

City of Kelowna
Regular Council Meeting
AGENDA



Monday, November 4, 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 28, 2024

3. Development Application Reports and Related Bylaws

3.1 Benvoulin Rd 3441-3443 - TA24-0013 - Satnam Singh Basran and Sucha Singh Sanghera

11 - 31

To review a Staff recommendation to NOT support a site-specific Sign Bylaw text amendment application to allow an electronic message centre sign in an agricultural zone and to increase the maximum allowable electronic message centre sign from 2.0 m² permitted to 3.27 m² proposed on a site-specific basis.

3.2 Jim Bailey Rd 8999 - TA24-0012 (BL12718) - Britannia Brewing Lake Country Company Corp., Inc.No. BC1275857

32 - 51

To amend the Zoning Bylaw with a site-specific amendment to permit a maximum floor area of 300 square meters for tasting, serving, and consumption of alcohol for an Alcohol Production Facility.

3.3 Jim Bailey Rd 8999 - BL12718 (TA24-0012) - Britannia Brewing Lake Country Company Corp., Inc.No. BC1275857

52 - 52

To give Bylaw No. 12718 first reading in order to amend the Zoning Bylaw with a site-specific amendment to permit a maximum floor area of 300 square meters for tasting, serving, and consumption of alcohol for an Alcohol Production Facility.

3.4 Rezoning Bylaws Supplemental Report to Council 53 - 54

To receive a summary of notice of first reading for Rezoning Bylaws No. 12712 and 12713 and to give the bylaws further reading consideration.

3.5 Rezoning Applications

To give first, second and third reading and adopt rezoning applications.

The following bylaws will be read together unless Council wants to separate one of the bylaws.

3.5.1 Valley Rd 728 - BL12712 (Z24-0035) - 1138742 B.C. Ltd., Inc.No. BC1138742 55 - 55

To give Bylaw No. 12712 first, second and third reading and adopt in order to rezone the subject property from the MF₃ – Apartment Housing zone to the MF_{3r} – Apartment Housing Rental Only zone.

3.5.2 Fizet Ave 399 - BL12713 (Z24-0043) - Preeti Yadav and Manish Yadav 56 - 56

To give Bylaw No. 12713 first, second, third reading and adopt in order to rezone the subject property from the MF₁ – Infill Housing zone to the MF_{1cc} - Infill Housing with Child Care Centre, Major zone.

4. Bylaws for Adoption (Development Related)

4.1 Hwy 97 N 4690 - BL12706 (Z24-0005) - City of Kelowna 57 - 58

To adopt Bylaw No. 12706 in order to rezone portions of the subject properties from the A₁ - Agriculture zone to the I₂ – General Industrial zone.

4.2 Barlee Rd 1857, 1869, 1879 - BL12707 (Z24-0024) - Barlee Road Development GP Ltd., Inc.No. BC1450498 59 - 59

To adopt Bylaw No. 12707 in order to rezone the subject properties from the UC₃ – Midtown Urban Centre zone to the UC_{3r} – Midtown Urban Centre Rental Only zone.

4.3 St. Paul St 1355 - BL12709 (Z24-0044) - 1247752 B.C. Ltd., Inc.No. BC1247752 60 - 60

To adopt Bylaw No. 12709 in order to rezone the subject property from the UC₁ – Downtown Urban Centre zone to the UC_{1r} – Downtown Urban Centre Rental Only zone.

4.4 Lougheed Rd 230-240 - BL12710 (TA24-0010) - Various Owners 61 - 61

To adopt Bylaw No. 12710 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.

5. Non-Development Reports & Related Bylaws

5.1	Lakeshore Rd 3773-3795 - RTE23-0004 Amendment	62 - 92
	To authorize an amendment to a Revitalization Tax Exemption Agreement and Housing Agreement Bylaw on the subject property to amend the unit count and project details.	
5.2	Lakeshore Rd 3773-3795 - BL12725 (RTE23-0004)	93 - 100
	To give Bylaw No. 12725 first, second and third reading.	
5.3	Business Improvement Area On-Call Funding	101 - 115
	To adopt a Council Policy that standardizes a funding model to support Business Improvement Areas Ambassador Programs, and to make necessary amendments to related bylaws.	
5.4	BL12714 Amendment No. 1 to Uptown Rutland Business Improvement Area Bylaw No. 12427	116 - 117
	To give Bylaw No. 12714 first, second and third reading.	
5.5	BL12723 Amendment No. 1 to Kelowna Downtown Business Improvement Area Bylaw No. 12575	118 - 119
	To give Bylaw No. 12723 first, second and third reading.	
5.6	2024 - 2025 Winter Operations Snow and Ice Control	120 - 134
	To update Council on action underway to prepare for 2024/2025 winter snow and ice control.	
5.7	Housing Action Plan Interim Report	135 - 164
	To receive an interim update on the Housing Action Plan report and to direct Staff to further explore and report back on the draft objectives and actions of the Housing Action Plan.	
5.8	Housing Accelerator Fund Transit Supportive Corridor Pilot Project	165 - 197
	This report is to provide information to and seek feedback from Council regarding the Transit Supportive Corridor Pilot Project occurring as part of the Housing Accelerator Fund.	
5.9	Solid Waste Management - Curbside Collection Program	198 - 213
	To amend the Solid Waste Management Regulation Bylaw to adapt the curbside collection program to more easily accommodate infill housing.	

5.10 BL12704 - Amendment No. 15 to the Solid Waste Management Bylaw No. 12704 214 - 215
To give Bylaw No. 12704 first, second and third reading.

6. Resolutions

6.1 Draft Resolution - 2025 Council Meeting Schedule 216 - 216

7. Bylaws for Adoption (Non-Development Related)

7.1 BL12703 - Amendment No. 14 to Solid Waste Management Regulation Bylaw No. 10106 217 - 221

To adopt Bylaw No. 12703.

7.2 BL12719 - Amendment No. 43 to Sewerage System User Bylaw No. 3480 222 - 223

To adopt Bylaw No. 12719.

8. Mayor and Councillor Items

9. Termination



**City of Kelowna
Regular Council Meeting
Minutes**

Date:	Monday, October 28, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart, Gord Lovegrove, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge
Members Participating Remotely	Councillor Charlie Hodge*
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Asset Management and Capital Planning Manager, Joel Shaw*; Asset Systems Manager, Hamid Butt*; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Planner Specialist, Adam Cseke*; Mobility Specialist, Cameron Noonan*; Utility Services Department Manager, Kevin Van Vliet*; Financial Planning Manager, Melanie Antunes*; Landfill and Compost Operations Manager, Scott Hoekstra*; Planner, Alissa Cook*
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland

(* 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 Webber

THAT the Minutes of the Regular Meetings of October 21, 2024 be confirmed as circulated.

Carried

Councillor Hodge joined the meeting remotely at 1:31 p.m.

3. Public in Attendance

3.1 2024 UBCM Award – Excellence in Asset Management

Staff:

- Presented Council with the 2024 UBCM Excellence in Asset Management Award.

Mayor Dyas:

- Congratulated the Okanagan Sun Football Organization and Team on their win at the Canadian Junior Football League National Semi-Final in Regina, Saskatchewan.

4. Development Application Reports & Related Bylaws

4.1 Osprey Ave 459 - Z24-0034 (BL12717) - 1347431 B.C. Ltd., Inc. No. BC1347431

Staff:

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

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Rezoning Application No. Z24-0034 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A District Lot 14 ODYD Plan EPP120981, located at 459 Osprey Ave, Kelowna, BC from the UC5 – Pandosy Urban Centre zone to the UC5r – Pandosy Urban Centre Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in an Attachment "A" attached to the Report from the Development Planning Department dated October 28, 2024.

Carried
Councillor Hodge - Opposed

4.2 Rezoning Bylaws Supplemental Report to Council

Staff:

- Commented on the Notice of first reading and correspondence received and responded to questions from Council.

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

Moved By Councillor Singh/Seconded By Councillor Lovegrove

THAT Bylaw No. 12708 be read a first, second and third time.

Carried
Councillor Cannan - Opposed

4.4 ARP21-0001 - Mill Site Area Redevelopment Plan (Submission 6)

Staff:

- Displayed a PowerPoint Presentation summarizing the Area Redevelopment Concept Plan.

Mark Marshall Holar Developments, Vernon BC, Applicant:

- Displayed a PowerPoint Presentation.
- Commented on the site transition proposed with a variety of housing options, comprehensive parks and many amenities.
- Spoke to reconnecting the site with the wider community.
- Presented the new vision of the Mill Site concept plan; carefully considered feedback over three years.
- Spoke to the various components of the Concept Plan and noted the importance of preserving as much history as possible.
- Spoke to the proposed phasing for the site development; noting that this is a 20 to 30 year process.
- Responded to questions from Council.

Mary LaPointe, Applicant Representative

- Responded to questions from Council.

Staff:

- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Council receives, for information, the Report from Development Planning Department, dated October 28, 2024, with respect to submission six within the Mill Site Area Redevelopment Plan Terms of Reference;

AND THAT Council authorize proceeding with technical studies, public engagement and developing the final Mill Site Area Redevelopment Plan for Council consideration.

Carried

The meeting recessed at 3:07 p.m.

The meeting reconvened at 3:15 p.m.

5. Non-Development Reports & Related Bylaws

5.1 2024 - 2025 BC Active Transportation Grant Application

Staff:

- Provided an overview of the BC Active Transportation grant application.

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Council receives for information the Report from Integrated Transportation dated October 28, 2024 with respect to the 2024-2025 BC Active Transportation Grant;

AND THAT Council authorizes staff to apply for two Active Transportation Infrastructure Grants for the Rutland Neighbourhood Bikeway (Phase 1) and the KLO Bridge Replacement, as outlined in this Report;

AND THAT the City of Kelowna confirms these projects are municipal priorities, planned for construction in 2025 and intended to be complete within the required timeline for the grant;

AND THAT Council supports staff to manage all tasks necessary to complete the grant;

AND THAT Council authorizes staff to execute all documents if the application is successful;

AND FURTHER THAT the City of Kelowna will be responsible for its share of eligible costs, ineligible costs, and potential overruns related to the project and that staff amend the Financial Plan as necessary if these grant applications are successful.

Carried

5.2 Wastewater Utility 2025 Budget and Rates

Staff:

- Displayed a PowerPoint Presentation summarizing the preliminary Wastewater Utility 2025 Budget and Rates request and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Council receives, for information, the Report from the Utility Services Manager dated October 28th, 2024 pertaining to the city wastewater utility, the proposed 2025 wastewater operating and capital budgets, and wastewater utility rates for 2025;

AND THAT Bylaw No. 12719 being amendment No. 42 to Sewerage System User Bylaw No. 3480 be forwarded to Council for reading consideration;

AND FURTHER THAT staff be directed to add the budget items referenced in the Report Attachment 2 to the draft 2025 Financial Plan – Preliminary Budget Volume.

Carried

5.3 BL12719 - Amendment No. 43 to Sewerage System User Bylaw No. 3480

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw No. 12719 be read a first, second and third time.

Carried

5.4 Water Utility 2025 Budget

Staff:

- Displayed a PowerPoint Presentation providing an overview of the Water Utility 2025 Preliminary Budget requests and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receives, for information, the Report from the Utility Services Manager dated October 28th, 2024 pertaining to the city water utility, the proposed 2025 water operating and capital budgets and the 2025 water rates;

AND FURTHER THAT staff be directed to add the budget items referenced in the Report Attachment 1 to the draft 2025 Financial Plan - Preliminary Budget Volume.

Carried

5.5 Landfill and Solid Waste 2025 Rates

Staff:

- Displayed a PowerPoint Presentation providing an overview of the preliminary budget requests and proposed updates to the fee schedules and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Council receives, for information, the Report from Utility Services dated October 28, 2024, with regards to proposed 2025 solid waste operating and capital budgets, and the 2025 solid waste user fees and rates;

AND THAT Bylaw 12703, being Amendment No. 14 to the Solid Waste Management Regulation Bylaw No. 10106, be forwarded for reading consideration;

AND FURTHER THAT staff be directed to add the budget items referenced in the Report Attachment 2 to the draft 2025 Financial Plan - Preliminary Budget Volume.

Carried

5.6 BL12703 - Amendment No. 14 to Solid Waste Management Regulation Bylaw No. 10106

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw No. 12703 be read a first, second and third time.

Carried

6. Mayor and Councillor Items

Councillor DeHart:

- Spoke to their attendance at the JCI Luncheon where the Mayor spoke on Council's priorities.
- Spoke to their attendance at the Salvation Army Grand re-opening of their Thrift Store.
- Spoke to their attendance at the Rutland Senior Football Association Fundraiser.

Councillor Singh:

- Spoke to their attendance at the JCI Luncheon.
- Spoke to their attendance at a YMCA Appreciation Event.
- Spoke to their participation as an MC at the Kelowna Community Resources Banquet.
- Spoke to the upcoming Memorial for Caesar Rosales on October 30, 2024.

Councillor Lovegrove:

- Spoke to their attendance at the Economic Development Commission meeting.
- Spoke to their attendance at the SILGA Board meeting.
- Commented on a letter written to Interior Health with a copy to the City Manager regarding parking for out of town patients at Kelowna General Hospital.
- Spoke to their attendance at the Salvation Army Grand re-opening of their Thrift Store.
- Spoke to their attendance at the Open House at Flight Craft.
- Will be providing a School Tour at City Hall.
- Reminder of the Fire Chief Awards on October 30, 2024.

Councillor Cannan:

- Agreed with Colleagues regarding the Salvation Army and great things they do.
- Spoke to their attendance at the JCI Luncheon.
- Spoke to their attendance at Okanagan for Ukraine Breakfast event.
- Spoke to their attendance at the 40th Anniversary of the Kelowna District Genealogical Society event.
- Spoke to their attendance at the Chamber of Commerce Business Excellence Awards.
- Spoke to their attendance at the unveiling of the Stratosphere Industrial Park at Pier Mac Way.
- Spoke to their attendance at the Tourism Kelowna Board meeting.
- Expressed condolences to former longtime conductor of the Okanagan Symphony Leonard Camplin.
- Commented on the Memorial Cup proposal.

Councillor Hodge:

- Commented on their health and current COVID outbreak.

Councillor Wooldridge:

- Commented on the Provincial Election and their return to Council.

Mayor Dyas:

- Commented that the DKA is using a new event ticketing system through the Kelowna Community Theatre.
- Spoke to their attendance at the Annual Fall Clean Up in Rutland and noted it was a great success.

City Manager

- Commented on live parking space availability for parkades through the City's website.

7. Termination

This meeting was declared terminated at 4:42 p.m.

Mayor Dyas

/acm.



City Clerk

DRAFT

REPORT TO COUNCIL TEXT AMENDMENT



Date: November 4, 2024
To: Council
From: City Manager
Address: 3441 – 3443 Benvoulin Rd
File No.: TA24-0013

	Existing	Proposed
OCP Future Land Use:	R-AGR – Rural – Agricultural and Resource	R-AGR – Rural – Agricultural and Resource
Zone:	A1 – Agriculture	A1 – Agriculture

1.0 Recommendation

THAT Sign Bylaw Text Amendment Application No. TA24-0013 to amend City of Kelowna Sign Bylaw No. 11530 as outlined in the Report from the Development Planning Department dated November 4, 2024 for Lot 1 District Lot 132 ODYD Plan KAP78305, located at 3441 – 3443 Benvoulin Rd, NOT be considered by Council.

2.0 Purpose

To review a Staff recommendation to NOT support a site-specific Sign Bylaw text amendment application to allow an electronic message centre sign in an agricultural zone and to increase the maximum allowable electronic message centre sign from 2.0 m² permitted to 3.27 m² proposed on a site-specific basis.

3.0 Development Planning

Staff do not support the proposed site-specific Text Amendment to allow for an electronic message centre sign in an agricultural zone and to increase to the maximum permitted electronic message centre sign from 2.0 m² to 3.27 m². The City of Kelowna Sign Bylaw, adopted in August 2018, restricts digital and animated signs to public and institutional zones, aiming to limit their use to purposes such as school or religious assemblies, rather than corporate branding or marketing. The regulation of digital signage, including size limitations, is intended to reduce visual impact and ensure better integration into neighbourhoods. Staff believe the electronic sign is unnecessary for the agricultural and retail operations, and a standard free-standing sign with a downward cast light is more appropriate for the neighbourhood.

The Development Permit Guidelines in the 2040 Official Community Plan (OCP) also aim to limit sign sizes and prohibit back-lit signage for retail businesses, which can overwhelm a site and surrounding area. The installed electronic message centre sign creates additional light pollution, which detracts from the rural context and character. The sign also creates traffic concerns as Benvoulin Rd is classified as a Major Arterial road and the animated message centre sign can increase driver distractions. The requested Text Amendment represents a deviation from both the Sign Bylaw and the intention of the OCP Development Permit Guidelines. If approved, a Sign Permit would be required to be submitted to ensure compliance with BC Building Code regulations.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	A1 – Agriculture	Agriculture
East	P3 – Parks and Open Space	Participant Recreation Services, Outdoor
South	A1 – Agriculture	Agriculture
West	A1 – Agriculture	Agriculture

Subject Property Map: 3441-3443 Benvoulin Rd



The subject property has the Future Land Use Designation of R-AGR – Rural – Agricultural and Resource, is zoned A1 – Agriculture and is in the Agricultural Land Reserve (ALR). The subject property is located on Benvoulin Rd, and the surrounding area is primarily agricultural land.

4.1 Background

On July 12, 2024, the City issued a letter to the owner of the property stating that the new electronic message centre sign was erected in violation of the regulations for agriculturally zoned properties, as outlined in Sign Bylaw No. 11530. The letter specified that the owner must either remove the sign or apply to the City of Kelowna to permit the sign.

A similar Development Variance Permit Application (DVP22-0050) was forwarded to Council in 2022 to vary the maximum permitted electronic message centre sign which was not supported by Staff and Council.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 18 – Form & Character Development Permit Guidelines	
Section 2.1.6.e. Retail, Commercial and Industrial Guidelines	Allow for brand identification where there are multiple buildings and uses on site, but avoid corporate image, colour, and signage back-lit signs from dominating the site. <i>The new electronic digital message centre sign is back-lit, which is discouraged for retail businesses.</i>

6.0 Application Chronology

Application Accepted: August 23rd, 2024
 Neighbourhood Notification Summary Received: N/A

7.0 Alternate Recommendation

THAT Sign Bylaw Text Amendment Application No. TA24-0013 to amend City of Kelowna Sign Bylaw No. 11530 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated November 4, 2024 for Lot 1 District Lot 132 ODYD Plan KAP78305, located at 3441 – 3443 Benvoulin Rd, be considered by Council;

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

Report prepared by: Tyler Caswell, Planner II
Reviewed by: Dean Strachan, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability & Development Services

Attachments:

Schedule A: Proposed Text Amendment
 Attachment A: Site Plan and Elevation Drawings

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

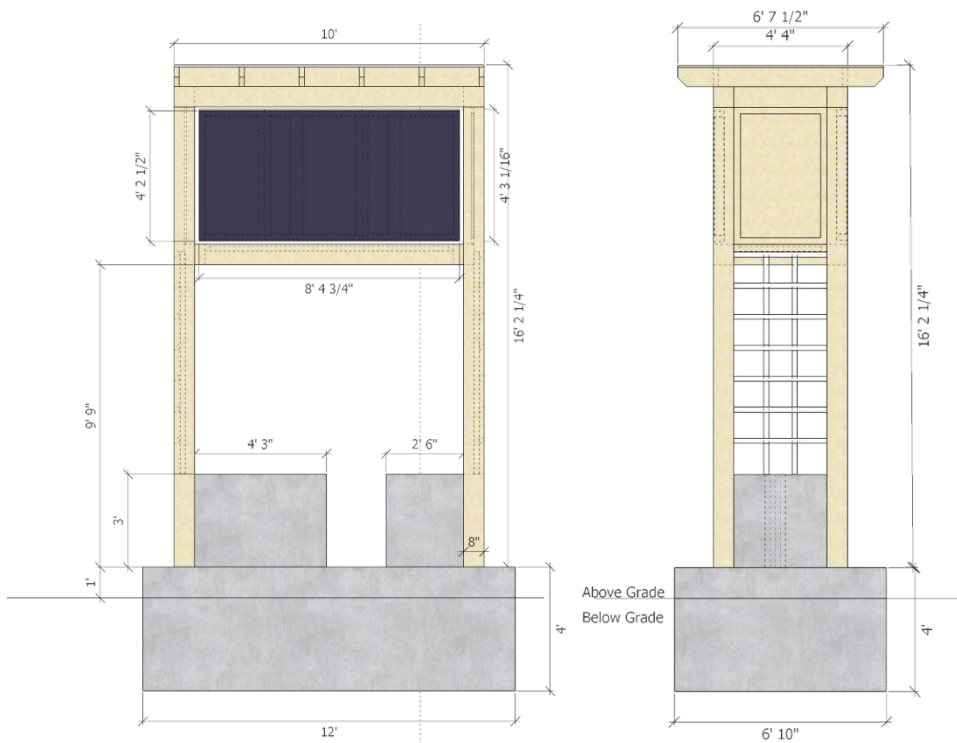
No.	Section	Current Wording	Proposed Wording	Reason for change						
1.	Section 5 – AGRICULTURAL ZONES, 5.4. Site Specific Regulations	N/A	<p>Section 5.4 Site Specific Regulations Uses and regulations apply on a site-specific basis as follows:</p> <table border="1" data-bbox="789 370 1545 872"> <thead> <tr> <th data-bbox="789 370 1108 443">Legal Description</th> <th data-bbox="1108 370 1297 443">Civic Address</th> <th data-bbox="1297 370 1545 443">Regulation</th> </tr> </thead> <tbody> <tr> <td data-bbox="789 443 1108 872">Lot 1 District Lot 132 ODYD Plan KAP78305</td> <td data-bbox="1108 443 1297 872">3441-3443 Benvoulin Rd</td> <td data-bbox="1297 443 1545 872">To permit one (1) Electronic Message Centre sign, and to allow the maximum area to be 3.27 m² in size in addition to the signs permitted in Section 5- Agricultural Zones</td> </tr> </tbody> </table>	Legal Description	Civic Address	Regulation	Lot 1 District Lot 132 ODYD Plan KAP78305	3441-3443 Benvoulin Rd	To permit one (1) Electronic Message Centre sign, and to allow the maximum area to be 3.27 m ² in size in addition to the signs permitted in Section 5- Agricultural Zones	To allow an electronic sign in an agriculturally zones property, and to increase the maximum permitted size.
Legal Description	Civic Address	Regulation								
Lot 1 District Lot 132 ODYD Plan KAP78305	3441-3443 Benvoulin Rd	To permit one (1) Electronic Message Centre sign, and to allow the maximum area to be 3.27 m ² in size in addition to the signs permitted in Section 5- Agricultural Zones								

SCHEDULE		A
This forms part of application # TA24-0013		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

SITE MAP



SIGN / ELEVATION DRAWINGS



ATTACHMENT A

This forms part of application
 # TA24-0013

Planner Initials **TC**

City of **Kelowna**
 DEVELOPMENT PLANNING

OLD SIGN (Photographed)



ATTACHMENT A

This forms part of application
TA24-0013

Planner Initials TC


City of Kelowna
DEVELOPMENT PLANNING

NEW SIGN (Photographed)



ATTACHMENT **A**

This forms part of application
TA24-0013

Planner Initials

City of 
Kelowna
DEVELOPMENT PLANNING

OLD SIGN vs NEW SIGN





City of
Kelowna

TA24-0013

3441 - 3443 Benvoulin Rd

Text Amendment Application

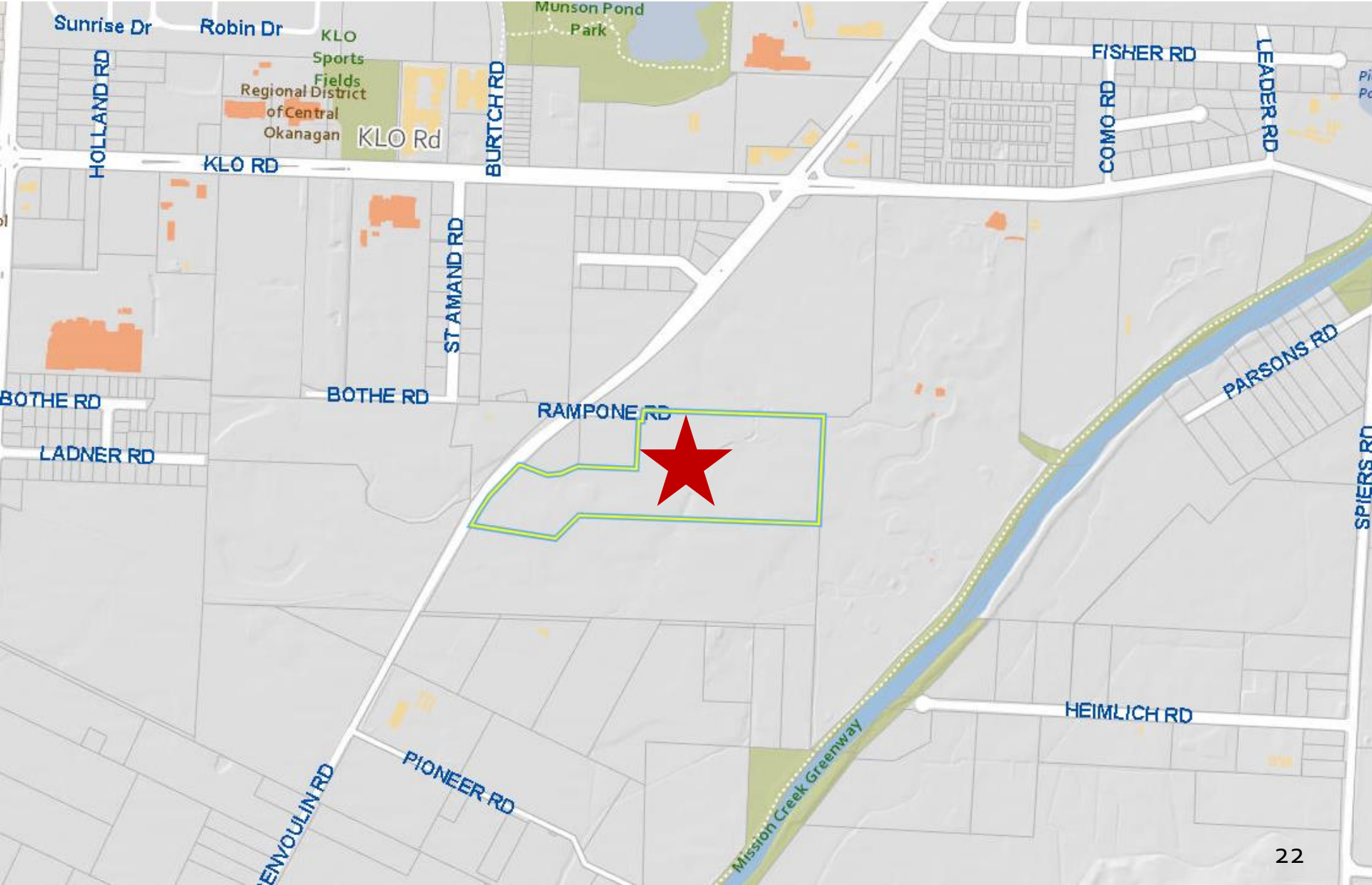
Purpose

- ▶ To review a Staff recommendation to NOT amend the Sign Bylaw to allow an electronic message centre sign in an agricultural zone and to increase the maximum allowable electronic message centre sign from 2.0 m² permitted to 3.27 m² proposed on a site-specific basis.

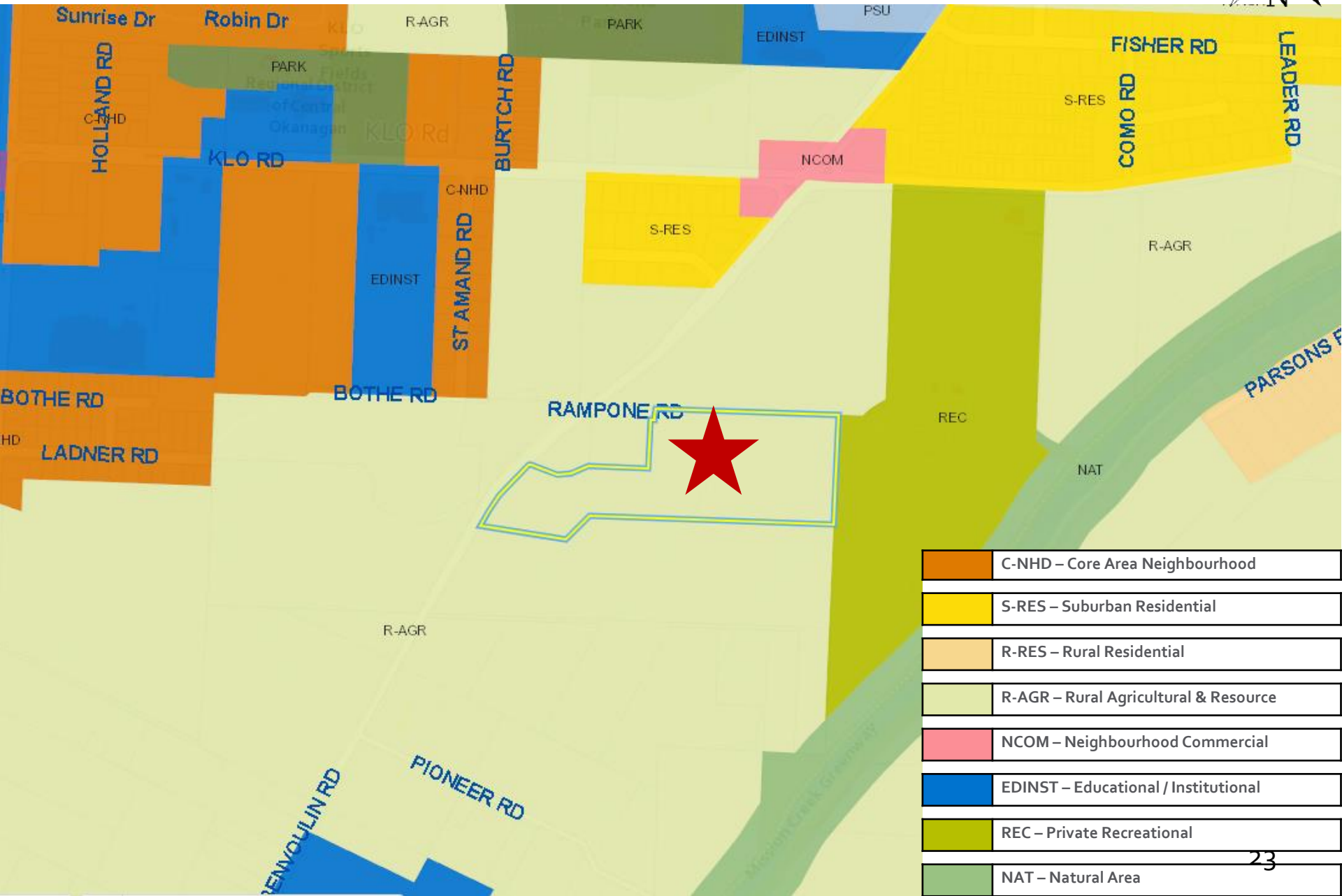
Development Process











Context Map

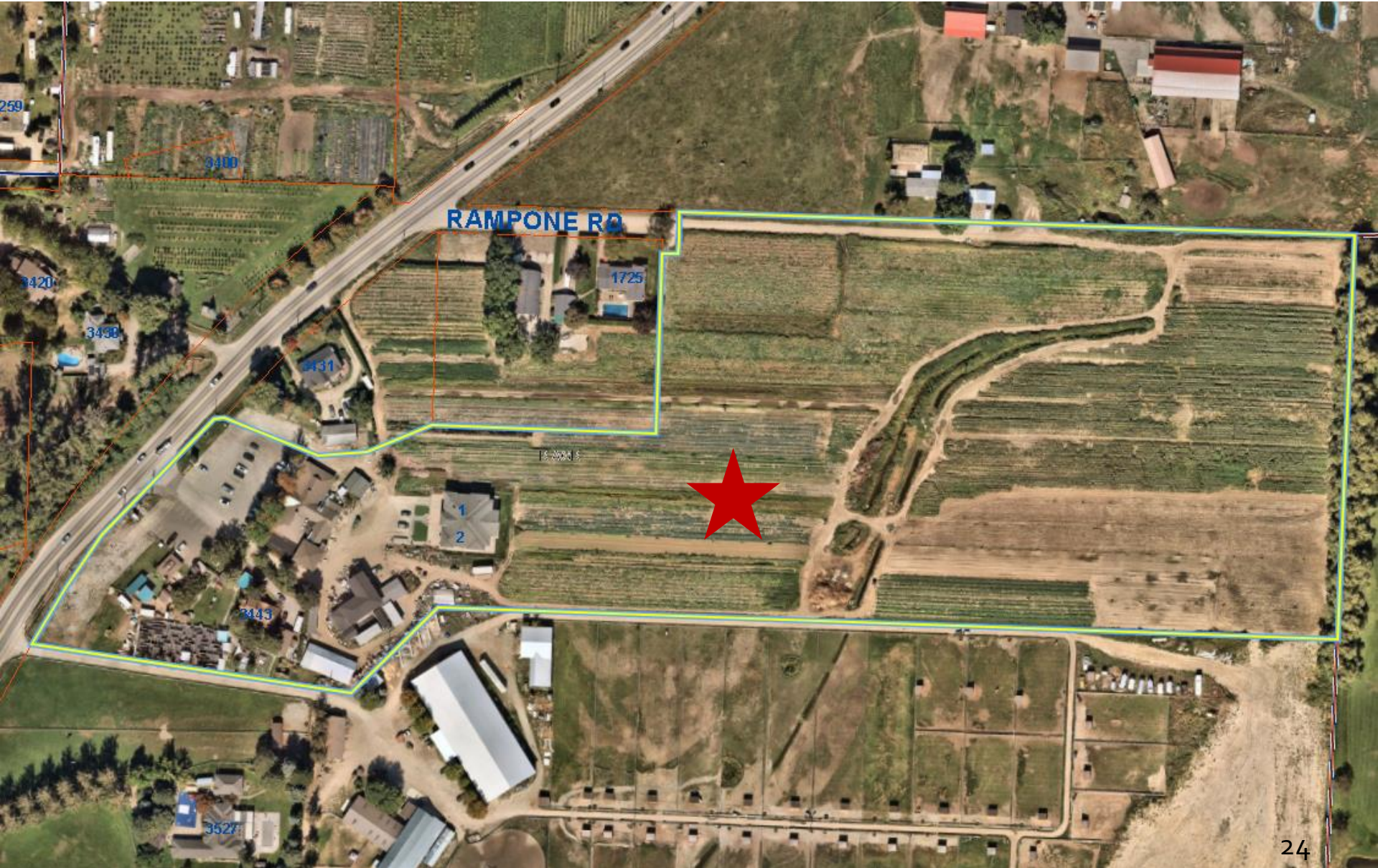


OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	R-RES – Rural Residential
	R-AGR – Rural Agricultural & Resource
	NCOM – Neighbourhood Commercial
	EDINST – Educational / Institutional
	REC – Private Recreational
	NAT – Natural Area

Subject Property Map



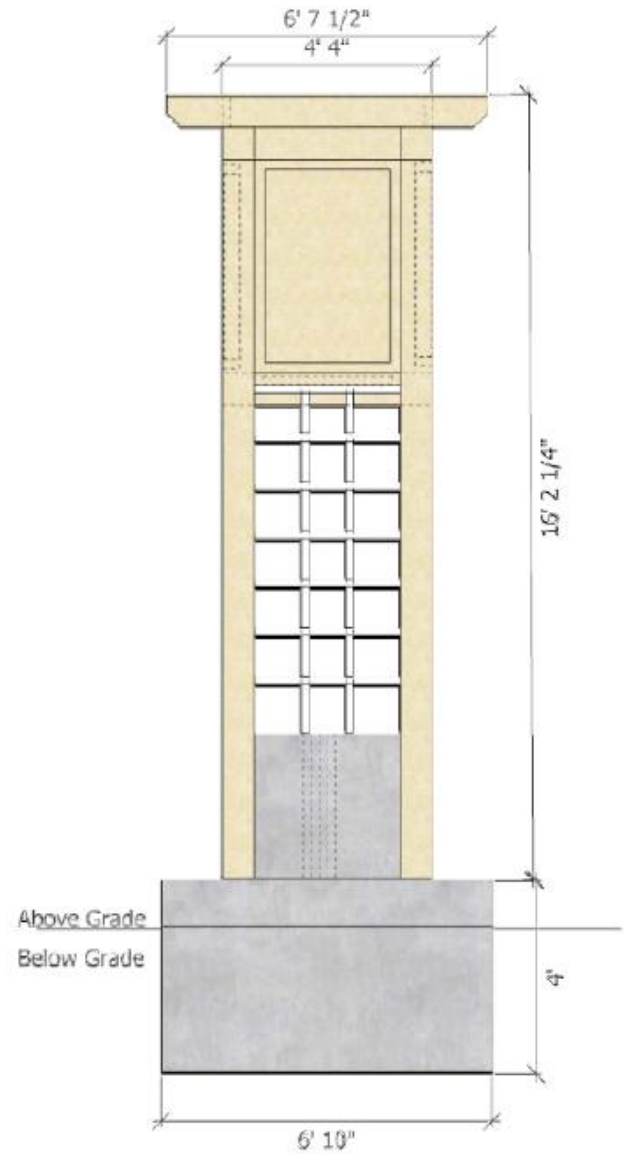
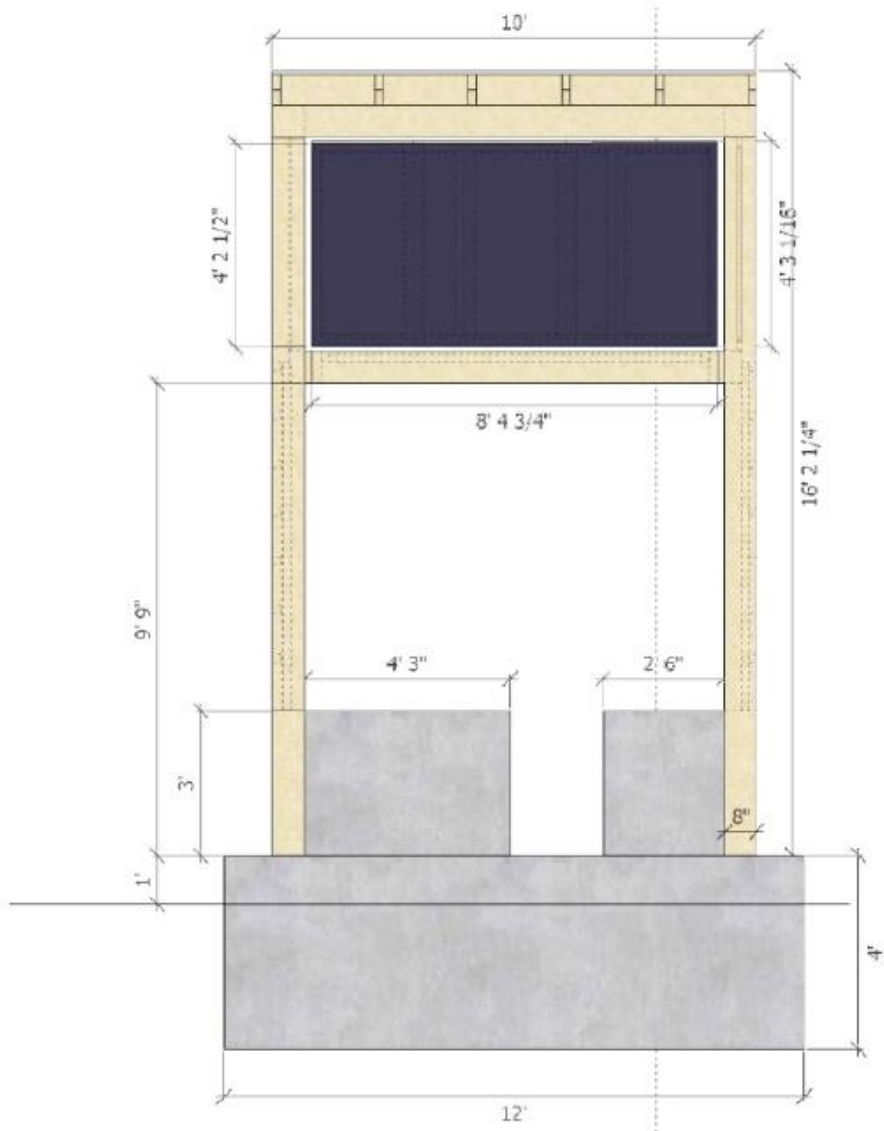
Background

- ▶ Subject property is operating as Don O Ray's Farms, which includes:
 - ▶ Fruit Stand
 - ▶ Hedge Maze
 - ▶ Picnic Area
 - ▶ Petting Zoo
- ▶ The business replaced their existing sign with an electronic message sign, which is not permitted in agricultural properties.
- ▶ City required them to apply for approvals or to remove the sign.

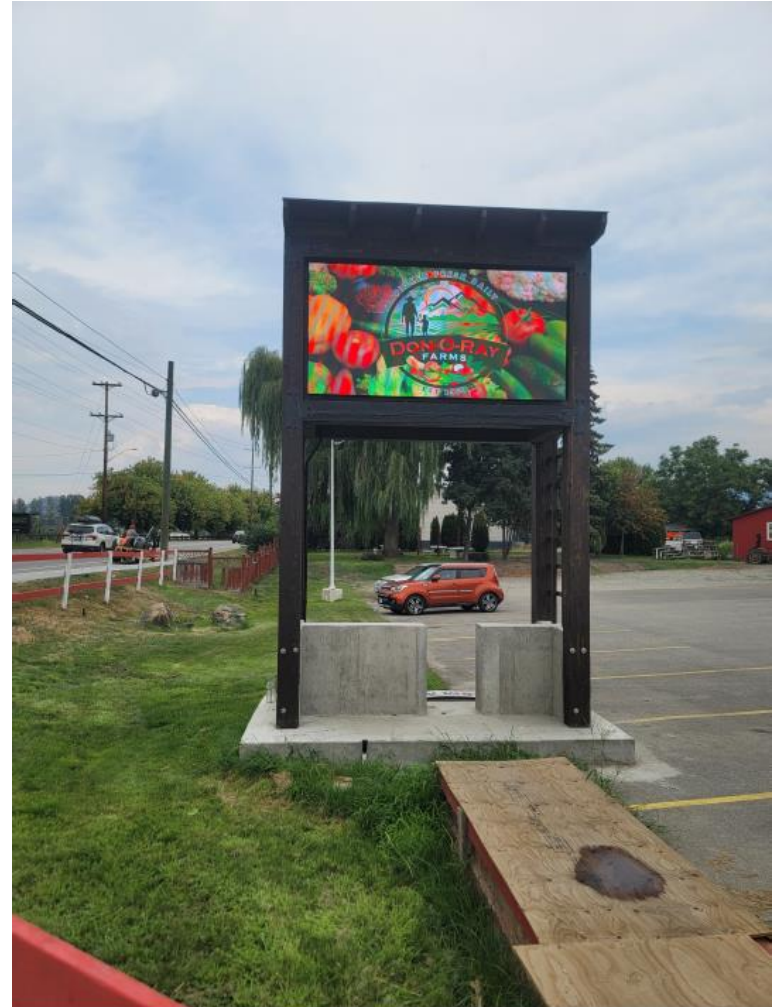
Site Plan



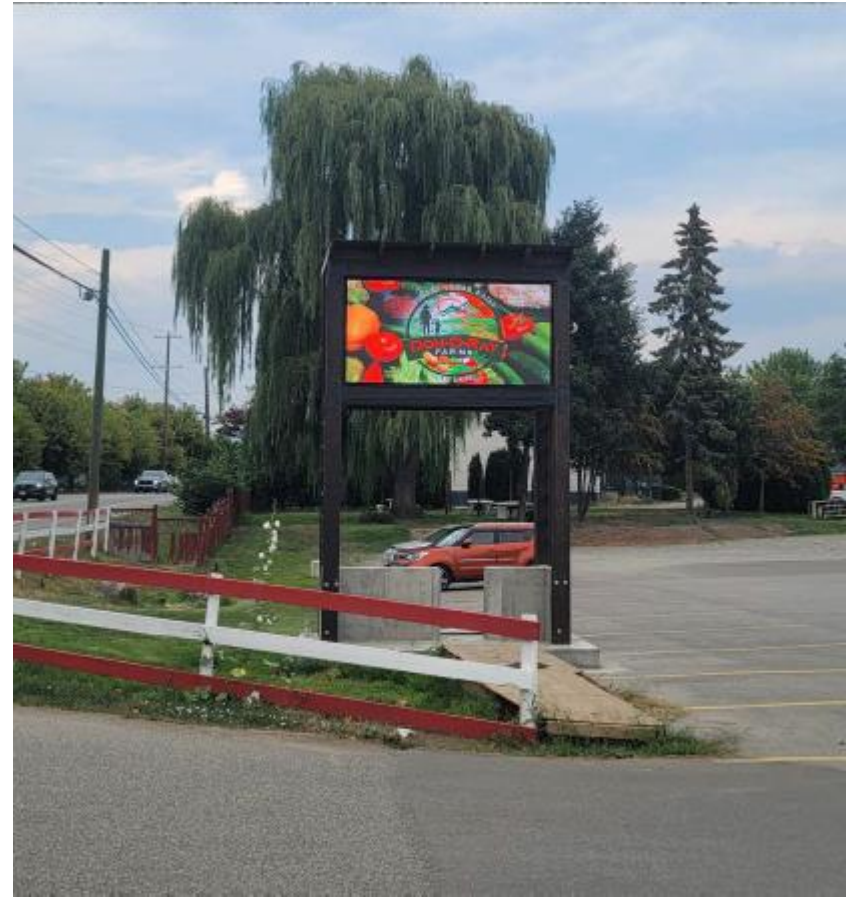
Elevation Drawings



Before / After



Before / After



Policies

- ▶ OCP Chapter 18 – Form and Character Guidelines
 - ▶ Section 2.1.6e. Retail, Commercial and Industrial Guidelines:
 - ▶ Allow for brand identification where there are multiple buildings and uses on site, but avoid corporate image, colour, and signage back-lit signs from dominating the site.

- ▶ Sign Bylaw No. 11530
 - ▶ Restricts digital and animated signs to public and institutional zones, aiming to limit their use to purposes such as school or religious assemblies, rather than corporate branding or marketing.

Staff Recommendation

- ▶ Staff do **not** recommend support for the proposed Text Amendment Application.
 - ▶ The Sign Bylaw does not allow any electronic message centre signs in commercial, industrial or agricultural properties.
 - ▶ The electronic message centre sign is larger than what is permitted in the Sign Bylaw.
 - ▶ The OCP Development Permit Guidelines discourage back-lit signs as they can overwhelm site and neighbourhood.
- ▶ Staff believe the electronic message sign is unnecessary for the agricultural and retail operations.

REPORT TO COUNCIL TEXT AMENDMENT



Date: November 4, 2024
To: Council
From: City Manager
Address: 8999 Jim Bailey Rd
File No.: TA24-0012
OCP Future Land Use: IND - Industrial
Zone: I2 – General Industrial

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA24-0012 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated November 4, 2024, for Lot 1 Section 2 Township 20 ODYD PLAN EPP98124 located at 8999 Jim Bailey Rd be considered by Council;

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

2.0 Purpose

To amend the Zoning Bylaw with a site-specific amendment to permit a maximum floor area of 300 square meters for tasting, serving, and consumption of alcohol for an Alcohol Production Facility.

3.0 Development Planning

The existing Manufacturer's License with Lounge Endorsement was approved by Council on August 15, 2023 with a service area of 235 m². Britannia Brewing, located in an established industrial area, seeks to enhance its operational capacity through a text amendment application. The proposal aims to expand the service area within the existing building to allow for more indoor space during the colder months of the year.

Staff support the request for a site-specific text amendment to permit a maximum floor area of 300 m² for the tasting, serving, and consumption of alcohol within an alcohol production facility. This amendment allows for the service expansion of the existing Lounge Endorsement to the second-floor mezzanine space. The anticipated impact on the surrounding community is expected to be minimal due to several factors, including:

- Limited residential proximity;
- No changes to the hours of operation;
- No structural modifications beyond the existing building;
- The principal use of Manufacturer, with Lounge Endorsement, maintains compatibility with surrounding land uses;
- The business is required to adhere to the City's Good Neighbour Bylaw.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	I2 – General Industrial	IND - Industrial
East	I2 – General Industrial	IND - Industrial
South	I2 – General Industrial	IND - Industrial
West	FNR – First Nation Reserve	FNR – First Nation Reserve

Subject Property Map: 8999 Jim Bailey Rd



The subject property has the Future Land Use Designation of Industrial and is surrounded by areas designated as Industrial to the North, East, and South. The land to the West is designated as First Nation Reserve. The property is accessed off Jim Bailey Rd and the surrounding uses are primarily General Industrial.

5.0 Application Chronology

Application Accepted: July 13, 2024
 Neighbourhood Notification Summary Received: Oct 1, 2024

Report prepared by: Sara Skabowski, Planner I
Reviewed by: Trisa Atwood, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:
 Schedule A: Proposed Text Amendment
 Attachment A: Site Plan/Floor Plan/Occupancy Load
 Attachment B: Neighbourhood Notification Summary

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

GP 14678-RI

Liquor License Occupant Load is 250 people.

*Occupant load Restricted by City of Kelowna planning department. Max 250 people.
*wash rooms do not limit occupant load.

Reviewed by City of Kelowna Inspection Services Oct 9, 2024 N.M.

Reviewed by City of Kelowna Inspection Services Oct 9, 2024 N.M.

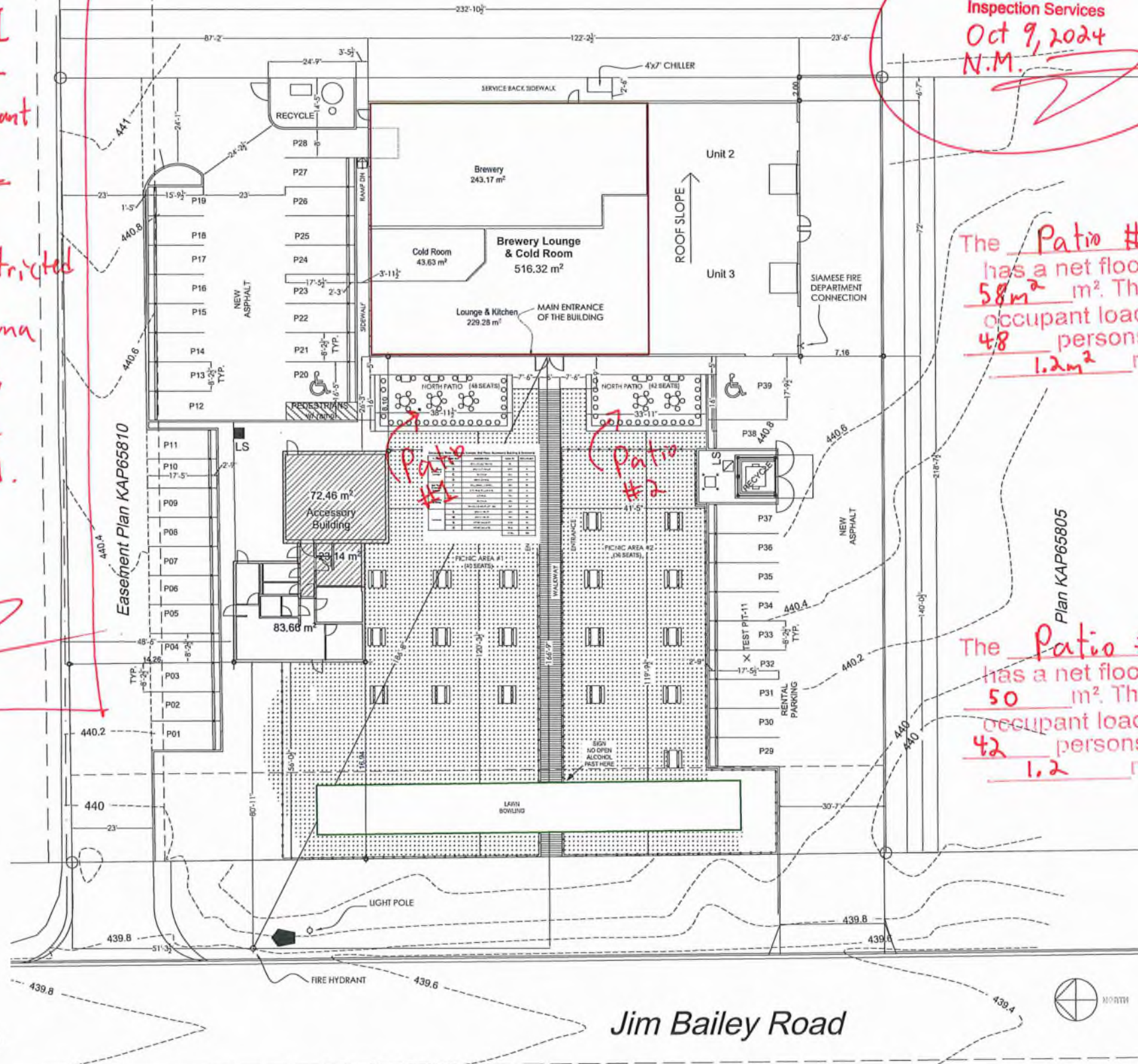
Britannia Brewing

8999 Jim Bailey Road

ATTACHMENT **A**

This forms part of application # 24-0012

Planner Initials **SS**



The Patio #1 has a net floor area of 58 m². The maximum occupant load shall be 48 persons, based on 1.2 m² m²/person

The Patio #2 has a net floor area of 50 m². The maximum occupant load shall be 42 persons, based on 1.2 m² m²/person

Britannia Brewing Unit 1 Existing Code Summary:
 Area 1- Brewery (Group F Division 2 Occupancy); AREA: 243.17 m²
 Area 2- Lounge/Restaurant (Group A Division 2); area: 229.28 m²
 Area 3- Cold Room (Group F Division 2 Occupancy); AREA: 43.63 m²
 Main Level Floor Areas: 516 m²
 Mezzanines floor area at the brewery: 58.7 m²
 Mezzanine floor area at lounge: 117.96 m²
 Total floor area: 692.66 m²
 Occupancy load - brewery: 287 m² (per business requirements) = 8 persons
 Occupancy load - lounge kitchen patios & picnic areas = 251 persons
 Travel distance to the nearest exit - brewery: 25 m < 45 m permitted
 Travel distance to the nearest exit - restaurant/lounge: 21 m < 45 m permitted
 Minimum number of exits required: 2 - two provided.

The brewery and tasting lounge complementary uses are operated under a single management. Patrons are able to tour the brewery and taste the product in the lounge with lunch. The entire facility is considered as a single suite. No fire separation is required between the lounge and the brewery. The open mezzanine office in the lounge is 37.5% of the area below and complies with 3.2.1.1 (3). The enclosed storage on the upper level of the brewery is 4.9% of the open area below and complies with 3.2.1.1.(7).

Britannia Brewing Unit 1 & Accessory Building Proposed Code Summary:
 Area 1- Brewery (Group F Division 2 Occupancy); AREA: 243.17 m²
 Area 2- Lounge/Restaurant (Group A Division 2); area: 229.28 m²
 Area 3- Cold Room (Group F Division 2 Occupancy); AREA: 43.63 m²
 Main Level Floor Areas: 516 m²
 Mezzanines floor area at the brewery: 58.7 m²
 Mezzanine floor area at lounge: 117.96 m²
 Total floor area: 692.66 m²
 Accessory Building Lounge: 72.46 m²
 Accessory Building Kitchen: 23.14 m²
 Accessory Building Offices & Brewery R&D: 83.66 m²
 Occupancy load - brewery: 287 m² (per business requirements) = 8 persons
 Occupancy load - lounge kitchen patios & picnic areas = 251 persons
 Occupancy load - Kitchen Offices & Brewery R&D = 40 persons

Britannia Brewing Liquor Primary Variance Section 14.9 Principal and Secondary Land Uses Footnote #5
 Liquor primary establishments shall not exceed 235 m² in gross floor area (e.g. neighbourhood pubs) per lot.
 Liquor primary establishment variance requested for 442.84 m² in gross floor area (existing lounge, mezzanine lounge & Accessory Building Lounge & Kitchen)

Sheet Index	Layout Name
A01	Cover Sheet
A02	Existing Brewery & Restaurant Main Level
A03	Proposed Brewery & Restaurant at Mezzanine
A04	Proposed Accessory Building & Occupancy Table

236 ⇒ 250

Legal Address
 PLAN EPP98124 LOT 1
 SECTION 2 TOWNSHIP 20
 PID 031-077-731

MLKPROPERTIES
Lloyd Kinney
 604.715.2929 Mobile
 604.288.2667 Office
Brad Doré
 Residential Design
 604.782.8240
 brad.dore@icloud.com
 www.braddore.com
 Doré Design & Development Inc.

Site Plan
 1/16" = 1'-0"

SITE PLAN
 Scale: 1/16" = 1'

Britannia Brewing
 Development
 Variance
 8999 Jim Bailey Road
 Kelowna, BC

The design and specifications of all drawings conform to BCBC 2018. All drawings are to SCALE in the absence of a dimension the drawings may be scaled.
 Copyright in this drawing is the exclusive property of Brad Doré & Doré Design & Development Inc. and shall not be modified or reproduced without the consent of Brad Doré.

Cover Sheet	
Issued for pre-application meeting	March 7th, 2024
Issued for LCRB Application	Friday, May 10, 2024
A01	



Planner Initials **SS**

Existing Occupancy

OCCUPANCY TABLE (LOUNGE & BREWERY)

FLOOR	AREA TAG	DESCRIPTION	AREA SI.	OCCUPANCY
MAIN FLOOR	A	ACCESSIBLE OFFICE	52	1
	B	BREWERY AREA	3081	4
	C	KITCHEN	239	5
	D	MAIN LOUNGE	2151	97
2ND FLOOR	H	SALES/MARKETING OFFICE	904	9
	I	STORAGE MEZZANINE	123	0
OUTDOORS	K	NORTH PATIO	623	48
	M	SOUTH PATIO	540	42
	N	PICNIC AREA #1	6760	15
	O	PICNIC AREA #2	5030	15
TOTAL				236

OCCUPANT LOAD PERMITTED BY WASHROOM FACILITY

LONGES & BREWERY

MEN	
WC	2
URINALS	2
(WC. EQUIVALENCY - 3.7.2.2(5))	
2-URINALS X 2/3 = 11/3	
TOTAL WC	1
NUMBER OF MEN	150
WOMEN	
WC	5
TABLE 3.7.2.2.A	
NUMBER OF WOMEN	125
NUMBER OF MEN AND WOMEN	
3.7.2.2(1)	
EQUAL NUMBER OF EACH SEX	250
UNIVERSAL TOILET ROOM	
3.7.2.2(2)	10
TOTAL OCCUPANCY LOAD PERMITTED	260

MLKPROPERTIES

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604.715.2929 Mobile
604.288.2667 Office

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www.braddore.com
Doré Design & Development Inc.

Britannia Brewing Development
Variance
8999 Jim Bailey Road
Kelowna, BC

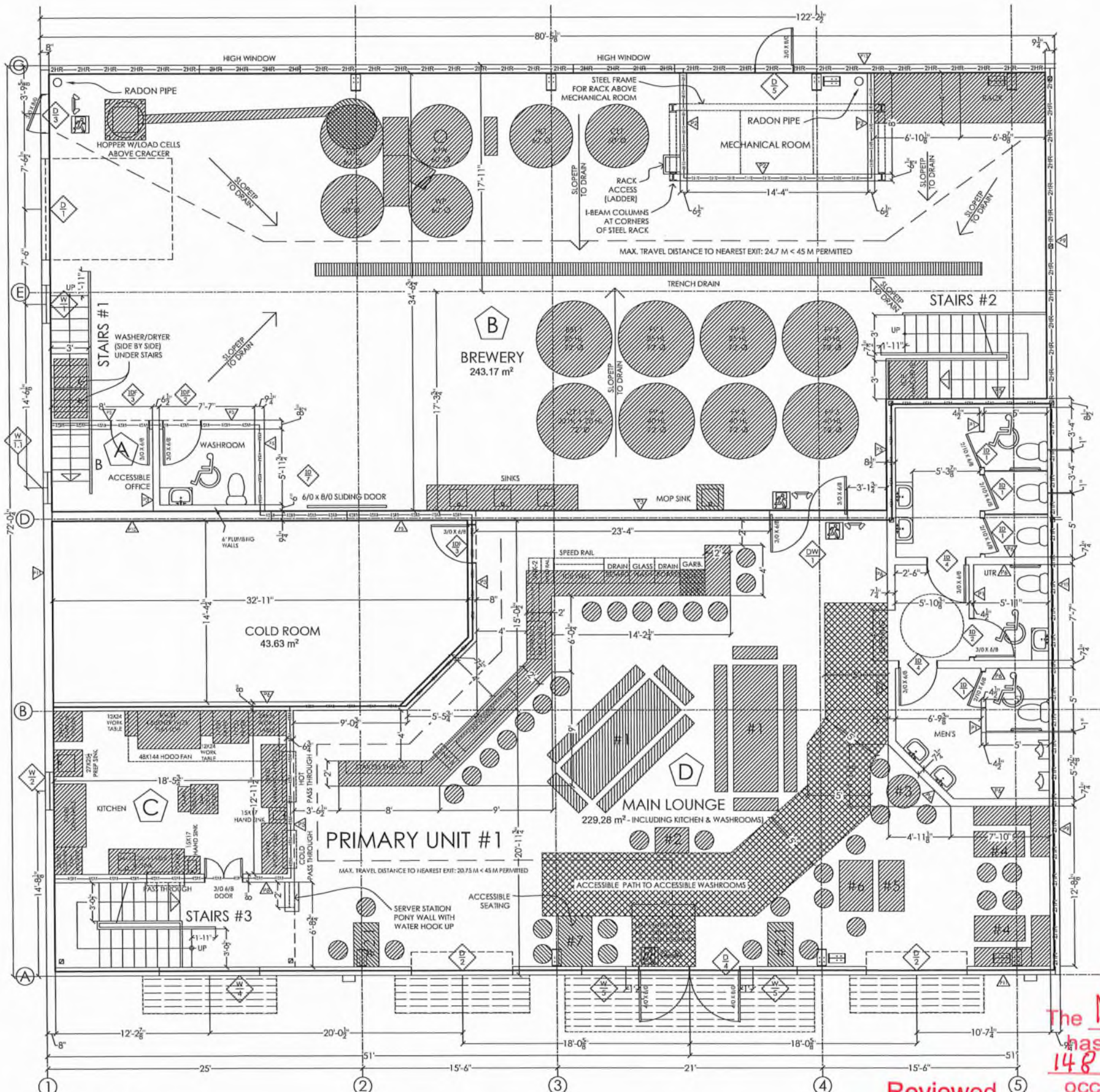
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Existing Brewery & Restaurant Main Level

Issued for pre-application meeting March 7th, 2024
Issued for LCRB Application Friday, May 10, 2024

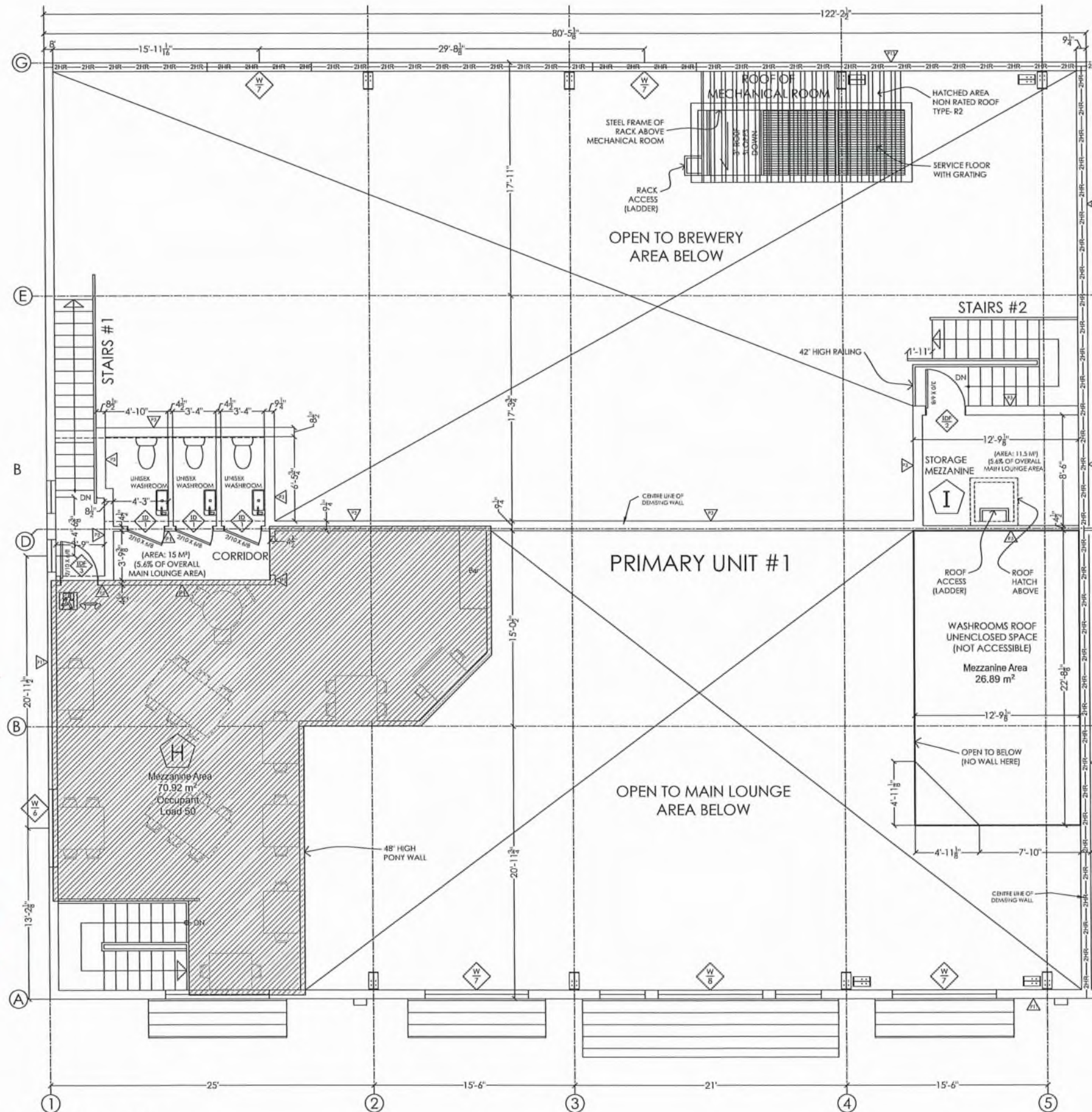
A02



Main Level Plan
1/4" = 1'-0"

The Main Lounge has a net floor area of 148 m². The maximum occupant load shall be 123 persons, based on 1.2 m²/person

Reviewed by City of Kelowna Inspection Services Oct 9, 2024 N.M.



Reviewed
by City of Kelowna
Inspection Services
Oct 9, 2024
N.M.

The Mezzanine Area
has a net floor area of
70.9 m². The maximum
occupant load shall be
59 persons, based on
1.2 m²/person

Second Level Plan
1/4" = 1'-0"

MLKPROPERTIES

Lloyd Kinney
604.715.2929 Mobile
604.288.2667 Office

Brad Doré
Residential Design
604.782.8240
brad.dore@cloud.com
www.braddore.com
Doré Design & Development Inc.

Britannia Brewing
Development
Variance
8999 Jim Bailey Road
Kelowna, BC

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The design and specifications of all drawings conform to BCBC 2018. All drawings are to SCALE in the absence of a dimension the drawings may be scaled.

Proposed Brewery & Restaurant at Mezzanine

Issued for pre-application meeting March 7th, 2024
Issued for LCRB Application Friday, May 10, 2024

A03



ATTACHMENT B

This forms part of application
TA24-0012

Planner Initials **SS**

City of **Kelowna**
COMMUNITY PLANNING



To City Council of Kelowna,

October 8th, 2024

This letter is a summary of the neighborhood notification efforts that were made on behalf of Britannia Brewing Corp.

A detailed letter was mailed out on October 1st, 2024, to the list of local businesses and tenants that were provided by the City of Kelowna. Close to 60 letters were sent out to inform our neighbors of the intention to increase the brewery occupancy from 236 to 250 persons, and the increase to the GFA from 235m² to 300m², to accommodate the 2nd floor mezzanine. No structural changes are being made to the brewery.

No negative feedback has been received, nor any requested changes to the project resulting from the neighborhood notification.

Two letters of support were provided and have been included in the documents.

Thank you for your time and consideration.



Marisa Vardabasso

250.469.4626
marisa@bbco.ca



ATTACHMENT B

This forms part of application
TA24-0012

Planner Initials **SS**

City of **Kelowna**
COMMUNITY PLANNING

Grey Fox Brewing Inc
105 310 Hiram Walker Ct
Kelowna, BC V4V 0B2

October 7, 2024

RE: Britannia Brewing Company

To whom it may concern:

Grey Fox Brewing is in support of our neighbours, Britannia Brewing Company, in their application to increase the occupancy on their liquor license.

We are in a busy industrial park with many large businesses employing a lot of people, and the residential area across the road is growing rapidly. Britannia has become a local destination being the only food and drink establishment in the area, and we believe an increase in capacity will allow them to better serve our community.

Here at Grey Fox Brewing, we have seen a significant increase in foot traffic through our door since Britannia opened. Prior to them our customers specifically came to us as a destination for gluten free beer, but now we have many people walk over from next door that aren't specifically looking for gluten free interested in our beer which opens us up to a demographic that would have never searched us out. Reciprocally we send our customers over to Britannia where they can sit down and enjoy a beer as we don't have a seating area.

Breweries work better together than separate, and we have found that to be the case with Britannia and Grey Fox.

Chris Neufeld, Owner
Grey Fox Brewing Inc.

105 – 310 Hiram Walker Ct. Kelowna, BC V4V 0B2

@GREYFOXBREWING | GREYFOXBREWING.COM





ATTACHMENT B

This forms part of application
TA24-0012

Planner Initials **LW**

City of **Kelowna**
COMMUNITY PLANNING



9015 Jim Bailey Rd
Kelowna, BC V4V 2W4

October 5, 2024

RE: Britannia Brewing Company

To whom it may concern:

This is a quick note of appreciation and support for the addition of Britannia Brewery to our neighborhood. It has turned out to be a good fit for the industrial park. The staff and I at Lube Worx have enjoyed having Britannia Brewing so close to our business. They added what was missing, a place to gather and celebrate life, or just meet for a beer after work. Not only does Britannia Brewing enhance the businesses and residential homes in the immediate area, but they also add to the surrounding communities and cities.

We look forward to you expanding your operations and what new things you will add. We wish you all the best in your future endeavors.

Cheers,



Jody Evans and all the staff from Lube Worx.

No.	Section	Current Wording	Proposed Wording			Reason for Change
14.	Section 14.15 – Site Specific Regulations	N/A	Section 14.9 Site Specific Regulations			To permit a maximum floor area of 300 m ² to allow for the use of a second-floor mezzanine for tasting, serving, and consumption of alcohol for an Alcohol Production Facility.
				Legal Description	Civic Address	
			14.	Lot 1 Section 2 Township 20 ODYD PLAN EPP98124	8999 Jim Bailey Rd	To permit a maximum floor area of 300 m ² for tasting, serving, and consumption of alcohol for an Alcohol Production Facility.

SCHEDULE A

This forms part of application
TA24-0012

Planner Initials SS



City of
Kelowna
COMMUNITY PLANNING



City of
Kelowna



TA24-0012
8999 Jim Bailey Rd
Text Amendment Application

Purpose

- ▶ To permit a maximum floor area of 300 m² for tasting, serving, and consumption of alcohol for an Alcohol Production Facility

Development Process

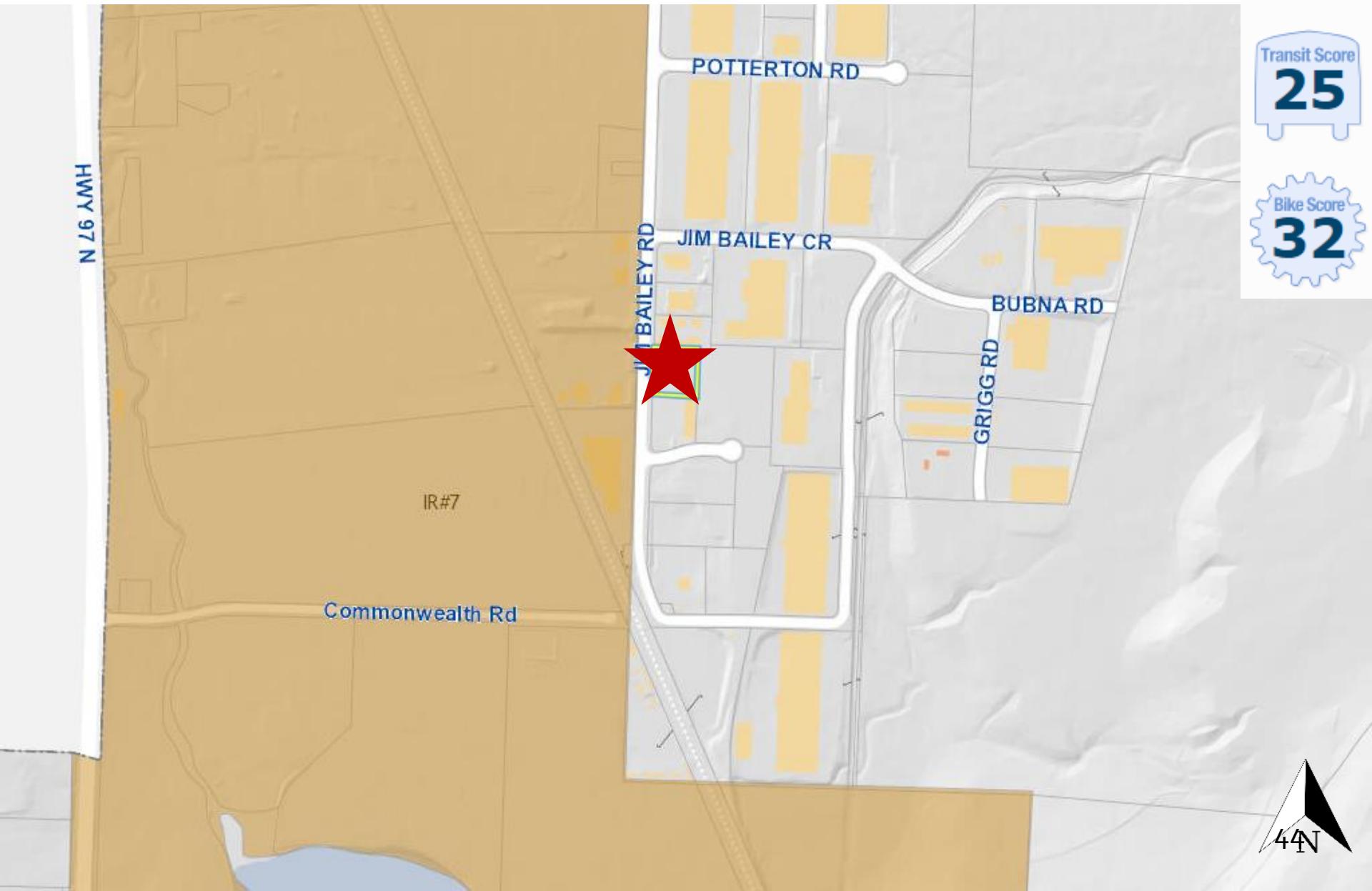


Context Map

Walk Score
26

Transit Score
25

Bike Score
32



N 16 Ave N

POTTERTON RD

JIM BAILEY RD

JIM BAILEY CR

BUBNA RD

GRIGG RD

IR#7

Commonwealth Rd



44N

Subject Property Map



I2 – General Industrial Zone

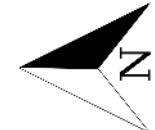
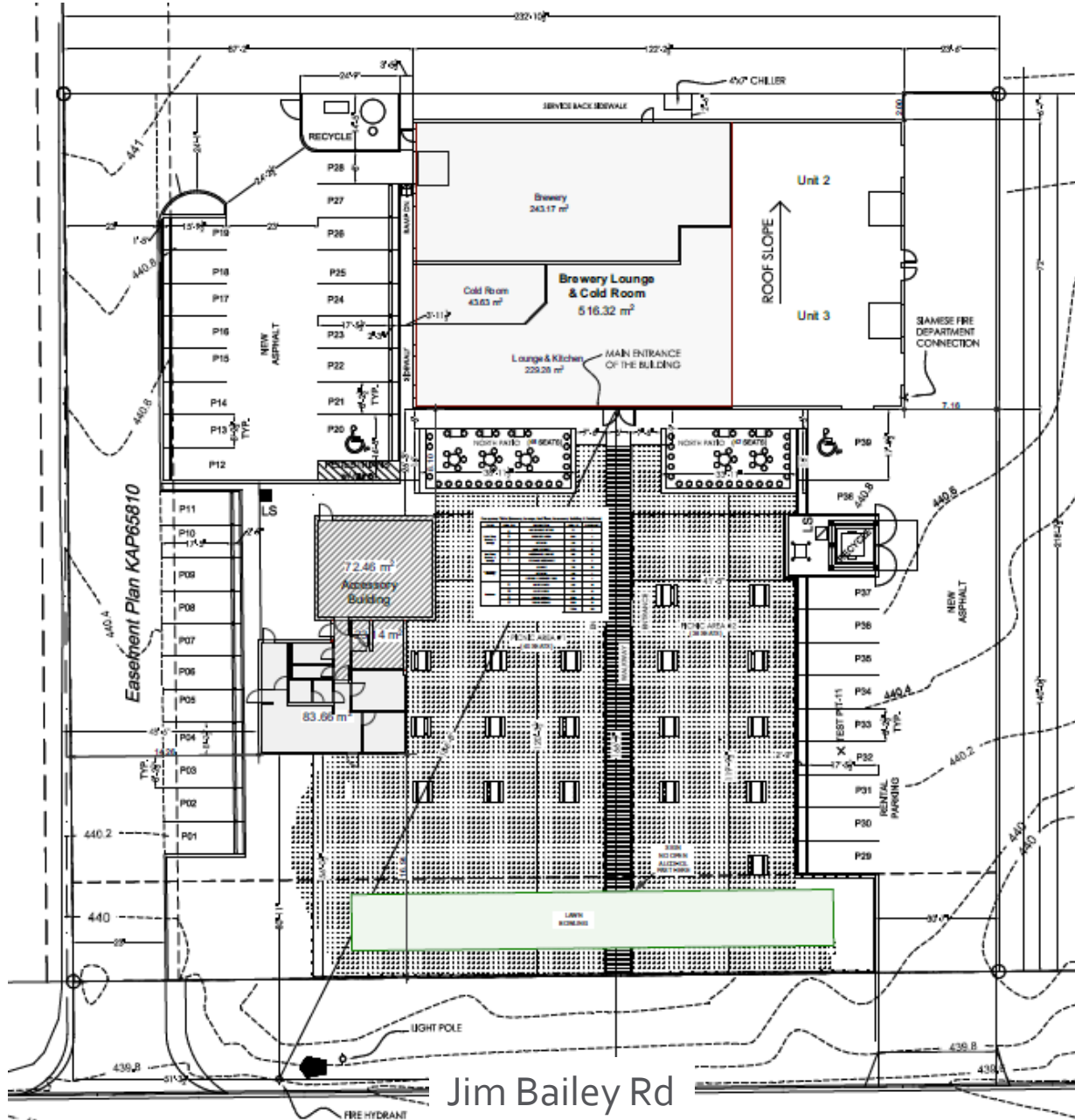
Purpose

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

Summary of Uses

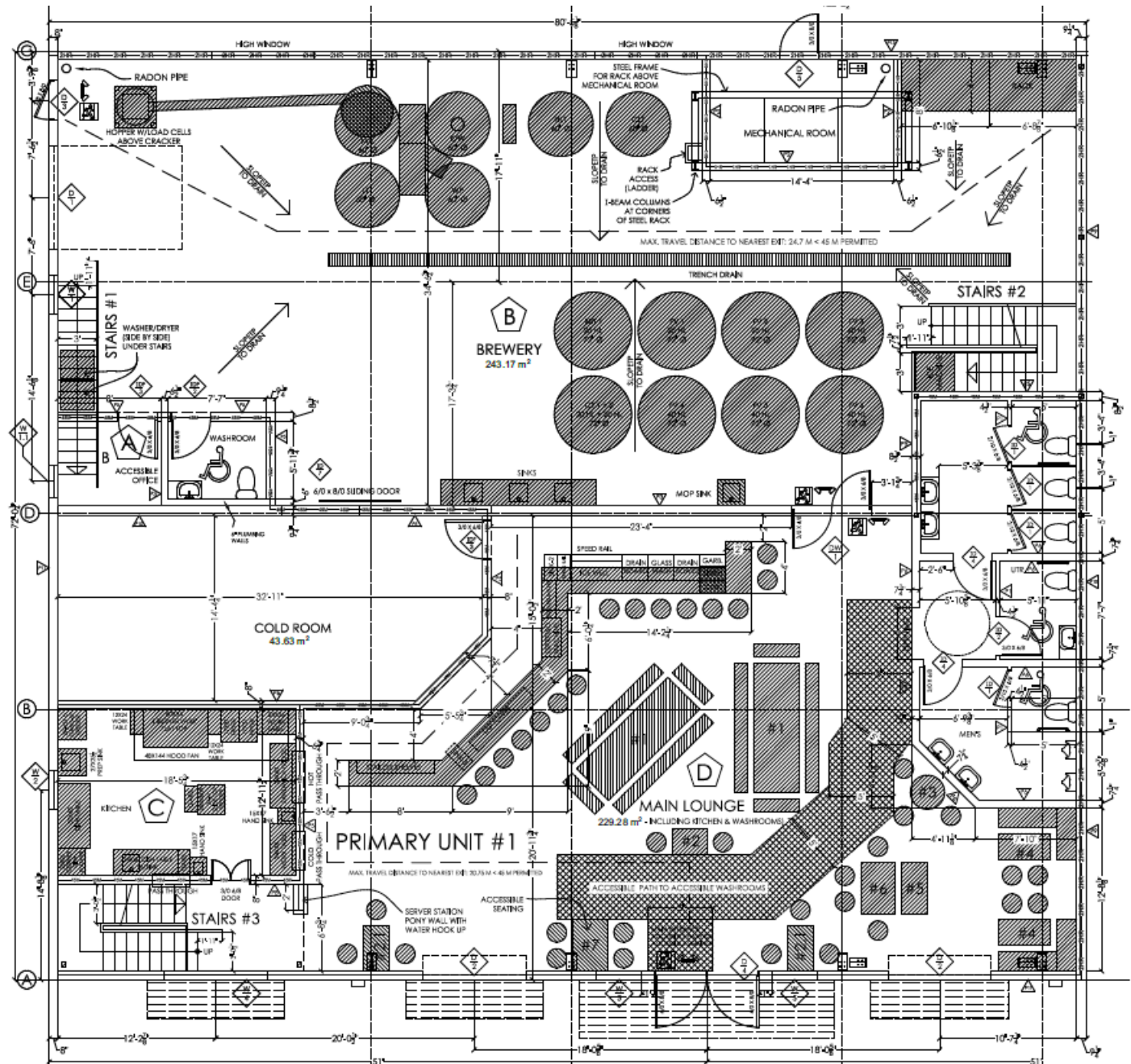
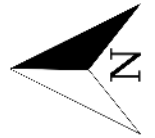
- General Industrial Use
- Automotive & Equipment
- Boat Storage
- Breweries & Restaurants
- Fleet Services
- Non-Accessory Parking
- Storage (Indoor & Outdoor)
- Recycling Depot
- Warehousing

Site Plan

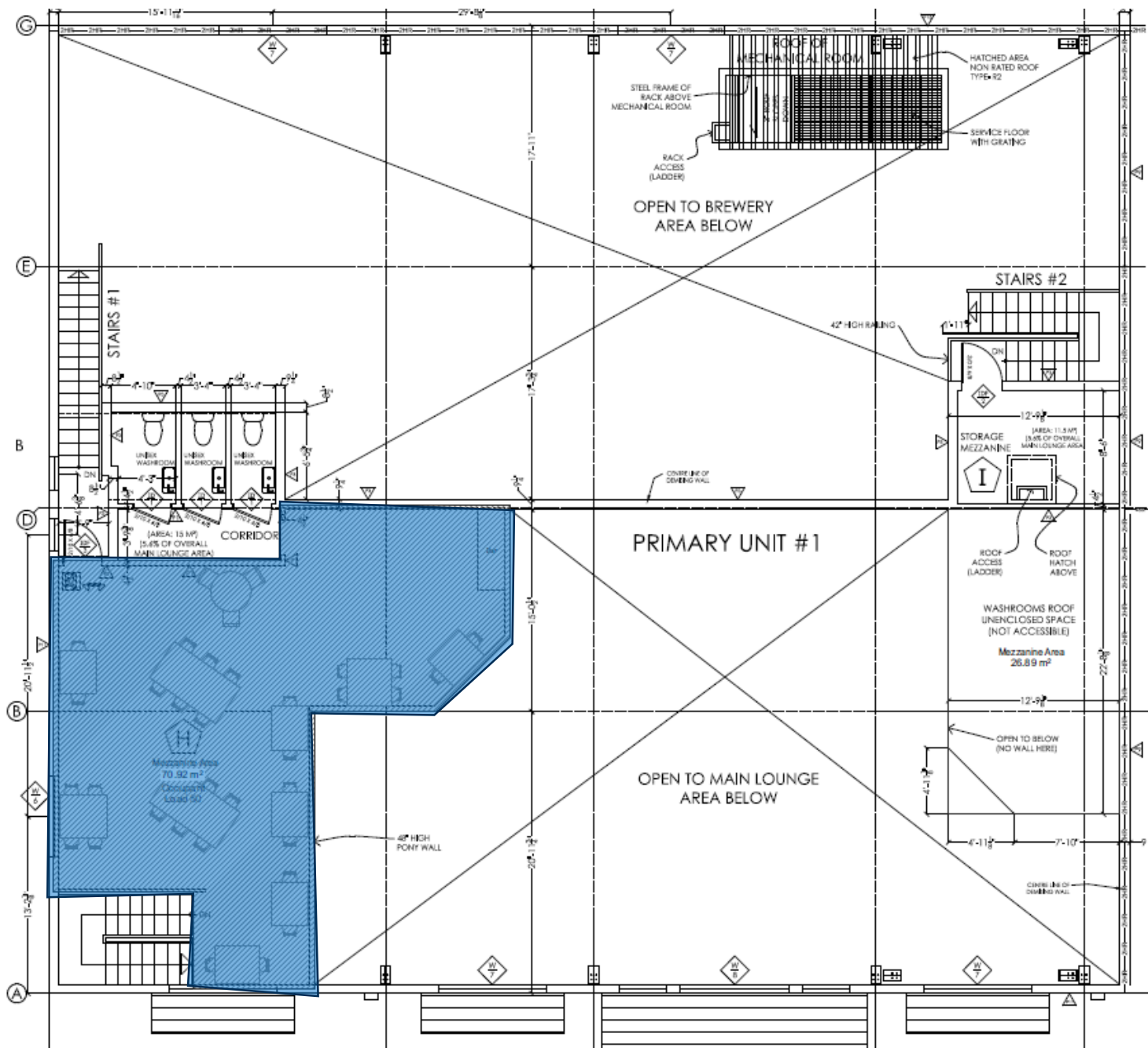
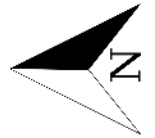


Jim Bailey Rd

First Floor Plan



Second Floor Plan



Project Details

- ▶ Future Land Use Designation: IND - Industrial
- ▶ I2 – General Industrial zone
- ▶ Text Amendment
 - ▶ To permit a maximum floor area of 300 m² for tasting, serving, and consumption of alcohol for an Alcohol Production Facility.
- ▶ No changes to hours of operation or structural modifications to existing building

Staff Recommendation

- ▶ Staff recommend **support** for the proposed text amendment as it is consistent with:
 - ▶ OCP Future Land Use of Industrial
 - ▶ Property is not in close proximity to residential uses
 - ▶ No change in hours of operation or structural modifications to the existing building

CITY OF KELOWNA
BYLAW NO. 12718
TA24-0012
8999 Jim Bailey 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:

Lot 1 Section 2 Township 20 ODYD Plan EPP98124	8999 Jim Bailey Rd	To permit a maximum floor area of 300 m ² for tasting, serving, and consumption of alcohol for an Alcohol Production Facility.
---	-----------------------	---

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

Read a first time by the Municipal Council this

Considered at a Public Hearing on this

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



Date: November 4, 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 November 4, 2024 with respect to two rezoning applications;

AND THAT Rezoning Bylaws No. 12712 and 12713 be forwarded for further reading consideration.

Purpose:

To receive a summary of notice of first reading for Rezoning Bylaws No. 12712 and 12713 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 two Rezoning Applications were brought forward to Council for initial consideration on October 21, 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
728 Valley Rd	Z24-0035	12712	No	1 st , 2 nd , 3 rd , adopt	0
399 Fizet Ave	Z24-0043	12713	No	1 st , 2 nd , 3 rd , adopt	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. 12712 and 12713 further reading consideration.

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act s. 464(2)

Legal/Statutory Procedural Requirements:

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

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

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: L Klaamas, Legislative Technician

Approved for inclusion: L. Bentley, City Clerk

cc: Development Planning

CITY OF KELOWNA

BYLAW NO. 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

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

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 EPP76079located 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 21st day of October, 2024.

Approved under the Transportation Act this 22nd day of October, 2024.

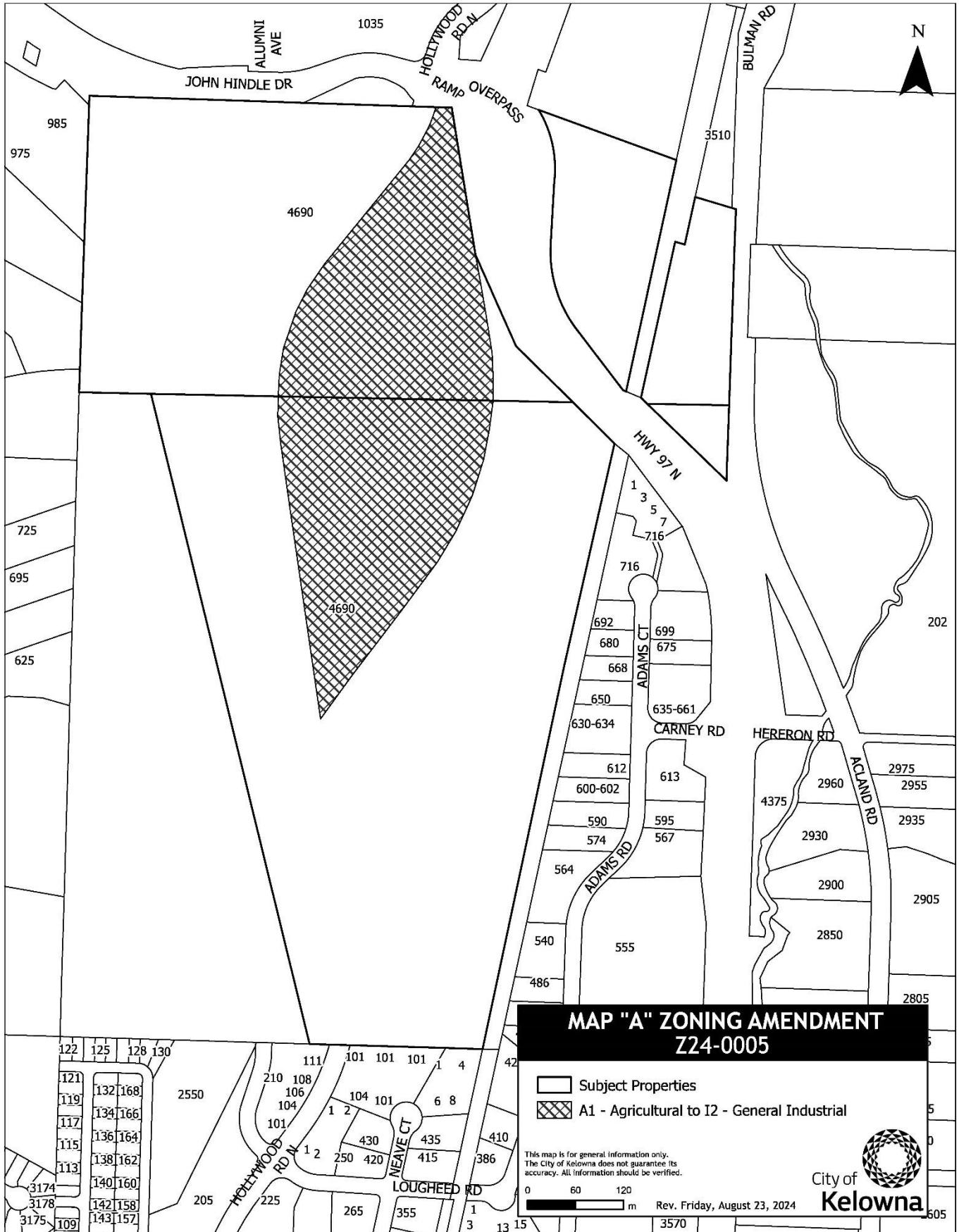
Audrie Henry

(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 21st day of October, 2024.

Approved under the Transportation Act this 24th day of October, 2024.

Audrie Henry

(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 21st day of October, 2024.

Approved under the Transportation Act this 22nd day of October, 2024.

Audrie Henry

(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 21st day of October, 2024.

Approved under the Transportation Act this 23rd day of October, 2024.

Audrie Henry

 (Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

 Mayor

 City Clerk

Report to Council



Date: November 4, 2024
To: Council
From: City Manager
Subject: Amendments to RTE23-0004 and Housing Agreement Bylaw No. 12565
Department: Development Planning

Recommendation:

THAT Council receives, for information, the report from the Development Planning Department dated November 4, 2024, with respect to amendments to Revitalization Tax Exemption Agreement RTE23-0004 and Housing Agreement Bylaw No. 12565, both concerning the property located at Lot 1 District Lot 134 ODYD EPP41204 Except Plan EPP112300, located at 3773 – 3795 Lakeshore Road, Kelowna, BC;

AND THAT Council authorizes amendments to Revitalization Tax Exemption Agreement RTE23-0004 between the City of Kelowna and Westcorp On The Lake Inc., Inc. No. A75763 for Lot 1 District Lot 134 ODYD EPP41204 Except Plan EPP112300, located at 3773 – 3795 Lakeshore Road, Kelowna, BC as set out in Schedule A of the report from the Development Planning Department dated November 4, 2024;

AND THAT Council authorizes the Development Planning Department Manager to execute the amendments to Revitalization Tax Exemption Agreement RTE23-0004 on behalf of the City of Kelowna;

AND THAT Bylaw No. 12565 be rescinded;

AND FURTHER THAT Bylaw No. 12725 authorizing a Housing Agreement between the City of Kelowna and Westcorp On The Lake Inc., Inc. No. A75763, which requires the owners to maintain 521 dwelling units as rental housing for 10 years for Lot 1 District Lot 134 ODYD EPP41204 Except Plan EPP112300 located at 3773 – 3795 Lakeshore Road, Kelowna, BC be forwarded for reading consideration.

Purpose:

To authorize an amendment to a Revitalization Tax Exemption Agreement and Housing Agreement Bylaw on the subject property to amend the unit count and project details.

Council Priority Alignment:

Affordable Housing

Background:

Revitalization Tax Exemption Agreement RTE23-0004 and Housing Agreement Bylaw No. 12565 for 3773 – 3795 Lakeshore Road was authorized by Council on July 24, 2023. An amendment to the Revitalization Tax Exemption Program Bylaw No. 12561 introducing a transitional provision was adopted on August 12, 2024, which facilitated this amendment application.

Previous Council Resolution

Resolution	Date
<p>THAT Council approves the City entering into a Revitalization Tax Exemption Agreement with Westcorp On The Lake Inc., Inc. No. A75763 for Lot 1 District Lot 134 ODYD EPP41204 Except Plan EPP112300, located at 3773 – 3795 Lakeshore Road, Kelowna, BC in the form attached to the Report from Policy and Planning dated July 24, 2023;</p> <p>AND THAT Bylaw No. 12564 authorizing a Housing Agreement between the City of Kelowna and Westcorp On The Lake Inc., Inc. No. A75763 which requires the owners to maintain 439 dwelling units as rental housing for 10 years for Lot 1 District Lot 134 ODYD EPP41204 Except Plan EPP112300, located at 3773 – 3795 Lakeshore Road, Kelowna, BC be forwarded for reading consideration.</p>	July 24, 2023

Discussion:

An amendment to a Development Permit at 3773 – 3795 Lakeshore Road was authorized by Development Planning in July 2024. Project details within previous RTE23-0004 and Housing Agreement Bylaw No. 12565 need to be amended to reflect the changes to the Development Permit. The changes can be summarized as follows:

Project Details	Previous RTE23-0004	Amended RTE23-0004
Proposal and Unit Count	Three towers (10, 10 and 17 storeys) consisting of 439 dwellings	Three towers (12, 12 and 17 storeys) consisting of 521 dwellings
Parking	3-level Parkade with a total of 1172 stalls. 4 th level landscaped amenity rooftop	Parkade contains 1266 stalls. 4 th level landscaped amenity rooftop eliminated
Amenity Space	6,732 m ²	4,552 m ²
Commercial Space	831 m ²	824 m ²
Estimated Exemption Start Year	2027	2028
10-year Estimated Tax Impact	\$3,074,488	\$4,195,209
Average Tax Impact Per Year	\$307,449	\$419,521

This amended Revitalization Tax Exemption exceeds the thresholds for delegation established in Section 9 of Revitalization Tax Exemption Program Bylaw No. 12561 and requires Council authorization.

Internal Circulation:

Revenue
Office of the City Clerk
Long Range Policy Planning

Considerations applicable to this report:

Legal/Statutory Authority: Section 226 of the Community Charter provides authority to exempt property from municipal property value taxes and sets the basic requirements for a revitalization tax exemption program. Council may include requirements in its revitalization program bylaw that must be met before an exemption certificate may be issued.

Financial/Budgetary Considerations: The estimated average annual tax impact of this amended RTE application is \$419,521, an increase of \$112,072 from the original July 2023 estimate of \$307,449. This would be in addition to the current tax impact of the RTE program.

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements:

Existing Policy:

Consultation and Engagement:

Communications Comments:

Submitted by: K. Brunet, Planner Specialist

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

Attachments:

Schedule A – Amended RTE23-0004

Attachment A – Amendment to Housing Agreement Bylaw No. 12565

Attachment B - Applicant's Letter of Rationale

BL10566, BL10674, BL11457, BL10974, BL11854 & BL11912 amended SCHEDULE "B":

SCHEDULE "B"
Revitalization Tax Exemption Agreement

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

BETWEEN: WESTCORP ON THE LAKE INC., INC.NO. A75763
200, 8215 – 112 Street
Edmonton, Alberta
T6G 2C8

AND:

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

(the "City")

GIVEN THAT:

- A. The Owner is the registered owner in fee simple of lands in the City of Kelowna at [3795 Lakeshore Road, Kelowna B.C.] legally described as [LOT 1 DISTRICT LOT 134 OSOYOOS DIVISION YALE DISTRICT PLANEPP41204 EXCEPT PLAN EPP112300] (the "Parcel");
- B. Council has established a revitalization tax exemption program and has included within the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561 the designation of areas which include the Parcel as a revitalization area; and
- C. The Owner proposes to construct new improvements on the Parcel as described in Appendix "A" attached to and forming part of this agreement (the "Project") and has applied to the City to take part in the revitalization tax exemption program in respect of the Project and the City has agreed to accept the Project under the program;

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

1. **The Project** – the Owner will use its best efforts to ensure that the Project is constructed, maintained, operated and used in a fashion that will be consistent with and will foster the objectives of the revitalization tax exemption program, as outlined in the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561. Without limiting the generality of the foregoing, the Owner covenants to use its best efforts to ensure that the Project will:
 - a. Parkade with a total of 1266 stalls
 - b. Three towers (12, 12 and 17 storeys) consisting of 521 dwellings
 - c. Amenity - 4,552 m²
 - d. Commercial - 824 m²

2. **Operation and Maintenance of the Project** – throughout the term of this agreement, the Owner shall operate, repair and maintain the Project and will keep the Project in a state of good repair as a prudent owner would do.
3. **Revitalization Amount** – In this agreement, "**Revitalization Amount**" means the municipal portion of property tax calculated in relation to the increase in the assessed value of improvements on the Parcel resulting from the construction of the Project as described in section 1;
4. **Revitalization Tax Exemption** – subject to fulfilment of the conditions set out in this agreement and in "City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561", the City shall issue a revitalization tax exemption certificate (the "Tax Exemption Certificate") to the British Columbia Assessment Authority entitling the Owner to a property tax exemption in respect of the property taxes due (not including local service taxes) in relation to the Revitalization Amount on the Parcel (the "Tax Exemption") for the calendar year(s) set out in the Tax Exemption Certificate .
5. **Conditions** – the following conditions shall be fulfilled before the City will issue a Tax Exemption Certificate to the Owner in respect of the Project:
 - a. The Owner must complete or cause to be completed construction of the Project in a good and workmanlike fashion and in strict compliance with the building permit and the plans and specifications attached hereto as Appendix "A";
 - b. The completed Project must substantially satisfy the performance criteria set out in Appendix "B" hereto, as determined by the City's Development Planning Manager or designate, in their sole discretion, acting reasonably; and
 - c. The Owner must submit a copy of the Occupancy Permit and Title Certificate to the City of Kelowna's Revenue Branch within 48 months from the date the Agreement is executed by Council.
6. **Calculation of Revitalization Tax Exemption** – the amount of the Tax Exemption shall be equal to:
 - a) For Purpose-Built Rental Housing Projects within the Core Area, Glenmore Valley Village Centre and University South Village Centre as defined by the OCP, 100% of the Revitalization Amount on the parcel, for projects that are subject to a Housing Agreement (for a minimum of 10 years) and where the proposed project is in compliance with the OCP Future Land Use designation at the time of Revitalization Tax Exemption application.
7. **Term of Tax Exemption** – provided the requirements of this agreement, and of the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561, are met the Tax Exemption shall be for 10 years after the BC Assessment Authority validates the Tax Exemption Certificate issued by the City of Kelowna's Revenue Branch.,
8. **Compliance with Laws** – the Owner shall construct the Project and, at all times during the term of the Tax Exemption or any renewal term, use and occupy the Parcel and the Project in compliance with all statutes, laws, regulations and orders of any authority having jurisdiction and, without limiting the generality of the foregoing, all federal, provincial, or municipal laws or statutes or bylaws, including all the rules regulations policies guidelines criteria or the like made under or pursuant to any such laws.
9. **Effect of Stratification** – if the Owner stratifies the Parcel under the Strata Property Act, then the Tax Exemption shall be prorated among the strata lots in accordance with the unit entitlement of each strata lot for:
 - a. the current and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office before May 1; or

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

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

- 10. **Termination of the agreement** - the revitalization tax exemption agreement will be valid for 48 months from the date the agreement is executed by Council. If the conditions for issuance of a Tax Exemption Certificate have not been met during this term, the owner may request a renewal term to this agreement or the agreement will be terminated.
- 11. **Cancellation** – the City may in its sole discretion cancel the Tax Exemption Certificate at any time:
 - a. on the written request of the Owner; or
 - b. effective immediately upon delivery of a notice of cancellation to the Owner if at any time any of the conditions in the Tax Exemption Certificate are not met.
 - c. If the Owner is subject to an operating agreement with the Provincial Rental Housing Corporation and is not in compliance with the operating agreement.

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

- 12. **No Refund** – for greater certainty, under no circumstances will the Owner be entitled under the City's revitalization tax exemption program to any cash credit, any carry forward tax exemption credit or any refund for any property taxes paid.
- 13. **Notices** – any notice or other writing required or permitted to be given hereunder or for the purposes hereof to any party shall be sufficiently given if delivered by hand or posted on the Parcel, or if sent by prepaid registered mail (Express Post) or if transmitted by facsimile to such party:
 - a. in the case of a notice to the City, at:

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

Attention: Policy & Planning and Revenue Departments

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

WESTCORP ON THE LAKE INC., INC.NO. A75763
200, 8215 – 112 Street
Edmonton, Alberta
T6G 2C8

Attention: Gail Temple

Phone: (250) 763-1400

Email: gtemple@westcorp.net

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

14. **No Assignment** – the Owner shall not assign its interest in this agreement except to a subsequent owner in fee simple of the Parcel.
15. **Severance** – if any portion of this agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this agreement.
16. **Interpretation** – wherever the singular or masculine is used in this agreement, the same shall be construed as meaning the plural, the feminine or body corporate where the context or the parties thereto so require.
17. **Further Assurances** – the parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this agreement.
18. **Waiver** – waiver by the City of a default by the Owner shall be in writing and shall not be deemed to be a waiver of any subsequent or other default.
19. **Powers Preserved** – this agreement does not:
 - a. Affect or limit the discretion, rights or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Parcel;
 - b. Affect or limit any enactment relating to the use or subdivision of the Parcel; or
 - c. Relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Parcel and without limitation shall not confer directly or indirectly any exemption or right of set-off from development cost charges, connection charges, application fees, user fees or other rates, levies or charges payable under any bylaw of the City.
20. **Reference** – every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, assigns, servants, employees, agents, contractors, officers, licensees and invitees of such party, wherever the context so requires or allows.
21. **Enurement** – this agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.
22. Any construction of a new improvement or alteration of an existing improvement as of this bylaw undertaken prior to the application for a Revitalization Tax Exemption will not be eligible for consideration
23. The maximum Revitalization Tax Exemption authorized under this Bylaw must not exceed the Revitalization Amount on the Property between:
 - a. the calendar year before the construction or alteration began, as outlined under Section 1 of this agreement; and
 - a. the calendar year in which the construction or alteration, as outlined under Section 1 of this agreement, is completed.
24. The Property's assessed value of improvements must not be reduced below the amount assessed in the calendar year prior to construction or alteration, as a result of the Revitalization Tax Exemption.

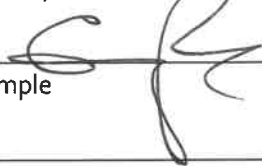
IN WITNESS WHEREOF the parties hereto have executed this agreement as of the day and year first above written.

Executed by the CITY OF KELOWNA by
Its authorized signatories:

Mayor

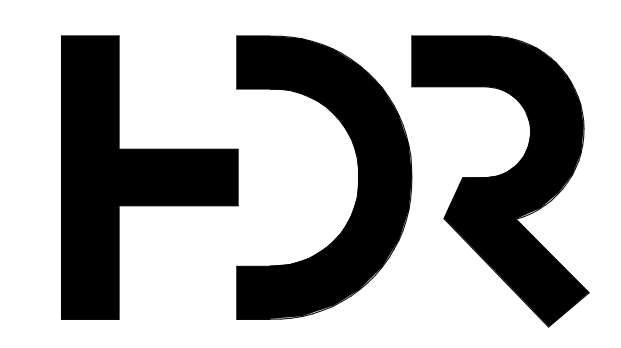
City Clerk

Executed by WESTCORP ON THE LAKE INC., INC.NO. A75763 by its Authorized signatories:



Gail Temple

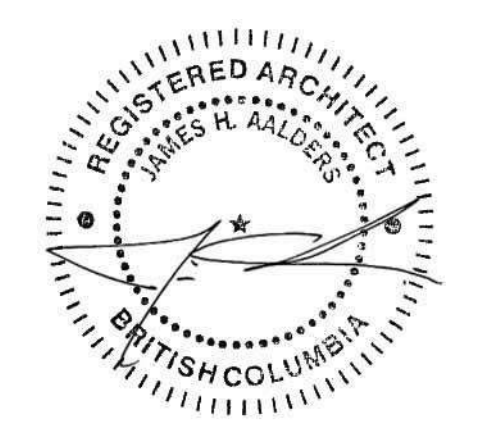
Appendix "A": Plans and Specifications
Appendix "B": Housing Agreement



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



CD24
 LAKESHORE DEVELOPMENT
 DP2



Project Manager Al Bushby
Project Designer Robert Cesnik
Project Architect Robert Cesnik
Landscape Architect WSP
Civil Engineer Aplin Martin Consultants
Structural Engineer Glotman Simpson
Mechanical Engineer TBD
Electrical Engineer TBD
Plumbing Engineer TBD
Geotechnical Engineer Geo Pacific Engineering Inc.
Envelope Consultant TBD
Code Consultant GH, Consultants Ltd.

Sheet Reviewer NP

MARK	DATE	DESCRIPTION
1	2021-06-25	ISSUED FOR DEVELOPMENT PERMIT
2	2024-04-30	ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT



CD24 LAKESHORE RD DEVELOPMENT

3787-3795 LAKESHORE RD KELOWNA, B.C. CANADA
 LEGAL DESCRIPTION: PLAN # EPP41204 LOT#1
 ISSUE FOR: DEVELOPMENT PERMIT - JUNE 25, 2021

AMENDED DEVELOPMENT PERMIT
 This plan has been amended by:
File No. : DP21-0183-01
Date Issued: 2024/07/11
ONLY THOSE AMENDMENTS SHOWN IN RED FORM PART OF THIS APPLICATION
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials **TC**

PROJECT DIRECTORY

CLIENT / OWNER	ARCHITECTURAL	STRUCTURAL ENGINEERING
 WESTCORP DEVELOPMENT MANAGEMENT INC. CONTACT: GAIL TEMPLE #200 1460 PANDOSY STREET KELOWNA, BC V1Y 1P3	 HDR ARCHITECTURE ASSOCIATES INC. CONTACT: ROB CESNIK 210 HASTINGS AVENUE PENTICTON, BC V2A 2V6	 GLOTMAN SIMPSON CONSULTING ENGINEERS CONTACT: NICK MAERKL 1661 WEST 5th AVENUE, VANCOUVER, BC V6J 1N5
CIVIL ENGINEERING	LANDSCAPE ARCHITECTURE	CODE CONSULTANTS
 APLIN & MARTIN CONSULTANTS LTD CONTACT: JOSH GRAFF 1258 ELLIS STREET KELOWNA, BC V1Y 1Z4	 WSP CONTACT: ADRIAN SHURA 1631 DICKSON AVENUE, SUITE 700 LANDMARK 6 KELOWNA, BC V1Y 0B5	 GHL CONSULTANTS LTD CONTACT: RAPHAEL KLENSCH 950 - 409 GRANVILLE STREET VANCOUVER, BC V6C 1TC

DP2 Architectural Drawing List

A-000	COVER SHEET	A-120R	ELEVATIONS - OVERALL REVISED	A-510	TOWER 6 - PLAN - LEVEL 1 & 2
A-001	CONTEXT	A-121	ELEVATIONS - OVERALL	A-511	TOWER 6 - PLAN - LEVEL 3 & 4 - TYPICAL
A-002	CONTEXT	A-121R	ELEVATIONS - OVERALL REVISED	A-520	TOWER 6 - ELEVATION
A-004	SITE STATISTICS	A-122	ELEVATIONS - OVERALL	A-600	TOWER 7 - PERSPECTIVE
A-005	SUSTAINABILITY ANALYSIS + STRATEGIES	A-122R	ELEVATIONS - OVERALL REVISED	A-610	TOWER 7 - PLAN - LEVEL 01 & 02
A-110	SITE - PLAN - FROM ABOVE	A-130	SITE - SECTIONS	A-611	TOWER 7 - PLAN - LEVEL 03 & 04
A-110A	SITE - AXONO SECTION	A-130R	SITE - SECTIONS REVISED	A-612	TOWER 7 - PLAN - LEVEL 05 - TYPICAL
A-110B	SITE - AXONO SECTION	A-131	SITE - SECTIONS	A-620	TOWER 7 - ELEVATION
A-111	SITE - PLAN - LEVEL 01	A-131R	SITE - SECTIONS REVISED	A-700	TOWNHOMES - PERSPECTIVE
A-111R	SITE - PLAN - LEVEL 01 REVISED	A-210	PARKADE - LEVEL 01 PLAN	A-701	TOWNHOMES - CONTEXT
A-112	SITE - PLAN - LEVEL 02	A-211	PARKADE - LEVEL 02 PLAN	A-711	TOWNHOMES - GENERAL PLANS
A-113	SITE - PLAN - LEVEL 03	A-212	PARKADE - LEVEL 03 PLAN	A-712	TOWNHOMES - GENERAL PLANS
A-113R	SITE - PLAN - LEVEL 03 REVISED	A-213	PARKADE - LEVEL 04 PLAN	A-715	TOWNHOMES - ENLARGED PLANS - TYPICAL
A-114	SITE - PLAN - LEVEL 04	A-300	CRUIAMENITY - PERSPECTIVE	A-730	TOWNHOMES - ENLARGED PLANS & SECTION - TYPICAL
A-114R	SITE - PLAN - LEVEL 04 REVISED	A-310	CRUIAMENITY - PLAN - LEVEL 1	A-800	PERSPECTIVE
A-115	SITE - PLAN - LEVEL 05	A-311	CRUIAMENITY - PLAN - LEVEL 2	A-801	PERSPECTIVE
A-115R	SITE - PLAN - LEVEL 05 REVISED	A-312	CRUIAMENITY - PLAN - LEVEL 3	A-802	PERSPECTIVE
A-116	SITE - PLAN - LEVEL 06	A-313	CRUIAMENITY - PLAN - LEVEL 4	A-803	PERSPECTIVE
A-116R	SITE - PLAN - LEVEL 06 REVISED	A-314	CRUIAMENITY - PLAN - LEVEL 5	A-804	PERSPECTIVE
A-117	SITE - PLAN - LEVEL 07 - TYPICAL	A-315	CRUIAMENITY - PLAN - LEVEL 6	A-805	PERSPECTIVE
FIG-01	REVISED DP2 STATS	A-320	CRUIAMENITY - ELEVATION	A-806	PERSPECTIVE
FIG-02	LAKESHORE RD PERSPECTIVE - ORIGINAL DP	A-321	CRUIAMENITY - ELEVATION	A-807	PERSPECTIVE
FIG-03	LAKESHORE RD PERSPECTIVE - REVISED DP	A-400	TOWER 3 - PERSPECTIVE	A-810	SHADOW ANALYSIS
FIG-04	AERIAL PERSPECTIVE - ORIGINAL DP	A-410	TOWER 3 - PLAN - LEVEL 1-4	A-811	MATERIAL BOARD
FIG-05	AERIAL PERSPECTIVE - REVISED DP	A-411	TOWER 3 - PLAN - LEVEL 5-7 - TYPICAL		
FIG-06	TOWER FAÇADE VALUE ENGINEERING STUDY	A-420	TOWER 3 - ELEVATION		
FIG-07	TOWNHOME REVISED DESIGN	A-421	TOWER 3 - ELEVATION		
A-120	ELEVATIONS - OVERALL	A-500	TOWER 6 - PERSPECTIVE		

Project Number 10268137
Original Issue 25/06/21

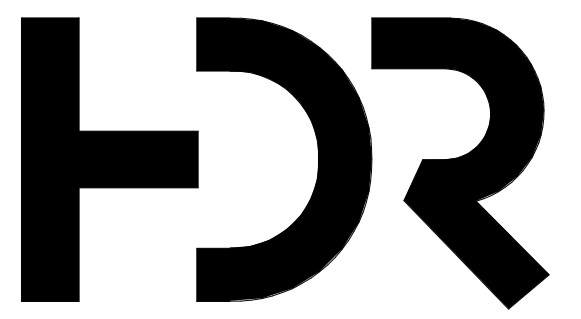
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Sheet Number

A-000

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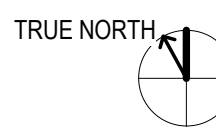
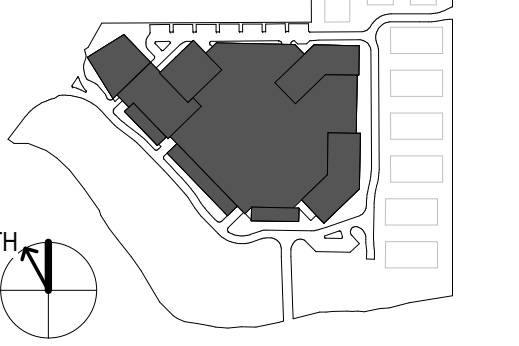


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210 Hastings Ave
Penticon, BC, V2A 2V6



CD24 LAKESHORE DEVELOPMENT DP2

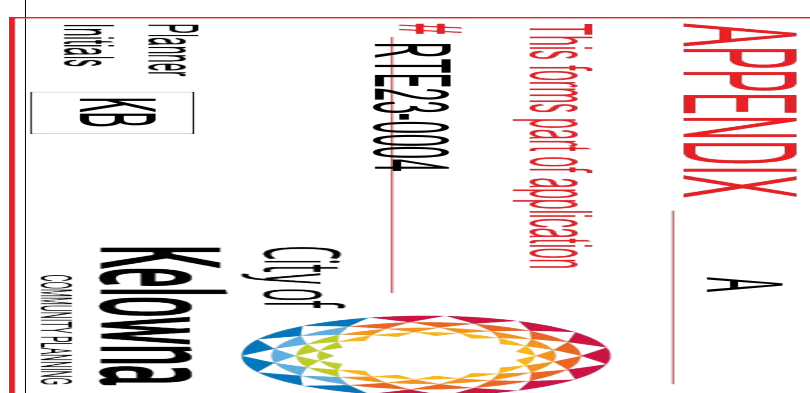
DP2 KEY PLAN



Project Manager	Al Bushby
Project Designer	Robert Cesnik
Project Architect	Robert Cesnik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants
Structural Engineer	Gloman Simpson
Mechanical Engineer	TBD
Electrical Engineer	TBD
Plumbing Engineer	TBD
Geotechnical Engineer	Geo Pacific Engineering Inc.
Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

Sheet Reviewer | NP

MARK	DATE	DESCRIPTION
1	2021-06-25	ISSUED FOR DEVELOPMENT PERMIT
2	2024-04-30	ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT



Project Number 10268137
Original Issue 25/06/21

SCHEDULE A
This forms part of application # DP21-0183-01
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

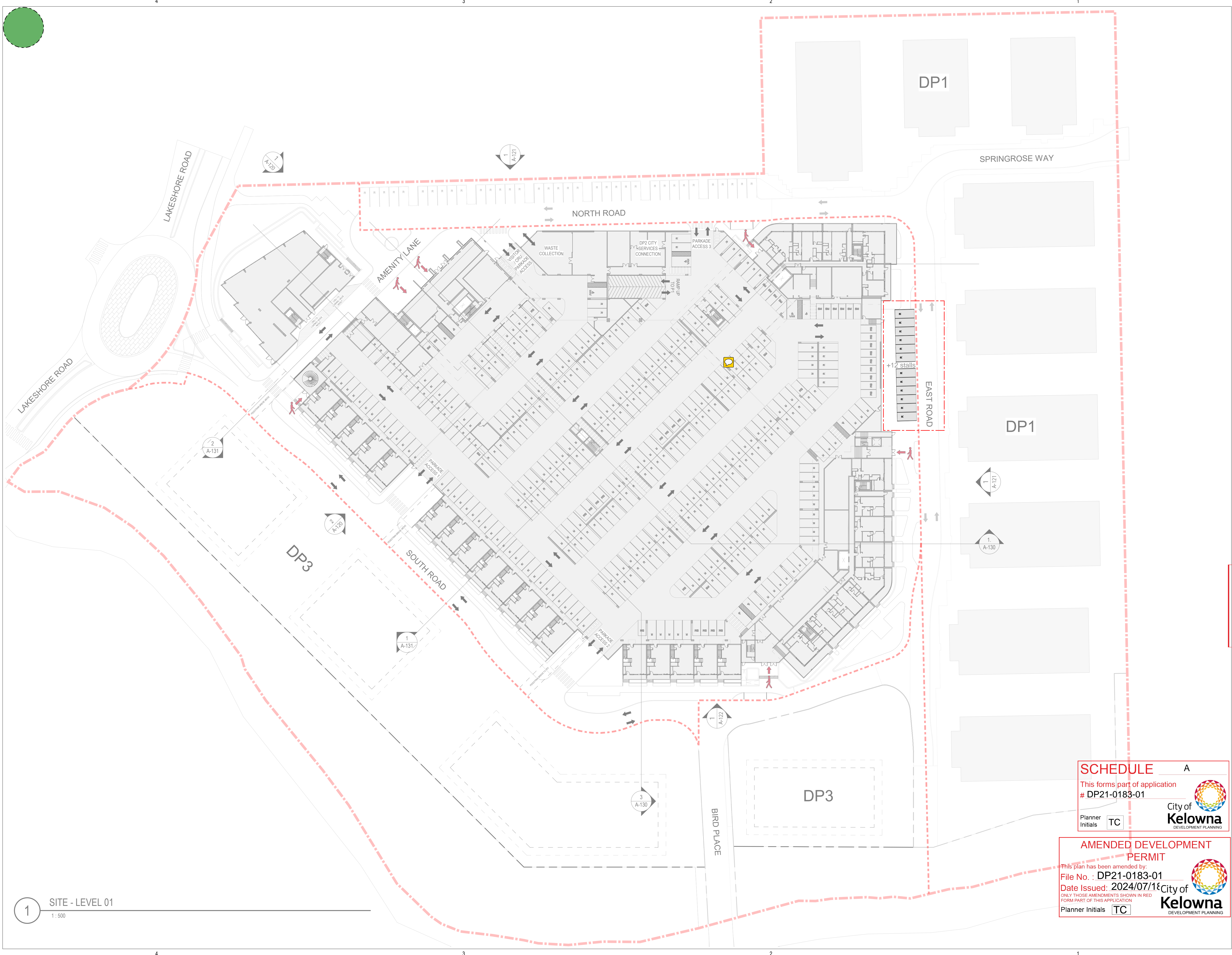
AMENDED DEVELOPMENT PERMIT
This plan has been amended by:
File No. : DP21-0183-01
Date Issued: 2024/07/11
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

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REVISED

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Sheet Number

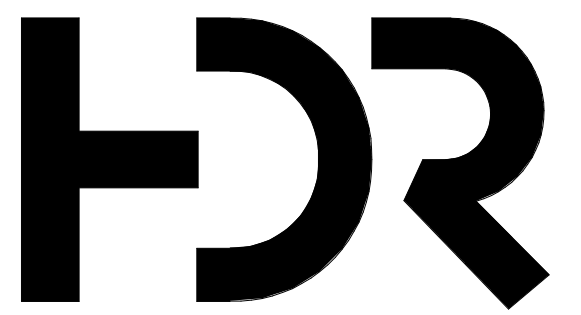
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Project Status
SCHEMATIC DESIGN



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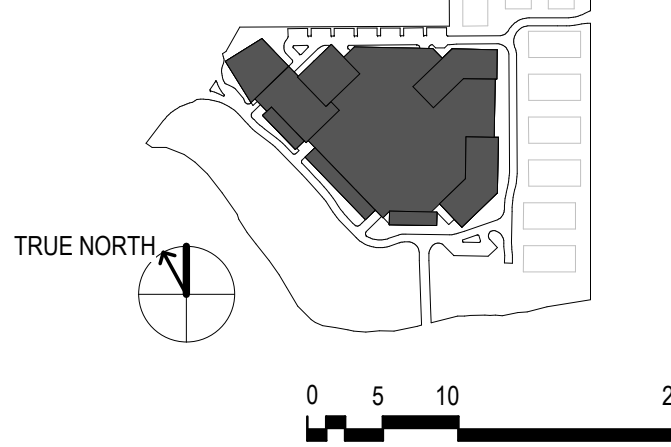


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Penticon, BC, V2A 2V6



CD24 LAKESHORE DEVELOPMENT DP2

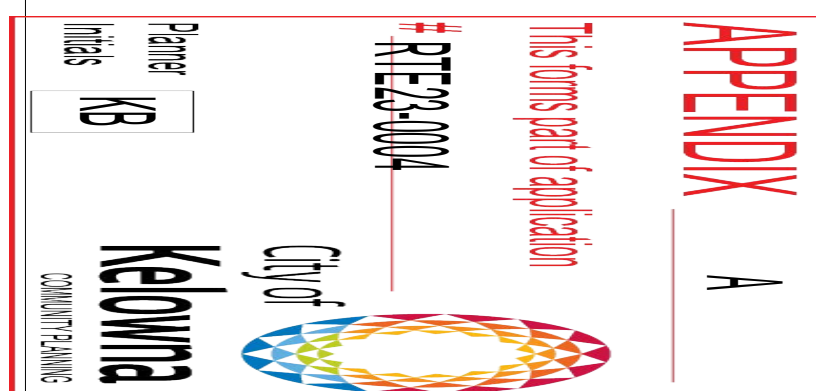
DP2 KEY PLAN



Project Manager	Al Bushby
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Project Architect	Robert Cesnik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants
Structural Engineer	Glotman Simpson
Mechanical Engineer	TBD
Electrical Engineer	TBD
Plumbing Engineer	TBD
Geotechnical Engineer	Geo Pacific Engineering Inc.
Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

Sheet Reviewer | NP

MARK	DATE	DESCRIPTION
1	2021-06-25	ISSUED FOR DEVELOPMENT PERMIT



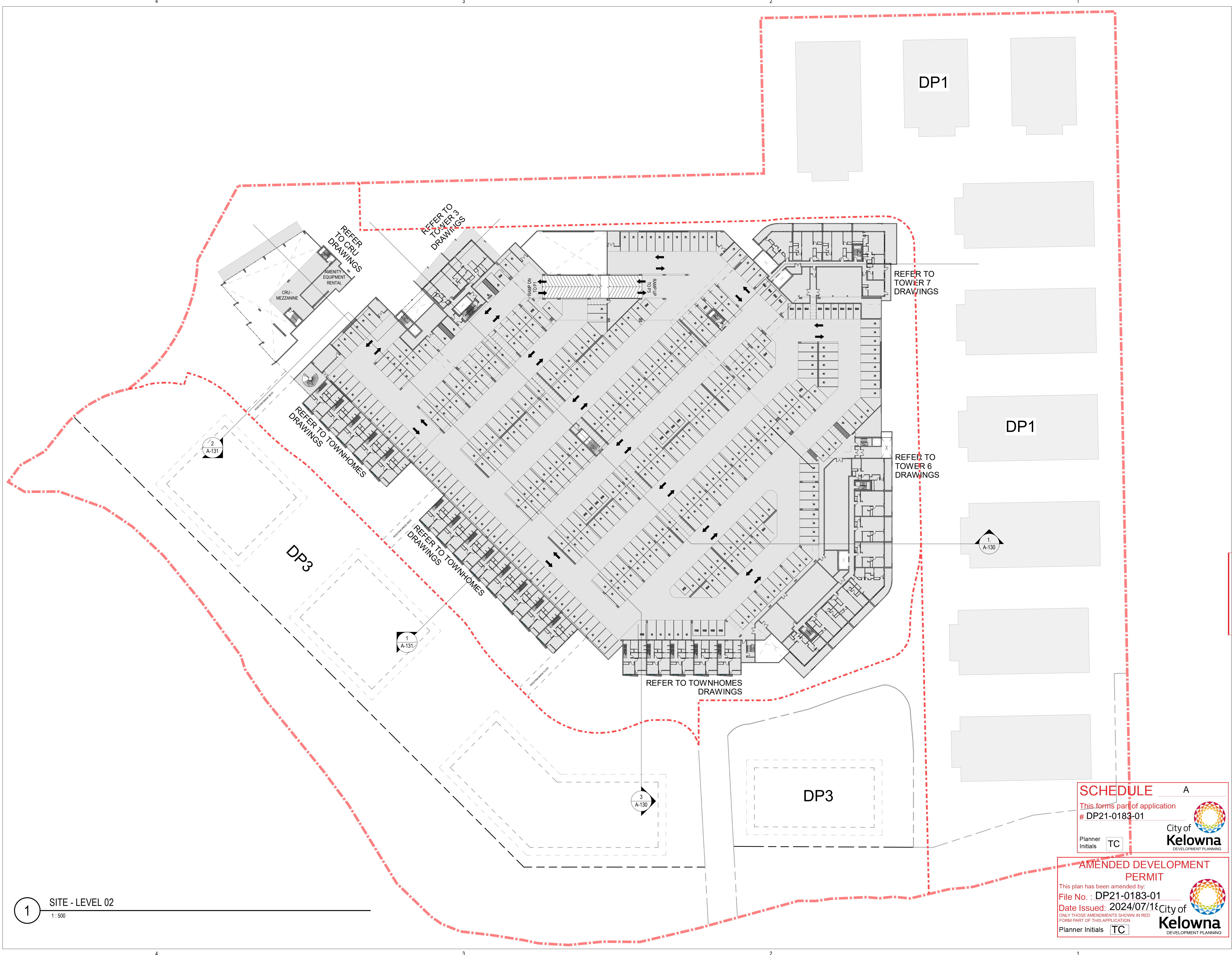
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Original Issue 25/06/21

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A-112

Project Status
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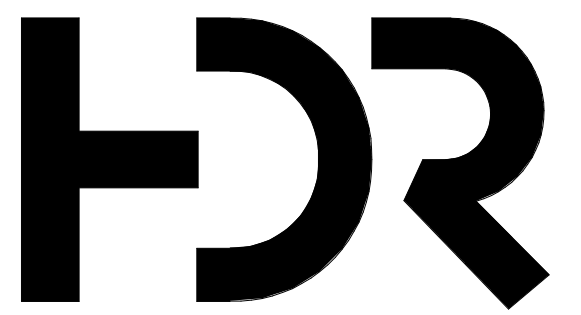


SCHEDULE A
This forms part of application # DP21-0183-01
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

AMENDED DEVELOPMENT PERMIT
This plan has been amended by:
File No. : DP21-0183-01
Date Issued: 2024/07/11
ONLY THOSE AMENDMENTS SHOWN IN RED FORM PART OF THIS APPLICATION
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

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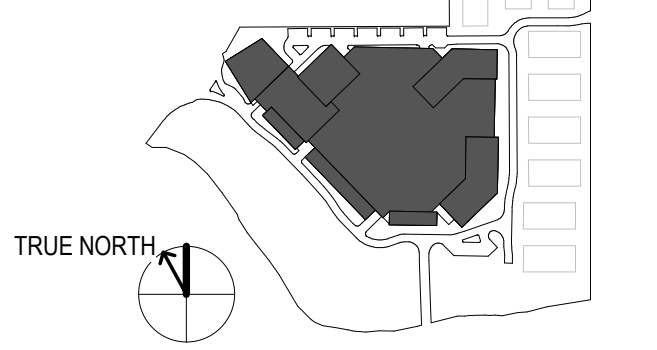


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CD24 LAKESHORE DEVELOPMENT DP2

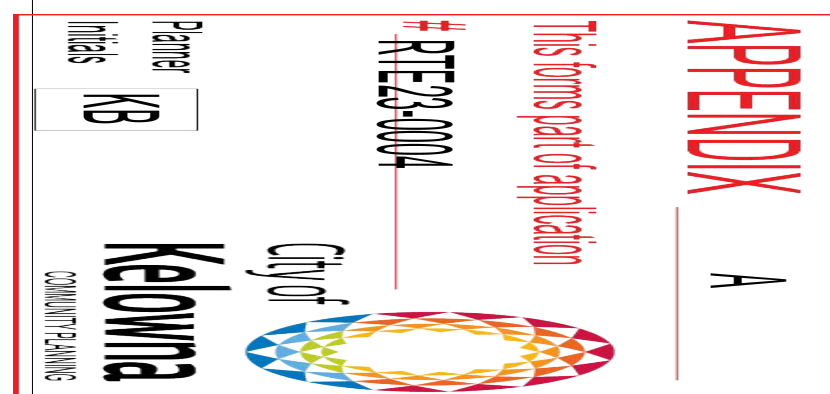
DP2 KEY PLAN



Project Manager	Al Bushby
Project Designer	Robert Cesnik
Project Architect	Robert Cesnik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants
Structural Engineer	Glotman Simpson
Mechanical Engineer	TBD
Electrical Engineer	TBD
Plumbing Engineer	TBD
Geotechnical Engineer	Geo Pacific Engineering Inc.
Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

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MARK	DATE	DESCRIPTION
1	2021-06-25	ISSUED FOR DEVELOPMENT PERMIT
2	2024-04-30	ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT



Project Number 10268137
Original Issue 25/06/21

A SITE - PLAN - LEVEL 03 REVISED

Scale 1 : 500
Sheet Number

A-113R

Project Status SCHEMATIC DESIGN

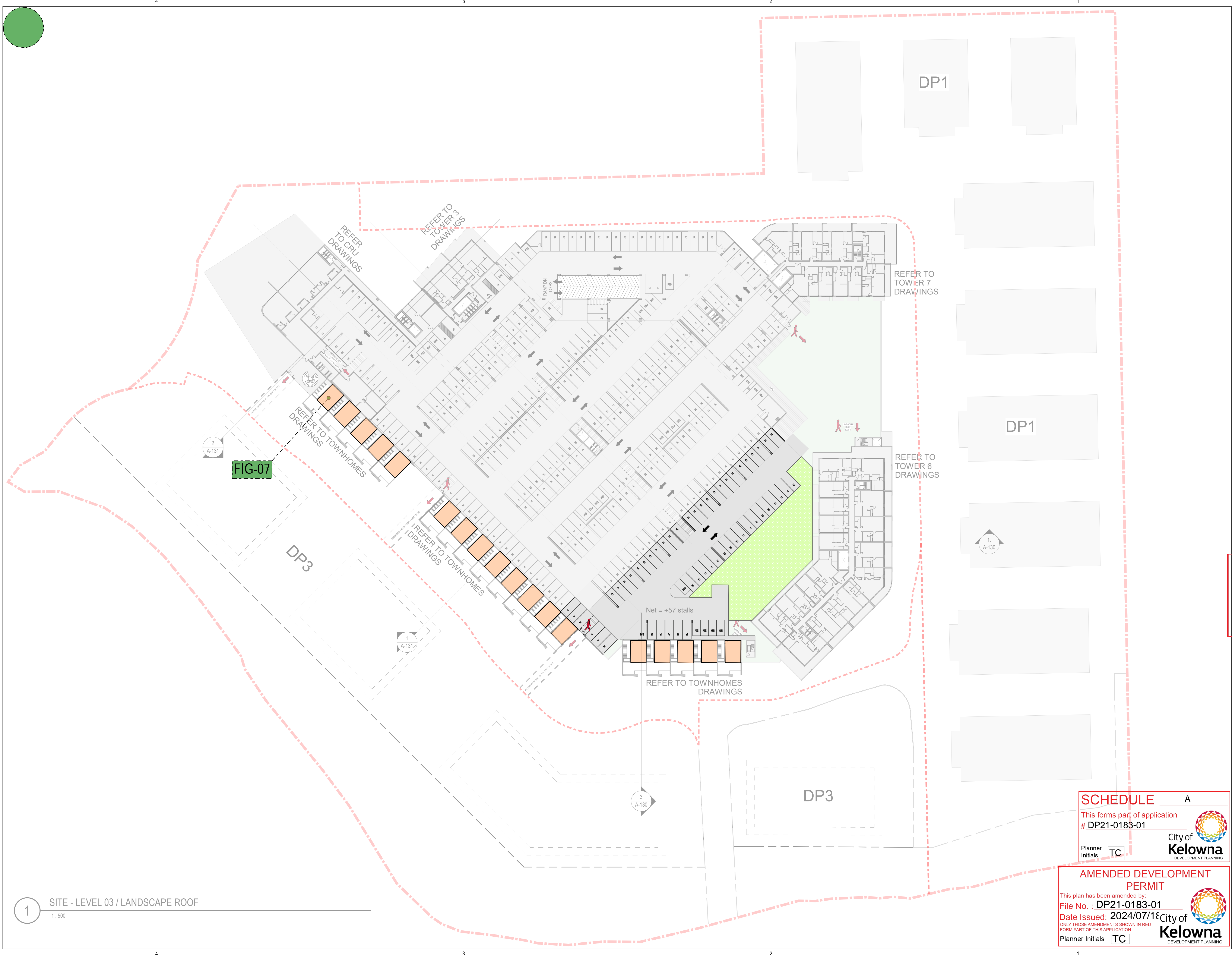


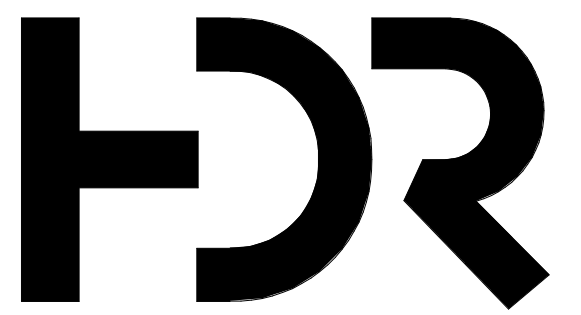
FIG-07

SCHEDULE A
This forms part of application # DP21-0183-01
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

AMENDED DEVELOPMENT PERMIT
This plan has been amended by:
File No. : DP21-0183-01
Date Issued: 2024/07/11
ONLY THOSE AMENDMENTS SHOWN IN RED FORM PART OF THIS APPLICATION
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

1 SITE - LEVEL 03 / LANDSCAPE ROOF
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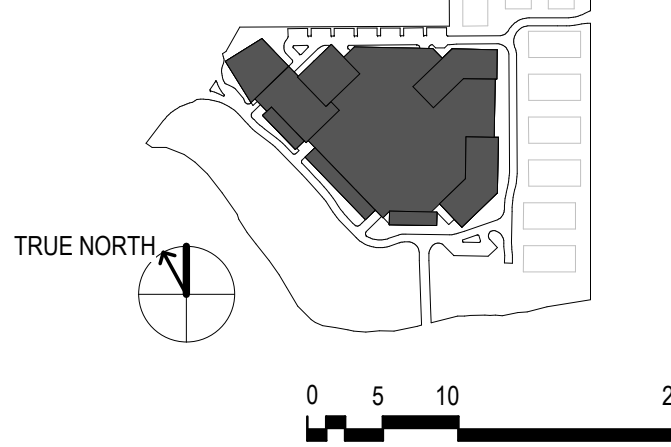


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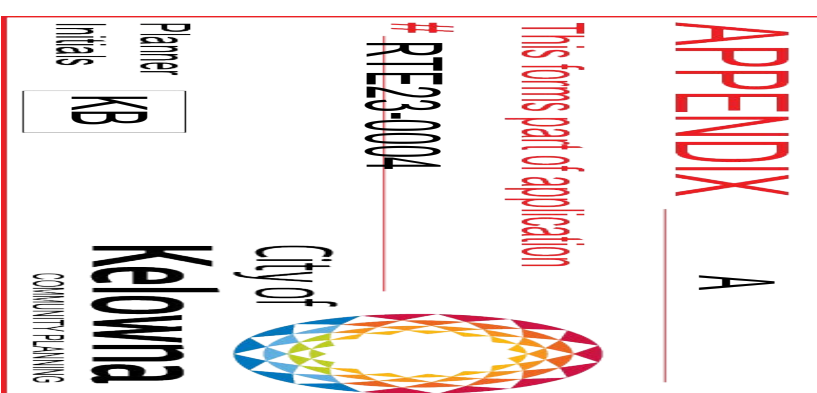
DP2 KEY PLAN



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Project Architect	Robert Cesnik
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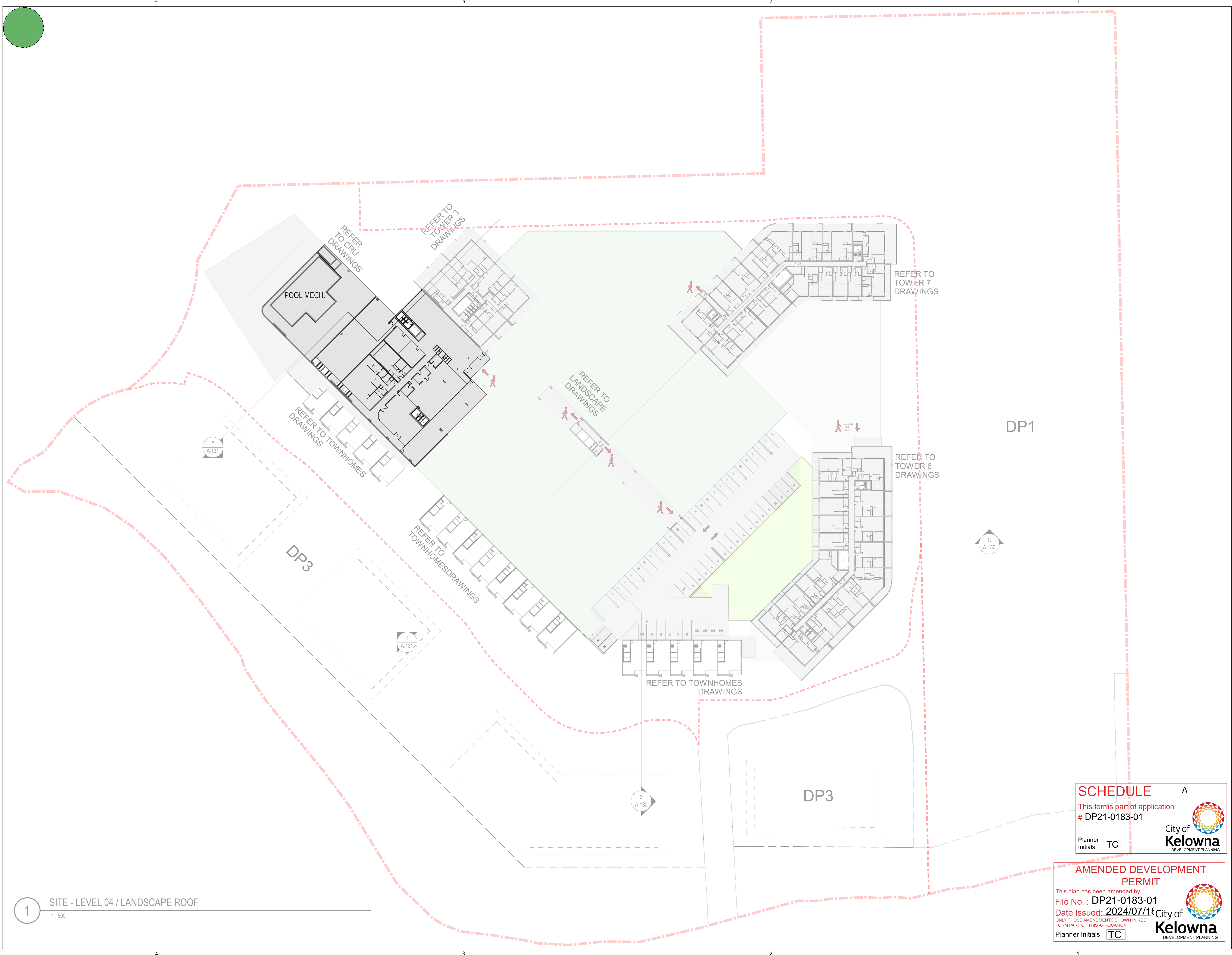
Project Number 10268137
Original Issue 25/06/21

A Sheet Name SITE - PLAN - LEVEL 04 REVISED

Scale 1 : 500
Sheet Number

A-114R

Project Status
SCHEMATIC DESIGN



SCHEDULE A

This forms part of application
DP21-0183-01

Planner Initials TC

AMENDED DEVELOPMENT PERMIT

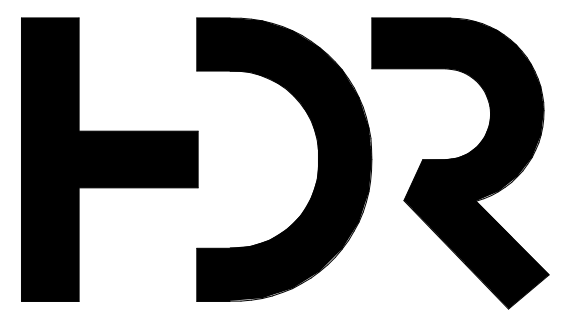
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File No. : DP21-0183-01
Date Issued: 2024/07/18

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Planner Initials TC

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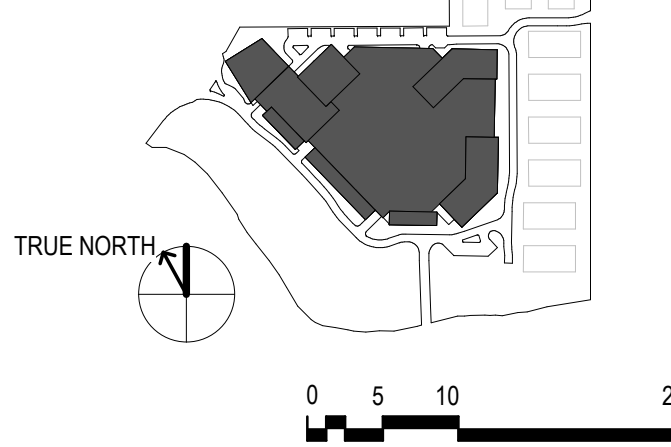


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CD24 LAKESHORE DEVELOPMENT DP2

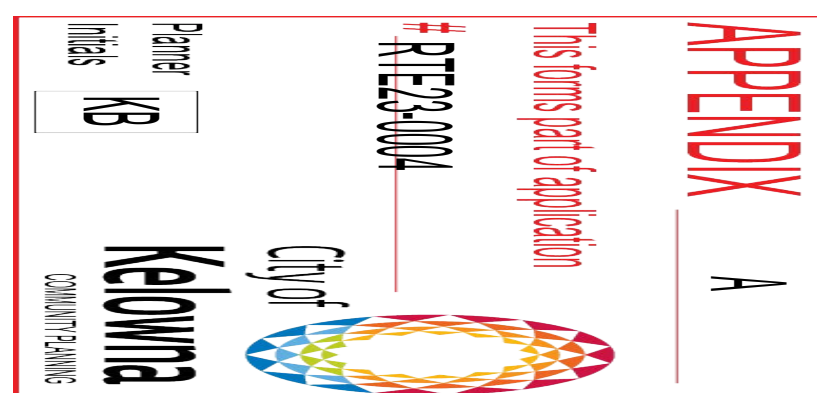
DP2 KEY PLAN



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Project Designer	Robert Cesnik
Project Architect	Robert Cesnik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants
Structural Engineer	Glotman Simpson
Mechanical Engineer	TBD
Electrical Engineer	TBD
Plumbing Engineer	TBD
Geotechnical Engineer	Geo Pacific Engineering Inc.
Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

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Project Number 10268137
Original Issue 25/06/21

Sheet Name SITE - PLAN - LEVEL 05 **REVISED**

Scale 1 : 500
Sheet Number

A-115R

Project Status
SCHEMATIC DESIGN

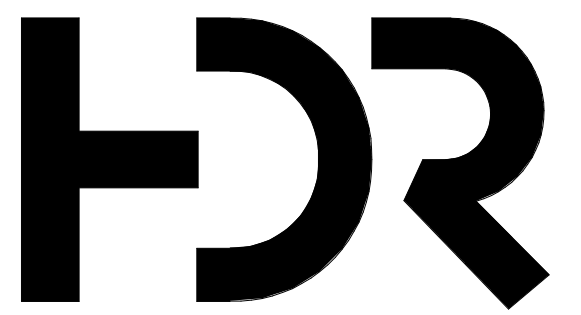


SCHEDULE A
This forms part of application
DP21-0183-01
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

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This plan has been amended by:
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Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

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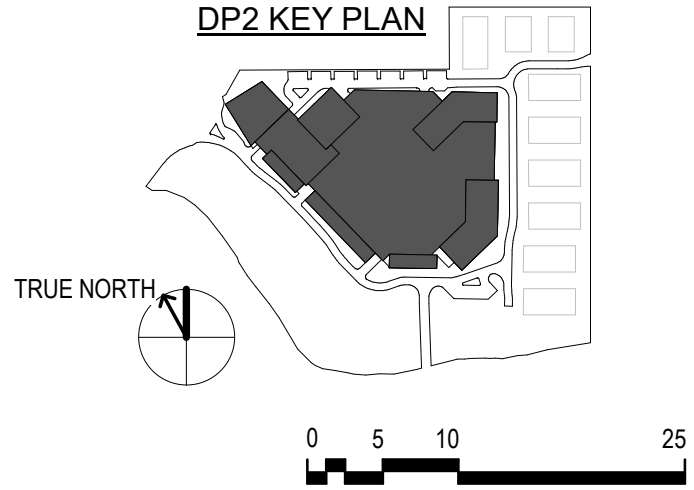


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CD24 LAKESHORE DEVELOPMENT DP2

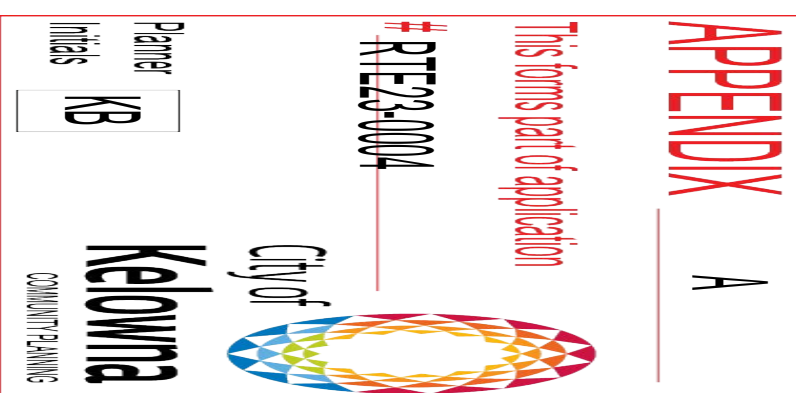
DP2 KEY PLAN



Project Manager	AI Bushby
Project Designer	Robert Cesnik
Project Architect	Robert Cesnik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants
Structural Engineer	Gloman Simpson
Mechanical Engineer	TBD
Electrical Engineer	TBD
Plumbing Engineer	TBD
Geotechnical Engineer	Geo Pacific Engineering Inc.
Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

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Project Number 10268137
Original Issue 25/06/21

A Sheet Name SITE - PLAN - LEVEL 06 REVISED

Scale 1 : 500
Sheet Number

A-116R

Project Status
SCHEMATIC DESIGN



SCHEDULE A
This forms part of application
DP21-0183-01
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

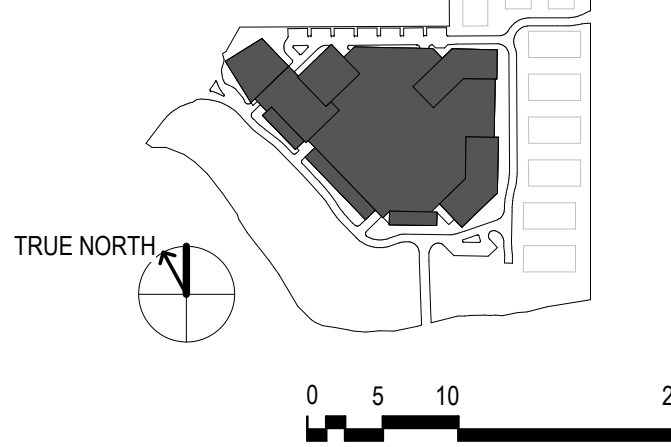
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This plan has been amended by:
File No. : DP21-0183-01
Date Issued: 2024/07/18
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Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

1 SITE - LEVEL 06
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CD24
LAKESHORE DEVELOPMENT
DP2

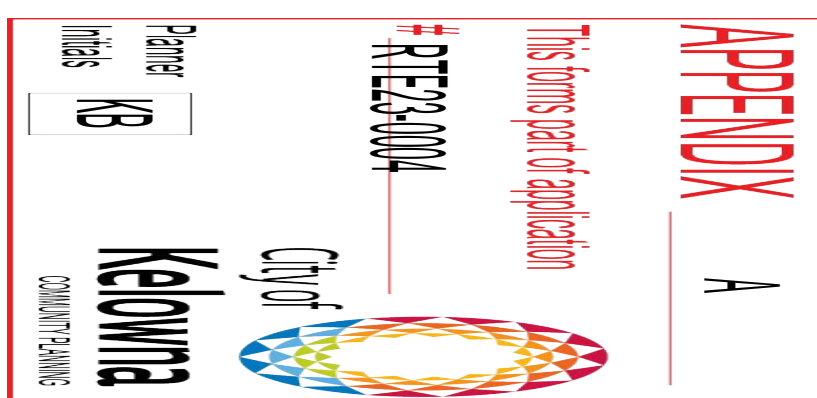
DP2 KEY PLAN



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Project Designer	Robert Cesnik
Project Architect	Robert Cesnik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants
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Mechanical Engineer	TBD
Electrical Engineer	TBD
Plumbing Engineer	TBD
Geotechnical Engineer	Geo Pacific Engineering Inc.
Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

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MARK	DATE	DESCRIPTION
1	2021-06-25	ISSUED FOR DEVELOPMENT PERMIT



Project Number 10268137
Original Issue 25/06/21

Sheet Name
**SITE - PLAN - LEVEL 07
- TYPICAL**

Scale
1 : 500
Sheet Number

A-117

Project Status
SCHEMATIC DESIGN



SCHEDULE A

This forms part of application
DP21-0183-01

Planner Initials **TC**

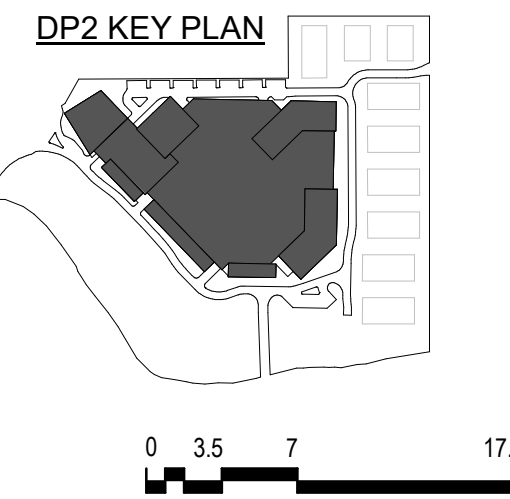
AMENDED DEVELOPMENT PERMIT

This plan has been amended by:
File No. : DP21-0183-01
Date Issued: 2024/07/18

ONLY THOSE AMENDMENTS SHOWN IN RED
FORM PART OF THIS APPLICATION

Planner Initials **TC**

1 SITE - LEVEL 07 - TYPICAL
1 : 500



Project Manager	Al Bushby
Project Designer	Robert Cesnik
Project Architect	Robert Cesnik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants
Structural Engineer	Gloman Simpson
Mechanical Engineer	TBD
Electrical Engineer	TBD
Plumbing Engineer	TBD
Geotechnical Engineer	Geo Pacific Engineering Inc.
Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

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APPENDIX A

This forms part of application # RTE23-0004

Planner Initials **KB**

Project Number 10268137
Original Issue 25/06/21

Sheet Name

REVISED DP2 STATS

Scale

Sheet Number

FIG-01

Project Status

SCHEMATIC DESIGN

DP2

	DP AMENDMENT	DP ORIGINAL
T3 - Total # Units	127	120
T3 - Total # Parking Stalls Req'd	160	151
T3 - Total Net Area (SM)	9,497	9,202
T6 - Total # Units	196	160
T6 - Total # Parking Stalls Req'd	237	193
T6 - Total Net Area (SM)	12,630	10,267
T7 - Total # Units	182	146
T7 - Total # Parking Stalls Req'd	217	174
T7 - Total Net Area (SM)	11,516	9,232
TH's - Total # Units	18	18
TH's - Total # Parking Stalls Req'd	30	26
TH's - Total Net Area (SM)	3,362	2,742
CRU/Commercial - Total # Parking Stalls Req'd	17	17
CRU/Commercial - Total Net Area (SM)	824	824
Total DP2 # Units	523	444
Total DP2 Parking Stalls Req'd	660	561
Total DP2 Parking Stalls Provided	1,266	1,197
Total DP2 NET Area (SM)	37,829	32,267

AMENDED DEVELOPMENT PERMIT

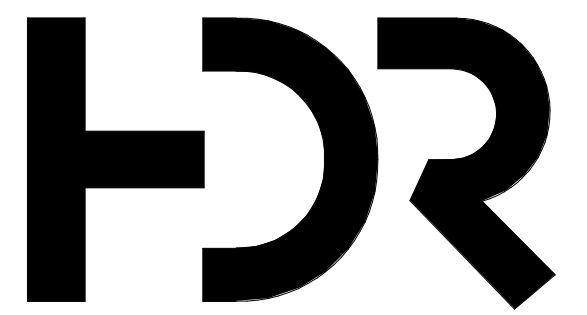
This plan has been amended by:
File No. : DP21-0183-01
Date Issued: 2024/07/11
Planner Initials **TC**

REF 01		DP AMENDMENT	DP ORIGINAL
DP2	T3 - Total # Units	127	120
	T3 - Total # Parking Stalls Req'd	160	151
	T3 - Total Net Area (SM)	9,497	9,202
	T6 - Total # Units	196	160
	T6 - Total # Parking Stalls Req'd	237	193
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	TH's - Total # Units	18	18
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	CRU/Commercial - Total # Parking Stalls Req'd	17	17
	CRU/Commercial - Total Net Area (SM)	824	824
	Total DP2 # Units	523	444
	Total DP2 Parking Stalls Req'd	660	561
	Total DP2 Parking Stalls Provided	1,266	1,196
	Total DP2 NET Area (SM)	37,829	32,267

REF 03

The development proposes a total of 28,324m²/304,877sf of common and private amenity space to serve its residents. The current VC1 Zone Development Regulations require a minimum 9,170m²/98,705sf, to which we offer a surplus amenity area of 19,154m²/206,172sf. Notably, the development offers 10,375m²/111,675sf of programmed contiguous landscape green roof, and 5,183m²/55,789sf of dedicated indoor and indoor amenity programming.

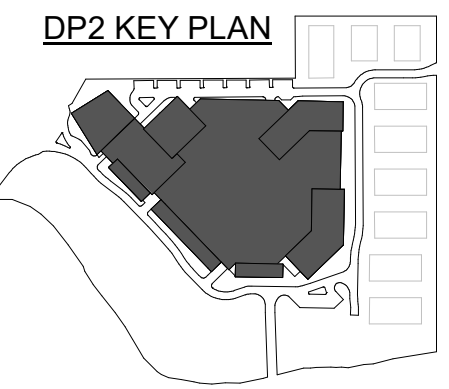
VC1 AMENITY REQUIREMENT				
MIN COMMON AND PRIVATE AMENITY SPACE				TOTAL
	SQM/ UNIT	COUNT		SQM
BACHELOR		7.5	170	1275
1 BED		15	93	1395
2 BED +		25	260	6500
				9170



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CD24
LAKESHORE DEVELOPMENT
DP2



1 2024-06-11 ISSUED FOR MUNICIPAL REVIEW

REF 02

SITE AREA COVERAGE:
 DP2 TOTAL SITE AREA COVERAGE = 21,335 SM (229,648 SF)
 DP2 TOTAL % COVERAGE OF BUILDINGS ON SITE (DP1+2+3) = 31%



APPENDIX A
 This forms part of application
 # RTE23-0004
 City of Kelowna
 Planner Initials KB

Sheet Name
REVISED DP2 STATS

AMENDED DEVELOPMENT PERMIT
 This plan has been amended by:
 File No. : DP21-0183-01
 Date Issued: 2024/07/18
 ONLY THOSE AMENDMENTS SHOWN IN RED FORM PART OF THIS APPLICATION
 Planner Initials TC
 City of Kelowna DEVELOPMENT PLANNING

Scale
 Sheet Number
FIG-01
 Project Status
 SCHEMATIC DESIGN

REF 02

Section 14.10 – Subdivision Regulations
m = metres / m² = square metres
Zones: C1, C2, CA1, VC1 Village Centre, UC1 (Downtown), UC2 (Capri /Landmark), UC3 (Midtown), UC4 (Rutland), UC5 (Pandosy), I1, I2, I3, I4, P1, P2, P3, P4, P5, HD1, HD2, W1, W2

Section 14.11 – Commercial and Urban Centre Zone Development Regulations
m = metres / m² = square metres
Criteria: Max. Site Coverage of all Buildings, Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces, Max. Density and Max. Height, Min. Front Yard and Flanking Side Yard Setback, Min. Building Stepback from Front Yard and Flanking Side Yard, Min. Side Yard Setback, Min. Rear Yard Setback, Min. Common and Private Amenity Space, Min. Accessory Buildings / Structures Setbacks

Section 14.11 – Commercial and Urban Centre Zone Development Regulations
m = metres / m² = square metres
Criteria: Upper Floor Setbacks, Corner Lots, Urban Plazas, Tall Building Regulations, Min. and Max. Commercial or Residential Floor Area based on Fronting Street Type, Max. Parkade Exposure

Table 8.3.2 Commercial
m² = square metres
Land Use / Type of Development: Boat Storage, Hotels / Motels, All commercial uses in the UC1 zone, All commercial uses in the UC2, UC3, UC4, UC5, and VC1 zone, All commercial uses in the CD22 zone, All commercial uses in the CD26 zone, Animal Clinics, Major and Minor Health Services, Food Primary Establishment, Liquor Primary Establishment, Fleet Services, Personal Services Establishment

REF 01
824m2 total
17 stalls provided

min = 10.7 stalls
max = 37.1 stalls

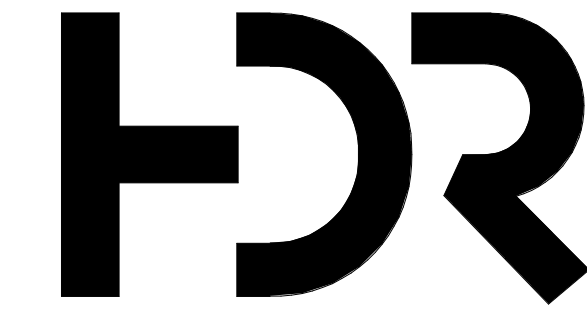
Section 14.14 – Density and Height
m = metres / m² = square metres
Zones: C1, C2, CA1, VC1, UC1 (Downtown)

Table 6.8.a Density Bonus
m = metres / m² = square metres
Building Form & Location: Infill and Townhouse Developments, Apartment and Mixed Use Buildings, Commercial & Industrial Developments, Developments within VC1, UC1, UC2, UC3, UC4, UC5

Section 14.1 – Core Area and Other Zone Categories
Category: Commercial Zones, Cora Area Zones, Village Centre Zones, Urban Centre Zones, Industrial Zones, Institutional Zones, Health District Zones, Water Zones

Section 14.8 – Core Area and Other Sub-Zones Categories
Category: Commercial, Core Area, and Village Centres, Urban Centre

Section 14.2 – Commercial, Core Area, and Village Centre Zone Purposes
Zones: C1, C2, CA1, VC1, UC1, UC2, UC3, UC4, UC5

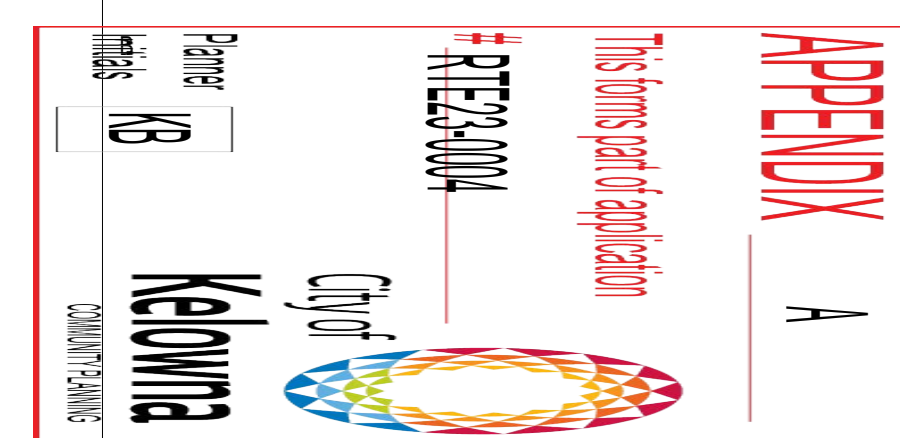


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LAKESHORE
DEVELOPMENT - DP2

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Sheet Name: SITE STATISTICS VC1

Scale: As indicated
Sheet Number:

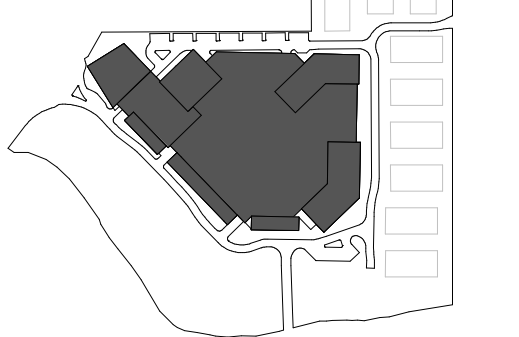
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AMENDED DEVELOPMENT PERMIT
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File No.: DP21-0183-01
Date Issued: 2024/07/16
City of Kelowna DEVELOPMENT PLANNING

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CD24
LAKESHORE DEVELOPMENT
DP2

DP2 KEY PLAN



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Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

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Project Number 10268137
Original Issue 25/06/21

Sheet Name

LAKESHORE RD
PERSPECTIVE -
REVISED DP

Scale

Sheet Number

FIG-03

Project Status
SCHEMATIC DESIGN



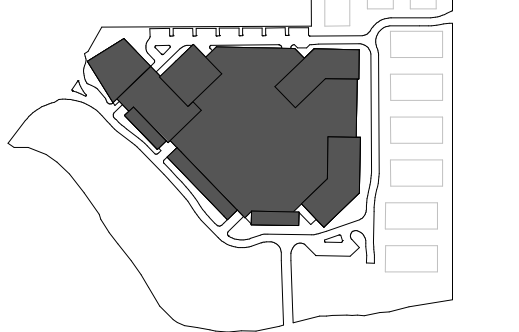
REVISED DESIGN
-CHANGES HIGHLIGHTED IN PACKAGE

APPENDIX A
This forms part of application
RTE23-0004
Planner Initials **KB**
City of Kelowna
COMMUNITY PLANNING

SCHEDULE B
This forms part of application
DP21-0183-01
Planner Initials **TC**
City of Kelowna
DEVELOPMENT PLANNING

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Planner Initials **TC**
City of Kelowna
DEVELOPMENT PLANNING

DP2 KEY PLAN



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Project Number 10268137
Original Issue 25/06/21

Sheet Name

**AERIAL PERSPECTIVE
- REVISED DP**



REVISED DESIGN
-CHANGES HIGHLIGHTED IN PACKAGE

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RTE23-0004
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City of Kelowna
COMMUNITY PLANNING

SCHEDULE B
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City of Kelowna
DEVELOPMENT PLANNING

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Planner Initials **TC**
City of Kelowna
DEVELOPMENT PLANNING

Scale

Sheet Number

FIG-05

Project Status

SCHEMATIC DESIGN

APPENDIX A

This forms part of application
RTE23-0004

Planner Initials **KB**



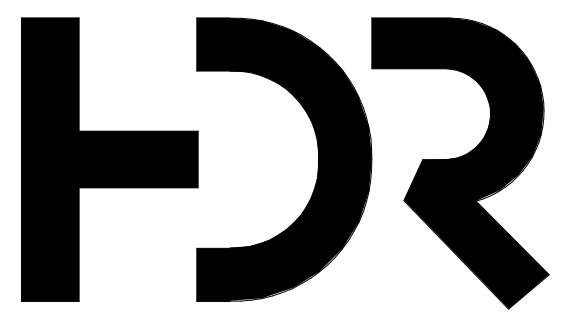
City of Kelowna
COMMUNITY PLANNING



ORIGINAL DESIGN
(DP SUBMISSION)



REVISED DESIGN
- REDUCTION OF BALCONY DEPTH
- ELIMINATION OF HORIZONTAL UPSTAND

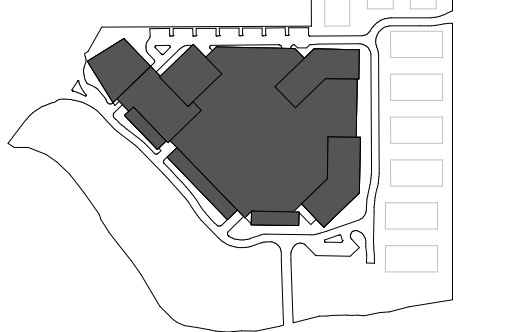


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CD24
LAKESHORE DEVELOPMENT
DP2

DP2 KEY PLAN



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Planner Initials **TC**



Project Number 10268137
Original Issue 25/06/21

SCHEDULE B

This forms part of application

DP21-0183-01

Planner Initials **TC**



TOWER FACADE VALUE ENGINEERING STUDY

Scale

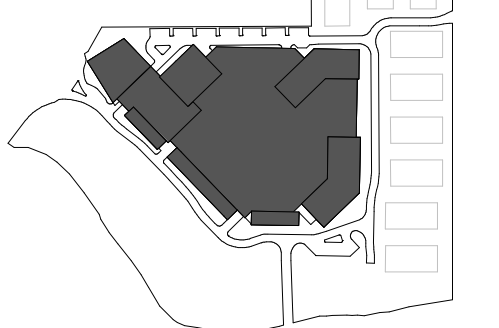
Sheet Number

FIG-06

Project Status

SCHEMATIC DESIGN

DP2 KEY PLAN

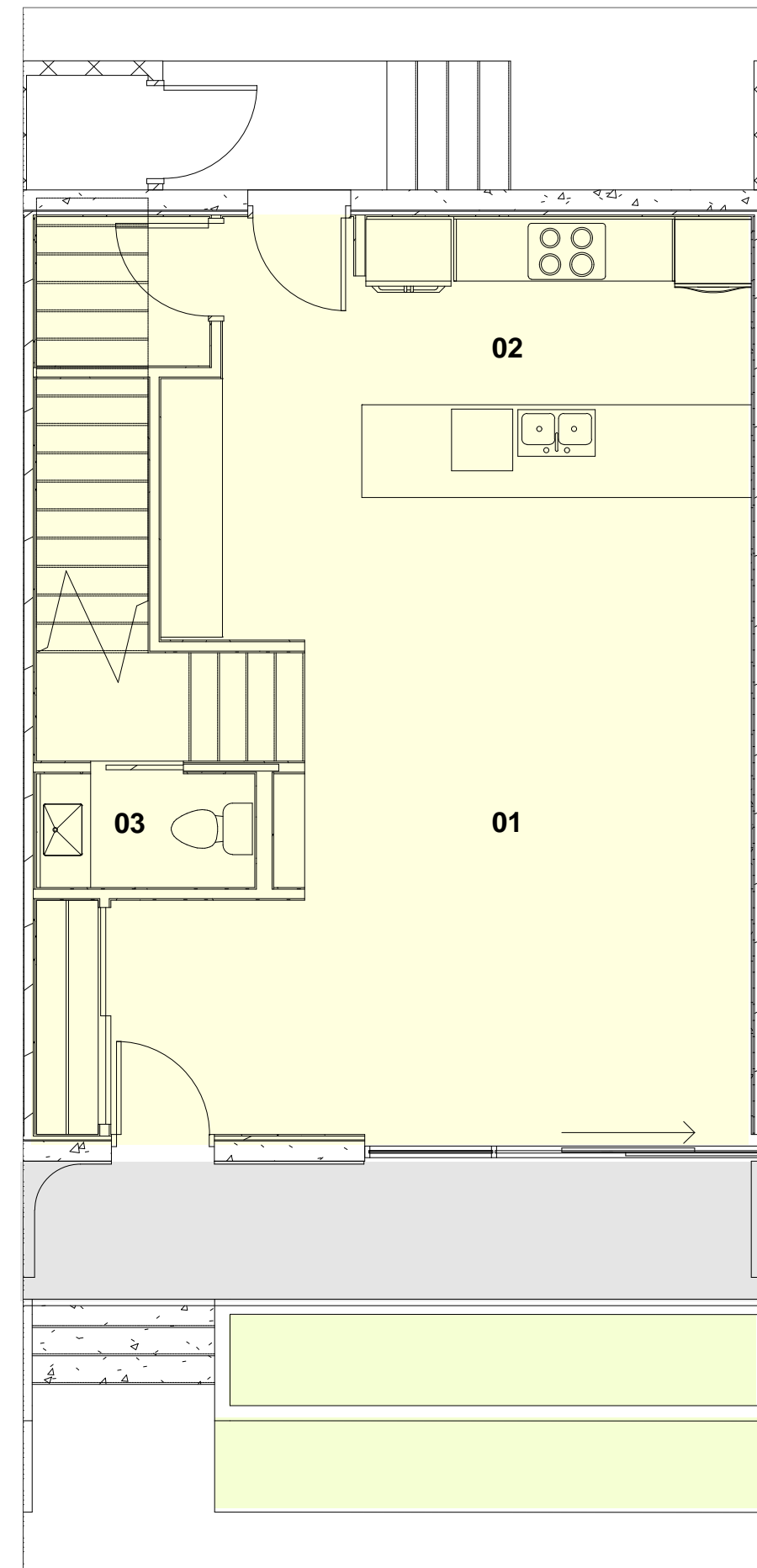


Project Manager	Al Bushby
Project Designer	Robert Cesnik
Project Architect	Robert Cesnik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants
Structural Engineer	Glotman Simpson
Mechanical Engineer	TBD
Electrical Engineer	TBD
Plumbing Engineer	TBD
Geotechnical Engineer	Geo Pacific Engineering Inc.
Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

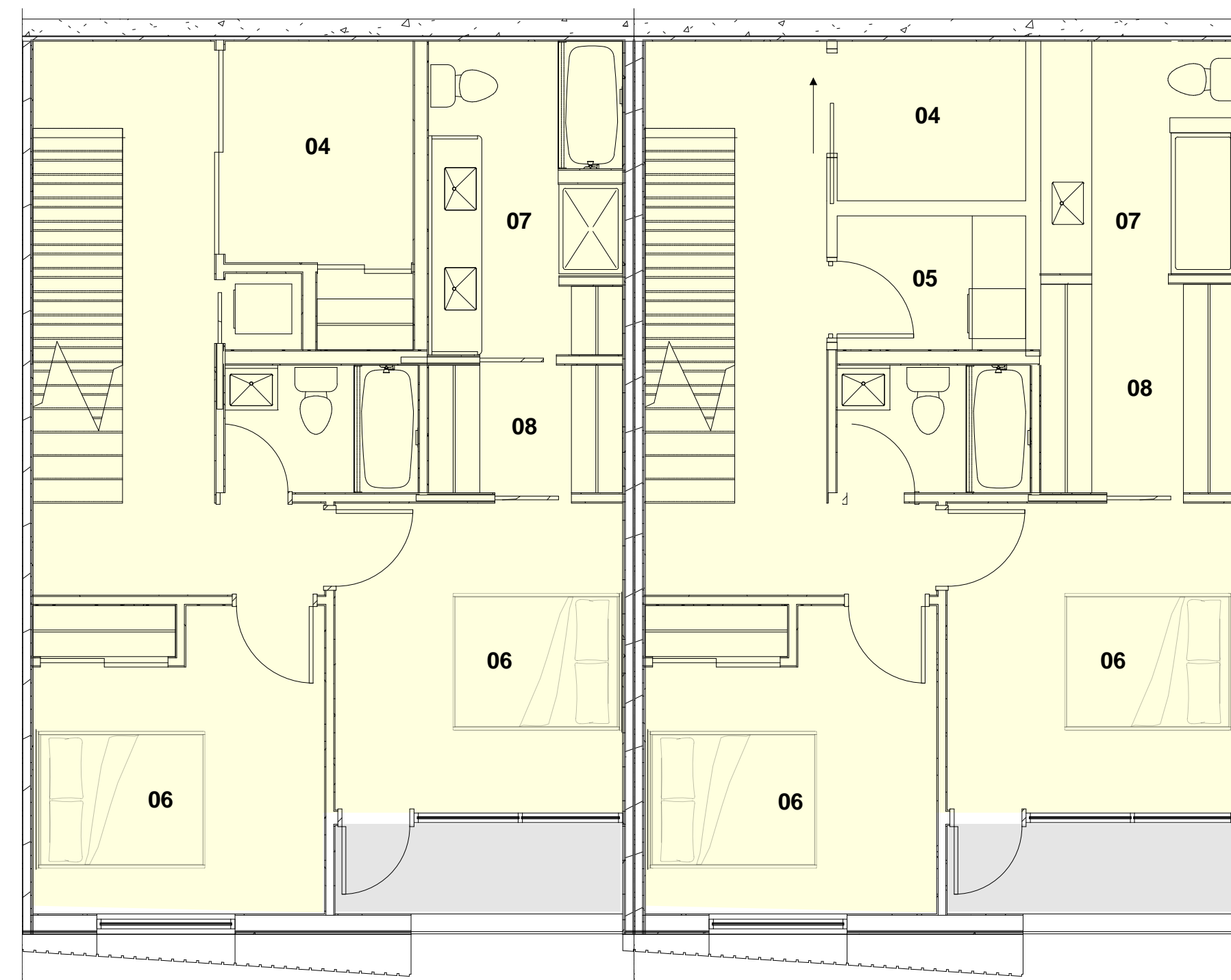
Sheet Reviewer | NP

MARK	DATE	DESCRIPTION
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2	2024-04-30	ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT

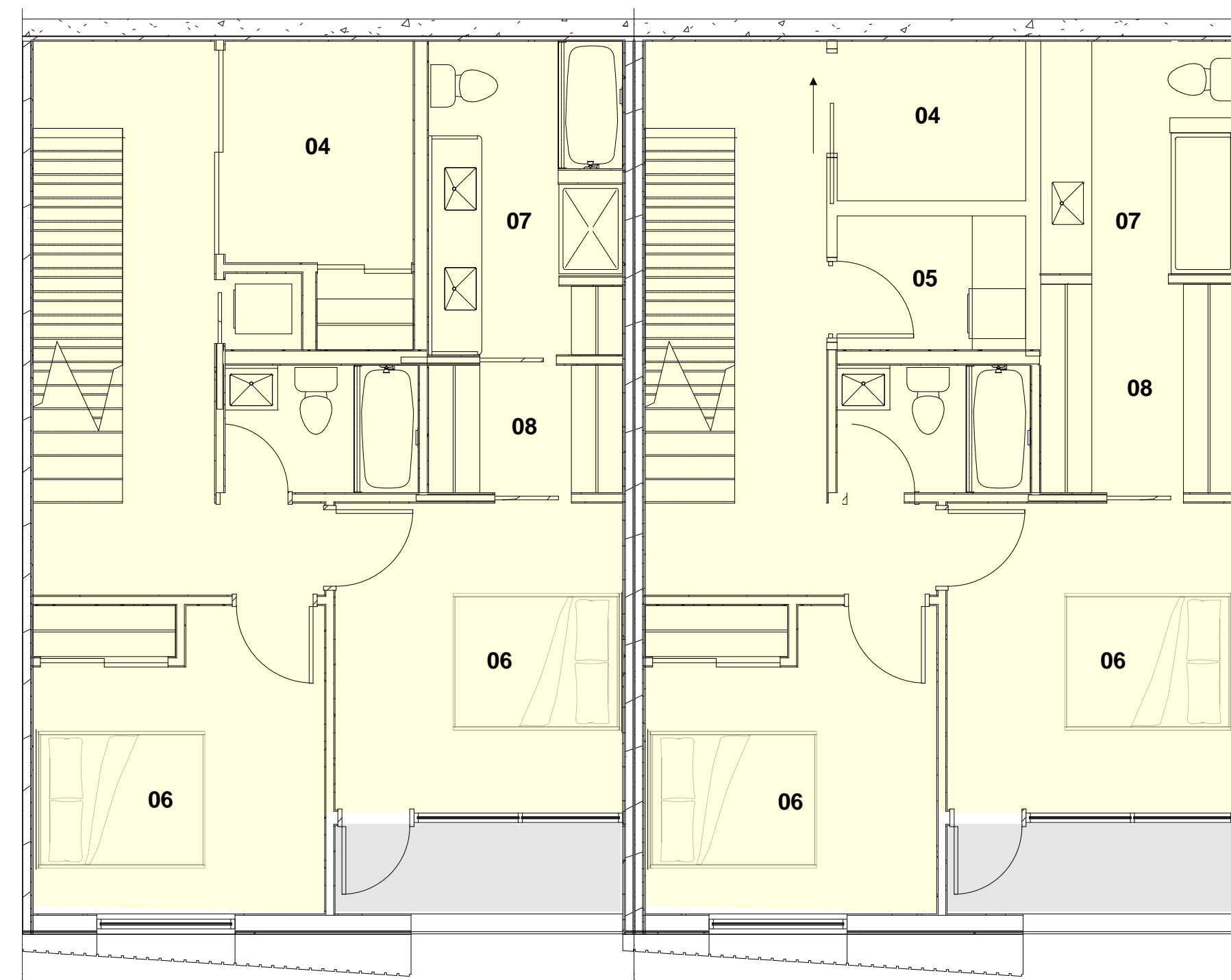
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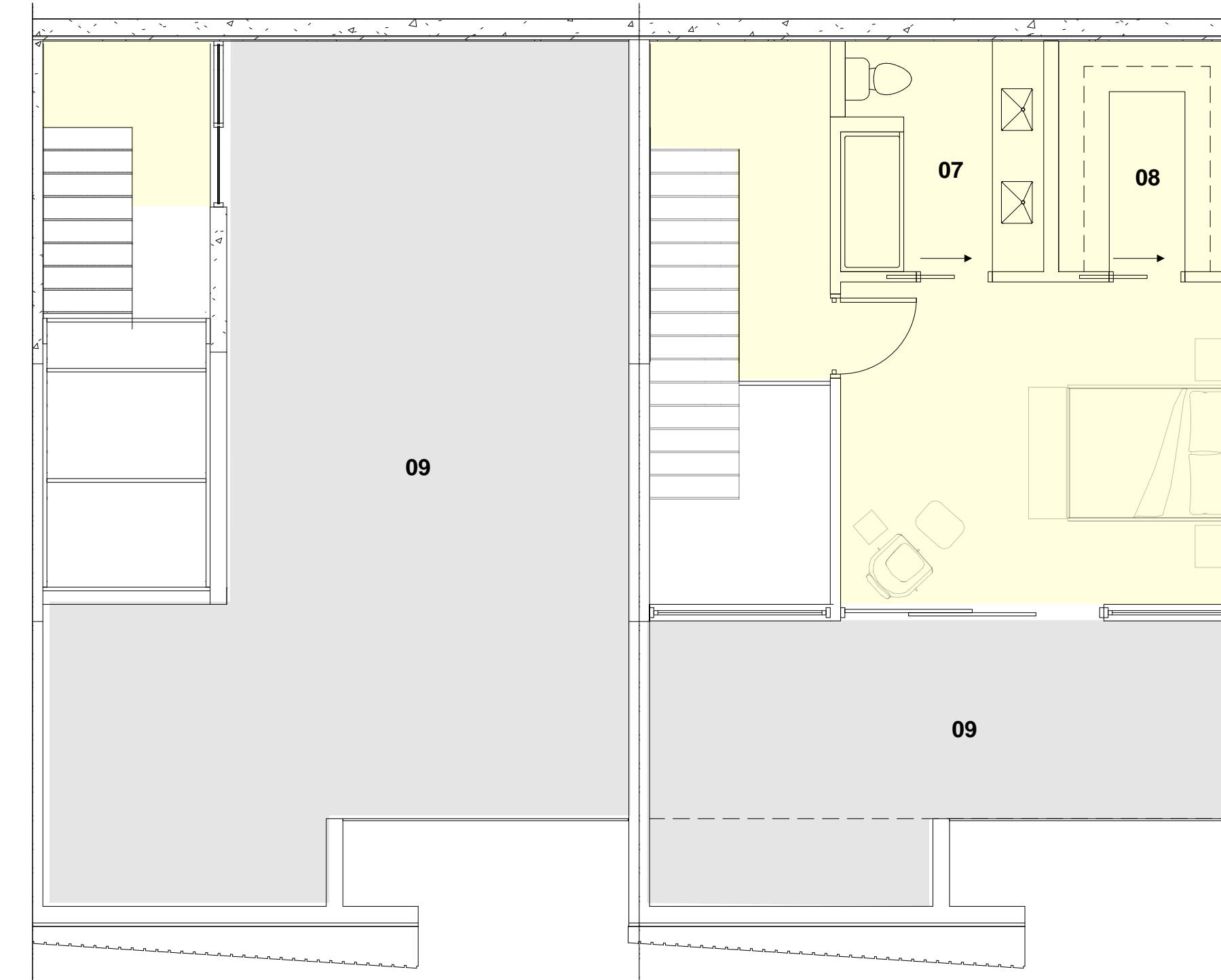
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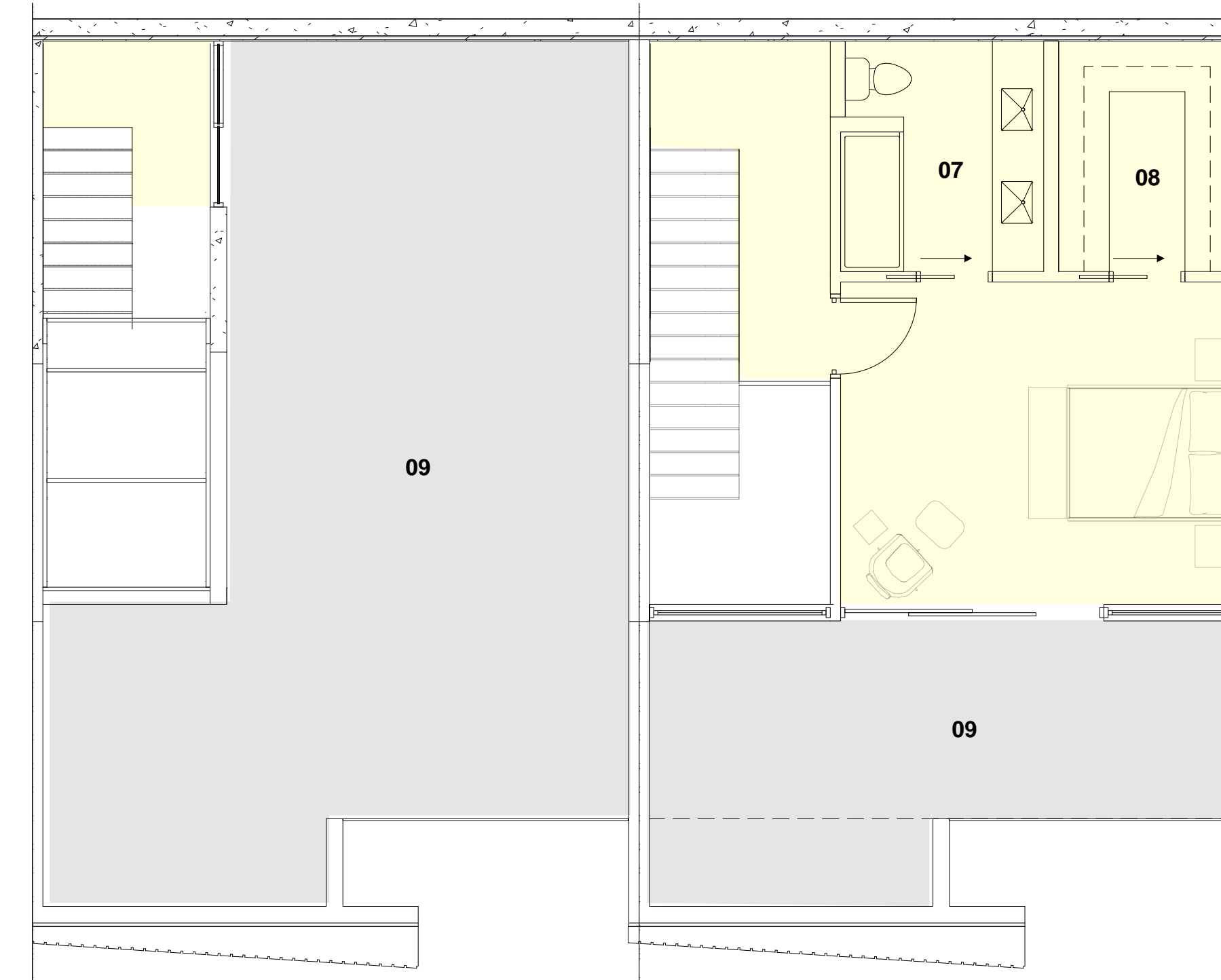
REVISED



ORIGINAL



REVISED
+387sf



APPENDIX A
This forms part of application
RTE23-0004
Planner Initials **KB**

SCHEDULE B
This forms part of application
DP21-0183-01
Planner Initials **TC**

LEGEND

- 01 - LIVING
- 02 - KITCHEN
- 03 - POWDER
- 04 - DEN
- 05 - STORAGE
- 06 - BED
- 07 - ENSUITE
- 08 - WIC
- 09 - PATIO



AMENDED DEVELOPMENT PERMIT
This plan has been amended by:
File No. : DP21-0183-01
Date Issued: 2024/07/18
ONLY THOSE AMENDMENTS SHOWN IN RED FORM PART OF THIS APPLICATION
Planner Initials **TC**

Project Number 10268137
Original Issue 25/06/21

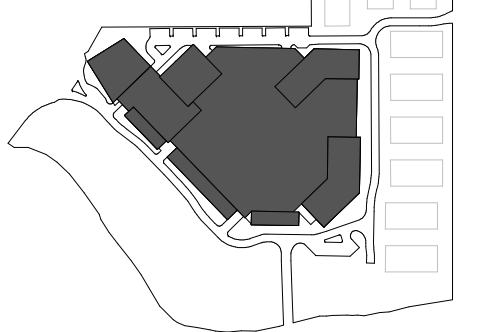
Sheet Name
TOWNHOME REVISED DESIGN

Scale
Sheet Number
FIG-07

Project Status
SCHEMATIC DESIGN

CD24 LAKESHORE DEVELOPMENT DP2

DP2 KEY PLAN



Project Manager	Al Bushby
Project Designer	Robert Cesnik
Project Architect	Robert Cesnik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants
Structural Engineer	Glotman Simpson
Mechanical Engineer	TBD
Electrical Engineer	TBD
Plumbing Engineer	TBD
Geotechnical Engineer	Geo Pacific Engineering Inc.
Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

Sheet Reviewer | RP

MARK	DATE	DESCRIPTION
1	2021-06-25	ISSUED FOR DEVELOPMENT PERMIT
2	2024-04-30	ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT

Project Number 10268137
Original Issue 25/06/21

Sheet Name

ELEVATIONS - OVERALL REVISED

Scale
1 : 350
Sheet Number

A-120R

Project Status
SCHEMATIC DESIGN



- UPPER ROOF 58500
- ROOF 55500
- LEVEL 18 52500
- LEVEL 17 49500
- LEVEL 16 46500
- LEVEL 15 43500
- LEVEL 14 / UPPER ROOF 40500
- LEVEL 13 / ROOF 37500
- LEVEL 12 34500
- LEVEL 11 31500
- LEVEL 10 28500
- LEVEL 9 25500
- LEVEL 8 22500
- LEVEL 7 19500
- LEVEL 6 16500
- LEVEL 5 13500
- LEVEL 4 / LANDSCAPED ROOF 10500
- LEVEL 3 7500
- LEVEL 2 4500
- ELEVATED LEVEL 1 (EL. 345.5m) 1500
- LEVEL 01 (EL. 344m) 0

CONNECTION TO FUTURE DP3 PHASE

1 WEST ELEVATION 1 : 350



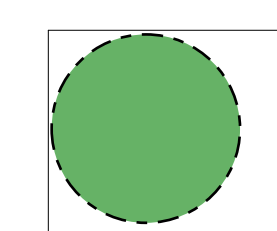
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- LEVEL 17 49500
- LEVEL 16 46500
- LEVEL 15 43500
- LEVEL 14 / UPPER ROOF 40500
- LEVEL 13 / ROOF 37500
- LEVEL 12 34500
- LEVEL 11 31500
- LEVEL 10 28500
- LEVEL 9 25500
- LEVEL 8 22500
- LEVEL 7 19500
- LEVEL 6 16500
- LEVEL 5 13500
- LEVEL 4 / LANDSCAPED ROOF 10500
- LEVEL 3 7500
- LEVEL 2 4500
- ELEVATED LEVEL 1 (EL. 345.5m) 1500
- LEVEL 01 (EL. 344m) 0

2 SOUTH ELEVATION 1 : 350

APPENDIX A
This forms part of application
PREPARED BY
KELOWNA CONSULTING SERVICES
City of Kelowna

SCHEDULE B
This forms part of application
DP21-0183-01
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

AMENDED DEVELOPMENT PERMIT
This plan has been amended by:
File No. : DP21-0183-01
Date Issued: 2024/07/11
ONLY THOSE AMENDMENTS SHOWN IN RED FORM PART OF THIS APPLICATION
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING



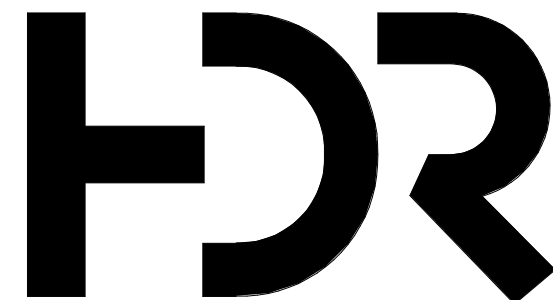
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- LEVEL 9 25500
- LEVEL 8 22500
- LEVEL 7 19500
- LEVEL 6 16500
- LEVEL 5 13500
- LEVEL 4 / LANDSCAPED ROOF 10500
- LEVEL 3 7500
- LEVEL 2 4500
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- LEVEL 01 (EL. 344m) 0

1 EAST ELEVATION
1 : 350



- UPPER ROOF 58500
- ROOF 55500
- LEVEL 18 52500
- LEVEL 17 49500
- LEVEL 16 46500
- LEVEL 15 43500
- LEVEL 14 / UPPER ROOF 40500
- LEVEL 13 / ROOF 37500
- LEVEL 12 34500
- LEVEL 11 31500
- LEVEL 10 28500
- LEVEL 9 25500
- LEVEL 8 22500
- LEVEL 7 19500
- LEVEL 6 16500
- LEVEL 5 13500
- LEVEL 4 / LANDSCAPED ROOF 10500
- LEVEL 3 7500
- LEVEL 2 4500
- ELEVATED LEVEL 1 (EL. 345.5m) 1500
- LEVEL 01 (EL. 344m) 0

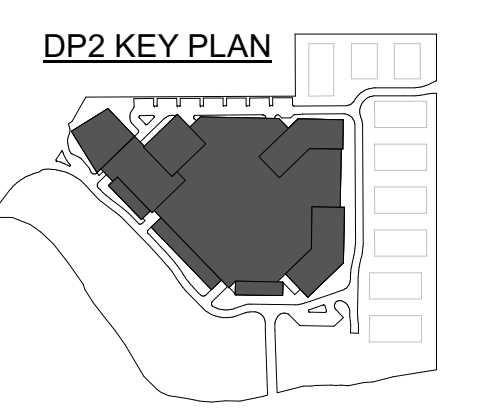
2 NORTH ELEVATION
1 : 350



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



CD24
LAKESHORE DEVELOPMENT
DP2



- Project Manager: Al Bushby
- Project Designer: Robert Cesnik
- Project Architect: Robert Cesnik
- Landscape Architect: WSP
- Civil Engineer: Apin Martin Consultants
- Structural Engineer: Glotman Simpson
- Mechanical Engineer: TBD
- Electrical Engineer: TBD
- Plumbing Engineer: TBD
- Geotechnical Engineer: Geo Pacific Engineering Inc.
- Envelope Consultant: TBD
- Code Consultant: GHL Consultants Ltd.

Sheet Reviewer: RP

MARK	DATE	DESCRIPTION
1	2021-06-25	ISSUED FOR DEVELOPMENT PERMIT
2	2024-04-30	ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT

Project Number: 10268137
Original Issue: 25/06/21

Sheet Name: **ELEVATIONS - OVERALL**
REVISED

Scale: 1 : 350
Sheet Number:

A-121R

Project Status: SCHEMATIC DESIGN

APPENDIX A
This forms part of application
City of Kelowna
DEVELOPMENT PLANNING

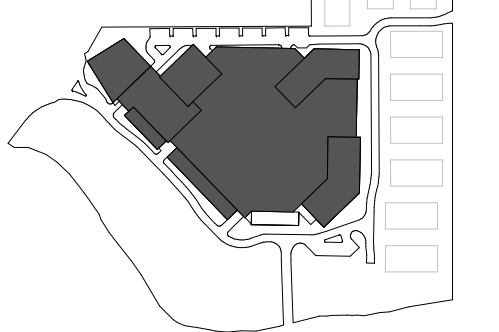
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This forms part of application
DP21-0183-01
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials: TC

AMENDED DEVELOPMENT PERMIT
This plan has been amended by:
File No. : DP21-0183-01
Date Issued: 2024/07/15
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials: TC

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CD24
LAKESHORE DEVELOPMENT
DP2

DP2 KEY PLAN



Project Manager	Al Bushby
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Civil Engineer	Aplin Martin Consultants
Structural Engineer	Glotman Simpson
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Electrical Engineer	TBD
Plumbing Engineer	TBD
Geotechnical Engineer	Geo Pacific Engineering Inc.
Envelope Consultant	TBD
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Sheet Reviewer | RP

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Project Number 10268137
Original Issue 25/06/21

Sheet Name
ELEVATIONS - OVERALL
REVISED

Scale 1 : 350
Sheet Number

A-122R

Project Status
SCHEMATIC DESIGN



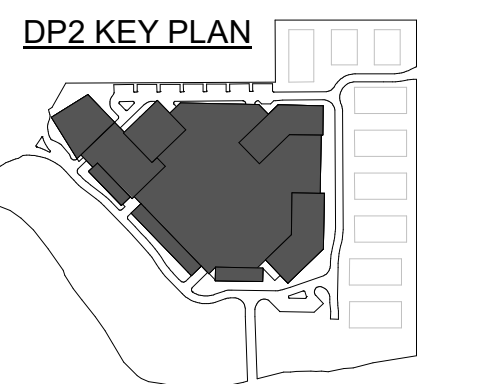
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ROOF	55500
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LEVEL 17	49500
LEVEL 16	46500
LEVEL 15	43500
LEVEL 14 / UPPER ROOF	40500
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LEVEL 12	34500
LEVEL 11	31500
LEVEL 10	28500
LEVEL 9	25500
LEVEL 8	22500
LEVEL 7	19500
LEVEL 6	16500
LEVEL 5	13500
LEVEL 4 / LANDSCAPED ROOF	10500
LEVEL 3	7500
LEVEL 2	4500
ELEVATED LEVEL 1 (EL. 345.5m)	1500
LEVEL 01 (EL. 344m)	0

1 SOUTHEAST ELEVATION
1 : 350

APPENDIX A
This forms part of application # DP21-0183-01
City of Kelowna
Planner Initials: JB

SCHEDULE B
This forms part of application # DP21-0183-01
City of Kelowna
Planner Initials: TC

AMENDED DEVELOPMENT PERMIT
This plan has been amended by File No. : DP21-0183-01
Date Issued: 2024/07/11
City of Kelowna
Planner Initials: TC

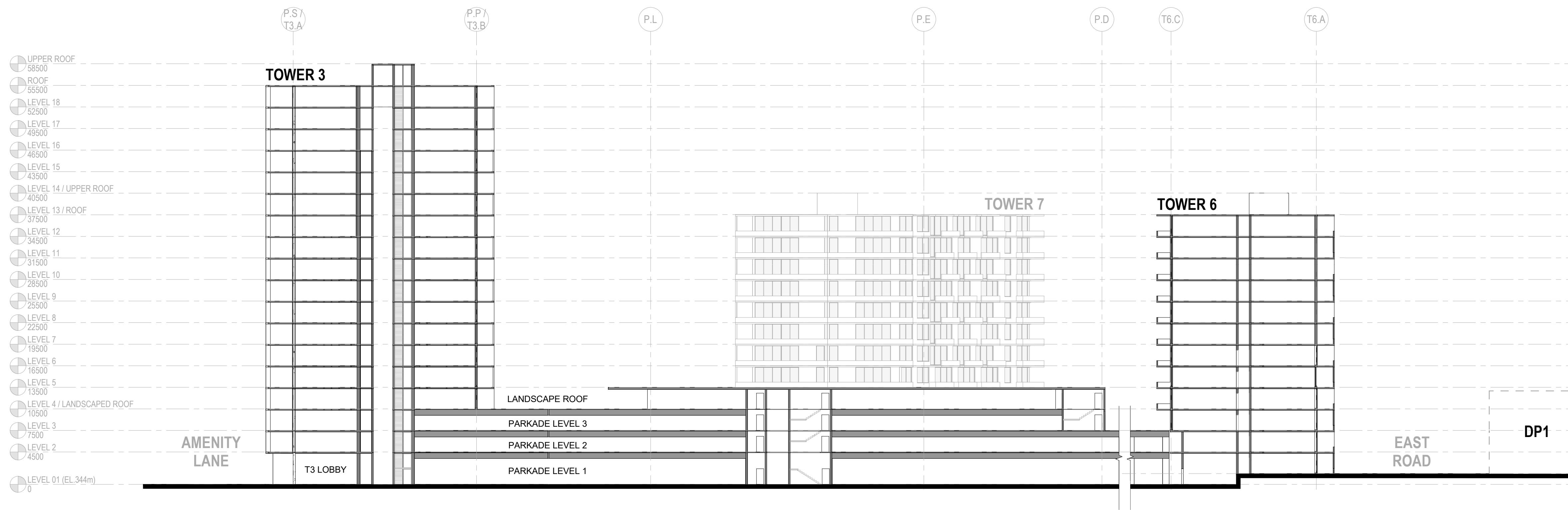


Project Manager	Al Bushby
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Electrical Engineer	TBD
Plumbing Engineer	TBD
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Envelope Consultant	TBD
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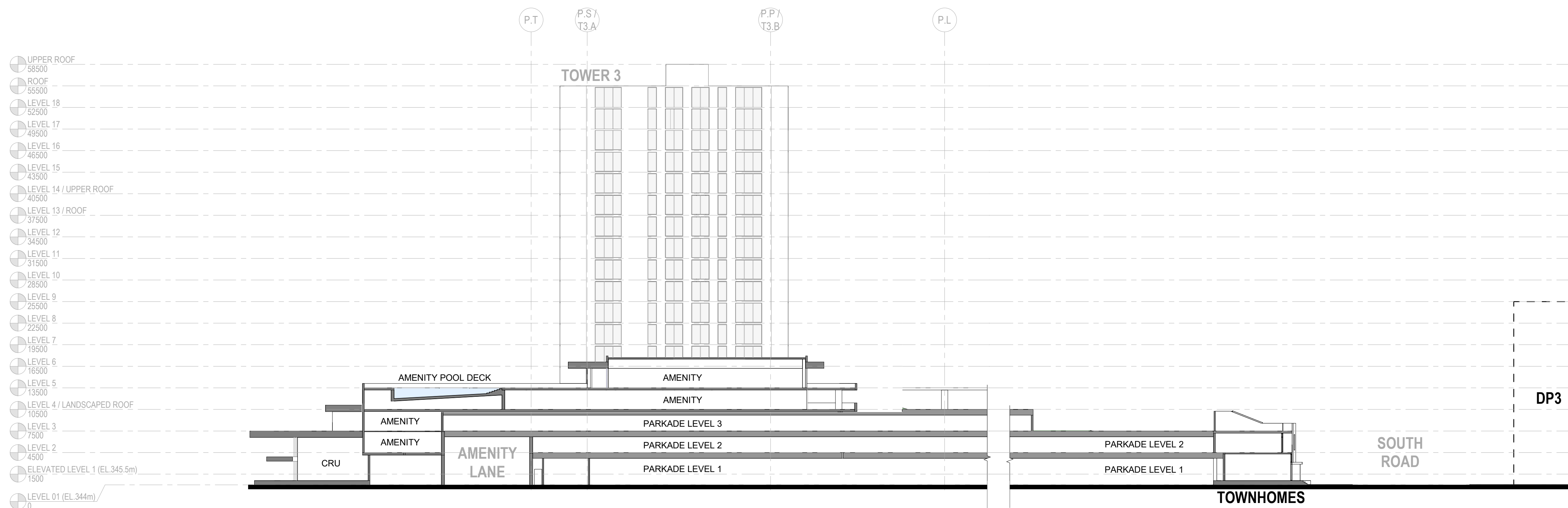
Sheet Reviewer | NP

MARK	DATE	DESCRIPTION
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2	2024-04-30	ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT

Project Number 10268137
Original Issue 25/06/21



1 SITE - GENERAL SECTION 1
1 : 350



2 SITE - GENERAL SECTION 2
1 : 350

SCHEDULE B
This forms part of application # DP21-0183-01
City of Kelowna
Planner Initials TC

APPENDIX A
This forms part of application # RTE23-0004
City of Kelowna
Planner Initials KB

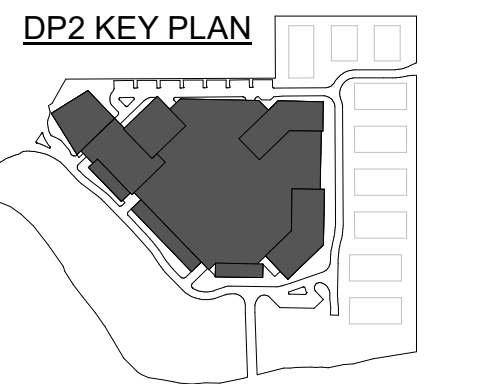
AMENDED DEVELOPMENT PERMIT
This plan has been amended by: File No. : DP21-0183-01
Date Issued: 2024/07/18
City of Kelowna
Planner Initials TC

Sheet Name
SITE - SECTIONS REVISED

Scale 1 : 350
Sheet Number

A-130R

Project Status
SCHEMATIC DESIGN

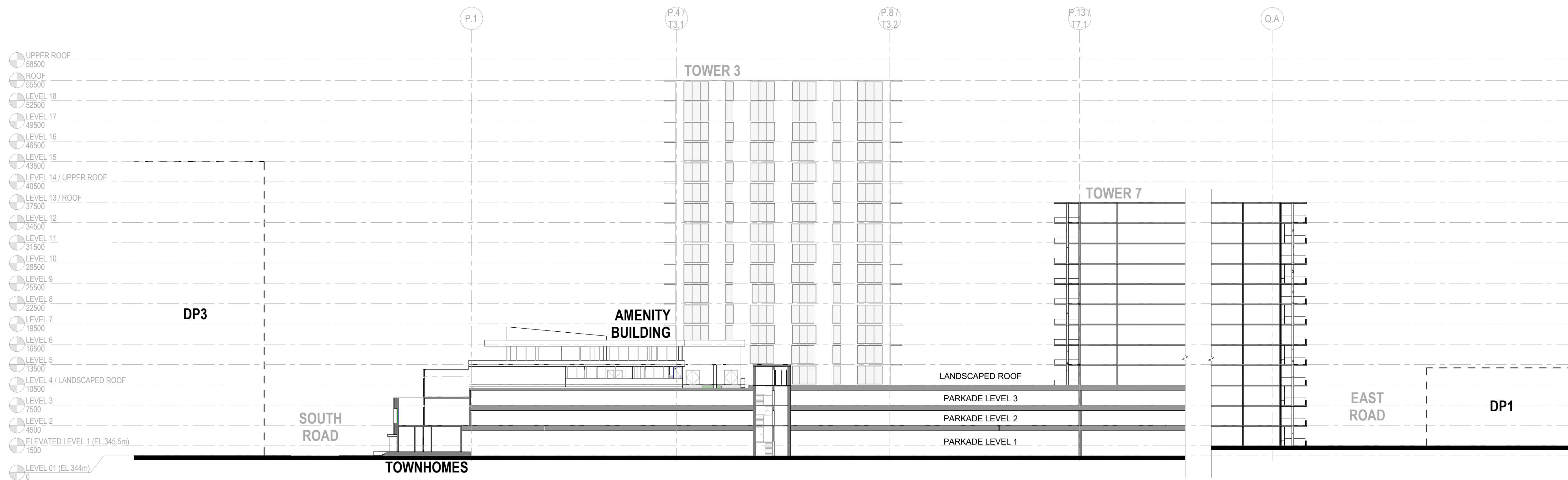


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Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

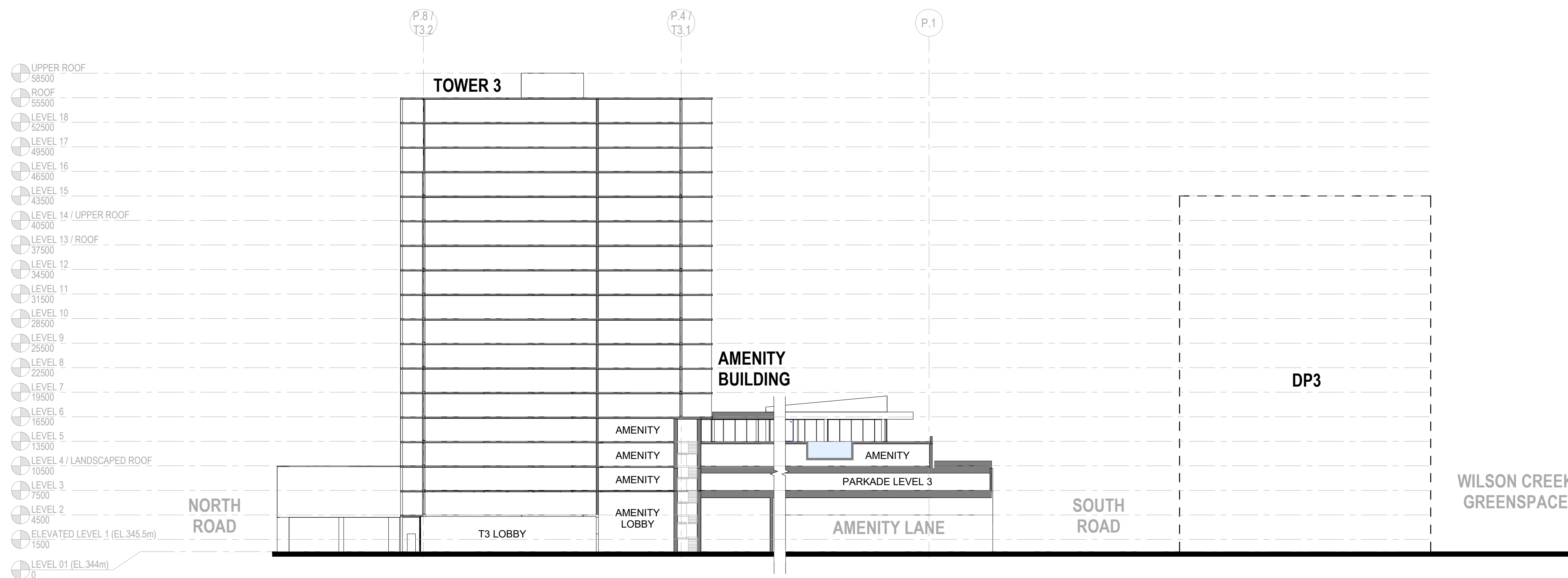
Sheet Reviewer | NP

MARK	DATE	DESCRIPTION
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2	2024-04-30	ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT

Project Number 10268137
Original Issue 25/06/21



1 SITE - GENERAL SECTIONS 3
1:350



2 SITE - GENERAL SECTION 4
1:350

SCHEDULE B
This forms part of application
DP21-0183-01
Planner Initials **TC**
City of Kelowna
DEVELOPMENT PLANNING

APPENDIX A
This forms part of application
RTE23-0004
Planner Initials **KB**
City of Kelowna
COMMUNITY PLANNING

AMENDED DEVELOPMENT PERMIT
This plan has been amended by:
File No.: DP21-0183-01
Date Issued: 2024/07/16
ONLY THOSE AMENDMENTS SHOWN IN RED FORM PART OF THIS APPLICATION
Planner Initials **TC**
City of Kelowna
DEVELOPMENT PLANNING

Sheet Name
SITE - SECTIONS
REVISED

Scale
1:350
Sheet Number

A-131R

Project Status
SCHEMATIC DESIGN



September 3, 2024

City of Kelowna
1435 Water St.
Kelowna, BC
V1Y 1J4

Attention: Kimberley Brunet, Planner Specialist

Dear Kimberley,

Re: Revitalization Tax Exemption for 3773 – 3795 Lakeshore Rd., DP21-0183-01 Westcorp on the Lake Inc., No. A75763, Lot 1 District Lot 134 ODYD Plan EPP 41204

Please find enclosed the following to support this application:

Application form

Cheque for \$390.00

Current state of title

Property Tax Certificate

Property Assessment Notice

Cover Letter with rationale and stats

Owner's Authorization

(Drawings not required because City of Kelowna already has digital copies)

An application for a revitalization tax exemption for the DP2 phase of the Ledge on Lakeshore project was submitted on January 20th, 2023. A building permit for the first phase of the parkade was issued in late December 2022. The building permit was for the parkade only, and to date, no building permit for the residential portions of DP2 has been issued. A Revitalization Tax Exemption Agreement for DP21-0183 was approved and entered into on July 25th, 2023.

Since last July, with the challenge of interest rates and high construction costs, we have experienced significant difficulties with feasibility and, as a result, a DP Amendment was sought to move some units from a later phase into the DP2 phase. This was not an increase in the

overall number of units in the project, but rather a change to the phasing in order to support feasibility.

As a means to lessen cost, we also eliminated one floor of amenity use from our amenity program. Detailed planning showed that 72,000sf of indoor amenity space was too large for the planned amenity program and a reduction down to 49,000sf worked much better for the programming. At 49,000sf, the indoor amenity program still vastly exceeds anything found in the local rental or condo market. Further, in addition to reducing cost, the reduction of podium height from 6 storeys down to 5 storeys feels better architecturally. These design changes were supported and approved by city staff on July 22, 2024.

Given that the existing rental agreement for DP21-0183 contains stats that have now been changed as a result of the recent amendment, it is necessary for us to enter into a new rental exemption agreement that reflects the updated stats. The stats for amended DP21-0183 are:

Gross Commercial Area:	824sqm
Gross Residential Area:	43,690sqm (Tower 3, Tower 6, Tower 7, Podium Townhomes)
Gross Parking Area:	44,154sqm (1266 stalls)
Total Gross Area:	93,220 sqm
Number of buildings:	Three - One 17 storey tower, and two 12 storey towers
Number of Units:	521 (Number of units in original DP was 446) Tower 3 – 124 units (increase of 3 units in amendment) Tower 6 – 196 units (increase of 36 units in amendment) Tower 7 - 183 units (increase of 36 units in amendment) 18 townhomes (no change in unit count) Total increase in number of units – 75
Unit Breakdown per tower:	Tower 3 – 28 studio, 26 1-bed, 70 2-bed Tower 6 – 80 studio, 40 1-bed, 76 2-bed Tower 7 – 79 studio, 31 1-bed, 73 2-bed Townhomes – 18 3-bed
Total Unit Breakdown:	187 studio, 97 1-bed, 219 2-bed, 18 3-bed (521 units)
Indoor Amenity Space:	4,552sqm (Elimination of Level 4 Amenity – reduced podium height from 6 storeys to 5 storeys)

Construction value for the updated project improvements related to the amended DP21-0183 is estimated to be \$180,000,000. Occupancy dates for the three towers are: Tower 7 – early 2026, Tower 3 – late 2026, and Tower 6 – 2027.

We acknowledge that this application is being submitted after issuance of a building permit (albeit for the parkade-only), but the extenuating circumstance is that we had already received a prior approval for the exemption and the new application is required only because we have changed the unit count and stats of our existing approved DP. The previous use of the property was a mobile home park and RV park.

We confirm that this proposal does not include a building listed on the City of Kelowna Heritage Register. We also confirm that the proposal is consistent with the zoning and future land use designation for the property. Lastly, we confirm that the subject property is not currently receiving a municipal tax exemption.

We thank you for your consideration of this rental exemption application which will create a new agreement to reflect the updated stats of DP21-0183-01. Please let us know if there are any questions, or if more information required.

Sincerely,



Gail Temple
Chief Operating Officer
Westcorp
gtemple@westcorp.net
(250) 215-1200

CITY OF KELOWNA

BYLAW NO. 12725

**Housing Agreement Authorization Bylaw – Westcorp on the Lake
Inc., Inc.No. A75763**

3773-3795 Lakeshore Road

Whereas pursuant to Section 483 of the *Local Government Act*, a local government may, by bylaw, enter into a housing agreement.

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

1. THAT City of Kelowna Housing Agreement Authorization Bylaw Westcorp on the Lake Inc., Inc.No. A75763 Bylaw No. 12565, and all amendments thereto, be repealed.
2. The Municipal Council hereby authorizes the City of Kelowna to enter into a Housing Agreement with Westcorp on the Lake Inc., Inc.No. A75763 for the lands known as Lot 1 District Lot 134 ODYD Plan EPP41204 Except Plan EPP112300 located on Lakeshore Road, Kelowna, B.C., a true copy of which is attached to and forms part of this bylaw as Schedule "A".
3. The Mayor and City Clerk are hereby authorized to execute the attached agreement as well as any conveyances, deeds, receipts or other documents in connection with the attached agreement.
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, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"

Page 1

PURPOSE-BUILT RENTAL HOUSING AGREEMENT

THIS AGREEMENT dated for reference _____ affects:

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO THE AGREEMENT:

LOT 1 DISTRICT LOT 134 OSOYOOS DIVISION YALE DISTRICT
PLAN EPP41204 EXCEPT PLAN EPP112300

("Land")

And is

BETWEEN: WESTCORP ON THE LAKE INC., INC.NO. A75763
200, 8215 – 112 Street
Edmonton, Alberta T6G 2C8

("Owner")

AND:

CITY OF KELOWNA, a local government incorporated pursuant to the *Community Charter* and having its offices at 1435 Water Street, Kelowna, B.C. V1Y 1J4

("City")

GIVEN THAT:

- A. The Owner has applied to the City for rezoning of the Lands to permit the construction of a housing complex that will include purpose-built rental housing units, as defined in this Agreement, on certain lands more particularly described in this Agreement;
- B. The City may, pursuant to section 483 of the *Local Government Act*, enter into an agreement with an owner of land that includes terms and conditions regarding the occupancy, tenure, and availability of the housing units on the land or construction on land;
- C. The Owner and the City wish to enter into this Agreement to provide for purpose-built rental housing on the terms and conditions set out in this Agreement, and agree that this Agreement is a housing agreement under s. 483 of the *Local Government Act*; and
- D. The City has, by bylaw, authorized the execution of this Agreement and the Owner has duly authorized the execution of this Agreement;

This Agreement is evidence that in consideration of \$1.00 paid by the City to the Owner (the receipt of which is acknowledged by the Owner) and in consideration of the promises exchanged below, the City and Owner agree, as a housing agreement between the Owner and the City under s. 483 of the *Local Government Act*, as follows:

**ARTICLE 1
INTERPRETATION**

1.1 Definitions -

"Caregiver" means an individual who provides assistance with the performance of the personal functions and activities necessary for daily living that a person is unable to perform efficiently for himself or herself;

"City" means the City of Kelowna;

"Dwelling Unit" means accommodation providing sleeping rooms, washrooms, and no more than one kitchen, intended for domestic use, and used or intended to be used permanently or semi-permanently for a Household. This use does not include a room in a hotel or a motel.

"Household" means

- (a) a person;
- (b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities;
- (c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- (d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities.

In addition, a household may also include up to one Caregiver or nanny;

"Land" means the land described herein;

"LTO" means the Kamloops Land Title Office or its successor;

"Official Community Plan" means the City of Kelowna Official Community Plan Bylaw No. 10500, or its successor bylaw;

"Owner" means the registered owner of the Lands from time to time and any parcels into which the Lands are subdivided;

"Purpose-Built Rental Housing" means a Dwelling Unit that is intended to be used for rental housing; and

"Tenancy Agreement" means a tenancy agreement as defined in, and subject to, the *Residential Tenancy Act*.

1.2 Interpretation - In this Agreement:

- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;

- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;
- (d) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (e) the word "enactment" has the meaning given in the *Interpretation Act* on the reference date of this Agreement;
- (f) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (g) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (h) the provisions of s. 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (i) time is of the essence;
- (j) all provisions are to be interpreted as always speaking;
- (k) reference to a "party" is a reference to a party to this Agreement and to their respective successors, assigns, trustees, administrators and receivers;
- (l) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
- (m) the definitions given in the City of Kelowna Zoning Bylaw No. 12375, or its successor bylaw, and the Official Community Plan apply for the purposes of this Agreement; and
- (n) any act, decision, determination, consideration, consent or exercise of discretion by a party, or other person, as provided in this Agreement will be performed, made or exercised acting reasonably.

1.3 Purpose of Agreement - The Owner and the City agree that:

- (a) this Agreement is intended to serve the public interest by providing for occupancy of a certain number of Dwelling Units, of the kinds provided for in this Agreement, that are in demand in the City of Kelowna but that are not readily available;
 - (b) damages are not an adequate remedy to the City in respect of any breach of this Agreement by the Owner, such that the Owner agrees the City should be entitled to an order for specific performance, injunction or other specific relief respecting any breach of this Agreement by the Owner.
-

**ARTICLE 2
HOUSING AGREEMENT AND LAND USE RESTRICTIONS**

2.1 Land Use Restrictions - The Owner and the City hereby covenant and agree as follows:

- (a) The Land will be used only in accordance with this Agreement;
- (b) The Owner will design, construct and maintain one or more buildings providing 521 Dwelling Units as Purpose-Built Rental Housing
- (c) The Owner acknowledges that the City will not support applications to stratify the building(s) on the Land, thereby allowing the identified Purpose-Built Rental Housing Dwelling Units to be sold independently of each other, for a period of ten (10) years from the date of this Agreement.

**ARTICLE 3
HOUSING AGREEMENT AND TRANSFER RESTRICTIONS**

3.1 Purchaser Qualifications - The City and the Owner agree as follows:

- (a) the Owner will not sell or transfer, or agree to sell or transfer, any interest in any building containing Purpose-Built Rental Housing Dwelling Units on the Land other than a full interest in the fee simple title to an agency or individual that will continue to ensure that the Purpose-Built Rental Housing Dwelling Units are available in accordance with this Agreement.

3.2 Use and Occupancy of Purpose-Built Rental Housing Dwelling Unit - The Owner agrees with the City as follows:

- (a) the Owner will rent or lease each Purpose-Built Rental Housing Dwelling Unit on the Land in accordance with the *Residential Tenancy Act*, and in no event may the Owner itself occupy a Purpose-Built Rental Housing Dwelling Unit or use the Purpose-Built Rental Housing Dwelling Unit for short-term vacation accommodation; and
- (b) the Owner will deliver a copy of the Tenancy Agreement for each Purpose-Built Rental Housing Dwelling Unit to the City upon demand.

**ARTICLE 4
GENERAL**

4.1 Notice of Housing Agreement - For clarity, the Owner acknowledges and agrees that:

- (a) this Agreement constitutes a housing agreement entered into under s. 483 of the *Local Government Act*;
 - (b) the City is requiring the Owner to file a notice of housing agreement in the LTO against title to the Land;
-

- (c) once such a notice is filed, this Agreement binds all persons who acquire an interest in the Land;
- (d) in the event the parties agree to release this Agreement from the title of the Land, which may not occur before the tenth (10th) anniversary of the date of this Agreement, the Owner will repay the City for 100% of the amount of the rental grant received from the City. Such repaid funds will be directed to the City's Housing Opportunities Reserve Fund.

4.2 No Effect On Laws or Powers - This Agreement does not

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of land,
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement,
- (c) affect or limit any enactment relating to the use or subdivision of land, or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of land.

4.3 Management – The Owner covenants and agrees that it will furnish good and efficient management of the Dwelling Units and will permit representatives of the City to inspect the Dwelling Units at any reasonable time, subject to the notice provisions of the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Dwelling Units in a satisfactory state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Land. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Dwelling Units.

4.4 Notice - Any notice which may be or is required to be given under this Agreement will be in writing and either be delivered or sent by facsimile transmission. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery. Any notice which is sent by fax transmission is to be considered to have been given on the first business day after it is sent. If a party changes its address or facsimile number, or both, it will promptly give notice of its new address or facsimile number, or both, to the other party as provided in this section.

4.5 Agreement Runs With the Land - Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted by the Owner to the City in respect of the Land and this Agreement burdens the Land and runs with it and binds the Owner's successors in title and binds every parcel into which it is consolidated or subdivided by any means, including by subdivision or by strata plan under the *Strata Property Act*.

4.6 Limitation on Owner's Obligations - The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Land.

4.7 Release – The Owner by this Agreement releases and forever discharges the City and each of its elected officials, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors, and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of advice or direction respecting the ownership, lease, operation or management of the Land or the Dwelling Units which has been or at any time after the

commencement of this Agreement may be given to the Owner by all or any of them. This clause will survive the termination of this Agreement.

- 4.8 **Joint Venture** – Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.
 - 4.9 **Waiver** - An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.
 - 4.10 **Further Acts** - The Owner will do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.
 - 4.11 **Severance** - If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
 - 4.12 **Equitable Remedies** – The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.
 - 4.13 **No Other Agreements** - This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.
 - 4.14 **Amendment** - This Agreement may be discharged, amended or affected only by an instrument duly executed by both the Owner and the City.
 - 4.15 **Enurement** - This Agreement binds the parties to it and their respective successors, heirs, executors and administrators. Reference in this Agreement to the "City" is a reference also to the elected and appointed officials, employees and agents of the City.
 - 4.16 **Deed and Contract** - By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.
-

IN WITNESS WHEREOF the parties hereunto have executed this Agreement on the date and year first above written.

SIGNED, SEALED & DELIVERED in)
the presence of:)

Keri Fields)
Signature of Witness)

Keri Fields)
Print Name)

20-1460 Pandosy Str. Kelowna)
Address)

Executive Assistant)
Occupation)

SIGNED, SEALED & DELIVERED in)
the presence of:)

_____)
Signature of Witness)

_____)
Print Name)

_____)
Address)

_____)
Occupation)

"OWNER"
by its authorized signatories:

[Signature] _____

GAIL TEMPLE _____
Print Name:

Print Name:

CITY OF KELOWNA
by its authorized signatories:

_____) Mayor

_____) City Clerk

Report to Council



Date: November 4, 2024
To: Council
From: City Manager
Subject: Business Improvement Area (BIA) Ambassador Program Funding Model
Department: Revenue Branch and Community Safety Department

Recommendation:

THAT Council receives, for information, the report from the Revenue Branch and Community Safety Department dated November 4, 2024 regarding the establishment of a Business Improvement Area Ambassador Program Funding Model;

AND THAT Council adopts Council Policy No. 393, being BIA Ambassador Program Funding;

AND THAT Bylaw No. 12575 being Amendment No. 1 to Bylaw No. 12575 Kelowna Downtown Business Improvement Area 2024 - 2028, be forwarded for reading consideration.

AND FURTHER THAT Bylaw No. 12714 being Amendment No. 1 to Bylaw No. 12427 Uptown Rutland Business Improvement Area 2023-2027, be forwarded for reading consideration.

Purpose:

To adopt a Council Policy that standardizes a funding model to support Business Improvement Areas Ambassador Programs, and to make necessary amendments to related bylaws.

Council Priority Alignment:

Crime & Safety

Background:

Portion of a Previous Council Resolution

Resolution	Date
THAT Council directs staff to draft a Council Policy as a framework for a new Business Improvement Area (BIA) grant program.	February 26, 2024

In February 2024, Council approved a one-time grant of \$130,000 to the Uptown Rutland Business Association (URBA) to support the launch of an on-call neighbourhood patrol program modelled after the Downtown Kelowna Association’s (DKA) program.

At that time, it was identified that the City provides financial assistance to the DKA to support its Downtown On-Call (DOC) and Downtown Clean Team (DCT) programs. Currently, there is no formalized process or funding formula to provide local Business Improvement Areas (BIAs) with a clear understanding of what financial assistance is available from the City, in addition to the annual levy.

As a result, City staff were directed to develop a formalized funding model through policy to clarify the level of City financial support for BIA Ambassador programs.

Discussion:

Funding for BIAs is established every five years as a local service tax imposed on light industry and business property owners within the boundaries of the BIA, in accordance with the Community Charter. Council has recognized the importance and benefits of a BIA Ambassador Program by providing additional funds to the DKA to enhance its DOC and DCT initiatives.

These initiatives benefit not only BIA members, but the community at large. Ambassador programs have four major impacts on community safety and sense of safety:

1. Reduction in RCMP Calls for Service - Ambassadors offer a front-line response to minor incidents, which decreases the number of calls for service to the RCMP. Data from the DKA indicates that approximately eight per cent of the incidents to which the DOC responded resulted in the need for RCMP, allowing RCMP officers to focus on higher-priority matters.
2. Enhanced Visibility and Safety - Ambassadors maintain a highly visible, uniformed presence in key business and tourist areas. This visibility enhances the sense of safety among businesses, residents, and visitors, while also diminishing opportunities for crime.
3. Maintenance and Cleanliness - By providing essential maintenance and cleaning services to BIA businesses, Ambassadors help create a safe and welcoming environment in our community. This approach aligns with the "broken windows theory," which suggests that maintaining order and a visual sense of pride of property can prevent further crime.
4. Liaison and Education - Ambassadors act as intermediaries between businesses and the public, facilitating collaboration, and offering crime prevention training and education.

The draft Council Policy provides clarity regarding the level of financial support the City would provide to a BIA Ambassador program, starting in 2025. A BIA may receive from the City a grant of either \$100,000 or 25% of the Ambassador program budget, whichever is greater. The \$100,000 base will increase by 5% per year up to 2029. Prior to the 2029 budget, Council may review the Policy and the amounts to see if the rationale for the financial enhancement is still relevant and make any amendments as appropriate.

The Policy provides the option for the City to enter into an Ambassador Program Service Agreement with a BIA, and for the BIA to provide financial and program-related reporting to the City.

Estimated funding amounts:

Under this proposed policy, City financial support of the DKA and URBA Ambassador Programs is projected to increase from \$303,778 in 2025 to \$369,244 in 2029 based on a funding formula of the greater of 25 per cent program budget, or, \$100,000 indexed at 5 per cent beginning Jan 1, 2026.

Year	2025	2026	2027	2028	2029
URBA					
URBA Ambassador Program Budget	319,200	335,200	352,000	369,600	388,100
Grant Amount	100,000	105,000	110,250	115,763	121,551
Existing ongoing funding	-	-	-	-	-
URBA Max Funding Amount	100,000	105,000	110,250	115,763	121,551
DKA					
DKA Ambassador Program Budget	815,110	855,866	898,659	943,592	990,772
Grant Amount	203,778	213,967	224,665	235,898	247,693
Existing Ongoing funding	160,000	160,000	160,000	160,000	160,000
DKA Max Additional Funding Amount	43,778	53,967	64,665	75,898	87,693
TOTAL ADDITIONAL ONGOING FUNDING	143,778	158,967	174,915	191,661	209,244

Conclusion:

Council's previous direction to create policy for BIA Ambassador Program Funding is addressed in the draft Council Policy 393. The Policy provides a funding model for the 2025-2029 budget years that will enable both the City and participating BIAs to plan and budget for Ambassador Programs for the next five years.

Internal Circulation:

Office of the City Clerk
Infrastructure Operations Department
Financial Services Department
Communications Department

Legal/Statutory Authority:

Section 25, Community Charter
Section 215, Community Charter

Financial/Budgetary Considerations:

Council will consider the actual amounts provided to a BIA as part of the annual Budget process.

Submitted by: D. Caul

Approved for inclusion: S. Leatherdale, General Manager, People & Protective Services

cc:

Office of the City Clerk

Infrastructure Operations Department

Financial Services Department

Communications Department



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

Council Policy

BIA Ambassador Program Funding

ESTABLISHED November 4, 2024

Contact Department: Community Safety Services Branch

Guiding Principle

The Community Safety Plan seeks to create a community where people are safe and feel safe by bringing together a spectrum of government, community organizations, and the public to make a collective and sustained impact. The *Community Charter* provides Council, via bylaw, the ability to establish a business improvement area service and grant money to an organization that plans and implements a business promotion scheme.

Purpose

To establish a grant-funding model and criteria for a Business Improvement Area Ambassador Program.

Application

This policy applies to a Business Improvement Area interested in receiving support towards an Ambassador Program in the City of Kelowna.

Definitions

"Ambassador Program" means an ongoing initiative within the boundaries of a Business Improvement Area to enhance the safety and well-being of businesses and patrons that aims to prevent crime, enhance sense of safety, and improve the overall quality of life by fostering a secure and supportive environment.

"Business Improvement Area" has the same meaning as defined in the *Community Charter*.

"Business Promotion Scheme" has the same meaning as defined in the *Community Charter*

"Non-profit organization" means a society incorporated pursuant to the *Societies Act*.

"Public Space" has the same meaning as defined in Parks and Public Spaces Bylaw No. 10680.

Policy Statements

1. Eligibility Criteria
 - a) The Policy applies to a Business Improvement Area located within the City of Kelowna that has an Ambassador Program as part of their Business Promotion Scheme;
 - b) The Ambassador Program may be established or proposed;
 - c) To be considered eligible, an Ambassador Program must:
 - i. Enhance patron safety and security by providing a visible neighbourhood presence in the Business Improvement Area;
 - ii. Respond to non-emergency incidents from local businesses or patrons, including maintenance and cleaning requests;
 - iii. Provide general assistance and information to local businesses and patrons; and
 - iv. Improve Public Space and exterior business area cleanliness through routine maintenance.
 - d) The Business Improvement Area must be in good standing with the City of Kelowna, which includes:
 - i. No outstanding debts owed to the City of Kelowna;
 1. for example, an unpaid tax, fee, or penalty
 - ii. No previous history of defaulting on a grants, loans, or other financial agreements with the City; and
 - iii. A positive history of City of Kelowna Bylaw and policy compliance, if applicable.
2. Funding Formula
 - a) A Business Improvement Area is eligible to receive:
 - i. An annual set rate of \$100,000; or
 - ii. 25 per cent of the Ambassador Program costs, whichever is greater.

- b) The set rate noted in *Section 2.a.i* will increase by five percent (5 per cent) on January 1 each year, beginning January 1, 2026, as described in the following table:

2025	2026	2027	2028	2029
\$100,000	\$105,000	\$110,250	\$115,762	\$121,550

- c) A Business Improvement Area proposing a new Ambassador Program may be eligible for up to an additional \$40,000 for start-up costs. A new Ambassador Program funding request must be supported by a formal proposal to Council.
- d) Any authorized Ambassador Program funding that has not been expended in the year that the funding was authorized may be made available in the subsequent year, upon written approval by the Community Safety Director in consultation with the Financial Planning Manager.
3. Application Process
- a) Information that demonstrates the ability to meet *Section 1 Eligibility Criteria* must be submitted to the Finance Division by October 31 of each year.
4. Service Agreement Framework
- a) To enhance transparency and accountability, the City may require a service agreement for all or part of the Ambassador Program; if the applicant is successful under the funding criteria;
- b) The service agreement may further refine the Ambassador Program components of the Business Promotion Scheme identified in the Bylaw, which may include additional detail regarding:
- i. Eligible expenditures or a proposed budget;
 - ii. A defined quantity and quality of services to be provided;
 - iii. Reporting requirements or an evaluation framework; or
 - iv. Financial reporting.
5. Consideration of Approval
- a) It is Council's authority to consider, for approval, Ambassador Program funding as part of the annual Financial Plan process.

Business Improvement Area Ambassador Program Council Policy

November 4, 2024

Background

- ▶ Historically, City has funded the DKA's Downtown On-Call (DOC) "red shirt" program and Downtown Clean Team with a flat rate and minimal reporting requirements
- ▶ In 2024, URBA received a one-time \$130K start-up grant for its On-Call Pilot (Mayor's Task Force on Crime Reduction Recommendation #1)
- ▶ Need was identified for a formal, predictable funding mechanism for current & future initiatives by Business Improvement Areas (BIAs)

Benefits of Ambassador Program



Enhanced *Sense of Safety* in urban areas



Calls for service may be diverted from RCMP and Bylaw Services



Safety Education and Awareness for Business Owners



Improved maintenance and general cleanliness

Proposed Council Policy

- ▶ Establishes eligibility criteria:
 - ▶ BIA must be in good standing with City
 - ▶ must have an Ambassador Program

- ▶ BIA Ambassador Program must:
 - ▶ Enhance Patron Safety and Security through visible presence
 - ▶ Respond to non-emergency incidents, including clean up
 - ▶ Provide assistance and information to local businesses and patrons
 - ▶ Improve Public Space and business exterior cleanliness

Proposed Council Policy

- ▶ Defines a funding formula (start-up & ongoing)
 - ▶ Greater of \$100K or 25% of program costs annually
 - ▶ \$100k funding includes 5% annualized growth rate
 - ▶ Start-up funding envelope up to \$40K for new pilot programs
 - ▶ Annual unexpended funds may be made available the following year with City approval
- ▶ Applies core principles of accountability and transparency
 - ▶ Requires BIAs to submit annual reporting to Finance Division
 - ▶ Establishes option for Service Agreement Framework

Outcomes

- ▶ Standardized, equitable funding for all current & future BIAs
- ▶ Scalable funding for BIA programs
- ▶ Support for smaller, pilot projects
- ▶ Sustainable community safety improvements
- ▶ Enhanced transparency & accountability

Reporting & Service Agreements



**Reporting Requirements
annually by October 31st**



Quarterly updates

- Data / Metrics
- Trends
- Program Updates

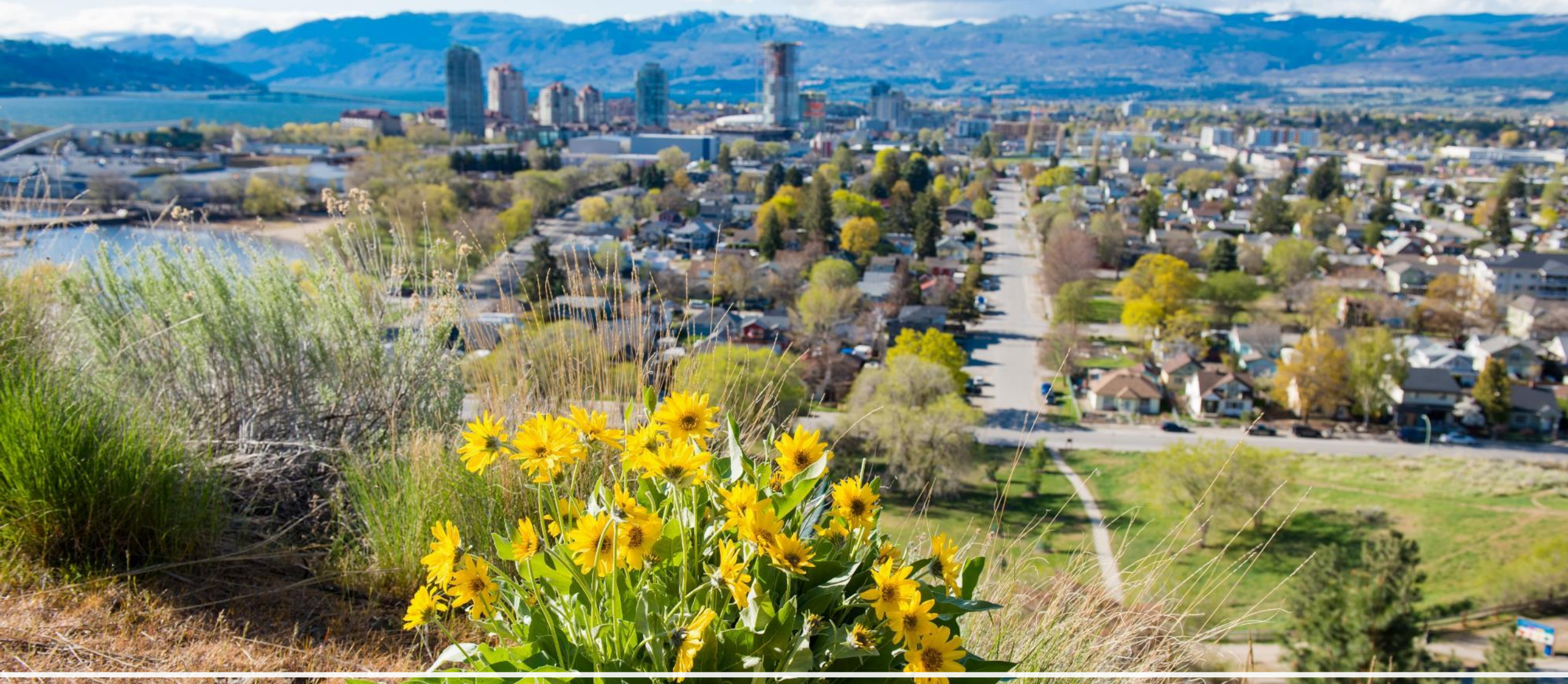


**Establishes Framework
for Service Agreements**

- Identifies roles and responsibilities
- Ensures financial transparency

Program Costs & City Funding

Year	2025	2026	2027	2028	2029
URBA					
URBA Ambassador Program	319,200	335,200	352,000	369,600	388,100
Grant	100,000	105,000	110,250	115,763	121,551
Existing ongoing funding	-	-	-	-	-
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DKA					
DKA Ambassador Program	815,110	855,866	898,659	943,592	990,772
Grant	203,778	213,967	224,665	235,898	247,693
Existing Ongoing funding	160,000	160,000	160,000	160,000	160,000



Comments & Questions?

CITY OF KELOWNA

Bylaw No. 12714

Amendment No. 1 to Uptown Rutland Business Improvement Area Bylaw No. 12427

WHEREAS the Community Charter, Section 154(1), empowers Council to delegate by bylaw its powers, duties and functions, including those specifically established by an enactment, to the extent provided, to an officer or employee of the municipality;

AND WHEREAS Council wishes to delegate to an officer or employee certain powers, duties and functions;

AND WHEREAS Council wishes to specify which officer or employee may set conditions and limitations on the receipt and expenditure of money on behalf of the City of Kelowna as it relates to a Business Improvement Area;

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the Uptown Rutland Business Improvement Area (URBA) Bylaw No. 12427 be amended as follows:

1. THAT **Section 2** be amended by deleting "Two Hundred and Seventy Thousand Five Hundred and Eight Dollars (\$270,508.00) per annum" and replacing with "Three Hundred and Eighty Thousand Seven Hundred and Fifty-eight Dollars (\$380,758) per annum".
2. THAT the following new subsection be added after **Section 4**:

"4.1 The General Manager, People and Protective Services, may set an objective, priority or goal for a project in a service agreement, which may stipulate:

 - (a) Conditions and limitations on the receipt and expenditure of money that commensurate with URBA performance of the project objective, priority or goal.
 - (b) That URBA provide a written report to the City, as reasonably required, using City-approved metrics to demonstrate the progress on the implementation of a project objective, priority, or goal. It may be reasonable to require a written report as often as once a month."
3. THAT **Section 11** be deleted in its entirety and replaced with the following:

"11. There shall be levied annually against all taxable land and improvements within the designated Business Improvement Area which fall within Class 5 or 6 of the Assessments – Class and Percentage Levels Regulation, B.C. Re. 438/81 excluding Federal, Provincial and Municipal owned properties used for government purposes, and based on assessed values, rates sufficient to raise \$270,508.00 per annum or such lesser amount granted to URBA pursuant to the provisions of this bylaw."
4. This bylaw may be cited as "Bylaw No. 12714, being Amendment No. 1 to Uptown Rutland Business Improvement Area Bylaw No. 12427".
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

CITY OF KELOWNA

Bylaw No. 12723

Amendment No. 1 to Kelowna Downtown Business Improvement Area Bylaw No. 12575

WHEREAS the Community Charter, Section 154(1), empowers Council to delegate by bylaw its powers, duties and functions, including those specifically established by an enactment, to the extent provided, to an officer or employee of the municipality;

AND WHEREAS Council wishes to delegate to an officer or employee certain powers, duties and functions;

AND WHEREAS Council wishes to specify which officer or employee may set conditions and limitations on the receipt and expenditure of money on behalf of the City of Kelowna as it relates to a Business Improvement Area;

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the Kelowna Downtown Business Improvement Area Bylaw No. 12575 be amended as follows:

1. THAT **Section 2** be amended by deleting "One Million, Five Hundred and Three Thousand, and Seventy-Five Dollars (\$1,503,075.00) per annum" and replacing with "One Million, Seven Hundred and Thirty Eight Thousand, Nine Hundred and Seventy Three Dollars (\$1,738,973.00) per annum".
2. THAT the following new subsection be added after **Section 4**:

"4.1 The General Manager, People and Protective Services, may set an objective, priority or goal for a project in a service agreement, which may stipulate:

 - (a) Conditions and limitations on the receipt and expenditure of money that commensurate with DKA performance of the project objective, priority or goal.
 - (b) That DKA provide a written report to the City, as reasonably required, using City-approved metrics to demonstrate the progress on the implementation of a project objective, priority, or goal. It may be reasonable to require a written report as often as once a month."
3. THAT **Section 9** be deleted in its entirety and replaced with the following:

"9. There shall be levied annually against all taxable land and improvements within the designated Business Improvement Area which fall within Class 5 or 6 of the Assessments – Class and Percentage Levels Regulation, B.C. Re. 438/81 excluding Federal, Provincial and Municipal owned properties used for government purposes, and based on assessed values, rates sufficient to raise \$1,503,075.00 per annum or such lesser amount granted to DKA pursuant to the provisions of this bylaw."
4. This bylaw may be cited as "Bylaw No. 12723, being Amendment No. 1 to Kelowna Downtown Business Improvement Area Bylaw No. 12575".
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: November 4, 2024
To: Council
From: City Manager
Subject: 2024-2025 Winter Operations Snow and Ice Control
Department: Infrastructure Operations

Recommendation:

THAT Council receives, for information, the Report from Infrastructure Operations dated November 4, 2024, regarding Snow & Ice Control Program preparedness.

Purpose:

To update Council on action underway to prepare for 2024/2025 winter snow and ice control.

Council Priority Alignment:

Transportation

Background:

The City of Kelowna delivers winter maintenance services for the mobility network, parks, and civic properties. The program is referred to as Snow and Ice Control (SNIC). Within these categories there are:

- 1725 lane km of roadways, 463 km of sidewalks, 308 km of bike lanes, 104 km of multi-use corridors, three pedestrian overpasses and 615 bus stops and 101 parking lots
- 77 Parks and 25 Civic properties are serviced under the winter maintenance program as well.
- Service is also provided to 60 km of public laneways that provide essential access for fire and solid waste removal vehicles.

Private roads and lanes within residential and commercial properties are not maintained by the City. SNIC measures for MoTI’s Highways 97 and 33 are provided by AIM, while snow and ice measures for the Bennett bridge are provided by Atkins Realis.

Discussion:

Preparations:

The City of Kelowna begins preparing for winter operations after the Labor Day weekend. The team conducts a review of past performance and issues, plans for equipment readiness, converts equipment for winter operations, and renews supplier contracts.

On October 1, the annual shift change notice was posted, allowing for a morning and afternoon shift starting November 18. The dual shift strategy expands regular scheduled hours to 16 hours per day. This standard shift structure helps avoid incurring overtime costs. During snow events, this schedule allows for easy coverage increases to a 24-hour service cycle to respond to the weather and utilize equipment throughout the day. When there is no snow maintenance required, our crews return to their regular duties such as pothole patching, crack sealing, and general maintenance.

Equipment:

The city has a diverse fleet of vehicles, most of which are dual purpose, converting from regular duties to winter service by adding snow and ice appendages. The city-owned fleet consists of tandem axle and single axle trucks with slip-in sanders and belly blade plows, one-ton trucks with front-mounted blade plows and rear sanders, trackless tractors with brush and/or front plows (for city-maintained sidewalk service), and numerous other supporting pieces of equipment such as graders and deicing units.

Contract Services:

The city has contracted out a portion of the snow and ice control measures in certain areas. This approach increases winter staff and equipment availability only when needed. Contractors are providing snow and ice control measures in 5 of the 21 roadways service areas. Additionally, winter services for city owned parking lots, parkades, transit pullouts, and three overpasses are also contracted out.

The 2024 budget for snow and ice specific services is \$2,800,000, with the current cost at \$ 1,700.00 (Jan -Mar 2024 response).

Snow Event Planning and Forecasting:

The city's weather response is guided by forecasts from Weathernet, a private third-party forecasting company. This year, the city is augmenting the forecasting services by using an additional local forecasting company. This will provide the team with increased accuracy based on local knowledge, allowing them to better prepare an appropriate response. Advanced warning is essential to scheduling crews and preparing equipment.

Extreme Weather Protocols:

During extended periods of sustained or heavy snow (or ice), various systems are in place to ensure a continued service delivery across the infrastructure. Media availability is planned before the event starts to provide the most accurate information to our citizens. During events, the team hosts twice-daily

conference calls for stakeholders in the community at large, such as SD23, RCMP, Fortis BC, and BC Ambulance. During these calls, updates on the anticipated weather and route clearing progress are provided. The team will issue parking bans in the 7 snow areas to facilitate winter maintenance if needed. When snow accumulation creates operational or traffic issues, the snow removal program will be activated. The city has created 6 snow-dumping areas in various parts of town where the removed snow will be stored.

Digital Transformation:

With the introduction of Cityworks in 2021, the teams are transitioning to a digital approach for snow and ice response. The snow and ice dashboard demonstrates adherence to council policy for each logged event, with digitally tracked routes and completion rates displayed in near real-time. Digital displays are being introduced in the cabs of the snow clearing equipment, with a plan to start the transition to “In Cab” service requests. This means that when an operator completes their route, a display will show all the open service requests for action, and each request can be marked off as complete in real-time. Further improvements to the near real-time map and dashboard overviews are required before creating public-facing versions for citizens.

Changes vs. 2023

Based on past performance reviews and non-compliance, several improvements and changes were made to the program as part of the continuous improvement cycle to enhance service levels across the various mobility networks:

- The 7 recommendations from the root cause analyses of the February 27, 2024, weather event were implemented in the current response. These recommendations addressed key issues such as forecast monitoring, forecast accuracy, and a response that was non-compliant with procedures, along with four contributing factors.
- The response zones were redrafted to deliver more consistent services across the various areas. Previously, there were 19 zones; now there are 21 zones with a truck dedicated to each zone.
- The sidewalk program has been moved to Parks Services and combined with the parks and civic properties snow program. This change aims to achieve higher efficiencies and deliver services within council-specified timelines.
- Enhanced local forecasting of events has resulted in better response planning.

Conclusion:

The City of Kelowna delivers a winter maintenance program that aims to create good winter surface conditions for sidewalks, pathways, civic properties and roads promptly and efficiently, balancing staff, equipment levels and contractors without unduly impacting property taxes.

Considerations applicable to this report:

Legal/Statutory Authority:

Traffic Bylaw 8120

Legal/Statutory Procedural Requirements:

Code of Practice for Environmental Management of Road Salts (ECC).

National Safety Code (NSC)

Existing Policy:

Council Policy 332

Council Policy 374

Financial/Budgetary Considerations:

Current Budget FY 2024 & 2025

Considerations not applicable to this report:

Consultation and Engagement:

Communications Comments:

Submitted by: G. Bos, Department Manager, Infrastructure Operations

Approved for inclusion: M. Logan, General Manager, Infrastructure



City of
Kelowna

Snow and Ice Control Program Overview

Winter Maintenance Services

- ▶ Winter Maintenance Services
 - ▶ Mobility Infrastructure Network
 - ▶ Walkways in parks
 - ▶ Civic properties
- ▶ Current Budget : \$ 2.8 M
- ▶ YTD : \$1.7 M



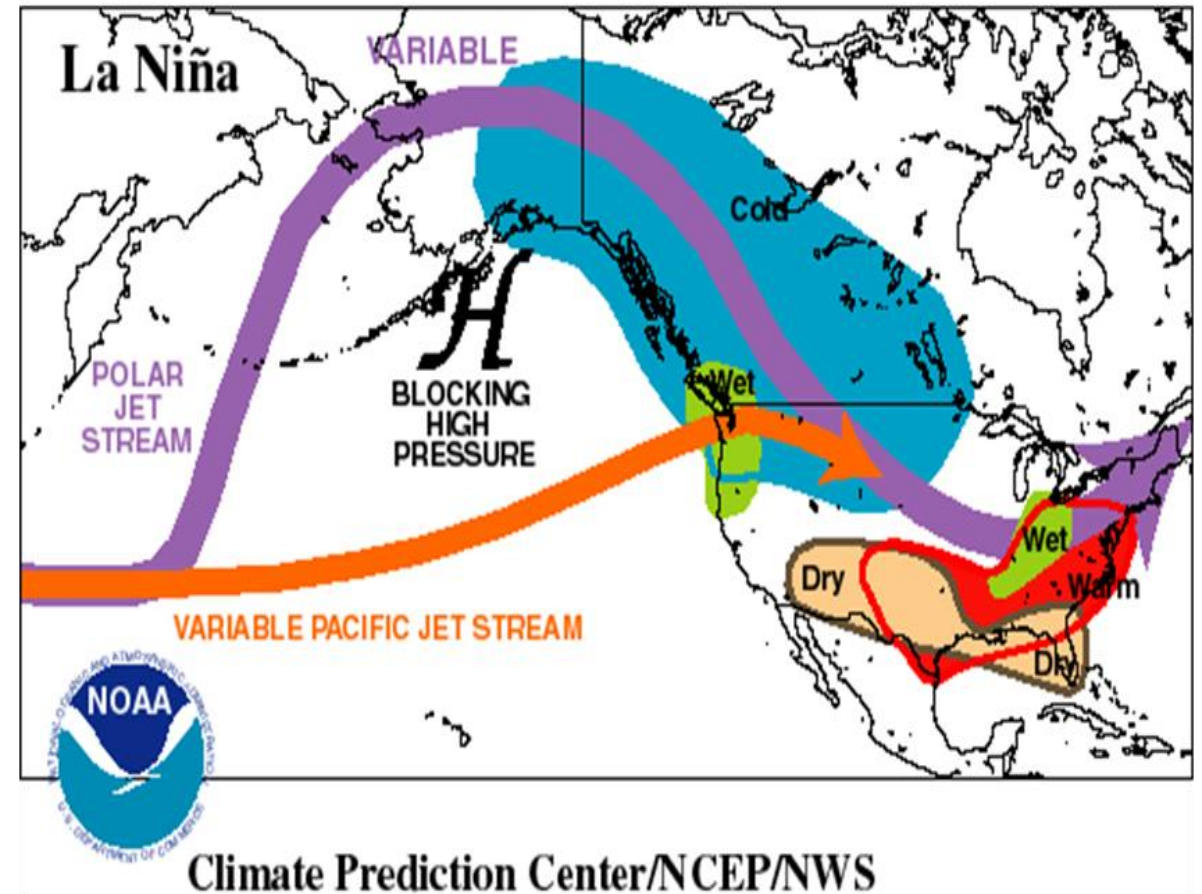
Service Areas



- ▶ Roadways and Corridors
- ▶ Parks and Civic Properties
- ▶ Sidewalks and Bus Stops
- ▶ Public Laneways
 - ▶ Service provided for Emergency Services and solid waste removal vehicle access
- ▶ Private Roads and Lanes
 - ▶ Not maintained by the City
- ▶ Highways 97 and 33
 - ▶ AIM
- ▶ Bennet Bridge
 - ▶ Atkins Realis

2024 Outlook

- ▶ Short forecasts are more accurate
- ▶ Seasonal Impact : ENSO
- ▶ Current status : La Nina Watch
- ▶ Not a strong indicator for unusual weather



Initial Preparations



- ▶ Preparations start post Labor Day weekend
- ▶ Performance Reviews
 - ▶ Team reviews past performance and issues
- ▶ Equipment Readiness
 - ▶ Plans for equipment readiness and conversions
- ▶ Shift Changes & Schedules
- ▶ Supplier Contracts
 - ▶ Renewals of supplier contracts (materials and services)

Equipment Complement



- ▶ Various Types of Trucks
 - ▶ Tandem axle and single axle trucks with belly blades and slip in sanders
 - ▶ One-ton trucks with front-mounted blade plow and rear sander
- ▶ Sidewalk Service Equipment
 - ▶ Trackless tractors with brush and/or front plow
- ▶ Supporting Equipment
 - ▶ Graders
 - ▶ Anti/De-icing units
 - ▶ Snow raiders

Snow Event Planning



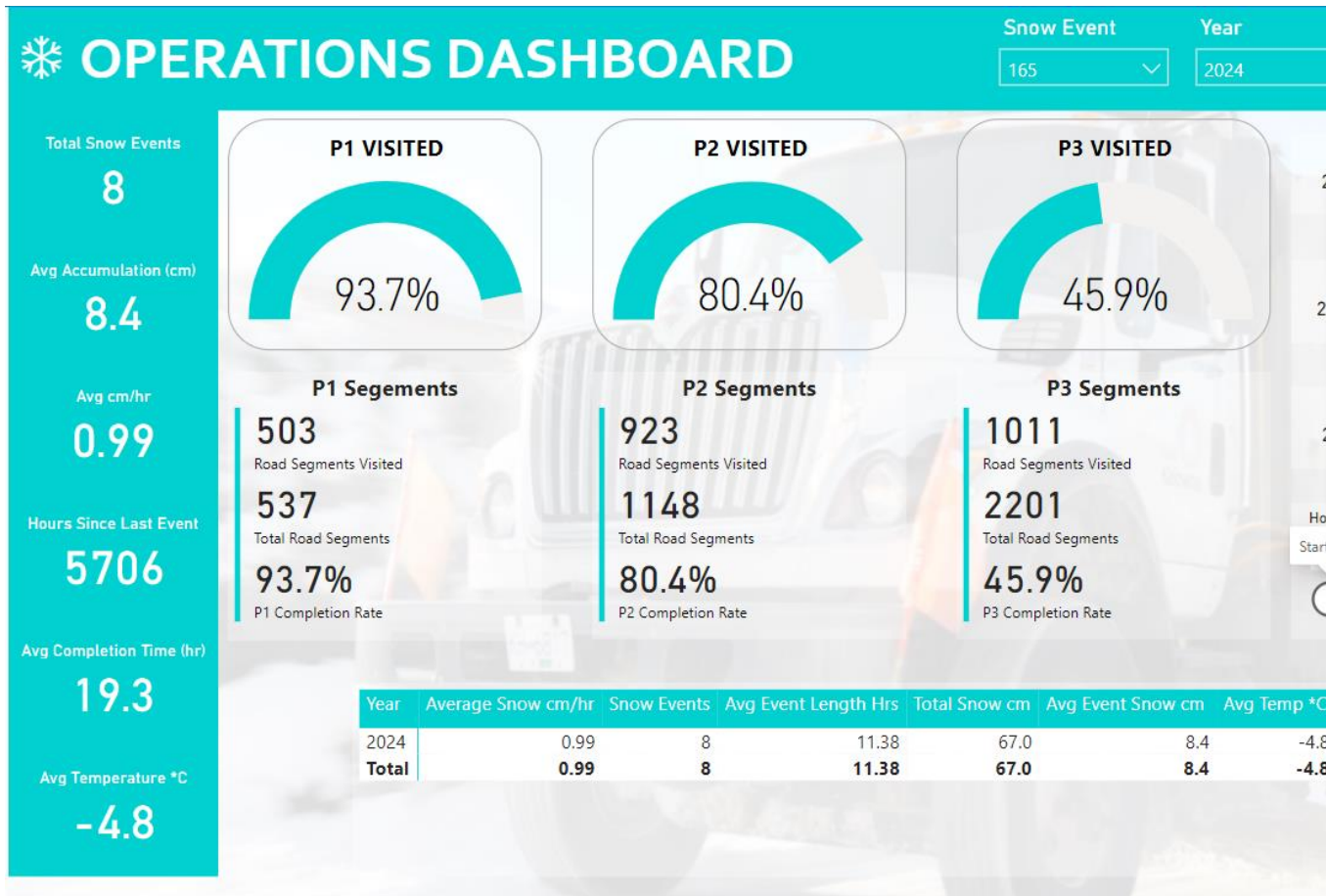
- ▶ Weather Response guided by Weathernet
 - ▶ Private third-party forecasting company
- ▶ Augmenting Forecasting Services
 - ▶ Using an additional local forecasting company
 - ▶ Increased accuracy based on local knowledge
- ▶ Better Preparation for Appropriate Response
 - ▶ Enhanced forecasting allows for improved planning

Extreme Weather Protocols



- ▶ Forecasted event 15 cm or multiple days.
- ▶ Media event before snow starts
- ▶ Twice daily conference calls
- ▶ Parking Bans
 - ▶ Issued in 7 snow areas
- ▶ Snow Removal Program
- ▶ 6 snow dumping areas

Digital Transformation



- ▶ Introduction of Cityworks in 2021
 - ▶ Transition to a digital approach for snow and ice response measurement
- ▶ Snow and Ice Dashboard
 - ▶ Demonstrates adherence to council policy
 - ▶ Digitally tracks routes
 - ▶ Displays completion rates in near real time
- ▶ Digital interfaces in snow clearing equipment
 - ▶ Displays open service requests for action
 - ▶ Allows marking off requests as complete in real time
- ▶ Future Improvements
 - ▶ Enhancements to near real time map and dashboard overviews
 - ▶ Creation of public-facing versions for citizens

Changes from 2023/2024 Season



- ▶ Implementation of Recommendations
 - ▶ 7 recommendations from root cause analyses of Feb 27, 2024, event
 - ▶ Incorporated into current response plan
- ▶ Sidewalk Program Transition
 - ▶ Moved to Parks Services for better management and improved efficiencies
- ▶ Combination with Snow Program
 - ▶ Integrated with parks and civic properties snow program
- ▶ Enhanced Service Delivery
 - ▶ AIM to deliver services more effectively
 - ▶ Higher service level across systems
- ▶ Improved Access
 - ▶ Ensures better access to civic properties
 - ▶ Facilitates public transit access



City of
Kelowna

Questions /Discussion

Report to Council



Date: November 4, 2024
To: Council
From: City Manager
Subject: Housing Action Plan Interim Report
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 November 4, 2024, regarding the Housing Action Plan Interim Report;

AND THAT Council directs Staff to further explore and report back on the draft objectives and actions of the Housing Action Plan as described in the report from the Housing Policy and Programs and Social Development Departments, dated November 4, 2024.

Purpose:

To receive an interim update on the Housing Action Plan report and to direct Staff to further explore and report back on the draft objectives and actions of the Housing Action Plan.

Council Priority Alignment:

Affordable Housing
Homelessness

Introduction and Overview:

As one of the fastest growing cities in Canada, Kelowna’s housing system is facing complex challenges to improving access to housing that meets people’s needs. The Housing Action Plan is designed to build upon past, ongoing, and future City efforts and investments in housing and social development, serving as a roadmap for our activities in the years ahead. The HAP is designed to address the critical housing challenges facing the community, ensuring that the City can meet both immediate and future needs. The plan aims to achieve two key outcomes:

- Ensure residents have access to suitable housing options.
- Maintain a housing system that adapts to future community needs.

Draft Objectives and Actions of the Housing Action Plan

To achieve these outcomes, the City has identified five high-level objectives:

1. Homelessness in Kelowna is rare, brief, and one-time.
2. Kelowna has a diversity of housing types, tenures, and affordability levels to meet the needs of all community members.
3. Kelowna continues to provide innovative leadership on housing issues.
4. The community's housing objectives are advanced through collaboration.
5. The City and its partners establish clear roles for decision-making roles for complex housing-related issues.

These proposed objectives are supported by 26 individual actions that have been selected to improve access to housing for people across the *safety net*, *housing with supports* and *market housing* areas of the Housing Wheelhouse. The actions are outlined in Attachment A – Draft Actions.

Recognizing the constraints of capacity, resources, and time, the City has prioritized five high-impact actions to facilitate swift and effective implementation. These actions were selected based on their potential for significant impact, their alignment with priority housing needs, and the effort required for implementation:

- Improve access to services for those experiencing or at risk of homelessness by enhancing communication and collaboration among service providers.
- Support tenants facing eviction due to redevelopment.
- Strengthen the City's incentives for affordable housing.
- Reduce municipal charges for affordable housing projects.
- Ensure minimum parking regulations don't reduce housing affordability by driving up development costs.

Developing the Plan:

The draft objectives and actions were developed based on several significant inputs, including the 2023 Housing Needs Assessment, insights from the Housing Wheelhouse, and feedback from both current and previous housing and homelessness-related initiatives. Additionally, contributions from for-profit and non-profit industry stakeholders played a crucial role in shaping these objectives and actions, ensuring they are well-informed and aligned with the needs of the community.

Housing Needs Assessment

The draft HAP objectives and actions build on key findings from the 2023 Housing Needs Assessment (HNA), which highlights several critical challenges. These include the severe impact on low-income renters and priority groups, a current housing deficit of 3,750 to 5,000 homes, and the need for up to 20,130 additional homes by 2031. It also addresses the shortage of subsidized rental housing, calling for a tenfold increase in delivery, and emphasizes the need for supportive housing, market rentals, and a wider range of ownership options.



Housing Wheelhouse

The HAP integrates actions across the Housing Wheelhouse to advance objectives related to both housing and homelessness. The Wheelhouse sets a framework for cohesive and coordinated action across every part of the housing system. It reflects the movement of individuals among different housing types throughout their lives and recognizes the diverse socio-economic and demographic needs of Kelowna residents.

Integration of Federal and Provincial Initiatives

The HAP objectives and actions build on the progress made under the Healthy Housing Strategy (HHS) and integrate key actions from the city's previous 5-year homelessness strategy. It leverages lessons learned and data in the HNA and aligns with several other initiatives to ensure a cohesive approach, including:

Housing Accelerator Fund (HAF): The HAP will incorporate the seven initiatives under the federal HAF, which are designed to expedite the creation of new housing units.

Reaching Home: The federal Reaching Home program will provide guidance on prioritizing actions within the HAP to effectively tackle homelessness.

Homes for People Action Plan: This provincial plan will serve as a basis for legislative reforms affecting housing policy, ensuring the HAP remains in sync with provincial housing legislation.

2023 Planning Legislation Changes: The province passed new housing legislation aimed at increasing multi-family housing availability, streamlining development processes, and strengthening tenant protections.

Provincial Housing Targets: The province has set specific housing targets to boost the supply of affordable and diverse housing options through the Housing Supply Act (Bill 43), introduced in 2023. The Act's goal is to increase both the amount and pace of new housing by establishing clear supply and affordability objectives for selecting high-growth, high-need municipalities.

Belonging in BC: Through this provincial strategy, the HEART and HEARTH programs will aid HAP's objectives by easing the shift from homelessness to stable housing, highlighting the dedication of both provincial and local authorities to tackle housing insecurity.

Industry Input

The City hosted a series of discussions, workshops and interviews with stakeholders in the housing and homelessness response systems to review and refine draft actions for the HAP, gathering feedback on key supports, necessary adjustments, and identified gaps. These sessions focused on members of the development community, local non-profits and people with lived experience. Feedback from these meetings has played a pivotal role in shaping the 26 draft initiatives and five high-impact actions.

Next Steps:

Staff will continue to investigate the proposed actions and develop a finalized version of the HAP for Council's consideration and endorsement in Q1, 2025. As part of this process, additional engagement will be conducted with industry members (for-profit and non-profit) to ensure a collaborative approach. The Plan will solidify the objectives and high-impact actions and include a comprehensive set of indicators to measure success. These indicators will align with provincial housing targets and legislative requirements, ensuring that the City's progress can be tracked in real-time and adjusted as needed to respond to emerging challenges.

Internal Circulation:

Long Range Policy Planning
Development Planning
Parking Services
Real Estate
Community Safety Services
Risk Management

Communications
Capital Planning and Asset Management
Development Services
Corporate Strategy & Performance
Financial Services
Development Engineering
Partnerships Office
Data Services & Analytics

Considerations applicable to this report:

Legal/Statutory Procedural Requirements:

2023 Legislative Changes

- Bill 16 – Housing Statutes Amendment Act
 - Includes measures to prevent renoventions, where tenants are evicted under the pretext of renovations, and;
 - Provides tenants with more security and stability in their housing arrangements, making it harder for landlords to evict tenants without a valid reason.
- Bill 44 – Small Scale, Multi-Unit Housing:
 - Increased the minimum densities in many single-family neighbourhoods by requiring single-family and duplex lots to allow;
 - A minimum of three to four units;
 - At least one secondary suite or accessory dwelling unit (ADU), and;
 - Six units minimum near frequently serviced transit stops.
- Bill 46 – Development Financing:
 - Altered the collection of development charges by municipalities;
 - Expanded the scope of Development Cost Charges (DCCs), and;
 - Introduced Amenity Cost Charges (ACCs) for funding local amenities.
- Bill 47 – Transit-Oriented Areas:
 - Increased minimum densities near transit stations and bus exchanges and removed minimum parking requirements in these areas, and;
 - Established four transit-oriented areas in Kelowna, enhancing residential zoning and supporting transit accessibility.

Existing Policy:

Healthy Housing Strategy, 2018
2040 Official Community Plan Bylaw
Imagine Kelowna

Consultation and Engagement:

On May 23, 2024, the City in collaboration with Urban Matters CCC conducted two stakeholder workshops to discuss the Housing Action Plan. These workshops aimed to gather input on the proposed draft actions for the HAP, identify areas of consensus, highlight necessary changes, and pinpoint any missing elements. Following these sessions, a detailed summary was created, offering additional context and updated actions, which was shared with the broader stakeholder community, including those who could not attend the workshops. The feedback received led to further refinement of the draft actions by City staff and consultants, ensuring each action was accompanied by a clear description.

Considerations not applicable to this report:

Communications Comments:

Financial/Budgetary Considerations

Legal/Statutory Authority:

Submitted by:

L. Sanbrooks, Planner II

G. Allison, Planner II

S. Martin, Social Development Supervisor

Approved for inclusion:

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

C. Cornock, Social Development Manager, Social Development

Appendix:

Attachment A – Draft Actions

Draft Actions

1.0 Homelessness in Kelowna is Rare, Brief, and One-Time		
Description of Actions: Systems planning, collaboration, and coordination to prevent homelessness and support people experiencing homelessness to access housing and support services.		
Actions		Wheelhouse Segment
1.1	<p>Oversee the roll out of rapid safety-net to bridge people from shelters to permanent housing.</p> <p>In 2023, the Ministry of Housing announced the introduction of HEARTH (Homeless Encampment Action Response Temporary Housing) model in Kelowna. HEARTH funding supports communities to develop and operate new emergency housing and shelter options identified in encampment response plans. 120 units are now operational—STEP Place (759 Crowley Avenue) & Trailside (2740 Hwy 97). The 3rd site, with an additional 60 units is currently under development.</p>	<p>Safety Net</p> <ul style="list-style-type: none"> • Emergency Shelter • Short-Term Supportive Housing
1.2	<p>Increase the diversity of shelter options.</p> <p>The number of people experiencing homelessness has increased faster than shelter capacity in Kelowna over the last three years. As well, there is a significant shortage of supportive housing in the community, and because housing takes years to build and there is a large existing housing deficit today, there is ongoing need for emergency shelter and rapid safety net housing, particularly in the short term.¹</p> <p>Engagement with service providers and people with lived experience of homelessness reveals gaps in Kelowna’s shelter system related to choice, including:</p> <ul style="list-style-type: none"> • Shelters without substance use • Smaller shelters with private spaces and programming • Shelter models that reflect sub-demographic populations (e.g., seniors, people with disabilities). 	<p>Safety Net</p> <ul style="list-style-type: none"> • Emergency Shelter • Short-Term Supportive Housing

1.3	<p>BIG MOVE: Improve access to services for those experiencing or at risk of homelessness by enhancing communication and collaboration among service providers.</p> <p>The City is delivering a 'Coordinated Access System' to simplify how individuals and families experiencing homelessness to access housing and supports Supported by the Federal Reaching Home program, this standardized process will enhance communication and coordination among service providers. This will lead to greater equity and transparency and allow people to receive supports without repeating their story to multiple service providers.</p> <p>The City's coordinated approach also includes partnership with the Ministry of Housing and BC Housing to implement a new integrated team of frontline partners to enhance encampment response, with the goal of preventing homelessness and helping people transition into housing.</p>	<p>Safety Net</p> <ul style="list-style-type: none"> • Emergency Shelter • Short-Term Supportive Housing <p>Housing with Supports</p> <ul style="list-style-type: none"> • Long-Term Supportive Housing • Subsidized Rental Housing
1.4	<p>Use a unified information management system to better understand how people flow in and out of homelessness.</p> <p>Unified data collection across the safety net and housing with supports systems is an integral part of the delivery of the City's Coordinated Access System. Key aspects of this work include:</p> <ul style="list-style-type: none"> • Improving the collection and use of data within a unified information management system • Establishing consistent and broad data sharing agreements across the sector. 	<p>Safety Net</p> <ul style="list-style-type: none"> • Emergency Shelter • Short-Term Supportive Housing <p>Housing with Supports</p> <ul style="list-style-type: none"> • Long-Term Supportive Housing • Subsidized Rental Housing
1.5	<p>Undertake advance planning for annual extreme weather, climate-related, and large-scale operational events (e.g. fires, floods).</p> <p>Recent extreme weather events and disaster responses have revealed opportunities for advance planning that helps the sector move away from crisis response during emergencies.</p>	<p>Safety Net</p> <ul style="list-style-type: none"> • Emergency Shelter • Short-Term Supportive Housing
1.6	<p>Explore and implement opportunities to support prevention of housing insecurity and homelessness.</p>	<p>Safety Net</p> <ul style="list-style-type: none"> • Emergency Shelter

	<p>Preventative and upstream efforts to address housing insecurity and homelessness will include:</p> <ul style="list-style-type: none"> • Efforts to address the pressures individuals and families face to meet their basic needs. • Diversion programming and targeted prevention through the early identification of risk factors. • Advocacy to improve transitions from discharge systems such as child protection, health and corrections. 	<ul style="list-style-type: none"> • Short-Term Supportive Housing <p>Housing with Supports</p> <ul style="list-style-type: none"> • Long-Term Supportive Housing • Subsidized Rental Housing
1.7	<p>BIG MOVE: Support tenants who are being evicted due to redevelopment.</p> <p>As Kelowna continues to grow, existing rental buildings may be redeveloped. Redevelopment processes can break-up existing tenant communities and force tenants into an unaffordable rental market, increasing housing insecurity and precarity.</p> <p>The <i>Residential Tenancy Act</i> provides supports and protects the rights of both landlords and tenants. Bill 16, passed in April 2024, gives municipalities new authority to establish stronger tenant protections. Kelowna will introduce measures requiring developers to create tenant relocation plans when redevelopment removes 5 or more rental units. A bylaw and guidelines will be implemented to protect and support tenants without unreasonably limiting redevelopment projects that help achieve the community’s housing objectives.</p>	<p>Safety Net</p> <ul style="list-style-type: none"> • Emergency Shelter • Short-Term Supportive Housing <p>Housing with Supports</p> <ul style="list-style-type: none"> • Long-Term Supportive Housing • Subsidized Rental Housing <p>Market Housing</p> <ul style="list-style-type: none"> • Rental Housing • Ownership Housing

<p>2.0 Kelowna Has a Diversity of Housing Types, Tenures, and Affordability Levels to Meet the Needs of All Community Members</p> <p>Description of Actions: Incentives, investments and protections that support housing choice across the Housing Wheelhouse, with a focus on protecting the existing supply of and building more affordable and market rental housing.</p>		
Actions		Wheelhouse Segment
2.1	Accelerate approvals for affordable housing.	<p>Housing with Supports</p> <ul style="list-style-type: none"> • Long-Term Supportive Housing

	<p>The City is working to significantly accelerate approvals for affordable housing projects, building on its success with secondary suites and infill housing. Measures under consideration include internal timeline adjustments, addressing bottlenecks through pre-zoning and expedited approvals, and exploring the delegation of approvals from Council to staff.</p>	<ul style="list-style-type: none"> • Subsidized Rental Housing <p>Market Housing</p> <ul style="list-style-type: none"> • Rental Housing • Ownership Housing
<p>2.2</p>	<p>BIG MOVE: Strengthen the City's incentives for affordable housing.</p> <p>The City is aiming to increase the use of its density bonusing program to secure more community benefits, including affordable housing units or contributions to the Housing Opportunities Reserve Fund (HORF), in alignment with new provincial requirements. This effort includes a review of the program to ensure it delivers meaningful benefits and is supported by an analysis of the City's development incentives, which will assess the impact of changes to the density bonusing program.</p> <p><i>In alignment with HAF Initiative 2: Incentives.</i></p>	<p>Housing with Supports</p> <ul style="list-style-type: none"> • Subsidized Rental Housing <p>Market Housing</p> <ul style="list-style-type: none"> • Rental Housing • Ownership Housing
<p>2.3</p>	<p>BIG MOVE: Reduce municipal charges for affordable housing projects.</p> <p>Kelowna's Rental Housing Grant Program offsets Development Cost Charges (DCCs) for affordable rental projects, but the grant amounts vary based on the number of applications each year. The City is considering redesigning the program to use a sliding scale grant based on a project's affordability level, providing more certainty for housing projects. This effort is supported by an analysis of the City's development incentives, including the impact of changes to the grant program.</p> <p><i>In alignment with HAF Initiative 2: Incentives.</i></p>	<p>Safety Net</p> <ul style="list-style-type: none"> • Emergency Shelter • Short-Term Supportive Housing <p>Housing with Supports</p> <ul style="list-style-type: none"> • Long-Term Supportive Housing • Subsidized Rental Housing <p>Market Housing</p> <ul style="list-style-type: none"> • Rental Housing
<p>2.4</p>	<p>Review rental housing tax exemptions to support for other forms of tenure, including cooperative rental housing.</p> <p>The City of Kelowna provides a 100 percent municipal tax exemption on the "revitalization amount" for ten years for new purpose-built rental housing. This exemption is part of a larger revitalization tax exemption program.</p>	<p>Housing with Supports</p> <ul style="list-style-type: none"> • Long-Term Supportive Housing • Subsidized Rental Housing <p>Market Housing</p> <ul style="list-style-type: none"> • Rental Housing

	<p>The City is looking to expand this exemption to include other forms of tenures that support long-term affordability, including co-operative rental housing and forms of affordable ownership that secure affordability over the long-term.</p>	
2.5	<p>Expand opportunities for secondary suites in townhomes in alignment with BC Building Code.</p> <p>Secondary suites are a useful tool to provide gentle density to established neighbourhoods. The City has taken several steps to support the development of secondary suites including a simplified online web portal and materials for homeowners.</p> <p>The City is looking to increase the development of secondary suites by permitting them in MF2 – Townhouse Housing zoning.</p> <p><i>In alignment with HAF Initiative 1: Infill.</i></p>	<p>Market Housing</p> <ul style="list-style-type: none"> • Rental Housing • Ownership Housing
2.6	<p>Increase density as-of-right along select Transit Supportive Corridors.</p> <p>The City is seeking to permit higher-density residential and mixed-use development along several Transit Supportive Corridors (TSCs) in the City's Core Area. The City is piloting allowing higher density development along five of the 12 TSCs identified in the Official Community Plan. This work will take place over the next two years. The primary focus is to allow up to six-storey development as-of-right along these corridors.</p> <p><i>In alignment with HAF Initiative 3: Transit Supportive Corridors.</i></p>	<p>Market Housing</p> <ul style="list-style-type: none"> • Rental Housing • Ownership Housing
2.7	<p>Invest in infrastructure that supports housing.</p> <p>The City is focused on unlocking housing supply by researching, planning, and investing in infrastructure. Through this work, the City will invest in infrastructure improvements that address infrastructure capacity limits that limit housing development.</p> <p>The City is also exploring how to partner with developers to expand the impact of required infrastructure improvement projects. Example projects include water system upgrades, stormwater</p>	<p>Safety Net</p> <ul style="list-style-type: none"> • Emergency Shelter • Short-Term Supportive Housing <p>Housing with Supports</p> <ul style="list-style-type: none"> • Long-Term Supportive Housing • Subsidized Rental Housing <p>Market Housing</p> <ul style="list-style-type: none"> • Rental Housing • Ownership Housing

	management planning, disaster mitigation, and sewer system upgrades. <i>In alignment with HAF Initiative 6: Infrastructure.</i>	
2.8	<p>BIG MOVE: Ensure parking regulations don't reduce housing affordability by driving up development costs.</p> <p>Parking is the single largest cost factor in new development, second only to the construction of the home itself. Parking requirements for new development can have major impacts on the viability and affordability of new housing. If set too high, parking requirements can reduce the supply of new homes and exacerbate affordability challenges.</p> <p><i>This action is currently being examined by staff as part of a larger review of the parking-related impacts of new development.</i></p>	<p>Housing with Supports</p> <ul style="list-style-type: none"> • Subsidized Rental Housing <p>Market Housing</p> <ul style="list-style-type: none"> • Rental Housing • Ownership Housing

<p>3.0 Kelowna Continues to Provide Innovative Leadership on Housing Issues</p> <p>Description of Actions: Exploring ways to make use of new policy tools, supporting innovative construction and development approaches, and continuing research on innovations that will strengthen the City's approach to housing issues.</p>		
	Actions	Wheelhouse Segment
3.1	<p>Work with community partners to prepare systems and policies to support new single-stair building forms being permitted by the Province.</p> <p>The Province has made a significant change to the Building Code, allowing for the construction of single-staircase residential buildings up to 6 storeys tall, with a maximum of 4 units per floor. This will make it more viable to build this housing form in Kelowna. The City is reviewing its systems and policies to ensure there are no unnecessary barriers to building this form of development.</p>	<p>Safety Net</p> <ul style="list-style-type: none"> • Emergency Shelter • Short-Term Supportive Housing <p>Housing with Supports</p> <ul style="list-style-type: none"> • Long-Term Supportive Housing • Subsidized Rental Housing <p>Market Housing</p> <ul style="list-style-type: none"> • Rental Housing • Ownership Housing
3.2	<p>Work with community partners to prepare systems and processes to support the implementation of recent changes to Provincial accessibility legislation.</p>	<p>Safety Net</p> <ul style="list-style-type: none"> • Emergency Shelter • Short-Term Supportive Housing

	<p>The Province has updated the BC Building Code to enhance accessibility and mandated the City of Kelowna to establish an accessibility committee and strategy. In response, the City has formed an Accessibility Advisory Committee and is developing an Accessibility Plan to identify and address barriers, with the plan expected to go before Council by the end of 2024. The City is also reviewing housing incentives in light of the new Building Code changes and will implement any relevant actions from the Accessibility Plan.</p>	<p>Housing with Supports</p> <ul style="list-style-type: none"> • Long-Term Supportive Housing • Subsidized Rental Housing <p>Market Housing</p> <ul style="list-style-type: none"> • Rental Housing • Ownership Housing
3-3	<p>Explore affordable ownership through a feasibility study for a shared equity project.</p> <p>Shared equity housing is an innovative homeownership model where property equity is shared between the homebuyer and another entity, making housing more affordable and maintaining long-term affordability through resale restrictions. The City will explore this and other affordable homeownership models, focusing on understanding the necessary governance and administrative requirements before implementing any program.</p>	<p>Market Housing</p> <ul style="list-style-type: none"> • Ownership Housing
3.4	<p>Invest in technological solutions, including data management, related to housing.</p> <p>The City is using technology to speed up housing approvals, improve certainty in the process, and support evidence-based decisions. This includes developing an online building permit application system, exploring the use of Artificial Intelligence for reviewing housing applications, and optimizing the collection and management of housing-related data.</p> <p><i>In alignment with HAF Initiative 7: Data & Technology.</i></p>	<p>Safety Net</p> <ul style="list-style-type: none"> • Emergency Shelter • Short-Term Supportive Housing <p>Housing with Supports</p> <ul style="list-style-type: none"> • Long-Term Supportive Housing • Subsidized Rental Housing <p>Market Housing</p> <ul style="list-style-type: none"> • Rental Housing • Ownership Housing

<p>4.0 The Community’s Housing Objectives are Advanced Through Collaboration</p> <p>Description of Actions: Developing communications and advocacy strategies to complement the other actions identified in this Action Plan.</p>	
<p>Actions</p>	<p>Wheelhouse Segment</p>

<p>4.1</p>	<p>Advocate for and support the development of integrated healthcare and housing options.</p> <p>Advancing integrated healthcare and housing options is crucial for addressing the interconnected needs of vulnerable populations. This approach acknowledges that housing is a fundamental base for stability, but housing alone cannot provide stability for vulnerable populations. Integrating healthcare and housing options can be more cost-effective, produce better health outcomes, improve housing stability, and promote overall well-being (e.g. Complex Care).</p> <p>Integrating healthcare and housing options will be led by social and health sectors. The City’s role is to advocate to senior governments to ensure local organizations have the capacity and resources to advance this work.</p>	<p>Safety Net</p> <ul style="list-style-type: none"> • Emergency Shelter • Short-Term Supportive Housing <p>Housing with Supports</p> <ul style="list-style-type: none"> • Long-Term Supportive Housing • Subsidized Rental Housing
<p>4.2</p>	<p>Continue to advocate for senior government to help address local housing needs.</p> <p>As housing needs grow, the City faces key barriers requiring senior government support. Immediate challenges include a \$388 million infrastructure deficit over the next 10 years, as identified in the 2030 Infrastructure Plan, and limitations in internal and local industry capacity for delivering new housing and infrastructure. The City will continue to advocate for provincial and federal support to address these issues and build capacity for housing development.</p>	<p>Safety Net</p> <ul style="list-style-type: none"> • Emergency Shelter • Short-Term Supportive Housing <p>Housing with Supports</p> <ul style="list-style-type: none"> • Long-Term Supportive Housing • Subsidized Rental Housing <p>Market Housing</p> <ul style="list-style-type: none"> • Rental Housing • Ownership Housing
<p>4.3</p>	<p>Review policies and procedures to ensure they support the use of innovative construction approaches (e.g. modular housing).</p> <p>The City is regularly reviewing new and innovative solutions to address the community’s housing needs. Modular housing is one solution that could help produce housing faster, cheaper, and with a lower environmental footprint. As this innovation becomes more feasible in the market, the City is committed to regularly reviewing its policies to ensure there are no undue barriers to supporting modular housing and other innovative construction methods.</p>	<p>Safety Net</p> <ul style="list-style-type: none"> • Emergency Shelter • Short-Term Supportive Housing <p>Housing with Supports</p> <ul style="list-style-type: none"> • Long-Term Supportive Housing • Subsidized Rental Housing <p>Market Housing</p> <ul style="list-style-type: none"> • Rental Housing • Ownership Housing
<p>4.4</p>	<p>Coordinate with regional partners to align housing policies, regulations and procedures.</p>	<p>Safety Net</p> <ul style="list-style-type: none"> • Emergency Shelter

	<p>Alignment among senior governments and regional partners reduces complexity for housing developers. As the City implements new actions, it will need to ensure its new direction will not add unnecessary complications for partners trying to align their projects with senior government funding programs and build projects in other parts of the region.</p> <p>The City will continually review its policies to ensure they are aligned with senior-level government supports and regulations and meet regularly with regional partners to discuss the alignment of policies, regulations, and procedures.</p>	<ul style="list-style-type: none"> • Short-Term Supportive Housing <p>Housing with Supports</p> <ul style="list-style-type: none"> • Long-Term Supportive Housing • Subsidized Rental Housing <p>Market Housing</p> <ul style="list-style-type: none"> • Rental Housing • Ownership Housing
4.5	<p>Leverage City-owned land to support affordable housing.</p> <p>The City aims to expand and accelerate affordable housing by using City-owned land and forming new partnerships. This includes acquiring land for affordable projects, implementing the Middle-Income Partnership with three initial sites, supporting BC Builds Projects, and continuing support for BC Housing’s Community Housing Fund projects.</p> <p><i>In alignment with HAF Initiatives 4 & 5: Land Acquisition and Partnerships.</i></p>	<p>Safety Net</p> <ul style="list-style-type: none"> • Emergency Shelter • Short-Term Supportive Housing <p>Housing with Supports</p> <ul style="list-style-type: none"> • Long-Term Supportive Housing • Subsidized Rental Housing <p>Market Housing</p> <ul style="list-style-type: none"> • Rental Housing

<p>5.0 The City and Its Partners Have Clear Governance Roles for Decision-Making on Complex Housing-Related Issues</p> <p>Description of Actions: Working with partners to define clear roles for collective action, with a specific focus on addressing health and social service issues, developing affordable and missing middle income housing, and supporting alternative forms of housing tenure.</p>		
	<p style="text-align: center;">Actions</p>	<p style="text-align: center;">Wheelhouse Segment</p>
5.1	<p>Identify and establish appropriate governance structures between the City, housing, health, and social services providers that supports alignment on actions, shared decision-making, accountability, and measurement of safety net and supportive housing.</p> <p>As a first step in this work, the City will be undertaking engagement with the development sector, social</p>	<p>Safety Net</p> <ul style="list-style-type: none"> • Emergency Shelter • Short-Term Supportive Housing <p>Housing with Supports</p> <ul style="list-style-type: none"> • Long-Term Supportive Housing

	<p>sector, and senior leadership and Council at the City. This engagement will be used to determine the direction of the governance structure.</p> <p>Early discussions with the social sector have highlighted opportunities such as a collaboration table that would bring together leaders from across the community to focus of social development. Before a structure can be determined, the City will undertake engagement with key interested and affected parties to determine shared objectives and identify potential structures.</p>	<ul style="list-style-type: none"> • Subsidized Rental Housing
<p>5.2</p>	<p>Determine Kelowna’s governance role in promoting a range of alternative forms of tenure (e.g. co-op, affordable ownership, etc.).</p> <p>The City of Kelowna is exploring its role in promoting alternative housing models, such as co-ops and shared-equity housing, which could address local housing challenges. To develop successful initiatives, the City will first assess its capacity to support these models and engage with relevant stakeholders to ensure effective implementation.</p>	<p>Housing with Supports</p> <ul style="list-style-type: none"> • Subsidized Rental Housing <p>Market Housing</p> <ul style="list-style-type: none"> • Rental Housing • Ownership Housing



City of
Kelowna

Housing Action Plan Interim Update

November 4, 2024

Purpose



To receive the Housing Action Plan Interim Report.



To direct Staff to further explore and report back on the draft objectives and actions of the Housing Action Plan as described in the report.

Housing Action Plan 'HAP'

- ▶ Create a Plan that will achieve two key outcomes:
 1. Ensure residents have access to suitable housing options.
 2. Maintain a housing system that adapts to future community needs.
- ▶ The HAP builds upon past, ongoing, and future City efforts and investments in housing and social development, serving as a roadmap for our activities in the years ahead.

Objectives

1. Homelessness in Kelowna is rare, brief, and one-time.
2. Kelowna has a diversity of housing types, tenures, and affordability levels to meet the needs of all community members.
3. Kelowna continues to provide innovative leadership on housing issues.
4. The community's housing objectives are advanced through collaboration.
5. The City and its partners have clear governance roles for decision-making on complex housing-related issues.

Developing the Plan

- ▶ Housing Needs Assessment (2023)
- ▶ Housing Wheelhouse



Integration of Federal & Provincial Initiatives

Housing
Accelerator
Fund (HAF)

Homes for
People Action
Plan

2023 Planning
Legislation
Changes

Provincial
Housing
Targets

Reaching
Home

Belonging in
BC

Local Voices

- ▶ Industry
- ▶ Social and Health
- ▶ Business associations
- ▶ NGOs
- ▶ Lived and Living Experience



Prioritizing High-Impact Actions



26 actions identified to meet the objectives of the HAP



5 high-impact actions to facilitate swift and effective implementation

High-Impact Actions

1

Improve access to services for those experiencing or at risk of homelessness by enhancing communication and collaboration among service providers.

High-Impact Actions

2

Support tenants facing eviction due to redevelopment.

High-Impact Actions

3

Strengthen the City's incentives for affordable housing.

High-Impact Actions

4

Reduce municipal charges for affordable housing projects.

High-Impact Actions

5

Ensure minimum parking regulations don't reduce housing affordability by driving up development costs.

Summary & Next Steps

- ▶ Staff seeking Council endorsement of draft objectives and actions
- ▶ Should Council direct staff to explore and report back:
 - ▶ Staff will present a finalized **Housing Action Plan** in 2025
 - Additional engagement with local voices
 - Present a set of indicators to measure success of actions



Questions?

For more information, visit kelowna.ca.

Report to Council



Date: November 4, 2024
To: Council
From: City Manager
Subject: HAF Transit Supportive Corridor Pilot Project
Department: Long Range Planning & Housing Policy and Programs

Recommendation:

THAT Council receives, for information, the report from the Long Range Planning & Housing Policy and Programs departments dated November 4, 2024 with information about the Housing Accelerator Fund Transit Supportive Corridor Pilot Project.

Purpose:

This report is to provide information to and seek feedback from Council regarding the Transit Supportive Corridor Pilot Project occurring as part of the Housing Accelerator Fund.

Background:

In 2023, the City of Kelowna received \$31.5M from the federal Housing Accelerator Fund (HAF). The purpose of the HAF is to encourage local governments to increase the housing supply. The HAF requires the City of Kelowna to permit approximately 7,000 housing units by October 2026. To achieve HAF goals, the City established seven HAF Initiatives which were committed to in the grant agreement.

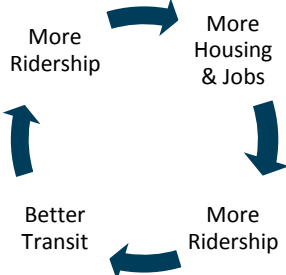
Under one of the HAF Initiatives, the City is leading a Pilot Project to explore pre-zoning select Transit Supportive Corridors (TSCs) to allow for more housing. TSCs are not currently pre-zoned, meaning properties along TSCs must rezone on a case-by-case basis, adding time and uncertainty. As such, properties adjacent to TSCs may be less favourable for redevelopment compared to properties in other areas of the city where zoning is in place such as Urban Centres, Transit-Oriented Areas, and infill areas. This report outlines a vision for what TSCs could look like in the Kelowna context and next steps for the TSC Pilot Project.

Discussion:

Why Transit Supportive Corridors?

Accommodating new housing in areas close to transit can kickstart a positive feedback loop: adding people and jobs on the way between major destinations increases transit ridership. More ridership allows us to provide better transit, which in turn attracts more riders and supports more housing

Figure 1 - Housing & Transit Feedback Loop



(Figure 1 **Error! Reference source not found.** **Error! Reference source not found.**).

Multiple dwelling housing is critical to addressing our housing needs.

Kelowna's [Housing Needs Assessment](#) confirms that 18,750+ new housing units are needed by 2031. Not providing this housing may result in decreased housing affordability and increased homelessness.

In terms of affordability, multiple dwelling homes typically cost 10 to 40 per cent less than comparable single-dwelling homes. Furthermore, 4-6 storey wood frame apartments are faster and less expensive to build than other forms of apartment housing. Low-rise apartments are therefore a more affordable housing option and a key component of meeting our housing targets. In short, Kelowna needs to provide a lot of room for low rise apartments to meet our goals – so, where should this housing go?

Public transit is vital to addressing our transportation needs.

Improved transit means more options for residents to get around, which can help to reduce the need for cars and improve traffic outcomes. Strategic investment in transit has numerous benefits including:

- **Higher people-moving capacity.** Transit can move more people using less space than cars.
- **Reduced parking pressure.** Transit provides non-car options to access busy destinations.
- **Safer streets.** Increasing transit use reduces injury and death.
- **Decreased transportation costs.** People with good access to transit typically drive less, reducing their transportation costs.
- **Better access for all.** Transit makes it easier to get around, including for people with disabilities, seniors, youth, lower-income residents, and other populations that are less likely to drive.

Locating housing on the way between major destinations makes transit better.

Accommodating housing along corridors between key destinations makes it possible to have a successful transit system that takes people where they want to go. To get transit and housing working together, the City established Transit Supportive Corridors (TSCs): streets identified for more housing, a greater mix of uses, and increased transit service.

Overall, accommodating more housing and services along TSCs—when combined with investment in transportation—can provide economic, environmental, and social benefits including:

- **Optimized infrastructure and transit spending.** Compact development reduces infrastructure costs, allowing more people to be served per dollar invested.
- **Amplified economic impact.** Transit-oriented development aligns with grants, attracts private investment, supports existing and new businesses, and improves access to jobs.
- **Reduced impact on natural areas.** Focusing growth along TSCs reduces pressure to develop on the edges of our city.
- **Reduced climate impacts.** Better access means less driving, which reduces carbon emissions.
- **Improved health outcomes.** Residents of compact neighbourhoods with non-car options are healthier and live longer than residents in car-dependent areas.

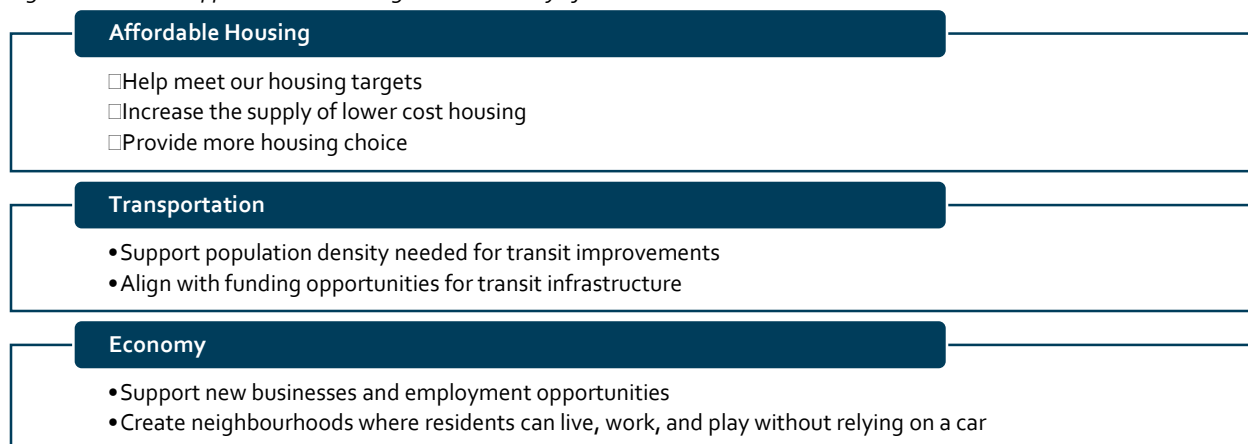
What challenges are associated with Transit Supportive Corridors?

TSCs have many benefits, but they also present some challenges. As TSC areas accommodate new housing, businesses, and transit, existing neighbourhoods will experience incremental—but potentially significant—change. Furthermore, new development in TSC areas can help make our streets exciting public spaces but may increase the number of vehicles parked on the street. Additionally, redevelopment may displace existing residents. These challenges must be addressed through thoughtful policies, regulations, and processes.

How do Transit Supportive Corridors fit with the Council Priorities?

Focusing development along TSCs aligns with several Council Priorities, particularly under the *Affordable Housing, Transportation, and Economy* categories, as identified in Figure 2.

Figure 2 - Transit Supportive Corridor Alignment with City of Kelowna Council Priorities



What could Transit Supportive Corridors look like in the Kelowna context?

Coordinating housing and transportation is an established practice. Successful transit-oriented areas exist in mid-sized cities across North America and beyond. Transit options can include high frequency buses, bus rapid transit, or other options, depending on the city's context. Higher density buildings—including 6-plus storey mixed-use buildings—are common in transit accessible areas, as are public amenities like plazas and street trees.

Under the HAF TSC Pilot Project, staff will review examples and conduct analysis to determine the right mix of transit, residential and commercial density, and public spaces that will work for our city. Ultimately, the aim is to pre-zone parts of select TSCs¹ to enable—over time—densities that can support improved transit and local services. The three central goals of the Pilot Project are to:

1. Achieve residential density that supports our housing and transportation goals
2. Protect enough road right-of-way for current and future transportation needs
3. Support pleasant public spaces

The Pilot Project will address the following questions as per the HAF agreement and Council feedback:

- **Which transportation options are feasible for our TSCs?** The Pilot Project is being coordinated with transportation planning work, such as the Richter Corridor Study, and will include an evaluation of transportation options.
- **How will buildings transition from TSCs to adjacent neighbourhoods?** The Pilot Project will assess neighbourhood transition, including building design, site planning, and parking.
- **How can we support a variety of buildings along TSCs?** The Pilot Project will consider adjustments to the Zoning Bylaw and OCP to allow for variety in the built form along TSCs.

¹ Pilot TSCs include segments of Pandosy St, Richter St, Lakeshore Rd, Clement Ave, Gordon Dr, and Bernard Ave. (Pandosy St: from Francis Ave to Wardlaw Ave. Richter St: Birch Ave to Wardlaw Ave, Brune Ave to Harvey Ave, Bernard Ave to Coronation Ave east side only. Lakeshore Rd: Swordy Rd to Mission Creek. Clement Ave: Richter St to Gordon Dr. Gordon Dr: Clement Ave to Bernard Ave. Bernard Ave: Ethel St to Glenmore Dr.) These TSCs were selected due to coordination with existing projects and to evaluate a variety of TSC types.

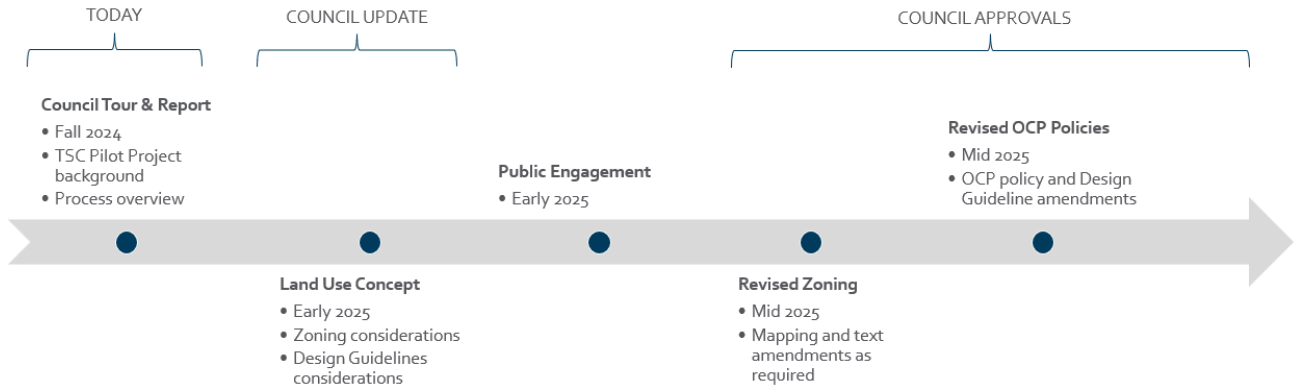
- **How do we ensure that TSCs are pleasant streetscapes?** Staff will examine OCP policy, Functional Road Classifications and cross-section design as part of the Pilot Project.
- **What are the taxation impacts and options for directly impacted property owners?** Staff will work with property owners and BC Assessment to understand implications.

Even with pre-zoning, TSC areas will develop incrementally over many years. Additionally, redevelopment will still have site-specific review through the Development Permit process.

What are the next steps?

The TSC Pilot Project is a cross-departmental, collaborative process. The Pilot Project approach will allow staff to learn from the process which can then inform future work related to TSCs. The project is anticipated to follow the process outlined in Figure 1.

Figure 1 - TSC Pilot Project Process



Conclusion:

In summary, staff are analyzing land use and transportation options for select TSCs via a Pilot Project. The objective of this work, in accordance with the City’s HAF commitments, is to pre-zone select TSCs for higher density development. Allowing for higher density development in areas where transit service is—and will continue to be—prioritized supports several Council priorities including *Affordable Housing*, *Transportation*, and *Economy* as well as having additional environmental and social benefits.

Internal Circulation:

- Integrated Transportation Department
- Development Engineering Department
- Development Planning Department
- Real Estate Services Department
- Parks Planning & Design Department

Considerations applicable to this report:

Existing Policy:

Orienting development along TSCs aligns with many City policies including but not limited to the *Imagine Kelowna Vision*, the *Official Community Plan Pillars*, and the *Transportation Master Plan Goals*.

Financial/Budgetary Considerations:

This project and all associated costs are to be funded by the Housing Accelerator Fund.

Considerations not applicable to this report:

Legal/Statutory Authority

Legal/Statutory Procedural Requirements
External Agency/Public Comments

Submitted by: R. Miles, Long Range Planning Manager & A. Janousek, HAF Project Manager

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

Attachments: Attachment A – PowerPoint Presentation



City of
Kelowna



Cawston

HAF Transit Supportive Corridor Pilot Project

The Vision



Purpose

The purpose of this report is to provide information to and seek feedback from Council regarding the Transit Supportive Corridor (TSC) Pilot Project being undertaken as part of the Housing Accelerator Fund.

Agenda

- ▶ Background
- ▶ Pilot Project Overview
- ▶ Transit Supportive Corridors Overview
- ▶ Vision for the Kelowna Context
- ▶ Conclusion & Next Steps



Housing Accelerator Fund (HAF)

- ▶ \$31.5M to increase housing supply
- ▶ Support complete, low-carbon, and climate-resilient communities



HAF Requirements



Complete a Housing Needs Assessment



Commit to housing supply growth targets (BPs)



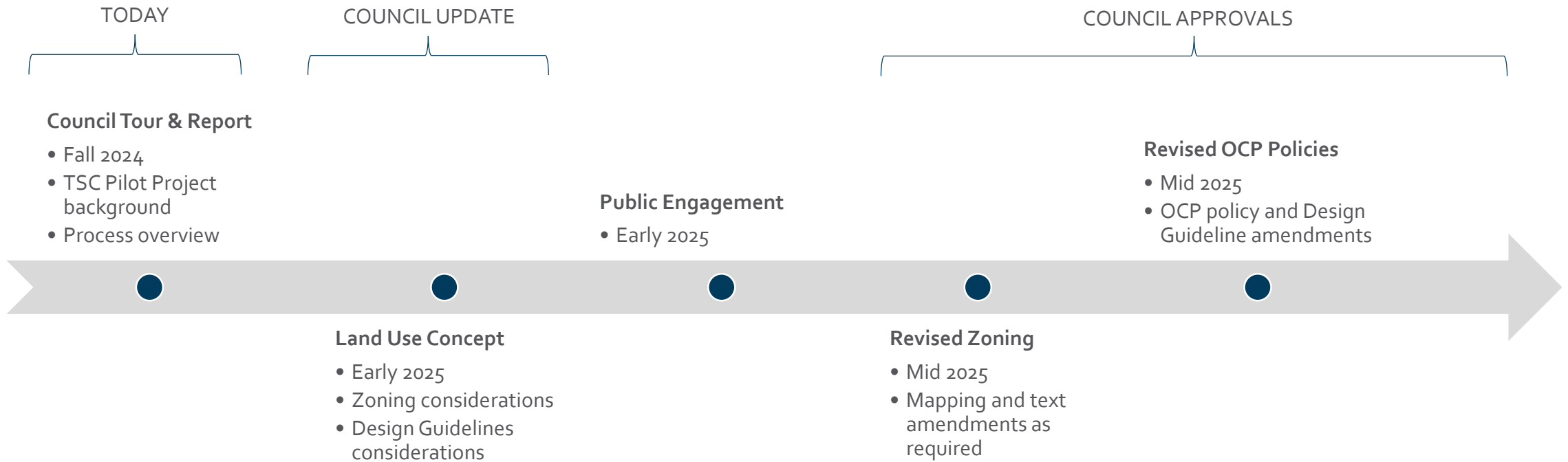
Implement seven housing initiatives

HAF Initiative 3: TSC Planning

Through a coordinated analysis of land use and transportation options, explore pre-zoning select TSCs to increase density as-of-right.

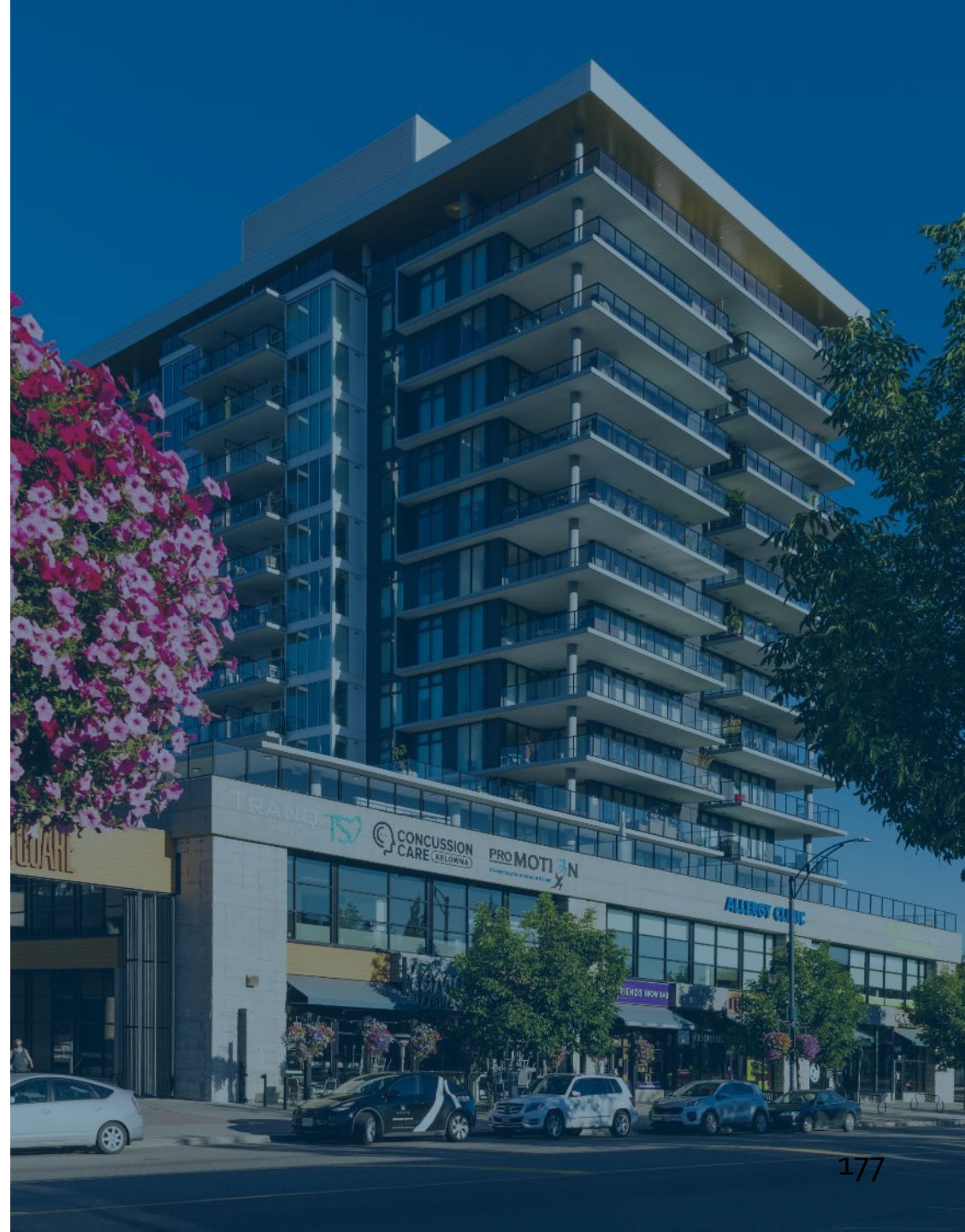


TSC Pilot Project Process



Pilot Project Goals

1. Achieve residential density that supports our housing and transportation goals
2. Protect enough right of way for transportation needs
3. Support pleasant public spaces



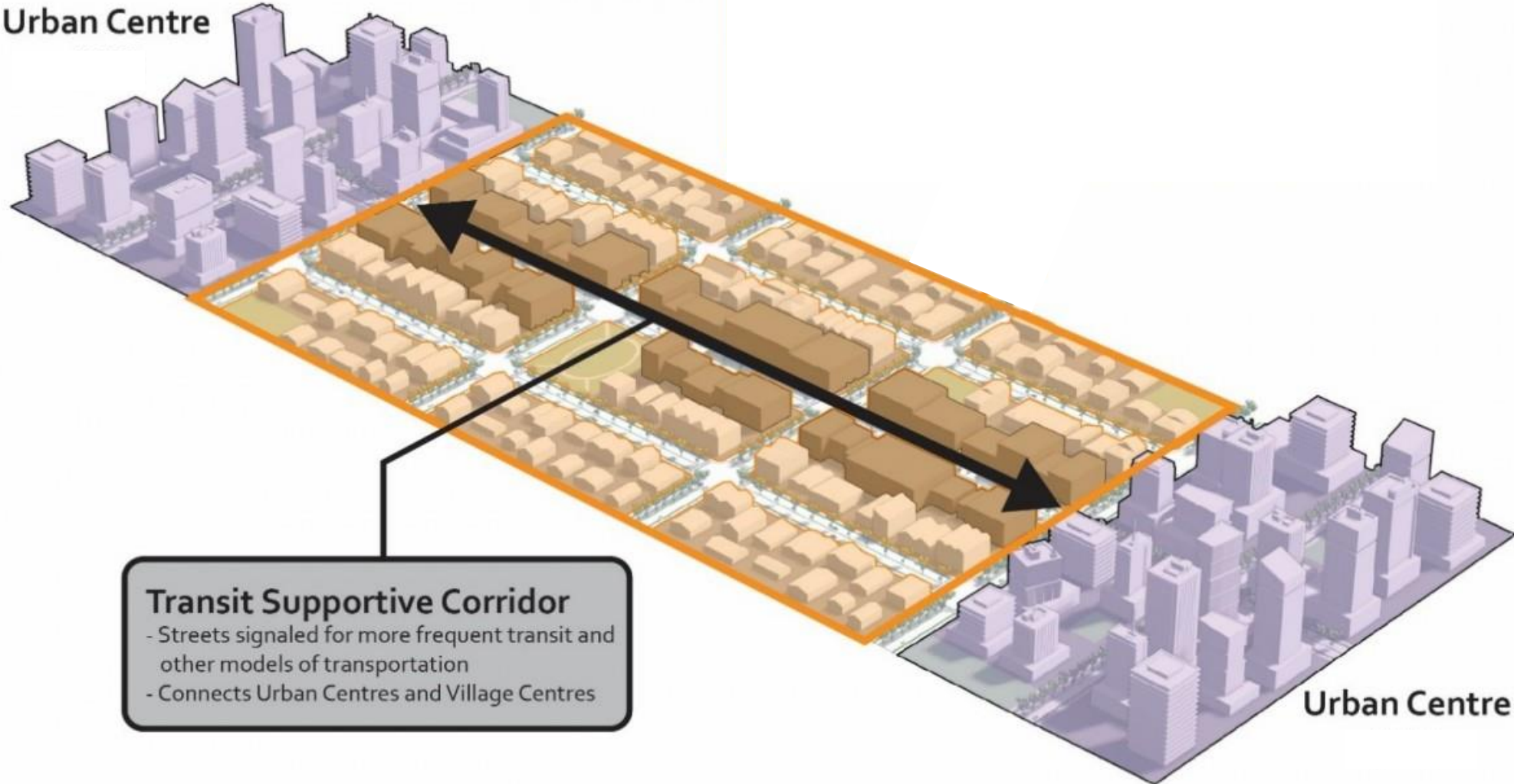


Key Questions

- ▶ How will buildings transition from TSCs to adjacent neighbourhoods?
- ▶ How can we support a variety of buildings along TSCs?
- ▶ How do we ensure that TSCs are pleasant streetscapes?
- ▶ Which transportation options are feasible for our TSCs?
- ▶ What are the impacts and options for directly impacted property owners?

Transit Supportive Corridor Overview

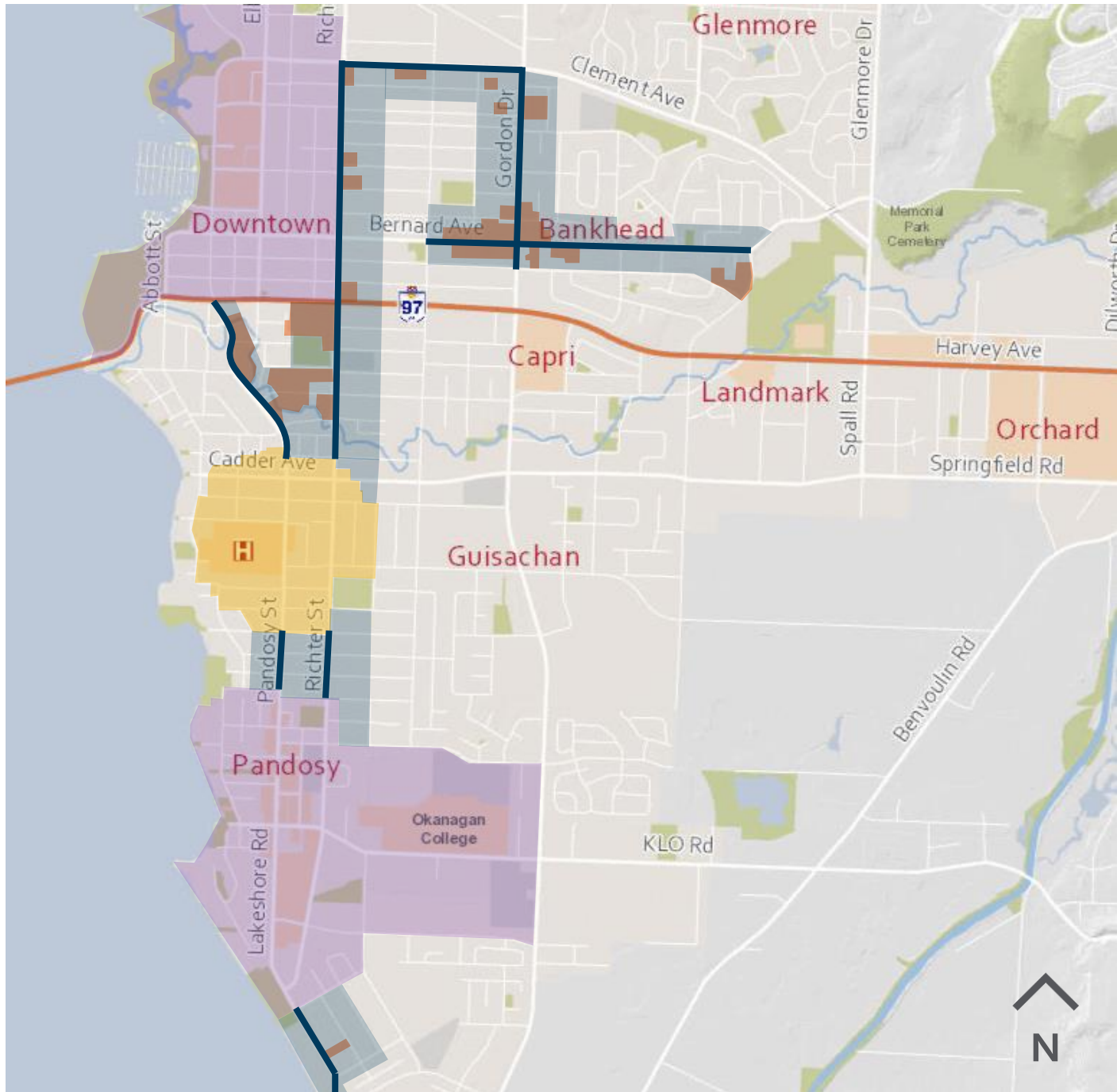
Urban Centre








Transit Supportive Corridor

- Streets signaled for more frequent transit and other models of transportation
- Connects Urban Centres and Village Centres

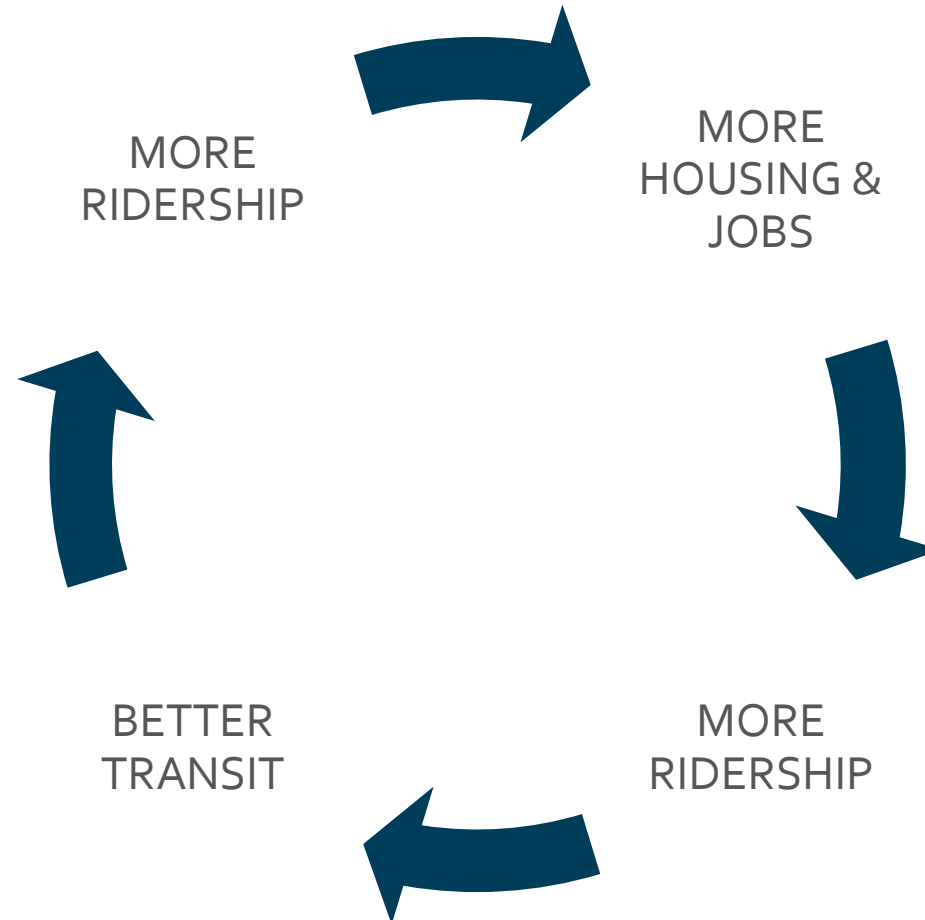
Urban Centre



-  Pilot Project TSCs
-  Pilot Project Subject Area
-  Urban Centre
-  Transit Oriented Area
-  Other Apartment Zoning (MF3, CD22, CA1, etc.)



The Housing & Transit Feedback Loop



TSCs can help address both housing and transportation needs.



Multi-dwelling housing is critical to addressing our housing needs



Transit is vital to addressing our transportation needs



Locating housing close to transit makes both better

TSCs have economic, environmental, and social benefits.



Optimized infrastructure spending



Amplified economic impact



Reduced impact on natural areas



Reduced climate impacts



Improved health outcomes



Increased housing options

Alignment with Council Priorities



Affordable Housing

- Help meet our housing targets
- Increase the supply of lower cost housing
- Provide more housing choice



Transportation

- Support population density needed for transit improvements
- Align with funding opportunities for transit infrastructure



Economy

- Support new businesses and employment opportunities
- Create neighbourhoods where residents can live, work, and play without relying on cars



Challenges

- ▶ Change in existing neighbourhoods
- ▶ Parking impacts
- ▶ Potential for displacement

Thoughtful policies, processes, and regulations are necessary.

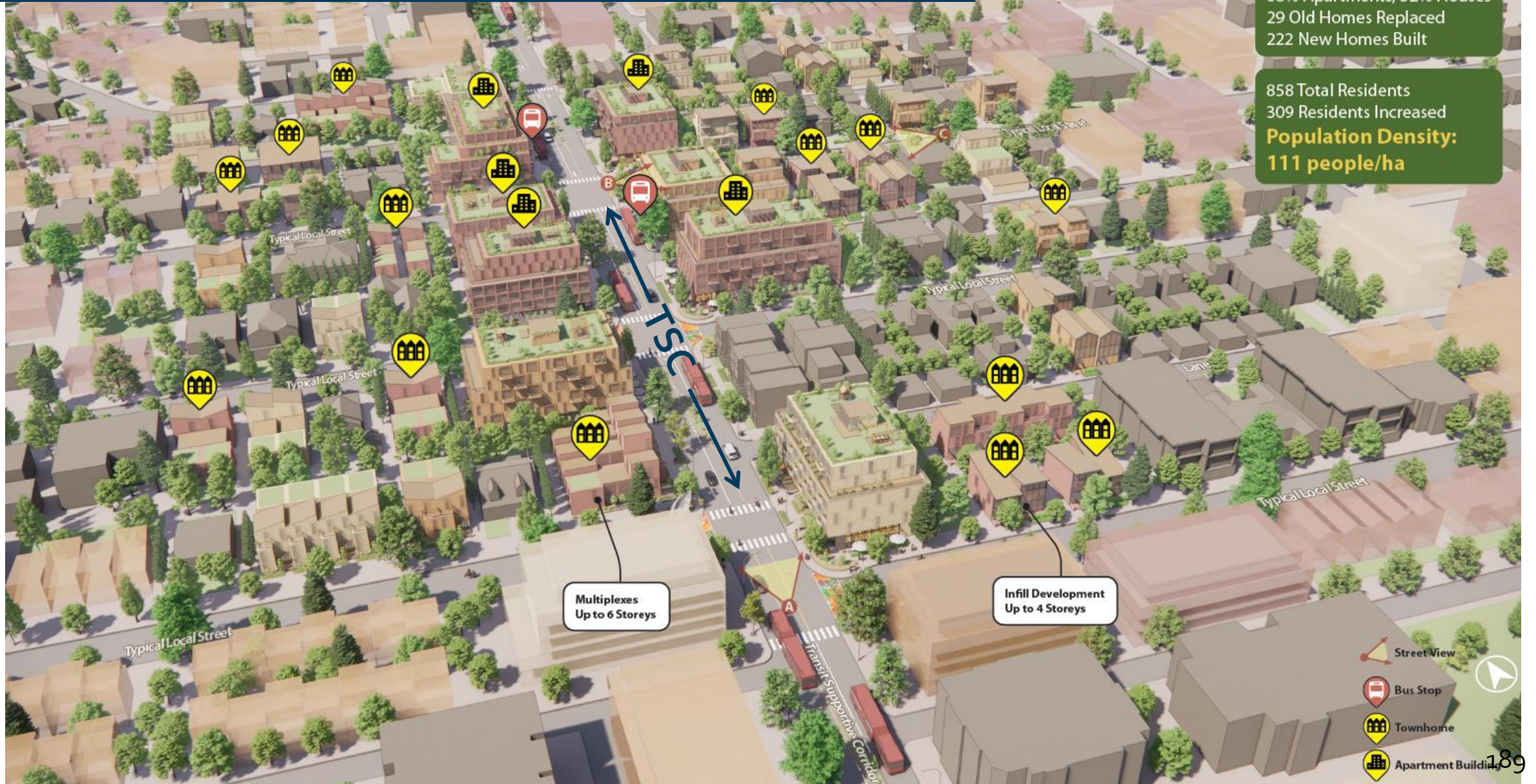


Saskatoon, Saskatchewan (266,000)

0-5 years – overview



10-20 years – overview



0-5 years – TSC



5-10 years – TSC



10-20 years – TSC



0-5 years – local street



5-10 years – local street

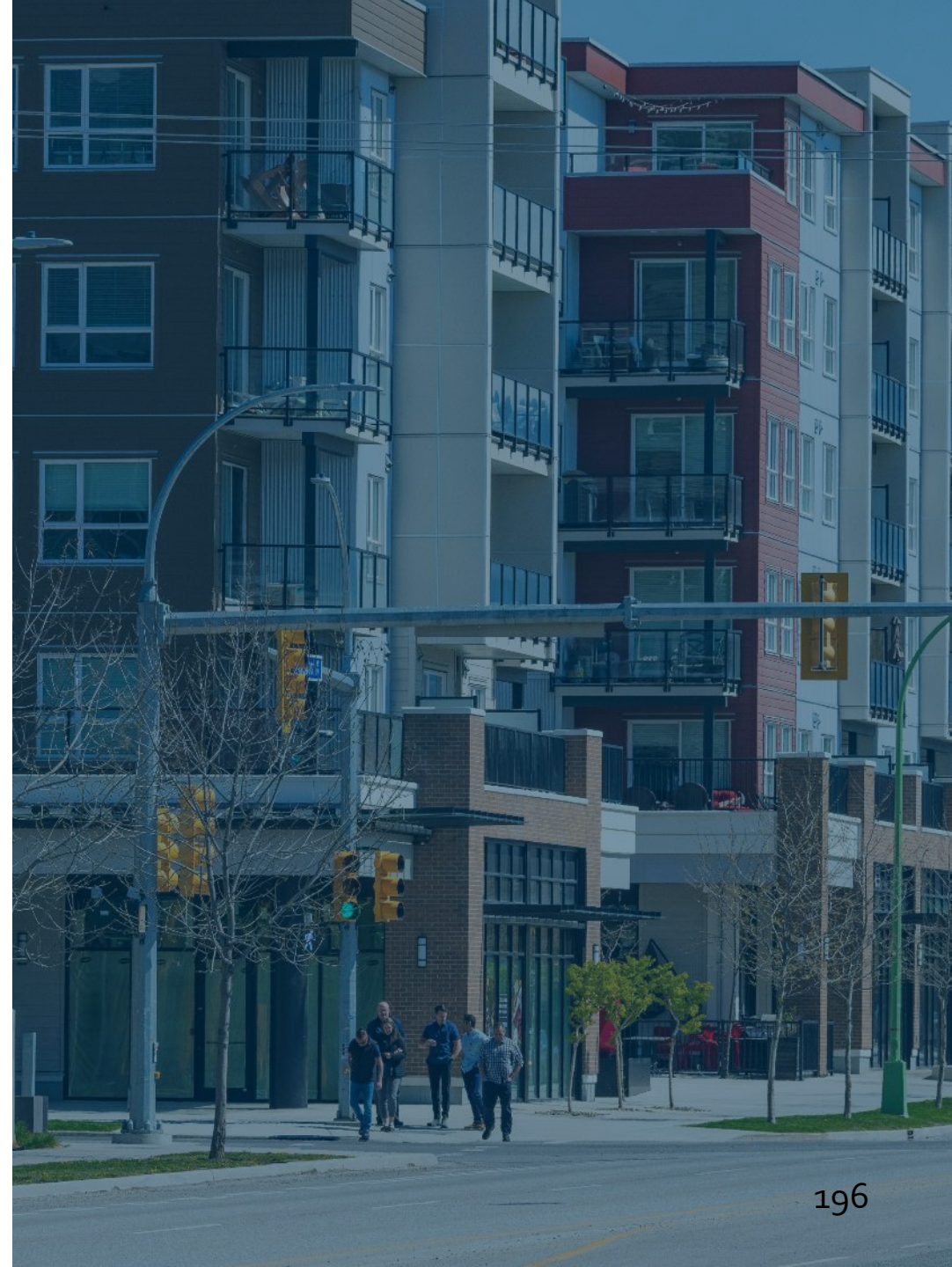


10-20 years – local street



Conclusion & Next Steps

- ▶ Staff are conducting a Pilot Project to evaluate pre-zoning select TSCs in alignment with HAF commitments and Council priorities
- ▶ Next Council touchpoint early 2025





Questions?

For more information, visit kelowna.ca.

Report to Council



Date: November 4, 2024
To: Council
From: City Manager
Subject: Curbside Waste Collection for Infill Housing
Department: Utility Services

Recommendation:

THAT Council receives, for information, the Report from Utility Services dated November 4, 2024, with regards to curbside waste collection for infill housing;

AND THAT Bylaw 12704, Amendment No. 15 to the Solid Waste Management Regulation Bylaw 10106, be forwarded for reading consideration.

Purpose:

To amend the Solid Waste Management Regulation Bylaw to adapt the curbside collection program to more easily accommodate infill housing.

Council Priority Alignment:

Affordable Housing

Background:

Staff have been working to develop modifications to curbside waste collection practices and user requirements for the City’s residential waste collection program since the province announced the Infill Housing Program in 2023. Two of the key concerns identified relating to infill housing are to;

- a) ensure adequate storage for waste and collection carts on user’s properties, and
- b) prevent overloading of carts in alley ways that could impede collection and vehicle, pedestrian, and bicycling traffic lanes.

To evaluate the appropriate allocation of shared carts, staff visited areas of infill from the RU7 zoning and reviewed historical landfill data. While infill housing is not expected to increase the amount of residential garbage produced per household, an overall decrease in green waste is anticipated. This is due to less yard space and vegetation on higher density infill lots.

Staff contacted other municipalities that have undergone densification to assess what collection service modifications have been implemented. Based on their feedback and guidance documents, Zoning Bylaw 12375 was amended on March 18, 2024, to ensure that minimum storage requirements for waste containers on-site were considered for infill development sites.

Discussion:

The standard curbside collection carts supplied for each dwelling in the curbside program are 120 litre (L) garbage cart, 240L yard waste cart, and 240L recycling cart.

It is recommended to have infill properties share carts as per the table below:

Number of Residential Dwelling Units	Garbage Cart	Yard Waste Cart	Recycling Cart
1	one 120L	one 240L	one 240L
2	one 240L	one 240L	two 240L
3	one 360L	one 240L	two 240L
4	two 240L	two 240L	two 360L
5	one 240L and one 360L	two 240L	two 360L
6	two 360L	two 240L	two 360L

The proposed shared cart allocations will maintain the volume of garbage capacity for each dwelling unit at the current level of service, while adjusting the yard waste capacity per infill unit. These volumes are generally consistent with City of Vancouver guidelines. The shared carts allocation will be monitored and may be adjusted in future bylaw amendments.

Some expected benefits of implementing shared carts include:

- Consistent with the ability to upsize carts and access Tag-a-Bag system;
- Lower program costs as the city will purchase fewer carts for same level of service;
- Less storage required for carts on the property and along laneways;
- Improved access to travel lanes for all modes of transport;
- More efficient waste collection for curbside collection contractor; and
- Expected to meet future need if food waste diversion is implemented.

Some expected challenges of implementing shared carts include:

- Potential for neighbor conflict if one "overuses" a cart;
- Shared accountability for storage and placement on collection day; and
- Unknown impacts from 2026 transition to RecycleBC providing collection services.

The proposed amendments will require infill and strata properties to perform annual education on appropriate waste sorting to minimize contamination and maximize recovery. There will also be a requirement to store and manage bulky waste in a timely fashion and minimize illegal dumping in the urban infill areas. This program has been used successfully in the City of Burnaby for many years.

Finally, the current Bylaw includes job titles that no longer exist due to city re-organizations. Staff recommend changing these to the title of "Manager" and align to other Utility Service bylaw definitions.

Conclusion:

The Solid Waste Management Regulation Bylaw requires minor amendments to adapt the City's curbside collection program to the Infill Housing Program by requiring adequate onsite storage and shared carts be used at infill properties.

Internal Circulation:

Development Planning
Development Engineering
Revenue

Considerations applicable to this report:***Consultation and Engagement:***

This proposed shared cart concept was discussed with staff at the RDCO Waste Reduction Office and the regional Solid Waste Technical Advisory committee. The curbside contractor was also contacted and believes that there is potential for improved collection efficiency with this service delivery model.

Considerations not applicable to this report:***Legal/Statutory Authority:******Legal/Statutory Procedural Requirements:******Existing Policy:******Financial/Budgetary Considerations:******Communications Comments:***

Submitted by: S. Hoekstra, Manager, Landfill and Compost Operations

Reviewed by: K. Van Vliet, Manager, Utility Services

Approved for inclusion: M. Logan, General Manager, Infrastructure

Attachments:

Attachment A - BL No 12704- Amendment 15 for Solid Waste Management Regulation Bylaw No. 10106

cc: Revenue Supervisor, Revenue

Attachment A - Bylaw No 12704 – Proposed Amendments to Bylaw No 10106 Summary

Amendments to the Solid Waste Management Regulation Bylaw No. 10106

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 1 Introduction 1.2 Interpretation	"Director of Civic Operations" means the person appointed as such by the City and includes his or her lawful delegate.	Delete definition	This title is longer in the City Organizational Chart
2.	Section 1 Introduction 1.2 Interpretation	N/A	"Manager" means the person to manage and oversee the day-to-day operation of the City's Solid Waste Services along with other City staff to administer this bylaw.	Align definition with the appropriate designated staff.
3.	Entire Bylaw (Sections 2.1.6, 2.2.3, 2.2.4, 2.2.7, 2.2.15.3, 2.2.16.2, 3.3.5 c), 4.1.7, Schedule B – 2.3, Schedule E - 1(n), 5.c, and 6)	Delete "Director of Civic Operations" and "Director of Infrastructure Operations"	Replace with "Manager"	Update 12 sections that reference legacy job titles.
4.	Section 2.4 Disposal Requirements Within Garbage Containers – Residential and Non-Residential – add Section 2.4.5	N/A	Every strata council of a strata titled multi-family residence and owner of a non-strata titled multi-family residence shall: (a) provide written information to new residents, employees and contractors and at least annually to all existing residents, its employees and contractors on how to separate and deposit garbage, yard waste, food scraps and recyclable materials into	Add a section requiring stratas and multifamily residences to educate employees, residents and employees on current waste

			<p>the appropriate receptacles without contamination;</p> <p>(b) post signage with information on separating garbage, yard waste, food scraps and recyclable materials on the premises and in the recycling storage space;</p> <p>(c) designate a storage area and signage for bulky items within the property; and</p> <p>(d) remove bulky items for disposal from the property within one week of the items being placed in the designated storage area.</p>	separation requirements.
5.	SCHEDULE B Section 1.0 - add Section 1.5	N/A	<p>Properties that have multiple applicable <i>Residential Dwelling Units</i> will receive carts for shared use on the properties to minimize the storage and space required for waste collection as per the table below:</p> <p>SEE TABLE 1 BELOW</p>	To institute shared cart systems at properties with multiple dwelling units, primarily in response to densification of infill housing and the resulting limited cart storage space and obstructed traffic lanes.
6.	SCHEDULE B Section 2.0	Each Residential Dwelling Premise using a 240L cart for garbage collection will pay an additional annual fee outlined in the table below	Delete sentence	The table referenced has been deleted in previous bylaw amendment

No. 5 from SCHEUDLE A above

Table 1 - Shared Cart distribution

Residential Dwelling Units	Garbage Carts	Yard Waste Carts	Recyclables Carts
1	one 120L	one 240L	one 240L
2	one 240L	one 240L	two 240L
3	one 360L	one 240L	two 240L
4	two 240L	two 240L	two 360L
5	one 240L and one 360L	two 240L	two 360L
6	two 360L	two 240L	two 360L



City of
Kelowna

Bylaw 12704 – Amendment #15 to Solid Waste Regulation Bylaw No. 10106

Utility Services | November 4th, 2024

Proposed Shared Carts

Shared Cart Distribution

Residential Dwelling Units	Garbage Carts	Yard Waste Carts	Recyclables Carts
1	one 120L	one 240L	one 240L
2	one 240L	one 240L	two 240L
3	one 360L	one 240L	two 240L
4	two 240L	two 240L	two 360L
5	one 240L and one 360L	two 240L	two 360L
6	two 360L	two 240L	two 360L

Infill Housing Shared Carts Benefits

- ▶ Consistent with ability to upsize carts;
- ▶ Lower program costs as fewer carts required;
- ▶ Less storage needed on sites;
- ▶ Improved access in travel lanes;
- ▶ More efficient waste collection as fewer carts; and
- ▶ Expected to meet future need if food waste diversion is implemented.

Infill Housing Shared Cart Impacts

- ▶ Potential for neighbor conflict;
- ▶ Shared accountability; and
- ▶ Unknown impacts from 2026 transition to RecycleBC providing collection services.

Infill Housing-Solid Waste Impacts – Yard Waste



2015 aerial photo



2024 aerial photo

Infill Housing-Solid Waste Impacts – Alleyway Pickup



- ▶ Below
- ▶ Alleyway on collection day



- ▶ Above
- ▶ Alleyway on non collection day

Infill Housing - Cart Storage



- ▶ Infill housing (RU7)
- ▶ Example of current storage and accessibility issues

Minor Bylaw Amendments

- ▶ Delete sentence that referenced deleted table
- ▶ Administrative changes to reflect job titles and roles in the bylaw

Recommendations

▶ Next Steps

- ▶ Assist automating internal cart distribution system for shared carts
- ▶ Coordinate shared cart delivery with contractors
- ▶ Develop educational pamphlets for shared carts
- ▶ Work with RDCO Waste Reduction Office for waste sorting education



Questions?

For more information, visit kelowna.ca.

CITY OF KELOWNA

BYLAW NO. 12704

Amendment No.15 to the Solid Waste Management Regulation Bylaw No. 10106

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Solid Waste Bylaw No. 10106 be amended as follows:

1. THAT Section 1.2 INTERPRETATION be amended by
 - a. deleting the following definition:

“**Director of Civic Operations**” means the person appointed as such by the City and includes his or her lawful delegate.”
 - b. adding the following definition that reads:

“**Manager**” means concrete that is only concrete and free of all contamination such as re-bar, paint, adhesives, and other contaminants.”;
2. AND THAT reference to “Director of Civic Operations” and “Director of Infrastructure Operations” be replaced throughout the bylaw with the defined term “**Manager**”;
3. AND THAT **Section 2. 4 Disposal Requirements within Garbage Containers – Residential and Non Residential, 2.4.5** be added as follows:

“Every strata council of a strata titled multi-family residence and owner of a non-strata titled multi-family residence shall:
 - (a) provide written information to new residents, employees and contractors and at least annually to all existing residents, its employees and contractors on how to separate and deposit garbage, yard waste, food scraps and recyclable materials into the appropriate receptacles without contamination;
 - (b) post signage with information on separating garbage, yard waste, food scraps and recyclable materials on the premises and in the recycling storage space;
 - (c) designate a storage area and signage for bulky items within the property; and
 - (d) remove bulky items for disposal from the property within one week of the items being placed in the designated storage area.”;

4. AND THAT **Schedule "B" CURBSIDE PICK UP LIMITS AND COLLECTION FEES, SECTION 1.5** be added as follows:

"Properties that have multiple applicable Residential Dwelling Units will receive carts for shared use on the properties to minimize the storage and space required for waste collection as per the table below:

Table 1 - Shared Cart distribution

Residential Dwelling Units	Garbage Carts	Yard Waste Carts	Recyclables Carts
1	one 120L	one 240L	one 240L
2	one 240L	one 240L	two 240L
3	one 360L	one 240L	two 240L
4	two 240L	two 240L	two 360L
5	one 240L and one 360L	two 240L	two 360L
6	two 360L	two 240L	two 360L

“;

5. AND FURTHER THAT **Schedule "B" CURBSIDE PICK UP LIMITS AND COLLECTION FEES, SECTION 2** be amended by deleting the following:

"Each Residential Dwelling Premise using a 240L cart for garbage collection will pay an additional annual fee outlined in the table below".

This bylaw may be cited for all purposes as "Bylaw No. 12704, being Amendment No. 15 to Solid Waste Bylaw No. 10106."

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

DRAFT RESOLUTION

Re: 2025 Council Meeting Schedule

Staff is recommending the following schedule for regular Council Meetings in 2025:

THAT the 2025 Council Meeting Schedule be adopted as follows:

Monday Regular Meetings

January 13, 20 and 27

February 10 and 24

March 3, 10, 17 and 31

April 7, 14, and 28

May 5, 12 and 26

June 9, 16, 23 and 25*

July 7 and 21

August 11 and 25

September 8, 15 and 29

October 6, 20 and 27

November 3, 17 and 24

December 1, 4* and 8

Public Hearing/Regular Meetings

January 21

February 11

March 11

April 8

May 13

June 17

July 22

August 26

September 16

October 21

November 18

- * June 25th – Pre-Budget Council Meeting
- * December 4th – 2026 Budget Deliberations

BACKGROUND:

The recommended schedule provides for thirty-three (33) Monday Council Meetings (excluding the June 25th Pre-Budget Council Meeting and the December 4th 2026 Budget Deliberations) and eleven (11) Public Hearing/Regular Council Meetings. As in previous years, the schedule accommodates Council's attendance and participation at the SILGA, FCM and UBCM annual conventions.

Date: November 4, 2024

File: 0610-50

CITY OF KELOWNA

BYLAW NO. 12703

Amendment No.14 to the Solid Waste Management Regulation Bylaw No. 10106

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Solid Waste Bylaw No. 10106 be amended as follows:

1. THAT Section 1.2 INTERPRETATION be amended by adding the following definitions:

"Concrete – clean" means concrete that is only concrete and free of all contamination such as re-bar, paint, adhesives, and other contaminants.

"Concrete – dirty" means concrete that includes contamination such as re-bar, paint, adhesives, and other contaminants.

"Recycled Asphalt" means clean asphalt that has been processed into marketable aggregate or aggregate replacement products for sale.

"Recycled Concrete" means clean concrete that has been processed into marketable aggregate or aggregate replacement products for sale;

2. AND THAT **Schedule "B"**, 2.0 be amended by changing the following:

	2023	2024
Garbage, Yard Waste, Recycling and Curbside Collection fee	\$163.87	\$174.76
CORD Waste Reduction Office Programming	\$17.56	\$17.56
TOTAL	\$181.43	\$192.32

to

	2024	2025
Garbage, Yard Waste, Recycling and Curbside Collection fee	\$174.76	\$180.78
CORD Waste Reduction Office Programming	\$17.56	\$17.56
TOTAL	\$192.32	\$198.34

3. AND THAT **Schedule "B"**, 2.0 be amended by
 a. adding the following after "annual fee of \$30.00 per cart.":

"If standard 120L garbage carts or shared carts are upsized, the purchase an additional dwelling unit equivalent (120L) per *Residential Dwelling Premise* for garbage is permitted and will be billed to the Strata or Residential Dwelling Premise as applicable. The annual fee for upsized carts (Large garbage cart fee) is \$92.00 per annum per additional 120L of capacity. "

- b. deleting the Large Garbage Cart (240L) fee table in its entirety that reads:

	2021	2022	2023
Large Garbage Cart (240L) fee	\$90/annum	\$90/annum	\$90/annum

4. AND THAT **Schedule "B"**, 2.4 be amended by deleting the section in its entirety that reads:

"An additional fee of \$6.00 per year will be applied to the annual Solid Waste Reduction Services fee of \$ " \$99.04 in 2012 per year and \$108.42 per year starting in 2013 where, a 240 litre yard waste cart has been upgraded to a 360 litre yard waste cart.";

5. AND THAT **Schedule "E" SANITARY LANDFILL/RECYCLING FEES**, SECTION 1(a) be amended by

- a. deleting the following:

"(a) Demolition, construction, and land clearing waste material:

- (i) source-separated recyclables \$ 10.00 per metric tonne";

- b. changing the following from:

"(a) Demolition, construction, and land clearing waste material:

- (ii) asphalt and concrete \$25.00 per metric tonne";

to

"(a) Demolition, construction, and land clearing waste material:

- (ii) asphalt \$ 50.00 per metric tonne";

- c. adding the following:

"(a) Demolition, construction, and land clearing waste material:

- (iv) concrete - clean \$50.00 per metric tonne;

- (v) concrete – dirty \$70.00 per metric tonne";

11. AND THAT **Schedule "E" SANITARY LANDFILL/RECYCLING FEES, SECTION 1 (p)** be amended by changing:

"Culled Cherries \$16.57/tonne"

to

"Culled Cherries \$25.00/tonne";

12. AND THAT **Schedule "E" SANITARY LANDFILL/RECYCLING FEES, SECTION 3** be amended by changing:

\$100.00 per metric tonne	Effective January 1, 2020
\$102.00 per metric tonne	Effective January 1, 2022
\$104.00 per metric tonne	Effective January 1, 2023

to

\$104.00 per metric tonne	Effective January 1, 2023
\$106.00 per metric tonne	Effective January 1, 2025

13. AND THAT **Schedule "E" SANITARY LANDFILL/RECYCLING FEES, SECTION 4** be deleted in its entirety that reads:

"Owners of all Residential Dwelling Premises, including Owners of property who have been granted a waiver of service, pursuant to section 2.1.1 of this bylaw, or who have been excluded, pursuant to section 2.1.3 of this bylaw, from the City's residential collection systems, will be levied annually on their property tax notice or utility bill a fee to cover Solid Waste Reduction Services; landfill disposal costs, waste reduction activities, recycle depot and recycle processing facilities. New accounts will be billed from the date of request for final inspection on a pro-rated basis. This Solid Waste Reduction Services Fee is \$99.04 per residential unit per year for 2012 and \$108.42 for 2013. The Collection Fee portion of the Collection and Solid Waste Reduction Fee is \$88.88";

14. AND THAT **Schedule "E" SANITARY LANDFILL/RECYCLING FEES, SECTION 5(d)** be added as follows:

The following rates, plus applicable taxes, shall be paid for all aggregate replacement products sold at a retail level:

Recycled Asphalt	\$8.00 per metric Tonne
Recycled Concrete	\$8.00 per metric Tonne

This bylaw may be cited for all purposes as "Bylaw No. 12488, being Amendment No. 14 to Solid Waste Bylaw No. 10106."

Read a first, second and third time by the Municipal Council this 28th day of October, 2024.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

Bylaw No. 12719

Amendment No. 42 to Sewerage System User Bylaw No. 3480

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Sewerage System User Bylaw No. 3480 be amended as follows:

1. THAT **SECTION 4.** be amended by deleting the following:

	Effective January 1, 2023
Flat Rate per Month	\$23.62
Bi-Monthly Rate	\$47.24

And replace it with

	Effective January 1, 2025
Flat Rate per Month	\$24.82
Bi-Monthly Rate	\$49.63

2. AND THAT **SECTION 5. (1)** be amended by deleting the following:

	Effective January 1, 2023
Metered base rate per month	\$12.91
Bi-Monthly	\$25.82
Consumption charge	\$1.07/ m ³

And replace it with

	Effective January 1, 2025
Metered base rate per month	\$13.57
Bi-Monthly	\$27.12
Consumption charge	\$1.12/ m ³

3. AND THAT **SECTION 5. (2)** be amended by deleting the following:

	Effective January 1, 2023
Metered base rate per month	\$297.01
Bi-Monthly	\$594.02
Consumption charge	\$1.07/ m3

And replace it with

	Effective January 1, 2025
Metered base rate per month	\$312.04
Bi-Monthly	\$624.08
Consumption charge	\$1.12/ m3

4. AND THAT **SECTION 5. (4)** be amended by deleting the following:

	Effective January 1, 2023
Consumption charge	\$0.20 / m3

And replace it with

	Effective January 1, 2023	Effective January 1, 2025
Consumption charge	\$0.20 / m3	\$0.204 / m3

5. AND FURTHER THAT **SECTION 13.** be amended by deleting the following:

	2022
Flat Rate per Month	\$5.55
Bi-monthly rate	\$11.09

And replace it with

	2025
Flat Rate per Month	\$5.88
Bi-monthly rate	\$11.77

6. This bylaw may be cited for all purposes as "Bylaw No. 12719, being Amendment No. 42 to Sewerage System User to Bylaw No. 3480."
 7. 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 28th day of October, 2024.

Adopted by the Municipal Council of the City of Kelowna this

 Mayor

 City Clerk