01 (18.0)
WALLS (2x6 @ 16")	3.20 (17.9)	3.20 (17.9)	3.20 (17.9)	3.20 (17.9)	3.20 (17.9)
FLOORS OVER UNHEATED SPACE	4.61 (16.5)	4.61 (16.5)	4.61 (16.5)	5.01 (18.0)	5.01 (18.0)

CEILING ASSEMBLY
BELOW AN ATTIC SPACE

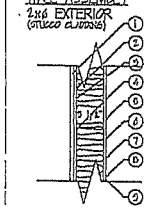


COMPONENTS	RSI	R
1. AIR FILM	.09	.07
2. ENGINEERED TRUSSES @ 24" O.C. W/ R-60 BLOWN INSULATION	6.60	37.50
3. 4 MIL POLY VB	0.00	0.00
4. 1/2" CEILING DRYWALL	0.06	0.45
5. AIR FILM	.11	0.16

TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE OF 6.91 OR R VALUE OF 39.25 FOR THIS CEILING ASSEMBLY AN HRV UNITS MUST BE INCORPORATED INTO THE HOME

RSI/R VALUE OF ASSEMBLY 6.91 / 39.25

WALL ASSEMBLY
2x6 EXTERIOR
(STUCCO CLADDING)



COMPONENTS	RSI	R
1. AIR FILM	0.03	0.17
2. ACRYLIC STUCCO FINISH	0.0139	0.08
3. BUILDING PAPER	0.00	0.00
4. 7/16" OSB SHEATHING	.09	0.63
5. 2x6 STUD WALL - STUDS @ 24" O.C. W/ R-22 BATT INSULATION	3.63	21.0
6. 6 MIL POLY VB	0.00	0.00
7. 1/2" DRYWALL	0.06	0.45
8. LATEX PRIMER AND LATEX PAINT	0.00	0.00
9. AIR FILM	.11	0.16

TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE OF 3.20 OR R VALUE OF 18.0 FOR THIS WALL ASSEMBLY AN HRV UNITS MUST BE INCORPORATED INTO THE HOME

RSI/R VALUE OF ASSEMBLY 3.0235 / 17.16

FLASHINGS with end dams required at all exterior unprotected openings.

DRIPS required at all horizontal projections.

Minimum 6" clearance from grade to wood framing.

Minimum 8" clearance from grade to moisture-susceptible cladding or trim.

Minimum 2" clearance from roofing, decking & paving to moisture susceptible cladding, trim or wood framing.

Windows Doors Skylights
Require NAFS Label

OASIS DESIGN
DESIGNED BY: DATE: JAMES W. BANSTOCK JUNE 28, 2016

FREEDOM'S DOOR

ELEVATIONS, SECTION, AND ENERGY EFFICIENCY DETAILS
1231 CENTENNIAL CRESCENT
SCALE AS NOTED | DRAWING NUMBER | REVISIONS

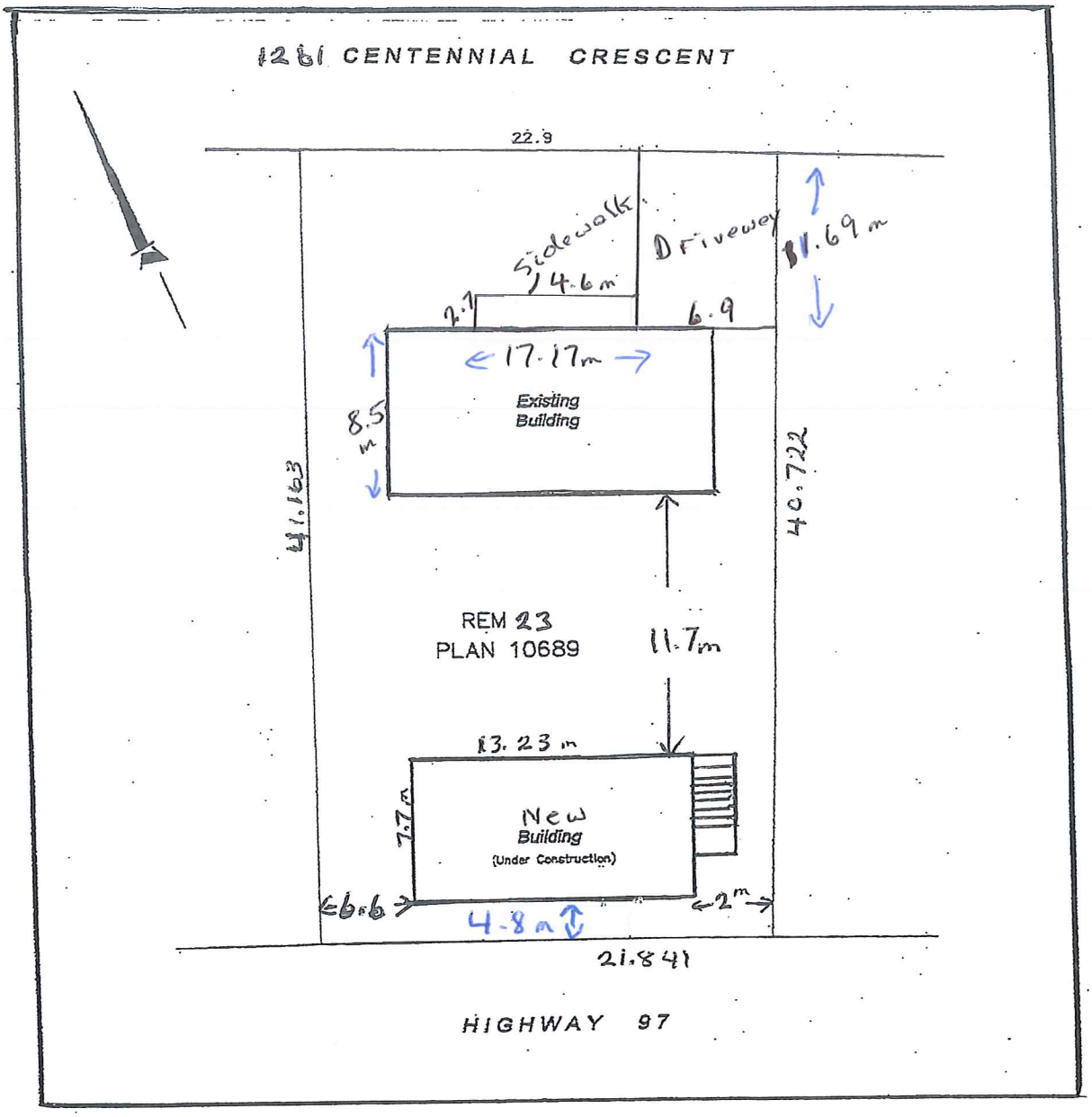
ATTACHMENT A

This forms part of application

TA23-0011

Planner Initials SS

City of Kelowna
COMMUNITY PLANNING



ATTACHMENT B
This forms part of application
TA23-0011
Planner Initials SS
City of Kelowna
COMMUNITY PLANNING

Freedom's Door

November 14, 2023

Planning Dept.
City Hall
City of Kelowna

Via email

Re: Development Permit File No. TA23-0011
1261 Centennial Crescent

Att: Sara Skabowski and City Council

Dear Sir/Madame,

I have received an email from the Planning Department related to comments from some neighbors with regard to our application. The issue raised was parking.

I am not really sure as to the issue being raised. We do have sufficient parking on site for all staff, volunteers and residents. The vast majority of residents don't have cars. Some parties have bikes and we have adequate room in our rear yards for bike storage.

Occasionally, we have events, such as a Graduation Ceremony, where visitors of graduates would be in attendance. When this occurs, we have made permanent arrangements with the First Baptist Church which has a parking lot at the corner of Lawrence Avenue and Richmond Street to allow our staff or volunteers to park there to prevent excessive parking on the street. Appreciate however that these graduations only occur on Wednesday mornings from 10:00 to 11:00 so there is not a long-term issue.

We endeavor, as much as possible, to be respectful of our neighbors and appreciate that occasionally a visitor will come to our homes and will park on the street. This is difficult to control and is of course what street parking is for. I am enclosing some photographs of the street in front of our homes, taken at 2:00 on Tuesday, November 14, shortly after receiving the email from your Planner. The photos of the parking areas in front of our homes show spaces available. The parking areas across our street show many spaces available.

Our staff and volunteers are not on site after 4:00 weekdays and only one or two staff members are on site on weekends, so there is an abundance of available parking during those times. In addition, we limit

1279 Centennial Crescent
Kelowna, BC V1Y 6K3
info@freedomsdoorkelowna.com
www.freedomsdoorkelowna.com
Phone: (250) 717-0472
Fax: (250) 717-0495

the number of visitors to our men as they are busy with recovery programs during the weekdays and many have evening AA and other meetings off site.

If Planners or City Council members would like to discuss this issue please contact me. Or please feel free to drive by at random a view whether there is really a parking problem. Any concerns will be addressed immediately.

Tom Smithwick, Volunteer Director

ATTACHMENT B
This forms part of application
TA23-0011
Planner Initials SS
City of Kelowna
COMMUNITY PLANNING

Photos taken November 14, 2023, at 2:00 PM

ATTACHMENT B

This forms part of application

TA23-0011

City of Kelowna
COMMUNITY PLANNING

Planner Initials SS

City of Kelowna

TA23-0011
1261 Centennial Cr

Text Amendment Application

Purpose

- To amend the Zoning Bylaw by adding a site-specific text amendment to expand the Boarding and Lodging in an accessory building with a reduction in parking and an increase in height.

Development Process

City of Kelowna

August 30, 2023 — Development Application Submitted

Staff Review & Circulation

October 16, 2023 — Public Notification Received

January 15,2024 — Initial Consideration

Public Hearing

Council Approvals

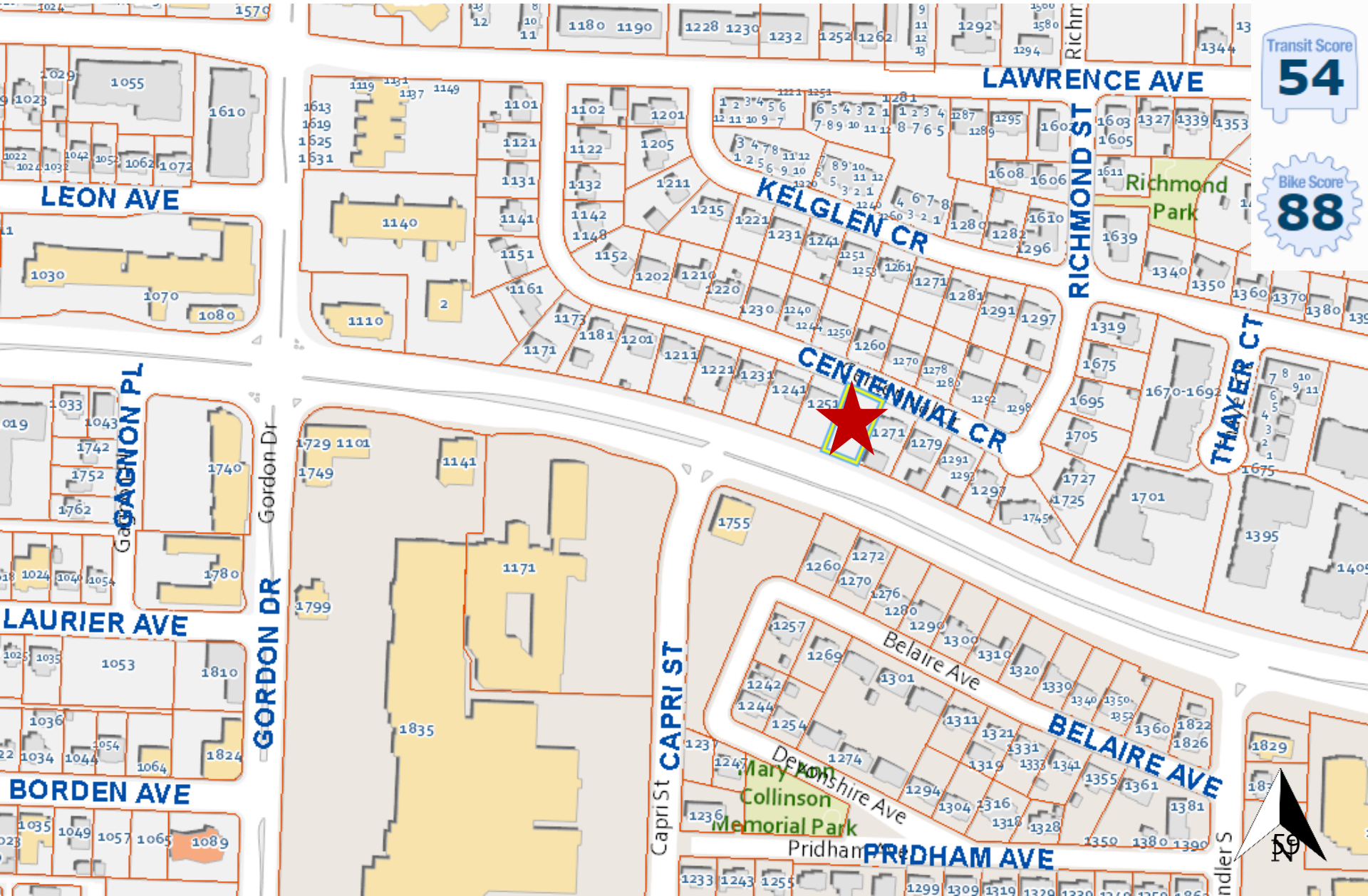
Building Permit

Context Map

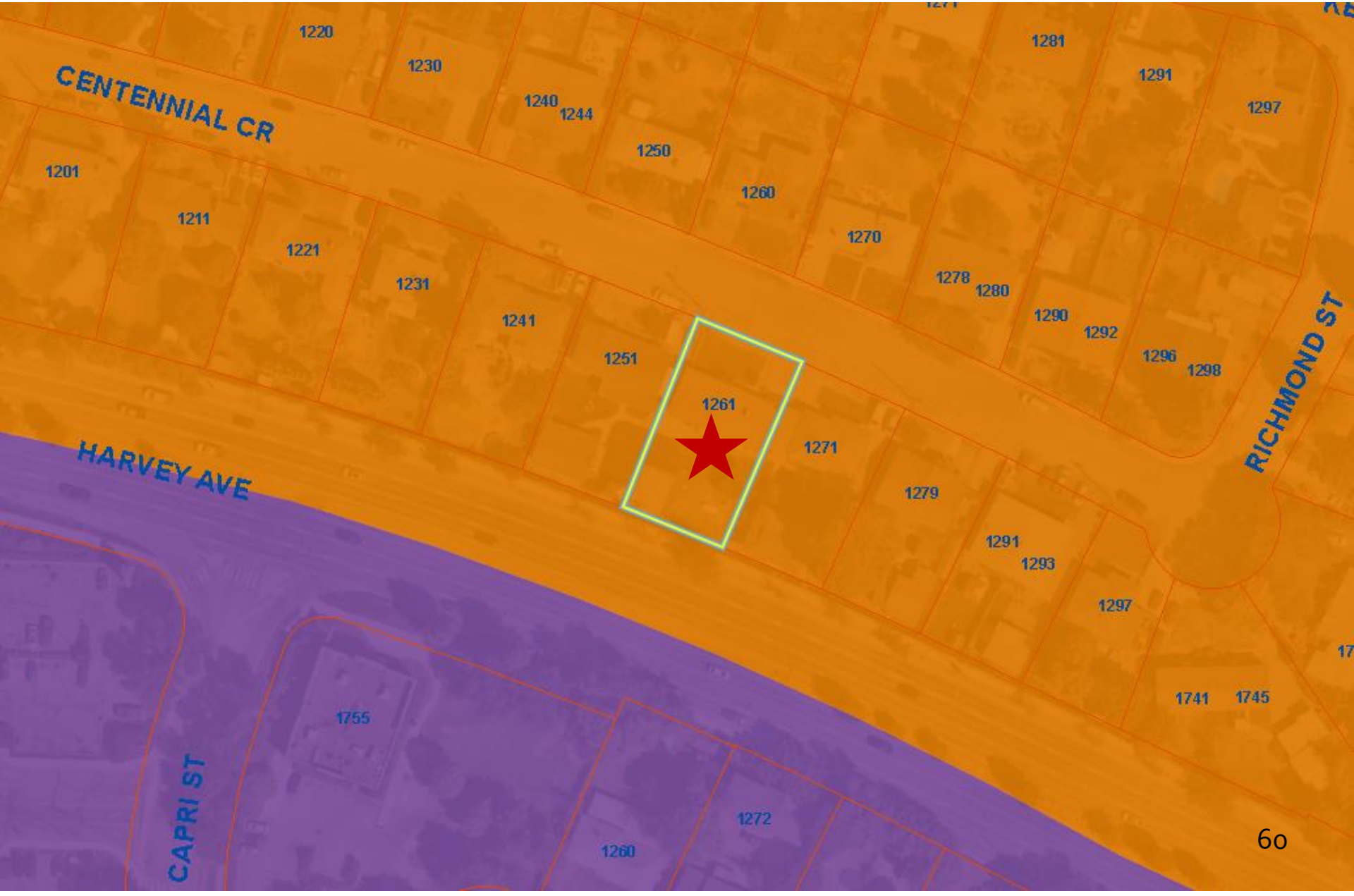
Walk Score 76

Transit Score 54

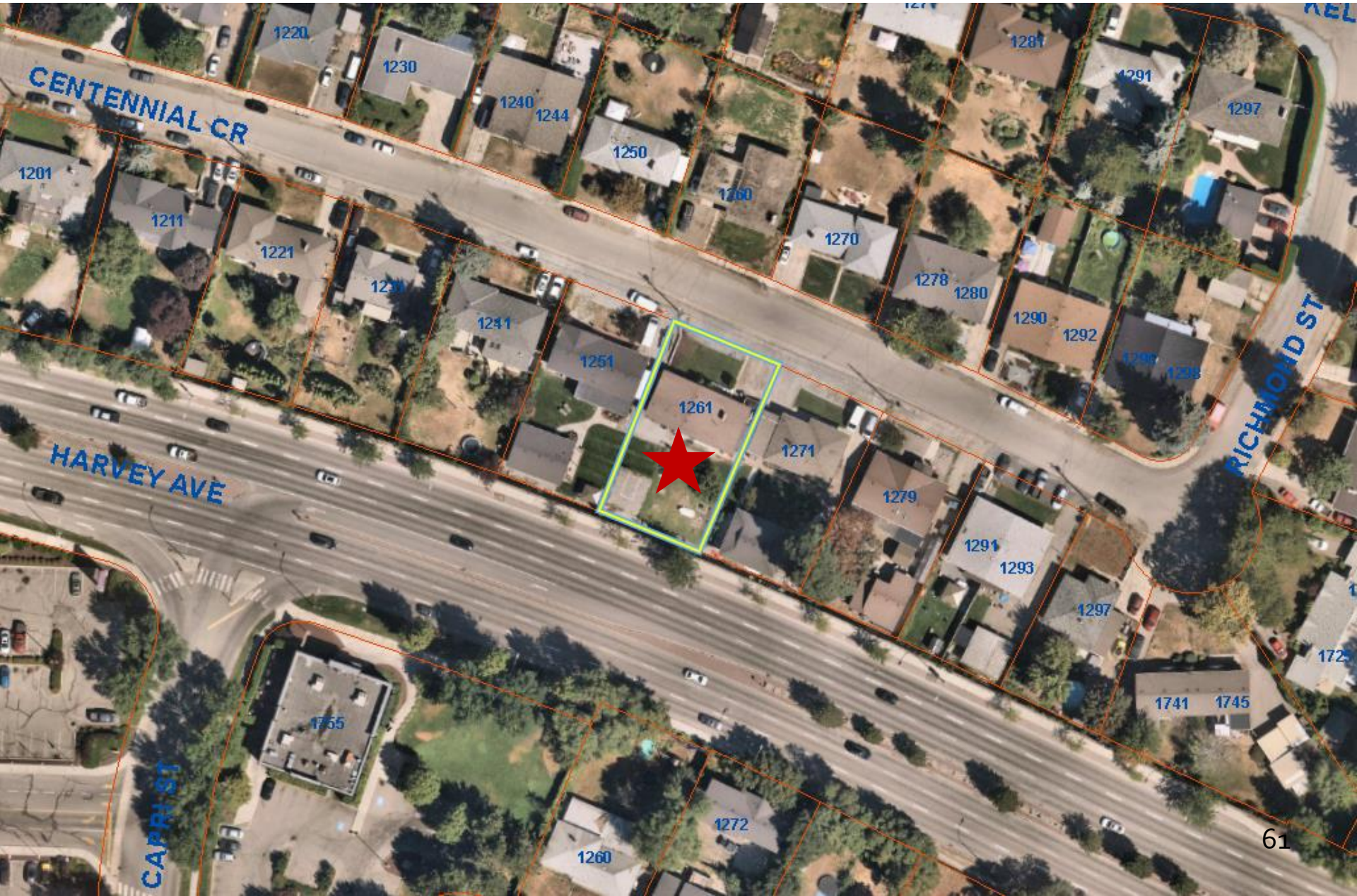
Bike Score 88



OCP Future Land Use



Subject Property Map



Project Details

City of Kelowna

- To expand the Boarding or Lodging House use within a new accessory building
- Variance to building height from 4.8 m to 6.2 m proposed to allow for second-floor storage room
- Reduction in parking from 8 stalls to 3 stalls proposed

OCP Objectives & Policies

City of Kelowna

- C-NHD – Core Area Neighbourhood
- Policy 5.11.2 Housing Tenure
  - Supports variety of income levels and stages of life
  - Works with residents with accessibility constraints
- Policy 5.12.1 Housing with Supports
  - Non-profit organization since early 2000's in the neighbourhood
  - Benefits from nearby amenities.

Staff Recommendation

City of Kelowna

- Staff recommend **support** for the proposed Text Amendment as it is consistent with:
  - OCP Future Land Use C-NHD
  - OCP Objectives in Chapter 5 Core Area
    - Diverse Housing Forms
    - Housing with Supports

REPORT TO COUNCIL
REZONING

Date:	January 15, 2024
To:	Council
From:	City Manager
Address:	632 McCurdy Rd E
File No.:	Z23-0056

	Existing	Proposed
OCP Future Land Use:	S-RES – Suburban Residential	S-RES – Suburban Residential
Zone:	RU1c– Large Lot Housing with Carriage House	RU4 – Duplex Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0056 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 26 Township 26 ODYD Plan KAP80685, located at 632 McCurdy Rd E, Kelowna, BC from the RU1 c– Large Lot Housing with Carriage House zone to the RU4 – Duplex Housing zone, be considered by Council;

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

2.0 Purpose

To rezone the subject property from the RU1c - Large Lot Housing with Carriage House zone to the RU4 - Duplex Housing zone to facilitate the development of duplex housing.

3.0 Development Planning

Staff support the proposal to rezone the subject property from RU1c - Large Lot Housing with Carriage House to RU4 - Duplex Housing. The applicant intends to construct a second single detached dwelling on the northern portion of the property. The subject property has a S-RES – Suburban Residential future land use designation, has a sanitary sewer connection, and is within the city's permanent growth boundary. As such, the proposed zone is consistent with the Official Community Plan's (OCP) objectives as it complies with OCP policy encouraging ground-oriented housing development in suburban neighbourhoods.

Lot Area	Proposed (m^2)
Gross Site Area	540.0 m^2
Road Dedication	N/A
Undevelopable Area	N/A
Net Site Area	N/A

Staff will bring forward changes to the zoning bylaw in winter/spring 2024 to comply with new Provincial legislation (Bill 44), which will allow three to four units on lots currently zoned for single-family or duplex use in municipalities of over 5,000 people and within urban containment boundaries. Meaning, this type of application will no longer require a rezoning process.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single Detached Housing
East	A1 – Agriculture	Agriculture
South	A1 – Agriculture	Agriculture
West	RU1 - Large Lot Housing	Single Detached Housing

Subject Property Map: 632 McCurdy Rd E

The subject property is a corner lot that fronts onto McCurdy Rd E and Lacombe Rd. The surrounding area is primarily zoned RU1 – Large Lot Housing. The eastern lot line of property borders an A1 – Agriulture zoned property within the Agricultural Land Reserve (ALR). A 4.0m landscape buffer will be required as a condition of a Farm Protection Development Permit prior to final adoption of the zone.

5.0 Current Development Policies

Objective 7.2. Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.	
Policy 7.2.1. Ground-Oriented Housing.	Consider a range of low density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.
	Proposed duplex housing would provide additional , ground oriented dwelling that contributes to diverse and affordable housing within suburban communities.

Objective 7.4. Ensure a compatible urban-rural interface that protects agricultural uses.	
Policy 7.4.1. Agricultural Land Protection.	Retain the agricultural land base for the long-term by supporting the ALR and by protecting agricultural lands from the impacts of adjacent development and redevelopment.
	A 4.0m landscape buffer will be required as a condition of a Farm Protection Development Permit prior to final adoption of the zone.

6.0 Application Chronology

Application Accepted: July 13, 2023

Neighbourhood Notification Summary Received: November 20, 2023

Report prepared by: Graham Allison, Planner I
Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Nola Kilmartin, Development Planning Department 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

BYLAW NO. 12612
Z23-0056
632 McCurdy Road 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 Lot 1 Section 26 Township 26 ODYD Plan KAP80685 located on McCurdy Road E, Kelowna, BC from the RU1c - Large Lot Housing with Carriage House zone to the RU4 - Duplex Housing zone.

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

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

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

City of Kelowna

Z23-0056
632 McCurdy Rd E

Rezoning Application

Purpose

- To rezone the subject property from the RU1c - Large Lot Housing zone with Carriage House to the RU4 - Duplex Housing zone to facilitate the development of duplex housing.

Development Process

City of Kelowna

Jul 13, 2023 — Development Application Submitted

Staff Review & Circulation

Nov 20, 2023 — Public Notification Received

Jan 15, 2024 — Initial Consideration

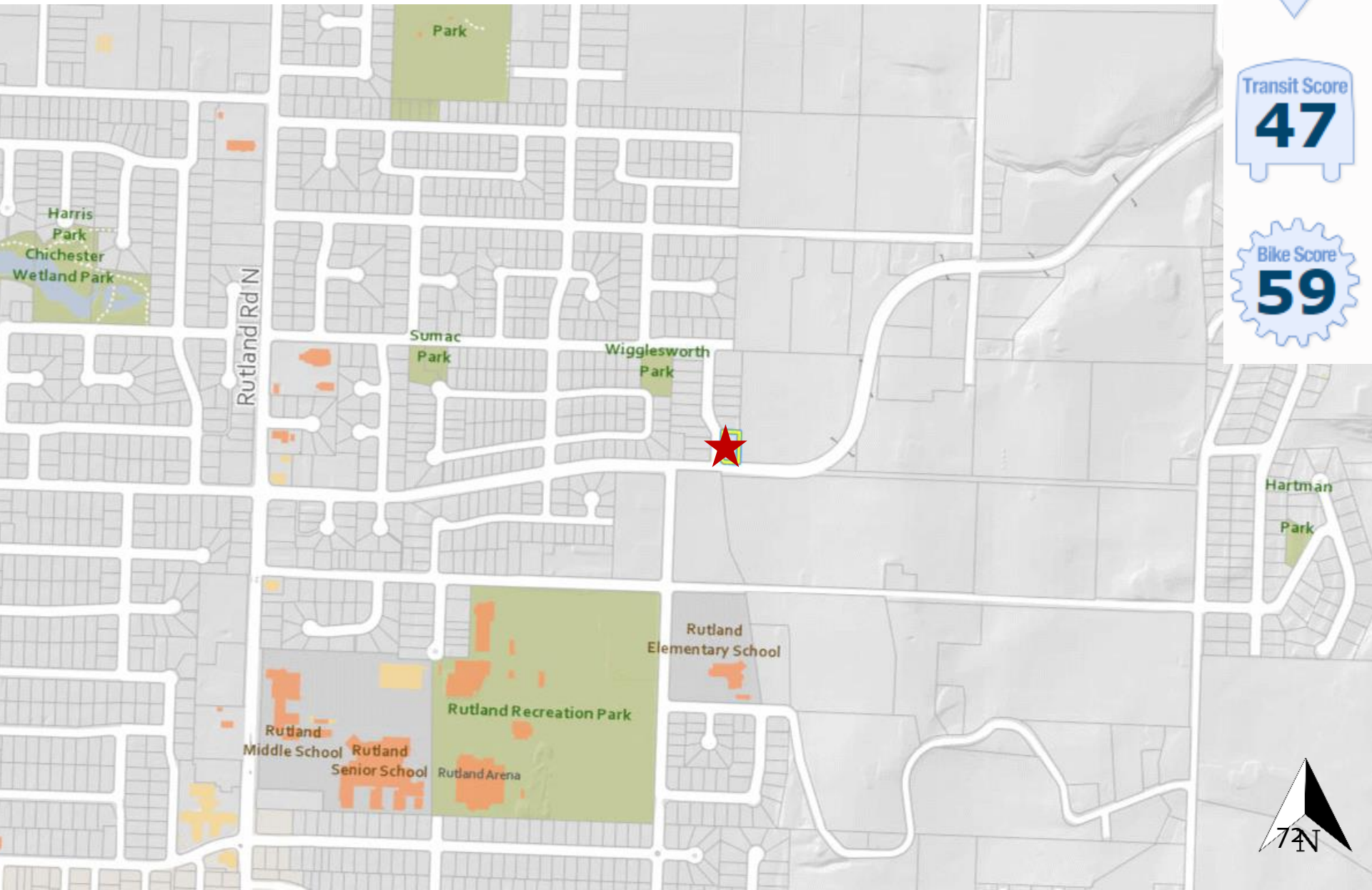
Reading Consideration

Final Reading

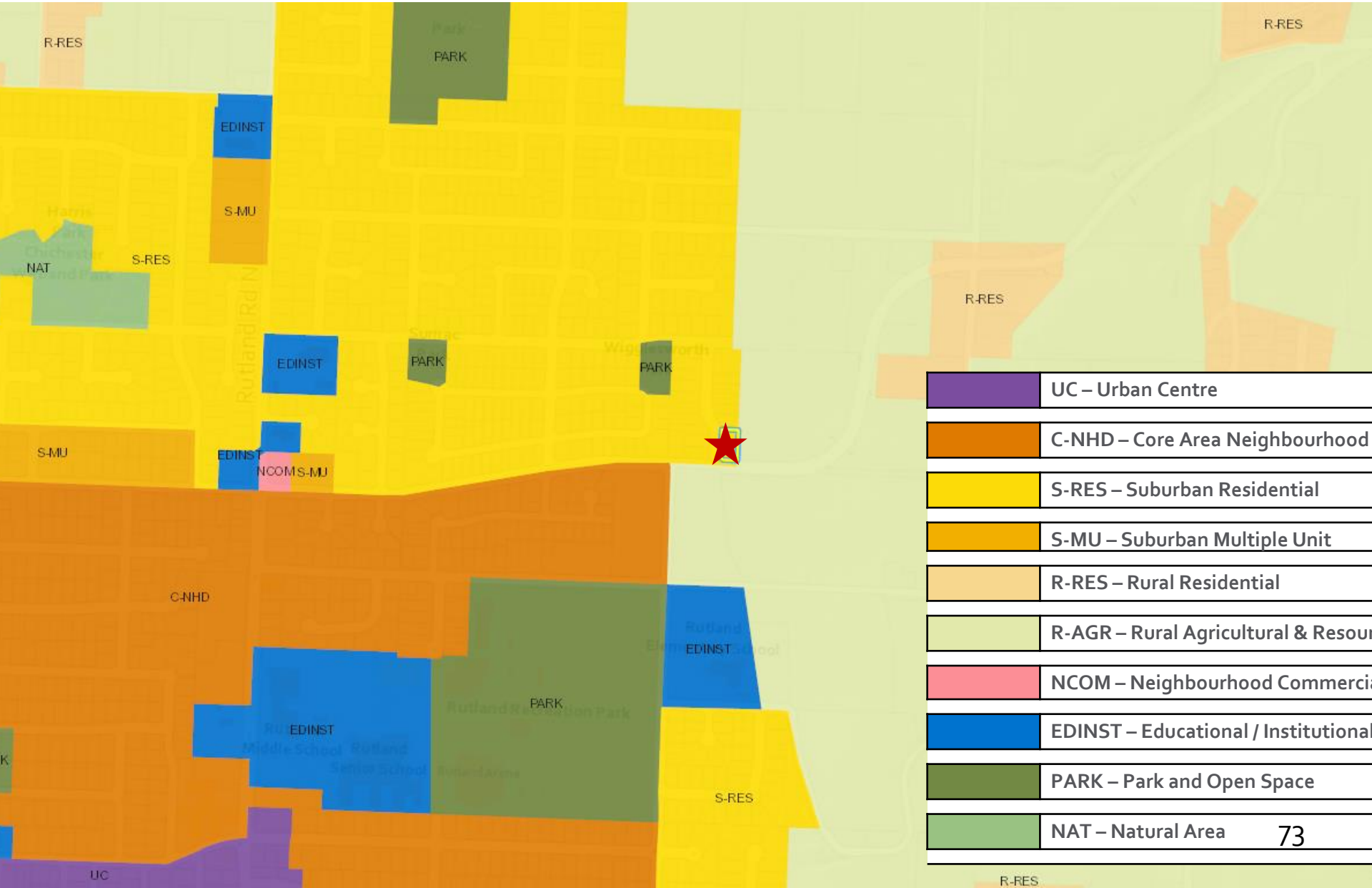
Building Permit

Council Approvals

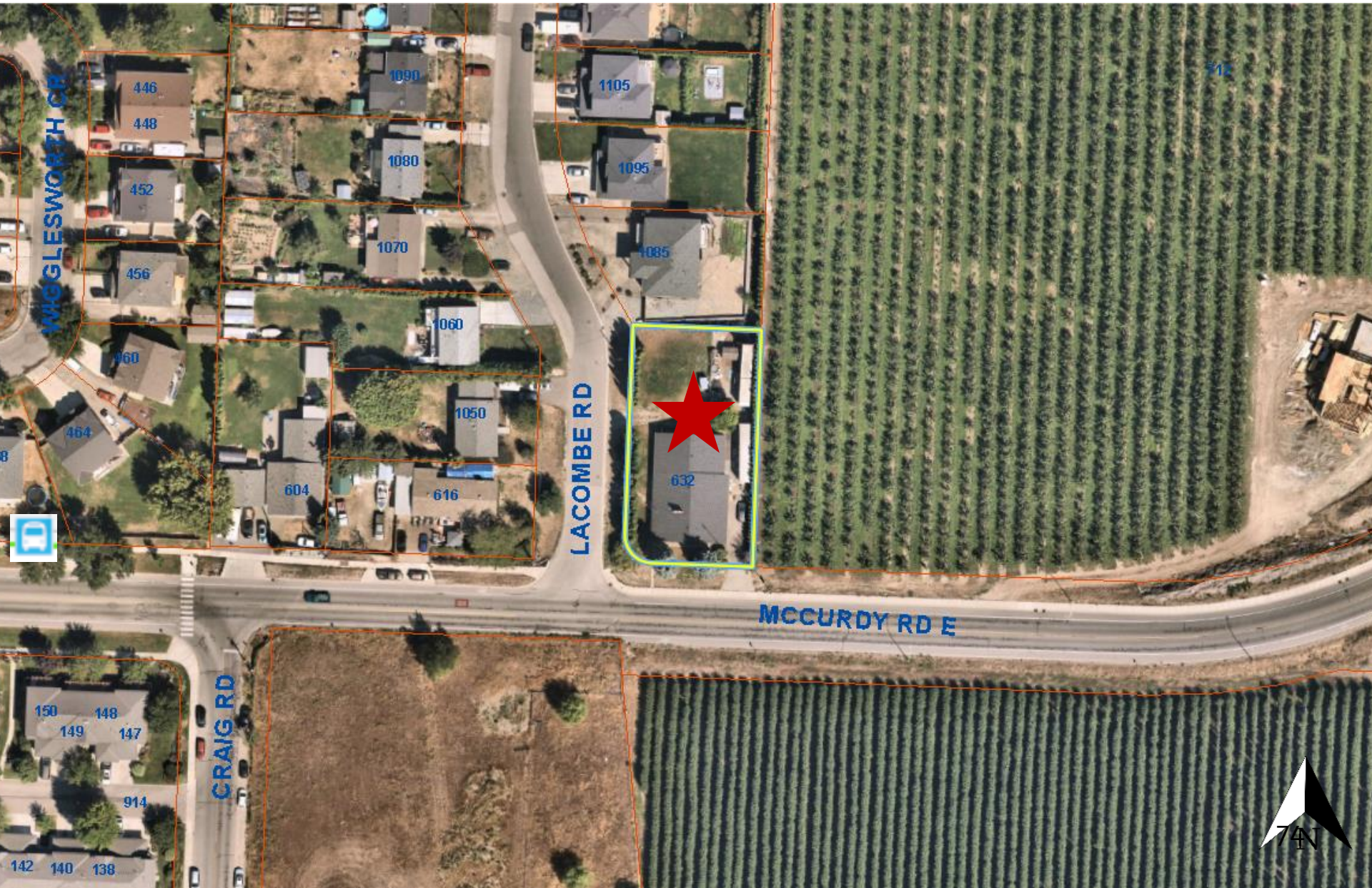
Context Map


Walk Score
43
Transit Score
47
Bike Score
59
Park
Harris
Park
Chichester
Wetland Park
Rutland Rd N
Sumac
Park
Wigglesworth
Park
Hartman
Park
Rutland
Elementary School
Rutland Recreation Park
Rutland
Middle School
Rutland
Senior School
Rutland Arena
N

OCP Future Land Use



Subject Property Map



Project Details

City of Kelowna

- S-RES– Suburban Residential
- RU4 –Duplex Housing
  - Mix of RU1, RU2 and RU4 in the neighbourhood
  - Requires a Farm Protection Development Permit to establish buffer between residential uses and agricultural land

OCP Objectives & Policies

City of Kelowna

- Policy 7.2.1: Ground Oriented Housing
  - Encourage ground oriented residential uses
- Policy 7.4.1. Agricultural Land Protection.
  - Protect agricultural lands from the impacts of adjacent development and redevelopment.

Staff Recommendation

City of Kelowna

- Staff recommend **support** for the proposed rezoning as it is consistent with:
  - OCP Future Land Use S-RES
  - OCP Objectives in Chapter 7 Suburban Residential
    - Housing Diversity
  - Final adoption of the zone will require a Farm Protection Development Permit

REPORT TO COUNCIL
REZONING

Date:	January 15, 2024
To:	Council
From:	City Manager
Address:	1220 Gaggin Rd
File No.:	Z23-0075

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	RU1 – Large Lot Housing	MF1 – Infill Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0075 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 3 Section 22 Township 26 ODYD Plan 22385, located at 1220 Gaggin Rd, Kelowna, BC from the RU1 – Large Lot 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 January 15, 2024;

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

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the MF1 – Infill Housing zone to facilitate infill housing.

3.0 Development Planning

Staff support the proposed rezoning application to the MF1 – Infill Housing zone to facilitate a townhouse development. The site currently contains a Single Detached House with a Secondary Suite that will be preserved. A subsequent development permit has been submitted for the addition of a duplex at the rear of the property.

The proposal meets several policies within the 2040 Official Community Plan (OCP) Future Land Use Designation of Core Area Neighbourhood, which speaks to the accommodation of sensitive infill within existing neighbourhoods. The property is connected to City sanitary sewer and is within the Permanent Growth Boundary (PGB).

Lot Area	Proposed (m^2)
Gross Site Area	1052 m^2
Road Dedication	NA
Undevelopable Area	NA
Net Site Area	NA

Staff will bring forward changes to the zoning bylaw in winter/spring 2024 to comply with new Provincial legislation (Bill 44), which will allow three to four units on lots currently zoned for single-family or duplex use in municipalities of over 5,000 people and within urban containment boundaries. Meaning, this type of application will no longer require a rezoning process.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU4 – Duplex Housing	Duplex Housing
East	RU1 – Large Lot Housing	Single Detached Housing
South	RU1 – Large Lot Housing	Single Detached Housing
West	RU1 – Large Lot Housing	Single Detached Housing

Subject Property Map: 1220 Gaggin Rd

The subject property is in proximity to two transit routes; Highway 33 to the north and Graham Road to the south. Additionally, the property is in proximity to Davie Park.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Design residential infill to be sensitive to neighbourhood context.	
Policy 5.3.1 Ground Oriented infill	Encourage gentle densification in the form of ground-oriented residential uses such as house-plexes, townhouses and narrow lot housing to approximately 2 storeys, maintaining residential uses and setbacks that reflect the existing

	development pattern. Consider opportunities for greater height and massing at block ends and along Active Transportation Corridors as outlined in Figure 5.3.
	The application proposes gentle densification to an existing neighbourhood.

6.0 Application Chronology

Application Accepted: November 2, 2023
Neighbourhood Notification Summary Received: December 21, 2023

Report prepared by: Jason Issler, Planner I
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:
Attachment A: Development Engineering Memo

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

CITY OF KELOWNA

MEMORANDUM

Date:	December 11, 2023	
File No.:	Z23-0075	
To:	Community Planning Manager (DS)	
From:	Development Engineering Manager (NC)	
Subject:	1220 Gaggin Rd	RU1 to MF1

The Development Engineering Department has the following comments associated with this application to rezone the subject property from RU1 Large Lot Housing to MF1 Infill Housing.

Works and Services attributable at the time of Building Permit are contained in the Development Engineering memo under file DP23-0209.

The Development Engineering Technician for this file is Chris Pedersen (cpedersen@kelowna.ca).

1. GENERAL

a. The following comments and requirements are valid for a period of two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to modify some or all items in this memo if an application for Building Permit is not made within this time.

b. Where a rezoning application is within 800 m of an intersection with Highway 97 or Highway 33, Development Engineering comments will be subject to the review of the Ministry of Transportation and Infrastructure.

2. DOMESTIC WATER AND FIRE PROTECTION

a. The subject property is located within the Rutland Waterworks District (RWD) Water Supply Area. All fire flow calculations are to be provided to the City's Development Engineering Department, with confirmation of adequate fire flow to the subject property (at least 90 L/s) from RWD being provided to the City Engineering prior to adoption of the zone amending bylaw.

Nelson Chapman, P.Eng.
Development Engineering Manager

CP

ATTACHMENT A
This forms part of application
Z23-0075
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

CITY OF KELOWNA

BYLAW NO. 12613
Z23-0075
1220 Gaggin 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 3 Section 22 Township 26 ODYD Plan 22385 located on Gaggin Road, Kelowna, BC from the RU1 – Large Lot 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

City of Kelowna

Z23-0075
1220 Gaggin Rd

Rezoning Application

Purpose

- To rezone the subject property from the RU1 – Large Lot Housing zone to the MF1 – Infill Housing zone to facilitate infill housing.

Development Process

City of Kelowna

Nov 2, 2023 — Development Application Submitted

Staff Review & Circulation

Dec 21, 2023 — Public Notification Received

Jan 15, 2024 — Initial Consideration

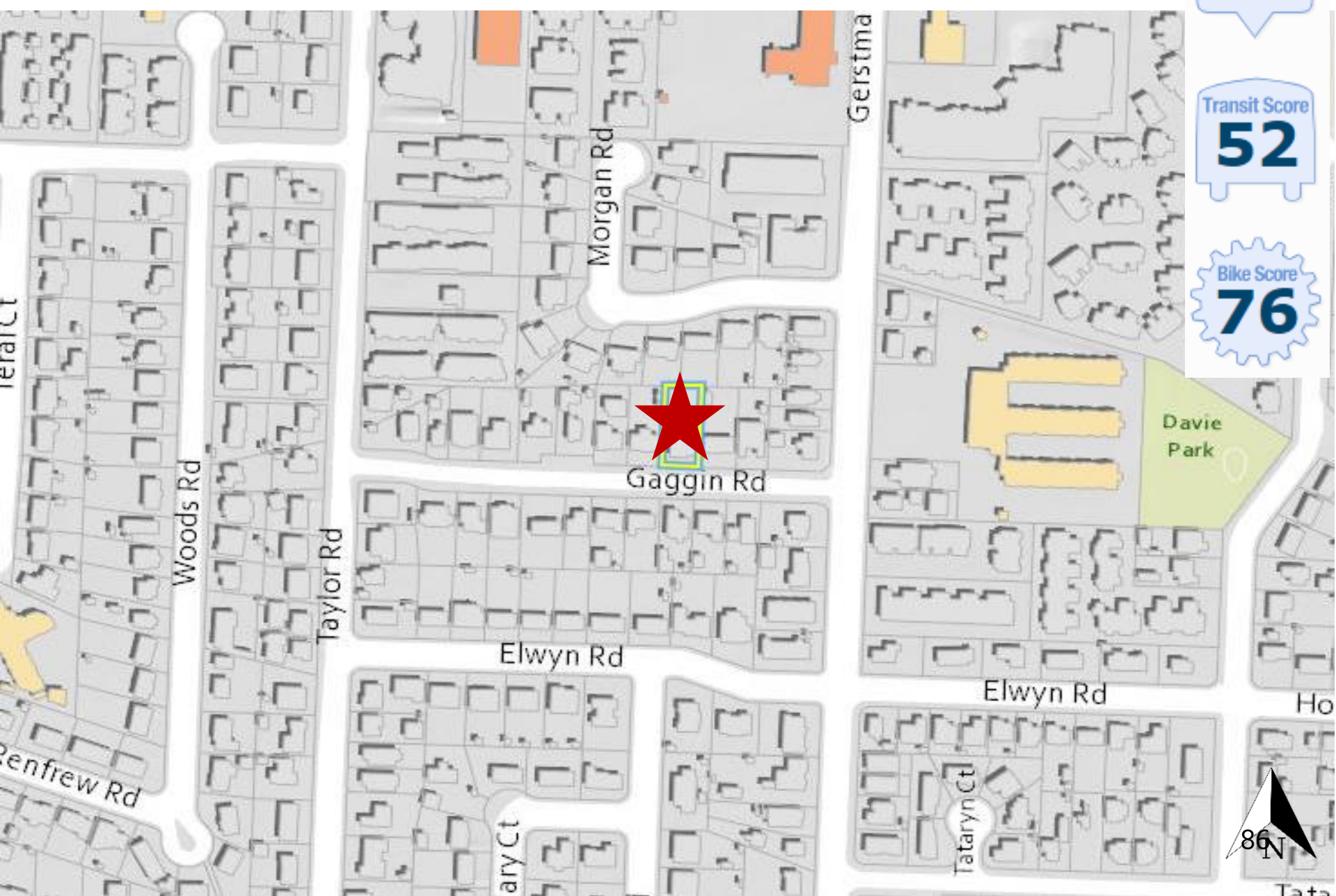
Reading Consideration

Final Reading & DP

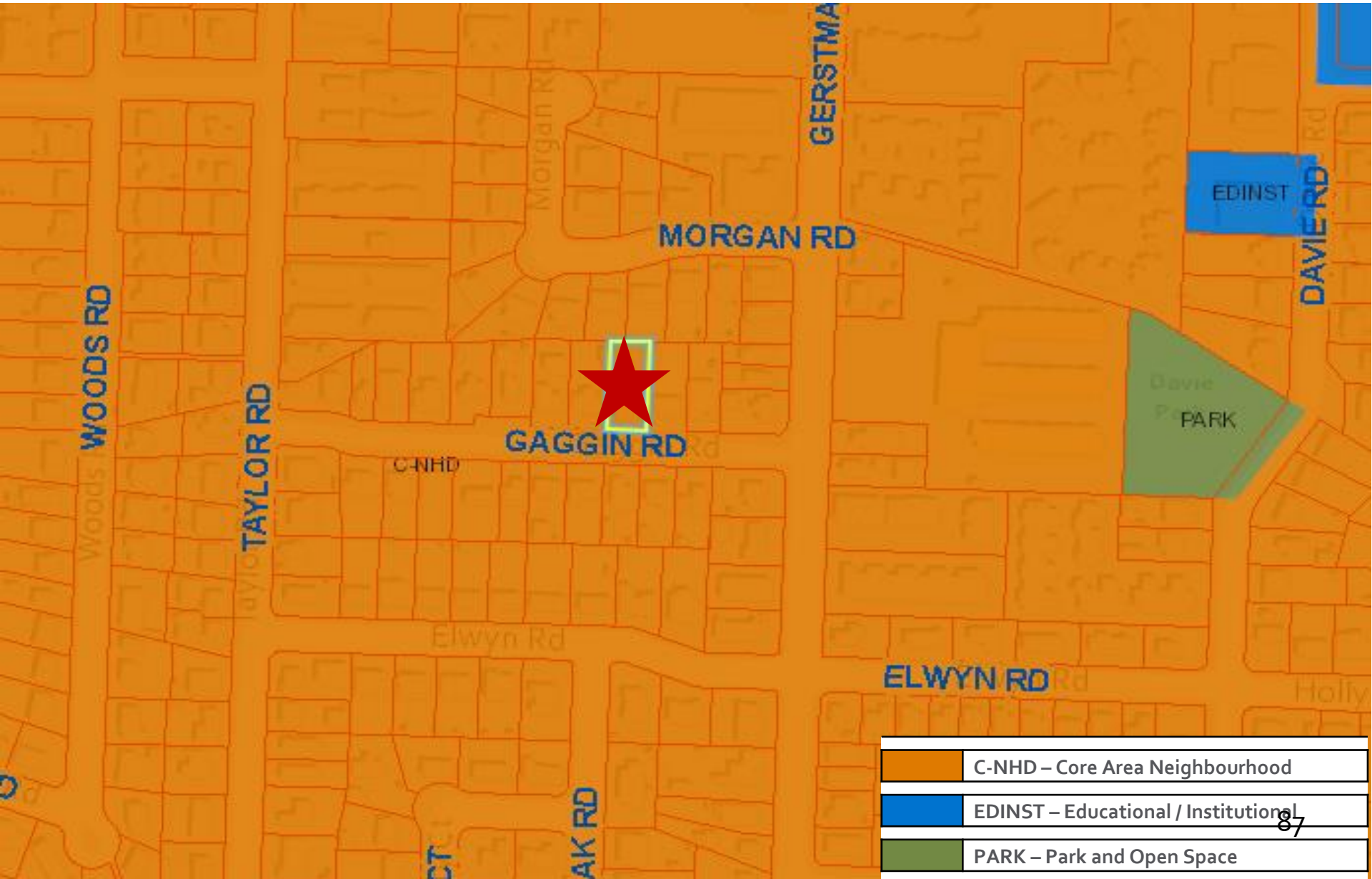
Building Permit

Council Approvals

Context Map


Walk Score
56
Transit Score
52
Bike Score
76
Morgan Rd
Gerstma
Gaggin Rd
Davie Park
Woods Rd
Taylor Rd
Elwyn Rd
Elwyn Rd
Renfrew Rd
Tataryn Ct
N

OCP Future Land Use



Subject Property Map

Project Details

- C-NHD – Core Area Neighbourhood
- MF1 – Infill Housing
  - Close to transit and parks
- Duplex proposed at rear of the building

OCP Objectives & Policies

City of Kelowna

- Policy 5.3.1: Encourage gentle densification in the form of ground-oriented residential units.
  - Gentle Densification into an existing neighbourhood.

Staff Recommendation

City of Kelowna

- Staff recommend **support** for the proposed rezoning as it is consistent with:
  - OCP Future Land Use C-NHD
  - OCP Objectives in Chapter 5 Core Area
    - Housing Diversity
    - Ground Oriented Infill

REPORT TO COUNCIL
REZONING

Date:	January 15, 2024
To:	Council
From:	City Manager
Address:	445 & 465 Edith Gay Road
File No.:	Z23-0042

	Existing	Proposed
OCP Future Land Use:	S-RES – Suburban Residential	S-RES – Suburban Residential
Zone:	RU1 – Large Lot Housing	RU4 – Duplex Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0042 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 12 Section 35 Township 26 ODYD Plan 18660, located at 445 Edith Gay Road, Kelowna, BC, and Lot 13 Section 35 Township 26 ODYD Plan 18660, located at 465 Edith Gay Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone, be considered by Council;

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

2.0 Purpose

To rezone the subject properties from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone to facilitate the development of duplex housing.

3.0 Development Planning

Staff support the proposed rezoning to the RU4 – Duplex Housing zone to facilitate the subdivision of four duplex lots. The RU4 zone aligns with the Official Community Plan (OCP) Future Land Use designation of S-RES – Suburban Residential. The Suburban Residential Designation is intended to accommodate most of the city's single and two dwelling residential growth. OCP Policy speaks specifically to consideration of a range of low density ground-oriented housing development to improve housing diversity and affordability.

As the proposed development is immediately adjacent to agricultural land within the Agricultural Land Reserve (ALR), a Farm Protection Development Permit is required prior to development of the properties. This will require that a landscape buffer is planted between the residential uses and the agricultural lands and establish a minimum setback for residential uses from the ALR. This complies with OCP policy ensuring an urban-rural interface that protects agricultural uses.

Lot Area	Proposed (m^2)
Gross Site Area	3514 m^2
Road Dedication	N/A
Undevelopable Area	N/A
Net Site Area	3514 m^2

Staff will bring forward changes to the zoning bylaw in winter/spring 2024 to comply with new Provincial legislation (Bill 44), which will allow three to four units on lots currently zoned for single-family or duplex use in municipalities of over 5,000 people and within urban containment boundaries. This property is within the Permanent Growth Boundary, meaning, this type of application will no longer require a rezoning process.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single detached housing
East	A1 – Agriculture	Farmland
South	RU1 – Large Lot Housing RU4 – Duplex Housing	Single detached housing Duplex housing
West	RU1 – Large Lot Housing	Single detached house

Subject Property Map: 445 & 465 Edith Gay Road

The subject properties are located at the southeast corner of the intersection of Edith Gay Road and Friesen Road. The surrounding neighbourhood primarily consists of single detached housing and duplex housing, with agricultural land to the east. Edith Gay Park is located approximately 120 m to the west.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Create more complete communities in Suburban Neighbourhoods	
	Consider a range of low density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban

Policy 7.2.1 Ground-Oriented Housing	footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.
	The proposed duplex housing zone will facilitate more intensive ground-oriented housing development. Edith Gay Park is in close proximity to the subject properties.
Objective 7.4 Ensure a compatible urban-rural interface that protects agricultural uses.	
Policy 7.4.3 Urban-Rural Buffers	Where a property is adjacent to land in the ALR and land designated Rural – Agricultural and Resource (R-AGR), ensure that development limits associated negative impacts on adjacent agricultural operations by including appropriate buffers, setbacks and site planning, consistent with the Farm Protection Development Permit Guidelines outlined in Chapter 22: Farm Protection Development Permit Area.
	Prior to development, a Farm Protection Development Permit will be required to specify the necessary landscape buffer between the subject properties and adjacent agricultural lands and minimum required setbacks.

6.0 Application Chronology

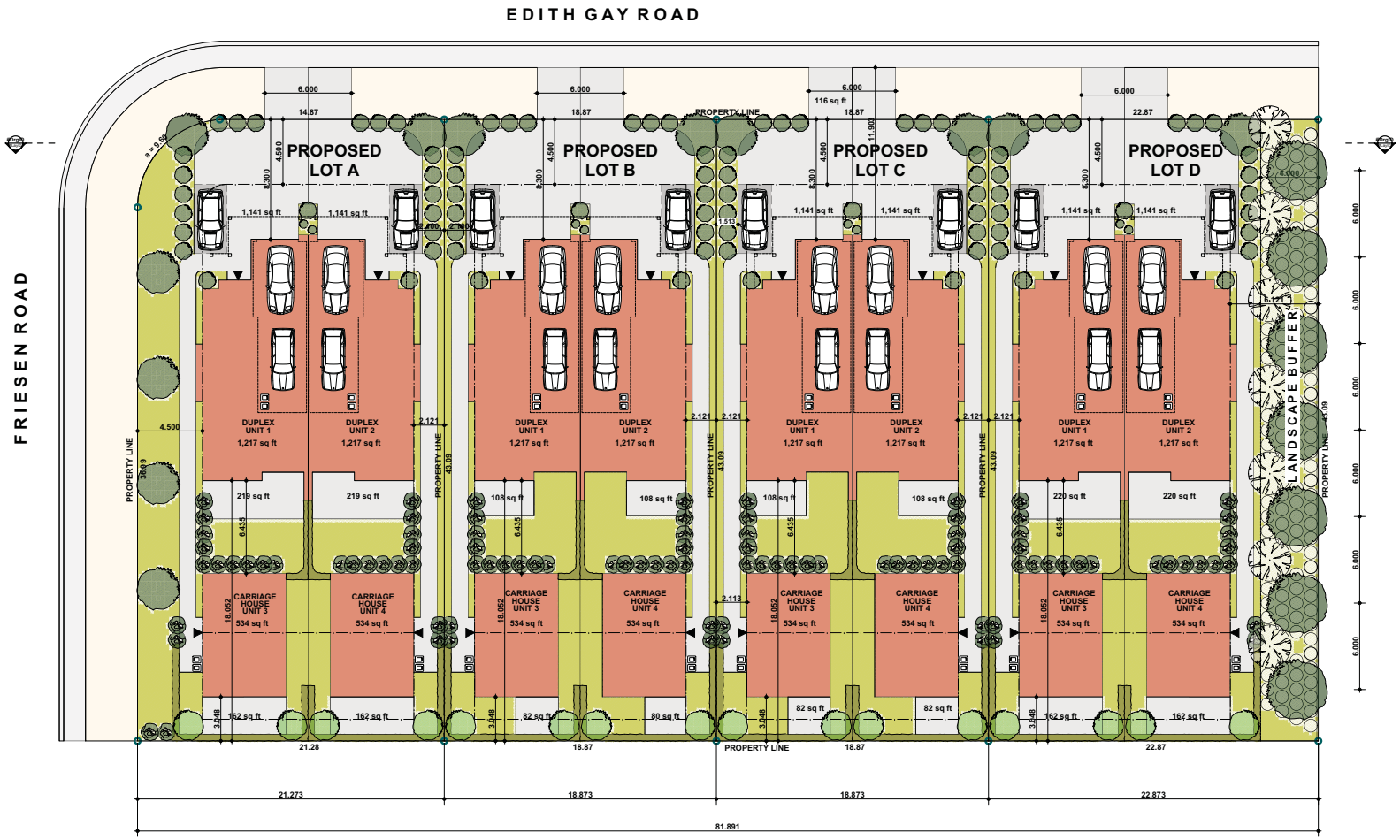
Application Accepted: June 21, 2023
Neighbourhood Notification Summary Received: December 21, 2023

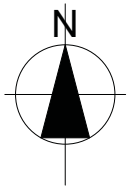
Report prepared by: Mark Tanner, Planner II
Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:
Attachment A: Proposed Lot Layout

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

ATTACHMENT A
This forms part of application
Z23-0042
Planner Initials MT
City of Kelowna
COMMUNITY PLANNING





Landscape Plan

SCALE: 1:300

WESTERKAMP DESIGN INC.
1587 SUTHERLAND AVENUE
KELOWNA, B.C. V1Y - 5Y7
(250) 878-7846
e-mail: felix@fwd-inc.com
web: www.fwd-inc.com

PROJECT: 445-465 Edith Gay Road
PROPOSED 4-UNIT DUPLEX DEVELOPMENT

TITLE: Landscape Plan

CLIENT:
CIVIC: KELOWNA, BC
LEGAL: PLAN KAP2378, LOT 12, D.L. 138

REVISED:
REVISED:
REVISED:
REVISED:

SCALE: AS NOTED
DATE: 3/27/2023

SHEET: DP-005a

CITY OF KELOWNA

BYLAW NO. 12614
Z23-0042
445 and 465 Edith Gay Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:

    a. Lot 12 Section 35 Township 26 ODYD Plan 18660 located on Edith Gay Road, Kelowna, BC; and
    b. Lot 13 Section 35 Township 26 ODYD Plan 18660 located on Edith Gay Road, Kelowna, BC

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

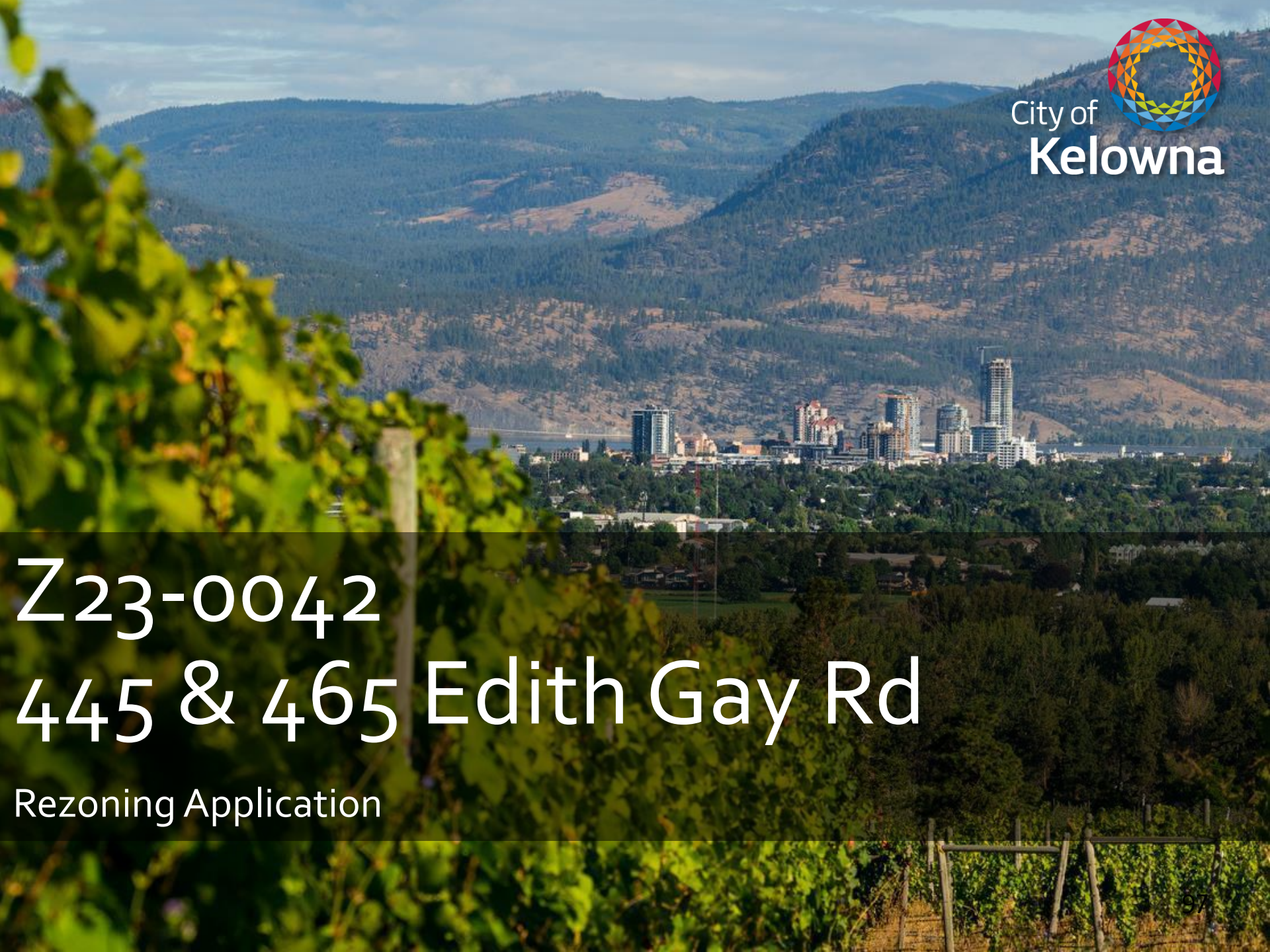
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk



City of Kelowna

Z23-0042
445 & 465 Edith Gay Rd

Rezoning Application

Purpose

- To rezone the subject properties from the RU1 – Large Lot Housing to the RU4 – Duplex Housing zone to facilitate development of duplex housing.

Development Process

City of Kelowna

June 21, 2023 — Development Application Submitted

Staff Review & Circulation

Dec 21, 2023 — Public Notification Received

Jan 15, 2024 — Initial Consideration

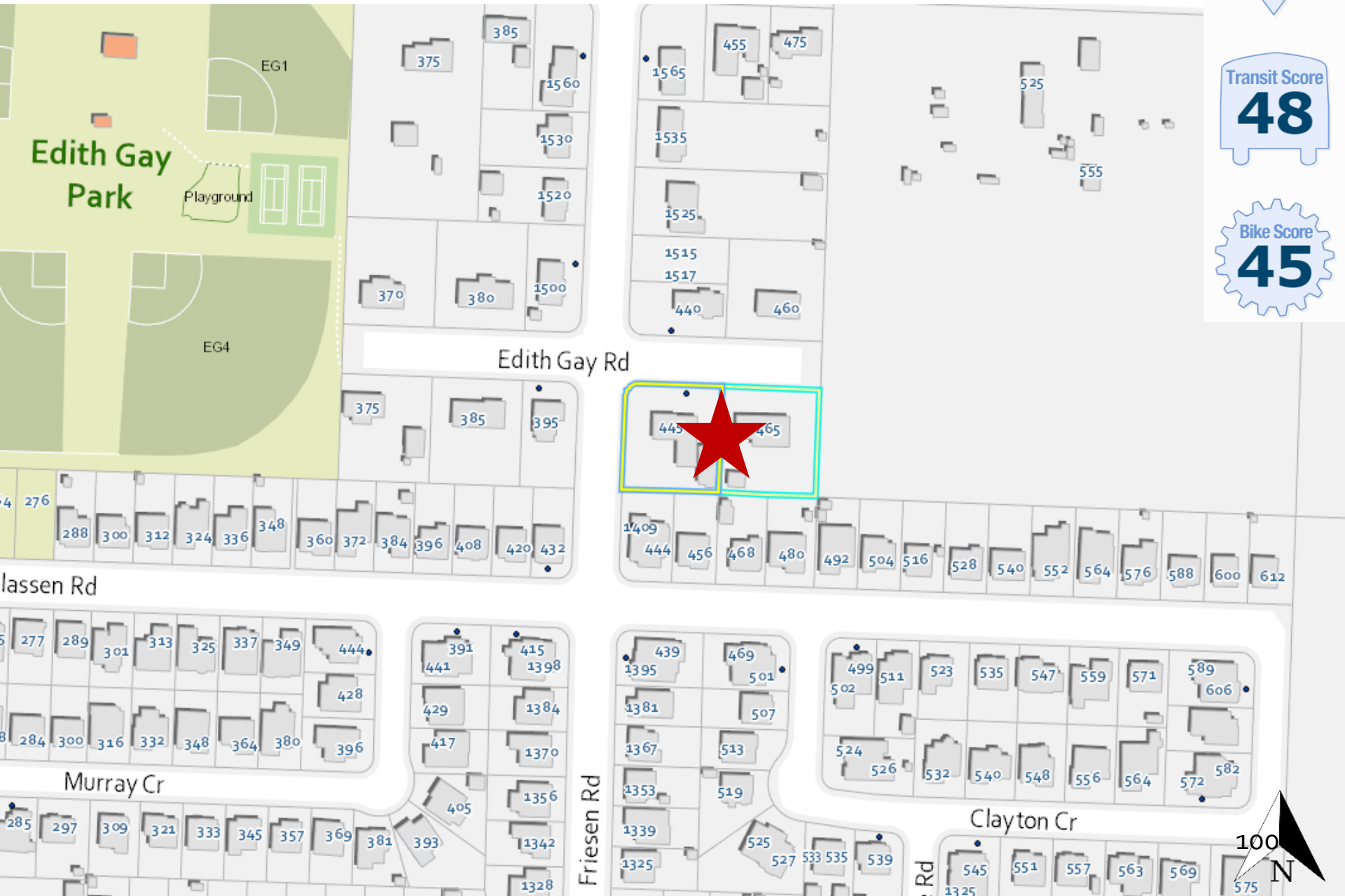
Reading Consideration

Final Reading

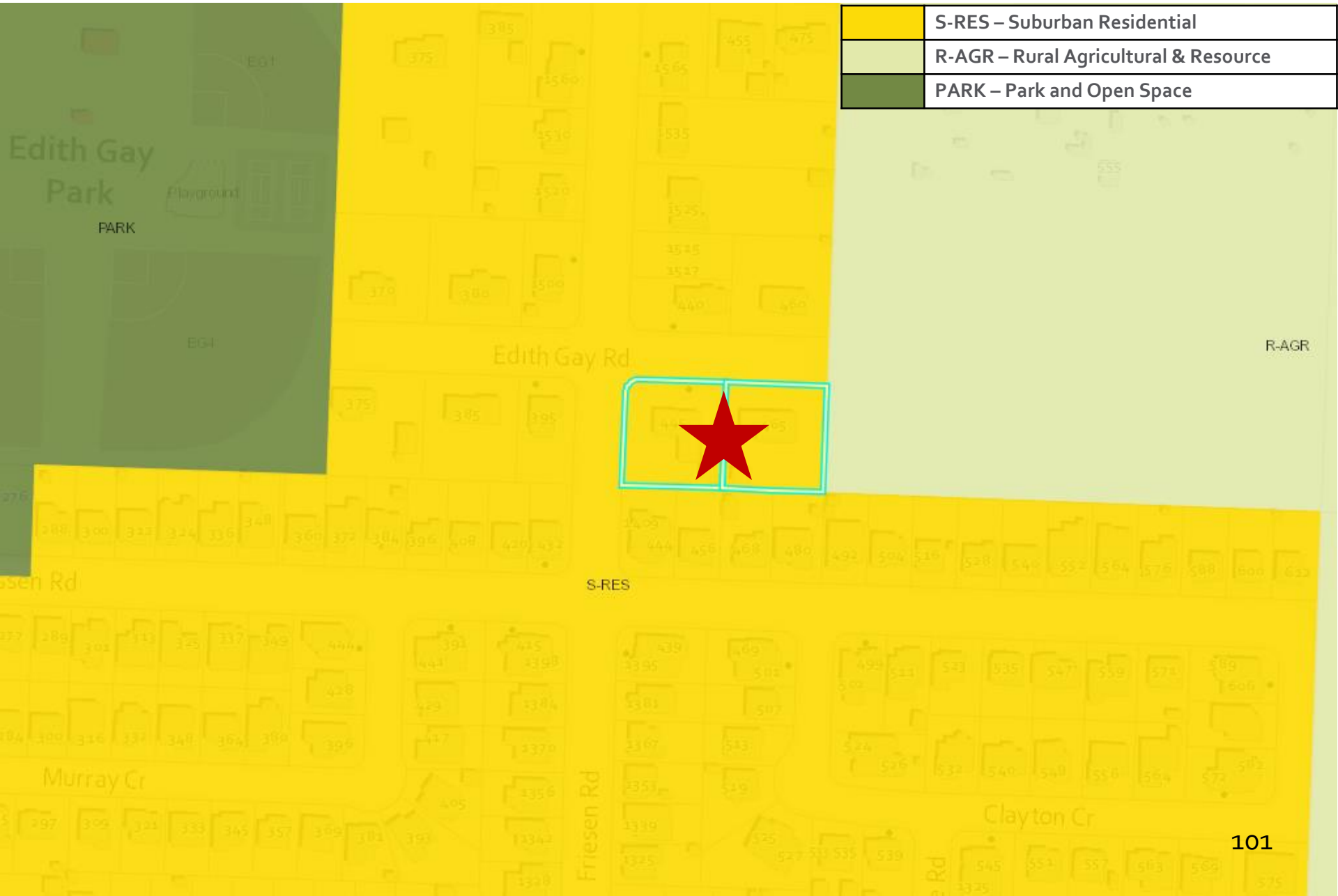
Subdivision & Building Permit

Council Approvals

Context Map


Walk Score
31
Transit Score
48
Bike Score
45
Edith Gay Park
Playground
EG1
EG4
Edith Gay Rd
lassen Rd
Murray Cr
Friesen Rd
Clayton Cr
100
N

OCP Future Land Use



Subject Property Map

Project Details

City of Kelowna

- RU1 – Large Lot Housing to RU4 – Duplex Housing
  - Facilitate subdivision into four lots
  - Allows up to two principal dwellings units and two secondary dwelling units (ex: suites or carriage houses) on each lot
- Farm Protection Development Permit required prior to Final Adoption
  - Establish a new landscape buffer between the residential use and the adjacent agricultural parcel

OCP Objectives & Policies

City of Kelowna

- Policy 7.2.1: Ground Oriented Housing
  - Consider a range of low density ground-oriented housing development to improve housing diversity and affordability
- Policy 7.4.3: Urban-Rural Buffers
  - Ensure development limits negative impacts on adjacent agricultural lands by including appropriate buffers and setbacks.

Staff Recommendation

City of Kelowna

- Staff recommend **support** for the proposed rezoning as it is consistent with:
  - OCP Future Land Use: S-RES – Suburban Residential
  - OCP Policies
    - Ground Oriented Housing
    - Urban-Rural Buffers

Report to Council

Date: January 15, 2024

To: Council

From: City Manager

Subject: Provincial Legislation Changes and Land Use Planning Impacts

Department: Planning, Climate Action and Development Services

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Recommendation:

THAT Council receives for information the report from the Divisional Director of Planning, Climate Action & Development Services dated January 15, 2024, related to the impacts of provincial legislation changes on land use planning in Kelowna.

Purpose:

To update Council on the impact of provincial legislative changes on land use planning in Kelowna.

Background:

During the fall of 2023, the Provincial government passed a series of legislative changes (Bills 44, 46 and 47) which have wide ranging impacts on land use planning in British Columbia.

Discussion:

Staff have reviewed the content and supporting regulations related to the legislation in provincial Bills 44, 46 and 47. Based on this review, staff are providing an overview of the scope of local bylaw amendments needed to comply with the change. While changes to Kelowna's OCP (and associated) bylaws are necessary, the structure of Kelowna's OCP2040 and recently adopted bylaw; and the City's work on its Infill Options project will help support an organized transition. Furthermore, the legislation contains some immediate changes to process such as public hearings which will impact a traditional local government planning process.

Considerations applicable to this report:

Financial/Budgetary Considerations: The Provincial Government will be providing a one-time grant to help the City of Kelowna fund the costs of the necessary changes.

Communications Considerations: Staff from the Planning and Communications teams are working to update the City's website as well as provide Council with an easy to use 'quick-reference' style summary of all of the changes and required City follow-up.

Considerations not applicable to this report:
Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Existing Policy:
Consultation and Engagement:

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

Approved for inclusion: Doug Gilchrist, City Manager

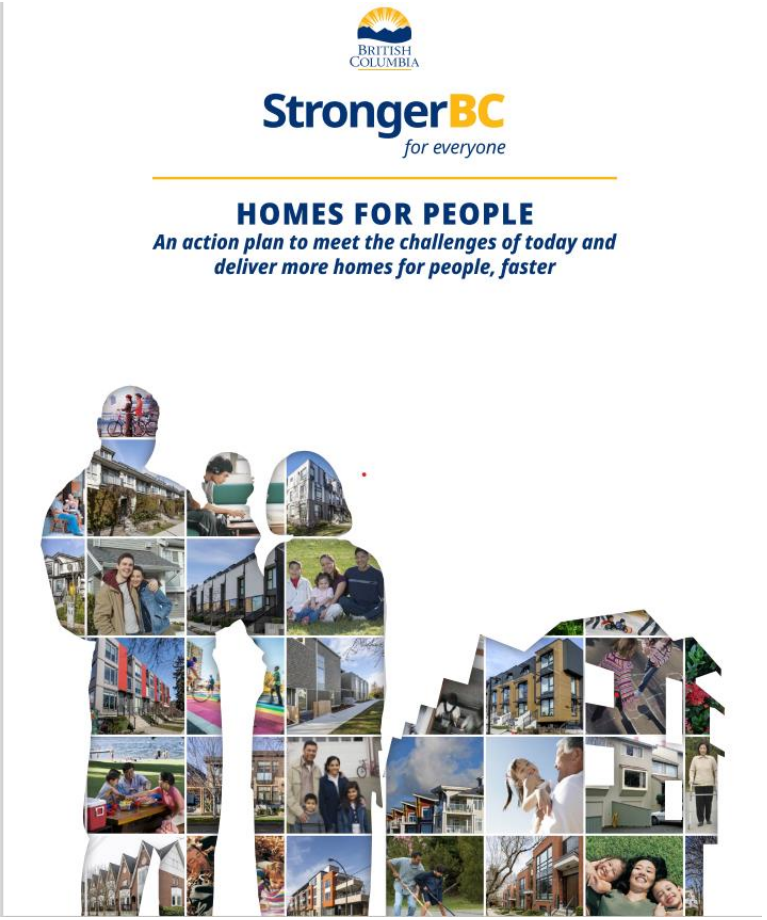
Attachment: PowerPoint

City of Kelowna

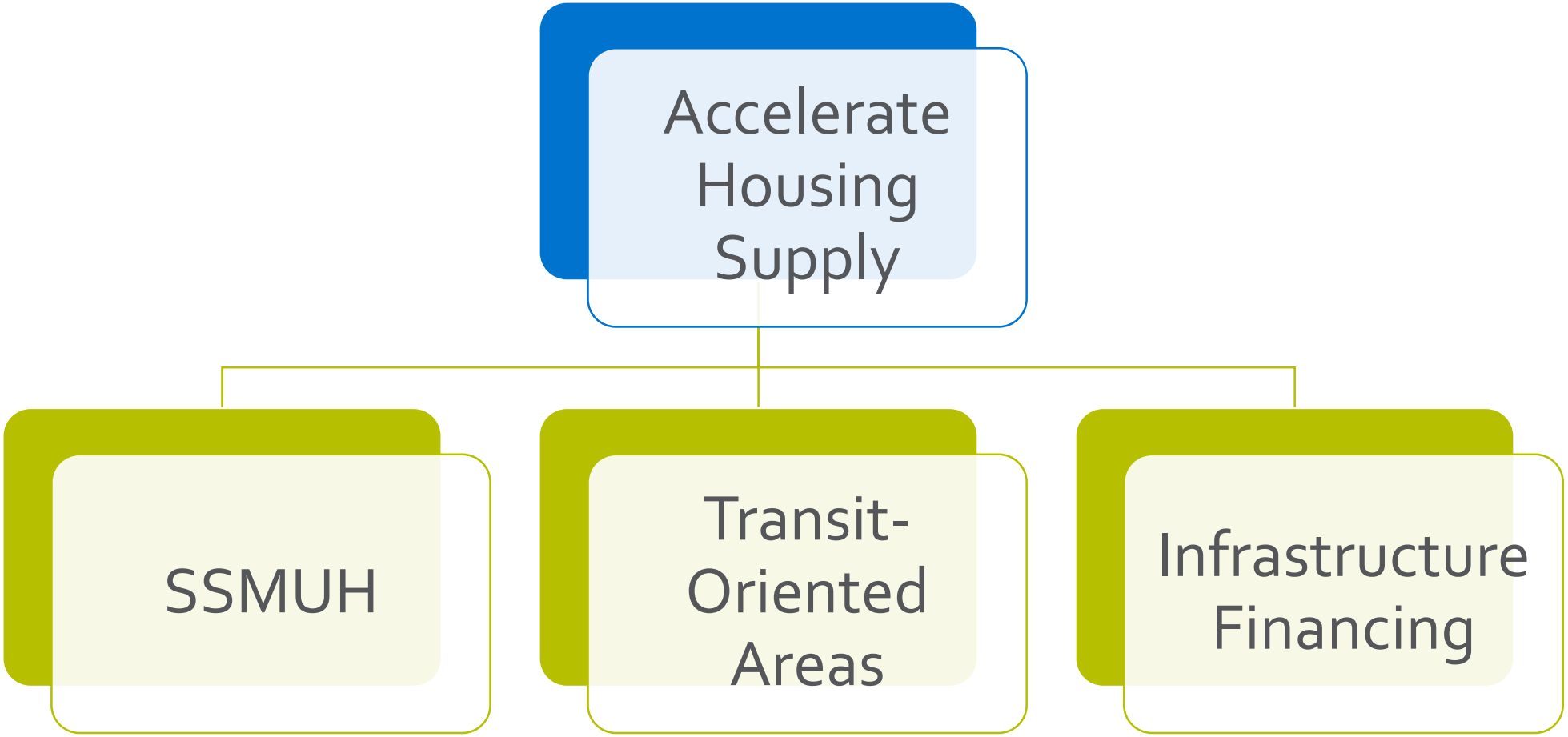
Provincial Legislation Changes: What this means for CoK

Provincial Action to Create more Homes

- Accelerate homes for people in existing neighborhoods
- Reduce delays for housing approvals
- Create more housing forms that are 'attainable' for families, seniors, young people to stay in their communities



3 New Provincial Legislation Streams



Small-Scale, Multi-Unit Housing (4 units)

Housing Types

- ✓ Secondary suites
- ✓ Detached accessory dwelling units
- ✓ Duplexes
- ✓ Triplexes/houseplexes
- ✓ Townhomes

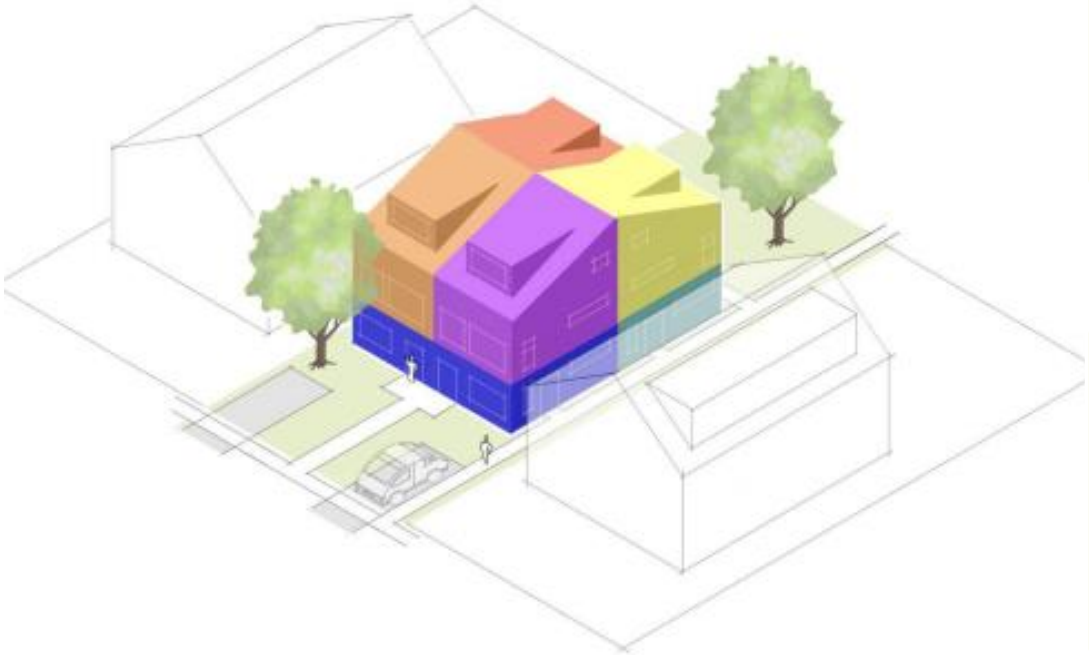
Locations/Criteria

- In an urban containment boundary
- Lot size > 280 sq. m
- Serviced by water & sewer
- Population size > 5,000 people

Building Regulations

- Storeys (3) and/or 11 m
- Max Lot coverage (40%)
- Off street parking (0.5/unit within 800 m of transit stop, max. 1/unit otherwise)

Small-Scale, Multi-Unit Housing (6 units)



Locations/ Criteria

- Within 400m of prescribed bus stop
- Lot size > 280 sq.m
- Within UCB
- Population > 5,000 people

Building Regs

- Storeys (3) and/or 11 m
- Max Lot coverage (60%)
- Off street parking (0)

Transit Oriented Areas

- An existing or planned prescribed bus stop, bus exchange, rapid transit stop or other transit facility

TOA's are intended to be areas of mixed-use, complete communities around transit stations & bus exchanges.

Minimum Density Requirements

Bus Exchange	Prescribed Distance	FAR/Storeys	Parking
	Less than 200m	Up to 3.5 FAR/ 10 storeys	Remove parking minimums (allow market to determine)
	200-400m	Up to 2.5 FAR/ 6 storeys	Remove parking minimums

- Exclusions:
  - Industrial lands
  - ALR & agriculturally zoned lands
  - Airport zoning regulations
  - Federal crown land
  - Flood plain, hazard areas, riparian areas and other ESAs
  - Heritage objects and sites that are designated or HRAs

Prescribed Transit Oriented Locations

Effective Now:

- Rutland Exchange
- OC Exchange

Effective June 30, 2024

- KGH Exchange
- Orchard Park Exchange

What is Coming Up Next? – Part 1 (a)

Small Scale, Multi-Unit Housing

ZONING BYLAW AMENDMENTS

SOLID WASTE REQUIREMENTS

SUBDIVISION & SERVICING BYLAW

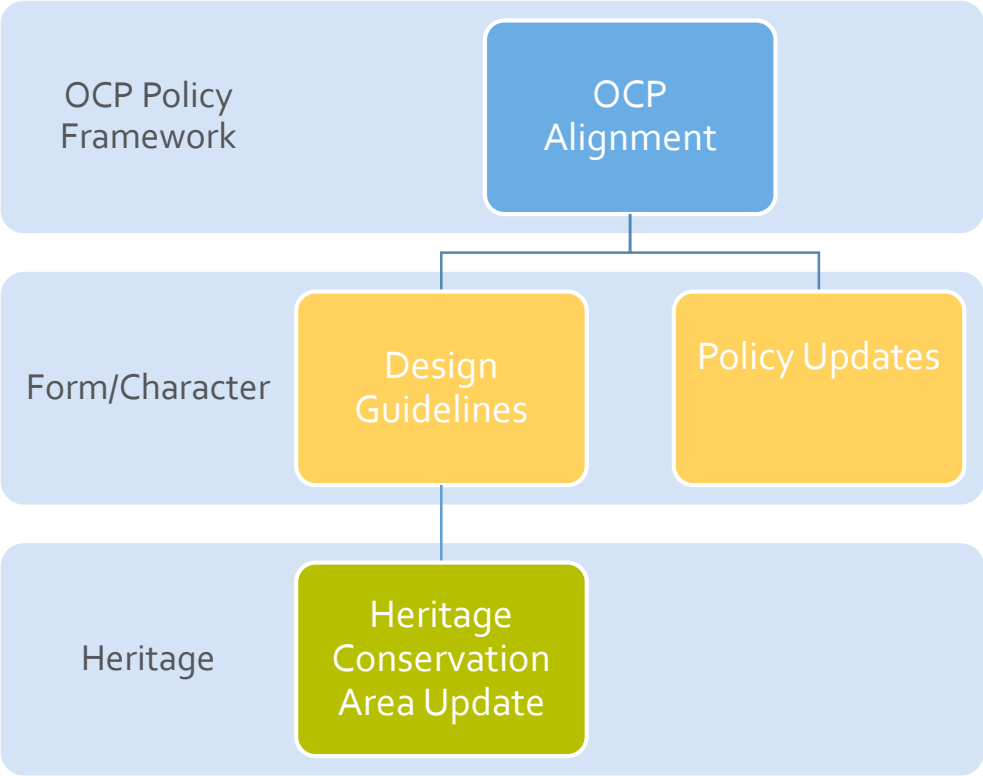
What is Coming Up Next? – Part 1 (b)

Transit Oriented Development Areas

- Transit Oriented Area Updates
- OCP Policy Amendments
- Coordination with HAF Initiatives
- Zoning Bylaw Updates

What is Coming Up Next – Part 2

Small Scale, Multi-Unit Housing



What is Coming Up Next – Part 3

TRAFFIC BYLAW

DEVELOPMENT APPLICATION PROCEDURES BYLAW

LOCAL STREET URBANIZATION PROGRAM

STORMWATER & SOLID WASTE REQUIREMENTS

FAST TRACK APPROVALS PROGRAM

Small Scale, Multi-Unit Housing Remaining Bylaws & Processes

Provincial Timelines

7 Dec.

Regulations for Bill 35, 44 and 47 released, along with policy guides.

Jan. 2024

$51 million to be distributed to local governments to help meet provincial housing-density initiatives.

Early 2024

A report on housing needs guidance to be provided to local governments.

29 Feb. 2024

Deadline for local governments to ask to opt out of the principal residence requirement for short-term rentals.

June–July 2024

Guidance to municipalities on updating Official Community Plans and zoning bylaws.

30 June 2024

Local governments must have designated transit-oriented development areas and multi-unit housing plans defined by bylaw; minimum residential parking requirements must also be removed.

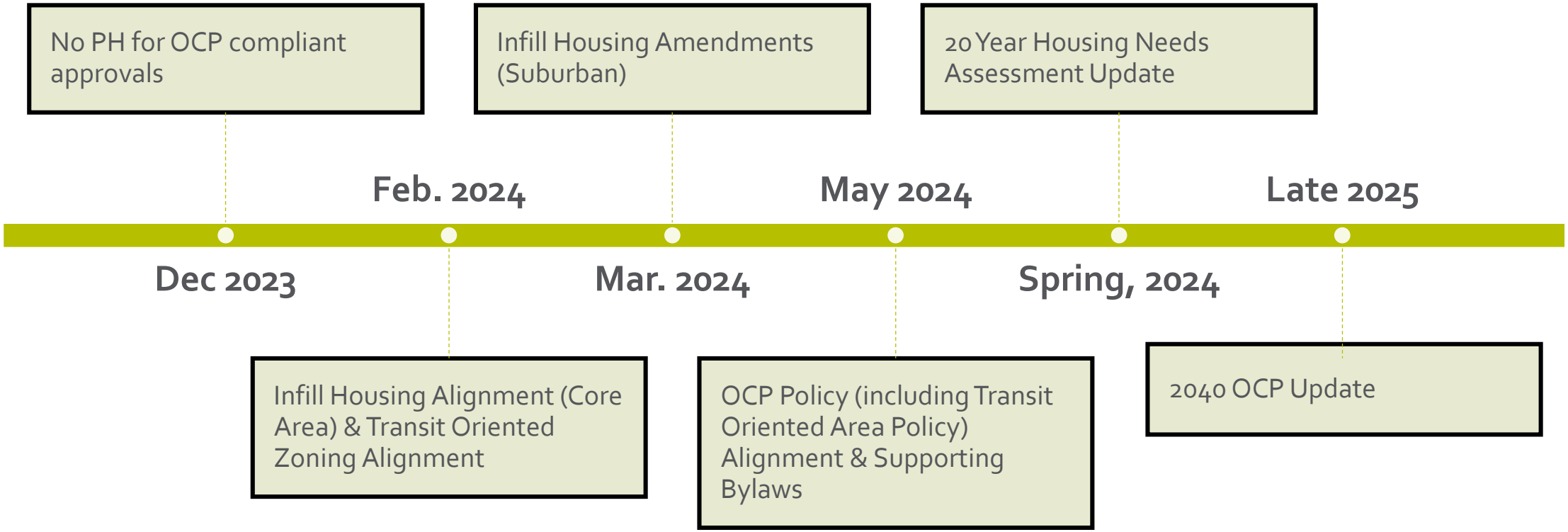
1 Jan. 2025

Local governments must have completed an interim housing needs report.

31 Dec. 2025

Deadline for municipalities to update official community plans and zoning bylaws based on their housing needs report.

Putting it All Together: City Timelines



City of **Kelowna**

City of Kelowna

Report to Council

Date:	January 15, 2024
To:	Council
From:	City Manager
Subject:	Short-Term Rental Accommodation – Provincial Regulatory Changes
Department:	Development Planning

Recommendation:
THAT Council receives, for information, the report from the Development Planning Department dated January 15, 2024, with respect to the provincial regulatory changes to short-term rental accommodation;

AND THAT Council directs Staff to bring forth changes to Zoning Bylaw No. 12375 and Short-Term Rental Accommodation Business Licence and Regulation Bylaw No. 11720 as outlined in the report from the Development Planning Department dated January 15, 2024;

AND FURTHER THAT Bylaw No. 12590, being Short-Term Rental Accommodation Regulatory Amendments be forwarded for reading consideration.

Purpose:
To provide Council with an update on the provincial regulatory changes to short-term rental accommodation and give the text amending bylaw further reading consideration.

Council Priority Alignment:
Affordable Housing

Background:
The City's short-term rental regulations were adopted by Council on April 8, 2019. On November 21, 2023, a Public Hearing was held to consider proposed amendments to the Zoning Bylaw to remove short-term rental accommodation as a secondary use from all zones. At the November 21, 2023 Regular Meeting, Council passed a motion to defer the Bylaw readings until Staff can provide an update on the provincial regulatory changes from the Short-Term Rentals Accommodations Act. Policy guidance for BC Local Governments was released on December 7, 2023, and Staff are bringing forward this update on the implementation of the provincial Short-Term Rentals Accommodations Act, for Council's information.

Previous Council Resolution

Resolution	Date
THAT Council defer consideration of the bylaw until the Province confirms short-term rental regulations.	November 21, 2023

Discussion:
The new provincial Short-Term Rental Accommodation Act will affect short-term rentals within the City of Kelowna. The City currently has three distinct categories for short-term rental accommodation use:

1. Permitted principal use;
2. Legally non-conforming use; and
3. Permitted secondary use.

How the provincial legislation affects these property categories is summarized below.

The provincial legislation will affect short-term rental accommodation on properties where it is currently a permitted principal use and on non-conforming properties. It will also help to verify principal residence requirements on secondary use properties. These new provincial rules will take precedence over all local regulations and the most notable changes will come into effect on May 1, 2024.

<u>New Provincial Principal Residency Requirement and Changes to Legal Non-Conforming Use</u>:
Effective May 1, 2024, a new provincial principal residence requirement will come into effect. Regardless of Zoning Bylaw regulations, the principal residence requirement will apply in Kelowna. The province has defined principal residence to mean "the residence in which an individual resides for a longer period of time in a calendar year than any other place" and has limited short-term rentals to only being permitted within the host's principal residence. With limited exceptions, this requirement will apply to all properties, including those with currently permitted principal use, legally non-conforming, and secondary use short-term rentals. The new principal residency requirement, and the additional verification by the Province, may help the City ensure that a short-term rental is genuinely operating as a secondary use on a property under current Zoning Bylaw regulations.

The Local Government Act (Section 528) establishes non-conforming use. The City of Kelowna has identified 13 properties where it applies based on the criteria listed in Attachment A. Effective May 1, 2024, protections for non-conforming use of property will no longer apply to short-term rentals.

Effective May 1, 2024, principal use short-term rentals will no longer be permitted on any properties where it is currently a permitted principal use within the Zoning Bylaw. For legally non-conforming properties, principal use short-term rentals will no longer be permitted, as principal use short-term rental accommodation is not a permitted use in the Zoning Bylaw for the zones of those properties. The new provincial principal residency requirement will also apply. Changes to all property categories are summarized in Table 1 below.

Category of Short-Term Rental Accommodation	Current Status	Status as of May 1, 2024 under Provincial Legislation	Status if Council Adopts Proposed Bylaw Amendments (TA23-0013)
Permitted Principal Use	Both principal and secondary use short-term rentals are permitted in the Zoning Bylaw	Principal use short-term rentals are no longer permitted under provincial legislation as they do not meet principal residency requirements	Secondary use short-term rental accommodation would be removed as a permitted use from all zones and no new applications for secondary use short-term rentals would be accepted. Existing secondary use short-term rentals, that have a valid business licence, can continue to operate after May 1, 2024, provided they meet provincial principal residency requirements.
Principal Use Legal Non-Conforming	Principal use short-term rentals have been permitted as legal non-conforming. Secondary use short-term rentals are permitted in the Zoning Bylaw	Current Local Government Act protections for non-conforming use of property will no longer apply to short-term rentals. This means principal use short-term rentals will no longer be permitted, as principal use short-term rental accommodation is not a permitted use in the Zoning Bylaw for the zones of those properties. Principal use short-term rentals are no longer permitted under provincial legislation as they do not meet principal residency requirements	
Permitted Secondary Use Only	Only secondary use short-term rentals are permitted	With limited exceptions, the new provincial principal residence requirement will apply to secondary use short-term rentals	

Table 1: Comparison of current status, status as of May 1, 2024 and status if Council adopts proposed Bylaw Amendments for all categories of short-term rental accommodation.

Staff recommend amending Zoning Bylaw No. 12375 to remove principal use short-term rental accommodation, as it will contradict provincial legislation effective May 1, 2024 and may be misleading to the public and potential purchasers.

<u>Exemptions from Principal Residence Requirements</u>:
The provincial legislation is designed to target areas with high housing needs. In the context of Kelowna, these needs have been outlined in the City's Housing Needs Assessment. The provincial legislation does not apply to hotels, motels, vehicles (such as RV's) and tents or other temporary shelters. There are also limited exemptions to the principal residence requirement which includes strata titled hotels and to properties that include farm land (Class 9). Requests to opt out of the provincial principal residence requirement can only be submitted by municipalities that have a rental vacancy rate of 3% or more for the past two consecutive years. The last time the vacancy rate in the City of Kelowna was above 3% was in 2012, so Kelowna is not eligible to apply for an exemption from the principal residence requirements at this time.

A local government may, by Council resolution, request that the Lieutenant Governor in Council exempt specific properties, so that the principal residence requirement does not apply. The rental vacancy rate is one of the factors for the Lieutenant Governor in Council to consider as part of decision-making. If a request is granted, the exemption to the principal residence requirement would be for a prescribed date and period of time and would not be a permanent exemption. If directed by Council, Staff could investigate this process and report back further.

Business Licences and Enforcement:

The City has issued business licence renewal letters for all currently licenced principal use and secondary use short-term rentals. For principal use short-term rentals, the licence fees have been pro-rated for January to April 30, 2024 only. This is because principal use short-term rentals will be inconsistent with provincial legislation effective May 1, 2024 and permission to operate should not be granted by the municipality.

Additional provincial measures will assist the City with enforcement of the business licence aspect of the short-term rental program including data sharing and a new provincial registry. A new provincial Compliance and Enforcement Unit is being created to help enforce on non-compliance of the provincial rules, including the principal residency requirement.

At City of Kelowna Regular Council Meeting on October 23, 2023 a resolution was moved that directed Staff to withhold applications for new short-term rental accommodation business licences until the outcome of Staff's proposed text amendment has been determined. Since October 23, 2023, no new short-term rental accommodation business licence applications have been accepted, however all applications that were received prior to this date are being evaluated and issued, if they conform with current Zoning Bylaw regulations. This direction expires once Council makes a decision on Bylaw No. 12590. If Council supports Staff's recommended text amendment, no new secondary use short-term rental licences would be accepted. Also, regardless of the outcome, principal use short-term rental accommodation business licences will continue to be accepted but will only be issued until April 30, 2024.

Staff Proposed Text Amendment to Remove Short-Term Rental Accommodation as Secondary Use from All Zones:

At the November 21, 2023 Council Meeting, a motion was passed to defer any Bylaw readings until Staff provided an update on the provincial regulatory changes from the Short-Term Rentals Accommodations Act.

The province has confirmed in their Policy Guidance for BC Local Governments that local governments will have discretion to determine whether short-term rentals previously granted legal non-conforming use status may continue to be permitted, provided they are consistent with the principal residence requirement in the provincial legislation. This means that should Council support Staff's recommended text amendment, the 498 current licenced secondary use short-term rentals can continue to operate, even after May 1, 2024, provided they meet provincial principal residence requirements. This is the Staff recommended approach, and these properties can continue to serve the market for short-term accommodation in the City.

The new provincial regulations are intended to be a minimum standard for regulating short-term rentals, and a local government may prefer to be more restrictive. Staff's proposed text amendment to remove secondary use short-term rental accommodation from all zones is beyond the minimum provincial requirements and is considered more restrictive. The existing Zoning Bylaw regulations relating to

secondary use short-term rentals have been challenging to enforce and contradict the guiding principles of the program. This is because Staff are increasingly concerned that every new short-term rental that is created does not contribute towards the City's housing targets and is a contributing factor to the housing crisis as reflected in the Housing Needs Assessment. The new provincial legislation may assist with some of the current enforcement challenges; however, Staff recommend support for this amendment to the Zoning Bylaw to reduce the challenges of enforcement further.

Conclusion:
The new provincial Short-Term Rental Accommodation Act will affect short-term rental accommodation within the City of Kelowna, with the most significant changes to principal use and non-conforming properties. Principal use short-term rental accommodation will not be permitted on these properties, effective May 1, 2024, as it contradicts the new provincial principal resident requirements. For legally non-conforming properties, principal use short-term rentals will also no longer be permitted, as principal use short-term rental accommodation is not a permitted use in the Zoning Bylaw for the zones of those properties.

Staff recommend support for Bylaw No. 12590, being Short-Term Rental Accommodation Regulatory Amendments, to remove short-term rental accommodation as a secondary use from all zones. If supported by Council, no new secondary short-term rental accommodation business licences would be issued and properties not currently operating in compliance would be brought into compliance. The 498 properties that currently have valid secondary use short-term rental accommodation business licences would continue to be honoured and could continue to operate, even after May 1, 2024, provided they meet provincial principal residence requirements.

Further, Staff will bring forward an additional amendment to Zoning Bylaw No. 12375 for Council consideration to align with the new provincial short-term rental legislation. This may include removing principal use short-term rental accommodation, amending the period of time definition to align with provincial changes, and alignment with bed and breakfast regulations and new small-scale multi-unit housing legislation. If directed by Council, Staff can report back with additional information about the process for requesting to opt out of the principal residence requirement.

Internal Circulation:
Business Licensing
Bylaw Services
Office of the City Clerk
Policy & Planning

Considerations applicable to this report:

Legal/Statutory Authority:
Provincial Bill 35- Short-Term Rental Accommodation Act is new legislation to give local governments stronger tools to enforce short-term rental accommodation bylaws
Section 479(1) of the Local Government Act gives authority to a local government to regulate the use of land through Zoning Bylaws
City of Kelowna Zoning Bylaw No. 12375 contains regulations relating to short-term rentals

Legal/Statutory Procedural Requirements:
City of Kelowna Short-Term Rental Accommodation Business License and Regulation Bylaw No. 11720

Existing Policy:
Healthy Housing Strategy: Key Direction and Recommended Actions

1. Promote and protect rental housing
    a. Update regulations to protect the rental stock from the impacts of short-term rentals
2. Improve housing affordability and reduce barriers for affordable housing

Official Community Plan

Chapter 4 – Urban Centres, Objective 4.14 – Protect the rental stock in Urban Centres
Policy 4.14.3 – Short-term Rentals. Ensure short-term rental accommodations limits impact on the long-term rental housing supply

Chapter 5 – The Core Area, Objective 5.13 – Protect the rental housing stock
Policy 5.13.3 – Short-Term Rentals. Ensure short-term rental accommodations do not negatively impact the long-term rental housing supply

Chapter 6 – The Gateway, Objective 6.10 – Prioritize the construction of purpose-built rental housing
Policy 6.10.5 – Short-Term Rentals. Ensure short-term rental accommodations limits impact on the long-term rental housing supply

Financial/Budgetary Considerations:
In 2022, the City spent $70,300 on a contract with Host Compliance
The 2023 revenues from the Online Accommodation Platforms are estimated at just shy of $1.0 M.

Considerations not applicable to this report:
External Agency/Public Comments:
Communications Comments:

Submitted by: K. Brunet, Planner Specialist

Approved for inclusion: R. Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:
Attachment A: List of properties with current short-term rental accommodation permitted principal use or non-conforming status

cc: K. Mead, Bylaw Services Manager
G. March, Licensing and Systems Improvement Supervisor

ATTACHMENT A
This forms part of application
N/A
Planner Initials KB
City of Kelowna
DEVELOPMENT PLANNING

Principal Use	Principal Use with 6-month restriction *	Principal Use, Permitted Non-Conforming
3699 Capozzi Rd 3700 Capozzi Rd 3800 Capozzi Rd *(Aqua Project - Permitted in Zoning Bylaw No, 12375, Section 14.15 Site Specific Regulations, Item #5)* CD18/ Area I Village Centre *(Permitted in Zoning Bylaw No. 12375 CD18 – McKinley Beach Comprehensive Development Zone, Section 15.4.3 – CD18 Permitted Land Uses)* 648-654 Cook Rd *(Permitted in Zoning Bylaw No, 12375, Section 14.15 Site Specific Regulations, Item #9)*	1088 Sunset Dr 1128 Sunset Dr 1075 Sunset Dr 1083 Sunset Dr 1089 Sunset Dr 1093 Sunset Dr 1099 Sunset Dr 1123 Sunset Dr 1129 Sunset Dr 1133 Sunset Dr 1139 Sunset Dr *(Permitted in Zoning Bylaw No, 12375, Section 14.15 Site Specific Regulations, Item #8)*	1873 - 1875 Country Club Dr 1350 St Paul St 1290 St Paul St 1215 St Paul St 1471 St Paul St 1585 Abbott St 3477 - 3499 Lakeshore Rd 925 Leon Ave 1083 KLO Rd 3880 Truswell Rd 3398 McKinley Beach Lane 3475 Granite Close / 3434 McKinley Beach Dr 3377 Lakeshore Rd

** The short-term rental accommodation must maintain at least 6 months a year of long-term residential use. For example, the 6 months long term residency could be owner occupied or monthly rentals.*

Will be subject to change based on the Province of British Columbia's Short-Term Rental Accommodations Act and any associated regulations.

City of Kelowna

Short-Term Rental Accommodation Provincial Regulatory Changes

Purpose

- To provide Council with an update on the provincial regulatory changes to short-term rental accommodation and give the text amending bylaw further reading consideration.

Background

- April 2019 – STR regulations adopted
- July 2023 – STR Workshop with Council
- September 2023 – Housing Needs Assessment
- October 2023 – Provincial Short-Term Rentals Accommodations Act
- November 21, 2023 – PH to consider proposed amendments
- December 2023 – Policy Guidance for Local Governments released

- Purpose of provincial legislation
  - Give local governments stronger tools to enforce STR bylaws;
  - Return STR to the long-term rental market; and
  - Establish a new provincial role in the regulation of STR's

Provincial Principal Residency Requirement

"the residence in which an individual resides for a longer period of time in a calendar year than any other place"

- Effective May 1, 2024
- Applies to all short-term rentals in Kelowna, with limited exceptions
  - STR can be in hosts principal residence only
  - Principal use STR will no longer be permitted (does not meet provincial legislation)
- Provincial legislation will be enforced by the province
  - Will help the City verify current secondary use STR

Changes to Legal Non-Conforming Use

- Local Government Act (S. 528) establishes non-conforming use
  - The City has identified 13 properties where it applies
- Effective May 1, 2024, protections for non-conforming use of property no longer apply to STR
- Principal use STR no longer permitted on these properties
  - Not a permitted principal use in the Zoning Bylaw (for those zones)
  - Provincial principal residency requirement also applies

Category of Short-Term Rental Accommodation	Current Status	Status as of May 1, 2024, under Provincial Legislation	Status if Council Adopts Proposed Bylaw Amendments (TA23-0013)
Permitted Principal Use	Both principal and secondary use short-term rentals are permitted in the Zoning Bylaw	Principal use short-term rentals are no longer permitted under provincial legislation as they do not meet principal residency requirements	Secondary use short-term rental accommodation would be removed as a permitted use from all zones and no new applications for secondary use short-term rentals would be accepted. Existing secondary use short-term rentals, that have a valid business licence, can continue to operate after May 1, 2024, provided they meet provincial principal residency requirements.
Principal Use Legal Non-Conforming	Principal use short-term rentals have been permitted as legal non-conforming. Secondary use short-term rentals are permitted in the Zoning Bylaw	Current Local Government Act protections for non-conforming use of property will no longer apply to short-term rentals. This means principal use short-term rentals will no longer be permitted, as principal use short-term rental accommodation is not a permitted use in the Zoning Bylaw for the zones of those properties. Principal use short-term rentals are no longer permitted under provincial legislation as they do not meet principal residency requirements	
Permitted Secondary Use Only	Only secondary use short-term rentals are permitted	With limited exceptions, the new provincial principal residence requirement will apply to secondary use short-term rentals	

Exemptions from Principal Residence

- Legislation does not apply to:
  - hotels, motels, vehicles (such as RV's) and tents or other temporary shelters
  - Farm Land (Class 9)
  - Strata hotels, timeshares, home exchanges, lodges, guest suites in stratas, and formal student accommodations
- Requests to opt out
  - Requests submitted when rental vacancy rate > 3% for past two years
  - Kelowna not eligible to request to opt out at this time
- Council resolution to Lieutenant Governor in Council
  - Rental vacancy rate considered
  - If granted, exemption for a prescribed date & period of time and is <u>not</u> a permanent exemption

Business Licences

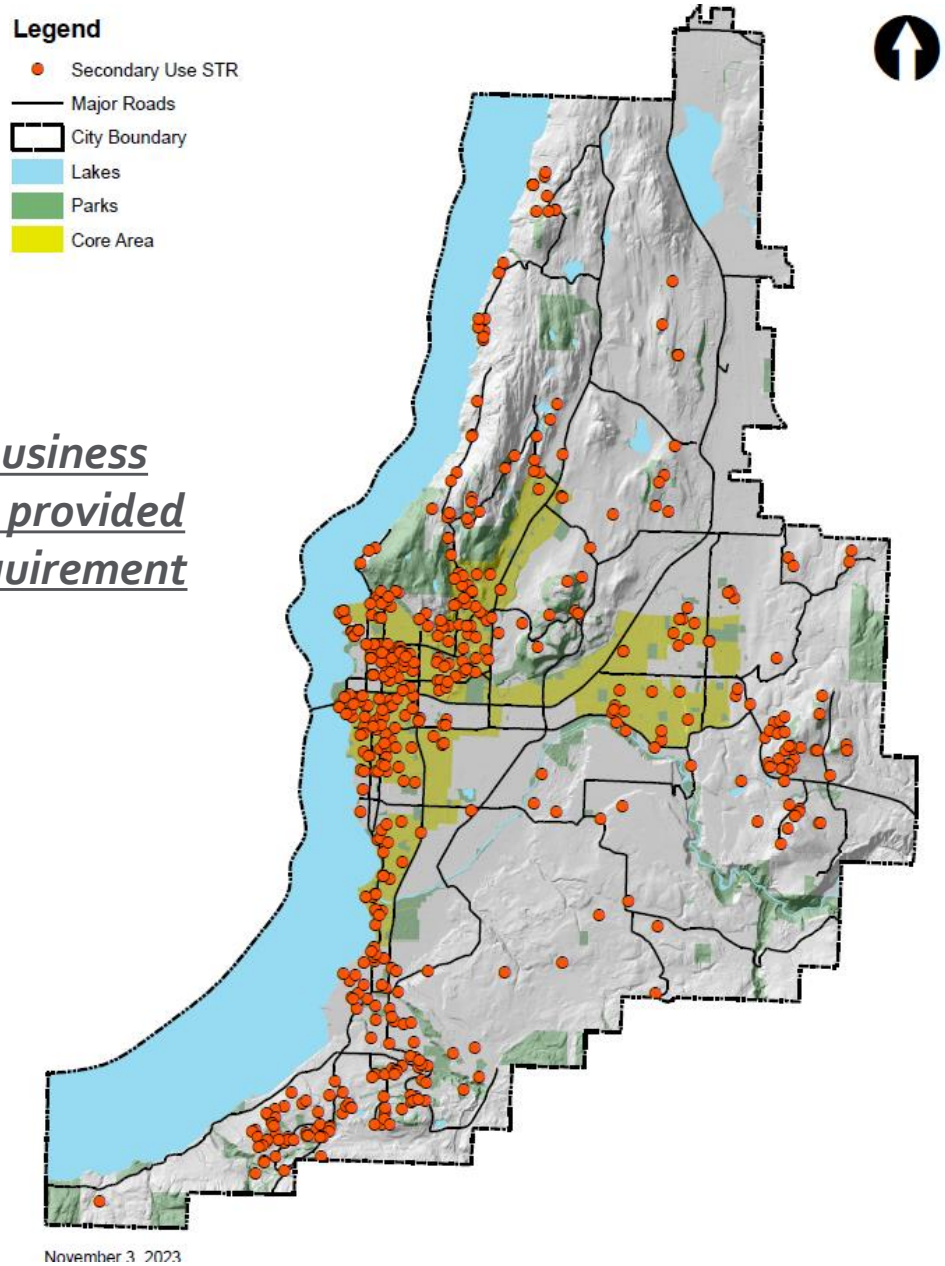
- Principal use STR licence fees pro-rated for January to April 30, 2024
  - Permission to operate after May 1, 2024 should not be granted by the municipality

- October 23, 2023 resolution to withhold applications for new STR business licences
  - Applications received prior to this date are being evaluated and issued if they meet Zoning Bylaw regulations
  - This direction expires once Council makes a decision on Bylaw No. 12590.

Staff Proposed TA23-0013 (Bylaw No. 12590)

- To remove STR as a secondary use from all zones
  - Existing regulations are challenging to enforce, contradict guiding principles of the program, and STR is a contributing factor to the housing crisis
- Confirmation that the City will have discretion to determine whether STR previously granted legal non-conforming use status may continue to be permitted, provided they are consistent with the principal residence requirement in the provincial legislation
  - 498 currently licenced secondary use STR can continue to operate, even after May 1, 2024, if they confirm principal residency requirements with the province
- Provincial regulations are a minimum standard and local government can choose to be more restrictive

STR Valid Secondary Use Licences



STR with valid secondary use business licence may continue to operate, provided they meet principal residence requirement by the Province of BC

Licence conditions:

- **Not permitted within a secondary suite or carriage house**
- **Max. # of sleeping units**
- **Max. # of adults per sleeping unit**
- **Principal residence requirements**
- **On-site parking (where applicable)**

Provincial Changes vs. Staff Recommended Changes

Provincial Changes*	Staff Recommended Changes
New principal residence requirement	Remove STR as a secondary use from all zones
Changes to legal non-conforming use protections	Associated amendments to ensure consistency in Zoning Bylaw regulations
Establishment of a Provincial Host & Platform Registry	
Data Sharing (Platforms -> Province -> Municipalities)	
New Provincial Compliance and Enforcement Unit	
Increasing Fines	
**Apply to all STR's, with limited exceptions*	

Conclusion

- The provincial Short-Term Rental Accommodation Act will affect all STR in Kelowna
  - Most significant changes to principal use and non-conforming properties
- Staff recommend support for Bylaw No. 12590
  - Remove STR as a secondary use from all zones
  - STR with valid secondary use business licences could continue to operate, even after May 1, 2024, provided they meet provincial principal residence requirements
- Additional Zoning Bylaw amendments to align with provincial legislation

City of Kelowna

Questions?

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

CITY OF KELOWNA

BYLAW NO. 12590
TA23-0013 – Short-Term Rental Accommodation Regulatory Amendments

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

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

1. THAT **Section 5 – Definitions & Interpretations, Section 5.3 – General Definitions, SHORT-TERM RENTAL ACCOMODATIONS** be amended by deleting the following:

   "If the **short-term rental accommodation** is a **secondary use** then the **short-term rental accommodation** must only occur within **principal dwelling unit** and must be operated by a resident who resides for more than 240 days of the year at that **dwelling unit**.";

2. AND THAT **Section 8 – Parking and Loading, Section 8.2 – Off-Street Parking Regulations, Table 8.2.7.b Ratio of Parking Space Sizes** be amended by deleting the "Short-term rental accommodation" row in its entirety;

3. AND THAT **Section 8 – Parking and Loading, Section 8.3 – Required Off-Street Parking Requirements, Table 8.3.1a Other Residential Parking** be amended by deleting the "Short-Term Rental Accommodation: Agriculture & Rural Zones and Single & Two Dwelling Zones" row in its entirety;

4. AND THAT **Section 9 – Specific Use Regulations, Section 9.10 – Short-Term Rental Accommodation, 9.10.3** be amended by deleting the following:

   "The maximum number of **sleeping units** that may be used for **short-term rental accommodation** within **dwelling units** in the **agriculture & rural zones** and the **single & two dwelling zones** is three (3) **sleeping units**.";

5. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.3 – Permitted Land Uses** be amended by deleting the "Short-Term Rental Accommodations" row in its entirety;

6. AND THAT **Section 11 – Single and Two Dwelling Zones, Section 11.3 – Permitted Land Uses** be amended by deleting the "Short-Term Rental Accommodations" row in its entirety;

7. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.3 – Permitted Land Uses** be amended by deleting the "Short-Term Rental Accommodations" row in its entirety;

8. AND THAT **Section 14 – Core Area & Other Zones, Section 14.9 – Principal and Secondary Land Uses** be amended by deleting the "Short-Term Rental Accommodations" row in its entirety;

9. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.3 – CD17 – High Density Mixed Use Commercial, Section 15.3.3 – CD17 Permitted Land Uses** be amended by deleting the "Short-Term Rental Accommodations" row in its entirety;

10. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4 – CD18 – McKinley Beach Resort, Section 15.4.3 – CD18 Permitted Land Uses, Short-Term Rental Accommodations** be amended by deleting the "S" under "AREA II Winery and Resort Accommodation", under "AREA III Hillside Resort Accommodation", and under "AREA IV Waterfront Resort Accommodations" and replacing it with "-";

11. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.5 – CD20 – University, Section 15.5.3 – CD20 Permitted Land Uses** be amended by deleting the "Short-Term Rental Accommodations" row in its entirety;

12. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.6 – CD22 – Central Green, Section 15.6.3 – CD22 Permitted Land Uses** be amended by deleting the "Short-Term Rental Accommodations" row in its entirety;

13. AND FURTHER THAT **Section 15 – Comprehensive Development Zones, Section 15.7 – CD26 – Capri Centre, Section 15.7.3 – CD26 Permitted Land Uses** be amended by deleting the "Short-Term Rental Accommodations" row in its entirety;

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

Read a first time by the Municipal Council this 23rd day of October, 2023.

Considered at a Public Hearing on the 21st day of November, 2023.

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

_____

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council

Date:	January 15, 2024
To:	Council
From:	City Manager
Subject:	Revitalization Tax Exemption Agreements – For Approval
Department:	Policy Planning

Recommendation:

THAT Council approves the City entering into a Revitalization Tax Exemption Agreement with Westcorp On The Lake Inc., Inc. No. A75763 for Lots 1 and 2 District Lot 134 ODYD EPP112300, located at 3777 – 3779 Lakeshore Road, Kelowna, BC in the form attached to the Report from Policy and Planning dated January 15, 2024;

AND THAT Council approves the City entering into a Revitalization Tax Exemption Agreement with National Society of Hope, Inc. No. S0025475 for Lot C District Lot 128 and 142 Osoyoos Division Yale District Plan KAP89861 Except Plan EPP37196, located at 2155 Mayer Rd, Kelowna, BC in the form attached to the Report from Policy and Planning dated January 15, 2024;

AND FURTHER THAT Council approves the City entering into a Revitalization Tax Exemption Agreement with 1017476 B.C. Ltd., Inc. No. BC1017476 for Lot 1 District Lot 139 ODYD Plan KAP92715 Except Part in Plan EPP113155, located at 1720 Richter Street, Kelowna, BC in the form attached to the Report from Policy and Planning dated January 15, 2024.

Purpose:

To approve three Revitalization Tax Exemption Agreements in accordance with Revitalization Tax Exemption Bylaw No 12561.

Council Priority Alignment:

Affordable Housing

Background:

The Revitalization Tax Exemption (RTE) program encourages specific types of new development by providing a property tax reduction to projects that meet the criteria of Bylaw 12561. Specifically, the RTE program incents purpose built rental housing as well as new growth in Urban Centres. The RTE program

has supported Council's priority of *Affordable Housing* by helping to encourage new market rental housing which in turn facilitates movement throughout the housing system.

On August 28, 2023 Council adopted a new Revitalization Tax Exemption (RTE) bylaw. This replacement bylaw introduced administrative changes to improve processing clarity and efficiency of the program. Notably, this included delegation of approval of RTE agreements to staff, and outlined scenarios when applications must be brought to Council (including when applications submitted late in the development process). This report introduces three applications that fall under these criteria.

Discussion:

Bylaw 12561 requires that all RTE applications be submitted prior to a building permit being issued for a respective project. The purpose of this requirement is to maintain the RTE program as an incentive. Bylaw 12561 does permit that, in situations where extenuating circumstances exist, an application can be submitted after building permit. Staff review each situation and make a recommendation to Council on the application.

The late submission for each of the three applications detailed here can be attributed to communication and clarity challenges that existed with the previous RTE Bylaw. In two of three cases, these are multi-phase projects involving more than one RTE application, causing confusion on application timing. For these reasons, Staff are recommending that these RTE agreements be approved.

All three projects are located within the "Purpose Built Rental Housing" Incentive Area, which provides for an exemption of 100% of property tax increase that would result from the additional value of the construction improvements. Two of the projects are for market rental housing, and one project (RTE23-0010 / 2155 Mayer) is below-market housing. The estimated tax impact of each project is detailed in the "Financial Considerations" section below.

To qualify for the purpose-built rental housing tax exemption, these projects must also enter into a Restrictive Covenant with the City, limiting the use to purpose-built rental, as required by Bylaw No. 12561. This tool ensures that the financial incentive of the RTE is matched with the commitment to provide long-term rental housing.

Conclusion:

All three applications are recommended to be approved. These projects fulfill the objective of the RTE program to encourage an increase in the supply of purpose-built rental housing and will result in construction of 382 additional rental housing units. These continue to be much needed additions in the context of an extremely low vacancy rate and above average increases in rental costs across the City. Continued support for the RTE applications assists achieving Council's priority of housing affordability and supports the Official Community Plan's objectives to increase diversity of housing types and tenures.

Internal Circulation:
Revenue Services
Development Planning

Considerations applicable to this report:

Legal/Statutory Authority:
Revitalization Tax Exemption Program Bylaw No. 12561, 2023
Community Charter, Division, Section 226
Local Government Act, Section 483
School Act, Section 129

Legal/Statutory Procedural Requirements:
Revitalization Tax Exemption Program Bylaw No. 12561, 2023

Existing Policy:
Kelowna Official Community Plan Bylaw No. 12300:

- Objectives 4.12. and 5.11. Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres and Core Area.
- Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.

Financial/Budgetary Considerations:
The cumulative estimated average annual tax impact of these three RTE applications is $207,453. This would be in addition to the current tax impact of the RTE program.

Project Location & File Number(s)	Tax Incentive Area	Project Details	Zoning	Estimated Annual Tax Impact
3777-3779 Lakeshore RTE23-0009	Purpose Built Rental Housing	128 residential rental units.	VC1 – Village Centre Zone	$58,475
2155 Mayer Rd. RTE23-0010	Purpose Built Rental Housing	122 residential below-market rental units.	UC3 – Midtown Urban Centre Zone	$75,415
1720 Richter Street RTE22-0004	Purpose Built Rental Housing	132 residential rental units.	CD22 – Central Green Zone	$99,420

The total estimated tax impact of the RTE program for the 2024 fiscal year is $2.491 million, and 3.697 for 2025, assuming that approved projects finish construction and achieve occupancy permits in the timelines that they provided. These estimates exclude the above projects.

Submitted by:

J. Moore, MCIP, RPP
Infill & Housing Policy Manager

Approved for inclusion: D. Noble-Brandt, Policy & Planning Department Manager

Attachments:

A. Draft Revitalization Tax Exemption Agreement RTE23-0009 (3777 - 3779 Lakeshore Rd) (With Appendices)
B. Draft Revitalization Tax Exemption Agreement RTE23-0010 (2155 Mayer Rd) (With Appendices)

C. Draft Revitalization Tax Exemption Agreement RTE23-0011 (1720 Richter St) (With Appendices)

SCHEDULE "B"

Revitalization Tax Exemption Agreement

THIS AGREEMENT dated for reference the 14th day of November 2023 is

BETWEEN:

Westcorp on the Lake Inc., Inc. No. A75763
200 – 8215 112 Street
Edmonton, Alberta
T6G 2C8

(the "Owner")

AND:

CITY OF KELOWNA
1435 Water Street,
Kelowna, B.C.
V1Y 1J4

(the "City")

GIVEN THAT:

A. The Owner is the registered owner in fee simple of lands in the City of Kelowna at **3777 Lakeshore Road** legally described as **Lot 1 District Lot 134 Osoyoos Division Yale District Plan EPP112300** (the "Parcel");

B. Council has established a revitalization tax exemption program and has included within the Revitalization Tax Exemption Program Bylaw No. 12561 the designation of areas which include the Parcel as a revitalization area; and

C. The Owner proposes to construct new improvements on the Parcel as described in Appendix "A" attached to and forming part of this agreement (the "Project") and has applied to the City to take part in the revitalization tax exemption program in respect of the Project and the City has agreed to accept the Project under the program;

THIS AGREEMENT is evidence that in consideration of the promises exchanged below, the Owner and the City covenant and agree each with the other as follows:

1. **The Project** – the Owner will use its best efforts to ensure that the Project is constructed, maintained, operated and used in a fashion that will be consistent with and will foster the objectives of the revitalization tax exemption program, as outlined in the Revitalization Tax Exemption Program Bylaw No. 12561. Without limiting the generality of the foregoing, the Owner covenants to use its best efforts to ensure that the Project will:

    a. Construct three 3.5 storey buildings containing 56 purpose-built rental townhomes with 2 and 3 bedrooms each.

2. **Operation and Maintenance of the Project** – throughout the term of this agreement, the Owner shall operate, repair and maintain the Project and will keep the Project in a state of good repair as a prudent owner would do.

3. **Revitalization Amount** – In this agreement, "**Revitalization Amount**" means the municipal portion of property tax calculated in relation to the increase in the assessed value of improvements on the Parcel resulting from the construction of the Project as described in section 1;

4. **Revitalization Tax Exemption** – subject to fulfilment of the conditions set out in this agreement and in "Revitalization Tax Exemption Program Bylaw No. 12561", the City shall issue a revitalization tax exemption certificate (the "Tax Exemption Certificate") to the British Columbia Assessment Authority entitling the Owner to a property tax exemption in respect of the property taxes due (not including local service taxes) in relation to the Revitalization Amount on the Parcel (the "Tax Exemption") for the calendar year(s) set out in the Tax Exemption Certificate .

5. **Conditions** – the following conditions shall be fulfilled before the City will issue a Tax Exemption Certificate to the Owner in respect of the Project:

   a. The Owner must complete or cause to be completed construction of the Project in a good and workmanlike fashion and in strict compliance with the building permit and the plans and specifications attached hereto as Appendix "A";

   b. The completed Project must substantially satisfy the performance criteria set out in Appendix "B" hereto, as determined by the City's Development Planning Manager or designate, in their sole discretion, acting reasonably; and

   c. The Owner must submit a copy of the Occupancy Permit and Title Certificate to the City of Kelowna's Revenue Branch within 48 months from the date the Agreement is executed by Council.

6. **Calculation of Revitalization Tax Exemption** – the amount of the Tax Exemption shall be equal to

   a. For Purpose-Built Rental Housing Projects within the Core Area, Glenmore Valley Village Centre and University South Village Centre as identified in Schedule A of Bylaw No. 12561, 100% of the Revitalization Amount on the parcel which can be attributed to residential land uses being used for long-term rental housing.

7. **Term of Tax Exemption** – provided the requirements of this agreement, and of the Revitalization Tax Exemption Program Bylaw No. 12561, are met the Tax Exemption shall be for 10 years after the BC Assessment Authority validates the Tax Exemption Certificate issued by the City of Kelowna's Revenue Branch.,

8. **Compliance with Laws** – the Owner shall construct the Project and, at all times during the term of the Tax Exemption or any renewal term, use and occupy the Parcel and the Project in compliance with all statutes, laws, regulations and orders of any authority having jurisdiction and, without limiting the generality of the foregoing, all federal, provincial, or municipal laws or statutes or bylaws, including all the rules regulations policies guidelines criteria or the like made under or pursuant to any such laws.

9. **Effect of Stratification** – if the Owner stratifies the Parcel under the Strata Property Act, then the Tax Exemption shall be prorated among the strata lots in accordance with the unit entitlement of each strata lot for:

   a. the current and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office before May 1; or

   b. for the next calendar year and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office after May 1;

so long as, if the Project is the subject of an operating agreement between the Owner and the Provincial Rental Housing Corporation, the Owner is in compliance with the operating agreement. The Owner agrees to provide written confirmation to the City regarding the Owner's compliance with the said operating agreement, satisfactory to the City, upon the City's reasonable inquiry.

10. **Termination of the agreement** - the revitalization tax exemption agreement will be valid for 48 months from the date the agreement is executed by Council. If the conditions for issuance of a Tax Exemption Certificate have not been met during this term, the owner may request a renewal term to this agreement or the agreement will be terminated.

11. **Cancellation** – the City may in its sole discretion cancel the Tax Exemption Certificate at any time:

    a. on the written request of the Owner;

    b. effective immediately upon delivery of a notice of cancellation to the Owner if at any time any of the conditions in the Tax Exemption Certificate are not met; or

    c. If the Owner is subject to an operating agreement with the Provincial Rental Housing Corporation and is not in compliance with the operating agreement.

    If such cancellation occurs, the Owner of the Parcel for which the Tax Exemption Certificate was issued will remit to the City an amount equal to the value of any Tax Exemption received after the cancellation of the Tax Exemption Certificate.

12. **No Refund** – for greater certainty, under no circumstances will the Owner be entitled under the City's revitalization tax exemption program to any cash credit, any carry forward tax exemption credit or any refund for any property taxes paid.

13. **Notices** – any notice or other writing required or permitted to be given hereunder or for the purposes hereof to any party shall be sufficiently given if delivered by hand or posted on the Parcel, or if sent by prepaid registered mail (Express Post) or if transmitted by facsimile to such party:

    a. in the case of a notice to the City, at:

    THE CITY OF KELOWNA
    1435 Water Street,
    Kelowna, B.C.
    V1Y 1J4

    Attention: Development
    Phone: Email:

    b. in the case of a notice to the Owner, at:

    Westcorp on the Lake Inc.
    #200 – 1460 Pandosy Street
    Kelowna, BC
    V1Y 1P3

    Attention: Gail Temple, Chief Operating Officer
    Phone: 250-763-1400
    Email: gtemple@westcorp.net

Or at such other address as the party to whom such notice or other writing is to be given shall have last notified the party giving the same.

14. **No Assignment** – the Owner shall not assign its interest in this agreement except to a subsequent owner in fee simple of the Parcel.

15. **Severance** – if any portion of this agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this agreement.

16. **Interpretation** – wherever the singular or masculine is used in this agreement, the same shall be construed as meaning the plural, the feminine or body corporate where the context or the parties thereto so require.

17. **Further Assurances** – the parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this agreement.

18. **Waiver** – waiver by the City of a default by the Owner shall be in writing and shall not be deemed to be a waiver of any subsequent or other default.

19. **Powers Preserved** – this agreement does not:

    a. Affect or limit the discretion, rights or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Parcel;
    b. Affect or limit any enactment relating to the use or subdivision of the Parcel; or
    c. Relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Parcel and without limitation shall not confer directly or indirectly any exemption or right of set-off from development cost charges, connection charges, application fees, user fees or other rates, levies or charges payable under any bylaw of the City.

20. **Reference** – every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, assigns, servants, employees, agents, contractors, officers, licensees and invitees of such party, wherever the context so requires or allows.

21. **Enurement** – this agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

22. Any construction of a new improvement or alteration of an existing improvement as of this bylaw undertaken prior to the application for a Revitalization Tax Exemption will not be eligible for consideration

23. The maximum Revitalization Tax Exemption authorized under this Bylaw must not exceed the Revitalization Amount on the Property between:

    a. the calendar year before the construction or alteration began, as outlined under Section 1 of this agreement; and
    a. the calendar year in which the construction or alteration, as outlined under Section 1 of this agreement, is completed.

24. The Property's assessed value of improvements must not be reduced below the amount assessed in the calendar year prior to construction or alteration, as a result of the Revitalization Tax Exemption.

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the day and year first above written.

Executed by the CITY OF KELOWNA by
Its authorized signatories:

_____

Mayor

_____

City Clerk

Executed by WESTCORP ON THE LAKE INC by its Authorized signatories:

_____

Name: GAIL TEMPLE

_____

Name:

Appendix "A": Plans and Specifications

SCHEDULE "B"

Revitalization Tax Exemption Agreement

THIS AGREEMENT dated for reference the 14th day of November, 2023 is

BETWEEN:

Westcorp on the Lake Inc., Inc. No. A75763
200 – 8215 112 Street
Edmonton, Alberta
T6G 2C8

(the "Owner")

AND:

CITY OF KELOWNA
1435 Water Street,
Kelowna, B.C.
V1Y 1J4

(the "City")

GIVEN THAT:

A. The Owner is the registered owner in fee simple of lands in the City of Kelowna at **3779 Lakeshore Road** legally described as **Lot 2 District Lot 134 Osoyoos Division Yale District Plan EPP112300** (the "Parcel");

B. Council has established a revitalization tax exemption program and has included within the Revitalization Tax Exemption Program Bylaw No. 12561 the designation of areas which include the Parcel as a revitalization area; and

C. The Owner proposes to construct new improvements on the Parcel as described in Appendix "A" attached to and forming part of this agreement (the "Project") and has applied to the City to take part in the revitalization tax exemption program in respect of the Project and the City has agreed to accept the Project under the program;

THIS AGREEMENT is evidence that in consideration of the promises exchanged below, the Owner and the City covenant and agree each with the other as follows:

1. **The Project** – the Owner will use its best efforts to ensure that the Project is constructed, maintained, operated and used in a fashion that will be consistent with and will foster the objectives of the revitalization tax exemption program, as outlined in the Revitalization Tax Exemption Program Bylaw No. 12561. Without limiting the generality of the foregoing, the Owner covenants to use its best efforts to ensure that the Project will:

    a. Construct three 3.5 storey buildings containing 72 purpose-built rental townhomes with 2 and 3 bedrooms each.

2. **Operation and Maintenance of the Project** – throughout the term of this agreement, the Owner shall operate, repair and maintain the Project and will keep the Project in a state of good repair as a prudent owner would do.

3. **Revitalization Amount** – In this agreement, "**Revitalization Amount**" means the municipal portion of property tax calculated in relation to the increase in the assessed value of improvements on the Parcel resulting from the construction of the Project as described in section 1;

4. **Revitalization Tax Exemption** – subject to fulfilment of the conditions set out in this agreement and in "Revitalization Tax Exemption Program Bylaw No. 12561", the City shall issue a revitalization tax exemption certificate (the "Tax Exemption Certificate") to the British Columbia Assessment Authority entitling the Owner to a property tax exemption in respect of the property taxes due (not including local service taxes) in relation to the Revitalization Amount on the Parcel (the "Tax Exemption") for the calendar year(s) set out in the Tax Exemption Certificate .

5. **Conditions** – the following conditions shall be fulfilled before the City will issue a Tax Exemption Certificate to the Owner in respect of the Project:

   a. The Owner must complete or cause to be completed construction of the Project in a good and workmanlike fashion and in strict compliance with the building permit and the plans and specifications attached hereto as Appendix "A";

   b. The completed Project must substantially satisfy the performance criteria set out in Appendix "B" hereto, as determined by the City's Development Planning Manager or designate, in their sole discretion, acting reasonably; and

   c. The Owner must submit a copy of the Occupancy Permit and Title Certificate to the City of Kelowna's Revenue Branch within 48 months from the date the Agreement is executed by Council.

6. **Calculation of Revitalization Tax Exemption** – the amount of the Tax Exemption shall be equal to

   a. For Purpose-Built Rental Housing Projects within the Core Area, Glenmore Valley Village Centre and University South Village Centre as identified in Schedule A of Bylaw No. 12561, 100% of the Revitalization Amount on the parcel which can be attributed to residential land uses being used for long-term rental housing.

7. **Term of Tax Exemption** – provided the requirements of this agreement, and of the Revitalization Tax Exemption Program Bylaw No. 12561, are met the Tax Exemption shall be for 10 years after the BC Assessment Authority validates the Tax Exemption Certificate issued by the City of Kelowna's Revenue Branch.,

8. **Compliance with Laws** – the Owner shall construct the Project and, at all times during the term of the Tax Exemption or any renewal term, use and occupy the Parcel and the Project in compliance with all statutes, laws, regulations and orders of any authority having jurisdiction and, without limiting the generality of the foregoing, all federal, provincial, or municipal laws or statutes or bylaws, including all the rules regulations policies guidelines criteria or the like made under or pursuant to any such laws.

9. **Effect of Stratification** – if the Owner stratifies the Parcel under the Strata Property Act, then the Tax Exemption shall be prorated among the strata lots in accordance with the unit entitlement of each strata lot for:

   a. the current and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office before May 1; or

b. for the next calendar year and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office after May 1;

so long as, if the Project is the subject of an operating agreement between the Owner and the Provincial Rental Housing Corporation, the Owner is in compliance with the operating agreement. The Owner agrees to provide written confirmation to the City regarding the Owner's compliance with the said operating agreement, satisfactory to the City, upon the City's reasonable inquiry.

10. **Termination of the agreement** - the revitalization tax exemption agreement will be valid for 48 months from the date the agreement is executed by Council. If the conditions for issuance of a Tax Exemption Certificate have not been met during this term, the owner may request a renewal term to this agreement or the agreement will be terminated.

11. **Cancellation** – the City may in its sole discretion cancel the Tax Exemption Certificate at any time:

    a. on the written request of the Owner;

    b. effective immediately upon delivery of a notice of cancellation to the Owner if at any time any of the conditions in the Tax Exemption Certificate are not met; or

    c. If the Owner is subject to an operating agreement with the Provincial Rental Housing Corporation and is not in compliance with the operating agreement.

    If such cancellation occurs, the Owner of the Parcel for which the Tax Exemption Certificate was issued will remit to the City an amount equal to the value of any Tax Exemption received after the cancellation of the Tax Exemption Certificate.

12. **No Refund** – for greater certainty, under no circumstances will the Owner be entitled under the City's revitalization tax exemption program to any cash credit, any carry forward tax exemption credit or any refund for any property taxes paid.

13. **Notices** – any notice or other writing required or permitted to be given hereunder or for the purposes hereof to any party shall be sufficiently given if delivered by hand or posted on the Parcel, or if sent by prepaid registered mail (Express Post) or if transmitted by facsimile to such party:

    a. in the case of a notice to the City, at:

    THE CITY OF KELOWNA
    1435 Water Street,
    Kelowna, B.C.
    V1Y 1J4

    Attention: Planning and Development Services Department
    Email: planninginfo@kelowna.ca

    b. in the case of a notice to the Owner, at:

    Westcorp on the Lake Inc.
    #200 – 1460 Pandosy Street
    Kelowna, BC
    V1Y 1P3

Attention: Gail Temple, Chief Operating Officer
Phone: 250-763-1400
Email: gtemple@westcorp.net

Or at such other address as the party to whom such notice or other writing is to be given shall have last notified the party giving the same.

14. **No Assignment** – the Owner shall not assign its interest in this agreement except to a subsequent owner in fee simple of the Parcel.

15. **Severance** – if any portion of this agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this agreement.

16. **Interpretation** – wherever the singular or masculine is used in this agreement, the same shall be construed as meaning the plural, the feminine or body corporate where the context or the parties thereto so require.

17. **Further Assurances** – the parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this agreement.

18. **Waiver** – waiver by the City of a default by the Owner shall be in writing and shall not be deemed to be a waiver of any subsequent or other default.

19. **Powers Preserved** – this agreement does not:

    a. Affect or limit the discretion, rights or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Parcel;
    b. Affect or limit any enactment relating to the use or subdivision of the Parcel; or
    c. Relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Parcel and without limitation shall not confer directly or indirectly any exemption or right of set-off from development cost charges, connection charges, application fees, user fees or other rates, levies or charges payable under any bylaw of the City.

20. **Reference** – every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, assigns, servants, employees, agents, contractors, officers, licensees and invitees of such party, wherever the context so requires or allows.

21. **Enurement** – this agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

22. Any construction of a new improvement or alteration of an existing improvement as of this bylaw undertaken prior to the application for a Revitalization Tax Exemption will not be eligible for consideration

23. The maximum Revitalization Tax Exemption authorized under this Bylaw must not exceed the Revitalization Amount on the Property between:

    a. the calendar year before the construction or alteration began, as outlined under Section 1 of this agreement; and
    a. the calendar year in which the construction or alteration, as outlined under Section 1 of this agreement, is completed.

24. The Property's assessed value of improvements must not be reduced below the amount assessed in the calendar year prior to construction or alteration, as a result of the Revitalization Tax Exemption.

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the day and year first above written.

Executed by the CITY OF KELOWNA by
Its authorized signatories:

_____
Mayor

_____
City Clerk

Executed by WESTCORP ON THE LAKE, INC. by its Authorized signatories:

_____
Name: GAIL TEMPLE

_____
Name:

Appendix "A": Plans and Specifications
Appendix "B": Restrict Covenant (No stratification, Purpose Built Rental Housing Only)

CD24 LAKESHORE RD DEVELOPMENT

3787-3795 LAKESHORE RD KELOWNA, B.C. CANADA
LEGAL DESCRIPTION: PLAN #: EPP41204 LOT#:1
ISSUE FOR: DEVELOPMENT PERMIT

SCHEDULE A & B
This forms part of application
DP20-0037
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

PROJECT DIRECTORY

CLIENT / OWNER	ARCHITECTURAL	CIVIL ENGINEERING	LANDSCAPE ARCHITECTURE
WESTCORP DEVELOPMENT MANAGEMENT INC. CONTACT: GAIL TEMPLE #200 1460 PANDOSY STREET KELOWNA, BC V1Y 1P3	**HDR ARCHITECTURE ASSOCIATES INC.** CONTACT: ROBERT CESNIK 210 HASTINGS AVENUE PENTICTON, BC V2A 2V6	**APLIN & MARTIN CONSULTANTS LTD** CONTACT: JOSH GRAFF 1258 ELLIS STREET KELOWNA, BC V1Y 1Z4	**WSP** CONTACT: BOB EVANS/ ADRIAN SHURA 1631 DICKSON AVENUE, SUITE 700 LANDMARK 6 KELOWNA, BC V1Y 0B5

DRAWING LIST - ARCHITECTURAL

A-000	COVER PAGE/ PROJECT DIRECTORY
A-001	CONTEXT & PROJECT STATISTICS
A-002	SITE PHOTOS
A-003	PERSPECTIVE RENDERINGS
A-004	PERSPECTIVE RENDERINGS
A-101	SITE PLAN AND W&R DETAILS
A-102	SITE PLAN PHASE 1 - TEMP. PARKING
A-103	SITE PLAN PHASE 2 - TEMP. PARKING
A-104	TYPICAL FLOOR PLANS - TYPE A
A-105	TYPICAL FLOOR PLANS - TYPE B
A-106	ROOF PLANS - TYPE A&B
A-201	EXTERIOR ELEVATIONS - TYPE A
A-202	EXTERIOR ELEVATIONS - TYPE A
A-203	EXTERIOR ELEVATIONS - TYPE B
A-204	EXTERIOR ELEVATIONS - TYPE B
A-301	MATERIAL BOARD

DRAWING LIST - LANDSCAPING

L01	TOWNHOMES LANDSCAPE PRICING PLAN
L02	LANDSCAPE PLAN
L03	LANDSCAPE PLAN
L04	TYPICAL GARDEN PLAN (ENLARGED)
L05	PLANT LIST & IMAGERY
L06	TOWNHOMES GARDEN IMAGERY
L07	SHARED STREET IMAGERY
L08	HYDROZONE PLAN
L09	HYDROZONE PLAN

DRAWING LIST - CIVIL

19-3088-010	COVER
19-3088-020	STANDARD NOTES
19-3088-030	SUBDIVISON PLAN
19-3088-031	COMPOSITE UTILITY PLAN PHASE 1
19-3088-040	GRADING PLAN
19-3088-050	STORMWATER MANAGEMENT PLAN
19-3088-060	EROSION & SEDIMENT CONTROL PLAN
19-3088-080	SITE REMOVALS PLAN

REGISTERED ARCHITECT
JAMES H. AALBERS
BRITISH COLUMBIA

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP
HIAWATHA MIXED USE
DEVELOPMENT

Project Manager	Dan Sawyer
Project Designer	Robert Cesnik
Project Architect	Robert Censik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants

Sheet Reviewer	RC

MARK	DATE	DESCRIPTION
1	Oct.14 2020	Development Permit Rev. 1

Project Number	10251713
Original Issue	09/18/20

CD24 LAKESHORE RD.
DEVELOPMENT

KELOWNA, BC, CANADA

Sheet Name
COVER PAGE/
PROJECT DIRECTORY

Scale 1:1

Sheet Number
A-000

Project Status
DEVELOPMENT PERMIT

SCHEDULE A & B
This forms part of application
DP20-0037
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP HIAWATHA MIXED USE DEVELOPMENT

Westcorp

Project Manager	Dan Sawyer
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CD24 LAKESHORE RD. DEVELOPMENT

KELOWNA, BC, CANADA

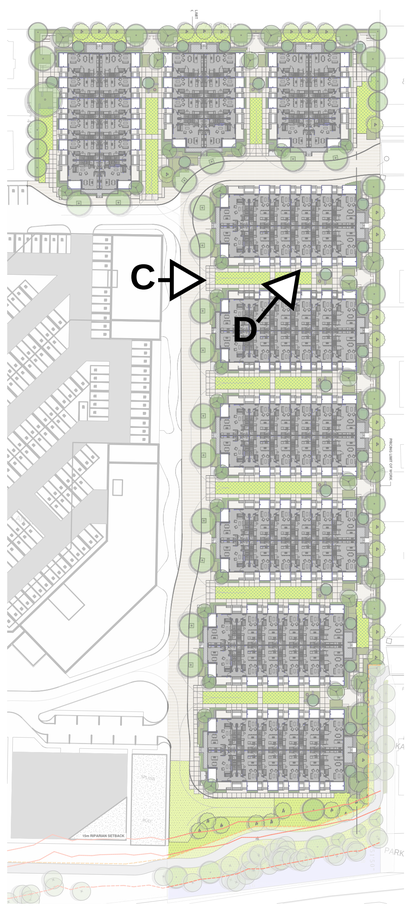
Sheet Name
PERSPECTIVE RENDERINGS

Scale 1:1

Sheet Number
A-003

Project Status
DEVELOPMENT PERMIT

SCHEDULE A & B
This forms part of application
DP20-0037
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING



HDR

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP HIAWATHA MIXED USE DEVELOPMENT

Westcorp

Project Manager	Dan Sawyer
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Sheet Reviewer RC

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Original Issue 09/18/20

CD24 LAKESHORE RD. DEVELOPMENT

KELOWNA, BC, CANADA

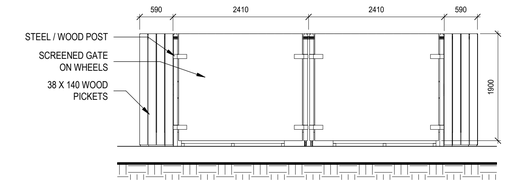
Sheet Name
PERSPECTIVE RENDERINGS

Scale 1:1

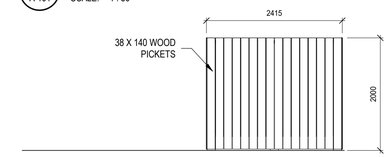
Sheet Number
A-004

Project Status
DEVELOPMENT PERMIT

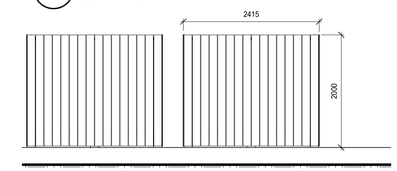
SCHEDULE A & B
This forms part of application
DP20-0037
Planner Initials AC
City of Kelowna DEVELOPMENT PLANNING



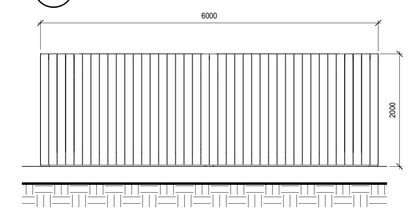
2 A-101 EAST ELEVATION (SIDE)
SCALE: 1 : 50



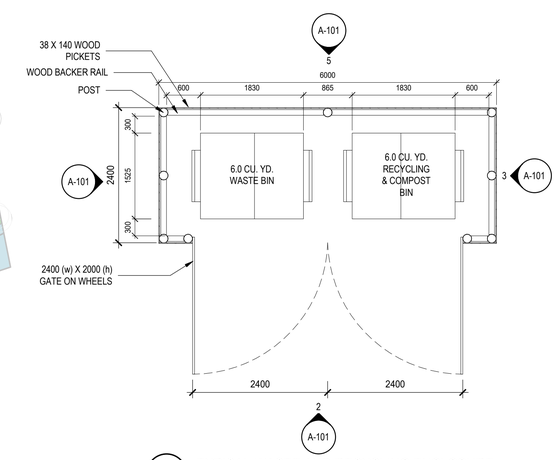
3 A-101 NORTH ELEVATION (BACK)
SCALE: 1 : 50



4 A-101 SOUTH ELEVATION (FRONT)
SCALE: 1 : 50



5 A-101 WEST ELEVATION (SIDE)
SCALE: 1 : 50



6 A-101 TYPICAL WASTE AND RECYCLING ENCLOSURE
SCALE: 1 : 50

TRUE NORTH

HDR

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP HIAWATHA MIXED USE DEVELOPMENT

Westcorp

Project Manager	Dan Sawyer
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Landscape Architect	WSP
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Sheet Reviewer	RC

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3	Nov.20 2020	Development Permit Rev. 3

Project Number	10251713
Original Issue	09/18/20

CD24 LAKESHORE RD. DEVELOPMENT

KELOWNA, BC, CANADA

Sheet Name
SITE PLAN AND W&R DETAILS

Scale as indicated

Sheet Number
A-101

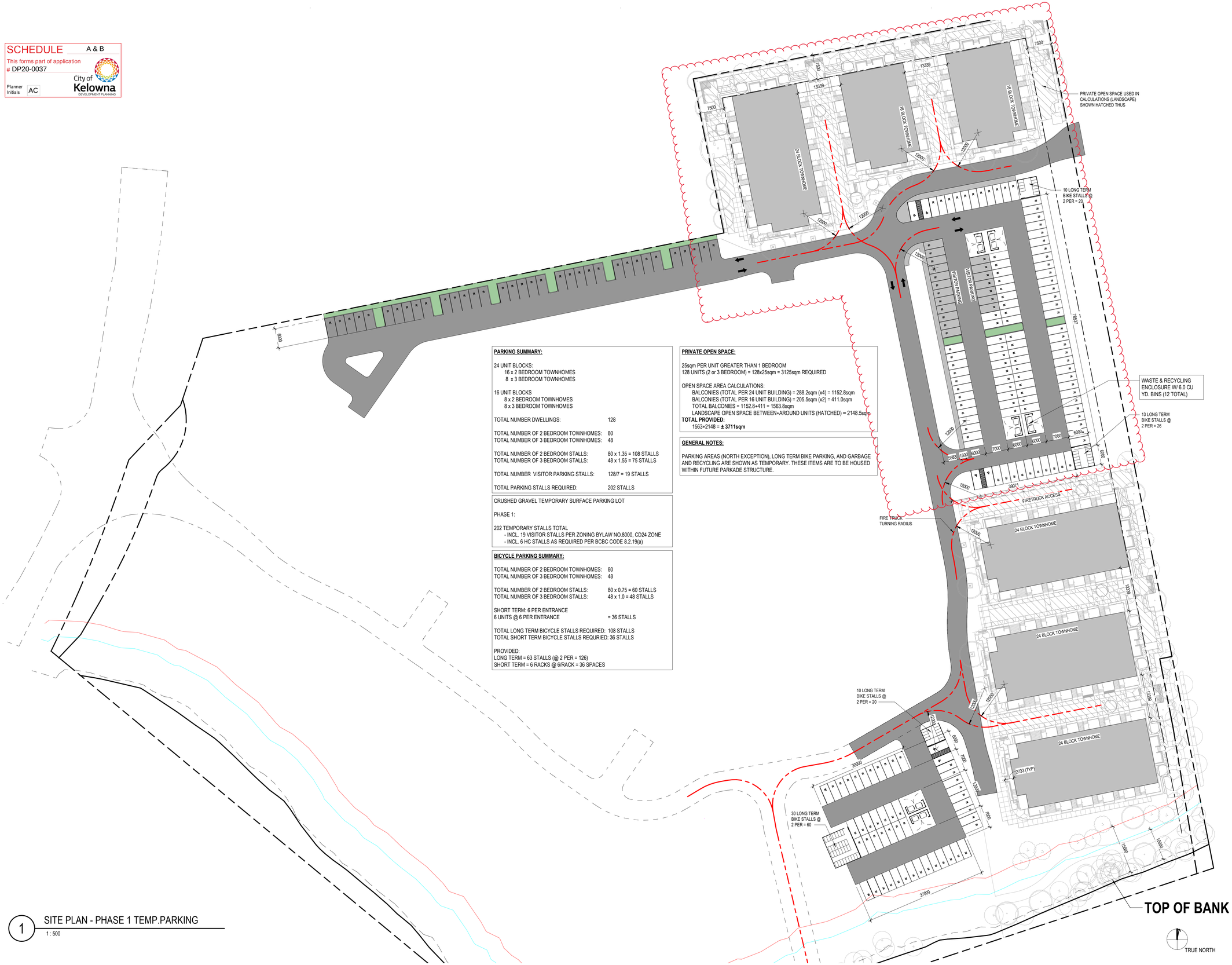
Project Status
DEVELOPMENT PERMIT

SCHEDULE A & B

This forms part of application
DP20-0037

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials AC



PARKING SUMMARY:

24 UNIT BLOCKS:
16 x 2 BEDROOM TOWNHOMES
8 x 3 BEDROOM TOWNHOMES

16 UNIT BLOCKS
8 x 2 BEDROOM TOWNHOMES
8 x 3 BEDROOM TOWNHOMES

TOTAL NUMBER DWELLINGS: 128

TOTAL NUMBER OF 2 BEDROOM TOWNHOMES: 80
TOTAL NUMBER OF 3 BEDROOM TOWNHOMES: 48

TOTAL NUMBER OF 2 BEDROOM STALLS: 80 x 1.35 = 108 STALLS
TOTAL NUMBER OF 3 BEDROOM STALLS: 48 x 1.55 = 75 STALLS

TOTAL NUMBER VISITOR PARKING STALLS: 128/7 = 19 STALLS

TOTAL PARKING STALLS REQUIRED: 202 STALLS

CRUSHED GRAVEL TEMPORARY SURFACE PARKING LOT

PHASE 1:

202 TEMPORARY STALLS TOTAL
- INCL. 19 VISITOR STALLS PER ZONING BYLAW NO.8000, CD24 ZONE
- INCL. 6 HC STALLS AS REQUIRED PER BCBC CODE 8.2.19(a)

BICYCLE PARKING SUMMARY:

TOTAL NUMBER OF 2 BEDROOM TOWNHOMES: 80
TOTAL NUMBER OF 3 BEDROOM TOWNHOMES: 48

TOTAL NUMBER OF 2 BEDROOM STALLS: 80 x 0.75 = 60 STALLS
TOTAL NUMBER OF 3 BEDROOM STALLS: 48 x 1.0 = 48 STALLS

SHORT TERM: 6 PER ENTRANCE
6 UNITS @ 6 PER ENTRANCE = 36 STALLS

TOTAL LONG TERM BICYCLE STALLS REQUIRED: 108 STALLS
TOTAL SHORT TERM BICYCLE STALLS REQURIED: 36 STALLS

PROVIDED:
LONG TERM = 63 STALLS (@ 2 PER = 126)
SHORT TERM = 6 RACKS @ 6/RACK = 36 SPACES

PRIVATE OPEN SPACE:

25sqm PER UNIT GREATER THAN 1 BEDROOM
128 UNITS (2 or 3 BEDROOM) = 128x25sqm = 3125sqm REQUIRED

OPEN SPACE AREA CALCULATIONS:
BALCONIES (TOTAL PER 24 UNIT BUILDING) = 288.2sqm (x4) = 1152.8sqm
BALCONIES (TOTAL PER 16 UNIT BUILDING) = 205.5sqm (x2) = 411.0sqm
TOTAL BALCONIES = 1152.8+411 = 1563.8sqm
LANDSCAPE OPEN SPACE BETWEEN+AROUND UNITS (HATCHED) ≈ 2148.5sqm
TOTAL PROVIDED:
1563+2148 = **± 3711sqm**

GENERAL NOTES:

PARKING AREAS (NORTH EXCEPTION), LONG TERM BIKE PARKING, AND GARBAGE AND RECYCLING ARE SHOWN AS TEMPORARY. THESE ITEMS ARE TO BE HOUSED WITHIN FUTURE PARKADE STRUCTURE.

1 SITE PLAN - PHASE 1 TEMP.PARKING
1 : 500

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP HIAWATHA MIXED USE DEVELOPMENT

Westcorp

Project Manager	Dan Sawyer
Project Designer	Robert Cesnik
Project Architect	Robert Censik
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Sheet Reviewer RC

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Original Issue 09/18/20

CD24 LAKESHORE RD. DEVELOPMENT

KELOWNA, BC, CANADA

Sheet Name
SITE PLAN PHASE 1 - TEMPORARY PARKING

Scale 1:500

Sheet Number
A-102

Project Status
DEVELOPMENT PERMIT

SCHEDULE A & B

This forms part of application
DP20-0037

Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING

PARKING SUMMARY:

24 UNIT BLOCKS:
8 x 3 BEDROOM TOWNHOMES
16 x 2 BEDROOM TOWNHOMES

16 UNIT BLOCKS
8 x 3 BEDROOM TOWNHOMES
8 x 2 BEDROOM TOWNHOMES

TOTAL NUMBER DWELLINGS:	200
TOTAL NUMBER OF 2 BEDROOM TOWNHOMES:	128
TOTAL NUMBER OF 3 BEDROOM TOWNHOMES:	72
TOTAL NUMBER OF 2 BEDROOM STALLS:	128 x 1.35 = 173 STALLS
TOTAL NUMBER OF 3 BEDROOM STALLS:	72 x 1.55 = 112 STALLS
TOTAL NUMBER VISITOR PARKING STALLS:	200/7 = 29 STALLS
TOTAL PARKING STALLS REQUIRED:	314 STALLS

CRUSHED GRAVEL TEMPORARY SURFACE PARKING LOT

PHASE 2:

314 TEMPORARY STALLS TOTAL
- INCL. 29 VISITOR STALLS PER ZONING BYLAW NO.8000, CD24 ZONE
- INCL. 7 HC STALLS AS REQUIRED PER BCBC CODE 8.2.19(a)

BICYCLE PARKING SUMMARY:

TOTAL NUMBER OF 2 BEDROOM TOWNHOMES:	128
TOTAL NUMBER OF 3 BEDROOM TOWNHOMES:	72
TOTAL NUMBER OF 2 BEDROOM STALLS:	128 x 0.75 = 96 STALLS
TOTAL NUMBER OF 3 BEDROOM STALLS:	72 x 1.0 = 72 STALLS

SHORT TERM: 6 PER ENTRANCE
9 UNITS @ 6 PER ENTRANCE = 54 STALLS

TOTAL LONG TERM BICYCLE STALLS REQUIRED: 168 STALLS
TOTAL SHORT TERM BICYCLE STALLS REQURIED: 54 STALLS

PROVIDED:
LONG TERM = 84 STALLS (@ 2 PER = 168)
SHORT TERM = 9 RACKS @ 6/RACK = 54 SPACES

PRIVATE OPEN SPACE:

25sqm PER UNIT GREATER THAN 1 BEDROOM
200 UNITS (2 or 3 BEDROOM) = 200x25sqm = 5000sqm REQUIRED

OPEN SPACE AREA CALCULATIONS:
BALCONIES (TOTAL PER 24 UNIT BUILDING) = 288.2sqm (x7) = 2017.4sqm
BALCONIES (TOTAL PER 16 UNIT BUILDING) = 205.5sqm (x2) = 411.0sqm
TOTAL BALCONIES = 1152.8+411 = 2428.4sqm
LANDSCAPE OPEN SPACE BETWEEN+AROUND UNITS (HATCHED) = 2904.4sqm
TOTAL PROVIDED:
2428+2904 = **± 5332sqm**

GENERAL NOTES:

PARKING AREAS (NORTH EXCEPTION), LONG TERM BIKE PARKING, AND GARBAGE AND RECYCLING ARE SHOWN AS TEMPORARY. THESE ITEMS ARE TO BE HOUSED WITHIN FUTURE PARKADE STRUCTURE.

1 SITE PLAN - PHASE 2 TEMP. PARKING
1 : 500

HDR

HDR Penticton Studio
210 Hastings Ave
Penticton, BC, V2A 2V6

WESTCORP HIAWATHA MIXED USE DEVELOPMENT

Westcorp

Project Manager	Dan Sawyer
Project Designer	Robert Cesnik
Project Architect	Robert Censik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants

Sheet Reviewer RC

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1	Oct.14 2020	Development Permit Rev. 1
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Project Number 10251713
Original Issue 09/18/20

CD24 LAKESHORE RD. DEVELOPMENT

KELOWNA, BC, CANADA

Sheet Name
SITE PLAN PHASE 2 - TEMPORARY PARKING

Scale 1:500

Sheet Number
A-103

Project Status
DEVELOPMENT PERMIT

SCHEDULE "B"

Revitalization Tax Exemption Agreement

THIS AGREEMENT dated for reference the ___ day of _____, 20___ is

BETWEEN:

National Society of H.O.P.E.
101 – 2055 Benvoulin Court
Kelowna, BC
V1W 2C7

(the "Owner")

AND:

CITY OF KELOWNA
1435 Water Street,
Kelowna, B.C.
V1Y 1J4

(the "City")

GIVEN THAT:

A. The Owner is the registered owner in fee simple of lands in the City of Kelowna at **2155 Mayer Road** legally described as **Lot C District Lot 128 and 142 Osoyoos Division Yale District Plan KAP89861 Except Plan EPP37196** (the "Parcel");

B. Council has established a revitalization tax exemption program and has included within the Revitalization Tax Exemption Program Bylaw No. 12561 the designation of areas which include the Parcel as a revitalization area; and

C. The Owner proposes to construct new improvements on the Parcel as described in Appendix "A" attached to and forming part of this agreement (the "Project") and has applied to the City to take part in the revitalization tax exemption program in respect of the Project and the City has agreed to accept the Project under the program;

THIS AGREEMENT is evidence that in consideration of the promises exchanged below, the Owner and the City covenant and agree each with the other as follows:

1. **The Project** – the Owner will use its best efforts to ensure that the Project is constructed, maintained, operated and used in a fashion that will be consistent with and will foster the objectives of the revitalization tax exemption program, as outlined in the Revitalization Tax Exemption Program Bylaw No. 12561. Without limiting the generality of the foregoing, the Owner covenants to use its best efforts to ensure that the Project will:

    a. Provide 122 units of purpose built rental housing in a mixture of apartments and townhouses in a 9 storey building.

2. **Operation and Maintenance of the Project** – throughout the term of this agreement, the Owner shall operate, repair and maintain the Project and will keep the Project in a state of good repair as a prudent owner would do.

3. **Revitalization Amount** – In this agreement, "**Revitalization Amount**" means the municipal portion of property tax calculated in relation to the increase in the assessed value of improvements on the Parcel resulting from the construction of the Project as described in section 1;

4. **Revitalization Tax Exemption** – subject to fulfilment of the conditions set out in this agreement and in "Revitalization Tax Exemption Program Bylaw No. 12561", the City shall issue a revitalization tax exemption certificate (the "Tax Exemption Certificate") to the British Columbia Assessment Authority entitling the Owner to a property tax exemption in respect of the property taxes due (not including local service taxes) in relation to the Revitalization Amount on the Parcel (the "Tax Exemption") for the calendar year(s) set out in the Tax Exemption Certificate .

5. **Conditions** – the following conditions shall be fulfilled before the City will issue a Tax Exemption Certificate to the Owner in respect of the Project:

   a. The Owner must complete or cause to be completed construction of the Project in a good and workmanlike fashion and in strict compliance with the building permit and the plans and specifications attached hereto as Appendix "A";

   b. The completed Project must substantially satisfy the performance criteria set out in Appendix "B" hereto, as determined by the City's Development Planning Manager or designate, in their sole discretion, acting reasonably; and

   c. The Owner must submit a copy of the Occupancy Permit and Title Certificate to the City of Kelowna's Revenue Branch within 48 months from the date the Agreement is executed by Council.

6. **Calculation of Revitalization Tax Exemption** – the amount of the Tax Exemption shall be equal to

   a) For Purpose-Built Rental Housing Projects within the Core Area, Glenmore Valley Village Centre and University South Village Centre as identified in Schedule A, 100% of the Revitalization Amount on the parcel which can be attributed to residential land uses.

7. **Term of Tax Exemption** – provided the requirements of this agreement, and of the Revitalization Tax Exemption Program Bylaw No. 12561, are met the Tax Exemption shall be for 10 years after the BC Assessment Authority validates the Tax Exemption Certificate issued by the City of Kelowna's Revenue Branch.,

8. **Compliance with Laws** – the Owner shall construct the Project and, at all times during the term of the Tax Exemption or any renewal term, use and occupy the Parcel and the Project in compliance with all statutes, laws, regulations and orders of any authority having jurisdiction and, without limiting the generality of the foregoing, all federal, provincial, or municipal laws or statutes or bylaws, including all the rules regulations policies guidelines criteria or the like made under or pursuant to any such laws.

9. **Effect of Stratification** – if the Owner stratifies the Parcel under the Strata Property Act, then the Tax Exemption shall be prorated among the strata lots in accordance with the unit entitlement of each strata lot for:

   a. the current and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office before May 1; or

   b. for the next calendar year and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office after May 1;

so long as, if the Project is the subject of an operating agreement between the Owner and the Provincial Rental Housing Corporation, the Owner is in compliance with the operating agreement. The Owner agrees to provide written confirmation to the City regarding the Owner's compliance with the said operating agreement, satisfactory to the City, upon the City's reasonable inquiry.

10. **Termination of the agreement** - the revitalization tax exemption agreement will be valid for 48 months from the date the agreement is executed by Council. If the conditions for issuance of a Tax Exemption Certificate have not been met during this term, the owner may request a renewal term to this agreement or the agreement will be terminated.

11. **Cancellation** – the City may in its sole discretion cancel the Tax Exemption Certificate at any time:

    a. on the written request of the Owner;

    b. effective immediately upon delivery of a notice of cancellation to the Owner if at any time any of the conditions in the Tax Exemption Certificate are not met; or

    c. If the Owner is subject to an operating agreement with the Provincial Rental Housing Corporation and is not in compliance with the operating agreement.

    If such cancellation occurs, the Owner of the Parcel for which the Tax Exemption Certificate was issued will remit to the City an amount equal to the value of any Tax Exemption received after the cancellation of the Tax Exemption Certificate.

12. **No Refund** – for greater certainty, under no circumstances will the Owner be entitled under the City's revitalization tax exemption program to any cash credit, any carry forward tax exemption credit or any refund for any property taxes paid.

13. **Notices** – any notice or other writing required or permitted to be given hereunder or for the purposes hereof to any party shall be sufficiently given if delivered by hand or posted on the Parcel, or if sent by prepaid registered mail (Express Post) or if transmitted by facsimile to such party:

    a. in the case of a notice to the City, at:

    THE CITY OF KELOWNA
    1435 Water Street,
    Kelowna, B.C.
    V1W 2C7

    Attention: Planning and Development Services Department
    Email: planninginfo@kelowna.ca

    b. in the case of a notice to the Owner, at:

    National Society of H.O.P.E
    #101 - 2055 Benvoulin Court
    Kelowna, BC
    V1W 2C7

    Attention: Ken Zeitner, Executive Director
    Phone: 250-868-4909
    Email: ken@societyofhope.org

Or at such other address as the party to whom such notice or other writing is to be given shall have last notified the party giving the same.

14. **No Assignment** – the Owner shall not assign its interest in this agreement except to a subsequent owner in fee simple of the Parcel.

15. **Severance** – if any portion of this agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this agreement.

16. **Interpretation** – wherever the singular or masculine is used in this agreement, the same shall be construed as meaning the plural, the feminine or body corporate where the context or the parties thereto so require.

17. **Further Assurances** – the parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this agreement.

18. **Waiver** – waiver by the City of a default by the Owner shall be in writing and shall not be deemed to be a waiver of any subsequent or other default.

19. **Powers Preserved** – this agreement does not:

    a. Affect or limit the discretion, rights or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Parcel;
    b. Affect or limit any enactment relating to the use or subdivision of the Parcel; or
    c. Relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Parcel and without limitation shall not confer directly or indirectly any exemption or right of set-off from development cost charges, connection charges, application fees, user fees or other rates, levies or charges payable under any bylaw of the City.

20. **Reference** – every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, assigns, servants, employees, agents, contractors, officers, licensees and invitees of such party, wherever the context so requires or allows.

21. **Enurement** – this agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

22. Any construction of a new improvement or alteration of an existing improvement as of this bylaw undertaken prior to the application for a Revitalization Tax Exemption will not be eligible for consideration

23. The maximum Revitalization Tax Exemption authorized under this Bylaw must not exceed the Revitalization Amount on the Property between:

    a. the calendar year before the construction or alteration began, as outlined under Section 1 of this agreement; and
    a. the calendar year in which the construction or alteration, as outlined under Section 1 of this agreement, is completed.

24. The Property's assessed value of improvements must not be reduced below the amount assessed in the calendar year prior to construction or alteration, as a result of the Revitalization Tax Exemption.

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the day and year first above written.

Executed by the CITY OF KELOWNA by
Its authorized signatories:

_____

Mayor

_____

City Clerk

Executed by **National Society of Hope** by its Authorized signatories:

_____

Name: Ken Zeitner, Executive Director

_____

Name: Warren Postnikoff, Property Portfolio Manager

Appendix "A": Plans and Specifications

CONSULTANTS:

ARCHITECTURAL
NOVATION ARCHITECTURE
302-2237 LECKIE ROAD
KELOWNA, BC V1Y 9T1
TEL. (236) 420-4144
FAX. (250) 000-0000

LANDSCAPE
BENCH SITE DESIGN INC.
4-1562 WATER STREET
KELOWNA, BC V1Y 1J7
TEL. (250) 860-6778

DRAWING INDEX:

ARCHITECTURAL DRAWING LIST

No.	Sheet Name	Sheet Purpose
A0.00	COVER SHEET	Working Drawings
A0.01	VISUALIZATIONS	Working Drawings
A1.00	SITE PLAN	Working Drawings
A2.00	PARKADE	Working Drawings
A2.01	MAIN FLOOR	Working Drawings
A2.02	SECOND FLOOR	Working Drawings
A2.03	THIRD FLOOR	Working Drawings
A2.04	FOURTH FLOOR	Working Drawings
A2.05	FIFTH FLOOR	Working Drawings
A2.06	SIXTH FLOOR	Working Drawings
A2.07	SEVENTH FLOOR	Working Drawings
A2.08	EIGHTH FLOOR	Working Drawings
A2.09	NINTH FLOOR	Working Drawings
A2.10	ROOF PLAN	Working Drawings
A3.00	ELEVATIONS	Working Drawings
A3.01	ELEVATIONS	Working Drawings
A4.00	BUILDING SECTIONS	Working Drawings

ZONING ANALYSIS:

Address: 2175 Benvoulin Rd, Kelowna, B.C
Legal: PID: 028-052-226 Lot c KAP 89861

Zoning (Current): RM5
Permitted Use: Refer to Zoning bylaw #8000
Zoning: (Proposed) RM5
Permitted Use: Refer to Zoning bylaw #8000 section 13.11

Site Area:

7,935.5	**sq.m.**
85,420	**sq.ft.**
0.7936	**Ha**

	ALLOWED		PROPOSED	
Min Lot Width	30.0	m	110.4	m
Min Lot Depth	35.0	m	49.8	m
Min Parcel Size	1700.0	m2	2339	m2

Setbacks

ALLOWED		PROPOSED
Front yard	6.0 m	6.0 m
Front yard parking	2.0 m	m
Front yard/Flanking	6.0m	m
Side yard under 2.5 storie	4.5m	m
Side yard over 2.5 stories	7.0m	m
Rear Yard	9.0m	9.0 m

LANDSCAPE BUFFER				
Front	Level	3.0	m	
	2	9.81	ft	
Side	Level	3.0	m	Or
	3	9.84	ft	Continuous
Rear	Level	3.0	m	Opaque
	3	9.84	ft	Barrier

		ALLOWED/REQUIRED		PROPOSED	
Parcel Coverage	Maximum 40% (Building Footprint)	3,174	sq.m.	2,682	sq.m.
		34,168	sq.ft.	28,867	sq.ft.
	Maximum 65% (Building, driveways, and parking)	5,158	sq.m.	4,761	sq.m.
		55,523	sq.ft.	51,249	sq.ft.
Maximum # of dwelling units				N/A	
Floor Area Ratio	1.1 + .1 + .2 = 1.4	11,110	sq.m.	9,938	sq.m.
		119,588	sq.ft.	106,975	sq.ft.
Height	Lesser of 18m or 4.5 storeys	18	m	26	m
		59	ft	86	ft
Private Open Space	7.5 sq.m. per bachelor dwelling (0 Units)	0.0	sq.m.	0.0	sq.m.
		0.0	sq.ft.	0.0	sq.ft.
	15 sq.m. per 1 bedroom unit (93 Units)	1,395.0	sq.m.	1,560.0	sq.m.
		15015.6	sq.ft.	16791.7	sq.ft.
	25 sq.m. per 2 or more bedroom unit (29 Units)	725.0	sq. m.	840.0	sq.m.
		7803.8	sq.ft.	9041.7	sq.ft.
	Total	**2120.0**	sq. m.	**2400.0**	sq.m.
		22,819.5	sq.ft.	**25,833.4**	sq.ft.
Parking	Resident: 1.0 per 1 bedroom dwelling (93 units)	**Required**		93.0	spaces
	Resident: 1.25 per 2 bedroom dwelling (29 Units)			36.3	spaces
	Resident: 1.5 per 3 bedroom dwelling (0 Units)			0.0	spaces
	Guest: 0.14 per dwelling			17.1	spaces
		Sub-Total Required		146	spaces
					spaces
		-5 stalls from bike parking		-5	spaces
					spaces
		Total Required		141	spaces
		Total Provided		**141**	**spaces**
Car	Regular Size (6m x 2.5m) 50% 71 stalls min.			71	spaces
	Medium (4.8m x 2.3m) 50% 70 stalls max.			70	spaces
Bike					
Bonus Long-Term -	1.0 per 1-bedroom dwelling (93 stalls)			93	stalls
	1.5 per 2-bedroom dwelling (44 stalls)			44	stalls
Required Short-Term -	6.0 per entrance (+1 every 5 units exceeding 70			17	stalls
	6.0 + 11.0 = 17.0 required short-term stalls	**Required**		**154**	**spaces**
		Provided		**158**	**spaces**

CONTEXT SITE PLAN:

ILLUSTRATIONS:

SCHEDULE A

This forms part of application
DP20-0025_DVP20-0026

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials WM

Notes:

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All drawings shall be read in conjunction with specifications and consultant details.

All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to the architect.

Seal

REGISTERED ARCHITECT PAUL M. SCHUSTER BRITISH COLUMBIA

2020-01-15

this document is:

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- [ ] A CONTROLLED document. Revisions will be advised.

- [x] The first issue of the document.
- [ ] A complete revision. Remove previous issues from use.
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- [x] Not for Construction.

NOT FOR CONSTRUCTION

No.	Date	Description
1	20191104	ISSUED FOR DP

Revisions

NOVATION ARCHITECTURE
302 - 2237 LECKIE ROAD
KELOWNA BC V1X 6Y5

project title
Lot C
DISTRICT LOT 128 AND 142 ODYD PLAN KAP89861
2175 BENVOULIN ROAD, KELOWNA, BC

project no. 1833

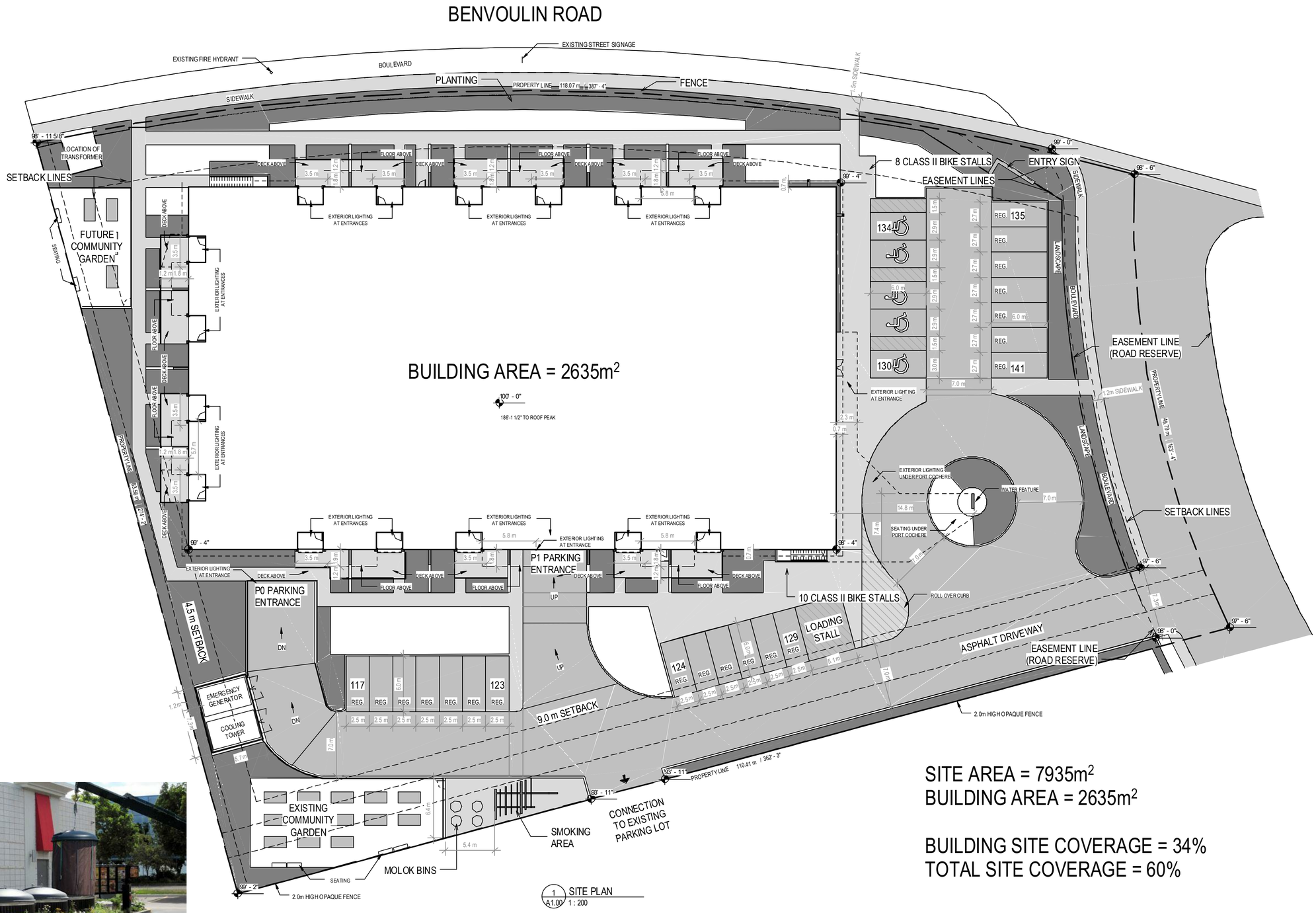
drawing title
COVER SHEET

designed	PS	scale
drawn	BD	
checked	PS	

drawing no. A0.00

plotted 03/01/2020 3:12:07 PM

Project File Name and Location: \\SERVER1\shared\Novation Design Studio\Projects\1833_Lot C\Working Drawings\Revit\dwg\Lot C.rvt



SITE AREA = 7935m^2
BUILDING AREA = 2635m^2

BUILDING SITE COVERAGE = 34%
TOTAL SITE COVERAGE = 60%

MOLOK GARBAGE BINS

Notes:

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302 - 2237 LECKIE ROAD
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project title
Lot C
DISTRICT LOT 128 AND 142 ODYD PLAN KAP89861
2175 BENVOULIN ROAD, KELOWNA, BC

project no. 1833

drawing title
SITE PLAN

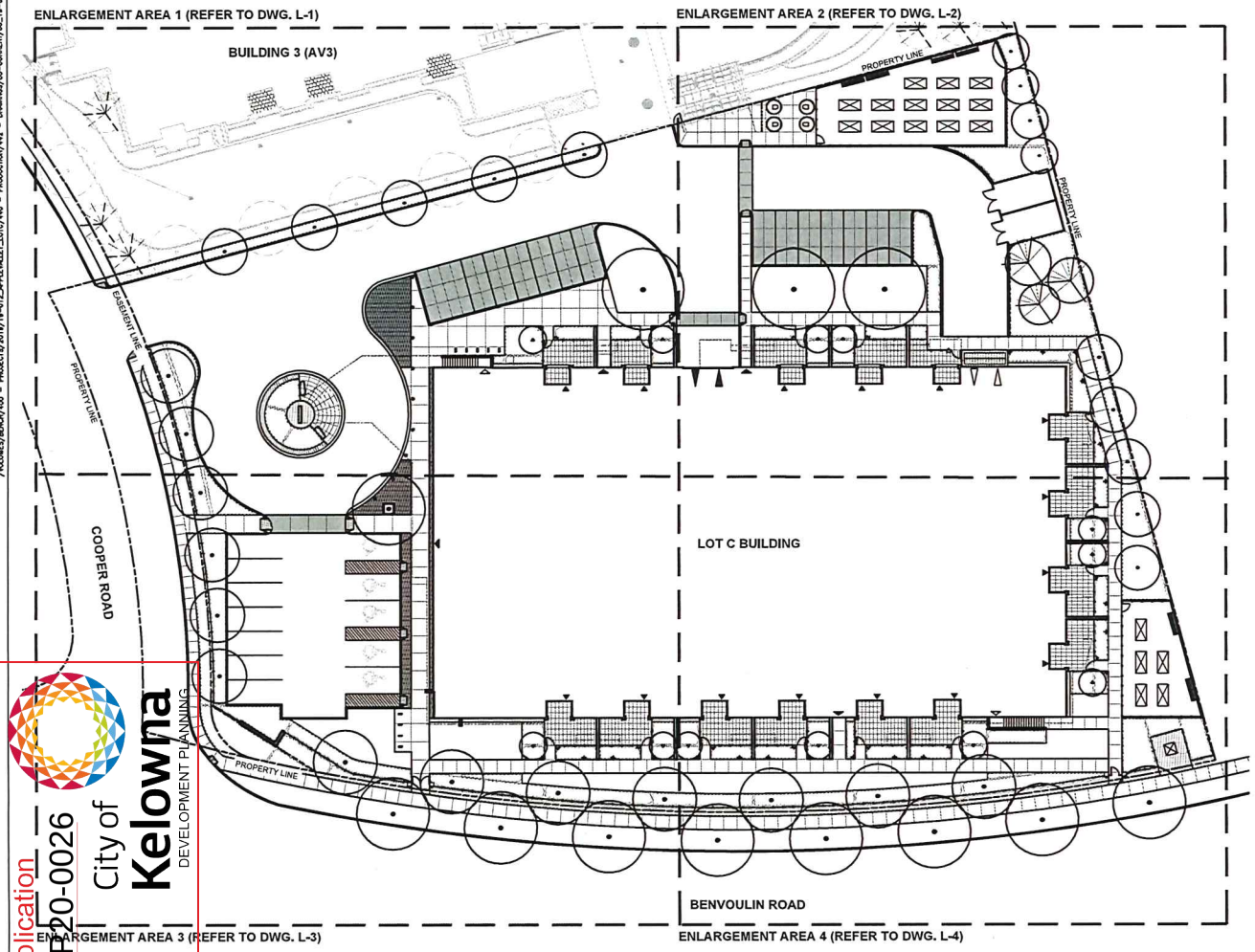
designed	PS	scale As indicated
drawn	BD	
checked	PS	

drawing no. A1.00

plotted 03/01/2020 3:12:20 PM

NOT FOR CONSTRUCTION

NORTH



LOT C

KELOWNA, BC

LANDSCAPE DRAWING LIST:

L-0	COVER PAGE
L-1	LANDSCAPE PLAN: ENLARGEMENT AREA 1
L-2	LANDSCAPE PLAN: ENLARGEMENT AREA 2
L-3	LANDSCAPE PLAN: ENLARGEMENT AREA 3
L-4	LANDSCAPE PLAN: ENLARGEMENT AREA 4
L-5	HYDROZONE PLAN

DEVELOPMENT PERMIT NOTES:

A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY C.N.T.A. AND C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS IN BYLAW 7900.

B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS

C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.

D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.

E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND EITHER 75mm (3") OF COMPOSTED MULCH or 75mm (3") OF DECORATIVE ROCK.

F ALL DEFINED PLANTING BEDS SHALL HAVE COMMERCIAL GRADE LANDSCAPE FABRIC INSTALLED BELOW SURFACE MATERIAL.

G TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' SOD WITH HAVE A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM

H A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900

PLANT LIST:

TREES

Botanical Name	Common Name	Size	Root
Acer x freemanii 'Jeffersred'	Autumn Blaze maple tree	6cm Cal.	B&B
Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance serviceberry	1.2m Ht. Multi-Stem	B&B
Cornus kousa 'Milky Way Select'	Milky Way Select dogwood	1.2m Ht. Multi-Stem	B&B
Fraxinus pennsylvanica 'Patmore'	Patmore green ash	6cm Cal.	B&B
Ginkgo biloba 'Golden Colonnade'	Golden Colonnade maidenhair tree	6cm Cal.	B&B
Liquidambar styraciflua 'Clydesform'	Emerald Sentinel sweetgum	6cm Cal.	B&B
Platanus x acerifolia	London Planetrees	6cm Cal.	B&B
Pinus cembra	Swiss stone pine	1.2m Ht	B&B
Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid pine	1.2m Ht	B&B
Tilia americana 'Boulevard'	Boulevard linden	6cm Cal.	B&B

SHRUBS

Botanical Name	Common Name	Size	Root
Arctostaphylos uva-ursi	Kinnikinnick	#02 Cont./1.0m O.C.	Potted
Buxus 'Green Velvet'	Green Velvet boxwood	#02 Cont./1.2m O.C.	Potted
Cornus sericea 'Farrow'	Arctic Fire dogwood	#02 Cont./1.2m O.C.	Potted
Euonymus alatus 'Compactus'	Compact burning bush	#02 Cont./2.0m O.C.	Potted
Fothergilla gardenii	Dwarf fothergilla	#02 Cont./1.2m O.C.	Potted
Hydrangea arborescens 'Annabelle'	Annabelle hydrangea	#02 Cont./1.5m O.C.	Potted
Mahonia aquifolium	Oregon grape	#02 Cont./1.0m O.C.	Potted
Symphoricarpos alba	White snowberry	#02 Cont./1.2m O.C.	Potted

PERENNIALS

Botanical Name	Common Name	Size	Root
Achilea millefolium 'Terracotta'	Terracotta yarrow	#01 Cont./0.6m O.C.	Potted
Alchemilla mollis	Lady's mantle	#01 Cont./0.6m O.C.	Potted
Bergenia cordifolia	Heartleaf bergenia	#01 Cont./0.6m O.C.	Potted
Echinacea purpurea 'White Swan'	White Swan coneflower	#01 Cont./0.6m O.C.	Potted
Heuchera cylindrica	Roundleaf alumroot	#01 Cont./0.45m O.C.	Potted
Rudbeckia fulgida 'Goldsturm'	Goldsturm coneflower	#01 Cont./0.6m O.C.	Potted
Sedum spectabile 'Autumn Joy'	Autumn Joy sedum	#01 Cont./0.6m O.C.	Potted

GRASSES

Botanical Name	Common Name	Size	Root
Bouteloua gracilis	Mosquito grass	#01 Cont./0.45m O.C.	Potted
Calamagrostis brachytricha	Korean feather grass	#01 Cont./0.6m O.C.	Potted
Sesleria autumnalis	Autumn moor grass	#01 Cont./0.45m O.C.	Potted
Schizachyrium scoparium 'The Blues'	Little bluestem	#01 Cont./0.6m O.C.	Potted

0 5 10 15 20 25m

SCALE: 1:250

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REVISIONS / ISSUED

NO.	DATE	DESCRIPTION
4	OCT 20/20	ISSUED FOR DP APPLICATION
3	OCT 26/19	REISSUED FOR REVIEW
2	OCT 18/19	ISSUED FOR REVIEW
1	OCT 11/19	ISSUED FOR REVIEW

BENCH
[#4162 Water Street, Kelowna BC V1Y 1J7]
[T 250 860 6778]

CLIENT:
SOCIETY OF HOPE
KELOWNA, B.C.

PROJECT:
LOT C
KELOWNA, B.C.

SHEET TITLE
COVER PAGE

DESIGN BY	LG
DRAWN BY	YY
CHECKED BY	NN
PROJECT NO.	19-012
SCALE	1:250

SHEET NO
L-0

SCHEDULE C

This forms part of application
DP20-0025_DVP20-0026

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials WW

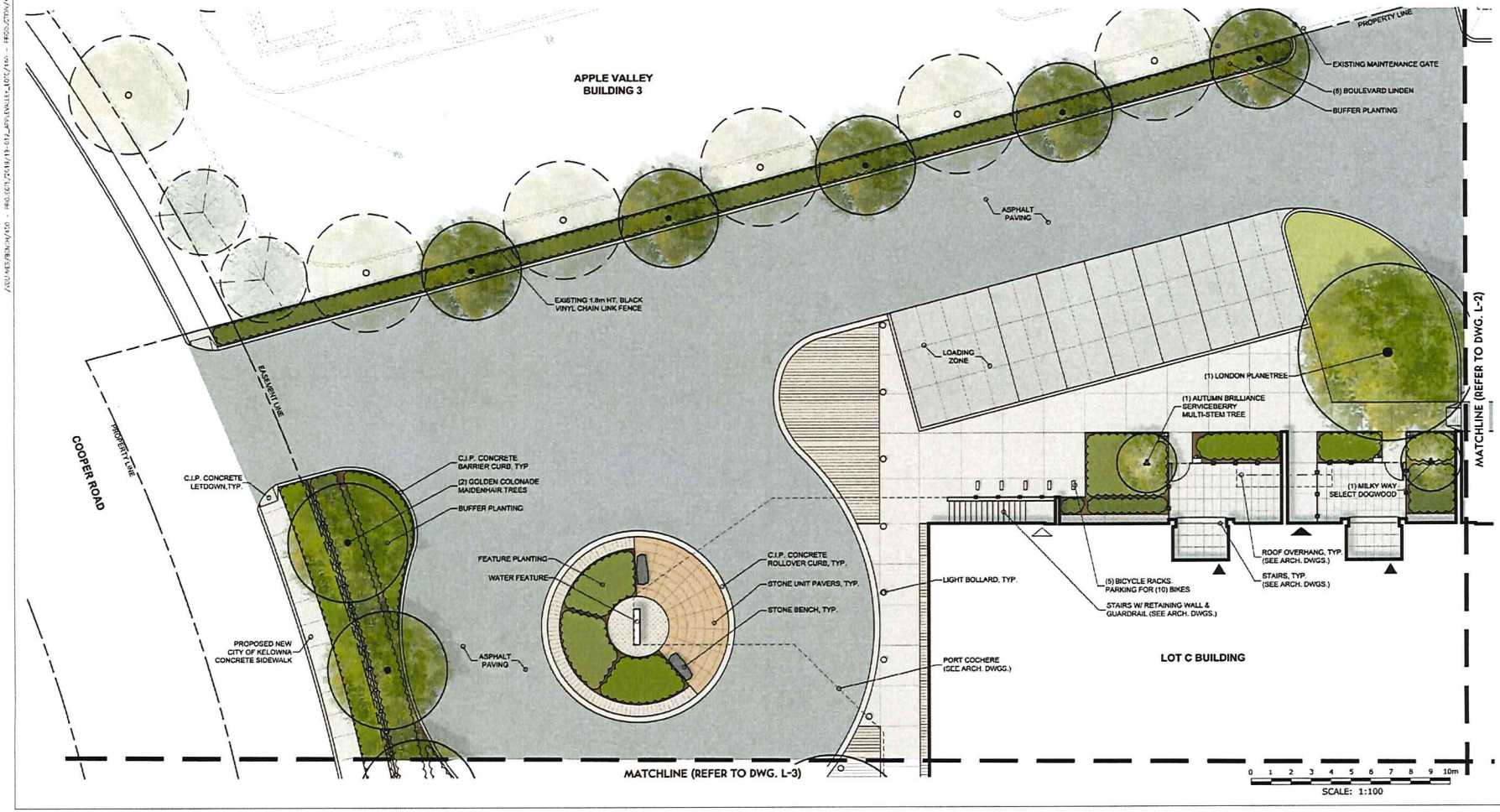
/VOLUMES/BENCH/100 - PROJECTS/2019/19-012_APPLEWILLY_LOTS/140 - DRAWINGS/00-CURRENT/00_19-012_CONCEPT_LAYOUTS_L0.DWG

NOT FOR CONSTRUCTION

NORTH

LEGEND:

EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
DECIDUOUS TREE PLANTING
ORNAMENTAL TREE PLANTING
SHRUB, PERENNIAL & GRASS PLANTING AREA
SODDED LAWN
VEHICULAR C.I.P. CONCRETE PAVING
C.I.P. CONCRETE PAVING
CONCRETE UNIT PAVER
ROCK MULCH MAINTENANCE EDGE
METAL GATE W/ ADDRESS MARKER & WALL LIGHT
PATHWAY BOLLARD LIGHT
1.05m HT. DECORATIVE METAL FENCE / GUARDRAIL
1.05m HT. METAL PICKET FENCE
PARKADE LEVEL BUILDING ENTRY / EXIT
MAIN LEVEL PRIVATE BUILDING ENTRY / EXIT



NO	DATE	DESCRIPTION
4	OCT 26/19	ISSUED FOR DP APPLICATION
3	OCT 24/19	REISSUED FOR REVIEW
2	OCT 18/19	ISSUED FOR REVIEW
1	OCT 11/19	ISSUED FOR REVIEW

BENCH

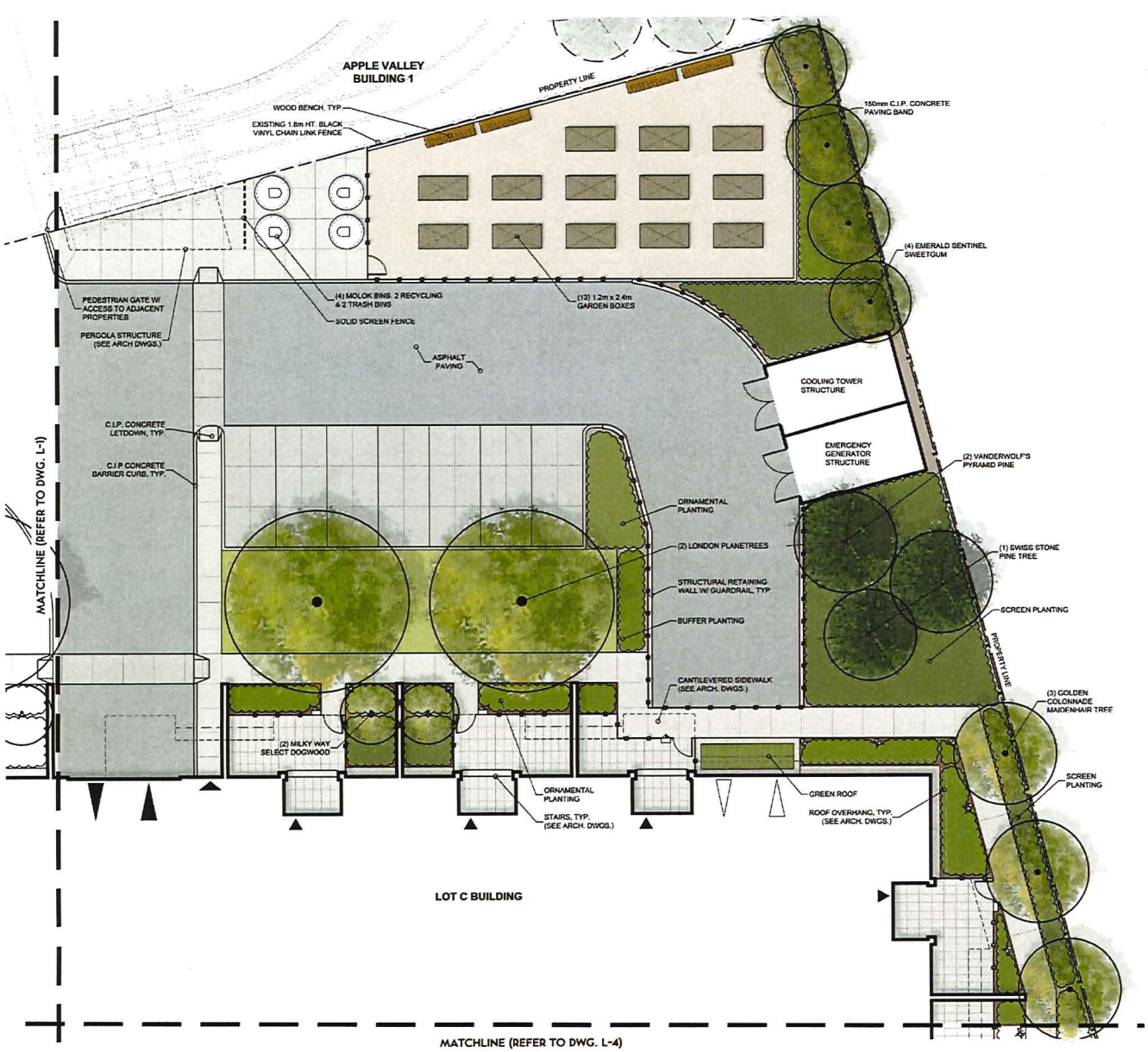
CLIENT
SOCIETY OF HOPE
KELOWNA, B.C.

PROJECT:
LOT C
KELOWNA, B.C.

SHEET TITLE
LANDSCAPE PLAN
ENLARGEMENT AREA 1

DESIGN BY	LS
DRAWN BY	YY
CHECKED BY	NW
PROJECT NO.	19-012
SCALE	1:100

SHEET NO.
L-1



LEGEND:

- EXISTING CONIFEROUS TREE
- CONIFEROUS TREE PLANTING
- DECIDUOUS TREE PLANTING
- ORNAMENTAL TREE PLANTING
- SHRUB, PERENNIAL & GRASS PLANTING AREA
- SODDED LAWN
- VEHICULAR C.I.P. CONCRETE PAVING
- C.I.P. CONCRETE PAVING
- COMPACTED AGGREGATE PAVING
- ROCK MULCH MAINTENANCE EDGE
- METAL GATE W/ ADDRESS MARKER & WALL LIGHT
- BOLLARD LIGHT
- 1.05m HT. DECORATIVE METAL FENCE / GUARDRAIL
- 1.8m HT. BLACK VINYL CHAIN LINK FENCE
- MAIN LEVEL VEHICULAR ENTRY / EXIT
- PARKADE LEVEL VEHICULAR ENTRY / EXIT
- MAIN LEVEL BUILDING ENTRY / EXIT
- MAIN LEVEL PRIVATE BUILDING ENTRY / EXIT

0 1 2 3 4 5 6 7 8 9 10m
SCALE: 1:100

NORTH

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NO.	DATE	DESCRIPTION
4	OCT 26/19	ISSUED FOR DP APPLICATION
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1	OCT 11/19	ISSUED FOR REVIEW

BENCH

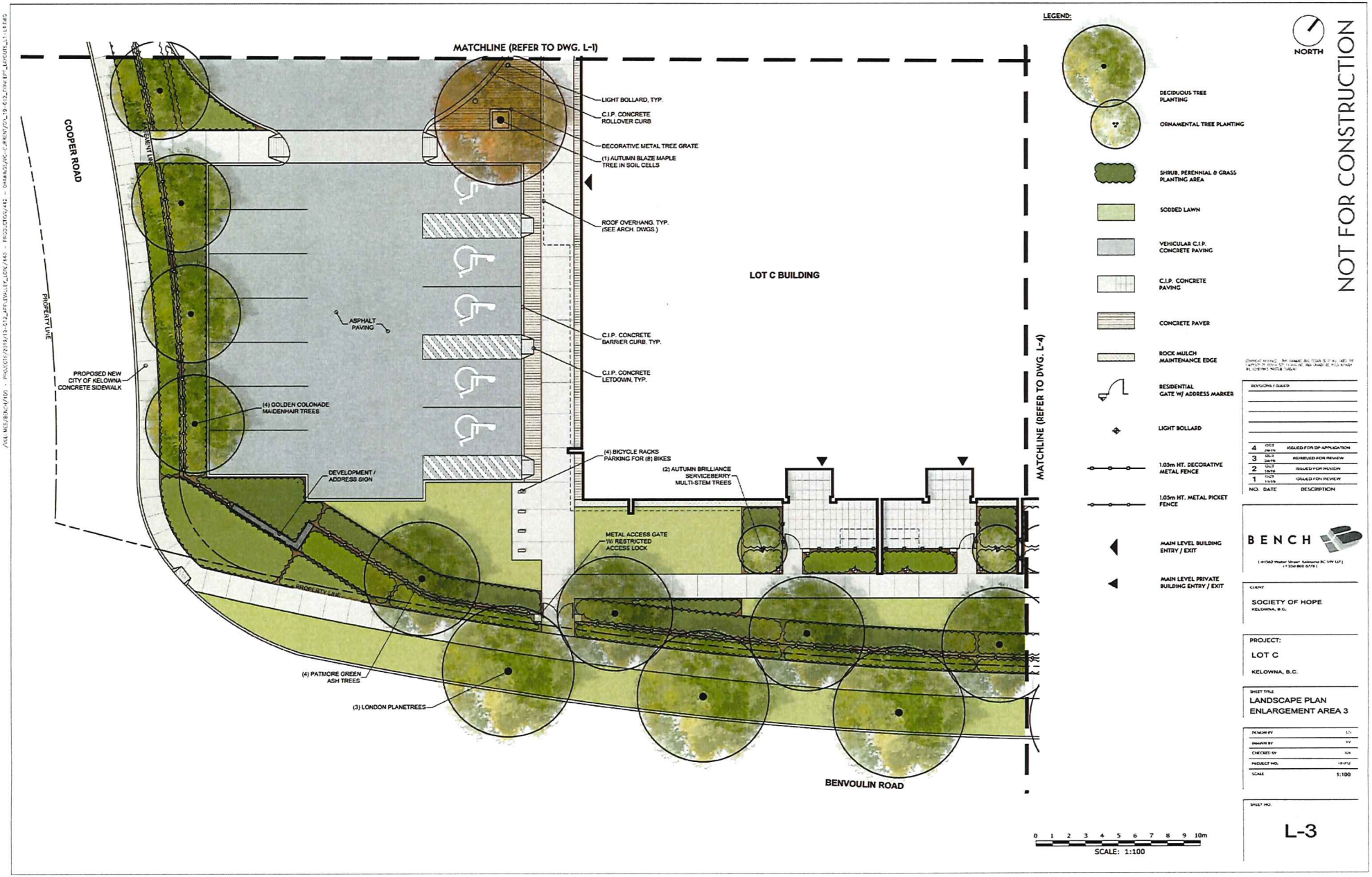
CLIENT
SOCIETY OF HOPE
KELOWNA, B.C.

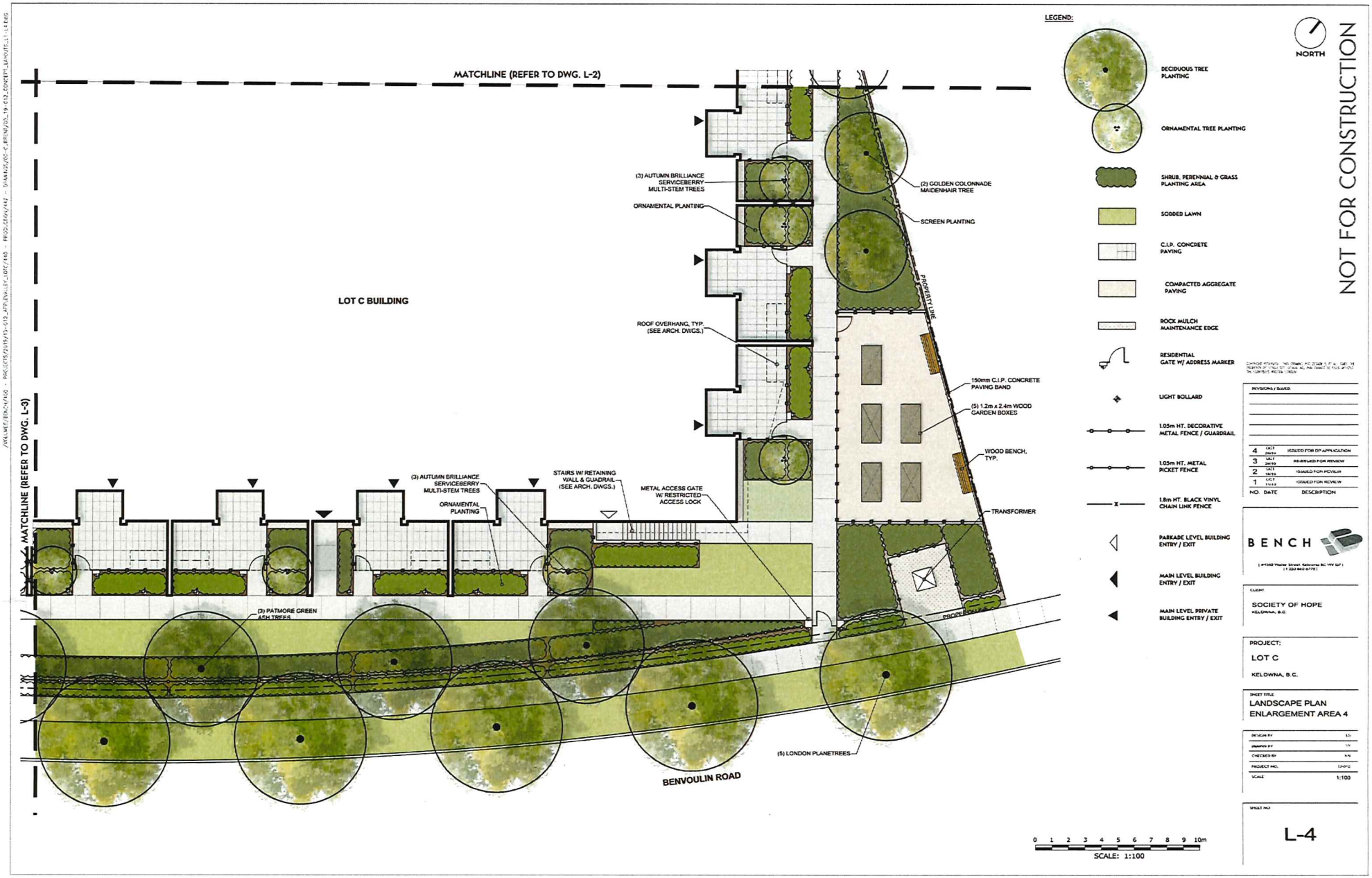
PROJECT:
LOT C
KELOWNA, B.C.

SHEET TITLE
LANDSCAPE PLAN
ENLARGEMENT AREA 2

DESIGN BY	
DRAWN BY	
CHECKED BY	
PROJECT NO.	19-012
SCALE	1:100

SHEET NO
L-2


MATCHLINE (REFER TO DWG. L-1)
COOPER ROAD
PROPERTY LINE
EASEMENT LINE
PROPOSED NEW CITY OF KELOWNA CONCRETE SIDEWALK
ASPHALT PAVING
(4) GOLDEN COLONADE MAIDENHAIR TREES
DEVELOPMENT / ADDRESS SIGN
LIGHT BOLLARD, TYP.
C.I.P. CONCRETE ROLLOVER CURB
DECORATIVE METAL TREE GRATE
(1) AUTUMN BLAZE MAPLE TREE IN SOIL CELLS
ROOF OVERHANG, TYP. (SEE ARCH. DWGS.)
LOT C BUILDING
C.I.P. CONCRETE BARRIER CURB, TYP.
C.I.P. CONCRETE LETDOWN, TYP.
(4) BICYCLE RACKS PARKING FOR (8) BIKES
(2) AUTUMN BRILLIANCE SERVICEBERRY MULTI-STEM TREES
METAL ACCESS GATE W/ RESTRICTED ACCESS LOCK
(4) PATMORE GREEN ASH TREES
(3) LONDON PLANETREES
BENVOULIN ROAD
MATCHLINE (REFER TO DWG. L-4)
LEGEND:
DECIDUOUS TREE PLANTING
ORNAMENTAL TREE PLANTING
SHRUB, PERENNIAL & GRASS PLANTING AREA
SODDED LAWN
VEHICULAR C.I.P. CONCRETE PAVING
C.I.P. CONCRETE PAVING
CONCRETE PAVER
ROCK MULCH MAINTENANCE EDGE
RESIDENTIAL GATE W/ ADDRESS MARKER
LIGHT BOLLARD
1.05m HT. DECORATIVE METAL FENCE
1.05m HT. METAL PICKET FENCE
MAIN LEVEL BUILDING ENTRY / EXIT
MAIN LEVEL PRIVATE BUILDING ENTRY / EXIT
NORTH
NOT FOR CONSTRUCTION
REVISIONS / ISSUED
4 OCT 28/19 ISSUED FOR DP APPLICATION
3 SEPT 26/19 REISSUED FOR REVIEW
2 SEPT 18/19 ISSUED FOR REVIEW
1 AUG 1/19 ISSUED FOR REVIEW
NO. DATE DESCRIPTION
BENCH
CLIENT
SOCIETY OF HOPE
KELOWNA, B.C.
PROJECT:
LOT C
KELOWNA, B.C.
SHEET TITLE
LANDSCAPE PLAN
ENLARGEMENT AREA 3
DESIGN BY LS
DRAWN BY YV
CHECKED BY NN
PROJECT NO. 19-012
SCALE 1:100
SHEET NO.
L-3
0 1 2 3 4 5 6 7 8 9 10m
SCALE: 1:100


MATCHLINE (REFER TO DWG. L-2)
MATCHLINE (REFER TO DWG. L-3)
LOT C BUILDING
(3) AUTUMN BRILLIANCE SERVICEBERRY MULTI-STEM TREES
ORNAMENTAL PLANTING
ROOF OVERHANG, TYP. (SEE ARCH. DWGS.)
(2) GOLDEN COLONNADE MAIDENHAIR TREE
SCREEN PLANTING
PROPERTY LINE
150mm C.I.P. CONCRETE PAVING BAND
(5) 1.2m x 2.4m WOOD GARDEN BOXES
WOOD BENCH, TYP.
TRANSFORMER
STAIRS W/ RETAINING WALL & GUADRAIL (SEE ARCH. DWGS.)
METAL ACCESS GATE W/ RESTRICTED ACCESS LOCK
(3) PATMORE GREEN ASH TREES
(5) LONDON PLANETREES
BENVOULIN ROAD
LEGEND:
DECIDUOUS TREE PLANTING
ORNAMENTAL TREE PLANTING
SHRUB, PERENNIAL & GRASS PLANTING AREA
SODDED LAWN
C.I.P. CONCRETE PAVING
COMPACTED AGGREGATE PAVING
ROCK MULCH MAINTENANCE EDGE
RESIDENTIAL GATE W/ ADDRESS MARKER
LIGHT BOLLARD
1.05m HT. DECORATIVE METAL FENCE / GUARDRAIL
1.05m HT. METAL PICKET FENCE
1.8m HT. BLACK VINYL CHAIN LINK FENCE
PARKADE LEVEL BUILDING ENTRY / EXIT
MAIN LEVEL BUILDING ENTRY / EXIT
MAIN LEVEL PRIVATE BUILDING ENTRY / EXIT
NORTH
NOT FOR CONSTRUCTION
0 1 2 3 4 5 6 7 8 9 10m
SCALE: 1:100
REVISIONS / ISSUES
4 OCT 2019 ISSUED FOR DP APPLICATION
3 SEPT 2019 REISSUED FOR REVIEW
2 OCT 2018 ISSUED FOR REVIEW
1 OCT 2018 ISSUED FOR REVIEW
NO. DATE DESCRIPTION
BENCH
CLIENT
SOCIETY OF HOPE
KELOWNA, B.C.
PROJECT:
LOT C
KELOWNA, B.C.
SHEET TITLE
LANDSCAPE PLAN
ENLARGEMENT AREA 4
DESIGN BY
DRAWN BY
CHECKED BY
PROJECT NO.
SCALE 1:100
SHEET NO.
L-4

Notes:

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All drawings shall be read in conjunction with specifications and consultant details.

All work shall be carried out in accordance with Canadian standards, specifications, BC Building Code (2018 edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawings sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to the architect.

Seal

REGISTERED ARCHITECT PAUL M. SCHUSTER BRITISH COLUMBIA

2019-11-01

this document is:

- [x] NOT controlled. Revisions may be made without notice.
- [ ] A CONTROLLED document. Revisions will be advised.

- [x] The first issue of the document.
- [ ] A complete revision. Remove previous issues from use.
- [ ] A partial revision. Remove previous issues of corresponding sheets / pages from use.
- [x] Not for Construction.

NOT FOR CONSTRUCTION

No.	Date	Description
1	20191104	ISSUED FOR DP

Revisions

NOVATION ARCHITECTURE
302 - 2237 LECKIE ROAD
KELOWNA BC V1X 6Y5

project title

Lot C

DISTRICT LOT 128 AND 142 ODYD PLAN KAP89861

2175 BENVOULIN ROAD, KELOWNA, BC

project no. 1833

drawing title

VISUALIZATIONS

designed	PS	scale
drawn	BD	
checked	PS	

drawing no.

A0.01

plotted 01/11/2019 2:53:40 PM

Project File Name and Location: \\SERVER1\shared\Novation Design Studio\Projects\1833_Lot C\Working Drawings\Revit\dwg\Lot C.rvt

SCHEDULE "B"

Revitalization Tax Exemption Agreement

THIS AGREEMENT dated for reference the ___ day of _____, 20___ is

BETWEEN:

1017476 BC Ltd.
1700 – 1631 Dickson Avenue
Kelowna, BC
V1Y 0B5
(the "Owner")

AND:

CITY OF KELOWNA
1435 Water Street,
Kelowna, B.C.
V1Y 1J4

(the "City")

GIVEN THAT:

A. The Owner is the registered owner in fee simple of lands in the City of Kelowna at *1720 Richter Street* ('Building E') legally described as *Lot 1 District Lot 139 Osoyoos Division Yale District Plan KAP92715 Except Part in Plan EPP113155* (the "Parcel");

B. Council has established a revitalization tax exemption program and has included within the Revitalization Tax Exemption Program Bylaw No. 12561 the designation of areas which include the Parcel as a revitalization area; and

C. The Owner proposes to construct new improvements on the Parcel as described in Appendix "A" attached to and forming part of this agreement (the "Project") and has applied to the City to take part in the revitalization tax exemption program in respect of the Project and the City has agreed to accept the Project under the program;

THIS AGREEMENT is evidence that in consideration of the promises exchanged below, the Owner and the City covenant and agree each with the other as follows:

1. **The Project** – the Owner will use its best efforts to ensure that the Project is constructed, maintained, operated and used in a fashion that will be consistent with and will foster the objectives of the revitalization tax exemption program, as outlined in the Revitalization Tax Exemption Program Bylaw No. 12561. Without limiting the generality of the foregoing, the Owner covenants to use its best efforts to ensure that the Project will:

    a. *Construct a 132 rental unit apartment building in 6 storeys with a net residential area of 4,121m² and a gross area (including commercial units – not part of this exemption) of 4508m². The project shares a parkade with adjacent buildings.*

2. **Operation and Maintenance of the Project** – throughout the term of this agreement, the Owner shall operate, repair and maintain the Project and will keep the Project in a state of good repair as a prudent owner would do.

3. **Revitalization Amount** – In this agreement, "**Revitalization Amount**" means the municipal portion of property tax calculated in relation to the increase in the assessed value of improvements on the Parcel resulting from the construction of the Project as described in section 1;

4. **Revitalization Tax Exemption** – subject to fulfilment of the conditions set out in this agreement and in "Revitalization Tax Exemption Program Bylaw No. 12561", the City shall issue a revitalization tax exemption certificate (the "Tax Exemption Certificate") to the British Columbia Assessment Authority entitling the Owner to a property tax exemption in respect of the property taxes due (not including local service taxes) in relation to the Revitalization Amount on the Parcel (the "Tax Exemption") for the calendar year(s) set out in the Tax Exemption Certificate .

5. **Conditions** – the following conditions shall be fulfilled before the City will issue a Tax Exemption Certificate to the Owner in respect of the Project:

   a. The Owner must complete or cause to be completed construction of the Project in a good and workmanlike fashion and in strict compliance with the building permit and the plans and specifications attached hereto as Appendix "A";

   b. The completed Project must substantially satisfy the performance criteria set out in the Restrictive Covenant contained in Appendix "B" hereto, as determined by the City's Development Planning Manager or designate, in their sole discretion, acting reasonably; and

   c. The Owner must submit a copy of the Occupancy Permit and Title Certificate to the City of Kelowna's Revenue Branch within 48 months from the date the Agreement is executed by Council.

6. **Calculation of Revitalization Tax Exemption** – the amount of the Tax Exemption shall be equal to

   a) For Purpose-Built Rental Housing Projects within the Core Area, Glenmore Valley Village Centre and University South Village Centre as identified in Schedule A, 100% of the Revitalization Amount on the parcel which can be attributed to residential land uses.

7. **Term of Tax Exemption** – provided the requirements of this agreement, and of the Revitalization Tax Exemption Program Bylaw No. 12561, are met the Tax Exemption shall be for 10 years after the BC Assessment Authority validates the Tax Exemption Certificate issued by the City of Kelowna's Revenue Branch.,

8. **Compliance with Laws** – the Owner shall construct the Project and, at all times during the term of the Tax Exemption or any renewal term, use and occupy the Parcel and the Project in compliance with all statutes, laws, regulations and orders of any authority having jurisdiction and, without limiting the generality of the foregoing, all federal, provincial, or municipal laws or statutes or bylaws, including all the rules regulations policies guidelines criteria or the like made under or pursuant to any such laws.

9. **Effect of Stratification** – if the Owner stratifies the Parcel under the Strata Property Act, then the Tax Exemption shall be prorated among the strata lots in accordance with the unit entitlement of each strata lot for:

   a. the current and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office before May 1; or

   b. for the next calendar year and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office after May 1;

so long as, if the Project is the subject of an operating agreement between the Owner and the Provincial Rental Housing Corporation, the Owner is in compliance with the operating agreement. The Owner agrees to provide written confirmation to the City regarding the Owner's compliance with the said operating agreement, satisfactory to the City, upon the City's reasonable inquiry.

10. **Termination of the agreement -** the revitalization tax exemption agreement will be valid for 48 months from the date the agreement is executed by Council. If the conditions for issuance of a Tax Exemption Certificate have not been met during this term, the owner may request a renewal term to this agreement or the agreement will be terminated.

11. **Cancellation** – the City may in its sole discretion cancel the Tax Exemption Certificate at any time:

    a. on the written request of the Owner;

    b. effective immediately upon delivery of a notice of cancellation to the Owner if at any time any of the conditions in the Tax Exemption Certificate are not met; or

    c. If the Owner is subject to an operating agreement with the Provincial Rental Housing Corporation and is not in compliance with the operating agreement.

    If such cancellation occurs, the Owner of the Parcel for which the Tax Exemption Certificate was issued will remit to the City an amount equal to the value of any Tax Exemption received after the cancellation of the Tax Exemption Certificate.

12. **No Refund** – for greater certainty, under no circumstances will the Owner be entitled under the City's revitalization tax exemption program to any cash credit, any carry forward tax exemption credit or any refund for any property taxes paid.

13. **Notices** – any notice or other writing required or permitted to be given hereunder or for the purposes hereof to any party shall be sufficiently given if delivered by hand or posted on the Parcel, or if sent by prepaid registered mail (Express Post) or if transmitted by facsimile to such party:

    a. in the case of a notice to the City, at:

    THE CITY OF KELOWNA
    1435 Water Street,
    Kelowna, B.C.
    V1Y 1J4

    Attention:
    Phone: Email:

    b. in the case of a notice to the Owner, at:

    1017476 BC Ltd.
    1700 – 1631 Dickson Avenue
    Kelowna, BC
    V1Y 0B5

    Attention: Dave Henwood, CFO Stober Group
    Phone: 250-763-2305
    Email: dhenwood@stobergroup.com

Or at such other address as the party to whom such notice or other writing is to be given shall have last notified the party giving the same.

14. **No Assignment** – the Owner shall not assign its interest in this agreement except to a subsequent owner in fee simple of the Parcel.

15. **Severance** – if any portion of this agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this agreement.

16. **Interpretation** – wherever the singular or masculine is used in this agreement, the same shall be construed as meaning the plural, the feminine or body corporate where the context or the parties thereto so require.

17. **Further Assurances** – the parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this agreement.

18. **Waiver** – waiver by the City of a default by the Owner shall be in writing and shall not be deemed to be a waiver of any subsequent or other default.

19. **Powers Preserved** – this agreement does not:

    a. Affect or limit the discretion, rights or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Parcel;
    b. Affect or limit any enactment relating to the use or subdivision of the Parcel; or
    c. Relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Parcel and without limitation shall not confer directly or indirectly any exemption or right of set-off from development cost charges, connection charges, application fees, user fees or other rates, levies or charges payable under any bylaw of the City.

20. **Reference** – every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, assigns, servants, employees, agents, contractors, officers, licensees and invitees of such party, wherever the context so requires or allows.

21. **Enurement** – this agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

22. Any construction of a new improvement or alteration of an existing improvement as of this bylaw undertaken prior to the application for a Revitalization Tax Exemption will not be eligible for consideration

23. The maximum Revitalization Tax Exemption authorized under this Bylaw must not exceed the Revitalization Amount on the Property between:

    a. the calendar year before the construction or alteration began, as outlined under Section 1 of this agreement; and
    a. the calendar year in which the construction or alteration, as outlined under Section 1 of this agreement, is completed.

24. The Property's assessed value of improvements must not be reduced below the amount assessed in the calendar year prior to construction or alteration, as a result of the Revitalization Tax Exemption.

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the day and year first above written.

Executed by the CITY OF KELOWNA by
Its authorized signatories:

_____
Mayor

_____
City Clerk

Executed by 1017476 BC Ltd. by its Authorized signatories:

_____
Name:

_____
Name:

Appendix "A": Plans and Specifications
Appendix "B": Restrictive Covenant (Purpose Built Rental Housing Only)

SCHEDULE "C"
Tax Exemption Certificate

Revitalization Tax Exemption Agreement No.	
Building Permit No.	
Date of Issuance by Revenue Department	

In accordance with the Revitalization Tax Exemption Program Bylaw No. 12561 (the "Bylaw"), and in accordance with a Revitalization Tax Exemption Agreement dated for reference the ____ day of _____, 20__ (the "Agreement") entered into between the City of Kelowna (the "City") and _____ (the "Owner"), the registered owner(s) of [insert legal description of property] _____ (the "Parcel):

A) This certificate certifies that the Parcel is subject to a Revitalization Tax Exemption, for each of the taxation years 20__ to 20__ inclusive, equal to [choose one from below and insert applicable wording]:

1. "Tax Incentive Area 1", 100% of the Revitalization Amount attributed to Building Permit No _____ between 20¬¬__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued);

2. "Tax Incentive Area 2,"

   a. 100% of the Revitalization Amount attributed to Building Permit No _____ between 20¬¬__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued);

   b. 75% of the Revitalization Amount attributed to Building Permit No _____ between 20¬¬__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued) which can be attributed to a residential land use,

   c. and/or 50% of the Revitalization Amount attributed to Building Permit No _____ between 20¬¬__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued) which can be attributed to a commercial land use;

3. "Tax Incentive Area 3," 100% of the Revitalization Amount attributed to Building Permit No _____ between 20¬¬__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued);

4. Purpose-Built Rental Housing Project, 100% of the Revitalization Amount attributed to Building Permit No _____ between 20¬¬__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued).

B) Any construction of a new improvement or alteration of an existing improvement, on the Parcel described above, undertaken prior to the application for a Revitalization Tax Exemption will not be eligible for consideration;

C) The maximum Revitalization Tax Exemption authorized must not exceed the increase in the assessed value of improvements on the property resulting from the construction or alterations attributed to Building Permit No

_____ between 20¬¬__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued);

D) The Property's assessed value of improvements must not be reduced below the amount assessed in the calendar year prior to construction or alteration, as a result of the Revitalization Tax Exemption.

E) The Revitalization Tax Exemption is provided under the following conditions:

1. The Owner does not breach any term, condition or provision of, and performs all obligations set out in, the Agreement and the Bylaw;
2. The Owner has not sold all or any portion of his or her equitable or legal fee simple interest in the Parcel without the transferee taking an assignment of the Agreement, and agreeing to be bound by it;
3. The Owner, or a successor in title to the Owner, has not allowed the property taxes for the Parcel to go into arrears or to become delinquent;
4. The Exempt Use (as defined in the Agreement) of the Project is not discontinued.

F) If the Owner is subject to an operating agreement with the Provincial Rental Housing Corporation, the owner must comply with the terms of the operating agreement with the Provincial Rental Housing Corporation.

G) If any of these conditions are not met, the Council of the City of Kelowna may cancel this Revitalization Tax Exemption Certificate. If such cancellation occurs, the Owner of the Parcel, or a successor in title to the Owner as the case may be, shall remit to the City an amount equal to the value of the exemption received after the date of the cancellation of the certificate.

P:\2019\19M-00693-00 CENTRAL GREEN BUILDING E DP\3_TECH\3_CAD\D\3_SHEETS\51\16\23-900_LDP_BLDG_E+A+PLAZA.DWG

SCHEDULE C
This forms part of application
DP19-0217
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING

1 LDP 1 OVERALL LANDSCAPE PLAN
SCALE: 1:250

NORTH

0 1 2 5 10m
SCALE 1:250

REVISIONS / ISSUED		
1	JAN 08 / 21	ISSUED FOR DP
NO.	DATE	DESCRIPTION

PROJECT
CENTRAL GREEN - BUILDING A, E & PLAZA

CLIENT
AL STOBER CONSTUCTION

CONSULTANT

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THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND IMMEDIATELY REPORT ANY ERRORS OR OMISSIONS TO WSP CANADA GROUP LTD. (DO NOT SCALE DRAWINGS)

THIS DRAWING SUPERSEDES PREVIOUS ISSUES.

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DESIGN BY	RF
DRAWN BY	BL
CHECKED BY	RF
PROJECT #	19M-00693
SCALE	1:250

SHEET TITLE
OVERALL PLAN

SHEET NO.
LDP 1 OF 11

FLOOR AREAS - BLDG A

NFA CRU

	±sf	±sm
CRU - 1	1,537	143
CRU - 2	2,695	250
Subtotal	4,232	393

NFA RESIDENTIAL

	UNIT TYPES	UNIT ±sf	UNIT ±sm	UNIT COUNT	TOTAL ±sm
1 B	A	588	54.6	15	819
1 B	A1	609	56.6	0	0
STUDIO	A2	488	45.3	0	0
STUDIO	A3	397	36.9	0	0
1 B	A4	580	53.9	0	0
MICRO	A5	312	29.0	20	580
1 B	A6	684	63.5	0	0
MICRO	A7	320	29.7	0	0
1 B	A8	561	52.1	0	0
STUDIO	A9	433	40.2	4	161
STUDIO	A10	465	43.2	10	432
1 B	A11	525	48.8	4	195
1 B	A12	570	53.0	5	265
1 B+D	B	712	66.1	0	0
1 B+D	B1	698	64.8	0	0
1 B+D	B2	717	66.6	0	0
1 B+D	B3	758	70.4	5	352
1 B+D	B4	720	66.9	10	669
2 B	C	992	92.2	0	0
2 B	C1	920	85.5	4	342
2 B	C2	924	85.8	0	0
2 B	C3	908	84.4	0	0
2 B	C4	823	76.5	4	306
RESIDENTIAL				81	4,121
CRU - 1					140
CRU - 2					248
CRU + RESIDENTIAL					4,508

GFA	±sf	±sm
Level 1	13,248	1,231
Level 2	9,540	886
Level 3	10,960	1,018
Level 4	10,960	1,018
Level 5	10,960	1,018
Level 6	10,960	1,018
Level 1 - parkade	8313	772

FLOOR AREAS - BLDG E

NFA RESIDENTIAL

	UNIT TYPES	UNIT ±sf	UNIT ±sm	UNIT COUNT	TOTAL ±sm
1 B	A	588	54.6	12	655
1 B	A1	609	56.6	12	679
STUDIO	A2	488	45.3	12	544
STUDIO	A3	397	36.9	6	221
1 B	A4	580	53.9	6	323
MICRO	A5	312	29.0	24	696
1 B	A6	684	63.5	5	318
MICRO	A7	347	32.2	8	258
1 B	A8	596	55.4	1	55
STUDIO	A9	433	40.2	0	0
STUDIO	A10	465	43.2	0	0
1 B	A11	525	48.8	0	0
1 B	A12	570	53.0	0	0
1 B+D	B	712	66.1	6	397
1 B+D	B1	698	64.8	12	778
1 B+D	B2	700	65.0	12	780
1 B+D	B3	758	70.4	0	0
1 B+D	B4	720	66.9	0	0
2 B	C	992	92.2	6	553
2 B	C1	920	85.5	0	0
2 B	C2	924	85.8	6	515
2 B	C3	921	85.6	4	342
2 B	C4	823	76.5	0	0
RESIDENTIAL				132	7,115

GFA	±sf	±sm
Level 1	15,150	1,407
Level 2	14,965	1,390
Level 3	15,260	1,418
Level 4	15,260	1,418
Level 5	15,260	1,418
Level 6	15,260	1,418
Level 0 - total parkade	51,546	4,789

PRIVATE OPEN SPACE

BUILDING E

REQUIRED				PROVIDED		
type	sm	# unit	sm		indoor (sm)	outdoor (sm)
bachelor	7	50	350	level 1	290	0
1 bed	12	36	432	level 2	226	
2 bed	18	46	828	level 3	183	
				level 4	183	
total		132	1,610	level 5	183	
				level 6	183	
				Total	1,249	0

BUILDING A

REQUIRED				PROVIDED		
type	sm	# unit	sm		indoor (sm)	outdoor (sm)
bachelor	7	34	238	level 1	0	0
1 bed	12	24	288	level 2	161	
2 bed	18	23	414	level 3	131	
				level 4	131	
total		81	940	level 5	131	
				level 6	131	
				Total	683	0

BUILDING (S) SETBACKS (m):

NORTH (HARVEY AVE.)	0.0m	Building F	±4.5m min to residential
		Building B	±4.5m min to residential
		Building E	±4.5m min to residential
		Building A	±4.5m min to residential
SOUTH (REAR)	0.0m	Building F	±4.6 to residential
		Building B	0m (Parkade to PL) 10.8m (Bldg B to PL)
		Building E	±14.2m (Bldg E to PL)
		Building A	±9.6m (Bldg A to Bldg B)
WEST (SIDE)	3.0m	Building F	±8.1m (to Bldg B)
		Building B	±0.53m (Parkade to PL) ±8.1m (Bldg B to Bldg F)
		Building E	±3.19m to residential
		Building A	±20.3m (Bldg A to Bldg E)
EAST (RICHTER AVE.)	0.0m	Building F	±87.2m (Bldg F to PL)
		Building B	±5.0m (Parkade to PL) ±3.05m (Townhouse to PL)
		Building E	±22.0m (Bldg E to Bldg A)
		Building A	±4.1m (Bldg A to PL)
DAYLIGHT ANGLE (IF A TOWER)	N/A	N/A	
PODIUM HEIGHT (IF PROPOSED)	N/A	N/A	
FLOOR PLATE SIZE (IF REQUIRED)	N/A	N/A	

PARKING CALCULATIONS

REQUIRED

STALL SIZE	WIDTH		LENGTH		HEIGHT		PARKING RATIO	
							required	Provide
FULL SIZE STALL	8'-3"	2.5m	19'-8"	6.0m	6'-6"	2.0m	-	-
MEDIUM SIZE STALL (40% max)	7'-6"	2.3m	15'-9"	4.8m			max 143.3	70
COMPACT SIZE STALL (10% max)	6'-6"	2.0m	11'-2"	3.4m			max 35.8	22
DISABLED STALL	12'-2"	3.7m	19'-8"	6.0m			4	6
DRIVE AISLES (2-way 90° pkg)	23'-0"	7.0m						

PARKING REQUIREMENTS:

	BUILDING E		BUILDING A		BUILDING F		BUILDING B		
	no of unit	no of stall	no of unit	no of stall	no of unit	no of stall	no of unit	no of stall	
0.75 stall per bachelor	50	37.5	39	29.25					
0.9 stall per 1 bed	36	32.4	19	17.10					
1.0 stall per 2 & 3 bed	46	46.0	24	24.00					
cru (1 stall per 100sm)			398sm	3.98					
Total unit	132		82		80		108		402
Total no of stall required		115.90		74.33		70.25		96.75	357.23

PROVIDED

	no of stall
Parkade Phase 1	203
Parkade Phase 2	149
L1 Parkade CG-A	23
Sub-total	375
stalls on grade	14
Total	389 (include 56 visitor parking)

Summary of Visitor Parking	
no of unit	402
visitor (0.14 per unit)	56.28
REQUIRED	56
stalls on grade	14
L1 Parkade CG-A	23
Parkade Phase 2	19
PROVIDED	56

ZONING SUMMARY

BUILDING E & BUILDING A

ADDRESS	Building E: 1720 Richter Street Kelowna
	Building A: 1710 Richter Street Kelowna
LEGAL DESCRIPTION	LOT 1, Plan 92715
DEVELOPMENT PERMIT AREA	CENTRAL GREEN DEVELOPMENT PERMIT AREA
EXISTING ZONING	CD22 CENTRAL GREEN COMPREHENSIVE ZONE
EXISTING LEGAL USE	2 EXISTING RENTAL BUILDINGS ON PARKADE
GRADES	EXISTING AVERAGE - LEVEL FINISH AVERAGE - LEVEL
NUMBER OF BUILDINGS	BUILDING F: 5 STOREY RENTAL BUILDING OVER PARKADE
	BUILDING B: 5 STOREY RENTAL BUILDING OVER PARKADE
	BUILDING E: 6 STOREY RENTAL BUILDING OVER PARKADE
	BUILDING A: 6 STOREY RENTAL BUILDING OVER PARKADE

CRITERIA FOR ALL TYPES OF APPLICATION:	CD22 CENTRAL GREEN COMPREHENSIVE ZONE	
	ZONING	PROPOSAL
SITE AREA (sm)	14,375	14,375
SITE WIDTH (m)	N/A	N/A
SITE DEPTH (m)	N/A	N/A
OFF-STREET PARKING	357 stalls	389 stalls

PRIVATE OPEN SPACE

bachelor = 7 sm
1-bed = 12 sm
2- bed = 18 sm

		Landscape		7,561 sm
Building F	955 sm	Building F	391 sm	
Building B	1,269 sm	Building B	904 sm	
Building E	1,610 sm	Building E	1,249 sm	
Building A	940 sm	Building A	683 sm	
		Subtotal		3,228 sm
Total	4,774 sm		Total	10,788 sm

HEIGHT OF BUILDING (S)/# OF STOREYS

72m MAX.

Building F	±20.5m / 5 storeys
Building B	±20.5m / 5 storeys
Building E	±22.7m / 6 storeys
Building A	±22.7m / 6 storeys

COVERAGE

SITE COVERAGE OF BUILDING(S) (%)

50% max.

Building F - Level 1	1,026 / 14,375 = 7.1± %
Building B - Level 1	1,439 / 14,375 = 10± %
Building E - Level 1	1,407 / 14,375 = 9.8± %
Building A - Level 1	1,225 / 14,375 = 8.5± %
Total	35.4±%

SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	N/A	N/A

ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS:	CD22 CENTRAL GREEN COMPREHENSIVE ZONE	
	ZONING STANDARD	PROPOSAL
NUMBER OF BICYCLE PARKING SPACES	Class I: 0.5 per dwelling unit x 402 units Total = 201 bikes min. Class II: 0.1 per dwelling unit x 402 units Total = 40.2 bikes min.	Class I: 201 bike racks within parkade Class II: 41 stall bike racks
NUMBER OF LOADING SPACES	N/A	N/A
DRIVE AISLE WIDTH (m) (IF PROPOSED)	7.0m	6.0m / 7.0m
SETBACKS TO PARKING (m):		
NORTH (FRONT,HARVEY AVE.)	N/A	N/A
SOUTH (REAR)	N/A	N/A
WEST (SIDE)	3.0m	3.0m
EAST (SIDE,RICHTER AVE.)	N/A	N/A

FLOOR AREA NET	± 57,500sm max. net area		
		Building F	4,082 sm
		Building B	5,737 sm
		Building E	7,115 sm
		Building A	4,508 sm
		Total	21,442 sm

FAR

FLOOR AREA RATIO

4.0 max.

21,442 / 14,375
= 1.49

2022-10-21
IFGR

No.	Date	Revision
13	2022-07-06	ISSUED FOR PROCUREMENT
14	2022-07-29	ISSUED FOR PRICING
15	2022-09-28	ISSUED FOR OWNER REVIEW
16	2022-10-21	IFGR

No.	Date	Revision
7	2021-11-15	ISSUED FOR BP
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9	2021-12-22	ISSUED FOR PARSONS
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11	2022-02-25	CGE IFC
12	2022-05-12	REVISED WINDOWS

No.	Date	Revision
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3	2020-12-22	PHASE 1 PARKADE BP
4	2021-03-31	PHASE 1 PARKADE IF PRICING
5	2021-07-15	BLDG. E - BP SUBMISSION
6	2021-08-20	PHASE 1 PARKADE IFC

Project Title
CGE & PARKADE

STOBER GROUP

Consultant Seal

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Job No.	m+m 16-1726
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Drawn	SN
Checked	JM

Drawing Title
ZONING SUMMARY

Drawing Number
A1.01

DRAWINGS ARE NOT TO BE SCALED.
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BLDG E

BUILDING CODE REVIEW (BUILDING E)

OCCUPANCY	BUILDING E GROUP C		PARKADE: GROUP F3 (LEVEL 0)
ARTICLE	3.2.2.50		3.2.2.80
NO. OF STOREYS	6 STOREY		1
NO. OF STREETS FACING	2		1
BUILDING AREAS:	PROPOSED	CODE MAXIMUM	CODE MAXIMUM
	±1,451sm	1,500sm/comp. 3.2.2.50 (I)	UNLIMITED
CONSTRUCTION TYPE	COMBUSTIBLE		NON-COMBUST.
SPRINKLERED	YES		YES
ASSEMBLY RATINGS:			
FLOOR	1 HR (LEVEL 1-6)		2 HR
WALLS / BEARING STRUCTURE	1 HR (LEVEL 1-6)		2 HR
ROOFS	1 HR		2 HR

NOTE: PARKADE (LEVEL 0) TO BE CONSIDERED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2

FIRE PROTECTION: 3.2.4./ 3.2.5./ 3.2.6.

LOCATION OF HYDRANT TO SIAMESE CONNECTION	45 m MAX.	3.2.5.5.
STANDPIPE/HOSE	YES (IN EACH STAIR SHAFT)	3.2.5.8.
SPRINKLERED	YES	
FIRE ALARM SYSTEM	YES	3.2.4.1.
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

REQUIRED FIRE SEPARATIONS 3.1.3.1.

TENANTS / MAJOR OCCUPANCIES		
GROUP C TO C	1 HR	3.3.1.1.
GROUP F3 TO C	2 HR	3.2.1.2.
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	

BUILDING FIRE SAFETY

SOFFIT PROTECTION	N/A (SPRINKLERED)	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES	N/A	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.
ATTIC FIRESTOPS	N/A	3.1.11.
MAX. ATTIC AREA	N/A	3.1.11.5.
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.

OCCUPANT LOAD TABLE 3.1.17.1.

PARKADE LEVEL:	46sm / PERSON X 4,789 sm	104 PERSONS
RESID. LEVELS :		
LEVEL 1	2 PERSONS/SLEEPING RMS x 21 RMS	42 PERSONS
LEVEL 2	2 PERSONS/SLEEPING RMS x 23 RMS	46 PERSONS
LEVEL 3 TO 6	2 PERSONS/SLEEPING RMS x 27 RMS	54 PERSONS PER FLOOR

ENERGY EFFICIENCY: LEED V4

ENERGY REPORT ARE PREPARED BY FALCON ENGINEERING
ASHRAE NAMED
INTERPRETATION IC 90.1-2010-26 OF ANSI / ASHRAE / IES
STANDARD 90.1-2010
ENERGY STANDARD FOR BUILDINGS EXCEPT
LOW-RISE RESIDENTIAL BUILDINGS

ENERGY EFFICIENCY: 10.2 ENERGY

ENERGY REPORT ARE PREPARED BY FALCON ENGINEERING
ASHRAE STANDARD 90.1-2016

EXIT FACILITIES 3.1 TO 3.6

REQUIRED EXITS	2 MIN. PER FLOOR	
	REQUIRED WIDTHS	PROVIDED WIDTHS
	min. 800mm door width as per 3.4.3.2.(A)	
	min. 1100mm stair width as per 3.4.3.2.(A)	
PARKADE LEVEL 0:	6.1mm/ person x 104 persons = 800 mm MIN.	4 doors @ 3'-0" = 12'-0" (3656mm)
RESIDENTIAL LEVELS:		
LEVEL 1 - 6 (doors)	6.1mm /person x 54 persons max = 800 mm MIN.	min. 2 doors @ 3'-0" width per floor = 6'-0" (1829mm)
LEVEL 1 - 6 (stairs)	8.0mm /person x 54 persons max = 1100 mm MIN.	min. 2 stairs @ 3'-10" width per floor = 7'-8" (2337mm)
EXIT THROUGH LOBBY	yes	3.4.4.2.
PANIC HARDWARE REQ'D	yes (at exterior stair & lobby doors)	3.4.6.16.(2)
EXIT EXPOSURE	ok	3.2.3.13.
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
EXIT RATINGS REQUIRED:		
STAIR SHAFTS	1 HR (2 HR @ Parkade / CRU)	3.4.4.1.
CORRIDORS	1 HR	3.3.2.6.(4)

ACCESSIBILITY REQUIREMENTS 3.8.

	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	NO	YES
ACCESSIBLE WASHROOM	NO	NO

WASHROOM FIXTURES REQUIREMENTS

MIN. 1 REQ'D./ DWELLING UNIT 3.7.2.2.(11)

SPATIAL SEPARATION: 3.2.3.1.D

	NORTH/SOUTH WALLS	WEST WALL
WALL AREA	window openings & walls construction un-restricted. limiting distance exceeds 8.0m in all cases. or building faces a street in accordance with 3.2.3.10.(2)	± 21.0 sm
OPENING AREA		± 1.4 sm
% PROVIDED		± 6.6 %
LIMITING DISTANCE		± 3.19 m
% PERMITTED		± 60 %
CONSTRUCTION TYPE		COMBUST.
CLADDING MATERIAL		NON-COMBUST.
REQUIRED RATINGS		1 HR

BLDG A

BUILDING CODE REVIEW (BUILDING A)

OCCUPANCY	BUILDING A GROUP C	GROUP A2 (LEVEL1 ONLY)	GROUP D (LEVEL1 ONLY)	GROUP E (LEVEL1 ONLY)	GROUP F3 (LEVEL1 ONLY)	PARKADE: GROUP F3 (LEVEL 0)
ARTICLE	3.2.2.50	3.2.2.50 (5)	3.2.2.58	3.2.2.50 (5)	3.2.2.50 (5)	3.2.2.80
NO. OF STOREYS	6 STOREY	6 STOREY	6 STOREY	6 STOREY	6 STOREY	1
NO. OF STREETS FACING	2	2	2	2	2	1
BUILDING AREAS:	PROPOSED		CODE MAXIMUM			CODE MAXIMUM
	±1,190sm		1,500sm/comp. 3.2.2.50 (I)			UNLIMITED
CONSTRUCTION TYPE	COMBUSTIBLE					NON-COMBUST.
SPRINKLERED	YES					YES
ASSEMBLY RATINGS:						
FLOOR	1 HR (LEVEL 2-6)		2 HR (LEVEL 1)			2 HR
WALLS / BEARING STRUCTURE	1 HR (LEVEL 2-6)		2 HR (LEVEL 1)			2 HR
ROOFS	1 HR					2 HR

NOTE: PARKADE (LEVEL 0) TO BE CONSIDERED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2

FIRE PROTECTION: 3.2.4./ 3.2.5./ 3.2.6.

LOCATION OF HYDRANT TO SIAMESE CONNECTION	45 m MAX.	3.2.5.5.
STANDPIPE/HOSE	YES (IN EACH STAIR SHAFT)	3.2.5.8.
SPRINKLERED	YES	
FIRE ALARM SYSTEM	YES	3.2.4.1.
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

REQUIRED FIRE SEPARATIONS 3.1.3.1.

TENANTS / MAJOR OCCUPANCIES		
GROUP C TO C	1 HR	3.3.1.1.
GROUP F3 TO C	2 HR	3.2.1.2.
GROUP E TO C	2 HR	
GROUP A2 TO C	2 HR	
GROUP D TO C	1 HR	
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	

BUILDING FIRE SAFETY

SOFFIT PROTECTION	N/A (SPRINKLERED)	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES	N/A	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.
ATTIC FIRESTOPS	N/A	3.1.11.
MAX. ATTIC AREA	N/A	3.1.11.5.
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.

OCCUPANT LOAD TABLE 3.1.17.1.

PARKADE LEVEL:	46sm / PERSON X 4,789 sm	104 PERSONS
RESID. LEVELS :		
LEVEL 1	46sm / PERSON X 772 sm	16 PERSONS
LEVEL 2	2 PERSONS/SLEEPING RMS x 18 RMS	36 PERSONS
LEVEL 3 TO 6	2 PERSONS/SLEEPING RMS x 23 RMS	46 PERSONS PER FLOOR
COMMERCIAL UNITS :		
LEVEL 1 CRU	1 PERSON/ 3.7 SM x 393± SM	106 PERSONS
TOTAL COMMERCIAL		106 PERSONS

ENERGY EFFICIENCY: LEED V4

ENERGY REPORT ARE PREPARED BY FALCON ENGINEERING
ASHRAE NAMED
INTERPRETATION IC 90.1-2010-26 OF ANSI / ASHRAE / IES
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LOW-RISE RESIDENTIAL BUILDINGS

ENERGY EFFICIENCY: 10.2 ENERGY

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ASHRAE STANDARD 90.1-2016

EXIT FACILITIES 3.1 TO 3.6

REQUIRED EXITS	2 MIN. PER FLOOR	
	REQUIRED WIDTHS	PROVIDED WIDTHS
	min. 800mm door width as per 3.4.3.2.(A)	
	min. 1100mm stair width as per 3.4.3.2.(A)	
PARKADE LEVEL 0:	6.1mm/ person x 104 persons = 800 mm MIN.	4 doors @ 3'-0" = 12'-0" (3656mm)
PARKADE LEVEL 1:	6.1mm/ person x 16 persons = 800 mm MIN.	2 doors @ 3'-0" = 6'-0" (1829mm)
RESIDENTIAL LEVELS:		
LEVEL 1 - 6 (doors)	6.1mm /person x 46 persons max = 800 mm MIN.	min. 2 doors @ 3'-0" width per floor = 6'-0" (1829mm)
LEVEL 1 - 6 (stairs)	8.0mm /person x 46 persons max = 1100 mm MIN.	min. 2 stairs @ 3'-10" width per floor = 7'-8" (2337mm)
COMMERCIAL UNITS:		
LEVEL 1 (doors)	6.1mm/ person x 108 persons max. = 800 mm MIN.	min. 2 doors @ 3'-0" width = 6'-0" (1829mm)
EXIT THROUGH LOBBY	yes (NO for commercial)	3.4.4.2.
PANIC HARDWARE REQ'D	yes (at exterior stair & lobby doors)	3.4.6.16.(2)
EXIT EXPOSURE	ok	3.2.3.13.
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
EXIT RATINGS REQUIRED:		
STAIR SHAFTS	1 HR (2 HR @ Parkade / CRU)	3.4.4.1.
CORRIDORS	1 HR	3.3.2.6.(4)

ACCESSIBILITY REQUIREMENTS 3.8.

	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	NO	YES
ACCESSIBLE WASHROOM	CRU ONLY	CRU ONLY

WASHROOM FIXTURES REQUIREMENTS

MIN. 1 REQ'D./ DWELLING UNIT 3.7.2.2.(11)

WASHROOM REQUIREMENTS FOR CRU TO BE CONFIRMED BY TENANT DURING SEPARATE LEASEHOLD IMPROVEMENTS PERMIT APPLICATION (N.I.C.)

SPATIAL SEPARATION: 3.2.3.1.D

	NORTH/SOUTH/EAST WALLS	WEST WALL
WALL AREA	window openings & walls construction un-restricted. limiting distance exceeds 8.0m in all cases. or building faces a street in accordance with 3.2.3.10.(2)	± 27.3 sm
OPENING AREA		± 10.1 sm
% PROVIDED		± 37.1 %
LIMITING DISTANCE		± 12.5 m
% PERMITTED		100 %
CONSTRUCTION TYPE		COMBUST.
CLADDING MATERIAL		NON-COMBUST.
REQUIRED RATINGS		1 HR

2022-10-21
IFGR

No.	Date	Revision
13	2022-07-06	ISSUED FOR PROCUREMENT
14	2022-07-29	ISSUED FOR PRICING
15	2022-09-28	ISSUED FOR OWNER REVIEW
16	2022-10-21	IFGR

No.	Date	Revision
7	2021-11-15	ISSUED FOR BP
8	2021-11-19	CG-E - ISSUED FOR TENDER
9	2021-12-22	ISSUED FOR PARSONS
10	2022-02-14	EXTERIOR COLOUR TO STOBER
11	2022-02-25	CGE IFC
12	2022-05-12	REVISED WINDOWS

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP
3	2020-12-22	PHASE 1 PARKADE BP
4	2021-03-31	PHASE 1 PARKADE IF PRICING
5	2021-07-15	BLDG. E - BP SUBMISSION
6	2021-08-20	PHASE 1 PARKADE IFC

Project Title
CGE & PARKADE

STOBER GROUP

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Scale	AS SHOWN
Drawn	SN
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Drawing Title
CODE SUMMARY

Drawing Number
A1.02

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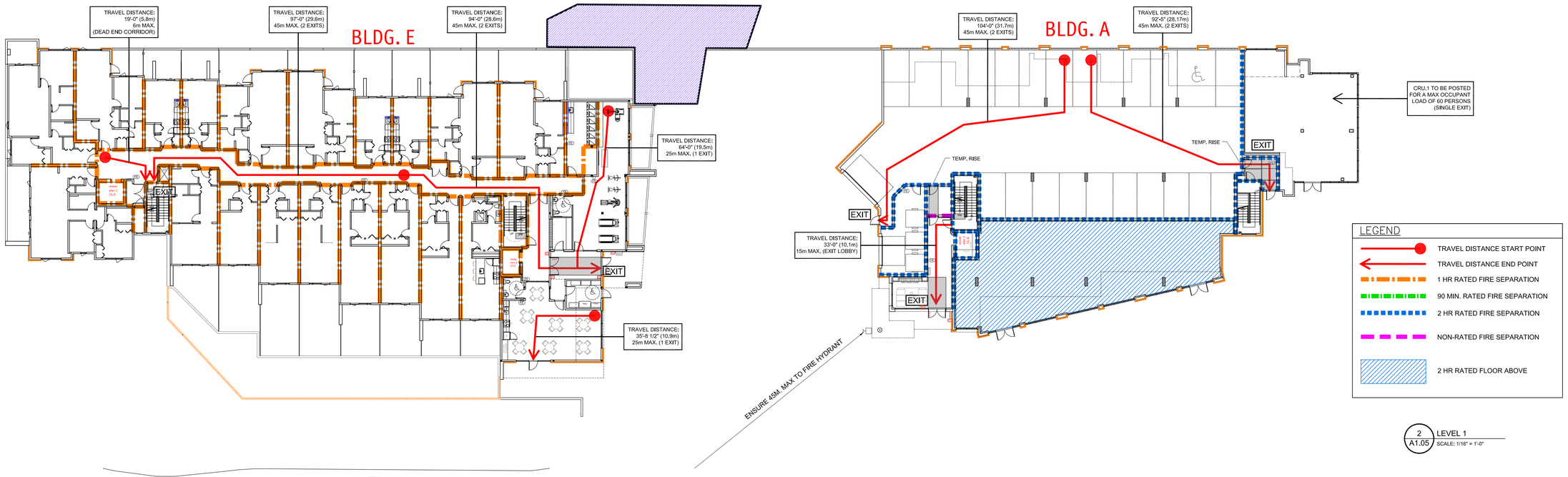

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TRUE NORTH

Project Title
CGE & PARKADE

STOBER GROUP

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Date	2022-10-21
Job No.	m+m 16-1726
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Checked	JM

Drawing Title
LEVELS 0-1
CODE PLANS

scale:1/16"=1'-0"

Drawing Number
A1.05

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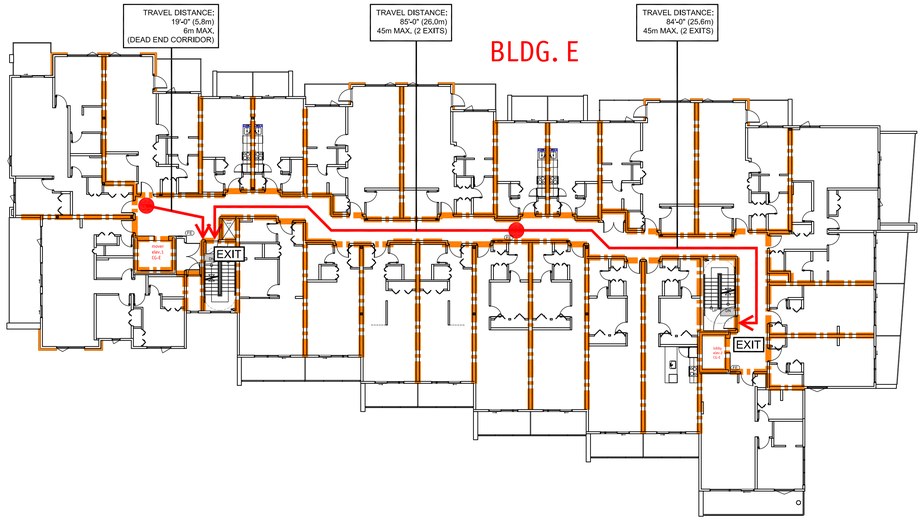
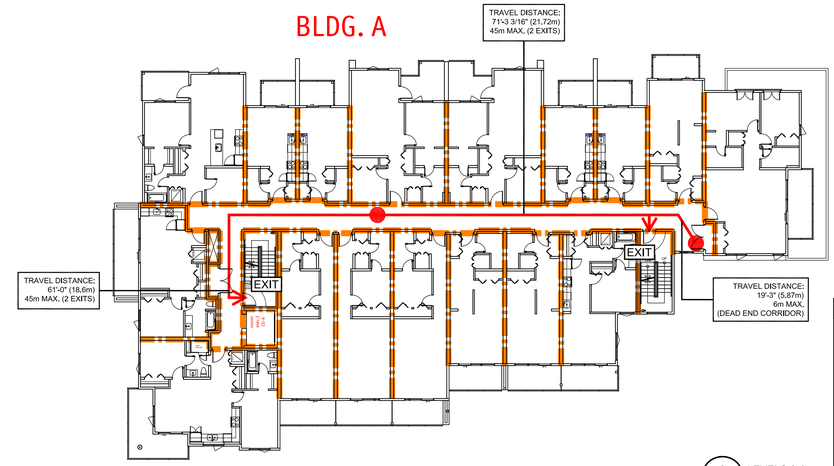
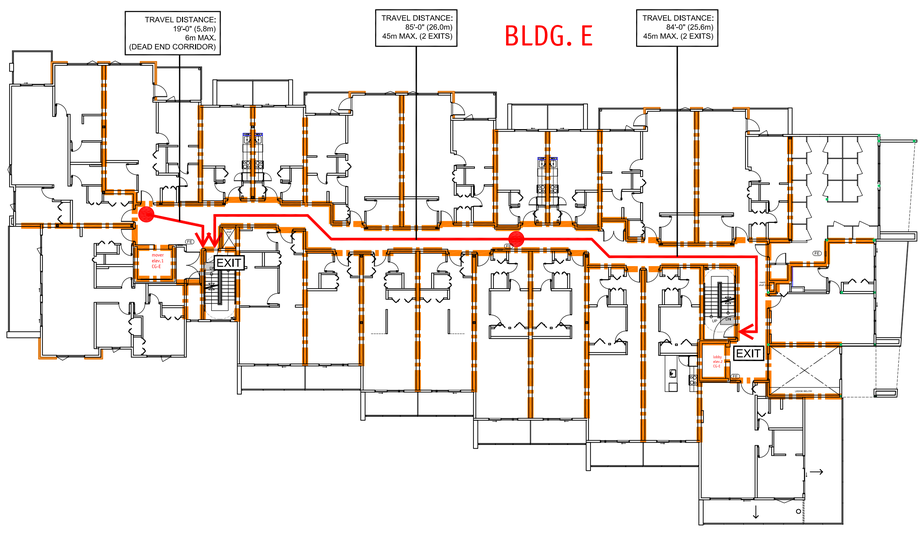


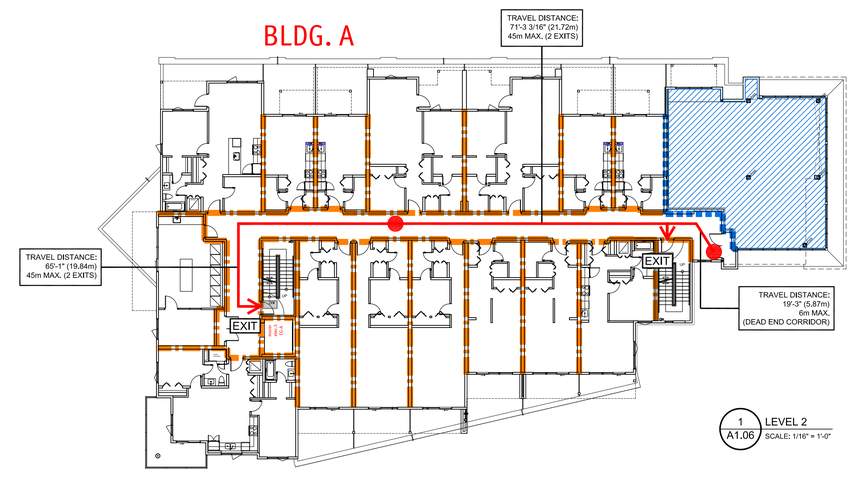


2 / A1.06 LEVELS 3-6
SCALE: 1/16" = 1'-0"

LEGEND

- TRAVEL DISTANCE START POINT
- TRAVEL DISTANCE END POINT
- 1 HR RATED FIRE SEPARATION
- 90 MIN. RATED FIRE SEPARATION
- 2 HR RATED FIRE SEPARATION
- NON-RATED FIRE SEPARATION
- 2 HR RATED FLOOR ABOVE





1 / A1.06 LEVEL 2
SCALE: 1/16" = 1'-0"

2022-10-21
IFGR

No.	Date	Revision
13	2022-07-06	ISSUED FOR PROCUREMENT
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5	2021-07-15	BLDG. E - BP SUBMISSION
6	2021-08-20	PHASE 1 PARKADE IFC

TRUE NORTH

Project Title
CGE & PARKADE

STOBER GROUP

Consultant Seal

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Date	2022-10-21
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
LEVELS 2-6
CODE PLANS

scale:1/16"=1'-0"

Drawing Number
A1.06

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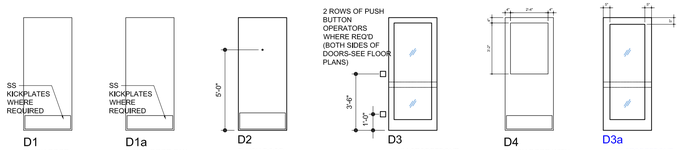


D1
FLUSH DOOR

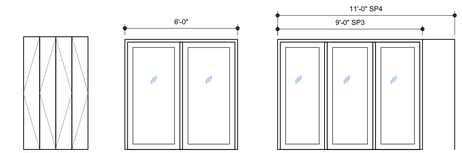
D1a
FLUSH DOOR C/W MIN. 16 GAUGE SECURITY CLADDING

D2
FLUSH DOOR (1 PEEPHOLE- CONFIRM HEIGHT WITH DEVELOPER)

D3
ALUM STOREFRONT C/W LAMINATED SAFETY GLASS

D4
FLUSH DOOR WITH CERAMIC GLASS

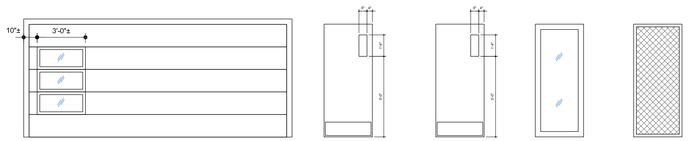
D3a
ALUM STOREFRONT C/W LAMINATED SAFETY GLASS & 5" WIDE STYLE



D5
BI-FOLD DOOR

D6
VINYL PATIO SLIDING DOOR C/W SAFETY GLASS

D6a
VINYL PATIO SLIDING DOOR C/W SAFETY GLASS



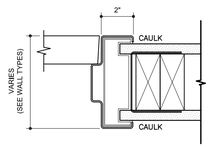
D7
SECTIONAL OVERHEAD DOOR C/W SAFETY GLASS

D8
FLUSH DOOR C/W SAFETY GLASS AND MIN. 16 GAUGE SECURITYCLADDING

D9
FLUSH DOOR WITH CERAMIC GLASS & TEMP RATING

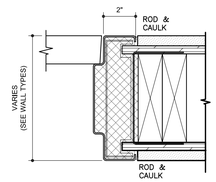
D10
FRENCH DOOR WITH SAFETY GLASS

D11
CHAIN LINK GATE



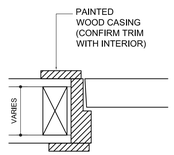
TYPE A

WRAP AROUND STEEL FRAME – GENERAL CONTRACTOR TO VERIFY ALL WALL THICKNESS ON SITE PRIOR TO FRAME FABRICATION.
PROVIDE TWIST–IN STUD ANCHOR, SEE MANUF. SPECS.



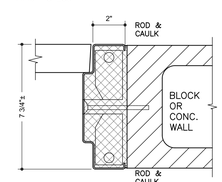
TYPE B

SIMILIAR TO TYPE A EXCEPT:
– ADD POLYURETHANE FOAM INSULATION
– USE THERMALLY BROKEN FRAME @ EXTERIOR DOOR INSTALLATIONS



TYPE F

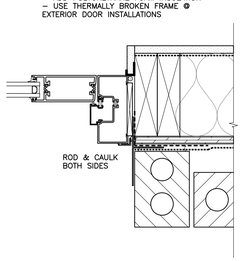
INTERIOR WOOD FRAME COORDINATE WIDTH OF FRAME ON SITE



TYPE C

SURFACE MOUNTED STEEL FRAME
PROVIDE SCREW–IN MASONRY ANCHOR (SEE MANUF.)

NOTE:
SCREW ATTACHMENTS TO BE RECESSED, FILLED & SANDED TO PROVIDE SMOOTH FINISHED PAINT SURFACE.
FILL WITH POLYURETHANE FOAM INSULATION



TYPE D

THERMALLY BROKEN ALUMINUM STOREFRONT

DOOR SCHEDULE

TYPICAL SUITE (BLDG. E+A)									DOOR FRAME			
LOCATION	DOOR NO.	WIDTH	HEIGHT	THICKNESS	F.R.R.	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	KEY NOTES
SUITE ENTRY	S01	3'0"	6'8"	1 3/4"	20MIN.	D2	WOOD	P	A	PS	P	1,7,11,13,14,24,35
BEDROOM /DEN.	SA1	2'8"	6'8"	1 3/8"	-	D1	WOOD	P	F	WOOD	P	1,24,30
BATHROOM	SB1	2'6"	6'8"	1 3/8"	-	D1	WOOD	P	F	WOOD	P	2,24,30
	SB2	2'4"	6'8"	1 3/8"	-	D1	WOOD	P	F	WOOD	P	2,24,30
CLOSET	SC1	1'6"	6'8"	1 3/8"	-	D5	WOOD	P	F	METAL	P	30,41
	SC2	2'6"	6'8"	1 3/8"	-	D5	WOOD	P	F	METAL	P	30,41
	SC3	3'0"	6'8"	1 3/8"	-	D5	WOOD	P	F	METAL	P	30,41
	SC4	4'0"	6'8"	1 3/8"	-	D5	WOOD	P	F	METAL	P	30,41
	SC5	5'0"	6'8"	1 3/8"	-	D5	WOOD	P	F	METAL	P	30,41
	SC6	3'6"	6'8"	1 3/8"	-	D5	WOOD	P	F	METAL	P	30,41
LAUNDRY/ W/D	SD1	2'8"	6'8"	1 3/8"	-	D1	WOOD	P	F	WOOD	P	1,24,30
	SD2	2'6"	6'8"	1 3/8"	-	D5	WOOD	P	F	METAL	P	30,41
	SD3	3'0"	6'8"	1 3/8"	-	D5	WOOD	P	F	METAL	P	30,41
	SD4	4'0"	6'8"	1 3/8"	-	D5	WOOD	P	F	METAL	P	30,41
PATIO	SP1	3'0"	6'8"	1 3/4"	-	D10	VIN/GLASS	PREFIN	H	VINYL	PREFIN	1,7,10,12,13,16,25
	SP2	6'0"	6'8"	1 3/4"	-	D6	VIN/GLASS	PREFIN	G	VINYL	PREFIN	12,13,16,18,36
	SP3	9'0"	6'8"	1 3/4"	-	D6a	VIN/GLASS	PREFIN	G	VINYL	PREFIN	12,13,16,18,36
	SP4	11'0"	6'8"	1 3/4"	-	D6a	VIN/GLASS	PREFIN	G	VINYL	PREFIN	12,13,16,18,36
	SP5	7'3"	6'8"	1 3/4"	-	D6a	VIN/GLASS	PREFIN	G	VINYL	PREFIN	12,13,16,18,36
	SP6	9'6"	6'8"	1 3/4"	-	D6a	VIN/GLASS	PREFIN	G	VINYL	PREFIN	12,13,16,18,36

LEGENDS

Alum	ALUMINUM
ANOD	ANODIZED
PTD	PAINTED FINISH
PS	PRESSED STEEL
HM	HOLLOW METAL
CH	CHAIN LINK
GALV	GALVANIZED METAL
IM	INSULATED METAL
TRR	TEMPERATURE RISE RATED
Met	METAL

GENERAL NOTES

- Master keying & locking to be co-ordinated with owner
- Confirm all hardware with hardware schedule & installations & products are subject to review & acceptance by owner
- GC/Hardware supplier to co-ordinate all door installations with security/ elect. to ensure all power/ wiring is in place at all doors with security measures (see security)

1. PASSAGE SET
2. PRIVACY SET (BATHROOMS ONLY)
3. "STORAGE" LOCKSET
4. "CLASSROOM" LOCKSET
5. PANIC SET
6. ONEWAY "EGRESS" LOCKSET
7. DEAD-BOLT
8. PUSH/ PULL
9. KICK PLATES, PUSH SIDE ONLY
10. SELF-CLOSERS
11. PEEP HOLES
12. ALUM THRESHOLD
13. WEATHER STRIPPING / DOOR SWEEPS
14. FIRE RATINGS APPLY TO DOOR & ASSEMBLY
15. ELEC. OPERATION, LOW HEADRAIL, OH SECTIONAL DOOR (KEY PAD AS LOCATED ON FLOOR PLANS) SIM. TO RICHARD WILCOX #T100 OR APPROVED EQ'D EQUAL (INCLUDE INTERIOR DRIVE-ON OPERATER)
16. SAFETY GLASS LITES REQ'D. (SEE WINDOW)
17. B4-PASS DOOR ASSEMBLY AS PER MANUF. SPEC. (CONFIRM SIZES ON SITE TO SUIT FINAL FRAMING)
18. VINYL PATIO DOOR C/W TOE LOCKS TO MANUF. SPEC.
19. PUSH BUTTON AUTO DOOR OPENER (SEE ELEC.)
20. MIRROR FACED / FACTORY PRIMED BACK SIDE
21. MAGNETIC HOLD-OPEN (SEE ELECT.)
22. CERAMIC GLASS LITES REQUIRED FOR FIRE RATED DOORS (REF. FIRELITE NT OR APPROVED EQUAL)
23. GALV. CHAINLINK GATES C/W PAD LOCK HASP BY GATE MANUF.
24. WALL STOP
25. OVERHEAD STOP
26. SECURITY ASTRAGAL
27. ROOF ACCESS HATCH C/W LOCK SETS AS PER MANUF. SPEC
28. FLUSH BOLTS
29. PROVIDE POWER/ ROUGH-INS IN DOORS/ FRAMES WHERE REQ'D, FOR SECURITY CONNECTIONS. COORDINATE DETAILS WITH SECURITY
30. DOOR SILENCERS
31. WOOD LOUVERED GRILLE
32. SURFACE MOUNTED SLIDING DOOR AND ASSEMBLY AS PER MANUF. SPEC.
33. TEMPERATURE RISE REQUIRED (250 DEGREE AFTER 60 MIN.)
34. PIN PAD REQUIRED (SEE SECURITY)
35. SELF CLOSING HINGES
36. NAF'S STICKER REQUIRED
37. ROLLER LATCHES & "DUMMY" HARDWARE
38. NOT USED
39. FROSTED GLASS (CONFIRM WITH OWNER)
40. POCKET DOOR C/W METAL WALL TRACK & LATCHES AS PER MANUF. SPEC
41. BIFOLD DOOR C/W METAL TRACKS AS PER MANUF. SPEC
42. TEMPORARY DOORS DURING CONSTRUCTION (GC TO CONFIRM DOOR LOCATION & OPERATIONS) SEE FLOOR PLANS
43. PROVIDE FIRE ALARM SHUT-OFFS / ADDITIONAL FIRE ALARM PULL STATIONS FOR EMERGENCY CROSS OVER (SEE CODE PLANS) C/W MAG. LOCKS (CONNECTED TO PULL STATION(S) AT STAIR SIDE OF DOORS.

DOOR SCHEDULE

NOTE: PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL PRIOR TO FABRICATION
ALL DOORS SUBJECT TO REVIEW FOR COMPLIANCE WITH OWNERS & TENANTS SPEC'S.

SEE HARDWARE SCHEDULE PREPARED BY HINGED SOLUTIONS

DOOR TYPE								DOOR FRAME			
DOOR NO.	WIDTH	HEIGHT	THICKNESS	F.R.R.	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	KEY NOTES
PARKADE LEVEL 0 (BLDGS. E+A)											
001	2-3'0"	8'0"	1 3/4"	-	D3	ALUM	ANOD	D	ALUM	ANOD	6, 16
002	3'0"	7'0"	1 3/4"	90MIN	D9	HM	P	C	PS	P	6, 22
002A	3'0"	7'0"	1 3/4"	90MIN	D9	HM	P	C	PS	P	22
002B	3'0"	7'0"	1 3/4"	-	D8	IM	P	C	PS	P	6, 16
003	3'6"	7'0"	1 3/4"	-	D1a	IM	P	C	PS	P	
003A	3'6"	7'0"	1 3/4"	-	D1	IM	P	C	PS	P	
004	2-3'6"	8'0"	1-3/4"	90 MIN	D1	HM	P	A	PS	P	
004A	3'0"	7'0"	1 3/4"	-	D1a	IM	P	C	PS	P	6, 16
004B	3'0"	7'0"	1 3/4"	90MIN	D9	TRR	P	C	PS	P	22
004C	16'0"	7'0"	-	-	D7	IM	P	-	Met	P	13,15,16,29
004D	3'0"	7'0"	1 3/4"	-	D1a	IM	P	C	PS	P	6, 16
005A	3'0"	7'0"	1 3/4"	-	D4	HM	P	C	PS	P	16
005B	3'0"	7'0"	1 3/4"	-	D4	HM	P	C	PS	P	16
006	3'0"	7'0"	1 3/4"	90MIN	D9	TRR	P	C	PS	P	22
007	3'0"	7'0"	1 3/4"	90MIN	D1	HM	P	C	PS	P	
008	3'6"	7'0"	1 3/4"	-	D1	IM	P	C	PS	P	
011A	3'0"	7'0"	1 3/4"	-	D4	HM	P	C	PS	P	16
011B	3'0"	7'0"	1 3/4"	-	D4	HM	P	C	PS	P	16
012	3'0"	7'0"	1 3/4"	90MIN	D9	TRR	P	C	PS	P	22
013	3'0"	7'0"	1 3/4"	90MIN	D1	HM	P	C	PS	P	
014	3'0"	7'0"	1 3/4"	90MIN	D1	HM	P	C	PS	P	
015	n o t	u s e d									
016	3'6"	8'0"	1 3/4"	90MIN	D1	HM	P	C	PS	P	
COMMON AREAS - LEVEL 1 (BLDG. A - EXIT STAIRS #3 ONLY)											
121	2-3'0"	8'0"	1 3/4"	-	D3	ALUM	ANOD	D	ALUM	ANOD	6, 16
122	3'0"	7'0"	1 3/4"	90MIN	D9	HM	P	C	PS	P	6, 22
PARKADE + COMMON AREAS LEVEL 1 (BLDG. A)											
123A	3'0"	7'0"	1 3/4"	-	D4	HM	P	C	PS	P	
123B	3'0"	7'0"	1 3/4"	90MIN	D9	TRR	P	C	PS	P	22
124A	3'0"	7'0"	1 3/4"	-	D1a	IM	P	C	PS	P	6, 16
124B	16'0"	7'0"	-	-	D7	IM	P	-	Met	P	13,15,16,29
125A	3'0"	7'0"	1 3/4"	90MIN	D1	HM	P	C	PS	P	
125B	10'0"	7'0"	-	-	D7	IM	P	-	Met	P	13,15,16,29
126	3'0"	7'0"	1 3/4"	-	D8	IM	P	C	PS	P	6, 16
126A	3'0"	7'0"	1 3/4"	90MIN	D9	TRR	P	C	PS	P	22
127	3'0"	7'0"	1 3/4"	90MIN	D9	HM	P	C	PS	P	6, 22
128	2-3'0"	8'0"	1 3/4"	-	D3	ALUM	ANOD	D	ALUM	ANOD	16
129A	2-3'0"	8'0"	1 3/4"	-	D3	ALUM	ANOD	D	ALUM	ANOD	16
129B	2-3'0"	8'0"	1 3/4"	-	D3	ALUM	ANOD	D	ALUM	ANOD	16
COMMON AREAS - LEVEL 1 (BLDG. E ONLY)											
101	2-2'6"	7'0"	1 3/4"	-	D1	HM	P	A	PS	P	
102	3'0"	7'0"	1 3/4"	45MIN	D4	HM	P	A	PS	P	22
103	3'0"	7'0"	1 3/4"	45MIN	D1	HM	P	A	PS	P	
104	2-3'4"	7'0"	1 3/4"	-	D1	HM	P	A	PS	P	
105	3'0"	7'0"	1 3/4"	45MIN	D4	HM	P	A	PS	P	6, 22
106	2-3'0"	7'0"	1 3/4"	45MIN	D4	HM	P	A	PS	P	6, 22
107A	2-3'0"	8'0"	1 3/4"	-	D3	ALUM	ANOD	D	ALUM	ANOD	6, 16
107B	2-3'0"	8'0"	1 3/4"	-	D3	ALUM	ANOD	D	ALUM	ANOD	6, 16
108A	3'0"	8'0"	1 3/4"	-	D3	ALUM	ANOD	D	ALUM	ANOD	6, 16
108B	3'0"	8'0"	1 3/4"	-	D3a	ALUM	ANOD	D	ALUM	ANOD	16
108C	3'0"	7'0"	1 3/4"	-	D1	HM	P	A	PS	P	
109	3'0"	7'0"	1 3/4"	-	D1	HM	P	A	PS	P	
110A	3'0"	8'0"	1 3/4"	-	D3	ALUM	ANOD	D	ALUM	ANOD	6, 16
110B	3'0"	7'0"	1 3/4"	-	D4	HM	P	A	PS	P	
111A	3'0"	8'0"	1 3/4"	-	D3a	ALUM	ANOD	D	ALUM	ANOD	16
111B	3'0"	7'0"	1 3/4"	-	D1	HM	P	A	PS	P	
112	3'0"	7'0"	1 3/4"	45MIN	D4	HM	P	A	PS	P	22
COMMON AREAS - LEVEL 2 (BLDG. E ONLY)											
201	2-2'6"	7'0"	1 3/4"	-	D1	HM	P	A	PS	P	
202	3'0"	7'0"	1 3/4"	45MIN	D4	HM	P	A	PS	P	22
203	3'0"	7'0"	1 3/4"	45MIN	D1	HM	P	A	PS	P	
204	2-3'4"	7'0"	1 3/4"	-	D1	HM	P	A	PS	P	
205	3'0"	7'0"	1 3/4"	45MIN	D4	HM	P	A	PS	P	
207	3'0"	7'0"	1 3/4"	-	D1	HM	P	A	PS	P	
208	3'0"	7'0"	1 3/4"	45MIN	D4	HM	P	A	PS	P	22
D1	3'0" ±	7'0"±	-	-	D11	CH	GALV	F	CH	GALV	23
COMMON AREAS - LEVEL 3 (BLDG. E ONLY)											
301	2-2'6"	7'0"	1 3/4"	-	D1	HM	P	A	PS	P	
302	3'0"	7'0"	1 3/4"	45MIN	D4	HM	P	A	PS	P	22
303	3'0"	7'0"	1 3/4"	45MIN	D1	HM	P	A	PS	P	
304	2-3'4"	7'0"	1 3/4"	-	D1	HM	P	A	PS	P	
305	3'0"	7'0"	1 3/4"	45MIN	D4	HM	P	A	PS	P	
COMMON AREAS - LEVEL 4 (BLDG. E ONLY)											
401	2-2'6"	7'0"	1 3/4"	-	D1	HM	P	A	PS	P	
402	3'0"	7'0"	1 3/4"	45MIN	D4	HM	P	A	PS	P	22, 43
403	3'0"	7'0"	1 3/4"	45MIN	D1	HM	P	A	PS	P	
404	2-3'4"	7'0"	1 3/4"	-	D1	HM	P	A	PS	P	
405	3'0"	7'0"	1 3/4"	45MIN	D4	HM	P	A	PS	P	22, 43
COMMON AREAS - LEVEL 5 (BLDG. E ONLY)											
501	2-2'6"	7'0"	1 3/4"	-	D1	HM	P	A	PS	P	
502	3'0"	7'0"	1 3/4"	45MIN	D4	HM	P	A	PS	P	22
503	3'0"	7'0"	1 3/4"	45MIN	D1	HM	P	A	PS	P	
504	2-3'4"	7'0"	1 3/4"	-	D1	HM	P	A	PS	P	
505	3'0"	7'0"	1 3/4"	45MIN	D4	HM	P	A	PS	P	
COMMON AREAS - LEVEL 6 (BLDG. E ONLY)											
601	2-2'6"	7'0"	1 3/4"	-	D1	HM	P	A	PS	P	
602A	3'0"	7'0"	1 3/4"	45MIN	D4	HM	P	A	PS	P	22
602B	2'6"	3'6"	-	45MIN	-	IM	P	-	Met	P	13,14,27
603	3'0"	7'0"	1 3/4"	45MIN	D1	HM	P	A	PS	P	
604	2-3'4"	7'0"	1 3/4"	-	D1	HM	P	A	PS	P	
605	3'0"	7'0"	1 3/4"	45MIN	D4	HM	P	A	PS	P	

No.	Date	Revision
13	2022-07-06	ISSUED FOR PROCUREMENT
14	2022-07-29	ISSUED FOR PRICING
15	2022-09-28	ISSUED FOR OWNER REVIEW
16	2022-10-21	IFGR

No.	Date	Revision
7	2021-11-15	ISSUED FOR BP
8	2021-11-19	CG-E - ISSUED FOR TENDER
9	2021-12-22	ISSUED FOR PARSONS
10	2022-02-14	EXTERIOR COLOUR TO STOBER
11	2022-02-25	CGE IFC
12	2022-05-12	REVISED WINDOWS

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP
3	2020-12-22	PHASE 1 PARKADE BP
4	2021-03-31	PHASE 1 PARKADE IF PRICING
5	2021-07-15	BLDG. E - BP SUBMISSION
6	2021-08-20	PHASE 1 PARKADE IFC

2022-10-21
IFGR

TRUE NORTH

Project Title
CGE & PARKADE

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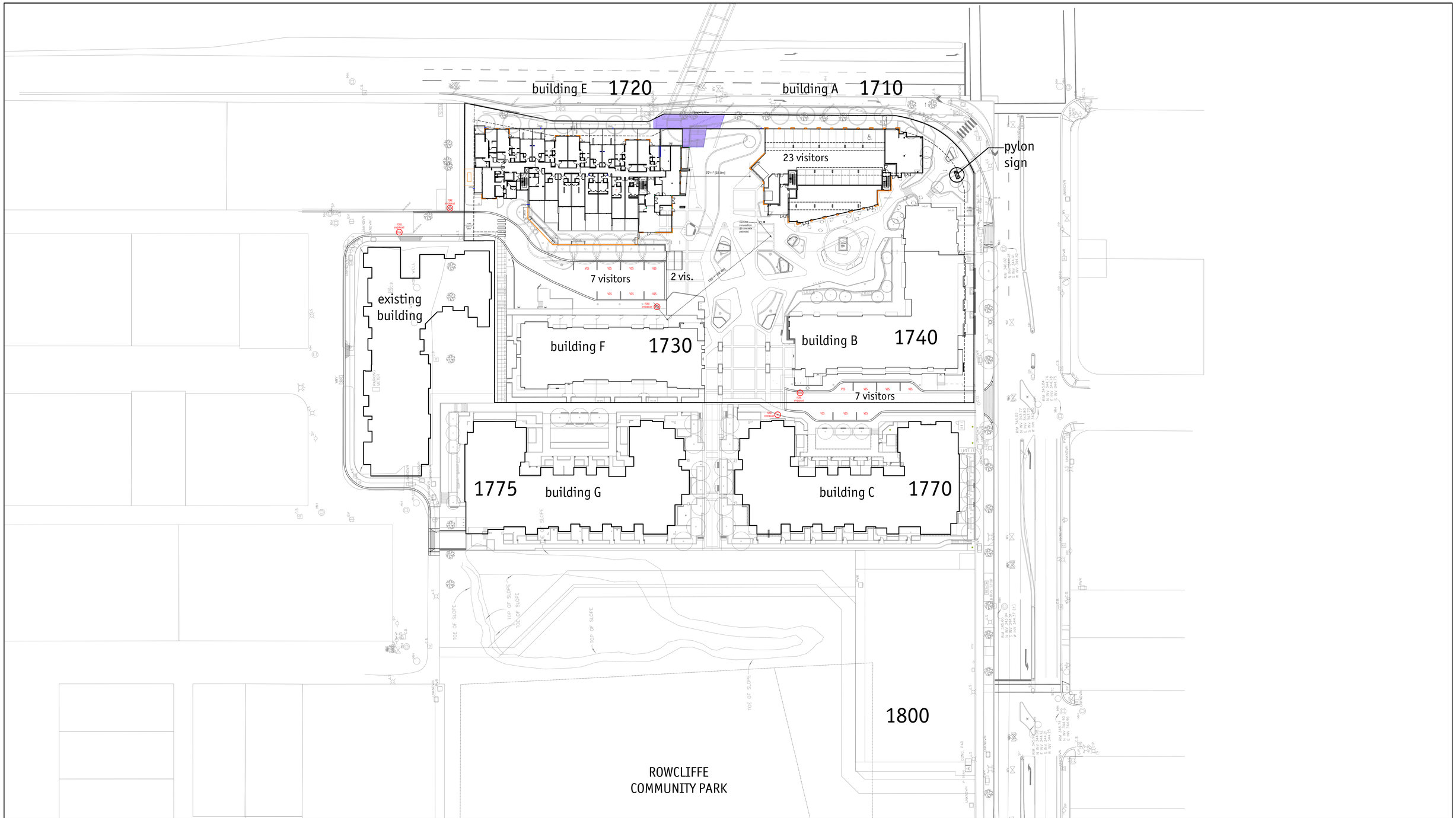
Date	2022-10-21
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
DOOR SCHEDULE (BLDG. E & A)

Drawing Number
A1.07

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



2022-10-21
IFGR

No.	Date	Revision
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11	2022-02-25	CGE IFC
12	2022-05-12	REVISED WINDOWS

No.	Date	Revision
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4	2021-03-31	PHASE 1 PARKADE IF PRICING
5	2021-07-15	BLDG. E - BP SUBMISSION
6	2021-08-20	PHASE 1 PARKADE IFC

TRUE NORTH

Project Title
CGE & PARKADE

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Date	2022-10-21
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
KEY PLAN
LEVEL 1

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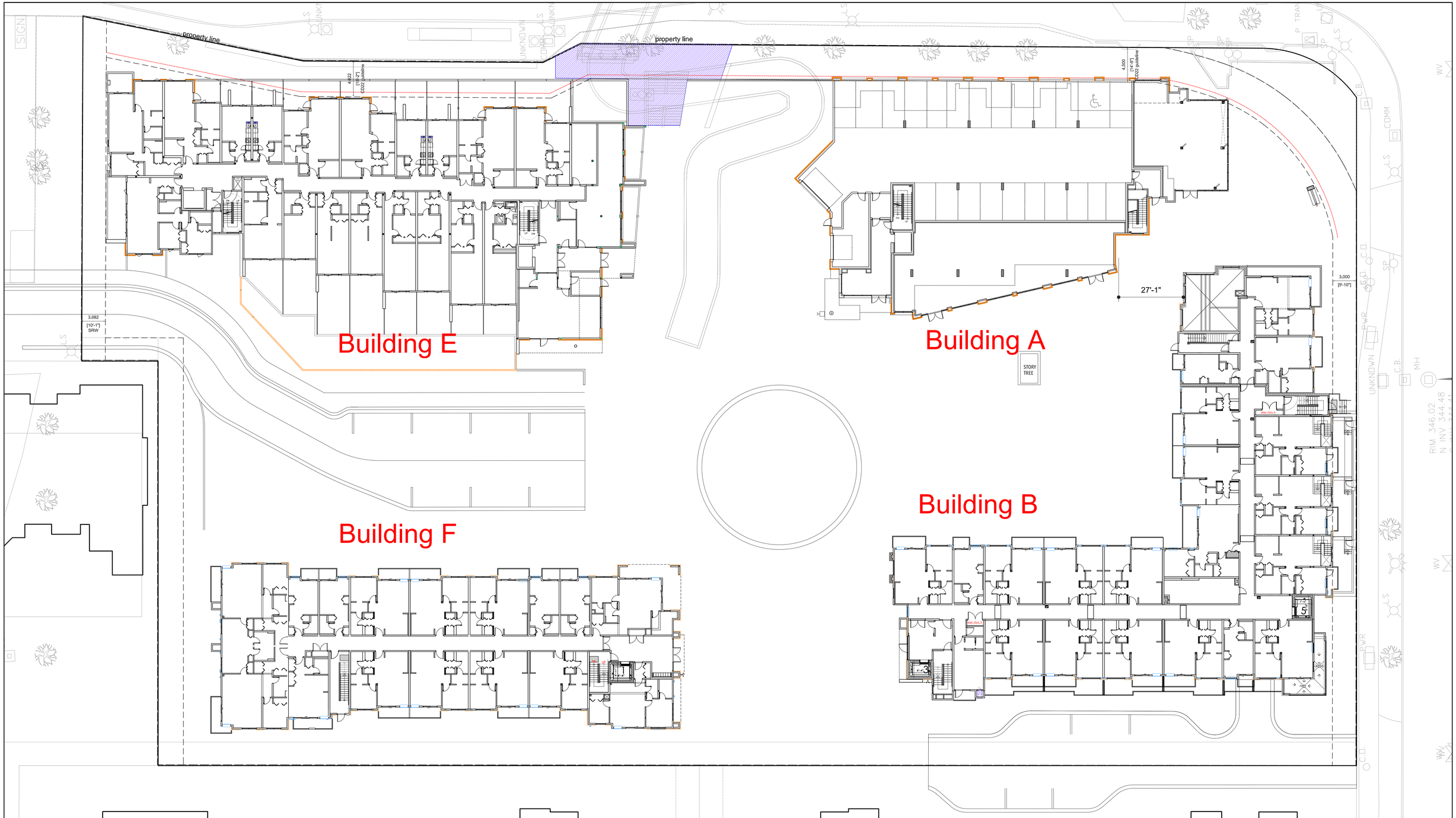
Drawing Number
A1.11

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



2022-10-21
IFGR

No.	Date	Revision
13	2022-07-06	ISSUED FOR PROCUREMENT
14	2022-07-29	ISSUED FOR PRICING
15	2022-09-28	ISSUED FOR OWNER REVIEW
16	2022-10-21	IFGR

No.	Date	Revision
7	2021-11-15	ISSUED FOR BP
8	2021-11-19	CG-E - ISSUED FOR TENDER
9	2021-12-22	ISSUED FOR PARSONS
10	2022-02-14	EXTERIOR COLOUR TO STOBER
11	2022-02-25	CGE IFC
12	2022-05-12	REVISED WINDOWS

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP
3	2020-12-22	PHASE 1 PARKADE BP
4	2021-03-31	PHASE 1 PARKADE IF PRICING
5	2021-07-15	BLDG. E - BP SUBMISSION
6	2021-08-20	PHASE 1 PARKADE IFC

TRUE NORTH

Project Title
CGE & PARKADE

STOBER GROUP

Consultant Seal

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Date	2022-10-21
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
OVERALL SITE PLAN
LEVEL 1

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Drawing Number
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DRAWINGS ARE NOT TO BE SCALED.
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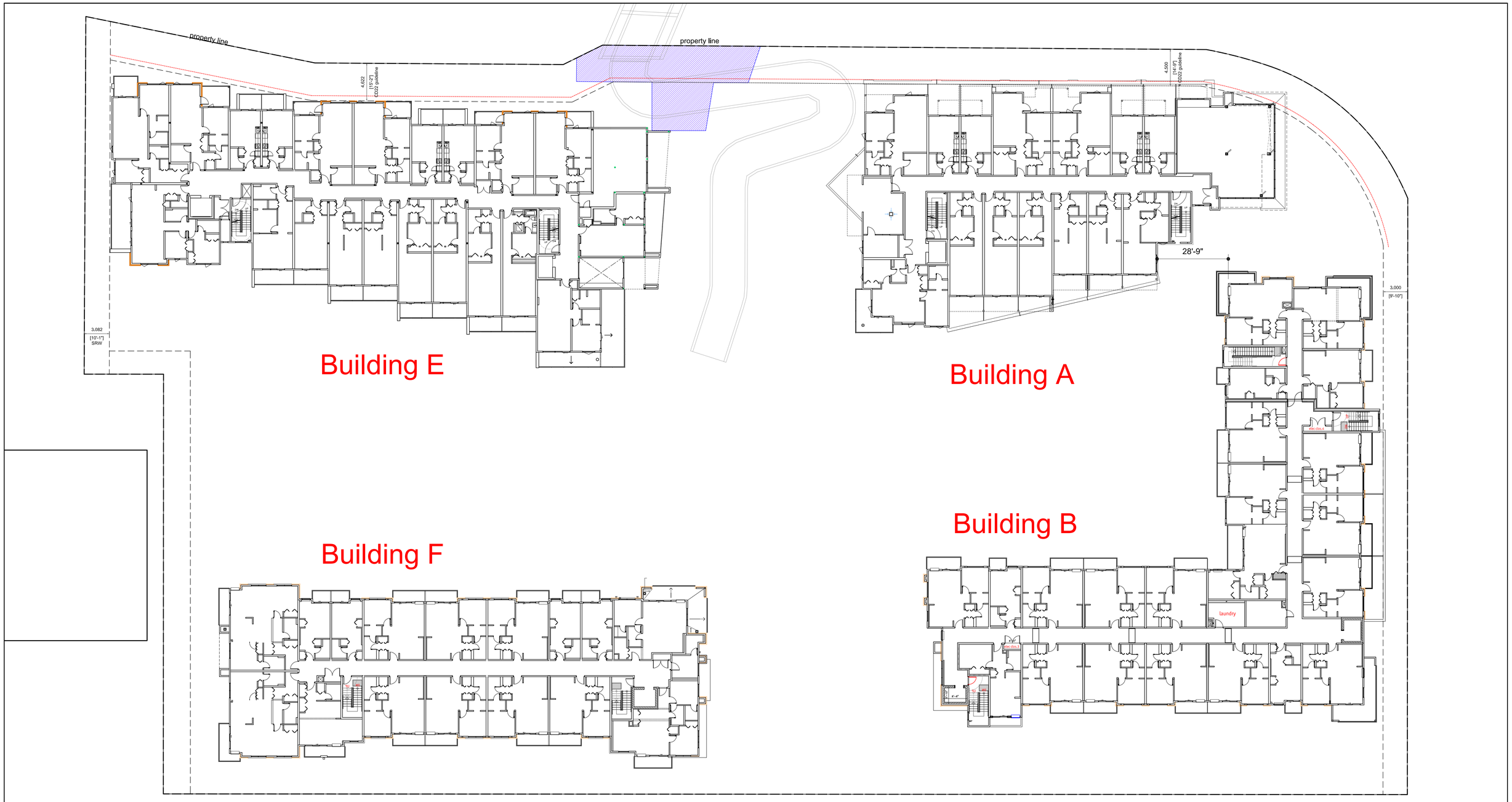

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Date	2022-10-21
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
OVERALL SITE PLAN
LEVEL 2

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Drawing Number
A2.02

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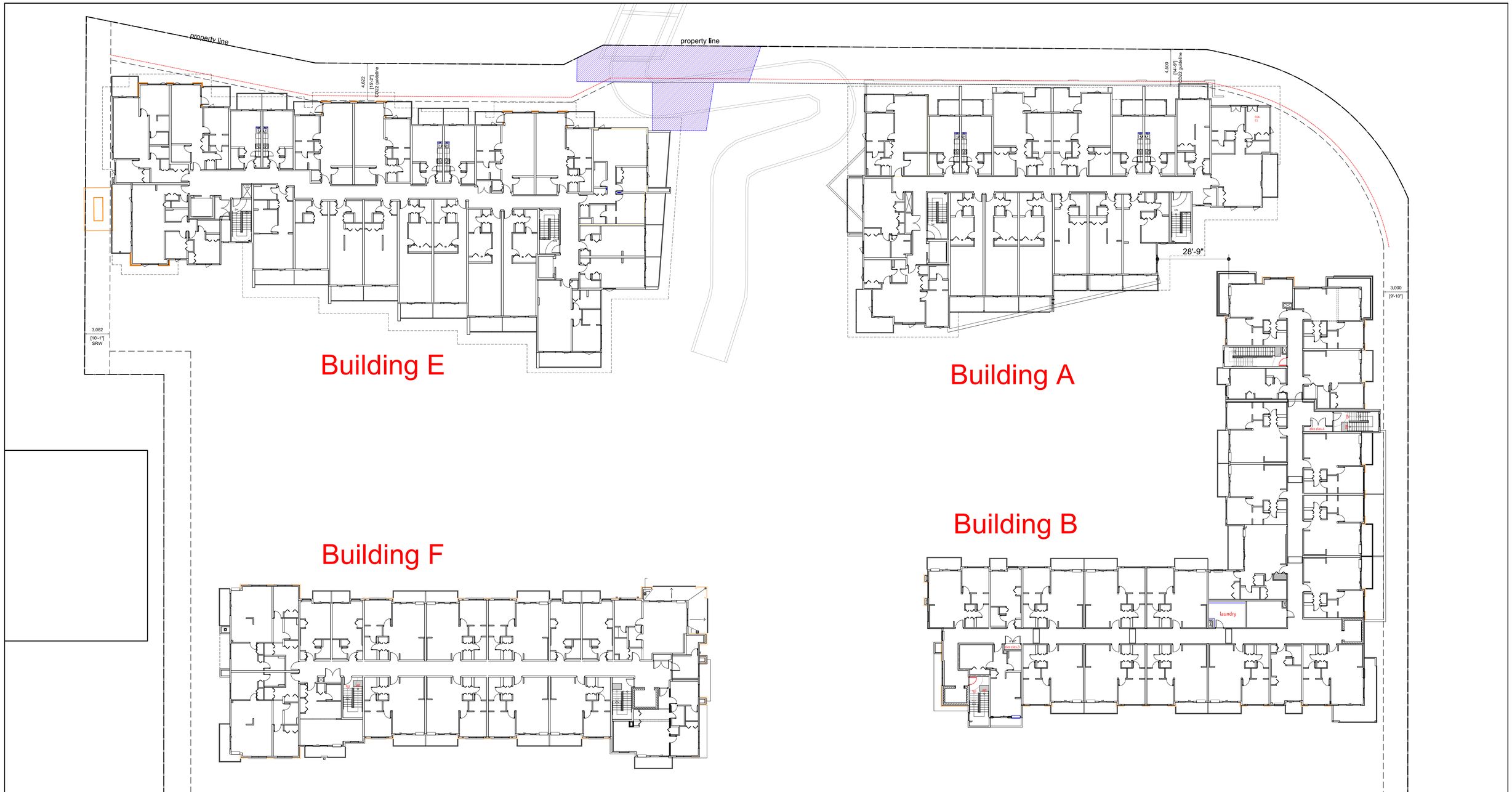

2022-10-21
IFGR

No.	Date	Revision
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TRUE NORTH

Project Title
CGE & PARKADE

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Date	2022-10-21
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
OVERALL SITE PLAN
LEVEL 3

scale:1/16"=1'-0"

Drawing Number
A2.03

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ASC

CG building E

SCHEDULE A & B
This forms part of application
DP19-0217
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING

Jan 13, 2021

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MEIKLEJOHN ARCHITECTS

ASC

CG building E

SCHEDULE A & B
This forms part of application
DP19-0217
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING

Jan 13, 2021

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MEIKLEJOHN ARCHITECTS

ASC

CG building E

SCHEDULE A & B
This forms part of application
DP19-0217
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING

Jan 13, 2021

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MEIKLEJOHN ARCHITECTS

ASC

CG building E

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ASC

CG building E

SCHEDULE A & B
This forms part of application
DP19-0217
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING

Jan 13, 2021

07 200

Report to Council

Date:	January 15, 2024
To:	Council
From:	City Manager
Subject:	2024 Rental Housing Grant Approval
Department:	Policy Planning

Recommendation:

THAT Council receives, for information, the report from the Policy & Planning Department, dated January 15, 2024 regarding recommendations for the Rental Housing Grant for 2024;

AND THAT Council approves the 2024 Rental Housing Grant in the amount of $300,000 for 1451 Bertram Street as detailed in the report from the Infill Housing Planning Manager, dated January 8, 2024, and in accordance with Council Policy No. 335.

Purpose:

To consider approval of one rental housing grant for 2024 in accordance with the Rental Housing Grants Council Policy #335.

Council Priority Alignment:

Affordable Housing

Background:

The Rental Housing Grants Program encourages the creation of non-market rental housing in the City by providing up to $300,000, as approved annually in the City budget to be distributed to eligible projects which apply. Given the recent rise in average rents across the city, continuing low vacancy rates, and the additional pressure put on the rental market due to high housing purchase prices, the provision of non-market housing is more vital.

The Rental Housing Grants program is one of two financial incentive programs that the City of Kelowna provides for rental housing; the other being the Revitalization Tax Exemption (RTE) Bylaw program. Both support the goals of the Healthy Housing Strategy. Council Policy 335 – Rental Housing Grants Eligibility - establishes the criteria for the Rental Housing Grants program. The program directly supports Council's priority of Affordable Housing.

Discussion:

The intake for Rental Housing Grants is advertised in the year prior to disbursement of the grant. There was one application to the Rental Housing Grants program during the 2023 intake. This came from the Provincial Rental Housing Corporation for a proposed project at 1451 Bertram Street. A Development Permit was approved by Council for this site on May 10, 2022 (DP20-0182) however that has expired. A subsequent Development Permit has been applied for (DP23-0203) and will be brought to Council when appropriate. The project is anticipated to reach construction stage in late 2024.

To be eligible for the grant program, a project must:

- Be located within the Core Area, Glenmore or University Village Centre
- Be non-market rental housing which are owned by a non-profit or operated by a non-profit (with an operating agreement in place).

The project is located in the Core Area, specifically the Downtown Urban Centre. Of the total 176 units in the proposed building, 114 would be below market. The remainder of the units will be market housing. All units will be long-term rental housing. The land is owned and being developed by the Provincial Rental Housing Corporation (BC Housing). A long-term operating agreement will be established with a housing provider.

The grant is intended to offset the cost of developing affordable rental housing and is applied as a credit against the DCC fees for project. For this project, the grant would amount to $300,000.00, calculated according to Council Policy 335 and detailed in the 'Financial Considerations' below. This is expected to reduce the total DCCs by approximately 10 – 15%.

A Housing Agreement is typically required for projects where a Rental Housing Grant is provided. However, as per Council Policy 335, a Housing Agreement is not required where a long-term operating agreement is in place with BC Housing. Staff have requested a draft of this agreement, and pursuant to Council's endorsement will withhold issuance of the grant until proof of the final operating agreement is provided. The grant recipient would be notified by letter of the amount of the grant and also be advised of the program requirements to provide the operating agreement.

Conclusion:

Rental Housing Grants support non-profit housing providers in the creation of non-market housing, which is a critical component of the Housing Wheelhouse. Approving this project for the Rental Housing Grant has no bearing on Council's decision-making authority for the forthcoming Development Permit application. Approval of the grant does assist the applicant in confirming project budget and financing needs early in the process.

Considerations applicable to this report:

Legal/Statutory Procedural Requirements:
Housing Opportunities Reserve Fund By-law No. 8593

Existing Policy:

Council Policy 335 – Rental Housing Grants Eligibility

Internal Circulation
Development Planning

Financial/Budgetary Considerations:
Available funds from the $300,000 annual budget allowance would be dispersed based on the following breakdown of unit types and grant amounts pursuant to Council Policy 335. The scale of the project, at 112 units, maximizes the available grant monies.

Unit Type/Grant Amount	Number of units	Maximum Grant per unit	Totals
1 bedroom (maximum $2,000)	45	$2,000	$58,951.97
2 bedroom (maximum $4,000)	42	$4,000	$110,043.67
3 bedroom (maximum $8,000)	25	$8,000	$131,004.37
Total Budget Allocation to Rental Grants:			**$300,000**

Should the approved recipient of the grant not fulfill the terms of the program, the grant amount will be transferred to the Housing Opportunities Reserve Fund in accordance with Council Policy 335.

Submitted by: J. Moore, Infill & Housing Policy Manager

Approved for inclusion: D. Noble-Brandt, Policy & Planning Department Manager

Report to Council

Date:	January 15, 2024
To:	Council
From:	City Manager
Subject:	Financial Amendments for Grants Awarded
Department:	Partnerships Office

Recommendation:
THAT Council receives, for information, the report from the Partnerships Office dated January 15, 2024, with respect to the Financial Amendments for Grants Awarded;

AND THAT the Financial Plan be amended to include the receipt of $25,112,642 from the ChildCareBC New Spaces Fund;

AND THAT the Financial Plan be amended to include the receipt of $1,818,860 from the Building Safer Communities Fund;

AND THAT the Financial Plan be amended to include the receipt of $342,005 from the Substance Use and Addictions Program;

AND THAT the Financial Plan be amended to include the receipt of $120,000 from the Zero Emissions Vehicle Infrastructure Program;

AND FURTHER THAT the Financial Plan be amended to include an appropriation of $120,000 from reserve funds R841 and R111 to provide the City's required contribution for the Zero Emissions Vehicle Infrastructure grant.

Purpose:
To amend the Financial Plan to include the receipt of grant funds.

Background:
The City of Kelowna actively pursues alternative revenue through grants. The City receives funds from external providers, including the federal and provincial governments. These grants align with Council, corporate, and community priorities, and help leverage City priority capital and operating projects.

Previous Council Resolution

Resolution	Date
THAT Council receives, for information, the report from the Community Safety Department dated November 28, 2022 with respect to the 2022 Building Safer Communities Fund; AND THAT the 2022 Financial Plan be amended to include the receipt of funds allocated as $202,095.61.	November 28, 2022
THAT Council receives, for information, the report from the Active Living and Culture Division dated November 28, 2022 with respect to funding received under the Health Canada Substance Use and Addictions Program; AND THAT Council approve the amendment of the 2022 Financial Plan to include the receipt of funds allocated as $662,433.00	November 28, 2022
THAT Council receive for information the report from the Active Living and Culture Department dated July 13, 2020 regarding funding received under the Health Canada Substance Use and Addictions Program for a PEOPLE Peer Navigators and Capacity Building Project; AND THAT COUNCIL approve the amendment of the 2020 Financial Plan to include $691,000 for a three-year Health Canada grant program.	July 13, 2020

Discussion:
Amendments over $200,000 require a Report to Council to amend the Financial Plan. This report includes grants awarded in 2023 that meet this criterion and were not previously reported to Council.

ChildCareBC New Spaces Fund
In 2023, the City of Kelowna was successful in three grants totaling $25.1 million from the ChildCareBC New Spaces Fund. The ChildCareBC New Spaces Fund combines provincial investments and funding from the Government of Canada through the Canada-BC Canada-wide Early Learning and Child Care Agreement 2021-2026.

This funding will add 273 childcare spaces to future community, recreation and wellness facilities in Kelowna. The childcare spaces will be located within three of the projects that are being delivered as part of plans for Building a Stronger Kelowna including 91 spaces at each of the new activity centres for all-ages planned for Glenmore and Mission, and 91 spaces at the redevelopment of Parkinson Recreation Centre (PRC).

Building Safer Communities Fund
The Government of Canada, through Public Safety Canada, created the Building Safer Communities Fund (BSCF) in which a pre-determined amount was allocated to support municipalities and Indigenous governments selected based on reported crime statistics. The BSCF supports community-led projects that combat gun and gang violence while addressing knowledge gaps on the impacts of interventions in gun and gang violence.

The City of Kelowna was allocated $2,020,956 from the Building Safer Communities Fund. In 2022, the City was approved for $202,095 to undertake phase 1 planning for the grant. Through phase 1, the City, in partnership with Central Okanagan Public Schools (SD23) developed a Youth Gang Prevention and Reduction Strategy. The remaining funds of $1,818,860 are being used towards implementing the strategy, which is being led by the Central Okanagan Public Schools.

Substance Use and Addictions Program

The Government of Canada, through Health Canada, leads the Substance Use and Addictions Program (SUAP) which provides grants to address substance use and addiction and harm reduction efforts. The City of Kelowna was provided with additional funding of $342,005 in 2023 to extend the two SUAP grants, including the PEOPLE Peer Navigator Program and the knknxtəwiǰ "We walk hand in hand" Indigenous Harm Reduction Program.

The PEOPLE Peer Navigator Program was created to support training, mentorship, and employment opportunities for people with lived and living experience. Through this program, Peer Navigators worked in the downtown Kelowna Library, Parkinson Recreation Centre, and the Ki-Low-Na Friendship Society, to name a few. An additional $250,000 was provided to extend the program to spring 2024.

The knknxtəwiǰ "We walk hand in hand" Indigenous Harm Reduction Program creates culturally-safe spaces for Indigenous people experiencing substance use or addiction challenges. The Indigenous Harm Reduction Team includes Indigenous nurses, peer outreach workers, Elders and Peer Navigators. An additional $92,005 was provided to extend the program to spring 2024.

Zero Emission Vehicle Infrastructure Program

The Government of Canada, through the Natural Resources Canada, leads the Zero Emission Vehicle Infrastructure Program (ZEVIP) to provide funding for charging and refueling infrastructure across Canada. The City of Kelowna was awarded $120,000 to support the installation of 24 EV charging stations, 12 at City Yards and 12 at Wastewater Treatment Facility respectively.

The ZEVIP grant provides up to 50% of the total project costs and therefore the City is required to contribute the additional project costs. The City's contribution to the project comes from two reserves: R841 and R111.

Conclusion:

External grant funding is an essential component of the City's alternative revenue generation to support and enhance City capital and operating projects. This funding leverages municipal resources and aides in further Council, corporate and community goals.

Internal Circulation:

Community Safety Department
Finance
Social Development
Building Services
Fleet Services
Parks & Buildings Planning
Active Living & Culture

Considerations applicable to this report:

Financial/Budgetary Considerations:

The Financial Plan Amendment Policy (FIN-032) requires Council approval, through a Report to Council, for amendments greater than $200,000 prior to Financial Plan amendments being made.

Communications Comments:
On March 15, 2023, a public announcement of the BSCF investments in our region was held in Kelowna. Parliamentary Secretary Pam Damoff participated on behalf of the Government of Canada.

The City of Kelowna hosted a public announcement on December 6, 2023, with respect to the $25 million grants awarded from the ChildCareBC New Spaces Fund. This announcement was also shared through a News Release and social media channels.

Considerations not applicable to this report:
Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Existing Policy:
Consultation and Engagement:

Submitted by:

M. Kam, Grants and Special Projects Manager

Approved for inclusion: B. Evans, Partnerships Office Director

cc:
J. Jean, Budget Supervisor