

City of Kelowna
Regular Council Meeting
AGENDA



Monday, October 21, 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

5 - 10

PM Meeting - October 7, 2024

3. Development Application Reports & Related Bylaws

3.1 Official Community Plan GHG Targets and Tree Canopy Targets - TA24-0016 (BL12711) - City of Kelowna

11 - 21

To amend the Official Community Plan by updating the greenhouse gas (GHG) emission reduction targets and the tree canopy targets to be consistent with the recently adopted Climate Resilient Kelowna Strategy and Sustainable Urban Forest Strategy.

3.2 Official Community Plan GHG Targets and Tree Canopy Targets - BL12711 (TA24-0016) - City of Kelowna

22 - 23

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

To give Bylaw No. 12711 first reading in order to amend the Official Community Plan by updating the greenhouse gas (GHG) emission reduction targets and the tree canopy targets to be consistent with the recently adopted Climate Resilient Kelowna Strategy and Sustainable Urban Forest Strategy.

3.3 Valley Rd 728 - Z24-0035 (BL12712) - 1138742 B.C. Ltd., Inc.No. BC1138742

24 - 41

To rezone the subject property from the MF3 – Apartment Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate a rental apartment housing development.

3.4	Fizet Ave 399 - Z24-0043 (BL12713) - Preeti Yadav and Manish Yadav	42 - 59
	To rezone the subject property from the MF ₁ – Infill Housing zone to the MF _{1cc} - Infill Housing with Child Care Centre, Major zone to facilitate a child care centre.	
3.5	Rezoning Bylaws Supplemental Report to Council	60 - 61
	To receive a summary of notice of first reading for Rezoning Bylaws No. 12706, 12707, and 12709 and Zoning Bylaw Text Amending Bylaw No. 12710 and to give the bylaws further reading consideration.	
3.6	Rezoning and Text Amendment Applications.	
	To give first, second and third reading to rezoning applications and one site-specific Zoning Bylaw text amendment application.	
	The following bylaws will be read together unless Council wants to separate one of the bylaws.	
3.6.1	Hwy 97 N 4690 - BL12706 (Z24-0005) - City of Kelowna	62 - 63
	To give Bylaw No. 12706 first, second and third reading in order to rezone portions of the subject properties from the A ₁ - Agriculture zone to the I ₂ – General Industrial zone.	
3.6.2	Barlee Rd 1857, 1869, 1879 - BL12707 (Z24-0024) - Barlee Road Development GP Ltd., Inc.No. BC1450498	64 - 64
	To give Bylaw No. 12707 first, second and third reading in order to rezone the subject properties from the UC ₃ – Midtown Urban Centre zone to the UC _{3r} – Midtown Urban Centre Rental Only zone.	
3.6.3	St. Paul St 1355 - BL12709 (Z24-0044) - 1247752 B.C. Ltd., Inc.No. BC1247752	65 - 65
	To give Bylaw No. 12709 first, second and third reading in order to rezone the subject property from the UC ₁ – Downtown Urban Centre zone to the UC _{1r} – Downtown Urban Centre Rental Only zone.	
3.6.4	Lougheed Rd 230-240 - BL12710 (TA24-0010) - Various Owners	66 - 66
	To give Bylaw No. 12710 first, second and third reading in order to amend the Zoning Bylaw by creating a site-specific regulation to allow Religious Assemblies as a permitted principal use on the subject property.	
3.7	Nickel Rd 215 235 - Z23-0007 (BL12536) - Extension Request	67 - 68
	To extend the deadline for adoption of Rezoning Bylaw No. 12536 to June 19, 2025	
3.8	ITEM WITHDRAWN - Leathead Rd 165 - Z23-0072 (BL12632) - Extension Request	

4. Bylaws for Adoption (Development Related)

- 4.1 **Bennett Rd 1602, 1855 - BL12664 (OCP23-0008) - Lakeside Communities Inc.** 69 - 70

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

To adopt Bylaw No. 12664 in order to change the future land use designation of portions of the subject property from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation.

- 4.2 **Bennett Rd 1602, 1855 - BL12665 (Z23-0047) - Lakeside Communities Inc.** 71 - 72

To adopt Bylaw No. 12665 in order to rezone portions of the subject property P3 – Parks and Open Space to the RU1 – Large Lot Housing zone.

- 4.3 **Cross Rd 1951 - BL12676 (Z23-0071) - City of Kelowna** 73 - 74

To adopt Bylaw No. 12676 in order to rezone portions of the subject property from the MF1 – Infill Housing zone and the P2 – Education and Minor Institutional zone to the MF3r – Apartment Housing Rental Only zone.

5. Non-Development Reports & Related Bylaws

- 5.1 **Council Policy Updates - Liquor** 75 - 96

To approve changes to various Council policies related to liquor.

- 5.2 **Updates to Liquor Licence Application Procedures and Fees** 97 - 106

To update Development Application and Heritage Procedures Bylaw No. 12310 and Development Application Fees Bylaw No. 12552 with changes to liquor licence procedures.

- 5.3 **BL12715 - Amendment No. 5 to Development Application and Heritage Procedures Bylaw No. 12310** 107 - 110

To give Bylaw No. 12715 first, second, and third reading.

- 5.4 **BL12716 - Amendment No. 3 to the Development Application Fees Bylaw No. 12552** 111 - 111

To give Bylaw No. 12716 first, second, and third reading.

- 5.5 **Growing Canada's Community Canopies Grant** 112 - 114

To inform Council of the Growing Canada's Community Canopies Grant, and to receive support to apply for the grant funding.

5.6 North End Plan - Draft Plan 115 - 209

To endorse in principle the draft North End Plan and to direct staff to develop a final plan and a series of bylaw amendments for Council consideration.

5.7 Tenant Protection and Relocation Assistance 210 - 230

To receive the tenant protection and relocation assistance report and to direct Staff to further explore and report back on Option 2, Moderate Shift, as an action in the Housing Action Plan.

6. Resolutions

6.1 Draft Resolution - Council Tour of Transit Supportive Corridors 231 - 231

7. Mayor and Councillor Items

8. Termination



City of Kelowna Regular Council Meeting Minutes

Date:	Monday, October 7, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart, Charlie Hodge*, Gord Lovegrove, Mohini Singh, Luke Stack* and Rick Webber
Members Absent	Councillor Loyal Wooldridge
Staff Present	City Manager, Doug Gilchrist; Deputy City Clerk, Michael Jud; City Clerk, Laura Bentley; Sport & Event Services Manager, Doug Nicholas*; Development Planning Department Manager, Nola Kilmartin*; Development Planning Manager, Alex Kondor*; Development Planning Manager, Dean Strachan*; Development Planning Manager, Trisa Atwood*; Planner II, Tyler Caswell*
Staff Participating Remotely	Legislative Coordinator (Confidential), Clint McKenzie
Guest	Malindi Elmore, Olympian*; Robert Shaw, Paralympian*

(* 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 Lovegrove/Seconded By Councillor Hodge

THAT the Minutes of the Regular Meeting of September 23, 2024 be confirmed as circulated.

Carried

3. Public in Attendance

3.1 Celebrating Local Olympian Malindi Elmore and Paralympian Robert Shaw

Staff:

- Commented on local sport and experience of the Olympics.
- Introduced Olympian Malindi Elmore and Paralympian Robert Shaw.

Guests, Malindi Elmore and Robert Shaw:

- Provided remarks on their experience being athletes in the City representing Canada at the Olympics and Paralympics.

The Mayor congratulated the athletes and provided them each with a painting of the city on behalf of Council.

4. Development Application Reports & Related Bylaws

4.1 Hwy 97 N 4690 - Z24-0005 (BL12706) - 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. Z24-0005 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.

Carried

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

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

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 UC₃ – Midtown Urban Centre zone to the UC_{3r} – 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.

Carried

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

Staff:

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

Moved By Councillor DeHart/Seconded By Councillor Hodge

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.

Carried

Councillor Cannan - Opposed

4.4 St. Paul St 1355 - Z24-0044 (BL12709) - 1247752 B.C. Ltd., Inc.No. BC1247752

Staff:

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

Moved By Councillor Hodge/Seconded By Councillor DeHart

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 UC_{1r} – 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.

Carried

Councillors Cannan and Hodge - Opposed

4.5 Lougheed Rd 230-240 - TA24-0010 (BL12710) - Various Owners

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

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

Carried

4.6 Rezoning Bylaws Supplemental Report to Council

Moved By Councillor Stack/Seconded By Councillor Hodge

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.

Carried

Councillor Hodge left the meeting at 2:37 p.m.

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

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Bylaw No. 12705 be read a first, second and third time.

Carried

Councillor Cannan – Opposed

4.8 Cameron Ave 1160 and Gordon Dr 2355-2395 - DP24-0071 - Victor Projects Ltd., Inc.No. BC1326399

Councillor Hodge returned to the meeting at 2:40 p.m.

Councillor Stack declared a conflict of interest as he lives in the strata adjacent to the subject property and left the meeting at 2:40 p.m.

Staff:

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

Moved By Councillor DeHart/Seconded By Councillor Webber

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.

Carried

Councillor Stack returned to the meeting at 2:45 p.m.

5. Resolutions

5.1 Councillor Lovegrove - Draft Resolution - Automated Noise Enforcement Cameras

Councillor Lovegrove spoke to the resolution and responded to questions from Council.

Moved By Councillor Webber/Seconded By Councillor Hodge

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.

Defeated

Mayor Dyas, Councillors DeHart, Luke Stack, Mohini Singh, Rick Webber - Opposed

6. Bylaws for Adoption (Non-Development Related)

6.1 BL12695 - 2025 Permissive Tax Exemptions

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Bylaw No. 12695 be adopted.

Carried

7. Mayor and Councillor Items

Councillor Lovegrove:

- Provided the Mayor with a copy of a thesis from a recent UBCO Ph.D. graduate on social inclusion.

Councillor Stack:

- Attended as Deputy Mayor the recent ribbon cutting and opening of the Four Points Sheraton with Councillors Cannan and Lovergrove.

Councillor DeHart:

- Congratulated Councillor Singh on the East meets West event.
- Invited everyone to the Maxine Dehart Drive Through Breakfast at the Ramada Hotel on October 17th from 6:00 to 9:00 a.m.

Councillor Singh:

- Spoke about and thanked Council for their support of the East meets West fundraiser event.
- The event raised over \$200,000 in funds.

Councillor Cannan:

- Recognized NOW Canada for the recent tour of their facilities, and community support services they are providing.
- Spoke to the recent Bennett family donation of their historic family home to the Central Okanagan Heritage Society and thanked the family.

Councillor Hodge:

- Congratulated the Cruzeiros on their band's induction into the BC Country Music Hall of Fame.

Mayor Dyas:

- Attended the Freedom's Door opening of their new Bel Aire townhomes project on the weekend. The City's Housing Accelerator Fund received over \$90,000 from the project.
- Recognized the East meets West event and musician Paul Brandt supporting the "Not in our City " campaign again youth abduction.
- Spoke to the training received preventing youth abduction by City staff at the airport, bylaw services and fire department.

8. Termination

This meeting was declared terminated at 3:16 p.m.

Mayor Dyas

mj/cm

Michael Good
Deputy City Clerk

Report to Council



Date: October 21, 2024
To: Council
From: City Manager
Subject: TA24-0016: Updating the Official Community Plan’s Tree Canopy and GHG Targets
Department: Long Range Planning

Recommendation:

THAT Official Community Plan Text Amendment Application No. TA24-0016 to amend Kelowna 2040 – Official Community Plan Bylaw No. 12300 as outlined in Schedule “A” attached to the Report from the Long Range Planning Department dated October 21, 2024, be considered by Council;

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

AND FURTHER THAT Council considers the public process outlined in the report from Long Range Planning, dated October 21, 2024, to be appropriate consultation for the purpose of Section 475 of the Local Government Act.

Purpose:

To amend the Official Community Plan by updating the greenhouse gas (GHG) emission reduction targets and the tree canopy targets to be consistent with the recently adopted Climate Resilient Kelowna Strategy and Sustainable Urban Forest Strategy.

Council Priority Alignment:

Climate & Environment

Background:

Previous Council Resolution

Resolution	Date
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;	September 23, 2024

Resolution	Date
AND THAT Council adopt the 2024 Climate Resilient Kelowna Strategy as attached to the report from Climate Action & Environmental Stewardship dated September 23, 2024.	
<p>THAT Council receives, for information, the report from Parks Services & Long Range Planning, dated August 26, 2024, with respect to the 2024 Sustainable Urban Forest Strategy;</p> <p>AND THAT Council adopt the 2024 Sustainable Urban Forest Strategy as attached to the report from Parks Services & Long Range Planning dated August 26, 2024</p>	August 26, 2024
<p>THAT Council receives for information, the report from the Policy & Planning Department dated June 20, 2022, with respect to Climate Modelling: GHG Reduction Targets and Next Steps for Climate Resilient Kelowna Strategy;</p> <p>AND THAT Council direct staff to update the 2040 OCP with new GHG reduction targets as outlined in the report;</p> <p>AND THAT Council direct staff to use these new GHG reduction targets as a basis for developing a Climate Resilient Kelowna Strategy;</p>	June 20, 2022

Discussion:

On August 26, 2024, Council adopted the Sustainable Urban Forest Strategy that has a vision of expanding Kelowna's urban forest to improve livability and help the community mitigate and adapt to a changing climate. On September 23, 2024, Council also adopted the Climate Resilient Kelowna Strategy which takes a low-emission resilience approach to addressing climate change.

Both strategies recommend new targets to replace targets in the 2040 Official Community Plan. The Sustainable Urban Forest Strategy recommends updating OCP Policy 14.2.2 Kelowna's Tree Canopy Targets to separate targets by Growth Strategy District to recognize each Growth Strategy's unique challenges and opportunities for tree canopy expansion and to avoid the large size of the Rural Growth Strategy District obscuring progress in other districts. It also recommends extending the target timeline from 2040 to 2050 as follows:

Strengthen and expand a healthy and diverse urban forest, as per the City's Sustainable Urban Forest Strategy, with 2050 tree canopy targets of:

- 20% within the Urban Centres;
- 20% within the Core Area;
- 15% within the Gateway;
- 25% within Suburban Neighbourhoods; and
- 25% within Rural Lands.

As part of the development of the Climate Resilient Kelowna Strategy, modelling demonstrated a pathway for Kelowna to reduce emissions 40 per cent by 2030, which aligns with senior government emissions reduction targets. In response to this, Council directed staff to use the following targets to develop the Strategy and to subsequently update OCP Policy 12.1.1 GHG Emissions Reduction Targets as follows:

In partnership with senior governments; local citizens and businesses; non-profits; external agencies; and utility providers; work towards reducing absolute community greenhouse gas emissions:

- 40% below 2007 levels by 2030; and
- Achieve net zero emissions by 2050.

Conclusion:

The Climate Resilient Kelowna Strategy and Sustainable Urban Forest Strategy each identify a series of actions to put the community on the path to achieve the targets. The strategies also outline monitoring plans to track progress on the targets. Achieving the targets, however, requires collective action by all levels of government, businesses, organizations and the broader community.

Internal Circulation:

Climate Action and Environment Manager
Community Engagement Manager
Urban Forestry Supervisor

Considerations applicable to this report:

Legal/Statutory Authority:

BC Local Government Act Part 14, Division 4, Section 473 (3) states that "An official community plan must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets."

Legal/Statutory Procedural Requirements:

BC Local Government Act, Part 14, Division 4, Section 475 specifies that a local government must, during the development, repeal or amendment of an official community plan, provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected. This consultation is in addition to a required public hearing.

Existing Policy:

- *OCP Policy 12.1.1 GHG Emissions Reduction Targets.* In partnership with senior governments; local citizens and businesses; non-profits; external agencies; and utility providers work towards reducing absolute community greenhouse gas emissions below 2007 levels by:
 - 4% by 2023;
 - 25% by 2033; and
 - 80% by 2050.
- *OCP Policy 14.2.2 Kelowna's Tree Canopy.* Strengthen and expand a healthy and diverse urban forest, as per the City's Urban Forest Strategy, with tree canopy targets of:
 - 12% within Urban Centres;
 - 20% within the Core Area; and
 - 25% for the rest of the City (Gateway, Suburban Neighbourhoods and Rural Lands combined)

Consultation and Engagement:

Engagement on the GHG emission reduction targets and the tree canopy targets took place as part of the engagement for the development of both the Climate Resilient Kelowna Strategy and the Sustainable Urban Forest Strategy. Target engagement included:

- Tree Canopy Target Engagement
 - *Fall 2022 Sustainable Urban Forest Strategy Engagement:* 347 people participated in an online survey, 25 people attended an online open house and 22 people attended an invested organizations workshop. Participants envisioned Kelowna's 2040 urban forest as expanding, with large and mature trees made up of a healthy mix of native and climate suitable species, with lush tree-lined streets and strong tree protection measures in place.
 - *Spring 2024 Sustainable Urban Forest Strategy Engagement:* 350 people participated in an online survey, and 68 people participated in one of three open houses. 79 per cent of survey respondents supported the canopy targets that were proposed for each of the Growth Strategy Districts. Of those who did not support, many thought they were too low, while others suggested that trade-offs for wildfire safety, water scarcity and costs were not considered.
- GHG Emission Target Engagement
 - *Spring 2023 Climate Resilient Kelowna Strategy Engagement:* 248 people participated in an online survey, 77 people participated in one of two open houses, 15 different invested organizations participated in a working group, 15 youth participated in a Youth Working Group; and 6 people participated in an equity seeking focus group. During this round of engagement most participants across the various engagement tactics reinforced the importance of taking action on climate. In fact, over 80 per cent of respondents agreed that the City's GHG emissions target should be revised to align with or be more ambitious than the provincial target (40 per cent reduction below 2007 levels by 2030 and achieve net-zero emissions by 2050).
 - *Spring 2024 Climate Resilient Kelowna Strategy Engagement:* 351 people participated in an online survey, 54 people participated in one of two open houses, 16 organizations participated in an invested organizations working group, and nine students (from eight different schools) participated in a youth working group. There was overwhelming support for climate action with a few comments that expressed skepticism or opposition to the overall strategy that was based on reducing GHG emissions 40 per cent by 2030 and achieving net zero emissions by 2050.

Considerations not applicable to this report:

Financial/Budgetary Considerations:

Communications Comments:

Submitted by:

T. Guidi
Planner Specialist

Approved for inclusion: R. Miles, Long Range Planning Department Manager

Attachments:

Schedule A: Proposed Text Amendments (TA24-0016)

Schedule A – Proposed Text Amendments (TA24-0016)

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Chapter 12 Policy 12.1.1	<p>GHG Emission Reduction Targets. In partnership with senior governments; local citizens and businesses; non-profits; external agencies; and utility providers; work towards reducing absolute community greenhouse gas emissions below 2007 levels by:</p> <ul style="list-style-type: none"> • 4% by 2023; • 25% by 2033; and • 80% by 2050 	<p>GHG Emission Reduction Targets. In partnership with senior governments; local citizens and businesses; non-profits; external agencies; and utility providers; work towards reducing absolute community greenhouse gas emissions: below 2007 levels by:</p> <ul style="list-style-type: none"> • 4% by 2023; • 25% by 2033; and • 80% by 2050 • <u>40% below 2007 levels by 2030;</u> • <u>and</u> • <u>Achieve net zero emissions by 2050.</u> 	<p>The Climate Resilient Kelowna Strategy, adopted by Council on September 23, 2024, recommends revised targets that align with senior government direction. Updating the OCP to reflect these recommendations delivers on Action CL2.6 of the Strategy. In addition, Council directed staff to update the OCP using these new targets as part of the June 20, 2022 PM Council resolutions.</p> <p>In addition, Part 14, Division 5 of the Local Government Act, Section 473 (3) states that <i>“An official community plan must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.”</i></p>
2.	Chapter 12 Policy 12.8.1	<p>Urban Forest Canopy. Expand the urban forest canopy as identified in the Urban Forest Strategy.</p>	<p>Urban Forest Canopy. Expand the urban forest canopy as identified in the Urban Forest Strategy Sustainable Urban Forest Strategy.</p>	<p>To update the reference and hyperlink to the newly adopted Sustainable Urban Forest Strategy.</p>
3.	Chapter 14 Policy 14.2.2	<p>Kelowna’s Tree Canopy. Strengthen and expand a healthy and diverse urban forest, as per the City’s Urban Forest Strategy, with tree canopy targets of</p> <ul style="list-style-type: none"> • 12% within the Urban Centres; • 20% within the Core Area; and • 25% for the rest of the City (Gateway, Suburban Neighbourhoods and Rural Lands combined). 	<p>Kelowna’s Tree Canopy. Strengthen and expand a healthy and diverse urban forest, as per the City’s Urban Forest Strategy, Sustainable Urban Forest Strategy, with <u>2050</u> tree canopy targets of</p> <ul style="list-style-type: none"> • 12% within the Urban Centres; • 20% within the Core Area; and • 25% for the rest of the City (Gateway, Suburban Neighbourhoods and Rural Lands combined). 	<p>The Sustainable Urban Forest Strategy, adopted by Council on August 26, 2024, recommends revised canopy cover targets for each Growth Strategy District due to the diverse challenges and opportunities in each. Updating the OCP to reflect these recommendations delivers on Action 3 of the Strategy. This also includes a new hyperlink to the new Strategy.</p>

			<ul style="list-style-type: none">• <u>20% within the Urban Centres;</u>• <u>20% within the Core Area;</u>• <u>15% within the Gateway;</u>• <u>25% within Suburban Neighbourhoods; and</u>• <u>25% within Rural Lands.</u>	
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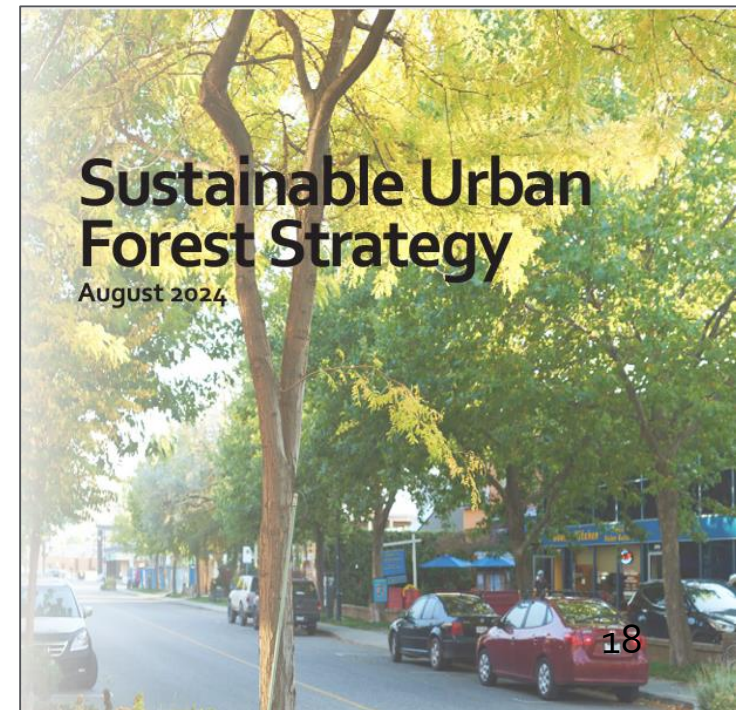
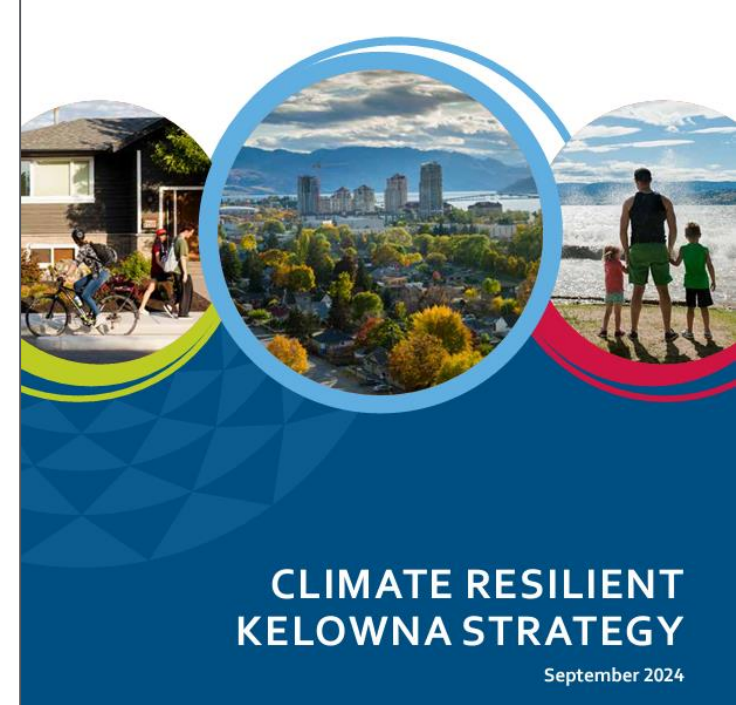
City of
Kelowna

TA24-0016 Updating OCP GHG and Canopy Targets

October 21, 2024

Purpose

- ▶ To be consistent with recently adopted *Climate Resilient Kelowna Strategy* and the *Sustainable Urban Forest Strategy*, update OCP:
 - ▶ Policy 12.1.1 GHG emission reduction
 - ▶ Policy 14.2.2 Tree canopy targets



GHG Emission Target Update (Policy 12.1.1)

In partnership with senior governments; local citizens and businesses; non-profits; external agencies; and utility providers; work towards reducing absolute community greenhouse gas emissions:

- ▶ 40 per cent below 2007 levels by 2030
- ▶ Achieve net zero emissions by 2050





Tree Canopy Update (Policy 14.2.2)

Strengthen and expand a healthy and diverse urban forest, as per the City's Sustainable Urban Forest Strategy, with 2050 tree canopy targets of:

- ▶ 20% within the Urban Centres;
- ▶ 20% within the Core Area
- ▶ 15% with the Gateway
- ▶ 25% within Suburban Neighbourhoods
- ▶ 25% within Rural Lands



Questions?

For more information, visit kelowna.ca.

CITY OF KELOWNA

BYLAW NO. 12711

Official Community Plan Amendment No. TA24-0016 Greenhouse Gas Emission Reduction Targets and Tree Canopy Targets

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

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

1. THAT **Schedule "A" Chapter 12 – Climate Resiliency, Policy 12.1.1. GHG Emissions Reduction Targets** be amended as follows:

Deleting the following:

"below 2007 levels by:

- 4% by 2023;
- 25% by 2033; and
- 80% by 2050."

And replacing it with:

":

- 40% below 2007 levels by 2030; and
- Achieve net zero emissions by 2050.";

2. AND THAT **Schedule "A" Chapter 12 – Climate Resiliency, Policy 12.8.1. Urban Forest Canopy** be amended by adding "*Sustainable*" before "*Urban Forest Strategy*.";

3. AND FURTHER THAT **Schedule "A" Chapter 14 – Natural Environment, Policy 14.2.2. Kelowna's Tree Canopy** be deleted in its entirety and replaced with the following:

"14.2.2. Kelowna's Tree Canopy. Strengthen and expand a healthy and diverse urban forest, as per the City's *Sustainable Urban Forest Strategy*, with 2050 tree canopy targets of

- 20% within the **Urban Centres**;
- 20% within the **Core Area**;
- 15% within the **Gateway**;
- 25% within **Suburban Neighbourhoods**; and
- 25% within **Rural Lands**.";

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

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL REZONING



Date: October 21, 2024
To: Council
From: City Manager
Address: 728 Valley Rd
File No.: Z24-0035

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF3 – Apartment Housing	MF3r – Apartment Housing Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z24-0035 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 Section 29 Township 26 ODYD Plan EPP80501, located at 728 Valley Rd, Kelowna, BC from the MF3 – Apartment Housing zone to the MF3r – Apartment Housing Rental Only zone, be considered by Council.

2.0 Purpose

To rezone the subject property from the MF3 – Apartment Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate a rental apartment housing development.

3.0 Development Planning

Staff support the proposal to rezone the subject property to the MF3r – Apartment Housing Rental Only zone. The proposed rezoning will facilitate the development of a six-storey rental apartment building which aligns with the Official Community Plan (OCP) Future Land Use Designation of Core Area Neighbourhood. The proposed rental apartment housing use is consistent with OCP Policies which support low and medium density residential development and diverse housing tenures within the Core Area Neighbourhood.

Lot Area	Proposed (m ²)
Gross Site Area	6,465.6 m ²
Road Dedication	n/a
Undevelopable Area	1,339.6 m ²
Net Site Area	5,126 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF3 – Apartment Housing	Residential
East	A1 – Agriculture	Agriculture
South	P3 – Parks and Open Space	Park
West	MF3 – Apartment Housing / C2 – Vehicle Oriented Commercial	Residential / Commercial

Subject Property Map: 728 Valley Road



The subject property is a corner lot located at the intersection of Summit Dr and Valley Rd. The property is located approximately 130 m east of Glenmore Rd which is a Transit Supportive Corridor. Transit stops are located along both sides of Glenmore Rd in addition to transit stops located on Summit Dr, approximately 60.0 m east of the site. The property has convenient access to the adjacent commercial plaza located west of the site. Additionally, the site is located in close proximity to Golfview Park and Brandt’s Creek Linear Park.

4.1 Background

On May 12, 2020, Council supported a Development Permit and Development Variance Permit for a seven-storey, 100-unit housing development. The Development Permit and Development Variance Permit have since expired and a proposal for a new Development Permit has been submitted.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.2 Focus residential density along Transit Supportive Corridors		
Policy	5.2.1	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.
Transit Supportive Corridor Densities		<i>The subject property is located within 200 m of Glenmore Rd which is a Transit Supportive Corridor.</i>

Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area		
Policy	5.11.1	Ensure a diverse mix of low and medium density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages. <i>The proposed rezoning to the Rental Only subzone will facilitate the development of long-term rental housing.</i>
Diverse Housing Forms		

6.o Application Chronology

Application Accepted: July 17, 2024
 Neighbourhood Notification Summary Received: September 12, 2024

Report prepared by: Andrew Ferguson, Planner II
Reviewed by: Trisa Atwood, Development Planning 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 Public Information Session

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

NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.
 CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTION INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

3	ISSUED FOR DP RESPONSE 1	2024-07-04
2	ISSUED FOR DP	2023-12-21
1	DP Review Set	2023-12-12

NO.	ISSUE/REVISION	DATE
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NOT FOR CONSTRUCTION

PROJECT
VALLEY ROAD

PROJECT ADDRESS
 728 VALLEY ROAD
 KELOWNA, BC
 V1V 2E6

TITLE
SITE PLAN

PROJECT NO.	DRAWN	CHECKED
222-201	Author	Checker

DRAWING NO.	REVISION NO.
DP1.02	3



PROJECT INFORMATION

OWNER: Troika / Sussex
DP APPLICANT: ZEIDLER ARCHITECTURE
MUNICIPAL ADDRESS: 728 VALLEY ROAD, KELOWNA, BC V1V 2E6
LEGAL ADDRESS: LOT 2 SECTION 29 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP80501
PARCEL AREA: 6465.6 m² / 69594.6 ft² / 0.64656 ha
LANDUSE BYLAW: ZONING BYLAW NO. 12375
ZONING (EXISTING): MF3 / CORE NEIGHBOURHOOD (C-NHD)
ZONING (PROPOSED): MF3r / CORE NEIGHBOURHOOD (C-NHD)
WATER PROVIDER: GLENMORE ELLISON IMPROVEMENT DISTRICT (GEID)
GENERAL DESCRIPTION: 6 STOREY MULTI-UNIT RESIDENTIAL BUILDING OVER 1 STOREY OF BELOW GROUND PARKADE. DESIGNED TO BE SUPPORTIVE HOUSING.
PRINCIPAL USES / FLOOR: RESIDENTIAL
UNIT TYPE BREAKDOWN:

Name	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	TOTAL	% Total
1 BED UNIT	15	17	17	17	17	18	101	57.7%
2 BED UNIT	6	11	11	11	11	7	57	32.6%
STUDIO UNIT	2	3	3	3	3	3	17	9.7%
	23	31	31	31	31	28	175	100.0%

ATTACHMENT A
 This forms part of application
 # Z24-0035

Planner Initials **AF**

TROIKA

September 12th, 2024

RE: 728 Valley Road (DP23-0882) – 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 728 Valley Road.

Public Notification – Completed September 3rd-5th, 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 addresses that did not permit solicitors. For this reason, we delivered the informational pamphlet via Canada Post. For some addresses, as noted in the attached address summary, we engaged with the Building Manager to assist with notification. For these addresses, notices were distributed to all residents with printouts delivered door-to-door as well as electronic copies distributed via email to residents.

During this notification process, we have provided an opportunity for all owners/occupants to provide their feedback via email to both the Development Manager and the appropriate City Planner.

To date, there have been multiple positive comments noting the appreciation for more rentals as well as inquiries on signing up for our waiting list. There have also been several noted complaints regarding existing parking for the surrounding properties. As we continue to track as a variance free submission, we will ensure to comply to parking regulations as this is the most heard concern to date. We will continue to monitor and diarize all communication received and provide it as the application progresses.

Sincerely,

Troika Management Corp.

Josh Klassen
Development Manager
250.212.4110
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	Delivery Method
	773	Glenmore Road	Distributed by Building Manager to all residents (printed and dropped off at doors, electronic copy emailed)
	774	Glenmore Road	Distributed by Building Manager to all residents (printed and dropped off at doors, electronic copy emailed)
	775	Glenmore Road	Distributed by Building Manager to all residents (printed and dropped off at doors, electronic copy emailed)
	728	Valley Road	Owner/Applicant Subject Property
	726	Valley Road	Distributed by Building Manager to all residents (electronic copy emailed, posted on notice boards, included in monthly newsletter)
	2045	Summit Drive	Via Canada Post
	711	Valley Road	Via Canada Post
	810	Valley Road	Via Canada Post
	980	Valley Road	Via Canada Post
112	1920	Summit Drive	Via Canada Post
114	1920	Summit Drive	Via Canada Post
116	1920	Summit Drive	Via Canada Post
107	1924	Summit Drive	Via Canada Post
109	1924	Summit Drive	Via Canada Post
110	1924	Summit Drive	Via Canada Post
111	1924	Summit Drive	Via Canada Post
	1928	Summit Drive	Via Canada Post
101	1932	Summit Drive	Via Canada Post
103	1932	Summit Drive	Via Canada Post
105	1932	Summit Drive	Via Canada Post
	1936	Summit Drive	Via Canada Post

ATTACHMENT B

This forms part of application
Z24-0035

Planner Initials **AF**



City of
Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

BYLAW NO. 12712

Z24-0035

728 Valley 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 2 Section 29 Township 26 ODYD Plan EPP80501, located on Valley Road, Kelowna, BC from the MF3 – Apartment Housing zone to the MF3r – Apartment Housing with Rental Only zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



City of
Kelowna

Z24-0035
728 Valley Rd

Rezoning Application

Purpose

- ▶ To rezone the subject property from the MF3 – Apartment Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate a rental apartment housing development.

Development Process

Jul 17, 2024

Development Application Submitted



Staff Review & Circulation



Sep 12, 2024

Neighbour Notification Received



Oct 21, 2024

Initial Consideration



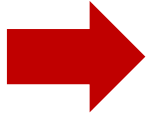
Reading Consideration



Final Reading & DP

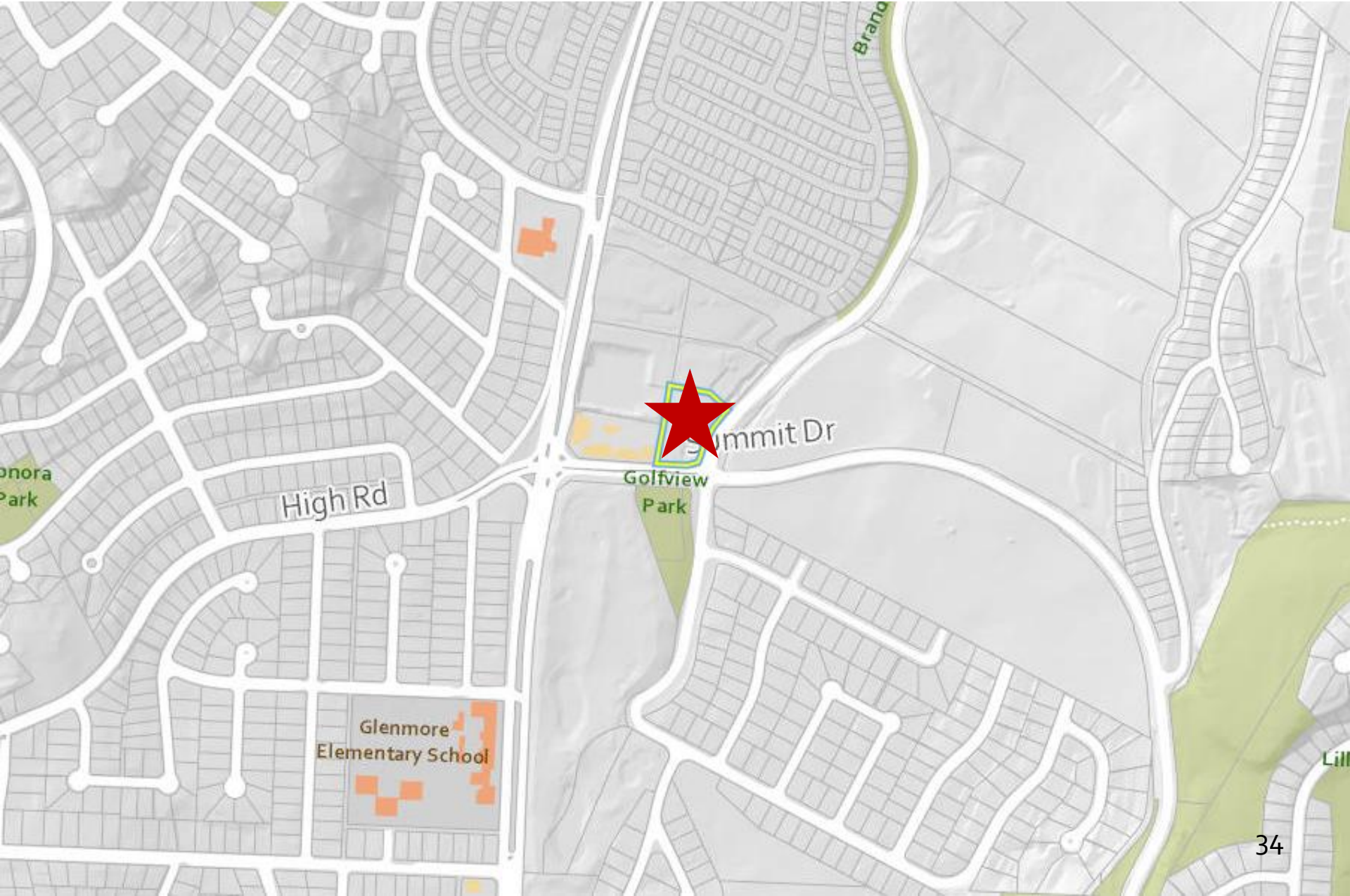


Building Permit

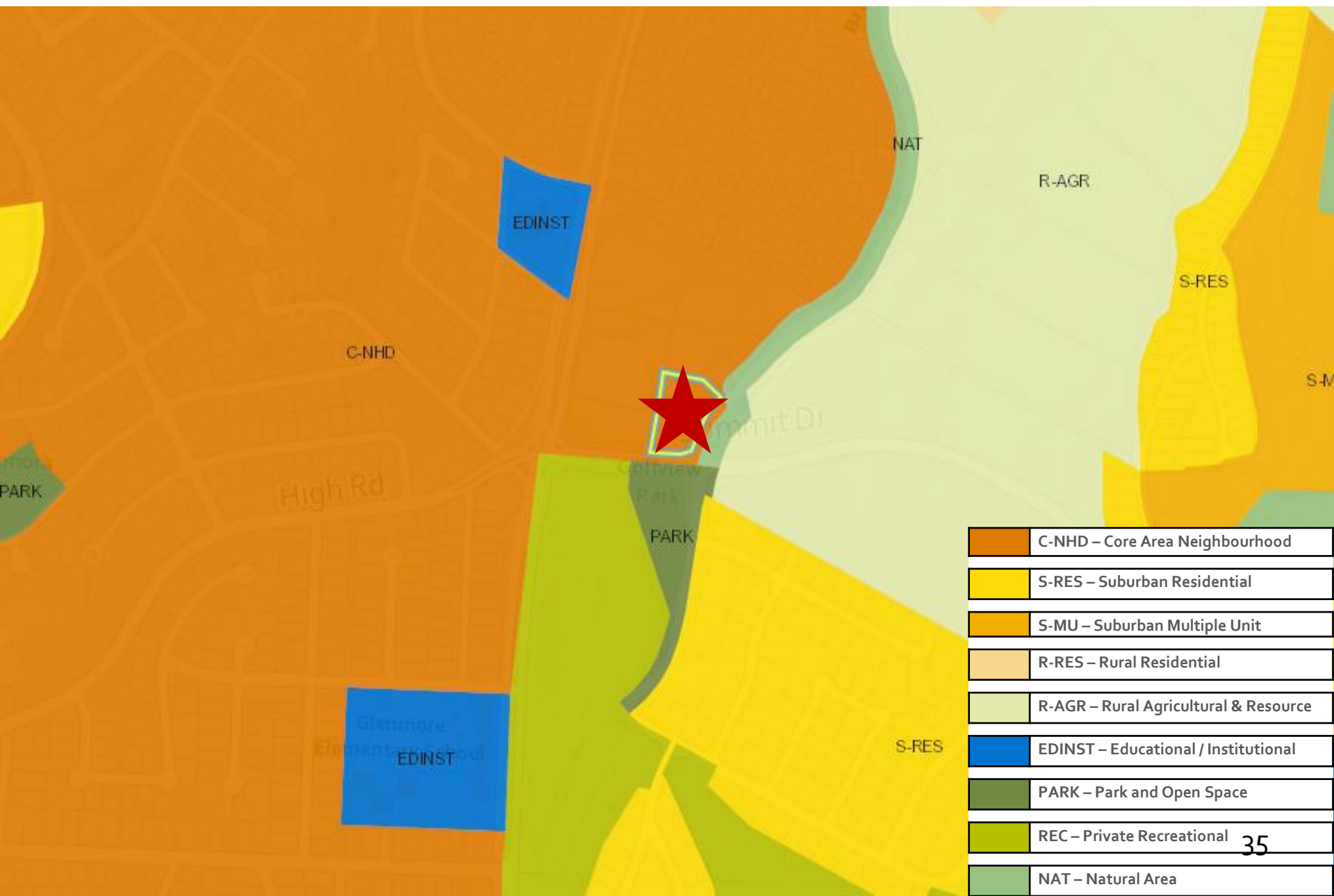


Council
Approvals

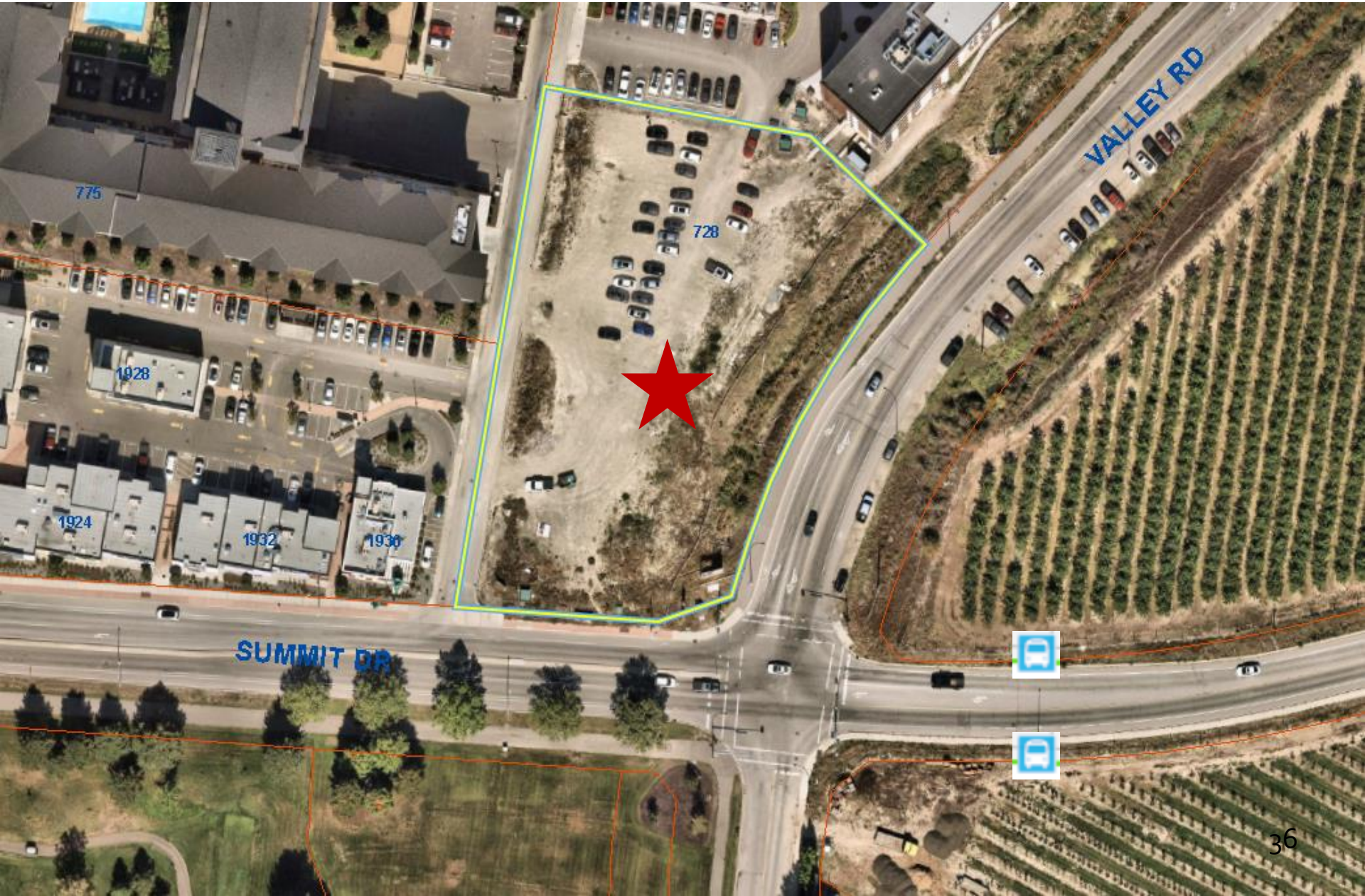
Context Map



OCP Future Land Use



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 Revitalization Tax Exemption

“r” – Rental Only Subzone

Regulation	Maximum Permitted
Bonus Height	n/a
Bonus Floor Area Ratio	Rental/Affordable: 0.3
Parking Reduction	10% Core Area

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	Light Green
OCP Climate Resilience Consistency	Dark Green

OCP Objectives & Policies

- ▶ Future Land Use: C-NHD – Core Area Neighbourhood
- ▶ Objective 5.2 Focus residential density along Transit Supportive Corridors
 - ▶ 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 service amenities.
- ▶ Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area
 - ▶ Ensure a diverse mix of low and medium density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use: Core Area Neighbourhood
 - ▶ OCP Objectives in Chapter 5 Core Area
 - ▶ Transit Supported Corridor Policies
 - ▶ Housing Diversity
 - ▶ Rental Housing
 - ▶ Development Permit to follow for Council consideration

REPORT TO COUNCIL REZONING



Date: October 21, 2024
To: Council
From: City Manager
Address: 399 Fizet Ave
File No.: Z24-0043

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF1cc – Infill Housing with Child Care Centre, Major

1.0 Recommendation

THAT Rezoning Application No. Z24-0043 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 45 Section 26 Township 26 ODYD Plan KAP52738, located at 399 Fizet Ave, Kelowna, BC from the MF1 – Infill Housing zone to the MF1cc – Infill Housing with Child Care Centre, Major zone, be considered by Council.

2.0 Purpose

To rezone the subject property from the MF1 – Infill Housing zone to the MF1cc - Infill Housing with Child Care Centre, Major zone to facilitate a child care centre.

3.0 Development Planning

Staff support the proposed rezoning application to MF1cc – Infill Housing with Child Care Centre, Major to facilitate a daycare within an existing single detached dwelling. The Child Care Centre, Major sub-zone allows a licensed establishment that provides child care, educational services and supervision to more than 8 children. The proposal meets the intent of the Official Community Plan (OCP) and the Future Land Use Designation of C-NHD Core Area Neighbourhood, which speaks to facilitating child care spaces throughout the Core Area.

An existing Child Care Centre, Minor is looking to expand its operation from a maximum of 8 children as a secondary use, to 28 to 32 children permitted as a principal. The daycare will operate between the hours of 7:30 am and 5:00 pm. The Zoning Bylaw parking requirements have been met, and a loading stall has been added to the west of the site.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Single Detached Dwelling
East	MF1 – Infill Housing	Single Detached Dwelling
South	MF2 – Townhouse Housing	Townhouses
West	MF1 – Infill Housing	Single Detached Dwelling

Subject Property Map: 399 Fizez Ave



The subject property is located in close proximity to Rutland Elementary School and Rutland Recreation Park. Public transportation is located along McCurdy Rd E and Craig Rd. The closest bus stop is within approximately 100 m of the subject property.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.4. Strategically locate community services to foster greater inclusion and social connections in the Core Area.	
Policy 5.4.7 Child Care Spaces	Facilitate the development of childcare spaces throughout the Core Area including accessible, affordable, and inclusive spaces that meet the needs of the community.
	<i>The proposed rezoning will facilitate the development of a child care facility within the Core Area.</i>

6.0 Application Chronology

Application Accepted: August 23, 2024
Neighbourhood Notification Summary Received: September 11, 2024

Report prepared by: Alissa Cook, Planner I
Reviewed by: Alex Kondor, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:


Attachment A: DRAFT Site Plan
Attachment B: Neighbourhood Notification Summary

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

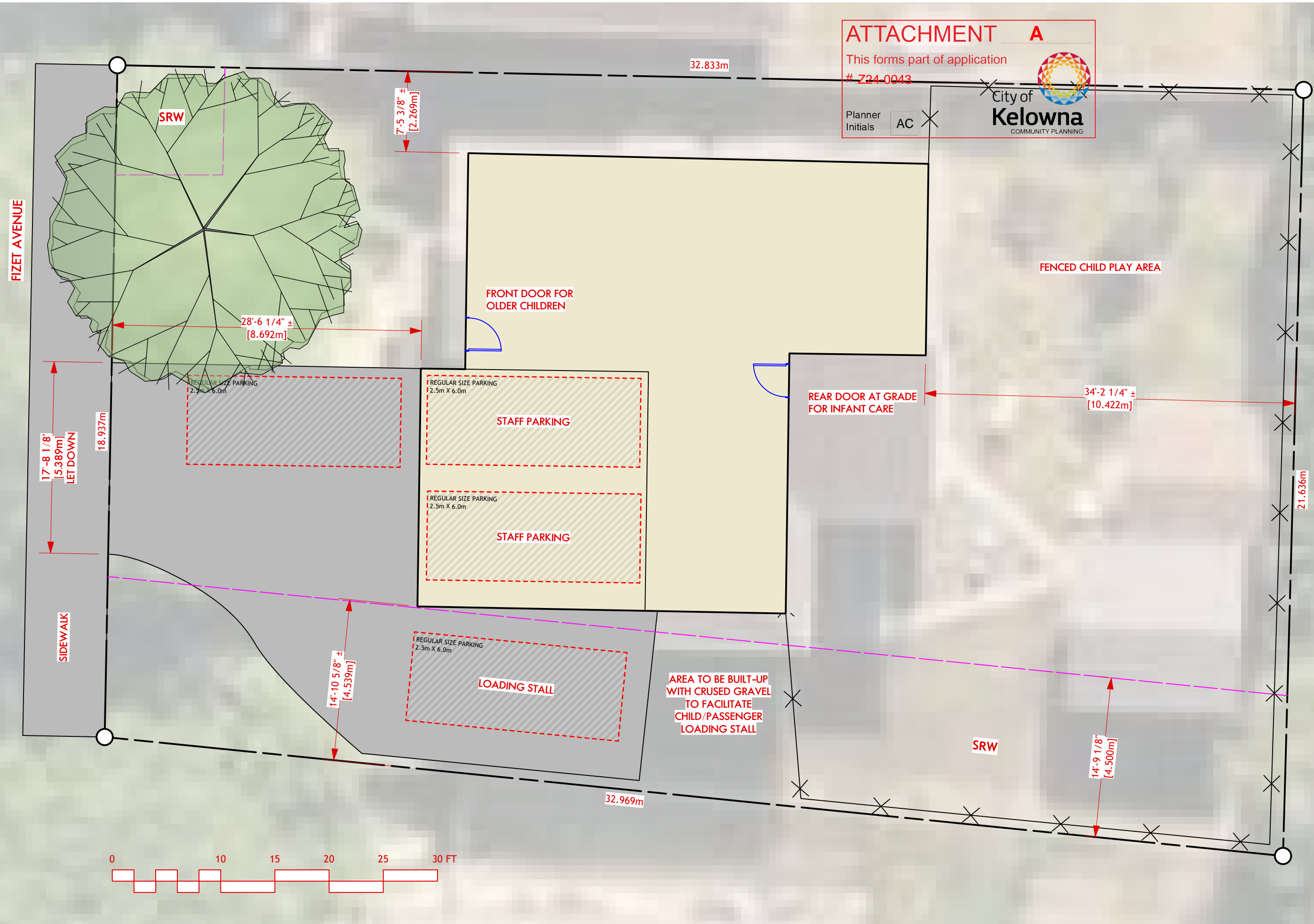
ATTACHMENT A

This forms part of application # 724-0043

Planner Initials AC

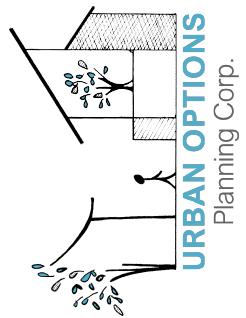


City of Kelowna
COMMUNITY PLANNING




IHS DESIGN

#303-3275 LAKESHORE ROAD
KELOWNA, BC V1W 3S9
250.212.7938
info@ihsdesign.ca



MF1 cc CHILDCARE

399 FIZET AVENUE
KELOWNA, BC V1X 7P6
LOT 45 PLAN KAP52738

SITE PLAN

DATE: 26-Sep-24

SCALE: 1:200
ISSUED FOR: REZONING
SHEET: T1

ATTACHMENT B

This forms part of application # Z24-0043

Neighbourhood Consultation: Required by City of Kelowna Council Policy #367 – Public Notification & Consultation for Development Applications

City of Kelowna
COMMUNITY PLANNING

Subject Property: 399 Fizez Avenue
Initials: AC

Application Number: Z24-0043

Proposal: Rezoning application from MF1 – Infill Housing to MF1cc – Infill Housing with Child Care Centre, Major

The City of Kelowna requires that property owners inform the immediate neighbourhood of their development plans. No signature is required. Project rationale and drawings explaining the proposal with contact information available.


Neighbour Address	Name (please print)	Choose (please circle)	Informed of Proposal (note date)
363 Fizez Avenue			September 2 nd , 2024
375 Fizez Avenue			September 2 nd , 2024
387 Fizez Avenue			September 2 nd , 2024
411 Fizez Avenue			September 2 nd , 2024
423 Fizez Avenue			September 2 nd , 2024
435 Fizez Avenue			September 2 nd , 2024
962 Fizez Court			September 2 nd , 2024
974 Fizez Court			September 2 nd , 2024
947 Friesen Road			September 2 nd , 2024
954 Friesen Road			September 2 nd , 2024
976 Friesen Road			September 2 nd , 2024
998 Friesen Road			September 2 nd , 2024
410 Hartman Road			September 2 nd , 2024
372 Fizez Avenue			September 2 nd , 2024
374 Fizez Avenue			September 2 nd , 2024
969 Friesen Road			September 2 nd , 2024
971 Friesen Road			September 2 nd , 2024



Neighbour Address	Name (please print)	Choose (please circle)	Informed of Proposal (note date)
370 Hartman Road	<p style="text-align: center;">ATTACHMENT</p> <p style="text-align: center;">This forms part of application # Z24-0043</p> <p style="text-align: center;">Planner Initials <input type="text" value="AC"/></p>	<p style="text-align: center;">B</p>  <p style="text-align: center;">City of Kelowna COMMUNITY PLANNING</p>	September 2 nd , 2024
372 Hartman Road			September 4 th , 2024
374 Hartman Road			September 4 th , 2024
101-440 Hartman Road			September 4 th , 2024
102-440 Hartman Road			September 4 th , 2024
103-440 Hartman Road			September 4 th , 2024
104-440 Hartman Road			September 4 th , 2024
105-440 Hartman Road			September 4 th , 2024
106-440 Hartman Road			September 4 th , 2024
107-440 Hartman Road			September 4 th , 2024
108-440 Hartman Road			September 4 th , 2024
109-440 Hartman Road			September 4 th , 2024
110-440 Hartman Road			September 4 th , 2024
111-440 Hartman Road			September 4 th , 2024
112-440 Hartman Road			September 4 th , 2024
113-440 Hartman Road			September 4 th , 2024
114-440 Hartman Road			September 4 th , 2024
115-440 Hartman Road			September 4 th , 2024
116-440 Hartman Road			September 4 th , 2024
117-440 Hartman Road			September 4 th , 2024
118-440 Hartman Road			September 4 th , 2024
119-440 Hartman Road			September 4 th , 2024



ATTACHMENT B

Neighbour Address	Name (please print) # 224-0043	Choose (please circle)	Informed of Proposal (note date)
120-440 Hartman Road	Planner Initials AC	 City of Kelowna <small>COMMUNITY PLANNING</small>	September 4 th , 2024
121-440 Hartman Road			September 4 th , 2024
122-440 Hartman Road			September 4 th , 2024
123-440 Hartman Road			September 4 th , 2024
124-440 Hartman Road			September 4 th , 2024
125-440 Hartman Road			September 4 th , 2024
126-440 Hartman Road			September 4 th , 2024
127-440 Hartman Road			September 4 th , 2024
128-440 Hartman Road			September 4 th , 2024
129-440 Hartman Road			September 4 th , 2024
130-440 Hartman Road			September 4 th , 2024
131-440 Hartman Road			September 4 th , 2024
132-440 Hartman Road			September 4 th , 2024

DETAILS PROVIDED: A letter including land use, building details such as interior renovations, proposed zoning, and relatable contact information.

FEEDBACK FROM NEIGHBOURHOOD: As of September 11, 2024, no feedback or key issues were provided from any neighbours.

DELIVERY METHOD: Rezoning letter was hand delivered, and conversations were had with available neighbours.

CHANGES RESULTING FROM NOTIFICATION: No changes occurred due to the lack of concerns from the neighbourhood.



CITY OF KELOWNA

BYLAW NO. 12713

Z24-0043

399 Fizet Avenue

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 45 Section 26 Township 26 ODYD Plan KAP52738, located on Fizet Avenue, Kelowna, BC from the MF₁ – Infill Housing zone to the MF_{1cc} - Infill Housing with Child Care Centre, Major zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



City of
Kelowna

Z24-0043
399 Fizet Ave

Rezoning Application

Purpose

- ▶ To rezone the subject property from the MF₁ – Infill Housing zone to the MF₁cc – Infill Housing with Child Care Centre, Major zone to facilitate a child care centre.

Development Process



Aug 23, 2024

Development Application Submitted



Staff Review & Circulation



Sep 11, 2024

Neighbour Notification Received



Oct 21, 2024

Initial Consideration



Reading Consideration

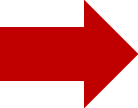


Final Reading

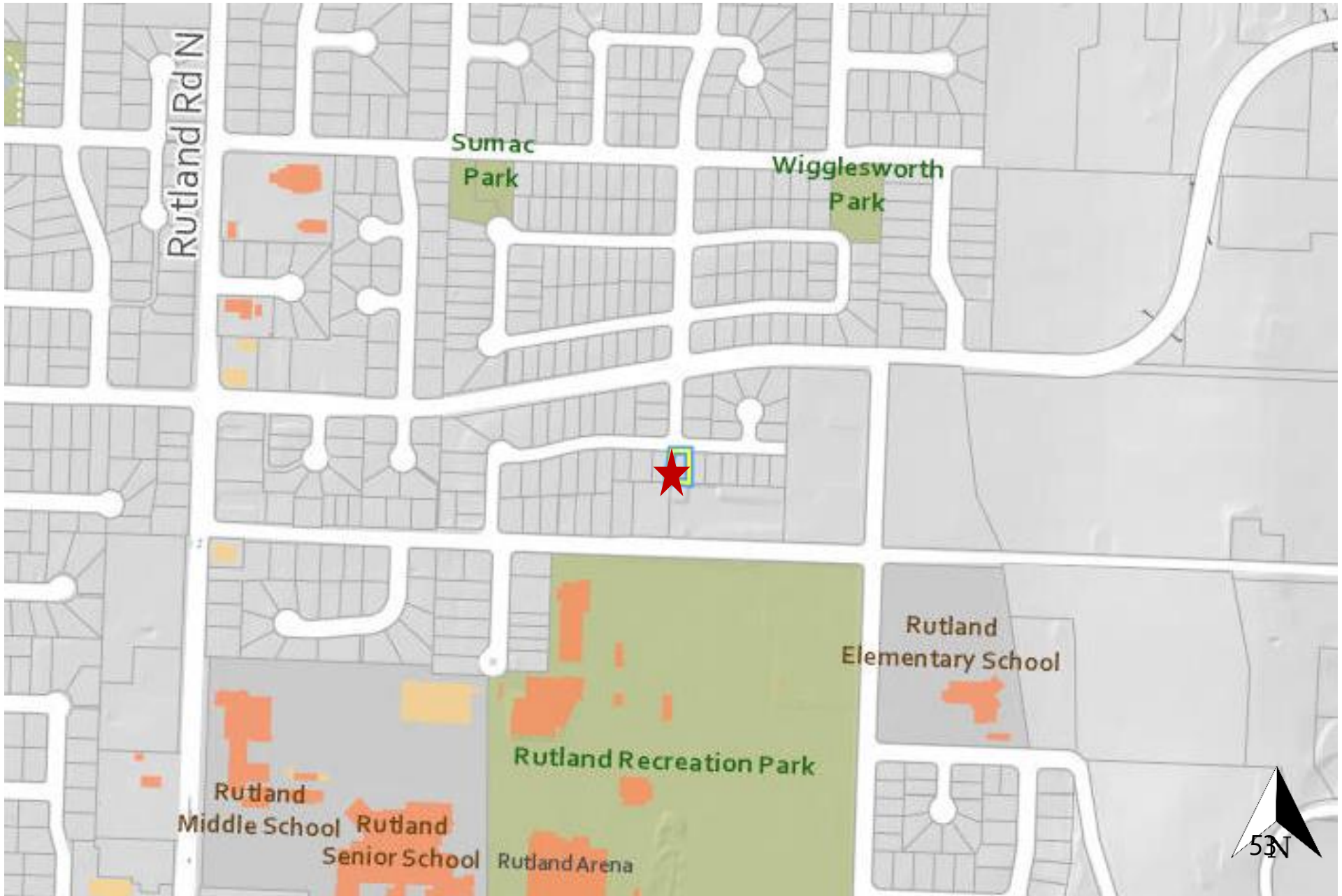


Building Permit

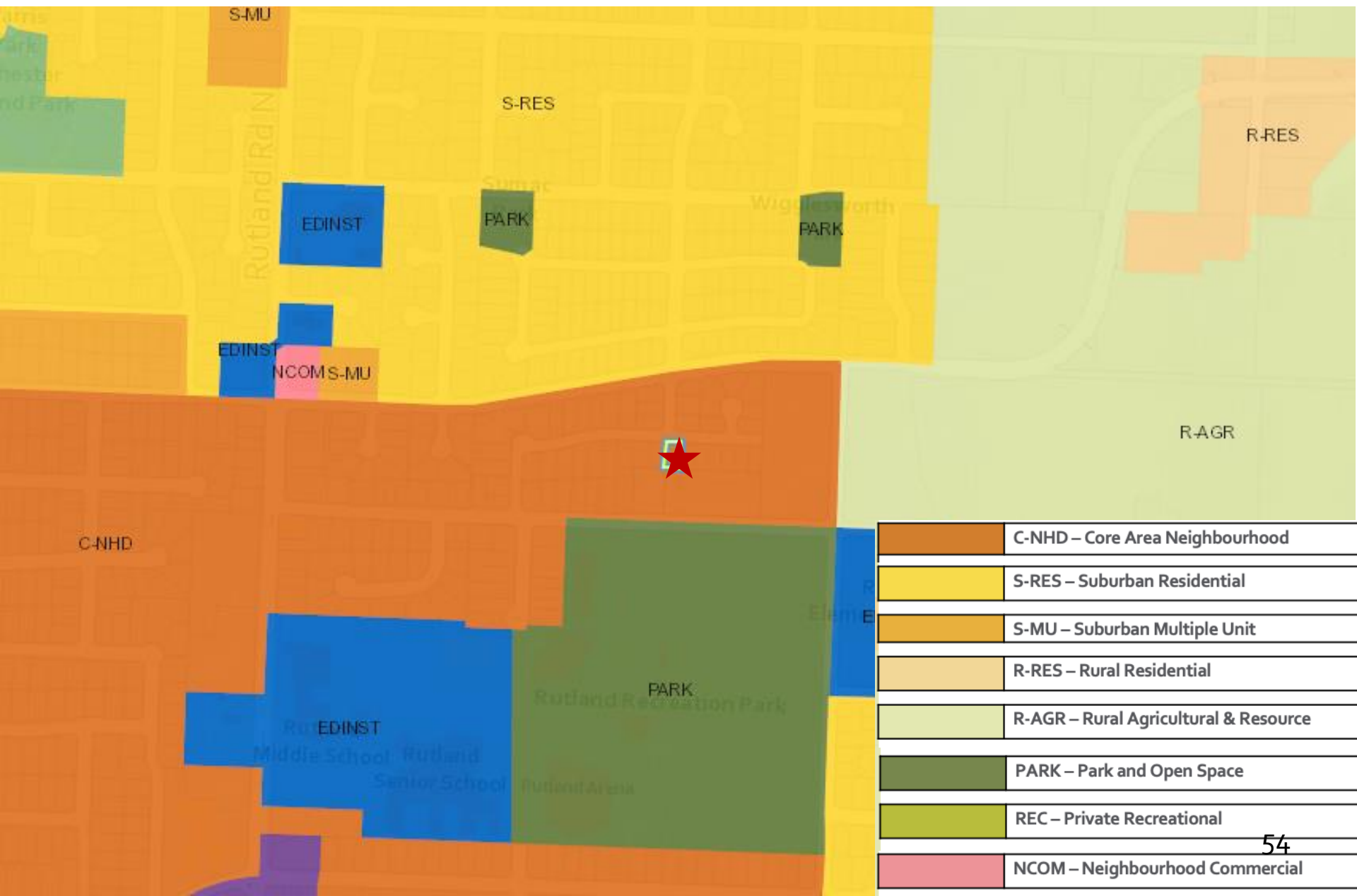
Council Approvals




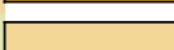

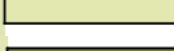

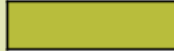



Context Map

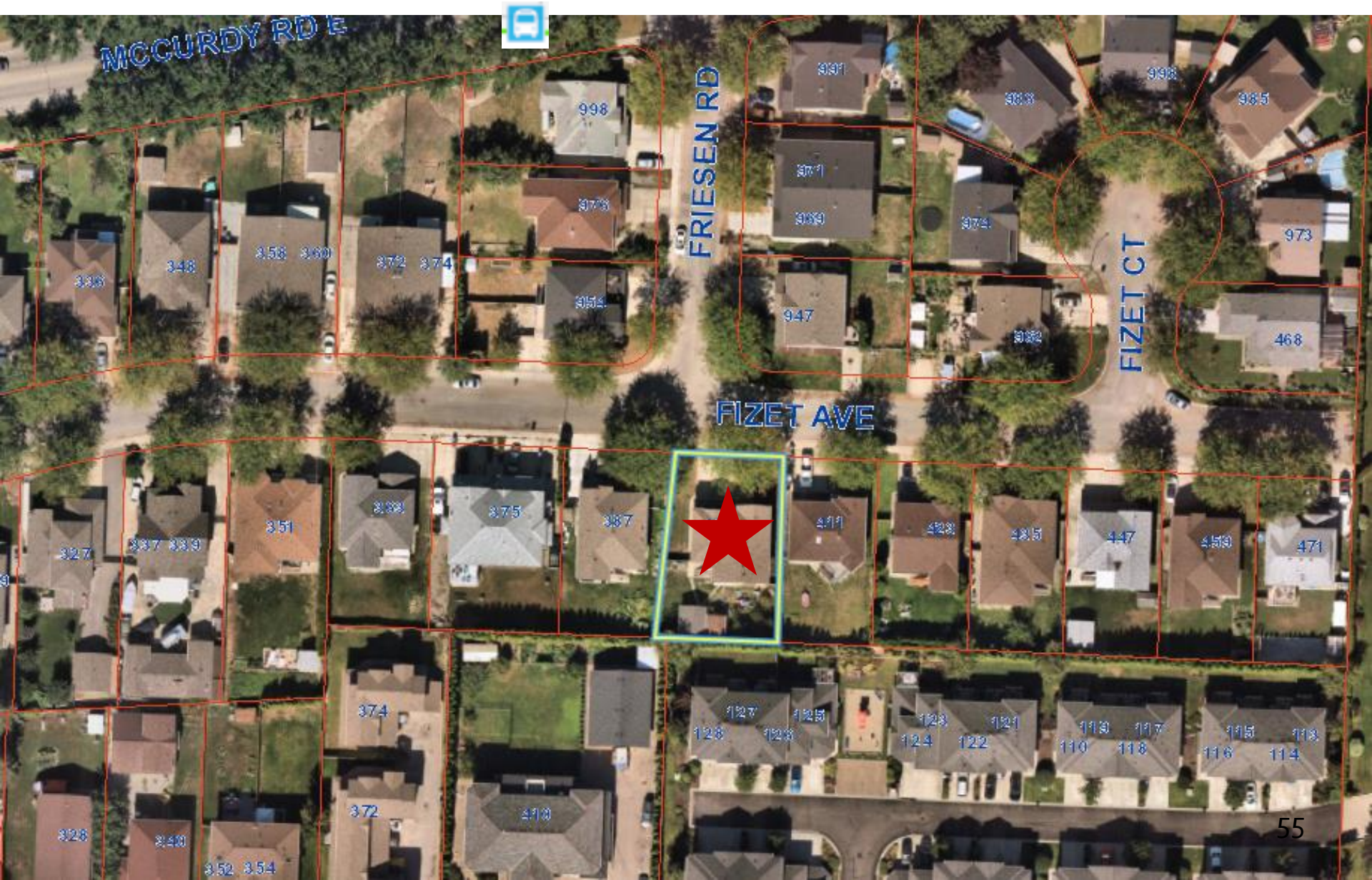


OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	R-RES – Rural Residential
	R-AGR – Rural Agricultural & Resource
	EDINST – Educational Institutional
	PARK – Park and Open Space
	REC – Private Recreational
	NCOM – Neighbourhood Commercial

Subject Property Map



“cc” – Child Care Centre, Major

Purpose

- To provide a sub-zone to allow for Child Care Centre, Major on a case-by-case basis where supported by OCP Policy.

Summary of Uses

- Child Care Centre, Major
 - Licensed under Community Care and Assisted Living Act
 - Care, education, supervision
 - More than 8 children

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
OCP Climate Resilience Consistency	Dark Green

OCP Objectives & Policies

- ▶ C-NHD: Core Area Neighbourhood
- ▶ Provides childcare in a neighbourhood close to schools and parks

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
 - ▶ Childcare in C-NHD close to schools and parks
 - ▶ Expansion of existing daycare established on-site

Report to Council



Date: October 21, 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 21, 2024 with respect to three rezoning applications and one Zoning Bylaw text amendment application;

AND THAT Rezoning Bylaws No. 12706, 12707, and 12709 and Zoning Bylaw Text Amending Bylaw No. 12710 be forwarded for further reading consideration.

Purpose:

To receive a summary of notice of first reading for Rezoning Bylaws No. 12706, 12707, and 12709 and Zoning Bylaw Text Amending Bylaw No. 12710 and to give the bylaws 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 three rezoning applications and one Zoning Bylaw text amendment application were brought forward to Council for initial consideration on October 7, 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
Hwy 97 N 4690	Z24-0005	12706	Yes	1 st , 2 nd , 3 rd	0
Barlee Rd 1857, 1869, 1879	Z24-0024	12707	No	1 st , 2 nd , 3 rd	1
St. Paul St 1355	Z24-0044	12709	No	1 st , 2 nd , 3 rd	0
Lougheed Rd 230-240	TA24-0010	12710	Yes	1 st , 2 nd , 3 rd	0

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

Conclusion:

Following notice of first reading, staff are recommending that Council give Rezoning Bylaws No. 12706, 12707, and 12709 and Zoning Bylaw Text Amending Bylaw No. 12710 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: N Beauchamp, Legislative Technician

Approved for inclusion: L Bentley, City Clerk

cc: Development Planning

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

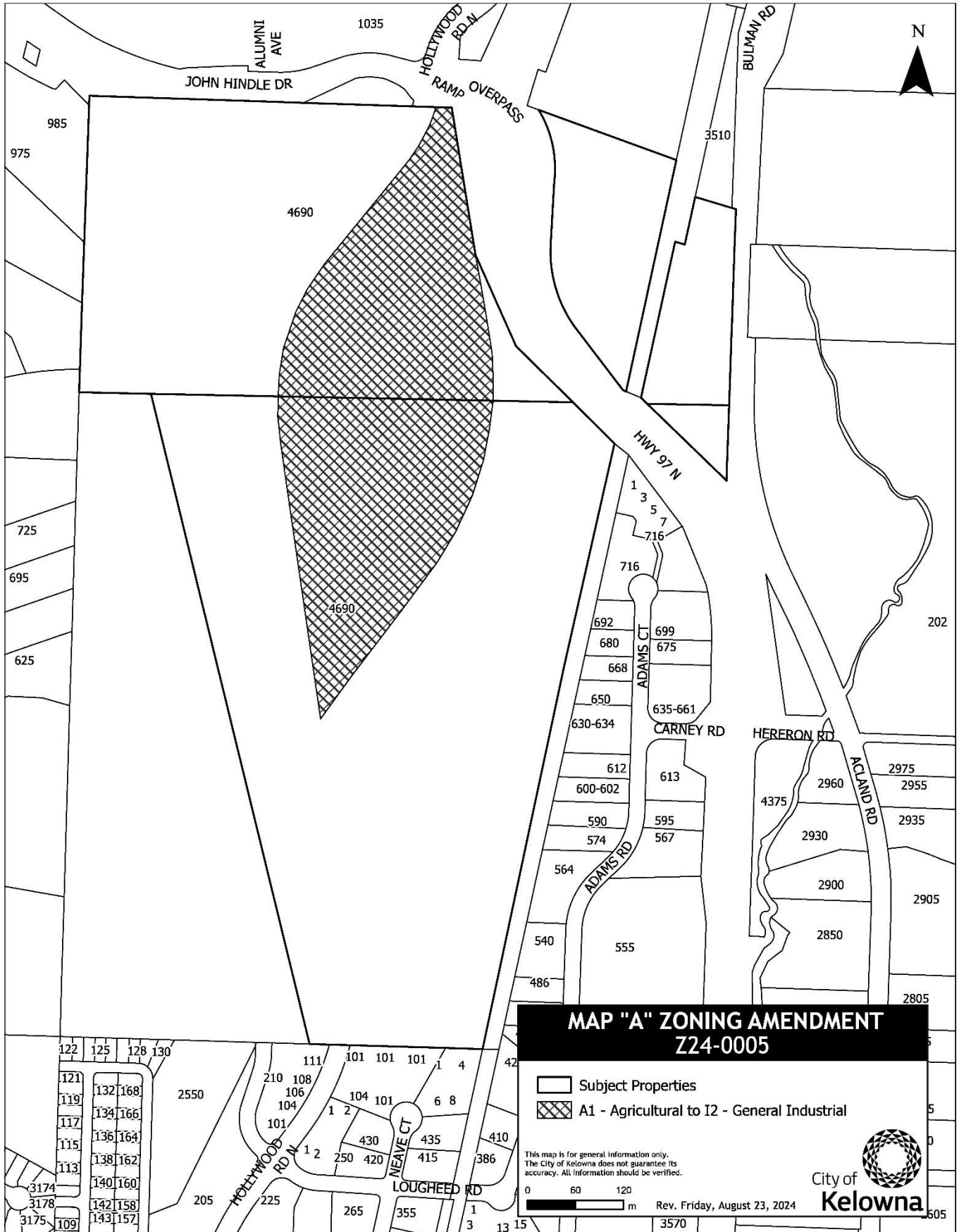
Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



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

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

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - Lot B 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 UC₃ – Midtown Urban Centre zone to the UC_{3r} – 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

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

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

Mayor

City Clerk

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 ODYD Strata Plan KAS3141,	230-240 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 ODYD Strata Plan KAS3141,		
Strata Lot 3 Section 2 Township 23 ODYD Strata Plan KAS3141,		
Strata Lot 4 Section 2 Township 23 ODYD Strata Plan KAS3141,		
Strata Lot 5 Section 2 Township 23 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

REPORT TO COUNCIL EXTENSION



Date: October 21, 2024
To: Council
From: City Manager
Address: 215, 235 Nickel Rd
File No.: Z23-0007

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF2 – Townhouse Housing

1.0 Recommendation

THAT in accordance with Development Application and Heritage Procedures Bylaw No. 12310, the deadline for the adoption of Rezoning Bylaw No. 12536, be extended from June 19, 2024, to June 19, 2025.

AND THAT Council direct Staff to not accept any further extension requests.

2.0 Purpose

To extend the deadline for adoption of Rezoning Bylaw No. 12536 to June 19, 2025.

3.0 Discussion

The underlying zoning of 215 and 235 Nickel Rd have changed to the MF1 – Infill Housing zone since Council considered the rezoning application. The applicant is still pursuing the rezoning to the MF2 – Townhouse Housing zone. Final adoption of the rezoning bylaw is subject to the applicant meeting the requirements of the Attachment “A”: Development Engineering Memorandum. The applicant has been working with Staff and has requested additional time to complete the outstanding requirements. Staff are recommending that Council supports extending the deadline for adoption of the Rezoning Bylaw No. 12536 by one year to June 19, 2025, with no further extension requests granted.

4.0 Background

Resolution	Date
<p>THAT Rezoning Application No. Z23-0007 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 Section 27 Township 26 ODYD Plan 18533 and Lot A Section 27 Township 26 ODYD Plan 39232, located at 215 & 235 Nickel Road, Kelowna, BC from the RU1 – Large Lot Housing zone and the RU2- Medium Lot Housing zone to the MF2 – Townhouse Housing zone, be considered by Council;</p> <p>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 June 5, 2023;</p> <p>AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer;</p>	<p>June 19, 2023</p>

<p>AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;</p> <p>AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council’s consideration of a Development Permit for the subject property.</p>	
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5.0 Application Chronology

Application Accepted: January 25, 2023
Reading Consideration: June 19, 2023
Extension Application Recieved: October 3, 2024

Report prepared by: Breanna Sartori, Planner I
Reviewed by: Dean Strachan, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

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

CITY OF KELOWNA

BYLAW NO. 12664

Official Community Plan Amendment No. OCP23-0008 – 1602 and 1855 Bennett Road

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

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

1. THAT Map 3.1 – **Future Land Use** of "*Kelowna 2040* – Official Community Plan Bylaw No. 12300" be amended by changing the Future Land Use designation of portions of:
 - a) Lot 2 Section 17 Township 23 ODYD Plan KAP65503 Except Plan EPP93314 located at 1602 Bennett Road, Kelowna, BC;
 - b) Lot B Section 17 Township 23 ODYD Plan EPP80141 located at 1855 Bennett Road, Kelowna, BC; andfrom the NAT – Natural Areas designation to the S-RES – Suburban Residential designation, 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 time by the Municipal Council this 13th day of May, 2024.

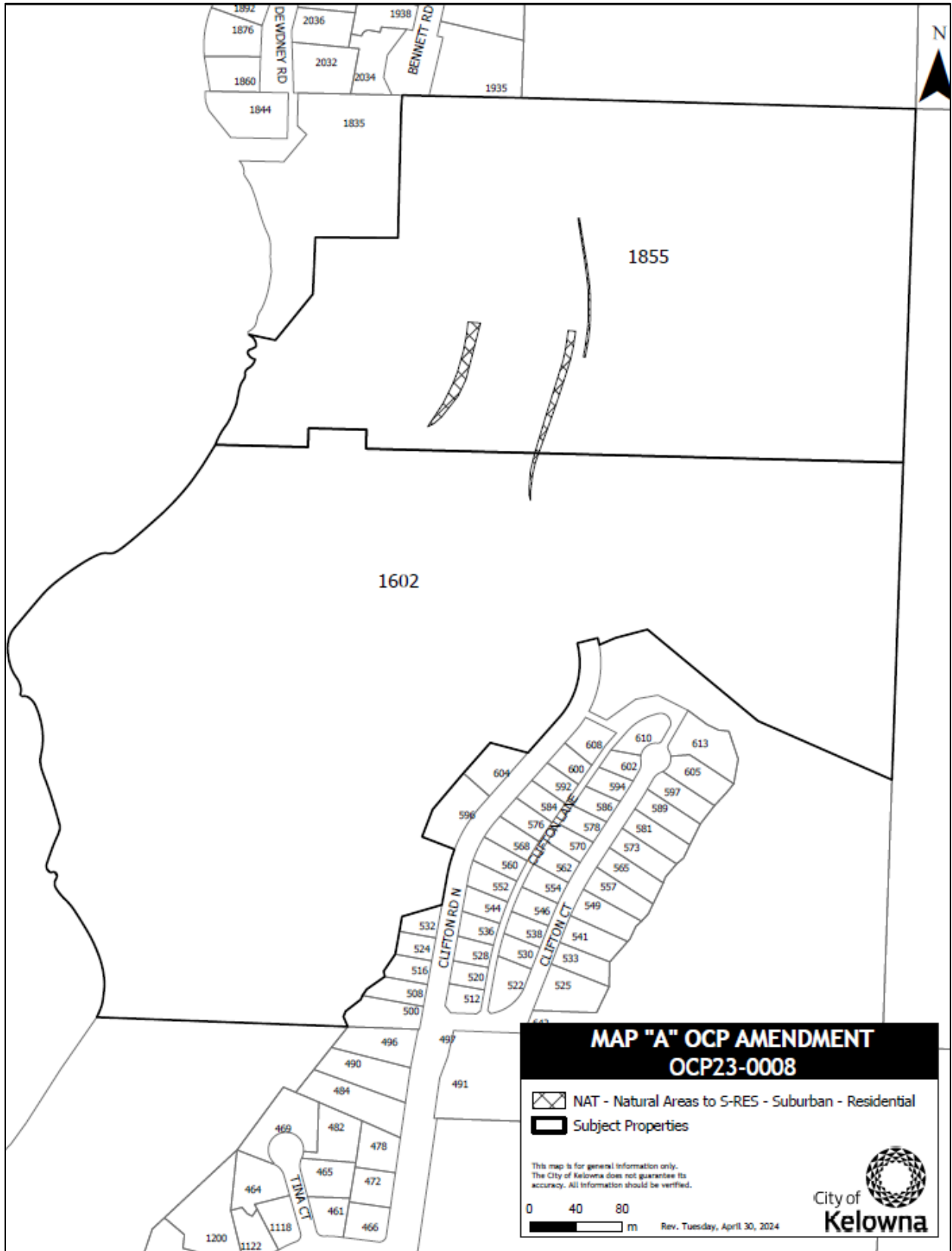
Considered at a Public Hearing on the 18th day of June, 2024.

Read a second and third time by the Municipal Council this 18th day of June, 2024.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 12665
Z23-0047
1602 and 1855 Bennett 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 portions of:
 - a) Lot 2 Section 17 Township 23 ODYD Plan KAP65503 Except Plan EPP93314 located at 1602 Bennett Road, Kelowna, BC;
 - b) Lot B Section 17 Township 23 ODYD Plan EPP80141 located at 1855 Bennett Road, Kelowna, BC; andfrom the P3 – Parks and Open Space to the RU1 – Large Lot Housing zone as shown on Map "B" attached to and forming part of this bylaw;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 13th day of May, 2024.

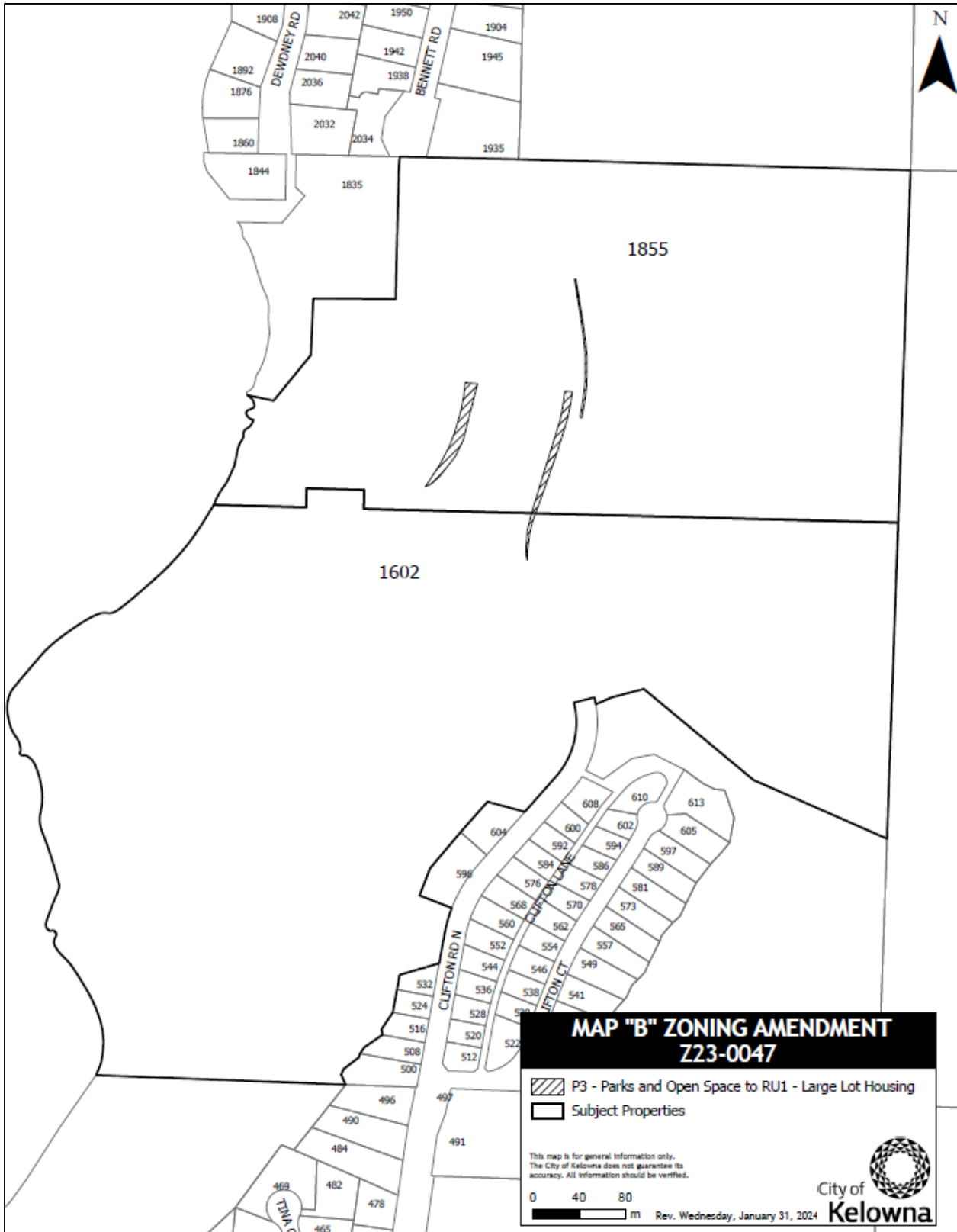
Considered at a Public Hearing on the 18th day of June, 2024.

Read a second and third time by the Municipal Council this 18th day of June, 2024.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 12676

Z23-0071

1951 Cross 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:

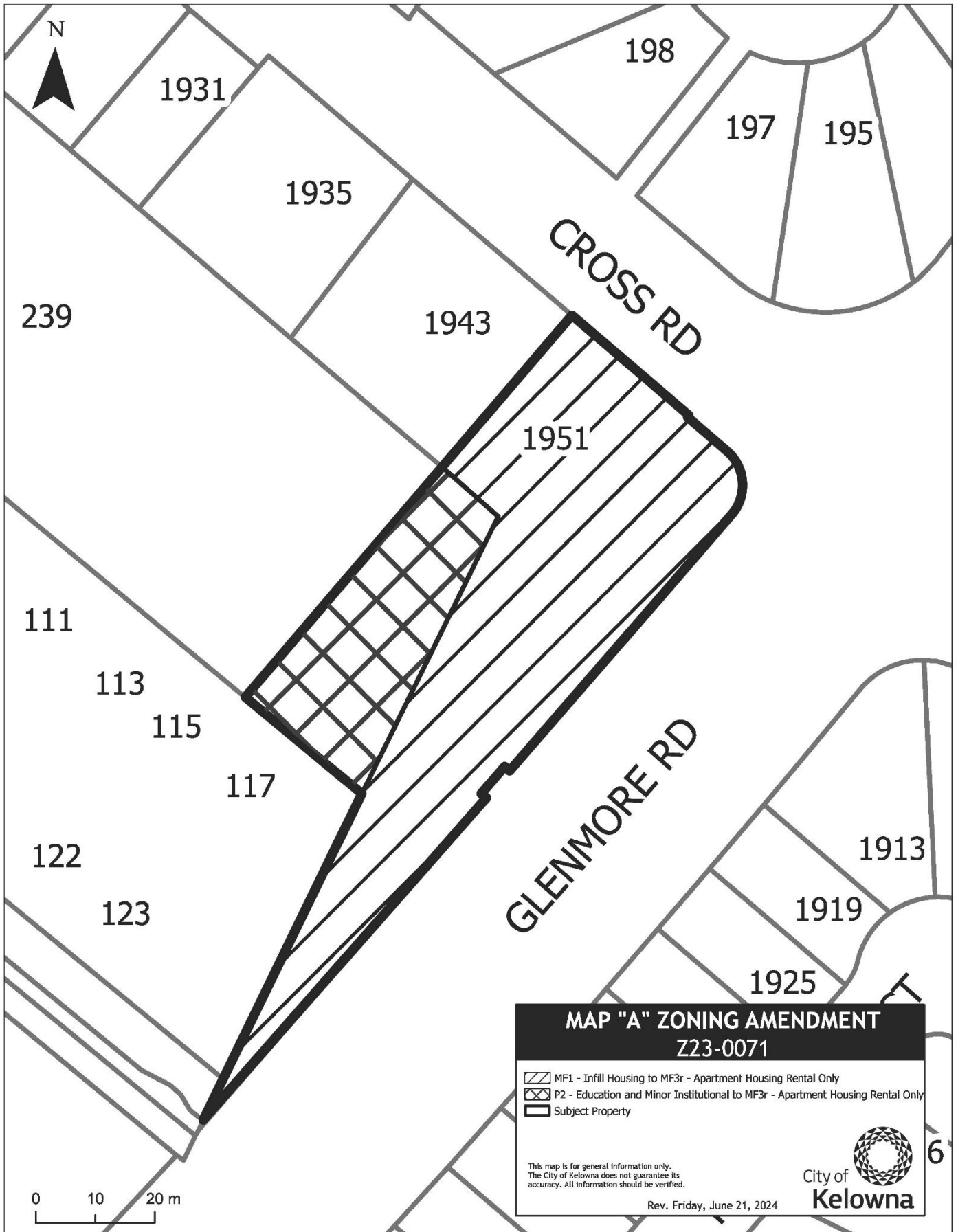
1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot 1 Section 4 Township 23 ODYD Plan EPP120282 located on Cross Road, Kelowna, BC from the MF1 – Infill Housing zone and the P2 – Education and Minor Institutional zone to the MF3r – Apartment Housing Rental Only 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 22nd day of July, 2024.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



Report to Council



Date: October 21, 2024
To: Council
From: City Manager
Subject: Policy Amendments Relating to Liquor Policies 223, 310, and 359
Department: Development Planning & Active Living and Culture

Recommendation:

THAT Council Policy No. 310 being Designated Driver Awareness Program be rescinded;

AND THAT Council Policy No. 223 being Liquor Licenses in Parks and Stadiums and Facilities be revised as outlined in the Report from Development Planning Department & Active Living and Culture dated October 21, 2024;

AND FURTHER THAT Council Policy No. 359 being Liquor Licensing Policy & Procedures be revised as outlined in the Report from Development Planning Department & Active Living and Culture dated October 21, 2024.

Purpose:

To approve changes to various Council policies related to liquor.

Background:

In conjunction with the liquor licence application process review, Staff have completed a review of existing Council Policies pertaining to liquor to ensure alignment with current practice and provincial legislation.

Discussion:

Council Policy No. 359 Liquor Licensing Policy & Procedures

The Liquor & Cannabis Regulation Branch (LCRB) requires Local Government input for various types of liquor license applications. Council Policy No. 359 Liquor Licensing Policy & Procedures guides staff review of liquor license applications and Council decision-making.

Staff last conducted a comprehensive review of this Council Policy in 2010. The focus of the previous review was primarily on the compatibility of the increasing redevelopment in the City's downtown core

and the high concentration of liquor primary establishments (nightclubs, bars and pubs) within a small area of downtown. Council adopted the current version of Council Policy 359 on February 16, 2011.

Kelowna's liquor scene has evolved from a handful of night clubs to a tourist and economic driver. The City has seen a significant upswing in local manufacturing operation and liquor primary establishments to allow for a diversity of entertainment. With the evolution of these types of establishments coming to the City, an updated policy was needed to guide how these applications are processed, and the regulations liquor establishments must adhere to.

The current Council Policy does not adequately address this broader range of establishments. As evidence of this, in the past four years, Council has considered 36 liquor license applications, of which only 54% have been fully consistent with the existing policy. Council approved 94% of these applications. The majority of applications that did not comply with the policy was because the locations exceeded 100 persons, while not being located within a Village Centre or Urban Centre.

In reviewing Council Policy No. 359, staff have completed the following background research:

- Review of liquor policies in a variety of other BC jurisdictions and discussions with their staff to determine common practices;
- Engagement with external agencies, including, but not limited to, Interior Health, RCMP, Uptown Rutland Business Association, Downtown Kelowna Association and Tourism Kelowna;
- Engagement with internal City of Kelowna staff, including Community Safety, Business Licensing, Bylaw Services, and Long Range Planning; and
- Engagement with 11 private operators of liquor primary, manufacturing, and food primary establishments.

Below is a summary of changes being proposed:

- Addition of a Map
 - Attached to the policy is a new map that references a "Central Area". The purpose of the map and these areas is to outline different regulations for liquor establishments inside and outside of the Central Area.
- Hours
 - The current policy does not have a section dedicated to hours of liquor service. The LCRB, up until 2003, permitted establishments to be open until 2:00am. In 2003, the LCRB permitted establishments to remain open until 4:00am, however the City of Kelowna maintained the 2:00am closing time. In accordance with current practice and previous Council decisions, staff are proposing to limit closing times to 2:00am and require that outdoor patios cease operations by 11:00pm. In addition, it is proposed that liquor establishments outside of the Central Area be restricted to operate no later than midnight.
- Capacity
 - The current policy restricts establishments to no more than 500 persons. A proposed change is that larger establishments may be permitted if hours of operations do not extend beyond midnight. Any establishment seeking closing hours beyond midnight will continue to be limited to 500 persons. Additionally, staff are proposing to limit capacities outside of the Central Area to no more than 250 persons. Larger capacities can be considered where liquor service is provided in conjunction with alternative entertainment options that are less focused on alcohol consumption, including cultural or event-driven establishments.

- Siting
 - The current policy defines establishment types based on capacity (small, medium, and large), which are proposed to be removed. Based on the size of establishment a separation between was required. Staff are proposing no separation requirements in the Downtown Urban Centre and a 250-meter separation outside of the Downtown Urban Centre when capacities exceed 500 persons.
- Patron Participation Endorsement
 - A section specific for Patron Participation Endorsements is being introduced in the updated policy. All Patron Participation Endorsements will be reviewed based on the hours, siting, and capacity requirements within all sections of the proposed policy.
- Temporary Changes to Liquor Licence
 - This section of the policy is being updated to provide details of how staff will be reviewing Temporary Changes to Liquor Licence. While the LCRB limits these changes to 6 times a year, staff are proposing to limit these events to 3 days in length. Consideration of these temporary changes will include other events already approved in the area and input from the RCMP.
- Notification Requirements
 - Public notification for new establishments will be aligned with Council Policy 367 – Neighbour Notification & Information for Development Applications.
- Other
 - The section on Retail Liquor Sales is being removed from the proposed policy. The previous Zoning Bylaw (Bylaw No. 8000) required rezoning to a subzone to permit the use of Retail Liquor Sales. In Zoning Bylaw No. 12375, the requirement for the subzone was removed and the land use requirement in the current bylaw falls under the use category of Retail.

Council Policy No. 223 Liquor and Cannabis Licences in Parks, Stadiums, and Facilities

The proposed changes include adjustments that align with current practices. Examples include recognizing that:

- an event may have licensed cannabis use, and
- an authorized liquor and cannabis licensed event may take place at various public areas of the city, not just Waterfront Park, City Park, Rotary Centre for the Arts Common, Knox Mountain Park, Parkinson Recreation Centre, Mission Recreation Park, Apple Bowl Stadium, Elks Stadium, King Stadium, Rutland Sportsfields, Ellison Softball Park, and the East Kelowna Sportsfields Park.

Council Policy No. 310 Designated Driver Awareness Program

Staff propose that Council Policy No. 310 be rescinded as it duplicates requirements of the LCRB. The LCRB ensures that requirements of liquor license holders are made available and acknowledged as part of the licensing process. The LCRB has jurisdiction to enforce these obligations, including imposing penalties for non-compliance. The Designated Driver Awareness Program will continue to be required through this authority.

Conclusion:

Staff recommend support for the amendments to the attached Council policies which are modernized to align with the evolution of liquor establishments, current practices, and remove duplication with Provincial regulations.

Internal Circulation:

Community Safety
Business Licencing
Bylaw Services
Long Range Planning

Submitted by: Jason Issler, Planner II

Approved for inclusion: Nola Kilmartin, Development Planning Department Manager
Ryan Smith, Division Director, Planning, Climate Action &
Development Services

Attachments:

Attachment "A": Council Policy No. 310
Attachment "B": Draft Council Policy No. 223
Attachment "C": Draft Council Policy No. 359

cc:

J. Taylor, Policy Analyst



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

Council Policy

Liquor and Cannabis Licences in Parks, Stadiums, and Facilities

ESTABLISHED November 23, 1992

Contact Department: Sport & Event Services

Guiding Principle

The City of Kelowna recognizes events as playing a valuable role for a vibrant community, which improves quality of life by contributing to social and economic benefits, reflecting the city's diversity, and showcasing the city's attributes. An objective of the Kelowna Event Strategy is to foster the Event Services Committee structure and permitting process to provide solution-oriented expertise effectively and proactively for all facets of local event and film delivery.

Purpose

To establish parameters for a licensed liquor or cannabis event.

Application

This policy applies to an event held in a park or public space.

Definitions

"Event" means a one-time or infrequent occurrence that provides the public social, leisure, or cultural opportunities outside the normal range of everyday experiences.

"Park" means 'Park' as defined in Parks and Public Spaces Bylaw No. 10680.

"Public Space" means 'Public Space' as defined in Parks and Public Spaces Bylaw No. 10680.

Policy Statements

1. A licensed liquor or cannabis area may be allowed in conjunction with an organized event.
 - a) More than one licensed area may be allowed per event.
2. A City-owned Liquor Primary licence for a stadium, arena, or theatre will be maintained, which includes the Apple Bowl Stadium, Elks Stadium, Rutland Arena, or Kelowna Community Theatre.
3. The City may authorize in writing that a tenant may operate a City-owned Liquor Primary licence in a facility on the following conditions required by the authorized tenant:
 - a) to operate in accordance with the regulations set out in the Liquor Control and Licensing Act, in addition to the conditions as set out by the Liquor and Cannabis Regulation Branch or the City.
 - b) to be responsible for all financial aspects of operating the Liquor Primary licence, including payment of application or licence fee, necessary criminal record check fee, applicable tax, or operational and associated cost.
 - c) to maintain and provide proof of comprehensive, general liability insurance, release and indemnity of the City.
 - d) to provide financial reporting records to the City in a format determined by the City.
 - e) to remit 10% of annual gross profit earned through the operation of the Liquor Primary licence or \$2,000, whichever is greater.
4. The City may authorize a licensed event in a park or stadium subject to the following conditions:
 - a) An event organizer must apply through the Event Services' approval process to present a request for a licensed area. Logistical items must be identified, which include:
 - i. a site plan of the venue that shows the size, capacity, and location of the licensed area.
 - ii. provision of food and non-alcoholic beverage services;
 - iii. provision of portable washroom facilities;
 - iv. proposed hours of operation of the licensed area will be restricted between 11:00 a.m. and 10:00 p.m.;
 - v. a comprehensive security plan;

ATTACHMENT		A
This forms part of application		
#		
Planner Initials	JJ	 City of Kelowna DEVELOPMENT PLANNING

- vi. installation of fencing surrounding the licensed area; and
- vii. any other information required by the City for the review process.
- b) Adhering to regulations of the Liquor Control and Licensing Act, the conditions as set out by the Liquor and Cannabis Regulation Branch or the City.
- c) Incremental cost as required by the City arising out of the licensed area will be paid by the event organizer.
- d) The operation of the licensed area does not have a negative impact on a neighbour or business.
- e) A beverage must be served in plastic, paper, or other disposable container, unless authorized by the City.
- f) The issuance or extension of a licence is approved by the Event Services Committee.

Amendments

Last Revised:

Replacing: R334/07/03/26; R768/04/08/09 R530/00/06/12; R399/1998/05/25, R290/1997/05/05; S1314/1992/11/23; R375/10/04/26

DRAFT

ATTACHMENT		A
This forms part of application		
# _____		
Planner Initials	JJ	 City of Kelowna <small>DEVELOPMENT PLANNING</small>



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

Council Policy

Liquor Licensing Policy & Procedures

ESTABLISHED: February 21, 2011

Contact Department: Development Planning

Guiding Principle

The *Liquor Control and Licensing Act* and *Liquor Control and Licensing Regulation* provides opportunity for local governments to provide recommendations to the Liquor and Cannabis Regulation Branch (LCRB) on specified liquor license applications. Local government comments are a key component of the LCRB's licensing decisions.

Purpose

To outline the criteria for evaluating a liquor license application and to establish standards and procedures for neighbour notification responsibilities.

Application

This Policy applies to liquor license applications requiring local government input as per the *Liquor Licensing and Control Act*. This includes, but is not limited to, new, expanded, modified, relocated, or temporarily changed licenses for Liquor Primary Establishments, Food Primary Establishments, and Manufacturing Establishments.

Definitions

"Capacity" means the total number of occupants as outlined on the Liquor Licence.

"Central Area" means 'Central Area' as shown in Liquor Policy 359 Map.

"Food Primary Establishment" means an establishment as defined by the Liquor and Cannabis Regulation Branch.

"Liquor Primary Establishment" means an establishment as defined by the Liquor and Cannabis Regulation Branch.

"Manufacturing Establishment" means an establishment as defined by the Liquor and Cannabis Regulation Branch.

"Outdoor Patio" means an area servicing patrons not located within a building.

"Patron Participation Endorsement" means an endorsement as defined by the Liquor and Cannabis Regulation Branch.

"Regular Format Development Notice Sign" means 4' x 2' signage for displaying notification requirements.


"Downtown Urban Centre" means 'Downtown Urban Centre' as defined in Kelowna 2040 – Official Community Plan Bylaw No. 12300.

Policy Statements

Liquor Licenses Requiring a Council Resolution

In consideration of new, expanded, modified, or relocated establishments which serve liquor, the following guidelines shall be considered:

1. Hours:
 - a) Liquor service for a licensed establishment within the Central Area may be permitted between the hours of 9:00 AM and 2:00 AM. For a licensed establishment outside of the Central Area, liquor service may only be permitted between the hours of 9:00 AM and 12:00 AM;
 - b) An outdoor patio at a licensed establishment may not operate later than 11:00 PM.
 - c) Establishments that operate roll shutters or similar large openings must close them by 11:00 PM.
 - d) Amplified music and noise in an outdoor setting is discouraged but shall not occur after 11:00 PM.

ATTACHMENT		B
This forms part of application		
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Planner Initials	JJ	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

2. Capacity:
 - a) A licensed establishment within the Central Area that closes later than midnight, must limit capacity to 500 persons. The capacity of a licensed establishment within the Central Area of greater than 500 persons may be considered in the following circumstances:
 - i. Where liquor service ends at or prior to 12:00 AM; or
 - ii. Where liquor service is provided in conjunction with alternative entertainment options that are less focused on alcohol consumption, including cultural or event-driven establishments.
 - b) For a licensed establishment outside of the Central Area, the capacity may not exceed 250 persons.
3. Siting:
 - a) A new licensed establishment, outside of the Downtown Urban Centre, with a proposed capacity of greater than 500 persons, may not be located within 250 meters of an existing licensed establishment with a capacity of greater than 500 persons.
4. Agricultural Land Reserve:
 - a) A licensed establishment located on parcels within the Agricultural Land Reserve (ALR) will only be permitted in accordance with the *Agricultural Land Commission Act* (ALCA) and ALR and Regulations. If not regulated by the ALCA or ALR regulations, the requirements of agricultural land must comply with all sections of this Policy.
5. Patron Participation Endorsement:
 - a) A patron participation endorsement may be supported where the proposal complies with sections 1, 2, 3 and 4 of this policy.

Temporary Changes to Liquor Licenses:

6. Temporary license changes will be reviewed in accordance with the following guidelines:
 - a) A Temporary Change to Liquor Licence may not exceed 3 days;
 - b) Requests for Temporary Change to Liquor Licence must be submitted a minimum 6 weeks prior to the event.
 - c) RCMP input on policing impacts of proposed temporary license changes, including:
 - i) Payment of additional policing costs prior to the event;
 - ii) The number of temporary licence change requests received for each date, and their proposed capacity, proximity, and hours of service;
 - iii) Location of proposed temporary license change;
 - iv) Availability of policing resources;
 - v) Security Plan, including provision of qualified private security personnel.


Notification Requirements:

7. All structural change and change of hour applications must complete a neighbour notification prior to manager or council consideration. Prior to mail-outs or advertising the applicant must send package to staff for review prior to being sent out.
 - a) Notification Buffer Area:

For all sites within the Permanent Growth Boundary as indicated on [OCP Map 3.1](#), properties within 50 m must be notified. For all sites outside of the Permanent Growth Boundary as indicated on [OCP Map 3.1](#), all properties within 300 m must be notified. Staff will generate a buffer map and list of properties for the applicant. Mail-outs are required, and where possible, direct face-to-face conversations with immediate neighbours are encouraged.
 - b) Neighbour Notification Content:

The Neighbour Notification will clearly state that this notification is from the applicant, and not from the City. The following items must be included in the mail-out or face-to-face notification:

 - i) Location of the site

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Planner Initials	JJ	 City of Kelowna DEVELOPMENT PLANNING

- ii) Detailed description of the proposal including specific changes proposed
 - iii) Visual rendering or site plan of the proposal (if available)
 - iv) Website for the proposal (if available)
 - v) Contact information for the applicant
 - vi) Contact information for staff
- c) Summary of Neighbour Notification:

A summary of neighbour notification efforts, feedback, and responses must be provided to staff before the application can be scheduled for Council or considered by Department Manager. The summary report will be included in the Council report or Department Manager report and must not contain any personal details of attendees such as first and last names, addresses, phone numbers, etc. The summary must include the following information in the following order:

- i) Date the mail-outs or face-to-face notification was completed
 - ii) Methods of notification (mail out, face-to-face, website, etc.)
 - iii) List of all addresses notified
 - iv) Details of the types of information provided
 - v) Any feedback or key issues received from the neighbours
 - vi) Outline any changes to the project resulting from neighbour notification
- d) Signage:

Staff will coordinate with the applicant to order signs in a timely fashion to ensure signage is in place a minimum of 10 days prior to manager or Council consideration. Any costs associated with the production and installation of signage are the responsibility of the applicant and/or owner.

For sites with more than one frontage, a sign is required on each frontage. A sign is required for each 150 m of frontage, provided no more than three signs are required on any one site. Photographic evidence of the installation of the signs is required to be provided to staff prior to Council or Department Manager consideration.

Signage will be a Regular Format Development Notice Signs (4' x 2') and must contain:

- i) Detailed description of proposal including address and file number
 - ii) Contact information for the applicant
 - iii) Contact information for staff
- e) Public Notice:


For applications requiring Council approval, The City will:

- i) Deliver notice of the application to owners and occupiers to a 50 m (or minimum four properties, whichever is greater) buffer a minimum of 10 days prior to the public meeting
- ii) Place newspaper advertisements in at least two consecutive issues with the last publication to appear not less than three and not more than 10 days before the public meeting

Amendments

Resolution:

Replacing: R458/16/05/30; R710/15/09/14; R170/11/02/21; Council Policy No. 315

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City of
Kelowna

Updates to Council Policies 223, 310, and 359

Liquor Licence Policies

Council Policy 359 – Liquor Licencing Policy

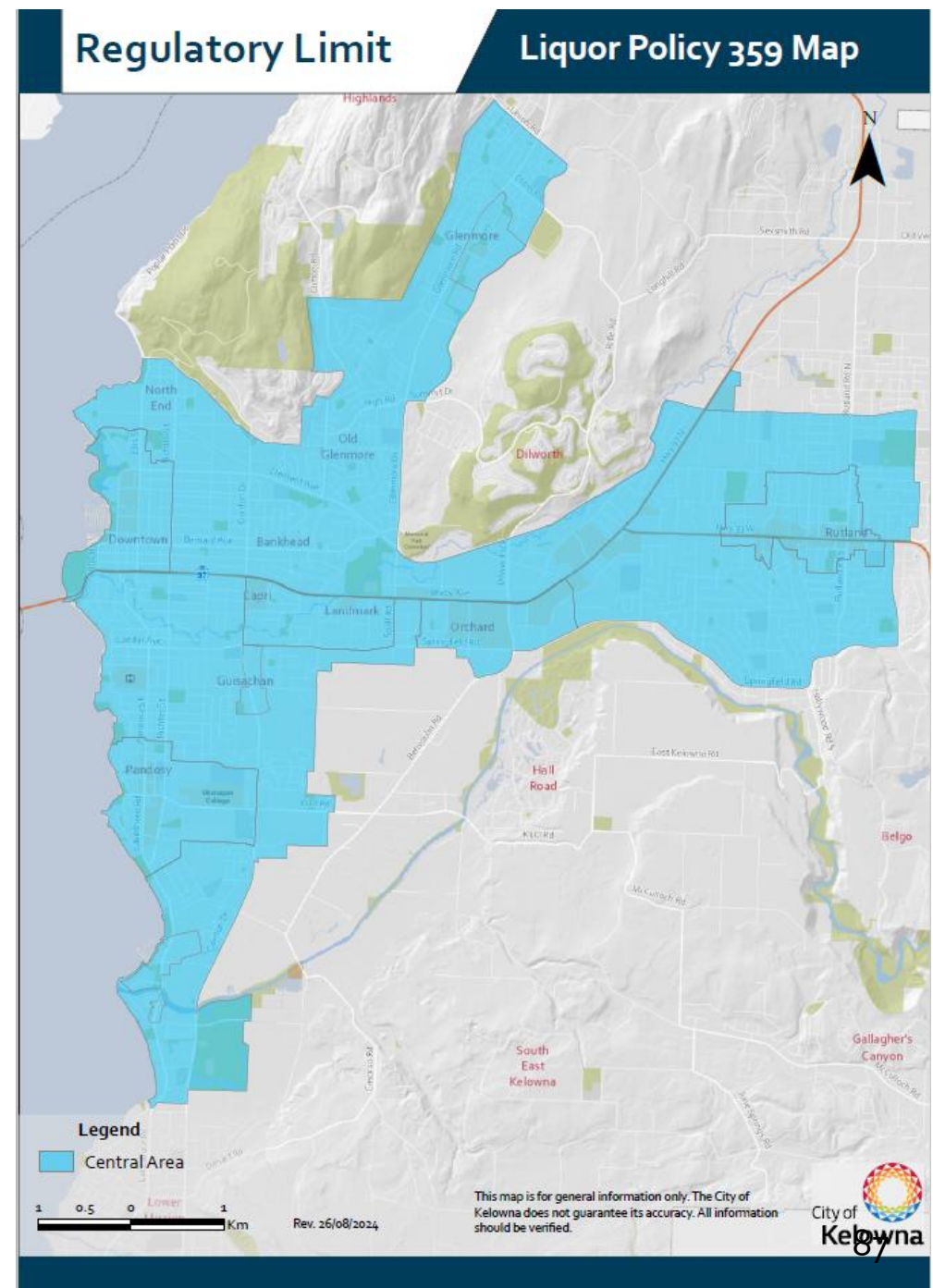
- ▶ Current version was completed February 2011
- ▶ Liquor consumption and associated entertainment has evolved significantly over past decade
- ▶ LCRB has made changes to licencing names and types
- ▶ Modernization of the policy was needed

Liquor Establishments – Kelowna Context

- ▶ 83 Liquor Primary Licences
- ▶ 46 Manufacturing Licences
 - ▶ 18 Breweries
 - ▶ 4 Distilleries
 - ▶ 22 Wineries
 - ▶ 2 Co-Packed (Joint production space)

Changes proposed – Policy 359 Map

- ▶ Create a custom map specifically for Policy 359.
- ▶ Establishes a “Central Area” where policy will be different depending on location within or outside this area.
- ▶ Supported by RCMP to ensure adequate resources and public safety.



Changes proposed – Hours

- ▶ The current policy does not have a section dedicated to hours of operations.
- ▶ Standard has been 2 am for indoors and 11 pm for outdoors.
- ▶ The new policy will include a dedicated section for hours of operations. This section will include:
 - ▶ Outdoor patios, roll shutters, or similar large openings must close by 11 pm
 - ▶ Hours are only permitted between 9 am and 2 am within the “Central Area” and between 9 am and 12 am outside the “Central Area”
 - ▶ Amplified music must not occur after 11 pm

Changes proposed – Capacity

- ▶ The current policy restricts capacity to 500 persons.
- ▶ Proposed policy change is to maintain capacity limit at 500 persons, however, capacity can be increased with reduced hours to 12 am.
- ▶ Establishments can be considered at a capacity greater than 500 for cultural or event driven establishments.

Changes proposed – Siting

- ▶ Current Policy dictates siting based on size of establishment

The above siting guidelines are summarized in the following table:

Establishment Type	Siting requirements from:			Location
	Small (<100 persons)	Medium (100-249 persons)	Large (250+ persons)	
Small (<100 persons)	Not beside	Not beside	Not beside	City-wide
Medium (100-249 persons)	Not beside	Minimum 100m separation	Minimum 100m separation	Urban or Village Centre
Large (250+ persons)	Not beside	Minimum 100m separation	Minimum 250m separation	Only Urban Centre

- ▶ Proposed policy seeks to keep a separation of 250 m for establishments 500 persons or more outside the Downtown Urban Centre.
- ▶ No separation requirements within the Downtown Urban Centre.

Changes proposed – Temporary Changes to Liquor Licence

- ▶ The current policy does not have a section dedicated to Temporary Changes to liquor licences.
- ▶ Proposed Policy will:
 - ▶ Restrict events to 3 days in length
 - ▶ Should be submitted 6 weeks prior to event
 - ▶ Support will be based on input from RCMP

Changes proposed – Other

- ▶ Properties located within the Agricultural Land Reserve (ALR) must adhere to ALC regulations.
- ▶ Patron Participation Endorsements must adhere to all other sections of the policy.
- ▶ Notification requirements are being updated to match the requirements of Council Policy 367.

Council Policy 223 – Liquor Licenses in Parks and Stadiums and Facilities

- ▶ Proposed changes that align with current practices.
 - ▶ Events that may have licensed cannabis use;
 - ▶ Organized liquor and cannabis events may take place in various public areas.

Council Policy 310 – Designated Driver Awareness Program

- ▶ Operators acknowledge and enforce responsibilities within licence;
- ▶ The LCRB has jurisdiction to enforce obligations under the licence;
- ▶ The current policy is a duplication of LCRB responsibilities;
- ▶ Seeking to rescind the current policy.

Stakeholder Engagement

- ▶ RCMP
- ▶ Interior Health
- ▶ Tourism Kelowna
- ▶ Multiple Food Primary, Manufacturing, and Liquor Primary Licence holders
- ▶ Internal Departments:
 - ▶ Community Safety
 - ▶ Business Licencing
 - ▶ Long Range Planning
 - ▶ Bylaw Services



Questions?

For more information, visit kelowna.ca.

Report to Council



Date: October 21, 2024
To: Council
From: City Manager
Subject: Updates to Development Application and Heritage Procedures Bylaw No. 12310 and Development Application Fees Bylaw No. 12552
Department: Development Planning

Recommendation:

THAT Council receives, for information, the report from Development Planning, dated October 21, 2024, with respect to amending Development Application and Heritage Procedures Bylaw No. 12310, and Development Application Fees Bylaw No. 12552;

AND THAT Bylaw No. 12715, being Amendment No. 5 to the Development Application and Heritage Procedures Bylaw No. 12310, be forwarded for reading consideration;

AND FURTHER THAT Bylaw No. 12716, being Amendment No. 3 to the Development Application Fees Bylaw No. 12552, be forwarded for reading consideration.

Purpose:

To update Development Application and Heritage Procedures Bylaw No. 12310 and Development Application Fees Bylaw No. 12552 with changes to liquor licence procedures.

Background:

Application review processes are reviewed regularly to identify potential for improvement and streamlining. The process for seeking approvals for liquor licence applications goes through two separate processes, through the City of Kelowna for a local referral review and the Liquor and Cannabis Regulation Branch (LCRB) for final review and approval. Local government input is a key component of the LCRB’s licensing decisions.

Discussion:

The current Liquor Licence Application process requires all liquor licence applications to be forwarded to a Tuesday public meeting for Council consideration. In recent years, many legislative changes have

led to a reduction of Tuesday public hearings and meetings required per year. Applicants must often wait several weeks to go to Council after applications are ready for consideration.

To decrease the length of time and cost for an applicant to accomplish the City's liquor licence process, Staff are proposing the following three different processes for liquor licence applications depending on the scale and endorsement the applicant is seeking:

1. Delegation of Authority to Staff (<99 Person Capacity)

The LCRB allows liquor licence applications to be considered by employees of the local government (staff). Staff are proposing to review new small-scale liquor establishments for both Manufacturing Licenses and Liquor Primary Licences and new endorsements. Small scale establishments will be defined as establishments with 99 persons or less. This change will allow for quicker approvals for small businesses that want to add a liquor component to their existing business or small-scale Manufacturing or Liquor Primary establishments. Recent examples include several hair salons, cigar shops, and other similar establishments.

In addition to small establishments, staff are proposing that all considerations for Patron Participation Endorsements be directed to staff. In recognition of this proposed process change, Staff is recommending that a lower fee for liquor licence applications that are considered by Staff be created. The fee is consistent with the fee for staff-delegated Development Permits.

2. Monday PM Meetings (100 to 250 Person Capacity)

When applicants are seeking larger capacities having Council consideration will still be required. Staff are proposing that medium establishments, which will be defined as an establishment with a capacity between 100 – 250, be considered by Council at a Monday afternoon meeting. The benefit of Monday meetings is there are significantly more than the Tuesday Public Meeting dates. This allows applicants to receive consideration by Council more quickly. Public input will still be solicited via Council Policy No. 367 and correspondence received will be summarized as part of the Council report. City Council will have the opportunity to forward a liquor licence application from a Monday to a Tuesday Public Meeting if they believe further input from the public is required.

3. Large Establishments (>250 Person Capacity)

Large establishments, which will be defined as an establishment with a capacity of 250 or greater, will still require consideration at a Tuesday Public Meeting in accordance with the existing process.

Conclusion:

The proposed changes will result in quicker processing times and cost-saving opportunities for small and medium businesses requiring liquor licence application changes in the City of Kelowna. All liquor licence applications, as per the Liquor Control and Licensing Act, require applicants to notify nearby residents and post signage for any new or proposed change. Public input will continue to be vital to the review process of new liquor applications.

Legal/Statutory Authority:

Community Charter, Section 154

Liquor Control and Licensing Act, Section 40

Submitted by: Jason Issler, Planner II**Approved for inclusion:** Nola Kilmartin, Development Planning Department Manager
Ryan Smith, Division Director, Planning, Climate Action &
Development Services

cc:

J. Taylor, Policy Analyst



City of
Kelowna

Liquor Licence Process Update

Bylaw Changes: 12310 and 12552

Current Process

- ▶ Applicants make application through LCRB Portal.
- ▶ City of Kelowna is notified and reaches out to applicants with how to apply through local government.
- ▶ Application is circulated and reviewed to Council Policy 359.
- ▶ Forwarded for council consideration.
- ▶ Resolution provided to LCRB.

Current Timelines

- ▶ All applications are required to go to a Public Hearing.
- ▶ The number of Public Hearings have been reduced over recent years.
- ▶ Proposing three streams for Local Government input depending on the application type.

Delegation of Authority

- ▶ All new applications (Liquor Primary and Manufacturing Licences) with a capacity of 99 persons or less.
- ▶ All changes to an existing licence where the total capacity is still 99 persons or less.
- ▶ All Patron Participation Endorsement applications.
- ▶ Structural Change application with no increase to capacity.

Medium Establishments

- ▶ Defined as establishments with a capacity between 100 – 249 persons.
- ▶ Will be considered at a Monday Afternoon meeting.
- ▶ Increases the availability of council meetings from 10 to approximately 33.
- ▶ Council will continue to have option to forward to a Public Hearing.

Large Establishments

- ▶ Defined as establishments with a capacity exceeding 250 persons.
- ▶ No changes proposed, will be considered by council at a Public Hearing.



Questions?

For more information, visit kelowna.ca.

CITY OF KELOWNA

Bylaw No. 12715

Amendment No. 5 to Development Application and Heritage Procedures Bylaw No. 12310

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the Development Application and Heritage Procedures Bylaw No. 12310 be amended as follows:

1. THAT the **Preamble**, located on Page 1, be amended by
 - 1.1. Deleting "and Agricultural Land Commission applications" and replacing with "Liquor Licence applications under Part 5 of the *Liquor Control and Licensing Act*; and Agricultural Land Commission applications."
 - 1.2. Deleting "WHEREAS under the *Community Charter* and Parts 14 and 15 of the *Local Government Act*" and replace with "WHEREAS under the *Community Charter* and Parts 14 and 15 of the *Local Government Act* and Part 5 of the *Liquor Control and Licensing Act*".
 - 1.3. Adding "issue liquor licence resolutions," after "issue a Temporary Farm Worker Housing Permit," and before "or the Agricultural Land Commission;"
2. THAT **Section 1.3 Scope**, Subsection 1.3.1 be amended by deleting the following:

"l) For property to be added to or removed from the Heritage Register; or
m) For Early Consideration by Council"

and replacing with the following:

"l) For property to be added to or removed from the Heritage Register;
m) For Early Consideration by Council; or
n) For a liquor licence"
3. THAT **Section 1.4 Definitions** be amended by adding in its appropriate location the following new definition:

"**Liquor and Cannabis Regulation Branch**' or '**LCRB**' means the **Liquor and Cannabis Regulation Branch** established by the *Liquor Control and Licensing Act*;"
4. THAT **Section 2.1.2 Application Requirements and Processing** be amended by adding the following new subsection:

"o) An application for a Liquor Licence will be made and processed substantially in accordance with Schedule '16' of this bylaw."
5. THAT **Section 2.2 Council Decisions** be amended by adding the following new subsection:

"2.2.8 Liquor Licence Applications

Except for applications that can be considered by the **Department Manager, Development Planning**, pursuant to Section 2.0 of Schedule '16' of this bylaw, Council may, upon receipt of a report from the City Manager respecting an application under Schedule '16', pass a resolution that:

 - a) Supports the application;
 - b) Does not support the application; or
 - c) Directs that the application be considered at a Tuesday Regular Meeting of Council.

6. THAT **Section 2.3 Delegation of Authority** be amended by adding the following new subsection:

"2.3.8 Liquor Licence Applications

The powers of Council under Section 38(3) of the *Liquor Control and Licensing Act* to provide comments and recommendations with respect to an application, subject to restrictions identified in Schedule '16' of this bylaw."

7. THAT **Schedule '1' – Application Requirements** be amended by

7.1. Deleting the following:

"The information listed below will be required for applications under this **bylaw** in accordance with Schedules '2' to '15' of this bylaw:"

and replacing with:

"The information listed below will be required for applications under this **bylaw** in accordance with Schedules '2' to '16' of this bylaw:"

7.2. Adding the following after 'Floor Plans' and before 'Elevation Drawings – 1:200 scale recommended, all units in metric, including:'

• Occupant Load – A detailed floor plan showing all washrooms, exits, seating, fixtures and furniture that is stamped by the City of Kelowna."

8. THAT **SCHEDULE '16'** Liquor Licence Applications, as attached to and forming part of this bylaw, be added.

9. This bylaw may be cited as "Bylaw No. 12715, being Amendment No. 5 to Development Application and Heritage Procedures Bylaw No. 12310".

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

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

SCHEDULE '16' – Liquor Licence Applications

This Schedule describes the process applicants must follow for *Liquor Control and Licensing Act* applications, including application requirements and processing procedures. Following the steps outlined below does not grant a right to development approval.

1.0 APPLICATION REQUIREMENTS

1.1 Liquor Licence applications are made directly to the **Liquor and Cannabis Regulation Branch (LCRB)**. Applications that require local government input are then forwarded to the **City**.

1.2 Following submission to the **LCRB**, a separate application must be submitted to the City of Kelowna. The following information is required for a Liquor Licence application. See Schedule '1' of this bylaw for a description of each application requirement.

Application Form	State of Title
Owners Authorization	Project Rationale
City–Stamped Occupant Load	

2.0 LIQUOR LICENCE APPLICATION (DELEGATED)

2.1 SCOPE OF DELEGATION

2.1.1 The powers delegated to the **Department Manager, Development Planning** with respect to Liquor License applications are limited to the following application types:

- a) A Patron Participation Entertainment on a new or existing Food Primary Licence;
- b) A new Liquor Primary Licence, Lounge Endorsement, Picnic Area Endorsement, or Special Event Area Endorsement with a capacity of less than 100 persons; or
- c) A structural change to an existing Liquor Primary Licence, Lounge Endorsement, Picnic Area Endorsement, or Special Event Area Endorsement where the total capacity resulting from the structural change is less than 100 persons.

2.2 PROCESSING PROCEDURE

2.2.1 An application under the *Liquor Control and Licensing Act* that is among the application types set out in section 2.1.1 of this Schedule will be processed as follows:

- a) Upon receipt of an **LCRB** application package where local government input is required, submitted in accordance with the requirements of this bylaw the City will contact the applicant who must then submit a Liquor Licence Application to the Development Planning Department.
- b) Development Planning will review the application for completeness. If the application is incomplete, it will be processed in accordance with section 2.11 Incomplete Applications of this bylaw.
- c) Development Planning will refer the application to all relevant City departments, as well as applicable government and external agencies.
- d) Development Planning will evaluate the proposal for compliance with relevant City bylaws and policies and relevant provincial regulations, including, but not limited to, the **LCRB** Liquor Policy Manual and Council Policy No. 359.

- e) The applicant will complete public notification and consultation as required by Council Policy No. 359 Liquor Licensing Policy & Procedures.
- f) Relevant referral agency comments will be considered by the **Department Manager, Development Planning**.
- g) Development Planning will notify the applicant in writing of the decision of the **Department Manager, Development Planning**. If the **Department Manager, Development Planning** decides not to support the application the applicant may, within 10 business days of being notified in writing of the decision, request **Council** to reconsider the decision.
- h) The Report of the **Department Manager, Development Planning**, including recommendations and related schedules, will be uploaded to the **LCRB** portal.

3.0 LIQUOR LICENSE APPLICATION (COUNCIL)

3.1 PROCESSING PROCEDURE

An application under the *Liquor Control and Licensing Act* that is not among the application types set out in section 2.1.1 of this Schedule will be processed as follows:

- a) Upon receipt of an **LCRB** application package where local government input is required, submitted in accordance with the requirements of this bylaw, the City will contact the applicant who must then submit a Liquor Licence Application to the Development Planning Department.
- b) Development Planning will review the application for completeness. If the application is incomplete, it will be processed in accordance with section 2.11 Incomplete Applications of this bylaw.
- c) Development Planning will refer the application to all relevant City departments, as well as applicable government and external agencies.
- d) Development Planning will evaluate the proposal for compliance with relevant City bylaws and policies and relevant provincial regulations, including, but not limited to, the **LCRB** Liquor Policy Manual and Council Policy No. 359.
- e) The applicant will complete public notification and consultation as required by Council Policy No. 359 – Liquor Licensing Policy & Procedures.
- f) Development Planning staff will prepare a staff report for consideration by Council. The applicant is encouraged to attend the Council meeting at which the application will be considered.
- g) Council will consider the application.
 - i. An application with a capacity greater than 99 persons but less than or equal to 250 persons will be considered at a Monday Regular Meeting (afternoon) unless Council resolves to consider the application at a Tuesday Meeting.
 - ii. An application with a capacity greater than 250 persons will be considered at a Tuesday Meeting.
- h) The Office of the City Clerk will notify the applicant in writing of the decision of Council.
- i) If authorized, Development Planning will forward the Council resolution to the **LCRB** with the staff report, Council resolution, and applicable schedules.

CITY OF KELOWNA

Bylaw No. 12716

Amendment No. 3 to Development Application Fees Bylaw No. 12552

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the Development Application Fees Bylaw No. 12552 be amended as follows:

1. THAT **Schedule "A", Table 4: Agriculture & Liquor Licenses** be amended by deleting the title "Table 4: Agriculture & Liquor Licenses" and replacing with the title "Table 4: Agriculture & Liquor Licences".
2. THAT **Schedule "A", Table 4: Agriculture & Liquor Licences** be amended by deleting 'Liquor License (New or Change)' and replacing with "Liquor Licence (New or Change)".
3. THAT **Schedule "A", Table 4: Agriculture & Liquor Licences** be amended by adding the following new application type to the table as a type of Liquor Licence (New or Change):

Application Type	Base Fee 2024	Additional Fees 2024
Liquor Licences (New or Change)		
"Liquor Licence (Direct Delegated)	\$ 985.00	-"

4. This bylaw may be cited as "Bylaw No. 12716, being Amendment No. 3 to Development Application Fees Bylaw No. 12552".
5. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: October 21, 2024
To: Council
From: City Manager
Subject: Growing Canada’s Community Canopies Grant
Department: Partnerships Office

Recommendation:

THAT Council receives, for information, the report from the Partnerships Office dated October 21, 2024 with respect to the Growing Canada’s Community Canopies Grant;

AND THAT Council directs staff to apply for grant funding to the Growing Canada’s Community Canopies Grant program, administered through the Federation of Canadian Municipalities;

AND THAT Council authorizes staff to execute all documents necessary to complete and manage the grant;

AND FURTHER THAT if that grant application is successful, the Financial Plan be amended to include the receipt of funds.

Purpose:

To inform Council of the Growing Canada’s Community Canopies Grant, and to receive support to apply for the grant funding.

Council Priority Alignment:

Climate & Environment

Background:

The Federation of Canadian Municipalities’ Green Municipal Fund (GMF) is a \$2.4B investment from the Government of Canada in a bundle of funding programs that delivers environmental, economic, and social impact.

Under the GMF, the Growing Canada’s Community Canopies (GCCC) funding program is a \$291M initiative that will support planting of at least 1.2 million trees across the country. The initiative is a part of GMF’s broader approach to nature-based climate solutions, which will achieve significant carbon

sequestration and increase forest and community resilience to climate change. Tree planting funding is for new tree planting projects, supporting communities to grow, manage, and protect their tree canopies.

Previous Council Resolution

Growing Canada’s Community Canopies Grant

Resolution	Date
<p>THAT Council receives, for information, the report from the Partnerships Office dated July 22, 2024 with respect to the Growing Canada’s Community Canopies Grant;</p> <p>AND THAT Council directs staff to apply for grant funding to the Growing Canada’s Community Canopies Grant program, administered through the Federation of Canadian Municipalities;</p> <p>AND THAT Council authorizes staff to execute all documents necessary to complete and manage the grant;</p> <p>AND FURTHER THAT if that grant application is successful, the Financial Plan be amended to include the receipt of funds.</p>	<p>July 22, 2024</p>

Discussion:

The City is applying to the GCCC Tree Planting fund for the Infill Street Tree Urbanization Project that will add sidewalks, stormwater management and street trees along Glenwood Ave and Morrison Ave. These projects will enhance aesthetics, provide shade, improve air quality, reduce urban noise and lower temperatures in the urban core.

Morrison Ave

A pilot project is proposed for Morrison Avenue, where the street will be redesigned to better accommodate trees. Bioswales are being explored as an alternative means of watering street trees and managing stormwater. Staff are also investigating low water need tree species and ground covers that could be planted in boulevards.

Glenwood Ave

Glenwood Ave will follow a more traditional urbanization method with the addition of sidewalks, refreshed boulevards, and a traditional stormwater management system, while increasing the street tree canopy.

Conclusion:

The City actively pursues grants to reduce municipal taxation and to leverage City funding for infrastructure, services, and programs to support Council, corporate and community priorities.

Funding from the Growing Canada’s Community Canopies fund will support initiatives to increase tree canopy throughout Kelowna.

Internal Circulation:

- Infrastructure Delivery
- Planning, Climate Action & Development Services
- Development Engineering

Finance

Considerations applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

Consultation and Engagement:

Submitted by: K. March, Grants & Special Projects Manager

Approved for inclusion: M. Kam, Partnerships Office Director

cc:

J. Sirett

B. Beach

A. Janousek

R. Smith

N. Chapman

M. Kam

Report to Council



Date: October 21, 2024
To: Council
From: City Manager
Subject: North End Plan – Draft Plan
Department: Long Range Planning

Recommendation:

THAT Council endorse in principle the draft North End Plan as set out in the report from Long Range Policy Planning dated October 21, 2024;

AND THAT staff be directed to bring forward for adoption a final version of the North End Plan with a series of bylaw amendments to implement the plan.

Purpose:

To endorse in principle the draft North End Plan and to direct staff to develop a final plan and a series of bylaw amendments for Council consideration.

Council Priorities:

- Affordable Housing
- Transportation
- Climate and Environment
- Economy

Background:

The North End Plan (NEP) is intended to guide and manage the growth of the North End neighbourhood (Figure 1). The NEP will identify the land use mix, housing approach, transportation network improvements, new parks and public spaces, municipal utilities and other community amenities needed to ensure the neighbourhood evolves in a deliberate way that benefits both North End residents and the city as a whole.

The NEP will provide high-level guidance for the redevelopment of the Mill Site, which formally includes both the old Tolko lumber mill and the adjacent BC Tree Fruits site. Detailed guidance for the redevelopment of the Mill Site is being addressed through the Mill Site Area Redevelopment Plan (ARP), which is being led by the landowners.

Figure 1. Plan Area



North End Plan Process

The NEP launched in the summer of 2021, with the first phase concluding in November of that year. The Background Summary Report was the primary outcome from Phase 1 of the NEP and provided a base of knowledge on which to guide the planning process.

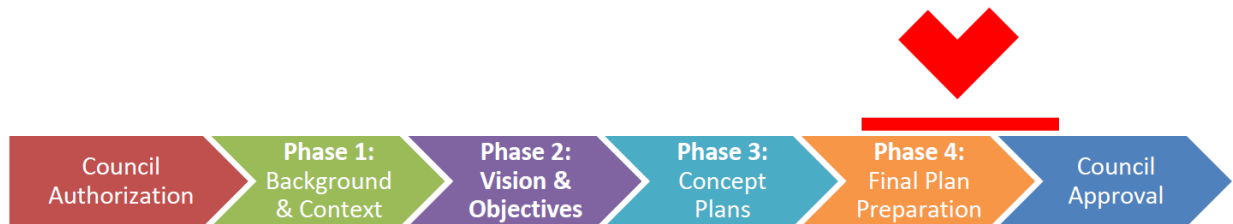
Phase 2 of the NEP focused on establishing a high-level Vision & Objectives to guide the development of the plan through future phases. The Vision and Objectives were prepared using feedback from public

engagement, staff input, and guided by the direction established in existing City plans and policies—such as Imagine Kelowna and the Official Community Plan (OCP). The Vision & Objectives were endorsed by Council in April 2022.

In Phase 3 of the process, staff used the Vision & Objectives to develop a list of prioritized community needs for the neighbourhood. Also in Phase 3, staff launched a series of technical studies to aid in the development of neighbourhood concept plans. Staff then used both the Vision & Objectives and the community needs list in conjunction with the technical analysis to develop a series of three neighbourhood concept plans. Staff introduced these concept plans to Council in July of 2023 and proceeded to conduct public engagement to receive feedback on the concepts. As a final step in Phase 3, staff used the input from engagement to help develop a recommended direction for a preferred concept for the plan that was brought forward to Council for endorsement in December of last year.

The North End Plan is now in its fourth and final phase. In this phase, staff took input from Council on the recommendation for the preferred concept for the plan and applied additional technical analysis to develop a draft plan that incorporates a preferred concept for the neighbourhood (Attachment A).

Figure 2. Plan Process



North End Plan Public Engagement

Public engagement was an important part of the planning process and public input was incorporated at every stage throughout. The engagement culminated for overall support for one of three concepts, which was used to guide the development of the draft plan.

Feedback from public engagement, organized in themes, is summarized below:

Theme	Public Engagement Summary
Housing	<ul style="list-style-type: none"> • Support for adding more housing options in the neighbourhood, including higher density forms at strategic locations • Recognition of the need for a mix of housing types and affordability levels to suit different needs and incomes, citing rapidly rising prices for all housing types across the city • Concern about homelessness alongside calls for permanent housing solutions and supports
Parks, Public Space & Community Facilities	<ul style="list-style-type: none"> • Strong support for more park and green space in the neighbourhood, especially waterfront park space, lake access and green connectivity—including parks on streets • Recognition that more recreation opportunities are needed to serve a growing population • Recognition of a distinct need for a neighbourhood school, especially with the expected increase of new housing and families
Shops & Services	<ul style="list-style-type: none"> • Support for the recent influx of new businesses, including the boom in craft breweries and other small-scale industrial businesses as well as local retail and personal service establishments • Recognition that many basic services are still missing— especially food and groceries • Preference for small-scale and local businesses for the neighbourhood
Transportation & Traffic	<ul style="list-style-type: none"> • Concerns over traffic congestion, parking availability, and pedestrian safety due to new neighbourhood growth and development • Calls for improved transit service and better neighbourhood connectivity through added cycling infrastructure, and more sidewalks, crosswalks and multi-use pathways • Requests for traffic calming measures and enhanced parking solutions
Art, Culture & Heritage	<ul style="list-style-type: none"> • Recognition of the area's rich history, starting with the syilx/Okanagan culture, and a desire to preserve and commemorate the many layers of local history • Desire for art, entertainment, culture and maker spaces to enliven the neighbourhood
Mill Site	<ul style="list-style-type: none"> • Enthusiasm for the site's potential as a community hub with various amenities and activities • Strong desire for ample public space, such as a waterfront park and lake access, that would be inclusive and accessible to everyone • Acknowledgment that community amenities are made possible through development, and that with greater neighbourhood growth comes enhanced amenities • Desire for housing and facilities that serve and benefit the broad community, alongside concerns that the site could become exclusive

Discussion:

The North End is made up of a number of distinct areas, each with its unique geography, land use mix, identity and character. In recognition of this, the North End Plan treats the sub-areas separately. The main sub-areas are: Downtown Urban Centre Expansion; Manhattan Point Neighbourhood; Walrod Park Neighbourhood; and the Mixed Employment District.

Downtown Urban Centre Expansion

Key Features:

- Expansion of Kelowna's Downtown into the North End
- Anchored by the redevelopment of the Mill Site—a future urban mixed-use, transit-oriented neighbourhood with new waterfront park space, community centre, mix of housing types and tenures, employment opportunities and a retail hub
- Attractive public spaces on the Okanagan Lake waterfront alongside other key community amenities—including Recreation Avenue Park
- Mix of housing, commercial and institutional uses

Manhattan Point Neighbourhood

Key Features

- Remains a predominantly residential area
- Modest neighbourhood growth with the addition of ground-oriented infill housing
- New park space—including waterfront park space and beach access—added as opportunities arise

Walrod Park Neighbourhood

Key Features:

- Moderate neighbourhood growth comprised of infill housing up to and including townhousing, with low rise apartments along the edge of the neighbourhood on Ellis and Recreation Avenue
- Walrod Park improved and expanded to the east in connection with a future water filtration facility—with opportunities for new sports field and courts
- Brandt's Creek restored through daylighting, widening and naturalization of the creek north of Recreation Avenue Park at redevelopment—and a new pathway also added
- Underused space on Kingsway and a part of Okanagan Boulevard converted to green and park space, using approaches like widening landscaped boulevards and bulb-outs, introducing pocket parks, increasing tree canopy, and programs to facilitate neighbourhood activities and events

Mixed Employment District

Key Features:

- Employment District to leverage its unique location next to downtown to grow employment opportunities and better respond to market dynamics
- Added services and employment in the Mixed Employment District, including greater support for craft breweries and other small-scale industrial businesses, as well as retail, personal service establishments and office space at strategic locations

Transportation

The North End Plan supports a significant amount of new neighbourhood growth in both new housing and residents as well as new jobs. The new growth is expected to put increasing pressure on the transportation network in the area. As a response to the transportation challenges in the North End, the North End Plan identifies improvements to infrastructure for all forms of transportation—but with an emphasis on active transportation and transit. Ultimately, failure to facilitate the shift toward these forms of transportation will limit the livability and growth potential of the neighbourhood. Key features include:

- New and enhanced active transportation connections connect the neighbourhood to downtown and other nearby neighbourhoods
- Enhanced transit service—including frequent transit service to the Mill Site
- Realignment of Recreation Ave with Weddell Place for better east west connectivity and other road improvements to increase traffic flow and efficiency

Together, the Transportation improvements proposed by the NEP help advance the Council priorities of improved travel choices and greater transit ridership as well as improved mode share and traffic safety.

Funding Strategy

Based on the considerable neighbourhood growth the NEP supports—in both housing and future residents as well as new jobs—the plan identifies core infrastructure improvements that meet both the basic operational needs for the neighbourhood and that deliver a high quality of life for future residents and workers. The cost estimate for proposed infrastructure improvements, broken down by land costs and improvements costs is provided in the figure below.

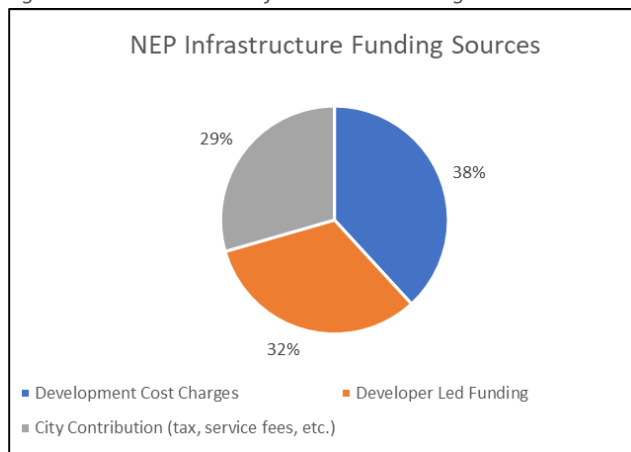
Figure 3. North End Plan Infrastructure Costs

Project Type	Land Costs	Improvement Costs	Total
Parks & Public Space	\$43.9M	\$124.4M	\$168.3M
Transportation	\$30.3M	\$167.7M	\$198M
Utilities	N/A	\$19.1M	\$19.1M
Total	\$74.3M	\$311.2M	\$385.4M

The plan identifies a range of different funding sources to support the development of key infrastructure over the long-term. Specifically, the funding strategy includes a

mix of Development Cost Charges, developer led funding, and City contributions (general taxation, service fees etc.). The breakdown of these contributions is shown in the figure below. The DCC program is scheduled to be updated in 2025 in conjunction with the OCP and growth strategy. The North End funding strategy will be reevaluated as part of this broader growth strategy and DCC program update.

Figure 4. North End Plan Infrastructure Funding Sources



While significant infrastructure investments are needed to service the North End, it remains a cost-effective area to focus future growth. Model City Infrastructure (MCI)—a model that measures the relative life-cycle costs and benefits of new growth—revealed that North End development would perform similar to the Urban Centres and Core Area in terms of balancing long-term infrastructure costs and revenues, and in so doing would help in addressing the City’s infrastructure deficit. In addition, it is recognized that the redevelopment of the Mill Site represents a

major opportunity for a world-class, walkable development that will yield a whole host of benefits to the broader neighbourhood and the community as a whole.

Next Steps

The next step is for staff to make final edits to the document based on Council review. Following this Staff will bring forward a final version of the draft plan and also prepare a list of bylaw amendments meant to implement the direction in the plan and bring these bylaw amendments forward for Council adoption.

Conclusion:

The North End Plan is the result of a three-year planning process that is now nearly complete. A draft plan containing a preferred concept for the neighbourhood has been prepared for Council consideration. Should the plan be adopted, it will be implemented gradually over the next 30 or more years with significant leadership roles for both the city and the development community. The investment to transform the North End into a vibrant, walkable, complete community represents a cost-effective approach to civic investment, simultaneously advancing a range of the City’s long-term goals for smart growth, healthy and affordable communities and climate action.

Internal Circulation:

- Parks & Buildings Planning
- Integrated Transportation
- Utilities Planning
- Real Estate Services
- Partnerships Office
- Capital Planning & Asset Management
- Infrastructure
- Development Engineering
- Development Planning
- Active Living & Culture
- Communications
- Climate Action & Environmental Stewardship
- Cultural Services

Existing Policy:

Official Community Plan: Policy 5.8.3. North End Industrial Lands.

Attachments:

Attachment A: Draft North End Plan

Submitted by: R. Miles, Long Range Planning Manager

Approved for inclusion:



R. Miles, Long Range Planning Manager

NORTH END PLAN

DRAFT PLAN

OCTOBER 2024

City of
Kelowna



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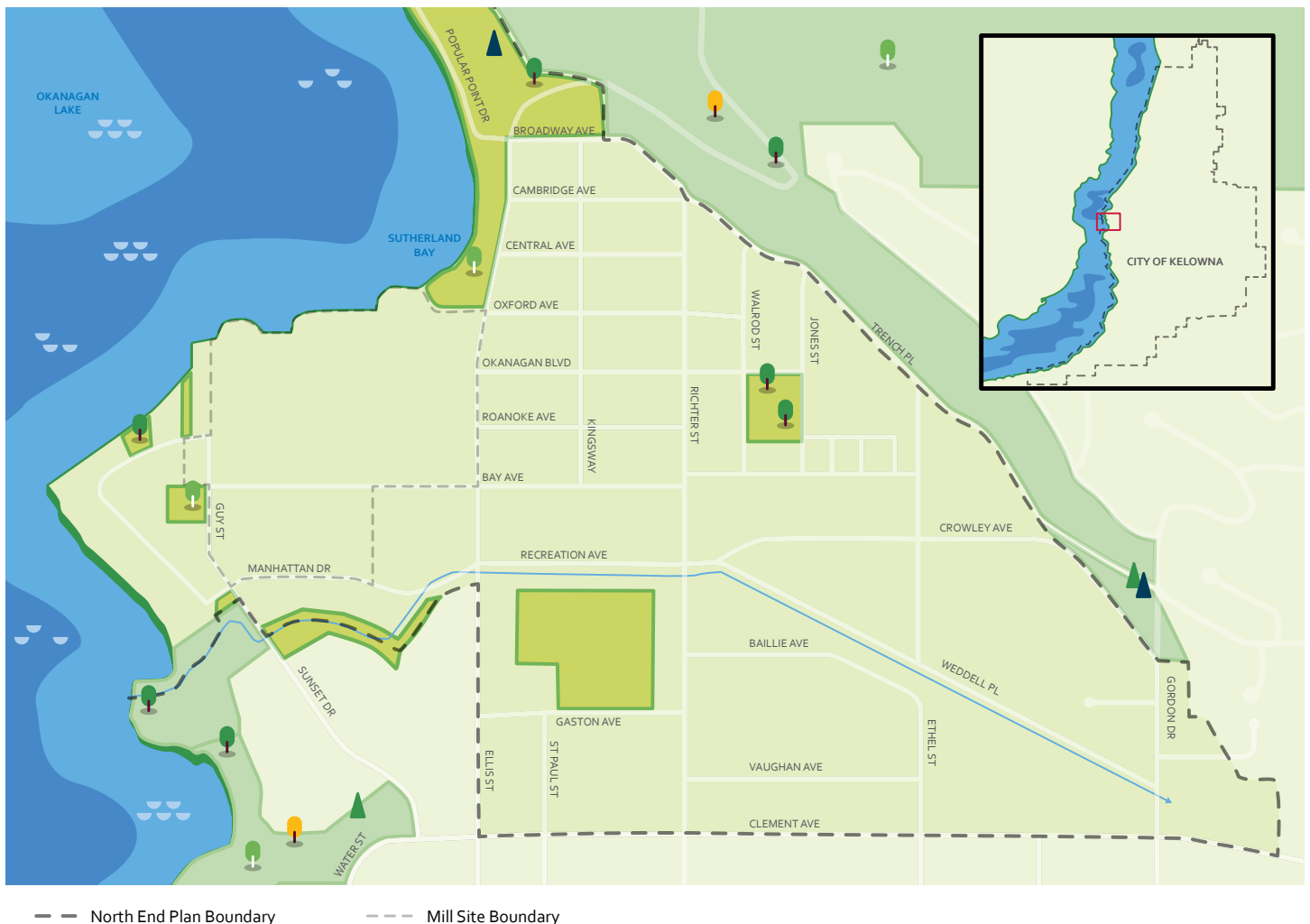
LAND ACKNOWLEDGMENT

We acknowledge that our community is located on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

i. NORTH END NEIGHBOURHOOD VISION STATEMENT

Set at the intersection of mountain, lake and city, the North End is an inclusive urban neighbourhood with an eclectic mix of uses and a distinct sense of identity. Residents of all life stages and incomes choose from a variety of housing options that have expanded and diversified over time. Daily needs are met with a quick walk or roll to a wide range of local shops, restaurants, and community services, while destinations outside the North End are easily accessible by transit. Industrial businesses have continued to adapt to the neighbourhood’s changing dynamics and support growing employment and services, while craft breweries and other small-scale industrial businesses continue to thrive. A comprehensive parks and public space network gives people an opportunity to connect with one another and with nature. Expanding the green space and restoring natural habitat has not only added to the enjoyment of the neighbourhood but has also made it more resilient to climate change. Arts and culture thrive—inspired by deep layers of local history, beginning with the syilx/Okanagan Peoples—strengthening the neighbourhood’s unique sense of place and identity.

Figure 1. North End Plan Study Area



ii. EXECUTIVE SUMMARY

The North End Plan guides deliberate and strategic growth in the North End Neighbourhood (see Figure 1), benefiting residents and the city amidst rapid change. The Plan provides the following:

- ▶ A vision for what the neighbourhood will look like in the future
- ▶ Policies to guide where new homes and jobs will be located; what amenities are needed to make a great neighbourhood; how people will get around; and how the neighbourhood will be serviced.
- ▶ Actions that need to be undertaken to bring the vision to life
- ▶ The flexibility to be monitored, reviewed and updated to respond to new conditions and emerging needs

The North End Plan is a product of a three-year collaborative effort that involved residents, community partners, and the City of Kelowna. It is aligned with other, higher-order City plans and policies, such as Imagine Kelowna, the Official Community Plan (OCP) and the Transportation Master Plan (TMP). The Plan also builds on these plans and policies by responding to local conditions and issues unique to the North End neighbourhood.

The concept map in section 2.2 identifies the most significant changes the NEP proposes to help make the vision for the neighbourhood become a reality.



01

INTRODUCTION & BACKGROUND

INTRODUCTION & BACKGROUND

PLAN CONCEPT

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1.1 Introduction

The North End is a unique and diverse neighbourhood, with a mix of homes, businesses, industry and recreational facilities. It's proximity to Downtown, Okanagan Lake, and Knox Mountain Park makes it attractive for future growth.

In fact, the North End is already changing, as it has seen new housing, shops and services emerge, especially near Downtown and the Clement corridor. More growth and densification are expected, which aligns with the city's goal of supporting housing near employment and amenities.

Industrial Transformation

Recent changes have affected industry in the area. The CN Rail Line that drew the industrial businesses initially in the early part of the 20th century has closed and been converted to the Okanagan Rail Trail—a popular multi-use pathway that serves both recreation and mobility. At the same time, trucking has replaced rail as the most important form of transport for many industries, drawing some businesses away from the North End and into other industrial areas with better highway access. Meanwhile, major shifts in some traditional industries, such as logging and fruit packing, has led to large sites in the North End going vacant. Most notably, the Tolko lumber mill and adjacent BC Tree Fruits site have shut their operations in recent years—with the current owners proposing significant new development under the Mill Site Area Redevelopment Plan.

Despite this, certain industrial businesses in the North End continue to thrive—benefitting from the area's close proximity to Downtown with its large population and business base. As an example of this, a large number of craft breweries and other small-scale industrial businesses have recently moved into the neighbourhood. In addition, the area has also seen a growing interest from retail and other public-facing businesses such as personal service establishments.

North End Neighbourhood Plan

Given the significant change that has already occurred and is expected to continue, a neighbourhood plan for the North End is needed to help manage this rapid change. Without a proactive neighbourhood plan in place, planning and development will continue without a clear vision, leaving the City and the community to struggle to harness the benefits of this growth and ensure that residents feel adequately engaged in shaping their neighbourhood. A neighbourhood plan is needed to ensure certainty for existing and prospective residents as well as businesses in the area.

Residents from all over Kelowna and beyond are drawn to the neighbourhood for a variety of reasons. The area features a strong employment base, established recreational facilities and an increasing number of craft breweries and other small-scale industrial businesses, all of which bring people to the area daily. In addition, the city-wide lakefront park at Sutherland Bay, and the very popular Knox Mountain Park to the north of the neighbourhood, are major attractions.

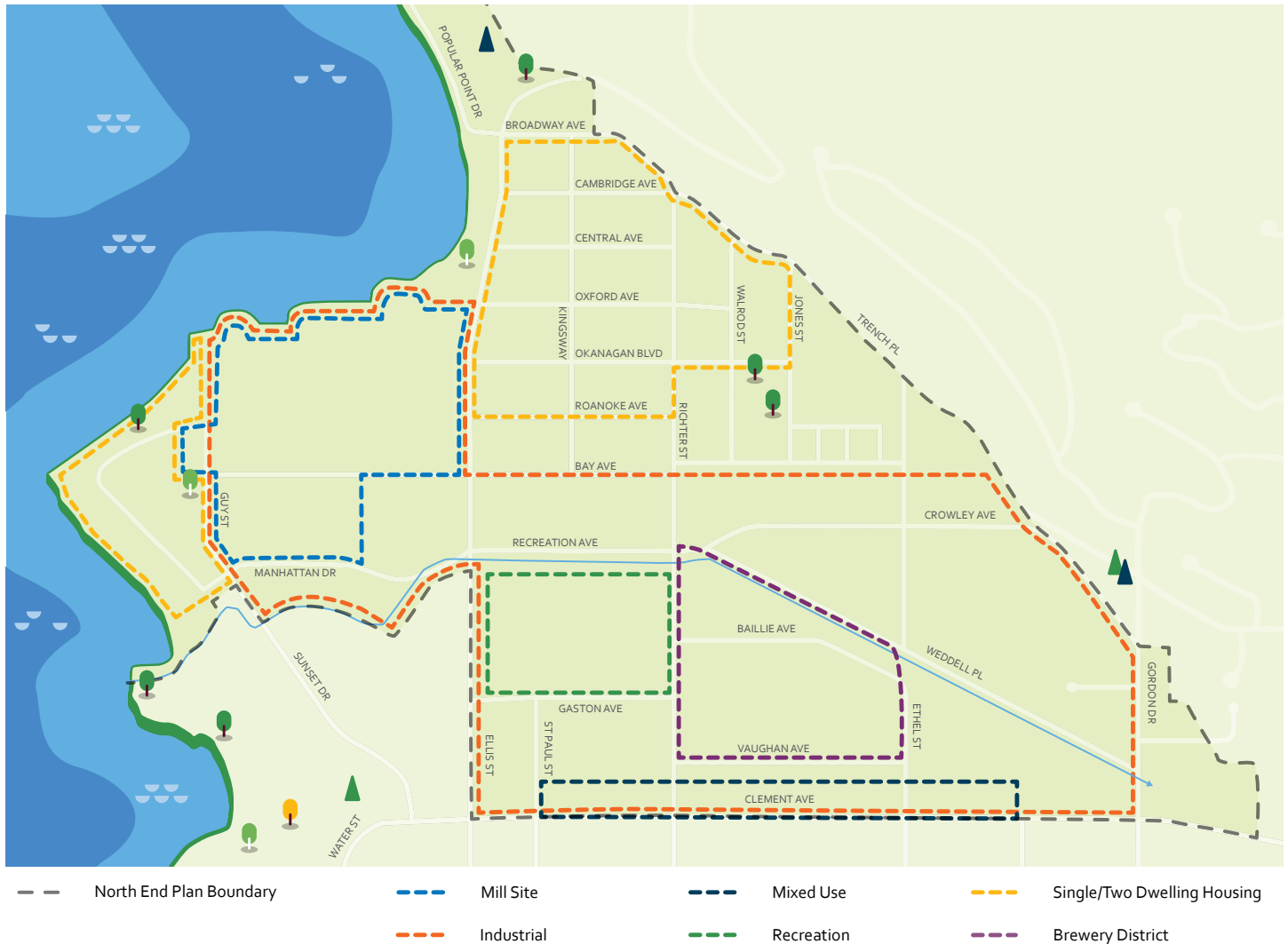


1.2 The North End Story

1.2.1 Big Picture Context

The North End is located just north of Kelowna’s Downtown Urban Centre and is bounded by Clement Avenue to the south, Okanagan Lake to the west and Knox Mountain to the north and east. The neighbourhood spans 148 hectares and in 2024 was home to 1,600 residents and 2,400 jobs. The North End contains a wide range and mix of uses organized into distinct areas, as outlined in Figure 2:

Figure 2. North End Context



- ▶ Pockets of residential areas with primarily single- and two-dwelling housing against Knox Mountain and along the lake (illustrated in yellow);
- ▶ A long-established industrial area that has been home to some of Kelowna’s most iconic businesses, including Sun-Rype, BC Tree Fruits and Calona Winery (illustrated in orange);
- ▶ A decommissioned lumber mill site on the waterfront owned by Tolko (illustrated in blue);
- ▶ A cluster of City and privately owned recreational facilities, including Elks Stadium, the Kelowna Curling Club and the Kelowna Badminton Club centered around Recreation Avenue Park (illustrated in green);
- ▶ An evolving industrial and commercial district featuring a large number of craft breweries centered on Richter Street, Vaughn Avenue, Baillie Avenue, Clement Avenue and in a node at the east end of the neighbourhood around Gordon Drive (illustrated in purple); and
- ▶ New mixed residential and commercial uses along Clement Avenue (illustrated in navy).

1.2.2 The Forces of Change

The North End has experienced substantial change in recent years, and its historical industrial and residential character has begun to evolve due to these changes. The major changes include:

- ▶ The closure of the railway and its transformation into the Okanagan Rail Trail, one of the region's busiest Active Transportation Corridors;
- ▶ The closure of the Tolko mill site and adjacent BC Tree Fruits operation (both of which are included in the Mill Site Area Redevelopment Plan).
- ▶ Development of some of the City's highest density development Downtown, adjacent to the North End boundary;
- ▶ Transformation of Clement Avenue over the past five years, which now offers hundreds of new apartment units in a mix of tenures;
- ▶ The development of higher density housing at certain locations in the established residential areas—most notably the Pleasantvale I & II developments on Central Ave between Kingsway and Richter St; and
- ▶ Competition for industrial space by food and beverage uses and other assorted commercial uses, shaping a traditionally industrial area into an evolving commercial district.

In addition to the changes experienced in recent years, even more change is on the horizon for the North End. Industrial land demand is expected to continue to shift to parts of the community with more convenient highway access, while high demand for housing in Kelowna's Core Area, of which the North End is a part, will put yet greater redevelopment pressure on the neighbourhood. The Mill Site is likely to be a major focus of this redevelopment pressure, but the demand is expected to impact the entirety of the North End neighbourhood.

For more information on existing conditions in the North End, and the history of the area, see Appendices II & III





02

PLAN CONCEPT

INTRODUCTION & BACKGROUND

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2.1 Plan Objectives

Lessons learned from information gathering and public engagement in Phase I of the planning process were brought together with technical analysis to yield the Vision & Objectives for the plan. The Vision & Objectives were used to guide the planning process forward.

For more information on the planning process see Appendix I

The Objectives for the Plan are split into nine main categories, outlined below:



1. Housing

- 1.1. Expand the supply and variety of housing types in the North End to help address housing availability, and to ensure residents in the neighbourhood can meet their housing needs at all life stages and circumstances
- 1.2. Increase housing options across the Housing Wheelhouse to provide opportunities for residents of all income levels
- 1.3. Provide appropriate supports to people experiencing homelessness and housing instability through all housing transitions
- 1.4. Concentrate new housing where residents will have convenient access to transit, shops, services, and amenities



2. Employment & Commercial Uses

- 2.1. Support the growth of neighbourhood-scale, local retail and commercial uses that serve the everyday needs of North End residents
- 2.2. Identify a high street or hub(s) where commercial uses are to be concentrated to facilitate access and help ensure viability
- 2.3. Support office uses in commercial areas to diversify the range of employment opportunities in the neighbourhood
- 2.4. Explore opportunities for year-round and seasonal public markets and food sales
- 2.5. Retain a core of industrial lands to preserve employment opportunities and much-needed services that support businesses and households
- 2.6. Support the evolution of industrial businesses to meet changing market demands and to capitalize on the North End's proximity to Downtown
- 2.7. Minimize conflicts and nuisance effects between industrial/commercial uses and residential uses



3. Parks & Recreation

- 3.1. Provide more parks and green space to serve growing neighbourhood, core area, and city-wide populations
- 3.2. Increase access to the waterfront through expanded parks and public spaces and connect them with a continuous waterfront pathway
- 3.3. Expand park and recreation amenities and facilities that serve all life stages, abilities and household types (including those with dogs)
- 3.4. Design and program parks and public spaces to be inclusive and to increase activity year-round
- 3.5. Connect parks and green spaces through green corridors to increase access
- 3.6. Explore opportunities for local food production and sales in public spaces
- 3.7. Prioritize active recreation in the lake, including swimming and non-motorized boats



4. Arts, Culture & Heritage

- 4.1. Honour the importance and share the history and culture of indigenous people with a focus on the local syilx/Okanagan People
- 4.2. Support and advance arts, culture and community gathering
- 4.3. Design civic facilities and spaces to be flexible and allow diverse uses
- 4.4. Identify and conserve historic places and assets
- 4.5. Encourage preservation and adaptive re-use of buildings



5. Transportation

- 5.1. Reduce the need for daily travel outside the North End by creating more opportunities for residents to work, shop and play within the neighbourhood
- 5.2. Increase the overall connectivity in the street grid network in the North End to facilitate travel for all modes
- 5.3. Improve the quality of the active transportation network within the North End, to Downtown, and to other Urban Centres
- 5.4. Strengthen transit connections between the North End and other Urban Centres and employment nodes
- 5.5. Support shared mobility and e-mobility devices to accommodate medium and longer trips—including trips to and from transit stops
- 5.6. Manage vehicle travel demand to reduce congestion, improve air quality, reduce GHG emissions, and improve resident health

- 5.7. Design streets that are safe and enjoyable for pedestrians, cyclists, and people with diverse abilities, while accommodating emerging mobility options
- 5.8. Facilitate goods movement to, from and within industrial lands, while limiting impacts on adjacent residential areas

6. **Environmental Protection & Climate Resiliency**

- 6.1. Maintain and enhance critical ecological features to preserve ecosystems and ecosystem connectivity, wildlife habitat, and to build resilience to climate change impacts
- 6.2. Expand the urban tree canopy and prioritize the inclusion of green and permeable spaces on both public and private lands to improve air quality, mitigate the urban heat island effect, provide wildlife habitat, and contribute to the sustainable management of stormwater
- 6.3. Encourage and incentivize energy efficient buildings, landscape design, neighbourhood design and emerging technologies to minimize pollution and climate change
- 6.4. Incorporate green infrastructure to improve the environmental, economic and social performance of the neighbourhood and to mitigate extreme climate events and other natural hazards

7. **Equity & Inclusion**

- 7.1. Incorporate calls to action from the Truth and Reconciliation Commission (TRC) at the local government scale by acknowledging that consultation must include working collaboratively and respectfully with our Indigenous partners in the planning process
- 7.2. Provide neighbourhood-scale community services that meet the needs of all North End residents today and into the future—including housing, health and wellness services, childcare, education, community gathering space, food, retail, financial services
- 7.3. Recognize that a relatively high percentage of residents in the North End are renters and/or live in below-market housing developments, and address and mitigate gentrification and resident displacement through the promotion and inclusion of affordable housing and

accommodation, as well as the implementation of city-wide tenant protection policy

8. **Servicing & Public Utilities**

- 8.1. All residents and water users in the North End have a safe, affordable, resilient and sustainable supply of high-quality drinking water.
- 8.2. Protect Okanagan Lake, our human health, and our environment through efficient collection and effective treatment of wastewater.
- 8.3. Stormwater is effectively managed without negatively impacting riparian areas, infrastructure, property, or Okanagan Lake.
- 8.4 Our community is resilient and resistant to lake and creek flooding.
- 8.5. Natural Systems are accounted, protected, restored, and enhanced to improve our environmental resiliency.
- 8.6. Assure that the quality and quantity of water is available to support a healthy aquatic ecosystem.

9. **Mill Site Design & Integration**

- 9.1. Work with the ownership groups included in the Mill Site Area Redevelopment Plan to ensure the site is planned and designed in a way that meets both neighbourhood and city-wide objectives including:
 - 9.1.1. Integrate the site into the existing neighbourhood to create a complete and well-connected neighbourhood
 - 9.1.2. Incorporate a range of public amenities and community needs to support a high quality of life for a diverse array of residents
 - 9.1.3. Design for human scale and pedestrian comfort, safety, and enjoyment in buildings and uses as well as within the public realm
 - 9.1.4. Foster health, wellness and livability
 - 9.1.5. Ensure the site reflects leading research and best practices in brownfield redevelopment and sustainable neighbourhood design
 - 9.1.6. Consider the preservation of viewsapes to mountains, lake and Downtown skyline in the Mill Site concept plan
 - 9.1.7. Incorporate elements that highlight and commemorate the site's multiple layers of history
 - 9.1.8. Encourage innovative and iconic features and design

2.2 North End Plan at a Glance

Big Moves Map



1 Downtown Urban Centre Expansion into North End anchored by Mill Site redeveloped as an urban mixed-use, transit-oriented hub with new waterfront park space, community centre, mix of housing types and tenures and retail hub

10 Enhanced transit service—including frequent transit service to major destinations



9 New Waterfront Park on Manhattan Point as opportunities arise



8 Parks on Streets on Kingsway and a part of Okanagan Blvd—introduction of more green space, bulb outs, trees, interactivities etc

2 Sensitive infill in Walrod Park neighbourhood



Townhousing



Neighbourhood Commercial

3 Added services and employment in Mixed Employment District, including greater support for craft breweries and other small-scale industrial businesses, as well as retail, personal service establishments and office space



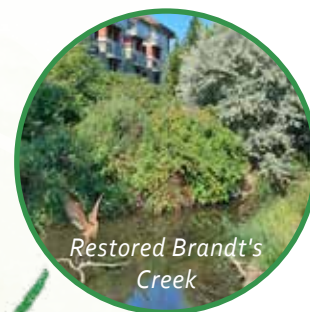
Mixed Employment

5 Walrod Park Expanded east (in connection with a new water filtration facility)



Improved Walrod Park

4 Brandt's Creek Restoration



Restored Brandt's Creek

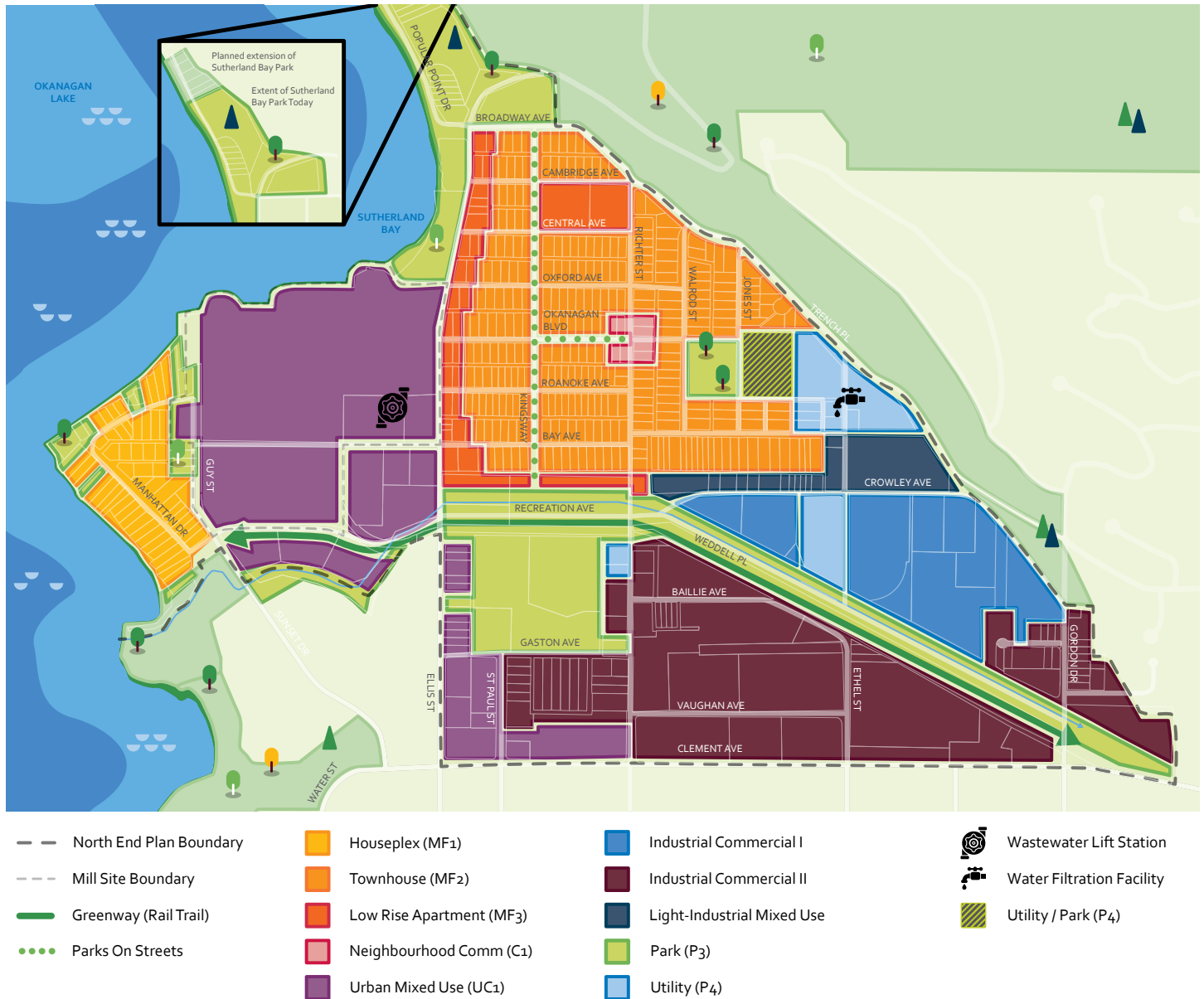


7 New and enhanced active transportation connections connecting the neighbourhood to downtown and other nearby neighbourhoods

6 Realignment of Recreation Ave with Wedell Pl for better east west connectivity & other road improvements

2.3 Land Use & Development

Figure 3. North End Plan Land Use Concept



The North End is made up of a number of distinct areas, each with its unique geography, land use mix, identity and character. The policies specific to each sub-area are based on the Objectives listed in the previous section.

The main sub-areas are:

- ▶ The Downtown Urban Centre Expansion;
- ▶ Manhattan Point Neighbourhood
- ▶ Walrod Park Neighbourhood; and
- ▶ Mixed Employment District.

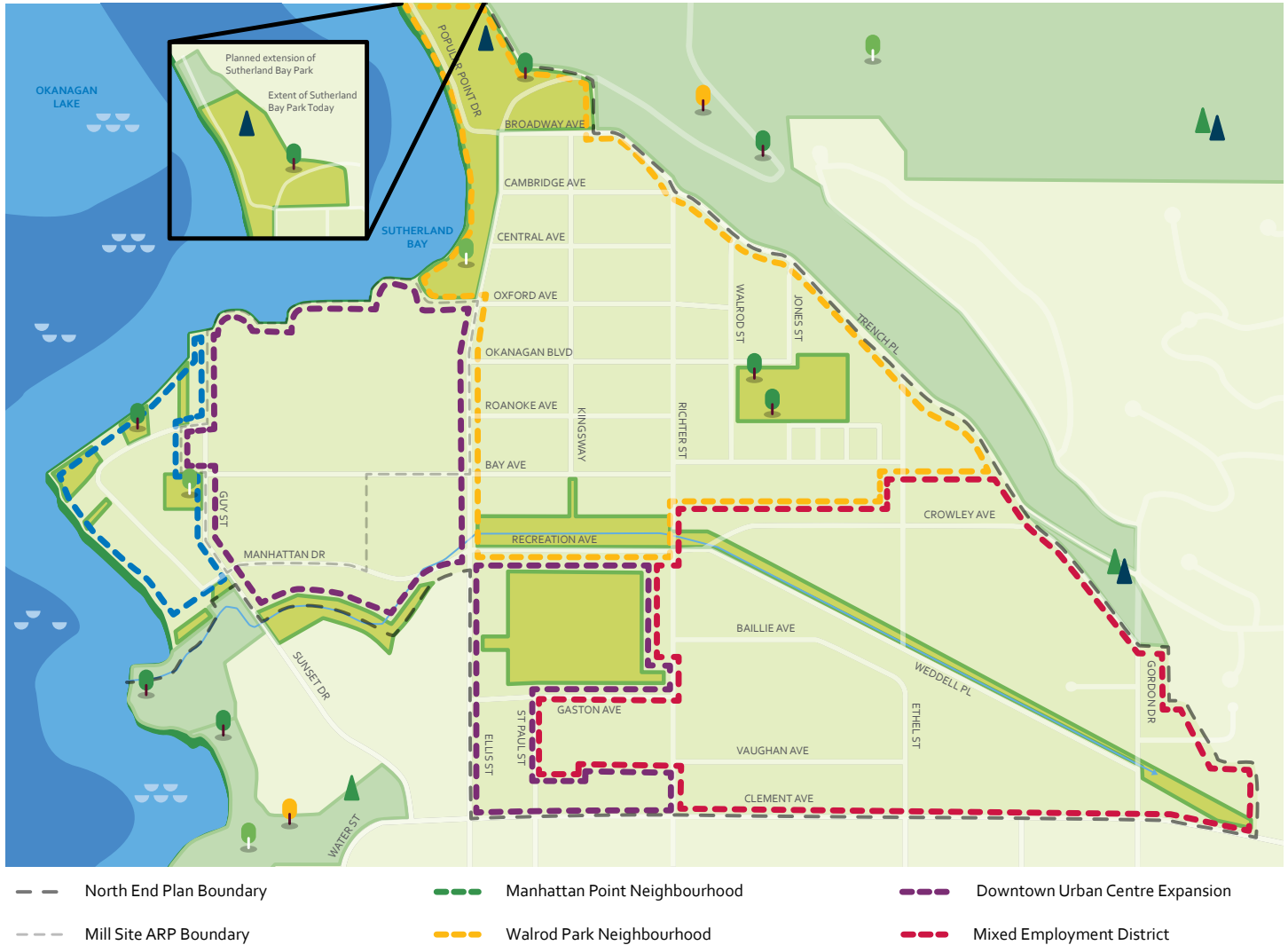
Each sub-area contains a concise vision as well as related policies.

2.3.1 Downtown Urban Centre Expansion

Vision

This part of the North End will become an expansion of Kelowna’s Downtown. Anchored by the Mill Site, the Downtown Urban Centre expansion will mix the best of urban living with fantastic public spaces on the Okanagan Lake waterfront alongside other key community amenities—including Recreation Avenue Park. As an extension of the Downtown, a mix of commercial, residential and institutional uses will be supported throughout the area.

Figure 4. North End Plan Sub-Areas



2.3.1.1 Mill Site

The Mill Site is a key area within the North End neighbourhood—given its large size and strategic location. It presents a rare opportunity to transform a neighbourhood and to address a range of important community objectives. The NEP supports the redevelopment of the Mill Site as an urban mixed-use, transit-oriented neighbourhood with residential, retail, office and institutional uses—provided certain public amenities are delivered and certain design criteria are taken into consideration.

The development program and site design for the Mill Site are being established through the Mill Site Area Redevelopment Plan (ARP). The expectation is that these amenity contributions and design criteria will be delivered through that process.

2.3.1.2 Recreation Avenue Park

As a Recreation Park that features both indoor and outdoor recreation facilities that serve the larger community and region, Recreation Avenue Park will be incorporated within the boundaries of the Urban Centre. The intention is to preserve Recreation Avenue Park with a mix of indoor and outdoor recreation facilities and improve these facilities over time. Through the North End Plan an opportunity has been identified to advance improvements to Elks Stadium to update and prolong the life of this important community amenity. In the longer term, consideration will be made as to whether new recreation facilities are appropriate to be introduced into the area.

Policy

- ▶ Support a mix of multi-unit housing, as outlined in the Land Use Concept map.
- ▶ Encourage a mix of residential unit sizes and tenures, including below-market housing, through incentives and updates of relevant policies and regulations.
- ▶ Include one or more retail hubs and/or retail high streets to meet the day-to-day needs of North End residents and those of nearby neighbourhoods.
- ▶ Encourage a variety of commercial and recreational destinations that attract visitors from across the city and region.
- ▶ Provide opportunities for office and other varieties of employment to better balance living and working opportunities.
- ▶ Support the continuance of indoor and outdoor recreation facilities on Recreation Avenue Park, and consider new recreation facilities following feasibility assessment. Conserve Mill Site structures with potential heritage value.
- ▶ Taper building heights down as one approaches Okanagan Lake and towards Ellis St.
- ▶ Consider views of placemaking elements, like mountains, Okanagan Lake, retained heritage structures, proposed public art installations, for example, in site design planning.
- ▶ Encourage site design that reflects leading research and best practices in brownfield redevelopment and sustainable neighbourhood design.
- ▶ Provide a substantial waterfront public space with a continuous waterfront pathway on the Mill Site.

- ▶ Provide additional neighbourhood and community park space and plazas in other areas of the Mill Site.
- ▶ Ensure community facility space is provided on the Mill Site for public gathering, performance and cultural opportunities, and recreation.
- ▶ Support rezoning of Mill Site lands following the endorsement of the Mill Site Area Redevelopment Plan or similar comprehensive planning process.
- ▶ Require development and site design that strongly prioritizes travel by walking, biking and transit.

2.3.2 Manhattan Point Neighbourhood

Vision

Manhattan Point will remain a predominantly residential area and experience modest neighbourhood growth with the addition of ground-oriented infill housing. New park space—including waterfront park space and beach access—will be added as opportunities arise.

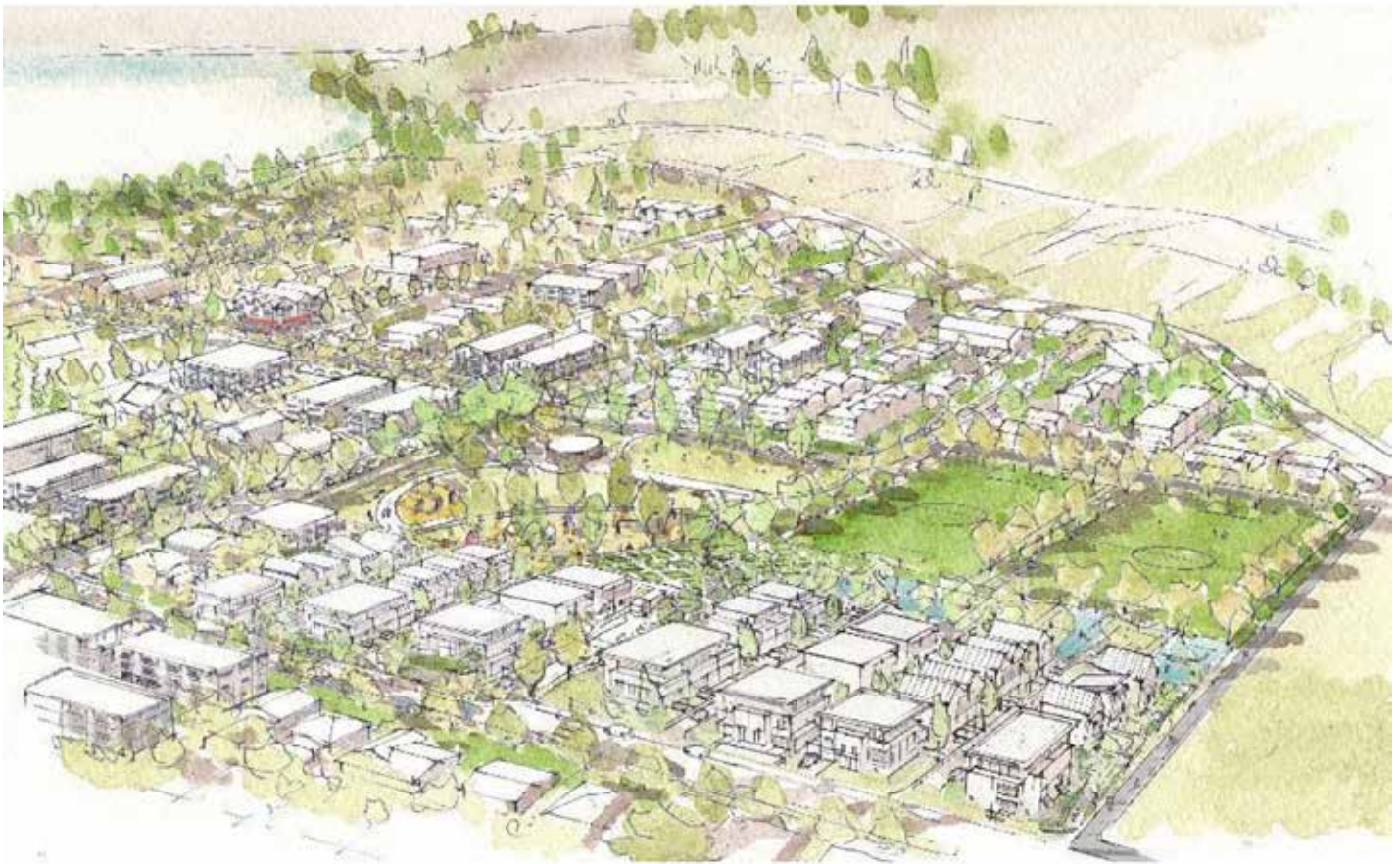
Policy

- ▶ Support ground-oriented infill housing up to 3 storeys in accordance with the Land Use Concept map
- ▶ Acquire property for parks purposes both on the waterfront and on the interior of Manhattan Point as opportunities arise.
- ▶ Prioritize property acquisitions that allow for the expansion of existing parks areas and that increase park connectivity in the area.



2.3.3 Walrod Park Neighbourhood

Figure 5. Walrod Park Neighbourhood



Vision

This predominantly residential neighbourhood at the base of Knox Mountain will see moderate neighbourhood growth. This growth will be comprised of a mix of new single family homes, houseplexes and townhousing, with low rise apartments along the edge of the neighbourhood along Ellis and Recreation Avenue. New retail commercial opportunities to satisfy day-to-day needs will be supported, particularly on Ellis Street and at the corner of Richter Street and Okanagan Boulevard.

Walrod Park will be improved as a neighbourhood park. In addition, there will be opportunities for new sports fields and recreation to be added to the east of Walrod Park in conjunction with the development of a water filtration facility.

As redevelopment occurs north of Recreation Avenue Park, the opportunity will be taken to daylight, expand and naturalize Brandt's Creek, providing a welcome new neighbourhood amenity. Finally, Kingsway and

part of Okanagan Blvd will be transformed into a more parklike setting—providing more space for greenery and gathering between the destinations of Knox Mountain, Walrod Park, Brandt's Creek with pathway and the Mill Site.

Key Neighbourhood Features

Expanded Walrod Park

Walrod Park will be expanded to the east in connection with a future water filtration facility that will more than double the existing park space. This significant new amenity may either be developed as an expanded neighbourhood park or as sports fields/courts.

More details on the Water Filtration Facility can be found in the Municipal Utilities section.

Brandt's Creek Restoration

Figure 6. Brandt's Creek Restoration Looking North from Recreation Ave



Brandt's Creek was restored west of Ellis Street as part of the Canada Lands redevelopment in the 1990's. The improvements saw the daylighting of the creek and widening of the corridor as well as naturalization of the creek—including the introduction of some creek channel meanders as well as the addition of native vegetation in the creek bed. This restoration will continue eastward as the North End Plan is implemented.

Brandt's Creek will be restored through daylighting, widening and naturalization of the creek north of Recreation Ave between Ellis St and Richter St. Between Richter St and Gordon Dr the creek will be revitalized using existing right-of-way. In addition, all road crossings from Sunset Dr east will be upgraded to allow fish passage through to Gordon Drive, representing a significant expansion of naturalized areas and neighbourhood and wildlife connectivity.

Figure 7. Kingsway Looking North at Okanagan Blvd.



Kingsway and a portion of Okanagan Boulevard east of Kingsway offer a unique opportunity to provide additional public space and greenery in the neighbourhood. Underused space in these streets will be converted to green and park space, using approaches like widening landscaped boulevards and bulb-outs, introducing pocket parks, increasing tree canopy, and programs to facilitate neighbourhood activities and events. A special emphasis will be placed on active transportation along these corridors to prioritize walking, biking and rolling. These streets link four important park areas in the neighbourhood: Knox Mountain Park, the expanded and improved Walrod Park, the revitalized Brandt's Creek with pathway, and the Mill Site Waterfront Park.

The parks on streets improvements would take place primarily within existing rights-of-way, with some dedication being sought at time of redevelopment to connect Kingsway to Recreation Avenue.

Richter St / Okanagan Blvd Neighbourhood Commercial Node

While small-scale, neighbourhood commercial is supported throughout Core Area neighbourhoods, these businesses are especially encouraged into the North End neighbourhood at the intersection of Richter Street and Okanagan Boulevard to take advantage of the high traffic volume of the former with the parks on streets amenities of the latter—as well as the close proximity to the expanded and improved Walrod Park.

Figure 8. Ellis St Looking North at Oxford Ave



Sutherland Bay Park is a waterfront park at the very northwest of the neighbourhood that connects directly to Sutherland Bay. The park has been signalled for improvements as a City-Wide Park and is also signalled to expand north along Poplar Point Drive. As part of planned improvements, Poplar Point Drive is to be rerouted inland to make way for more park space directly adjacent the water. Public engagement and detailed planning for the improvement of Sutherland Bay Park will be conducted when that project is launched. Sutherland Bay itself will be identified for non-motorized use only—this is to include closing the Sutherland Bay boat launch to motorized craft.

Policy

- ▶ Support low-rise apartment housing on major corridors in the southwest area of the neighbourhood—including on Ellis St and Recreation Ave, as shown on the Land Use Concept map. Taper height down from 6 to 4 storeys on Ellis Street north of Oxford Ave and on Recreation Ave east of Kingsway.
- ▶ Support retail and commercial uses on the east side of Ellis St between Recreation Ave and Broadway Ave
- ▶ Support all forms of ground-oriented housing—up to an including townhousing—in the northeast residential area, as shown on the Land Use Concept map
- ▶ Encourage the introduction of a small-scale neighbourhood commercial node at the intersection of Richter St and Okanagan Blvd, as shown on the Land Use Concept map.
- ▶ Encourage and prioritize neighbourhood-scale, local retail businesses in retail areas.
- ▶ Expand Walrod Park to the east in the area shown on the Land Use Concept map when property is acquired by the City to accommodate the future water filtration facility.
- ▶ Introduce improvements to the expanded Walrod Park to better serve the needs of the neighbourhood.
- ▶ Daylight, widen and naturalize Brandt's Creek on the north side of Recreation Ave between Ellis St and Richter St—including by introducing natural meandering to the creek where practical; interventions to improve water quality and fish habitat; and introducing native vegetation in the creek bank.

- ▶ Introduce a pathway north of Brandt’s Creek between Ellis St and Richter St in connection with the Brandt’s Creek Restoration project to provide a full pathway connection adjacent the restored Brandt’s Creek from Rotary Marsh Park in the west to Gordon Dr in the east.
- ▶ Introduce parks on streets treatments on both Kingsway and a portion of Okanagan Blvd east of Kingsway to Richter St.
- ▶ Identify Sutherland Bay for non-motorized use only.
- ▶ Prohibit motorized boat use in the Sutherland Bay boat launch (the boat launch is to allow non-motorized boats only)

2.3.4 Mixed Employment District

Vision

The North End’s industrial area is an important part of the local and regional economy, offering unique services and businesses not found elsewhere in the city. It provides essential services and jobs in the central city, reducing travel distances and overall demand on the transportation network. Maintaining commercial activity and employment here is a priority. However, the area must evolve to leverage its unique location and respond to market dynamics. As such, the North End Plan focuses on allowing a broader range of commercial uses to enhance service variety and job diversity, while also transitioning sensitively to adjacent residential neighbourhoods. This requires different approaches in different parts of the district:

- ▶ Industrial-Commercial Area
- ▶ Commercial-Industrial Area; and
- ▶ Light-Industrial Mixed-Use Area

2.3.4.1 Industrial-Commercial Area

Industrial-Commercial Area will continue to support General Industrial uses; however, additional commercial uses, such as office, would be supported on a limited and conditional basis mainly on upper storeys of development. The main aim of the area will be to preserve opportunities for industrial services and jobs while also increasing the diversity and concentration of services and jobs in the area.

2.3.4.2 Commercial-Industrial Area

The southern part of the Mixed Employment District has recently seen an influx of craft breweries and other small-scale industrial businesses as well as retail shops, personal

service establishments and office uses. This has occurred partly due to a relaxation in zoning rules on certain streets in the area as well as a series of spot zonings. Commercial-Industrial Area will expand the scope and scale of the zoning relaxations that have been instituted to date and also permit more commercial uses by right. The end result will be an area that will continue to support industrial businesses and employment, but will also support a much broader range of commercial enterprises.

Richter Street between Clement Avenue and Bay Avenue in particular already hosts a variety of businesses and acts much like a high street. The North End Plan proposes to formally recognize this street as a high street and, as a result, to prioritize pedestrian-friendly design. As part of this, alternative road cross-sections not included in Subdivision, Development and Servicing Bylaw No. 7900 may be considered as part of implementation of the Plan.

2.3.4.3 Light Industrial Mixed-Use Area

Support for industrial uses in this area will be restricted to light-industrial³. At the same time, additional commercial uses, such as office, would be permitted on a limited and conditional basis mainly on upper storeys of development. Residential use will also to be supported on a conditional and limited basis on upper storeys of development. In addition to allowing for a wide mix of uses, the area will also provide a transition between the general industrial area to the south and the residential area to the north, helping to reduce potential conflicts between the two areas.

Policy

- ▶ Support a greater variety of employment uses in the Mixed Employment District to grow the numbers of services and jobs in the North End.
- ▶ Develop new regulatory and zoning approaches to open up Industrial-Commercial Area to additional commercial uses to increase the variety of services on offer as well as the variety and concentration of jobs available.
- ▶ Develop new regulatory and zoning approaches to support light-industrial mixed-use in the area indicated on the Land Use Concept map—with due consideration to restrictions in the Building Code.
- ▶ Explore new regulatory and zoning approaches to help support craft breweries and other small-scale industrial business as well as retail businesses, personal service establishments and office uses in Commercial-Industrial Area.

³ General Industrial uses will be permitted; however, Outdoor Storage will not.

- ▶ Identify Richter Street between Clement Avenue and Bay Avenue as a high street and prioritize pedestrian-friendly design features including, but not limited to:
 - ▶ Street furniture;
 - ▶ Space for pedestrian movement and outdoor patios;
 - ▶ Pedestrian scale lighting;
 - ▶ Removal of visual clutter;
 - ▶ Street trees and planted boulevards; and
 - ▶ Placemaking features.
- ▶ Ensure active transportation is prioritized in Commercial-Industrial Area.
- ▶ Restore Brandt’s Creek between Richter Street and Gordon Drive by introducing natural meandering to the creek where practical; interventions to improve water quality and fish habitat; and the introduction of native vegetation in creek banks.

2.3.5 Affordable Housing

The NEP objectives speak to the need to increase housing options across the Housing Wheelhouse to provide opportunities for residents of all income levels. Further, the objectives express the need to provide appropriate supports to people experiencing homelessness and housing instability through all housing transitions. It is understood that these objectives cannot be met through market-rate housing alone—instead, below-market and supportive housing are also needed.

It is recognized that housing with supports, including below-market housing, are city-wide needs, and that their siting should be distributed across the community—with a focus on the Core Area and in Urban Centres where there is easiest access to needed services and amenities.

The North End Plan reiterates the importance of continuing to work with other levels of government and the non-profit sector to deliver additional below-market and supportive housing opportunities in the neighbourhood.

While the ultimate goal is to ensure that everyone in Kelowna has a home, the reality is that emergency shelter space remains a need. Because of this the City also works with partners to provide suitable temporary emergency space in appropriate locations in the community. This effort too will continue and the City will advocate for and identify opportunities to partner to provide purpose-built emergency shelter space in the North End.

Policy

- ▶ Pursue opportunities to partner to deliver below-market housing, supportive housing and purpose-built emergency shelter space in the North End neighbourhood.
- ▶ Recognize that a relatively high percentage of residents in the North End are renters and/or live in below-market housing developments, and address and mitigate gentrification and resident displacement through the promotion and inclusion of affordable housing and accommodation.
- ▶ Ensure a component of below-market housing is included in the redevelopment of the Mill Site (through the Mill Site ARP) to help address housing affordability.

2.3.6 Heritage

As part of the Background Study for the NEP, Staff commissioned a Historical Context Statement (HCS) for the North End neighbourhood from a Certified Heritage Professional. The HCS identified numerous heritage resources in the neighbourhood and proposed a host of mechanisms through which these resources might be conserved.

One of the recommendations in the HCS is that Kelowna add the identified properties to the City’s Heritage Register, and that the Heritage Register be expanded to include other vital community heritage assets. The North End Plan policy framework supports this.

On a related point, it has been noted that Okanagan Blvd between Ellis St and Kingsway is a unique corridor in that the original wartime homes there, each with heritage value, are almost all entirely intact. It is recognized that heritage value increases where heritage assets are highly clustered together—as is the case here. As such, it is proposed that this corridor receive additional measures to maximize opportunity for conservation—especially through support for Heritage Revitalization Agreements’ change to ‘measures to maximize opportunity for conservation, especially through support for Heritage Revitalization Agreements (HRA)—including but not limited to HRAs that support commercial uses.

Policy

- ▶ Encourage property owners who own property with identified heritage value to add their property to the City’s Heritage Register.

- ▶ Support the development of Heritage Revitalization Agreements for all wartime homes with heritage value on Okanagan Blvd between Ellis St and Kingsway—including but not limited to HRAs that support commercial uses.
- ▶ Actively promote and support public education initiatives to raise awareness and appreciation of features with heritage value in the North End.
- ▶ Proactively support the identification, preservation, and protection of archaeological artifacts and sites to safeguard cultural heritage

and civic engagement. Parks and public spaces also play a role in enhancing the aesthetic appeal, identity and character of neighbourhoods, creating a sense of place and belonging. Furthermore, parks and public spaces support ecological functions, such as stormwater management, habitat protection, biodiversity conservation and climate change mitigation and adaptation. By providing these multiple benefits, parks and public spaces add value to neighbourhoods and make them more attractive, livable and resilient.

Growing neighbourhoods in particular such as the North End often need additions and improvements to the existing park network to meet increasing demands from a growing population.

The North End Plan objectives related to parks build on those found in the OCP and focus on offering a variety of park types to meet multiple needs, greater access to the lake, and increased park connectivity.

2.4 Parks & Public Spaces

Parks and public spaces are a vital part of neighbourhoods for their role in contributing to the health and well-being of residents and visitors. They provide opportunities for recreation, leisure, social interaction, cultural expression, environmental education

Figure 9. North End Plan Parks



Parks additions and improvements and related policies are introduced in the Land Use & Development section above. Here we summarize the big-picture vision for parks in the neighbourhood as a whole.

Parks Vision

In the North End, opportunities will be pursued to add waterfront park at multiple locations, including on the Mill Site and Manhattan Point, while planned improvements to Sutherland Bay Park will round out the waterfront park network in the area. These waterfront park additions and improvements will serve the growing population in the North End and will also draw visitors from across the city, as well as tourists.

Walrod Park will be developed as a valuable neighbourhood park and will be expanded to the east with opportunities for sports fields and recreation at the time of the development of a water treatment facility.

Brandt's Creek will be restored east of Ellis St to include daylighting, channel widening, meander improvements, road crossing upgrades, water quality and fish habitat improvements, as well as the addition of native vegetation. In addition, new pathways will be introduced to ensure a continuous pathway connection adjacent the creek from one end of the neighbourhood to the other—beginning at Rotary Marsh Park in the west and extending to Gordon Dr in the east. Finally, parks on streets will be introduced on Kingsway and a portion of Okanagan Blvd between Kingsway and Richter to add additional park and green space to the neighbourhood and to help link four important park areas: Knox Mountain Park, the expanded and improved Walrod Park, the restored Brandt's Creek with pathway, and the Mill Site Waterfront Park.

2.4.1 Neighbourhood School

School District 23 (SD23) has expressed the need for an elementary school in the central core of the city to serve both existing households and expected growth—including expected growth signalled through the North End Plan and Mill Site ARP. Over the course of the planning process, several sites in the North End were identified as having potential to act as a future school site.

The School District remains open to locating the future school at a site in the North End or at an alternative site Downtown. At time of publication, no specific site had yet been identified to accommodate the future school. The City will continue to work with SD23 to locate an elementary school in or around the North End and Downtown Urban Centre to serve existing households and expected growth.

Policy

- ▶ Design parks and public spaces in the North End neighbourhood to be inviting and welcoming to all
- ▶ Partner with School District 23 to identify sites for an elementary school in the North End and other central core neighbourhoods to meet the demands of a growing population.
- ▶ Use the Urban Forestry Strategy to guide decision-making on tree-planting and canopy targets for the neighbourhood.

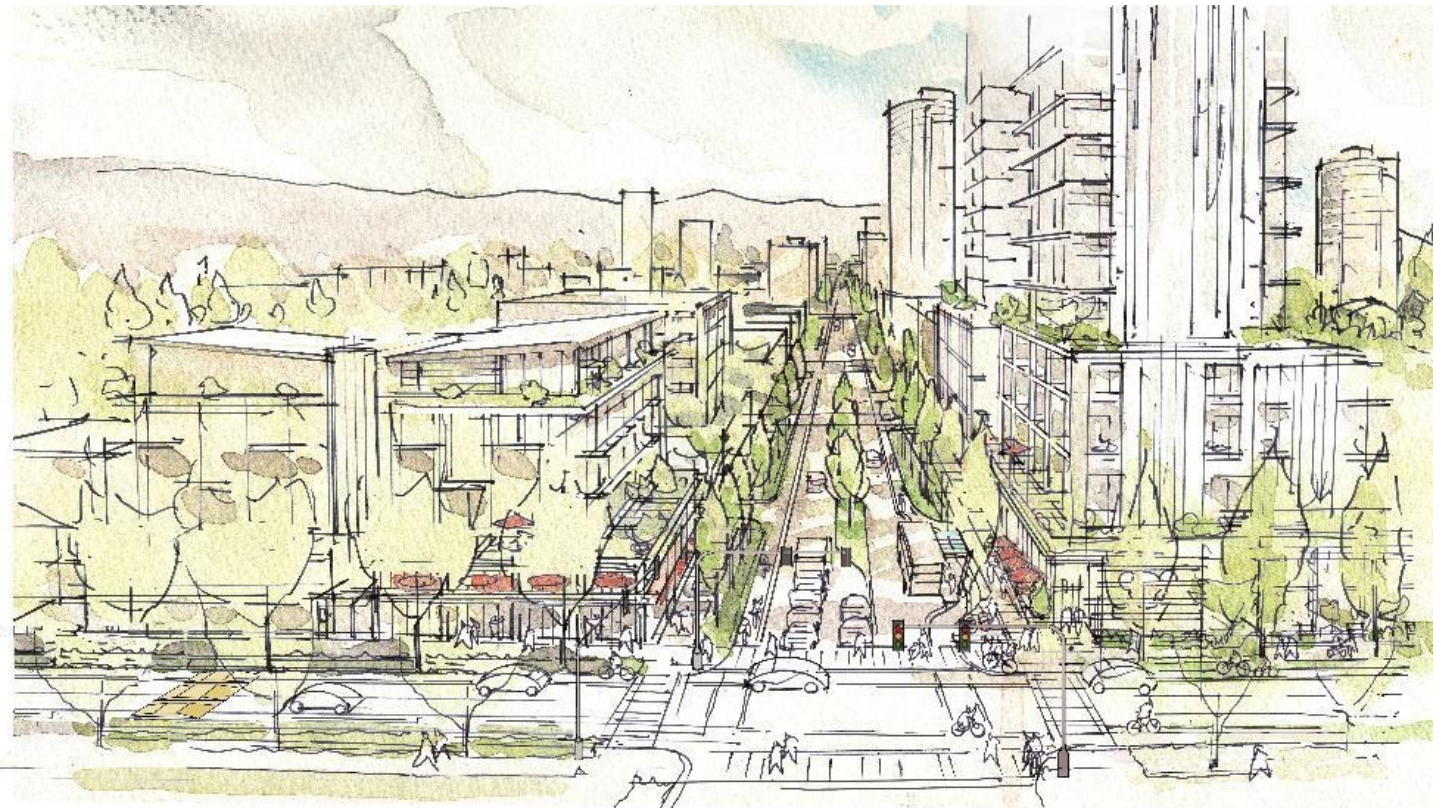
2.5 Land Use Change & Neighbourhood Growth

The land use direction in the North End Plan has the potential to bring approximately five thousand new housing units to the neighbourhood with some ten thousand new residents in the next 30 years—with roughly 70% of this new growth expected on the Mill Site. New commercial space on the Mill Site and efforts to increase the variety and concentration of jobs in employment lands in the North End is also expected to introduce a substantial number of new jobs—potentially doubling the number of existing jobs.

The new growth is significant and servicing it calls for careful planning. The next sections turn to how the North End Plan responds to the transportation and servicing needs of the neighbourhood.

2.6 Transportation

Figure 10. Looking South on Ellis St at Bay Ave



As the North End develops the number of people traveling within, to and from the neighbourhood will significantly increase. While the Mill Site will be the focus for many trips, a significant number will travel to denser development areas along Ellis and employment areas in the southeast of the neighbourhood. As a result, the North End's transportation network will transform from its relative quietness today, to a bustling multimodal network in the future.

Due to Okanagan Lake and Knox Mountain, road and transit access is limited to the North End's southern edge—along Clement Ave. In the future Clement will be far busier. Growth along Glenmore, in Downtown and in the North End along with the extension of Clement from Spall to Highway 33 will all attract more trips to Clement Ave.

As a result, the capacity of intersections along Clement will limit future vehicle travel in and out of the neighbourhood. While opportunities to expand intersections are proposed, there are limits on how much capacity can be increased. Because of this, future travel demand from the North End cannot be accommodated by increasing vehicle capacity alone. To address this, the plan adopts strategies to retain more trips within the neighbourhood while increasing the viability of more efficient modes—including walking, biking and transit—for trips leaving the neighbourhood.

To support future travel demand, the North End Plan proposes improvements to infrastructure for all forms of transportation—but with an emphasis on active transportation and transit. Ultimately, failure to facilitate the shift toward these forms of transportation will limit the livability and growth potential of the neighbourhood.

2.6.1 Walking

Efforts must be made to ensure walking is the most attractive travel option for short trips of less than 1.25km or 20min within the neighbourhood and to the north half of Downtown. This must include a comfortable, attractive and continuous pedestrian network within the neighbourhood. On neighbourhood streets, continuous and comfortable sidewalks, weather protection from street trees and slower vehicle speeds can make walking more attractive. On major roads wider sidewalks, street trees and improved crossing points can increase comfort and safety. Within developments walking (and cycling) connections can break up blocks and get people to destinations faster while varied and engaging frontages can make walking more enjoyable. The more comfortable, safe and convenient walking is, the more people will walk to nearby destinations and the less pressure there will be on the North End's internal street network.

Policy

- ▶ Advance improvements to pedestrian infrastructure to ensure walking is the most attractive travel option for short trips within the North End and to the north half of Downtown.
- ▶ Urbanize streets, including sidewalks, boulevards and street trees on new and existing streets as development advances (also see section on Neighbourhood Streets Network).
- ▶ Develop safe and comfortable pedestrian crossings to connect sidewalk and pathway networks.
- ▶ Create connections through development sites to break up blocks and shorten walking distances between destinations.
- ▶ Encourage engaging frontages to make walking a more interesting and attractive experience.
- ▶ Use street trees and other landscaping to provide shade and weather protection for people walking.
- ▶ Develop separate spaces for pedestrians and cyclists along the Waterfront Pathway and the Okanagan Rail Trail to reduce future user conflicts as these facilities become busier.

2.6.2 Biking & Rolling

Many of the City's most important day to day destinations including employment, post secondary school and services are within a 20min/6km bicycle ride or roll of the North End, including; Downtown, Parkinson Recreation Centre, KGH, Pandosy, Okanagan College, Kelowna Secondary School, Capri, Landmark and Orchard Park.

The bike/roll network should be comprehensive, largely separated from vehicle traffic, and be comfortable and convenient for riders of all ages and abilities. In addition to infrastructure, shade and weather protection, end of trip facilities, including secure and conveniently accessible parking, and change/shower facilities, should be developed. I think this duplicates a revised sentence and we forgot to remove this one. These efforts, plus the growth of electric bikes, scooters and other micromobility devices will make biking and rolling viable for even more trips.

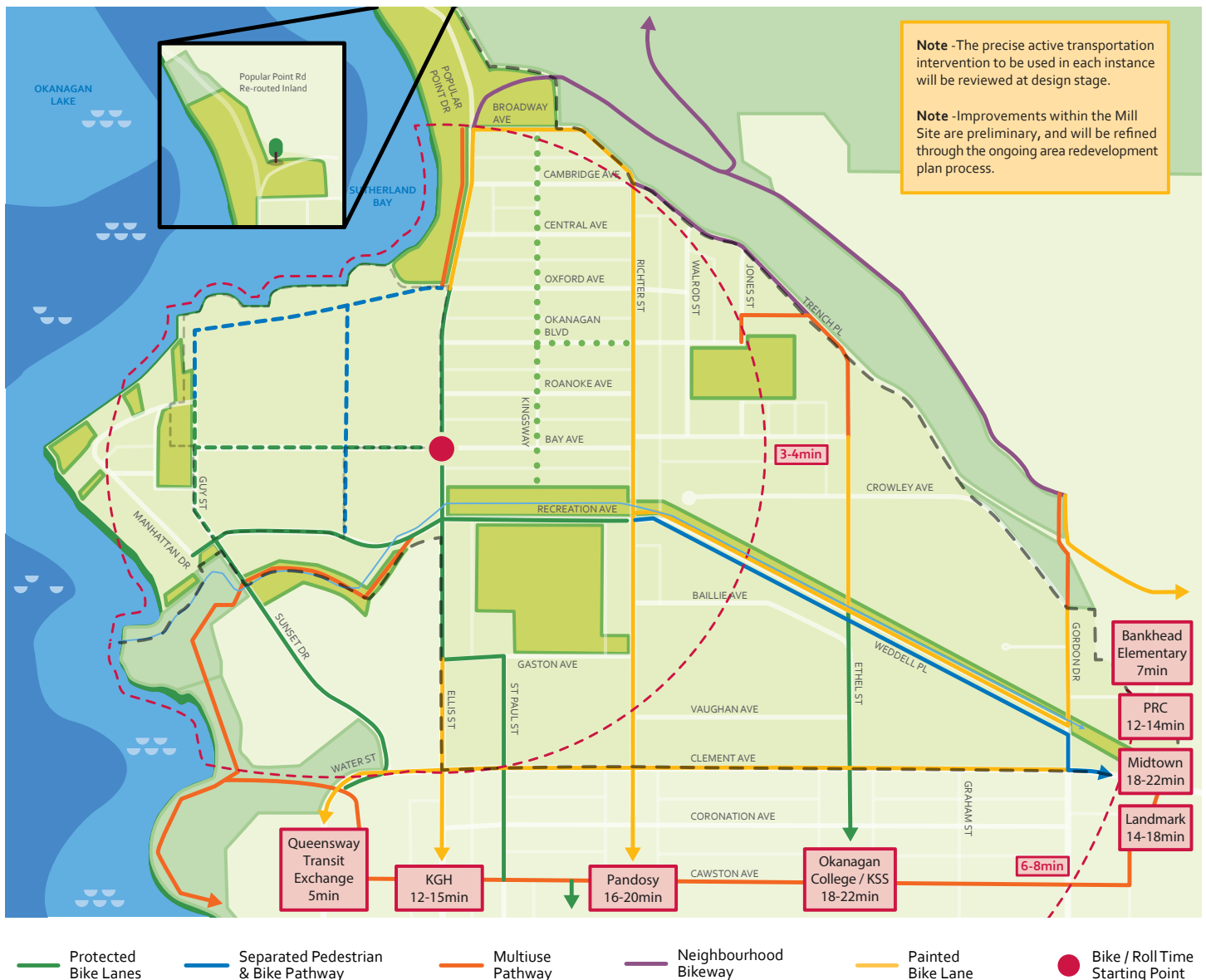
The more comfortable biking and rolling is, the more people will bike and roll and the less pressure there will be on both the North End street network and key intersections entering the neighbourhood along Clement Ave.

Policy

- ▶ Advance improvements to biking infrastructure to ensure biking/rolling is a safe and comfortable transportation option for medium-length trips within the neighbourhood and to other nearby neighbourhoods.
- ▶ Extend the protected bike lane network north from Downtown into the North End, including:
 - ▶ Extending the Waterfront Walkway for cycling via Sunset Dr, Guy St and along the lakeshore to Sutherland Bay Park;
 - ▶ Linking to Downtown and the Cawston Active Transportation Corridor (ATC) via Sunset Dr;
 - ▶ Extending the planned Bertram ATC from Downtown north to the Okanagan Rail Trail and Knox Mountain via St. Paul and Ellis streets; and
 - ▶ Extending the Ethel ATC from Cawston to the Okanagan Rail Trail. If a school is developed near Walrod Park in the future, consider the extension of the Ethel ATC to the Mill Site via Walrod Park and Okanagan Blvd.
- ▶ Ensure there is a grid of ATCs around and within the Mill Site (through the Mill Site ARP) to provide residents convenient access to services and connections to the surrounding bike network.

- ▶ The ATC on Guy St will form the main active transportation link between the waterfront pathway on the Mill Site and the waterfront pathway that begins south of Rotary Marsh Park—until such time as a waterfront pathway can be established to link these two points. As such, an effort must be made to ensure this corridor gives ample space to pedestrians and cyclists and is of an especially high design standard—similar to the standard on the east side of Sunset Dr further south.
- ▶ Develop separate spaces for pedestrians and cyclists along the Waterfront Pathway and the Okanagan Rail Trail to reduce future user conflicts as these facilities become busier.
- ▶ If the Recreation Avenue Park site is reconfigured in the future, consider routing the Bertram ATC through the park from Gaston to the Okanagan Rail Trail.
- ▶ Review the Rail Trail crossing at Clement Ave and Gordon Dr for potential improvements.
- ▶ Maintain existing on-street bike lanes on Ellis St, Richter St, and Broadway Ave and add bike lanes on Gordon Dr.
- ▶ Support the development of public and private end of trip cycling facilities.
- ▶ Increase the comfort of biking facilities by providing tree canopy cover to increase weather protection.

Figure 11. North End Plan Biking / Rolling Network



2.6.3 Transit

Transit will be an increasingly important option for future North End residents travelling to jobs, services and activities that are too far for most to walk, bike or roll. Transit services should focus on connecting residents with employment and services directly (no transfers), or where required, transfers at major exchanges. To make transit more attractive, service levels should be increased over time as ridership grows with development. Frequent transit will extend to the North End with a transit terminus developed within the Mill Site. As the neighbourhood grows, service improvements will be coordinated with BC Transit, the regional transit provider.

In the longer term, it is expected that even higher capacity transit service will be needed to serve the neighbourhood. The Pandosy/Richter Corridor Study, currently underway, is investigating the potential for future transit corridors between Pandosy and Downtown. Long-term connectivity to the North End is also being explored as part of this work.

The more convenient transit is, the more people will ride transit and the less pressure there will be on key intersections entering the North End along Clement, but also throughout the Core Area street network.

Policy

- ▶ Increase transit service incrementally and concurrent with neighbourhood growth, to ensure transit is a viable and attractive alternative to the automobile for trips that are otherwise too far for walking, biking and rolling.
- ▶ Improve transit service to the North End, including;
 - ▶ More frequent service on the existing local bus Route 2—connecting to Downtown and other transit routes via the Queensway Exchange.
 - ▶ Shorten the loop on Route 2 to provide two-way service on Ellis St from the Mill Site south.
 - ▶ Reroute Routes 6 and 18 north from Cawston Ave to Clement Ave. This will increase access to transit for the southern parts of the North End, including employment areas adjacent to Clement Ave, and improve access to the Glenmore Valley, UBC and employment areas near UBC and the airport.
 - ▶ Extend Route 1, a frequent service route, to a northern terminus within the Mill Site. This would provide a no-transfer ride to employment and services in Downtown, KGH, Pandosy, Okanagan College and further south along Lakeshore.
 - ▶ Extend route g8, a new RapidBus service being fully implemented in the coming years, to a northern terminus within the Mill Site. This would provide a no-transfer ride to employment and services in Downtown, Capri, Landmark, Midtown, Rutland, Reid's Corner and UBC.
- ▶ Upgrade bus stops and their amenities within the North End, including shelters and pull outs where appropriate.
- ▶ Develop a transit terminus exchange centrally located within the Mill Site to support up to two frequent transit routes. Locate the exchange centrally within the site, adjacent to day-to-day services and with efficient access and egress from Ellis St. Include a mobility hub at the exchange and support the future fleet conversion to battery electric buses. Link the exchange to the rest of the Mill Site, and adjacent neighbourhoods, with effective walking and biking connections.
- ▶ Take direction from the Pandosy/Richter Corridor Study to prepare for higher capacity transit to be introduced in the neighbourhood as the need arises. This should include, but not be limited to, expanding right-of-way on identified future higher capacity transit corridors as opportunity arises.

Figure 12. North End Plan Transit Network



2.6.4 Neighbourhood Street Network

Neighbourhood streets are local and collector streets that provide access to homes and businesses, connect to the major road network, and provide valuable local public spaces.

Many of the neighbourhood streets in the North End are missing sidewalks and have gravel shoulders instead of gutters for drainage. While this treatment may work well enough when street activity is low, there will be increasing challenges as more people are walking, biking, driving, and parking on neighbourhood streets in the North End. The Plan proposes improving the neighbourhood street network to address these challenges.

The North End Plan proposes traffic calming on neighbourhood streets to address specific impacts associated with adjacent development. Neighbourhood streets in the remainder of the North End could be considered for traffic calming through the City’s general traffic calming program.

Policy

- ▶ Advance infrastructure improvements to the neighbourhood street network as development proceeds to better accommodate mobility, accessibility and safety for all modes of transport.
- ▶ Urbanize existing neighbourhood streets through the City’s Neighbourhood Streets Urbanization program as redevelopment occurs with priority given to blocks that experience the most development.
- ▶ Introduce traffic calming measures on neighbourhood streets to manage vehicle traffic from specific development areas. Manage speeds to maintain a comfortable street environment.
- ▶ Consider traffic calming and access restrictions east of Ellis on Bay, Roanoke, Okanagan and Oxford to prevent short-cutting between the Mill Site and Richter.

- ▶ Consider traffic calming within Manhattan Point until continuous sidewalks can be constructed through street urbanization enabled by development.
- ▶ Consider traffic calming through the City's Neighbourhood Traffic Calming Program on other streets as need arises.
- ▶ Increase tree canopy cover to increase weather protection by planting street trees within boulevards and medians.
- ▶ Urbanized streets should encourage infiltration of stormwater to reduce the frequency and scale of spill over into the piped storm system.

2.6.5 Major Road Network

While alternative forms of transportation will play an increasingly important role in servicing the North End, vehicles will continue to play a role for trips where other options are less feasible and for goods movement. This will be particularly true for trips accessing jobs, services and destinations in parts of the City that would require longer cycling trips or are not well served by transit.

Vehicle access to the North End is limited by the capacity of intersections along Clement Ave. As east-west traffic on Clement Ave grows (as anticipated with growth Downtown and the extension of Clement towards Highway 33), the number of vehicles that can access the North End will be constrained. With development in the North End, traffic volumes on the neighbourhood's major road network will increase, particularly along and approaching Clement Ave.

The design of roads in the North End should reflect their adjacent land use context. In denser areas streets should be designed to accommodate high levels of activity from all modes of transportation. In industrial areas access for commercial vehicles must be considered. While the major road network will convey high levels of vehicle traffic, it must also serve all modes of travel, and the roads themselves should be places that are comfortable and enjoyable to walk, bike and access transit. The urbanization of major roads in the North End is equally about improving access to transit and walking/biking connections as it is about optimizing vehicle capacity. This balance will be addressed during the road improvement design stage.

From Richter St west, the use of Urban Centre cross sections is recommended, reflecting denser land uses and a greater mix and intensity of street users. East of Richter, Core Area cross sections are recommended, reflecting more moderate development scale and a more balanced mix of street users. A map of proposed road classifications is provided in Figure 13. These road classifications are based on the expected volume and mix of people using the street in different modes and do not necessarily align with specific Future Land Use Designations.

Richter Street in particular is being identified as a high street between Clement Avenue and Bay Avenue. For this reason, street parking should initially be prioritized on this street over auxiliary lanes meant to optimize traffic flow. As development proceeds in the North End, and traffic volumes increase, the trade-off between street parking and auxiliary lanes will need to be reconsidered.

Policy

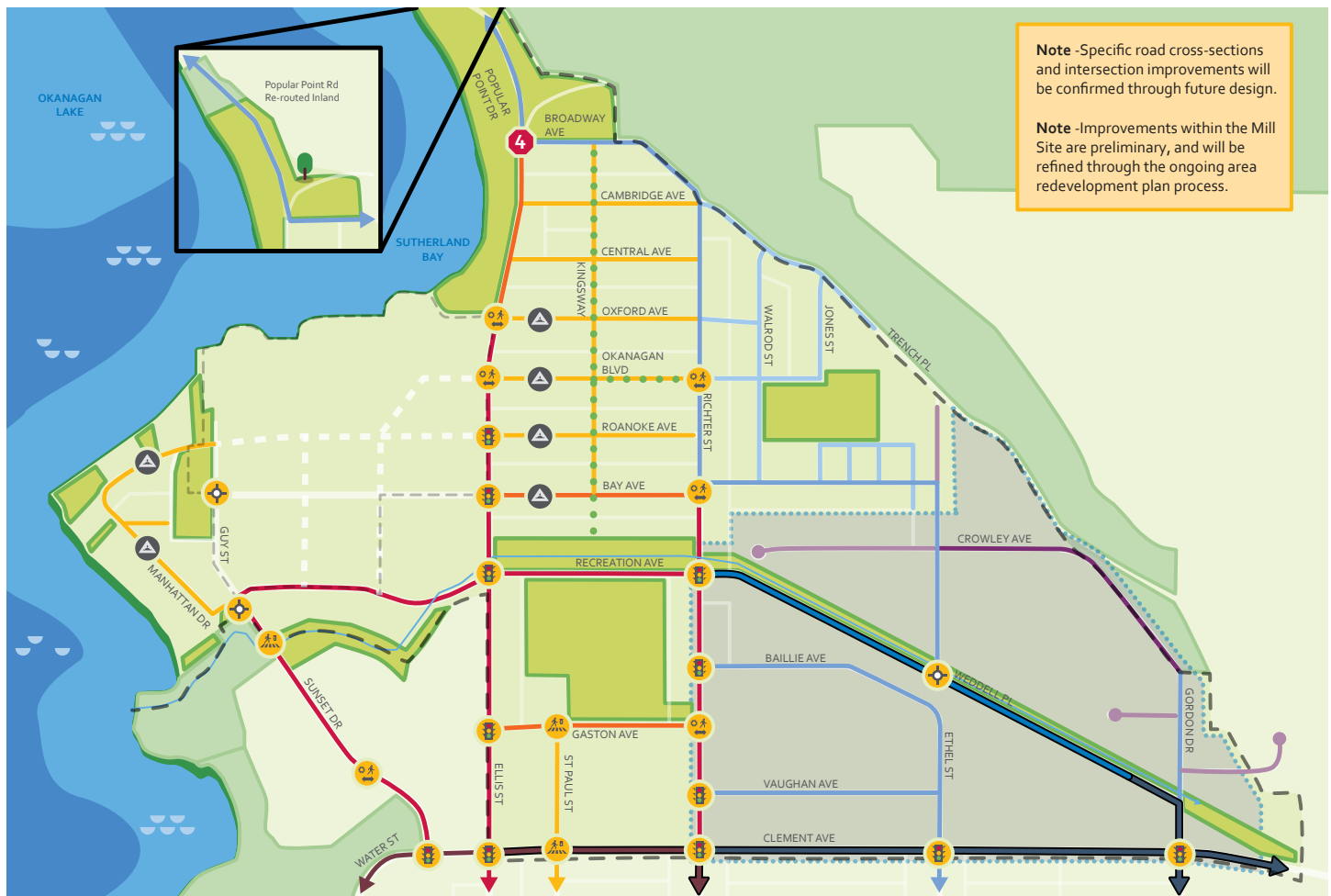
- ▶ Advance infrastructure improvements to the major road network in the North End, where possible, to accommodate all modes of transportation—including car traffic and goods movement.
- ▶ Urbanize Ellis St (to Oxford Ave) and Richter St (to Bay Ave) as minor arterials north from Clement Ave.
- ▶ Prioritize street parking on Richter Street initially, in recognition that it is identified as a high street.
- ▶ Reconfigure Sunset Dr and Guy St as minor arterials to improve access to the west side of the Mill Site.
- ▶ During the design stage for road improvements, balance the needs of vehicles, transit, walking and cycling with due consideration for the adjacent land use context and goals of the North End Plan.
- ▶ Create a continuous east-west minor arterial from Sunset Dr to Gordon Dr by linking together existing streets (Manhattan Dr, Recreation Ave and Weddell Pl).
- ▶ Improve intersections along Clement Ave (within constraints) to expand vehicle capacity.
- ▶ Expand and upgrade the intersection at Clement Ave and Gordon Dr. Review the routing of the Okanagan Rail Trail through the intersection.
- ▶ Upgrade intersection controls within the North End to accommodate increased vehicle, transit and active transportation demand.

- ▶ Require internal transportation networks on the Mill Site integrate seamlessly into the surrounding walking, biking, transit and vehicle networks in the North End. Extend the North End street connectivity and limit building access to internal connected streets.
- ▶ Increase tree canopy cover to increase weather protection by planting street trees within boulevards and medians.

- ▶ Urbanized streets should encourage infiltration of stormwater to reduce the frequency and scale of spill over into the piped storm system.

To fully address the transportation challenges over the long-term additional shifts in travel behaviour beyond the actions proposed in the NEP will be required. In connection with this, as mentioned, higher capacity transit is also expected to eventually be needed to service the North End neighbourhood.

Figure 13. North End Plan – Recommended Future Street Network Classifications



Note - Specific road cross-sections and intersection improvements will be confirmed through future design.

Note - Improvements within the Mill Site are preliminary, and will be refined through the ongoing area redevelopment plan process.

Street Classification	Urban Centre	Core Area	Industrial	North End Plan Boundary	Mill Site Boundary	Mill Site (Road Network TBD)	Industrial Area	Parks on Streets	Laneway	Traffic Control
Major Arterial										Traffic Signal
Minor Arterial										Roundabout
Collector										Pedestrian Half Traffic Signal
Local										Pedestrian Warning Flasher
										Truck Route
										Traffic Calming
										All Way Stop

2.6.6 Transportation Demand Management and Curb Space Management

Beyond infrastructure improvements, congestion can also be mitigated through policies and programs that encourage and support residents, visitors and businesses to make more efficient use of the transportation network.

Known as Transportation Demand Management (TDM), these measures focus on reducing travel demand, shifting travel to periods with more capacity, and shifting trips from cars to more efficient travel modes. TDM can also make it easier for households to own fewer vehicles, reducing traffic and demand for parking. Both these outcomes can reduce congestion on the road network.

TDM measures often include a combination of incentives, education, and awareness to change travel behaviour. TDM is most effective when used in combination with infrastructure and service investments that provide viable alternatives to cars. Common TDM measures include improved access or subsidization of car share, public transit, and micromobility; end of trip/ parking facilities for biking; the unbundling of parking costs from residential unit costs; as well as the reduction or elimination of off-street parking requirements for new developments—the latter of which allows the market to determine the supply and price of parking. These measures are typically integrated into new developments, but may also be applied on a larger scale. While future developments in the North End will be strong candidates for TDM, a coordinated city-wide approach to TDM is recommended.



With future development the demand for on-street parking will increase while the supply of on-street parking will remain fixed or fall. As demand grows, active management of on-street parking will be required – as occurs in the Downtown and Pandosy Urban Centres today. On-street parking is a public resource and balancing access between local residents and neighbourhood visitors should be pursued.

In addition to vehicle parking, curb space should be considered for other uses. The demand for curb-side delivery and drop-off services has recently grown and is likely to continue to grow in the future, and with this the provision of on-street loading zones will increase in importance. Add to this the needs of public transit as well as parking for bikes and other micromobility devices.

Where curb space is not required for transportation uses, consider uses that create more interesting streetscapes and support local businesses such as parklets and patios.

Policy

- ▶ Integrate TDM into future developments within the North End to accelerate transportation behaviour change and reduce pressure on the major road network.
- ▶ Consider developing a city-wide TDM framework.
- ▶ Consider active management of on-street parking, as development advances and as required.
- ▶ Consider curb space management to address parking, loading, transit and non-transportation uses.



2.7 Utilities

2.7.1 Municipal Utilities

Servicing the growing North End neighbourhood with reliable drinking water, wastewater collection, stormwater management and flood protection requires careful planning. Provision of municipal utilities will reflect the City's commitment to the efficient delivery of services, sustainable development, and environmental stewardship. In addition to the routine replacement of older utilities infrastructure in the area over time, the following major infrastructure projects have been identified for the North End.

2.7.1.1 Water

Water Filtration Facility

The City must plan for a water filtration facility in the North End. Interior Health, the regulator of this requirement, monitors turbidity levels in Okanagan Lake water. As long as the raw water quality remains high, as it is today, the need for filtration can be deferred indefinitely. The need for filtration predates the North End Plan and is not triggered by growth connected to the Plan. A specific location at the east end of the neighbourhood—east of Walrod Park—has been identified to accommodate the facility.

Dilworth Reservoir Expansion

The residential and commercial growth supported on the Mill Site and in the broader North End will trigger the need for a significant expansion of the Dilworth Reservoir to service the neighbourhood with water

2.7.1.2 Stormwater Management

Brandt's Creek Restoration

Numerous areas in the North End adjacent Brandt's Creek—including a large portion of the Mill Site—are within the 100 year floodplain of the creek. To help mitigate the risk for flooding in the area, the restoration of Brandt's Creek is proposed.

As noted earlier, there is an opportunity to restore Brandt's Creek east of Ellis Street to Gordon Drive. The opportunity is to improve the creek in this area in a similar vein to that initially proposed under the Mill Creek to Brandt's Creek Diversion project. Proposed improvements under that project included:

- ▶ Daylighting sections of the creek currently culverted;
- ▶ Introducing meandering to the creek;
- ▶ Interventions to improve water quality and fish habitat; and
- ▶ Introducing ecologically sensitive vegetation on creek banks.

Expected benefits include:

- ▶ Improving capacity of the creek to absorb stormwater runoff—thereby improving flood protection;
- ▶ Improving stormwater quality
- ▶ Improving the health and biodiversity of the creek ecosystem, and providing habitat for fish, birds, insects, and other wildlife; and
- ▶ Enhancing the aesthetic and recreational value of the creek for residents and visitors.

Central Ave Stormwater Outfall Renewal

The stormwater outfall at the west end of Central Ave that historically outlets to Okanagan Lake at Sutherland Bay requires repair to optimize performance.

2.7.1.3 Wastewater

Mill Site Lift Station & Wastewater Network Rationalization

A new lift station will be needed on the Mill Site to serve growth for that site and future growth in other areas of the North End. In connection with this, there is a plan to reroute the existing wastewater network in the area to optimize the efficiency of the system.

2.7.2 Private Utilities

2.7.2.1 FortisBC

FortisBC, the local electricity provider, has informed the City of the need for a new substation in the North End to serve growth both in the Mill Site as well as the broader North End neighbourhood. Staff will continue to work with Fortis BC to identify a suitable site to accommodate the needed utility.

Policy

- ▶ Expand the Dilworth Reservoir to ensure an adequate supply of water for expected growth in the North End.
- ▶ Daylight, widen and naturalize Brandt's Creek from Ellis St through to Gordon Dr—including introducing meandering to the creek where practical; interventions to improve water quality and fish habitat; and the introduction of native vegetation in creek banks
- ▶ Repair and realign the stormwater outfall at the west end of Central Ave to optimize performance.
- ▶ Through the Mill Site ARP, ensure a lift station is provided on the Mill Site in an appropriate location near the intersection of Bay and Ellis.
- ▶ Reroute the wastewater network in the area to best serve growth both on the Mill Site and in the broader North End.
- ▶ Work with FortisBC to identify a suitable site to host a new substation in the North End to serve growth both on the Mill Site and in the North End neighbourhood more broadly.



03

TAKING ACTION

INTRODUCTION & BACKGROUND

PLAN CONCEPT

TAKING ACTION

APPENDICES



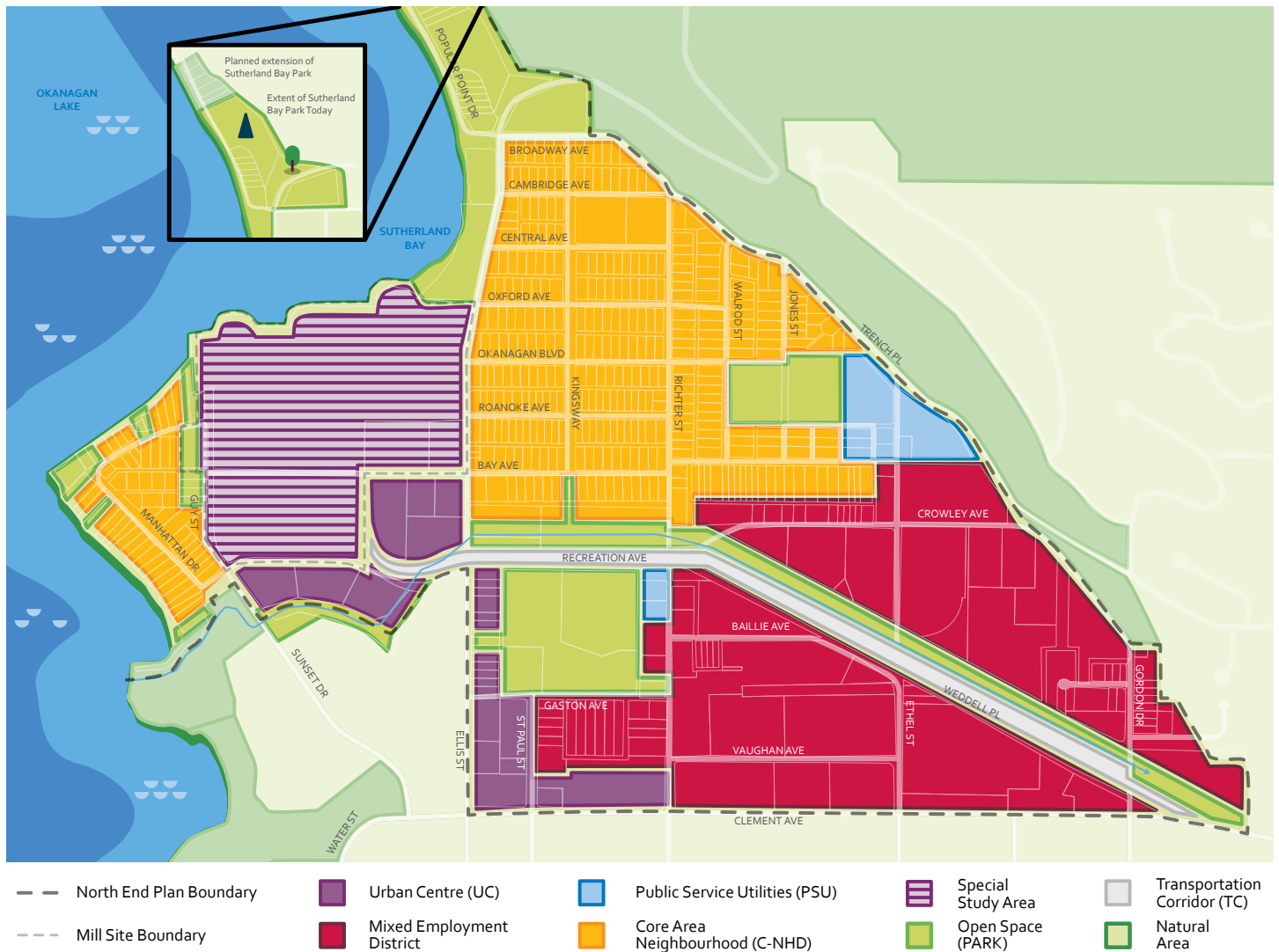
Section 2.0 of North End Plan highlights the Plan Concept—including the change in land use direction proposed through the Plan as well as the new parks and public spaces, transportation network improvements and utilities infrastructure needed to accommodate and serve the growth. This chapter gives more direction on specific actions and initiatives needed to implement the Plan, specifically:

- ▶ Policy and regulatory updates, such as amendments to the Official Community Plan and Zoning Bylaw;
- ▶ Infrastructure projects to operationalize the plan over the coming years and decades; and
- ▶ A financial strategy to address how the infrastructure projects are to be funded and integrated in the City’s capital planning processes.

The plan’s vision depends on long-term commitment from staff, Council, and the development community to align land use decisions and investments with the plan’s goals and objectives. With this commitment, the vision for the North End will be implemented gradually through redevelopment and civic projects over the next 30 or more years.

3.1 Land Use Implementation

Figure 14. North End Plan Future Land Use



Land Use Bylaw Updates

Updates to Kelowna’s land use bylaws are required to be able support the Plan’s Land Use Concept.

- ▶ Amend the Future Land Use Map of the Official Community Plan as outlined in the North End Future Land Use Map.
- ▶ Amend relevant policies and other relevant policy mapping in the Official Community Plan to reflect the directions of the North End Plan.
- ▶ Develop new zoning regulations for employment and industrial lands to reflect the policies and directions of the North End Plan.

- ▶ Identify zoning bylaw amendments to zoning in the Downtown Urban Centre.
- ▶ Explore other zoning bylaw amendments as required.
- ▶ Explore zoning for the Mill Site at such time as the Mill Site Area Structure Plan is adopted or endorsed by Council.

Land Acquisition

To achieve the land use goals of the NEP, certain land acquisitions are required. The table below outlines the projects that will require property acquisition and the properties to be acquired. (also see Taking Action table)

Figure 15. Projects Requiring Property Acquisition

Project	Property Acquisitions
Water Filtration Facility	930 Bay Ave; 870, 890 & 881-891 Ethel St; and 845 Jones St.
Recreation Ave – Weddell PI Road Realignment	991 Richter St
Parks on Manhattan Point	As opportunities arise, consider on a case by case basis

The Role of Development

Each new development proposed in the North End neighbourhood presents an opportunity to move the area towards the vision articulated in this plan. This section lays out the general expectations of new development to provide clarity for landowners, the development community, and staff.

1. **Consistency with plan objectives:** The first step is to ensure any proposed development is generally consistent with the plan objectives listed in section 2.1.
2. **Alignment with plan policies:** Development proposals must also align with the policies laid out in the Land Use & Development chapter in Section 2.0.

3. Land dedication at redevelopment:

- a. Restoration of Brandt’s Creek between Ellis St and Richter St will require dedication of land to the City at redevelopment of property north of Recreation Ave. Specifically, properties at 925 & 969 Ellis St and 990 Richter St are affected. Land is needed to accommodate a naturalized creek, required creek setbacks, and a pathway on the north side of the creek. It is estimated that 40m-50m of land is needed in total to accommodate these features, and the precise width of required land dedication will be determined at time of development application.
- b. To complete the Kingsway Parks on Streets connection from Broadway Ave adjacent Knox Mountain Park through to Recreation Ave the acquisition of 595 Bay Ave is needed (this park acquisition is already signalled in the OCP)



3.2 Key Infrastructure Projects

The land use direction for the North End Plan has the potential to bring approximately five thousand new housing units with some ten thousand new residents in the next 30 years—with roughly 70% of this new growth expected on the Mill Site. New commercial space on the Mill Site and efforts to increase the variety and concentration of jobs in employment lands in the North End is also expected to introduce a substantial number of new jobs.

Based on this considerable growth, the Plan identifies core infrastructure improvements that meet both the basic operational needs for the neighbourhood and that deliver a high quality of life for future residents and workers. The key infrastructure improvements are introduced through policy statements in Section 2.0 of the plan and are organized around three main categories: parks, transportation and utilities. In this section, policy statements are translated into major works projects. Major works projects on the Mill Site are left out of this section as these are to be defined more precisely through the Mill Site ARP. Also, the recommended projects are supported with estimates of the financial impacts and the proposed funding strategies to deliver them.

3.2.1 Parks & Public Space Infrastructure

Park and public space improvements and additions proposed for the North End, and introduced in Section 2.0, are summarized below. Implementation is to occur by way of considering the advancement of projects proposed in the NEP when the Capital Plan is amended. Timing considerations for implementation of projects are included as footnotes at the bottom of the table. Funding of projects will be considered in the next section.

Figure 16. North End Parks and Public Space Improvements & Additions

Project Category	Project Name	Project Description
City-Wide Parks	Sutherland Bay Park Improvements	Improve Sutherland Bay Park as a City-Wide waterfront park ¹
	Manhattan Point Parks	Develop existing city-owned properties as park and add additional park as opportunities arise through property acquisition ²
Neighbourhood Parks	Walrod Park Improvements	Improve Walrod Park as a neighbourhood park both on existing parklands and on parkland expansion to the east, (in conjunction with the water treatment facility) ³
Parks on Streets	Kingsway Parks on Streets	Parks on streets development along Kingsway from Knox Mountain Park to Recreation Ave
	Okanagan Blvd Parks on Streets	Parks on streets development along Okanagan Blvd between Kingsway and Richter St
Pathways	Brandt's Creek Pathway Ellis St to Richter St, and Footbridge	Introduce a pathway on the north side of the restored Brandt's Creek from Ellis St to Richter St. Connect the pathway to Recreation Ave by way of a footbridge ⁴
Recreation Avenue Park	Elks Stadium Upgrades	Update and improve Elks Stadium with various upgrades
	Feasibility Assessment	Complete a Feasibility Assessment and Master Plan for Recreation Avenue Park

Implementation Notes

1. Acquisition of properties on Poplar Point Rd is required before this project can proceed
2. Development of new park space on Manhattan Point is dependent on property acquisition
3. Property acquisition of 845 Jones St and development of a water filtration facility is required before park improvements can be made east of the existing Walrod Park.
4. This project is to be conducted in coordination with the restoration of Brandt's Creek between Ellis St and Richter St that will be led by Utilities Planning. These projects are dependent on the dedication of property to the City at redevelopment of lands north of Recreation Ave between Ellis St and Richter St

3.2.2 Transportation Infrastructure

Transportation network improvements proposed by the NEP, and introduced in Section 2.0, are summarized below. Implementation is to occur by way of considering the advancement of projects proposed in the NEP when the Capital Plan is amended. Timing considerations for implementation of projects are included as footnotes at the bottom of the table.

Figure 17. North End Transportation Network Improvements

Project Category	Project Name	Project Description
Active Transportation (Walking/Biking)	Sidewalks on Local Streets	Introduce sidewalks on existing local streets (also see Neighbourhood Streets Network category) ¹
	Pedestrian Crossings	Introduce pedestrian crossings on existing streets (also see Neighbourhood Streets Network category) ²
	Rail Trail Walking/Rolling Separation	Develop spaces for pedestrians and cyclists along the Okanagan Rail Trail and Waterfront Pathway ³
	Rail Trail Crossing Realignment at Clement Ave & Gordon Dr	Realign the Rail Trail crossing at the intersection of Clement Ave and Gordon Dr to better serve the safety of all modes of transportation ⁴
	Sunset Dr/Guy St Separated Bike Lane	Introduce a separated bike lane along Guy St and Sunset Dr ⁵
	Bertram North End ATC extension	Extend the Bertram ATC from Downtown via St. Paul St, Gaston Ave and Ellis St ⁶
	Ethel St ATC Extension	Extend the Ethel St ATC north of Clement Ave to the Rail Trail ⁷

Implementation Notes

1. Consider on a street-by-street basis, depending of level of development on the street and local context.
2. Consider on an as-needed basis with local context.
3. Prioritize this project as usage and risk of conflicts on the Rail Trail increases over time
4. Prioritize this project as traffic increases at the intersection over time
5. Prioritize as demand warrants
6. Prioritize as demand warrants
7. Prioritize as demand warrants

Transit ¹	Route 2 Frequency Increase	Introduce more frequent service on the existing local bus Route 2—connecting to Downtown and other routes at the Queensway Exchange
	Redirect Route 2	Shorten the loop on Route 2 to provide two-way service on Ellis St from the Mill Site south
	Redirect Route 6 & 18	Redirect Route 6 & 18 north from Cawston Ave to Clement Ave. This will increase access to transit for the southern parts of the North End—including the employment area in the southeast corner of the neighbourhood
	Mill Site – Queensway Direct Bus Service	Extend routes 1 and g8 to a new exchange at the Mill Site.

Implementation Notes

1. Transit service levels should be increased over time as the neighbourhood grows. Service increases and adjustments, introduced incrementally, will be coordinated with BC Transit.

Roads	Urbanization of Local Streets	Urbanize existing local streets ¹
	Traffic Calming on Local Streets	Introduce traffic calming measures on neighbourhood streets to manage vehicle traffic and speeds and maintain a comfortable street environment ²
	Recreation Ave – Weddell Pl Road Realignment	Create a continuous east-west minor arterial corridor by linking together existing streets (Manhattan Dr, Recreation Ave, Weddell Pl, and Gordon Dr) ³
	Sunset Dr Upgrade	Upgrade Sunset Dr from a collector to a minor arterial ⁴
	Ellis St Upgrade	Upgrade Ellis St to a minor arterial with consideration for the Bertram ATC extension and results of the Pandosy Richter Corridor Study. ⁵
	Richter St Upgrade	Upgrade Richter St to a minor arterial—prioritize street parking initially ⁶
	Clement Ave Intersection Upgrades	Improve intersections on Clement Ave (within constraints) to expand vehicle capacity ⁷

Implementation Notes

1. Urbanization of local roads will be considered on a street-by-street basis and will depend on the level of development that has occurred on the street as well as the local context. Priority will be given to those streets that experience the most development.
2. Introduction of traffic calming measures on local roads will be considered on a street-by-street basis and in consideration of the local context.

3. Prioritize this project once development of the Mill Site begins
4. See #3 above
5. See #3 above
6. See #3 above. Also, prioritize street parking initially. As development proceeds in the North End consider prioritizing left turn lanes.
7. Prioritize this project as traffic increases at the intersection over time

Figure 18. North End Plan Transportation Capital Projects



Street Classification	Urban Centre	Core Area	Industrial	North End Plan Boundary	Mill Site Boundary	Mill Site (Road Network TBD)	Industrial Area	Parks on Streets	Laneway	Traffic Control
Major Arterial										Traffic Signal
Minor Arterial										Roundabout
Collector										Pedestrian Half Traffic Signal
Local										Pedestrian Warning Flasher
										Truck Route
										Traffic Calming
										All Way Stop

- ▶ Recommended street improvements for the North End’s street network. Capital projects would be lead by the City or delivered in conjunction with larger developments. Improvements seek to increase the capacity of street network while making streets more comfortable for people to walk, bike, roll and take transit.
- ▶ Specific intersection and crossing treatments will be confirmed through future design.
- ▶ Improvements within the Mill Site are preliminary, and will be refined through the ongoing area redevelopment plan process.

3.2.3 Utilities Infrastructure

Major utilities projects to be incorporated in the North End were introduced in Section 2.0, and are summarized in the table below. Implementation is to occur by way of considering the advancement of projects proposed in the NEP when the Capital Plan is amended. Timing considerations for implementation of projects are included as footnotes at the bottom of the table.

Figure 19. North End Utilities Projects

Project Category	Project Name	Project Description
Water	Land Acquisition for Water Filtration Facility	Acquire properties to site a water filtration facility (see Figure 15) ¹
	Dilworth Reservoir Expansion	Expand the Dilworth Reservoir to increase storage capacity to serve growth in the North End
	Water Main Upgrades	Upgrades to various existing water mains and transmission mains including on Ethel St, Gordon Dr, Okanagan Blvd, Poplar Point Rd and Knox Mountain
Stormwater Management	Brandt's Creek Restoration Ellis St to Richter St	Brandt's Creek corridor is to be widened and improved between Ellis St and Richter St. Improvements are to include: meandering of the creek; interventions to improve water quality and fish habitat; native vegetation in creek banks ²
	Brandt's Creek Restoration Richter St to Gordon Dr	Brandt's Creek corridor is to be improved between Richter St and Gordon Dr. Improvements are to include: meandering of the creek; interventions to improve water quality and fish habitat; native vegetation in creek banks
	Central Ave Stormwater Outfall Renewal	Repair of the stormwater outfall on Central Ave to Sutherland Bay.
Wastewater Management	Wastewater Network Rationalization	Construct new lift station near the corner of Ellis and Bay once Mill Site reaches capacity of existing Guy Lift Station. New wastewater forcemains will be installed to accommodate the future Mill Site Lift Station.

Implementation Notes

1. Section 2.0 mentions the need for a water filtration facility in the North End. The need for the facility is based on water quality indicators in Okanagan Lake that are mandated by the Province. It is important that the City acquire property to site the facility so the project may proceed to construction if and when it is mandated.
2. The Brandt's Creek restoration project is dependent on the dedication of property to the City at redevelopment of lands north of Recreation Ave between Ellis St and Richter St. The project is to be conducted in coordination with the introduction of a pathway north of the restored Brandt's Creek and a footbridge over the creek.

3.3 Cost Estimates & Funding Strategy

The section above includes infrastructure projects that have been previously planned and funded; new projects that are needed to service the anticipated growth in the neighbourhood; and additional projects not directly related to growth in the North End. In this section we focus only on new infrastructure projects that are needed to service the newly anticipated growth in the neighbourhood.

3.3.1 Cost Estimates

Based on the identified projects and projects out to 2054, the following high-level costs are anticipated.

Figure 20. North End Plan Infrastructure Cost Estimates

Project Type	Land Costs	Improvement Costs	Total
Parks & Public Space	\$43.9M	\$124.4M	\$168.3M
Transportation	\$30.3M	\$167.7M	\$198M
Utilities	N/A	\$19.1M	\$19.1M
Total	\$74.3M	\$311.2M	\$385.4M

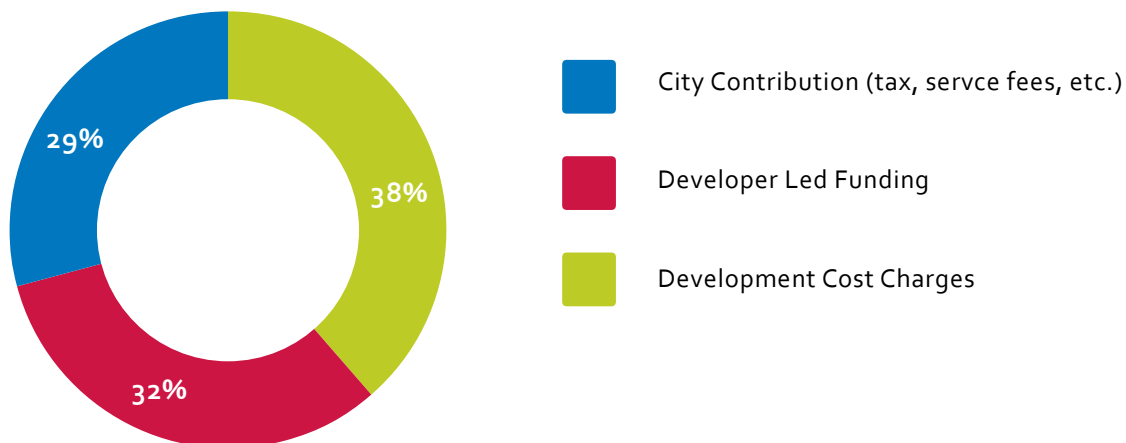
3.3.2 Funding Strategy

To deliver the required infrastructure, timely investment will be needed. The recommended funding approach for plan implementation is based on the following financial planning principles:

1. Establish fees and charges that emphasize the 'benefiter pay principle' where infrastructure costs are paid by those who will use and benefit from the installations of such systems.
2. Develop funding strategies that do not disincentivize future development in the North End.
3. Promote fairness and equity for all development through funding strategies.
4. Favour funding tools that will help increase the viability of the long-term plan goals and also allow for flexibility in planning.

With these principles in mind, the plan identifies a range of different funding sources to support the development of key infrastructure over the long-term. Specifically, the funding strategy recommends a mix of Development Cost Charges, developer led funding, and City contributions (general taxation, service fees etc.). The breakdown of these contributions is shown in the graph below.

Figure 21. North End Plan Proposed Funding Sources



Consistent with the benefiter pay principle, an area specific DCC may be considered as one of the funding sources to ensure the cost of servicing is fairly apportioned to North End Development. The feasibility of an area specific DCC will be evaluated as part of a major DCC program update scheduled to occur in 2025 (see below).

3.3.3 The City's Growth Strategy and DCC Program: The Big Picture

The City's growth strategy and accompanying DCC program is scheduled to be updated in 2025. There has recently been a significant increase in expected population growth in the city to 2040 over and above that anticipated in the OCP. In addition, recent higher-than-expected inflation has resulted in construction costs (including both materials and labour) increasing precipitously, which has had a big impact on the expected costs of the DCC program. As a result, changes to the City's DCC program is expected.

3.3.4 Long-Term Costs & Benefits of the North End Plan

The upfront capital cost for servicing the North End Plan is significant but it remains a favourable area of the city to direct growth. Model City Infrastructure (MCI)—a model that measures the relative life-cycle costs and benefits of new growth—was used to explore long-term infrastructure costs and revenues associated with growth in this area, at a high level. MCI demonstrates broadly that suburban development provides substantially less long-term revenue than is needed to support its infrastructure demands while denser neighbourhoods with a mix of uses such as the Urban Centres and Core Area, where growth is currently targeted in the OCP, perform better in the long run. As part of technical analysis, MCI was used to estimate the impacts of the North End Plan. This analysis found that North End development would perform similar to the Urban Centres and Core Area and sustainably support long term infrastructure costs. The preliminary results from MCI indicate that targeting this area for future growth would support the City's objective of addressing our infrastructure deficit by focusing development nearer to core services. In addition, it is recognized that the redevelopment of the Mill Site represents a major opportunity for a world-class, walkable development that will yield a whole host of benefits to the broader neighbourhood and the community as a whole.



3.4 Implementation Summary

The following table summarizes the actions required to set the implementation of the North End Plan into motion.

Figure 22. Recap of Actions and Actors Needed to Implement the North End Plan

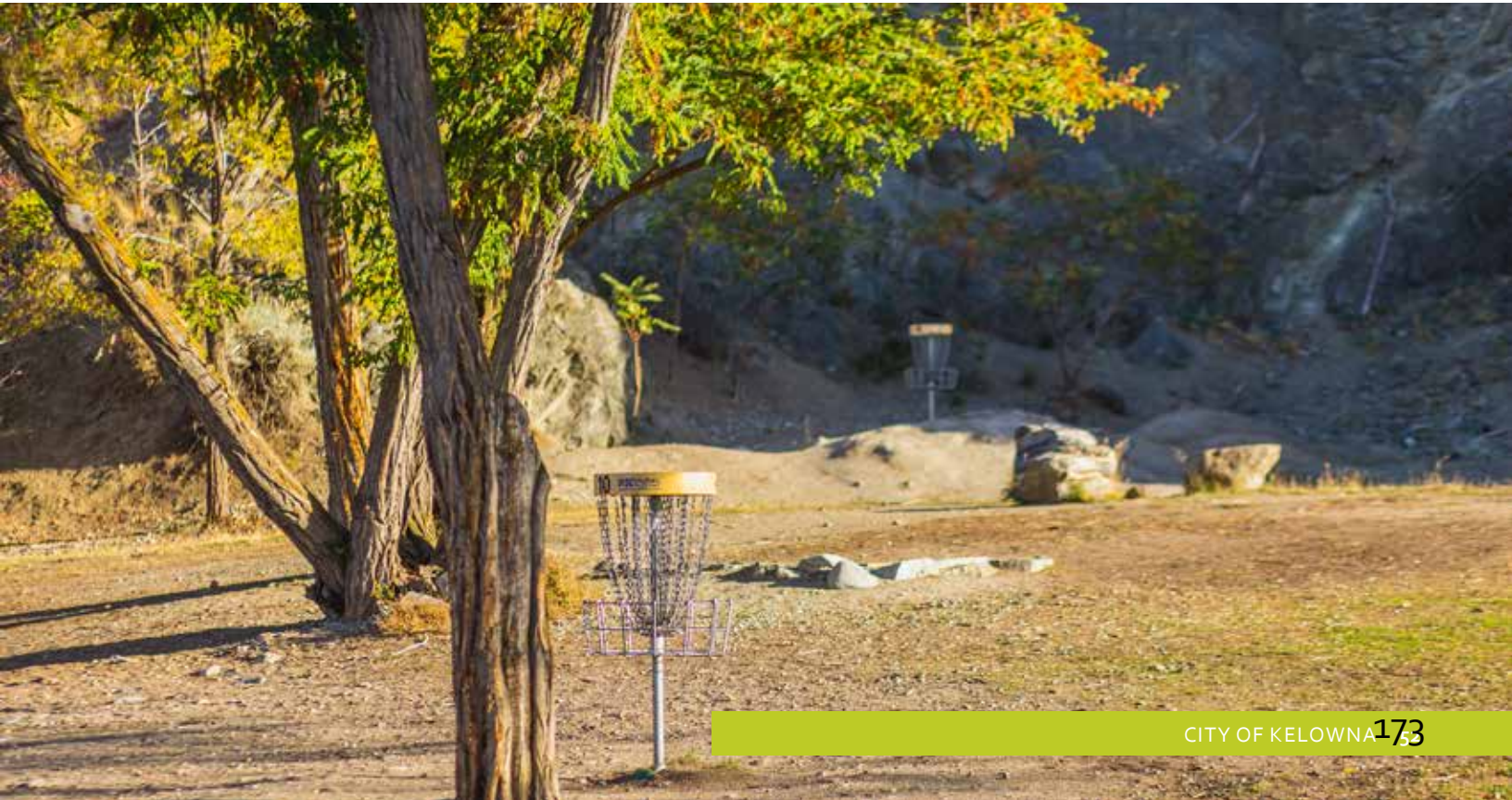
Action	Description	Group Responsible
IMMEDIATE ACTIONS		
Update OCP future land use descriptions	Develop a new future land use description to capture the intention of the Mixed Employment District and include in the OCP.	Long Range Planning, Development Planning
Update OCP future land use designations	Align OCP future land use map to reflect the future land use map shown in the North End Plan.	Long Range Planning
Update OCP policies and mapping to reflect NEP directions.	Incorporate new OCP policy and mapping guidance that reflects the directions of North End Plan.	Long Range Planning
Update Road Classifications in and OCP Transportation maps	Update the Functional Road Classifications (Map 13.1), Transit Overlay (Map 13.2), Biking Route (Map 13.3) and Truck Route (Map 13.4) maps in the OCP to match reflect recommendations of the Functional Road Classifications map in the North End Plan.	Long Range Planning, Transportation Planning
SHORT TERM ACTIONS (1-2 YEARS)		
Develop new zoning regulations for Mixed Employment District.	Update zoning bylaw by establishing new regulations to allow for / support: <ul style="list-style-type: none"> • Industrial-Commercial Area • Commercial-Industrial Area • Light Industrial Mixed-Use 	Development Planning, Long Range Planning
Incorporate an Area Specific DCC in the 20 Year Servicing Plan	Consider incorporating an Area Specific DCC in the 20 Year Servicing Plan for the North End with the growth strategy and DCC update scheduled in 2025.	Capital Planning & Asset Management
Develop preliminary street designs	Undertake preliminary designs for key streets in the North End to support capital project planning, costing and development.	Integrated Transportation Development Engineering Development Planning Long Range Planning

ONGOING ACTIONS		
Acquire properties as identified in the plan	As the Capital Plan is updated to include key parks, transportation and utilities infrastructure, the City will need to update its land acquisition strategy to support key plan actions.	Real Estate Services
Ensure development applications meet objectives and policies of the plan.	As development applications come forward the overarching policy objectives will inform development review.	Development Planning
Add key projects to the 10 Year Capital Plan and 20-Year Servicing Plan	As the 10-Year Capital Plan and 20-Year servicing plan are updated key transportation, parks, and utilities projects from the North End Plan are to be considered for inclusion.	Capital Planning & Asset Management

3.5 Conclusion

Achieving the direction established by the North End Plan will require a long-term commitment from a range of different groups. To realize the goals of a neighbourhood plan each redevelopment or project in the area must be looked at holistically as an opportunity to advance the different land use, transportation, and public space goals of the plan. The plan also outlines the growth and infrastructure that will guide the transformation of the neighbourhood over the next 30 or more years. The infrastructure costs are significant

and are commensurate with the considerable growth projected for the area. The plan will be implemented gradually over the next 30 or more years with significant leadership roles for both the city and the development community. The investment to transform the North End into a vibrant, walkable, complete community represents a cost-effective approach to civic investment, simultaneously advancing a range of the City’s long-term goals for climate action, smart growth, and healthy communities and climate action.



04

APPENDICES

INTRODUCTION & BACKGROUND

PLAN CONCEPT

TAKING ACTION

APPENDICES

APPENDIX I: PLAN PROCESS

1 Planning Process

The North End Plan is the result of a three-year planning process that began in the summer of 2021 and culminated in the summer of 2024. The NEP represents a collaborative effort involving residents, community partners, Council and City staff. The planning process was split into four main phases.

Phased Process

Phase 1: Information Gathering.

In Phase 1, City staff collected a range of background information needed to inform the planning process. This included information on the existing conditions of the neighbourhood, as well as its history. In addition, staff reviewed existing, higher-order City plans and policies to draw guidance from these on the overall direction for the Plan. Findings were summarized in the Background Study Report.

Engagement Highlights

- ▶ 'Get Involved' webpage launched
- ▶ Online 'Mark the Map' exercise used to survey residents
- ▶ Community Liaison Committee (CLC) formed and committee activities launched

Phase 2: Vision & Objectives.

The second phase of the process involved setting the Vision & Objectives for the Plan—the long-term vision for how the neighbourhood will look, feel and function in the future, and a set of broad goals that would help achieve that vision.

Engagement Highlights

- ▶ Online survey used to glean resident aspirations for the neighbourhood
- ▶ Community pop-up events to promote online survey and take feedback directly
- ▶ Engagement Report to summarize results of Phase 1 & 2 engagement presented to Council

Phase 3: Neighbourhood Concept Plans.

In the third phase of the process, the Vision & Objectives were used to develop a list of more specific public benefits or 'community needs' that were to be prioritized as part of the planning process. The Vision & Objectives and the community needs list were then both used in tandem to develop a series of three different approaches for how the neighbourhood might grow and evolve moving forward. Public feedback was used to help formulate a recommended direction for a preferred concept for the Plan.

Engagement Highlights

- ▶ Neighbourhood Concepts presented online and public feedback taken via survey
- ▶ Public information sessions used to present the concepts and take questions and comments
- ▶ Engagement Report to summarize results of Phase 3 engagement presented to Council

Phase 4: Final Plan Development.

In the fourth and final phase of the plan, the preferred concept was subject to further technical analysis, modified accordingly, and incorporated in a draft plan that was brought to Council for endorsement.

2 Engagement Summary

Public engagement was an important part of the planning process, and multiple tactics were used and opportunities made available to inform, consult, involve and collaborate with residents and community partners.

Indigenous Engagement

Indigenous engagement is an important part of the planning process and was treated as a priority in planning for the North End neighbourhood. Phase 3 of the planning process included an engagement meeting with members of Westbank First Nation (WFN) coordinated through a consultant. The meeting generated important insights with respect to broader Indigenous interests as well as specific WFN interests. WFN members showed support for the protection and restoration of sensitive environmental areas in the Plan Area and nearby vicinity—including the waterfront and Brandt's Creek. These interests are reflected in the Plan's restoration and naturalization of portions of the waterfront as well as Brandt's Creek.

The City continues to work towards strengthening relationships with Indigenous partners and to ensure closer engagement with these partners on City initiatives.

Public engagement feedback received through the course of the planning process is summarized below.



Housing

- ▶ Support for adding more housing options in the neighbourhood, including higher density forms at strategic locations
- ▶ Recognition of the need for a mix of housing types and affordability levels to suit different needs and incomes, citing rapidly rising prices for all housing types across the city
- ▶ Concern about homelessness alongside calls for permanent housing solutions and supports



Parks, Public Space & Community Facilities

- ▶ Strong support for more park and green space in the neighbourhood, especially waterfront park space, lake access and green connectivity—including parks on streets
- ▶ Recognition that more recreation opportunities are needed to serve a growing population
- ▶ Recognition of a distinct need for a neighbourhood school, especially with the expected increase of new housing and families



Shops & Services

- ▶ Support for the recent influx of new businesses, including the boom in craft breweries and other small-scale industrial businesses as well as local retail and personal service establishments
- ▶ Recognition that many basic services are still missing—especially food and groceries
- ▶ Preference for small-scale and local businesses for the neighbourhood



Transportation & Traffic

- ▶ Concerns over traffic congestion, parking availability, and pedestrian safety due to new neighbourhood growth and development
- ▶ Calls for improved transit service
- ▶ Better neighbourhood connectivity through added cycling infrastructure, and more sidewalks, crosswalks and multi-use pathways
- ▶ Requests for traffic calming measures and enhanced parking solutions



Art, Culture & Heritage

- ▶ Recognition of the area's rich history, starting with the syilx/Okanagan culture, and a desire to preserve and commemorate the many layers of local history
- ▶ Desire for art, entertainment, culture and maker spaces to enliven the neighbourhood



Mill Site

- ▶ Enthusiasm for the site's potential as a community hub with various amenities and activities
- ▶ Strong desire for ample public space, such as a waterfront park and lake access, that would be inclusive and accessible to everyone
- ▶ Acknowledgment that community amenities are made possible through development, and that with greater amenities comes with it greater neighbourhood growth
- ▶ Desire for housing and facilities that serve and benefit the broad community, alongside concerns that the site could become exclusive

3 Policy Context

As part of the Background Study, a review of higher-order City plans and policies was undertaken to determine what guidance these could provide for the planning process. From this review, a number of key issues and priorities emerged to be taken into consideration, including;

- ▶ Housing diversity, supply and affordability;
- ▶ Industrial land protection and employment intensification;
- ▶ Accounting for the Downtown and Civic Precinct context;
- ▶ Parks and public space expansion and improvements;
- ▶ Cultural and community facilities;
- ▶ Inclusivity, equity and community health;
- ▶ Heritage conservation;
- ▶ The need for engagement with Indigenous partners;
- ▶ Transportation diversity, choice and safety;
- ▶ Improvements to community connections;
- ▶ Environmental protection and climate resiliency; and
- ▶ Incorporation of 10 Year Capital Plan improvements.

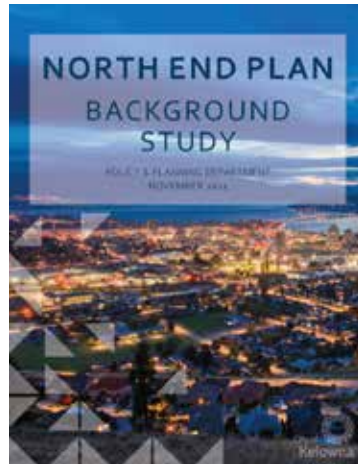
In addition to the above, it was established that a clear process to identify and deliver on community needs would be needed. It was recognized and agreed to that this process must be fair, transparent, responsive, flexible and feasible.



North End Plan Timeline

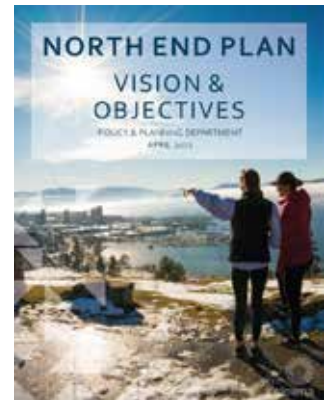
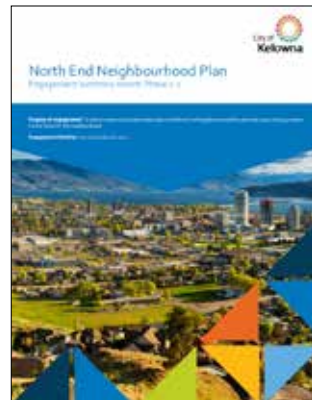
July 12, 2021 Plan Launch

Staff presented to Council the need for a North End Plan to guide the growth and development of the neighbourhood, and introduced the planning process and general public engagement strategy.



November 15, 2021 Background Study

Staff presented to Council the Background Study for the Plan outlining important information meant to inform the planning process.



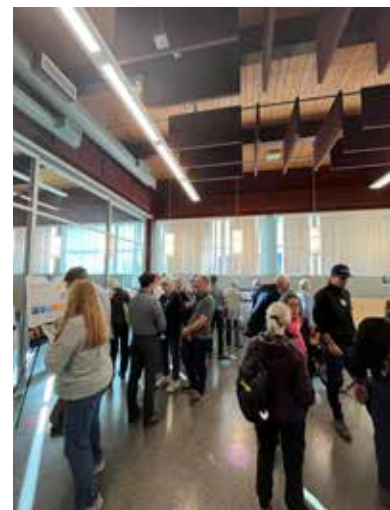
April 11, 2022 Phase 2 Engagement Reporting and Vision & Objectives

Staff presented to Council the results of Phase 2 public engagement as well as the neighbourhood vision statement and objectives that were developed using the results of engagement together with key findings from the Background Study met with technical analysis.

July-August 2021 Public Engagement Launch

Public engagement for the plan was initiated and included:

- ▶ A Get Involved Webpage
- ▶ 'Mark the Map' exercise
- ▶ Community Liaison Committee (CLC) was assembled and committee activities began
- ▶ Letter drop to over 2,000 residents and businesses



January-February 2022 Phase 2 Public Engagement

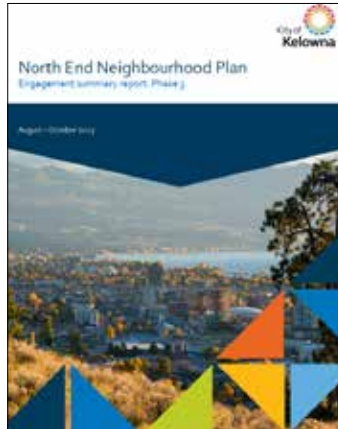
A public engagement campaign was undertaken and included:

- ▶ Online Survey
- ▶ 3 in-person 'pop-up' events to engage the public face-to-face
- ▶ Discussion Guide for key community partners
- ▶ Meetings with key community partners



August 22, 2022 Community Needs

Staff presented to Council a list of key public amenities, or 'community needs' deemed necessary to allow the North End to move forward as a complete and livable neighbourhood.



August-September 2024 Plan Reveal

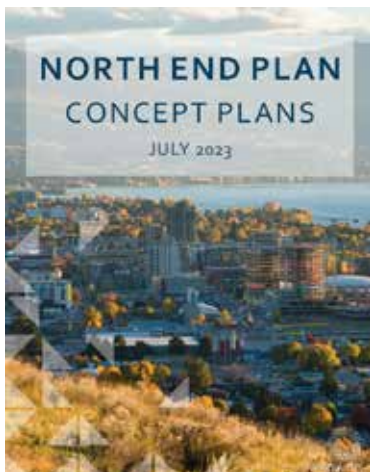
Staff undertook engagement efforts to educate the public and receive closing feedback on the Council-endorsed North End Plan.

December 4, 2023 Preferred Concept

Staff presented to Council a recommendation for a preferred concept for the North End Plan developed with the aid of Phase 3 public engagement and technical analysis.

July 24, 2023 Neighbourhood Concept Plans

Staff presented to Council 3 concept plans representing different ways the neighbourhood might grow and evolve moving forward in a way consistent with the Vision & Objectives of the plan.



July 22, 2024 Draft Plan

Staff presented to Council a draft plan incorporating the preferred concept for the Plan.

August-November Phase 3 Public Engagement Campaign

Staff launched an engagement campaign to educate and receive feedback on the concept plans. Key activities included:

- ▶ Online Survey
- ▶ 3 In-Person information sessions
- ▶ Meetings with key community partners



APPENDIX II: COMMUNITY PROFILE

1.3.3 Community Profile

Some of the major themes from the Background Study regarding current conditions in the neighbourhood—including the opportunities and challenges—are summarized below.

The People

- ▶ The adult population in the North End is younger, and is more likely to be active in the workforce than the Kelowna average.
- ▶ North End households tend to be smaller (with less children and more single occupant households), earn less, and are more likely to rent than own than the Kelowna average.

Figure 23. Proportion Under 19 & Over 65

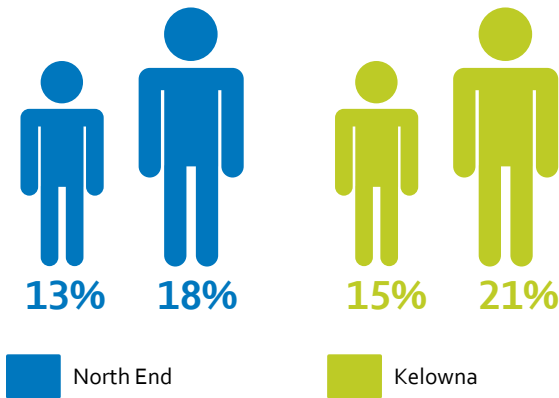


Figure 24. Labour Force Participation

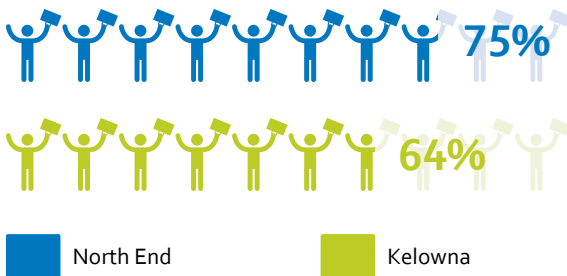


Figure 25. Residents per Household

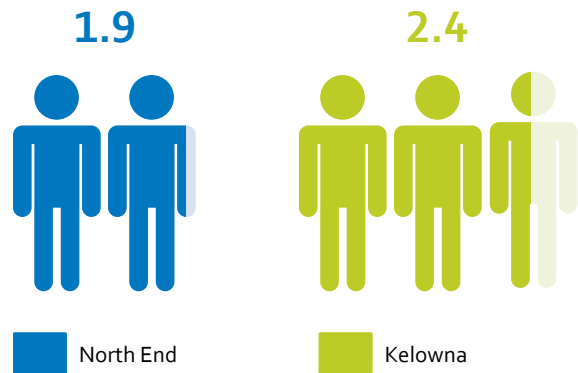


Figure 26. Proportion of One Person Household



Figure 27. Average Household Income

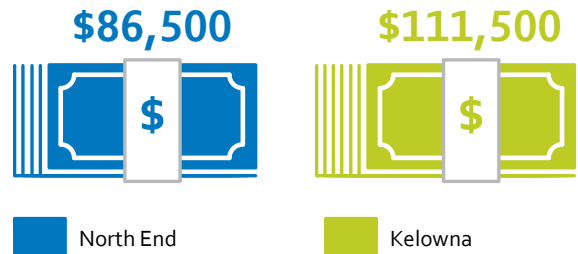


Figure 28. Proportion of Renters



Residential Neighbourhoods

- ▶ Over 95% of the North End's two residential neighbourhoods are composed of single and two dwelling housing—a far higher proportion than the city as a whole.
- ▶ Improvement ratios suggest many residential properties have a high likelihood to be explored for redevelopment by the private sector in the next 20 years.
- ▶ A Historical Context Statement has identified a number of heritage resources in the North End and included a number of recommended actions for consideration as part of the planning process.

Below-Market Housing and Temporary Shelter Space

The North End is home to numerous below-market housing developments and temporary shelters including:

- ▶ Okanagan Manor
- ▶ Pleasantvale I & II
- ▶ Ellis Place
- ▶ STEP Place
- ▶ Richter Street Emergency Shelter
- ▶ Bay Avenue Shelter
- ▶ Designated Outdoor Camping Area
- ▶ Recreation Avenue Park and nearby sports facilities are a destination for the city as whole, but the North End remains deficient in other forms of park space that serve the immediate and surrounding neighbourhoods.

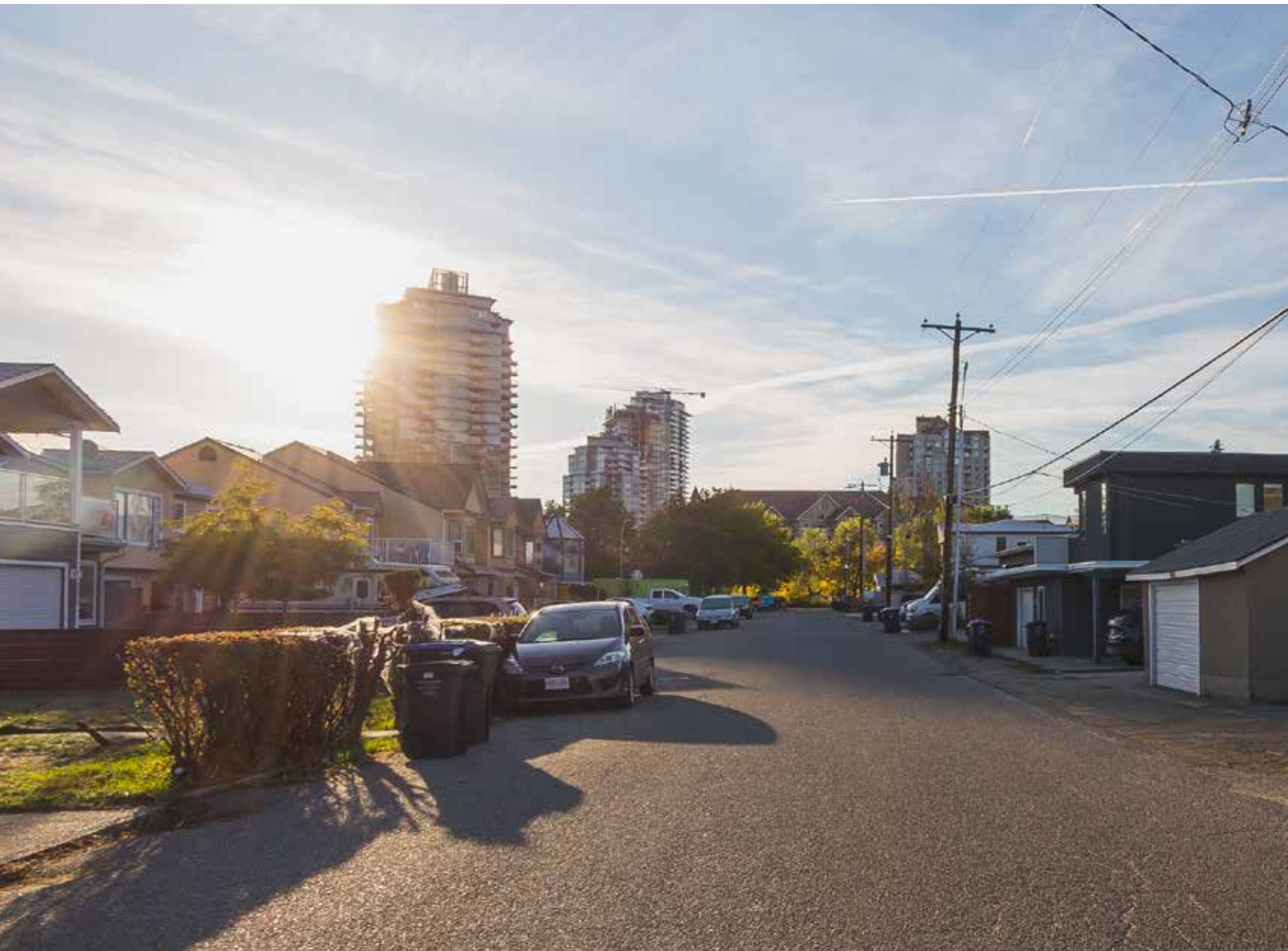


Figure 29. North End Parks



- | | | | |
|------------------------|--------------------|---------------------------------------|---------------------------------|
| --- North End Boundary | Neighbourhood Park | 1 Sutherland Bay Park | 6 Waterfront Park |
| --- Mill Site Boundary | Recreation | 2 808 Manhattan Drive | 7 Sunset Drive Park |
| Park Building | City Wide Park | 3 Manhattan Drive Beach Access | 8 Recreation Avenue Park |
| Park Facility | Natural Area | 4 Jack Brow Park | 9 Walrod Park |
| | | 5 Rotary Marsh Park | 10 Knox Mountain Park |

- ▶ Following the objectives of the 2040 OCP, and the park deficiencies in the Central City Sector, the following are priorities for provision through the North End Plan:
 1. City-wide Parks – Waterfront Parks and Linear Park Access
 2. Neighbourhood / Community Parks
 3. Connecting Parks, including linear parks, parks on streets and connections to existing linear parks
- ▶ North End residents walk, and bike more to get to work than the city as a whole, but less than residents of Downtown and other nearby neighbourhoods.

- ▶ North End residents take transit less frequently than the city as a whole.
- ▶ The North End is isolated from the rest of the city by Clement Avenue, making connectivity to the larger road and transit networks challenging.
- ▶ A preliminary estimate of the transportation network capacity indicated that some additional development in the neighbourhood could be supported.

Natural Environment

- ▶ The North End is home to two of the city’s most popular natural features: Okanagan Lake and Knox Mountain Park

Transportation

Figure 30. Existing North End Transportation Networks



- ▶ Extensive damage to the natural environment has taken place through mill activities on the waterfront and in Sutherland Bay as well as other industrial sites in the North End, in addition to the historical culverting of Brandt's Creek

Utilities

- ▶ The North End carries many important water connection lines from the Poplar Point water intake to supply other areas of the city
- ▶ Given the age and materials of existing water and sewer infrastructure in the North End, upgrades will be needed to accommodate both existing development and anticipated growth. The 20 Year Servicing Plan has identified some of these projects,

but neighbourhood growth beyond the 2040 growth projection will require further evaluation.

- ▶ Stormwater management will need to account for and integrate with an updated Downtown Drainage Plan.
- ▶ A water filtration facility to serve the Poplar Point water intake will be required at some location in the North End, and it is important to identify a candidate site as part of the North End Plan

APPENDIX III: NORTH END HISTORY

1.3.4 History

Kelowna is located on the traditional, ancestral, and unceded territory of the syilx/Okanagan Peoples, who have lived here since time immemorial. During this time of Truth and Reconciliation it is important to acknowledge the harms of the past. A history of the syilx/Okanagan Peoples was prepared for the OCP in collaboration with Westbank First Nation member Aaron Derickson.

Dr. Derrickson states it is important to acknowledge that while early contact with European settlers produced mutually beneficial trading relationships that positively affected syilx people, later Federal Indian Act policies discriminated against syilx people, and disrupted their traditional way of life¹. Quoting from the OCP: “Federal Indian Act policies... unequally distributed land to settlers, and syilx people were relegated to life on the new reservations. They were not allowed to purchase land off-reserve, nor were they given land in the same accord as settlers. In 1865, the Okanagan reserves were drastically reduced in size by J.C. Haynes, a local Justice of the Peace, who argued the boundaries were unnecessary for the syilx people²”.

Members of Westbank First Nation, including the Sncewips Heritage Museum, confirm areas in and around the North End neighbourhood have significant importance for syilx/Okanagan Peoples for several reasons. Part of the North End neighbourhood touches Okanagan Lake which were important fishing grounds for the syilx/Okanagan Peoples. The nearby mountain was an important hunting, trapping and foraging grounds (including for medicinal plants, such as sage), and was an important vantage point to observe over long distances. Furthermore, the flood plain at the base of the mountain offered reeds used in the making of baskets and other cultural items.

Settler History

As part of the Background Study for Phase 1 of the NEP, staff commissioned a Heritage Context Statement (HCS) for the North End neighbourhood from a Certified Heritage Professional. The HCS included a brief settler history of the North End. Part of that history is reproduced below.

The settler history of the North End neighbourhood began with a medley of uses including farming and ranching; recreation; industry, such as Kelowna Brickworks (now the site of Knox Mountain Metals); as well as early pockets of residential development. One such pocket, the Manhattan Point neighbourhood, today consists of about 70 properties, about half of which are on the waterfront. The earliest homes on the point were summer cottages for the more well-off Kelowna families.

The North End, with its expansive undeveloped flat marshes, was the location of early sports games and recreation events including polo, rugby, horse races, rodeos and ice skating. A formal civic recreation area was created in 1909 on today's Recreation Avenue Park known as the Exhibition Grounds. The grounds included the Kelowna Exhibition Hall (opened in 1913, destroyed by fire in 1957) and a horse racetrack, followed by the badminton hall, a baseball diamond, and ultimately a curling rink.

Industrial development was sparked by the arrival of the Canadian Northern Railway (CNR) line from Kamloops in 1925. The introduction of the CNR shifted Kelowna's industrial district north and east, away from the waterfront where lake transportation had sited it until that time, to a new centre in the North End, around the yards and spurs of the rail line. By 1930, twenty-two packing houses, four commercial canneries, and numerous other industrial facilities were clustered along the line, creating a North End industrial area.

An expansion of the industrial lands occurred in 1948 as a loop of the rail line was introduced in the area on a northwest angle along Brandt's Creek, then coming down west of Ellis, which sparked new investment and a new cohort of industrial buildings and businesses mostly concentrated along Weddell Place.

¹ OCP, Chapter 1, Community Histories
² Thomson, 1994.

A sawmill, veneer plant, and box plant were constructed at the entrance to Manhattan Point in the early 1930's by S.M. Simpson Ltd. to respond to the increasing demand for fruit shipping crates, but it produced a diversity of lumber products. The sawmill was expanded and changed ownership over the years, and was most recently the Kelowna division of Tolko Industries Ltd. The mill permanently closed in 2020.

A working-class subdivision, consisting predominantly of modest-sized houses built immediately after the Second World War and the two decades following, dominate the north edges of the neighbourhood. The majority of houses are 'Wartime Houses,' built by Wartime Housing Ltd. in response to veterans' housing needs following the Second World War, part of a national project to address potential housing shortages and unemployment following the demobilization of soldiers and to help promote post-war economic stability.

A local school, Gordon Elementary, was built on Walrod Street in the late 1950s to serve the large, new community of families in the Wartime Houses. The City purchased the school building from School District #23 in May 2005 for future park purposes.

As a consequence of highway development in the region, the CNR ceased passenger service on its Kelowna-Kamloops line in 1967 but a commercial/ industrial rail service and yards were in use until 1997. The surviving 1926 station building at the corner of Ellis Street and Clement Avenue continued to function as its freight and express depot.

Due to changes in railway operations in Kelowna, the lands west of Ellis Street between Water Street and Manhattan Drive were no longer needed as a rail yard after 1997. These lands were redeveloped by the Canada Lands Company. The redevelopment included removal of contaminated soils from the site, along with the restoration and daylighting of this section of Brandt's, which was formerly confined to culverts and ditches across the site.



Development Timeline

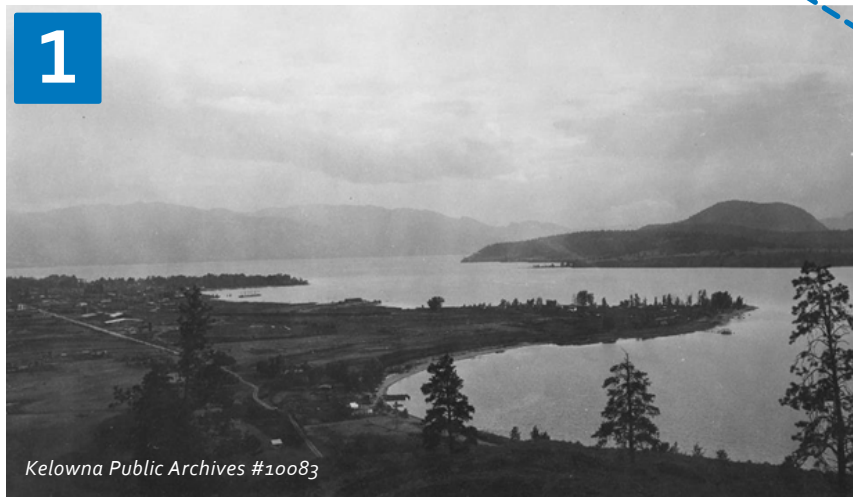
1900-1925



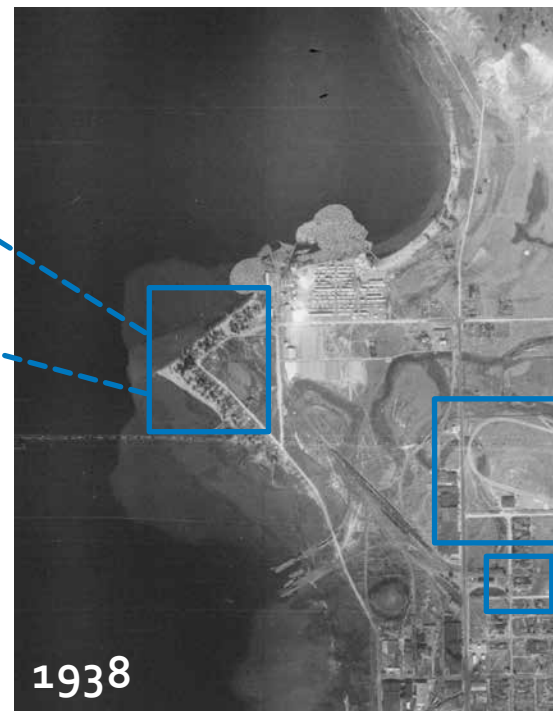
Kelowna Public Archives #3590
Killkare Cottage circa 1920. The summer cottage known as Killkare Cottage was built for Frank DeHart's family in 1910.



Kelowna Public Archives #6448
Kelowna Brick Works ca 1928. Some of Kelowna's most prominent historic buildings were Kelowna Brick Works. Examples include the Laurel Packing House (1917); the school house on DeHart Ave. (1913); and the United Church at the corner of Bernard Ave. and Richter St.



Kelowna Public Archives #10083
Manhattan Pt. circa 1910. Early summer cottages can be seen on the Point. The area to the east of Manhattan Pt. would later be developed as the S.M. Simpson sawmill site. The site can be seen here in its natural state, pre-development.



1900-1910

1 Summer cottages for Kelowna's wealthier families are being developed along the waterfront at Manhattan Point.

1905

2 Kelowna Brick Works is established at the foot of Knox Mountain.

Laurel Packing House

Kelowna Central School

built with bricks from the
se at the corner of Richer St. and
(1909).

3

Kelowna Public Archives #3877



Horse race track ca. 1912.

Kelowna Public Archives #5924



Rugby team ca. 1910

Kelowna Public Archives #1461



Polo match ca. 1910

Kelowna Public Archives #4390



Exhibition Hall ca. 1920. Exhibition Hall was built in 1913 to house the Fall Fair. At other times of the year the hall was used as a gymnasium for basketball games and roller skating.

4

Kelowna Public Archives #3580



Canadian Northern Railway Rail Station ca. 1929. Exhibition Hall can be seen in the background.

Early 1910's

3

A horse racing track and exhibition hall are established on the site of the present day Recreation Avenue Park. Lands surrounding the horse race track are also used as sports fields for polo and rugby, among other sports.

1925

4

The Canadian Northern Railway (CNR) line from Kamloops is completed. The rail line is the first to directly serve Kelowna. Previously, rail cars from Okanagan Landing were loaded onto ships and brought to Kelowna via Okanagan Lake and off-loaded at a wharf near the present day downtown boat launch.

Development Timeline 1926-1950



Kelowna Public Archives #4546

Downtown and the North End ca. 1940's. Older industrial buildings that had been served by the downtown wharf are still present (foreground), but are increasingly moving to the North End for better access to the rail line.



Kelowna Public Archives #9758

The North End ca. 1940's. New industrial buildings can be seen emerging around the Rail Station and rail yards to the west (top right of photo).

2



1950

1926-1948

1

The new CNR rail line draws numerous industries to the north end and away from the area surrounding the downtown wharf.

1932

2

S.M. Simpson sawmill is constructed.

Late 1930's

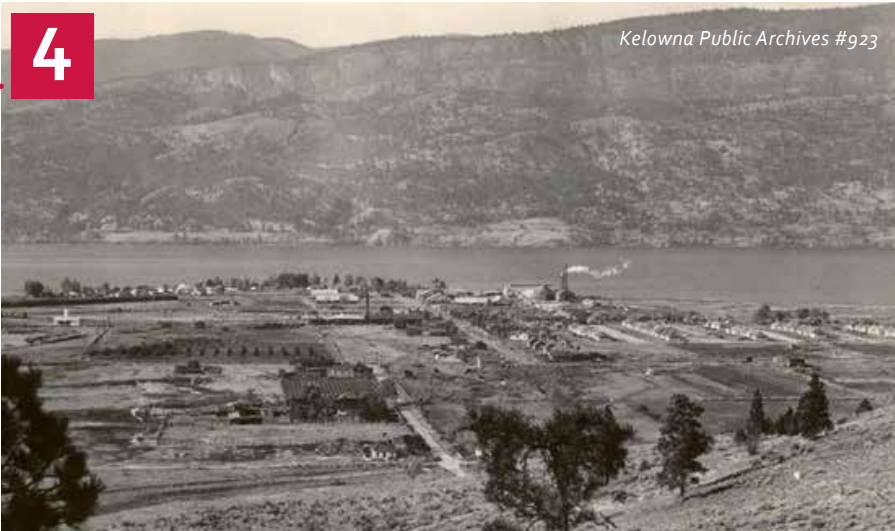
3

Kelowna Brick Works closes. By 1950 Knox Mountain Metals is located on the former site. Knox Mountain Metals can be seen in the orthophoto from 1950.



Kelowna Public Archives #10899

S.M. Simpson Sawmill ca. 1940's. One of the industrial businesses to take advantage of the new rail line is the S.M. Simpson sawmill. S.M Simpson had previously run his operation out of a site on Abbott St. south of Bernard Ave.



Kelowna Public Archives #923

Kelowna's North End date unknown. Newly built wartime housing can be seen at the far right of the image. In the background is the S.M. Simpson sawmill. In the foreground farms remain.

4

1945-1950
 Wartime housing begins developing at the far north end, east of the Mill Site.

5

1948
 A loop of the rail line is introduced along Weddell Pl. Brandt's Creek is channelized and located next to the rail line as part of the project.

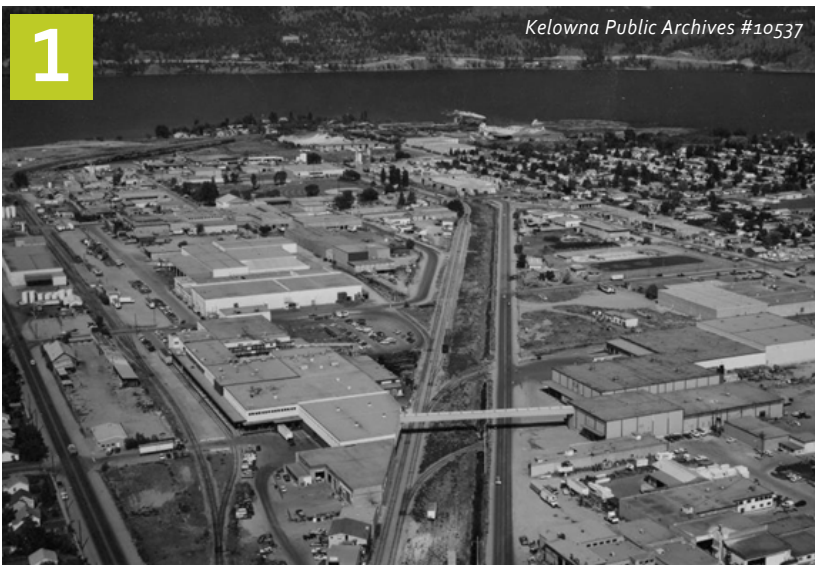
Development Timeline 1951-Present



Brandt's Creek 2021. A section of Brandt's Creek, naturalized in 1997.



Downtown and North End 2021. New high-density



The North End date unknown. The original rail line can be seen to the left of the image. The new rail line along Weddell Pl. can be seen running through the middle of the photo. The two rail lines are connected by a loop to the west (near the top of the image). Note the additional industrial businesses that have been constructed near the new rail line along Wedell Pl. The residential area against Knox Mountain that began with wartime housing has by this time developed out to meet the industrial area growing from the south (shown at the right of the image).



2020

1948-1975

1 The new looped rail line draws more industrial businesses along Weddell Pl. expanding the original industrial area. Meanwhile, the residential area against Knox Mountain continues to develop out to the west and south.

1997

2 The rail yards between Manhattan Dr. and Water St. are shut, leaving the land open for redevelopment. To prepare the land for redevelopment, contaminated soils are treated, wetlands are managed, and a portion of Brandt's Creek is naturalized.



construction in the Water Street / Sunset Drive area.



Okanagan Rail Trail 2021



Mill Site 2021. The mill, having changed ownership numerous times over the years, and most recently operated by Tolko, was permanently closed in 2020.

1997-Present

3

The former rail yards are redeveloped with high-density residential, tourism and mixed uses.

2013

4

The rail line is shut permanently and is eventually sold to local municipalities to build the Okanagan Rail Trail.

2020

5

The Mill Site is permanently shut, leaving the site open for redevelopment.





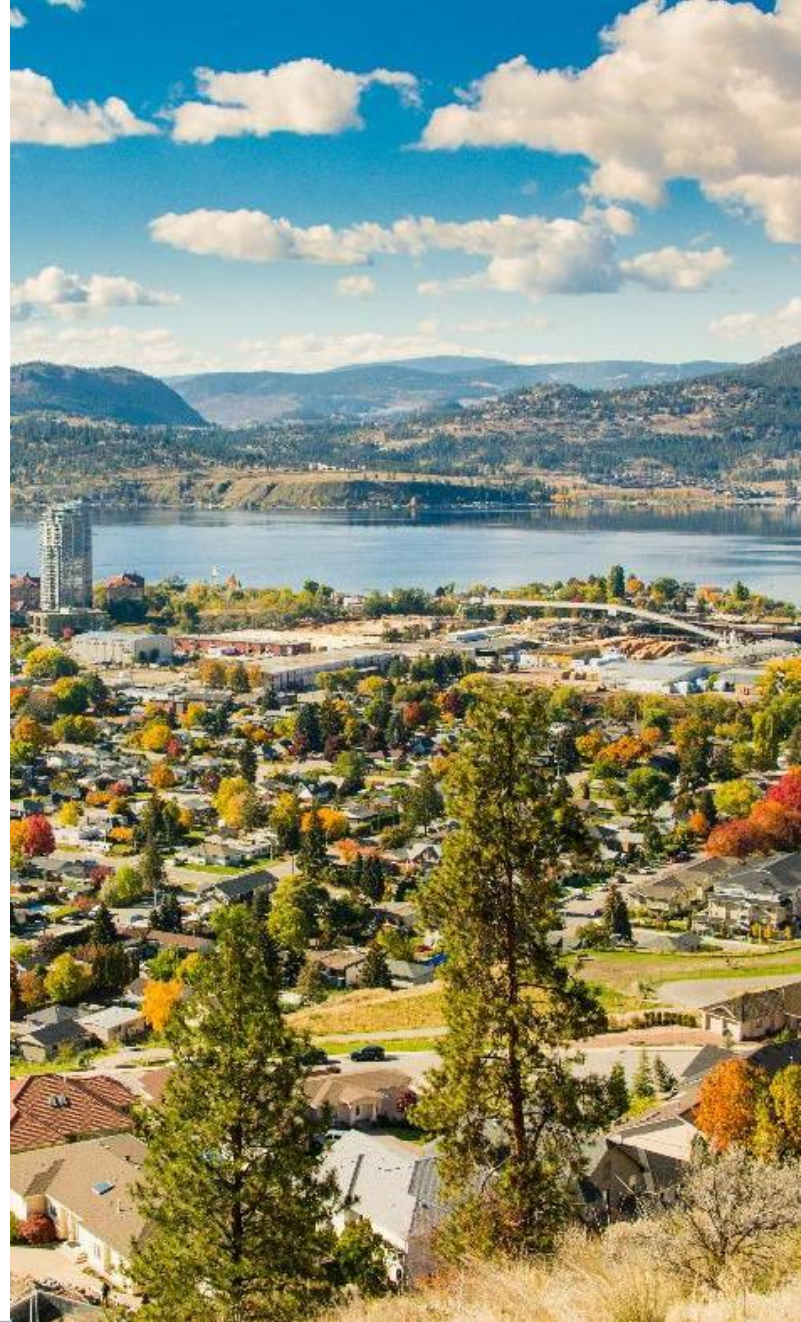
City of
Kelowna

Draft North End Plan

October 21, 2024

Background

- ▶ North End Plan (NEP) launched
- ▶ NEP intended to guide and manage the growth of the North End over the next 30+ years
- ▶ Downtown expansion
- ▶ Housing options in residential neighbourhoods
- ▶ Mixed employment district



The NEP & The Mill Site ARP

North End Plan

- ▶ Neighbourhood Plan
- ▶ Developed by City
- ▶ Gives higher-level direction to Mill Site Area



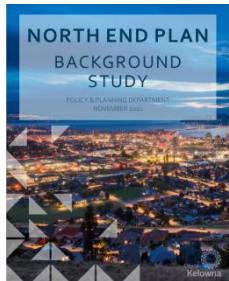
Mill Site ARP

- ▶ Development Application
- ▶ Developed by property owner(s)
- ▶ Takes high-level direction from NEP
- ▶ Deliver a detailed Site Plan for site

NEP Process: 4 Phases

1. Information Gathering

- Background research on neighborhood
- City Policy review
- Council Review

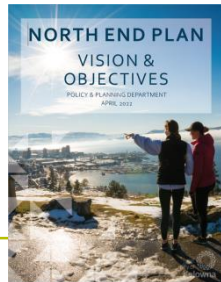


July 2021-
Nov. 2021



2. Vision & Objectives

- Public engagement
- Use public input & background info to establish V & O
- Council Review

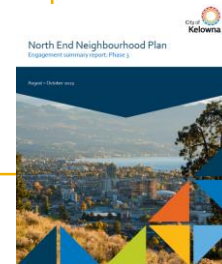
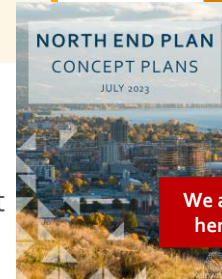
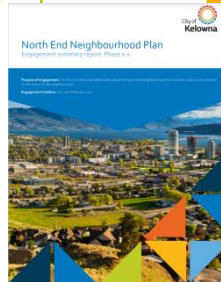


Dec. 2021-
April 2022



3. Neighbourhood Concept Plans

- Use V & O + community needs list to develop 3 neighbourhood concept plans
- Subject concept plans to Council & public review
- Develop a preferred concept for Council review



May 2022-
Dec. 2023



4. Final Plan Development

- Refine concept and develop draft plan
- Council review and adoption
- Bylaw amendments



Dec. 2023-
Q4 2024



NEP Engagement Key Themes

- ▶ Housing
- ▶ Parks & Public Spaces
- ▶ Shops & Services
- ▶ Transportation & Traffic
- ▶ Art, Culture & Heritage
- ▶ Mill Site





**Walrod Park
Neighbourhood**

**Downtown
Urban Centre
Expansion**

**Mixed
Employment
District**

**Manhattan
Point**

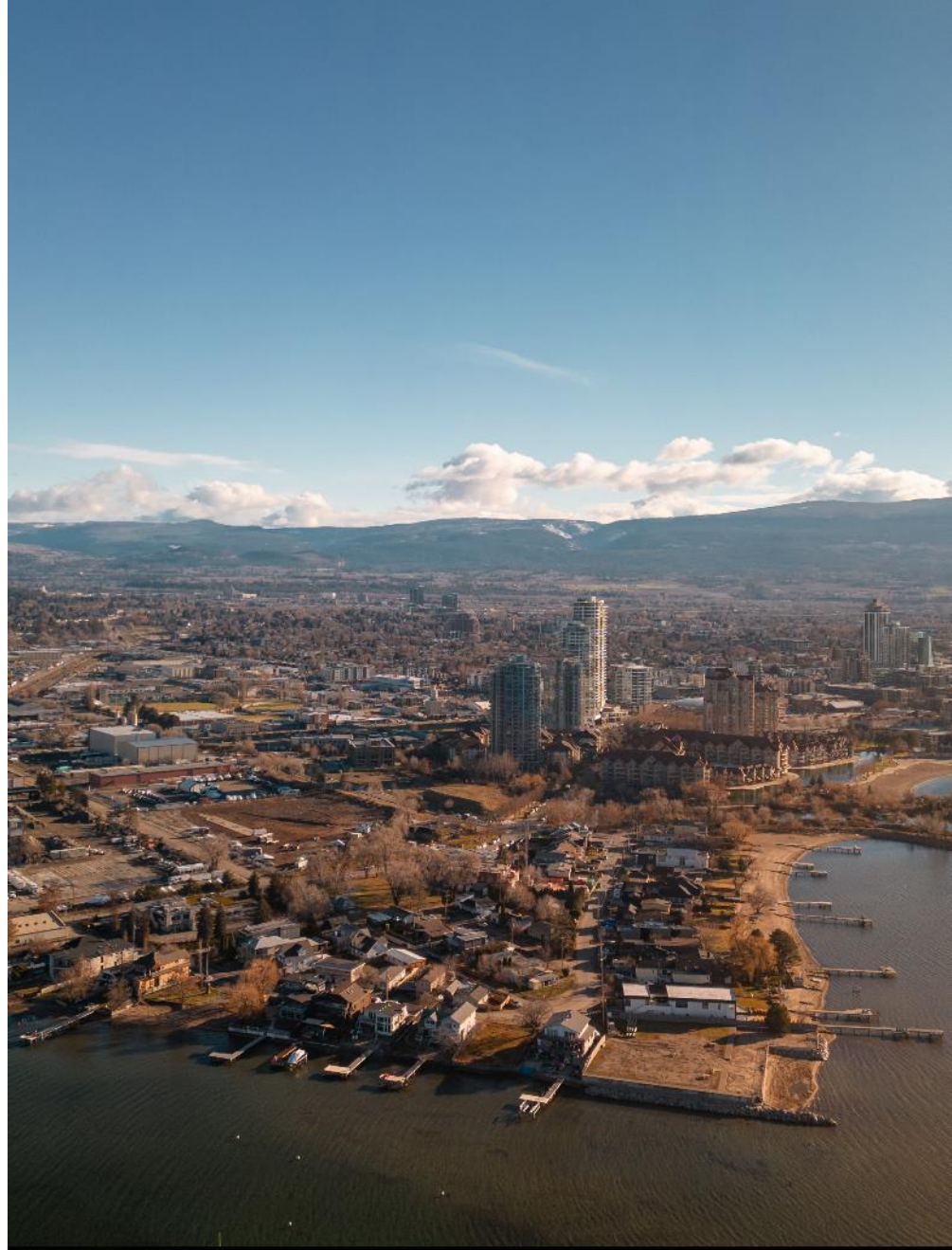
Downtown Urban Centre Expansion

- ▶ Anchored by redevelopment of Mill Site
- ▶ Mix of housing, commercial and institutional uses
- ▶ Mix of urban living with public spaces on waterfront & other amenities
- ▶ Heights taper down toward the lake



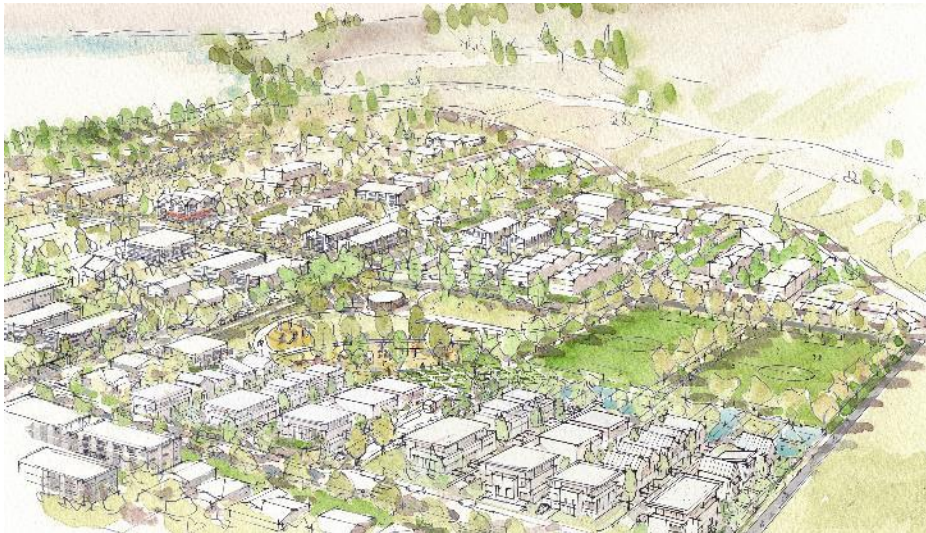
Manhattan Point Neighbourhood

- ▶ Will remain a predominantly residential area
- ▶ Modest neighbourhood growth
- ▶ New park space will be added as opportunities arise



Walrod Park Neighbourhood

- ▶ Moderate neighbourhood growth
- ▶ New retail opportunities for day-to-day needs at strategic locations
- ▶ Walrod Park improved & expanded eastward



- ▶ Brandt's Creek daylit & restored
- ▶ Parks on Streets on Kingsway and part of Okanagan Blvd

Mixed Employment District

- ▶ Allow broader range of commercial uses to enhance service variety & job diversity
- ▶ Transition sensitively to adjacent residential neighbourhoods
- ▶ Support for craft breweries and small-scale industrial businesses and retail, personal service establishments and office at strategic locations



Transportation

- ▶ Future travel demand in North End cannot be accommodated by increasing vehicle capacity alone
- ▶ Shift to more efficient forms of transport (walking, biking & transit) increasingly necessary as neighbourhood growth proceeds



Transportation

Key Features

- ▶ New and enhanced active transportation connections
- ▶ Enhanced transit service—including frequent transit service to major destinations
- ▶ Realignment of Recreation Ave with Weddell Pl for better east-west connectivity & other road improvements

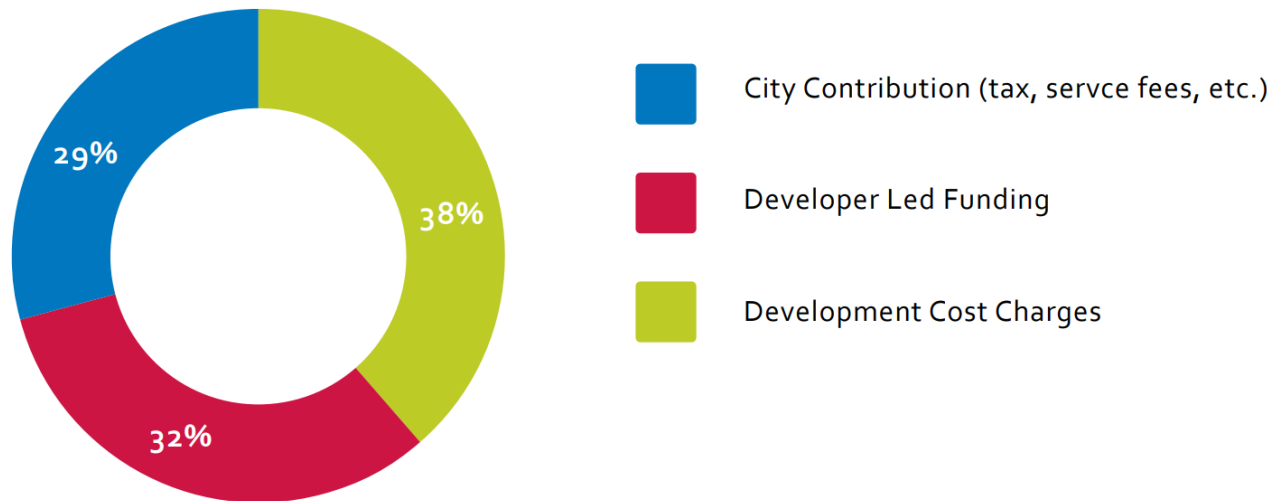


Big Moves



Infrastructure Costs

Project Type	Land Costs	Improvement Costs	Total
Parks & Public Space	\$43.9M	\$124.4M	\$168.3M
Transportation	\$30.3M	\$167.7M	\$198M
Utilities	N/A	\$19.1M	\$19.1M
Total	\$74.3M	\$311.2M	\$385.4M



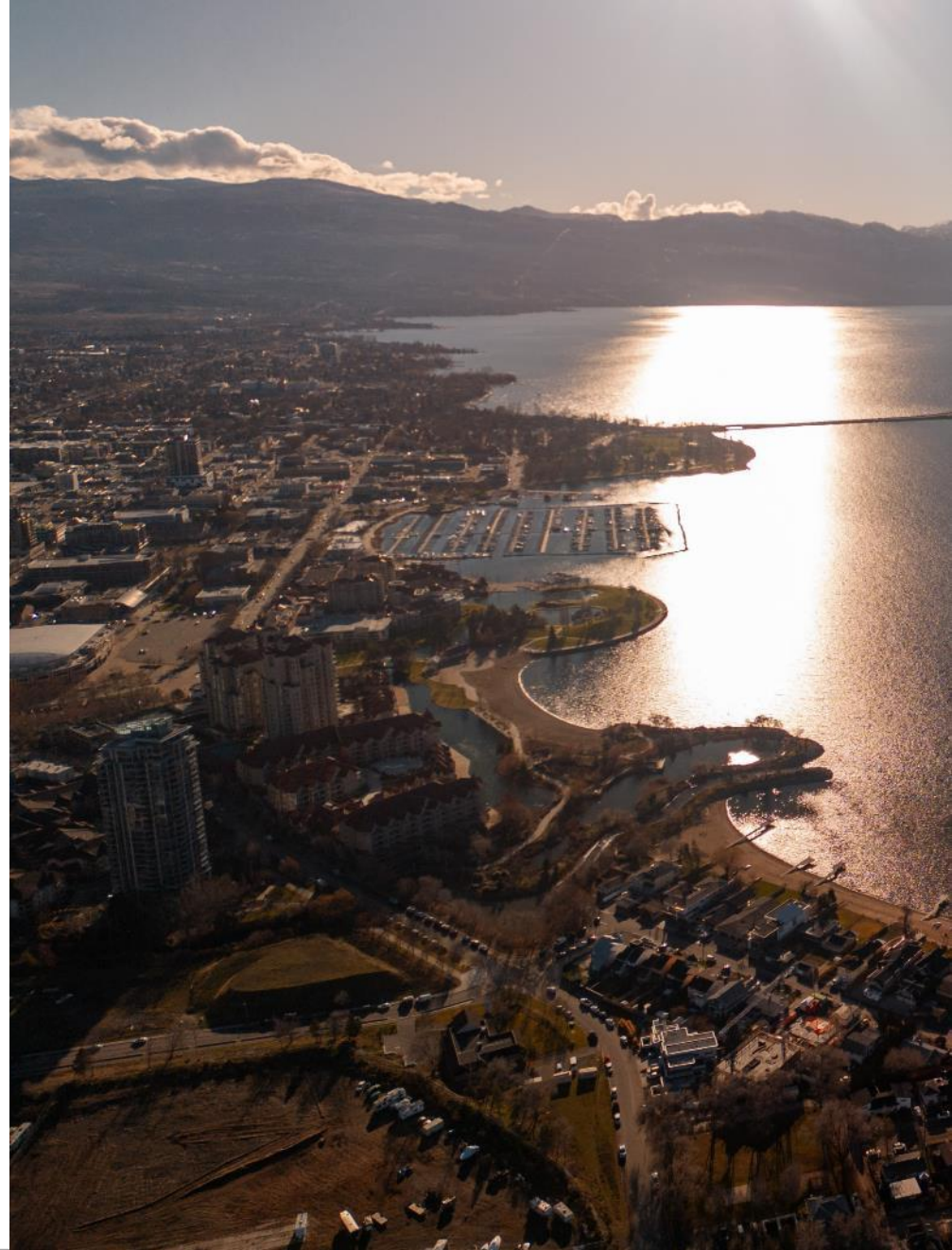
Long Term Cost vs. Benefit

- ▶ Model City Infrastructure
 - ▶ North End development would perform similar to the Urban Centres and Core Area
 - ▶ Sustainably supports long term infrastructure costs
- ▶ Supports City's objective of addressing infrastructure deficit by focusing development nearer to core services



North End Plan

- ▶ Advances Council's Priorities
- ▶ Significant leadership roles for both City & development community
- ▶ Cost-effective investment to transform North End into an exciting, walkable, complete community
- ▶ Implemented gradually over 30+ years
- ▶ Bylaw amendments to come





City of
Kelowna

Draft North End Plan

October 21, 2024

Report to Council



Date: October 21, 2024
To: Council
From: City Manager
Subject: Tenant Protection and Relocation Assistance
Department: Housing Policy and Programs & Social Development

Recommendation:

THAT Council receives for information the report from the Housing Policy and Programs and Social Development Departments, dated October 21, 2024, regarding Tenant Protection and Relocation Assistance;

AND THAT Council directs Staff to further explore and report back on Option 2, Moderate Shift, as an action in the Housing Action Plan as described in the report from the Housing Policy and Programs and Social Development Departments, dated October 21, 2024.

Purpose:

To receive the tenant protection and relocation assistance report and to direct Staff to further explore and report back on Option 2, Moderate Shift, as an action in the Housing Action Plan.

Council Priority Alignment:

**Affordable Housing
Homelessness**

Background:

Bill 16 – 2024: Housing Statutes Amendment Act, 2024, (“Bill 16”), received royal assent on April 25, 2024. The bill introduces changes to the Local Government Act, including the introduction of new authority for tenant protection. Prior to this bill, tenant assistance was largely a patchwork of local policies without a standardized provincial framework.

Bill 16 grants municipalities the authority to create comprehensive tenant protection bylaws. These bylaws can require developers to provide substantial support to tenants displaced by redevelopment projects, including financial compensation, assistance with moving and finding new housing, and potentially new tenancy agreements in other buildings owned by the developer. While Bill 16 seeks to balance development needs with tenant rights, its implementation could increase costs, cause delays, complicate the development process, and place administrative burdens on municipalities and developers, potentially reducing the number of new rental housing projects.

This report will outline the various levers that the City has for tenant protection and relocation assistance. It will present three options for Council consideration and conclude with a recommended course of action to minimize displacement impacts while also supporting the development of new housing.

High Level Context:

Kelowna continues to experience high demand for rental housing. Approximately 48 per cent of future housing demand is expected to be for rental housing (2023 Housing Needs Assessment City of Kelowna). Currently, 35 percent of Kelowna's population are renters, with a significant portion of them – over a third of the population – earning less than \$60,000 annually, making affordability a critical issue (EnviroNics, Census Plus, 2024). Although more rental housing is being constructed, demand has outweighed supply for many of the last 25 years in Kelowna, resulting in rising rents that have made it challenging for residents to find housing that is affordable. While expanding Kelowna's housing supply is crucial, building new housing in established neighborhoods presents challenges. Redevelopment of older rental stock and mobile home parks—typically more affordable housing options—is becoming more common. Without regulations to assist existing tenants or replace redeveloped units, redevelopment can lead to a loss of affordable units and displacement of long-term residents.

According to Statistics Canada, the most reported factor leading to homelessness was financial challenges including deteriorating housing affordability (41.8%). Relocating can put people at risk, with 20 percent citing it as a contributing factor. Precarious housing situations and lack of affordable rental opportunities are also significant risk factors for homelessness and contribute to mental health struggles through fear, anxiety, and isolation. Safe, affordable, adequate housing is essential for the health and development of children and the overall well-being of individuals and families. Without stable housing, people struggle to improve their circumstances, focusing only on day-to-day survival, which hampers their ability to secure adequate income and social stability.

Formal Support for Displaced Tenants

In Kelowna, support for tenants who lose housing due to redevelopment, often referred to as "demovictions" or "renovictions", is guided by the standards set by the Residential Tenancy Act (RTA), which requires landlords to give tenants four months' notice to end tenancy for renovation, development, or conversion. There is a lack of formal assistance beyond these basic requirements. Without assistance to find new housing, tenants may face barriers, particularly given Kelowna's historically low vacancy rate. Opportunities for housing at comparable rents may be difficult to find, increasing housing precarity among some populations.

Kelowna Context

Over the past two years, Kelowna has received four redevelopment applications involving rental buildings, affecting approximately 66 rental units. As the city's stock of purpose-built rental housing continues to age, staff anticipate that 10 to 20 buildings could be redeveloped over the next 10 to 20 years. This emerging trend highlights the need to consider measures to mitigate potential impacts on tenants as redevelopment becomes more likely.

Tenant Protection and Relocation Assistance has been identified as a potential action in the Housing Action Plan, currently being drafted and scheduled for Council consideration in the fall, 2024. However, due to concerns for tenant protection raised by Council in relation to the development application at 163-165 Mills Rd, this report is being expedited.

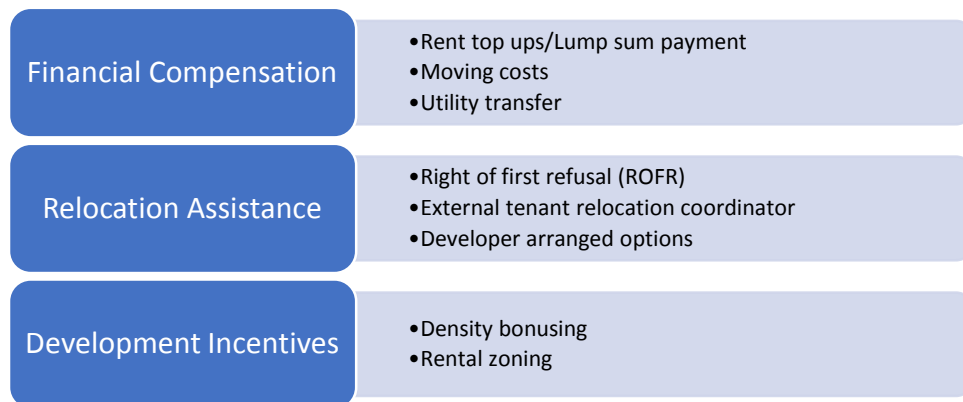
On May 27, 2024, Council deferred consideration of a rezoning bylaw to change the subject property on Mills Rd from MF1 – Infill Housing to MF2 – Townhouse Housing due to concerns about tenant displacement. The consolidated properties house 20 tenants in a combination of stacked townhomes and duplex units, offering affordable rents because of the older rental stock. With the low vacancy rates in Kelowna, these tenants face challenges in finding comparable alternative housing.

Previous Council Resolution

Resolution	Date
THAT Council defer consideration of Bylaw 12658 (Z24-0006) until staff report back on Policy options for tenant relocation.	May 27, 2024

Tenant Protection Tools

In British Columbia, municipalities can implement various tools for tenant protection and assistance. These tools include providing financial compensation to displaced tenants, assisting tenants with relocation, and providing incentives to developers to replace the demolished units on the redeveloped site.



Other Policies and Regulations in BC

City staff have reviewed several municipalities across BC and identified key trends in rental protection and tenant assistance, including financial compensation, Right of First Refusal (RoFR), relocation assistance, and development incentives to encourage relocation assistance. To mitigate the challenges associated with the redevelopment of existing housing, municipalities such as Victoria, Vancouver, Surrey, Port Moody, and North Vancouver have implemented tenant relocation assistance and rental replacement policies. See Attachment A for additional details.

Options for Council Consideration

Staff have identified three broad options ranging from the current status quo to a major shift in the City’s approach that utilizes multiple tenant protection tools identified by staff. Staff are asking for direction from Council to explore one of the three options below representing different levels of intervention and support, providing a range of solutions to address tenant needs and promote housing stability in the community. Each option applies only to existing rental¹ housing where redevelopment will remove 5 or more units. All options adhere to the Residential Tenancy Act requirements.

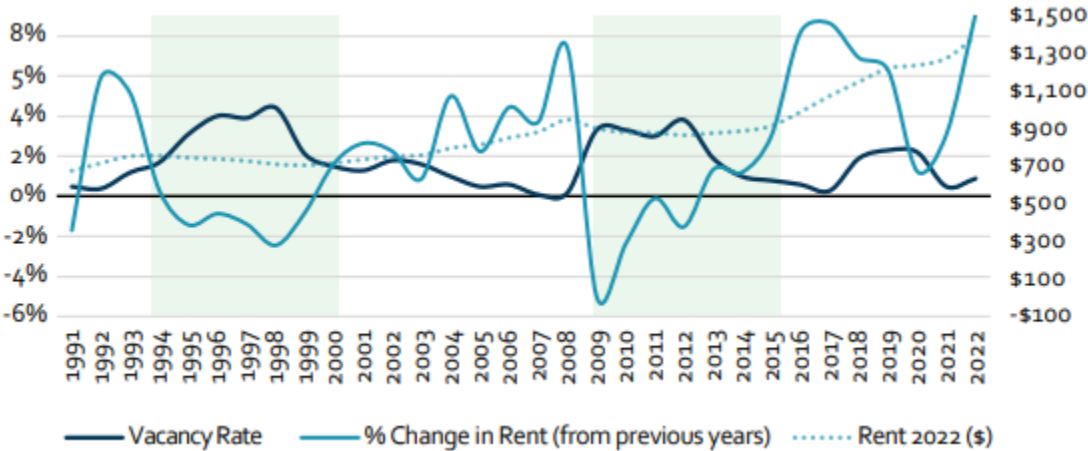
¹ Rental housing includes, but is not limited to, purpose-built market rental housing.

Tenant Protection & Relocation Options	
Option 1 – Status Quo	<ul style="list-style-type: none"> Residential Tenancy Act (RTA) requirements
Option 2 – Moderate Shift	<ul style="list-style-type: none"> Residential Tenancy Act (RTA) requirements; AND Developer submits a Tenant Relocation Plan, including: <ul style="list-style-type: none"> Developer proposals to minimize the impacts of tenant displacement
Option 3 – Major Shift	<ul style="list-style-type: none"> Residential Tenancy Act (RTA) requirements; AND Developer submits a standardized Tenant Relocation Plan, including mandatory: <ul style="list-style-type: none"> Extended notification Tenant Relocation Coordinator services Financial compensation (e.g.: moving expenses, rent top-ups) Right of First Refusal (potentially at below-market rates)

Staff Recommendation

Staff recommend proceeding with the development of Option 2, Moderate Shift, to achieve a balance between tenant support and development feasibility. Under this option, individual developers would be required to create their own tenant relocation plans, following a set of guidelines outlining what the plan could include. This requirement would be implemented through a bylaw and would only apply when the vacancy rate falls below 4.0%. Historically, Kelowna's vacancy rates have seldom exceeded 4.0%, as shown in Figure 1 from the 2023 Housing Needs Assessment.

Figure 1 – Rental vacancy rate and rental rates, Kelowna, 1991 to 2022



After the submission of five redevelopment applications, staff would review the outcomes and report back to Council to assess whether the process is effective or if adjustments are needed to improve its impact on both tenants and development.

While Moderate Shift offers flexibility and considers the unique circumstances of each development, there are potential risks. The lack of clear, enforceable standards could result in inconsistent protection

for tenants, as developers may interpret the guidelines differently. And of course, any added burden to development has some level of cost implications on the new product. Although recent projects suggest this strategy may be successful, without careful oversight, there's a risk of uneven application. For this reason, regular updates to Council are recommended to ensure the process remains effective and, if necessary, to introduce stronger measures.

The Major Shift option, on the other hand, could jeopardize the financial viability of new rental developments by imposing stricter requirements. If developers face increased costs or barriers, it could reduce the availability of rental housing, ultimately harming tenants in the long run. The key is to find a balance—supporting tenants while maintaining a development environment that encourages new rental projects.

Next Steps

Should Council direct staff to explore and report back on Option 2, Moderate Shift, several key details will need to be addressed, including the development of guidelines for the Tenant Relocation Plan and the drafting of a bylaw. Option 2 aligns with the City's commitment to sustainable community development by minimizing housing supply disruptions while supporting two key Council priorities: Affordable Housing and Homelessness. These recommendations will be incorporated into the Housing Action Plan, which aims to protect existing rental housing, reduce displacement, and encourage new rental development. As part of this process, additional engagement with industry stakeholders, including the Urban Development Institute – Okanagan Chapter, will be conducted to ensure a collaborative approach.

Internal Circulation:

Development Planning
Community Communications

Considerations applicable to this report:

Legal/Statutory Authority:

Residential Tenancy Act
Manufactured Home Park Tenancy Act
The Community Charter
Local Government Act

Legal/Statutory Procedural Requirements:

Municipalities must establish and enforce guidelines ensuring compliance with Bill 16's enhanced tenant protection measures, including monitoring and reporting mechanisms.

Existing Policy:

Council Policy 229 – Mobile Home Park Redevelopment
Council Policy 270 – Motel/Hotel Redevelopment
OCP Policy 4.13.2 Displacement Effects of Gentrification
OCP Policy 4.13.3 Tenant Assistance
OCP Policy 5.12.2 Displacement Impacts of Gentrification
OCP Policy 5.12.3 Tenant Assistance
OCP Policy 5.12.5 Redevelopment of Mobile Home Parks
Policy 6.10.4 Tenant Assistance
Policy 9.1.1 Equity in Planning Decisions

Financial/Budgetary Considerations:

To be determined following Council direction to proceed with Option 2, Moderate Shift for further investigation.

Considerations not applicable to this report:

Consultation and Engagement

Communications Comments

Submitted by:

L. Sanbrooks, Planner II

G. Allison, Planner II

Approved for inclusion:

J. Moore, Infill Housing Planning Manager, Housing Policy and Programs

C. Cornock, Social Development Manager, Social Development

Appendix

Attachment A – Tenant Protection and Relocation Assistance Policies and Regulations

Tenant Protection and Relocation Assistance Policies & Regulations

To mitigate the challenges associated with redevelopment of existing housing, municipalities can adopt policies and regulations to help protect rental housing and assist tenants. These policies and regulations can take multiple forms, such as requirements for rental replacement, relocation support, first right of refusal, and specific rental rates. Cities can incentivize the protection of rental housing through means such as bonus density or require compliance outright. City staff have reviewed several municipalities across BC to explore the different ways in which cities are addressing rental protection and tenant assistance policies. Overarching trends such as financial compensation, Right of First Refusal (RoFR), and relocation assistance to varying degrees have been identified.

In Vancouver, tenants are offered compensation based on their length of tenancy, with options such as a lump sum equivalent to three months' rent or free rent during the relocation period. Similarly, Surrey mandates a minimum of three months' rent as compensation, provided either as a lump sum, free rent, or a combination chosen by the tenant. Port Moody's policy includes financial compensation tailored to tenancy length, ensuring tenants receive support proportional to their tenure. In North Vancouver, compensation is structured to provide four months' rent for tenancies under five years, with additional compensation calculated based on the total duration of the tenancy. Furthermore, many municipalities include the compensation of moving expenses, utility transfer expenses and deposits.

Many municipalities also call into use the Right of First Refusal where displaced tenants have the right to move back into the new building at a discounted rate. This discount ranges anywhere from 10%- 20% below Canada Mortgage and Housing Corporation (CMHC) or the ongoing market rate. Application of tenant assistance policies are triggered when a redevelopment will remove between 3 - 6 rental units – Vancouver and Burnaby require 1:1 replacement of the existing rental housing.

There is also an increasing push for supporting and guiding tenants during redevelopment projects. For instance, Richmond and North Vancouver regulated the hiring of a Tenant Relocation Coordinator to assist tenants throughout the redevelopment process. These coordinators must help tenants find up to three comparable rental units. This is contrasted by Coquitlam, where it is on the developer to offer at least three potential apartment options to displaced tenants, ensuring these alternatives are suited to the tenants' needs and are reflective of current rental market availability. Burnaby goes a step further by mandating the requirement for an external coordinator if requested by the tenant.

Tenant Protection and Relocation Assistance Policies & Regulations

Municipality	Policy / Regulation & Link	Brief Overview
Vancouver	Tenant Relocation and Protection Policy	<ul style="list-style-type: none"> > Policy applies to primary rental stock (5 or more units), non-profit social and co-op housing and secondary rental stock where there is a proposal for a new multiple dwelling of five or more units involving the consolidation of two or more lots (see exclusions) > Financial Compensation based on length of tenancy > Existing tenants shall be provided Right of First Refusal to move back into the new building with a 20% discount off starting market rents
	Rental Housing Stock Official Development Plan	<ul style="list-style-type: none"> > Requires 1:1 replacement of existing rental housing for 3+ unit developments in specific zones
Surrey	Rental Housing Redevelopment: Rental Replacement and Tenant Relocation Assistance Pamphlet	<ul style="list-style-type: none"> > Policy applies to primary rental stock (6 or more units) > Proponent shall provide, at minimum, the equivalent of 3 month's rent to each tenant (lump sum or free rent or a combination at the discretion of the tenant) > Right of First Refusal at no more than 10% below the CMHC average rent for the applicable unit size in the City of Surrey
	Rental Housing Redevelopment: Rental Replacement and Tenant Relocation Assistance	<ul style="list-style-type: none"> > If redevelopment will remove 6+ rental units, must replace with rental units 1:1 with affordable units (10% below CMHC rents)
Port Moody	Tenant Relocation Assistance Policy	<ul style="list-style-type: none"> > Policy applies to primary rental stock (6 or more units) > Financial Compensation based on length of tenancy > Existing tenants shall be provided Right of First Refusal to move back into the new building with a 20% discount

	Rental Protection Policy	<ul style="list-style-type: none"> > If redevelopment will remove 6+ rental units, preference is given to proposals that achieve a 1:1, like for like replacement
North Vancouver	Residential Tenant Displacement Policy	<ul style="list-style-type: none"> > Rezoning applications that would result in the demolition of any building or combination of buildings containing five or more dwelling units > Financial compensation based on length of tenancy – under 5 years = 4 months rent, over 5 years = 4 months rent plus ((total tenancy length in months – 60) x \$25) > 4 months notice required > Tenant Relocation Coordinator to support tenants throughout the process, and to aid tenants in finding up to three comparable rental units > Must find rent no more than 10% above tenant's current rent or 10% above the most recently published CMHC median rent level > Tenants will be compensated for moving expenses with a flat rate payment based on number of bedrooms. (p.3)
Victoria	Tenant Assistance Policy (website)	<ul style="list-style-type: none"> > Amendment to the Tenant Assistance Policy to align with the proposed partial development permit fee refund where tenant assistance is provided in conjunction with a Development Permit for Missing Middle Developments > At least three housing options should be presented to the tenant(s) > Amendment to the Tenant Assistance Policy to increase the Right of First Refusal (ROFR) to 20% below market rates (previously 10%) > Financial compensation based on length of tenancy and unit type (Bach, 1BR, 2 BR, etc.)
	Tenant Assistance Plan	<ul style="list-style-type: none"> > Tenant Assistance Plan is required to be submitted by developer for rezoning or dev application
Coquitlam	Tenant Relocation Policy	<ul style="list-style-type: none"> > Financial compensation based on length of tenancy > Right of First Refusal; If new rental units are created, an Applicant is required to contact Eligible Tenants six months prior to expected occupancy of the new building to offer the opportunity to return to the building.

	Renters in Market Rental Housing	<ul style="list-style-type: none"> > Will be provided with moving expenses or with an arranged, insured moving company > Developers are required to present you with at least three potential apartment options. The options should be tailored to meet your needs, based on rental availability.
New Westminster	Tenant Relocation Policy	<ul style="list-style-type: none"> > Written commitment to provide at least 4 months' notice > A written commitment to provide compensation equal to or greater than the equivalent of three-months' rent to compensate for moving expenses, utility reconnection fees and other relocation costs
	Rental Replacement Policy (DRAFT)	<ul style="list-style-type: none"> > If redevelopment will remove more than 6 rental units, must replace with rental units and 10% of units must be below-market
Richmond	Relocation Assistance due to Redevelopment	<ul style="list-style-type: none"> > Three months' free rent or lump sum equivalent at the discretion of the tenant > Offer relocation assistance > Right of refusal outlined for rental and condominium building redevelopments
	Market Rental Housing Policy Bulletin	<ul style="list-style-type: none"> > Replace existing rental units 1:1, like for like – if this is less than 20% of total unit count, inclusionary units must be included to make up the difference; replacement unit rents must be the same for existing tenants or 20% below CMHC for new tenants > 5 or more purpose-built rental units AND Secondary market rental buildings with less than five units that are also being consolidated into a larger redevelopment > Require external Tenant Relocation Coordinator
Burnaby	City's Tenant Assistance Policy	<ul style="list-style-type: none"> > Help finding a new place to rent, if requested. > Financial compensation in the form of rent top-up payments or a lump sum payment, to bridge the gap between current rents and market rents. > Financial support for moving and help with making arrangements, if requested.

		<ul style="list-style-type: none"> > The right to return to the redeveloped building at the same rent (plus any Residential Tenancy Act rent increases) in a unit with the same number of bedrooms.
	<p>Rental Use Zoning Policy</p>	<ul style="list-style-type: none"> > Replace existing rental units 1:1, like for like – if this is less than 20% of total unit count, inclusionary units must be included to make up the difference; replacement unit rents must be the same for existing tenants or 20% below CMHC for new tenants > 5 or more purpose-built rental units AND Secondary market rental buildings with less than five units that are also being consolidated into a larger redevelopment > Require external Tenant Relocation Coordinator



City of
Kelowna

Tenant Protection and Relocation Assistance Housing Action Plan

October 7, 2024

Purpose

- ▶ To receive the Tenant Protection & Relocation Assistance Report
- ▶ To direct Staff to explore and report back on Option 2: Moderate Shift
 - ▶ An action in the **Housing Action Plan**

Background

- ▶ Bill 16 (Housing Statutes Amendment Act, 2024)
 - ▶ Passed April 25, 2024
 - ▶ Grants municipalities new authority for tenant protection bylaws
 - ▶ Allows: financial compensation, relocation assistance, and new tenancy agreements in redevelopment
- ▶ Tenant protection identified as a priority in the Housing Action Plan
- ▶ Policy discussion stimulated by tenant displacement concerns at 163-165 Mills Rd, deferring rezoning consideration

Key Context

Table 30 – Estimated future housing demand, Kelowna, 2021-2031

Tenure	Future Housing Units Needed				
	2021-2026	2026-2031	Total (2021-2031)	Annual Average	
Owner	3,497	3,614	7,111	711	52%
Renter ²	3,953	2,584	6,538	654	48%
Total	7,451	6,198	13,649	1,365	100%

2023 Housing Needs Assessment

Current Challenges

- ▶ Tenant protections guided by the Residential Tenancy Act (RTA)
- ▶ Older rental stock being redeveloped
- ▶ Tenants vulnerable to displacement, may have limited affordable options
- ▶ Kelowna's historically low vacancy rate
- ▶ Future financial feasibility of rental development

Tenant Protection Tools

Financial Compensation

- Rent top ups/Lump sum payment
- Moving costs
- Utility transfer

Relocation Assistance

- Right of first refusal (ROFR)
- External tenant relocation coordinator
- Developer arranged options

Development Incentives

- Density bonusing
- Rental zoning

Tenant Protection & Relocation Options

▶ **Option 1: Status Quo**

- Residential Tenancy Act (RTA)

▶ **Option 2: Moderate Shift**

- RTA + flexible tenant relocation plan

▶ **Option 3: Major Shift**

- RTA + standardized tenant relocation plan
- Extended notice, coordinator support, financial compensation, and right to first refusal

Recommendation – Moderate Shift Option 2

Moderate Shift Option 2:

▶ Pros:

- ▶ Offers flexibility, considers unique development circumstances

▶ Risks:

- ▶ Potential for inconsistent tenant protections
- ▶ Requires ongoing oversight
- ▶ Regular updates recommended
- ▶ Increases cost of redevelopment

Major Shift Option 3:

▶ Pros:

- ▶ Stronger tenant protections

▶ Risks:

- ▶ May jeopardize financial viability of rental developments, reducing future housing availability

Next Steps

- ▶ Should Council direct staff to explore and report back:
 - ▶ Action in **Housing Action Plan**
 - Work with industry groups
 - ▶ Draft bylaw for tenant protection
 - ▶ Develop guidelines for tenant relocation plans



Questions?

For more information, visit kelowna.ca.

DRAFT RESOLUTION

Re: Council Tour of Transit Supportive Corridors

THAT a portion of the Regular AM Council Meeting scheduled for Monday, November 4, 2024 be at a location other than City Hall Council Chamber, being various transit supportive corridor locations along Pandosy Street and Lakeshore Drive, Richter Street, Clement Avenue, Gordon Drive, and Bernard Avenue, Kelowna, BC, starting at 8:30 am;

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

BACKGROUND:

A Council tour of Transit Supportive Corridors is arranged as part of Council's decision-making process for matters identified as part of the Housing Accelerator Fund initiatives. The tour itself is considered a Council meeting since a quorum of Council members will be participating, and the information received is part of their decision-making process for related initiatives.

Every effort will be made to broadcast the open portion of the tour on the City website and in Council Chamber as a Council meeting. It is assumed the technology and weather will cooperate to the extent that video footage can be broadcast. The public can watch the broadcast at kelowna.ca/council and in Council Chamber.

Date: October 21, 2024