

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



Monday, October 7, 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 - 12

PM Meeting - September 23, 2024

**3. Public in Attendance**

**3.1 Celebrating Local Olympian Malindi Elmore and Paralympian Robert Shaw**

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

**4.1 Hwy 97 N 4690 - Z24-0005 (BL12706) - City of Kelowna**

13 - 29

To rezone portions of the subject properties from the A1 - Agriculture zone to the I2 – General Industrial zone to facilitate the development of a regional transit facility.

**4.2 Barlee Rd 1857, 1869 and 1879, Z24-0024 (BL12707) - Barlee Road Development GP Ltd., Inc.No. BC1450498**

30 - 50

To rezone the subject properties from the UC3 – Midtown Urban Centre zone to the UC3r – Midtown Urban Centre Rental Only zone to facilitate a rental apartment housing development.

**4.3 Glenmore Dr 1256, 1260,1270 - Z24-0029 (BL12708) - Various Owners**

51 - 68

To rezone the subject properties from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate the development of apartment housing.

|            |   |           |
|------------|---|-----------|
| <b>4.4</b> | <b>St. Paul St 1355 - Z24-0044 (BL12709) - 1247752 B.C. Ltd., Inc.No. BC1247752</b>   | 69 - 88   |
|            | To rezone the subject property from the UC <sub>1</sub> – Downtown Urban Centre zone to the UC <sub>1r</sub> – Downtown Urban Centre Rental Only zone to facilitate a rental only mixed-use development.        |           |
| <b>4.5</b> | <b>Lougheed Rd 230-240 - TA24-0010 (BL12710) - Various Owners</b>   | 89 - 107  |
|            | To amend the Zoning Bylaw by creating a site-specific regulation to allow Religious Assemblies as a permitted principal use on the subject property.  |           |
| <b>4.6</b> | <b>Rezoning Bylaws Supplemental Report to Council</b>   | 108 - 109 |
|            | To receive a summary of notice of first reading for Rezoning Bylaw No. 12705 and to give the bylaw further reading consideration.   |           |
| <b>4.7</b> | <b>Appaloosa Rd 3199 - BL12705 (Z24-0037) - City of Kelowna</b>   | 110 - 110 |
|            | To give Bylaw No. 12705 first, second and third reading in order to rezone the subject property from the A <sub>2</sub> – Agriculture / Rural Residential zone to the I <sub>2</sub> – General Industrial zone. |           |
| <b>4.8</b> | <b>Cameron Ave 1160 and Gordon Dr 2355-2395 - DP24-0071 - Victor Projects Ltd., Inc.No. BC1326399</b>   | 111 - 170 |
|            | To issue a Development Permit for the form and character of a mixed-use apartment housing development.  |           |
| <b>5.</b>  | <b>Resolutions</b>  |           |
| <b>5.1</b> | <b>Councillor Lovegrove - Draft Resolution - Automated Noise Enforcement Cameras</b>  | 171 - 172 |
|            | Notice of Motion raised previously by Councillor Lovegrove regarding Automated Noise Enforcement Cameras in Kelowna.  |           |
| <b>6.</b>  | <b>Bylaws for Adoption (Non-Development Related)</b>  |           |
| <b>6.1</b> | <b>BL12695 - 2025 Permissive Tax Exemptions</b>   | 173 - 184 |
|            | To adopt Bylaw No. 12695.   |           |
| <b>7.</b>  | <b>Mayor and Councillor Items</b>   |           |
| <b>8.</b>  | <b>Termination</b>  |           |



## City of Kelowna Regular Council Meeting Minutes

|                                |   |
|--------------------------------|---|
| Date:                          | Monday, September 23, 2024  |
| Location:                      | Council Chamber<br>City Hall, 1435 Water Street   |
| Members Present                | Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart, Mohini Singh, Luke Stack* and Rick Webber  |
| Members Participating Remotely | Councillor Gord Lovegrove   |
| Members Absent                 | Councillors Charlie Hodge and Loyal Wooldridge  |
| Staff Present                  | Acting City Manager, Derek Edstrom; City Clerk, Laura Bentley; Divisional Director, Active Living & Culture, Jim Gabriel*; Sport & Event Services Manager, Doug Nicholas*; Divisional Director, Planning, Climate & Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Planner II, Jason Issler*; Planner Specialist, Trisa Atwood*; Planner Specialist, Mark Tanner*; Planner II, Tyler Caswell*; Project Manager, Arlene Janousek*; Transit & Programs Manager, Mike Kittmer*; Revenue Manager, Patrick Gramiak*; Climate Action and Environment Manager, Chris Ray*; Planner, Allissa Cook |
| Staff Participating Remotely   | Legislative Coordinator (Confidential), Clint McKenzie  |
| Guest                          | Jerome Blake, Olympian*   |

(\* Denotes partial attendance)

### 1. Call to Order

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

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

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

### 2. Confirmation of Minutes

Moved By Councillor Singh/Seconded By Councillor Cannan

THAT the Minutes of the Regular Meetings of September 9, 2024 be confirmed as circulated.

Carried**3. Public in Attendance****3.1 Celebrating Local Olympian Jerome Blake**

Staff:

- Commented on local sport and experience of the Olympics.
- Introduced local sprinter, Jerome Blake.
- Displayed a video of the men's gold medal 4X100 m race.

Guest, Jerome Blake:

- Provided remarks on his experience as a sprinter in Kelowna representing Canada at the Olympics.

The Mayor congratulated Jerome and presented them with a painting of the Apple Bowl on behalf of the City.

**4. Development Application Reports & Related Bylaws****4.1 Highland Dr 1508 - Z24-0022 (BL12677) - Supplemental Report**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.
- Commented on the correspondence received since notice of first reading.
- Responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Council receives, for information, the Report from the Development Planning Department dated September 23, 2024 with respect to Rezoning Application No. Z24-0022 for the property located at 1508 Highland Dr;

AND THAT Rezoning Bylaw No. 12677 be forwarded for further reading consideration.

Carried

Councillor Ron Cannan - Opposed

**4.2 Highland Dr 1508 - BL12677 (Z24-0022) - 1344628 B.C. Ltd., Inc.No. BC1344628**Moved By Councillor Cannan/Seconded By Councillor DeHart

THAT Bylaw No. 12677 be read a first, second and third time and be adopted.

Carried

Councillor Ron Cannan - Opposed

**4.3 Cara Glen Way 1490 - OCP24-0010 (BL12700) TA24-0007 (BL12701) Z24-0013 (BL12702) - Rutherford Crestview Developments Ltd. Inc. No. A008590**

Staff:

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

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Official Community Plan Map Amendment Application No. OCP24-0010 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of LOT L SECTIONS 31 AND 32 TOWNSHIP 26 ODYD PLAN KAP 53293, located at 1490 Cara Glen Way, Kelowna, BC from the C-NHD – Core Area Neighbourhood designation to the NAT – Natural Areas designation, as shown on Map "A"



attached to the Report from the Development Planning Department dated September 23, 2024, be considered by Council;

AND THAT Council considers the Public Notification process to be appropriate consultation for the purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated September 23, 2024;

AND THAT Zoning Bylaw Text Amendment Application No. TA24-0007 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated September 23, 2024 be considered by Council;

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

AND THAT Rezoning Application No. Z24-0013 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of LOT L SECTIONS 31 AND 32 TOWNSHIP 26 ODYD PLAN KAP 53293, located at 1490 Cara Glen Way, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to P3 – Parks and Open Space zone and CD29 – Cara Glen Way Comprehensive Development zone as shown on Map "B" attached to the Report from the Development Planning Department dated September 23, 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 September 23, 2024;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the payment of \$188,000.00 into the City's Housing Opportunities Reserve Fund;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Natural Environment Development Permit by the Development Planning Department Manager for the subject property;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the dedication of the parkland on the northern portion of the property proposed to be zoned P3 – Parks and Open Space, as shown on Map "B", to the City.

AND FURTHER THAT the Official Community Plan Map Amending Bylaw, the Zoning Bylaw Text Amending Bylaw, and the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

Carried

**4.4 Cara Glen Way 1490 - BL12700 (OCP24-0010) - Rutherford Crestview Developments Ltd. Inc. No. A008590**

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Bylaw No. 12700 be read a first time;

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

Carried

**4.5 Cara Glen Way 1490 - BL12701 (TA24-0007) - Rutherford Crestview Developments Ltd. Inc. No. A008590**

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Bylaw No. 12701 be read a first time.

**Carried**

**4.6 Cara Glen Way 1490 - BL12702 (Z24-0013) - Rutherford Crestview Developments Ltd. Inc. No. A008590**

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Bylaw No. 12702 be read a first time.

**Carried**

**4.7 Appaloosa Rd 3199 - Z24-0037 (BL12705) - City of Kelowna**

Staff:

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

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Rezoning Application No. Z24-0037 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 47 Sections 2 and 3 Township 23 ODYD Plan 18861, located at 3199 Appaloosa Road, Kelowna, BC from the A2 – Agriculture / Rural Residential zone to the I2 – General Industrial zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated September 23, 2024;

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

**Carried**

Councillor Cannan - Opposed

**4.8 Rezoning Bylaws Supplemental Report to Council**

City Clerk:

- Advised that consideration for Bylaw Nos. 12683 and 12684 were withdrawn by the applicant, to come back to Council at a later date.
- Commented on the correspondence received since notice of first reading.

**4.9 Rezoning and Text Amendment Applications**

**4.9.1 Lakeshore Rd 3805 - BL12683 (Z23-0035) - Jim Pattison Industries Ltd., Inc.No. BC0928747**

**4.9.2 Lakeshore Rd 3805 - BL12684 (TA24-0008) - Jim Pattison Industries Ltd., Inc.No. BC0928747**

Items 4.9.1 and 4.9.2 were both withdrawn by the applicant.

**4.9.3 Coronation Ave 627-659 - BL12697 (Z23-0070) - Coronation Holdings Ltd., Inc.No. BC1299864**

**4.9.4 Pandosy St 2124 - BL12699 (Z24-0027) - Necessary Homes Ltd., Inc.No. BC0850280**

Moved By Councillor Cannan/Seconded By Councillor DeHart

THAT Bylaw Nos. 12697 and 12699 be read a first, second and third time.

**Carried**

**4.10 Rezoning Applications**

**4.10.1 Cactus Rd 1115 - BL12696 (Z24-0015) - 1417489 B.C. Ltd., Inc.No. BC1417489**

**4.10.2 Drysdale Blvd 305 - BL12698 (Z24-0026) - Will McKay and Co. Ltd., Inc.No. BC0306923**

Moved By Councillor Singh/Seconded By Councillor Stack

THAT Bylaw Nos. 12696 and 12698 be read a first, second and third time and be adopted.

**Carried**

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

Moved By Councillor DeHart/Seconded By Councillor Singh

THAT Bylaw No. 12607 be amended at 3<sup>rd</sup> reading by deleting "1660 and 1670 and replacing it with 1660-1670";

AND THAT Bylaw No. 12607 be amended at 3<sup>rd</sup> reading by deleting the Legal Description that reads:

1. Lot 2 Section 20 Township 26 ODYD Plan 12275, located on Bernard Avenue, Kelowna, BC;
2. Lot 3 Section 20 Township 26 ODYD Plan 12275, located on Bernard Avenue, Kelowna, BC;"

And replacing it with "Lot A Section 20 Township 26 ODYD Plan EPP136053, located on Bernard Avenue, Kelowna";

AND THAT Bylaw No. 12607 be amended at 3<sup>rd</sup> reading by deleting the underlying zone that reads:

"RU4 – Duplex Housing"

And replacing it with:

"MF1 – Infill Housing"

**Carried**

Moved By Councillor DeHart/Seconded By Councillor Singh

THAT Bylaw No. 12607, as amended, be adopted.

Carried**4.12 Bernard Ave 1660-1670 - DP23-0188 - Sole Bernard Developments Ltd., Inc.No. BC1371339**

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Singh

THAT Rezoning Bylaw No. 12607 be amended at third reading to revise the legal description of the subject properties from Lot 2 Section 20 Township 26 ODYD Plan 12275 and Lot 3 Section 20 Township 26 ODYD Plan 12275 to Lot A Section 20 Township 26 ODYD Plan EPP136053;

AND THAT final adoption of Rezoning Bylaw No. 12607 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0188 for Lot A Section 20 Township 26 ODYD Plan EPP136053, located at 1660 – 1670 Bernard Ave, Kelowna, BC subject to the following:

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

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

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

Carried**4.13 Laurier Ave 925 - BL12635 (Z23-0082) - Amarjit and Sarbjit Gill**Moved By Councillor Stack/Seconded By Councillor Singh

THAT Bylaw No. 12635 be amended at third reading by deleting the Legal Description that reads:

"Lot B District Lot 138 ODYD PLAN 2255"

And replacing it with:

"Lot 1 District Lot 138 ODYD PLAN EPP137592"

CarriedMoved By Councillor Stack/Seconded By Councillor Singh

THAT Bylaw No. 12635 as amended, be adopted.

Carried**4.14 Laurier Ave 925 - DP23-0224 - Amarjit and Sarbjit Gill**

Staff:

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

Moved By Councillor DeHart/Seconded By Councillor Lovegrove

THAT Rezoning Bylaw No. 12635 be amended at third reading to revise the legal description of the subject property from Lot B District Lot 138 ODYD PLAN 2255 to Lot 1 District Lot 138 ODYD PLAN EPP137592;

AND THAT final adoption of the Rezoning Bylaw No. 12635 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0224 for Lot 1 District Lot 138 ODYD PLAN EPP137592, located at 925 Laurier Ave, Kelowna, BC subject to the following:

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

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

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

Carried**4.15 Hilltown Dr 3260 - DP23-0053 - 1918951 Alberta Ltd., Inc.No. A0110539**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Council authorizes the issuance of Development Permit No. DP23-0053 for Lot 14 Section 28 Township 23 ODYD Plan EPP76020, located at 3260 Hilltown Dr, Kelowna, BC subject 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

The meeting recessed at 3:11 p.m.

The meeting reconvened at 3:20 p.m. without Councillor Stack in attendance.

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

### **5.1 Planning and Development Statistics – Q2 2024**

Staff:

- Displayed a PowerPoint Presentation.
- Provided an update on planning and development statistics for the second quarter in 2024.
- Commented on trends, implications, and major initiatives.
- Reported on delegated minor development variance permit applications.
- Commented on the Housing Accelerator Fund initiatives.
- Responded to questions from Council.

Moved By Councillor Dehart/Seconded By Councillor Cannan

THAT Council receives, for information, the report from the Planning, Climate Action and Development Services Division dated September 23, 2024, with information relating to Planning and Development Statistics for the second quarter of 2024.

Carried

### **5.2 Transit Improvements Program 3-Year Outlook**

Staff:

- Displayed a PowerPoint Presentation outlining the transit improvements program.
- Commented on the transit improvement program, investments and initiatives.
- Provided a three year outlook summary.
- Responded to questions from Council.

Moved By Councillor Cannan/Seconded By Councillor Dehart

THAT Council receives, for information, the Report from Integrated Transportation dated September 23, 2024, with respect to the Transit Improvement Program 3-year expansion initiatives;

AND THAT Council directs staff to enter into a Memorandum of Understanding with BC Transit setting out the City's intention to proceed with the service expansions detailed in year one (2025/26);

AND FURTHER THAT the Mayor and City Clerk be authorized to execute the Memorandum of Understanding.

Carried

### **5.3 Permissive Tax Exemption 2025**

Staff:

- Displayed a PowerPoint Presentation outlining the permissive tax exemptions for 2025.

Moved By Councillor DeHart/Seconded By Councillor Cannan

THAT Council receives, for information, the Report from the Revenue Supervisor dated September 23, 2024 with respect to the 2025 Permissive Tax Exemption Bylaw;

AND THAT Bylaw No. 12695, being the Permissive Tax Exemption Bylaw be forwarded for reading consideration.

**Carried**

#### **5.4 BL12695 - 2025 Permissive Tax Exemptions**

Moved By Councillor DeHart/Seconded By Councillor Singh

THAT Bylaw No. 12695 be read a first, second and third time.

**Carried**

#### **5.5 2024 Climate Resilient Kelowna Strategy**

Staff:

- Displayed a PowerPoint Presentation.
- Provided updates regarding the strategy including GHG emissions modelling, climate vulnerability and risk and the key emission reduction drivers.
- Responded to questions from Council.

Councillor Stack returned to the meeting at 4:07 p.m.

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Council receives, for information, the report from Climate Action & Environmental Stewardship, dated September 23, 2024, with respect to the 2024 Climate Resilient Kelowna Strategy;

AND THAT Council adopt the 2024 Climate Resilient Kelowna Strategy as attached to the report from Climate Action & Environmental Stewardship dated September 23, 2024.

**Carried**

Councillor Lovegrove - Opposed

## **6. Resolutions**

### **6.1 Draft Resolution - Council Tour of Kelowna International Airport**

Moved By Councillor Stack/Seconded By Councillor Cannan

THAT a portion of the Regular AM Council Meeting scheduled for Monday, October 7, 2024 be at a location other than City Hall Council Chamber, being the Kelowna International Airport – 5533 Airport Way, Kelowna, BC and 4200-4210 Old Vernon Rd, Kelowna, BC;

AND THAT the public not be permitted to attend this portion of the Meeting in-person due to its location and facility requirements.

**Carried**

## 7. Mayor and Councillor Items

### Mayor Dyas:

- Provided remarks on the upcoming National Day of Truth and Reconciliation and City initiatives to advance reconciliation.

### Councillor DeHart:

- Attended UBCM with the Mayor and Councillor Lovegrove.
- Commented on meeting with several ministers and the resolution regarding invasive mussels being passed.

### Councillor Stack:

- Attended events as Deputy Mayor last week including the Okanagan College Powwow.
- Attended the Rotary Centre for the Arts kick-off for the upcoming season.

### Councillor Webber:

- Attended the Okanagan Thompson Legal Clinic open house with Councillor Cannan.

### Councillor Cannan:

- Attended the Accelerate Okanagan announcement.
- Attended the 10th anniversary for Okanagan Lifestyle Apparel.
- Attended Hope Air event at the airport for life saving medical treatments with Councillor Singh.
- Attended the DKA Downtown After Five and the Kelowna Chamber monthly events.
- Will be attending the Tourism Kelowna workshop and the association is excited to help host the Brier and country music awards next year.

### Councillor Singh:

- Attended the Hope Air event and commented on how many medical treatment flights are supported.
- Read proclamation at the Fetal Alcohol Spectrum Disorder Conference.
- Attended the conference on Indigenous housing.
- Attended Kelowna Running Community event with Olympian, Jerome Blake.

### Councillor Lovegrove:

- Congratulated the Mayor, Council and staff on UBCM asset management award.
- Attended the Southern Interior Local Government Association (SILGA) meeting.
- Referenced the noise cameras pilot project UBCM resolution and their notice of motion.

### Mayor Dyas:

- Thanked Council for their support during UBCM.
- Attended the inaugural local celebrity poker fundraiser at Chances Casino.

## 8. Termination

This meeting was declared terminated at 4:59 p.m.

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Mayor Dyas

lb/cm




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City Clerk



# REPORT TO COUNCIL REZONING



**Date:** October 7, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 4690 Hwy 97 N  
**File No.:** Z24-0005

|                             | Existing         | Proposed                |
|-----------------------------|------------------|-------------------------|
| <b>OCP Future Land Use:</b> | IND – Industrial | IND – Industrial        |
| <b>Zone:</b>                | A1 – Agriculture | I2 – General Industrial |

## 1.0 Recommendation

THAT Rezoning Application No. Z24-0005 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of:

- The South West 1/4 Of Section 11 Township 23 Osoyoos Division Yale District Except: (1) Those Parts Shown On Plan Attached To DD 1953D (2) Plans 10273, 18883, H764, H16596 And KAP83101 (3) Parcel A (E10197), located at 4690 Hwy 97 N, Kelowna, BC; and,
- The North West 1/4 Of Section 2 Township 23 Osoyoos Division Yale District Except: (1) Those Parts Shown On Plan Attached To DD 1953D (2) Part Described In DD 169668F (3) Plans 12349, H764, H16596, KAP83101 And EPP76079, located at 4690 Hwy 97 N, Kelowna, BC;

from the A1 – Agriculture zone to the I2 – General Industrial zone as shown on Map “A” attached to the Report from the Development Planning Department dated October 7, 2024, be considered by Council;

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

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

## 2.0 Purpose

To rezone portions of the subject properties from the A1 - Agriculture zone to the I2 – General Industrial zone to facilitate the development of a regional transit facility.

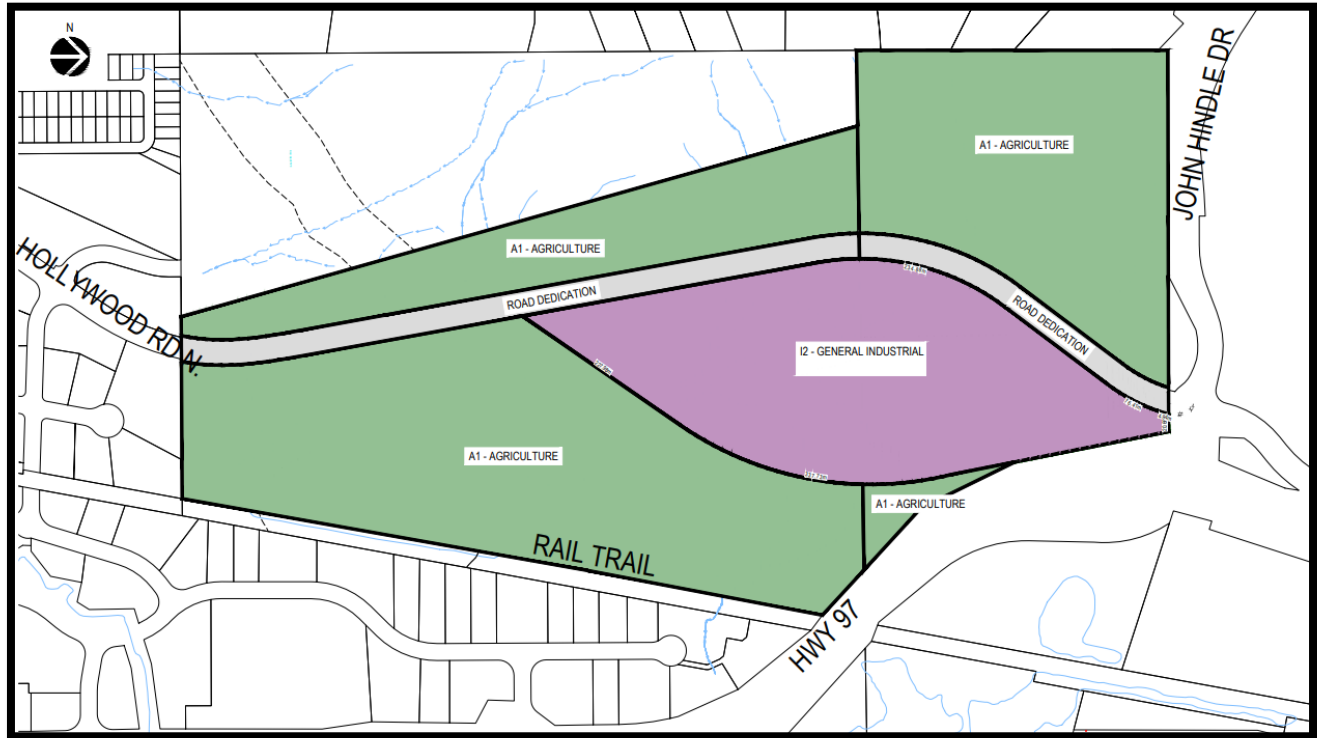
## 3.0 Development Planning

Staff recommend support for the proposed rezoning application as it is consistent with the Official Community Plan (OCP) and Transportation Master Plan (TMP). Specifically, the subject area is designated IND – Industrial in the OCP and the proposed rezoning is meant to facilitate the development of a regional transit operations and maintenance facility which is a high-priority project identified within with TMP. If the rezoning application is approved a detailed construction plan will be prepared for future Council consideration at the Development Permit stage of the project.

4.0 Site Context & Background

| Orientation | Zoning                                   | Land Use                         |
|-------------|--|----------------------------------|
| North       | CD20 – University                        | University of BC Okanagan Campus |
| East        | A1 – Agriculture/I2 – General Industrial | Agriculture/Industrial           |
| South       | A1 – Agriculture/I2 – General Industrial | Industrial                       |
| West        | A1 – Agriculture/VC1 – Village Centre    | Apartment Housing                |

Subject Property Map:



The subject site is located on two large City owned parcels totaling 73 hectares (ha) in size. The site abuts John Hindle Drive to the North as well as the Rail-Trail and Hwy 97 N to the East. In the context of the City’s OCP the parcels are designated a mix of IND – Industrial, NAT – Natural Area, and R-AGR – Rural Agricultural and Resource area. The area under consideration for rezoning is designated IND - Industrial, the remainder of the parcel is proposed to remain zoned A1 – Agriculture. If approved the transit facility will be accessed through a proposed future extension of Hollywood Road N. The approximate future road alignment is shown on the above map.

4.1 Background

Agriculture Land Reserve Exclusion

The subject property is located within the Agricultural Land Reserve (ALR). Conditional approval to exclude the subject area from the ALR has been approved by the Agricultural Land Commission (ALC). Specifically, an ALR exclusion application was supported by Council on September 13, 2021 and subsequently approved by the ALC on March 31 2022 subject to the submission of a subdivision plan within three years of the date of decision. Prior to subdivision of the property the rezoning of the site must be approved by Council.

Regional Transit Operations and Maintenance Facility

The proposed rezoning is related to facilitating the development of a BC Transit regional transit operations and maintenance facility. Public transportation service delivery for the City of Kelowna is provided in partnership with BC Transit, the City of Kelowna, and other local governments. The existing transit facility located on Hardy Street does not have the capacity to meet long term transit service needs required to service the growing region.

This proposal is consistent with the TMP which recognizes that investing in transit is critical to supporting the 2040 OCP and keeping Kelowna moving as the City’s population grows. The TMP aims to double transit ridership by 2040 and calls for increasing our investment in transit service and infrastructure to make transit faster and more reliable. The new facility will allow the city to more than double its current fleet’s size and is being designed to support electric buses.

**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

| <b>Objective 6.4 Support the continued development of industrial lands</b> |  |
|--|--|
| Policy 6.4.6 – Regional Industrial Lands                                   | Support a regional approach to managing industrial lands, recognizing that industrial business needs are connected across the region, with different local contexts playing unique and important roles.  |
|  | <i>The proposed rezoning would facilitate the development of a regional transit operations and maintenance facility which involves a partnership with the City of Kelowna and BC Transit to deliver new transit operations to accommodate current and future growth within the region.</i> |

| <b>Objective 6.12 Develop a well-connected supporting street network to facilitate travel by alternate modes and reduce reliance on Highway 97</b> |   |
|--|---|
| Policy 6.12.1 Transportation Networks  | Ensure transportation networks support continued success and future expansion of key employment areas, such as UBCO and Kelowna International Airport. Seek enhancements in transit service, biking infrastructure and other sustainable modes of transportation in conjunction with planned roadway investments in the Gateway District. |
|  | <i>The proposed rezoning would contribute to improving transit services within the City and surrounding region.</i>   |

| <b>Objective 12.1 Design the community to be more resilient to a changing climate</b> |  |
|---|--|
| Policy 12.1.2 Climate Resilience Land Use Planning                                    | Climate Resilient Land Use Planning. Build climate resiliency through land use design by: Protecting natural areas and habitats; increasing park space and tree canopy coverage; focusing growth in connected, walkable, Urban Centres and Core Area; providing diverse transportation options to shift away from car-centric culture; and reducing energy consumption by constructing energy efficient buildings and neighbourhoods |
|   | <i>The proposed rezoning would support climate resiliency goals by facilitating further investment in transit services intended to increase alternative transportation options available to the public.</i>  |

## 6.o Application Chronology

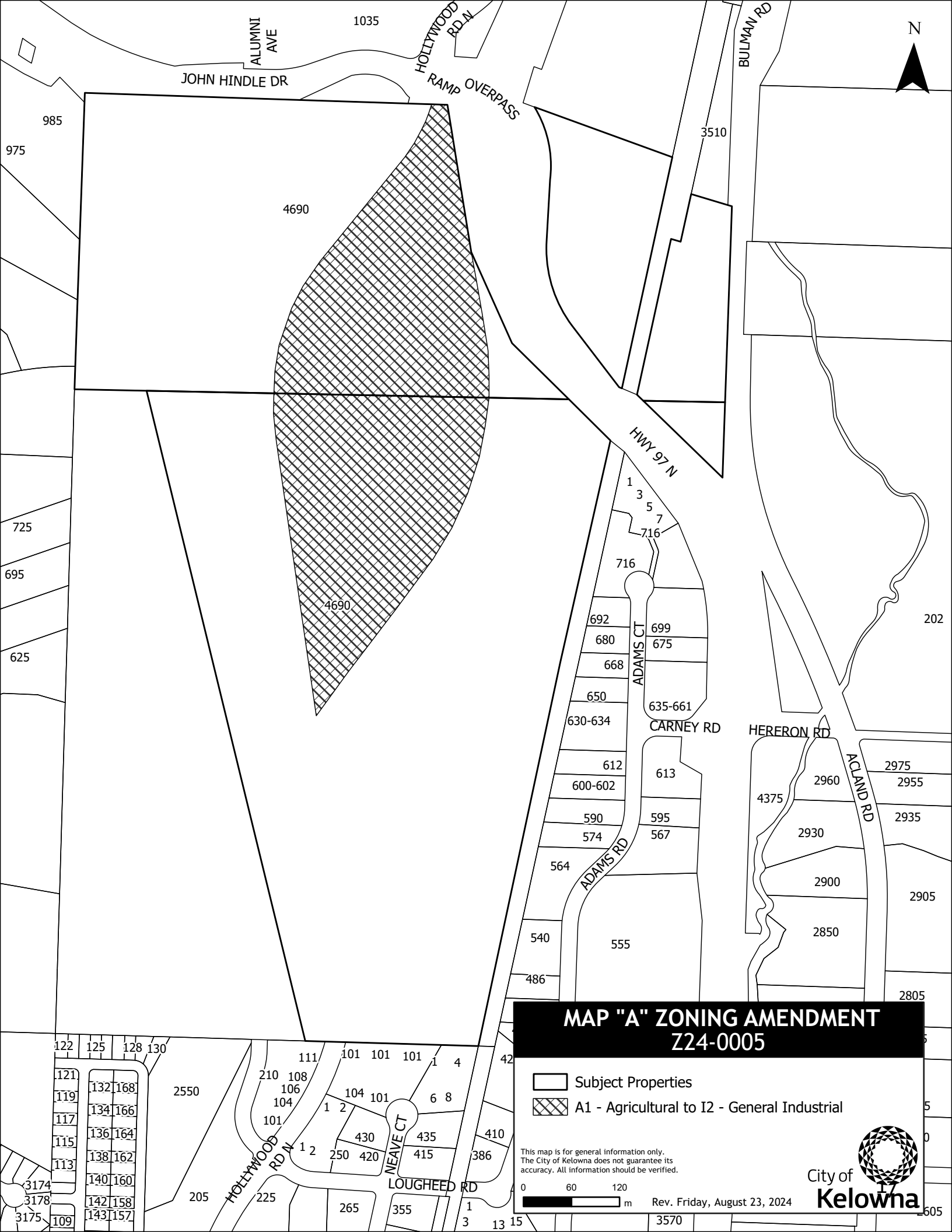
Application Accepted: February 2, 2024  
Neighbourhood Notification Summary Received: July 22, 2024

**Report prepared by:** Alex Kondor, Planner Specialist  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action, & Development Services



### **Attachments:**

Map "A" – Proposed Zoning Amendment

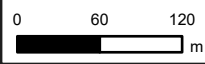
For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).



## MAP "A" ZONING AMENDMENT Z24-0005

-  Subject Properties
-  A1 - Agricultural to I2 - General Industrial

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



Rev. Friday, August 23, 2024



**CITY OF KELOWNA**

**BYLAW NO. 12706**

**Z24-0005**

**4690 Hwy 97 N**

---

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:

- a) The South West 1/4 Of Section 11 Township 23 Osoyoos Division Yale District Except: (1) Those Parts Shown On Plan Attached To DD 1953D (2) Plans 10273, 18883, H764, H16596 And KAP83101 (3) Parcel A (E10197); and
- b) The North West 1/4 Of Section 2 Township 23 Osoyoos Division Yale District Except: (1) Those Parts Shown On Plan Attached To DD 1953D (2) Part Described In DD 169668F (3) Plans 12349, H764, H16596, KAP83101 And EPP76079

located on Hwy 97 N, Kelowna, BC from the A1 – Agriculture zone to the I2 – General Industrial 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)

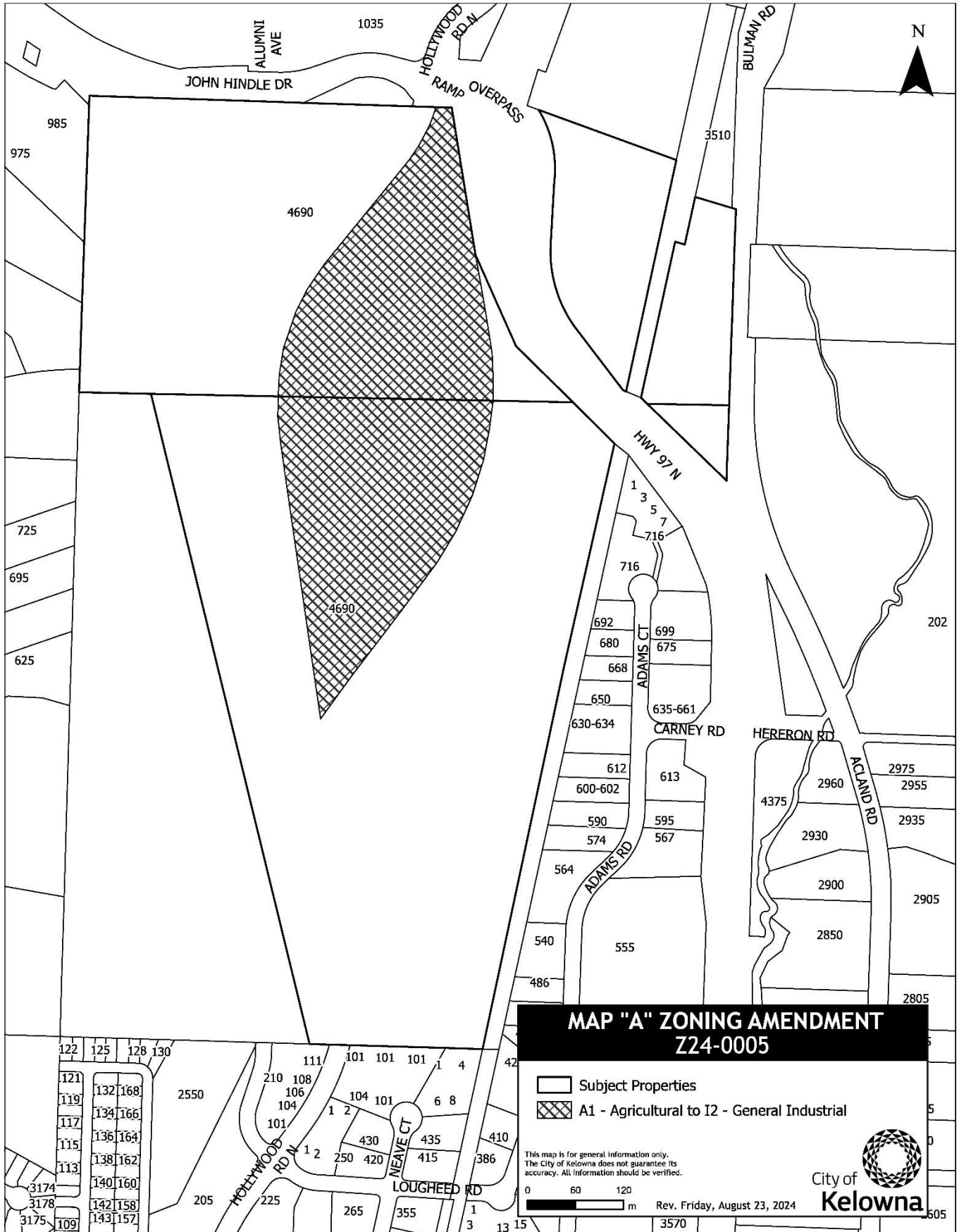
Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk







City of  
**Kelowna**

Z24-0005  
4690 Hwy 97 N

Rezoning Application



# Purpose

- ▶ To rezone portions of the subject properties from the A1 - Agriculture zone to the I2 – General Industrial zone to facilitate the development of a Regional Transit Operations and Maintenance Facility.

# Development Process



Feb 2<sup>nd</sup> 2024

Development Application Submitted



Staff Review & Circulation



July 22<sup>nd</sup> 2024

Public Notification Received



Oct 7<sup>th</sup> 2024

Initial Consideration



Reading Consideration



Final Reading & DP

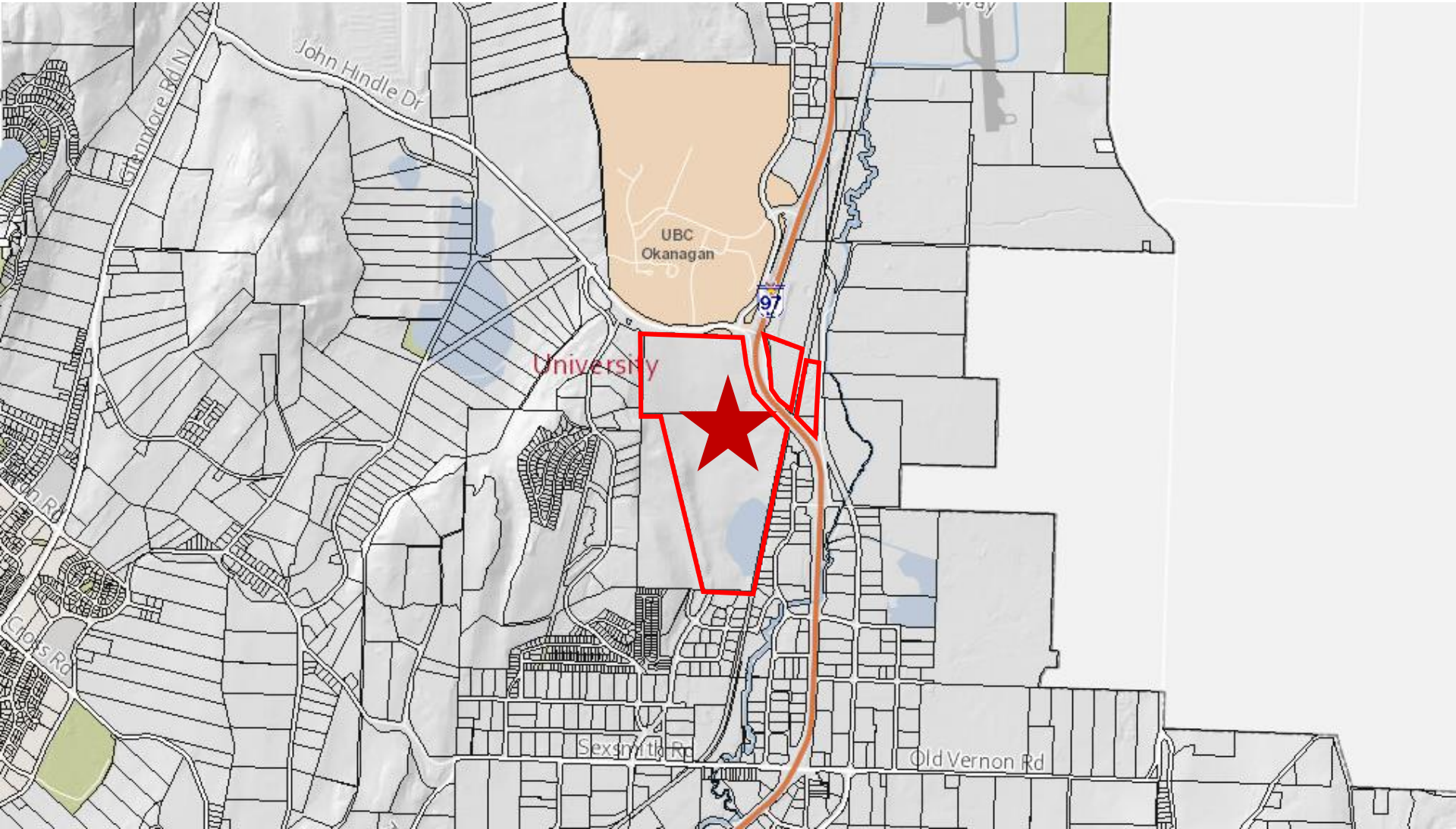


Building Permit

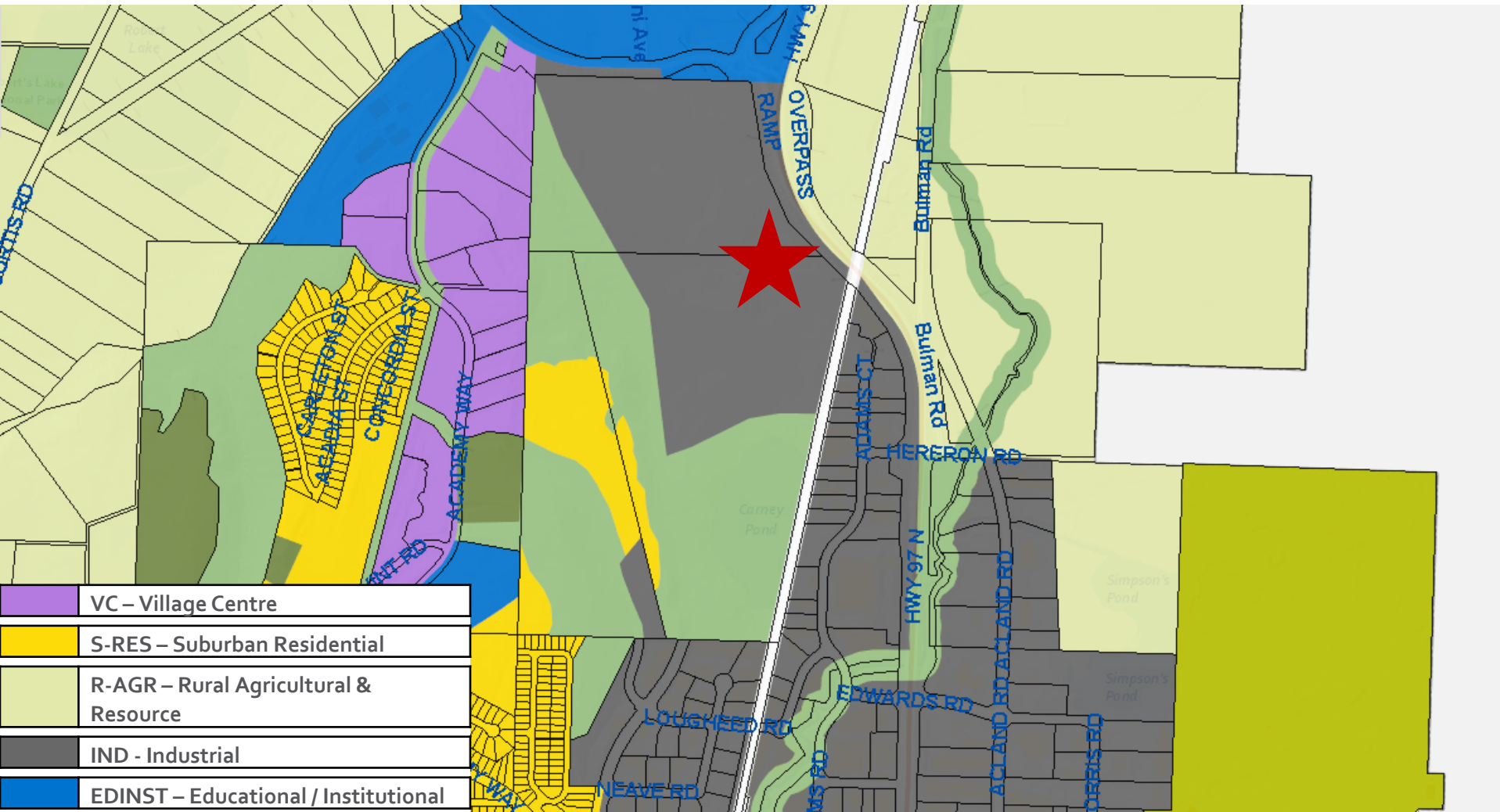











Council Approvals

# Context Map



# OCP Future Land Use

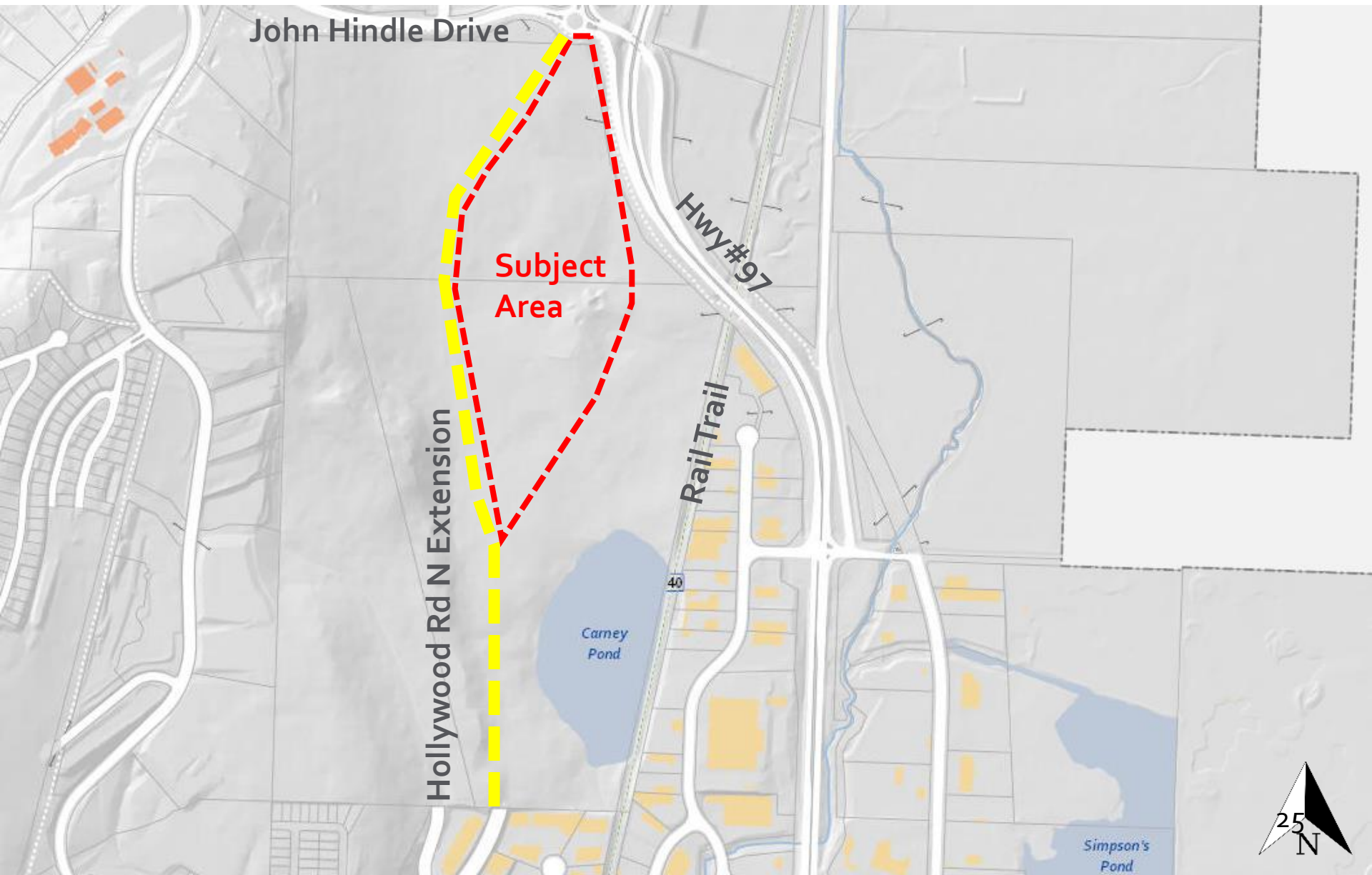


|  |                                       |
|--|---------------------------------------|
|    | VC – Village Centre                   |
|   | S-RES – Suburban Residential          |
|  | R-AGR – Rural Agricultural & Resource |
|  | IND - Industrial                      |
|  | EDINST – Educational / Institutional  |
|  | PARK – Park and Open Space            |
|  | REC – Private Recreational            |
|  | NAT – Natural Area                    |
|  | TC – Transportation Corridor          |

City of Kelowna



# Subject Property Map



John Hindle Drive

Subject Area

Hwy #97

Rail Trail

Hollywood Rd N Extension

48

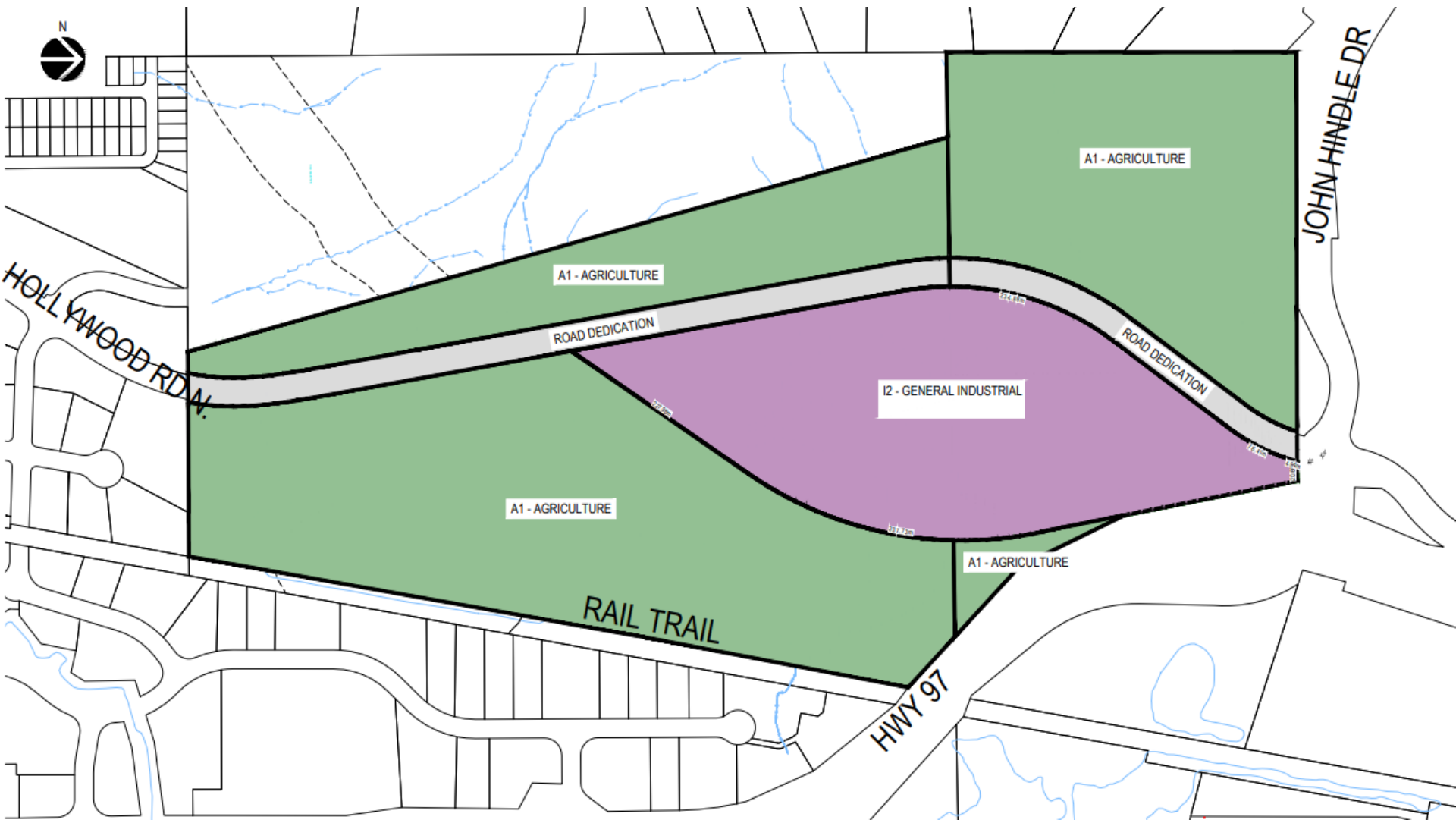
Carney Pond

Simpson's Pond





# Rezoning Map



# I2 – General Industrial Zone

## Purpose

- To provide a zone for general industrial uses.
- General Industrial Use includes processing & manufacturing; storage; repairing and testing of materials and goods; terminals for distribution of materials and goods; and training of personnel for industrial operations.

## Summary of Uses

- General Industrial Use
- Automotive & Equipment
- Boat Storage
- Breweries & Restaurants
- Fleet Services
- Non-Accessory Parking
- Storage (Indoor & Outdoor)
- Recycling Depot
- Warehousing

# OCP Objectives & Policies

- ▶ **Objective 6.4** Support the continued development of industrial lands
- ▶ **Objective 6.12** Develop a well-connected supporting street network to facilitate travel by alternate modes and reduce reliance on Highway 97
- ▶ **Objective 12.1** Design the community to be more resilient to a changing climate



# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use Designation is IND – Industrial
  - ▶ Transportation Master Plan – High Priority Project
- ▶ The application will further the objective of building a transit facility at this location.
  - ▶ Development Permit to follow for Council consideration location.

# REPORT TO COUNCIL REZONING



**Date:** October 7, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 1857, 1869 & 1879 Barlee Rd  
**File No.:** Z24-0024

|                             | Existing                               | Proposed  |
|-----------------------------|--|---|
| <b>OCP Future Land Use:</b> | UC – Urban Centre                      | UC – Urban Centre                                   |
| <b>Zone:</b>                | UC <sub>3</sub> – Midtown Urban Centre | UC <sub>3r</sub> – Midtown Urban Centre Rental Only |

## 1.0 Recommendation

THAT Rezoning Application No. Z24-0024 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of

- LOT B DISTRICT LOT 129 ODYD PLAN 12956, located at 1857 Barlee Rd, Kelowna, BC;
- LOT C DISTRICT LOT 129 ODYD PLAN 12956, located at 1869 Barlee Rd, Kelowna, BC ; and
- LOT D DISTRICT LOT 129 ODYD PLAN 12956, located at 1879 Barlee Rd, Kelowna, BC;

from the UC<sub>3</sub> – Midtown Urban Centre zone to the UC<sub>3r</sub> – Midtown Urban Centre Rental Only zone, be considered by Council;

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 properties from the UC<sub>3</sub> – Midtown Urban Centre zone to the UC<sub>3r</sub> – Midtown Urban Centre Rental Only zone to facilitate a rental apartment housing development.

## 3.0 Development Planning

Staff recommend support for the proposed rezoning of the subject properties to the UC<sub>3r</sub> – Midtown Urban Centre Rental Only zone. The properties are currently zoned UC<sub>3</sub> – Midtown Urban Centre, and the request to add the rental only subzone would restrict any building or bareland stratification of future residential housing units, supporting households seeking rental housing. The utilization of the rental only subzone supports key direction within the Official Community Plan (OCP) and Healthy Housing Strategy to promote and protect rental housing.

| Lot Area           | Proposed (m <sup>2</sup> ) |
|--------------------|----------------------------|
| Gross Site Area    | 4, 176.9 m <sup>2</sup>    |
| Road Dedication    | n/a                        |
| Undevelopable Area | n/a                        |
| Net Site Area      | 4, 176.9 m <sup>2</sup>    |

4.0 Site Context & Background

| Orientation | Zoning   | Land Use   |
|-------------|--|--|
| North       | UC <sub>3</sub> – Midtown Urban Centre   | Various Commercial Uses  |
| East        | UC <sub>3</sub> – Midtown Urban Centre<br>P <sub>2</sub> – Education and Minor Institutional | Single Detached Housing, Apartment Housing<br>Cultural and Recreation Services |
| South       | UC <sub>3</sub> – Midtown Urban Centre   | Single Detached Housing  |
| West        | UC <sub>3</sub> – Midtown Urban Centre   | Single Detached Housing  |

Subject Property Map: 1857, 1869 & 1879 Barlee Rd



The subject properties are in the Midtown Urban Centre and are within the Orchard Park Transit Oriented Area. The surrounding area is in transition and currently contains apartment housing, single detached housing and various commercial uses. Barlee Park, Orchard Plaza, and Orchard Park Shopping Centre are all in close proximity.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

| Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres. |  |
|---|--|
| Policy 4.12.1. Diverse Housing Forms.   | Ensure a diverse mix of medium density and high density housing forms that support a variety of households, income levels and life stages.   |
|   | <i>The proposed UC<sub>3r</sub> – Midtown Urban Centre Rental Only zone would permit medium density housing forms, and the rental only subzone would prohibit any building or bareland stratification, supporting households seeking rental housing.</i> |

## 6.0 Application Chronology

Application Accepted: June 5, 2024  
Neighbourhood Notification Summary Received: September 12, 2024

**Report prepared by:** Kimberly Brunet, Planner Specialist  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

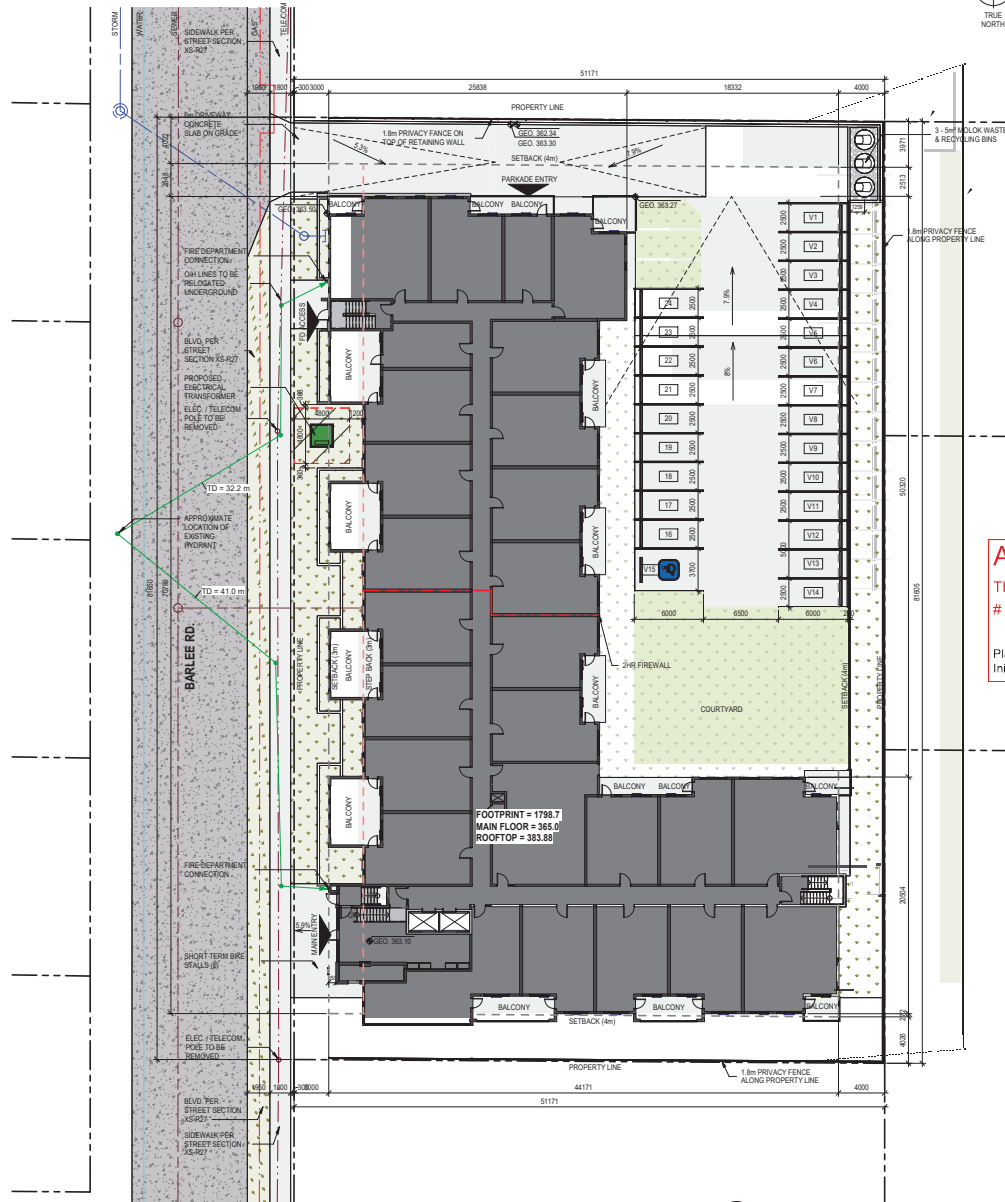
### Attachments:

Attachment A: DRAFT Site Plan

Attachment B: Summary of Neighbourhood Notification

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).

| PROJECT INFORMATION            |   |              |                   |
|--------------------------------|---|--------------|-------------------|
| <b>OWNER:</b>                  | TROKKA DEVELOPMENT  |              |                   |
| <b>DP APPLICANT:</b>           | ZEIDLER ARCHITECTURE  |              |                   |
| <b>MUNICIPAL ADDRESS:</b>      | 1857-1879 BARLEE RD. KELOWNA B.C. V1Y 4S3                     |              |                   |
| <b>LEGAL ADDRESS:</b>          | PLAN K49/2986 LOT B.C.D. DISTRICT LOT 129                     |              |                   |
| <b>PARCEL AREA:</b>            | 4,178.537 m <sup>2</sup> / 44,963.2 m <sup>2</sup> / 0.417 ha |              |                   |
| <b>LANDUSE BYLAW:</b>          | ZONING BYLAW NO. 12375  |              |                   |
| <b>ZONING (EXISTING):</b>      | UC3   |              |                   |
| <b>ZONING (PROPOSED):</b>      | UC3   |              |                   |
| <b>GENERAL DESCRIPTION:</b>    | MULTI-FAMILY WOOD FRAMED RENTAL APARTMENTS                    |              |                   |
| <b>PRINCIPAL USES / FLOOR:</b> | RESIDENTIAL   |              |                   |
| <b>UNIT TYPE BREAKDOWN:</b>    | <b>UNIT TYPE</b>  | <b>COUNT</b> | <b>PERCENTAGE</b> |
|                                | RESIDENTIAL 1BED  | 111          | 89.4%             |
|                                | RESIDENTIAL 2BED  | 32           | 20.6%             |
|                                | RESIDENTIAL STUDIO  | 17           | 10.8%             |
|                                | <b>TOTAL</b>  | <b>160</b>   |                   |



1 SITE PLAN  
DP1.02 SCALE: 1:200



**Zeidler Architecture**  
300, 640 – 8 Avenue SW  
Calgary, Alberta T2P 1G7  
T 403 233 2525 | zeidler.com



**ATTACHMENT A**  
This forms part of application  
# Z24-0024

Planner Initials KB

City of Kelowna  
COMMUNITY PLANNING

|     |                |            |
|-----|----------------|------------|
| 1   | ISSUED FOR DP  | 2024-05-03 |
| NO. | ISSUE/REVISION | DATE       |

NOT FOR CONSTRUCTION

PROJECT  
**BARLEE RD**

PROJECT ADDRESS  
1857-1879 BARLEE RD.  
KELOWNA, BC  
V1Y 4S3

TITLE  
**SITE PLAN**

|             |       |         |
|-------------|-------|---------|
| PROJECT NO. | DRAWN | CHECKED |
| 223-060     | SRB   | Checker |

DRAWING NO. **DP1.02** REVISION NO. **1**

# Neighbour Consultation Form (Council Policy No.367)



*A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.*

I, Josh Klassen, the applicant for Application No. Z24-0024 DVP24-0162

for our proposed 6 storey rental project consolidating 3 lots located  
(brief description of proposal)

at 1857, 1869, and 1879 Barlee Road have conducted the required neighbour  
(address)  
consultation in accordance with Council Policy No. 367.

- My parcel is located **outside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius
- My parcel is located **inside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: We mailed out public notification pamphlets to all of the strata buildings in our radius, and also canvassed the neighbourhood on foot with the goal of speaking to any residents in the single family homes within our radius. A detailed description is included below.

Please initial the following to confirm it has been included as part of the neighbour consultation:

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



*Please return this form, along with any feedback, comments, or signatures to the File Manager 20 days prior to the anticipated initial consideration by Council date. On the back of this form please list those addresses that were consulted.*

City of Kelowna  
1435 Water Street  
Kelowna, BC V1Y 1J4  
TEL 250 469-8600  
FAX 250 862-3330  
kelowna.ca



## FEEDBACK OPPORTUNITIES

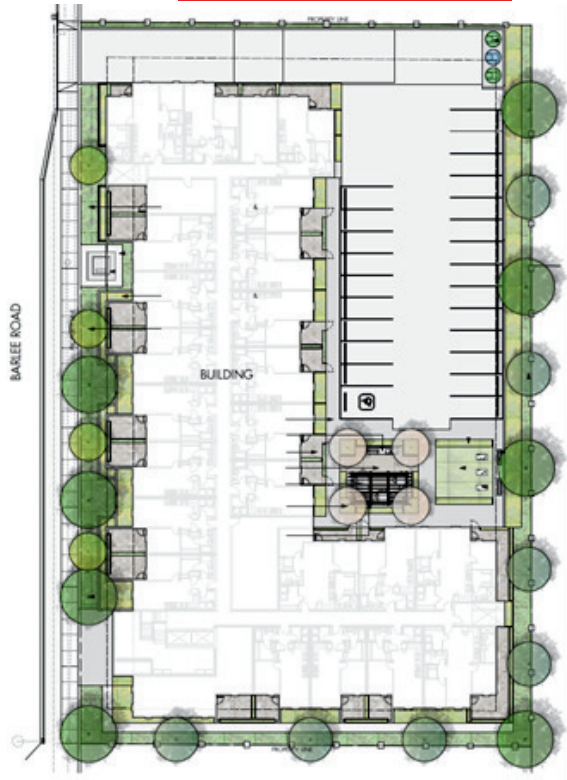
**ATTACHMENT B**  
This forms part of application  
# Z24-0024

Planner Initials **KB**

City of **Kelowna**  
DEVELOPMENT PLANNING

Thank you for considering our latest Troika project! We are excited to be bringing this project to your neighbourhood and we look forward to providing future updates as we progress! If you would like to share your thoughts or concerns, or put forward additional questions, please do not hesitate to reach out via email to myself, or to the City Planner, Kimberly Brunet. The files for reference are DP24-0101 (Development Permit Application), Z24-0024 (Rezoning Application) and a DVP (Variance permit, still to be assigned).

This is the community's opportunity to speak directly with members of the project team to address any questions or concerns you may have regarding this development proposal.



We welcome and appreciate the neighbourhood's comments. Your input is critical to our goal to create sustainable communities.

Sincerely,

Josh Klassen  
Development Manager  
Troika Management Corp



### CONNECT WITH US

**Josh Klassen**  
Development Manager  
josh@troikagroup.ca  
250.212.4110

**Kimberly Brunet**  
City Planner  
kbrunet@kelowna.ca  
250.469.8637

# TROIKA



## PROJECT LOCATION



We at Troika Management are pleased to announce the latest Troika project coming to your neighbourhood! Troika Developments is a progressive, future-focused land and real estate development company based in Kelowna BC. Founded in 2000, Troika has built sustainable communities through the development, construction, and management of: 2,500 residential units, 300,000 square feet of commercial real estate, and 1,200 acres of land. We are involved from start to finish in the creation of living spaces and communities, from the acquisition of under-utilized land, construction, sales and marketing right through to property management.

The proposed project contributes to the fulfilment of Kelowna's Official Community Plan (OCP) for the Midtown Urban Centre by taking 3 single family lots and combining them into a modern, ground orientated rental apartment block that serves the community with a range of unit types.

The proposed project will consolidate the 3 lots located at 1857, 1869, and 1879 Barlee Road. In alignment with the OCP, this project will bring additional homes to the community by providing 160 housing units in the form of a 6 storey, wood frame, rental building.

**ATTACHMENT**      B

This forms part of application  
# Z24-0024

Planner  
Initials    KB



City of  
**Kelowna**  
DEVELOPMENT PLANNING

## PROPOSED REZONING & VARIANCE

Currently zoned by the City of Kelowna as UC3, we are proposing a rezoning of the site to Midtown Urban Centre – Rental Only (UC3r). The proposed rezoning is in alignment with the City of Kelowna's 2040 Official Community Plan for its' five Urban Centres. Policy supports the proposed density in this area, and the rental subzone will ensure the development remains rental housing in perpetuity, an identified area of great need in Kelowna.

The project design aims to concentrate housing density near transit, allowing for future community members to utilize a multitude of transportation options. The site is ideally located near a transit exchange, shopping centre, entertainment options, and employment opportunities. Also adjacent is a future green space expansion as identified within the City of Kelowna's OCP, which will compliment the project's form, character, and landscape design.



At Troika, we strive to limit variances whenever possible, however on this project the need for a variance to the front setback of the building was identified following initial submission. The City's Zoning Bylaw requires a continuous setback to occur on any storey above the second storey. The intent of the bylaw is for a continuous recessing of the building's massing above the second storey to improve the human scale of the frontage while also reducing shading of the street. As outlined in the above graphic, the 3.0m continuous setback is not being met and a 0.0m setback is proposed at the highlighted locations. The highlighted areas are recessed rather than remaining flush with the other living spaces, which is required per the City's Bylaw. While this is non-compliant with the Bylaw, we believe that we are still meeting the intent as the design meets the intended purposes by stepping back more of the building from property line, reducing shading, increasing articulation of the building, and creating a varied ground-orientated human scale frontage. Furthermore, it allows for larger trees and additional plantings ultimately resulting in a more desirable building frontage. We believe that this project is aligned with the OCP Midtown Urban Centre goals and balances the need for urban intensification with the desire to provide a variety of high-quality Apartment units that respect and amplify the surrounding neighbourhood.





# TROIKA

September 18<sup>th</sup>, 2024

**RE: 1857, 1869, 1879 Barlee Rd (DVP24-0162, Z24-0024 – Public Notification Summary)**

To whom it may concern,

Troika Management is pleased to confirm the completion of the Neighborhood Consultation for our proposed development located at our land assembly consisting of the following properties: 1857 Barlee Road, 1869 Barlee Road, and 1879 Barlee Road.

## **Public Notification – Completed September 10<sup>th</sup>, 2024**

We notified all owners/occupants located within a 50m radius of our properties by delivering an informational brochure (attached to this form) per Council Policy 367. Within the 50m radius, there were several apartment buildings that did not permit solicitors. For these homes, we delivered the brochure via Canada Post Mail Services.

For the remaining properties, we canvassed the homes providing the brochure and engaging in conversations with the occupants whenever possible. Every resident that was met during our door knocking endeavors were generally supportive. The most negative response during this period was that “it is what it is, and this is not unexpected”. Residents highlighted a few things, that the ‘look of the building was appealing’, that ‘more rentals are a good thing’, that they ‘expect their home to be a part of a future land assembly’, and that they ‘appreciate the development to move quickly to minimize impact’. During door knocking, multiple homeowners/renters vocalized their appreciation for stopping by in person.

Over the course of the next week, we received several emails from residents who received the mail outs. One responder requested clarification on a few points of the application and also suggested concerns regarding excavation, fire separation, parking, and warnings of safety given the nearby Wet Facility. Another responder indicated appreciation for the notification and requested more information on project timelines and development of the adjacent future City Park site. As we address these comments as they arise, we are confirming the compliance of our project as it relates to these noted concerns. In addition, we are exploring the potential to expedite the construction of the park on behalf of the City by undertaking this work alongside our project.

During this notification process, we have provided an opportunity for our neighbours to provide their feedback via email to both the Development Manager and our City Planner. We will continue to monitor and respond to feedback and provide it as the application progresses.

Sincerely,

Troika Management Corp.

Josh Klassen  
Development Manager  
250.212.4110  
[josh@troikagroup.ca](mailto:josh@troikagroup.ca)  
#302-554 Leon Ave.  
Kelowna, BC V1Y 6J6



**Adding Dimension.**


Troika Management Corp.  
302-554 Leon Ave | Kelowna, BC | V1Y 6J6  
Phone: 250.869.4945 | Fax: 1.866.824.9417

| Unit Number | Street Number | Street Name | Spoke with Owner/Occupant? | Delivery Method                   |
|-------------|---------------|-------------|----------------------------|-----------------------------------|
| 101         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 102         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 103         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 104         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 105         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 106         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 107         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 108         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 109         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 201         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 202         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 203         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 204         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 205         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 206         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 207         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 208         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 209         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 301         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 302         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 303         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 304         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 305         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 306         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 307         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 308         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 309         | 2130          | Vasile Road | -                          | Via Canada Post                   |
| 101         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 102         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 103         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 104         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 105         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 106         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 107         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 108         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 109         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 110         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 111         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 112         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 113         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 114         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 201         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 202         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 203         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 204         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 205         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 206         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 207         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 208         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 209         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 210         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 211         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 212         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 213         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 214         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 301         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 302         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 303         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 304         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 305         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 306         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 307         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 308         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 309         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 310         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 311         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 312         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 313         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 314         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 401         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 402         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 403         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 404         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 405         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 406         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 407         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 408         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 409         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 410         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 411         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 412         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 413         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 414         | 2142          | Vasile Road | -                          | Via Canada Post                   |
| 100         | 2041          | Harvey Ave  | -                          | Via Canada Post                   |
| 101         | 2041          | Harvey Ave  | -                          | Via Canada Post                   |
| 102         | 2041          | Harvey Ave  | -                          | Via Canada Post                   |
| 103         | 2041          | Harvey Ave  | -                          | Via Canada Post                   |
| 104         | 2041          | Harvey Ave  | -                          | Via Canada Post                   |
| 105         | 2041          | Harvey Ave  | -                          | Via Canada Post                   |
| 202         | 2041          | Harvey Ave  | -                          | Via Canada Post                   |
|             | 2108          | Vasile Road | -                          | Door knocking, left in mailbox    |
|             | 2110          | Vasile Road | Yes                        | Door knocking, left with occupant |
|             | 1824          | Barlee Road | Yes                        | Door knocking, left with occupant |
|             | 1834          | Barlee Road | -                          | Door knocking, left in mailbox    |
|             | 1846          | Barlee Road | Yes                        | Door knocking, left with occupant |
|             | 1858          | Barlee Road | -                          | Door knocking, left in mailbox    |
|             | 1864          | Barlee Road | -                          | Door knocking, left in mailbox    |
|             | 1870          | Barlee Road | -                          | Door knocking, left in mailbox    |
|             | 1878          | Barlee Road | Yes                        | Door knocking, left with occupant |
|             | 1886          | Barlee Road | -                          | Door knocking, left in mailbox    |
|             | 1890          | Barlee Road | -                          | Door knocking, left in mailbox    |
|             | 1893          | Barlee Road | -                          | Door knocking, left in mailbox    |
|             | 1885          | Barlee Road | -                          | Door knocking, left in mailbox    |

**ATTACHMENT B**

This forms part of application  
# Z24-0024

Planner Initials **KB**



City of Kelowna  
DEVELOPMENT PLANNING

**CITY OF KELOWNA**  
**BYLAW NO. 12707**  
**Z24-0024**  
**1857, 1869, and 1879 Barlee Road**

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
  - Lot B District Lot 129 ODYD Plan 12956, located on Barlee Rd, Kelowna, BC;
  - Lot C District Lot 129 ODYD Plan 12956, located on Barlee Rd, Kelowna, BC; and
  - Lot D District Lot 129 ODYD Plan 12956, located on Barlee Rd, Kelowna, BC;from the UC<sub>3</sub> – Midtown Urban Centre zone to the UC<sub>3r</sub> – Midtown Urban Centre Rental Only zone.
  
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Approved under the Transportation Act this

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(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

---

City Clerk





City of  
**Kelowna**

# Z24-0024 Barlee Rd 1857-1879

Rezoning Application

# Purpose

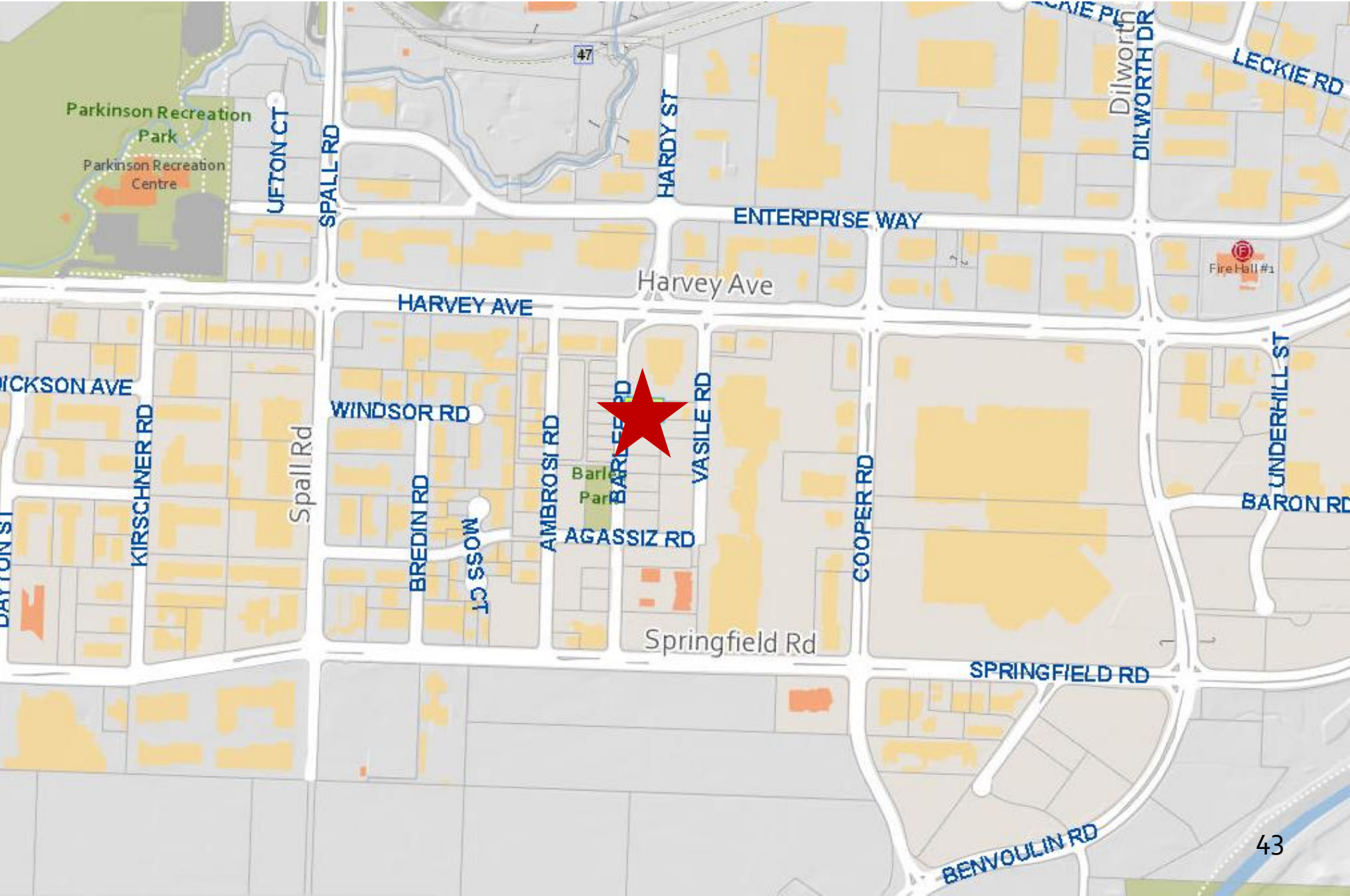
- ▶ To rezone the subject properties from the UC<sub>3</sub> – Midtown Urban Centre zone to the UC<sub>3r</sub> – Midtown Urban Centre Rental Only zone to facilitate a rental apartment housing development.



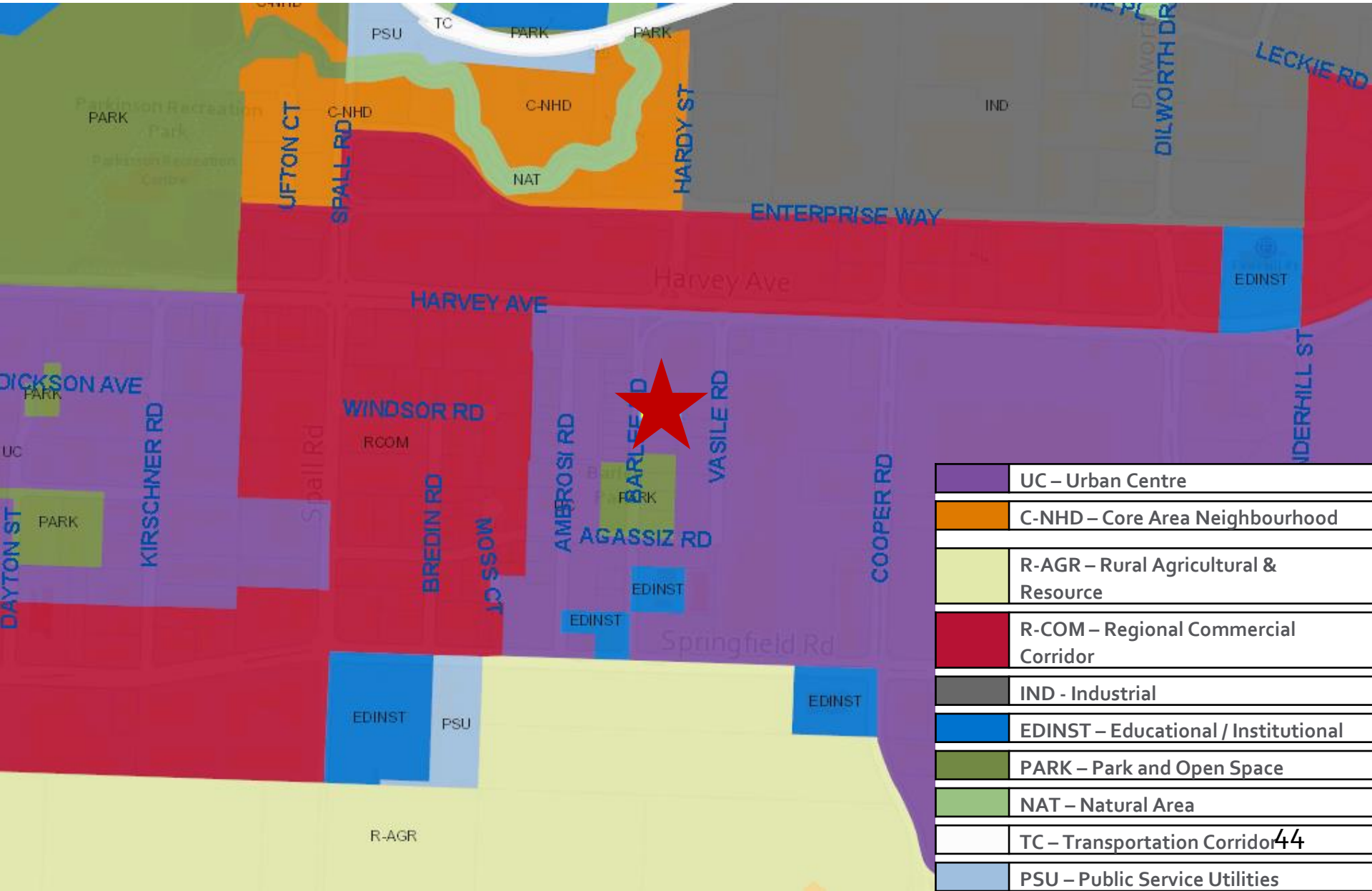
# Development Process













# Context Map



# OCP Future Land Use



|   |                                       |
|---|---------------------------------------|
|    | UC – Urban Centre                     |
|    | C-NHD – Core Area Neighbourhood       |
|    | R-AGR – Rural Agricultural & Resource |
|   | R-COM – Regional Commercial Corridor  |
|  | IND - Industrial                      |
|  | EDINST – Educational / Institutional  |
|  | PARK – Park and Open Space            |
|  | NAT – Natural Area                    |
|  | TC – Transportation Corridor          |
|  | PSU – Public Service Utilities        |



# Subject Property Map



# “r” – Rental Only Subzone

## Purpose

- To provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.

## Summary of Uses

- Dwelling units must be long-term rental only
- Eligible to apply for a Revitalization Tax Exemption



# “r” – Rental Only Subzone

| Regulation             | Maximum Permitted      |
|------------------------|------------------------|
| Bonus Height           | N/A                    |
| Bonus Floor Area Ratio | Rental/Affordable: 0.3 |
| Parking Reduction      | 20% Urban Centre       |

# OCP Objectives – Climate Resilience

## Climate Criteria

**Dark Green** – Meets Climate Criteria

**Light Green** – Will Meet Criteria Soon

**Yellow** – Does not meet Climate Criteria

|  |            |
|--|------------|
| 10 min Walk to Retail/Restaurants                        | Dark Green |
| 5 min Walk to Park                                       | Dark Green |
| 10 min Bike to Public School                             | Dark Green |
| 20 min Bus to Urban Centre/Village Centre/Employment Hub | Dark Green |
| Retaining Trees and/or Adding Trees                      | Dark Green |
| <b>OCP Climate Resilience Consistency</b>                | Dark Green |

# OCP Objectives & Policies

- ▶ Future Land Use - Urban Centre
- ▶ Policy 4.12.1. Diverse Housing Forms
  - ▶ Encourage a range of rental and ownership tenures
- ▶ Healthy Housing Strategy
  - ▶ Promote and protect rental housing

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use – Urban Centres
  - ▶ OCP Chapter 4 - Urban Centres Objectives
    - ▶ Diverse housing types
  - ▶ Healthy Housing Strategy
    - ▶ Rental Housing
  - ▶ Development Permit to follow for Council consideration

# REPORT TO COUNCIL REZONING



**Date:** October 7, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 1256, 1260, 1270 Glenmore Dr  
**File No.:** Z24-0029

|                             | Existing                        | Proposed                        |
|-----------------------------|---------------------------------|---------------------------------|
| <b>OCP Future Land Use:</b> | C-NHD – Core Area Neighbourhood | C-NHD – Core Area Neighbourhood |
| <b>Zone:</b>                | MF1 – Infill Housing            | MF3 – Apartment Housing         |

### 1.0 Recommendation

THAT Rezoning Application No. Z24-0029 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- Lot B Section 29 Township 26 ODYD Plan KAP47536, located at 1256 Glenmore Dr, Kelowna, BC;
- Lot 2 Section 29 Township 26 ODYD Plan 26500, located at 1260 Glenmore Dr, Kelowna, BC; and,
- Lot 1 Section 29 Township 26 ODYD Plan 26500, located at 1270 Glenmore Dr, Kelowna, BC;

from the MF1 – Infill 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 approvals as set out in Attachment “A” attached to the Report from the Development Planning Department dated October 7, 2024.

### 2.0 Purpose

To rezone the subject properties from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate the development of apartment housing.

### 3.0 Development Planning

Staff support the proposed rezoning from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone to facilitate the development of apartment housing. The subject properties have the Future Land Use Designation of Core Area Neighbourhood (C-NHD) and are directly fronting a Transit Supportive Corridor (TSC) on Glenmore Dr. As such, the proposed zone is consistent with the Official Community Plan’s (OCP) objectives to focus density along a TSC. The MF3 – Apartment Housing zone allows for a maximum of six storeys in building height along TSCs.

The applicant is required to dedicate 0.35 m along the entire frontage of Glenmore Dr, which is a condition of final adoption of the zone. The applicant has indicated that the proposal will include a loading space off the laneway to help with moving and deliveries.

| Lot Area        | Proposed (m <sup>2</sup> ) |
|-----------------|----------------------------|
| Gross Site Area | 2,684.9 m <sup>2</sup>     |

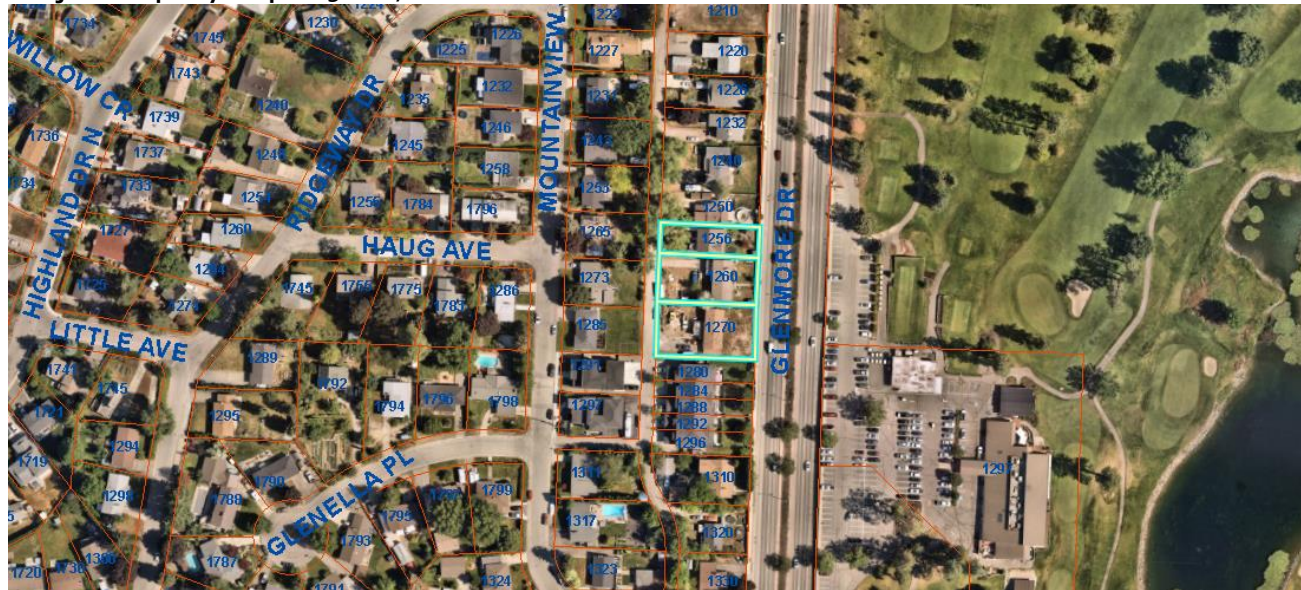


|                    |                        |
|--------------------|------------------------|
| Road Dedication    | 19.6 m <sup>2</sup>    |
| Undevelopable Area | n/a                    |
| Net Site Area      | 2,665.3 m <sup>2</sup> |

**4.0 Site Context & Background**

| Orientation | Zoning                               | Land Use                                 |
|-------------|--------------------------------------|--|
| North       | MF3r – Apartment Housing Rental Only | Single Detached Dwelling(s)              |
| East        | P3 – Parks and Open Space            | Participant Recreation Services, Outdoor |
| South       | MF2 – Townhouse Housing              | Semi-Detached Housing                    |
| West        | MF1 – Infill Housing                 | Single Detached Dwelling(s)              |

**Subject Property Map: 1256-1270 Glenmore Dr**



The subject properties are located mid-block on Glenmore Dr and the surrounding area is zoned MF1 – Infill Housing, MF2 – Townhouse Housing, MF3r – Apartment Housing Rental Only, and P3 – Parks and Open Space. There are three BC transit bus stops within 300.0 m on Glenmore Dr.

**5.0 Current Development Policies**

| <b>Objective 5.2 Focus residential density along Transit Supportive Corridors</b> |   |
|---|---|
| Policy 5.2.1<br>Transit Supportive<br>Corridor Densities                          | Encourage development that works toward a long-term population density of between 50 – 100 people per hectare within 200 metres of each corridor to achieve densities that support improved transit service and local services and amenities. Discourage underdevelopment of properties along Transit Supportive Corridors.<br><br><i>The proposal adds meaningful density along Glenmore Dr, which is a Transit Supportive Corridor.</i> |
| Policy 5.2.2<br>Building Height   | Encourage housing forms up to six storeys in height in Core Area Neighbourhoods that front or directly abut Transit Supportive Corridors. Consider heights below six storeys for such projects where adjacent neighbourhoods are not anticipated to experience significant infill and redevelopment. Consider buildings above six storeys where the project is  |

|  |  |
|--|--|
|  | adjacent to higher capacity transit along Highway 97, a major intersection, or near Urban Centre, with due consideration for the context of the surrounding neighbourhood.                     |
|  | <i>The proposal is for a six-storey low-rise apartment along the Transit Supportive Corridor. Building heights will transition down from the TSC.</i>  |
| Policy 5.2.5<br>Corridor Access<br>and Consolidation | Encourage consolidation of properties and location of automobile accesses from lanes or side streets to reduce or eliminate the number of accesses directly onto Transit Supportive Corridors. |
|  | <i>The proposal includes the consolidation of three properties and all access is proposed to be off the back lane.</i>   |

### 6.o Application Chronology

Application Accepted: July 4, 2024  
 Neighbourhood Notification Summary Received: August 27, 2024

**Report prepared by:** Tyler Caswell, 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, Climate Action & Development Services

**Attachments:**

- Attachment A: Development Engineering Memo
- Attachment B: DRAFT Site Plan
- Attachment C: Summary of Neighbourhood Notification

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** September 16, 2024 (*Revision 1*)  
**File No.:** Z24-0029  
**To:** Urban Planning Manager (JB)  
**From:** Development Engineering Branch (MH)  
**Subject:** 1256, 1260, and 1270 Glenmore Dr RU1 to MF3

---

The Development Engineering Department has the following comments associated with this Rezoning Application to rezone the subject properties from the MF1 - Infill Housing zone to the MF3 - Apartment Housing zone to facilitate apartment housing.

Works and Servicing requirements directly attributable at the time of Building Permit will be provided in the future Development Engineering Department memo for the Development Permit application.


The Development Engineering Technologist for this file is Cindal McCabe (cmccabe@kelowna.ca).

**1. GENERAL**

- a. The following comments and requirements are valid for a period of one (1) year from the reference date of this memo, or until the application has been closed, whichever occurs first.
- b. Comments and requirements contained herein assume the subject properties will be consolidated into a single lot.

**2. SITE-SPECIFIC REQUIREMENTS**


- a. Approximately *0.35 m* road dedication along the entire frontage of Glenmore Dr is required to achieve a ROW width of 31.5 m *to match the adjacent property to the north*.
- b. The applicant is advised that no municipal storm drainage system services or fronts the subject properties. If the underlying soils are not suitable for infiltration, the applicant may be required to extend the municipal storm sewer to their property.

  
Nelson Chapman, P.Eng  
Development Engineering Manager  
CM

**ATTACHMENT** A

This forms part of application  
# Z24-0029

Planner Initials TC

  
City of  
**Kelowna**  
DEVELOPMENT PLANNING

SEALS

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KEY PLAN

REVISIONS + ISSUES

|            |                  |
|------------|------------------|
| 2024-05-24 | ISSUE FOR        |
| 2024-05-24 | SCHEMATIC REVIEW |
| 2024-08-01 | SCHEMATIC REVIEW |
| 2024-08-18 | SCHEMATIC REVIEW |
| 2024-08-29 | SCHEMATIC REVIEW |
| 2024-09-26 | REVISION         |
| 2024-01-17 | REVISED REVISION |

PROJECT TITLE  
**Multi-Housing Glenmore  
Larsen Property  
Development  
Glenmore Dr  
Kelowna, BC**

DRAWING TITLE  
**SITE PLAN +  
ZONING REVIEW +  
SECTION**

SCALE: As Indicated  
DRAWN: JE / ES / AM  
CHECKED: CSR  
May '24  
24-031

**DPO.7**

|   |                           |
|---|---------------------------|
| <b>CITY OF KELOWNA - ZONING BYLAW NO. 12375</b>   |                           |
| <b>MUNICIPAL ADDRESS</b><br>1256-1270 GLENMORE DR., KELOWNA, BC   |                           |
| <b>LEGAL ADDRESS</b><br>PLAN KAF47536-KAF26500 LOT 2-B, SECTION 24, TOWNSHIP 26   |                           |
| <b>ZONING</b> SECTION 15.1<br>EXISTING ZONING: MFI - INFILL HOUSING<br>PROPOSED ZONING: MFS - APARTMENT HOUSING   |                           |
| <b>SITE SUMMARY</b> SECTION 15.4<br>PARCEL AREA: 2604.4 sq.m / 0.26 HECTARES<br>MAXIMUM SITE COVERAGE OF ALL BUILDINGS:<br>PERMITTED: 65% (1,745.2 sq.m)<br>PROPOSED: 56% (1,449.6 m)<br>MAXIMUM SITE COVERAGE OF ALL BUILDINGS, STRUCTURES, AND IMPERMEABLE SURFACES:<br>PERMITTED: 55% (2,222 sq.m)<br>PROPOSED: 78% (2,121.36 m) |                           |
| <b>SETBACKS</b> SECTION 15.3<br>REQUIRED SETBACKS:<br>FRONT YARD SETBACK: 3.0m<br>SIDE YARD SETBACK: 3.0m<br>REAR YARD SETBACK: 3.0m<br>PROPOSED SETBACKS:<br>FRONT YARD SETBACK: 4.0m<br>SIDE YARD SETBACK: 4.0m<br>REAR YARD SETBACK: 3.0m  |                           |
| <b>STEPBACKS</b> SECTION 15.5<br>REQUIRED STEPBACKS:<br>FRONT YARD STEPBACK: 3.0m<br>FLANKING SIDE YARD STEPBACK: 3.0m<br>PROPOSED STEPBACKS:<br>FRONT YARD STEPBACK: 3.0m  |                           |
| <b>DENSITY (FAR)</b> SECTION 19.6<br>MAXIMUM BASE DENSITY FOR 5 STOREYS AND ABOVE MAXIMUM FAR PLUS BONUS FAR (UNDERGROUND PARKING) = 2.05<br>PLUS BONUS FAR (AMENITY & STREETSCAPE) = 2.35<br>PROPOSED DENSITY: 2.31  |                           |
| <b>BUILDING HEIGHT</b> SECTION 19.6<br>MAXIMUM BASE HEIGHT: 22.0m / 6 STOREYS<br>PROPOSED BUILDING HEIGHT: 21.0m / 6 STOREYS  |                           |
| <b>BUILDING AREA SUMMARY</b><br>GROSS FLOOR AREA: ...SUM OF HORIZONTAL AREAS... MEASURED FROM INTERIOR FACE OF EXTERIOR WALLS<br>NET FLOOR AREA: ...SUM OF HORIZONTAL AREAS... EXCLUSIVE OF AREAS... BALCONIES, ENT STAIRWAYS, COMMON/PUBLIC CORRIDORS... ETC.  |                           |
| <b>GROSS FLOOR AREA</b>   | <b>NET FLOOR AREA</b>     |
| LEVEL, sq.m, sq.ft  | LEVEL, sq.m, sq.ft        |
| 1ST FL 1325 14,256  | 1ST FL 976 10,647         |
| 2ND FL 1,407 15,151   | 2ND FL 1,074 11,564       |
| 3RD FL 1,407 15,151   | 3RD FL 1,120 12,050       |
| 4TH FL 1,407 15,151   | 4TH FL 1,120 12,050       |
| 5TH FL 1,407 15,151   | 5TH FL 1,120 12,050       |
| 6TH FL 480 5,184  | 6TH FL 700 7,554          |
| <b>TOTAL</b> 7,444 80,534   | <b>TOTAL</b> 6,010 64,719 |

|                             |                              |
|-----------------------------|------------------------------|
| <b>DWELLING UNIT RANGES</b> |                              |
| sq.m                        | STUDIO 1-BED (1B) 2-BED (2B) |
| 30 - 36                     | 35 - 60                      |
| 36 - 40                     | 45 - 75                      |
| 40 - 47                     | 60 - 90                      |
| 47 - 54                     | 75 - 105                     |
| 54 - 61                     | 90 - 135                     |
| 61 - 68                     | 105 - 150                    |
| 68 - 75                     | 120 - 180                    |
| 75 - 82                     | 135 - 200                    |
| 82 - 90                     | 150 - 225                    |
| 90 - 97                     | 165 - 240                    |
| 97 - 105                    | 180 - 270                    |
| 105 - 112                   | 195 - 300                    |
| 112 - 120                   | 210 - 330                    |
| 120 - 127                   | 225 - 360                    |
| 127 - 135                   | 240 - 390                    |
| 135 - 142                   | 255 - 420                    |
| 142 - 150                   | 270 - 450                    |
| 150 - 157                   | 285 - 480                    |
| 157 - 165                   | 300 - 510                    |
| 165 - 172                   | 315 - 540                    |
| 172 - 180                   | 330 - 570                    |
| 180 - 187                   | 345 - 600                    |
| 187 - 195                   | 360 - 630                    |
| 195 - 202                   | 375 - 660                    |
| 202 - 210                   | 390 - 690                    |
| 210 - 217                   | 405 - 720                    |
| 217 - 225                   | 420 - 750                    |
| 225 - 232                   | 435 - 780                    |
| 232 - 240                   | 450 - 810                    |
| 240 - 247                   | 465 - 840                    |
| 247 - 255                   | 480 - 870                    |
| 255 - 262                   | 495 - 900                    |
| 262 - 270                   | 510 - 930                    |
| 270 - 277                   | 525 - 960                    |
| 277 - 285                   | 540 - 990                    |
| 285 - 292                   | 555 - 1,020                  |
| 292 - 300                   | 570 - 1,050                  |
| 300 - 307                   | 585 - 1,080                  |
| 307 - 315                   | 600 - 1,110                  |
| 315 - 322                   | 615 - 1,140                  |
| 322 - 330                   | 630 - 1,170                  |
| 330 - 337                   | 645 - 1,200                  |
| 337 - 345                   | 660 - 1,230                  |
| 345 - 352                   | 675 - 1,260                  |
| 352 - 360                   | 690 - 1,290                  |
| 360 - 367                   | 705 - 1,320                  |
| 367 - 375                   | 720 - 1,350                  |
| 375 - 382                   | 735 - 1,380                  |
| 382 - 390                   | 750 - 1,410                  |
| 390 - 397                   | 765 - 1,440                  |
| 397 - 405                   | 780 - 1,470                  |
| 405 - 412                   | 795 - 1,500                  |
| 412 - 420                   | 810 - 1,530                  |
| 420 - 427                   | 825 - 1,560                  |
| 427 - 435                   | 840 - 1,590                  |
| 435 - 442                   | 855 - 1,620                  |
| 442 - 450                   | 870 - 1,650                  |
| 450 - 457                   | 885 - 1,680                  |
| 457 - 465                   | 900 - 1,710                  |
| 465 - 472                   | 915 - 1,740                  |
| 472 - 480                   | 930 - 1,770                  |
| 480 - 487                   | 945 - 1,800                  |
| 487 - 495                   | 960 - 1,830                  |
| 495 - 502                   | 975 - 1,860                  |
| 502 - 510                   | 990 - 1,890                  |
| 510 - 517                   | 1,005 - 1,920                |
| 517 - 525                   | 1,020 - 1,950                |
| 525 - 532                   | 1,035 - 1,980                |
| 532 - 540                   | 1,050 - 2,010                |
| 540 - 547                   | 1,065 - 2,040                |
| 547 - 555                   | 1,080 - 2,070                |
| 555 - 562                   | 1,095 - 2,100                |
| 562 - 570                   | 1,110 - 2,130                |
| 570 - 577                   | 1,125 - 2,160                |
| 577 - 585                   | 1,140 - 2,190                |
| 585 - 592                   | 1,155 - 2,220                |
| 592 - 600                   | 1,170 - 2,250                |
| 600 - 607                   | 1,185 - 2,280                |
| 607 - 615                   | 1,200 - 2,310                |
| 615 - 622                   | 1,215 - 2,340                |
| 622 - 630                   | 1,230 - 2,370                |
| 630 - 637                   | 1,245 - 2,400                |
| 637 - 645                   | 1,260 - 2,430                |
| 645 - 652                   | 1,275 - 2,460                |
| 652 - 660                   | 1,290 - 2,490                |
| 660 - 667                   | 1,305 - 2,520                |
| 667 - 675                   | 1,320 - 2,550                |
| 675 - 682                   | 1,335 - 2,580                |
| 682 - 690                   | 1,350 - 2,610                |
| 690 - 697                   | 1,365 - 2,640                |
| 697 - 705                   | 1,380 - 2,670                |
| 705 - 712                   | 1,395 - 2,700                |
| 712 - 720                   | 1,410 - 2,730                |
| 720 - 727                   | 1,425 - 2,760                |
| 727 - 735                   | 1,440 - 2,790                |
| 735 - 742                   | 1,455 - 2,820                |
| 742 - 750                   | 1,470 - 2,850                |
| 750 - 757                   | 1,485 - 2,880                |
| 757 - 765                   | 1,500 - 2,910                |
| 765 - 772                   | 1,515 - 2,940                |
| 772 - 780                   | 1,530 - 2,970                |
| 780 - 787                   | 1,545 - 3,000                |
| 787 - 795                   | 1,560 - 3,030                |
| 795 - 802                   | 1,575 - 3,060                |
| 802 - 810                   | 1,590 - 3,090                |
| 810 - 817                   | 1,605 - 3,120                |
| 817 - 825                   | 1,620 - 3,150                |
| 825 - 832                   | 1,635 - 3,180                |
| 832 - 840                   | 1,650 - 3,210                |
| 840 - 847                   | 1,665 - 3,240                |
| 847 - 855                   | 1,680 - 3,270                |
| 855 - 862                   | 1,695 - 3,300                |
| 862 - 870                   | 1,710 - 3,330                |
| 870 - 877                   | 1,725 - 3,360                |
| 877 - 885                   | 1,740 - 3,390                |
| 885 - 892                   | 1,755 - 3,420                |
| 892 - 900                   | 1,770 - 3,450                |
| 900 - 907                   | 1,785 - 3,480                |
| 907 - 915                   | 1,800 - 3,510                |
| 915 - 922                   | 1,815 - 3,540                |
| 922 - 930                   | 1,830 - 3,570                |
| 930 - 937                   | 1,845 - 3,600                |
| 937 - 945                   | 1,860 - 3,630                |
| 945 - 952                   | 1,875 - 3,660                |
| 952 - 960                   | 1,890 - 3,690                |
| 960 - 967                   | 1,905 - 3,720                |
| 967 - 975                   | 1,920 - 3,750                |
| 975 - 982                   | 1,935 - 3,780                |
| 982 - 990                   | 1,950 - 3,810                |
| 990 - 997                   | 1,965 - 3,840                |
| 997 - 1005                  | 1,980 - 3,870                |
| 1005 - 1012                 | 1,995 - 3,900                |
| 1012 - 1020                 | 2,010 - 3,930                |
| 1020 - 1027                 | 2,025 - 3,960                |
| 1027 - 1035                 | 2,040 - 3,990                |
| 1035 - 1042                 | 2,055 - 4,020                |
| 1042 - 1050                 | 2,070 - 4,050                |
| 1050 - 1057                 | 2,085 - 4,080                |
| 1057 - 1065                 | 2,100 - 4,110                |
| 1065 - 1072                 | 2,115 - 4,140                |
| 1072 - 1080                 | 2,130 - 4,170                |
| 1080 - 1087                 | 2,145 - 4,200                |
| 1087 - 1095                 | 2,160 - 4,230                |
| 1095 - 1102                 | 2,175 - 4,260                |
| 1102 - 1110                 | 2,190 - 4,290                |
| 1110 - 1117                 | 2,205 - 4,320                |
| 1117 - 1125                 | 2,220 - 4,350                |
| 1125 - 1132                 | 2,235 - 4,380                |
| 1132 - 1140                 | 2,250 - 4,410                |
| 1140 - 1147                 | 2,265 - 4,440                |
| 1147 - 1155                 | 2,280 - 4,470                |
| 1155 - 1162                 | 2,295 - 4,500                |
| 1162 - 1170                 | 2,310 - 4,530                |
| 1170 - 1177                 | 2,325 - 4,560                |
| 1177 - 1185                 | 2,340 - 4,590                |
| 1185 - 1192                 | 2,355 - 4,620                |
| 1192 - 1200                 | 2,370 - 4,650                |
| 1200 - 1207                 | 2,385 - 4,680                |
| 1207 - 1215                 | 2,400 - 4,710                |
| 1215 - 1222                 | 2,415 - 4,740                |
| 1222 - 1230                 | 2,430 - 4,770                |
| 1230 - 1237                 | 2,445 - 4,800                |
| 1237 - 1245                 | 2,460 - 4,830                |
| 1245 - 1252                 | 2,475 - 4,860                |
| 1252 - 1260                 | 2,490 - 4,890                |
| 1260 - 1267                 | 2,505 - 4,920                |
| 1267 - 1275                 | 2,520 - 4,950                |
| 1275 - 1282                 | 2,535 - 4,980                |
| 1282 - 1290                 | 2,550 - 5,010                |
| 1290 - 1297                 | 2,565 - 5,040                |
| 1297 - 1305                 | 2,580 - 5,070                |
| 1305 - 1312                 | 2,595 - 5,100                |
| 1312 - 1320                 | 2,610 - 5,130                |
| 1320 - 1327                 | 2,625 - 5,160                |
| 1327 - 1335                 | 2,640 - 5,190                |
| 1335 - 1342                 | 2,655 - 5,220                |
| 1342 - 1350                 | 2,670 - 5,250                |
| 1350 - 1357                 | 2,685 - 5,280                |
| 1357 - 1365                 | 2,700 - 5,310                |
| 1365 - 1372                 | 2,715 - 5,340                |
| 1372 - 1380                 | 2,730 - 5,370                |
| 1380 - 1387                 | 2,745 - 5,400                |
| 1387 - 1395                 | 2,760 - 5,430                |
| 1395 - 1402                 | 2,775 - 5,460                |
| 1402 - 1410                 | 2,790 - 5,490                |
| 1410 - 1417                 | 2,805 - 5,520                |
| 1417 - 1425                 | 2,820 - 5,550                |
| 1425 - 1432                 | 2,835 - 5,580                |
| 1432 - 1440                 | 2,850 - 5,610                |
| 1440 - 1447                 | 2,865 - 5,640                |
| 1447 - 1455                 | 2,880 - 5,670                |
| 1455 - 1462                 | 2,895 - 5,700                |
| 1462 - 1470                 | 2,910 - 5,730                |
| 1470 - 1477                 | 2,925 - 5,760                |
| 1477 - 1485                 | 2,940 - 5,790                |
| 1485 - 1492                 | 2,955 - 5,820                |
| 1492 - 1500                 | 2,970 - 5,850                |
| 1500 - 1507                 | 2,985 - 5,880                |
| 1507 - 1515                 | 3,000 - 5,910                |
| 1515 - 1522                 | 3,015 - 5,940                |
| 1522 - 1530                 | 3,030 - 5,970                |
| 1530 - 1537                 | 3,045 - 6,000                |
| 1537 - 1545                 | 3,060 - 6,030                |
| 1545 - 1552                 | 3,075 - 6,060                |
| 1552 - 1560                 | 3,090 - 6,090                |
| 1560 - 1567                 | 3,105 - 6,120                |
| 1567 - 1575                 | 3,120 - 6,150                |
| 1575 - 1582                 | 3,135 - 6,180                |
| 1582 - 1590                 | 3,150 - 6,210                |
| 1590 - 1597                 | 3,165 - 6,240                |
| 1597 - 1605                 | 3,180 - 6,270                |
| 1605 - 1612                 | 3,195 - 6,300                |
| 1612 - 1620                 | 3,210 - 6,330                |
| 1620 - 1627                 | 3,225 - 6,360                |
| 1627 - 1635                 | 3,240 - 6,390                |
| 1635 - 1642                 | 3,255 - 6,420                |
| 1642 - 1650                 | 3,270 - 6,450                |
| 1650 - 1657                 | 3,285 - 6,480                |
| 1657 - 1665                 | 3,300 - 6,510                |
| 1665 - 1672                 | 3,315 - 6,540                |
| 1672 - 1680                 | 3,330 - 6,570                |
| 1680 - 1687                 | 3,345 - 6,600                |
| 1687 - 1695                 | 3,360 - 6,630                |
| 1695 - 1702                 | 3,375 - 6,660                |
| 1702 - 1710                 | 3,390 - 6,690                |
| 1710 - 1717                 | 3,405 - 6,720                |
| 1717 - 1725                 | 3,420 - 6,750                |
| 1725 - 1732                 | 3,435 - 6,780                |
| 1732 - 1740                 | 3,450 - 6,810                |
| 1740 - 1747                 | 3,465 - 6,840                |
| 1747 - 1755                 | 3,480 - 6,870                |
| 1755 - 1762                 | 3,495 - 6,900                |
| 1762 - 1770                 | 3,510 - 6,930                |
| 1770 - 1777                 | 3,525 - 6,960                |
| 1777 - 1785                 | 3,540 - 6,990                |
| 1785 - 1792                 | 3,555 - 7,020                |
| 1792 - 1800                 | 3,570 - 7,050                |
| 1800 - 1807                 | 3,585 - 7,080                |
| 1807 - 1815                 | 3,600 - 7,110                |
| 1815 - 1822                 | 3,615 - 7,140                |
| 1822 - 1830                 | 3,630 - 7,170                |
| 1830 - 1837                 | 3,645 - 7,200                |
| 1837 - 1845                 | 3,660 - 7,230                |
| 1845 - 1852                 | 3,675 - 7,260                |
| 1852 - 1860                 | 3,690 - 7,290                |
| 1860 - 1867                 | 3,705 - 7,320                |
| 1867 - 1875                 | 3,720 - 7,350                |
| 1875 - 1882                 | 3,735 - 7,380                |
| 1882 - 1890                 | 3,750 - 7,410                |
| 1890 - 1897                 | 3,765 - 7,440                |
| 1897 - 1905                 | 3,780 - 7,470                |
| 1905 - 1912                 | 3,795 - 7,500                |
| 1912 - 1920                 | 3,810 - 7,530                |
| 1920 - 1927                 | 3,825 - 7,560                |
| 1927 - 1935                 | 3,840 - 7,590                |
| 1935 - 1942                 | 3,855 - 7,620                |
| 1942 - 1950                 | 3,870 - 7,650                |
| 1950 - 1957                 | 3,885 - 7,680                |
| 1957 - 1965                 | 3,900 - 7,710                |
| 1965 - 1972                 | 3,915 - 7,740                |
| 1972 - 1980                 | 3,930 - 7,770                |
| 1980 - 1987                 |                              |



August 26, 2024

**City Of Kelowna**

Development Planning

1435 Water Street

Kelowna, BC

Dear Tyler

File No. Z24-0029

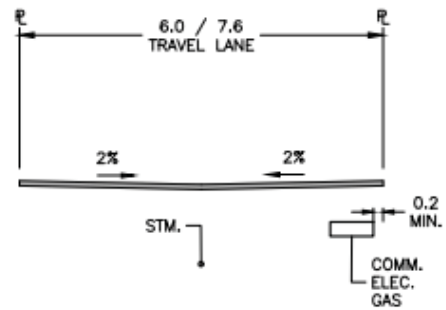
RE: Application Neighborhood Notification for 1256, 1260, 1270 Glenmore Drive

The neighbourhood notification for this project was conducted in person by the developer between Thursday August 1st through Saturday August 3<sup>rd</sup>. Many face to face conversations occurred. When the neighbour was not available a letter and concept site plan as per the rezoning application (see attached) was left in the mailbox. The details are found in the attached address list.

Emails and correspondence were received from four neighbours. The developer met with one neighbourhood individually and had good conversation. Others were corresponded with through email with the intent to better understand their position and answer. There were many questions pertaining to policy allowing the MF3-zone as well as concerns about parking and travel through the lane.

Changes that resulted from conversations:

1. Retain the format of the building with the majoring of the massing on Glenmore Drive away from the single-residential homes on Mountainview Street.
2. Drop Unit count by 10%.
3. Investigate options to improve the lane for current and future inhabitants.
4. Provide flexible on-site loading stall for deliveries, moving and basketball when not in use.
5. Change surface parking from small car to regular stall size.
6. Commit to land dedication ensuring the lane meets the XS-R02 Core area/Urban Centre Lane width.



**CORE AREA / URBAN CENTRE**

If you have any questions, please contact me directly at 250.575.6707.

Kind Regards,

Birte Decloux, RPP MCIP  
Urban Options Planning Corp.

**ATTACHMENT** C

This forms part of application  
# Z24-0029

Planner  
Initials

TC



**City of  
Kelowna**  
DEVELOPMENT PLANNING



**CITY OF KELOWNA**  
**BYLAW NO. 12708**  
**Z24-0029**  
**1256, 1260, 1270 Glenmore 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:
  - a. Lot B Section 29 Township 26 ODYD Plan KAP47536, located on Glenmore Drive, Kelowna, BC;
  - b. Lot 2 Section 29 Township 26 ODYD Plan 26500, located on Glenmore Drive, Kelowna, BC; and
  - c. Lot 1 Section 29 Township 26 ODYD Plan 26500, located on Glenmore Drive, Kelowna, BC

from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone.

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

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

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk



City of  
**Kelowna**

Z24-0029  
1256-1270 Glenmore Dr

Rezoning Application

# Purpose

- ▶ To rezone the subject properties from the MF<sub>1</sub> – Infill Housing zone to the MF<sub>3</sub> – Apartment Housing zone to facilitate the development of apartment housing.

# Development Process



Jul 4, 2024

Development Application Submitted



Staff Review & Circulation

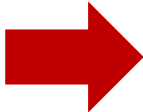


Aug 27, 2024

Neighbour Notification Received



Initial Consideration



Oct 7, 2024

Reading Consideration



Final Reading



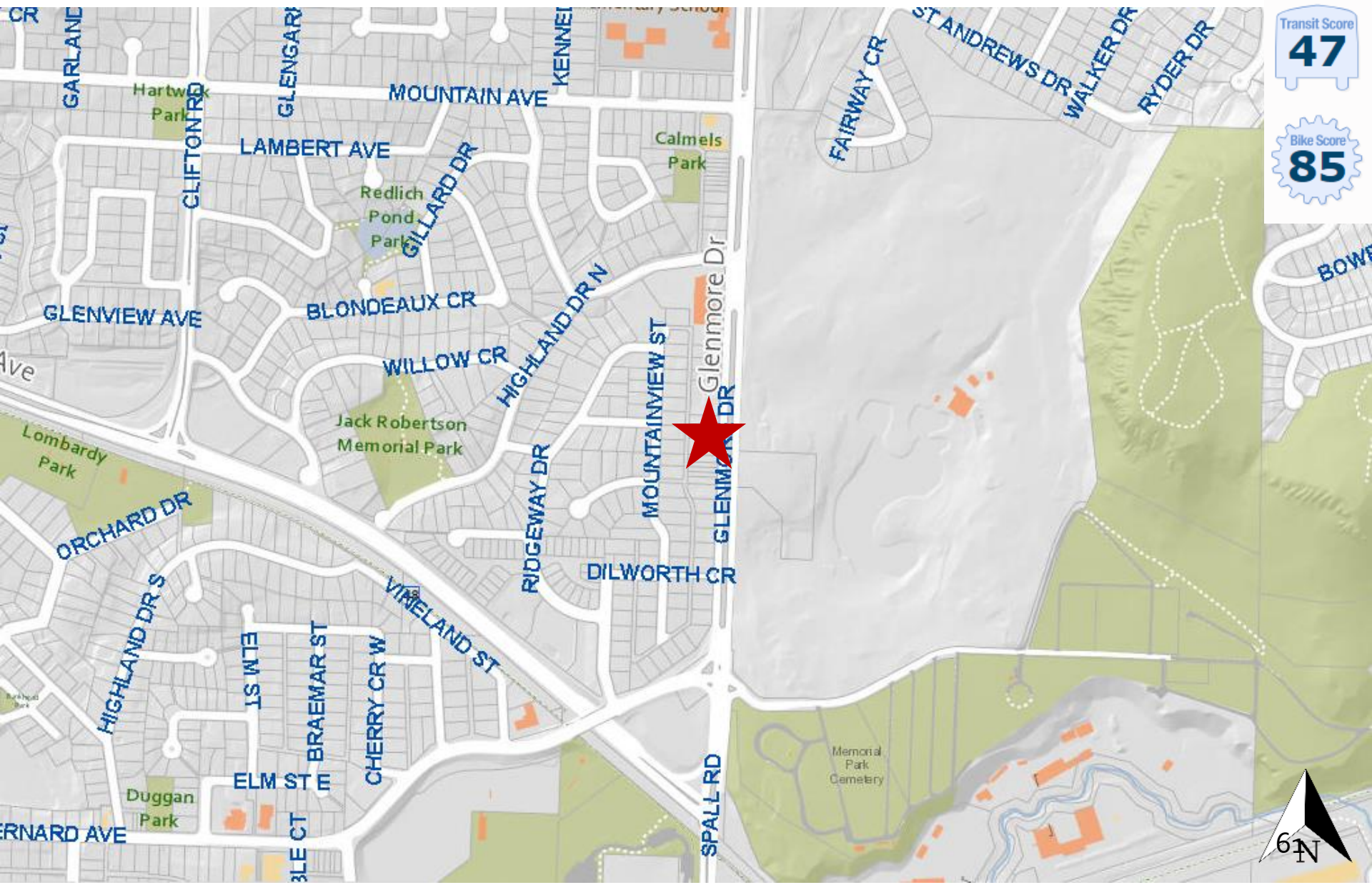
Building Permit



Council Approvals



# Context Map



Walk Score  
**48**

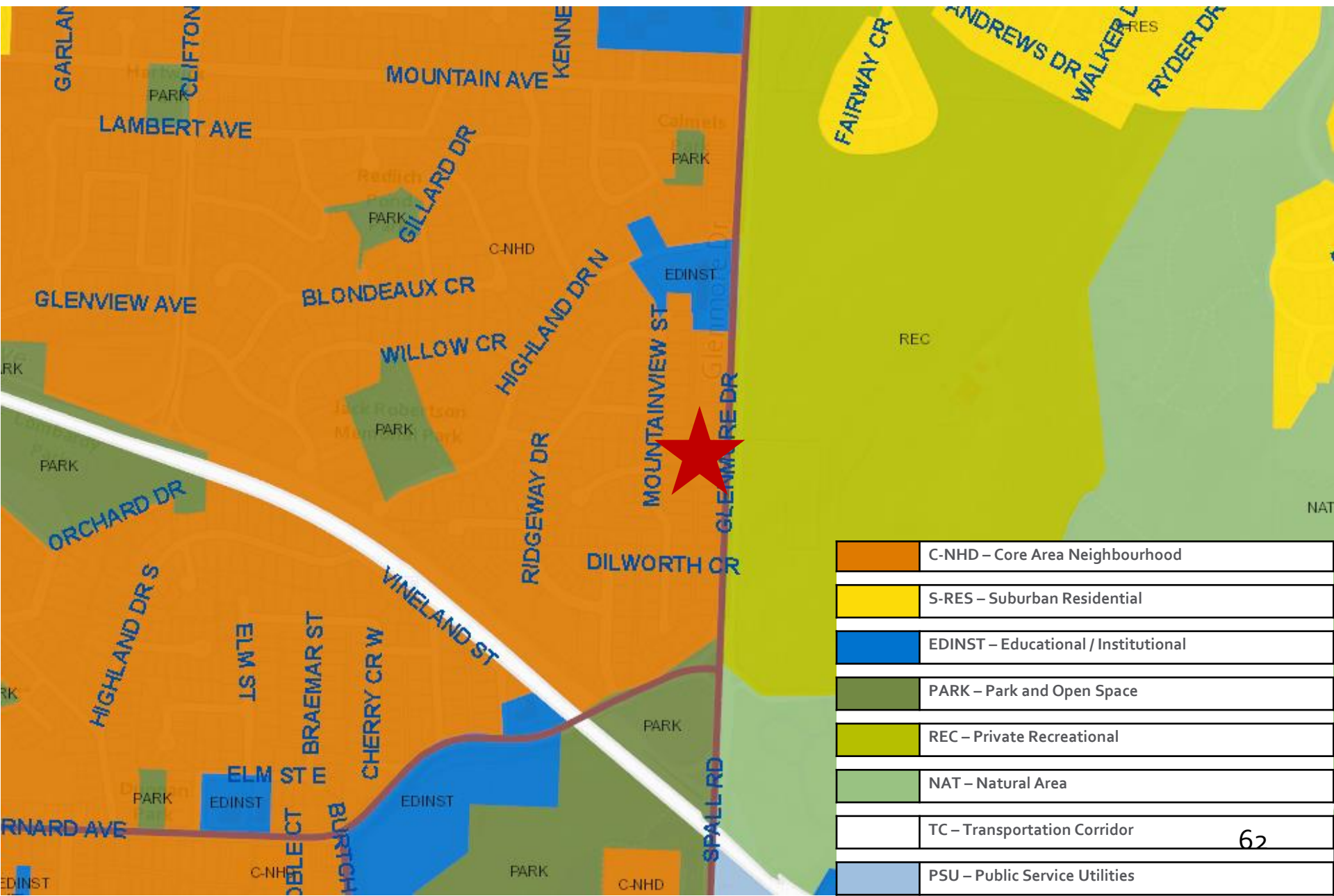
Transit Score  
**47**









Bike Score  
**85**





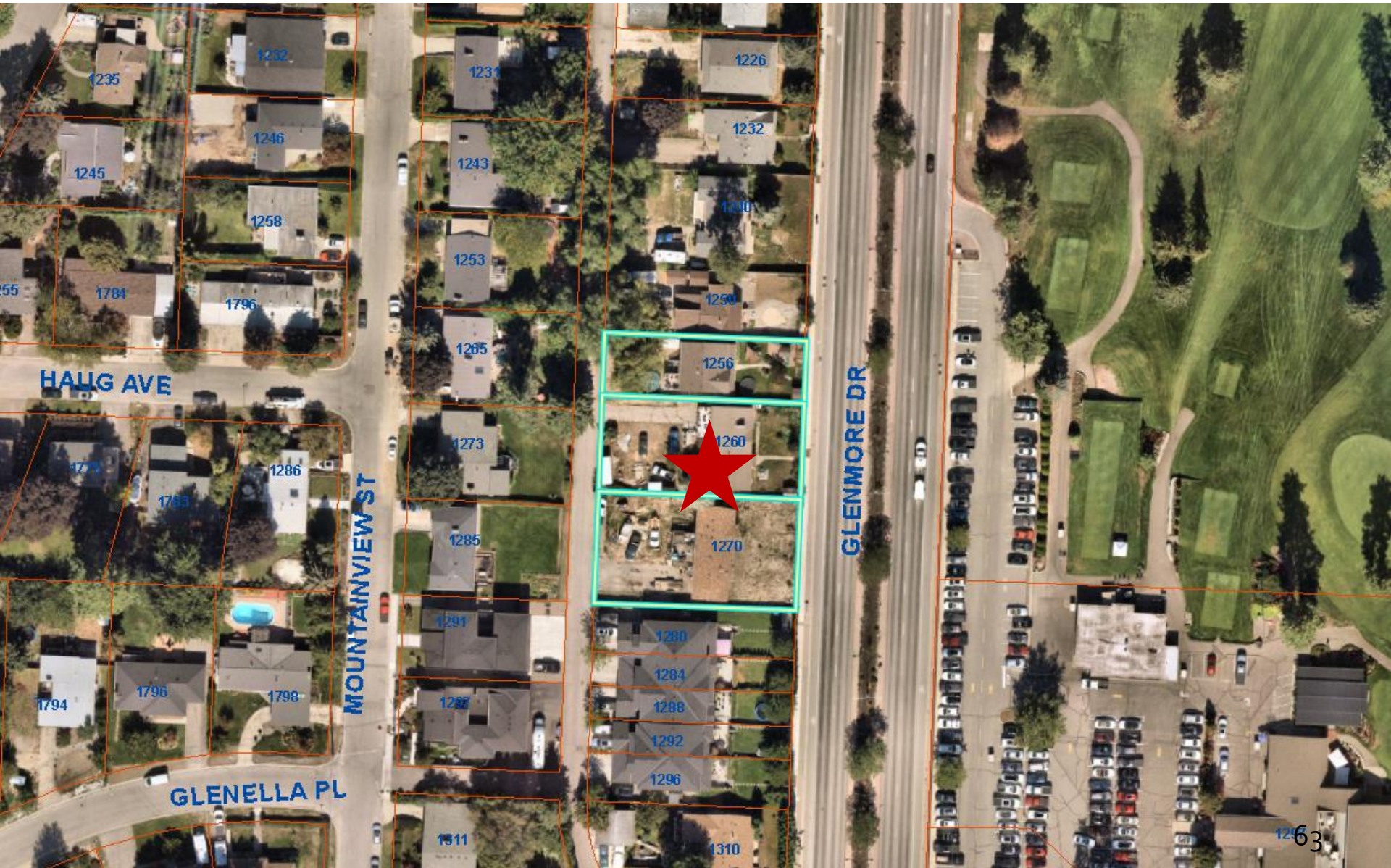
# OCP Future Land Use



|   |                                      |
|---|--------------------------------------|
|    | C-NHD – Core Area Neighbourhood      |
|   | S-RES – Suburban Residential         |
|  | EDINST – Educational / Institutional |
|  | PARK – Park and Open Space           |
|  | REC – Private Recreational           |
|  | NAT – Natural Area                   |
|  | TC – Transportation Corridor         |
|  | PSU – Public Service Utilities       |



# Subject Property Map



# MF3 – Apartment Housing Zone

## Purpose

- To provide a zone for apartments on serviced urban lots with various commercial uses permitted on Transit Supportive Corridors

## Summary of Uses

- Apartment Housing
- Stacked Townhouses
- Townhouses
- Local commercial and institutional

# MF3 – Apartment Housing Zone

| Regulation                         | Permitted          |
|------------------------------------|--------------------|
| Maximum Height (with bonus)        | 22.0 m & 6 storeys |
| Potential Number of Units          | 124 units          |
| Maximum Site Coverage of Buildings | 65%                |

# OCP Objectives – Climate Resilience

## Climate Criteria

**Dark Green** – Meets Climate Criteria

**Light Green** – Will Meet Criteria Soon

**Yellow** – Does not meet Climate Criteria

|  |             |
|--|-------------|
| 10 min Walk to Retail/Restaurants                        | Dark Green  |
| 5 min Walk to Park                                       | Yellow      |
| 10 min Bike to Public School                             | Dark Green  |
| 20 min Bus to Urban Centre/Village Centre/Employment Hub | Dark Green  |
| Retaining Trees and/or Adding Trees                      | Light Green |
| <b>OCP Climate Resilience Consistency</b>                | Dark Green  |



# OCP Objectives & Policies

- ▶ Policy 5.2.1. Transit Supportive Corridor Densities.
  - ▶ The proposal adds meaningful and important density along Glenmore Drive, which is a Transit Supportive Corridor
- ▶ Policy 5.2.2. Building Height.
  - ▶ The proposal is for a six-storey low-rise apartment along the Transit Supportive Corridor.
- ▶ Policy 5.2.5. Corridor Access and Consolidation
  - ▶ The proposal includes the consolidation of three properties and all access is proposed off the back lane.

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use C-NHD
  - ▶ OCP Objectives in Chapter 5 Core Area
    - ▶ Transit Supported Corridor Policies
  - ▶ Development Permit to follow.

# REPORT TO COUNCIL REZONING



**Date:** October 7, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 1355 St Paul St  
**File No.:** Z24-0044

|                             | Existing                    | Proposed                                 |
|-----------------------------|-----------------------------|--|
| <b>OCP Future Land Use:</b> | UC – Urban Centre           | UC – Urban Centre                        |
| <b>Zone:</b>                | UC1 – Downtown Urban Centre | UC1r – Downtown Urban Centre Rental Only |

### 1.0 Recommendation

THAT Rezoning Application No. Z24-0044 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 District Lot 139 ODYD PLAN EPP123577, located at 1355 St Paul St, Kelowna, BC, from the UC1 – Downtown Urban Centre zone to the UC1r – Downtown Urban Centre Rental Only zone, be considered by Council;

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

### 2.0 Purpose

To rezone the subject property from the UC1 – Downtown Urban Centre zone to the UC1r – Downtown Urban Centre Rental Only zone to facilitate a rental only mixed-use high-rise tower development.

### 3.0 Development Planning

Staff recommend support for the proposed rezoning from the UC1 – Downtown Urban Centre zone to the UC1r – Downtown Urban Centre Rental Only zone to facilitate a rental only mixed-use high-rise tower development. The rental only tenure aligns with Official Community Plan (OCP) Policies to achieve high density residential development in Urban Centres, to encourage diverse housing tenures, and to support Downtown revitalization as outlined in Section 5.1 of this report.

| Lot Area        | Proposed (m <sup>2</sup> ) |
|-----------------|----------------------------|
| Gross Site Area | 3,605.6 m <sup>2</sup>     |
| Net Site Area   | 3,605.6 m <sup>2</sup>     |

4.0 Site Context & Background

| Orientation | Zoning                      | Land Use                                     |
|-------------|-----------------------------|--|
| North       | UC1 – Downtown Urban Centre | Offices                                      |
| East        | UC1 – Downtown Urban Centre | Single Dwelling Housing<br>Apartment Housing |
| South       | UC1 – Downtown Urban Centre | Education Services (University)              |
| West        | UC1 – Downtown Urban Centre | Apartment Housing<br>Offices                 |

Subject Property Map: 1355 St Paul St



The subject property is located on St. Paul St north of the intersection with Doyle Ave. The surrounding area is primarily zoned UC1 – Urban Centre, and consists of mixed-use high-rise towers, apartment housing, single dwelling housing, and commercial uses. The subject property is in close proximity to the Queensway Bus Exchange, Kelowna Downtown Library, and Kasugai Gardens Park.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

| Objective 4.1 Strengthen the Urban Centres as Kelowna’s primary hubs of activity. |  |
|---|--|
| Policy 4.1.6. High Density Residential Development.                               | Direct medium and high density residential development to Urban Centres to provide a greater mix of housing near employment and to maximize use of existing and new infrastructure, services, and amenities. |
|   | <i>The proposal for a purpose-built rental only mixed-use high-rise tower within the Downtown Urban Centre is considered high density residential development.</i>   |

|   |   |
|---|---|
| <b>Objective 4.4 Reinforce Downtown as the Urban Centre with the greatest diversity and intensity of uses in the City.</b>              |   |
| Policy 4.4.7. Downtown Revitalization Tax Exemption.  | Continue to support a revitalization tax exemption program to encourage investment Downtown.<br><i>This project would be eligible for a revitalization tax exemption with the "r" rental only subzone.</i>        |
| <b>Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable, and complete Urban Centres.</b> |   |
| Policy 4.12.3. Diverse Housing Tenures.   | Encourage a range of rental and ownership tenures that support a variety of households, income levels, and life stages.<br><i>The proposal will facilitate a rental only tenure in the Downtown Urban Centre.</i> |

**6.o Application Chronology**

Application Accepted: February 5, 2024  
 Neighbourhood Notification Summary Received: September 18, 2024

**Report prepared by:** Trisa Atwood, Planner Specialist  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action, & Development Services

**Attachments:**

- Attachment A: DRAFT Site Plan
- Attachment B: Applicant Letter of Rationale
- Attachment C: Summary of Neighbour Notification

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).



# ATTACHMENT A

This forms part of application  
# Z24-0044

Planner Initials **TA**



CLIENT  
**MISSION GROUP**  
1631 Dickson Ave, 10th Floor,  
Kelowna, BC V1Y 0B5

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Arcadis Architects (Canada) Inc.  
formerly IBI Group Architects (Canada) Inc.

| No. | DESCRIPTION                  | DATE           |
|-----|------------------------------|----------------|
| A   | DEVELOPMENT PERMIT           | 31st Jan. 2024 |
| B   | DEVELOPMENT PERMIT AMENDMENT | 18th June 2024 |

CONSULTANTS

**Gensler**

**GS** GLUTMAN SIMPSON  
CONSULTING ENGINEERS

**APLIN MARTIN**  
ENGINEERING AND ARCHITECTURE PLANNING SURVEYING

Smith + Andersen

**DIALOG**

**GEO PACIFIC**

SEAL



PRIME CONSULTANT

**ARCADIS**

1353 Ellis Street - Suite 202  
Kelowna BC V1Y 1Z9 Canada  
tel 250 980 3432  
www.arcadis.com

PROJECT

1355 St Paul  
1355 St Paul St,  
Kelowna, BC  
V1Y 2E1

PROJECT NO:

141150

DRAWN BY:

TL

CHECKED BY:

GM

PROJECT MGR:

GM

APPROVED BY:

LM

SHEET TITLE

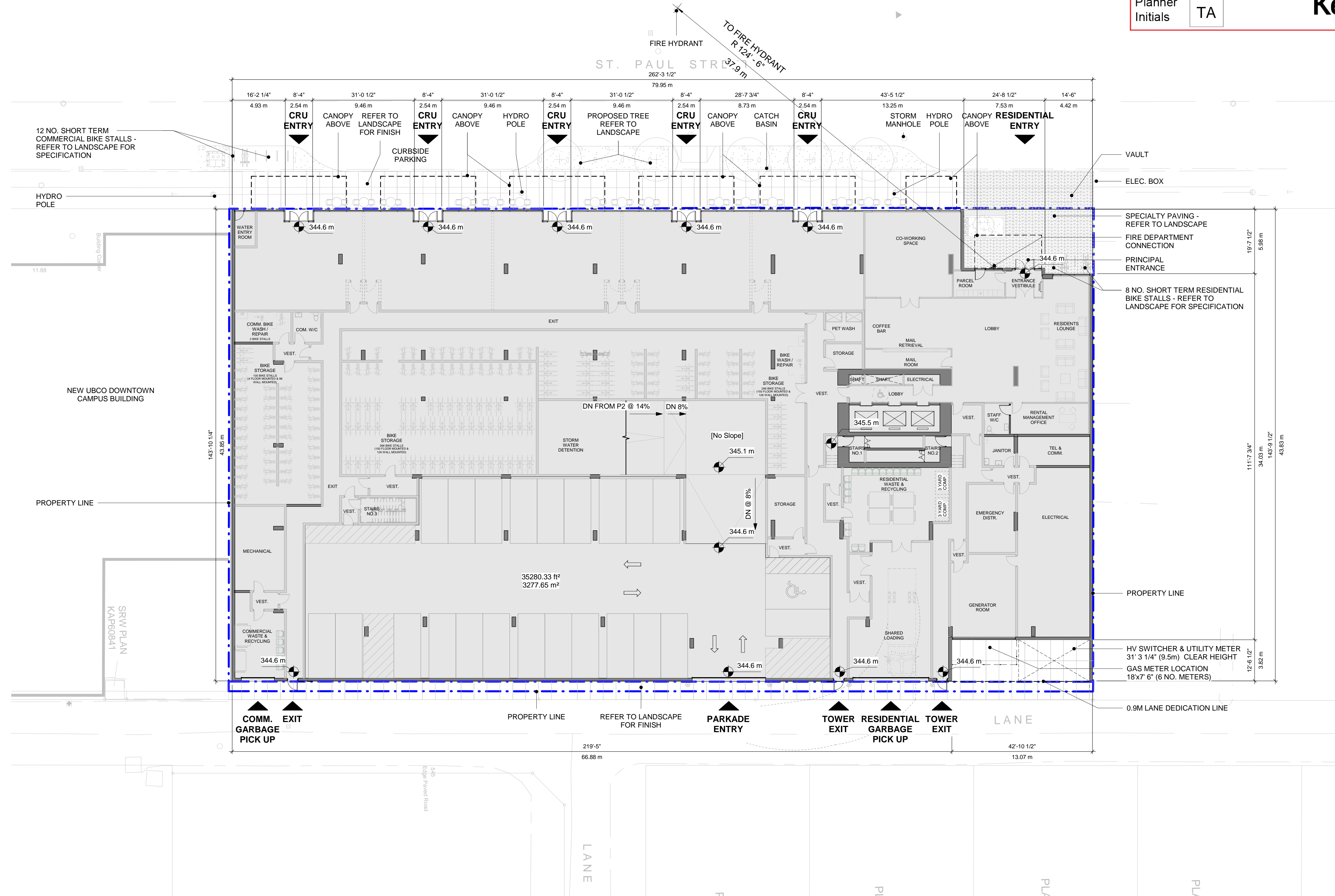
PROPOSED SITE PLAN

SHEET NUMBER

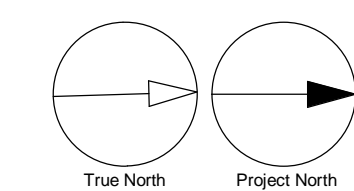
DP0.07

ISSUE

B



1 PROPOSED SITE PLAN  
SCALE: 1/16" = 1'-0"



Mission Group Homes Ltd.  
1499 St Paul St, Suite 1600  
Kelowna, BC V1Y 0L9

September 3, 2024

Attn: Trisa Atwood  
City of Kelowna | Development Planning Department  
1435 Water St  
Kelowna, BC V1Y 1J4

RE: 1355 St Paul St – DP24-0027 – “r” Subzone Letter of Rationale

Dear Ms. Atwood,

Mission Group Homes wishes to make application for an r – Rental Only sub-zone to secure dwelling units in the proposed development to a rental only tenure. The reason for this request is to allow the development of purpose-built rental and contribute to rental housing in the City. This will also allow the development to align with the City’s RTE program while including a reduction in the minimum parking requirements.

Should you have any queries in this regard, please do not hesitate to contact the undersigned.

Sincerely,

**Stefan Hertel**

Digitally signed by Stefan Hertel  
DN: c=CA, e=shertel@missiongroup.ca,  
o=Mission Group Homes Ltd., CN=Stefan Hertel  
Date: 2024.09.03 12:49:26-07'00'

Stefan Hertel, Development Manager

**ATTACHMENT B**

This forms part of application

# Z24-0044

Planner  
Initials

TA




**Neighbour Notification Summary**

**Subject Property:** 1355 St Paul Street  
**File No:** Z24-0044  
**City Contact:** Trisa Atwood  
**Owner Contact:** Stefan Hertel

|  |   |   |
|--|---|---|
| <b>Date notification was completed</b> | September 17, 2024  |   |
| <b>Method of notification</b>          | Mail out  |   |
| <b>List of all addresses notified</b>  | 1334 Bertram St<br>1338 Bertram St<br>1342 Bertram St<br>1348 Bertram St<br>1354 Bertram St<br>1358 Bertram St<br>1360 Bertram St<br>1380 Bertram St<br>526 Doyle Ave<br>550 Doyle Ave<br>580 Doyle Ave<br>1315 St Paul St<br>1321 St Paul St<br>101 1327 St Paul St<br>102 1327 St Paul St<br>103 1327 St Paul St<br>104 1327 St Paul St<br>105 1327 St Paul St<br>106 1327 St Paul St<br>107 1327 St Paul St<br>108 1327 St Paul St<br>109 1327 St Paul St<br>110 1327 St Paul St<br>111 1327 St Paul St<br>112 1327 St Paul St<br>113 1327 St Paul St<br>201 1327 St Paul St<br>202 1327 St Paul St<br>203 1327 St Paul St<br>204 1327 St Paul St<br>205 1327 St Paul St<br>206 1327 St Paul St<br>207 1327 St Paul St<br>208 1327 St Paul St<br>209 1327 St Paul St | 1345 St Paul St<br>101 1350 St Paul St<br>102 1350 St Paul St<br>201 1350 St Paul St<br>202 1350 St Paul St<br>301 1350 St Paul St<br>302 1350 St Paul St<br>303 1350 St Paul St<br>304 1350 St Paul St<br>305 1350 St Paul St<br>306 1350 St Paul St<br>307 1350 St Paul St<br>308 1350 St Paul St<br>309 1350 St Paul St<br>310 1350 St Paul St<br>401 1350 St Paul St<br>402 1350 St Paul St<br>403 1350 St Paul St<br>404 1350 St Paul St<br>405 1350 St Paul St<br>406 1350 St Paul St<br>407 1350 St Paul St<br>408 1350 St Paul St<br>409 1350 St Paul St<br>410 1350 St Paul St<br>411 1350 St Paul St<br>412 1350 St Paul St<br>413 1350 St Paul St<br>414 1350 St Paul St<br>501 1350 St Paul St<br>502 1350 St Paul St<br>503 1350 St Paul St<br>504 1350 St Paul St<br>505 1350 St Paul St<br>506 1350 St Paul St |

|  |  |   |
|--|--|---|
|  | <p>210 1327 St Paul St<br/> 211 1327 St Paul St<br/> 212 1327 St Paul St<br/> 213 1327 St Paul St<br/> 301 1327 St Paul St<br/> 302 1327 St Paul St<br/> 303 1327 St Paul St<br/> 304 1327 St Paul St<br/> 305 1327 St Paul St<br/> 306 1327 St Paul St<br/> 307 1327 St Paul St<br/> 308 1327 St Paul St<br/> 309 1327 St Paul St<br/> 310 1327 St Paul St<br/> 311 1327 St Paul St<br/> 312 1327 St Paul St<br/> 313 1327 St Paul St<br/> 401 1327 St Paul St<br/> 402 1327 St Paul St<br/> 403 1327 St Paul St<br/> 404 1327 St Paul St<br/> 405 1327 St Paul St<br/> 406 1327 St Paul St<br/> 407 1327 St Paul St<br/> 408 1327 St Paul St<br/> 409 1327 St Paul St<br/> 410 1327 St Paul St<br/> 411 1327 St Paul St<br/> 412 1327 St Paul St<br/> 413 1327 St Paul St<br/> 1330 St Paul St<br/> 1333 St Paul St<br/> 1334 St Paul St<br/> 1336 St Paul St<br/> 1338 St Paul St<br/> 1340 St Paul St<br/> 1339 St Paul St</p> | <p>507 1350 St Paul St<br/> 508 1350 St Paul St<br/> 509 1350 St Paul St<br/> 510 1350 St Paul St<br/> 511 1350 St Paul St<br/> 512 1350 St Paul St<br/> 513 1350 St Paul St<br/> 514 1350 St Paul St<br/> 601 1350 St Paul St<br/> 602 1350 St Paul St<br/> 603 1350 St Paul St<br/> 604 1350 St Paul St<br/> 605 1350 St Paul St<br/> 606 1350 St Paul St<br/> 607 1350 St Paul St<br/> 608 1350 St Paul St<br/> 609 1350 St Paul St<br/> 610 1350 St Paul St<br/> 611 1350 St Paul St<br/> 612 1350 St Paul St<br/> 613 1350 St Paul St<br/> 614 1350 St Paul St<br/> 1355 St Paul St<br/> 100 1358 St Paul St<br/> 101 1358 St Paul St<br/> 102 1358 St Paul St<br/> 103 1358 St Paul St<br/> 200 1358 St Paul St<br/> 201 1358 St Paul St<br/> 202 1358 St Paul St<br/> 203 1358 St Paul St<br/> 300 1358 St Paul St<br/> 301 1358 St Paul St<br/> 302 1358 St Paul St<br/> 303 1358 St Paul St<br/> 1368 St Paul St</p> |
| <b>Details of information provided</b> | <ul style="list-style-type: none"> <li>- Rezoning application for an “r – Rental Only” sub-zone</li> <li>- The project is a 40-storey, mixed-use purpose-built rental tower, adding 384 rental homes to Kelowna’s rental market</li> </ul>   |   |

|  |  |
|--|--|
|  | <ul style="list-style-type: none"> <li>- Through the UC1 (r – Rental Only sub-zone), the site will be rental housing only and cannot be stratified for individual sale</li> <li>- In addition to private balconies for each suite, we have designed both indoor and outdoor amenity spaces for the enjoyment of building residents</li> <li>- The property will be owned and managed by Mission Group, based locally in Kelowna</li> </ul> |
| <p><b>Feedback or key issues received from neighbours</b></p>    |  |
| <p><b>Changes to the project resulting from notification</b></p> |  |



**CITY OF KELOWNA**

**BYLAW NO. 12709**

**Z24-0044**

**1355 St. Paul Street**

---

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 2 District Lot 139 ODYD PLAN EPP123577, located on St. Paul Street, Kelowna, BC, from the UC1 – Downtown Urban Centre zone to the UC1r – Downtown Urban Centre Rental Only zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Approved under the Transportation Act this

---

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

---

City Clerk



City of  
**Kelowna**

Z24-0044  
St Paul St 1355

Rezoning Application

# Purpose

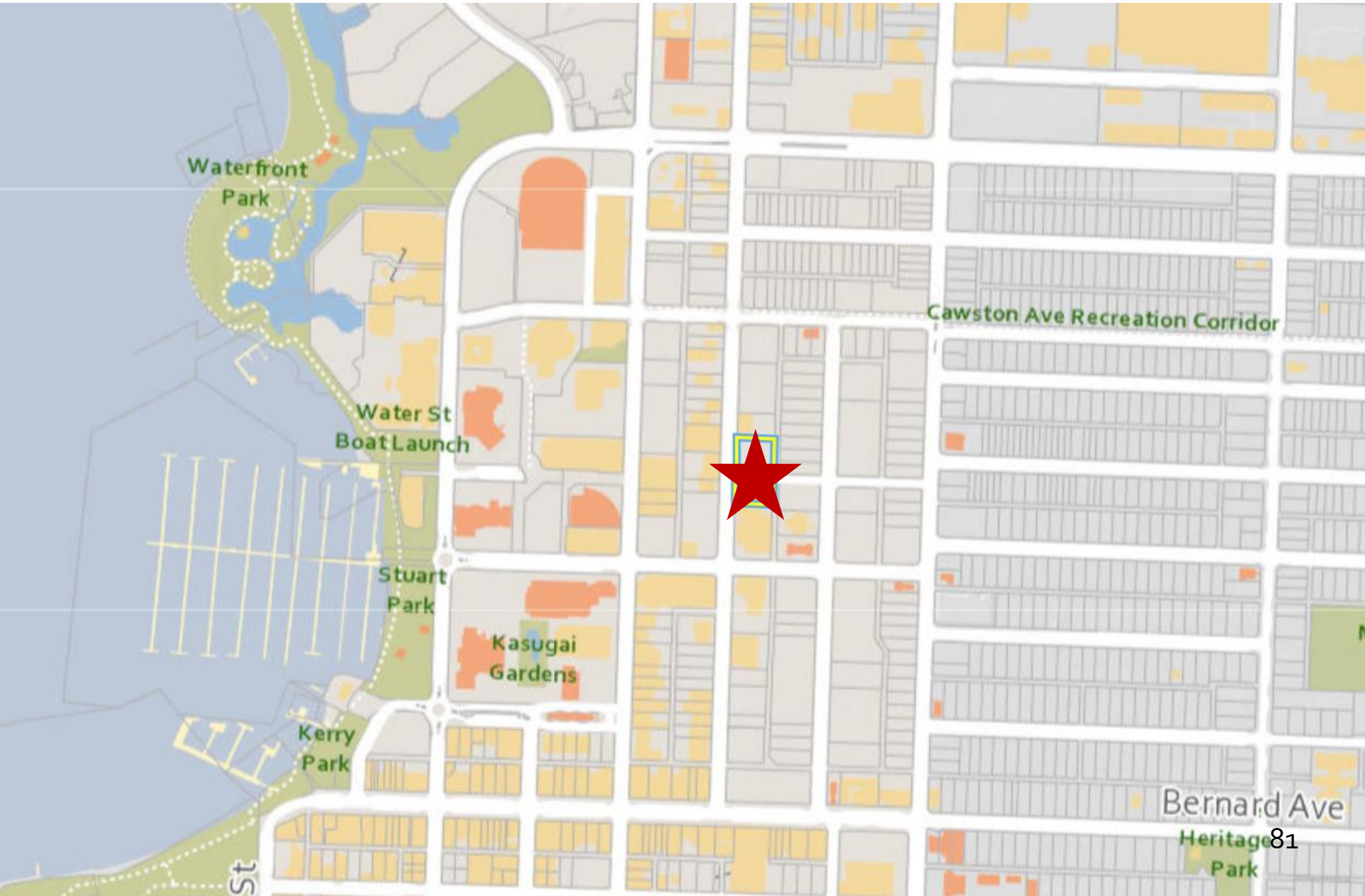
- ▶ To rezone the subject property from the UC1 – Downtown Urban Centre zone to the UC1r – Downtown Urban Centre Rental Only zone to facilitate a rental only mixed-use high-rise tower development.

# Development Process



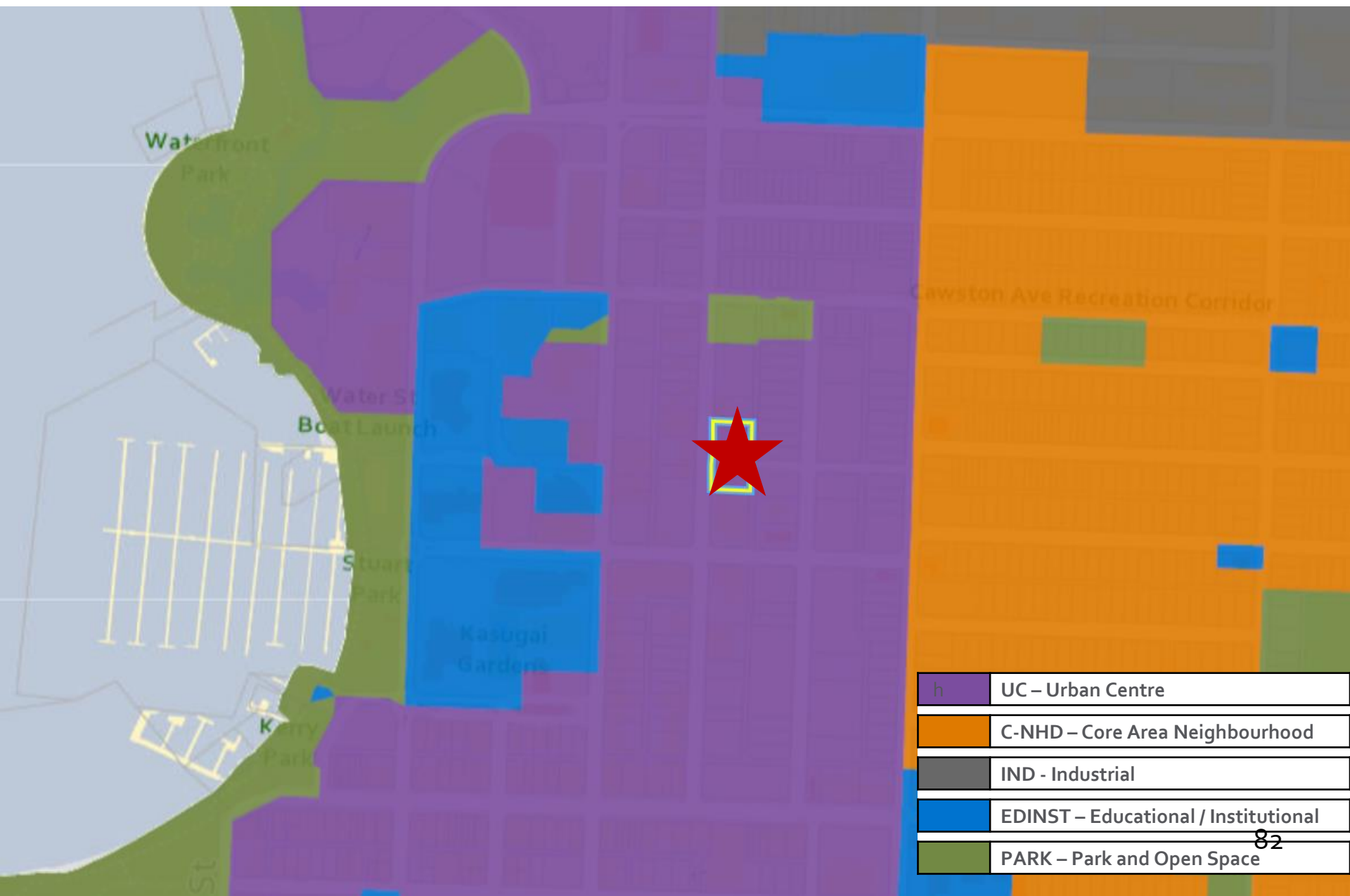


# Context Map



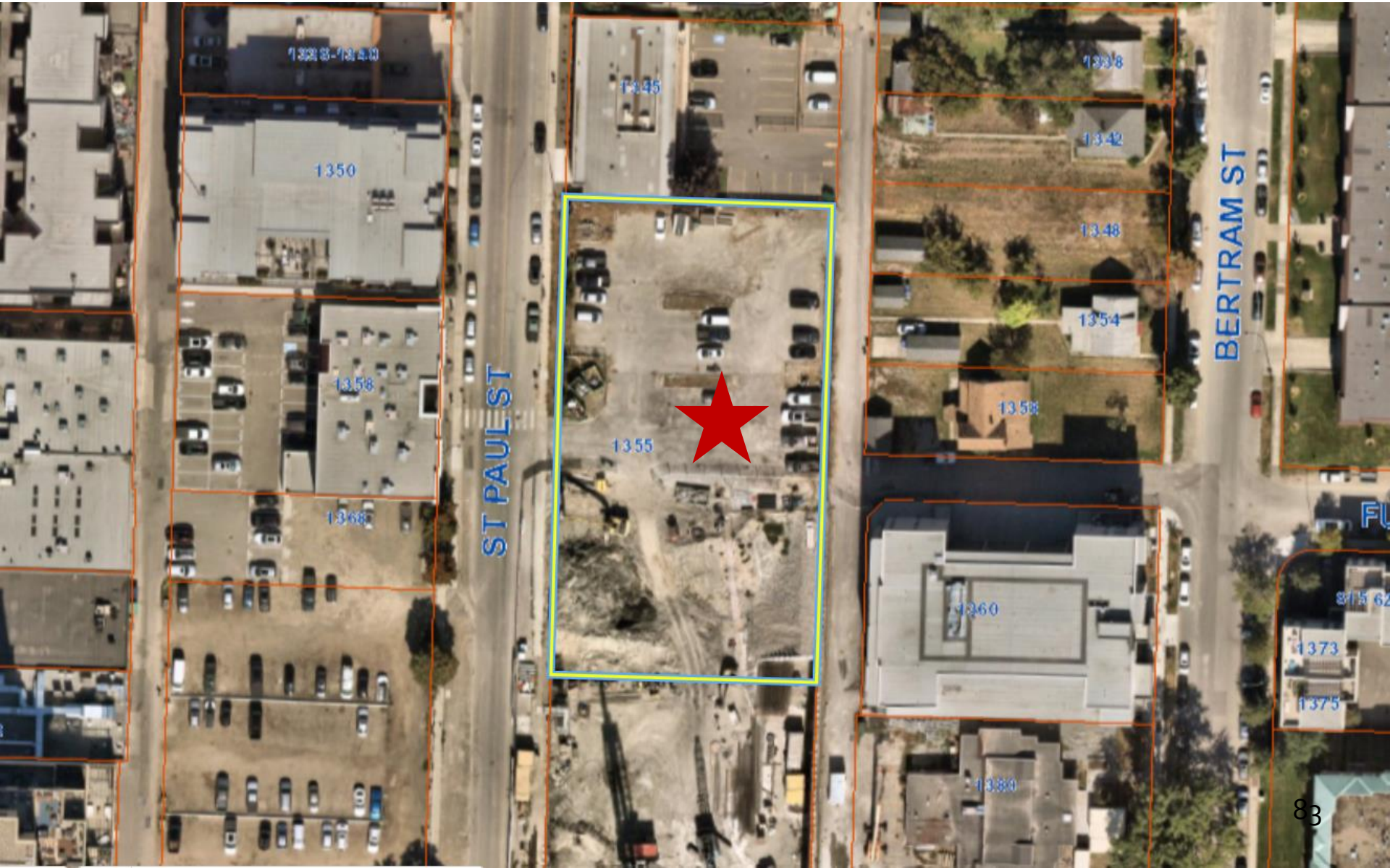


# OCP Future Land Use



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

# Subject Property Map



# “r” – Rental Only Subzone

## Purpose

- To provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.

## Summary of Uses

- Dwelling units must be long-term rental only
- Eligible to apply for a Revitalization Tax Exemption

# “r” – Rental Only Subzone

| Regulation             | Maximum Permitted      |
|------------------------|------------------------|
| Bonus Height           | N/A                    |
| Bonus Floor Area Ratio | Rental/Affordable: 0.3 |
| Parking Reduction      | 20% Urban Centre       |

# OCP Objectives – Climate Resilience

## Climate Criteria

**Dark Green** – Meets Climate Criteria

**Light Green** – Will Meet Criteria Soon

**Yellow** – Does not meet Climate Criteria

|  |            |
|--|------------|
| 10 min Walk to Retail/Restaurants                        | Dark Green |
| 5 min Walk to Park                                       | Dark Green |
| 10 min Bike to Public School                             | Dark Green |
| 20 min Bus to Urban Centre/Village Centre/Employment Hub | Dark Green |
| Retaining Trees and/or Adding Trees                      | Dark Green |
| <b>OCP Climate Resilience Consistency</b>                | Dark Green |



# OCP Objectives & Policies

- ▶ Future Land Use: UC – Downtown Urban Centre
- ▶ Policy 4.1.6. High Density Residential Development
- ▶ Policy 4.4.7. Downtown Revitalization Tax Exemption
- ▶ Policy 4.12.1. Diverse Housing Forms

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use – Urban Centres
  - ▶ OCP Chapter 4 - Urban Centres Objectives
  - ▶ Development Permit to follow for Council consideration

# REPORT TO COUNCIL TEXT AMENDMENT



**Date:** October 7, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 230-240 Lougheed Rd  
**File No.:** TA24-0010

|                             | Existing                 | Proposed                 |
|-----------------------------|--------------------------|--------------------------|
| <b>OCP Future Land Use:</b> | IND – Industrial         | IND – Industrial         |
| <b>Zone:</b>                | I1 – Business Industrial | I1 – Business Industrial |

### 1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA24-0010 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule “A” attached to the Report from the Development Planning Department dated October 7, 2024, for

- STRATA LOT 1 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141, located at 240 Lougheed Rd, Kelowna, BC;
- STRATA LOT 2 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141, located at 240 Lougheed Rd, Kelowna, BC;
- STRATA LOT 3 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141, located at 240 Lougheed Rd, Kelowna, BC;
- STRATA LOT 4 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141, located at 230 Lougheed Rd, Kelowna, BC;
- STRATA LOT 5 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141 located at 230 Lougheed Rd;

to allow for the use of Religious Assemblies, be considered by Council;

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

### 2.0 Purpose

To amend the Zoning Bylaw by creating a site-specific regulation to allow Religious Assemblies as a permitted principal use on the subject property.

### 3.0 Development Planning

Staff support the proposed site-specific Text Amendment application to create a site-specific regulation to allow Religious Assemblies as a permitted principal use on the subject property.

The House commenced operations on the property in 2008, as a faith-based community centre and student lounge that operated under Evangel PAOC Church. This land use fell within Private Club & Participant Recreation Services, which was permitted under Zoning Bylaw No. 8000 at that time. In 2016 the House

became a registered church with a community centre and began regular religious assembly in addition to the community outreach component. The community outreach component is permitted as a principal use under the Participant Recreation Services, Indoor land use classification. However, Religious Assemblies was not permitted under Zoning Bylaw No. 8000 at the time the use began and is not permitted in the I1 – Business Industrial zone of the property under Zoning Bylaw No. 12375.

In 2024, The House applied for a building permit to expand into adjacent units to accommodate a greater capacity for their Sunday services, which was how the requirement for this text amendment application was identified, as the proposed use is not permitted in the I1 – Business Industrial zone. The larger capacity Sunday services are outside the operating hours of many of the industrial businesses in the area, which mitigates the impacts on neighbouring properties.

Should Council support the proposed site-specific text amendment application, a delegated Development Variance Permit to the minimum number of on-site parking stalls would be considered by Staff.

**4.0 Site Context & Background**

| Orientation | Zoning                   | Land Use         |
|-------------|--------------------------|------------------|
| North       | I2 – General Industrial  | IND – Industrial |
| East        | I2 – General Industrial  | IND – Industrial |
| South       | I1 – Business Industrial | IND – Industrial |
| West        | I1 – Business Industrial | IND - Industrial |

**Subject Property Map: 230-240 Lougheed Rd**



The subject property is located on the north side of Lougheed Rd, at the intersection with Hollywood Rd N. It is 2.5 km from the University of British Columbia Okanagan and is approximately 163 m from the Rail Trail. It is surrounded by properties with the Industrial Future Land Use Designation in the Official Community Plan (OCP) and existing industrial businesses.

4.1 Background

In 2007, when the building permit was approved for Private Club & Participant Recreation Services, the House rationale stated that they are a “student services centre providing a study area, computer access, laundry facilities, drop-in sports and recreation, and counselling.” Special events were anticipated including “music, discussion, drama, and multimedia based on spiritual, humanitarian, and cultural issues” and “public forums and symposium discussions.” In 2016 the House became a registered church with a community centre. The House has stated that they continue to operate as a community outreach centre, which falls under the permitted use of Participant Recreation Services, Indoor. Their rationale letter (see Attachment C) states that they offer a student lounge, free laundry, and gathering and study spaces, as well as a “neighbourhood drop-in for moms and tots”.

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

|   |
|---|
| <p><b>Objective 6.1 Support the evolution of the University of British Columbia – Okanagan into a more complete community.</b></p> <p><i>The House church provides a place of worship and community centre for students and the resident population in and around UBCO – Okanagan.</i></p>                |
| <p><b>Objective 6.2 Build a complete University South Village Centre</b></p> <p><i>Places of worship are an aspect of complete communities. Although The House is not directly within the University South Village Centre, it is located within proximity to the University South Village Centre.</i></p> |

6.0 **Application Chronology**

Application Accepted: January 11, 2024  
 Neighbourhood Notification Summary Received: August 8, 2024

**Report prepared by:** Alissa Cook, 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, Climate Action & Development Services

**Attachments:**  
 Schedule A: Proposed Text Amendments  
 Attachment A: Summary of Neighbourhood Notification  
 Attachment B: Letter of Rationale

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).



| No.   | Section  | Current Wording   | Proposed Wording   | Reason for change |               |            |   |                      |   |  |
|---|--|---|--|-------------------|---------------|------------|---|----------------------|---|--|
| 1.  | Section 14 – Core Area and Other Zones, 14.5 Site Specific Regulations | N/A   | <p><b>Section 14.15 Site Specific Regulations</b><br/>Uses and regulations apply on a site-specific basis as follows:</p> <table border="1" data-bbox="789 370 1545 1122"> <thead> <tr> <th data-bbox="789 370 1108 443">Legal Description</th> <th data-bbox="1108 370 1293 443">Civic Address</th> <th data-bbox="1293 370 1545 443">Regulation</th> </tr> </thead> <tbody> <tr> <td data-bbox="789 443 1108 1122">STRATA LOT 1 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141,<br/>STRATA LOT 2 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141,<br/>STRATA LOT 3 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141,<br/>STRATA LOT 4 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141,<br/>STRATA LOT 5 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141</td> <td data-bbox="1108 443 1293 1122">230-240 Loughheed Rd</td> <td data-bbox="1293 443 1545 1122">To permit religious assemblies as a principal use in addition to those land uses permitted in Section 14.9 – Principal and Secondary Land Uses.</td> </tr> </tbody> </table> | Legal Description | Civic Address | Regulation | STRATA LOT 1 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141,<br>STRATA LOT 2 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141,<br>STRATA LOT 3 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141,<br>STRATA LOT 4 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141,<br>STRATA LOT 5 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141 | 230-240 Loughheed Rd | To permit religious assemblies as a principal use in addition to those land uses permitted in Section 14.9 – Principal and Secondary Land Uses. | To allow the use of religious assemblies as a permitted principal use on the subject property. |
| Legal Description   | Civic Address  | Regulation  |  |                   |               |            |   |                      |   |  |
| STRATA LOT 1 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141,<br>STRATA LOT 2 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141,<br>STRATA LOT 3 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141,<br>STRATA LOT 4 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141,<br>STRATA LOT 5 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141 | 230-240 Loughheed Rd   | To permit religious assemblies as a principal use in addition to those land uses permitted in Section 14.9 – Principal and Secondary Land Uses. |  |                   |               |            |   |                      |   |  |

**SCHEDULE A**

This forms part of application  
# TA24-0010

Planner Initials AC



**City of Kelowna**  
COMMUNITY PLANNING

City of Kelowna  
**SUMMARY OF NEIGHBOURHOOD NOTIFICATION**



1-240 Lougheed Rd  
Kelowna, BC, V1V 2M1  
Canada



**TEXT AMENDMENT - 240 LOUGHEED**

- A) All notifications were delivered or mailed on August 7th, 2024.
- B) As shown in the supporting documentation all notices were dropped off in person with the exception of five which were left in the mailboxes/door, and three units which were for lease or vacant. We mailed letters to the vacant units on August 12, 2024. One letter was mailed out to Northspan (265 Lougheed Rd) on August 7, 2024.
- C) Addresses notified:
  - 205, 225, 245, 250, 265 Lougheed Rd.
  - 210 Lougheed 101-111
  - 420, 230 Neve ct.
  - 250 Neve ct. 101-104
  - 260 Neve ct. 101-103
- D) See Neighbourhood letter.
  - The House Contact info
  - Alissa Cook Contact info
- E) Our in person conversations were met with entirely positive feedback. The few comments we did received indicated business would have thought we already had religious assembly as an allowable use. One business indicated they have had a tough run with crime, and appreciated the extra safe traffic on evenings and weekends. It's our hope that any relevant feedback is relayed to us or the city in the next couple of weeks.
- F) No changes at the time of writing this summary, as no negative feedback was received. If additional feedback comes to the table we will gladly consider accommodating the needs of the surrounding businesses.

# APPLICATION

## SITE SPECIFIC ZONING TEXT AMENDMENT

ATTACHMENT **B**

This forms part of application # TA24-0010

**THE HOUSE**  
CHURCH

Planner Initials **AC**

City of **Kelowna**  
COMMUNITY PLANNING



### Intro

The House began as a faith based student lounge and community centre in 2008. We chose our current Reid's Corner location because of its proximity to UBCO, allowing us to focus on supporting university students and younger generations. We've been exploring different expansion options and the city has informed us we're no longer compliant in our I1 zoning and are seeking to resolve this issue.

### Context

We began as a community outreach operated by Evangel PAOC Church (3261 Gordon Dr). Our vision was providing a safe home away from home experience for UBCO students by offering low cost meals, free laundry, and a study space. We also provided overflow space for various UBCO events and meetings. Over time this expanded into broader community outreach services including a food bank, moms and tots drop ins, community youth outreaches, and special events like concerts and fundraisers. We also began a regular Sunday night church worship service for university students which has since grown into 3 multi-generational gatherings each Sunday. By 2016 our organization outgrew the umbrella of Evangel Church and stepped out on our own. We became a registered BC society (The House Church of Kelowna Society), received charitable status with the CRA, and subsequently purchased our venue. We began as a community outreach centre operated by a church across town and are now operating as a church who facilitates a community centre in our own venue. Although we've been operating in the same way, in the same location, since 2008, it appears the change in our organizational structure has impacted our zoning compliance.

### Request

We're seeking a site specific text amendment that adds "Religious Assembly" to the list of allowable uses to the I1 strata zoning at 230 and 240 Lougheed Road. We have the full support of our strata and neighbouring businesses. This will ensure we're in compliance with city bylaws and secure our continued success for the betterment of Kelowna.

## Special considerations

### Protecting Industrial Uses

We recognize the city is cautious of allowing non-industrial uses in industrial zoned spaces. It's worth noting we're the first and only occupants in our location and granting us a site specific zoning change will not result in the city "losing" industrial space.

### Synergy with Allowable Uses

Kelowna's Zoning Bylaw No.12375 in section 14.9 lists a number of permitted uses in Light Industrial locations that subjectively are not industrial in nature. Among the allowable I1 uses are, cultural and recreation services, food services, child care centres, business support services, studios and office spaces; all of which are similar to our current operations and uses. Public gatherings and larger occupancy loads are permitted in I1 zones under liquor primary and food primary operations and we have a commercial kitchen space registered with Interior Health. Allowable I1 uses also include public gatherings under both Private Clubs and Participant Recreation Services, Indoor. It's worth pointing out the Private Clubs usage allows for other non-profit groups to operate in I1 locations by providing essentially the same core operations as a local church. It seems like organizations such as The Elk's Hall or the Kinsmen Club could operate within an I1 zoning and hold events for their own members as well as providing facility rentals for outside bookings. Fundraisers, community events, concerts, workshops, dances, funerals, weddings, ceremonies, community kitchen, and their own in-house member meetings are all permitted under I1 Private Club uses; all of which are also the core operations of local churches. Private club venues have essentially the same parking requirements, washroom amenities, and fire and life safety considerations as religious assembly venues. From our perspective, it seems the only distinguishing factor to having a private club or a church operating in an I1 zone is the faith based nature of a church's message, which seems to put us at a distinct disadvantage in securing a location.

### Historical Legacy

We've operated in our current location for the past 16 years without complaint or problems. A site specific text amendment to our location does not introduce a new use or open up new risks; it just allows us to be in full compliance with the city's zoning requirements.



## Proximity to UBCO

Our primary focus remains in reaching and supporting university students and we need to remain in close proximity to UBCO. We chose our current location in 2007 in part because it was the closest available building to UBCO at the time (and it was located on Hollywood Road). We've been waiting years for Hollywood Road to be finished which now seems closer than ever to finally happening. This would provide a direct corridor to the UBCO campus and create a city transit stop right on our door step. We envision this increased accessibility allowing more students to make use of our student lounge and related services. We've also provided meeting spaces to the Faculty of Education, Nursing, and the UBCO Heat sports teams. This is all part of who we are and what we do and we can't provide these same services in another area of town.

## Limited Alternative Options

We've been looking for a larger venue for over three years and have found next to no suitable options available. Finding an affordable venue with enough square footage and parking for a church means the only available options are typically I1 or I2 zoned and we've been told the city will not support rezoning for church use in a new location. Our research shows Kelowna has grown by approximately 53% since 2001, but it doesn't seem like there's been a similar increase in venues that allow for church use. Kelowna's Zoning Bylaw No. 12375 places "Religious Assembly" in a very narrow, niche category that has limited to no options in buildings that meet the zoning requirements. The shortage of suitable locations is further exasperated in our desire to be located in our current area out by UBCO.

## Uniqueness of Our Operations

As noted in the paragraphs above, we're not just a regular church who can essentially relocate to any address in Kelowna. We provide a specialized community service and offer a unique expression of the local church in Kelowna.

## Relationship with our neighbours

We've fostered a good relationship with our neighbouring businesses and have had no complaints or conflicts over the 16 years we've been operating. It would seem a text amendment to our zoning that matches our current use would not introduce concern for our neighbours.



## Relationship with the Strata

We've fostered a good relationship with our strata over the past 16 years and they've officially provided their support for our rezoning application. The strata has highlighted a number of other special considerations in their letter.

## Increased weekend and evening traffic flow

Our primary operations take place during evening and weekend hours which compliment the Monday to Friday operations of the surrounding businesses. The majority of property crimes in industrial areas take place during off-business hours. The House generates traffic and activity during these off-business hours and our neighbouring businesses have welcomed our evening and weekend presence which subjectively helps keep crime down.

## In summary

Adding a site specific text amendment that adds religious assembly to the allowable uses at 230 and 240 Lougheed Road should come with little to no risk to the City of Kelowna. We've demonstrated a precedent of success over the past 16 years of operations having generated no complaints or concern from the city or our fellow businesses. This decision will simply bring The House into full compliance with city zoning with no functional changes to our neighbourhood or current operations. Further, the city will not lose I1 space by granting us the zoning amendment as we've been the sole occupants of our location.

I trust this letter adds some clarity and context to the uniqueness of our rezoning request. Our wish is to be in compliance with city bylaws while fostering our continued growth, ensuring our ability to contribute to the betterment of Kelowna. We ask for City Staff's support of this application as it is presented before Council for consideration.

Regards,



Rev. Chad Johnson

**CITY OF KELOWNA**  
**BYLAW NO. 12710**  
**TA24-0010**  
**230-240 Lougheed 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, **Section 14 – Core Area & Other Zones, Section 14.15 – Site Specific Regulations** be amended by adding the following in its appropriate location:

|   |                        |   |
|---|------------------------|---|
| Strata Lot 1 Section 2 Township 23<br>ODYD Strata Plan KAS3141, | 230-240<br>Lougheed Rd | To permit religious assemblies as a principal use in addition to those land uses permitted in Section 14.9 – Principal and Secondary Land Uses. |
| Strata Lot 2 Section 2 Township 23<br>ODYD Strata Plan KAS3141, |                        |   |
| Strata Lot 3 Section 2 Township 23<br>ODYD Strata Plan KAS3141, |                        |   |
| Strata Lot 4 Section 2 Township 23<br>ODYD Strata Plan KAS3141, |                        |   |
| Strata Lot 5 Section 2 Township 23<br>ODYD Strata Plan KAS3141  |                        |   |

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**

# TA24-0010 230-240 Lougheed Rd

Site Specific Text Amendment Application

# Purpose

- ▶ To amend the Zoning Bylaw by creating a site-specific regulation to allow Religious Assemblies as a permitted principal use on the subject property.



# Development Process

Jan 11, 2024

Development Application Submitted



Staff Review & Circulation



Aug 13, 2024

Public Notification Received



Oct 7, 2024

Initial Consideration



Reading Consideration

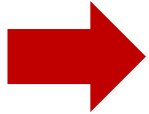


Final Reading



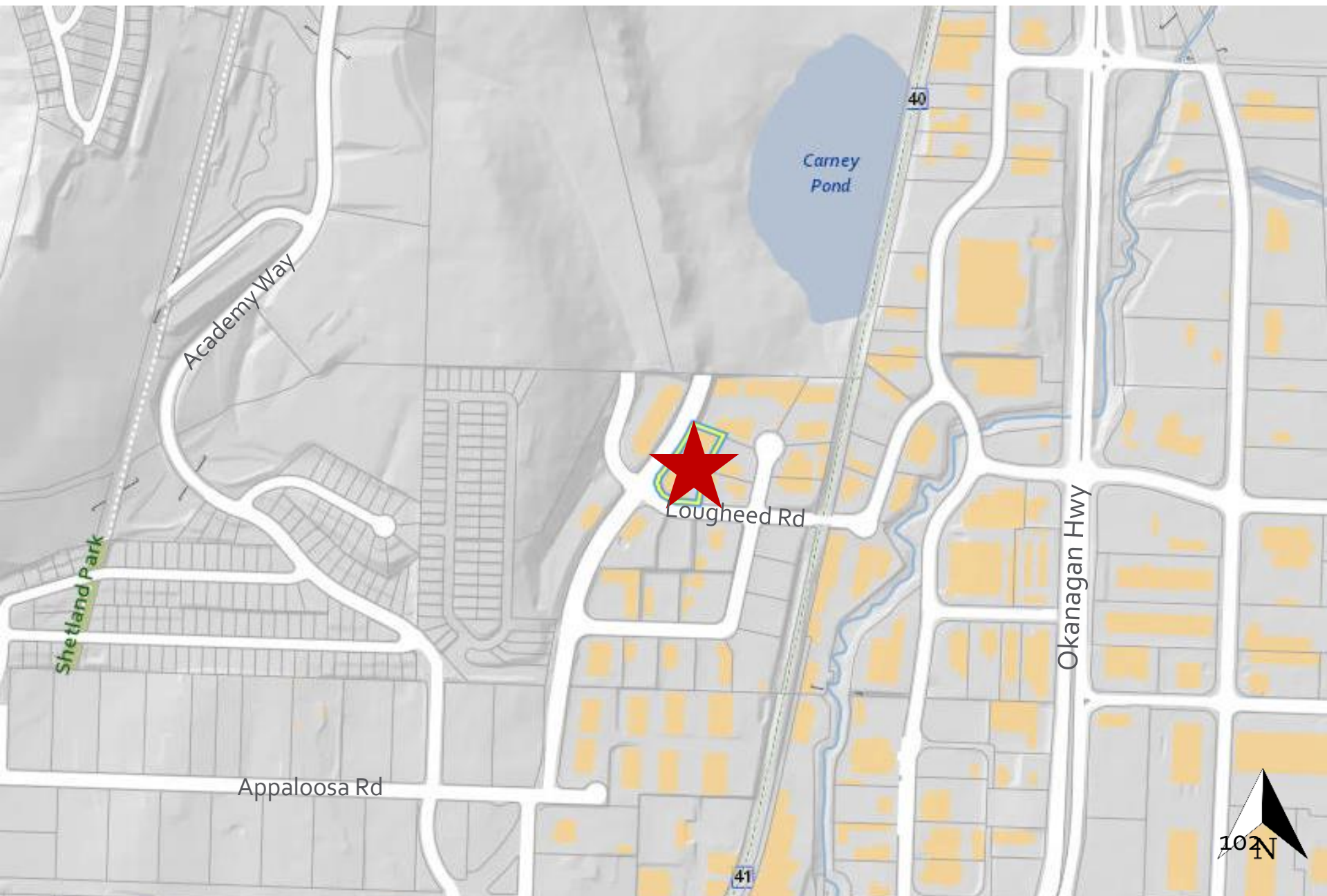
Building Permit

Council  
Approvals











# Context Map



# OCP Future Land Use



|   |                                      |
|---|--------------------------------------|
|  | VC – Village Centre                  |
|  | IND - Industrial                     |
|  | EDINST – Educational / Institutional |
|  | PARK – Park and Open Space           |
|  | NAT – Natural Area                   |
|  | S-RES – Suburban Residential         |



# Subject Property Map



# Background

- ▶ Commenced operations in 2008 as a faith-based community centre and student lounge.
  - ▶ Land use for original Building Permit under Bylaw No. 8000: Private club & Participant Recreation Services
- ▶ In 2016, became a registered church with a community centre and began regular religious assembly.
- ▶ TA identified through Building Permit application.
- ▶ Religious assembly not permitted in the I1 zone.

# OCP Objectives & Policies

- ▶ Objective 6.1 Support the evolution of University of British Columbia - Okanagan into a more complete community
  - ▶ Place of worship and community centre for students and the resident population
- ▶ Objective 6.2 Build a complete University South Village Centre
  - ▶ Close proximity to the University South Village Centre
  - ▶ Places of worship are a part of complete communities



# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Text Amendment as it is consistent with:
  - ▶ OCP Future Land Use IND - Industrial
  - ▶ OCP Objectives in Chapter 6 The Gateway
    - ▶ Places of worship are aspects of complete communities
    - ▶ Close proximity to University South Village Centre
  - ▶ Larger capacity Sunday services outside of operating hours of many of the neighbouring industrial businesses.

# Report to Council



**Date:** October 7, 2024  
**To:** Council  
**From:** City Manager  
**Department:** Office of the City Clerk  
**Subject:** Rezoning Bylaws Supplemental Report to Council

---

**Recommendation:**

THAT Council receives, for information, the report from the Office of the City Clerk dated October 7, 2024 with respect to one rezoning application;

AND THAT Rezoning Bylaw No. 12705 be forwarded for further reading consideration.

**Purpose:**

To receive a summary of notice of first reading for Rezoning Bylaw No. 12705 and to give the bylaw further reading consideration.

**Background:**

A public hearing cannot be held for zoning bylaws for residential development that are consistent with the OCP. A public hearing is not required for all other zoning bylaws that are consistent with the OCP. Public notice is given before first reading with signage on the subject property, newspaper advertisements, and mailouts in accordance with the Local Government Act and Development Application & Heritage Procedures Bylaw No. 12310.

**Discussion:**

The Rezoning Application was brought forward to Council for initial consideration on September 23, 2024. Notice of first reading was completed as outlined above.

Correspondence was received as per the following table:

| Address                           | Application | Bylaw | Public Hearing Option | Recommended Readings                                | Correspondence Received |
|-----------------------------------|-------------|-------|-----------------------|---|-------------------------|
| <a href="#">3199 Appaloosa Rd</a> | Z24-0037    | 12705 | No                    | 1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> | 2                       |

This application was brought forward with a recommendation of support from the Development Planning Department. Staff are recommending Council proceed with further readings of the Bylaw.

**Conclusion:**

Following notice of first reading, staff are recommending that Council give Rezoning Bylaw No. 12705 further reading consideration.

**Considerations applicable to this report:**

**Legal/Statutory Authority:**

*Local Government Act s. 464(2)*

**Legal/Statutory Procedural Requirements:**

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

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

**Considerations not applicable to this report:**

**Existing Policy:**

**Financial/Budgetary Considerations:**

**External Agency/Public Comments:**

**Communications Comments:**

Submitted by: L Klaamas, Legislative Technician

Approved for inclusion: L. Bentley, City Clerk

cc: Development Planning

**CITY OF KELOWNA**  
**BYLAW NO. 12705**  
**Z24-0037**  
**3199 Appaloosa 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 47 Sections 2 and 3 Township 23 ODYD Plan 18861, located on Appaloosa Road, Kelowna, BC from the A2 – Agriculture / Rural Residential zone to the I2 – General Industrial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Approved under the Transportation Act this

---

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

# REPORT TO COUNCIL DEVELOPMENT PERMIT



**Date:** October 7, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 1160 Cameron Ave and 2355-2395 Gordon Dr  
**File No.:** DP24-0071  
**Zone:** VC1 – Village Centre

---

## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0071 for Lot 1 District Lot 136 ODYD Plan EPP91954, located at 1160 Cameron Ave and Lot B District Lot 136 ODYD Plan KAP46155, located at 2355-2395 Gordon Dr, 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 consolidate Lot 1 District Lot 136 ODYD Plan EPP91954 with Lot B District Lot 136 ODYD Plan KAP46155;

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

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

## 2.0 Purpose

To issue a Development Permit for the form and character of a mixed-use apartment housing development.

## 3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a mixed-use apartment development. The proposed project generally aligns with the Official Community Plan (OCP) Form and Character Design Guidelines for Low & Mid-Rise Residential Development. Key guidelines that are met include:

- Incorporating frequent entrances into commercial frontages to create punctuation and rhythm along the street, visual interest, and support pedestrian activity;



- Providing vehicular access off the secondary street, which limits the impact on pedestrians and streetscape;
- Incorporating distinct architectural treatments for corner sites and highly visible buildings such as vary the roofline and articulating the façade.

Materials that are proposed include black lap siding, black metal siding, wood veneer soffit, and white brick veneer. Common amenity spaces include a ground-floor indoor amenity area, and an outdoor amenity area with a community garden, putting green and barbeque and seating area. The development includes the addition of 68 parking stalls, for a total of 240 stalls between the two properties. The proposal also meets all regulations of the Zoning Bylaw, and no variances are being requested.

The applicant is required to complete a lot consolidation prior to the issuance of the Development Permit. The lot consolidation will consolidate 1160 Cameron Ave with 2355-2395 Gordon Dr, which serves as Guisachan Village Centre.

#### 4.0 Subject Property & Background

##### 4.1 Subject Property Map



The subject property is located on the corner of Cameron Ave and Gordon Dr and is located in the Guisachan Village Centre. The surrounding area is a mix of commercial, apartment housing, townhouse housing and single detached dwellings. The property is in close proximity to Guisachan Heritage Park.

#### 5.0 Zoning Bylaw Regulations Summary

| AREA & UNIT STATISTICS |                       |
|------------------------|-----------------------|
| Gross Lot Area         | 13,875 m <sup>2</sup> |

| <b>Total Number of Units</b>                       | <b>62</b>                          |                            |
|--|------------------------------------|----------------------------|
| Studio   | 4                                  |                            |
| 1-bed  | 35                                 |                            |
| 2-bed  | 14                                 |                            |
| 3-bed  | 9                                  |                            |
| Net Commercial Floor Area (Added)                  | 803 m <sup>2</sup>                 |                            |
| DEVELOPMENT REGULATIONS                            |                                    |                            |
| CRITERIA   | VC <sub>1</sub> ZONE               | PROPOSAL                   |
| <b>Total Maximum Floor Area Ratio</b>              | <b>1.8</b>                         | <b>0.91</b>                |
| Max. Site Coverage (buildings)                     | 75%                                | 61%                        |
| Max. Site Coverage (buildings, parking, driveways) | 85%                                | 84.8 %                     |
| <b>Max. Height</b>                                 | <b>22.0 m / 6 storeys</b>          | <b>20.8 m / 6 storeys</b>  |
| Setbacks   |                                    |                            |
| Min. Front Yard (South)                            | 2.0 m                              | 3.0 m                      |
| Min. Flanking Side Yard (West)                     | 2.0 m                              | 3.0 m                      |
| Min. Side Yard (East)                              | 3.0 m                              | 3.0 m                      |
| Min. Rear Yard (Rear)                              | 4.5 m                              | 4.5 m                      |
| Step backs   |                                    |                            |
| Min. Fronting Street (South)                       | 3.0 m                              | 3.0 m                      |
| Min. Flanking Street (West)                        | 3.0 m                              | 3.0 m                      |
| Amenity Space                                      |                                    |                            |
| <b>Total Required Amenity Space</b>                | <b>1,130 m<sup>2</sup></b>         | <b>1,240 m<sup>2</sup></b> |
| Common   | 248 m <sup>2</sup>                 | 269 m <sup>2</sup>         |
| Private  | 882 m <sup>2</sup>                 | 971 m <sup>2</sup>         |
| Landscaping  |                                    |                            |
| Min. Number of Trees                               | 14 trees                           | 23 trees                   |
| Min. Large Trees                                   | 7 trees                            | 15 trees                   |
| PARKING REGULATIONS                                |                                    |                            |
| CRITERIA   | VC <sub>1</sub> ZONE REQUIREMENTS  | PROPOSAL                   |
| <b>Total Required Vehicle Parking</b>              | <b>145 stalls</b>                  | <b>240 stalls</b>          |
| Residential  | 67                                 | 68                         |
| Commercial   | 69                                 | 162                        |
| Visitor  | 9                                  | 10                         |
| Ratio of Regular to Small Stalls                   | Min. 50% Regular<br>Max. 50% Small | 85% Regular<br>15% Small   |
| Min. Loading Stalls                                | 3 stalls                           | 3 stalls                   |
| Bicycle Stalls Short-Term                          | 6 stalls                           | 6 stalls                   |
| Bicycle Stalls Long-Term                           | 49 stalls                          | 84 stalls                  |
| Bike Wash & Repair                                 | y                                  | y                          |

**6.0 Application Chronology**

Application Accepted: April 11, 2024  
 Neighbour Notification Received: N/A

**Report prepared by:** Tyler Caswell, Planner II  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action and

## Development Services

### **Attachments:**

Attachment A: Draft Development Permit - DP24-0071

Schedule A: Site Plan & Floor Plans

Schedule B: Elevations & Sections

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).

# Development Permit

DP24-0071



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

**1160 Cameron Ave and 2355-2395 Gordon Dr**

and legally known as

**Lot 1 District Lot 136 ODYD Plan EPP91954 and Lot B District Lot 136 ODYD Plan KAP46155**

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

## **Mixed-Use Apartment Housing**

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

**Date of Council Approval:**      **October 7, 2024**

Development Permit Area:      Form and Character

Existing Zone:      VC1 – Village Centre

Future Land Use Designation:      VC – Village Centre

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

## **This is NOT a Building Permit.**

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

## **NOTICE**

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

Owner:      Victor Projects Ltd., Inc.No. BC1326399

Applicant:      Peter J. Mallen – Mallen Gowing Berzins Architecture Inc.

\_\_\_\_\_  
Nola Kilmartin  
Development Planning Department Manager  
Planning & Development Services

\_\_\_\_\_  
Date of Issuance

|                                |    |   |
|--------------------------------|----|---|
| <b>ATTACHMENT</b>              |    | <b>A</b>  |
| This forms part of application |    |   |
| # DP24-0071                    |    |   |
| Planner Initials               | TC |  |
|                                |    | City of Kelowna<br>DEVELOPMENT PLANNING   |

## 1. SCOPE OF APPROVAL

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

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

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

## 2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP24-0071 and for Lot 1 District Lot 136 ODYD Plan EP91954 and Lot B District Lot 136 ODYD Plan KAP46155 located at 1160 Cameron Ave and 2355-2395 Gordon Dr, Kelowna, BC, subject to the following:

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

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

## 3. PERFORMANCE SECURITY

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

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$205,573.13**

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

## 4. INDEMNIFICATION

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


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

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

**ATTACHMENT**    A

This forms part of application  
# DP24-0071

Planner Initials TC

City of   
**Kelowna**  
DEVELOPMENT PLANNING



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

DRAFT

|                                |    |  |
|--------------------------------|----|--|
| <b>ATTACHMENT</b>              |    | <b>A</b>   |
| This forms part of application |    |  |
| # DP24-0071                    |    |  |
| Planner<br>Initials            | TC | <br>City of<br><b>Kelowna</b><br>DEVELOPMENT PLANNING |

# SCHEDULE A

This forms part of application  
# DP24-0071

Planner Initials **TC**



**MGBA**  
M ALLEN G OWING B ERZINS  
ARCHITECTURE INCORPORATED  
ARCHITECTURE • INTERIOR DESIGN  
300 - 7 EAST 6TH AVENUE, VANCOUVER, BC, CA  
1725 GOVERNMENT STREET, VICTORIA, BC, CA  
MGBA.COM INFO@MGBA.COM T 604.484.2895

## EXISTING SITE PHOTOS



A EXIST. VIEW FROM CAMERON, LOOKING NORTH



B EXIST. VIEW FROM CAMERON, LOOKING NORTH



C EXIST. VIEW FROM GORDON & CAMERON, LOOKING NORTH EAST



D EXIST. VIEW FROM GORDON, LOOKING NORTH EAST



E EXIST. VIEW FROM GORDON, LOOKING EAST



F EXIST. VIEW FROM 2395 GORDON DR, LOOKING WEST

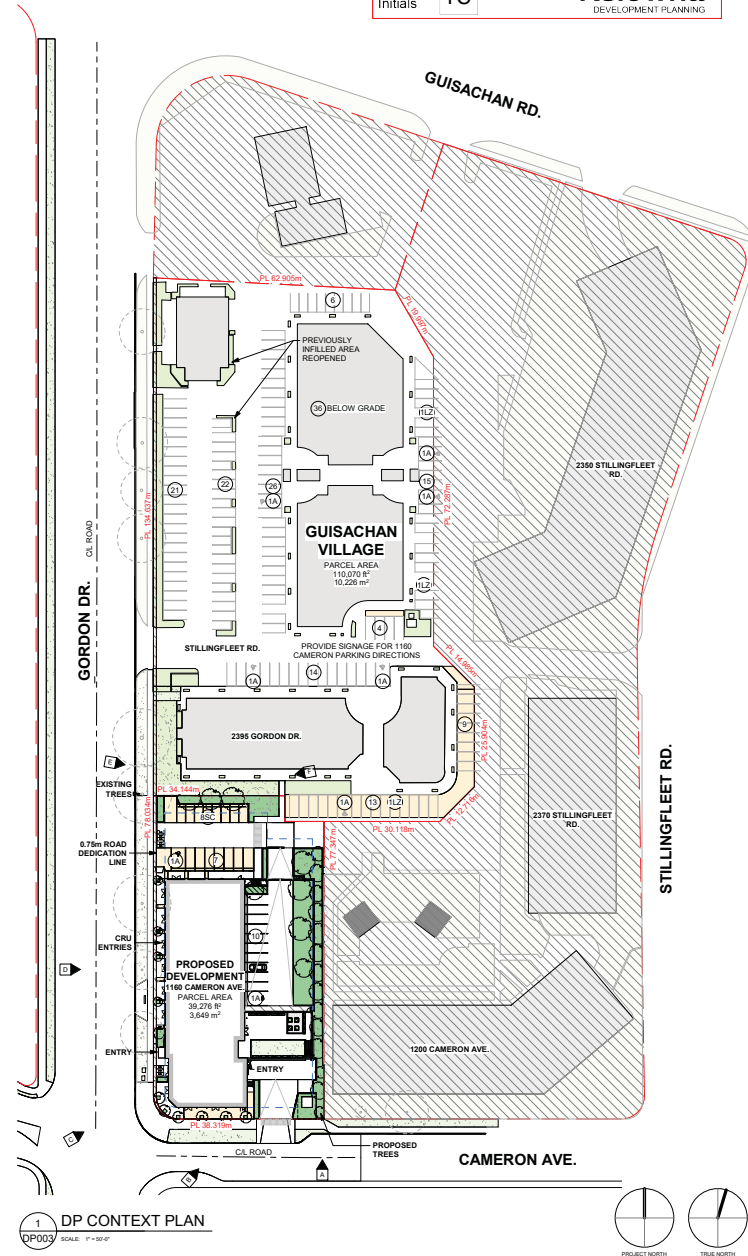
**CONTEXT PLAN LEGEND**

- PROPERTY LINE
- AREA NOT IN SCOPE
- GUISACHAN VILLAGE - PERMEABLE AREA
- 1160 CAMERON - PROPOSED PERMEABLE AREA (SOIL, GREEN AREA)
- 1160 CAMERON - PLANTERS (NOT COUNTED TOWARDS PERMEABLE AREA CALCULATION)
- PERMEABLE PAVERS (UNI-ECO STONE WITH PERMEABLE JOINTS OR EQUIVALENT)
- PARKING COUNT
  - A - REGULAR STALL
  - LZ - LOADING ZONE
  - SC - SMALL CAR
- PHOTO LEGEND

| Site Coverage of building (s)                       | Building Area              | Lot Area                    | Site Coverage |
|---|----------------------------|-----------------------------|---------------|
| Guisachan Village                                   | 3,299 m <sup>2</sup>       | 10,226 m <sup>2</sup>       | 32%           |
| 1160 Cameron Ave.                                   | 2,100 m <sup>2</sup>       | 3,649 m <sup>2</sup>        | 58%           |
| <b>Total Building Site Coverage GV+1160 Cameron</b> | <b>5,399 m<sup>2</sup></b> | <b>13,875 m<sup>2</sup></b> | <b>39%</b>    |
| <b>Maximum Allowed Building Site Coverage</b>       |                            |                             | <b>75%</b>    |

| Site Coverage Permeable Areas                   | Permeable Area             | Lot Area                    | Site Coverage |
|---|----------------------------|-----------------------------|---------------|
| Guisachan Village                               | 1,250 m <sup>2</sup>       | 10,226 m <sup>2</sup>       | 12.2%         |
| 1160 Cameron Ave.                               | 863 m <sup>2</sup>         | 3,649 m <sup>2</sup>        | 23.7%         |
| <b>Total Permeable Surfaces GV+1160 Cameron</b> | <b>2,113 m<sup>2</sup></b> | <b>13,875 m<sup>2</sup></b> | <b>15.2%</b>  |
| <b>Minimum Required Permeable Surfaces</b>      |                            |                             | <b>15%</b>    |



CERTIFIED PROFESSIONAL

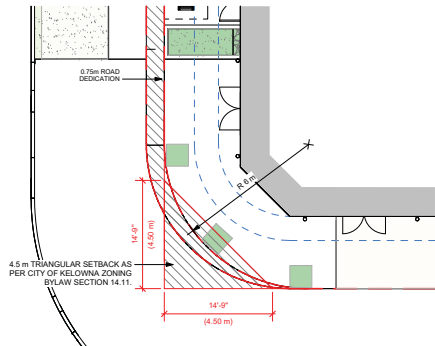
| NO. | DATE       | DESCRIPTION       | BY | FOR |
|-----|------------|-------------------|----|-----|
| 1   | 2024.09.20 | REVISION          | VP | VP  |
| 2   | 2024.09.20 | ISSUED FOR PERMIT | VP | VP  |
| 3   | 2024.09.20 | ISSUED FOR PERMIT | VP | VP  |
| 4   | 2024.09.20 | ISSUED FOR PERMIT | VP | VP  |

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PROJECT:  
**VICTOR PROJECTS**  
1160 Cameron Ave  
Kelowna, BC  
V1W 4T2

PROJECT TITLE:  
**CONTEXT**

|                             |                      |
|-----------------------------|----------------------|
| REV. DATE<br>SEPT. 20, 2024 | PROJECT NO.<br>23124 |
| SCALE<br>As Indicated       | REVISION<br>3        |
| <b>DP003</b>                |                      |



2 DP SITE PLAN - CORNER SETBACK  
DP004 SCALE: 1/8" = 1'-0"

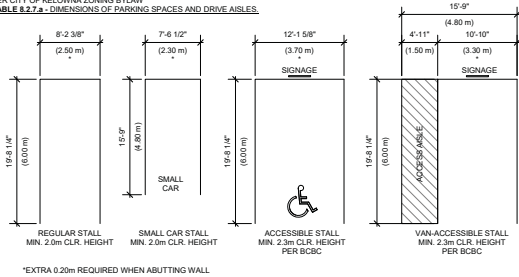
## SCHEDULE A

This forms part of application  
# DP24-0071

Planner Initials TC



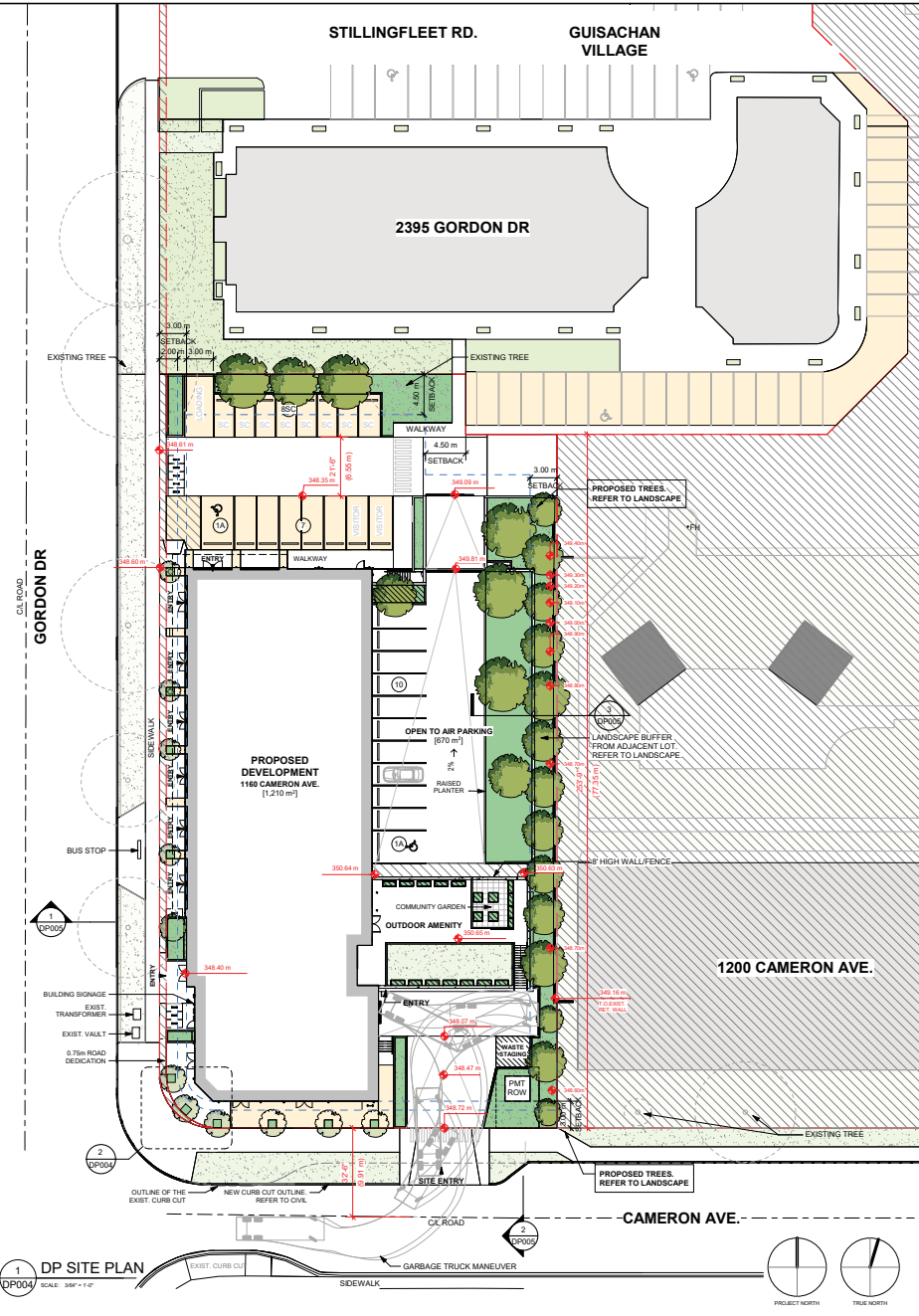
PER CITY OF KELOWNA ZONING BYLAW  
TABLE 8.2.7.a - DIMENSIONS OF PARKING SPACES AND DRIVE AISLES.



### CONTEXT PLAN LEGEND

- PROPERTY LINE
- AREA NOT IN SCOPE
- ▨ GUISSACHAN VILLAGE - PERMEABLE AREA
- 1180 CAMERON - PROPOSED PERMEABLE AREA (SOIL - GREEN AREA)
- ▨ 1180 CAMERON - PLANTERS (NOT COUNTED TOWARDS PERMEABLE AREA CALCULATION)
- PERMEABLE PAVERS (UNI-ECO STONE WITH PERMEABLE JOINTS OR EQUIVALENT)
- ⊙ PARKING COUNT  
# - REGULAR STALL  
A - ACCESSIBLE  
LZ - LOADING ZONE  
SC - SMALL CAR
- ⬆ PHOTO LEGEND

1 DP SITE PLAN  
DP004 SCALE: 3/8" = 1'-0"



CERTIFIED PROFESSIONAL

| NO. | DATE       | BY | CHKD. | APP'D. |
|-----|------------|----|-------|--------|
| 1   | 2024.09.20 | VP | VP    | VP     |
| 2   | 2024.09.20 | VP | VP    | VP     |
| 3   | 2024.09.20 | VP | VP    | VP     |
| 4   | 2024.09.20 | VP | VP    | VP     |
| 5   | 2024.09.20 | VP | VP    | VP     |
| 6   | 2024.09.20 | VP | VP    | VP     |
| 7   | 2024.09.20 | VP | VP    | VP     |
| 8   | 2024.09.20 | VP | VP    | VP     |
| 9   | 2024.09.20 | VP | VP    | VP     |
| 10  | 2024.09.20 | VP | VP    | VP     |

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PROJECT:

VICTOR PROJECTS  
1180 Cameron Ave  
Kelowna, BC  
V1W 4T2

SHEET TITLE:

SITE PLAN

REV. DATE: SEPT. 20, 2024  
PROJECT NO: 23124  
SCALE: As indicated  
REVISION: 3

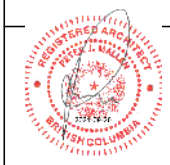
DP004











CERTIFIED PROFESSIONAL

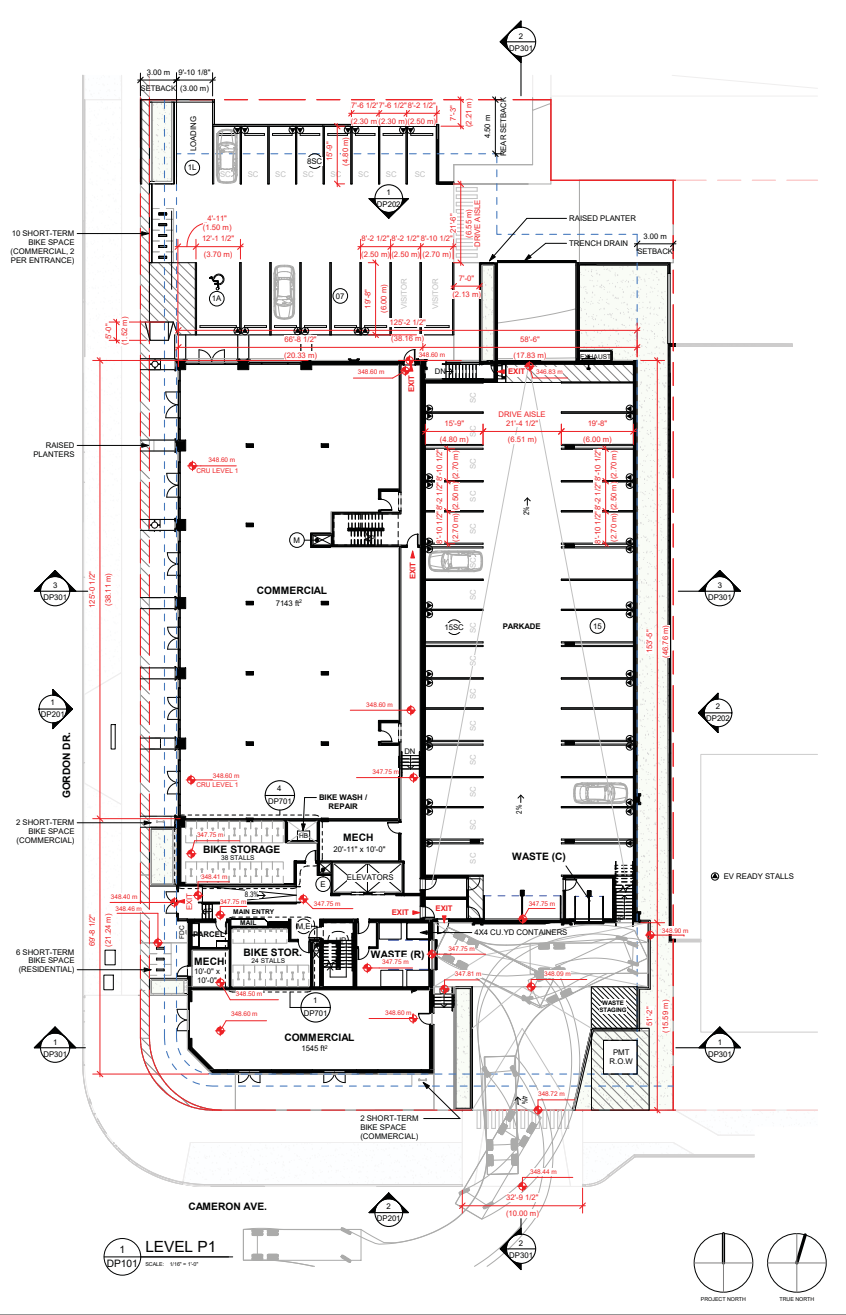
| NO. | DATE       | BY | FOR              |
|-----|------------|----|------------------|
| 1   | 2024.09.20 | VP | ISSUE FOR PERMIT |
| 2   | 2024.09.20 | VP | ISSUE FOR PERMIT |
| 3   | 2024.09.20 | VP | ISSUE FOR PERMIT |
| 4   | 2024.09.20 | VP | ISSUE FOR PERMIT |
| 5   | 2024.09.20 | VP | ISSUE FOR PERMIT |
| 6   | 2024.09.20 | VP | ISSUE FOR PERMIT |
| 7   | 2024.09.20 | VP | ISSUE FOR PERMIT |
| 8   | 2024.09.20 | VP | ISSUE FOR PERMIT |
| 9   | 2024.09.20 | VP | ISSUE FOR PERMIT |
| 10  | 2024.09.20 | VP | ISSUE FOR PERMIT |

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**VICTOR PROJECTS**  
 1180 Cameron Ave  
 Kelowna, BC  
 V1W 4T2

**LEVEL P1 FLOOR PLAN**

|              |              |
|--------------|--------------|
| PROJECT NO.  | 23124        |
| DATE         | SEP 20, 2024 |
| AS INDICATED |              |
| PROJECT NO.  | 3            |

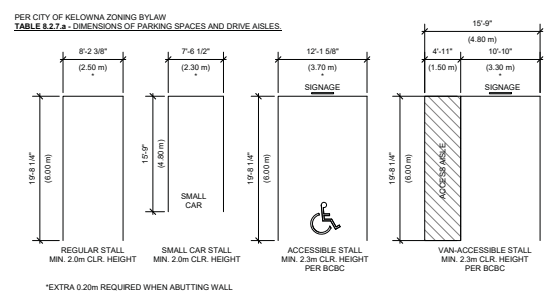


**SCHEDULE A**

This forms part of application  
 # DP24-0071

Planner Initials **TC**


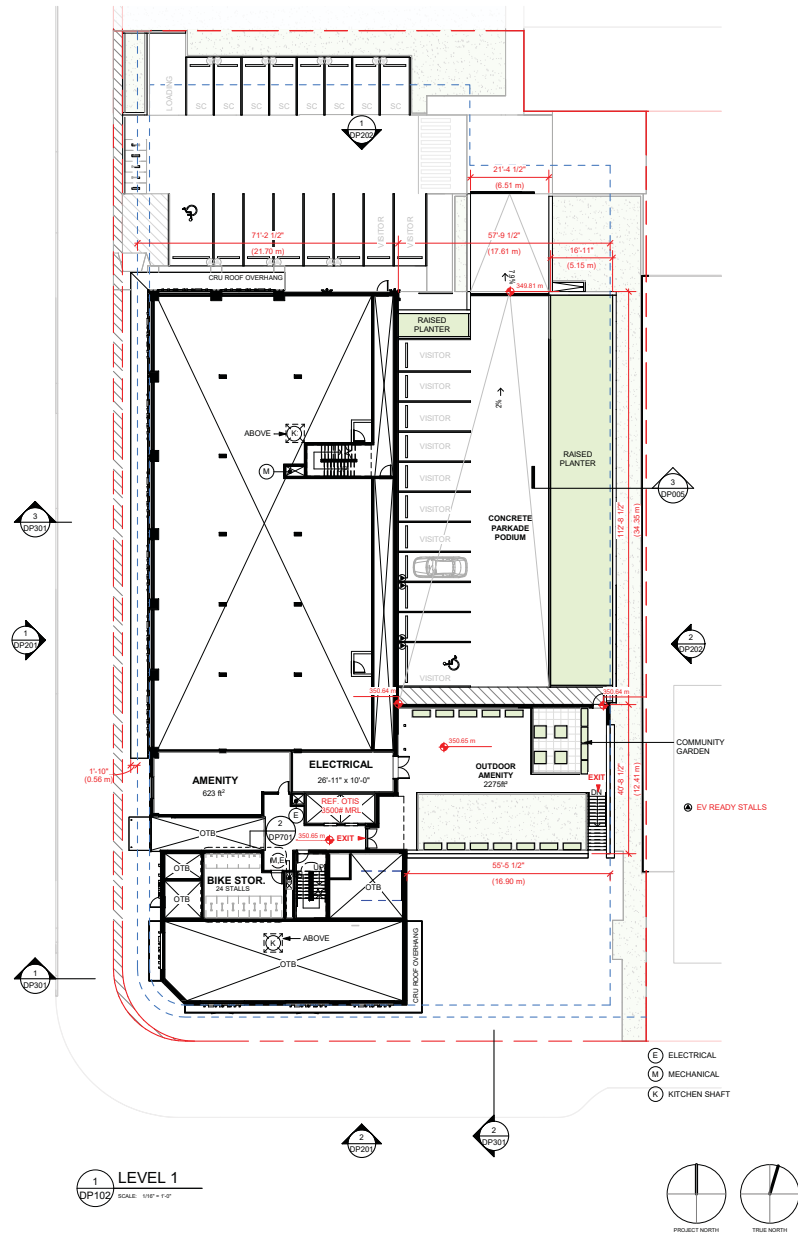
City of Kelowna  
 DEVELOPMENT PLANNING



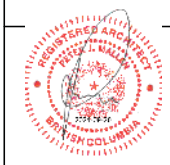
**SCHEDULE** A

This forms part of application  
# DP24-0071

Planner Initials **TC**

**MGBA**  
 MALLEN GOWING BERZINS  
 ARCHITECTURE + INTERIOR DESIGN  
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 1725 GOVERNMENT STREET, VICTORIA, BC, CA  
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| NO. | DATE       | DESCRIPTION | BY | CHKD. |
|-----|------------|-------------|----|-------|
| 1   | 2024.09.20 | REVISED     | TC | TC    |
| 2   | 2024.09.20 | REVISED     | TC | TC    |
| 3   | 2024.09.20 | REVISED     | TC | TC    |
| 4   | 2024.09.20 | REVISED     | TC | TC    |
| 5   | 2024.09.20 | REVISED     | TC | TC    |

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**PROJECT:**  
 VICTOR PROJECTS  
 1180 Cameron Ave  
 Kelowna, BC  
 V1W 4T2

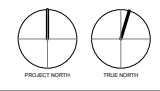
**SHEET TITLE:**  
 LEVEL 1 FLOOR PLAN

|                              |                      |
|------------------------------|----------------------|
| PROJ. DATE<br>SEPT. 20, 2024 | PROJECT NO.<br>23124 |
| SCALE<br>1/16" = 1'-0"       | REVISION<br>3        |
| <b>DP102</b>                 |                      |



- (E) ELECTRICAL
- (M) MECHANICAL
- (X) KITCHEN SHAFT

1 LEVEL 2  
 DP103 SCALE: 1/16" = 1'-0"



**SCHEDULE A**  
 This forms part of application # DP24-0071  
 City of Kelowna DEVELOPMENT PLANNING  
 Planner Initials TC



CERTIFIED PROFESSIONAL

| NO. | DATE       | DESCRIPTION       | BY | CHKD. |
|-----|------------|-------------------|----|-------|
| 1   | 2024.09.20 | REVISED           | DP | DP    |
| 2   | 2024.09.20 | ISSUED FOR PERMIT | DP | DP    |
| 3   | 2024.09.20 | ISSUED FOR PERMIT | DP | DP    |
| 4   | 2024.09.20 | ISSUED FOR PERMIT | DP | DP    |

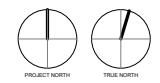
PROJECT: VICTOR PROJECTS  
 1180 Cameron Ave  
 Kelowna, BC  
 V1W 4T2

LEVEL 2 FLOOR PLAN

|             |                |
|-------------|----------------|
| PROJECT NO: | 23124          |
| DATE:       | SEPT. 20, 2024 |
| SCALE:      | 1/16" = 1'-0"  |
| DESIGNER:   | DP103          |
| REVISION:   | 3              |



1 DP104 LEVEL 3 - 5  
 SCALE: 1/8" = 1'-0"

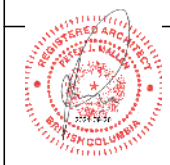


**SCHEDULE A**

This forms part of application  
 # DP24-0071

Planner Initials **TC**

City of **Kelowna**  
 DEVELOPMENT PLANNING



CERTIFIED PROFESSIONAL

| NO. | DATE       | BY      | DESCRIPTION       |
|-----|------------|---------|-------------------|
| 1   | 2024.09.20 | RE: DP# | ISSUED FOR PERMIT |
| 2   | 2024.09.20 | RE: DP# | ISSUED FOR PERMIT |
| 3   | 2024.09.20 | RE: DP# | ISSUED FOR PERMIT |
| 4   | 2024.09.20 | RE: DP# | ISSUED FOR PERMIT |

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PROJECT:  
**VICTOR PROJECTS**  
 1180 Cameron Ave  
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SHEET TITLE:  
**LEVEL 3-5 FLOOR PLAN**

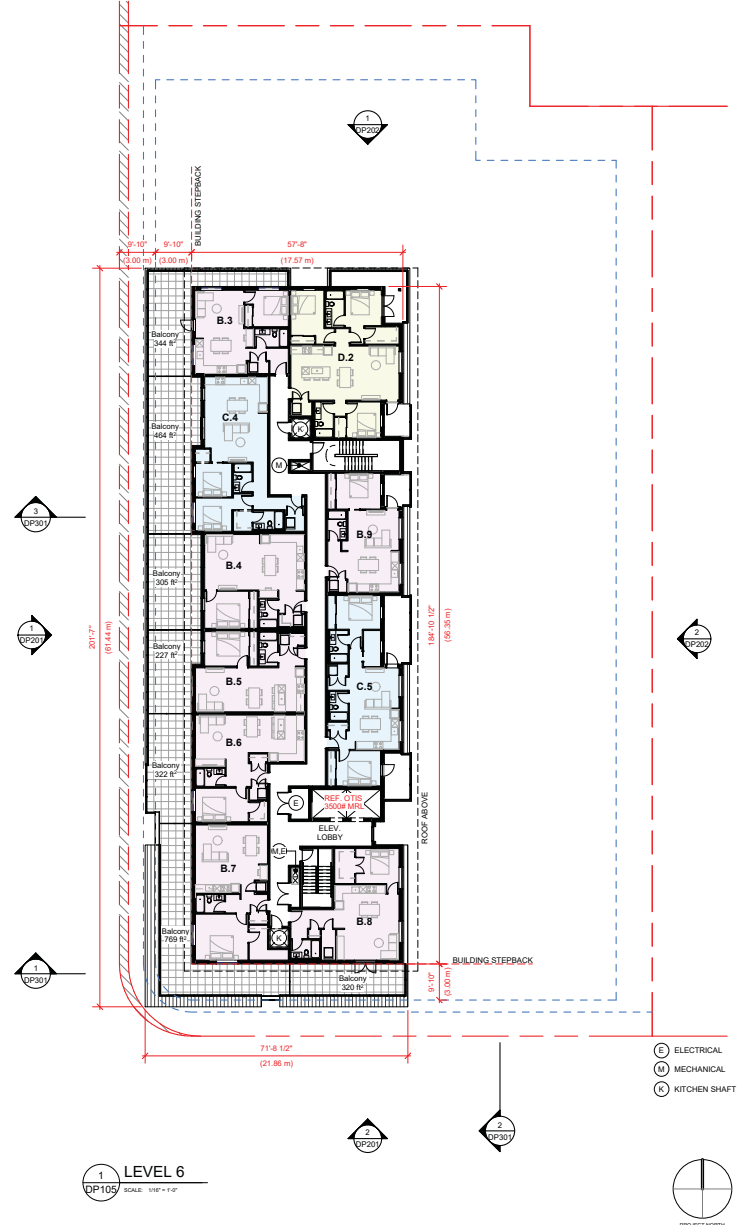
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| PROJECT NO.<br>23124   | REVISION<br>3 |
| DATE<br>SEPT. 20, 2024 |               |
| SCALE<br>1/16" = 1'-0" |               |
| DRAWING NO.<br>DP104   |               |



**SCHEDULE A**

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# DP24-0071

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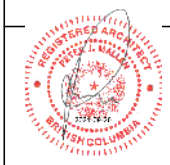
CERTIFIED PROFESSIONAL

| NO. | DATE       | DESCRIPTION | BY | CHK |
|-----|------------|-------------|----|-----|
| 1   | 2024.09.20 | REVISED     | VP | VP  |
| 2   | 2024.09.20 | REVISED     | VP | VP  |
| 3   | 2024.09.20 | REVISED     | VP | VP  |
| 4   | 2024.09.20 | REVISED     | VP | VP  |
| 5   | 2024.09.20 | REVISED     | VP | VP  |

**PROJECT:**  
 VICTOR PROJECTS  
 1180 Cameron Ave  
 Kelowna, BC  
 V1W 4T2

**LEVEL 6 FLOOR PLAN**

|             |                |
|-------------|----------------|
| PROJECT NO. | 23124          |
| DATE        | SEPT. 20, 2024 |
| SCALE       | 1/16" = 1'-0"  |
| DESIGNER    | DP105          |
| REVISION    | 3              |



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| NO. | DATE       | DESCRIPTION       | BY   | CHECKED |
|-----|------------|-------------------|------|---------|
| 1   | 2024.09.20 | REVISED           | MGBA | MGBA    |
| 2   | 2024.09.20 | ISSUED FOR PERMIT | MGBA | MGBA    |
| 3   | 2024.09.20 | FOR CONSTRUCTION  | MGBA | MGBA    |

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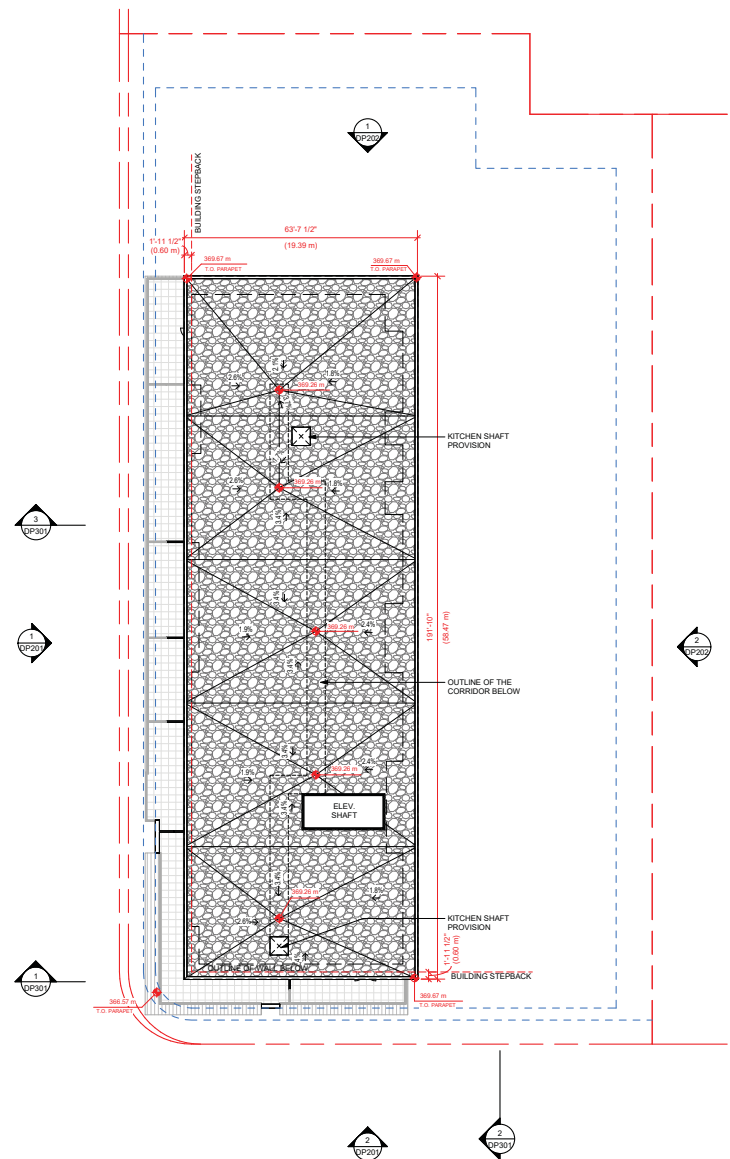
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PROJECT:  
**VICTOR PROJECTS**  
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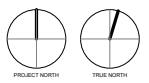
SHEET TITLE:  
**ROOF PLAN**

|                      |               |
|----------------------|---------------|
| PROJECT NO.<br>23124 | REVISION<br>3 |
|----------------------|---------------|

DATE: SEPT. 20, 2024  
 SCALE: 1/16" = 1'-0"  
**DP106**



**1 ROOF**  
 DP106 SCALE: 1/16" = 1'-0"



**SCHEDULE A**  
 This forms part of application  
 # DP24-0071

Planner Initials **TC**

City of **Kelowna**  
 DEVELOPMENT PLANNING

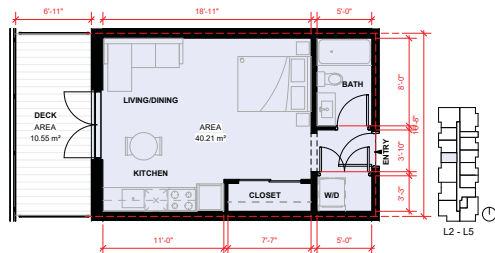
**SCHEDULE A**

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# DP24-0071

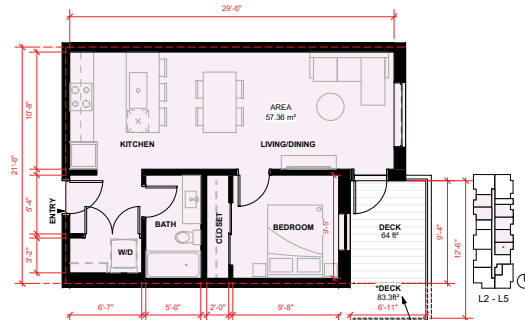
Planner Initials **TC**



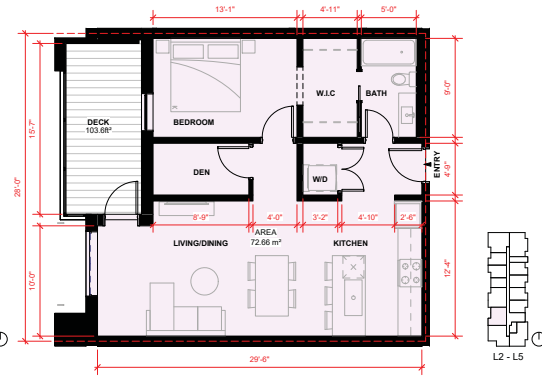
**MGBA**  
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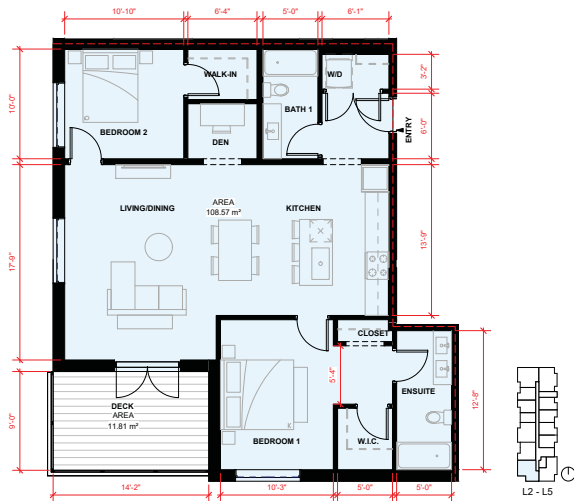
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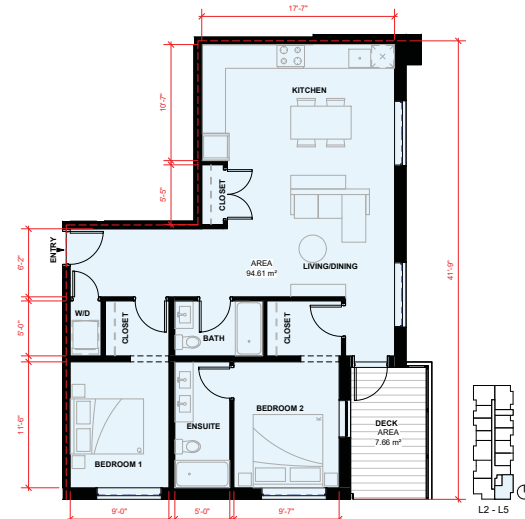
**2** TYPE B.1 - 1-BED  
SCALE: 3/16" = 1'-0"



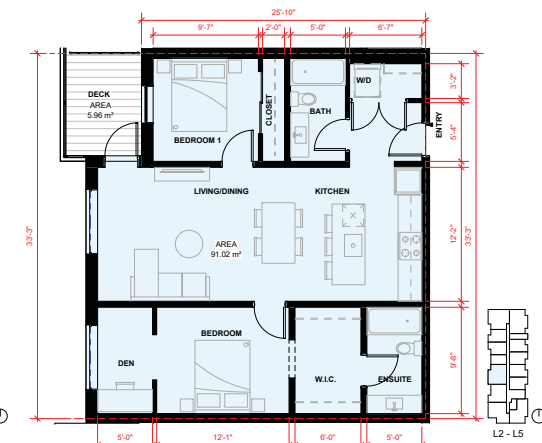
**5** TYPE B.2 - 1-BED + DEN  
SCALE: 3/16" = 1'-0"



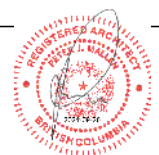
**4** TYPE C.1 - 2-BED + DEN  
SCALE: 3/16" = 1'-0"



**3** TYPE C.2 - 2-BED  
SCALE: 3/16" = 1'-0"



**6** TYPE C.3 - 2-BED + DEN  
SCALE: 3/16" = 1'-0"



CERTIFIED PROFESSIONAL

| DATE | REVISION | BY | CHK |
|------|----------|----|-----|
|      |          |    |     |
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**VICTOR PROJECTS**  
1180 Cameron Ave  
Kelowna, BC  
V1W 4T2

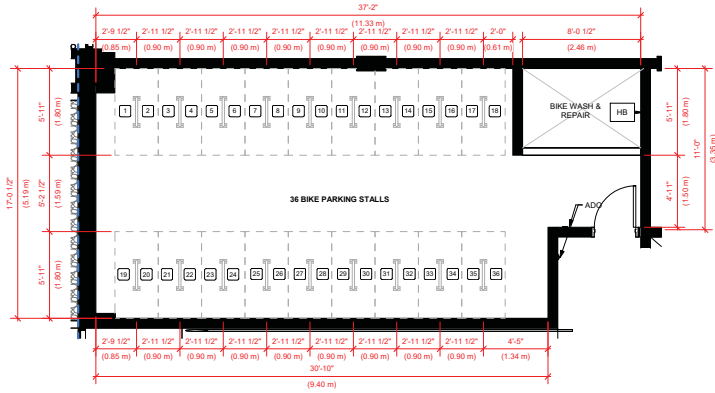
**SUITE PLANS**

|                      |             |
|----------------------|-------------|
| REV DATE             | PROJECT NO. |
| SEPT. 20, 2024       | 23124       |
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| DP602                | 3           |

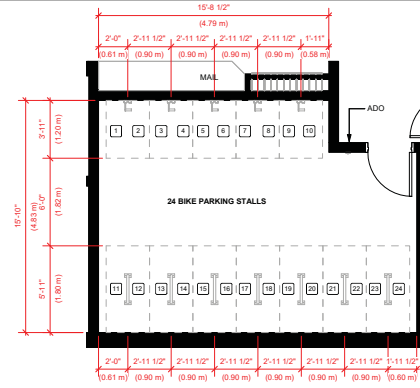




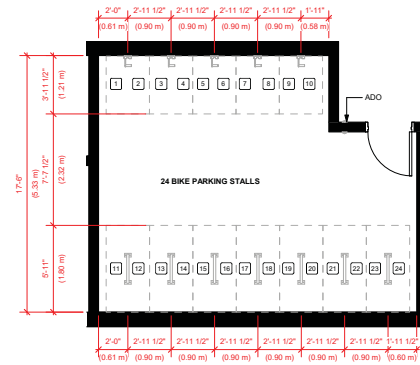




4 LEVEL P1 - BIKE ROOM B  
DP701 SCALE: 1/4"=1'-0"



1 LEVEL P1 - BIKE ROOM A  
DP701 SCALE: 1/4"=1'-0"



2 LEVEL 1 BIKE ROOM A  
DP701 SCALE: 1/4"=1'-0"

**SCHEDULE A**

This forms part of application  
# DP24-0071

City of Kelowna  
DEVELOPMENT PLANNING

Planner Initials TC

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ARCHITECTURE INCORPORATED  
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| 2   | 2024.09.20 | ISSUE FOR PERMIT         | DP701 | DP701   |
| 3   | 2024.09.20 | PERMIT/COMPLIANCE PERIOD | DP701 | DP701   |
| 4   | 2024.09.20 | PERMIT/COMPLIANCE PERIOD | DP701 | DP701   |

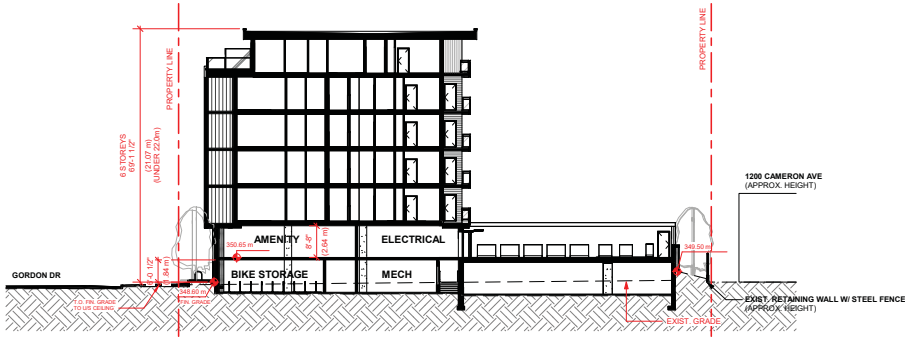
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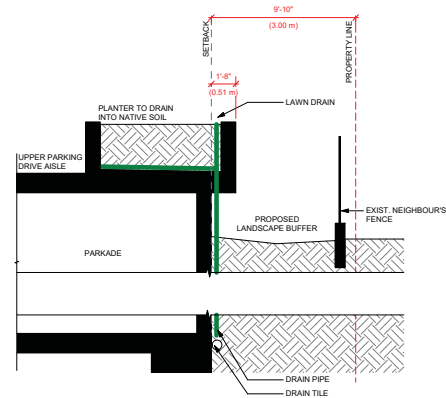
PROJECT:  
**VICTOR PROJECTS**  
1180 Cameron Ave  
Kelowna, BC  
V1W 4T2

SHEET TITLE:  
**BIKE ROOM**

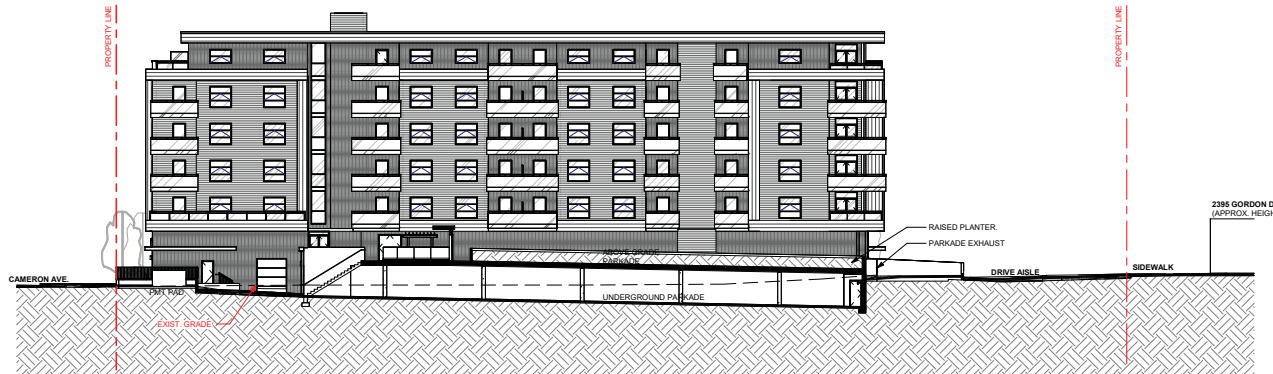
|                               |                      |
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| PROJ. DATE:<br>SEPT. 20, 2024 | PROJECT NO.<br>23124 |
| SCALE:<br>1/4" = 1'-0"        | REVISION:<br>3       |
| CONSULTANT:<br>DP701          |                      |



1 SITE SECTION E-W  
DP005 SCALE: 1/8" = 1'-0"



3 TYP. PARKADE PLANTER DETAIL  
DP005 SCALE: 1/8" = 1'-0"

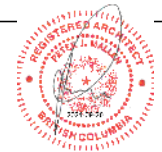
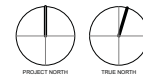


2 SITE SECTION N-S  
DP005 SCALE: 1/8" = 1'-0"

**SCHEDULE B**  
This forms part of application  
# DP24-0071

Planner Initials: TC

City of Kelowna  
DEVELOPMENT PLANNING



CERTIFIED PROFESSIONAL

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PROJECT:  
**VICTOR PROJECTS**  
1180 Cameron Ave  
Kelowna, BC  
V1W 4T2

SHEET TITLE:  
**SITE SECTION**

|                               |                      |
|-------------------------------|----------------------|
| PROJECT NO:<br>SEPT. 20, 2024 | PROJECT NO:<br>23124 |
| SCALE:<br>As Indicated        | REVISION:<br>3       |
| PROJECT NO:<br>DP005          | REVISION:<br>3       |

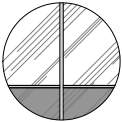
Material Palette



A. 6" Lap Siding - Black



B. 12" Extruded metal siding with concealed fasteners - Black



C. Glass balcony railing with frosted base. Color to match adjacent material.



D. Stacked brick veneer - White

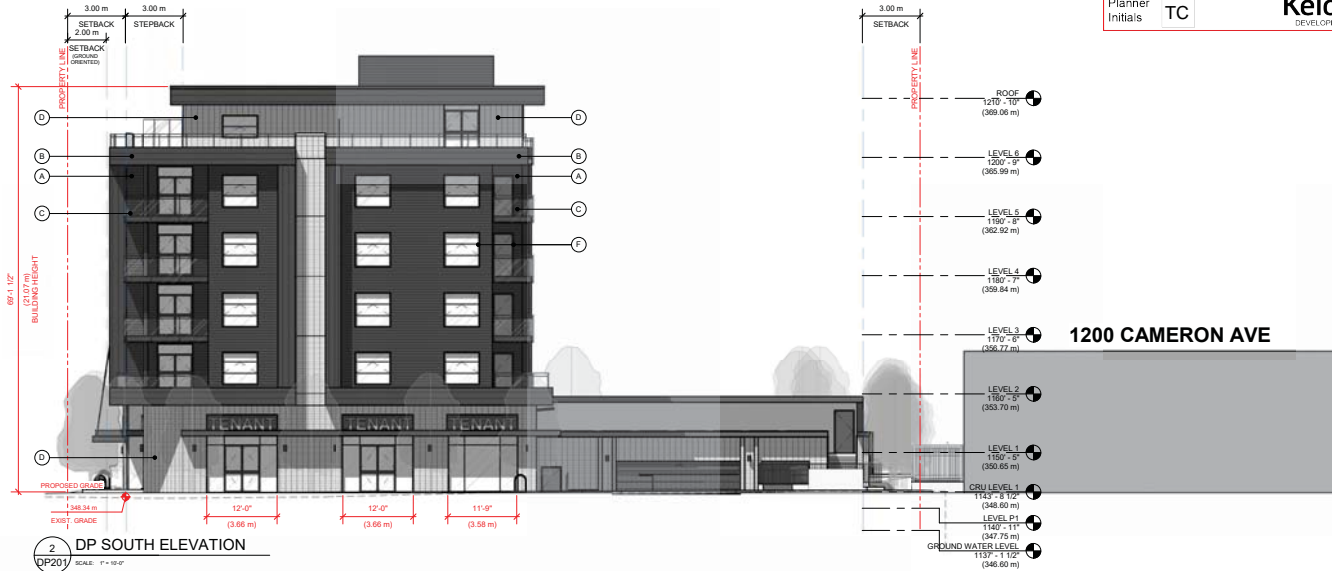


E. Soffit - Wood veneer



F. Vinyl Window/Door/Trim Color match siding

G. Roof - Built up Roofing



**SCHEDULE B**

This forms part of application  
# DP24-0071

Planner Initials TC

City of Kelowna  
DEVELOPMENT PLANNING

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| NO. | DATE       | DESCRIPTION | BY | CHECKED |
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| 2   | 2024.09.20 | REVISED     | VP | VP      |
| 3   | 2024.09.20 | REVISED     | VP | VP      |
| 4   | 2024.09.20 | REVISED     | VP | VP      |
| 5   | 2024.09.20 | REVISED     | VP | VP      |
| 6   | 2024.09.20 | REVISED     | VP | VP      |
| 7   | 2024.09.20 | REVISED     | VP | VP      |
| 8   | 2024.09.20 | REVISED     | VP | VP      |
| 9   | 2024.09.20 | REVISED     | VP | VP      |
| 10  | 2024.09.20 | REVISED     | VP | VP      |

PROJECT: VICTOR PROJECTS  
1160 Cameron Ave  
Kelowna, BC  
V1W 4T2

SHEET TITLE: EXTERIOR ELEVATIONS

REV DATE: SEPT. 20, 2024  
SCALE: As indicated

PROJECT NO: 23124  
REVISION: 3

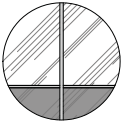
Material Palette



A. 6" Lap Siding - Black



B. 12" Extruded metal siding with concealed fasteners - Black



C. Glass balcony railing with frosted base. Color to match adjacent material.



D. Stacked brick veneer - White



E. Soffit - Wood veneer



F. Vinyl Window/Door/Trim Color match siding



G. Roof - Built up Roofing

**SCHEDULE B**  
 This forms part of application  
 # DP24-0071

Planner Initials **TC**

City of Kelowna  
 DEVELOPMENT PLANNING



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| NO. | DATE       | DESCRIPTION | BY | CHECKED | DATE |
|-----|------------|-------------|----|---------|------|
| 1   | 2024.09.20 | REVISED     | VP | VP      |      |
| 2   | 2024.09.20 | REVISED     | VP | VP      |      |
| 3   | 2024.09.20 | REVISED     | VP | VP      |      |
| 4   | 2024.09.20 | REVISED     | VP | VP      |      |
| 5   | 2024.09.20 | REVISED     | VP | VP      |      |

PROJECT:  
**VICTOR PROJECTS**  
 1180 Cameron Ave  
 Kelowna, BC  
 V1W 4T2

**EXTERIOR ELEVATIONS**

|                |              |
|----------------|--------------|
| PROJECT NO:    | 23124        |
| DATE:          | As Indicated |
| REVISION:      |              |
| PROJECT TITLE: | DP202        |
| REVISION:      | 3            |









1 DP PERSPECTIVE 5 - VIEW FROM GORDON  
DP402 SCALE



2 DP PERSPECTIVE 6 - VIEW FROM CAMERON  
DP402 SCALE

**SCHEDULE B**  
This forms part of application  
# DP24-0071

Planner Initials TC



CERTIFIED PROFESSIONAL

| NO. | DATE       | DESCRIPTION             | BY | CHECKED BY |
|-----|------------|-------------------------|----|------------|
| 1   | 2024.09.20 | REVISED                 | TC | TC         |
| 2   | 2024.09.20 | ISSUED FOR PERMIT       | TC | TC         |
| 3   | 2024.09.20 | FOR CONSTRUCTION PERMIT | TC | TC         |
| 4   | 2024.09.20 | FOR CONSTRUCTION PERMIT | TC | TC         |

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PROJECT:  
**VICTOR PROJECTS**  
1160 Cameron Ave  
Kelowna, BC  
V1W 4T2

SHEET TITLE:  
**PERSPECTIVE VIEWS**

| REV. DATE      | PROJECT NO. |
|----------------|-------------|
| SEPT. 20, 2024 | 23124       |
| DESCRIPTION    | REVISION    |
| DP402          | 3           |





1.



2.



3.



4.



5.



6.

1. View SE corner, from Cameron. Parkade entrance.
2. Residential Entrance.
3. Townhouse entrance, south elevation.
4. View from 8th floor balconies.
5. View from NW Corner, CRU walkway
6. View from NE Corner, from Guisachan Village.

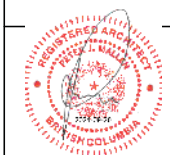
**SCHEDULE B**

This forms part of application  
# DP24-0071

Planner Initials **TC**

City of Kelowna  
DEVELOPMENT PLANNING

**MGBA**  
MALLEN GOWING BERZINS  
ARCHITECTURE INCORPORATED  
ARCHITECTURE • INTERIOR DESIGN  
300 - 7 EAST 6TH AVENUE, VANCOUVER, BC, CA  
1725 GOVERNMENT STREET, VICTORIA, BC, CA  
MGBA.COM INFO@MGBA.COM T: 604.484.8285



CERTIFIED PROFESSIONAL

| NO. | DATE       | DESCRIPTION | BY | CHECKED |
|-----|------------|-------------|----|---------|
| 1   | 2024.09.20 | REVISED     | TC | TC      |
| 2   | 2024.09.20 | REVISED     | TC | TC      |
| 3   | 2024.09.20 | REVISED     | TC | TC      |
| 4   | 2024.09.20 | REVISED     | TC | TC      |
| 5   | 2024.09.20 | REVISED     | TC | TC      |

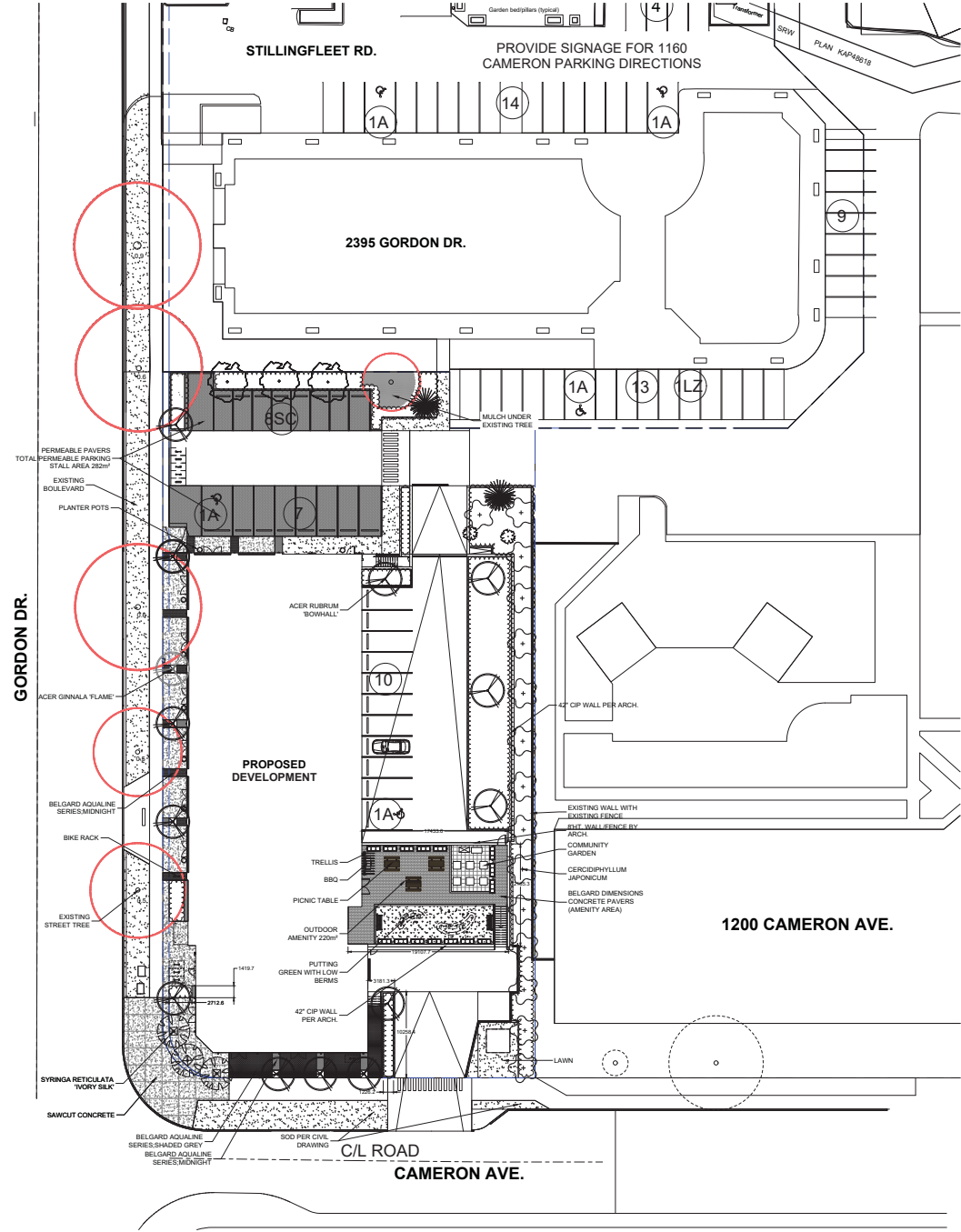
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PROJECT:  
**VICTOR PROJECTS**  
1160 Cameron Ave  
Kelowna, BC  
V1W 4T2

SHEET TITLE:  
**RENDERINGS**

| REV. DATE      | PROJECT NO. |
|----------------|-------------|
| SEPT. 20, 2024 | 23124       |
| DESCRIPTION    | REVISION    |
| DP403          | 3           |



| PLANT SCHEDULE |  |                                    | PMG PROJECT NUMBER: 23210       |
|----------------|--|------------------------------------|---------------------------------|
| QTY            | BOTANICAL NAME                         | COMMON NAME                        | PLANTED SIZE / REMARKS          |
| 14             | ACER RUBRUM 'BOWHALL'                  | COLUMNAR BOWHALL MAPLE             | 8CM CAL, 1.8M STD, B&B          |
| 15             | CERCIDIPHYLLUM JAPONICUM               | KATSURRA TREE                      | 5CM CAL, 1.8M STD, B&B          |
| 2              | CHAMAECYPARIS OBTUSA 'GRACILIS'        | SLENDER WINKO FALSE CYPRESS        | 2.5M HT, B&B, CLIMATE RESILIENT |
| 3              | GINKGO BILOBA (MALE FORM)              | GINKGO TREE                        | 5CM CAL, 1.8M STD, B&B          |
| 2              | PRINUS FLEXILIS 'VANDERWOLF'S PYRAMID' | VANDERWOLF'S PYRAMIDAL LIMBER PINE | 2.5M HT, B&B                    |
| 3              | SYRINGA RETICULATA 'IVORY SILK'        | IVORY SILK JAPANESE TREE LILAC     | 5CM CAL, 1.8M STD, B&B          |

NOTES: \*PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*REFER TO SPECIFICATIONS FOR DESIGNED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \*SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \*SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. \*DEFINITION OF CONDITIONS OF AVAILABILITY: \*ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \*ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \*BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM, INSTALLATION TO I.A.B.C STANDARDS, LATEST EDITION.



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SEAL:



| NO. | DATE      | REVISION DESCRIPTION | DR. |
|-----|-----------|----------------------|-----|
| 1   | 24 SEP 18 | ISSUED FOR DP        | MBH |
| 2   | 24 AUG 19 | ISSUED FOR DP        |     |
| 3   | 24 AUG 21 | NEW SITE PLAN        | YR  |
| 4   | 24 AUG 21 | CITY COMMENTS        | YR  |
| 5   | 24 FEB 22 | ISSUED FOR DP        |     |
| 6   | 24 FEB 23 | NEW SITE PLAN        | YR  |

PROJECT: **MIXED-USE DEVELOPMENT**

1160 CAMERON AVENUE  
KELOWNA

NOTE: PROPOSED 1160 CAMERON PERMEABLE AREA 654 M<sup>2</sup>, SITE COVERAGE 17.5%



**SCHEDULE C**

This forms part of application  
# DP24-0071

Planner Initials **TC**

City of Kelowna  
DEVELOPMENT PLANNING



DRAWING TITLE: **LANDSCAPE PLAN**

DATE: 23 DEC 20 DRAWING NUMBER: **L1**

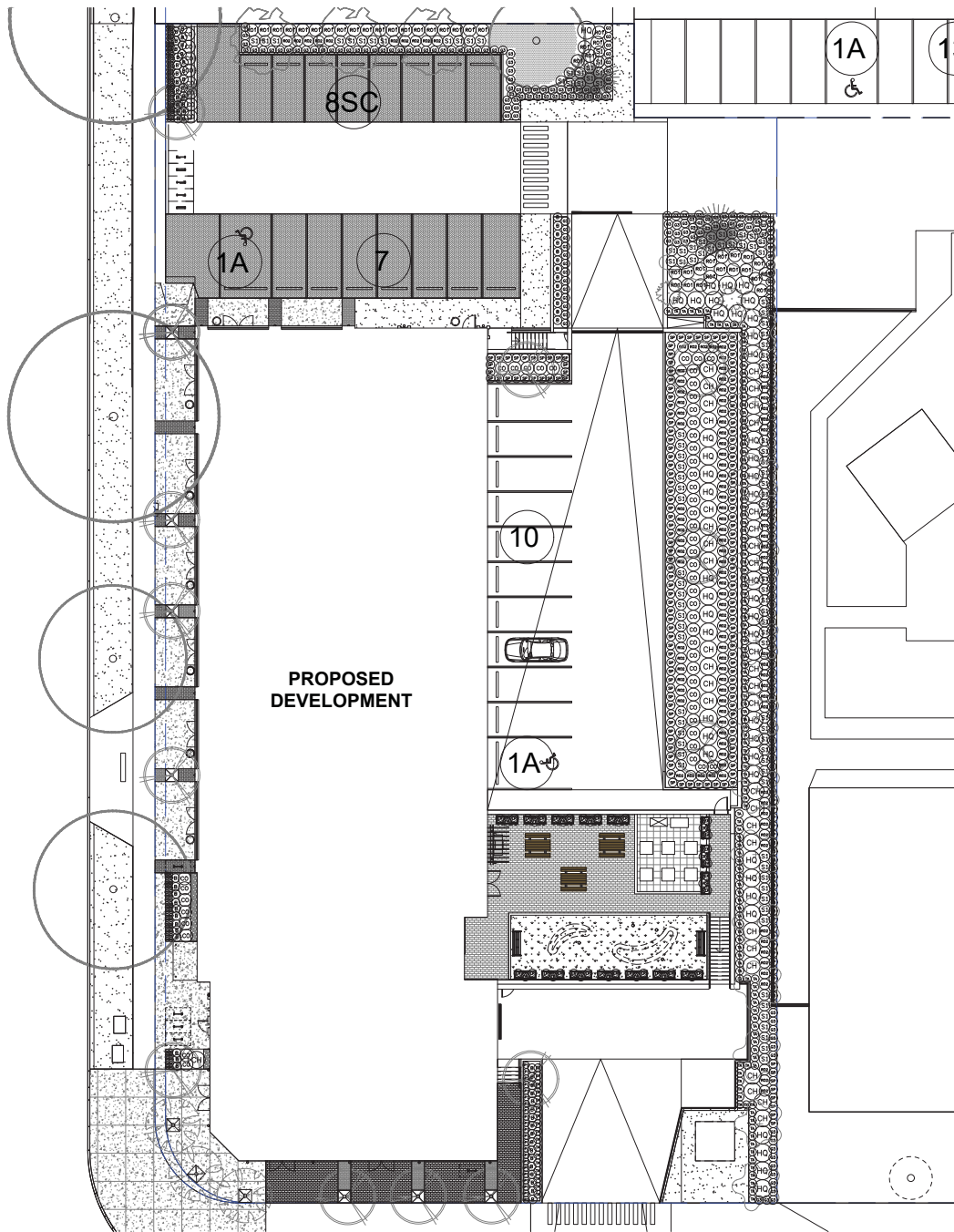
SCALE: 1:250

DRAWN: RJ

DESIGN: RJ

CHKD: YR

PMG PROJECT NUMBER: **23-210**



| PLANT SCHEDULE   |     |   |                              | PMG PROJECT NUMBER: 23-210 |
|------------------|-----|---|------------------------------|----------------------------|
| KEY              | QTY | BOTANICAL NAME                          | COMMON NAME                  | PLANTED SIZE / REMARKS     |
| <b>SPRUCES</b>   |     |   |                              |                            |
| 66               |     | BUXUS MICROPHYLLA 'WINTER GEM'          | LITTLE LEAF BOX              | #3 POT, 40CM               |
| 36               |     | CHESYA TERNATA 'SUNDANCE'               | MEXICAN ROCK ORANGE          | #3 POT, 50CM               |
| 37               |     | CORNUS SERICEA                          | REDTIG DOGWOOD               | #3 POT, 50CM               |
| 44               |     | HYDRANGEA QUERCIFOLIA                   | OAKLEAF HYDRANGEA            | #3 POT, 50CM               |
| 42               |     | ROSA 'MIDLAND SONICA'                   | BONICA ROSE                  | #2 POT, 40CM               |
| 110              |     | ROSA 'MIDLAND RED'                      | MIDLAND ROSE, RED            | #2 POT, 40CM               |
| 105              |     | SPIRAEA JAPONICA 'LIME MOUND'           | BRIGHT GREEN SPIREA          | #3 POT, 60CM               |
| 196              |     | SPIRAEA JAPONICA 'LITTLE PRINCESS'      | LITTLE PRINCESS SPIREA, PINK | #2 POT, 40CM               |
| 146              |     | TAXUS X MEDIA 'HILLI'                   | HILLI YEW                    | 1.5M B&B                   |
| <b>GRASSES</b>   |     |   |                              |                            |
| 188              |     | HELICTOTRICHON SEMPERVIRENS             | BLUE OAT GRASS               | #2 POT                     |
| 22               |     | PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' | FOUNTAIN GRASS               | #1 POT                     |
| <b>PERENNIAL</b> |     |   |                              |                            |
| 186              |     | HEMEROCALLIS 'WHITE TEMPTATION'         | DAYLILY, WHITE               | #1 POT, 20CM               |
| 45               |     | ERICA CARNEA 'SPRINGWOOD WHITE'         | WINTER HEATH, WHITE          | #1 POT                     |

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SCALE:



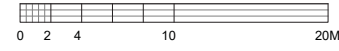
| NO. | DATE      | REVISION DESCRIPTION | DR. |
|-----|-----------|----------------------|-----|
| 1   | 24 SEP 18 | ISSUED FOR DP        | MMB |
| 1   | 24 AUG 18 | ISSUED FOR DP        |     |
| 4   | 28 AUG 13 | NEW SITE PLAN        | YS  |
| 3   | 26 JUN 13 | CITY COMMENTS        | YS  |
| 2   | 24 FEB 22 | ISSUED FOR DP        |     |
| 1   | 24 FEB 23 | NEW SITE PLAN        | U   |

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:  
**MIXED-USE DEVELOPMENT**

**1160 CAMERON AVENUE  
KELOWNA**



DRAWING TITLE:  
**SHRUB  
PLAN**

DATE: 23 DEC 20 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: RJ  
DESIGN: RJ  
CHKD: YR OF 5

**L2**

**SCHEDULE C**

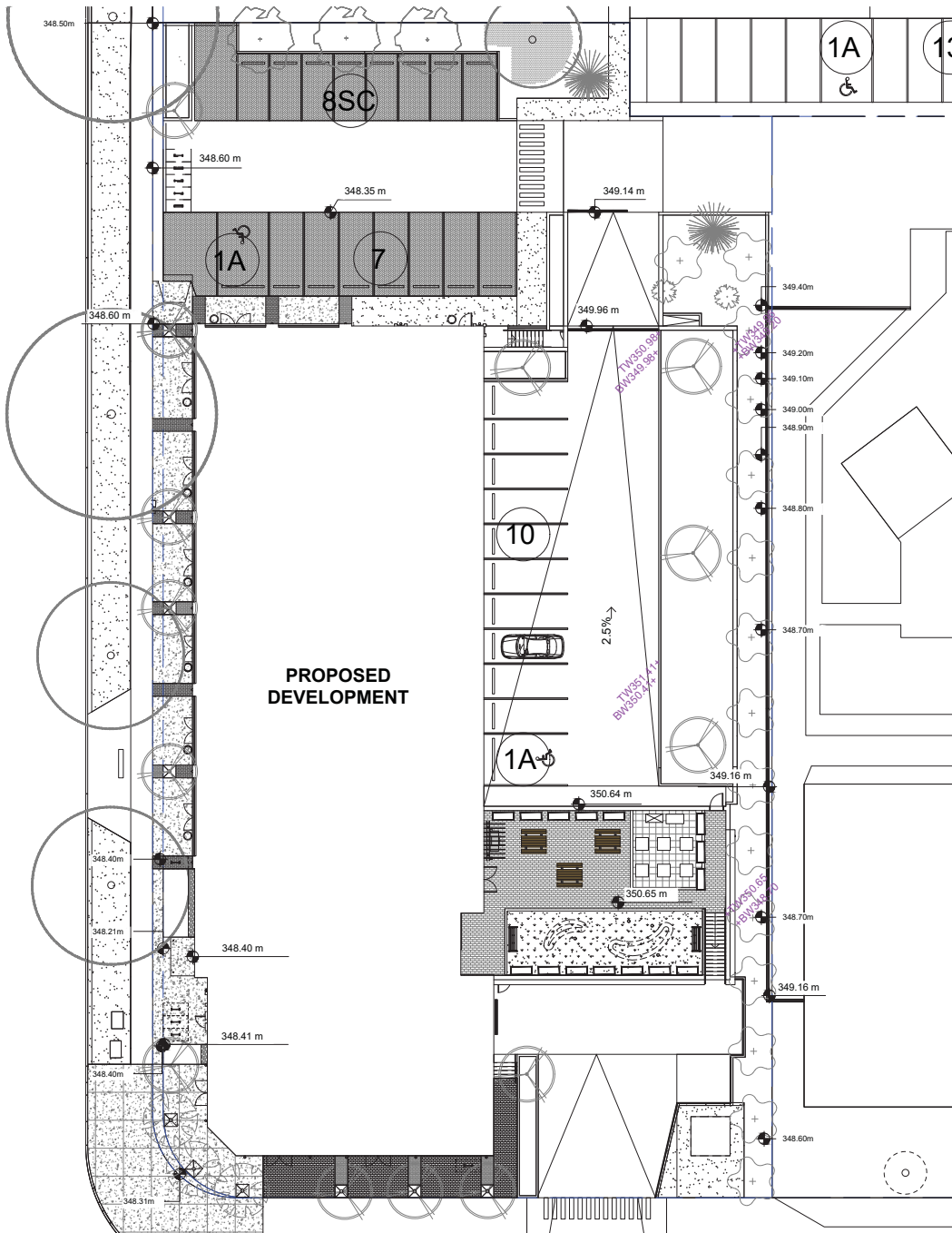
This forms part of application  
# DP24-0071

City of Kelowna  
DEVELOPMENT PLANNING

Planner Initials TC

32210-4-ZIP PMG PROJECT NUMBER: 23-210

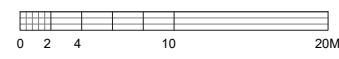




**SCHEDULE C**  
 This forms part of application  
 # DP24-0071

Planner Initials **TC**

**City of Kelowna**  
 DEVELOPMENT PLANNING



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**pmg**  
 LANDSCAPE ARCHITECTS  
 Suite C100 - 4185 Still Creek Drive  
 Burnaby, British Columbia, V5C 6G9  
 p. 604.294-0011 · f. 604.294-0022

SEAL:



| NO. | DATE      | REVISION DESCRIPTION | DR.   |
|-----|-----------|----------------------|-------|
| 1   | 24 SEP 23 | ISSUED FOR DP        | RI/TC |
| 2   | 24 AUG 23 | ISSUED FOR DP        | RI/TC |
| 3   | 24 AUG 23 | NEW SITE PLAN        | RI    |
| 4   | 24 AUG 23 | CITY COMMENTS        | RI    |
| 5   | 24 AUG 23 | CITY COMMENTS        | RI    |
| 6   | 24 FEB 22 | ISSUED FOR DP        | RI    |
| 7   | 24 FEB 23 | NEW SITE PLAN        | RI    |

PROJECT:  
**MIXED-USE DEVELOPMENT**

1160 CAMERON AVENUE  
 KELOWNA

DRAWING TITLE:  
**GRADING PLAN**

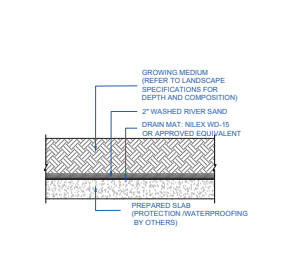
DATE: 23 DEC 20  
 SCALE: 1:150  
 DRAWN: RI  
 DESIGN: RI  
 CHKD: YR

DRAWING NUMBER:  
**L3**  
 OF 5

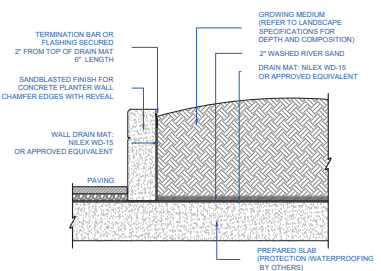
PMG PROJECT NUMBER: 23-210



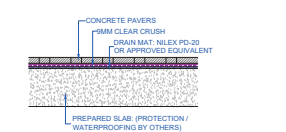
SEAL:



**1 PLANTING ON SLAB**  
1:25

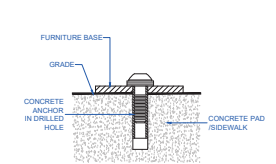


**2 PLANTER WALL ON SLAB**  
1:25



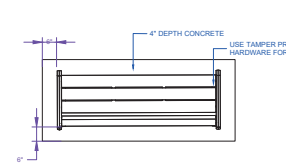
NOTE:  
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS  
PAVERS NOT TO BE CUT MORE THAN HALF SIZE  
ALL PAVERS TO BE DIAMOND CUT  
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND  
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

**3 PAVERS OVER SLAB**  
1:25

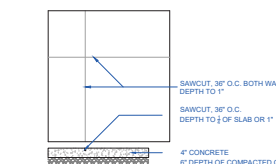


NOTE:  
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

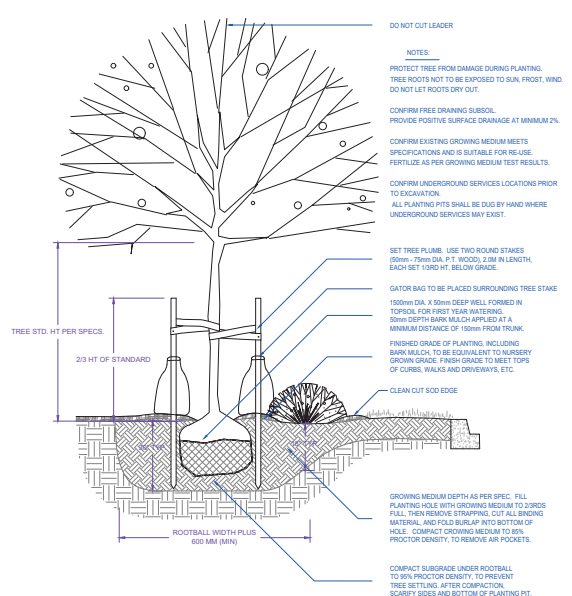
**4 SITE FURNITURE MOUNTING**  
N.T.S.



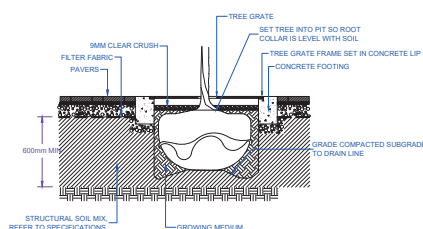
**6 BENCH ON CONCRETE PAD**  
1:25



**7 CONCRETE SAW CUTS**  
N.T.S.



**5 TREE AND SHRUB PLANTING AT GRADE**  
1:25



**8 STRUCTURAL SOIL**  
1:25

**SCHEDULE C**

This forms part of application # DP24-0071

Planner Initials **TC**

City of Kelowna  
DEVELOPMENT PLANNING

| NO. | DATE      | REVISION DESCRIPTION | DR. |
|-----|-----------|----------------------|-----|
| 1   | 24 SEP 18 | ISSUED FOR DP        | MBM |
| 2   | 24 AUG 18 | ISSUED FOR DP        |     |
| 3   | 28 AUG 13 | NEW SITE PLAN        | YS  |
| 4   | 28 AUG 13 | NEW SITE PLAN        | YS  |
| 5   | 28 AUG 13 | CITY COMMENTS        | YS  |
| 6   | 24 FEB 22 | ISSUED FOR DP        |     |
| 7   | 24 FEB 22 | NEW SITE PLAN        | RI  |

CLIENT:

PROJECT:  
**MIXED-USE DEVELOPMENT**

**1160 CAMERON AVENUE  
KELOWNA**

DRAWING TITLE:  
**LANDSCAPE  
DETAIL**

DATE: 23 DEC 20  
SCALE: AS SHOWN  
DRAWN: RI  
DESIGN: RI  
CHKD: YR

DRAWING NUMBER:  
**L5**  
OF 5


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

| SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE  |     |   |   |   |   |   |
|---|-----|---|---|---|---|---|
| RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE<br><i>(1 is least complying &amp; 5 is highly complying)</i>   | N/A | 1 | 2 | 3 | 4 | 5 |
| <b>2.1 General residential &amp; mixed use guidelines</b>   |     |   |   |   |   |   |
| <b>2.1.1 Relationship to the Street</b>   | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.  |     |   |   |   |   | ✓ |
| b. On corner sites, orient building facades and entries to both fronting streets.   |     |   |   |   |   | ✓ |
| c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.  |     |   |   |   |   | ✓ |
| d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.   |     |   |   |   |   | ✓ |
| e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.   |     |   |   |   |   | ✓ |
| f. Avoid blank, windowless walls along streets or other public open spaces.   |     |   |   |   |   | ✓ |
| g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.   |     |   |   |   |   | ✓ |
| <b>2.1.2 Scale and Massing</b>  | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.  |     |   |   |   |   | ✓ |
| b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.  |     |   |   |   | ✓ |   |
| c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: <ul style="list-style-type: none"> <li>Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and</li> <li>Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.</li> </ul> |     |   |   |   |   | ✓ |
| <b>2.1.3 Site Planning</b>  | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.   |     |   |   |   |   | ✓ |
| b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.   |     |   |   |   | ✓ |   |

**ATTACHMENT B**

This forms part of application  
# DP24-0071

Planner Initials **TC**



City of Kelowna  
DEVELOPMENT PLANNING

|   |            |          |          |          |          |          |
|---|------------|----------|----------|----------|----------|----------|
| c. Limit the maximum grades on development sites to 30% (3:1)   |            |          |          |          |          | ✓        |
| d. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle, and/or pedestrian network.   |            |          |          |          | ✓        |          |
| e. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.   |            |          |          |          | ✓        |          |
| <b>2.1.4 Site Servicing, Access, and Parking</b>  | <b>N/A</b> | <b>1</b> | <b>2</b> | <b>3</b> | <b>4</b> | <b>5</b> |
| a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.   |            |          |          |          | ✓        |          |
| b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.  |            |          |          |          |          | ✓        |
| c. Avoid locating off-street parking between the front façade of a building and the fronting public street.   |            |          |          |          | ✓        |          |
| d. In general, accommodate off-street parking in one of the following ways, in order of preference: <ul style="list-style-type: none"> <li>• Underground (where the high water table allows)</li> <li>• Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage);</li> <li>• Garages or at-grade parking integrated into the building (located at the rear of the building); and</li> <li>• Surface parking at the rear, with access from the lane or secondary street wherever possible.</li> </ul> |            |          |          |          | ✓        |          |
| e. In cases where publicly visible parking is unavoidable, screen using strategies such as: <ul style="list-style-type: none"> <li>• Landscaping;</li> <li>• Trellises;</li> <li>• Grillwork with climbing vines; or</li> <li>• Other attractive screening with some visual permeability.</li> </ul>  |            |          |          |          |          | ✓        |
| f. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> <li>• Covered short-term parking in highly visible locations, such as near primary building entrances; and</li> <li>• Secure long-term parking within the building or vehicular parking area.</li> </ul>  |            |          |          |          |          | ✓        |
| g. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.   |            |          |          |          | ✓        |          |
| h. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.  | ✓          |          |          |          |          |          |
| i. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.   |            |          |          |          | ✓        |          |
| <b>2.1.5 Streetscapes, Landscapes, and Public Realm Design</b>  | <b>N/A</b> | <b>1</b> | <b>2</b> | <b>3</b> | <b>4</b> | <b>5</b> |




|  |            |          |          |          |          |          |
|--|------------|----------|----------|----------|----------|----------|
| a. Site buildings to protect mature trees, significant vegetation, and ecological features.  | ✓          |          |          |          |          |          |
| b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.   |            |          |          |          |          | ✓        |
| c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.  |            |          |          |          |          | ✓        |
| d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.   |            |          |          |          |          | ✓        |
| e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: <ul style="list-style-type: none"> <li>• Locating outdoor spaces where they will receive ample sunlight throughout the year;</li> <li>• Using materials and colors that minimize heat absorption;</li> <li>• Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and</li> <li>• Using building mass, trees and planting to buffer wind.</li> </ul>  |            |          |          |          | ✓        |          |
| f. Plant native and/or drought tolerant trees and plants suitable for the local climate.   |            |          |          |          |          | ✓        |
| g. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.   |            |          |          |          |          | ✓        |
| h. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.  |            |          |          |          | ✓        |          |
| i. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.  |            |          |          | ✓        |          |          |
| j. Use exterior lighting to complement the building and landscape design, while: <ul style="list-style-type: none"> <li>• Minimizing light trespass onto adjacent properties;</li> <li>• Using full cut-off lighting fixtures to minimize light pollution; and</li> <li>• Maintaining lighting levels necessary for safety and visibility.</li> </ul>  |            |          |          |          | ✓        |          |
| k. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.  |            |          |          | ✓        |          |          |
| <b>2.1.6 Building Articulation, Features and Materials</b>   | <b>N/A</b> | <b>1</b> | <b>2</b> | <b>3</b> | <b>4</b> | <b>5</b> |
| a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: <ul style="list-style-type: none"> <li>• Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks;</li> <li>• Repeating window patterns on each step-back and extension interval;</li> <li>• Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and</li> <li>• Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.</li> </ul> |            |          |          |          | ✓        |          |

**ATTACHMENT B**

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|  |     |   |   |   |   |   |
|--|-----|---|---|---|---|---|
| b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs.<br><br>Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors. |     |   |   |   |   | ✓ |
| c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.   |     |   |   |   |   | ✓ |
| d. Design buildings such that their form and architectural character reflect the buildings internal function and use.  |     |   |   |   |   | ✓ |
| e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.   |     |   |   |   |   | ✓ |
| f. Provide weather protection such as awnings and canopies at primary building entries.  |     |   |   |   | ✓ |   |
| g. Place weather protection to reflect the building's architecture.  |     |   |   |   | ✓ |   |
| h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.   |     |   |   |   | ✓ |   |
| i. Provide visible signage identifying building addresses at all entrances.  |     |   |   |   |   | ✓ |
| <b>SECTION 4.0: LOW &amp; MID-RISE RESIDENTIAL MIXED USE</b>   |     |   |   |   |   |   |
| <b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b><br><i>(1 is least complying &amp; 5 is highly complying)</i>   | N/A | 1 | 2 | 3 | 4 | 5 |
| <b>4.1 Low &amp; mid-rise residential &amp; mixed use guidelines</b>   |     |   |   |   |   |   |
| <b>4.1.1 Relationship to the Street</b>  | N/A | 1 | 2 | 3 | 4 | 5 |
| h. Ensure lobbies and main building entries are clearly visible from the fronting street.  |     |   |   |   |   | ✓ |
| i. Avoid blank walls at grade wherever possible by: <ul style="list-style-type: none"> <li>• Locating enclosed parking garages away from street frontages or public open spaces;</li> <li>• Using ground-oriented units or glazing to avoid creating dead frontages; and</li> <li>• When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.</li> </ul>  |     |   |   |   |   | ✓ |
| <b>Commercial &amp; Mixed Use Buildings</b>  |     |   |   |   |   |   |

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|   |            |          |          |          |          |          |
|---|------------|----------|----------|----------|----------|----------|
| j. Ensure buildings have a continuous active and transparent retail frontage at grade to provide a visual connection between the public and private realm.  |            |          |          |          |          | ✓        |
| k. Site buildings using common 'build to' line at or near the front property line so that a continuous street frontage is maintained. Some variation (1-3 m maximum) can be accommodated in ground level set backs to support pedestrian and retail activity by, for example, incorporating recessed entryway, small entry plaza, or sidewalk café.   |            |          |          |          | ✓        |          |
| l. Incorporate frequent entrances (every 15 m maximum) into commercial and street frontages to create punctuation and rhythm along the street, visual interest and support pedestrian activity.   |            |          |          |          |          | ✓        |
| <b>Residential &amp; Mixed Use Buildings</b>  |            |          |          |          |          |          |
| m. Set back residential buildings on the ground floor between 3-5 m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio.<br><ul style="list-style-type: none"> <li>• A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways.</li> <li>• Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping.</li> </ul> |            |          |          |          |          | ✓        |
| n. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.  | ✓          |          |          |          |          |          |
| o. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.  |            |          |          |          |          | ✓        |
| <b>4.1.2 Scale and Massing</b>  | <b>N/A</b> | <b>1</b> | <b>2</b> | <b>3</b> | <b>4</b> | <b>5</b> |
| a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.  |            |          |          |          | ✓        |          |
| b. Residential buildings should have a maximum width of 24 m.   |            |          |          |          |          | ✓        |
| c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.  |            |          |          |          |          | ✓        |
| d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.  |            |          |          |          | ✓        |          |
| <b>4.1.3 Site Planning</b>  | <b>N/A</b> | <b>1</b> | <b>2</b> | <b>3</b> | <b>4</b> | <b>5</b> |
| a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.  | ✓          |          |          |          |          |          |
| b. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards.<br><ul style="list-style-type: none"> <li>• Building sides that interface with streets, mid-block connections and other open spaces and should positively frame and activate streets and open spaces and support pedestrian activity; and</li> </ul>  |            |          |          |          |          | ✓        |

|  |            |          |          |          |          |          |
|--|------------|----------|----------|----------|----------|----------|
| <ul style="list-style-type: none"> <li>Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.</li> </ul>  |            |          |          |          |          |          |
| c. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.  | ✓          |          |          |          |          |          |
| <b>4.1.4 Site Servicing, Access and Parking</b>  | <b>N/A</b> | <b>1</b> | <b>2</b> | <b>3</b> | <b>4</b> | <b>5</b> |
| a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: <ul style="list-style-type: none"> <li>Access is from a secondary street, where possible, or from the long face of the block;</li> <li>Impacts on pedestrians and the streetscape is minimised; and</li> <li>There is no more than one curb cut per property.</li> </ul>  |            |          |          |          |          | ✓        |
| b. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements.  | ✓          |          |          |          |          |          |
| c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations: <ul style="list-style-type: none"> <li>Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and</li> <li>Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized.</li> </ul> | ✓          |          |          |          |          |          |
| <b>4.1.5 Publicly-Accessible and Private Open Spaces</b>   | <b>N/A</b> | <b>1</b> | <b>2</b> | <b>3</b> | <b>4</b> | <b>5</b> |
| <b>Outdoor amenity areas</b>   |            |          |          |          |          |          |
| a. Design plazas and urban parks to: <ul style="list-style-type: none"> <li>Contain 'three edges' (e.g. building frontage on three sides) where possible and be sized to accommodate a variety of activities;</li> <li>Be animated with active uses at the ground level; and</li> <li>Be located in sunny, south facing areas.</li> </ul>  | ✓          |          |          |          |          |          |
| b. Design internal courtyards to: <ul style="list-style-type: none"> <li>Provide amenities such as play areas, barbecues, and outdoor seating where appropriate.</li> <li>Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users.</li> </ul>  |            |          |          |          |          | ✓        |
| c. Design mid-block connections to include active frontages, seating and landscaping.  | ✓          |          |          |          |          |          |
| <b>4.1.6 Building Articulation, Features, and Materials</b>  | <b>N/A</b> | <b>1</b> | <b>2</b> | <b>3</b> | <b>4</b> | <b>5</b> |
| a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include:  |            |          |          |          | ✓        |          |

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|   |  |  |  |  |   |   |   |
|---|--|--|--|--|---|---|---|
| <ul style="list-style-type: none"> <li>• Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade;</li> <li>• Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade;</li> <li>• Providing a porch, patio, deck, or covered entry for each interval;</li> <li>• Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance;</li> <li>• Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval;</li> <li>• Changing the materials with the change in building plane; and</li> <li>• Provide a lighting fixture, trellis, tree or other landscape feature within each interval.</li> </ul> |  |  |  |  |   |   |   |
| b. Break up the building mass by incorporating elements that define a building’s base, middle and top.  |  |  |  |  |   | ✓ |   |
| c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.  |  |  |  |  | ✓ |   |   |
| d. Articulate the façade using design elements that are inherent to the buildings as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.   |  |  |  |  | ✓ |   |   |
| e. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows, and adding awnings or canopies.   |  |  |  |  |   | ✓ |   |
| f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations: <ul style="list-style-type: none"> <li>• Primary building entrances;</li> <li>• Adjacent to bus zones and street corners where people wait for traffic lights;</li> <li>• Over store fronts and display windows; and</li> <li>• Any other areas where significant waiting or browsing by people occurs.</li> </ul>  |  |  |  |  | ✓ |   |   |
| g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.   |  |  |  |  |   | ✓ |   |
| h. Place and locate awnings and canopies to reflect the building’s architecture and fenestration pattern.   |  |  |  |  |   | ✓ |   |
| i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.  |  |  |  |  |   |   | ✓ |
| j. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings  |  |  |  |  |   | ✓ |   |

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|--|--|--|--|--|--|---|
| located on highways and/or major arterials in alignment with the City's Sign Bylaw.  |  |  |  |  |  |   |
| k. Avoid the following types of signage: <ul style="list-style-type: none"> <li>• Internally lit plastic box signs;</li> <li>• Pylon (stand alone) signs; and</li> <li>• Rooftop signs.</li> </ul> |  |  |  |  |  | ✓ |
| l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.   |  |  |  |  |  | ✓ |





City of  
Kelowna



DP24-0071

1160 Cameron Ave and 2355-2395 Gordon Dr.

Development Permit



# Purpose

- ▶ To issue a Development Permit for the form and character of a mixed-use apartment housing development.

# Development Process



April 11, 2024

Development Application Submitted



Staff Review & Circulation



Oct 7, 2024

Development Permit



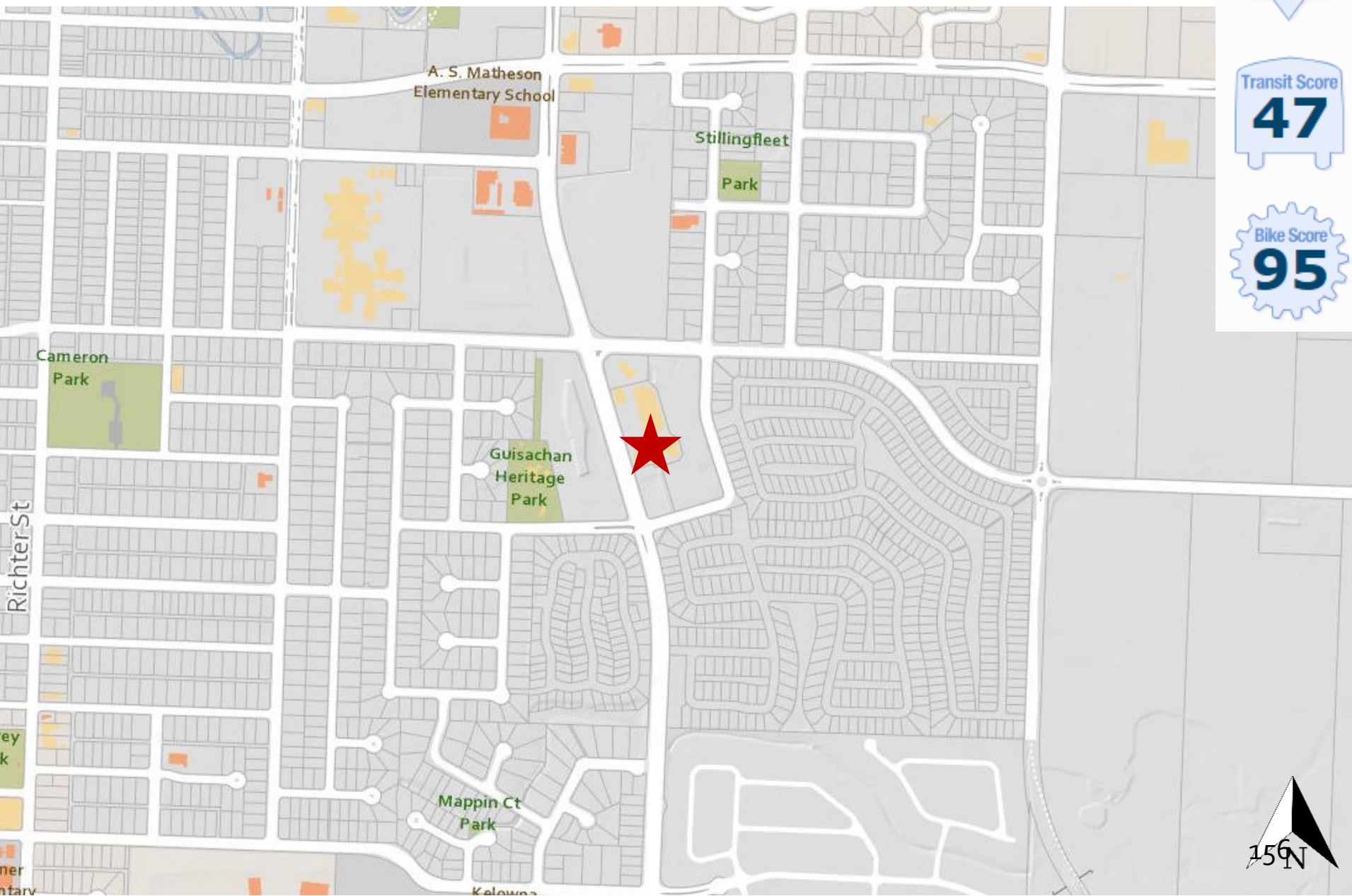
Building Permit



Council Approvals



# Context Map



Walk Score  
**74**

Transit Score  
**47**

Bike Score  
**95**





# Subject Property Map





# Site Photos



**A** EXIST. VIEW FROM CAMERON, LOOKING NORTH



**B** EXIST. VIEW FROM CAMERON, LOOKING NORTH



**C** EXIST. VIEW FROM GORDON & CAMERON, LOOKING NORTH EAST

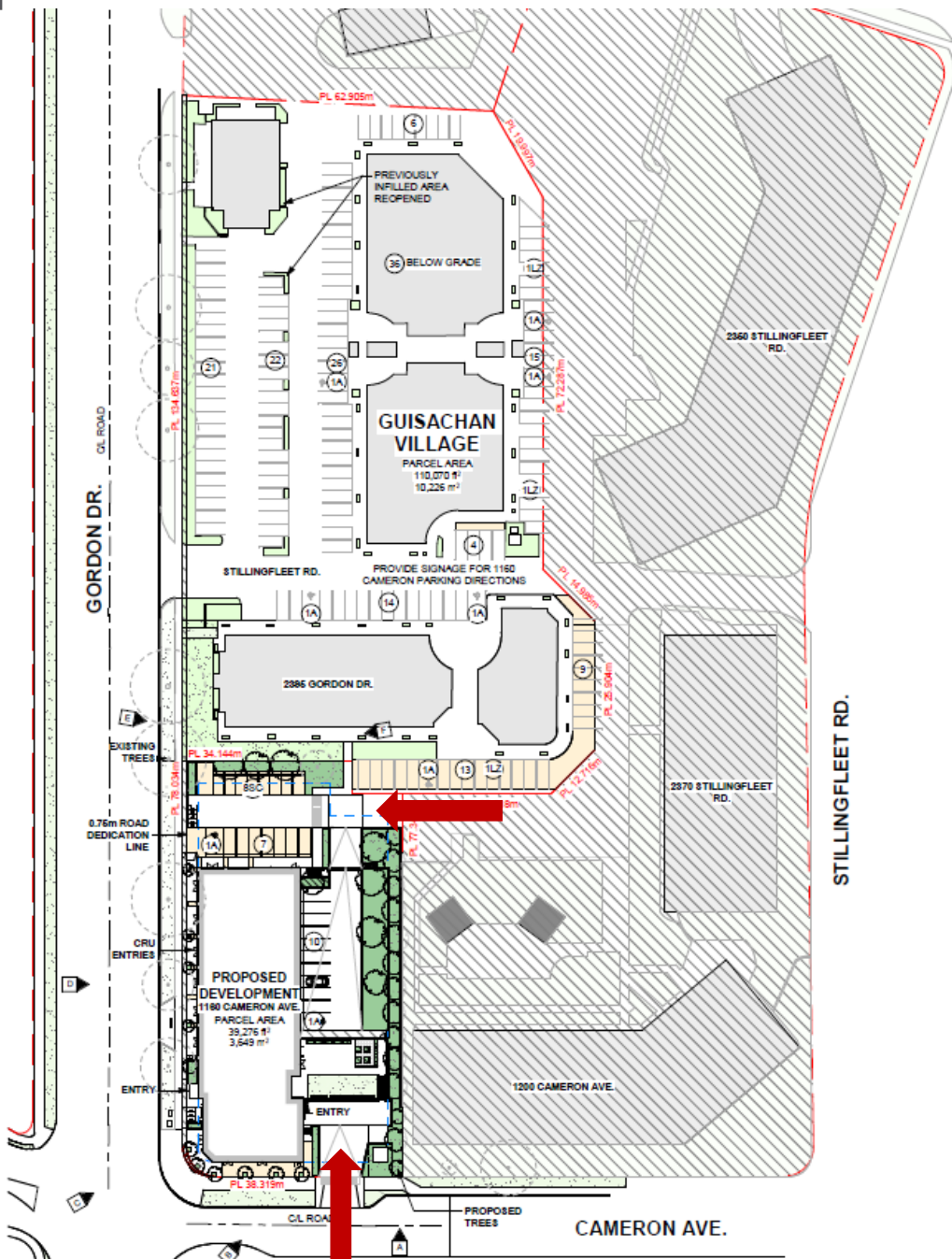


**D** EXIST. VIEW FROM GORDON, LOOKING NORTH EAST

# Technical Details

- ▶ Development Permit for a six-storey mixed use apartment development;
- ▶ VC<sub>1</sub> – Village Centre:
  - ▶ 62 units
    - ▶ 4 studio
    - ▶ 35 1-bed
    - ▶ 14 2-bed
    - ▶ 9 3-bed
  - ▶ 803 m<sup>2</sup> in ground-floor commercial space
  - ▶ 240 Parking Stalls
  - ▶ 84 Long-Term Bicycle Parking Stalls
  - ▶ 15 Large Trees

# Full Site Plan

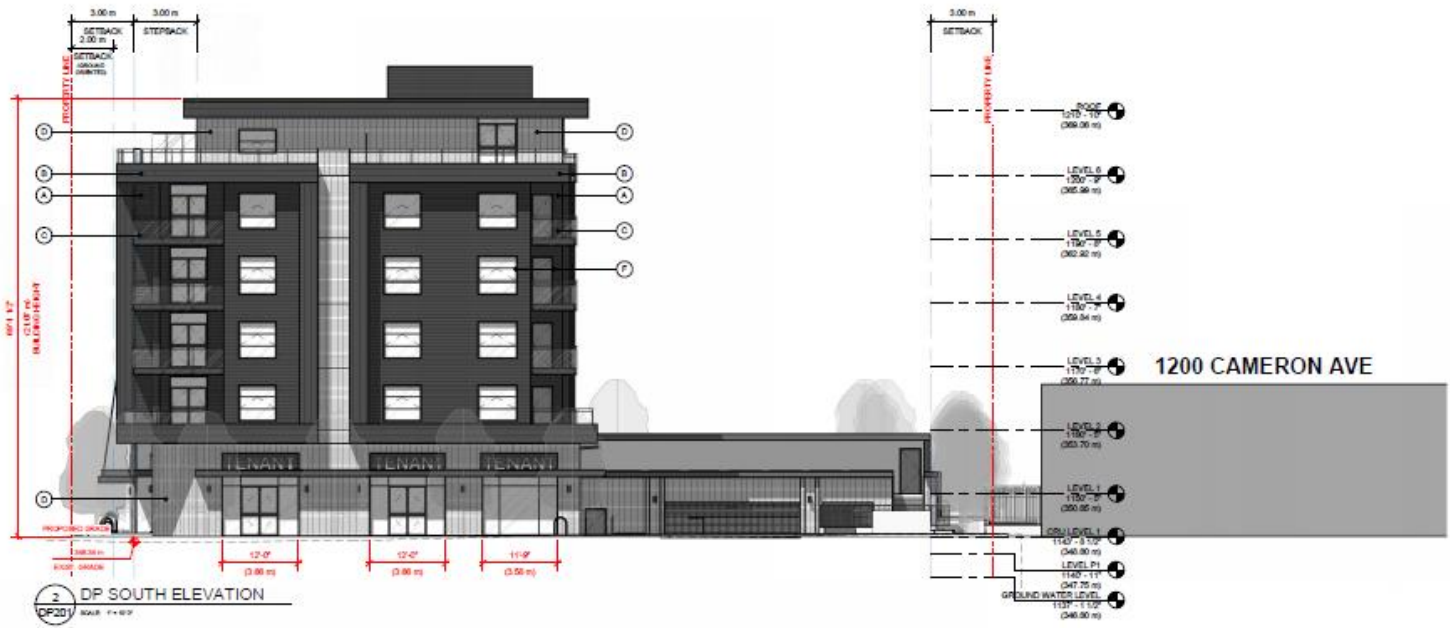




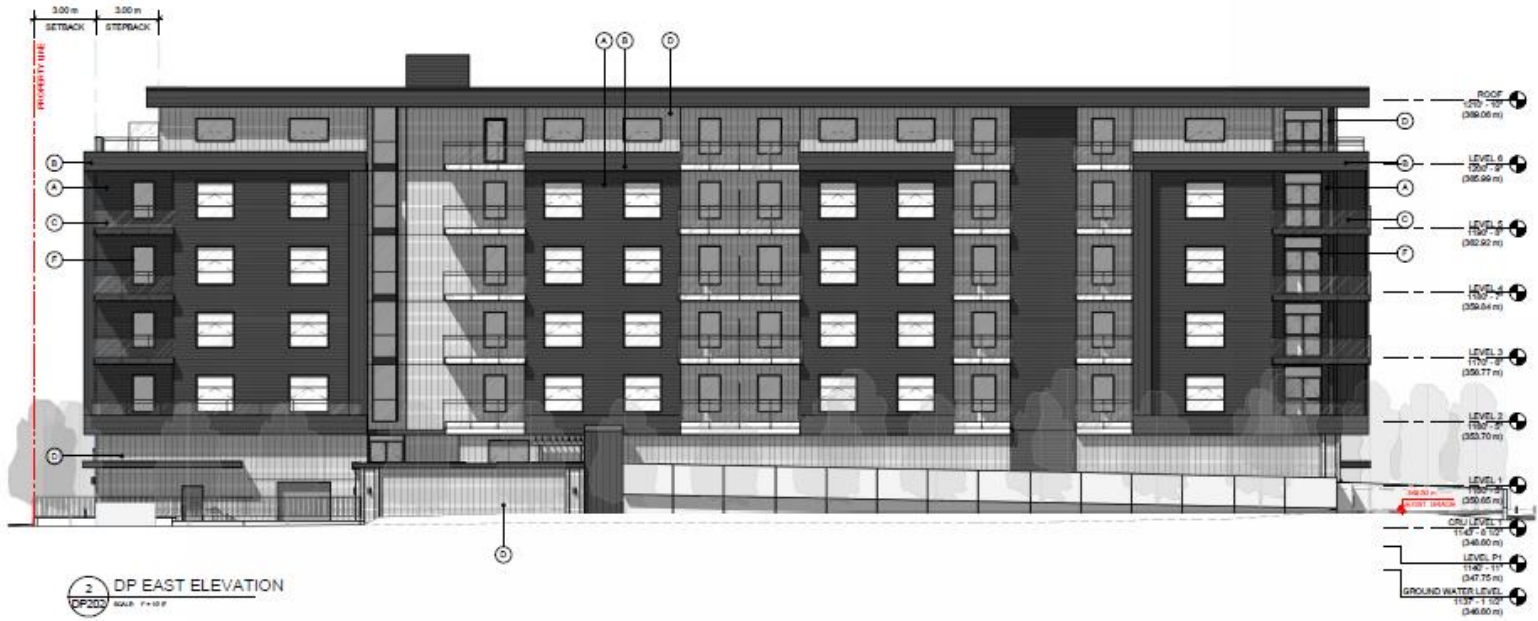




# Elevation – South and West



# Elevation – South and West

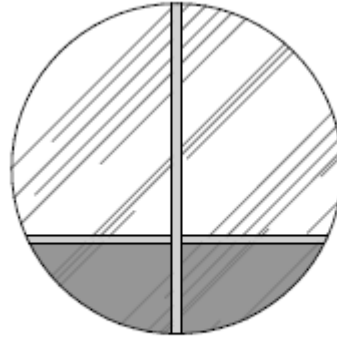


# Materials Board

## Material Palette



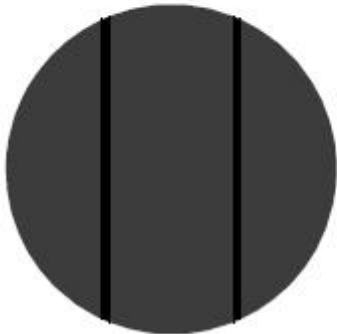
**A.** 6" Lap Siding -  
Black



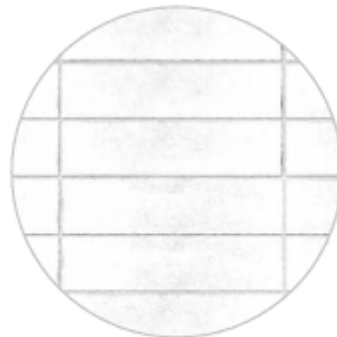
**C.** Glass balcony railing with  
frosted base. Color to match  
adjacent material.



**E.** Soffit - Wood veneer



**B.** 12" Extruded metal siding with  
concealed fasteners - Black

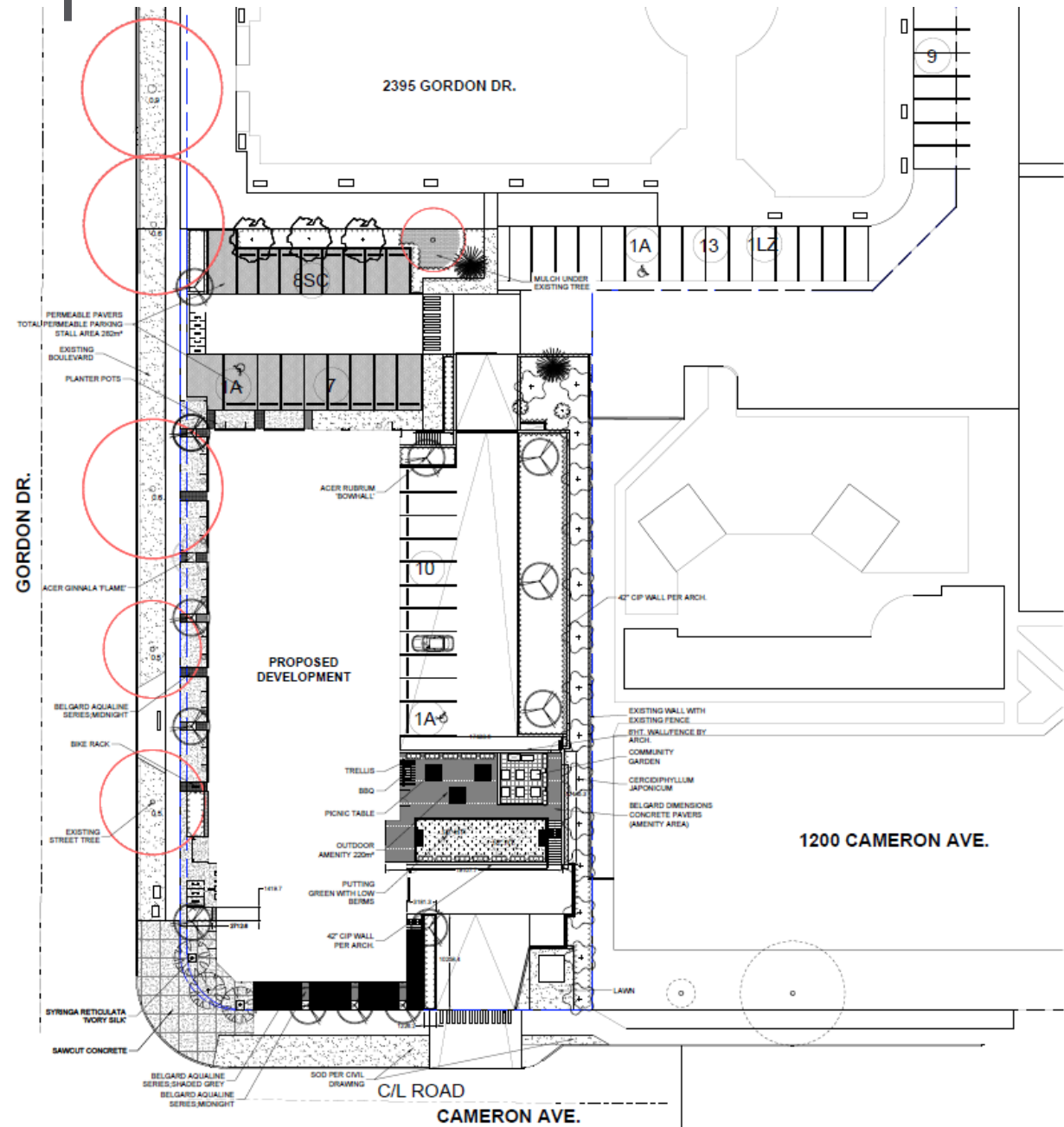


**D.** Stacked brick veneer - White



**F.** Vinyl Window/Door/Trim  
Color match siding

# Landscape Plan





# Rendering – Cameron Ave (North)



1.



# Rendering – Guisachan Village (South)



6.

# Rendering – Gordon Dr



5.



# OCP Design Guidelines

- Incorporating frequent entrances into commercial frontage to create punctuation and rhythm along street;
- Providing vehicle access off the secondary street to limit impact to pedestrian and streetscape;
- Incorporating distinct architectural treatment since the property is a corner site.

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit as it:
  - ▶ Aligns with OCP Design Guidelines for Low & Mid Rise Residential Development
  - ▶ Provides density in the Guisachan Village Centre
  - ▶ No variances required

## DRAFT RESOLUTION

Re: Automated Noise Enforcement Cameras

THAT Council directs staff to coordinate with one or more vendors to carry out a Fall 2024 pilot study of noise camera technology in Kelowna, and report back to Council, as outlined in this report and the draft resolution regarding automated noise enforcement cameras dated October 7, 2024.

### BACKGROUND:

Councillor Lovegrove indicated his intent to bring forward a resolution regarding noise enforcement cameras on August 12, 2024.

### COUNCILLOR LOVEGROVE'S COMMENTS:

Transportation is a social determinant of health. In particular, traffic noise impacts the health and well-being of residents, visitors and businesses. This report speaks to enforcement efforts regarding excessively noisy vehicles. For over a decade, various Kelowna Councillors have been discussing if and/or how best to deal with the growing traffic noise on city-streets and provincial-highways within Kelowna City boundaries that impacts the liveability and quality of life of our residents, businesses and visitors. There is much data (i.e., complaints from residents to City staff, and service requests) motivating these discussions. Recent discussions with colleagues at the 2023 and 2024 UBCM meetings have confirmed that this problem is not unique to Kelowna. Moreover, UBCM 2024 delegates approved a resolution initiated by Port Moody that asks the Province to 'explore the feasibility of using noise cameras to effectively enforce vehicular noise regulations through the creation of a noise camera pilot project for municipalities to opt into.' Until recently, there was no known North American technology that could potentially offer affordable and effective automated enforcement solutions (i.e., similar to that of Photo Radar Speed Enforcement Cameras).

Based on preliminary investigations, there is now at least one North American vendor making ANEC technology, plus at least one in the UK, which makes it feasible to:

- detect excessive noise,
- isolate and photograph the offending vehicle,
- link to jurisdictional databases, and,
- automate issuance of tickets.

Results of early deployment in the US (New York, and Santa Fe) show its detection and isolation rate is comparable to that of photo radar (subject to the number and location of noise cameras). Moreover, Not-a-Loud, who hold the US patent, have offered to deploy a demonstration of their technology in Kelowna this Fall at no cost. I am asking for unanimous support from my Council colleagues to support this motion, asking staff to work with Not-a-Loud and/or other vendors that are offering a free technology demonstration, on a Fall 2024 technology demonstration.



I am not aware of any other North American vendor other than Not-a-Loud, certainly none offering a no-cost technology demonstration. If staff are able to identify others, I would welcome other simultaneous technology demonstrations. This I leave to staff to sort out, but would not want to see it delay nor compromise what is a time sensitive offer. This is a time sensitive request for two reasons:

1. The vendor has capacity to do it this Fall, and has requested confirmation by early-October; and,
2. A technology demonstration, with invited Provincial staff participation, would provide valuable before/during/after data to help the Province in expediting a possible pilot project.

#### Additional Considerations

It is recognized that enforcement and ticketing of traffic offences are typically the purview of our Kelowna RCMP Detachment members, specifically Traffic Enforcement. However, without an automated detection and ticketing technology, this program would add to their already heavy case load. Yet, traffic noise continues to grow and disproportionately impact businesses, residents, and visitors living and working alongside our streets, many of which also host more affordable housing types. Hence, my recommendation (and agreement with past discussions) that we should push for traffic noise enforcement, but using an automated system.

With thanks to several of our Council colleagues, I had a zoom discussion with the US-based technology vendor, Not-a-Loud LLC (<https://www.not-a-loud.us/>), which is a Santa Fe-based company founded by University of New Mexico Professor, Dr Nicholas Ferenchak. Dr Ferenchak has graciously offered to sponsor a Kelowna pilot deployment as a business development opportunity, in return for a letter of support from the City upon a successful result. While details would be coordinated thru staff, an overview of what a pilot study would involve before, during, and after traffic noise measurements at one or more street locations (e.g. Clifton Road, Glenmore Road, to name a few possibilities).

A deployment with results comparable to those reported in Santa Fe and NYC would be considered a successful pilot. I did contact a hotelier in the City of Santa Fe where a similar pilot by Not-a-Loud has been recently conducted, with favorable response. I have also heard that a similar, but UK-based technology is in use in densely-populated New York City, a permanent ANEC program that has withstood legal challenges, and proven effective.

We must remain realistic about how to approach enforcement about noisy vehicles in Kelowna. Regardless of how effective this technology may be, it would take time to successfully deploy, including advocacy efforts, budgeting, and administration, not to mention any necessary legislative changes if needed at a Provincial level. Regardless, my hope and I'm hoping my Council colleagues will agree with me, is for a more liveable, ambient noise level along our roads for residents, businesses and visitors. Liveable in the sense of enjoyable social experiences by restaurant patio patrons, and by backyard family gatherings, and, liveable in terms of healthy sleep patterns for all. Meanwhile, our traffic noise and noisy vehicle complaints continue to increase, along with concerns about our City's livability. This pilot study potentially offers a way to begin to assuage those concerns, and helps Kelowna move forward as a City of the Future and as an innovation leader, to sustainably manage its growth.

Date: October 7, 2024

**CITY OF KELOWNA**

**BYLAW NO. 12695**

**2025 Permissive Tax Exemption Bylaw**

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

---

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

1. Those certain parcels or tracts of land and improvements, situated, lying and being in the City of Kelowna, as described in Schedules "A" to "I" attached hereto and forming part of this bylaw, shall be exempt from taxation.
2. This bylaw shall come into full force and effect and is binding on all persons during the 2025 taxation year.
3. This bylaw may be cited as "2025 Permissive Tax Exemption Bylaw No. 12695".

Read a first, second and third time by the Municipal Council this 23<sup>rd</sup> day of September 2024.

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

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Mayor

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City Clerk

| Schedule A – Public Worship |  |  |                    |
|-----------------------------|--|--|--------------------|
| FOLIO                       | LEGAL DESCRIPTION  | REGISTERED OWNER/LESSEE  | COMMENTS           |
| 001230                      | Lot 1, Blk 13, Plan 202, DL138   | The Union of Slavic Churches of Evangelical Christians                 |                    |
| 001350                      | Lots 2 and 3, Blk 15, Plan 202, DL 138                                   | Trustees of First United Church  |                    |
| 001360                      | Lot 4 ,Blk 15, Plan 202, DL 138 In Trust - DD 197582F                    | Trustees of First United Church  |                    |
| 001370                      | Lot 5, Blk 15, Plan 202, DL 138 In Trust - DD 197582F                    | Trustees of First United Church  |                    |
| 006911                      | Lot 25, Plan 578, DL 138, Except Plan H16278, Lot A, PL KAP5277          | Kelowna Buddhist Society   |                    |
| 018380                      | Lot 2, Plan KAP1319, DL 138  | Truth Now Tabernacle United Pentecostal Church                         |                    |
| 021300                      | Lot 19-20, Plan 2085, District Lot 139                                   | Unitarian Fellowship of Kelowna Society                                | Daycare excluded   |
| 022500                      | Lot 6, Plan 2271, DL 139   | Kelowna Tabernacle Congregation - Trustees                             |                    |
| 051070                      | Lot 1, Plan 11332, DL 137  | Governing Council of the Salvation Army in Canada                      |                    |
| 057510                      | Lot A, Plan 16013, DL 137  | Convention Baptist Churches of BC                                      |                    |
| 062110                      | Lot A, KAP65650  | The Trustees of Congregation of Kelowna Bible Chapel                   |                    |
| 062120                      | Lot 2, Plan 17933  | Congregation of Kelowna Bible Chapel                                   |                    |
| 068680                      | Lot 3, Plan 25524  | Trustees Congregation - Grace Baptist Church                           |                    |
| 069380                      | Lot A, Plan 27070  | Roman Catholic Bishop Of Nelson  | Residence excluded |
| 071130                      | Lot 1, Plan 30180, DL137   | Governing Council of the Salvation Army in Canada (Community Church)   |                    |
| 071680                      | Lot 4, Plan 30824  | BC Corp of the Seventh-Day Adventist Church                            |                    |
| 074502                      | Lot A, Plan 33076, DL138   | Roman Catholic Bishop of Nelson  | Residence excluded |
| 075210                      | Lot 1, Plan 34637  | Trustees of The Congregation of the Christ Evangelical Lutheran Church |                    |
| 076394                      | Lot C, Plan 40170, DL137   | BC Conference of the Mennonite Brethren Churches                       |                    |
| 078266                      | Lot 1, Plan KAP47242   | Ukrainian Catholic Eparchy of New Westminster                          | Residence excluded |
| 083239                      | Lot A, Plan KAP91385, DL 14  | Synod of the Diocese of Kootenay                                       |                    |
| 03255.224                   | Lot 1, Plan KAP56294   | Trust Cong St David's Presb Church                                     |                    |
| 03337.370                   | Lot A, Plan 23927  | Kelowna Christian Reformed Church                                      | Daycare excluded   |
| 03337.769                   | Lot A, Plan KAP83760   | Okanagan Jewish Community Association                                  | Daycare excluded   |
| 03378.102                   | Lot A, Plan 44041  | Trustees of the Glenmore Congregation of Jehovah's Witnesses           |                    |
| 03922.000                   | Lot A, Plan 5223   | BC Association of Seventh Day Adventists                               |                    |
| 04310.442                   | Lot A, Plan 31085  | Seventh-Day Adventist Church (BC Conference)                           |                    |
| 04423.888                   | Lot PT 26, Plan 187 Except Plan 3067, That PT of L 25 PL 187 S/O PL B130 | Synod of the Diocese of Kootenay                                       |                    |

| Schedule A – Public Worship |  |   |                                     |
|-----------------------------|--|---|-------------------------------------|
| FOLIO                       | LEGAL DESCRIPTION  | REGISTERED OWNER/LESSEE   | COMMENTS                            |
| 04571.592                   | Lot 1, Sec 19, Twp 26, Plan 37842                                      | Kelowna Full Gospel Church Society                                  | Housing society residences excluded |
| 04645.000                   | Lot 7, Plan 3727   | Church of the Nazarene - Canada Pacific                             |                                     |
| 04660.000                   | Lot 1, Plan 4877   | Serbian Orthodox Par-Holy Prophet St Ilija (Parish)                 | Residence excluded                  |
| 04803.157                   | Lot A, Sec 22, Twp 26, Plan 71145                                      | Seventh-Day Adventist Church (BC Conference)                        | Residence excluded                  |
| 04804.250                   | Lot A, Plan 29696  | Gurdwara Guru Amardas Darbar Sikh Society                           | Residence excluded                  |
| 05475.931                   | Lot Pcl Z, Sec 23, Twp 26, Plan 24426, Except Plan KAP69971, DD J53659 | Evangelical Missionary Church of Canada                             |                                     |
| 05476.791                   | Lot B, Plan 41234  | BC Conference of Mennonite Brethren Churches                        | Housing society residences excluded |
| 05606.001                   | Lot A, Plan KAP76650   | Okanagan Sikh Temple & Cultural Society                             | Residence excluded                  |
| 05611.000                   | Lot PT 2, Plan 2166  | Roman Catholic Bishop of Nelson                                     | Residence excluded                  |
| 05752.000                   | Lot A, Plan 4841   | Okanagan Chinese Baptist Church                                     |                                     |
| 06198.870                   | Lots 78, 79 & 80, Sec 26, Twp 26, Plan 22239                           | Pentecostal Assemblies of Canada                                    |                                     |
| 06199.358                   | Lot H, Sec 26, Twp 26, Plan 26182                                      | Faith Lutheran Church of Kelowna                                    | Daycare excluded                    |
| 06337.001                   | Lot 1, Sec 27, Twp 26 Plan 63747                                       | BC Muslim Association   |                                     |
| 06370.120                   | Lot A, Plan 19465, DL 143, Sec 27, Twp 26                              | Trustees of Spring Valley Congregation of Jehovah's Witnesses       |                                     |
| 06372.497                   | Lot 1, Plan KAP55460   | Kelowna Christian Centre Society Inc                                | Property 50/50 split church/school  |
| 06372.506                   | Lot A, Plan KAP56177   | New Apostolic Church of Canada Inc.                                 |                                     |
| 06496.742                   | Lot 1, Sec 29 & 32, Plan KAP64073                                      | The Church of Jesus Christ of Latter-Day Saints                     |                                     |
| 06735.000                   | Lot A, Plan 11320  | Trustees Rutland United Church Pastoral Charge of the United Church | Daycare excluded                    |
| 06198.872                   | Parcel A, Plan 22239   | Synod of the Diocese of Kootenay                                    |                                     |
| 07212.492                   | Lot 1, Plan 37256  | Synod of the Diocese of Kootenay                                    |                                     |
| 10407.200                   | Lot A, Plan 20452, DL 128  | Christian & Missionary Alliance - Canadian Pacific District         |                                     |
| 10468.000                   | Lot 2, Plan 9491, DL 129   | St. Peter & Paul Ukrainian Greek Orthodox Church of Kelowna         | Housing society residences excluded |
| 10519.903                   | EPP64708, Lot A, DI 129, LD 41   | Kelowna Trinity Baptist Church                                      |                                     |
| 10738.366                   | Lot 2, Plan KAP44292, DL 131   | Evangel Tabernacle of Kelowna                                       | Property 50/50 split church/school  |
| 10768.002                   | Lot 2, Plan KAP81588   | Roman Catholic Bishop of Nelson                                     | Residence excluded                  |
| 10936.348                   | Lot 1, Plan 35917  | Kelowna Gospel Fellowship Church                                    |                                     |
| 10936.653                   | Lot 1, Plan 41844  | Canadian Mission Board of the Church of God in Canada               | Housing society residences excluded |
| 10937.443                   | Lot A, Plan KAP76720   | First Lutheran Church of Kelowna BC                                 | Property 50/50 split church/school  |
| 11025.140                   | Lot 1, Plan 25466, DL 135  | Trustees of The Lakeshore Congregation of Jehovah's Witnesses       |                                     |
| 11025.172                   | Lot 7, Plan 25798, DL 135  | Congregation of Bethel Church of Kelowna                            |                                     |

| <b>Schedule A – Public Worship</b> |  |   |                 |
|------------------------------------|--|---|-----------------|
| <b>FOLIO</b>                       | <b>LEGAL DESCRIPTION</b>   | <b>REGISTERED OWNER/LESSEE</b>                        | <b>COMMENTS</b> |
| 11059.000                          | Lot 1, Plan 12441, DL<br>136 Trustees                                | Providence Baptist Church                             |                 |
| 11097.073                          | Lot 1, Plan KAP52447,<br>DL 136                                      | C3 Church   |                 |
| 016620                             | Lot 8, Plan 1303 & Lot<br>1, DL 139 PL13585 &<br>Lot 1 DL139 PL 3585 | The BC Conference of the Mennonite<br>Brethren Church |                 |



| <b>Schedule B – Private Schools</b> |                              |  |                                    |
|-------------------------------------|------------------------------|--|------------------------------------|
| <b>FOLIO</b>                        | <b>LEGAL DESCRIPTION</b>     | <b>REGISTERED OWNER/LESSEE</b>                     | <b>COMMENTS</b>                    |
| 025561                              | LT 1, PL EPP68016, DL 138    | Catholic Independent Schools of Nelson Diocese     |                                    |
| 074502                              | Lot A, Plan 33076, DL 138    | Roman Catholic Bishop of Nelson                    | Residence excluded                 |
| 03458.033                           | Lot 1, KAP86356              | Aberdeen Hall Preparatory School Society           | Vacant land excluded               |
| 04417.000                           | Lot A, Plan KAP1725          | Okanagan Montessori Elementary School Society      |                                    |
| 05122.000                           | Lot 2, KAP3849               | Seventh-Day Adventist Church - BC Conference       |                                    |
| 06372.497                           | Lot 1, Plan KAP55460         | Kelowna Christian Centre Society Inc               | Property 50/50 split church/school |
| 06372.527                           | Lot A, Plan KAP71175         | Vedanta Educational Society Inc                    |                                    |
| 07212.595                           | Lot A, Plan KAP48732         | Lakeside Educational Society of Kelowna            |                                    |
| 07212.596                           | Lot B, Plan KAP48732         | Lakeside Educational Society of Kelowna            |                                    |
| 10589.111                           | Lot 1, Plan KAP59724         | Kelowna Society for Christian Education            |                                    |
| 10738.366                           | Lot 2, Plan KAP44292, DL 131 | Evangel Tabernacle of Kelowna                      | Property 50/50 split church/school |
| 10738.378                           | Lot A, Plan KAP54674, DL 131 | The Catholic Independent Schools of Nelson Diocese |                                    |
| 10937.443                           | Lot A, Plan KAP76720         | First Lutheran Church of Kelowna                   | Property 50/50 split church/school |

| Schedule C – Hospitals |                                |                         |          |
|------------------------|--------------------------------|-------------------------|----------|
| FOLIO                  | LEGAL DESCRIPTION              | REGISTERED OWNER/LESSEE | COMMENTS |
| 079392                 | Lot A, Plan<br>KAP60581, DL 14 | Canadian Cancer Society |          |

| <b>Schedule D – Special Needs Housing</b> |                              |  |                 |
|---|------------------------------|--|-----------------|
| <b>FOLIO</b>                              | <b>LEGAL DESCRIPTION</b>     | <b>REGISTERED OWNER/LESSEE</b>                           | <b>COMMENTS</b> |
| 004340                                    | Lot 15, Plan 462, DL 139     | Kelowna Gospel Mission Society                           |                 |
| 046240                                    | Lot 20, Plan KAP9138, DL136  | Kelowna Gospel Mission Society                           |                 |
| 046250                                    | Lot 21, Plan KAP9138, DL136  | Kelowna Gospel Mission Society                           |                 |
| 007270                                    | Lot 4, Plan 635, DL 14       | The Bridge Youth & Family Services Society               |                 |
| 023390                                    | Lot 10, Plan 2498, DL 137    | Bridges to New Life Society                              |                 |
| 033110                                    | Lot 2, Plan 3929             | New Opportunities for Women (NOW) Canada Society         |                 |
| 048500                                    | Lot 8, Plan 10011            | Okanagan Halfway House Society Inc                       |                 |
| 048770                                    | Lot 35, Plan 10011           | Okanagan Halfway House Society                           |                 |
| 048730                                    | Lot 31, Plan 10011, DL 137   | Resurrection Recovery Resource Society                   |                 |
| 048740                                    | Lot 32, Plan 10011, DL 137   | Resurrection Recovery Resource Society                   |                 |
| 048750                                    | Lot 33, Plan 10011, DL 137   | Resurrection Recovery Resource Society                   |                 |
| 050050                                    | Lot 22, Plan KAP10689        | Resurrection Recovery Resource Society                   |                 |
| 050060                                    | Lot 23, Plan 10689           | Resurrection Recovery Resource Society                   |                 |
| 050070                                    | Plan 10689, Lot 24           | Resurrection Recovery Resource Society                   |                 |
| 050080                                    | Lot 25, Plan 10689           | Resurrection Recovery Resource Society                   |                 |
| 050650                                    | Lot A, PL 11018              | Society of St. Vincent De Paul of Central Okanagan       |                 |
| 055030                                    | Lot 4, Plan 14741            | Central Okanagan Emergency Shelter Society               |                 |
| 055040                                    | Lot 5, Plan 14741            | Central Okanagan Emergency Shelter Society               |                 |
| 055150                                    | Lot A, Plan 14836            | Okanagan Halfway House Society                           |                 |
| 080873                                    | Plan KAS2634, Lot 1          | Okanagan Mental Health Services Society                  |                 |
| 05476.630                                 | Plan KAP33003, Lot A         | The Bridge Youth & Family Services Society               |                 |
| 06370.241                                 | Plan KAP22268, Lot D         | The Bridge Youth & Family Services Society               |                 |
| 11097.075                                 | PCL A, Plan KAP52447, DL 136 | National Society of Hope /Provincial Rental Housing Corp |                 |
| 026370                                    | Plan KAP3185, Lot 2, DL 138  | Resurrection Recovery Resource Society                   |                 |

| <b>Schedule E – Social Services</b> |   |  |                 |
|-------------------------------------|---|--|-----------------|
| <b>FOLIO</b>                        | <b>LEGAL DESCRIPTION</b>                            | <b>REGISTERED OWNER/LESSEE</b>                 | <b>COMMENTS</b> |
| 004330                              | Lot 14, Plan 462 Block 5                            | Kelowna Gospel Mission Society                 |                 |
| 074405                              | Lot 2, DL 139, Plan KAP32713,                       | Kelowna Gospel Mission Society/City of Kelowna |                 |
| 004580                              | Lots 3 and 4, Blk 8, DL 139, Plan 462               | Ki-Low-Na Friendship Society                   |                 |
| 009900                              | Plan 830, Lot 2, DL 14, Blk 21 exc Parcel 2A, B1750 | Canadian Mental Health Association             |                 |
| 010470                              | Lot 11, Plan 922                                    | Kelowna & District S.H.A.R.E. Society          |                 |
| 016740                              | Lot A, Plan 46222                                   | Pathways Abilities Society                     |                 |

| Schedule E – Social Services |  |  |  |
|------------------------------|--|--|--|
| FOLIO                        | LEGAL DESCRIPTION                              | REGISTERED OWNER/LESSEE  | COMMENTS   |
| 026190                       | Lot 138, Plan 3163                             | Okanagan Boys & Girls Clubs/City of Kelowna                            |  |
| 033210                       | Lot 14, Plan KAP3929                           | Ki-Low-Na Friendship Society/Provincial Rental Housing Corp            |  |
| 045862                       | Lot A, Plan 9012                               | Okanagan Boys & Girls Clubs/City of Kelowna                            |  |
| 052700                       | Lot C, Plan 12546, DL 138                      | Roman Catholic Bishop of Nelson  |  |
| 055261                       | Plan EPP11464, Lot A                           | Daycare Connection Childcare Society                                   |  |
| 057060                       | Plan 15778, Lot B                              | Ki-Low-Na Friendship Society   |  |
| 059530                       | Lot A, Plan 16898                              | Okanagan Boys & Girls Clubs/City of Kelowna                            |  |
| 070175                       | Lot A, Plan 28500                              | Central Okanagan Community Food Bank Society                           |  |
| 076262                       | Lot 1, Blk 6, Sec 20, Twp 26, ODYD, Plan 39580 | Central Okanagan Child Development Association                         |  |
| 072685                       | Lot G, Plan KAP31716                           | YMCA of Okanagan Association/School District No. 23 (Central Okanagan) |  |
| 079078                       | Lot A, FL 139, LD 41, Plan KAP58056            | Kelowna Community Resources Society                                    |  |
| 04918.002                    | Lot A, Plan KAP90062                           | Governing Council of the Salvation Army in Canada                      |  |
| 06198.704                    | Lot 1, Plan KAP91112                           | Boys & Girls Clubs/City of Kelowna                                     |  |
| 06370.273                    | Lot 19, Plan 23749                             | Ki-Low-Na Friendship Society   |  |
| 06371.030                    | Lot 2, Plan KAP30323                           | Pathways Abilities Society   |  |
| 06774.486                    | Lot 2, Plan KAS2048                            | Big Brothers Big Sisters of the Okanagan Society                       |  |
| 06774.491                    | Lot 7, Plan KAS2048                            | Big Brothers Big Sisters of the Okanagan Society                       |  |
| 10508.002                    | Lot 2, Plan 15777                              | Kalano Club of Kelowna   |  |
| 10519.925                    | Lot A, Plan KAP54261                           | Reach Out Youth Counselling & Services Society                         |  |
| 10707.000                    | Lot 1, Plan 15596, Except Plan KAP73753        | BHF Building Healthy Families Society                                  |  |
| 057010                       | Lot 1, Sec 20, Twp 26, ODYD, Plan 15741        | Starbright Children's Development Centre Assoc.                        | Criteria #5: 7,568 sq ft taxable for lease/rental to third parties |
| 04426.002                    | Lot B, Plan EPP64039, Sec 16, TWP 26           | Trinity Legacy Foundation  | Exemption for Class 9 portion only                                 |
| 004550                       | Lot 9, Blk 7, Plan KAP462, DL139               | Ki-Low-Na Friendship Society   |  |

| Schedule F – Public Park or Recreation Ground, Public Athletic or Recreational |   |  |   |
|--|---|--|---|
| FOLIO  | LEGAL DESCRIPTION   | REGISTERED OWNER/LESSEE  | COMMENTS  |
| 000571   | Part DL 14 (.727 Acres) Lot A, Plan 5352                                | Kelowna Lawn Bowling Club/City of Kelowna                        |   |
| 037220   | Lot 4, Plan 4921  | Kelowna Badminton Club/City of Kelowna                           |   |
| 073507   | Lot 2, Plan 32159   | Kelowna Cricket Club/City of Kelowna                             |   |
| 080966   | Lot B, Plan KAP76448  | Kelowna Major Men's Fastball Association/City of Kelowna         |   |
| 080967   | Lot A, Plan KAP76448  | Kelowna Curling Club/City of Kelowna                             | Criteria #7: 2,000 sq ft taxable for liquor/food services                             |
| 083521   | Lot 1, Plan EPP29214  | Kelowna Yacht Club   | Criteria #7: 21,168 sq ft taxable for liquor/food services                            |
| 04009.000  | Plan 2020, Parcel A, PCL A (KG34204)                                    | Kelowna & District Fish & Game Club                              | Exemption for Class 8 portion only  |
| 04078.511  | Lot 2, KAP80134   | Kelowna United Football Club/City of Kelowna                     |   |
| 04078.511  | Lot 2, KAP80134   | RG Arenas (Kelowna) Ltd/City of Kelowna                          | H2O Centre (except retail on folio 04078.513)   |
| 04453.000  | Lot 1 & 2, Plan 3067  | East Kelowna Community Hall Association                          | Criteria#9: Caretaker Agreement in place  |
| 04525.505  | Lot 1, KAP61083   | Central Okanagan Land Trust/Central Okanagan (Regional District) | Land Conservation (Parkland)  |
| 06198.705  | Lot 1, Plan KAP91112  | Okanagan Gymnastic Centre/City of Kelowna                        |   |
| 06225.585  | Lot B, Plan KAP53836  | Rutland Park Society   | Criteria #5: 1,200 sq ft taxable for lease/rental to third parties                    |
| 06935.000  | Part S 1/2 of SW 1/4  | Central Okanagan Land Trust/Central Okanagan (Regional District) | Land Conservation (Parkland)  |
| 06936.000  | Part N 1/2 of SW 1/4  | Central Okanagan Land Trust/Central Okanagan (Regional District) | Land Conservation (Parkland)  |
| 06961.000  | Lot Fr E 1/2 Sec 17, Twp 28 exc Plan B4553                              | Nature Trust of BC   | Land Conservation (Parkland)  |
| 06962.004  | Fr NE 1/4 Sec 17, Twp 28 SDYD, shown Amended Plan B4553, exc Plan 26911 | Nature Trust of BC   | Land Conservation (Parkland)  |
| 06962.006  | Lot A, Sec 17, Twp 28, Plan 41403                                       | Nature Trust of BC   | Land Conservation (Parkland)  |
| 06962.008  | Lot B, Plan 41403   | Nature Trust of BC   | Land Conservation (Parkland)  |
| 06974.000 - 06974.001  | Lot 11, Sec. 22, Plan 4080  | Scout Properties (BC/Yukon) Ltd                                  |   |
| 06976.000  | Lot 14, Sec. 28, Plan 8258  | Scout Properties (BC/Yukon) Ltd                                  |   |
| 09461.002-09461.005  | Lot A-D, DL 14, Plan EPP96732   | Kelowna Outrigger Racing Canoe Club Association/City of Kelowna  | Criteria #9: Caretaker Agreement in place   |
| 10776.000  | Plan 9359, Lot 2  | Kelowna Riding Club  | Criteria #9: Caretaker Agreement in place   |
| 11501.989 / 11501.979  | Lot 1, Plan 35229   | Central Okanagan Small Boat Association/City of Kelowna          | Criteria #9: 541 sq ft taxable for residence  |
| 11507.000  | Lot A, Plan KAP2284   | Central Okanagan Land Trust                                      | Criteria #5: 5,000sq ft taxable for lease of house and associated land to third party |
| 11151.004  | Lot 1, Plan 11796   | Kelowna Minor Fastball Society/City of Kelowna                   |   |
| 12184.556  | Lot 1, Plan KAP69898  | Okanagan Mission Community Hall Association                      |   |



| Schedule G – Cultural |   |   |   |
|-----------------------|---|---|---|
| FOLIO                 | LEGAL DESCRIPTION                           | REGISTERED OWNER/LESSEE   | COMMENTS  |
| 000950                | Lot 1, Block 12, Plan 202                   | Centre Cultural François De L' Okanagan                           |   |
| 001830                | Lot 49, Plan 262, Blk 15                    | Kelowna Canadian Italian Club                                     |   |
| 038641                | Lot A, Plan 5438                            | Kelowna Museums Society/City of Kelowna                           |   |
| 038644                | Plan 5438, D.L. 139                         | Kelowna Museums Society/City of Kelowna                           |   |
| 10201.007             | EPP10201.007                                | KF Aerospace Centre for Excellence Association/City of Kelowna    |   |
| 077062                | Lot 1, Plan 42511                           | City of Kelowna/Kelowna Museums Society                           | Criteria #3: 200 sq ft taxable for retail space           |
| 089195                | Lot A, Plan EPP95954                        | Kelowna Art Gallery   |   |
| 080250                | Lot A, KAP67454                             | Kelowna Visual & Performing Arts Centre Society/City of Kelowna   |   |
| 080252                | Lot A, KAP67454                             | Kelowna Visual & Performing Arts Centre Society/City of Kelowna   |   |
| 080256                | Lot A, KAP67454                             | Kelowna Visual and Performing Arts Centre Society/City of Kelowna |   |
| 080259                | Lot A, KAP67456                             | Kelowna Visual & Performing Arts Centre Society/City of Kelowna   |   |
| 083355                | Lot 1, KAP92254                             | Okanagan Symphony Society/City of Kelowna                         |   |
| 05669.001             | Plan EPP51686, Lot A, Section 26            | Okanagan Buddhist Cultural Centre                                 |   |
| 07212.624             | Lot 10, KAP72245                            | Westbank First Nation   |   |
| 10349.220             | Lot B, Plan 28112                           | German-Canadian Harmonie Club                                     | Criteria #7: 4,413 sq ft taxable for liquor/meal services |
| 10388.000             | Lots 15 and 16, Blk. 7, Plan 415B           | Central Okanagan Heritage Society                                 | Criteria #9: Caretaker agreement in place                 |
| 10768.001             | Lot A, Plan 6710                            | Roman Catholic Bishop of Nelson Padosy Mission                    |   |
| 04571.614             | Plan KAS944, Lot 2, Section 19, Township 26 | OCCA Communities Association                                      |   |
| 079428                | Plan KAS1996, Lot 1, District Lot 136       | Chabad Okanagan Society   |   |

| <b>Schedule H – Other Non-Profit Societies</b> |                                    |   |   |
|--|------------------------------------|---|---|
| <b>FOLIO</b>                                   | <b>LEGAL DESCRIPTION</b>           | <b>REGISTERED OWNER/LESSEE</b>                  | <b>COMMENTS</b>                                 |
| 000641   | Plan EPP 74060, Lot 1527           | Tourism Kelowna Society/City of Kelowna         | Criteria #3: 165 sq ft taxable for retail space |
| 016670   | Lot 16, Plan 1303                  | Kelowna Yoga House Society                      |   |
| 023422   | Strata Lot 2, Plan EPS6884, DL 137 | Columbus Holding Society                        |   |
| 077364   | Lot A, Plan 43658                  | Kelowna Sr. Citizens Society of BC              | Criteria #9: Caretaker agreement in place       |
| 05763.001                                      | Lot A, Plan KAP82536               | Kelowna General Hospital Foundation             |   |
| 06200.303                                      | Lot 3, Plan EPS6838                | Father DeLestre Columbus (2009) Society         |   |
| 10759.011                                      | Lot 11, Plan 515, Blk 1            | BC Society for Prevention of Cruelty to Animals |   |

**Schedule I - Municipal Tax impact for the years 2025-2027:**

| Schedule   | Property Classification          | 2025               | 2026               | 2027               |
|--|----------------------------------|--------------------|--------------------|--------------------|
| <b>A - Public Worship</b>  |                                  |                    |                    |                    |
|  | Class 01 - Residential           | 0                  | 0                  | 0                  |
|  | Class 06 - Business              | 1,164              | 1,218              | 1,269              |
|  | Class 08 - Recreation/Non-Profit | 421,480            | 441,162            | 459,560            |
|  | <b>Total Municipal Taxes</b>     | <b>\$422,644</b>   | <b>\$442,380</b>   | <b>\$460,829</b>   |
| <b>B - Private Schools</b>   |                                  |                    |                    |                    |
|  | Class 01 - Residential           | 0                  | 0                  | 0                  |
|  | Class 06 - Business              | 63,262             | 66,216             | 68,976             |
|  | Class 08 - Recreation/Non-Profit | 1,794              | 1,878              | 1,956              |
|  | <b>Total Municipal Taxes</b>     | <b>\$65,056</b>    | <b>\$68,094</b>    | <b>\$70,932</b>    |
| <b>C - Hospitals</b>   |                                  |                    |                    |                    |
|  | Class 01 - Residential           | 0                  | 0                  | 0                  |
|  | Class 06 - Business              | 15,052             | 15,755             | 16,412             |
|  | Class 08 - Recreation/Non-Profit | 0                  | 0                  | 0                  |
|  | <b>Total Municipal Taxes</b>     | <b>\$15,052</b>    | <b>\$15,755</b>    | <b>\$16,412</b>    |
| <b>D - Special Need Housing</b>  |                                  |                    |                    |                    |
|  | Class 01 - Residential           | 82,845             | 86,713             | 90,328             |
|  | Class 06 - Business              | 3,239              | 3,390              | 3,531              |
|  | Class 08 - Recreation/Non-Profit | 0                  | 0                  | 0                  |
|  | <b>Total Municipal Taxes</b>     | <b>\$86,084</b>    | <b>\$90,103</b>    | <b>\$93,859</b>    |
| <b>E - Social Services</b>   |                                  |                    |                    |                    |
|  | Class 01 - Residential           | 21,805             | 22,823             | 23,775             |
|  | Class 06 - Business              | 346,923            | 363,127            | 378,271            |
|  | Class 08 - Recreation/Non-Profit | 2,977              | 3,116              | 3,246              |
|  | Class 09 - Farm Land             | 20                 | 21                 | 22                 |
|  | <b>Total Municipal Taxes</b>     | <b>\$371,725</b>   | <b>\$389,087</b>   | <b>\$405,314</b>   |
| <b>F - Public Park or Recreation Ground, Public Athletic or Recreational</b> |                                  |                    |                    |                    |
|  | Class 01 - Residential           | 93,002             | 97,345             | 101,404            |
|  | Class 06 - Business              | 66,284             | 69,379             | 72,273             |
|  | Class 08 - Recreation/Non-Profit | 295,319            | 309,110            | 322,000            |
|  | Class 09 - Farm Land             | 44                 | 46                 | 48                 |
|  | <b>Total Municipal Taxes</b>     | <b>\$454,649</b>   | <b>\$475,880</b>   | <b>\$495,725</b>   |
| <b>G - Cultural Organizations</b>  |                                  |                    |                    |                    |
|  | Class 01 - Residential           | 4,408              | 4,613              | 4,805              |
|  | Class 06 - Business              | 547,206            | 572,761            | 596,644            |
|  | Class 08 - Recreation/Non-Profit | 16,187             | 16,943             | 17,650             |
|  | <b>Total Municipal Taxes</b>     | <b>\$567,801</b>   | <b>\$594,317</b>   | <b>\$619,099</b>   |
| <b>H - Other Non-Profit Societies</b>  |                                  |                    |                    |                    |
|  | Class 01 - Residential           | 0                  | 0                  | 0                  |
|  | Class 06 - Business              | 79,621             | 83,340             | 86,815             |
|  | Class 08 - Recreation/Non-Profit | 0                  | 0                  | 0                  |
|  | <b>Total Municipal Taxes</b>     | <b>\$79,621</b>    | <b>\$83,340</b>    | <b>\$86,815</b>    |
| <b>Total Impact</b>  |                                  |                    |                    |                    |
|  | Class 01 - Residential           | 202,060            | 211,494            | 220,312            |
|  | Class 06 - Business              | 1,122,751          | 1,175,186          | 1,224,191          |
|  | Class 08 - Recreation/Non-Profit | 737,757            | 772,209            | 804,412            |
|  | Class 09 - Farm Land             | 64                 | 67                 | 70                 |
|  | <b>Total Municipal Taxes</b>     | <b>\$2,062,632</b> | <b>\$2,158,956</b> | <b>\$2,248,985</b> |