City of Kelowna Regular Council Meeting AGENDA



Monday, February 24, 2025 1:30 pm Council Chamber

City Hall, 1435 Water Street

Pages

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 - 14

PM Meeting - February 10, 2025

3. Public in Attendance

3.1 Applebrooke Cr 154 - DVP24-0200 - Isaac Anthony Smit

15 - 48

The Applicant has up to 15 minutes to make representations to Council regarding the project.

Members of the Public have 5 minutes to make representation to Council regarding the project .

To hear a request for reconsideration of a Development Variance Permit Application to vary the minimum lot width from 13.0 m required to 9.9 m proposed to facilitate a two-lot subdivision.

4. Development Application Reports & Related Bylaws

4.1 Multiple Properties - OCP24-0013 (BL12743) - City of Kelowna

49 - 79

To amend the Official Community Plan to change the future land use designation of three parcels for administrative updates and 97 parcels around the Okanagan College to align with the designated Urban Centre boundary.

4.2	Multiple Properties - BL12743 (OCP24-0013) - City of Kelowna	80 - 89
	Requires a majority of all members of Council (5).	
	To give Bylaw No. 12743 first reading in order to change the future land use designation of 100 parcels.	
4-3	Multiple Properties - Z24-0060 (BL12748) - City of Kelowna	90 - 140
	To rezone 12 parcels for administrative updates and to rezone 69 parcels around the Okanagan College Transit Oriented Area to align zoning with provincial legislation.	
4-4	Multiple Properties - BL12748 (Z24-0060) - City of Kelowna	141 - 154
	To give Bylaw No. 12748 first reading in order to rezone 81 parcels.	
4.5	Patterson Rd 350 - Z24-0063 (BL12753) - Gurjit Kaur Bhullar and Harsimran Singh Bhatti	155 - 171
	To rezone the subject property from the MF1 – Infill Housing zone to the MF1cc – Infill Housing with Child Care Centre, Major zone to facilitate a Child Care Centre, Major.	
4.6	Hwy 97 N 3699 - Z24-0061 (BL12754) - University Business Park Ltd., Inc.No. 431185	172 - 188
	To rezone the subject property from the C_2 - Vehicle Oriented Commercial zone to the C_2 rcs - Vehicle Oriented Commercial Retail Cannabis Sales zone to facilitate a retail cannabis sales establishment.	
4.7	Gordon Dr 5091 - Z24-0030 (BL12755) - Highstreet Canyon Falls Apartments Ltd., Inc.No. BC1311111	189 - 214
	To rezone the subject property from the RR1 - Large Lot Rural Residential zone to the MF2 - Townhouse Housing zone to facilitate a multi-family development.	
4.8	Dougall Rd N 465-495 - Z24-0062 (BL12756) - 1470626 B.C. Ltd., Inc.No. BC1470626	215 - 236
	To rezone the subject property from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only zone to facilitate the development of rental apartment housing.	
4.9	Rezoning Bylaws Supplemental Report to Council	237 - 238
	To receive a summary of notice of first reading for Zoning Bylaw Text Amending Bylaws No. 12742 and 12751 and Rezoning Bylaws No. 12747, 12749, 12750, and 12752 and to give the bylaws further reading consideration.	

4.10 Text Amendment and Rezoning Applications

To give first, second and third reading to Zoning Bylaw text amendment applications and rezoning applications.

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

4.10.1 Content Changes - BL12742 (TA24-0021) - City of Kelowna

239 - 242

To give Bylaw No. 12742 first, second and third reading in order to amend Zoning Bylaw No. 12375 by updating the following sections: Section 5 - Definitions & Interpretations, Section 6 - General Development Regulations, Section 7 - Site Layout, Section 10 - Agriculture & Rural Residential Zones, Section 12 - Mobile Home and Camping Zones, Section 13 - Multi-Dwelling Zones, and Section 14 - Core Area & Other Zones.

4.10.2 Glenmore Dr 1210, 1220, and 1226 - BL12747 (Z24-0059) - City of Kelowna

243 - 243

To give Bylaw No. 12747 first, second and third reading in order to rezone the subject properties from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone.

4.10.3 Secondary Suites in Townhouses - BL12751 (TA24-0017) - City of Kelowna

244 - 248

To give Bylaw No. 12751 first, second and third reading in order to amend the Zoning Bylaw by allowing secondary suites as a permitted use in Townhouses.

4.10.4 Laurier Ave 964 - BL12752 (Z24-0057) - 608698 B.C. Ltd., Inc.No. BC0608698

249 - 249

To give Bylaw No. 12752 first, second and third reading in order to rezone the subject property from the MF1b – Infill Housing with Boarding or Lodging House zone to the MF1cc – Infill Housing with Child Care Centre, Major zone.

4.11 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.

4.11.1 Stillingfleet Rd 2236 - BL12749 (Z24-0047) - Kevin and Jacqueline Fierbach

To give first, second and third reading and adopt Bylaw No. 12749 in order to rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone.

250 - 250

	4.11.2 Stillingfleet Rd 2248 - BL12750 (Z24-0048) - 2248 Stillingfleet Road Inc.	251 - 251
	To give Bylaw No. 12750 first, second and third reading and adopt in or to rezone the subject property from the MF1 – Infill Housing zone to MF2 – Townhouse Housing zone.	
4.12	Water St 1346 - LL24-0022 - DHL No. 48 Holdings Ltd., Inc.No. C1105825	252 - 272
	To seek Council's support for a structural change application to the liquor servarea, increase the capacity, and extend the hours of operation.	vice
4.13	Valley Road N 212 - DP24-0165 - City of Kelowna	273 - 309
	To issue a Development Permit for the form and character of a Youth Treatm Centre.	ent
4.14	Pandosy St 2606-2696 - DP24-0132 - Hyeum Properties Ltd., Inc.No. BC1203139	310 - 366
	To issue a Development Permit for the form and character of a mixed-development.	use
Non-D	Development Reports & Related Bylaws	
5.1	2024 Annual Report - Airport Chief Executive Officer Delegation of Authority	367 - 369
5.1	2024 Annual Report - Airport Chief Executive Officer Delegation of Authority To receive a summary of the transactions approved by the Airport Chief Executive Deficer between January 1, 2024, and December 31, 2024, in accordance with By No. 11961.	tive
5.1	To receive a summary of the transactions approved by the Airport Chief Execu- Officer between January 1, 2024, and December 31, 2024, in accordance with By	tive
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5.2	To receive a summary of the transactions approved by the Airport Chief Executofficer between January 1, 2024, and December 31, 2024, in accordance with By No. 11961. Parks in Review - 2024 To update Council on key park acquisitions and park development through 2024.	tive Plaw 370 - 403 404 - 414
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5.

6.

7.

Termination



City of Kelowna Regular Council Meeting Minutes

Date:

Monday, February 10, 2025

Location:

Council Chamber City Hall, 1435 Water Street

Members Present

Deputy Mayor Luke Stack, Councillors Ron Cannan, Maxine DeHart, Gord

Lovegrove and Rick Webber

Members Participating

Remotely

Councillor Mohini Singh

Members Absent

Mayor Tom Dyas, Councillors Charlie Hodge and Loyal Wooldridge

Staff Present

City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Planner Specialist, Mark Tanner*; Housing Policy and Programs Manager, James Moore*; Acting Development Planning Manager, Adam Cseke*, Planner, Andrew Ferguson*; Planner, Jason Issler*; Planner, Sara Skabowski*; Development Planning Manager, Alex Kondor*; Project Manager, Arlene Janousek*; Real Estate Department Manager, Johannes Saufferer*; Property Management Manager, Melissa McAfee*; Transportation Engineering Manager, Gordon Foy*; Traffic Technician, Alex Wood-Seems*; Emergency Support Services Supervisor, Laura Wilson*; Grants & Special Projects Manager, Kirby March*; Legislative Coordinator Confidential (FOI), Rebecca Van Huizen

Staff Participating Remotely

Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

Call to Order

Deputy Mayor Stack 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 January 27, 2025 be confirmed as circulated.

3. Development Application Reports & Related Bylaws

3.1 Updates to Zoning Bylaw No. 12375 to Allow Secondary Suites in Townhouses - TA24-0017 (BL12751)

Staff:

 Displayed a PowerPoint Presentation summarizing the proposed text amendment and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor DeHart

THAT Zoning Bylaw Text Amendment Application No. TA24-0017 to amend the City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "A" attached to the Report from the Housing Policy and Programs Department dated February 10, 2025, be considered by Council;

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

Carried

3.2 Supplemental Report TA24-0021 Bylaw 12742

Staff:

 Provided comments regarding the proposed change the Zoning Bylaw text amendment to remove the reference to camping on a property on Weddell Place.

Moved By Councillor Cannan/Seconded By Councillor DeHart

THAT Council receives, for information, the report from the Development Planning Department dated February 10, 2025 with respect to a revised Zoning Bylaw Text Amending Bylaw;

AND THAT Zoning Bylaw Text Amending Bylaw No. 12742, as revised, be considered by Council.

Carried

3.3 Glenmore Dr 1210, 1220, and 1226 - Z24-0059 (BL12747) - City of Kelowna

Staff.

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

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Rezoning Application No. Z24-0059 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- Lot 2 Section 29 Township 26 ODYD Plan 25524, located at 1210 Glenmore Dr;
- Lot 1 Section 29 Township 26 ODYD Plan 25524, located at 1220 Glenmore Dr; and
- Lot A Section 29 Township 26 ODYD Plan 39467, located 1226 Glenmore Dr

from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone, be considered by Council.

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approvals as set out in Attachment "A" attached to the Report from the Development Planning Department dated February 10, 2025.

Carried

Councillor Cannan - Opposed

3.4 Stillingfleet Rd 2236 - Z24-0047 (BL12749) - Kevin and Jacqueline Fierbach

Staff:

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

Moved By Councillor Cannan/Seconded By Councillor Lovegrove

THAT Rezoning Application No. Z24-0047 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 6 District Lot 136 ODYD Plan 10841, located at 2236 Stillingfleet Rd, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone, be considered by Council.

Carried

3.5 Stillingfleet Rd 2248 - Z24-0048 (BL12750) - 2248 Stillingfleet Road Inc.

Staff:

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

Moved By Councillor Cannan/Seconded By Councillor Lovegrove

THAT Rezoning Application No. Z24-0048 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 4 District Lot 136 ODYD Plan 10841, located at 2248 Stillingfleet Rd, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone, be considered by Council.

Carried

3.6 Laurier Ave 964 - Z24-0057 (BL12752) - 608698 B.C. Ltd., Inc. No. BC0608698

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Cannan

THAT Rezoning Application No. Z24-0057 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot B District Lot 138 ODYD Plan KAP64260, located at 964 Laurier Ave, Kelowna, BC from the MF1b – Infill Housing with Boarding or Lodging House zone to the MF1cc – Infill Housing with Child Care Centre, Major zone, be considered by Council;

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

Carried

3.7 Rezoning Bylaws Supplemental Report to Council

Staff:

- Commented on notice of first reading and correspondence received.
 - 3.8 Rezoning Applications
 - 3.8.1 Laurier Ave 962 BL12740 (Z24-0049) 608698 B.C. Ltd., Inc. No. BC0608698

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Bylaw No. 12740 be read a first, second and third time.

Carried

Text Amendment Applications 3.9

3.9.1 Valley Road N 212 - BL12741 (TA24-0014) - City of Kelowna

Moved By Councillor Cannan/Seconded By Councillor Lovegrove

THAT Bylaw No. 12741 be read a first, second and third time and be adopted.

Carried

St. Amand Rd 3200 - BL12690 (Z24-0002) - Acacia Garden Properties Development 3.10 Corp., Inc. No. BC1440521

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Bylaw No. 12690 be amended at 3rd reading as follows:

By deleting the Legal Description that reads:

": a. Lot 1 District Lot 131 ODYD Plan 15011 Except Plan KAP78065, located on KLO Road, Kelowna, BC

b. Lot 1 District Lot 131 ODYD Plan 17156, located on St. Amand Road, Kelowna, BC;

c. Lot 2 District Lot 131 ODYD Plan 17156, located on St. Amand Road, Kelowna, BC; d. Lot 3 District Lot 131 ODYD Plan 17156, located on St. Amand Road, Kelowna, BC;"

And replacing it with:

"Lot A District Lot 131 ODYD Plan EPP136561, located on St. Amand Road, Kelowna, BC";

And by deleting "3150, 3210, 3220 St. Amand Road and 1559 KLO Road";

And replacing it with "3200 St. Amand Road".

Carried

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Bylaw No. 12690, as amended, be adopted.

Carried

St Amand Rd 3200 - DP24-0016 - Acacia Garden Properties Development Corp., Inc. 3.11 No

Staff:

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

Moved By Councillor Lovegrove/Seconded By Councillor Webber

THAT Council authorizes the issuance of Development Permit No. DP24-0016 for Lot A District Lot 131 ODYD Plan EPP136561, located at 3200 St Amand Road, Kelowna, BC subject to the following:

 The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

2. The exterior design and finish of the building to be constructed on the land be in

accordance with Schedule "B";

Landscaping to be provided on the land be in accordance with Schedule "C";

4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect; (remove if not applicable)

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

Carried

3.12 Wilkinson St 2160 - BL12732 (Z24-0042) - Wilkinson St Holdings Ltd., Inc. No. BC1321697

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Bylaw No. 12732 be adopted.

Carried

3.13 Wilkinson St 2160 - DP24-0150 - Wilkinson St Holdings Ltd Inc. No. BC1321697

Staff:

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

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Council authorizes the issuance of Development Permit No. DP24-0150 for Lot 8 Section 19 Township 26 ODYD Plan 10906, located at 2160 Wilkinson Street, Kelowna, BC subject to the following:

 The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

3. Landscaping to be provided on the land be in accordance with Schedule "C";

4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

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

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

Carried

3.14 Badke Rd 765 - DP24-0039 - Kerr Properties 002 Ltd., Inc. No. BC0813930

Staff:

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

Moved By Councillor DeHart/Seconded By Councillor Lovegrove

THAT Council authorizes the issuance of Development Permit No. DP24-0039 for Lot E Section 27 Township 26 ODYD Plan 22268, located at 765 Badke Rd, Kelowna, BC subject to the following:

- The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

3. Landscaping to be provided on the land be in accordance with Schedule "C";

4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

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

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

Carried

3.15 Hollywood Rd N 673 and McWilliams Rd 595 - Z23-0083 - Extension Request

Staff:

Provided an overview of the extension request.

Moved By Councillor Cannan/Seconded By Councillor DeHart

THAT in accordance with Development Application and Heritage Procedures Bylaw No. 12310, the deadline for the adoption of Rezoning Bylaw No. 12628, be extended from March 18, 2025 to March 18, 2026.

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

Carried

4. Bylaws for Adoption (Development Related)

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

Moved By Councillor Cannan/Seconded By Councillor Lovegrove

THAT Bylaw No. 12708 be adopted.

Carried

Councillor Cannan - Opposed

4.2 Brookside Ave 1230 - BL12737 (Z24-0054) - City of Kelowna

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Bylaw No. 12737 be adopted.

4.3 Enterprise Way 2009 - BL12738 (Z24-0052) - WGP-241 Holdings Ltd., Inc. No. 665182

Moved By Councillor Cannan/Seconded By Councillor Lovegrove

THAT Bylaw No. 12738 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Proposed Renaming of a Section of Frost Road to Frost Crescent

Staff:

 Displayed a PowerPoint Presentation providing reasons for the proposed road name change and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Council receive, for information, the report from the Development Planning Department dated February 10, 2025 recommending the renaming of a section of Frost Road as shown on "Attachment A" attached to this report;

AND THAT staff be directed to provide notice of the proposed road name change to affected property owners in accordance with Council Policy No. 363 – Naming, Street Naming, Address Changes and Compensation;

AND FURTHER THAT staff be directed to bring forward the necessary Road Name Change Bylaw for further consideration.

Carried

5.2 2024 Review Planning and Development Statistics

Staff:

- Displayed a PowerPoint Presentation summarizing the 2024 Planning and Development Statistics, along with challenges and opportunities and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Council receives, for information, the report from the Planning, Climate Action and Development Services department dated February 10, 2025, with information relating to Planning and Development Statistics for 2024.

Carried

5.3 Housing Targets - Interim Report

Staff:

 Displayed a PowerPoint Presentation outlining the interim housing targets and Kelowna's statistics for the reporting period.

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Council receives for information the report from the Housing Policy and Programs Department, dated February 10, 2025, regarding the interim Provincial housing targets;

AND THAT Council directs staff to submit a copy of this report to the Provincial Minister of Housing and Municipal Affairs, as described in the report from the Housing Policy and Programs Department, dated February 10, 2025.

The meeting recessed at 3:09 p.m.

The meeting reconvened at 3:17 p.m.

5.4 Property Management Delegation of Authority 2025

Staff:

 Displayed a PowerPoint Presentation summarizing the delegated leases and licences of occupation in 2024 and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Cannan

THAT Council receive, for information, the report from the Real Estate Department dated February 10, 2025 with respect to the use of the Delegation of Authority to Enter into Leases and Licenses of Occupation (Bylaw No. 11250) in 2024.

Carried

5.5 Traffic Calming Policy Update

Staff:

 Displayed a PowerPoint Presentation outlining updates to the Council Policy regarding traffic calming in neighbourhoods and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Lovegrove

THAT Council receives, for information, the report from the Integrated Transportation Department, dated February 10, 2025, regarding Council Policy 300, the Neighbourhood Traffic Calming Program Policy;

AND THAT Council adopts the amended Council Policy No. 300, now titled Neighbourhood Traffic Calming Program, as outlined in the Report from Integrated Transportation Department, dated February 10, 2025.

Carried

5.6 UBCM Regional Grant Funding Application - Emergency Support Services Equipment and Training Grant

Staff:

 Provided an overview of the application for emergency support services equipment and training grant.

Moved By Councillor Webber/Seconded By Councillor Lovegrove

THAT Council receives, for information, a report from the Kelowna Fire Department dated February 10, 2025, with respect to a grant opportunity within the 2025 Union of BC Municipalities (UBCM) Community Emergency Preparedness Fund;

AND THAT Council support a regional application by the Central Okanagan Emergency Management Program to the 2025 Emergency Support Services Equipment and Training grant;

AND FURTHER THAT the Regional District of Central Okanagan (RDCO) be authorized to apply for, receive and manage the grant funding on behalf of the City of Kelowna.

5.7 Growing Canada's Community Canopies Grant 2025

Staff:

 Provided an overview of the Growing Canada's Community Canopies Grant Application and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Council receives, for information, the report from the Partnerships Office dated February 10, 2025 with respect to the Growing Canada's Community Canopies Grant;

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

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

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

Carried

6. Mayor and Councillor Items

Councillor Singh:

- Congratulated Mo Bayat for the Lifetime Achievement Award by the Canadian Home Builders' Association Central Okanagan.
- Inquired about the impact of tariffs on City procurement and initiatives.

City Manager:

 Commented on staff monitoring and analyzing the impact of potential tariffs and will report to Council as needed.

Councillor Lovegrove:

 Complimented Councillors DeHart and Singh for their speeches at the Okanagan Chinese Canadian Association Lunar New Year celebration event.

Expressed BC Family day greetings.

- Commented on using Merlin Bird ID to participate in the Great Backyard Bird Count.

Councillor DeHart:

 Spoke to their attendance at the Okanagan Chinese Canadian Association Lunar New Year celebration event.

Spoke to their attendance at the Crime Stoppers Volunteer Luncheon and Awards.

- Commented that nominations are open for the 50th Anniversary of the Civic & Community Awards.
- Spoke to their attendance at the United Way BC 50/50 draw at the West Kelowna Warrier's hockey game.

Spoke to their attendance at the Community Sports Heros Awards.

- Congratulated Mo Bayat for the Lifetime Achievement Award by the Canadian Home Builders' Association Central Okanagan.
- Complimented the City Manager on the video regarding the City's response to potential tariffs.
- Expressed BC Family day greetings.

Councillor Cannan:

- Congratulated Mo Bayat for the Lifetime Achievement Award by the Canadian Home Builders' Association Central Okanagan.
- Congratulated Les and Pat Belamy on their Builders of the Year Award.
- Expressed BC Family day greetings

- Councillor Stack:
 Spoke to their attendance, on behalf of the Mayor, to the Southern Interior Construction Association Conference.
 Expressed BC Family day greetings.

Termination 7.

/acm

This meeting was declared terminated at 4:13 p.m.

Deputy Mayor Stack

REPORT TO COUNCIL DEVELOPMENT VARIANCE PERMIT

City of Kelowna

Date: February 24, 2025

To: Council

From: City Manager

Address: 154 Applebrooke Cr

File No.: DVP24-0200

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

1.0 Recommendation

THAT Council <u>NOT</u> authorize the issuance of Development Variance Permit No. DVP24-0200 for Lot 46 Section 5 Township 23 ODYD Plan KAP47769, located at 154 Applebrooke Cr, Kelowna, BC.

2.0 Purpose

To hear a request for reconsideration of a Development Variance Permit Application to vary the minimum lot width from 13.0 m required to 9.9 m proposed to facilitate a two-lot subdivision.

3.0 Background

The subject property is irregularly shaped and larger than the average lot size in the surrounding neighbourhood. It contains an existing single-detached dwelling, which includes 15 bedrooms and one secondary suite. There has been work on the existing dwelling completed without the necessary permits, which has led to bylaw complaints and enforcement. There were two Building Permits recently issued: one to legalize one of the secondary suites (BP70862) and another to decommission a second suite (BP71766). These permits were active since 2021 but were recently issued in January 2025 (following the delegate's consideration of the variance). A previous permit for this work expired due to inactivity.

Previous Development Variance Permit Application

On January 12th, 2021, a Development Variance Permit Application (DVP20-0172) was forwarded to Council for similar variances to lot width, site coverage and a rear yard setback, which aimed to facilitate a two-lot subdivision. Staff had recommended support, but the variance request was ultimately defeated by Council primarily due to concerns raised by the neighbourhood.

Delegated Development Variance Permit Application

Section 498.1 of the *Local Government Act* allows for Development Variance Permits (DVP) deemed minor in nature to be considered by a delegate. In 2024, the applicant submitted a Delegated Development Variance Permit application to vary the minimum lot width from 13.0 m to 9.9 m to facilitate a two-lot subdivision. The delegate did not support the application to vary the lot width. Section 489.1(4) of the *Local Government Act* allows the owner to request reconsideration of the variance by Council.

4.0 Discussion

The applicant is requesting Council reconsideration of the decision of the delegate to not approve a Development Variance Permit to vary the minimum lot width of the property from 13.0 m to 9.9 m. Both the proposed lot and the remainder lot will have vehicle access from Applebrooke Cr. via an access easement, as direct access from Applecrest Ct is not viable. All other development and subdivision regulations for the MF1 zone—such as lot depth, lot area, site coverage, and setbacks—are proposed to meet the minimum requirements. If the subdivision was successful, each resulting lot would be allowed to have up to six dwelling units under the MF1 – Infill Housing zone.

As outlined in Section 498.1(2)(b) of the *Local Government Act* and Schedule 4 – Section 1.1.2 of the *Development Application Procedures Bylaw No.* 12310, the delegate must consider several guidelines when deciding whether to issue a Development Variance Permit. These guidelines are:

- 1. Scope and scale of variances
- 2. Use and enjoyment of neighbouring lands
- 3. Effects on the natural environment
- 4. Appropriateness of the development
- 5. Intent of the Zoning Bylaw
- 6. Public interest in variances

Staff have significant concerns regarding the proposed variance, particularly with respect to the intent of the Zoning Bylaw and the neighbourhood interest in the variance. The intent of the minimum 13.0 meter lot width is to ensure adequate legal frontage and access to the site. The existing driveway is approximately 3.0 meters in width, and following subdivision, it would need to be extended to 4.5 meters to meet the minimum two-way drive aisle width. This would result in much of the frontage being paved at the entrance, which could conflict with the landscaping requirements of the Zoning Bylaw and lead to further variance requests.

Additionally, the applicant distributed a required letter to all properties within 50 meters of the subject property. Staff received six letters of opposition, one of which was signed by five property owners. The common concerns expressed in these letters include the retention of the existing dwelling (viewed as problematic by the neighborhood), the narrow and irregular frontage of the pie-shaped lot, and the poor visibility and restricted width of the existing driveway. These same concerns were raised in 2021, when Council ultimately decided not to approve a similar variance request. While the scope and scale of the current project have changed, many of the public concerns from the previous Council consideration remain.

Given these issues, staff do not recommend that the Development Variance Permit be supported by Council, particularly due to concerns regarding the narrow lot width and ongoing neighborhood opposition.

5.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Single Detached Housing
East	MF1 – Infill Housing	Single Detached Housing
South	MF1 – Infill Housing	Single Detached Housing
West	MF1 – Infill Housing	Single Detached Housing

6.0 Zoning Bylaw Regulations Summary

CRITERIA	MF1 ZONE REQUIREMENT	PROPOSAL		
Subdivision Regulations (Remainder Lot)				
Minimum Lot Width	13.0 m	13.0 m		
Minimum Lot Depth	27.0 M	55.46 m		
Minimum Lot Area	350 m²	1,540 m²		
Subdivision Regulations (New Lot)				
Minimum Lot Width	13.0 m	9.9 m 0		
Minimum Lot Depth	27.0 M	31.3 m		
Minimum Lot Area	350 m²	745 m²		
Development Regulations (Remainder Lot)				
Maximum Total Site Coverage (buildings)	40%	25%		
Maximum Total Site Coverage (buildings, driveways & parking)	70%	60%		
Minimum Front Yard	3.0 m	12.45 m		
Minimum Side Yard (West)	1.8 m	4.34 m		
Minimum Side Yard (East)	1.8 m	1.8 m		
Minimum Rear Yard	6.o m	10.3 M		
• Indicates a requested variance to the minimum lot width in Section 13.4 of Zoning Bylaw No. 12375.				





The subject property is double fronting on to both Applebrooke Ct and Applecrest Ct. The property is located inside the Permanent Growth Boundary and the Core Area. The surrounding area is primarily single detached dwellings.

7.0 Application Chronology

Date of Application Received: October 22nd, 2024
Neighbour Notification Received: November 1st, 2024
Date of Delegate Decision: December 18th, 2024

8.0 Alternate Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP24-0200 for Lot 46 Section 5 Township 23 ODYD Plan KAP47769, located at 154 Applebrooke Cr, Kelowna, BC;

AND THAT a variance to the following section of Zoning Bylaw No. 12375 be granted as shown on Schedule "A":

Section 13.4: Multi-Dwelling Zones - Subdivision Regulations:

To vary the minimum lot width from 13.0 m required to 9.9 m proposed.

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

Report prepared by: Tyler Caswell, Planner Specialist

Reviewed by: Alex Kondor, Development Planning Manager

Reviewed by: Nola Kilmartin, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development

Services

Attachments:

Attachment A: Draft Development Variance Permit

Schedule A: Site Plan

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

Development Variance Permit

DVP24-0200



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

154 Applebrooke Cr

and legally known as

Lot 46 Section 5 Township 23 ODYD Plan KAP47769

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

Single Detached Housing

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

<u>Date of Council Approval:</u> February 24, 2025

Existing Zone: MF1 – Infill Housing

Future Land Use Designation: C-NHD – Core Area Neighbourhood

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

This is NOT a Building Permit.

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

NOTICE

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

Owner: Isaac Anthony Smit

Applicant: McElhanney

Nola Kilmartin Development Planning Department Manager Planning & Development Services Date of Issuance



1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Variance Permit No. DVP24-0200 for Lot 46 Section 5 Township 23 ODYD Plan KAP47769, located at 154 Applebrooke Cr, Kelowna, BC;

AND THAT a variance to the following section of Zoning Bylaw No. 12375 be granted as shown on Schedule "A":

Section 13.4: Multi-Dwelling Zones - Subdivision Regulations:

To vary the minimum lot width from 13.0 m required to 9.9 m proposed.

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

3. INDEMNIFICATION

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

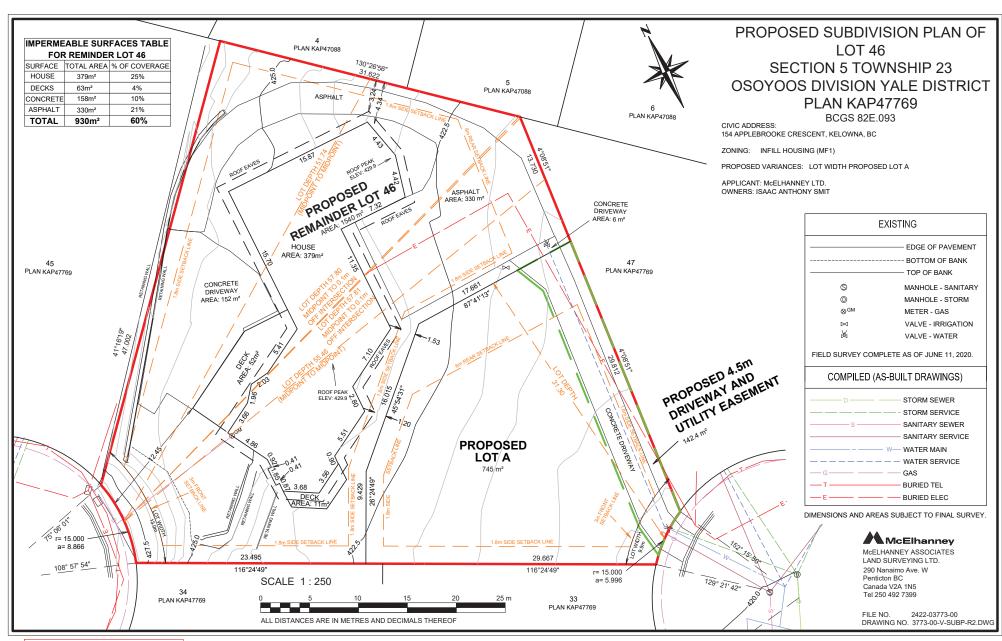
a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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

The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>.

Security shall <u>ONLY</u> be returned to the signatory of the Landscape Agreement or their designates.









Our File: McElhanney Project # 2451 8241 800

TECHNICAL MEMO

To City of Kelowna Council	From Lisa Schumacher, Planner, McElhanney Ltd.
Re Reconsideration of DVP24-0200 –	Date February 18, 2025
154 Applebrooke Cres	

Our client is seeking a variance for the reduction in Lot Width from the required 13.0 m to 9.9 m, to facilitate a two-lot subdivision. The 9.9 m Lot Width is a current condition due to the irregular shape of the lot, and no actual changes are being proposed to the Lot Width on the site.

McElhanney Ltd. received a Letter of Decision on December 18th 2024 from the City of Kelowna's Development Planning Department indicating that variance DVP24-0200 has been refused due to concerns regarding the intent of the Zoning Bylaw and concerns from the neighbouring property owners. On behalf of our client, Isaac Smit, McElhanney formally requests that Council reconsiders the refusal, and approves the Development Variance Permit based on the following grounds.

As required by the Local Government Act and the City of Kelowna Development Application Procedures Bylaw No. 12310, the Staff report within the Letter of Decision had considered the following:

- 1. Scope and scale of variance
- 2. Use and enjoyment of neighbouring lands
- 3. Effects on the natural environment
- 4. Appropriateness of the development
- 5. Intent of the Zoning Bylaw (bolded for emphasis)
- **6.** Public interest in variances (bolded for emphasis)

No issues were flagged by Staff as they related to items 1 through 4, and a **refusal was issued based on items 5 and 6**. As such, we would like to focus on these two items.

Intent of the Zoning Bylaw

Staff Concerns from Report: "The intent of the minimum 13.0 m lot width is to ensure that there is legal lot frontage and access to the site. The property meets the minimum lot area, however, there are concerns with the shared access, and limited frontage. The existing driveway is around 3.0 m in width, and with the subdivision, it is required to be extended to be 6.5 m, which is the minimum two-way drive

aisle width. This would result in much of the frontage being paved at the entrance to the property and may be contrary to the landscaping requirements in the Zoning Bylaw".

Summary of Concerns: Shared access, Limited frontage, Landscaping Requirements.

Response to Concerns:

- Driveway Width: The requirement for a 6.5-meter two-way driveway was cited incorrectly by Staff, as the Zoning By-law specifies a 4.5-meter driveway width, which is what was initially proposed. Concerns regarding paving were based on the 6.5-meter width, which is neither required nor part of the current proposal. The application is in full compliance with the Zoning Bylaw in regard to driveway width and landscaping.
- Shared Access: The City's Subdivision, Development & Servicing Bylaw No. 7900 prefers a shared driveway. Section 4.14 states that "Opportunities to consolidate driveways with shared access easements should be considered where possible" and 4.14.2 states that "When two or more new lots are created through Subdivision, lots with frontages less than 14m shall share a common driveway..."
- Intent of Lot Width: The only variance sought to allow for the subdivision of the property to create one additional parcel is for Lot Width, which is intended to ensure legal lot frontage and access. Both parcels maintain legal frontage and access, fulfilling the Zoning By-law's intent. Currently, the property's frontage is technically along Applecrest Court, but upon subdivision, the frontage will be redefined as Applebrooke Crescent, based on the bylaw's definition. This is a purely technical change, with no impact on the access or legal lot frontage of the property.
- Landscaping Concerns: Staff have expressed concerns regarding landscaping; however, the Development Variance Permit and Subdivision application fully complies with all Zoning requirements (except lot width), and the concerns raised are based on hypothetical scenarios. The landscaping issues are only relevant if three or more units are developed on the new lot, and since there are no immediate plans for this lot—those decisions will be made by future property owners—any concerns about landscaping remain speculative. The applications are fully in compliance with the Zoning Bylaw regarding landscaping.
- Context of Zoning: The current zoning (MF1) allows for up to six ground-oriented dwelling units. The property owner could rebuild six units on the property without changes to the lot frontage or driveway. The property owner could also maximize the density and add four more units on the property, without the approval of a variance or subdivision. The subdivision of the property could actually reduce the likelihood of reaching the maximum density permitted, and the owner is prepared to place a covenant restricting density.
- Previous Staff Support: Planning Staff previously supported a similar DVP application for this property (DVP20-0172) in 2021, despite requesting 3 variances (Lot Width, Site Coverage and Setbacks). In a Staff report dated January 12th 2021 Staff acknowledge that "Staff support the requested variances [...] The variances are being requested due to the irregular shape of the lot and topographic constraints for access to Applecrest Court which has created an extended driveway length and increased site coverage. Staff do not anticipate any impacts of the variances outside the subject subdivision." The application then got refused by Council largely due to public

complaints about the tenants. If staff supported the variance application with other variances also requested, there appears to be no rationale for staff not supporting the single variance now.

Public Interest in Variances

Public Concerns: Six letters of opposition were received, mainly expressing concerns about the retention of the existing dwelling, the lot's limited frontage, and the driveway's narrowness and visibility. These concerns were also raised during the 2021 Council meeting, though the scale of the project has changed since then.

Summary of Public Concerns: Property management and oversight issues, Property layout and suitability for subdivision, Traffic safety and driveway concerns, Legal and regulatory concerns

Background

- Our client, Isaac Smit, purchased the property in 2020, which included existing tenants.
- One of these tenants was particularly problematic and disruptive to the neighborhood. Our client
 acknowledges this issue and made efforts to resolve it. Although he worked diligently behind the
 scenes with the tenant to facilitate their removal, the eviction process is prolonged and regulated,
 which significantly limited his options. Consequently, it took over a year to remove the tenant,
 creating challenges for the neighborhood.
- The tenant who caused the majority of the disturbances is no longer residing on the property and hasn't been since September 2023.
- The property currently houses two main tenants: One tenant is a family of six residing in the main dwelling, while the other tenant, is an individual living in the legal secondary suite.
- Upon receiving feedback from staff regarding concern with open building permits, our client took immediate action to address the issues, making appointments with City Building Inspectors, and closing all outstanding building permits, including the one for the secondary suite.
- There are currently no outstanding Building Permits on the property.
- There have been no bylaw infractions on the property since October 2023 which is when the bad tenant was removed (confirmed by City of Kelowna Bylaw Services on February 14, 2025).

Response to Concerns:

- **Property Management:** The majority of neighborhood issues stem from previous tenants, which have now been addressed. Our client is committed to managing the property responsibly. There have been no bylaw infractions on the property since October 2023, demonstrating that the neighbourhood concerns are based on history.
- Layout and Suitability: The irregular lot shape, while unconventional, may be better suited for subdivision as it reduces visibility of the property from the street. This preserves the neighborhood character while accommodating more housing.
- "Tear Down the House" Request: This suggestion is not feasible. The existing house is fully compliant with development regulations and represents a responsible use of resources. Tearing it down for a higher-density development would conflict with the neighborhood's desire to maintain single-family character.

- Traffic and Safety: While concerns about traffic safety are noted, the property owner has taken steps to address tenant behavior. Efforts to mitigate neighborhood concerns will continue as the property owner is made aware of them.
- **Legal and Regulatory Compliance:** The property is being legally rented, with the secondary suite now fully legalized following the closure of all relevant permits.

Rationale for Support

- To minimize impact on the neighbourhood and mitigate concerns, a covenant can be placed on the property to limit both lots to a maximum of 6 units, which is in line with what is permitted today. This would still give flexibility for future development while ensuring that the subdivision does not exceed the density presently allowed on the lot.
- Any concerns regarding the shared access driveway can be captured in the easement agreement which will be subject to approval by the Approving Officer at the Subdivision stage.
- The Planning Department has established processes in place to ensure compliance with zoning and development standards and to help mitigate any concerns they may have on the future functionality of the lot. If three or more units (3+) are contemplated, a Development Permit would be required, and the application would be thoroughly reviewed for zoning compliance. This should add comfort to Council and the public that development will occur consistent with the City's requirements and regulations.
- Increasing the supply of infill housing is consistent with many of the housing goals established in the 2040 Official Community Plan as well as residents' desire to curb sprawl and focus growth near existing infrastructure, services, and amenities.
- Currently, the property owner has the ability to add up to 4 additional units, bringing the total to 6 units, without the need for a variance or subdivision approval, or public consultation.

In conclusion, McElhanney respectfully requests that the City of Kelowna Council reconsider the refusal of Development Variance Permit DVP24-0200 and approve the variance for a reduction in Lot Width. The concerns raised by staff and the public have been thoroughly addressed, and the proposed subdivision complies with all other relevant zoning requirements. The irregular lot shape and technical nature of the variance, along with the proposed mitigation measures, ensure minimal impact on the neighborhood.

Additionally, the provision of a covenant to limit density and the requirement for a future Development Permit (if 3+ units) will provide further assurances regarding the development's compliance with city standards. The proposal aligns with the City's goals for sustainable growth and infill housing and will contribute to enhancing housing availability in the area.

Sincerely,

Lisa Schumacher

Lisa Schumacher, Planner McElhanney Ltd. lschumacher@mcelhanney.com 250-861-8783







Purpose

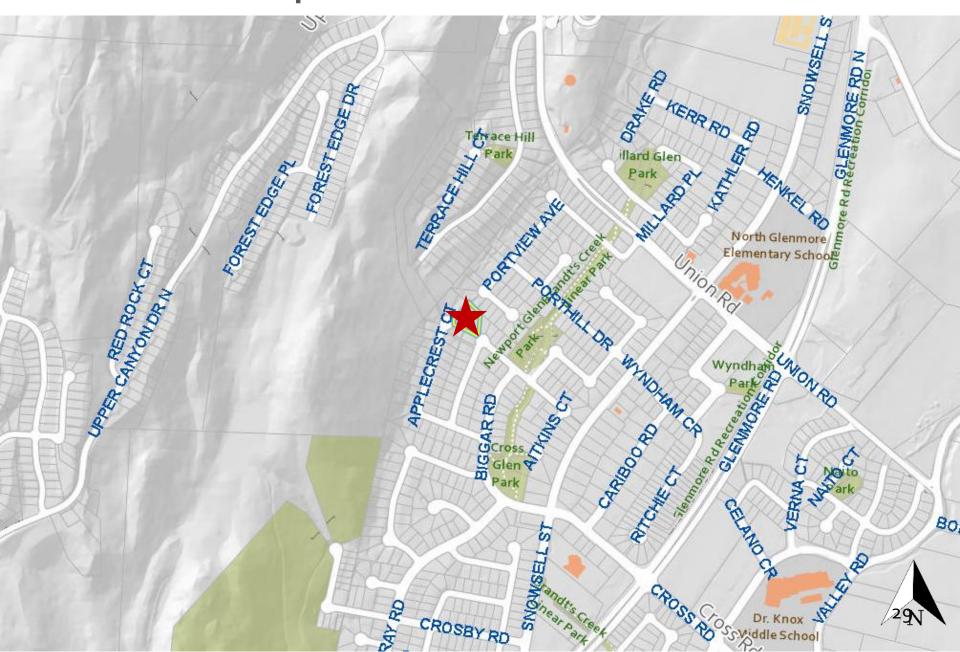
► To hear a request for reconsideration of a Development Variance Permit application to vary the minimum lot width from 13.0 m required to 9.9 m proposed to facilitate a two-lot subdivision.

Development Process

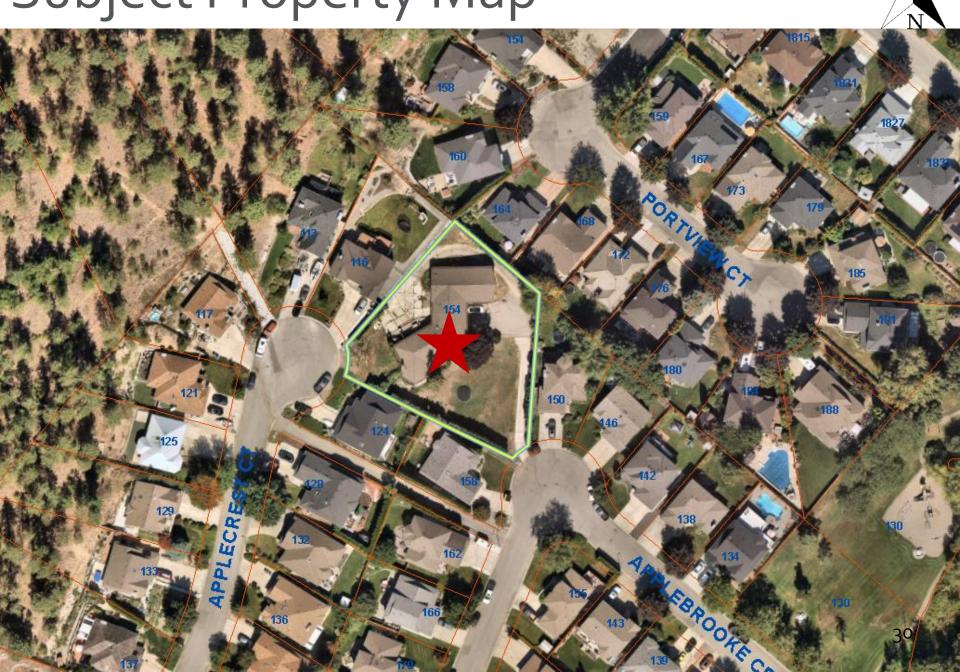




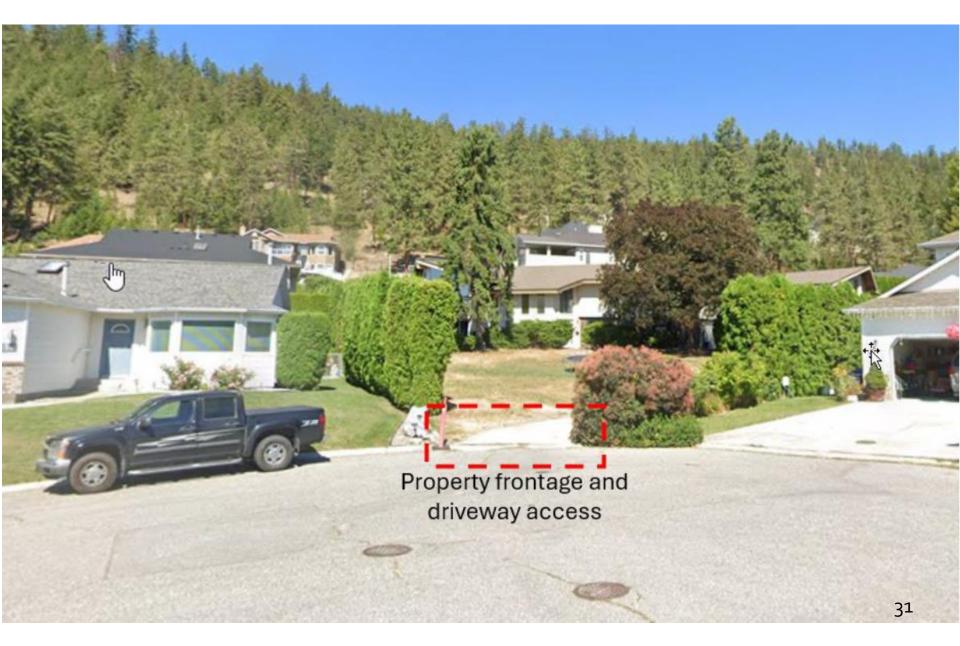
Context Map



Subject Property Map



Site Photos (Applebrooke Cres)



Site Photos (Applecrest Ct)





Background

- ► A similar Development Variance Permit was forwarded to Council on January 12th, 2021;
 - ► This was defeated by Council primarily due to concerns raised by neighbourhood.
- ▶ A Development Variance Permit was considered by delegation in 2024, but was not supported;
 - Applicant has decided to move to Council for reconsideration.

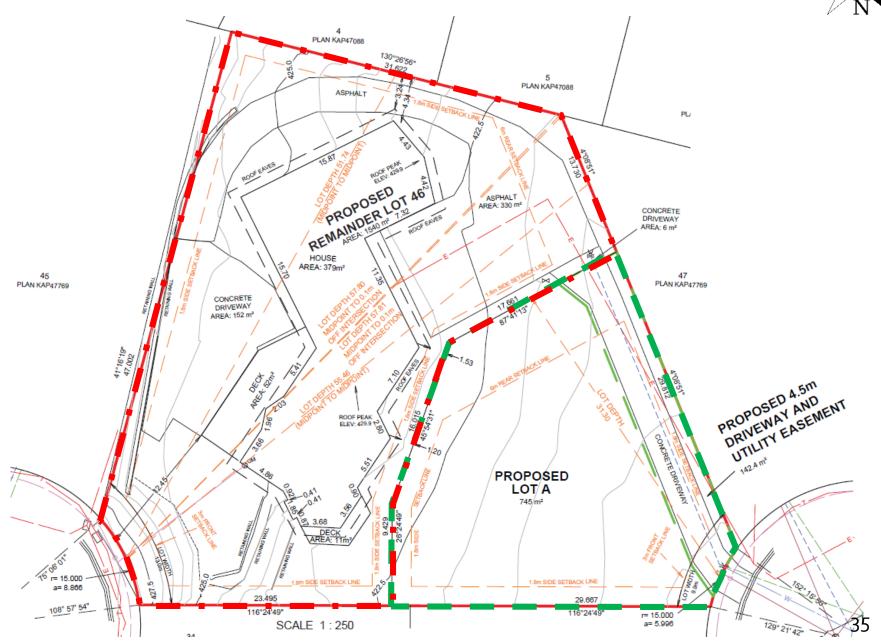


Technical Details

- ► Development Variance Permit application to vary the minimum lot size from 13.0 m to 9.9 m:
 - Variance to facilitate a two-lot subdivision;
 - Both properties to access Applebrooke Cr via access easement;
 - Existing home to remain;
 - ► All other development and subdivision regulations are compliant.

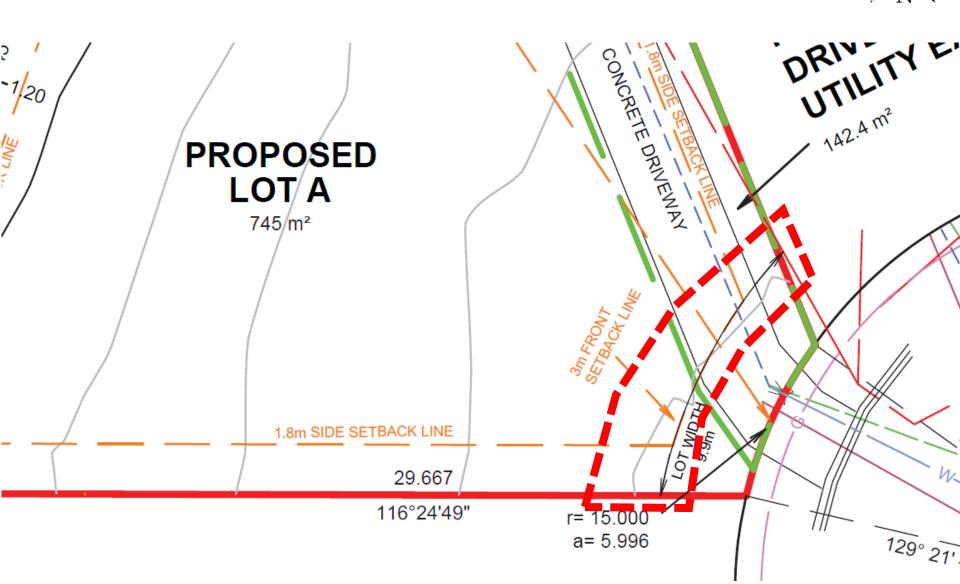
Site Plan





Variance







Staff Recommendation

- ➤ Staff recommend **non-support** for the proposed development variance permit as it:
 - ▶ Has limited frontage and creates a narrow lot;
 - Reciprocal access required onto Applebrooke Cr;
 - ▶ Neighbourhood concern with the file.

154 APPLEBROOKE CRESCENT

DVP24-0200



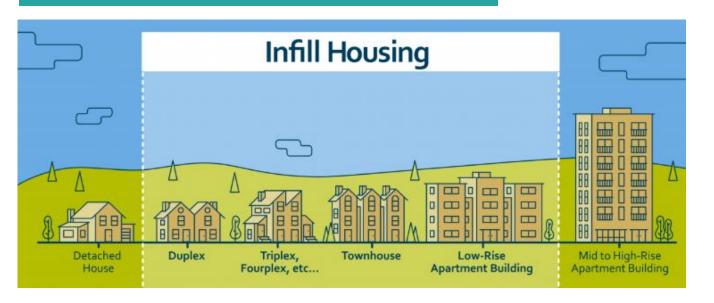


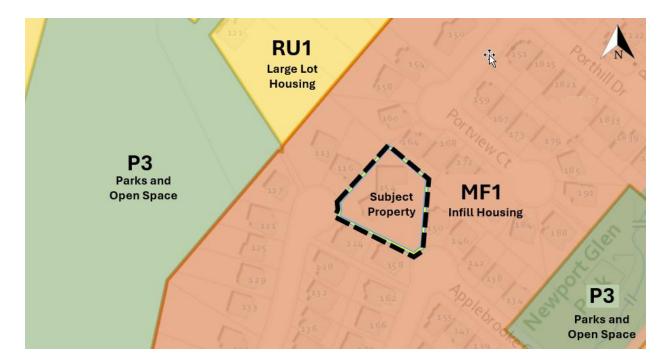
Location

Zoning: MF1 – Multi-Family

The purpose of this zone is to provide infill development within the core area of the City limiting development to 6 ground-oriented residential dwelling units or less.

The variance being requested is a technical variance due to the shape of the parcel and how lot width is calculated.







Proposal

To seek approval for a reduction in Lot Width from the required 13 m to 9.9 m, to facilitate a two-lot subdivision.

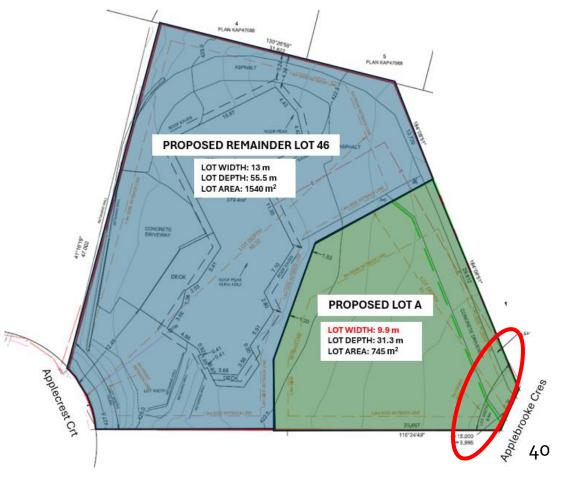


MF1 Requirements

Lot Area: 350 m²

Lot Depth: 27.0 m

Lot Width: 13 m



VARIANCE NOT SUPPORTED BY STAFF

In the decision made by Staff, the following was considered:



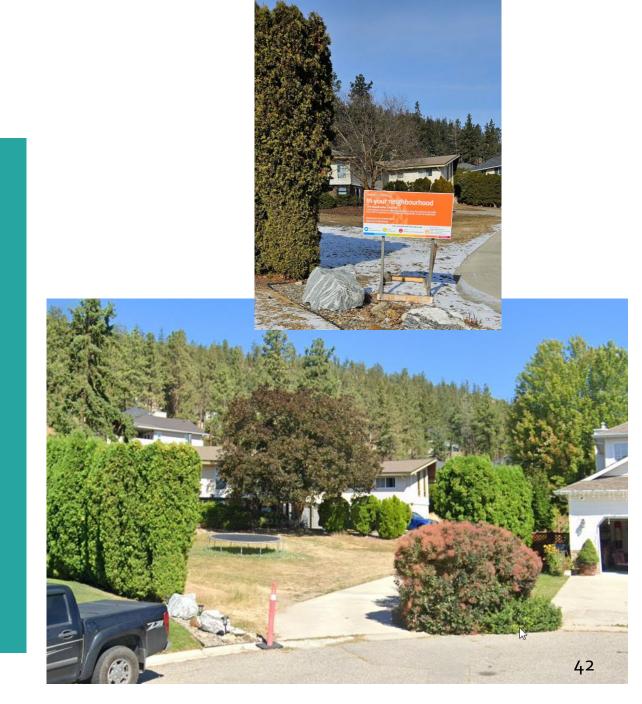
No issues were flagged by Staff as they related to items 1 through 4, **but** concerns were raised with items 5 and 6.

Concern: Driveway

Width Clarification: The 6.5m requirement was incorrectly cited by staff. The requirement in the ZBL is 4.5 m width, which is proposed.

Shared Access: Any perceived conflict of a shared driveway can be mitigated through registration of access easement.

Subdivision, Development & Servicing Bylaw: supports shared driveways for two-lot subdivisions and small lot frontages.



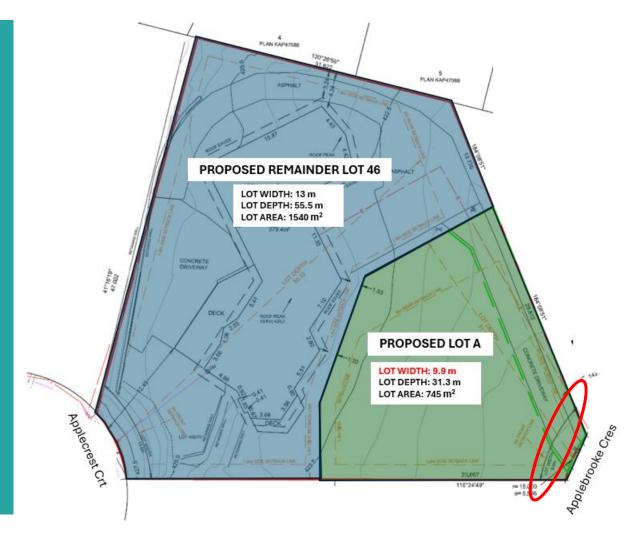
Concern: Landscaping & Limited Frontage

Concern around no room for trees.

How we Comply:

- Trees are only required for 3+ units
- If 2 or less units are built, no trees are required.
- If 3+ units are built, landscaping will be evaluated at Building Permit stage.

Concerns around limited frontage were based on the (incorrect) 6.5 m requirement and (theoretical) landscaping requirements.



Public Concerns

PROPERTY MANAGEMENT: Tenant-related issues have been addressed, including the removal of the disruptive tenant in September 2023.

PROPERTY LAYOUT: The irregular lot shape may reduce impact on the neighborhood, preserving its character.

TRAFFIC SAFETY: Concerns are related to previous tenant behavior, which the client actively managed when issues arose. They aren't related to Land Use or Zoning.

LEGAL COMPLIANCE: The property is in compliance with legal and regulatory requirements, including building permits and rental agreements.

WHAT HAS BEEN DONE?

- The problem tenant was evicted in September 2023.
- The property owner has complied with outstanding building permit requirements, officially legalizing the Secondary Suite.
- The property owner has been in communication with the tenants and neighbours regarding any by-law complaints when they came up.
- The owner is committed to working with Staff and the neighbourhood to resolve any issues.
- No By-law infractions since October 2023.

Solutions to Mitigate Concerns

Variance Approval with Conditions

- A condition to limit the combined density of the subdivided lots to six units in total, which could be accommodated by a restrictive covenant.
- This can resolve any concerns regarding densities since the max density for the two proposed parcels will stay at what is permitted today.

Driveway Improvements

- There could be potential to add a pull-off or passing area on the driveway to address concerns about driveway functionality.
- This could be captured in the Easement Agreement and would be subject to approval by the Approving
 Officer at the Subdivision stage.

Landscaping Solutions

 These concerns only exist if 3+ units are bult. If that were the case, a Development Permit would be required and the development would be thoroughly reviewed for zoning compliance—adhering to all landscaping requirements.

Summary and Policy

- 1. Both lots, if subdivided, meet and exceed the requirements for Lot Area, Lot Depth and Setbacks.
- 2. Currently, 6 ground-oriented units may be built on this lot today.
- 3. Development is supportive of Bill 44 "Housing Statutes (Residential Development)" Amendment Act.
- 4. The property owner has worked to resolve tenant complaints and building compliance concerns.
- 5. The applicant is willing to place a covenant on the property to keep the density the same as today.



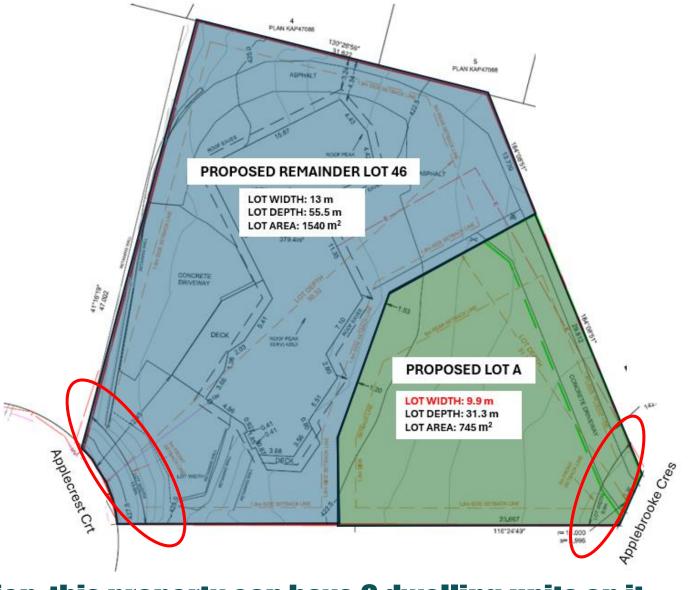
Final Thoughts

Application APPROVED

- Property is subdivided to create two lots
- High probability a single-family dwelling be built on the new lot, given the desirability of the single-family neighbourhood

Application DENIED

- Property stays as one lot
- Property owner can still build 4 additional units adjacent to Applebrooke Cres.



Regardless the outcome of the application, this property can have 6 dwelling units on it.

Thank You Questions

REPORT TO COUNCIL OCP

Date: February 24, 2025

To: Council

From: City Manager

Address: Various
File No.: OCP24-0013

	Existing	Proposed
OCP Future Land Use:	Various	Various

City of

Kelowna

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP24-0013 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of 100 parcels described in Schedule 'A', be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of three parcels for administrative updates and 97 parcels around the Okanagan College to align with the designated Urban Centre boundary.

3.0 Development Planning

Staff have committed to continual improvements to the Official Community Plan and Zoning Bylaw as priorities are clarified or issues arise. This proposed amendment is to update the Future Land Use designation of 100 parcels. These parcels can be divided into two (2) categories. The first includes administrative fixes on three (3) parcels. These generally occur when a past development or subdivision misaligns zoning and/or OCP boundaries. See Table 3.1 Executive Summary for further details for each of the three (3) parcels.

The remaining 97 parcels surround Okanagan College and are currently designated as EDINST – Educational / Institutional. Almost half of these 97 parcels are within a provincially designated transit exchange. Okanagan College does not have plans to acquire and/or expand into these parcels; therefore, the Future Land Use should be redesignated as Pandosy Urban Centre. An accompanying Zoning Bylaw mapping amendment and Zoning Bylaw text amendment are proposed for the same area to reflect the street context and redevelopment potential.

Tab	Table 3.1 Executive Summary for the Three Parcel Administrative Fixes Identified in Schedule 'A'				
No.	Address OCP FLU Details		Reason for Change		
1.	(E OF) Grainger Road	Amend a portion from C-NHD – Core Area Neighbourhood designation to NAT – Natural Area designation as per <u>Map 'A'</u>	Amend the Future Land Use designation to reflect actual boundaries of Knox Mountain Park East (parkland added through development).		

Tab	Table 3.1 Executive Summary for the Three Parcel Administrative Fixes Identified in Schedule 'A'				
No.	Address OCP FLU Details		Reason for Change		
2.	1601 Cara Glen Way	Amend C-NHD – Core Area Neighbourhood designation to PARK – Park and Open Space designation	Amend Future Land Use designation to reflect City owned parkland parcel contributed by developer. The parcel is already zoned P3.		
3.	307 Glen Park Drive	Amend split designated C-NHD – Core Area Neighbourhood designation and EDINST – Education / Institutional designation to C-NHD – Core Area Neighbourhood designation as per Map 'B'	Fix mapping to align Institutional Future Land Use with the adjacent Institutional lot.		

4.0 Technical Comments

Not Applicable

Report prepared by: Adam Cseke, Development Planner Manager

Reviewed by: Nola Kilmartin, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability &

Development Services

Attachments:

Schedule 'A': List of Mapping Amendments for various properties

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

Schedule A - List of Mapping Amendments

Official Community Plan 12300

No.	Address	Legal Description	OCP FLU Details	Reason for Change
1.	(E OF) Grainger Road	Lot 4, Section 32, Township 26, ODYD, Plan EPP129429	Amend a Portion from the C-NHD – Core Area Neighbourhood designation to the NAT – Natural Areas designation as shown on Map 'A'	Amend the Future Land Use designation to reflect proper boundaries of Knox Mountain Park East (parkland added through development).
2.	1601 Cara Glen Way	Lot 1, Section 32, Township 26, ODYD, Plan EPP129429	Amend from the C-NHD – Core Area Neighbourhood designation to the PARK – Park and Open Space designation	Amend Future Land Use designation to reflect City owned park parcel contributed by developer. The parcel is already zoned P3.
3.	307 Glen Park Drive	Lot 1, Section 4 Township 23, and of Section 33 Township 26, ODYD, Plan EPP111632	Amend from the EDINST – Education / Institutional designation to the C-NHD – Core Area Neighbourhood designation as shown on Map 'B'	Fix Mapping error to align Institutional future land use with the institutional lot.
4.	790 KLO Road	Lot D, District Lot 135, ODYD, Plan 26418	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
5.	780 KLO Road	Lot C, District Lot 135, ODYD, Plan 26418	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation as shown Map 'C'	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.



No.	Address	Legal Description	OCP FLU Details	Reason for Change
6.	770 KLO Road	Lot B, District Lot 135, ODYD, Plan 26418	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
7-	760 KLO Road	Lot A, District Lot 135, ODYD, Plan 26418	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
8.	2991 Conlin Court	Lot 60, District Lot 135, ODYD, Plan 22856	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
9.	2985 – 2987 Conlin Court	Lot 59, District Lot 135, ODYD, Plan 22856	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
10.	2983 Conlin Court	Lot 58, District Lot 135, ODYD, Plan 22856	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
11.	2975 – 2979 Conlin Court	Strata Lot 1,2 & 3, District Lot 135, ODYD, Strata Plan EPS5937, Together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on Form V	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
12.	2973 Conlin Court	Strata Lot 1, 2, 3, & 4, District Lot 135, ODYD, Strata Plan EPS5936, Together with an interest in the common property	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.



No.	Address	Legal Description	OCP FLU Details	Reason for Change
		in proportion to the unit entitlement of the strata lot shown on Form V		
13.	2969 Conlin Court	Lot 55, District Lot 135, ODYD, Plan 22856	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
14.	2963 Conlin Court	Lot 54, District Lot 135, ODYD, Plan 22856	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
15.	2959 Conlin Court	Lot 53, District Lot 135, ODYD, Plan 22856	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
16.	2955 -2957 Conlin Court	Lot 52, District Lot 135, ODYD, Plan 22856	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
17.	2951 – 2953 Conlin Court	Lot 51, District Lot 135, ODYD, Plan 22856	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
18.	2952 – 2954 Conlin Court	Lot 50, District Lot 135, ODYD, Plan 22856	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
19.	2956 – 2958 Conlin Court	Lot 49, District Lot 135, ODYD, Plan 22856	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.



No.	Address	Legal Description	OCP FLU Details	Reason for Change
20.	2960 Conlin Court	Lot 48, District Lot 135, ODYD, Plan 22856	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
21.	2964 Conlin Court	Lot 47, District Lot 135, ODYD, Plan 22856	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
22.	2966 – 2970 Conlin Court	Strata Lot 1, 2, & 3, District Lot 135, ODYD, Strata Plan EPS10599, Together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on Form V	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
23.	2972 Conlin Court	Lot 45, District Lot 135, ODYD, Plan 22856	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
24.	2976 Conlin Court	Lot 44, District Lot 135, ODYD, Plan 22856	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
25.	732 KLO Road	Lot B, District Lot 135, ODYD, Plan 27177	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
26.	728 - 730 KLO Road	Strata Lot 1 & 2, District Lot 135, ODYD, Strata Plan 333, Together with an interest in the common property in proportion to	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.



No.	Address	Legal Description	OCP FLU Details	Reason for Change
		the unit entitlement of		
		the strata lot shown on Form 1		
27.	2949 – 2951 Richter Street	Strata Lot 1 & 2, District Lot 135, ODYD, Strata Plan EPS8373, Together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on Form V	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
28.	2935 - 2939 Richter Street	Strata Lot 1 & 2, District Lot 135, ODYD, Strata Plan KAS1078, Together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on Form 1	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
29.	2927 – 2929 Richter Street	Strata Lot 1 & 2, District Lot 135, ODYD, Strata Plan KAS2494, Together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on Form V	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
30.	2919 – 2921 Richter Street	Strata Lot 1 & 2, District Lot 135, ODYD, Strata Plan KAS1256, Together with an interest in the common property in proportion to the unit	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.



No.	Address	Legal Description	OCP FLU Details	Reason for Change
		entitlement of the strata lot shown on Form 1		
31.	2909 – 2911 Richter Street	Strata Lot 1 & 2, District Lot 135, ODYD, Strata Plan KAS1184, Together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on Form 1	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
32.	3094 - 3096 Lowe Court	Lot A, District Lot 135, ODYD, Plan 34922	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
33-	3086 Lowe Court	Lot B, District Lot 135, ODYD, Plan 34922	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
34-	3076 Lowe Court	Lot 12, District Lot 135, ODYD, Plan 30518	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
35-	3064 - 3066 Lowe Court	Lot 13, District Lot 135, ODYD, Plan 30518	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
36.	3056 Lowe Court	Lot 14, District Lot 135, ODYD, Plan 30518	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
37-	3046 Lowe Court	Lot 15, District Lot 135, ODYD, Plan 30518	Amend from the EDINST – Education / Institutional	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to

No.	Address	Legal Description	OCP FLU Details	Reason for Change
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
38.	3036 Lowe	Lot 16, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Court	ODYD, Plan 30518	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
39.	3026 Lowe	Lot 17, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Court	ODYD, Plan 30518	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
40.	3016 Lowe	Lot 1, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Court	ODYD, Plan 38814	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
41.	3006 Lowe	Lot 2, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Court	ODYD, Plan 38814	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
42.	2996 Lowe	Lot 3, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Court	ODYD, Plan 38814	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
43.	2984 - 2986	Strata Lot 1 & 2, District	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Lowe Court	Lot 135, ODYD, Strata	Education / Institutional	Centre future land use designation as there is no need to
		Plan KAS2673, Together	designation to the UC –	remain EDINST – Educational / Institutional without the
		with an interest in the	Urban Centre designation	need for Okanagan College expansion.
		common property in		
		proportion to the unit		
		entitlement of the strata		
		lot shown on Form V		
44.	2976 Lowe	Lot 5, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Court	ODYD, Plan 38814	Education / Institutional	Centre future land use designation as there is no need to



No.	Address	Legal Description	OCP FLU Details	Reason for Change
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
45.	2977 Lowe	Lot 6, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Court	ODYD, Plan 38814	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
46.	2987 Lowe	Lot 7, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Court	ODYD, Plan 38814	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
47.	2997 Lowe	Lot 8, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Court	ODYD, Plan 38814	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
48.	3007 Lowe	Lot 9, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Court	ODYD, Plan 38814	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
49.	3015 - 3017	Lot 10, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Lowe Court	ODYD, Plan 38814	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
50.	3027 Lowe	Lot 1, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Court	ODYD, Plan 30518	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
51.	3037 Lowe	Lot 2, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Court	ODYD, Plan 30518	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
52.	3047 Lowe	Lot 3, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Court	ODYD, Plan 30518	Education / Institutional	Centre future land use designation as there is no need to

No.	Address	Legal Description	OCP FLU Details	Reason for Change
			designation to the UC – Urban Centre designation	remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
53.	3057 Lowe Court	Lot 4, District Lot 135, ODYD, Plan 30518	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
54-	3067 Lowe Court	Lot 5, District Lot 135, ODYD, Plan 30518	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
55.	3077 Lowe Court	Lot 6, District Lot 135, ODYD, Plan 30518	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
56.	3087 Lowe Court	Lot 7, District Lot 135, ODYD, Plan 30518	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
57-	3095 - 3097 Lowe Court	Strata Lot 1 & 2, District Lot 135, ODYD, Strata Plan KAS315, Together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on Form 1	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
58.	1160 KLO Road	Lot 9, District Lot 135, ODYD, Plan 30518	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.



No.	Address	Legal Description	OCP FLU Details	Reason for Change
59.	3098 Gordon Drive	Lot A, District Lot 135, ODYD, Plan 14283, except plan H16127	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
60.	3090 Gordon Drive	Lot A, District Lot 135, ODYD, Plan 28381, except plan H16127	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
61.	3080 Gordon Drive	Lot 3, District Lot 135, ODYD, Plan 23000, Except Plan H16127	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
62.	3070 Gordon Drive	Lot 2, District Lot 135, ODYD, Plan 23000, except plan H16127	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
63.	3060 Gordon Drive	Lot 1, District Lot 135, ODYD, Plan 23000, except plan H16127	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
64.	3050 - 3054 Gordon Drive	Strata Lot 1 & 2, District Lot 135, ODYD, Strata Plan KAS1320, Together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on Form 1	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.
65.	3020 Gordon Drive	Lot A, District Lot 135, ODYD, Plan 21945	Amend from the EDINST – Education / Institutional designation to the UC – Urban Centre designation	Align lots within Urban Centre boundary to the Urban Centre future land use designation as there is no need to remain EDINST – Educational / Institutional without the need for Okanagan College expansion.



No.	Address	Legal Description	OCP FLU Details	Reason for Change
66.	3010 Gordon	Lot B, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Drive	ODYD, Plan 21945	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
67.	2930 Gordon	Lot 1, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Drive	ODYD, Plan 38307	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
68.	2922 Gordon	Lot 11, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Drive	ODYD, Plan 38814	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
69.	2910 Gordon	Lot 4, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Drive	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
70.	2900 Gordon	Lot 3, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Drive	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
71.	2896 Gordon	Lot 2, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Drive	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
72.	2890 Gordon	Lot A, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Drive	ODYD, Plan 17712	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
73-	2880 Gordon	Lot 2, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Drive	ODYD, Plan 17457	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.



No.	Address	Legal Description	OCP FLU Details	Reason for Change
74.	2860 Gordon	Lot 1, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Drive	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
75.	2840 Gordon	Lot A, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Drive	ODYD, Plan 26038	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
76.	2830 Gordon	Lot 25, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Drive	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
77-	1195 Raymer	Lot A, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Avenue	ODYD, Plan 11528	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
78.	2805 Bouvette	Lot B, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Street	ODYD, Plan 11528	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
79-	2835 - 2837	Lot 24, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Bouvette Street	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
_			Urban Centre designation	need for Okanagan College expansion.
80.	2845 Bouvette	Lot 23, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Street	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
81.	2855 Bouvette	Lot 5, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Street	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.



No.	Address	Legal Description	OCP FLU Details	Reason for Change
82.	2865 Bouvette	Lot 6, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Street	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
83.	2875 Bouvette	Lot 7, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Street	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
84.	2885 Bouvette	Lot 8, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Street	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
85.	2901 Bouvette	Lot 9, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Street	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
86.	2905 Bouvette	Lot 10, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Street	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
87.	2909 Bouvette	Lot 11, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Street	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
	_		Urban Centre designation	need for Okanagan College expansion.
88.	2913 Bouvette	Lot 12, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Street	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
_			Urban Centre designation	need for Okanagan College expansion.
89.	2916 Bouvette	Lot 13, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Street	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.

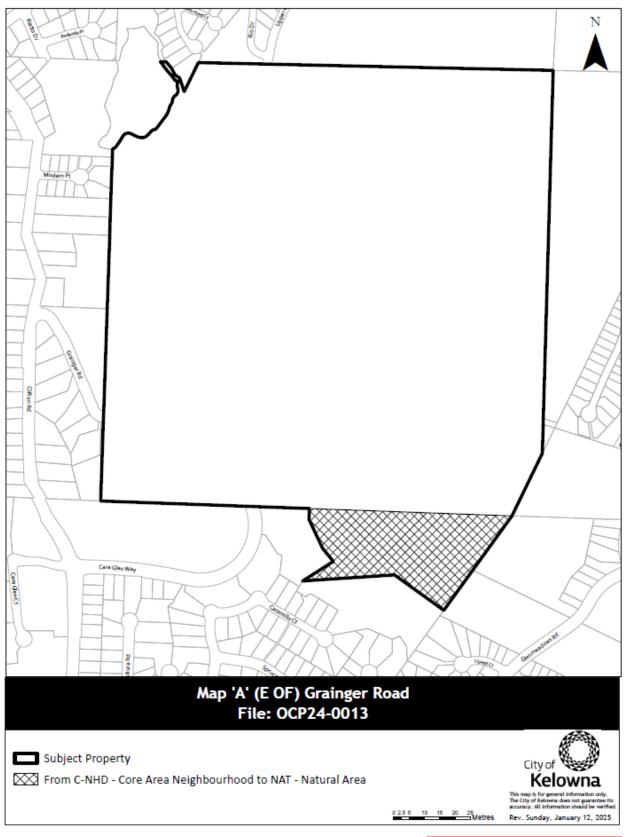


No.	Address	Legal Description	OCP FLU Details	Reason for Change
90.	2912 Bouvette	Lot B, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Street	ODYD, Plan 35023	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
91.	2908 Bouvette	Lot A, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Street	ODYD, Plan 35023	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
92.	2904 Bouvette	Lot 16, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Street	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
93.	2890 Bouvette	Lot 17, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Street	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
94.	2880 Bouvette	Lot 18, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Street	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
95.	2870 Bouvette	Lot 19, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Street	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
	06. 5		Urban Centre designation	need for Okanagan College expansion.
96.	2860 Bouvette	Lot 20, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Street	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
	- O D	Lata District Lat	Urban Centre designation	need for Okanagan College expansion.
97-	2850 Bouvette	Lot 21, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Street	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.

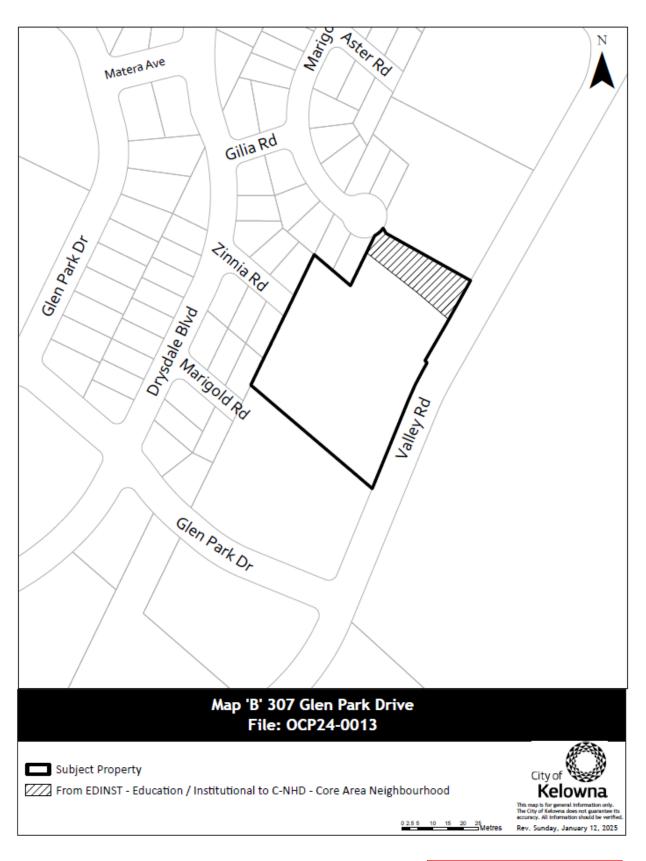


No.	Address	Legal Description	OCP FLU Details	Reason for Change
98.	2834 - 2842	Lot 22, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Bouvette Street	ODYD, Plan 33569	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
99.	1175 -1179	Lot 1, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Raymer Avenue	ODYD, Plan 24364,	Education / Institutional	Centre future land use designation as there is no need to
		except plan 45674	designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.
100.	1165 Raymer	Lot 2, District Lot 135,	Amend from the EDINST –	Align lots within Urban Centre boundary to the Urban
	Avenue	ODYD, Plan 24364	Education / Institutional	Centre future land use designation as there is no need to
			designation to the UC –	remain EDINST – Educational / Institutional without the
			Urban Centre designation	need for Okanagan College expansion.















Purpose

➤ To amend the Official Community Plan Map 3.1 by changing the Future Land Use classification of 100 parcels as described in Schedule 'A'



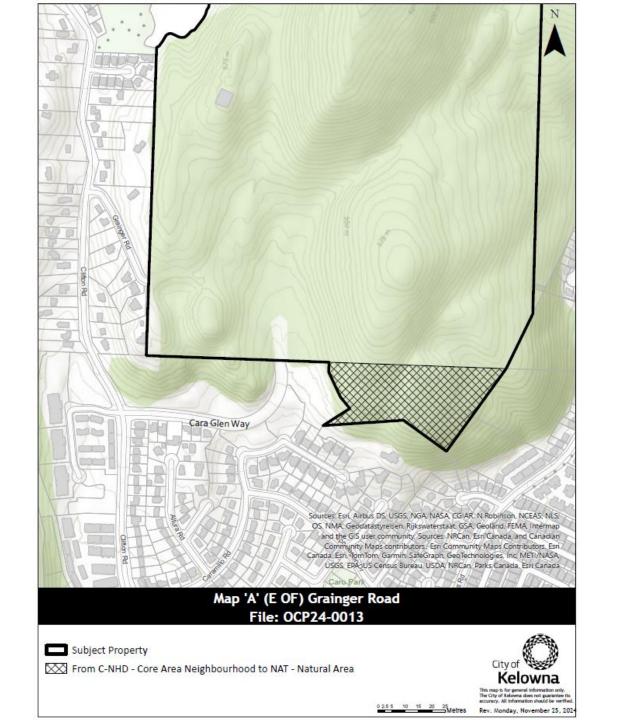
OCP Categories

Table: OCI	Table: OCP Mapping Categories				
<u>Number</u>	Category		Number of Lots Affected		
1.	Administrative/Boundary		3		
2.	FLU surrounding Okanagan College		97		
		Total	100		

OCP FLU Amendments



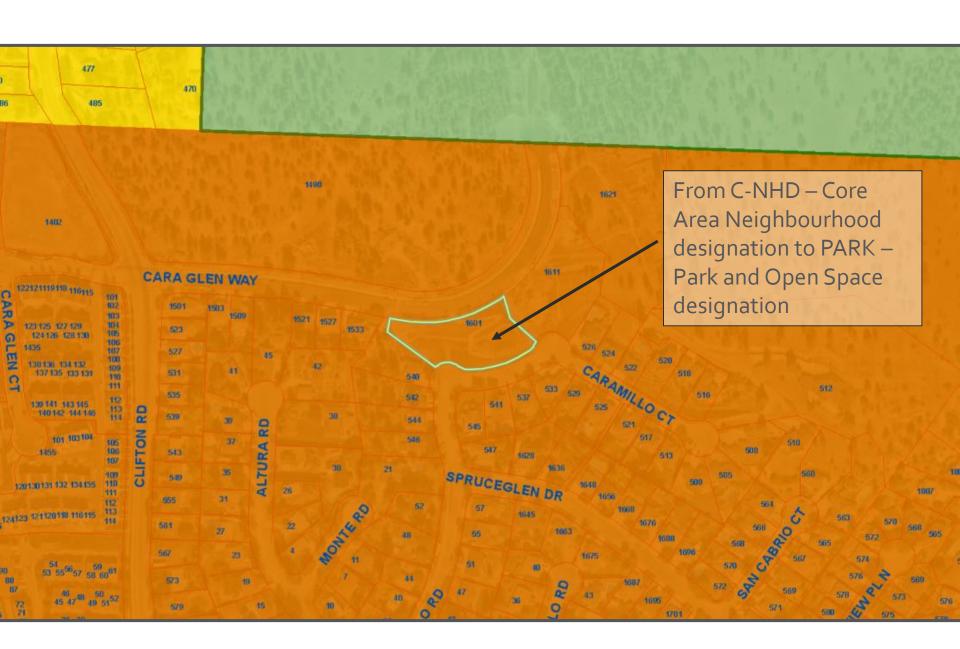
	Administrative/Boundary				
No	Address	OCP FLU Details	Reason for Change		
1.	(E OF) Grainger Road	Amend a portion from C- NHD – Core Area Neighbourhood designation to NAT – Natural Area designation as per Map 'A'	Amend FLU designation to reflect accurate boundaries of Knox Mountain Park East (parkland added through development).		



OCP FLU Amendments



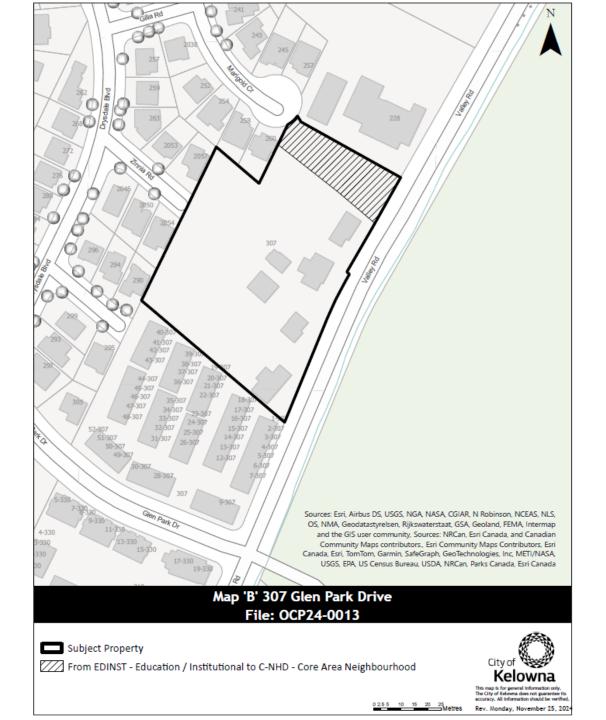
		Administrative/Boundary							
2. Way Neighbourhood designation to PARK – Park and Open Neighbourhood designation to PARK – Park and Open Neighbourhood designation to reflect City owned parkland parcel contributed by developer. The parcel is already zoned Parkland parcel.	No	Address	OCP FLU Details	Reason for Change					
	2.		Neighbourhood designation to PARK – Park and Open	Amend FLU designation to reflect City owned parkland parcel contributed by developer. The parcel is already zoned P3.					



OCP FLU Amendments



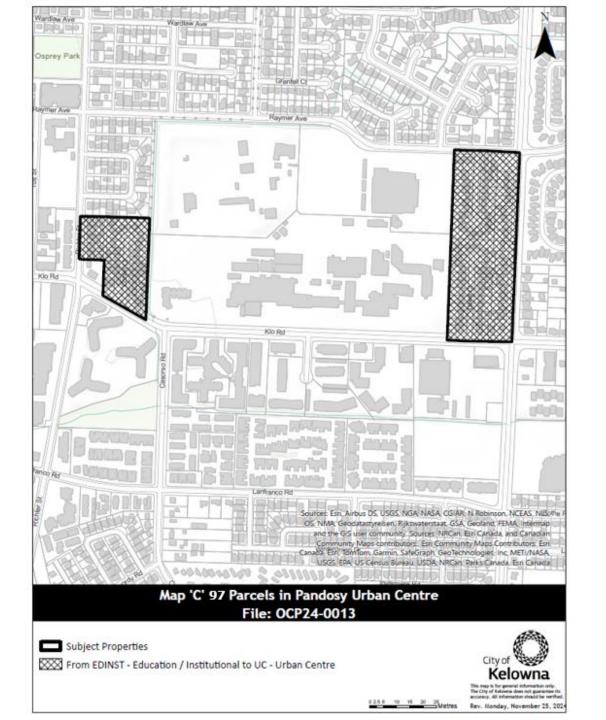
	Administrative Fixes							
No	Address	OCP FLU Details	Reason for Change					
1 2 1	307 Glen Park Drive	Amend split designated C-NHD – Core Area Neighbourhood designation and EDINST – Education / Institutional designation to C-NHD – Core Area Neighbourhood designation as per Map 'B'	Fix mapping to align Institutional FLU with the adjacent institutional lot.					



OCP FLU Amendments



designation to LIC – Lirban Centre FLU designation as there is no need to rem		FLU Surrounding Okanagan College							
Education / Institutional designation to UC – Urban Centre designation as per Align lots within Urban Centre boundary to the Urban Centre FLU designation as there is no need to rem EDINST – Educational / Institutional without plant Okanagan College expansion	No	Addresses	OCP FLU Details	Reason for Change					
	1.	Education / Institutional designation to UC – Urban Centre designation as per		Align lots within Urban Centre boundary to the Urban Centre FLU designation as there is no need to remain EDINST – Educational / Institutional without planned Okanagan College expansion.					





Staff Recommendation

- Staff recommend support for the proposed OCP Amendments and recommend the bylaw be forwarded to Public Hearing
 - Mapping / boundary adjustments
 - Conform to provincial legislation

CITY OF KELOWNA

BYLAW NO. 12743

Official Community Plan Amendment No. OCP24-0013 Multiple Addresses

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

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

- 1) THAT Map 3.1 **Future Land Use** of "*Kelowna 2040* Official Community Plan Bylaw No. 12300" be amended by changing the Future Land Use designation of:
 - A portion of Lot 4 Section 32 Township 26 ODYD Plan EPP129429 located on (E OF) Grainger Road, Kelowna, BC from the C-NHD – Core Area Neighbourhood designation to the NAT – Natural Areas designation as shown on Map 'A' attached to and forming part of this bylaw;
 - 2. Lot 1 Section 32 Township 26 ODYD Plan EPP129429 located on Cara Glen Way, Kelowna, BC from the C-NHD Core Area Neighbourhood designation to the PARK Park and Open Space designation;
 - 3. A portion of Lot 1 Section 4 Township 23 and of Section 33 Township 26 ODYD Plan EPP111632 located on Glen Park Drive, Kelowna, BC from the EDINST Education / Institutional designation to the C-NHD Core Area Neighbourhood designation as shown on Map 'B' attached to and forming part of this bylaw;
 - 4. Lot D District Lot 135 ODYD Plan 26418 located on KLO Road, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
 - Lot C District Lot 135 ODYD Plan 26418 located on KLO Road, Kelowna, BC from the EDINST Education / Institutional designation to the UC – Urban Centre designation;
 - 6. Lot B District Lot 135 ODYD Plan 26418 located on KLO Road, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
 - Lot A District Lot 135 ODYD Plan 26418 located on KLO Road, Kelowna, BC from the EDINST Education / Institutional designation to the UC – Urban Centre designation;
 - 8. Lot 60 District Lot 135 ODYD Plan 22856 located on Conlin Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
 - 9. Lot 59 District Lot 135 ODYD Plan 22856 located on Conlin Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;

- 10. Lot 58 District Lot 135 ODYD Plan 22856 located on Conlin Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 11. Strata Lot 1, 2 and 3 District Lot 135 ODYD Strata Plan EPS5937 Together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on Form V located on Conlin Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 12. Strata Lot 1, 2, 3, and 4 District Lot 135 ODYD Strata Plan EPS5936 Together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on Form V located on Conlin Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 13. Lot 55 District Lot 135 ODYD Plan 22856 located on Conlin Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 14. Lot 54 District Lot 135 ODYD Plan 22856 located on Conlin Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 15. Lot 53 District Lot 135 ODYD Plan 22856 located on Conlin Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 16. Lot 52 District Lot 135 ODYD Plan 22856 located on Conlin Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 17. Lot 51 District Lot 135 ODYD Plan 22856 located on Conlin Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 18. Lot 50 District Lot 135 ODYD Plan 22856 located on Conlin Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 19. Lot 49 District Lot 135 ODYD Plan 22856 located on Conlin Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 20. Lot 48 District Lot 135 ODYD Plan 22856 located on Conlin Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 21. Lot 47 District Lot 135 ODYD Plan 22856 located on Conlin Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 22. Strata Lot 1, 2, and 3 District Lot 135 ODYD Strata Plan EPS10599 Together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on Form V located on Conlin Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 23. Lot 45 District Lot 135 ODYD Plan 22856 located on Conlin Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;

- 24. Lot 44 District Lot 135 ODYD Plan 22856 located on Conlin Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 25. Lot B District Lot 135 ODYD Plan 27177 located on KLO Road, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 26. Strata Lot 1 and 2 District Lot 135 ODYD Strata Plan K333 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 located on KLO Road, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 27. Strata Lot 1 and 2 District Lot 135 ODYD Strata Plan EPS8373 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V located on Richter Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 28. Strata Lot 1 and 2 District Lot 135 ODYD Strata Plan KAS1078 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 located on Richter Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 29. Strata Lot 1 and 2 District Lot 135 ODYD Strata Plan KAS2494 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V located on Richter Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 30. Strata Lot 1 and 2 District Lot 135 ODYD Strata Plan KAS1256 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 located on Richter Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 31. Strata Lot 1 and 2 District Lot 135 ODYD Strata Plan KAS1184 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 located on Richter Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 32. Lot A District Lot 135 ODYD Plan 34922 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 33. Lot B District Lot 135 ODYD Plan 34922 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 34. Lot 12 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 35. Lot 13 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;

- 36. Lot 14 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 37. Lot 15 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 38. Lot 16 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation :
- 39. Lot 17 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 40. Lot 1 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 41. Lot 2 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 42. Lot 3 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 43. Strata Lot 1 and 2 District Lot 135 ODYD Strata Plan KAS2673 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V located on Lowe Court, Kelowna, BC from the EDINST – Education / Institutional designation to the UC – Urban Centre designation;
- 44. Lot 5 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 45. Lot 6 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 46. Lot 7 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 47. Lot 8 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the EDINST

 Education / Institutional designation to the UC Urban Centre designation;
- 48. Lot 9 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 49. Lot 10 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 50. Lot 1 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 51. Lot 2 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;

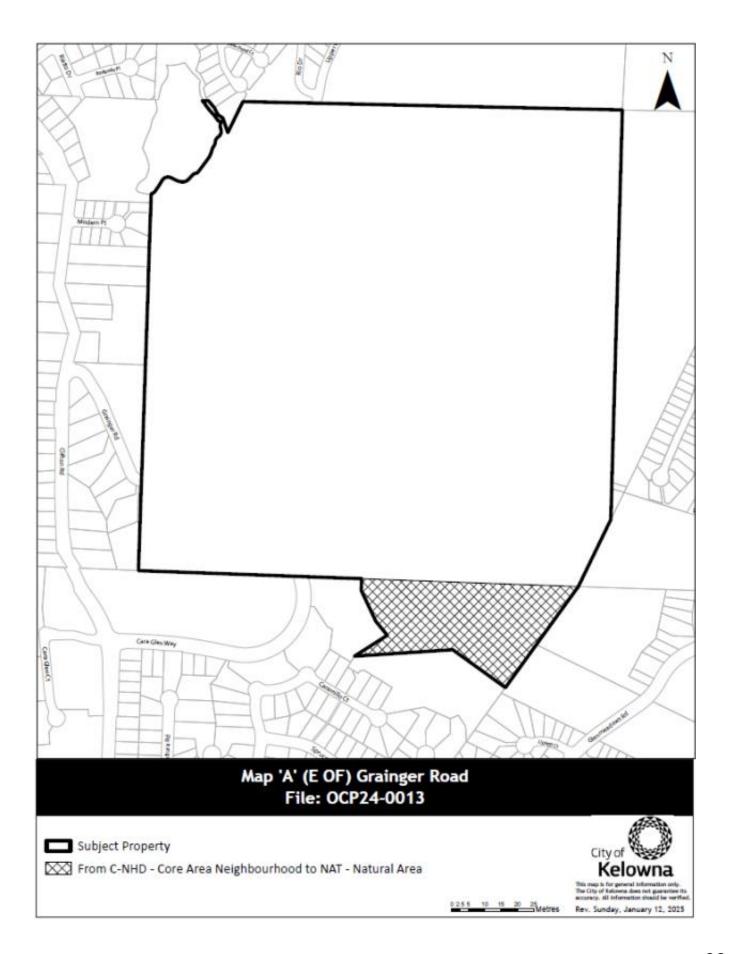
- 52. Lot 3 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 53. Lot 4 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 54. Lot 5 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 55. Lot 6 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 56. Lot 7 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 57. Strata Lot 1 and 2 District Lot 135 ODYD Strata Plan K315 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 located on Lowe Court, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 58. Lot 9 District Lot 135 ODYD Plan 30518 located on KLO Road, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 59. Lot A District Lot 135 ODYD Plan 14283 Except Plan H16127 located on Gordon Drive, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 60. Lot A District Lot 135 ODYD Plan 28381 Except Plan H16127 located on Gordon Drive, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 61. Lot 3 District Lot 135 ODYD Plan 23000 Except Plan H16127 located on Gordon Drive, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 62. Lot 2 District Lot 135 ODYD Plan 23000 Except Plan H16127 located on Gordon Drive, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 63. Lot 1 District Lot 135 ODYD Plan 23000 Except Plan H16127 located on Gordon Drive, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 64. Strata Lot 1 and 2 District Lot 135 ODYD Strata Plan KAS1320 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 located on Gordon Drive, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;

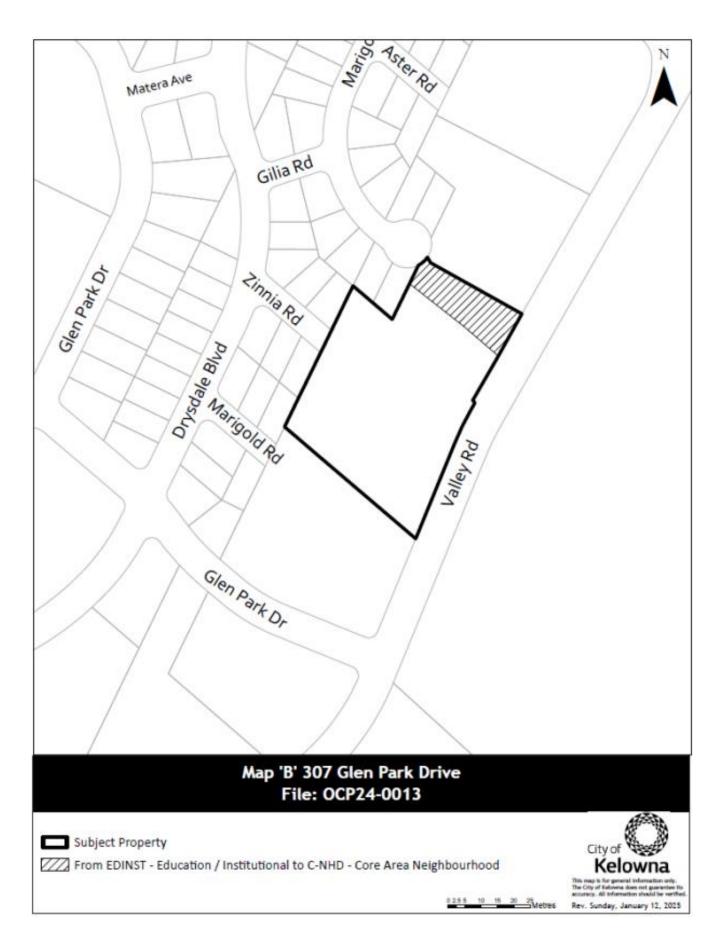
- 65. Lot A District Lot 135 ODYD Plan 21945 located on Gordon Drive, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 66. Lot B District Lot 135 ODYD Plan 21945 located on Gordon Drive, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 67. Lot 1 District Lot 135 ODYD Plan 38307 located on Gordon Drive, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 68. Lot 11 District Lot 135 ODYD Plan 38814 located on Gordon Drive, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 69. Lot 4 District Lot 135 ODYD Plan 33569 located on Gordon Drive, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 70. Lot 3 District Lot 135 ODYD Plan 33569 located on Gordon Drive, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 71. Lot 2 District Lot 135 ODYD Plan 33569 located on Gordon Drive, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 72. Lot A District Lot 135 ODYD Plan 17712 located on Gordon Drive, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 73. Lot 2 District Lot 135 ODYD Plan 17457 located on Gordon Drive, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 74. Lot 1 District Lot 135 ODYD Plan 33569 located on Gordon Drive, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 75. Lot A District Lot 135 ODYD Plan 26038 located on Gordon Drive, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 76. Lot 25 District Lot 135 ODYD Plan 33569 located on Gordon Drive, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 77. Lot A District Lot 135 ODYD Plan 11528 located on Raymer Avenue, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 78. Lot B District Lot 135 ODYD Plan 11528 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 79. Lot 24 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 8o. Lot 23 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;

- 81. Lot 5 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 82. Lot 6 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 83. Lot 7 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 84. Lot 8 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 85. Lot 9 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 86. Lot 10 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 87. Lot 11 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 88. Lot 12 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 89. Lot 13 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 90. Lot B District Lot 135 ODYD Plan 35023 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 91. Lot A District Lot 135 ODYD Plan 35023 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 92. Lot 16 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 93. Lot 17 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 94. Lot 18 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 95. Lot 19 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 96. Lot 20 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 97. Lot 21 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;

- 98. Lot 22 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation;
- 99. Lot 1 District Lot 135 ODYD Plan 24364 Except Plan KAP45674 located on Raymer Avenue, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation; and
- 100. Lot 2 District Lot 235 ODYD Plan 24364 located on Raymer Avenue, Kelowna, BC from the EDINST Education / Institutional designation to the UC Urban Centre designation.
- 2) This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

adoption.	
Read a first time by the Municipal Council this	
Considered at a Public Hearing on the	
Read a second and third time by the Municipal Council th	his
Adopted by the Municipal Council of the City of Kelowna	a this
_	Mayor
	City Clerk





REPORT TO COUNCIL REZONING

City of **Kelowna**

Date: February 24, 2025

To: Council

From: City Manager

Address: Various
File No.: Z24-0060

	Existing	Proposed
Zone:	Various	Various

1.0 Recommendation

THAT Rezoning Application No. Z24-0060 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of 81 parcels described in Schedule 'A', be considered by Council;

THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

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

2.0 Purpose

To rezone 12 parcels for administrative updates and to rezone 69 parcels around the Okanagan College Transit Oriented Area to align zoning with provincial legislation.

3.0 Development Planning

Staff have committed to continual improvements to the Zoning Bylaw and the Official Community Plan as priorities are clarified or issues arise. This proposed amendment is to update the zoning classification of 81 parcels. These parcels can be divided into two categories. The first includes administrative fixes to 12 parcels. These generally occur when a past development or subdivision misaligns zoning and OCP Future Land Use (FLU) boundaries. See Table 3.1 Executive Summary for further details for each of the 12 parcels.

The remaining 69 parcels surround Okanagan College and are zoned MF1 – Infill Housing. Okanagan College does not have plans to acquire or expand into these areas; therefore, the parcels should be rezoned UC5 – Pandosy Urban Centre Zone, as these lots are within the Pandosy Urban Centre. Approximately two-thirds of the lots are within a provincially designated transit exchange. An accompanying OCP mapping amendment and Zoning Bylaw text amendment are proposed for the same area to reflect the street context and redevelopment potential.

Та	Table 3.1 Executive Summary for the 12 Parcel Administrative Fixes Identified in Schedule 'A'							
No.	Address	Rezoning Details	Reason for Change					
1.	(E OF) Grainger Road	Rezone portion of the lot from RR1 – Large Lot Rural Residential & MF2 – Townhouse Housing to P3	Additional land added to parkland through development. Rezone to P ₃ to match rest of parcel.					

Ta	able 3.1 Executive	e Summary for the 12 Parcel	Administrative Fixes Identified in Schedule 'A'	
No.	Address	Rezoning Details	Reason for Change	
		– Parks and Open Space as per <u>Map 'A'</u>		
2.	605 Fraser Road	Rezone property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone	This property had a successful rezoning to MF2 in 2023. The Zoning Bylaw Amendments to implement the provincial housing legislation overwrote the zoning. The property should be MF2.	
3.	9640-9670 McCarthy Road	Rezone property from the I2 – General Industrial & I3 – Heavy Industrial zone to the I2 – General Industrial zone as per Map 'B'	This property had a successful rezoning in January 2023 to the I2 – General Industrial zone. The Zoning Bylaw Amendments to implement the provincial housing legislation overwrote the zoning. The property should be I2.	
4.	1550 Noble Court	Rezone property from the P2 – Education and Minor Institutional zone and the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone as per Map 'C'	This property had a successful rezoning to MF ₃ r in 2023 and the Zoning Bylaw Amendments to implement the provincial housing overwrote the zoning. The property should be MF ₃ r.	
5.	1630 Glenmore Road North	Rezone portion of the lot from RU1 – Large Lot Housing to RU5 – Multiple Suburban Housing as per Map 'E'	Lot was previously zoned RU4 – Low Density Cluster Housing under Zoning Bylaw 8000 and was always intended for cluster housing. Servicing construction is in progress and this zone best matches the original vision and servicing plan.	
6.	1850 Begbie Road	Rezone portion of the lot from RU1 – Large Lot Housing to RU5 – Multiple Suburban Housing as per Map 'E' and Map 'F'	Portion of lot was previously zoned RU4 – Low Density Cluster Housing under Zoning Bylaw 8000 and was always intended for cluster housing. Servicing construction is in progress and this zone best matches the original vision and servicing plan.	
7.	Rezone portion of the lot from RU1 – Large Lot Housing to RU5 – Multiple Suburban Housing as per Map 'F'		Portion of lot was previously zoned RU4 – Low Density Cluster Housing under Zoning Bylaw 8000 and was always intended for cluster housing. This zone best matches the original vision and intended servicing plan.	
8.	Rezone portion of the lot from RU1 – Large Lot Housing to RU5 – Multiple Suburban Housing as per Map 'F'		Portion of lot was previously zoned RU4 – Low Density Cluster Housing under Zoning Bylaw 8000 and was always intended for cluster housing. This zone best matches the original vision and intended servicing plan.	
9.	185 Clifton Road North	Rezone portion of the lot from RU1 – Large Lot	Portion of lot was previously zoned RU4 – Low Density Cluster Housing under Zoning Bylaw	

Та	Table 3.1 Executive Summary for the 12 Parcel Administrative Fixes Identified in Schedule 'A'					
No.	No. Address Rezoning Details		Reason for Change			
		Housing to RU5 – Multiple Suburban Housing as per Map 'F'	8000 and was always intended for cluster housing. This zone best matches the original vision and intended servicing plan.			
10.	1360 KLO Road	Rezone portion of the lot from MF1 – Infill Housing to MF3 – Apartment Housing as per Map 'G'	This portion of property was incorrectly rezoned with the SSMUH provincial implementation and should be MF ₃ – Apartment Housing to reflect the actual use on the property.			
11.	2160 Tower Ranch Boulevard	Rezone portion of the lot from P ₃ – Parks and Open Space to RU ₂ – Medium Lot Housing as per <u>Map</u> ' <u>H'</u>	This portion of property was incorrectly rezoned with the SSMUH provincial implementation and should be RU2- Medium Lot Housing to reflect the proposed lot layout plan for the new subdivision.			
12.	300-350 Beaver Lake Road	Rezone portion of the lot from I ₃ – Heavy Industrial to I ₂ – General Industrial as per Map 'I'	This portion of property was incorrectly rezoned with the SSMUH provincial implementation and should be I2 — General Industrial to reflect the existing uses on the subject property.			

4.0 Technical Comments

Not Applicable

Report prepared by: Adam Cseke, Development Planner Manager

Reviewed by: Nola Kilmartin, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability &

Development Services

Attachments:

Schedule 'A': List of Mapping Amendments for various properties

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

Schedule A - List of Mapping Amendments

Zoning Bylaw 12375

No.	Address	Legal Description	Rezoning Details	Reason for Change
1.	(E OF) Grainger Road	Lot 4, Section 32, Township 26, ODYD, Plan EPP129429	Rezone portion of the lot from the RR1 – Large Lot Rural Residential zone & the MF2 – Townhouse Housing zone to the P3 – Parks and Open Space zone as shown on Map 'A'	Additional land added to park through development. Rezone to P3 to match rest of parcel.
2.	605 Fraser Road	Lot 1, Section 26, Township 26, ODYD, Plan EPP121151	Rezone property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone	This property had a successful rezoning to MF2 in 2023. The Zoning Bylaw Amendments to implement the provincial housing legislation mistakenly overwrote the zoning and the property should be MF2.
3.	9640-9670 McCarthy Road	Strata Lots 1-37, Sections 10 and 11, Township 20, ODYD, Strata Plan EPS10689, Together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on Form V	Rezone property from the I2 – General Industrial zone & the I3 – Heavy Industrial zone to the I2 – General Industrial zone as shown on Map 'B'	This property had a successful rezoning in January 2023 to the I2 – General Industrial zone. The Zoning Bylaw Amendments to implement the provincial housing legislation mistakenly overwrote the zoning and the property should be I2.
4.	1550 Noble Court	Lot 8, Section 20, Township 26, ODYD, Plan 32159 Except Plan EPP128203	Rezone property from the P2 – Education and Minor Institutional zone and the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone as shown on Map 'C'	This property had a successful rezoning to MF3r in 2023 and the Zoning Bylaw Amendments to implement the provincial housing mistakenly overwrote the zoning and the property should be MF3r.



No.	Address	Legal Description	Rezoning Details	Reason for Change
5.	3094 - 3096 Lowe Court	Lot A, District Lot 135, ODYD, Plan 34922	Rezone from the MF1—Infill Housing zone to the UC5— Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
6.	3086 Lowe Court	Lot B, District Lot 135, ODYD, Plan 34922	Rezone from the MF1—Infill Housing zone to the UC5— Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
7.	3076 Lowe Court	Lot 12, District Lot 135, ODYD, Plan 30518	Rezone from the MF1—Infill Housing zone to the UC5— Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
8.	3064 - 3066 Lowe Court	Lot 13, District Lot 135, ODYD, Plan 30518	Rezone from the MF1—Infill Housing zone to the UC5— Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
9.	3056 Lowe Court	Lot 14, District Lot 135, ODYD, Plan 30518	Rezone from the MF1—Infill Housing zone to the UC5— Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
10.	3046 Lowe Court	Lot 15, District Lot 135, ODYD, Plan 30518	Rezone from the MF1—Infill Housing zone to the UC5— Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
11.	3036 Lowe Court	Lot 16, District Lot 135, ODYD, Plan 30518	Rezone from the MF1—Infill Housing zone to the UC5— Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
12.	3026 Lowe Court	Lot 17, District Lot 135, ODYD, Plan 30518	Rezone from the MF1—Infill Housing zone to the UC5— Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
13.	3016 Lowe Court	Lot 1, District Lot 135, ODYD, Plan 38814	Rezone from the MF1– Infill Housing zone to the UC5– Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
14.	3006 Lowe Court	Lot 2, District Lot 135, ODYD, Plan 38814	Rezone from the MF1— Infill Housing zone to the UC5— Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.



No.	Address	Legal Description	Rezoning Details	Reason for Change
15.	2996 Lowe Court	Lot 3, District Lot 135, ODYD, Plan 38814	Rezone from the MF1—Infill Housing zone to the UC5— Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
16.	2984 - 2986 Lowe Court	Strata Lot 1 and 2, District Lot 135, ODYD, Strata Plan KAS2673, Together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on Form V	Rezone from the MF1– Infill Housing zone to the UC5– Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
17.	2976 Lowe Court	Lot 5, District Lot 135, ODYD, Plan 38814	Rezone from the MF1—Infill Housing zone to the UC5— Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
18.	2977 Lowe Court	Lot 6, District Lot 135, ODYD, Plan 38814	Rezone from the MF1- Infill Housing zone to the UC5- Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
19.	2987 Lowe Court	Lot 7, District Lot 135, ODYD, Plan 38814	Rezone from the MF1—Infill Housing zone to the UC5— Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
20.	2997 Lowe Court	Lot 8, District Lot 135, ODYD, Plan 38814	Rezone from the MF1- Infill Housing zone to the UC5- Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
21.	3007 Lowe Court	Lot 9, District Lot 135, ODYD, Plan 38814	Rezone from the MF1- Infill Housing zone to the UC5- Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
22.	3015 - 3017 Lowe Court	Lot 10, District Lot 135, ODYD, Plan 38814	Rezone from the MF1- Infill Housing zone to the UC5- Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
23.	3027 Lowe Court	Lot 1, District Lot 135, ODYD, Plan 30518	Rezone from the MF1– Infill Housing zone to the UC5– Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.



No.	Address	Legal Description	Rezoning Details	Reason for Change
24.	3037 Lowe Court	Lot 2, District Lot 135, ODYD, Plan 30518	Rezone from the MF1- Infill Housing zone to the UC5- Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
25.	3047 Lowe Court	Lot 3, District Lot 135, ODYD, Plan 30518	Rezone from the MF1- Infill Housing zone to the UC5- Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
26.	3057 Lowe Court	Lot 4, District Lot 135, ODYD, Plan 30518	Rezone from the MF1- Infill Housing zone to the UC5- Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
27.	3067 Lowe Court	Lot 5, District Lot 135, ODYD, Plan 30518	Rezone from the MF1—Infill Housing zone to the UC5— Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
28.	3077 Lowe Court	Lot 6, District Lot 135, ODYD, Plan 30518	Rezone from the MF1—Infill Housing zone to the UC5— Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
29.	3087 Lowe Court	Lot 7, District Lot 135, ODYD, Plan 30518	Rezone from the MF1– Infill Housing zone to the UC5– Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
30.	3095 - 3097 Lowe Court	Strata Lot 1 and 2, District Lot 135, ODYD, Strata Plan KAS315, Together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on Form 1	Rezone from the MF1– Infill Housing zone to the UC5– Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
31.	1160 KLO Road	Lot 9, District Lot 135, ODYD, Plan 30518	Rezone from the MF1- Infill Housing zone to the UC5- Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
32.	3098 Gordon Drive	Lot A, District Lot 135, ODYD, Plan 14283, except plan H16127	Rezone from the MF1– Infill Housing zone to the UC5– Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.



No.	Address	Legal Description	Rezoning Details	Reason for Change
33-	3090 Gordon Drive	Lot A, District Lot 135, ODYD, Plan 28381, except plan H16127	Rezone from the MF1—Infill Housing zone to the UC5— Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
34.	3080 Gordon Drive	Lot 3, District Lot 135, ODYD, Plan 23000, Except Plan H16127	Rezone from the MF1- Infill Housing zone to the UC5- Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
35.	3070 Gordon Drive	Lot 2, District Lot 135, ODYD, Plan 23000, except plan H16127	Rezone from the MF1—Infill Housing zone to the UC5— Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
36.	3060 Gordon Drive	Lot 1, District Lot 135, ODYD, Plan 23000, except plan H16127	Rezone from the MF1—Infill Housing zone to the UC5— Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
37-	3050 - 3054 Gordon Drive	Strata Lot 1 and 2, District Lot 135, ODYD, Strata Plan KAS1320, Together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on Form 1	Rezone from the MF1– Infill Housing zone to the UC5– Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
38.	3020 Gordon Drive	Lot A, District Lot 135, ODYD, Plan 21945	Rezone from the MF1- Infill Housing zone to the UC5- Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
39.	3010 Gordon Drive	Lot B, District Lot 135, ODYD, Plan 21945	Rezone from the MF1- Infill Housing zone to the UC5- Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
40.	2930 Gordon Drive	Lot 1, District Lot 135, ODYD, Plan 38307	Rezone from the MF1— Infill Housing zone to the UC5— Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.
41.	2922 Gordon Drive	Lot 11, District Lot 135, ODYD, Plan 38814	Rezone from the MF1- Infill Housing zone to the UC5- Pandosy Urban Centre zone	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.



No.	Address	Legal Description	Rezoning Details	Reason for Change
42.	2910 Gordon	Lot 4, District Lot 135,	Rezone from the MF1- Infill	Align zoning with Urban Centre boundary and to comply
	Drive	ODYD, Plan 33569	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
43.	2900 Gordon	Lot 3, District Lot 135,	Rezone from the MF1- Infill	Align zoning with Urban Centre boundary and to comply
	Drive	ODYD, Plan 33569	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
44.	2896 Gordon	Lot 2, District Lot 135,	Rezone from the MF1- Infill	Align zoning with Urban Centre boundary and to comply
	Drive	ODYD, Plan 33569	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
45.	2890 Gordon	Lot A, District Lot 135,	Rezone from the MF1– Infill	Align zoning with Urban Centre boundary and to comply
	Drive	ODYD, Plan 17712	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
46.	2880 Gordon	Lot 2, District Lot 135,	Rezone from the MF1- Infill	Align zoning with Urban Centre boundary and to comply
	Drive	ODYD, Plan 17457	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
47.	2860 Gordon	Lot 1, District Lot 135,	Rezone from the MF1- Infill	Align zoning with Urban Centre boundary and to comply
	Drive	ODYD, Plan 33569	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
48.	2840 Gordon	Lot A, District Lot 135,	Rezone from the MF1- Infill	Align zoning with Urban Centre boundary and to comply
	Drive	ODYD, Plan 26038	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
49.	2830 Gordon	Lot 25, District Lot 135,	Rezone from the MF1- Infill	Align zoning with Urban Centre boundary and to comply
	Drive	ODYD, Plan 33569	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
50.	1195 Raymer	Lot A, District Lot 135,	Rezone from the MF1- Infill	Align zoning with Urban Centre boundary and to comply
	Avenue	ODYD, Plan 11528	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
51.	2805 Bouvette	Lot B, District Lot 135,	Rezone from the MF1-Infill	Align zoning with Urban Centre boundary and to comply
	Street	ODYD, Plan 11528	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
52.	2835 - 2837	Lot 24, District Lot 135,	Rezone from the MF1-Infill	Align zoning with Urban Centre boundary and to comply
	Bouvette Street	ODYD, Plan 33569	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.

No.	Address	Legal Description	Rezoning Details	Reason for Change
53.	2845 Bouvette	Lot 23, District Lot 135,	Rezone from the MF1-Infill	Align zoning with Urban Centre boundary and to comply
	Street	ODYD, Plan 33569	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
54.	2855 Bouvette	Lot 5, District Lot 135,	Rezone from the MF1- Infill	Align zoning with Urban Centre boundary and to comply
	Street	ODYD, Plan 33569	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
55-	2865 Bouvette	Lot 6, District Lot 135,	Rezone from the MF1-Infill	Align zoning with Urban Centre boundary and to comply
	Street	ODYD, Plan 33569	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
56.	2875 Bouvette	Lot 7, District Lot 135,	Rezone from the MF1-Infill	Align zoning with Urban Centre boundary and to comply
	Street	ODYD, Plan 33569	Housing zone to the UC5–	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
57-	2885 Bouvette	Lot 8, District Lot 135,	Rezone from the MF1– Infill	Align zoning with Urban Centre boundary and to comply
	Street	ODYD, Plan 33569	Housing zone to the UC5–	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
58.	2901 Bouvette	Lot 9, District Lot 135,	Rezone from the MF1– Infill	Align zoning with Urban Centre boundary and to comply
	Street	ODYD, Plan 33569	Housing zone to the UC5–	with the Provincial Transit Oriented Areas Density and
	.		Pandosy Urban Centre zone	height requirements.
59-	2905 Bouvette	Lot 10, District Lot 135,	Rezone from the MF1- Infill	Align zoning with Urban Centre boundary and to comply
	St	ODYD, Plan 33569	Housing zone to the UC5–	with the Provincial Transit Oriented Areas Density and
<u> </u>	D + -	Later District Later -	Pandosy Urban Centre zone Rezone from the MF1–Infill	height requirements.
60.	2909 Bouvette	Lot 11, District Lot 135,		Align zoning with Urban Centre boundary and to comply
	Street	ODYD, Plan 33569	Housing zone to the UC5– Pandosy Urban Centre zone	with the Provincial Transit Oriented Areas Density and
61.	2012 Pouvotto	Lotas District Lotas	Rezone from the MF1– Infill	height requirements. Align zoning with Urban Centre boundary and to comply
01.	2913 Bouvette Street	Lot 12, District Lot 135, ODYD, Plan 33569	Housing zone to the UC5–	with the Provincial Transit Oriented Areas Density and
	Street	0010,11an 33509	Pandosy Urban Centre zone	height requirements.
62.	2916 Bouvette	Lot 13, District Lot 135,	Rezone from the MF1- Infill	Align zoning with Urban Centre boundary and to comply
02.	Street	ODYD, Plan 33569	Housing zone to the UC5–	with the Provincial Transit Oriented Areas Density and
	Jucci	0010,1101133509	Pandosy Urban Centre zone	height requirements.
63.	2912 Bouvette	Lot B, District Lot 135,	Rezone from the MF1- Infill	Align zoning with Urban Centre boundary and to comply
~ <u>5</u> .	Street	ODYD, Plan 35023	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
		0010/1101135023	Pandosy Urban Centre zone	height requirements.
			i andosy orban centre zone	neight requirements.



No.	Address	Legal Description	Rezoning Details	Reason for Change
64.	2908 Bouvette	Lot A, District Lot 135,	Rezone from the MF1-Infill	Align zoning with Urban Centre boundary and to comply
	Street	ODYD, Plan 35023	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
65.	2904 Bouvette	Lot 16, District Lot 135,	Rezone from the MF1—Infill	Align zoning with Urban Centre boundary and to comply
	Street	ODYD, Plan 33569	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
66.	2890 Bouvette	Lot 17, District Lot 135,	Rezone from the MF1-Infill	Align zoning with Urban Centre boundary and to comply
	Street	ODYD, Plan 33569	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
67.	288o Bouvette	Lot 18, District Lot 135,	Rezone from the MF1—Infill	Align zoning with Urban Centre boundary and to comply
	Street	ODYD, Plan 33569	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
68.	2870 Bouvette	Lot 19, District Lot 135,	Rezone from the MF1—Infill	Align zoning with Urban Centre boundary and to comply
	Street	ODYD, Plan 33569	Housing zone to the UC5-	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
69.	286o Bouvette	Lot 20, District Lot 135,	Rezone from the MF1—Infill	Align zoning with Urban Centre boundary and to comply
	Street	ODYD, Plan 33569	Housing zone to the UC5–	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
70.	2850 Bouvette	Lot 21, District Lot 135,	Rezone from the MF1– Infill	Align zoning with Urban Centre boundary and to comply
	Street	ODYD, Plan 33569	Housing zone to the UC5–	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
71.	2834 - 2842	Lot 22, District Lot 135,	Rezone from the MF1-Infill	Align zoning with Urban Centre boundary and to comply
	Bouvette Street	ODYD, Plan 33569	Housing zone to the UC5–	with the Provincial Transit Oriented Areas Density and
			Pandosy Urban Centre zone	height requirements.
72.	1175 -1179	Lot 1, District Lot 135,	Rezone from the MF1– Infill	Align zoning with Urban Centre boundary and to comply
	Raymer Avenue	ODYD, Plan 24364,	Housing zone to the UC5–	with the Provincial Transit Oriented Areas Density and
	6.5	except plan 45674	Pandosy Urban Centre zone	height requirements.
73-	1165 Raymer	Lot 2, District Lot 135,	Rezone from the MF1– Infill	Align zoning with Urban Centre boundary and to comply
	Avenue	ODYD, Plan 24364	Housing zone to the UC5–	with the Provincial Transit Oriented Areas Density and
	6 61	TI C II W 11	Pandosy Urban Centre zone	height requirements.
74.	1630 Glenmore	The South West ¼,	Rezone portion of the lot	Lot was previously zoned RU4 – Low Density Cluster
	Road North	Section 16, Township 23,	from the RU1 – Large Lot	Housing under Zoning Bylaw 8000 and was always
			Housing zone to the RU5 –	intended for cluster housing. Servicing construction is in

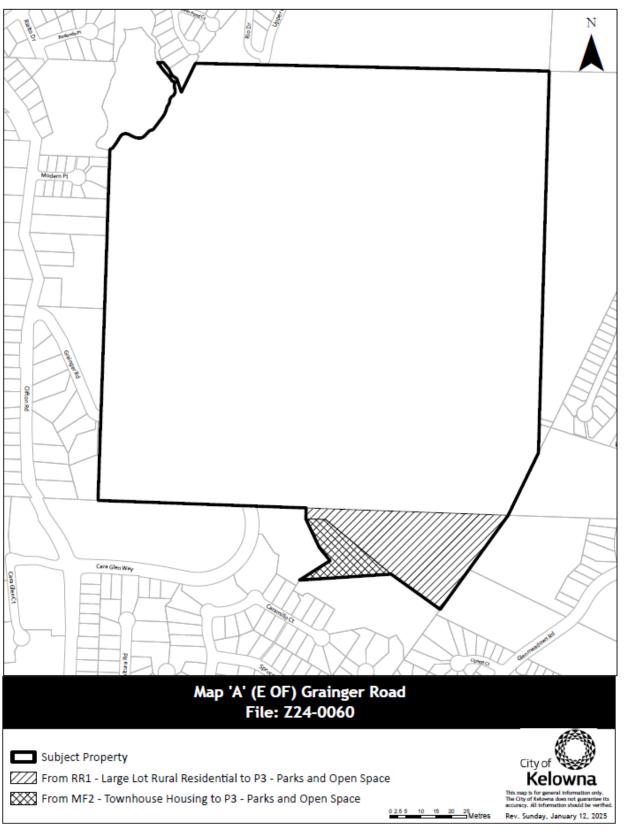


No.	Address	Legal Description	Rezoning Details	Reason for Change
		ODYD, Except Plan EPP123935	Multiple Suburban Housing zone as shown on Map 'D'	progress and this zone best matches the original vision and servicing plan.
75.	1850 Begbie Road	Lot A, Section 4, 5, 8, and 9, Township 23, ODYD, Plan 69724, Except Plans 71944, 73768, 75949, 78547, 80107, 81912, 85278, 86750, EPP24895, EPP93548, EPP101624, EPP115845 And EPP123935	Rezone portion of the lot from the RU1 – Large Lot Housing zone to the RU5 – Multiple Suburban Housing zone as shown on Map 'D' and Map 'E'	Portion of lot was previously zoned RU4 – Low Density Cluster Housing under Zoning Bylaw 8000 and was always intended for cluster housing. Servicing construction is in progress and this zone best matches the original vision and servicing plan.
76.	225 Clifton Road North	Lot D, Section 8, Township 23, ODYD, Plan 75116, Except Plans EPP24895, EPP24897, EPP64871, And EPP77782	Rezone portion of the lot from the RU1 – Large Lot Housing zone to the RU5 – Multiple Suburban Housing zone as shown on Map 'E'	Portion of lot was previously zoned RU4 – Low Density Cluster Housing under Zoning Bylaw 8000 and was always intended for cluster housing. This zone best matches the original vision and intended servicing plan.
77.	(W OF) Union Road	The North East 1/4 of Section 5, Township 23, ODYD, Except Plans 896, B645, 69724, EPP24895, EPP24897 and EPP64871	Rezone portion of the lot from the RU1 – Large Lot Housing zone to the RU5 – Multiple Suburban Housing zone as shown on Map 'E'	Portion of lot was previously zoned RU4 – Low Density Cluster Housing under Zoning Bylaw 8000 and was always intended for cluster housing. This zone best matches the original vision and intended servicing plan.
78.	185 Clifton Road North	The North West 1/4 of Section 5, Township 23, ODYD, Except Plans 20895, 88266, EPP24895, EPP24897, EPP66328, EPP64875 and EPP87273	Rezone portion of the lot from the RU1 – Large Lot Housing zone to the RU5 – Multiple Suburban Housing zone as shown on Map 'E'	Portion of lot was previously zoned RU ₄ – Low Density Cluster Housing under Zoning Bylaw 8000 and was always intended for cluster housing. This zone best matches the original vision and intended servicing plan.
79-	1360 KLO Road	Lot A, District Lot 131, ODYD, Plan EPP76548	Rezone portion of the lot from the MF1 – Infill Housing zone to the MF3 –	This portion of property was incorrectly rezoned with the SSMUH provincial implementation and should be MF ₃ – Apartment Housing to reflect the actual use on the property.

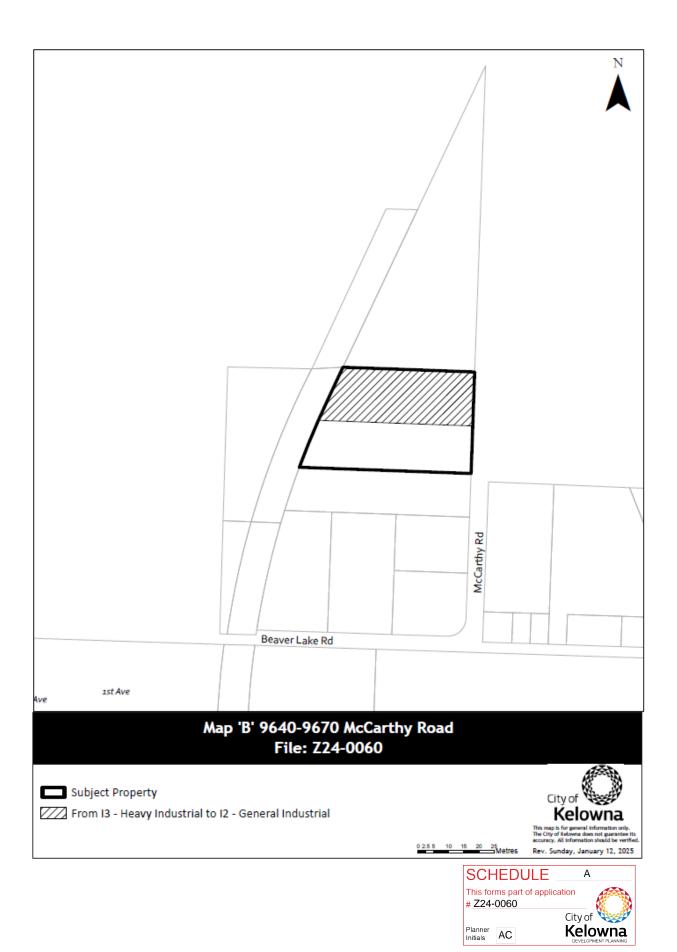


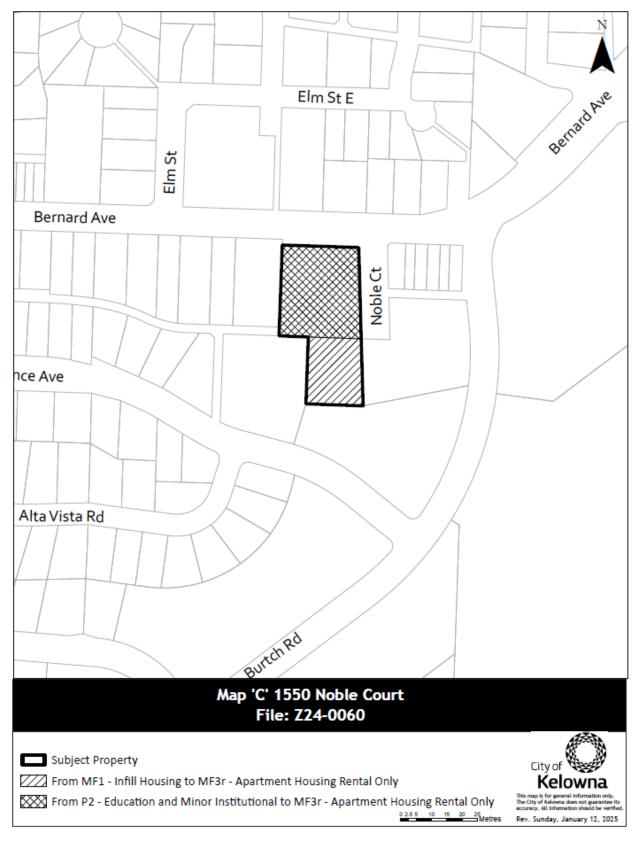
No.	Address	Legal Description	Rezoning Details	Reason for Change
			Apartment Housing zone as shown on Map 'F'	
80.	2160 Tower Ranch Boulevard	Lot 4, Section 31, Township 27, ODYD, Plan 80993	Rezone portion of the lot from the P ₃ – Parks and Open Space zone to the RU ₂ – Medium Lot Housing zone as shown on Map 'G'	This portion of property was incorrectly rezoned with the SSMUH provincial implementation and should be RU2-Medium Lot Housing to reflect the proposed lot layout plan for the new subdivision.
81.	300-350 Beaver Lake Road	Lot 1, Section 11, Township 20, ODYD, Plan EPP57272 Except Plan EPP109677	Rezone portion of the lot from the I ₃ – Heavy Industrial zone to the I ₂ – General Industrial zone as shown on Map 'H'	This portion of property was incorrectly rezoned with the SSMUH provincial implementation and should be I2 – General Industrial to reflect the existing uses on the subject property.



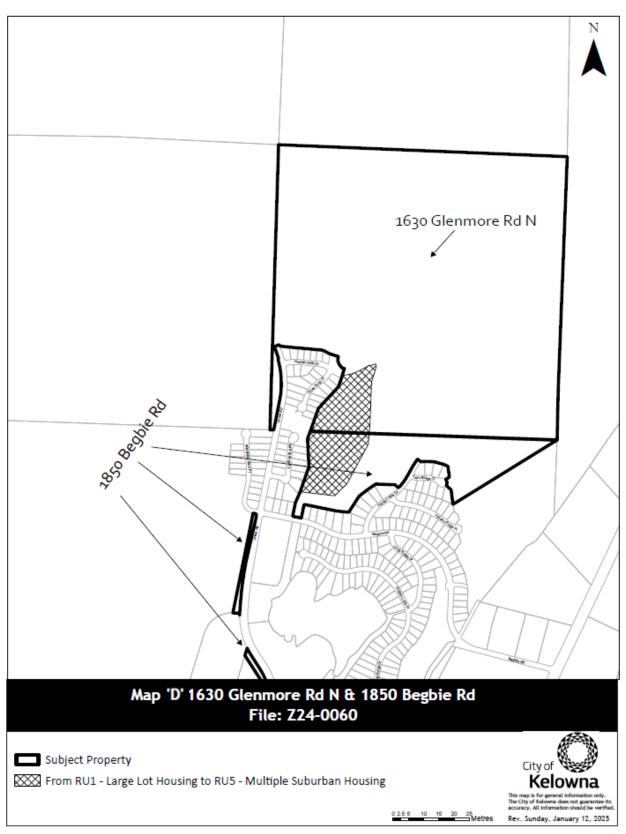




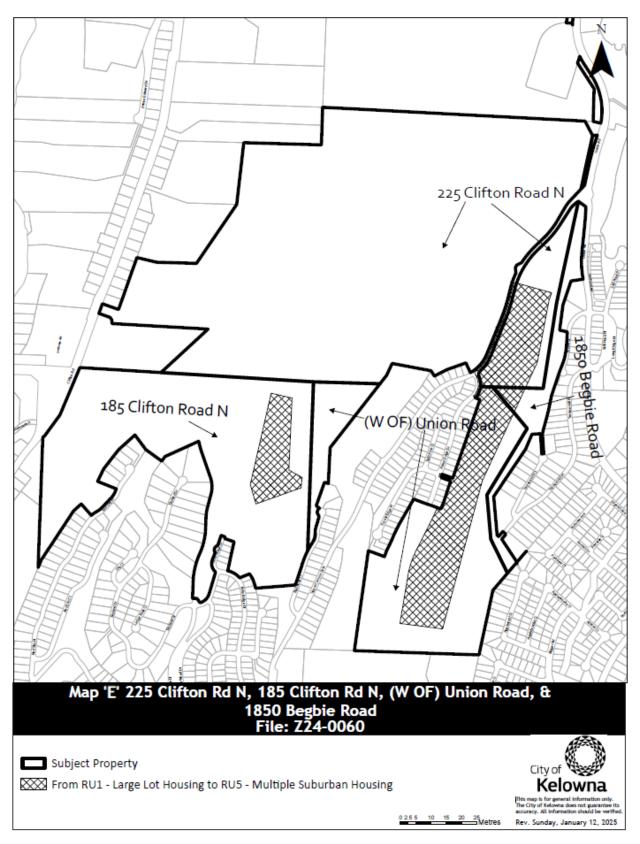




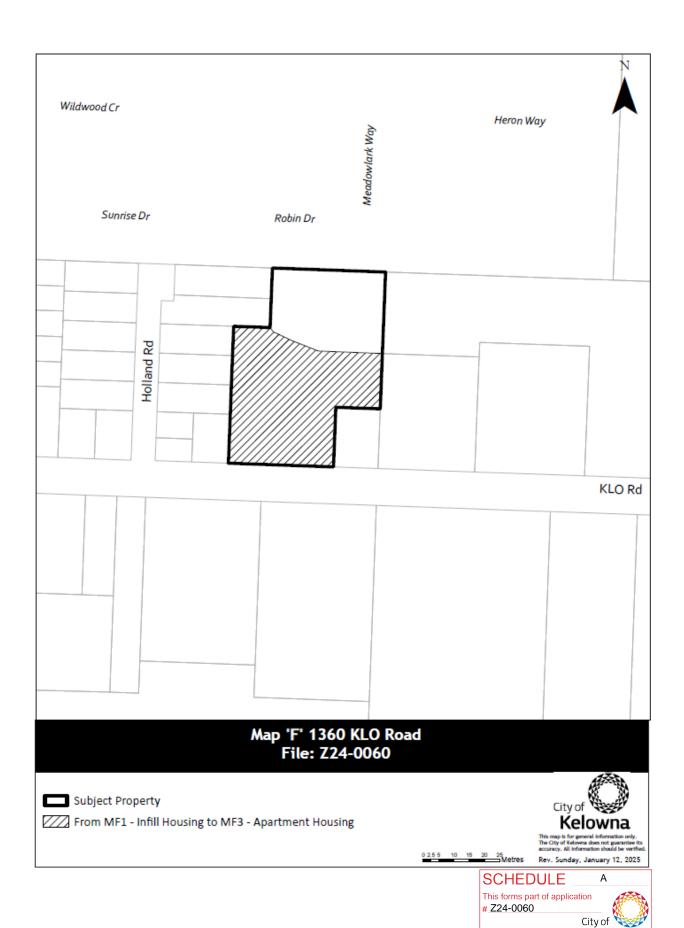






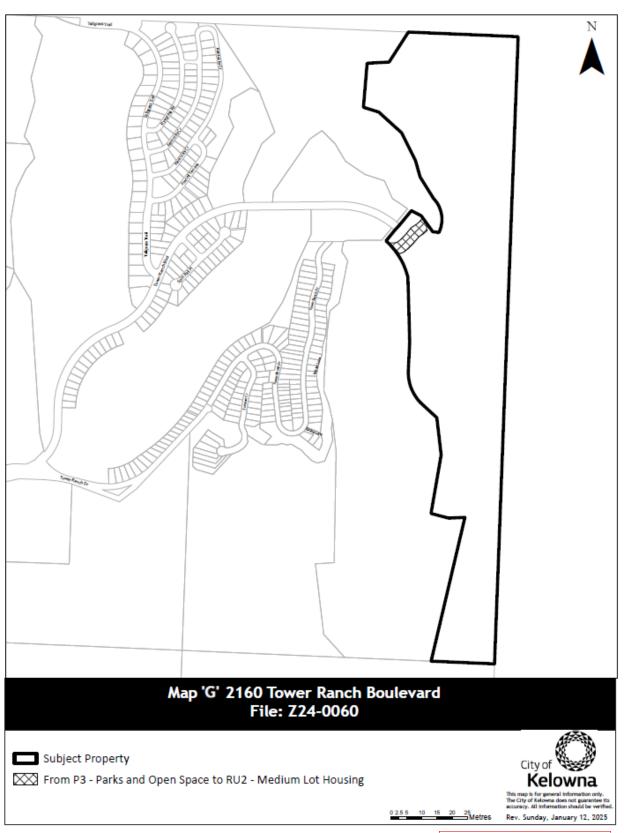






Kelowna

Planner Initials AC













Purpose

► To rezone 81 parcels as described in Schedule 'A'



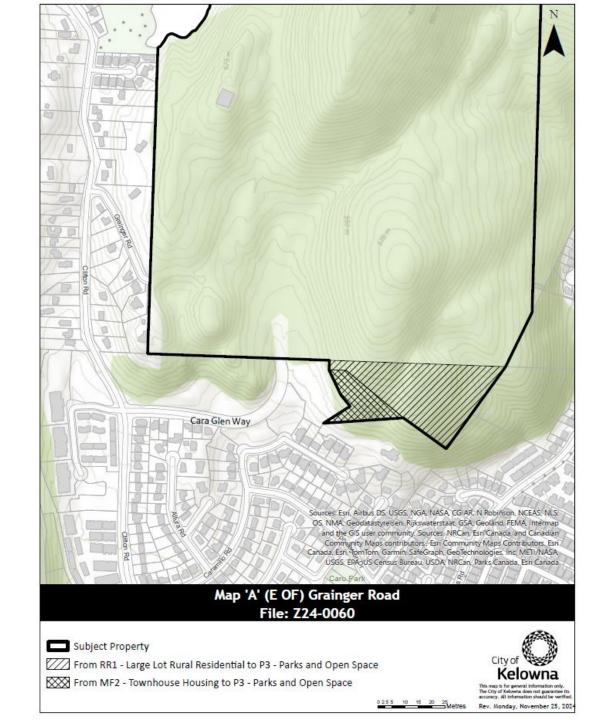
Zoning Categories

Table: Zor	ning Mapping Categories		
Number	Category		Number of Lots Affected
1.	Administrative/Boundary		12
2.	Zoning surrounding Okanagan College		69
		Total	81





No Address Rezoning Details Reason for Change Rezone portion of the lot from RR1 – Large Lot Rural Residential & MF2 – Townhouse Housing to P3 – Parks and Open Space as per Map 'A' Rezone portion of the lot from RR1 – Large Lot Rural Additional land added to parkland through development. Rezone to P3 to match rest of parcel.			Administrati	ve/Boundary
from RR1 – Large Lot Rural Residential & MF2 – Townhouse Housing to P3 – Parks and Open Space as from RR1 – Large Lot Rural Additional land added to parkland through development. Rezone to P3 to match rest of parcel.	No	Address	Rezoning Details	Reason for Change
	1.		from RR1 – Large Lot Rural Residential & MF2 – Townhouse Housing to P3 – Parks and Open Space as	







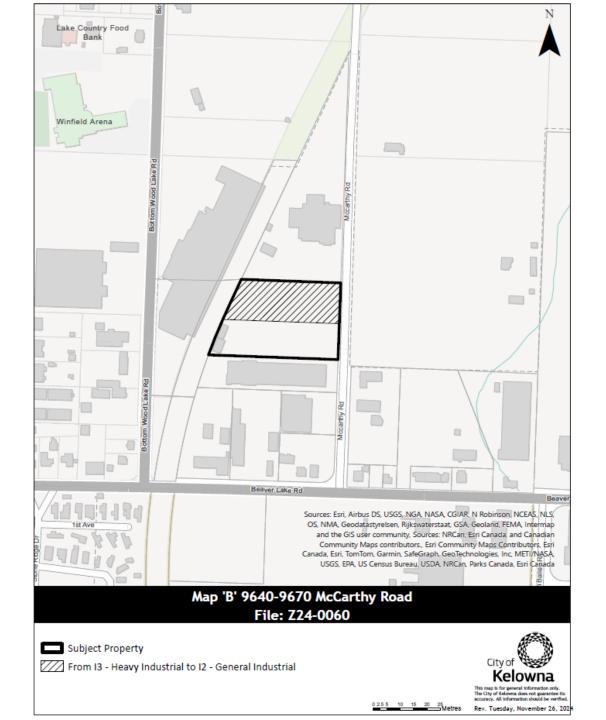
MF1 – Infill Housing zone to 2023. The Zoning Bylaw Amendments to impleme			Administrati	ve/Boundary
2. 605 Fraser Road MF1 – Infill Housing zone to the MF2 – Townhouse 2023. The Zoning Bylaw Amendments to impleme the provincial housing legislation overwrote the	No	Address	Rezoning Details	Reason for Change
	2.	605 Fraser Road	MF1 – Infill Housing zone to the MF2 – Townhouse	This property had a successful rezoning to MF2 in 2023. The Zoning Bylaw Amendments to implement the provincial housing legislation overwrote the zoning. The property should be MF2.







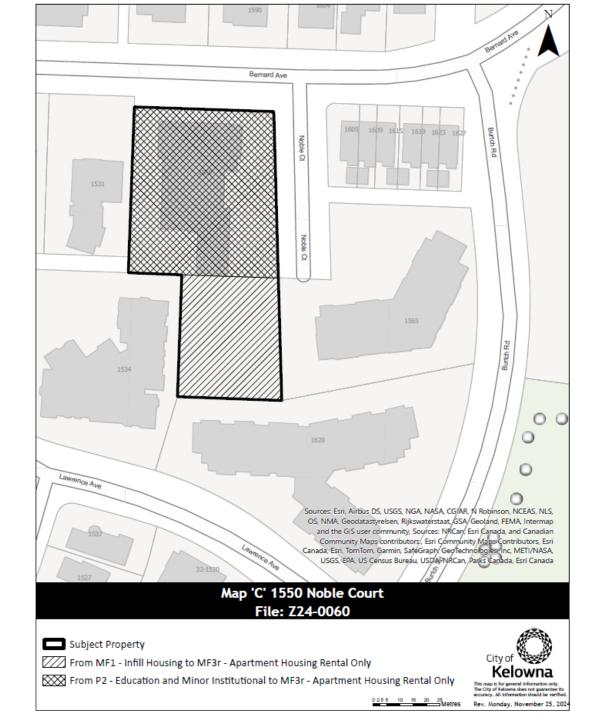
Rezoning Details Reason for Cl Rezone property from the I2 General Industrial & I3 – Heavy Industrial zone to the I2 – General Industrial zone Reason for Cl This property had a successfraction of the I2 – General Industrial Solution overwroom housing legislation overwroom overwroom in the I2 – General Industrial	
3.	Change
as per Map 'B' property should be I2.	ustrial zone. The Zoning plement the provincial







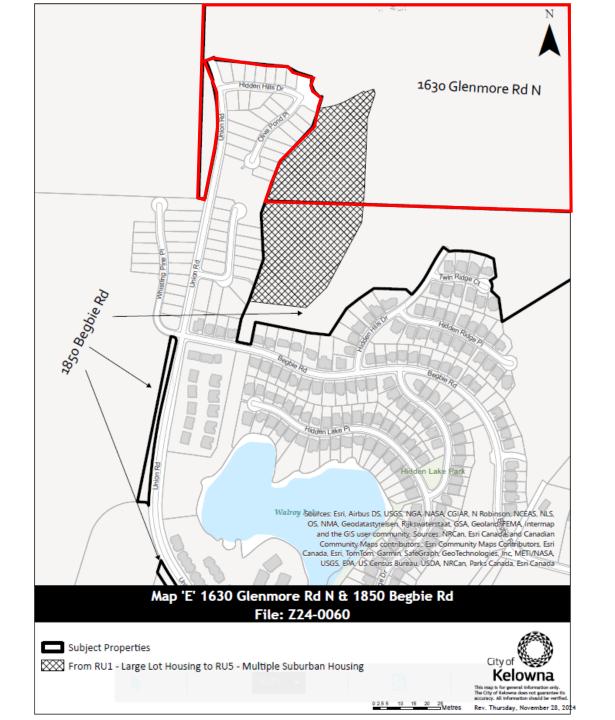
		Administra	ative Fixes
No	Address	Rezoning Details	Reason for Change
4.	1550 Noble Court	Rezone property from the P2 – Education and Minor Institutional zone and the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone as per Map 'C'	This property had a successful rezoning to MF3r in 2023 and the Zoning Bylaw Amendments to implement the provincial housing overwrote the zoning. The property should be MF3r.







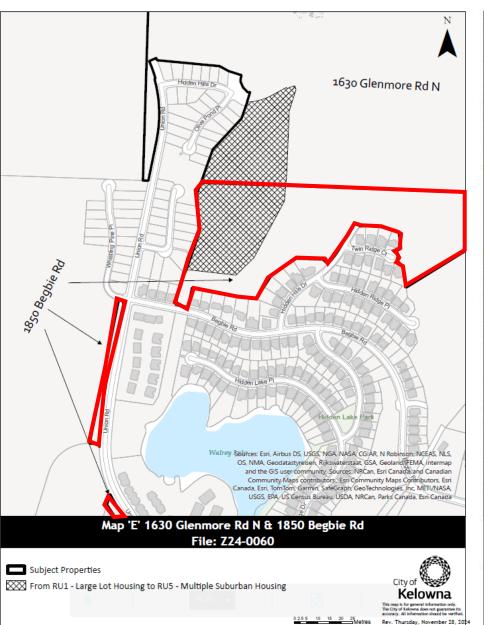
from RU1 – Large Lot Housing under Zoning Bylaw 8000 and was intended for cluster housing. Servicing constru			Administra	ative Fixes
from RU1 – Large Lot Housing to RU5 – Multiple Suburban Housing as per from RU1 – Large Lot Housing under Zoning Bylaw 8000 and was intended for cluster housing. Servicing constru- in progress and this zone best matches the or	No	Address	Rezoning Details	Reason for Change
	5.		from RU1 — Large Lot Housing to RU5 — Multiple Suburban Housing as per	Lot was previously zoned RU4 – Low Density Cluster Housing under Zoning Bylaw 8000 and was always intended for cluster housing. Servicing construction is in progress and this zone best matches the original vision and servicing plan.

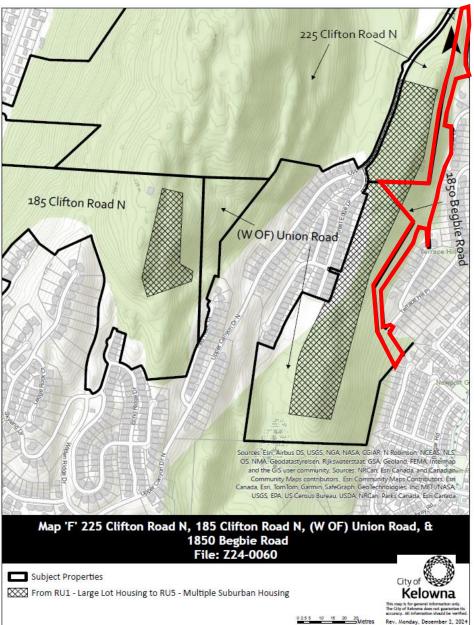






6. lasso Begbie Road from RU1 – Large Lot Housing to RU5 – Multiple Suburban Housing as per Density Cluster Housing under Zoning Byla and was always intended for cluster Servicing construction is in progress and t			Administra	ative Fixes
6. lasso Begbie Road from RU1 – Large Lot Housing to RU5 – Multiple Suburban Housing as per Density Cluster Housing under Zoning Byla and was always intended for cluster Servicing construction is in progress and t	No	Address	Rezoning Details	Reason for Change
	6.		from RU1 — Large Lot Housing to RU5 — Multiple	Portion of lot was previously zoned RU4 – Low Density Cluster Housing under Zoning Bylaw 8000 and was always intended for cluster housing. Servicing construction is in progress and this zone best matches the original vision and servicing plan.

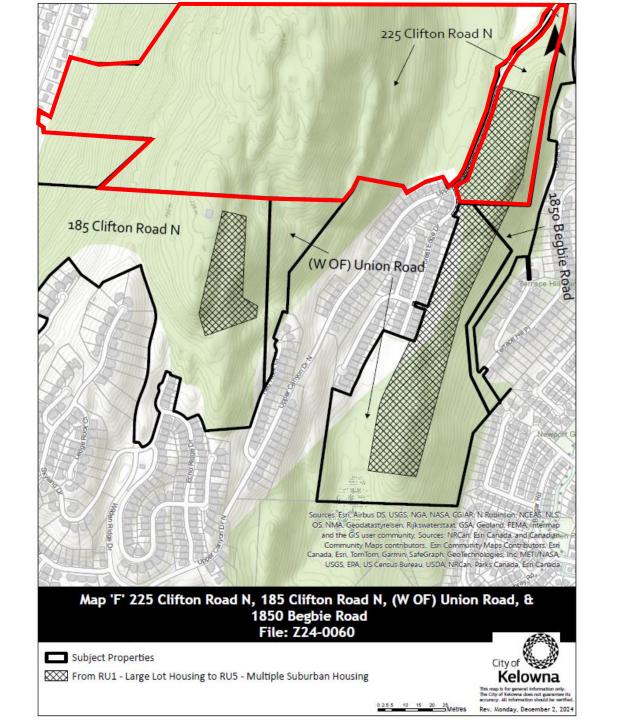








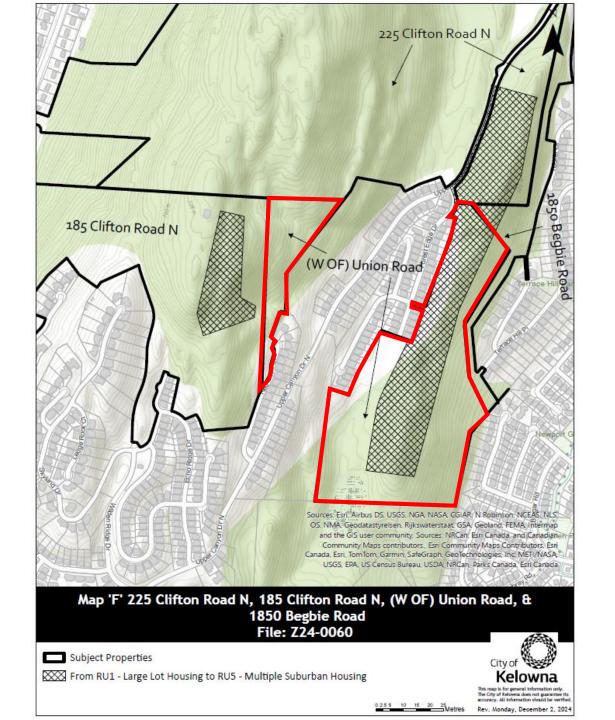
		Administra	ative Fixes
No	Address	Rezoning Details	Reason for Change
17	225 Clifton Road North	Rezone portion of the lot from RU1 – Large Lot Housing to RU5 – Multiple Suburban Housing as per Map 'F'	Portion of lot was previously zoned RU4 – Low Density Cluster Housing under Zoning Bylaw 8000 and was always intended for cluster housing. This zone best matches the original vision and intended servicing plan.







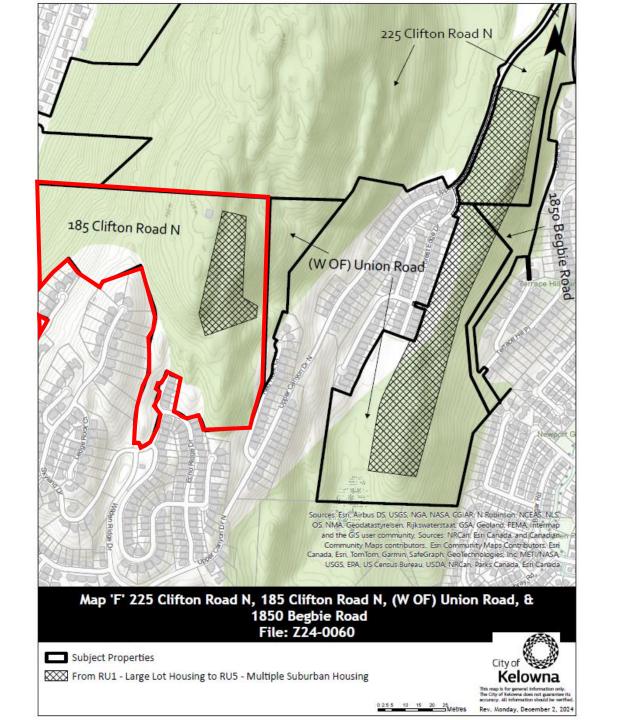
No	Address		
	Address	Rezoning Details	Reason for Change
8. (W (/ OF) Union pad	Rezone portion of the lot from RU1 – Large Lot Housing to RU5 – Multiple Suburban Housing as per Map 'F'	Portion of lot was previously zoned RU4 – Low Density Cluster Housing under Zoning Bylaw 8000 and was always intended for cluster housing. This zone best matches the original vision and intended servicing plan.







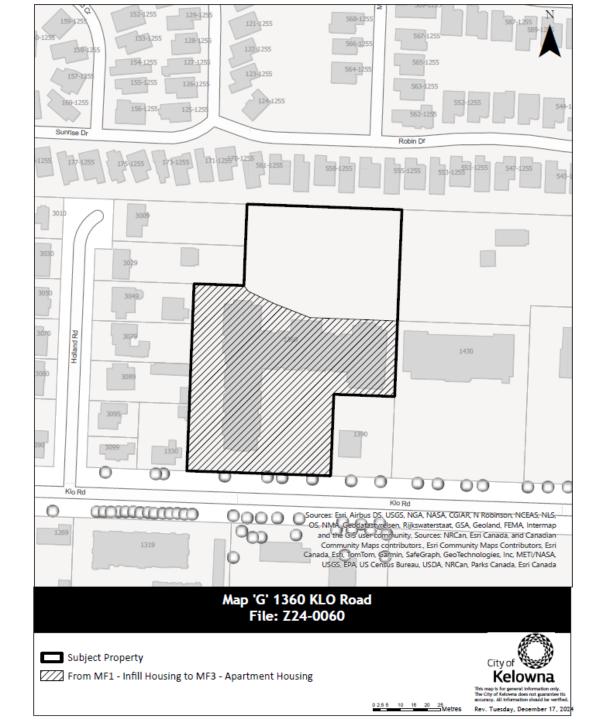
No			
110	Address	Rezoning Details	Reason for Change
	85 Clifton Road Iorth	Rezone portion of the lot from RU1 – Large Lot Housing to RU5 – Multiple Suburban Housing as per <u>Map 'F'</u>	Portion of lot was previously zoned RU4 – Low Density Cluster Housing under Zoning Bylaw 8000 and was always intended for cluster housing. This zone best matches the original vision and intended servicing plan.







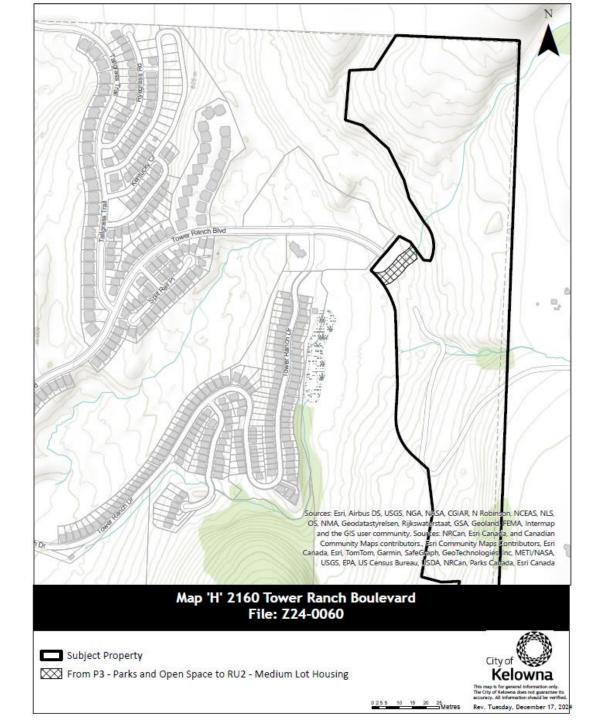
		, tarringer	ative Fixes
No	Address	Rezoning Details	Reason for Change
10. 1	1360 KLO Road	Rezone portion of the lot from MF1 – Infill Housing to MF3 – Apartment Housing as per <u>Map 'G'</u>	This portion of property was incorrectly rezoned with the SSMUH provincial implementation and should be MF3 – Apartment Housing to reflect the actual use on the property.



Zoning Amendments



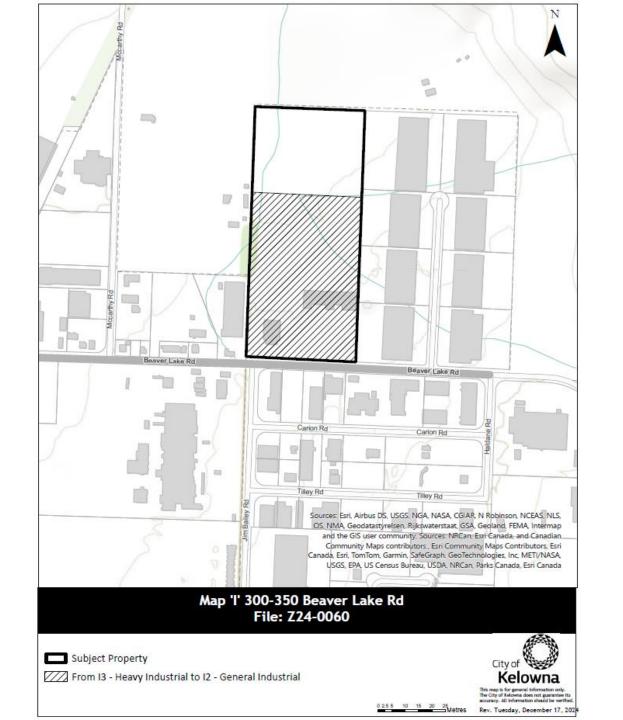
		Administra	ative Fixes
No	Address	Rezoning Details	Reason for Change
11. I	2160 Tower Ranch Boulevard	Rezone portion of the lot from P3 – Parks and Open Space to RU2 – Medium Lot Housing as per <u>Map 'H'</u>	This portion of property was incorrectly rezoned with the SSMUH provincial implementation and should be RU2- Medium Lot Housing to reflect the proposed lot layout plan for the new subdivision.







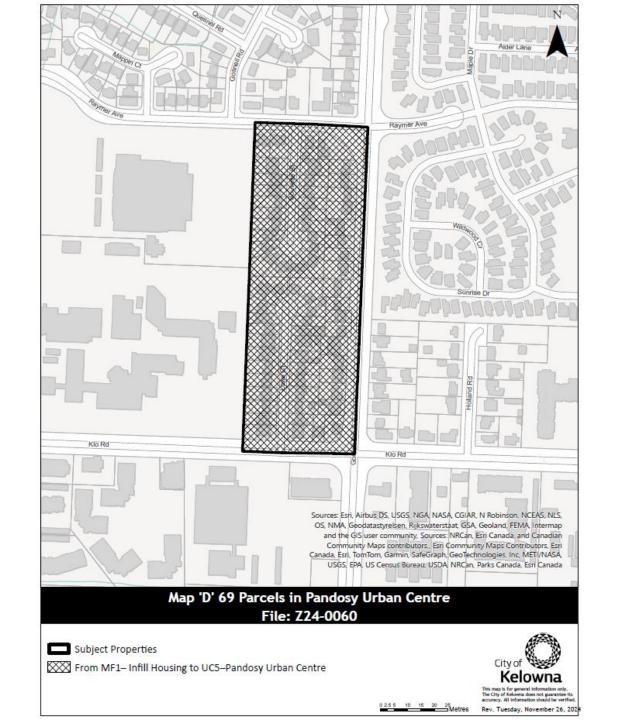
Administrative Fixes					
No	Address	Rezoning Details	Reason for Change		
12.	300-350 Beaver Lake Road	Rezone portion of the lot from I ₃ – Heavy Industrial to I ₂ – General Industrial as per Map 'I'	This portion of property was incorrectly rezoned with the SSMUH provincial implementation and should be 12 — General Industrial to reflect the existing uses on the subject property.		







Zoning Surrounding Okanagan College					
No	Addresses	Rezoning Details	Reason for Change		
1.	69 Parcels	Rezone from MF1— Infill Housing to UC5—Pandosy Urban Centre as per <u>Map 'D'</u>	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.		





Staff Recommendation

- Staff recommend support for the proposed Rezoning Amendments and recommend the bylaw be forwarded to public hearing
 - ► Fix mapping errors
 - Conform to provincial legislation

CITY OF KELOWNA

Z24-0060 Multiple Addresses

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

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

- 1) THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - Portions of Lot 4 Section 32 Township 26 ODYD Plan EPP129429 located on Grainger Road, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the P3 – Parks and Open Space zone and from the MF2 – Townhouse Housing zone to the P3 – Parks and Open Space zone as shown on Map 'A' attached to and forming part of this bylaw;
 - Lot 1 Section 26 Township 26 ODYD Plan EPP121151 located on Fraser Road, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone;
 - 3. A portion of Strata Lots 1 to 37 Sections 10 and 11 Township 20 ODYD Strata Plan EPS10689 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V located on McCarthy Road, Kelowna, BC from the I3 Heavy Industrial zone to the I2 General Industrial zone as shown on Map 'B" attached to and forming part of this bylaw;
 - 4. Portions of Lot 8 Section 20 Township 26 ODYD Plan 32159 Except Plan EPP128203 located on Noble Court, Kelowna, BC from the MF1 Infill Housing zone to the MF3r Apartment Housing Rental Only zone and from the P2 Education and Minor Institutional zone to the MF3r Apartment Housing Rental Only zone as shown on Map 'C' attached to and forming part of this bylaw;
 - 5. Lot A District Lot 135 ODYD Plan 34922 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
 - 6. Lot B District Lot 135 ODYD Plan 34922 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
 - 7. Lot 12 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
 - 8. Lot 13 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
 - 9. Lot 14 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
 - 10. Lot 15 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
 - 11. Lot 16 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;

- 12. Lot 17 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 13. Lot 1 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 14. Lot 2 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 15. Lot 3 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 16. Strata Lots 1 and 2 District Lot 135 ODYD Strata Plan KAS2673 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V located on Lowe Court, Kelowna, BC from MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 17. Lot 5 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 18. Lot 6 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 19. Lot 7 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 20. Lot 8 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 21. Lot 9 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 22. Lot 10 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 23. Lot 1 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 24. Lot 2 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 25. Lot 3 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 26. Lot 4 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 27. Lot 5 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 28. Lot 6 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 29. Lot 7 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 30. Strata Lots 1 and 2 District Lot 135 ODYD Strata Plan K315 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on

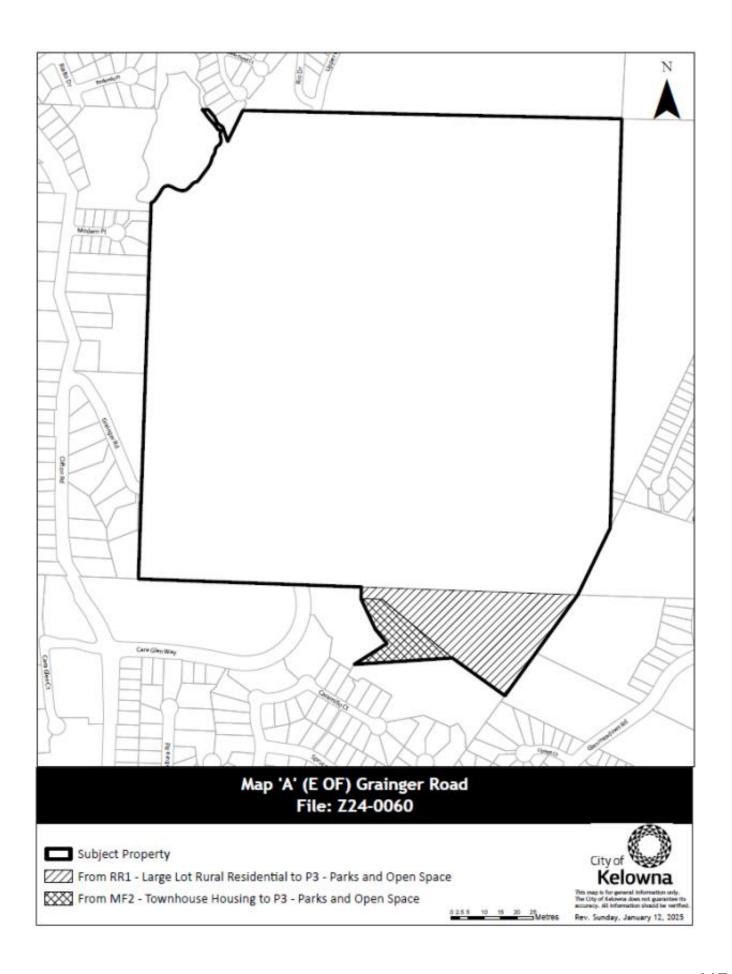
- Form 1 located on Lowe Court, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 31. Lot 9 District Lot 135 ODYD Plan 30518 located on KLO Road, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 32. Lot A District Lot 135 ODYD Plan 14283 Except Plan H16127 located on Gordon Drive, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 33. Lot A District Lot 135 ODYD Plan 28381 Except Plan H16127 located on Gordon Drive, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 34. Lot 3 District Lot 135 ODYD Plan 23000 Except Plan H16127 located on Gordon Drive, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 35. Lot 2 District Lot 135 ODYD Plan 23000 Except Plan H16127 located on Gordon Drive, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 36. Lot 1 District Lot 135 ODYD Plan 23000 Except Plan H16127 located on Gordon Drive, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 37. Strata Lots 1 and 2 District Lot 135 ODYD Strata Plan KAS1320 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 located on Gordon Drive, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 38. Lot A District Lot 135 ODYD Plan 21945 located on Gordon Drive, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 39. Lot B District Lot 135 ODYD Plan 21945 located on Gordon Drive, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 40. Lot 1 District Lot 135 ODYD Plan 38307 located on Gordon Drive, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 41. Lot 11 District Lot 135 ODYD Plan 38814 located on Gordon Drive, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 42. Lot 4 District Lot 135 ODYD, Plan 33569 located on Gordon Drive, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 43. Lot 3 District Lot 135 ODYD Plan 33569 located on Gordon Drive, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 44. Lot 2 District Lot 135 ODYD Plan 33569 located on Gordon Drive, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 45. Lot A District Lot 135 ODYD Plan 17712 located on Gordon Drive, Kelowna, BC from the MF1—Infill Housing zone to the UC5—Pandosy Urban Centre zone;
- 46. Lot 2 District Lot 135 ODYD Plan 17457 located on Gordon Drive, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;

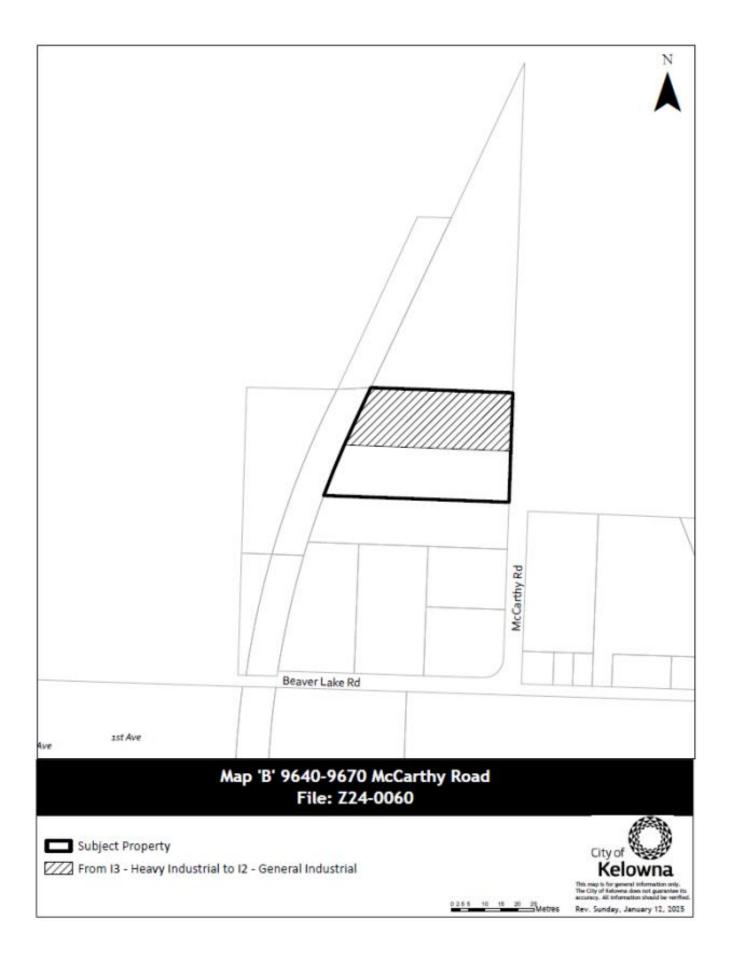
- 47. Lot 1 District Lot 135 ODYD Plan 33569 located on Gordon Drive, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 48. Lot A District Lot 135 ODYD Plan 26038 located on Gordon Drive, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 49. Lot 25 District Lot 135 ODYD Plan 33569 located on Gordon Drive, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 50. Lot A District Lot 135 ODYD Plan 11528 located on Raymer Avenue, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 51. Lot B District Lot 135 ODYD Plan 11528 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 52. Lot 24 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 53. Lot 23 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 54. Lot 5 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 55. Lot 6 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 56. Lot 7 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 57. Lot 8 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 58. Lot 9 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 59. Lot 10 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 60. Lot 11 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 61. Lot 12 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 62. Lot 13 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 63. Lot B District Lot 135 ODYD Plan 35023 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 64. Lot A District Lot 135 ODYD Plan 35023 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 65. Lot 16 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;

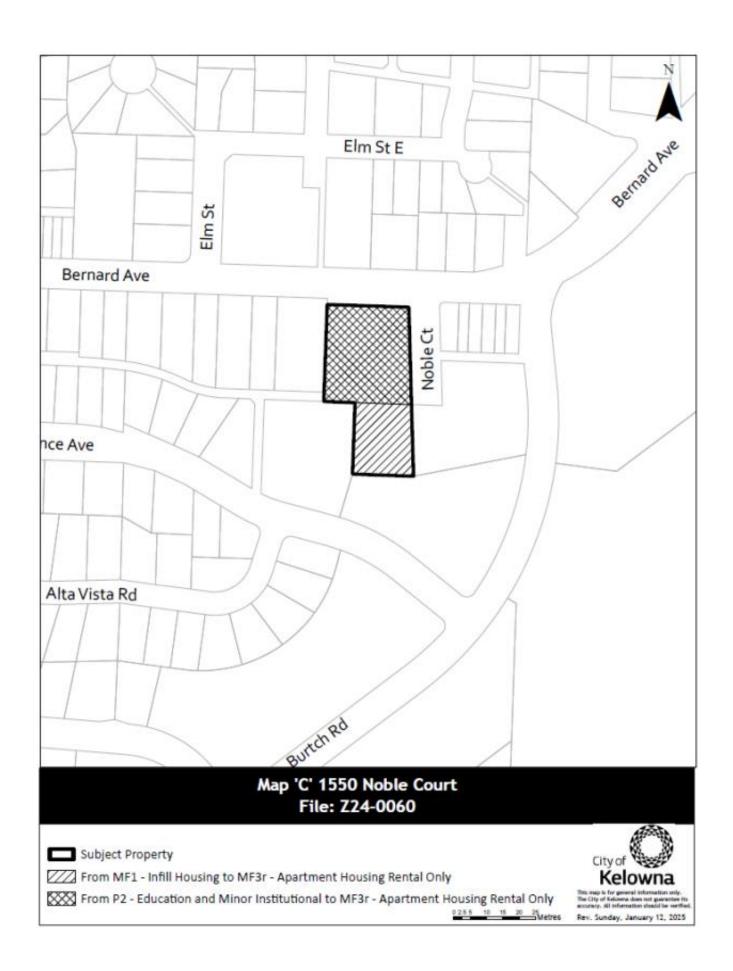
- 66. Lot 17 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 67. Lot 18 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 68. Lot 19 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 69. Lot 20 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 70. Lot 21 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 71. Lot 22 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 72. Lot 1 District Lot 135 ODYD Plan 24364 Except Plan KAP45674 located on Raymer Avenue, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 73. Lot 2 District Lot 235 ODYD Plan 24364 located on Raymer Avenue, Kelowna, BC from the MF1 Infill Housing zone to the UC5 Pandosy Urban Centre zone;
- 74. A portion of The South West ¼ Section 16 Township 23 ODYD Except Plan EPP123935 located on Glenmore Road North, Kelowna, BC from the RU1 Large Lot Housing zone to the RU5 Multiple Suburban Housing zone as shown on Map 'D' attached to and forming part of this bylaw;
- 75. Portions of Lot A Sections 4, 5, 8, and 9 Township 23 ODYD Plan KAP69724 Except Plans KAP71944, KAP73768, KAP75949, KAP78547, KAP80107, KAP81912, KAP85278, KAP86750, EPP24895, EPP93548, EPP101624, EPP115845 and EPP123935 located on Begbie Road, Kelowna, BC from the RU1 Large Lot Housing zone to the RU5 Multiple Suburban Housing zone as shown on Map 'D' and Map 'E' attached to and forming part of this bylaw;
- 76. A portion of Lot D Section 8 Township 23 ODYD Plan KAP75116 Except Plans EPP24895, EPP24897, EPP64871, and EPP77782 located on Clifton Road North, Kelowna, BC from the RU1 Large Lot Housing zone to the RU5 Multiple Suburban Housing zone as shown on Map 'E' attached to and forming part of this bylaw;
- 77. A portion of The North East 1/4 of Section 5 Township 23 ODYD Except Plans 896, B645, KAP69724, EPP24895, EPP24897 and EPP64871 located on Union Road, Kelowna, BC from the RU1 Large Lot Housing zone to the RU5 Multiple Suburban Housing zone as shown onr Map 'E' attached to and forming part of this bylaw;
- 78. A portion of The North West 1/4 of Section 5 Township 23 ODYD Except Plans 20895, KAP88266, EPP24895, EPP24897, EPP66328, EPP64875 and EPP87273 located on Clifton Road North, Kelowna, BC from the RU1 Large Lot Housing zone to the RU5 Multiple Suburban Housing zone as shown on Map 'E' attached to and forming part of this bylaw;
- 79. A portion of Lot A District Lot 131 ODYD Plan EPP76548 located on KLO Road, Kelowna, BC from the MF1 Infill Housing zone to the MF3 Apartment Housing zone as shown on Map 'F' attached to and forming part of this bylaw;

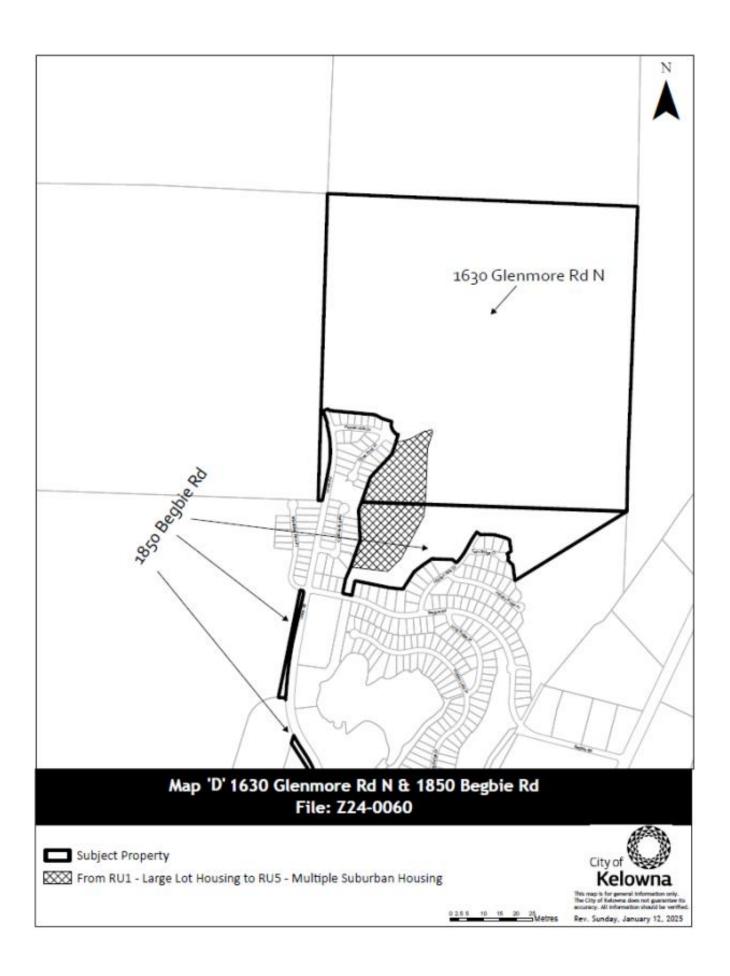
- 80. A portion of Lot 4 Section 31 Township 27 ODYD Plan KAP80993 located on Tower Ranch Boulevard, Kelowna, BC from the P3 Parks and Open Space zone to the RU2 Medium Lot Housing zone as shown on Map 'G' attached to and forming part of this bylaw; and
- 81. A portion of Lot 1 Section 11 Township 20 ODYD Plan EPP57272 Except Plan EPP109677 located on Beaver Lake Road, Kelowna, BC from the I3 Heavy Industrial zone to the I2 General Industrial zone as shown on Map 'H' attached to and forming part of this bylaw.
- 2) This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

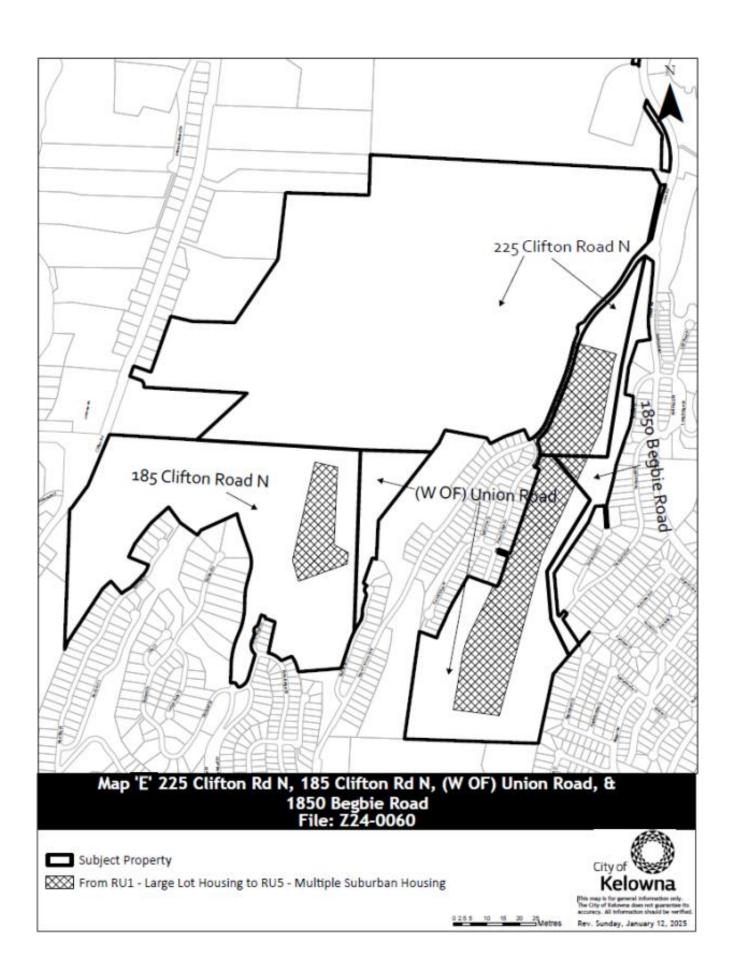
Read a first time by the Municipal Council this	
Considered at a Public Hearing on the	
Read a second and third time by the Municipal Council this	
Approved under the Transportation Act this	
(Approving Officer – Ministry of Transportation)	
Adopted by the Municipal Council of the City of Kelowna this	
	Mayor
	City Clerk

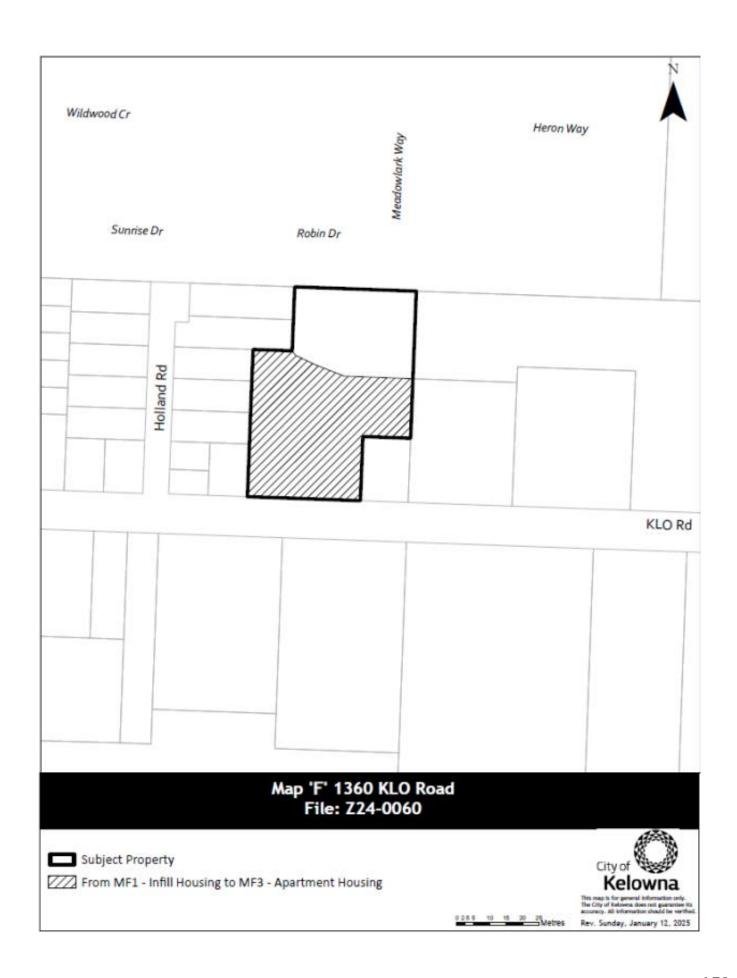


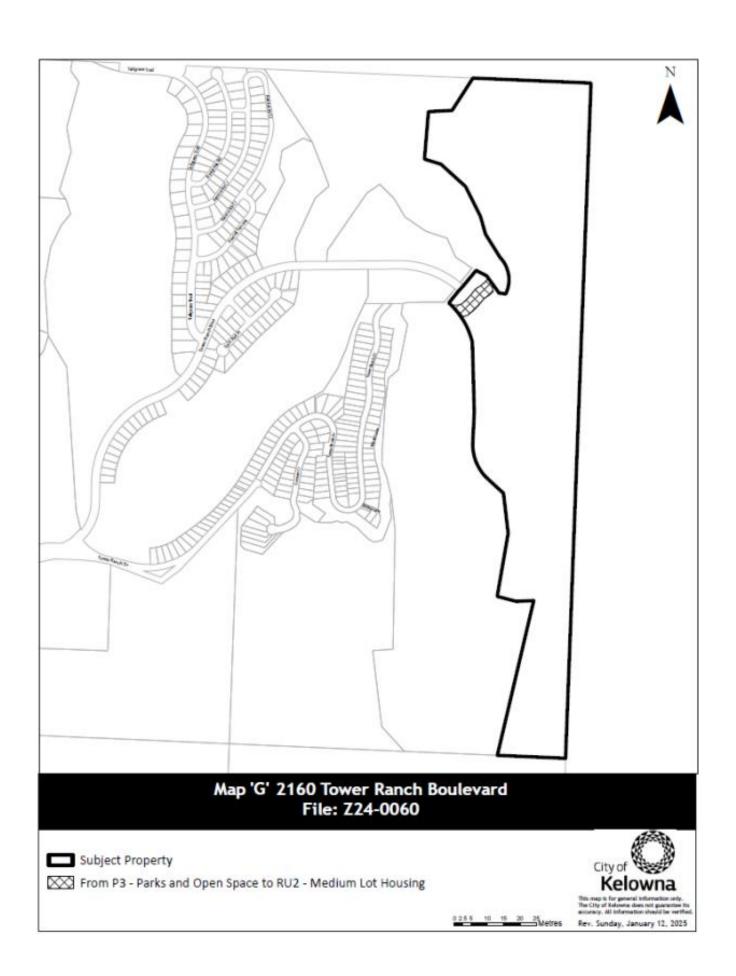














REPORT TO COUNCIL REZONING

Date: February 24, 2025

Council

From: City Manager
Address: 350 Patterson Rd

File No.: Z24-0063

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

Kelowna

n.o Recommendation

THAT Rezoning Application No. Z24-oo63 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 15 Section 26 Township 26 Osoyoos Division Yale District Plan 22239, located at 350 Patterson Rd, Kelowna, BC from the MF1 – Infill Housing zone to the MF1cc – Infill Housing with Child Care Centre, Major zone, be considered by Council.

2.0 Purpose

To:

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

3.0 Development Planning

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

The existing single detached housing would be converted into a Child Care Centre, Major, with no residential uses remaining. The Child Care Centre, Major is proposed to accommodate 28-30 children, and operate on weekdays from 7:30 AM to 5:30 PM. The Zoning Bylaw parking requirements have been met.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Single Detached Housing
East	MF1 – Infill Housing	Single Detached Housing
South	MF1 – Infill Housing	Single Detached Housing
West	MF1 – Infill Housing	Single Detached Housing

Subject Property Map: 350 Patterson Rd



The subject property is located on Patterson Rd, near the intersection with Tartan Rd. It is near Pearson Elementary School and Rutland Middle and Senior Secondary Schools.

5.0 Current Development Policies

5.1 <u>Kelowna Official Community Plan (OCP)</u>

Objective 5.4 Strategically locate community services to foster greater inclusion and social		
connections in the Core Area		
Policy 5.4.7 Child	Facilitate the development of child care spaces throughout the Core	
Care Spaces	Area including accessible, affordable, and inclusive spaces that meet the needs	
	of the community.	
	This rezoning application would facilitate the development of a Child Care Centre,	
	Major within the Core Area.	

6.0 Application Chronology

Application Accepted: December 17, 2024
Neighbourhood Notification Summary Received: January 30, 2025

Report prepared by: Kimberly Brunet, Planner Specialist

Reviewed by: Dean Strachan, Development Planning Manager

Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action &

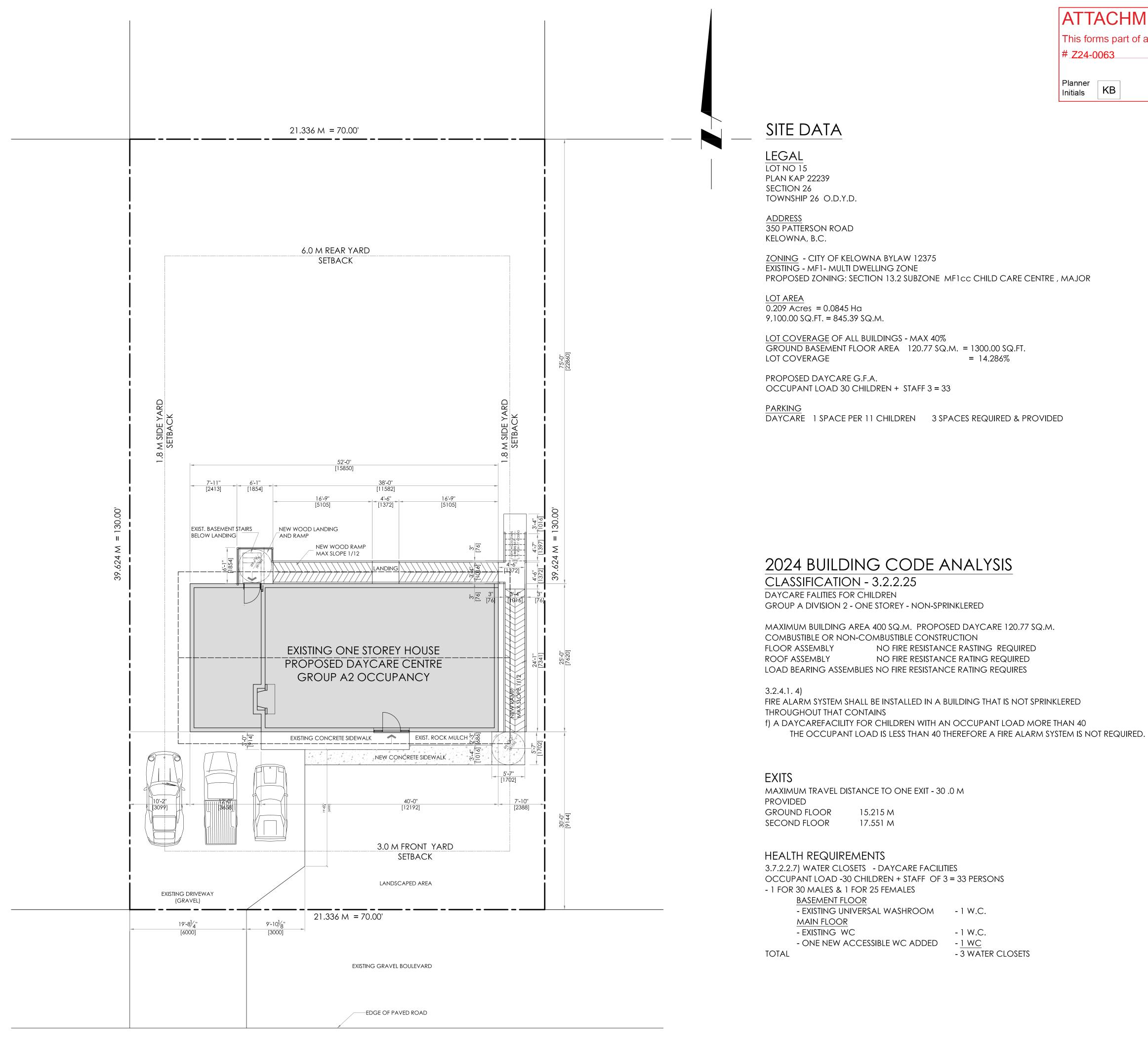
Development Services

Attachments:

Attachment A: DRAFT Site Plan

Attachment B: Summary of Neighbourhood Notification

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



350 PATTERSON ROAD

ATTACHMENT

This forms part of application

P3 Architecture Ltd. Professional-Practical-Persistant

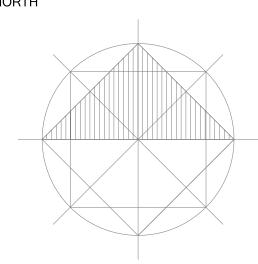
SURREY OFFICE C: 778-387-7339 E: p3altd@gmail.com

KELOWNA OFFICE C: 250-801-9717 E: k-design@telus.net

JAN 30, 2025 PARKING REV-OPTION 2 **REVISIONS:**

JAN 30, 2025 Issued for Review Issued for Permit DEC 05,2024

Issued for Construction



PROJECT CUTENESS OVERLOADED CHILDCARE

350 PATTERSON RD KELOWNA B.C.

DRAWING TITLE

SITE PLAN

PROJECT NO	2024-130
DATE	NOV 27, 2024
DRAWN	JJRL
SCALE	1/8" = 1'-0"

DRAWING NO

Neighbour Notification Summary – 350 Patterson Rd, Kelowna

Notification Completion Date: January 29, 2025

Method of Notification:

Notification letters were hand-delivered to the mailboxes of neighbouring properties surrounding 350 Patterson Road. A total of 19 addresses were included in the notification process to ensure that nearby residents were informed about the proposed daycare facility.

List of Notified Addresses:

The following properties were included in the notification process:

Patterson Road: 380, 370, 340, 320, 310, 315, 335, 345, 365, 375, 395

Pearson Road: 345, 365, 375, 315, 325, 385

Tartan Road: 735, 755

Details of Information Provided:

The notification included comprehensive details about the proposed daycare, covering key aspects such as:

- Capacity: The facility will accommodate up to 28-30 children.
- **Operating Hours:** The daycare will operate from Monday to Friday, 7:30 AM to 5:30 PM, excluding statutory holidays and the Christmas break.
- Traffic Management: To minimize traffic congestion, drop-off and pick-up times will be staggered, allowing for a smooth flow of vehicles in and out of the property.

Neighbour Feedback:

As of now, no feedback has been received from any neighbours. There have been no calls, emails, or in-person concerns raised regarding the proposed daycare.

Changes Resulting from Neighbour Notification:

Since no feedback or concerns have been raised by the notified residents, no changes to the project have been required or suggested at this time.

This notification process ensures transparency and provides the community with an opportunity to share their input regarding the project. So far, no concerns have been raised, and the response has been positive.



Harsimran Bhatti, Gurjit Bhullar

info@cutenessoverloaded.ca 778-583-0110

350 Patterson Road Kelowna, BC Date: Jan 20, 2025

Dear Neighbour's,

We hope this letter finds you well. We are reaching out to let you know about a planned change for our property at 350 Patterson Road. After much consideration and with the aim of meeting a growing community need, we have decided to rezone our home to establish a daycare facility.

This decision is inspired by our positive experience operating a home daycare in Surrey, BC, where we received an overwhelmingly warm response from the community. We truly believe that offering a daycare here will be a valuable addition to our neighbourhood, providing a safe and nurturing environment for children ages 0-5.

Here are a few key details about the planned daycare:

- **Capacity**: The facility will accommodate up to 28-30 children.
- **Operating Hours**: Monday to Friday, from 7:30 AM to 5:30 PM (excluding statutory holidays and the Christmas break).
- **Traffic Management**: Drop-off and pick-up times will be staggered to avoid congestion. We are committed to coordinating traffic carefully to ensure minimal impact on the neighbourhood.

As your neighbour, we are dedicated to ensuring the daycare's operations blend smoothly with the community. We will implement measures to manage noise levels and traffic, with ample onsite parking to avoid inconveniencing residents.

If you have any questions, concerns, or feedback, please feel free to contact us at **778-583-0110** or via email at **info@cutenessoverloaded.ca**.

Additionally, the City Planner overseeing our project, Kimberly Brunet, is available for any inquiries related to the development. She can be reached at **250-469-8637** or via email at **kbrunet@kelowna.ca**.

We sincerely value your feedback and support as we work together to enhance our community. Thank you for your understanding and for embracing this new addition to our neighbourhood.

Warm regards, Harsimran Bhatti Gurjit Bhullar

CITY OF KELOWNA

BYLAW NO. 12753 Z24-0063 350 Patterson 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 15 Section 26 Township 26 ODYD Plan 22239 located on Patterson Road, Kelowna, BC from the MF1 Infill Housing zone to the MF1cc 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





Purpose

► To rezone the subject property from the MF1 – Infill Housing zone to the MF1cc – Infill Housing with Child Care Centre, Major zone to facilitate a Child Care Centre, Major

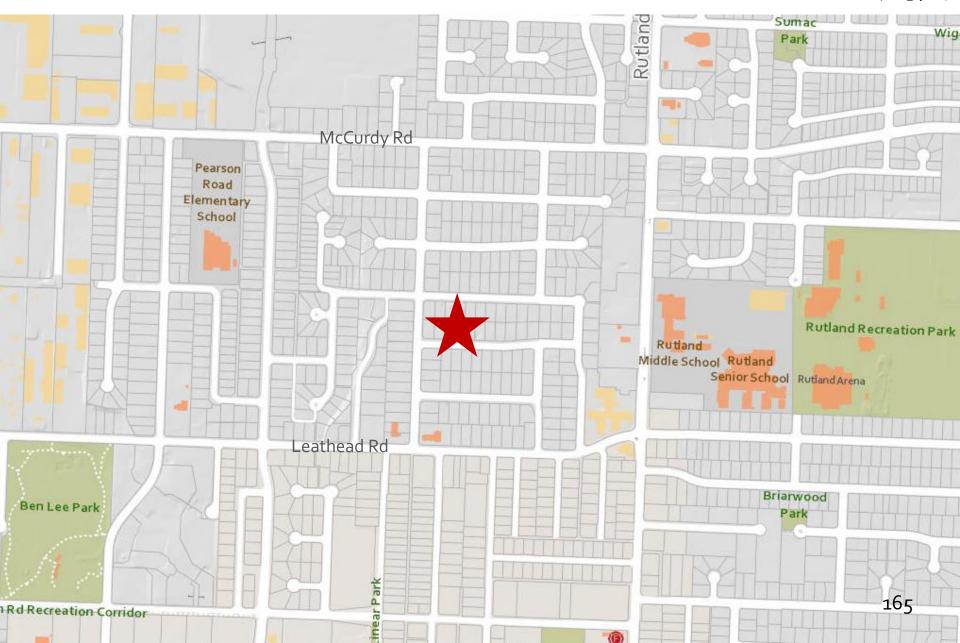
Development Process





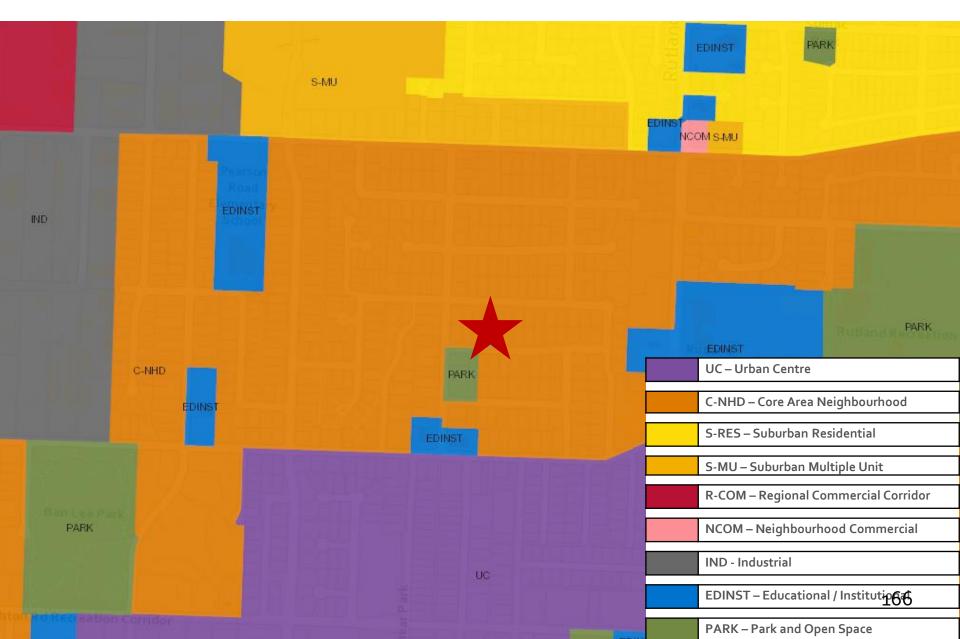
Context Map





OCP Future Land Use





Subject Property Map





"cc" – Child Care Centre, Major

Purpose

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

Summary of Uses

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





Climate Criteria

Dark Green – Meets Climate Criteria Light Green – Will Meet Criteria Soon Yellow – Does not meet Climate Criteria

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



OCP Objectives & Policies

- ► C-NHD: Core Area Neighbourhood
- ► Policy 5.4.7 Child Care Spaces
 - ► Facilitate the development of child care spaces throughout the Core Area



Staff Recommendation

- Staff recommend **support** for the proposed rezoning as it is consistent with:
 - OCP Future Land Use C-NHD
 - ▶ OCP Objectives in Chapter 5 Core Area
 - Child Care Spaces
 - ▶ Parking requirements met on-site

REPORT TO COUNCIL REZONING

City of **Kelowna**

Date: February 24, 2025

To: Council

From: City Manager
Address: 3699 Hwy 97 N
File No.: Z24-0061

	Existing	Proposed
OCP Future Land Use:	RCOM – Regional Commercial	RCOM – Regional Commercial
Zone:	C2 - Vehicle Oriented Commercial	C2rcs - Vehicle Oriented Commercial Retail Cannabis Sales

1.0 Recommendation

THAT Rezoning Application No. Z24-oo61 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT 3 SECTION 35 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN KAP57139 EXCEPT PLAN EPP54134, located at 3699 Hwy 97 N, Kelowna, BC from the C2-Vehicle Oriented Commercial zone to the C2rcs - Vehicle Oriented Commercial Retail Cannabis Sales zone, be considered by Council;

AND THAT if the Rezoning Bylaw is adopted, Council direct Staff to send a recommendation to the Provincial Liquor and Cannabis Regulation Branch that they support issuance of a non-medical cannabis retail store license for this legal lot with the following comments:

- The proposed store location meets local government bylaw requirements and as such, no negative impact is anticipated;
- The views of the residents were captured through the public notification process for the rezoning of the property and provided to Council for consideration; and
- Local government recommends that the application be approved because of the compliance with local regulations and policies.

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

2.0 Purpose

To rezone the subject property from the C2 - Vehicle Oriented Commercial zone to the C2rcs - Vehicle Oriented Commercial Retail Cannabis Sales zone to facilitate a retail cannabis sales establishment.

3.0 Development Planning

Staff support the application to rezone the subject property and to send a recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB) supporting the issuance of a cannabis retail store license for this property.

The City's Zoning Bylaw has a regulation requiring any retail cannabis sales establishment to be set back a minimum distance of 500 m from another retail cannabis sales establishment, measured from closest lot line

to closest lot line (Section 9.9.2). The Zoning Bylaw defines retail cannabis sales to mean "a development used for the retail sale of cannabis that has been licensed by the Government of British Columbia." This subject property is within 500 m of another property that is currently zoned for retail cannabis sales, located at 1990 Lansdowne PI, however, there has never been a retail cannabis sales establishment on that property, and there are no cannabis retail store licenses issued by the Government of British Columbia currently valid on that property. As the retail cannabis sales definition Zoning Bylaw references a licensed establishment, Staff have interpreted that the 500 m setback regulation established in Section 9.9.2 does not apply and recommend support for the rezoning application.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	C2 – Vehicle Oriented Commercial	Automotive and Equipment
East	C2 – Vehicle Oriented Commercial	Various Commercial Uses
South	C2 – Vehicle Oriented Commercial	Various Commercial Uses
West	I2 — General Industrial	Automotive and Equipment





The subject property fronts Hwy 97 N, at the intersection with Commercial Dr, and has existing commercial uses on site. Properties with the future land use designation of RCOM – Regional Commercial in the Official Community Plan are intended to accommodate commercial uses that are more commonly accessed by vehicles. There are also BC Transit bus stops nearby on Hwy 97 N and on Rutland Rd N.

4.1 <u>Background</u>

The building on the subject property was constructed in 2004. No exterior changes are proposed. If supported by Council, this rezoning application will add retail cannabis sales as a permitted principal land use to the property. With the retail cannabis sales subzone, one of the existing commercial retail units would be converted to a retail cannabis sales establishment.

When the regulation was drafted in 2019, the intent of the 500 m minimum distance between retail cannabis stores was to avoid the clustering of multiple stores in certain areas. The property at 1990 Lansdowne Pl remains zoned to allow for retail cannabis sales, and a store could reopen on that property at any time, subject to LCRB requirements.

5.0 Application Chronology

Application Accepted: December 6, 2024
Neighbourhood Notification Summary Received: January 28, 2025

Report prepared by: Kimberly Brunet, Planner Specialist

Reviewed by:

Reviewed by:

Nola Kilmartin, Development Planning Manager

Nola Kilmartin, Development Planning Department Manager

Approved for Inclusion:

Ryan Smith, Divisional Director, Planning, Climate Action &

Development Services

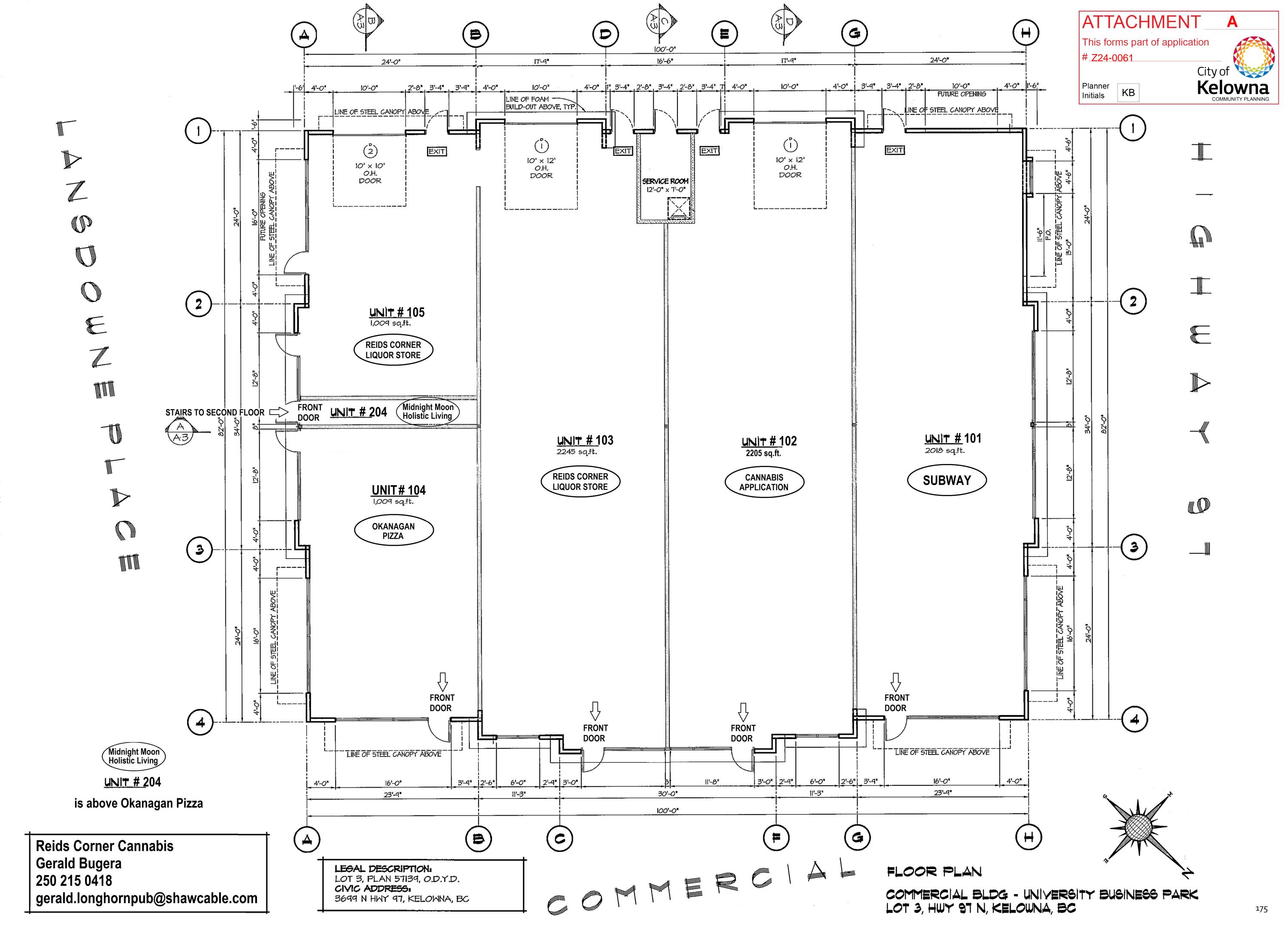
Attachments:

Attachment A: Site Plan

Attachment B: Summary of Neighbourhood Notification

Attachment C: Applicant's Letter of Rationale

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



Summary of Neighborhood Notification

Notification completed - January 13, 2025

Notification – much of the notification was done by going door to door to every address and speaking with individuals at each location. We wanted to engage with our neighbors to see how they would respond to the information and how receptive they would be to having a cannabis store as a neighboring business. We were encouraged by the response we received.

For the neighbors that were not available to speak to, packages were sent via mail.

Addresses Notified:

- Units 101,102,103,104,105,106,107,108,109,110,111,112 3677 Hwy 97N
- 3732 Hwy 97N
- Units 101,102,103,104,105 171 Commercial Drive
- Units 101, 102, 103/203, 104/204 151 Commercial Drive
- Units 101 102 103 104 105 106 107 108 109 110 111 112 140 Commercial Drive
- Units 101,102,103,104,105 3699 Hwy 97N

Information Provided:

- Rezoning and Development Location including map
- Detailed description of Proposal: To rezone the subject property from C2 Vehicle Oriented Commercial to C2rcs – Vehicle Oriented Commercial Retail Cannabis Sales to facilitate a retail cannabis sales establishment
- Business Information The retail cannabis store will be owned and operated by the
 owners of the Reids Corner Liquor Store and the Greenery Cannabis Boutique on
 Commerce Ave. The same level of compliance, respect, accountability, level of
 service, security, neighborly relations will all accompany the new cannabis store.
- Visual of Floor Space of interior building as it lays out with the floor space of existing stores
- Visual layout of the interior development of proposed store
- Exterior pictures of the building from all angles
- Contact Information Applicant Gerald Bugera and City of Kelowna Contact Kimberly Brunet, Planner Specialist.

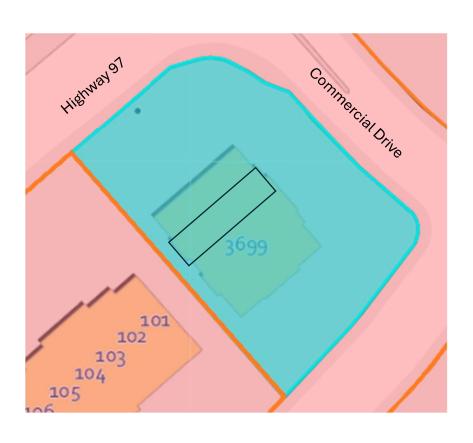
Feedback – no feedback was received from the Neighborhood Notification.

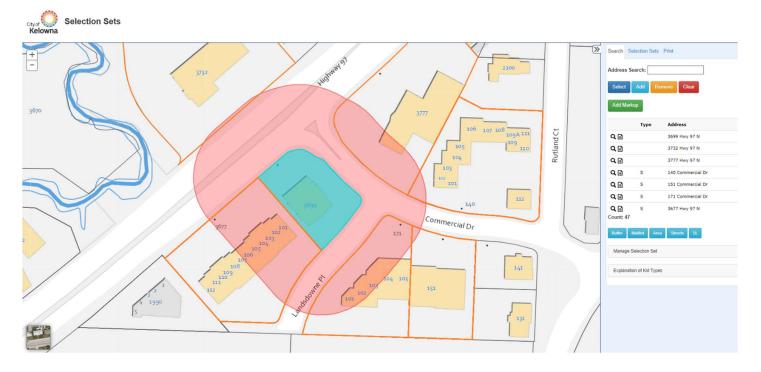
Regards,

Gerald Bugera

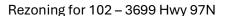
Neighborhood Notification for 102 – 3699 Hwy 97N







Rational Statement





As the owners of the Greenery Cannabis Boutique in Kelowna, we are seeking to rezone a 2nd location for retail cannabis sales in a C2 zoned location.

Being the current owner of a cannabis retail store that opened March 2021, we have established ourselves as a responsible, secure, community-based business that works to serve our city and those around us in a respectful, pleasant, and reputable manner.

102-3699 Hwy 97N is a positive location to serve a region that is lacking in options for cannabis retail sales; it provides easy access for customers and aligns with current businesses in this area.

Positioned next to a liquor store and between food vendors, in addition to existing commercial properties in the adjacent areas, a cannabis store offers options to those customers utilizing this area. Easy highway 97 access allows traffic to easily flow without congesting, as does the updated and redesigned Rutland Road.

This commercial area is NOT surrounded by parks, schools, recreation, or homes. This location complies with all city restrictions regarding distances.

The proposal for the store would include a similar layout and square footage as the current Greenery Cannabis Boutique on Commerce Ave. Our investment in our store design provides our customers with a large square footage - a commitment we make to provide options for displays and room to move around.

With a larger investment in a retail cannabis store, we can better educate our customers through options for learning about products with Product Cards, TVs, Ipads, Website, and knowledgeable staff. We are committed to investing in an enhanced shopping experience for our customers.

We believe the lack of cannabis retail sales opportunities in the 3699 Hwy 97N area can be alleviated by our investment in a secured, reputable, responsible, customer focused retail cannabis store in this proposed location. Our goal is to provide our customers with a store they can feel comfortable, secure, and happy to shop at.

As a current cannabis retail license holder, we respect and follow all regulations, and we continue to be compliant in all areas.

Thank you for your consideration.

Sincerely,

Gerald Bugera

CITY OF KELOWNA

BYLAW NO. 12754 Z24-0061 3699 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:

- THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 3 Section 35 Township 26 ODYD Plan KAP57139 Except Plan EPP54134 located on Hwy 97 N, Kelowna, BC from the C2 - Vehicle Oriented Commercial zone to the C2rcs - Vehicle Oriented Commercial Retail Cannabis Sales 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 Cou	ncil this
Approved under the Transportation Act this	
(Approving Officer – Ministry of Transportation)	
Adopted by the Municipal Council of the City of Kelowna	this
<u>-</u>	Mayor
-	City Clerk





Purpose

➤ To rezone the subject property from the C2 -Vehicle Oriented Commercial zone to the C2rcs -Vehicle Oriented Commercial Retail Cannabis Sales zone to facilitate a retail cannabis sales establishment

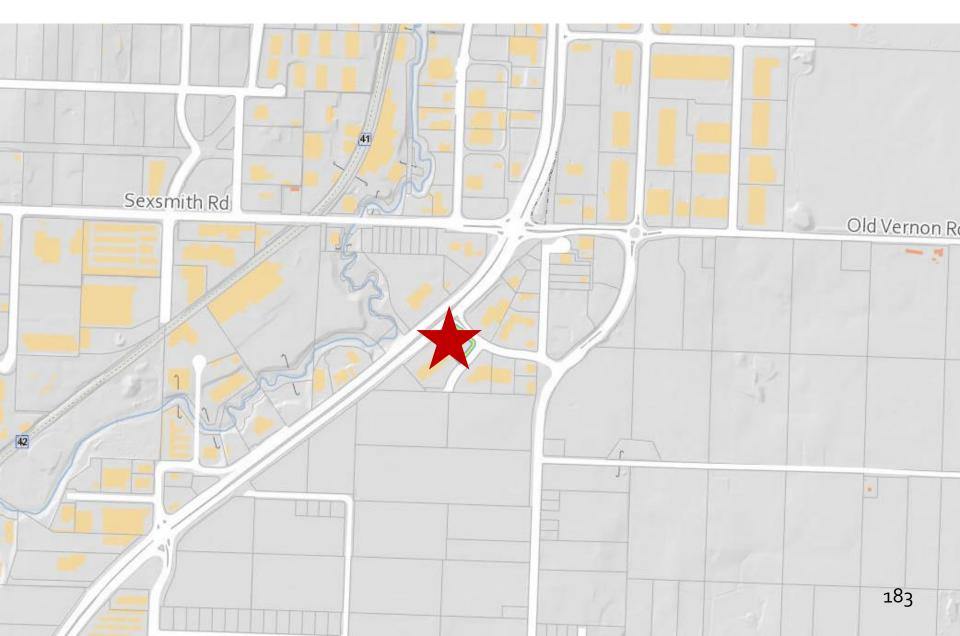
Development Process





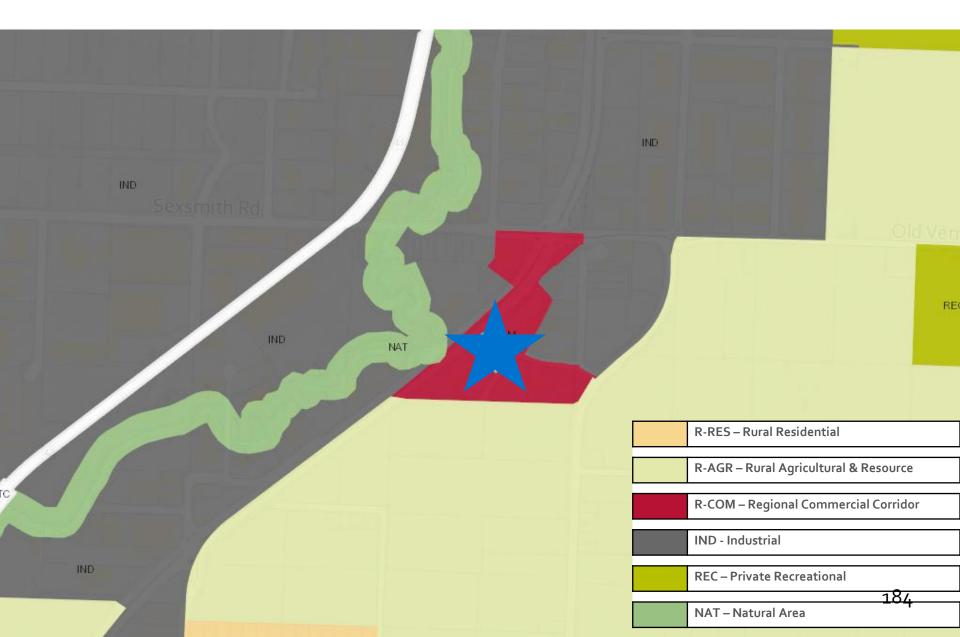
Context Map





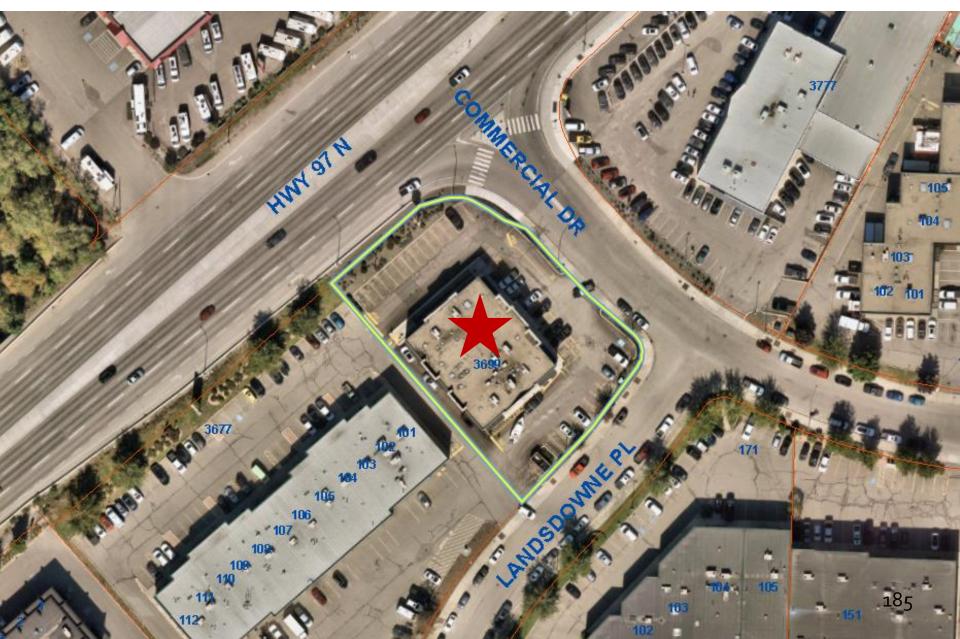
OCP Future Land Use





Subject Property Map







Zoning Bylaw Regulations

- ▶ RETAIL CANNABIS SALES means a development used for the retail sale of cannabis that has been licensed by the Government of British Columbia.
- ➤ Any retail cannabis sales establishment must be set back a minimum distance of 500 m from another retail cannabis sales establishment, measured from closest lot line to closest lot line.
- ➤ Zoned property located within 500 m radius does not currently have a licensed establishment.

Separation Distance







Staff Recommendation

- Staff recommend support for the proposed rezoning as it:
 - Meets Zoning Bylaw regulations
- ▶ Direct Staff to send a recommendation to the LCRB supporting issuance of a cannabis retail store license

REPORT TO COUNCIL REZONING

February 24, 2025

Council

From: City Manager
Address: 5091 Gordon Dr

File No.: Z24-0030

	Existing	Proposed	
OCP Future Land Use:	VC – Village Centre	VC - Village Centre	
Zone:	RR1 – Large Lot Rural Residential MF2 – Townhouse House		

City of

Kelowna

1.0 Recommendation

THAT Rezoning Application Z24-0030 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 4 District Lot 579 Similkameen Division Yale District Plan EPP118981, located at 5091 Gordon Dr, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the MF2 – Townhouse Housing zone, be considered by Council.

2.0 Purpose

Date:

To:

To rezone the subject property from the RR1 - Large Lot Rural Residential zone to the MF2 - Townhouse Housing zone to facilitate a multi-family development.

3.0 Development Planning

Staff support the proposed rezoning application from the RR1 – Large Lot Rural Residential zone to the MF2 – Townhouse Housing zone to facilitate the construction of 39 new residential units. The subject property has a future land use designation of VC – Village Center and is located within the Permanent Growth Boundary. The MF2 zone allows for a subtle transition in density into the established neighbourhood. The proposed development is designed to provide a transition in the community from the adjacent high-density land use (MF3 – Apartment Housing zone) to the north, to the lower density suburban residential neighbourhoods nearby. The proposal meets the intent of the Suburban Neighbourhood policies, which are intended to provide additional ground-oriented housing in a variety of housing typologies in areas that are near small scale commercial services, and amenities like schools and parks.

Lot Area	Proposed (m²)
Gross Site Area	19,299
Road Dedication	N/A
Undevelopable Area	Approx. 2,400
Net Site Area	Approx. 16,899

4.0 Site Context & Background

Orientation	Zoning	Land Use	
	MF ₃ – Apartment Housing	Multiple apartment housing	
North	RU3 – Small Lot Housing	Single detached housing	
	P ₃ – Parks and Open Spaces	Park and Open Space	
East P3 – Parks and Open Spaces		Park and Open Space	
South	Gordon Dt	Road	
300111	RU2 – Medium Lot Housing	Single detached housing	
West	P ₃ – Parks and Open Spaces	Park and Open Space	





The vacant subject property is located on Gordon Dr. within the Ponds Village Center in the Upper Mission neighbourhood. The surrounding area consists of the Village Centre, Natural Area, and Suburban Residential future land use designations. The development form of the surrounding area consists of apartment housing to the north and single detached housing to the north and south. The subject site is close to several parks and open spaces, is within walking distance to a public school, and the Ponds Village Centre for commercial amenities. Additionally, there are public transit stops within 350 m of the subject property along Gordon Dr. and Frost Rd.

5.0 Current Development Policies

5.1 <u>Kelowna Official Community Plan (OCP)</u>

Objective 7.1 Create more complete communities in Suburban Neighbourhoods		
Policy 7.1.4 The	Support development in the Ponds Village Centre that includes the following	
Ponds Village	characteristics:	
Centre	• A mix of commercial and residential development to a maximum height of	
	approximately four storeys; and	

• Orientation of buildings towards	Frost Road,	with minimal	surface parking
between the road and the buildings			

The proposal adds increased density in the form of townhouse housing into an established single detached housing neighbourhood and growing Ponds Village Centre.

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable

Policy 7.2.1 Ground Oriented Housing

Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities

The proposal will provide ground-oriented townhouse housing units that are close to the Ponds Village Centre, school and parks, with access from Gordon Dr.

Policy 7.2.2 Hillside Housing Forms

Encourage housing forms that best match to the topography and have the lowest amount of impact in hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms and associated roadways that cause high amounts of slope disturbance and visual impact

To adapt to the existing sloped terrain, the proposed site layout is designed as tiered approach, making use of the natural topography while minimizing the required land alteration to create hill-side walkout units.

6.0 Application Chronology

Application Accepted: June 21, 2024
Neighbourhood Notification Received: October 22, 2024
Date of Revisions Received: December 15, 2024

Report prepared by: Barbara B. Crawford, Planner II

Reviewed by: Dean Strachan, South Development Planning Manager **Reviewed by:** Nola Kilmartin, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development

Services

Attachments:

Attachment A: Draft Site Plan

Attachment B: Summary of Neighbourhood Information Session

Attachment C: Letter of Rationale

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



Gordon Drive Townhous

site plan

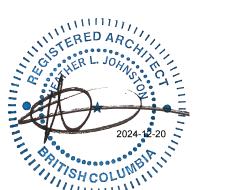
Heather L. Johnston architect AIBC, AAA, MAA, SAA, AIA

PLACE ARCHITECT LTD.

20 dec 2024 development permit

6262 St. Georges Avenue West Vancouver, BC v7w 1z7

778 386 6769 www.placearchitects.com



A0.3
20 dec 2024
project # 129226





Summary of Public Engagement for 5091 Gordon Drive Rezoning Application

This document provides a summary of public engagement activities undertaken for the rezoning application submitted by Highstreet Ventures for the proposed development at 5091 Gordon Drive, Kelowna. The engagement process complies with Council Policy No. 367: Public Notification & Consultation for Development Applications, and the feedback received from the public is detailed herein.

Highstreet Ventures has submitted a rezoning application for the proposed development at 5091 Gordon Drive. We have completed public consultation as required by Council Policy 367: Public Notification & Consultation for Development Applications. The feedback we received is summarized in this document.

The schedule for the public engagement period is noted below:

Public Engagement Action Items	Dates
Date of 50m Radius Mailout	July 29, 2024
Number of Post Cards Mailed	26
Number of Responses Received	2 – Via email
	2 – Via in-person meeting
	7 – Concerns forwarded through the
	Technical Review Summary (TRS) from the
	City of Kelowna

Responses have been collected from July 2024 to the present date.

Figure 1 below shows a map of the mail out radius.

Appendix A contains a copy of the postcards mailed to properties within a 50m radius of the proposed development.

Appendix B Contains collected responses from our Public Consultation period.

HIGHSTREET VENTURES INC.

HIGHSTREET

This forms part of application	
# Z24-0030	🍇 🐒
Ci	ty of
Planner BC K	élowna

Council Policy

In accordance with the 'Council Policy No. 367' on Public Notification & Consultation for Development Applications, Highstreet Ventures is providing the following answers to the required questions:

- 1. Date the mail outs or face-to-face notification was completed.
 - Mail outs were sent July 29th, 2024.
- 2. Methods of notification (mail out, face-to-face, website, etc.)

Mail outs were sent to 26 neighbours and face-to-face conversion were held at our office with neighbours as they requested an in-person meeting to further discuss any questions and concerns.

3. List of all address notified.

UNIT NUMBER	STREET NUMBER	STREET NAME
	1215	Bergamot Ave.
	1003-1111	Frost Rd.
	1091	Gordon Dr.
	5100	Gordon Dr.
	5103	Gordon Dr.
	1020	Ledgeview Ct.
	1030	Ledgeview Ct.
	1040	Ledgeview Ct.
	1050	Ledgeview Ct.
	1060	Ledgeview Ct.
	1070	Ledgeview Ct.
	1080	Ledgeview Ct.
	1090	Ledgeview Ct.
	1100	Ledgeview Ct.
	1110	Ledgeview Ct.
	1120	Ledgeview Ct.
	1130	Ledgeview Ct.
	1140	Ledgeview Ct.
	(S OF)	Redstem St.
	1003	Frost Rd.
	1057	Frost Rd.
	1111	Frost Rd.
2	1040	Ledgeview Ct.
2	1060	Ledgeview Ct.
2	1110	Ledgeview Ct.
2	1130	Ledgeview Ct.

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4. Notification Area

Details specific to the rezoning application and proposed residential project at 5091 Gordon Drive were provided to neighbours within a 50m radius to the subject site. **Figure 1**. Provides a visual representation of this area.



Figure 1: 50m mail out area

5. Feedback and key issues received from the neighbours.

Highstreet Ventures has reviewed the responses to our public consultation, and summarize the concerns as follows:

- Potential for the proposed development to block existing views.
- Potential for the development to compromise the slope above and below Gordon Drive.
- Concerns that this development provides excessive density beyond what is desired for the neighbourhood.

All responses (email or face-to-face) received from our Public Engagement are included in **Appendix B**.

On September 9th, 2024, additional public concerns were communicated through the Neighbourhood Notification Update as part of the Technical Review Summary provided

HIGHSTREET VENTURES INC.

2 602 - 1708 DOLPHIN AVE, KELOWNA, BC, V1Y 9S4 GOHIGHSTREET.CA





by File Manager, Alissa Cook at the City of Kelowna. Below is a summary of the notes provided:

- Massing and scale along Gordon Dr.
- Traffic circulation and headlights pointing up towards the houses across Gordon Dr.
- Visual impact to the neighbourhood.
- Density and the number of townhouses proposed.
- Environmental impact.
- That the development should be lower down connected to the existing project.
- Neighbours want to know the design of the buildings and see Development Permit level detail.

6. Addressing Public Concerns

Highstreet Ventures has promised the concerned neighbours though a signed letter on Highstreet Letterhead that the 3-storey townhouse development will be limited to a single storey above the road grade along Gordon Dr., west of Clarance Avenue, ensuring little to no obstructed views for the concerned residents of Clarance Ave. and Ledgeview Ct. A copy of the letter can be found in **Appendix C.**





July 2024

Appendix A: Post Card Mail Out

HIGHSTREET

Highstreet Ventures Inc. 602-1708 Dolphin Avenue Kelowna, BC V1Y 9S4 info@gohighstreet.ca 778-946-6250

Dear Neighbour - Re: Neighbourhood Notification for Zoning Amendment Application

I am writing to inform you about a Zoning amendment application that has been submitted to the City of Kelowna for the property located at 5091 Gordon Drive. This application seeks to rezone the property from Rural Residential 1 (RR1) to MF2 – Townhouse Housing as envisioned by the City of Kelowna's 2040 Official Community Plan (OCP).

Project Details:

Location: 5091 Gordon Drive Current Zoning: Rural Residential 1 (RR1) Proposed Zoning: MF2 – Townhouse Housing Current OCP Designation: VC – Village Centre

Description of Proposed Development: Townhouse multi-family development up to 3-storey's consisting of 37 dwelling units.

Rationale for the Application:

The purpose of this rezoning application is to transition the subject property from its current rural residential zoning (RR1) to the MF2 – Townhouse Housing zone as envisioned by the Official Community Plan (OCP). This change will facilitate the development of residential units, specifically townhouses, addressing the need for diverse housing options. The proposed change will provide a transition in the community from the adjacent high-density multi-family land use to the north, to the low density single-family residential neighbourhoods nearby.

As part of the City of Kelowna's Council Policy 367, we are notifying neighbours within a 50m radius of the subject property about this application. The intent is to ensure that you are informed about the proposed changes and have an opportunity to provide feedback.

Public Engagement and Feedback:

We welcome your feedback on this application. Please contact us at info@gohighstreet.ca or mail your comments to the address above. For additional information, visit www.kelowna.ca or contact Alissa Cook, Planner 1 at 778-738-3418 or acook@kelowna.ca.

Sincerely,

Eric Delorme, Development Manager | Highstreet Ventures Inc.

HIGHSTREET VENTURES INC.

Figure 2: Copy of mail out post card, page 1.

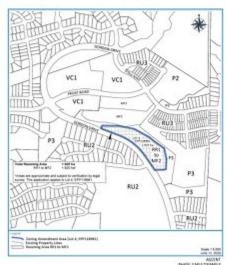
HIGHSTREET VENTURES INC.

HIGHSTREET



HIGHSTREET

Rezoning Plan



Preliminary Concept Plan



HIGHSTREET VENTURES INC.

② 602 - 1708 DOLPHIN AVE, KELOWNA, BC, V1Y 9S4
⊕ GOHIGHSTREET.CA

⊕ INFO@GOHIGHSTREET.CA
□ 778.946.6250
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Figure 3: Copy of mail out post card, page 2.

HIGHSTREET VENTURES INC.





Appendix B: Written Responses

Response #1

I am a high tax-paying resident that has embraced Kelowna living for the past 3 years originally from the Vancouver area.

A large part of our Home Tax base is paying for a sloped lot towards Gordon Dr that is unusable. Now your Official Community Planning Department wants to compromise our views with 3 storey townhouses on a steep, narrow strip of land in order to provide transition to community density. I am not in favour of this development. I believe it compromises the stability of the slope, especially for the folks who own properties below this rezoning application. It also robs potential views of many established single-family residences on our street. It does not warrant a good example of diversifying multi-family land use with only 37 units. There is a plot of land at the SE corner of Gordon & Frost which would be perfect for diversifying our residential area that doesn't affect land stability or views from other residences. I am sure there are other options of land usage that could be explored.

Concerned Resident

Response #2

Hello

Would appreciate the "Comfort Letter" also stating townhomes only being 1 storey above ground as discussed

Thanks

Concerned Resident





Appendix C: Letter to Concerned Neighbours

HIGHSTREET

August 23, 2024

To Neighbors of 5091 Gordon Drive,

I hope this letter finds you well. I am writing to inform you about the proposed Townhouse development located at 5091 Gordon Drive by Highstreet Ventures Inc.

If Highstreet proceeds with the project, and the City of Kelowna approves, the buildings will not exceed one storey above the level of Gordon Drive, specifically west of the Clarance Road intersection.

We understand that the height and scale of new developments can impact the surrounding area, and we want to limit that impact, and respect your views. Should you have any questions or wish to discuss this further, please feel free to reach out to me directly.

Thank you for your attention to this matter, as we work towards enhancing our community.

Sincerely,

Neil Bolton VP, Development

HIGHSTREET





HIGHSTREET VENTURES INC.





Ascent

Lot 4 District Lot 579 SDYD Plan EPP118981

Bylaw Amendment Rational

Kelowna, BC.

Re: Rezoning Application for Lot 4 District Lot 579 SDYD Plan EPP74481 from RR1 to MF2

INTRODUCTION

Highstreet is a forward-thinking real estate development company known for its commitment to sustainable, community-oriented residential developments. With a track record of creating vibrant communities across Western Canada, our company's mission extends beyond crafting beautiful communities; it centers on creating spaces that are not only inviting, but also environmentally responsible. We are devoted to pushing the boundaries of sustainable development, crafting spaces that seamlessly integrate with their surroundings to provide residents with a balanced combination of modern living and high-performing homes. All buildings as part of this future development will be 100% electric with onsite solar electric generation supplementing building demands. This project will be designed to the highest tier of the BC Energy Step Code, Net-Zero Energy Ready, currently the most stringent energy code in Canada.

APPLICATION RATIONALE

Highstreet Ventures is undergoing application to rezone Lot 4, Plan EPP118981 at 5091 Gordon Drive in Kelowna, BC., to facilitate its rezoning from Rural Residential 1 (RR1) to Medium Density Multiple Residential 2 (MF2 Townhouse Housing – up to 3-storeys). A detailed rationale has been provided below as part of the Rezoning Application.

PROJECT OVERVIEW & INTENT

The purpose of this rezoning application is to transition the subject property from its current rural residential zoning (RR1) to the medium density residential zoning (MF2 Townhouse Housing – up to 3-storeys) supported by the Official Community Plan (OCP). This change will facilitate the development of residential units, specifically three-storey townhouses, addressing the need for diverse housing options. The proposed change, while enabling higher density residential development, will provide a transition in the community from the adjacent high-density multi-family land use to the north, to the low density single-family residential neighbourhoods nearby.

Conceptual site planning has confirmed that an MF2-compliant proposal can be achieved, featuring adequate setbacks and landscaped buffers to create a sense of openness and privacy without excessive variances to bylaw requirements.

HIGHSTREET VENTURES INC.

② 602 - 1708 DOLPHIN AVE, KELOWNA, BC, V1Y 9S4

⑤ GOHIGHSTREET.CA

⑤ 778.946.6250

⑤ 778.946.6251





To adapt to the existing terrain, a tiered approach to site design can make use of the natural topography, carving out usable and livable spaces while minimizing the required land alteration and allowing the natural landscape to dictate the setting, orientation, and articulation of buildings.

We are confident that this project will support the City of Kelowna's initiatives for promoting environmentally sustainable and community-oriented medium-density townhouse housing up to 3 storeys, and we look forward to collaborating with the City to bring this vision to life.

Eric Delorme

Development Manager

HIGHSTREET VENTURES INC.

P: 778.946.6237 M: 705.977.0754

A: 602-1708 DOLPHIN AVENUE KELOWNA, BC, V1Y 9S4

W: GOHIGHSTREET.CA

HIGHSTREET

HIGHSTREET VENTURES INC.

CITY OF KELOWNA

BYLAW NO. 12755 Z24-0030 5091 Gordon Drive

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

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

- 1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 4 District Lot 579 Similkameen Division Yale District Plan EPP118981 located on Gordon Drive, Kelowna, BC from the RR1 Large Lot Rural Residential zone to the MF2 Townhouse Housing zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City	Clerk	





Purpose

▶To rezone the subject property from the RR1 - Large Lot Rural Residential zone to the MF2 - Townhouse Housing zone to facilitate a multifamily development

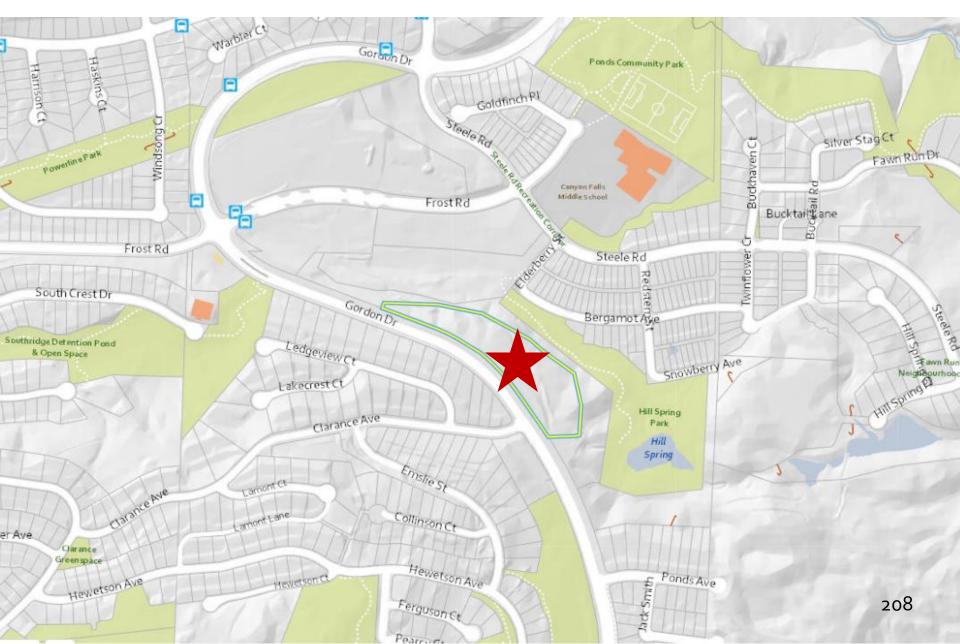
Development Process





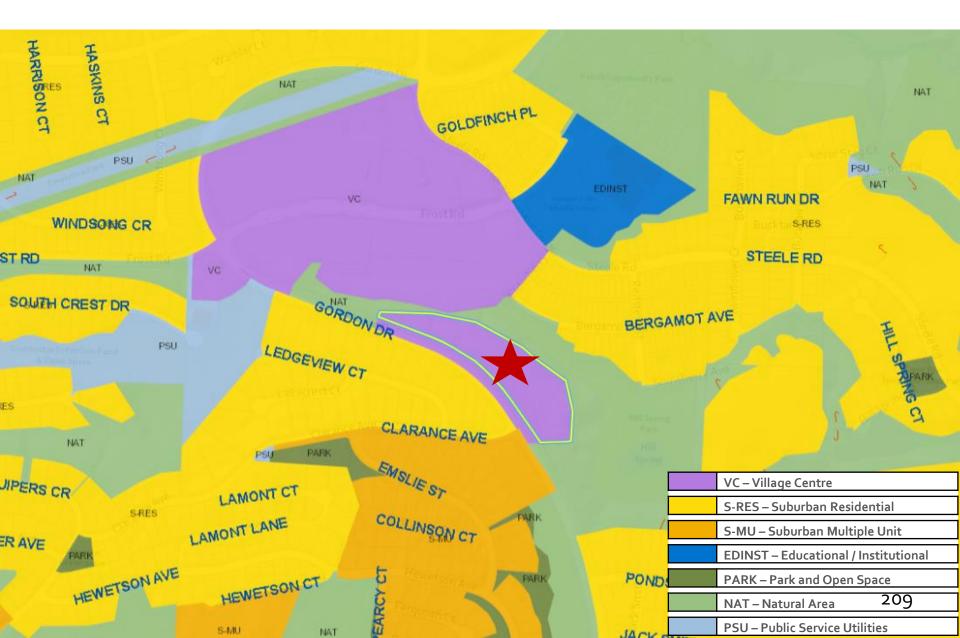
Context Map





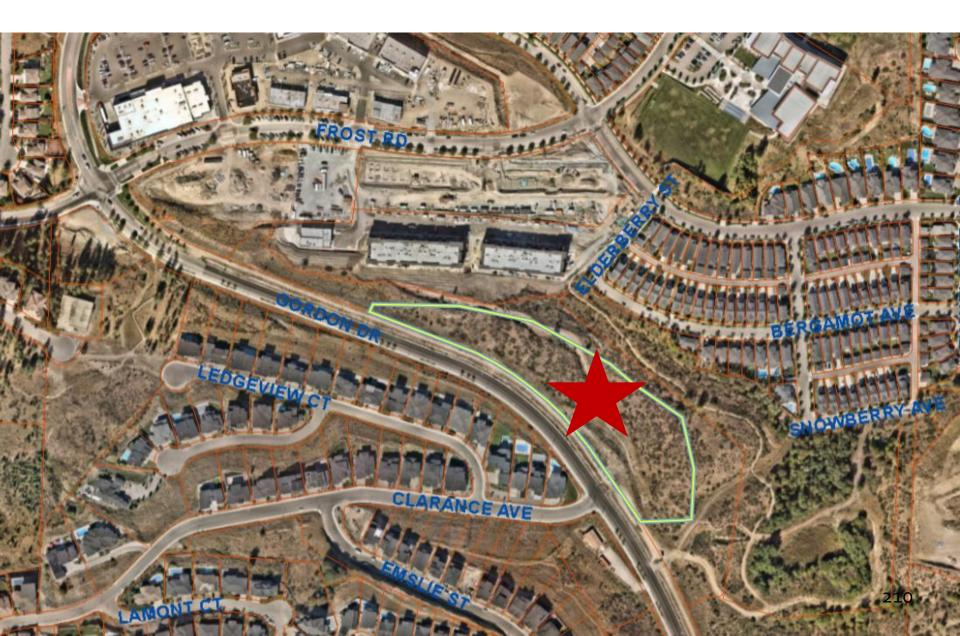
OCP Future Land Use





Subject Property Map





MF2 – Townhouse Housing Zone

Purpose

 To provide a zone for ground-oriented multiple housing (typically townhouses) up to 3 storeys on serviced urban lots.

Summary of Uses

- Townhouses
- Stacked Townhouses
- Duplex Housing
- Semi-Detached Housing
- Home Based Businesses





Climate Criteria

Dark Green – Meets Climate Criteria Light Green – Will Meet Criteria Soon Yellow – Does not meet Climate Criteria

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

OCP Objectives & Policies



▶ Policy 7.1.4: The Ponds Village Centre

➤ Support development in the Ponds Village Centre that includes a mix of commercial & residential development to a maximum height of approximately four storeys.

Policy 7.2.1: Ground Oriented Housing

➤ Consider a range of low-density ground-oriented housing development. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service.

Policy 7.2.2: Hillside Housing Forms

► Encourage housing forms that best match to the topography & have the lowest amount of impact in hillside areas to provide the greatest environmental protection.



Staff Recommendation

- Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ►OCP Future Land Use Village Centre
 - OCP Objectives in Chapter 7 Suburban Neighbourhoods
 - Create complete communities
 - ► Low impact, context sensitive & adaptable

REPORT TO COUNCIL REZONING



Date: February 24, 2025

To: Council

From: City Manager

Address: 465-495 Dougall Rd N

File No.: Z24-0062

	Existing Proposed	
OCP Future Land Use:	UC – Urban Centre UC – Urban Centre	
Zone:	UC4 – Rutland Urban Centre	UC4r – Rutland Urban Centre Rental Only

1.0 Recommendation

THAT Rezoning Application Z24-0062 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 26 Township 26 ODYD Plan EPP125056, located at 465-495 Dougall Rd N, Kelowna, BC from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only zone, be considered by Council;

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

2.0 Purpose

To rezone the subject property from the UC₄ – Rutland Urban Centre zone to the UC₄r – Rutland Urban Centre Rental Only zone to facilitate the development of rental apartment housing.

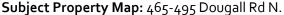
3.0 Development Planning

Staff support the proposal to rezone the subject property to the UC4r – Rutland Urban Centre Rental Only zone. The proposed rezoning will facilitate the development of a rental apartment building which aligns with the Official Community Plan (OCP) Future Land Use Designation of Urban Centre and the City's Housing Needs Assessment. The proposed rental only subzone and the apartment housing use are consistent with OCP Policies which encourage medium- and high-density residential development and diverse housing tenures within Urban Centres.

Lot Area	Proposed (m²)
Gross Site Area	3,221
Road Dedication	N/A
Undevelopable Area	N/A
Net Site Area	3,221

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC4 – Rutland Urban Centre	Townhouse Housing
		Single Detached Housing
East	UC4 – Rutland Urban Centre	Townhouse Housing
South	UC4 – Rutland Urban Centre	Single Detached Housing
West	UC4 – Rutland Urban Centre	Townhouse Housing
		Single Detached Housing





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

5.0 Background

A Development Permit Application (DP23-0140) for the subject property was authorized by Council on December 4, 2023. The six-storey building consists of 106 residential units and 99 residential parking spaces. Following this, the property was sold to a new owner. The current owner and applicant decided to move forward with a rental-only building. The application to rezone to the rental-only subzone will allow the applicant to qualify for the Revitalization Tax Exemption (RTE) program. The Development Permit expires on December 4, 2025 and offsite requirements were addressed and met under the original Development Permit.

6.0 Current Development Policies

6.1 <u>Kelowna Official Community Plan (OCP)</u>

Objective 4.1 Strengthen the Urban Centres as Kelowna's primary hubs of activity.					
Policy 4.1.6 High	Direct medium and high-density development to Urban Centres to provide a				
Density	greater mix of housing near employment and to maximise use of existing and				
Residential	new infrastructure, services and amenities.				
Development	The proposed rezoning would increase residential density within the Urban Centre.				
Objective 4.12. Inc	Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable,				
and complete Urba	nn Centres.				
Policy 4.12.3	Encourage a range of rental and ownership tenures that support a variety of				
Diverse Housing	, , , , , , , , , , , , , , , , , , , ,				
Tenures tenure, including but not limited to co-housing, fee simple row housing, co-ops,					
and rent-to-own.					
The proposed rental only tenure will ensure the proposed apartment housing will be					
	developed and maintained as long-term rental units.				

7.0 Application Chronology

Application Accepted: December 6, 2024
Neighbourhood Notification Summary Received: February 5, 2025

Report prepared by: Barbara B. Crawford, Planner II

Reviewed by: Alex Kondor, Development Planning Manager

Reviewed by: Nola Kilmartin, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development

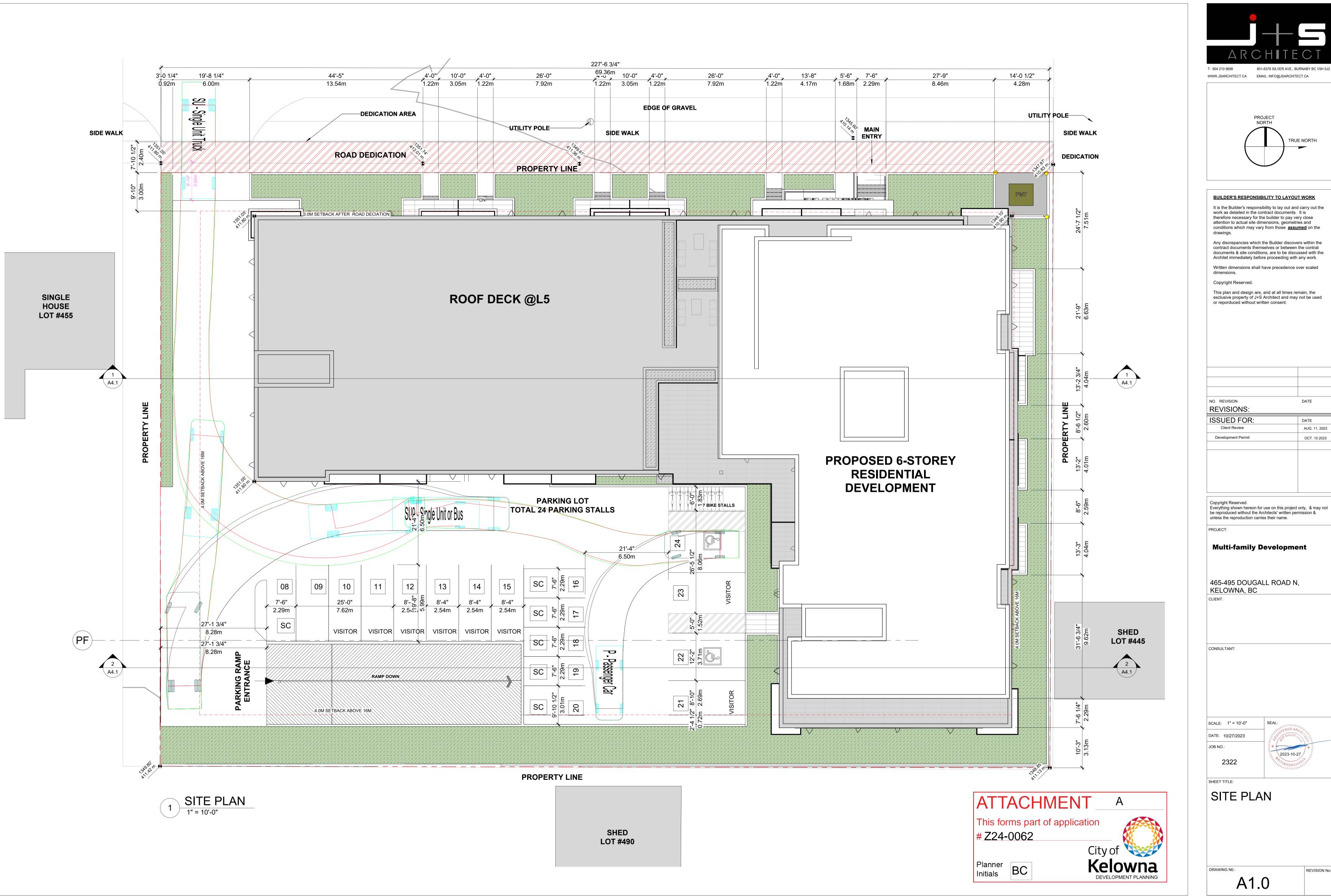
Services

Attachments:

Attachment A: Draft Site Plan

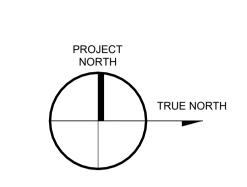
Attachment B: Summary of Neighbourhood Notification

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





601-6378 SILVER AVE., BURNABY BC V5H 0J2 WWW.JSARCHITECT.CA EMAIL: INFO@JSARCHITECT.CA



BUILDER'S RESPONSIBILITY TO LAYOUT WORK

It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those <u>assumed</u> on the

Any discrepancies which the Builder discovers within the contract documents themselves or between the contrat documents & site conditions, are to be discussed with the

Written dimensions shall have precedence over scaled

This plan and design are, and at all times remain, the exclusive property of J+S Architect and may not be used or reporduced without written consent.

D. REVISION	DATE
EVISIONS:	
SSUED FOR:	DATE

AUG. 11, 2023

OCT. 15 2023

Multi-family Development

465-495 DOUGALL ROAD N, KELOWNA, BC





Neighbour Consultation Form (Council Policy No.367)

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

Ι, <u>Β</u>	rad Clifton	, the applicant for Application No. Z24-0062					
for	for 106 housing units in the form of a 6 storey, wood frame, rental building						
_		(brief description of proposal)					
at	465-495 Dougall Road	have conducted the required neighbour					
consi	(address) ultation in accordance with C	ouncil Policy No. 367.					
	My parcel is located outsid occupants within a 300m ra	e of the Permanent Growth Boundary and I have consulted all owners & adius					
X	My parcel is located inside occupants within a 50m rad	of the Permanent Growth Boundary and I have consulted all owners & dius					
I hav	re consulted property owners	and occupants by doing the following: We canvassed the					
ne	ighbourhood on foot, hand de	livering notices to a few residents who were home, and left					
no	otices for the rest of the resid	ents in their mailboxes.					
Pleas	se initial the following to conf	firm it has been included as part of the neighbour consultation:					
ВС	Location of the proposal;						
ВС		proposal, including the specific changes proposed;					
BC	visual refluering and/ or sit	e plan of the proposal;					
BC		e applicant or authorized agent;					
BC	Contact information for the	e appropriate City department;					
BC	Identification of available	methods for feedback.					

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

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

Address	Spoke with	Left Package	Date
Address	Owner &	with Owner &	Date
	Occupant	Occupant	
430 Dougall Road N	Оссаранс	Х	Feb 4th, 2025
440 Dougall Road N		Х	Feb 4th, 2025
450 Dougall Road N	Х		Feb 4th, 2025
460 Dougall Road N		Х	Feb 4th, 2025
470 Dougall Road N		Х	Feb 4th, 2025
480 Dougall Road N		Х	Feb 4th, 2025
490 Dougall Road N		Х	Feb 4th, 2025
492 Dougall Road N		X	Feb 4th, 2025
510 Dougall Road N		Х	Feb 4th, 2025
540 Dougall Road N		X	Feb 4th, 2025
435 Dougall Road N		Х	Feb 4th, 2025
445 Dougall Road N	X		Feb 4th, 2025
455 Dougall Road N	Λ	X	Feb 4th, 2025
547 Dougall Road N		X	Feb 4th, 2025
545 Dougall Road N	X	^	Feb 4th, 2025
355 Leathead Road	^	X	Feb 4th, 2025
345 Leathead Road		X	Feb 4th, 2025
325 Leathead Road	X		Feb 4th, 2025
520 Asher Road	^	X	Feb 4th, 2025
510 Asher Road		X	Feb 4th, 2025
500 Asher Road			Feb 4th, 2025
		X	·
440 Asher Road		X	Feb 4th, 2025
430 Asher Road		Χ	Feb 4th, 2025
		ATT	ACHMENT B
		This fo	rms part of application
		# 224	0062 City of
		Planner Initials	BC Kelowna
		miliais	DEVELOPMENT PLANNING



TROIKA



Rental Only Rezoning Proposal
UC4 to UC4R
465, 475, 485, 495 Dougall Road
Notification and Information

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



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

ATTACHMENT B This forms part of application # Z24-0062 City of Planner Initials BC Kelowna DEVELOPMENT PLANNING

Proposed Rezoning

The proposed project aims to consolidate the four lots situated at 465, 475, 485, and 495 Dougall Road to develop a midrise apartment building, as per the approved DP23-0140. This project aligns with the OCP's objectives by contributing to the community's housing needs by providing 105 housing units in the form of a six-story, wood-frame rental building.

Currently zoned by the City of Kelowna as UC4, we are proposing a rezoning of the site to Urban Centre – Rental Only (UC4r). The proposed rezoning is in alignment with the City of Kelowna's 2040 Official Community Plan for its' five Urban Centres. Policy supports the proposed density in this area, and the rental subzone will ensure the development remains rental housing in perpetuity, an identified



Feedback Opportunities

area of great need in Kelowna.

The project design aims to concentrate housing density near transit, allowing for future community members to utilize a multitude of transportation options. The site is ideally located near a transit exchange, shopping centre, entertainment options, and employment opportunities.

If you would like to share your thoughts or concerns, or put forward additional questions, **please do not hesitate to reach out via email** to myself, or to the City Planner, Barbara Crawford. The files for reference are DP23-0140 (Approved Development Permit), Z24-0062 (Rezoning Application).

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

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

Sincerely,

Brad Clifton, Senior Development Manager

Connect with us!

Senior Development Manager

City Planner

Brad Clifton

Barbara Crawford

bradc@troikagroup.ca | 250.258.0067

bcrawford@kelowna.ca | 250.469.8586



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

TROIKA



February 6th, 2025

RE: Z24-0062 DP23-0140 - Public Notification Summary and Information Session Summary

To whom it may concern,

Troika Management is pleased to confirm the completion of the Neighborhood Consultation for our proposed development located at our land assembly consisting of the following properties: 465 Dougall Road, 475 Dougall Road, 485 Dougall Road, and 495 Dougall Road.

Public Notification - Completed February 4th, 2025.

We notified all owners/occupants located within a 50m radius of our properties by delivering an informational brochure (attached to this form) per Council Policy 367.

The only address we were unable to provide notice to was 510 Dougall Road- It is an active development site for The Rise Apartments, and we were unable to access the site for notice. We canvassed the rest of the homes providing the brochure and engaging in conversations with the occupants whenever possible. The majority of homeowners/occupants at these addresses were not home at the time of our canvassing efforts- in which cases we left notices in the mailbox.

Those that we did have the opportunity to speak were generally supportive of the proposal, or were somewhat indifferent, commenting that there are already many developments going up in the vicinity, that one more didn't really bother them at all.

There was one resident who was more outspoken against the development community and our project. His reasoning was that he has been in that home for a very long time and has lived in Rutland since all of these homes were originally built. He was generally opposed to the noise and the overall change of the area and stated that he has no interest in moving anytime soon.

One other resident was quite enthusiastic about the development of the area, even commenting that she wishes her home would be developed, if she could get her neighbors on board.

Overall, the notification process highlighted that concerns from the community were more directly related to the general densification of the area per the UC zone, not complains against the application for rental only tenure.

During this notification process, we have provided an opportunity for all owners/occupants to provide their feedback via email to both the Development Manager and the appropriate City Planner. We will diarize all communication received and provide it as the application progresses.

Sincerely, Troika Management Corp.

Brad Clifton Senior Development Manager 250.258.0067 <u>bradc@troikagroup.ca</u>



BYLAW NO. 12756 Z24-0062 465-495 Dougall Road 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 Lot A Section 26 Township 26 ODYD Plan EPP125056, located on Dougall Road N, Kelowna, BC from the UC4 Rutland Urban Centre zone to the UC4r Rutland 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 Cour	ncil this
Approved under the Transportation Act this	
(Approving Officer – Ministry of Transportation)	
Adopted by the Municipal Council of the City of Kelowna	this
_	Mayor
-	City Clerk





Purpose

►To rezone the subject property from the UC4 – Rutland Urban Centre to the UC4r – Rutland Urban Centre Rental Only zone to facilitate the development of rental apartment housing

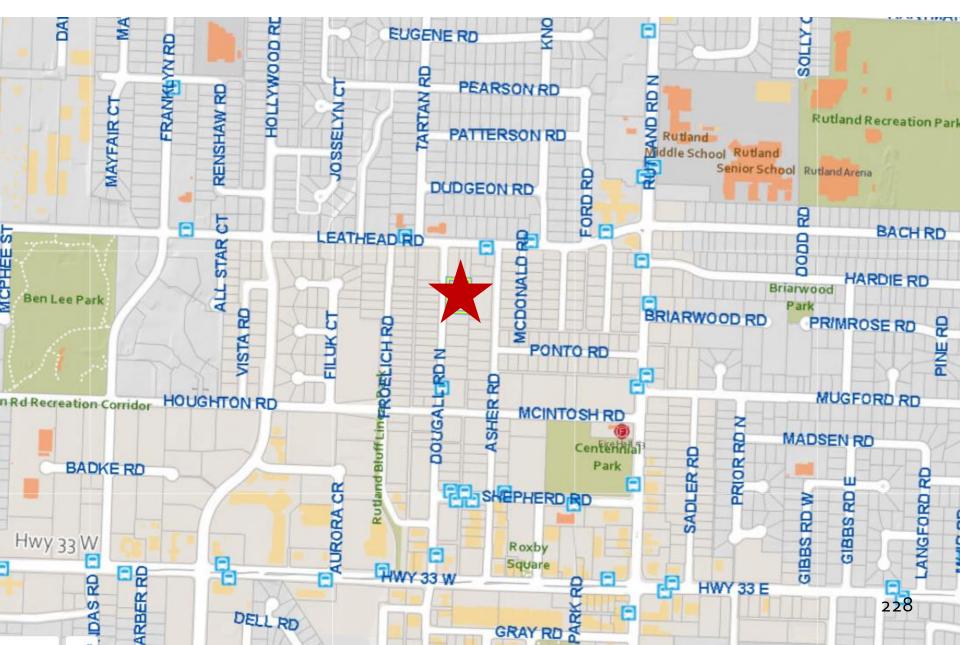
Development Process





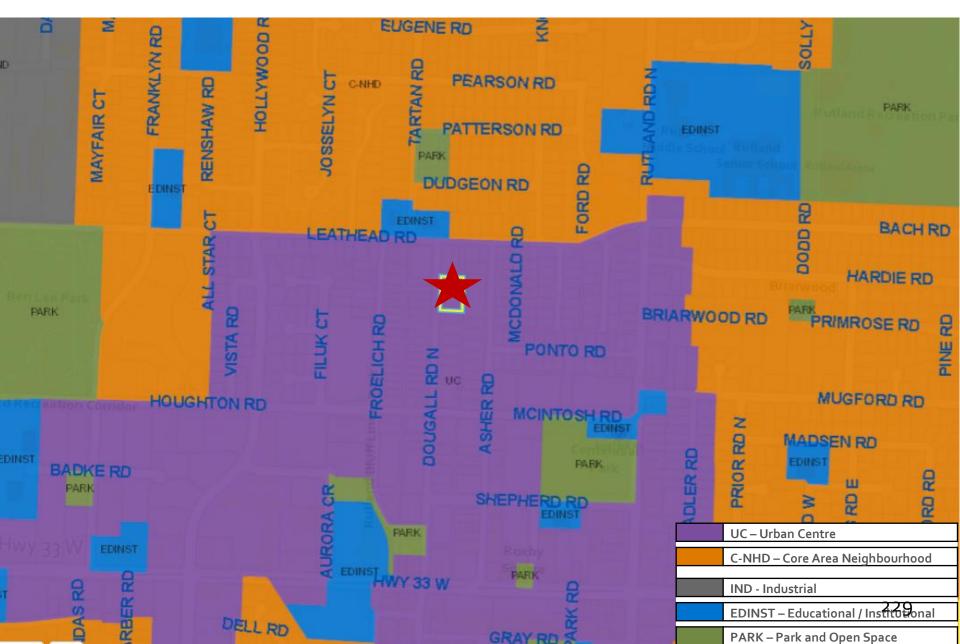
Context Map





OCP Future Land Use





Subject Property Map





Development Permit



- A Development Permit was authorized by Council on December 4, 2023
 - Six-storey apartment building
 - ▶ 106 residential units
 - ▶99 residential parking stalls
- Form & Character will remain consistent with the originally approved Development Permit
- The building will be rental-only

Development Permit





"r" - Rental Only Subzone

Purpose

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

Summary of Uses

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





Climate Criteria

Dark Green – Meets Climate Criteria Light Green – Will Meet Criteria Soon Yellow – Does not meet Climate Criteria

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

OCP Objectives & Policies



- Policy 4.1.6: High Density Residential Development
 - Direct medium & high-density development to Urban Centres to provide a greater mix of housing near employment & to maximise use of existing & new infrastructure, services & amenities.
- Policy 4.12.3: Diverse Housing Tenures
 - Encourage a range of rental & ownership tenures that support a variety of households, income levels, & life stages. Promote underrepresented forms of tenure.



Staff Recommendation

- Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ► OCP Future Land Use Urban Centres
 - ►OCP Objectives in Chapter 4 Urban Centre
 - ► High Density Residential Development
 - Housing Diversity
 - ► Rental Housing

Report to Council



Date: February 24, 2025

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 February 24, 2025 with respect to two Zoning Bylaw text amendment applications and four rezoning applications;

AND THAT Zoning Bylaw Text Amending Bylaws No. 12742 and 12751 and Rezoning Bylaws No. 12747, 12749, 12750, and 12752 be forwarded for further reading consideration.

Purpose:

To receive a summary of notice of first reading for Zoning Bylaw Text Amending Bylaws No. 12742 and 12751 and Rezoning Bylaws No. 12747, 12749, 12750, and 12752 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 Zoning Bylaw text amendment applications and four rezoning applications were brought forward to Council for initial consideration on February 10, 2025. 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
<u>Content Changes</u> <u>Supplemental Report</u>	TA24-0021	12742	Yes	1 st , 2 nd , 3 rd	0
1210, 1220, 1226 Glenmore Dr	Z24-0059	12747	No	1 st , 2 nd , 3 rd	O
2236 Stillingfleet Rd	Z24-0047	12749	No	1 st , 2 nd , 3 rd , adopt	0
2248 Stillingfleet Rd	Z24-0048	12750	No	1 st , 2 nd ,3 rd , adopt	0
Secondary Suites in Townhouses	TA24-0017	12751	No	1 st , 2 nd , 3 rd	0
964 Laurier Ave	Z24-0057	12752	No	1 st , 2 nd , 3 rd	0

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

Conclusion:

Following notice of first reading, staff are recommending that Council give Zoning Bylaw Text Amending Bylaws No. 12742 and 12751 and Rezoning Bylaws No. 12747, 12749, 12750, and 12752 further reading consideration.

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act s. 464(2)

Legal/Statutory Procedural Requirements:

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

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

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: N Beauchamp, Legislative Technician

Approved for inclusion: L Bentley, City Clerk

cc: Development Planning

BYLAW NO. 12742 TA24-0021 — Content Changes

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 that City of Kelowna Zoning Bylaw No. 12375 be amended as follows:

- 1. THAT Section 5 Definitions & Interpretations, 5.3 General Definitions, AUTOMOTIVE AND EQUIPMENT be amended by deleting "4100 kilograms, motorhomes with a length less than 6.7 metres, or motorhomes with a gross vehicle weight less than 5500 kilograms." and replacing it with "5,500 kilograms and any motorhome shall be less than 6.7 metres in length.";
- 2. AND THAT Section 5 Definitions & Interpretations, 5.3 General Definitions, AUTOMOTIVE AND EQUIPMENT, INDUSTRIAL be amended by deleting "4100 kilograms, motorhomes with a length of more than 6.7 metres, or motorhomes with a gross vehicle weight of more than 5500 kilograms." and replacing it with "5,500 kilograms including motorhomes with a length greater than 6.7 metres.";
- AND THAT Section 5 Definitions & Interpretations, 5.3 General Definitions be amended by adding VISUAL EXAMPLES OF CORNER LOT SETBACK (Figure 9.11.1) outlined Schedule A as attached to and forming part of this bylaw in its appropriate location;
- 4. AND THAT Section 6 General Development Regulations, 6.2 Projections Into Yards, 6.2.2 be amended by deleting "and Single & Two Dwelling Zones." and replacing it with "Suburban Residential zones containing two or less dwelling units, and any residential Core Area lot containing two or less dwelling units.";
- 5. AND THAT **Section 7 Site Layout, 7.2 Landscaping Standards** be amended by deleting subsection 7.2.7 in its entirety and replacing it with the following new subsection 7.2.7:
 - "7.2.7 Unless part of a Natural Hazard or Environmentally Sensitive Area (as defined by the OCP), landscape areas will be graded to maintain safe access according to the Canadian Landscape Standards (CLS), for efficient maintenance, and to collect storm water for plant watering where City stormwater regulations allow.";
- 6. AND THAT Section 7 Site Layout, 7.3 Refuse and Recycling Bins, 7.3.3 be amended by adding ", yard waste," after "All garbage";
- 7. AND THAT Section 9 Specific Use Regulations, 9.2 Home-Based Business, Section 9.2 Home Based Business Regulations be amended by deleting "4,100" in the "Commercial Vehicle Restriction" row and replacing it with "5,500";

- AND THAT Section 9 Specific Use Regulations, 9.11 Tall Building Regulations, Table 9.11

 Tall Building Regulations be amended by deleting "See visual example figure 9.11.1." under the "Regulation" column and replacing it with "See visual example of Corner Lot Setback (figure 9.11.1).";
- AND THAT Section 9 Specific Use Regulations, 9.11 Tall Building Regulations, Figure 9.11.1 - Visual Examples of Corner Lot Setback be deleted in its entirety;
- 10. AND THAT Section 10 Agriculture & Rural Residential Zones, Section 10.5 A1

 Agricultural and Development Regulations, FOOTNOTES, -1 be amended by deleting

 "40,000m2" and replacing it with "400,000m2";
- 11. AND THAT Section 12 Mobile Home and Camping Zones, Section 12.1 Zone Purposes be amended by:
 - a) Deleting "MH1 Mobile Home and Camping" under the "Zones" column and replacing it with "MH1 Mobile Home"; and
 - b) Deleting "The purpose is to provide a zone for mobile homes on individual mobile homes spaces in a mobile home park setting and for campsites." under the "Purpose" column and replacing it with "The purpose is to provide a zone for mobile homes on individual mobile homes spaces in a mobile home park setting.";
- 12. AND THAT Section 12 Mobile Home and Camping Zones, Section 12.2 Permitted Land Uses be amended by deleting the "Campsites" row in its entirety;
- 13. AND THAT all references throughout the bylaw of "Section 12 Mobile Home and Camping Zones" be deleted and replaced with "Section 12 Mobile Home Zones";
- 14. AND THAT Section 13 Multi-Dwelling Zones, Section 13.3 Permitted Land Uses be amended by deleting ".4" under the "MF3" column in the "Stacked Townhouses" row;
- 15. AND THAT Section 13 Multi-Dwelling Zones, Section 13.3 Permitted Land Uses, FOOTNOTES, 4 be amended by deleting "and/or stacked townhouses";
- 16. AND THAT Section 13 Multi-Dwelling Zones, Section 13.5 Development Regulations, FOOTNOTES, ⁹ be amended by deleting "For all apartment buildings, at least 75 m² of the required portion of common area shall be configured indoors." and replacing it with "Any apartment building with 25 or more dwelling units must have at least 75 m² of the required common area configured indoors.";
- 17. AND THAT Section 13 Multi-Dwelling Zones, Section 13.5 Development Regulations, FOOTNOTES, ¹¹ be amended by adding "However, any lot greater than 2,000 m2 that is building an apartment building shall develop using the MF₃ Development Regulations." after "MF₃ Development Regulations apply.";

- 18. AND THAT Section 14 Core Area & Other Zones, Section 14.11 Commercial and Urban Centre Zone Development Regulations, FOOTNOTES, ³ be deleted in its entirety and replaced with "³ Except it is 3.0 m when the lot is on Conlin Ct, Lowe Ct, or Bouvette St. The side yard setback is 3.0 metres when the lot is abutting a Core Area Neighbourhood (C-NHD), Suburban Residential (S-RES), Suburban Multiple Unit (S-MU), or an Education / Institutional (EDINST) future land use designation as outlined in the Official Community Plan";
- 19. AND THAT Section 14 Core Area & Other Zones, Section 14.11 Commercial and Urban Centre Zone Development Regulations, FOOTNOTES, ¹¹ be amended by adding "Any apartment building with 25 or more dwelling units must have at least 75 m² of the required common area configured indoors." after "50% of the total space required.";
- 20. AND THAT Section 14 Core Area & Other Zones, Section 14.14 Density and Height be amended by:
 - a) Adding "..16" after "1.0 FAR" in the "P2" row, under the "Min. Density (if applicable) & Max. Base Density FAR .1,.7" column; and
 - b) Adding ", .16" after "3 storeys & 13.5 m" in the "P2" row, under the "Max. Base Height .1, .7, .14" column;
- 21. AND FURTHER THAT Section 14 Core Area & Other Zones, Section 14.14 Density and Height, FOOTNOTES be amended by adding the following footnote in its appropriate location:
 - ".16 Any P2 zoned lot within an Urban Centre shall use that Urban Centre zone's maximum base density and maximum base height.";
- 22. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

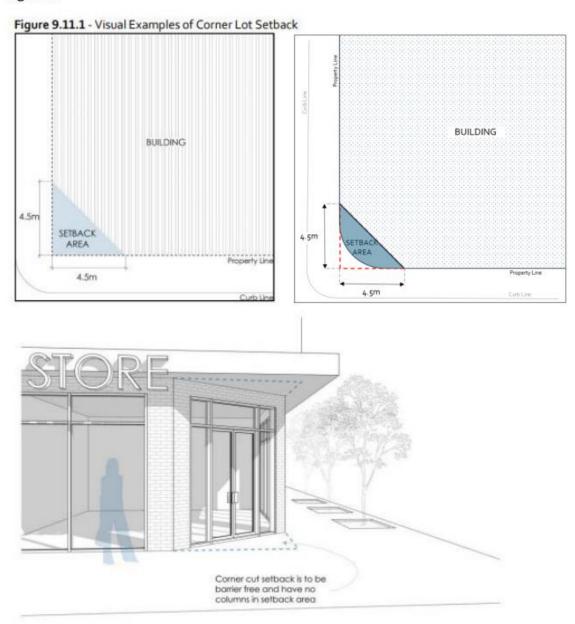
Read a first, second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)	
Adopted by the Municipal Council of the City of Kelowna	this
-	Mayor
_	
	City Clerk

Schedule A

VISUAL EXAMPLES OF CORNER LOT SETBACK (Figure 9.11.1) means the following figures:



BYLAW NO. 12747 Z24-0059 1210, 1220, and 1226 Glenmore Drive

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

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

- 1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - a. Lot 2 Section 29 Township 26 ODYD Plan 25524, located on Glenmore Dr;
 - b. Lot 1 Section 29 Township 26 ODYD Plan 25524, located on Glenmore Dr; and
 - c. Lot A Section 29 Township 26 ODYD Plan 39467, located on Glenmore Dr

from the MF1 – Infill Housing zone to the MF3r – Apartment Housing 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
C'I CL. I
City Clerk

BYLAW NO. 12751 TA24-0017 — Secondary Suites in Townhouses

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 that City of Kelowna Zoning Bylaw No. 12375 be amended as follows:

- THAT Section 8 Parking and Loading, 8.3 Required Off-Street Parking Requirements, Table 8.3 – Required Residential Off-Street Parking Requirements be deleted in its entirety and replaced with Table 8.3 as outlined in Schedule A attached to and forming part of this bylaw;
- 2. AND THAT Section 13 Multi-Dwelling Zones, Section 13.3 Permitted Land Uses be amended by deleting the "Secondary Suites" row in its entirety and replacing it with the following new row:

Secondary Suites S .11 S .11 - S .11

3. AND THAT Section 13 – Multi-Dwelling Zones, Section 13.3 – Permitted Land Uses, FOOTNOTES be amended by adding the following footnote in its appropriate location:

".11 Secondary Suites are only permitted within Single Detached Housing, Semi-Detached Housing and Townhouses.";

AND FURTHER THAT Section 14 – Core Area & Other Zones, Section 14.9 – Principal and Secondary Land Uses, FOOTNOTES, 15 be amended by adding "and Townhouses. The maximum net floor area of a Secondary Suite is 90 m²" after "Single Detached Housing".

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

Approved under the Transportation Act this	
(Approving Officer – Ministry of Transportation)	
Adopted by the Municipal Council of the City of Kelowna this	
	Mayor
	•
	City Clerk

Schedule A

	Table 8.3 – Required Residential Off-Street Parking Requirements						
Location of		Required Parking by Unit Type					
Residential	Studio Units	1 – bedroom	2 – bedroom	3 – bedroom	Visitor Parking Required .1, .2		
Development		Units	Units	or more Units	,		
Dwelling Units	Min o.8 spaces	Min o.9 spaces	Min 1.0 space	Min 1.0 space	Min 0.14		
within an	& Max 1.25	& Max 1.25	& Max 1.5	& Max 1.5	spaces & Max		
Urban Centre	spaces per	spaces per 1	spaces per 2	spaces per 3	0.2 spaces per		
Zone ·5···8	studio	bedroom	bedroom	bedroom	dwelling unit		
Dwelling Units	Min 0.9	Min 1.0	Min 1.1	Min 1.4	Min 0.14		
within a	spaces.12 &	space ^{.12} &	spaces ^{.12} & Max 1.6	spaces ^{.12} & Max 2.0	spaces & Max		
Village Centre	Max 1.25 spaces per	Max 1.25 spaces per 1	spaces per 2	spaces per 3	o.2 spaces per		
Zone	studio	bedroom	bedroom	bedroom	dwelling unit		
	Min 1.0 space	Min 1.0 space	Min 1.0 space	Min 1.0 space			
Dwelling Units	& Max 1.5	& Max 1.5	& Max 1.5	& Max 2.0			
within the	spaces per	spaces per 1	spaces per 2	spaces per 3	n/a		
MF1 Zone ^{.8}	studio .10	bedroom .10	bedroom ·10	bedroom .10			
Dwelling Units							
for lots	Min 0.9	Min 1.0	Min 1.1	Min 1.4	Min 0.14		
fronting a	spaces.12 &	space ^{.12} &	spaces ^{.12} & Max 1.6	spaces ^{.12} & Max 2.0	spaces & Max		
Transit	Max 1.25 spaces per	Max 1.25 spaces per 1	spaces per 2		o.2 spaces per		
Supportive	studio	bedroom	bedroom	spaces per 3 bedroom	dwelling unit		
Corridor .8,.9							
Dwelling Units	Min 1.0	Min 1.2	Min 1.4	Min 1.6	Min 0.14		
for lots within	space.12 &	spaces.12 &	spaces.12 &	spaces.12 &	spaces & Max		
the Core Area	Max 1.25	Max 1.6	Max 2.0	Max 2.2	0.2 spaces per		
.8 , .9	spaces per	spaces per 1	spaces per 2	spaces per 3	dwelling unit		
Dwelling Units	studio	bedroom	bedroom	bedroom	_		
for lots	Min 1.25 space	Min 1.25 space	Min 1.25 space	Min 1.25 space			
outside the	& Max 1.5	& Max 1.5	& Max 1.5	& Max 2.0			
Core Area	spaces per	spaces per 1	spaces per 2	spaces per 3	n/a		
with 4 or less	studio .10	bedroom .10	bedroom .10	bedroom .10			
dwelling units		323.00	323.00	, , , , , , , , , , , , , , , , , , , ,			
Dwelling Units							
for lots	Min 1.0	Min 1.25 ^{.12}	Min 1.5	Min 2.0	Min 0.14		
outside the	space.12 &	spaces & Max	spaces.12 &	spaces.12 &	spaces & Max		
Core Area	Max 1.25	1.6 spaces per	Max 2.0	Max 2.6	o.2 spaces per		
with 5 or more	spaces per studio ·10	1 bedroom .10	spaces per 2 bedroom .10	spaces per 3 bedroom .10	dwelling unit		
dwelling units	Studio		bediooiii	bediooiii			
Dwelling Units Min 2.0 spaces per dwelling unit 12 & Max is n/a				Min o.o .13			
within A1, A2,	2.	- spaces per awer	9 0 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		spaces &		

Table 8.3 – Required Residential Off-Street Parking Requirements							
Location of		Visitor Parking					
Residential Development	Studio Units	1 – bedroom Units	2 – bedroom Units	3 – bedroom or more Units	Required .1, .2		
RR1, & RR2 Zones							
Dwelling Units within the CD20 Zone	Min 1.0 space per dwelling unit, except 0.15 spaces per student only residences & Max 1.5 spaces per dwelling unit				Min 0.14 spaces ¹¹ & Max 0.2 spaces per dwelling unit		
Dwelling Units within the CD22 zone Dwelling Units within the	Min 0.75 spaces & Max 1.0 space per studio Min 1.0 space & Max 1.5	Min 0.9 spaces & Max 1.25 spaces per 1 bedroom Min 1.0 space & Max 1.5	Min 1.0 space & Max 1.6 spaces per 2 bedroom Min 1.0 space & Max 1.5	Min 1.1 spaces & Max 2.0 spaces per 3 bedroom Min 1.0 space & Max 1.5	Min 0.14 spaces & Max 0.2 spaces per dwelling unit Min 0.14 spaces & Max 0.2 spaces per		
CD ₂ 6 zone	space per studio	spaces per 1 bedroom	spaces per 2 bedroom	spaces per 3 bedroom	dwelling unit		
Congregate Housing, Group Homes, & Supportive Housing .8	Min 0.35 spaces per sleeping unit; Plus a Min 0.5 spaces per non- resident on-duty employee or a Min of 3.0 spaces (whichever is greater) & Max 2.0 spaces per sleeping unit				Min 0.14 spaces & Max 0.2 spaces per dwelling unit		

FOOTNOTES (Table 8.3):

- ¹ Visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings. Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.
- ² Regardless of the parking rate (spaces per unit). The minimum number of dwelling units when the first visitor parking space is required is seven (7) dwelling units. For example, a lot with six (6) dwelling units does not require a visitor parking space.
- ·3 [Deleted]
- 4 [Deleted]
- ⁻⁵ All lots in the areas identified as 3 storeys in Map 4.1 within the OCP (UC1 Downtown) shall not be required to meet any vehicle parking space requirements if the height of the buildings on the lot are 4 storeys or less and 15.0 metres or less.
- .6 [Deleted]
- ·7 [Deleted]
- Lots in a Transit Oriented Area (identified in Map 8.3.a, Map 8.3.b, Map 8.3.c, or Map 8.3.d) have no minimum residential parking requirement. However, there is a minimum number of accessible parking spaces required in all new developments (See Section 8.2.17 Accessible Parking Standards).
- ⁹ This category does not apply to any lots that are zoned MF1, UC1, UC2, UC3,UC4, UC5, or VC1.

Table 8.3 – Required Residential Off-Street Parking Requirements						
Location of	Required Parking by Unit Type			Visitor Parking		
Residential	Studio Units	1 – bedroom	2 – bedroom	3 – bedroom	Required .1, .2	
Development	Studio Offics	Units	Units	or more Units	Required	

There is no maximum when a lot contains two or fewer dwelling units.

The minimum visitor parking is 0.05 spaces per student only residences.

¹² Except secondary suites and carriage houses only require 1.0 space per dwelling unit.

Within a residential strata with five or more dwelling units the visitor parking requirement is 0.14 spaces per dwelling unit.

BYLAW NO. 12752 Z24-0057 964 Laurier 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 B District Lot 138 ODYD Plan KAP64260, located on Laurier Avenue, Kelowna, BC from the MF1b Infill Housing with Boarding or Lodging House zone to the MF1cc 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 Cou	ncil this
Approved under the Transportation Act this	
(Approving Officer – Ministry of Transportation)	
Adopted by the Municipal Council of the City of Kelown	a this
	Mayor
	City Clerk

BYLAW NO. 12749 Z24-0047 2236 Stillingfleet 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 6 District Lot 136 ODYD Plan 10841, located on Stillingfleet Road, Kelowna, BC from the MF1 Infill Housing zone to the MF2 Townhouse Housing zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor
City Clerk

BYLAW NO. 12750 Z24-0048 2248 Stillingfleet 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 4 District Lot 136 ODYD Plan 10841, located on Stillingfleet Road, Kelowna, BC from the MF1 Infill Housing zone to the MF2 Townhouse Housing zone.
- 2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor
City Clerk

REPORT TO COUNCIL LIQUOR LICENCE

Date: February 24, 2025

To: Council

From: City Manager
Address: 1346 Water St
File No.: LL24-0022



	Existing	Proposed
OCP Future Land Use:	PARK – Park and Open Space / UC- Urban Centre	PARK – Park and Open Space / UC - Urban Centre
Zone: UC1 gg – Downtown Urban Centre Gaming and Gambling		UC1 gg – Downtown Urban Centre Gaming and Gambling

1.0 Recommendation

THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB):

In accordance with Division 9 (71) of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

- Council recommends support of an application from Diligent Liquor Management for a licence amendment for Lot 1 District Lots 139, 4041 and 4082 ODYD Plan KAP73542, located at 1346 Water Street, Kelowna, BC for the following reasons:
 - Council Policy 359 recommends supporting hours of operations no later than 2:00am within
 the Central Area when the capacity does not exceed 500 persons. The proposed hours,
 indoor and patio, as well as the increased capacity requests comply with this policy.
- 2. Council's comments on LCRB's prescribed considerations are as follows:
 - a) The potential for noise if the application is approved:

 The potential impact for additional noise is minimal as the patio has been existing for several years in the present location on a temporary basis.
 - b) <u>The impact on the community if the application is approved:</u>
 The potential for negative impacts is minimal as the area supports several similar patios in a tourist and pedestrian oriented area.
- 3. The views of residents are summarized in the Staff report for the subject application. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

2.0 Purpose

To seek Council's support for a structural change application to the liquor service area, increase the capacity, and extend the hours of operation.

3.0 Development Planning

Staff support the request to increase the service area, capacity, and operating hours of the existing Lounge Endorsement for the manufacturer known as Kelowna Beer Institute. The applicant is seeking to increase the overall capacity from 159 to 200. The proposed increase is consistent with Council Policy 359 for capacities located within the Central Area.

The applicant is seeking to extend the hours of operation with a 9:00 AM opening and 1:00 AM close inside, as well as a closing time of 11:00 PM on the patio. These proposed hours are consistent with operating hours within the Central Area.

The current establishment is located in an established commercial area surrounded by several similar patios. The proposed patio is located on city boulevard and has been operating under the provincial Temporary Expanded Service Area (TESA) program since the COVID-19 pandemic. Kelowna Beer Institute has been working in partnership with the City of Kelowna under a lease agreement to utilize this space. With the province's recent announcement to end the TESA program the applicant is seeking to operate the patio on a permanent basis between the months of April to September.

4.0 Project Details

Existing Hours:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		11:00 AM						
Close	Indoor	6:00 PM	8:00 PM	8:00 PM	8:00 PM	9:00 PM	9:00 PM	9:00 PM
	Patio	6:00 PM	8:00 PM	8:00 PM	8:00 PM	9:00 PM	9:00 PM	9:00 PM

Proposed Hours:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		9:00 AM						
Close	Indoor	1:00 AM						
	Patio	11:00 PM						

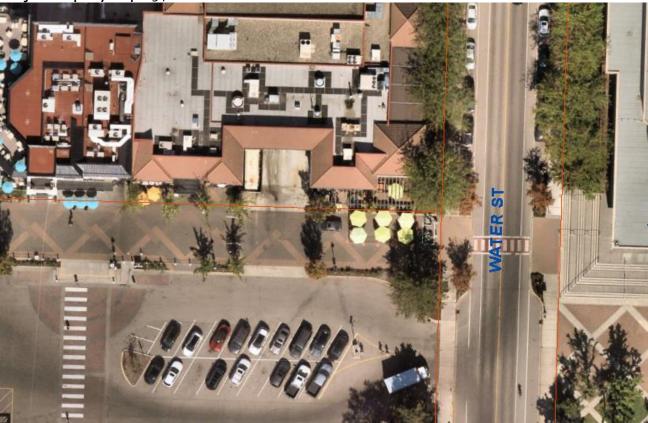
Occupant Load:

	Existing	Proposed
Indoor	78	78
Outdoor	81	122

5.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC1 gg – Downtown Urban Centre Gaming and Gambling	Hotel / Motel
East	UC1 – Downtown Urban Centre	Courthouse
South	P ₃ – Parks and Open Space	Parking / Boat Launch
West	P ₃ – Parks and Open Space	Boardwalk

Subject Property Map: 1346 Water St



The subject property is located on Water Street, located south of the Delta Grand Hotel and adjacent to the boat launch and the courthouse. There is public transit in close proximity via the Queensway Bus Exchange and bus stops on Water Street.

6.0 Public Input Received

Neighbour notification was conducted in accordance with Council Policy 359 Liquor Licensing Policy & Procedures:

- Notices were delivered to properties within a 50 m radius of the subject property on February 6,
 2025; and
- Signage was erected on the subject property on January 15, 2025.

Notification provided an opportunity for affected residents to comment on the proposal. No members of the public provided comment.

Current Development Policies

6.1 <u>Council Policy #359 – Liquor Licensing Policy and Procedures</u>

The following sections of Policy #359 are applicable to this application:

- Liquor service for a licenced establishment within the Central Area may be permitted between the hours of 9:00 AM and 2:00 AM.
- Within the Central Area, an outdoor patio at a licenced establishment may not operate later than 11:00 PM.
- A licenced establishment within the Central Area that closes later than midnight, must limit capacity to 500 persons.

7.0 Application Chronology

Application Accepted: December 3, 2024

Report prepared by: Jason Issler, Planner II

Reviewed by: Adam Cseke, Central Development Planning Manager **Reviewed by:** Nola Kilmartin, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development

Services

Attachments:

Attachment A: Letter of Rationale

Attachment B: Floor Plan/Site Plan/Occupant Load Attachment C: Summary of Neighbourhood Notification

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





RE: Kelowna Beer Institute

Manufacturing Licence #306096

Liquor Licence – Permanent Patio Extension, Occupant Capacity Increase, Change of Hours

To Whom It May Concern,

PATIO EXPANTION:

Diligent Liquor Management is representing the Kelowna Beer Institute, which has been operating with a TESA patio extension for the past four years. The institute is seeking permanent approval for this patio to provide an additional seating area within the licensed premises. This approval would enable customers to enjoy the beautiful weather that the City of Kelowna is known for, particularly allowing more sun exposure during the early evening hours.

Over the last four years, there have been no public safety issues related to the TESA-expanded patio. We intend to continue operating in this manner to ensure no disruptions to surrounding residential areas or businesses.

Occupancy Increase:

The Kelowna Beer Institute requests that the City of Kelowna consider increasing the occupancy limits within the licensed area. When the Province of British Columbia approved the expansion of patios through the Temporary Expanded Service Area (TESA) application, there was no corresponding increase in occupancy allowed. If the TESA patio is approved, the Kelowna Beer Institute would like to enhance its overall capacity to utilize the additional space effectively.

Change to Hours:

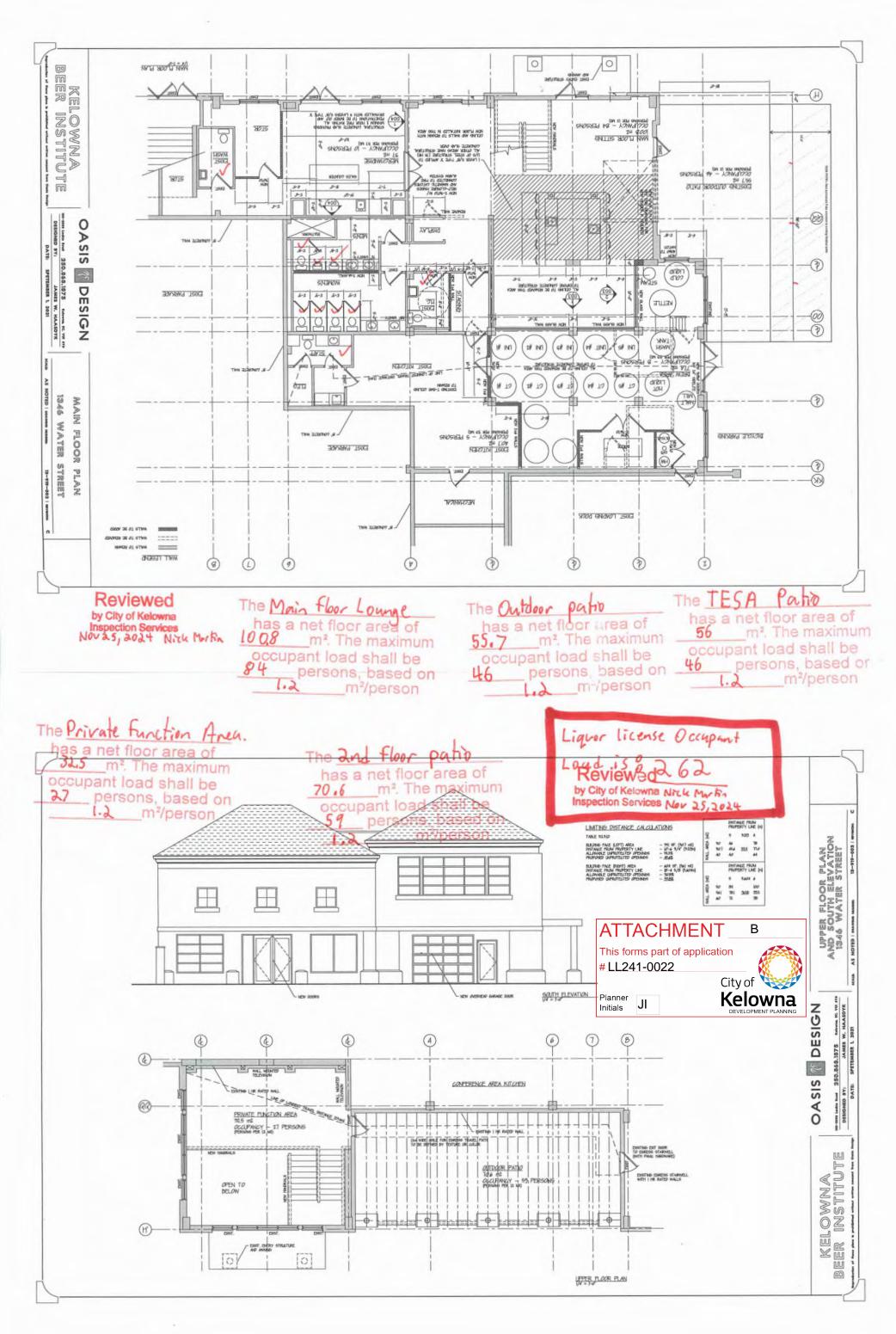
When Tree Brewing first opened this location a brewery, it may not have been intended to operate with a full-service kitchen. However, since Kelowna Beer Institute has taken over the space, they have expanded its use to include a full kitchen and a wider selection of both alcoholic and non-alcoholic beverages. Kelowna Beer Institute hopes to offer extended hours for their customers. They are proposing to change the operating hours to 9 AM to midnight, seven days a week. It is not their intention to be open from 9 AM until midnight every day; this proposal simply aims to allow greater flexibility in the use of the space.

Thank you for your consideration,

Kevin England

Diligent Liquor Management









RE: Kelowna Beer Institute

Manufacturing Licence #306096

Liquor Licence – Permanent Patio Extension, Occupant Capacity Increase, Change of Hours

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Thank you for your consideration,

Kevin England

Diligent Liquor Management



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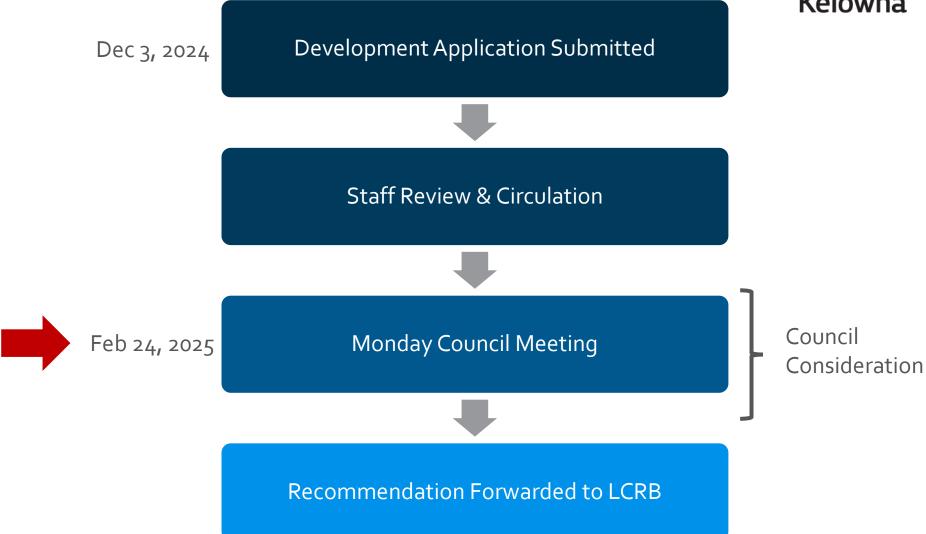


Purpose

➤ To seek Council's support for a structural change application to the liquor service area, increase the capacity, and extend the hours of operation.

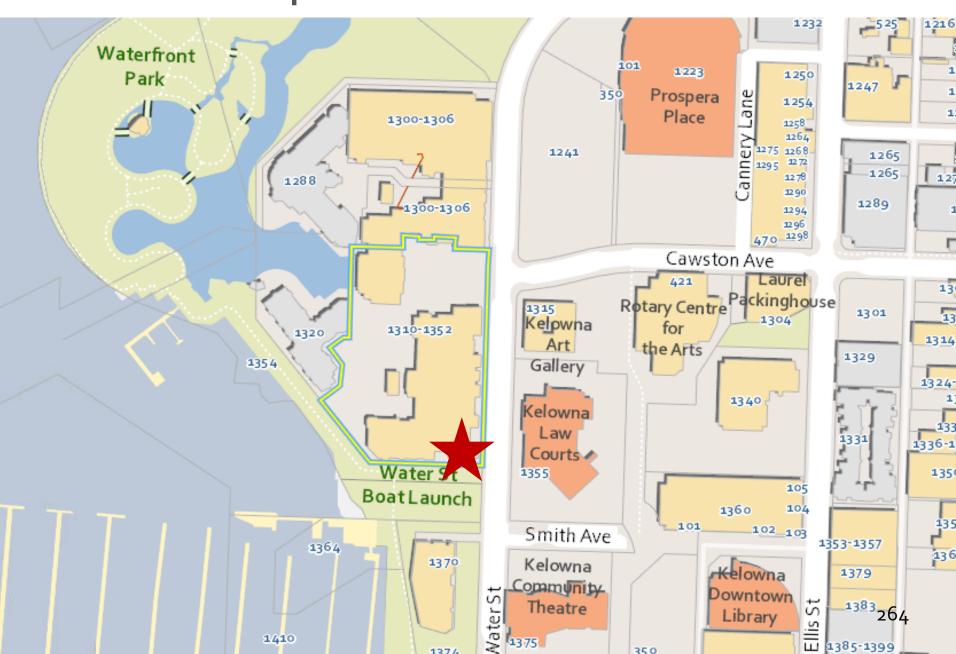
Development Process





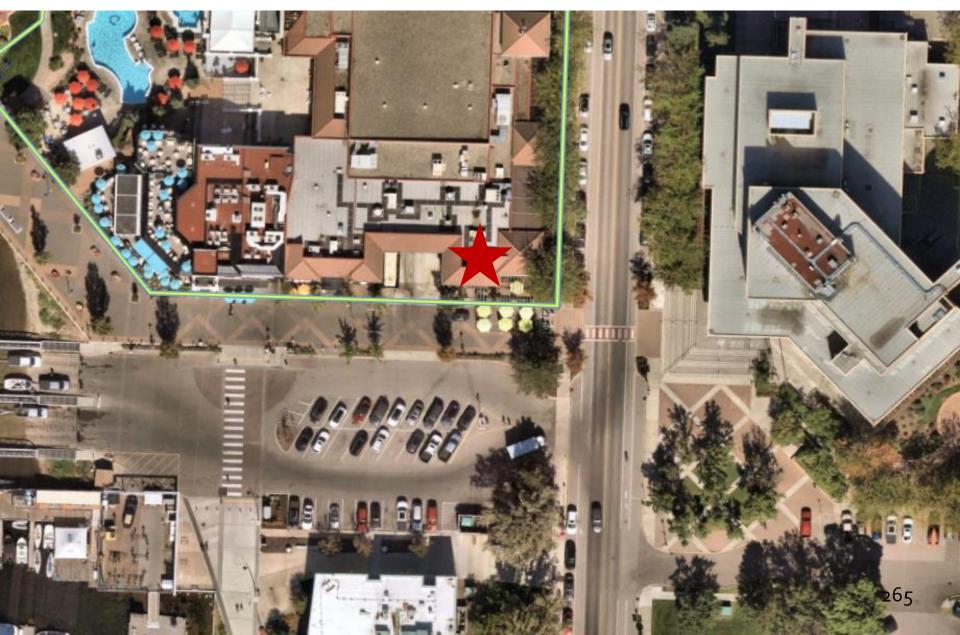
Context Map





Subject Property Map







Hours of Sale

Existing:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		11:00 AM						
Class	Indoor	6:00 PM	8:00 PM	8:00 PM	8:00 PM	9:00 PM	9:00 PM	9:00 PM
Close	Outdoor	6:00 PM	8:00 PM	8:00 PM	8:00 PM	9:00 PM	9:00 PM	9:00 PM

Proposed:

		Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open		9:00 AM						
Class	Indoor	1:00 AM						
Close	Outdoor	11:00 PM						

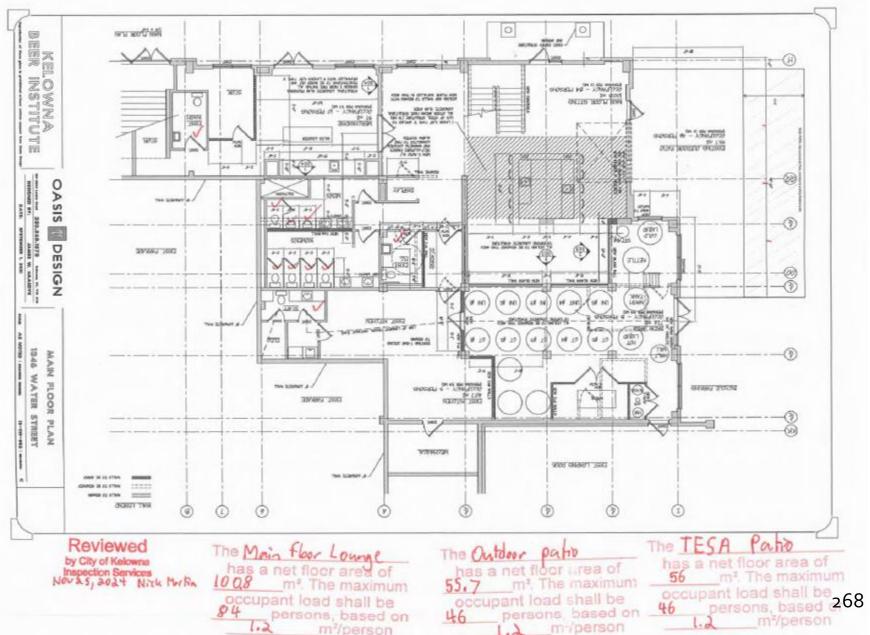


Occupant Load

	Existing	Proposed
Indoor	78	78
Outdoor	81	122

Floor Plan





Floor Plan







Public Input

- ▶ Properties within 50m of the subject property were notified.
- ▶ Signage was placed on the property for 2 weeks.
- ▶ No comments from the public received.



Council Policy #359

- Liquor service for a licenced establishment within the Central Area may be permitted between the hours of 9:00 AM and 2:00 AM.
- Within the Central Area, an outdoor patio at a licenced establishment may not operate later than 11:00 PM.
- ➤ A licenced establishment within the Central Area that closes later than midnight, must limit capacity to 500 persons.



Staff Recommendation

- Staff recommend support for the proposed liquor licence as it is consistent with:
 - Council Policy #359
- ➤ That Council directs Staff to forward a resolution of support to the LCRB.

REPORT TO COUNCIL DEVELOPMENT PERMIT

Date: February 24, 2025

To: Council

From: City Manager
Address: 212 Valley Road N

File No.: DP24-0165

Zone: A2 – Agriculture/Rural Residential



1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0165 for that part of Lot 13 Block 5 Section 4 Township 23, ODYD Plan 896 shown as Okanagan Hwy (proposed) and two parts as 50 ft Access Road all of which are dedicated as road on Plan 11656, located at 212 Valley Road N, Kelowna, BC subject to the following:

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

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

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

2.0 Purpose

To issue a Development Permit for the form and character of a Youth Treatment Centre.

3.0 Development Planning

Staff are recommending support for the proposed Development Permit as it is consistent with Official Community Plan (OCP) Development Permit design guidelines and policies. Specifically, the proposed design of the buildings responds to the general design foundations the OCP while respecting the need for functional on site-specific design solutions. Furthermore, the form and architectural character of the buildings reflects the building's internal function as a care facility intended to fit well within the site and the surrounding neighborhood. The proposed buildings are intentionally sited on the subject property to provide a buffer from adjacent ALR land and environmentally sensitive areas (Brandt Creek).

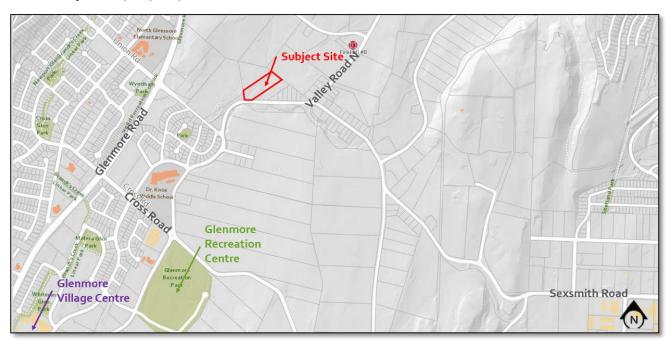
This proposal includes the development of five buildings in total: three 'cottages', a centre learning hub, and a barn building. These buildings are designed to be one and two storey in height with a scale consistent

with the size of other buildings in this semi-rural setting. Specifically, the buildings are designed to have their mass broken up into components with residential style cladding and roofing to blend in with the existing neighbourhood.



4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is a vacant 3-acre city-owned lot located in the North Glenmore neighborhood. The property is located outside of the Permanent Growth Boundary and is designated R-AGR — Rural — Agricultural & Resource in the Official Community Plan. The property is zoned A2 — Agricultural/Rural Residential. The property is not located within the Agricultural Land Reserve (ALR) but is located adjacent to land within the ALR. A tributary of Brandt Creek runs through the middle of the property.

4.2 <u>Background</u>

The subject property was recently the subject of a site-specific text amendment to the Zoning Bylaw to allow the proposed use of 'temporary shelter services' meant to facilitate this proposed development. The proposal aligns with Council priorities related to Crime and Safety. Council 2023-2026 priorities include the advancement of the implementation of the Mayor's Task Force on Crime Reduction recommendations. Specifically, the Task Force recommendations include partnering with regional and provincial government and non-government organizations to establish youth and adult sobering and assessment centres.

The City's Official Community Plan includes objectives to develop diverse partnerships to advance complex social planning issues and increase community wellbeing and includes specific policy related to collaborating with community organizations to support mental health, social and addiction services.

5.0 Zoning Bylaw Regulations Summary

DEVELOPMENT REGULATIONS								
CRITERIA	A2 ZONE	PROPOSAL						
Max. Site Coverage (buildings)	20%	10%						
Max. Site Coverage (buildings, parking, driveways)	35%	23%						
Max. Height	10.M	7.6m						
Setbacks								
Min. Front Yard (west)	6.om	6.om+						
Min. Side Yard (south)	3.om	4.5m						
Min. Side Yard (north)	3.om	4.5m						
Min. Rear Yard (east)	10.0M	15.om						
Landscaping								
Min. Number of Trees	3 trees	18 trees						
Min. Large Trees	2 trees	17 trees						
Parking								
Total Required Vehicle Parking	14 stalls	15 stalls						

6.0 Application Chronology

Application Accepted: September 12, 2024
Adoption of Zone Amending Bylaw: February 10, 2025

Report prepared by: Alex Kondor, Development Planning Manager

Reviewed by: Nola Kilmartin, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development

Services

Attachments:

Attachment A: Draft Development Permit DP24-0165

Schedule A: Site Plan & Floor Plans Schedule B: Elevations & Sections Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Applicant's Letter of Rationale

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

Development Permit

DP24-0165



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

212 Valley Road N

and legally known as

That part of Lot 13 Block 5 Section 4 Township 23, ODYD Plan 896 shown as Okanagan Hwy (proposed) and two parts as 50 ft Access Road all of which are dedicated as road on Plan 11656

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

Temporary Shelter Services

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

Date of Council Approval: February 24, 2025

Development Permit Area: Form and Character

Existing Zone: A2 – Agriculture/Rural Residential

Future Land Use Designation: R-AGR – Rural – Agricultural & Resource

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

This is NOT a Building Permit.

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

NOTICE

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

Nola Kilmartin		Date of Issuance	
Applicant:	MQN Architects		
Owner:	City of Kelowna		

Development Planning Department Manager Planning & Development Services

SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and without structures and other development thereon.

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

ATTACHMENT

This forms part of application

#DP24-0165

Planner

Α

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

CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP24-0165 for That part of Lot 13 Block 5 Section 4 Township 23, ODYD Plan 896 shown as Okanagan Hwy (proposed) and two parts as 50 ft Access Road all of which are dedicated as road on Plan 11656 located at 212 Valley Road N, Kelowna, BC, subject to the following:

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

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

PERFORMANCE SECURITY

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

a) An Irrevocable Letter of Credit OR certified cheque OR a Surety Bond in the amount of \$91,663.75

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

INDEMNIFICATION

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

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

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

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

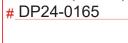
YOUTH RECOVERY CENTRE

KAP896 LOT 13 BLOCK 5 - VALLEY ROAD NORTH, KELOWNA BC

VRR OPCO ENTERPRISES LTD

- A000 TITLE PAGE













YOUTH RECOVERY CENTRE PROJECT #: 23898 ISSUED FOR DEVELOPMENT PERMIT 2024.08.12





PROPERTY INFORMATION CIVIL ADDRESS:	212 \/Δ1	EV ROAD	NORTH KI	ELOWNA RC	V1V 2G1	-	
LEGAL ADDRESS:		LOT 13, BL	AD NORTH, KELOWNA, BC V1V 2G1				
LEGAL ADDICEGO.	1041 030	LOT 10, BL					
CURRENT ZONING:	A2 - AGF	A2 - AGRICULTURE / RURAL R		RESIDENTIAL		_	
PROPOSED ZONING:	A2 - AGF	RICULTURE	/ RURAL F	RESIDENTIAL			
LOT AREA:	11,598.3	m ² (SI)		124,843 ft ²	(IMP)	_	
BUILDING INFORMATION							
NUMBER OF NEW BUILDINGS:	5						
BUILDING FOOTPRINT (ALL BUILDINGS)	1,121.8 r	n² (SI)		12,076 ft ² (I	MP)		
TOTAL GROSS FLOOR AREA (GFA):	1,547.2 r	1,547.2 m ² (SI)			16,654 ft ² (IMP)		
TOTAL NET FLOOR AREA (NFA):	-	-			-		
NUMBER OF STOREYS:	2						
DRIVEWAYS AND PARKING AREAS:	1,005.7 r	m² (SI)		10,826 ft ² (IMP)	_	
ZONING ANALYSIS						_	
JURISDICTION		NA, ZONING				_	
PRINCIPLE USES:					AL RESIDENTIAL		
ACCESSORY USES:		JLTURAL	∪	/ICES PROPOSED AMENDN			
SPRINKLERS REQUIRED PER BYLAWS:		OTTAGE 2 /	NO ALL O				
SNOW LOAD REQUIRED PER BYLAWS:	<u> </u>			OST DEPTH 6	600mm		
SUBDIVISION REGULATIONS:	REQUIR		. 5. 4.1111	PROVIDED			
MIN. SITE WIDTH:	40.0 m N			61.0 m			
MIN. SITE DEPTH: MIN SITE AREA:	N/A 300,000			61.0 m 186.0 m 11,598.3 m ²			
DEVELOPMENT REGULATIONS:	REQUR			PROVIDED			
MAX SITE COVERAGE BUILDINGS (SI / IMP) MAX SITE COVERAGE BUILDING (%)	N/A 20%			1,121.8 m ² 9.7%			
MAX IMPERMEABLE SITE COVERAGE (SI / IMP)	35%				+ 1,121.8 m ²		
MAX SITE COVERAGE (%) MAX BUILDING HEIGHT	35% 10.0 m				2 STOREY / 6.6 m 1 STOREY 6.0m		
MAX BUILDING HEIGHT AGRICULTURAL	16.0 m						
SETBACKS:	REQUR	REQURED		PROVIDED			
FRONT YARD (SOUTH): REAR YARD (NORTHEAST):	6.0 m 10.0 m,	6.0 m 10.0 m, 15 m ALR		6.0 m 15.0 m			
SIDE YARD (NORTHWEST): SIDE YARD (SOUTHEAST):		3.0 m, 15 m ALR		15.0 m 15.0m, BARN AT 4.5m 3.0 m			
LANDSCAPE BUFFERS:	REQURED		PROVIDED				
FRONT YARD (SOUTH):	N/A			N/A			
REAR YARD (NORTHEAST): SIDE YARD (NORTWEST):	4.0m BL	JFFER TO A JFFER TO A		4.0m BUFFER TO ALR 4.0m BUFFER TO ALR			
SIDE YARD (SOUTHEAST): FLOOR AREA RATIO (FAR):	N/A N/A			N/A			
DENSITY (DWELLINGS / ha):	N/A N/A			N/A			
OTHER REGULATIONS	REQUR	FD.		N/A PROVIDED			
MIN. COMMON AMENITY SPACE	N/A	- υ		PROVIDED			
	IN/A			N/A		_	
PARKING CALCULATION	WIDTH	LENGTH	HEIGHT	REQUIRED	PROPOSED	7	
REGULAR PARKING STALLS	2.5 m	6.0 m	2.0 m	2	14		
ACCESSIBLE PARKING STALLS	3.7 m	6.0 m	2.0 m		1	-	
VAN ACCESSIBLE PARKING STALLS	4.8 m	6.0 m	2.3 m	 	0	-	
BACHELOR UNIT	1000						
1 BEDROOM UNIT 2 BEDROOM UNIT		<i>></i> <			~		
TOTAL PARKING STALLS		><			15		
SMALL STALLS *0% OF STALLS MAY BE SMALL SIZE	2.3 m	4.8 m	2.0 m	0	0		
DRIVE AISLE 6.0 m TYP, 6.5 m @		PARKING	PROVIDEI		Ĺ		
	+	REQURED			PROVIDED		
VISITOR STALLS	N/A	 		N/A			
LOADING STALLS	1	<u> </u>		1 1			
BIKE STALLS	N/A		N/A				
DENSITY CALCULATION				I,		-	
UNIT TYPES	DEOLID	FD.		DBU/IDE	<u> </u>	_	
BACHELOR UNITS	N/A	REQURED		PROVIDED			
1 BEDROOM UNITS 1 BEDROOM UNITS 1 BEDROOM UNITS	N/A			N/A N/A N/A			
	N/A						
TOTAL DWELLING UNITS	N/A N/A		N/A				



SITE PLAN

YOUTH RECOVERY CENTRE KAP896 LOT 13 BLOCK 5 - VALLEY ROAD NORTH, KELOWNA BC DRAWING:

AUU1

ISSUED FOR CLIENT REVIEW ON 2024/12/16 PROJECT: SCALE:

ECT: 23898 E: As indicated







LEARNING HUB FLOOR PLAN

YOUTH RECOVERY CENTRE KAP896 LOT 13 BLOCK 5 - VALLEY ROAD NORTH, KELOWNA BC

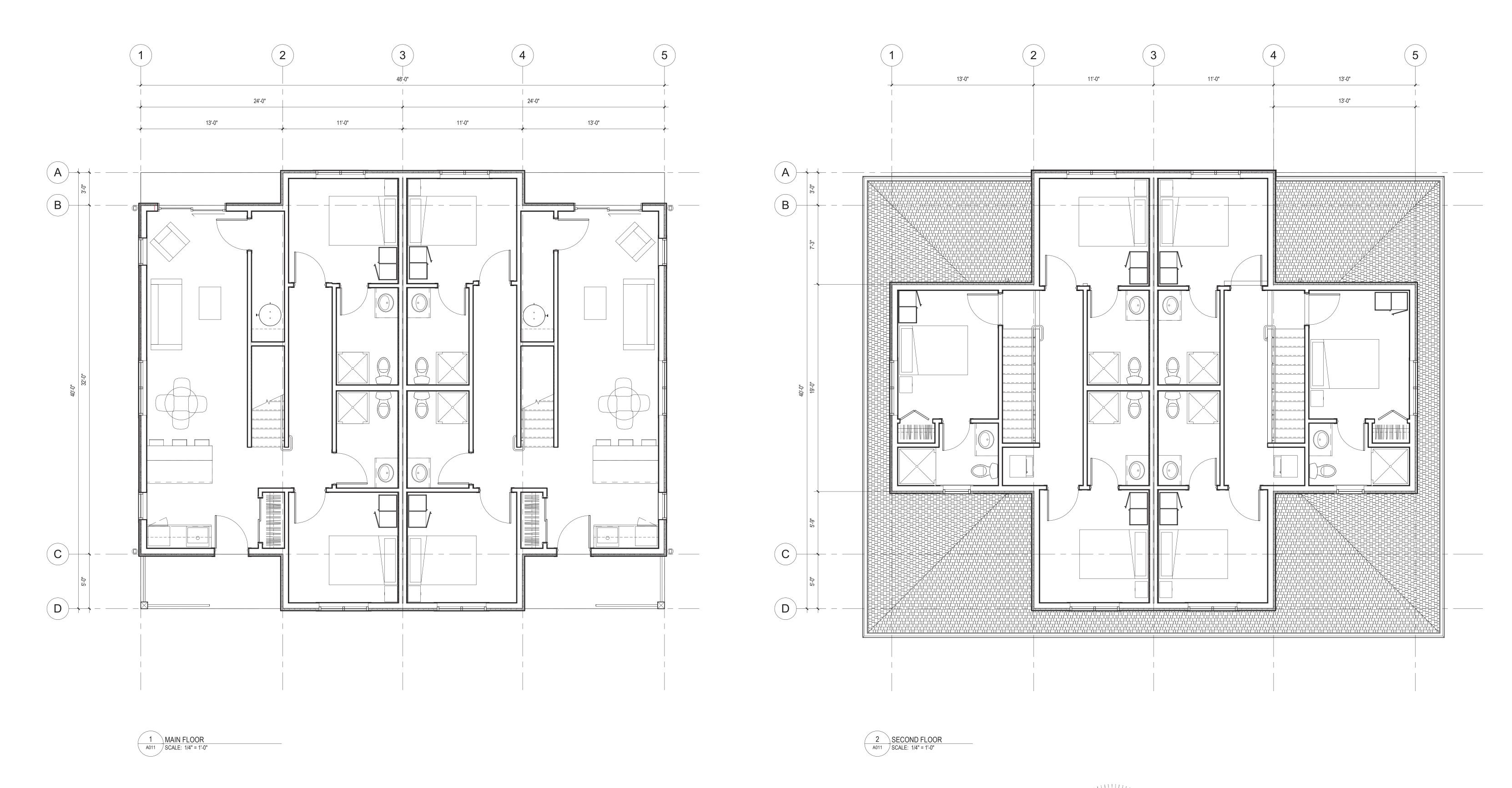


DRAWING: A

ISSUED FOR DEVELOPMENT PERMIT ON 2024.08.12 PROJECT:

PROJECT: 23898 SCALE: 1/4" = 1'-0"









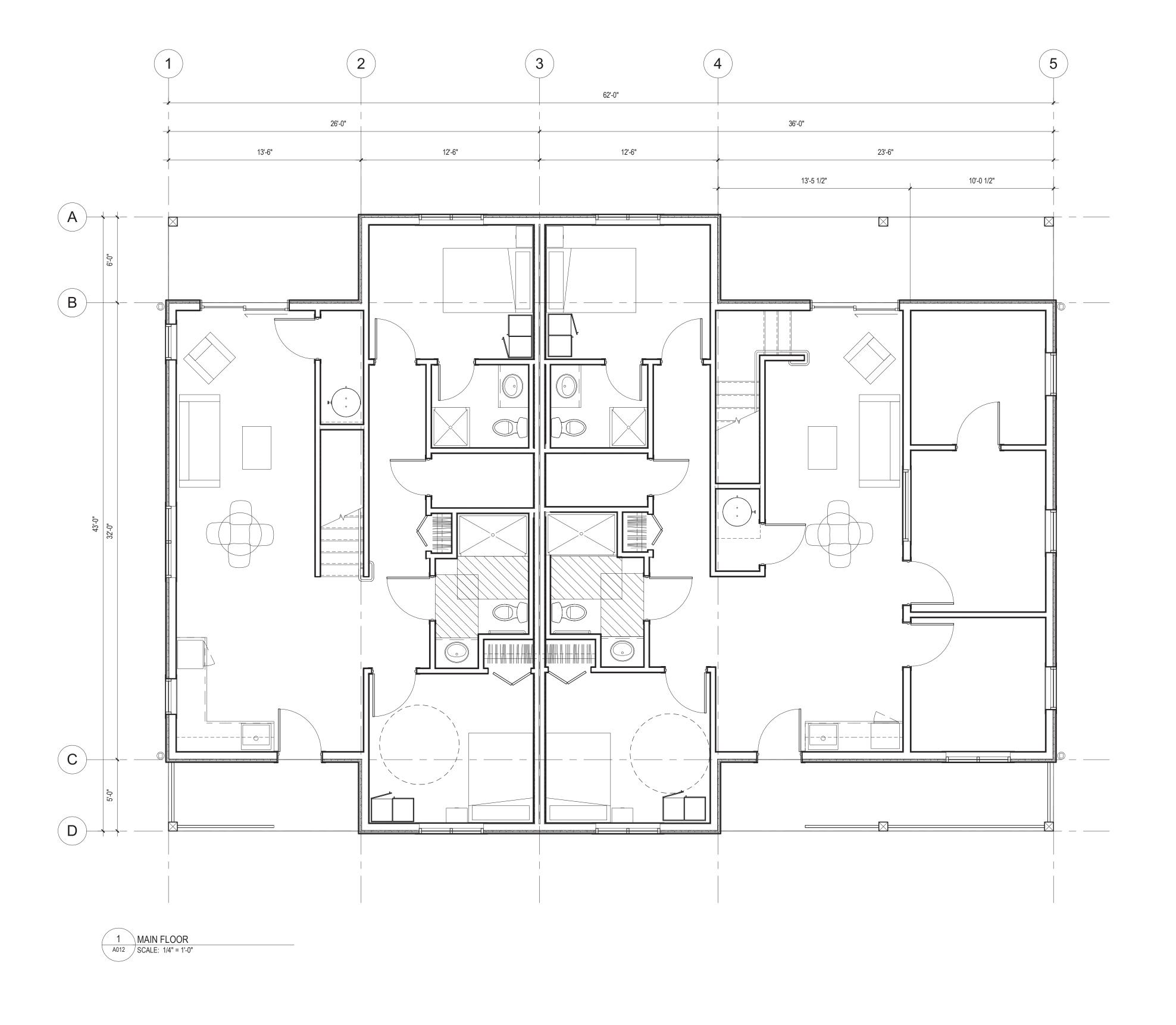
A003 DRAWING:

ISSUED FOR DEVELOPMENT PERMIT ON 2024.08.12

PROJECT: SCALE:

23898 1/4" = 1'-0"









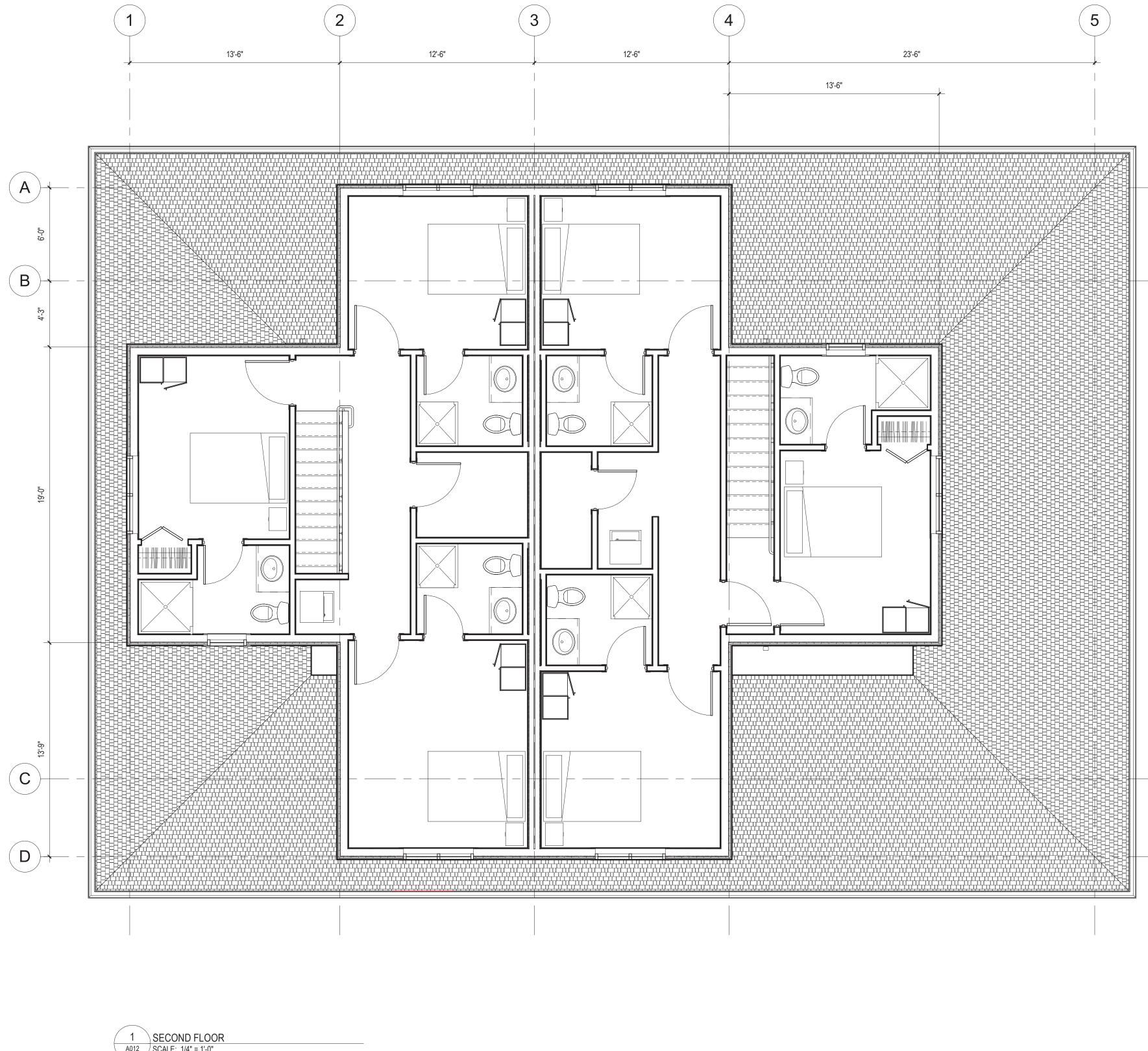
DRAWING:

ISSUED FOR DEVELOPMENT PERMIT ON 2024.08.12

PROJECT: SCALE: 1/

CT: 23898 1/4" = 1'-0"











COTTAGE 2 - SECOND FLOOR PLAN

YOUTH RECOVERY CENTRE KAP896 LOT 13 BLOCK 5 - VALLEY ROAD NORTH, KELOWNA BC

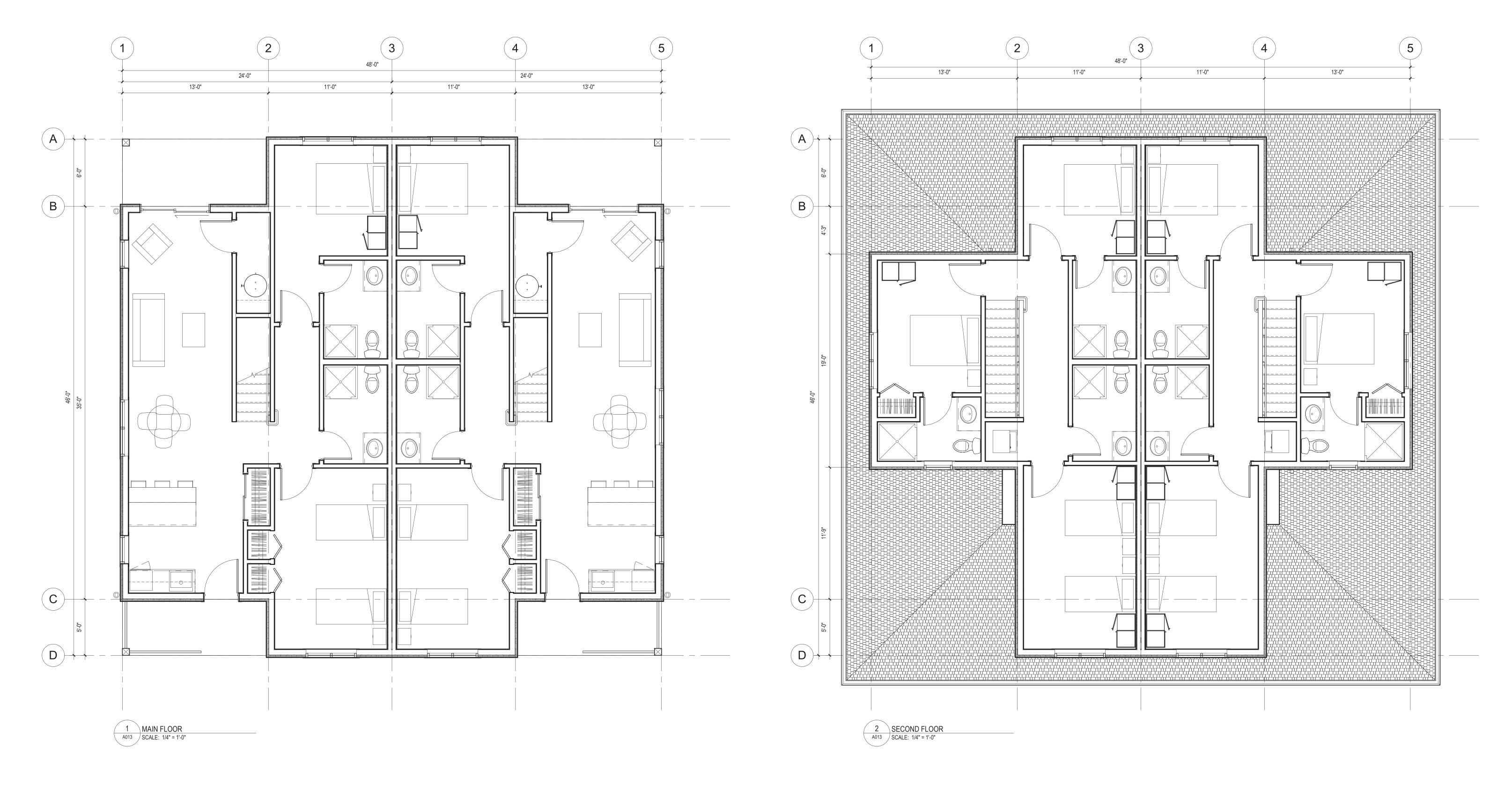
DRAWING:

ISSUED FOR DEVELOPMENT PERMIT ON 2024.08.12

PROJECT: SCALE:

23898 1/4" = 1'-0"





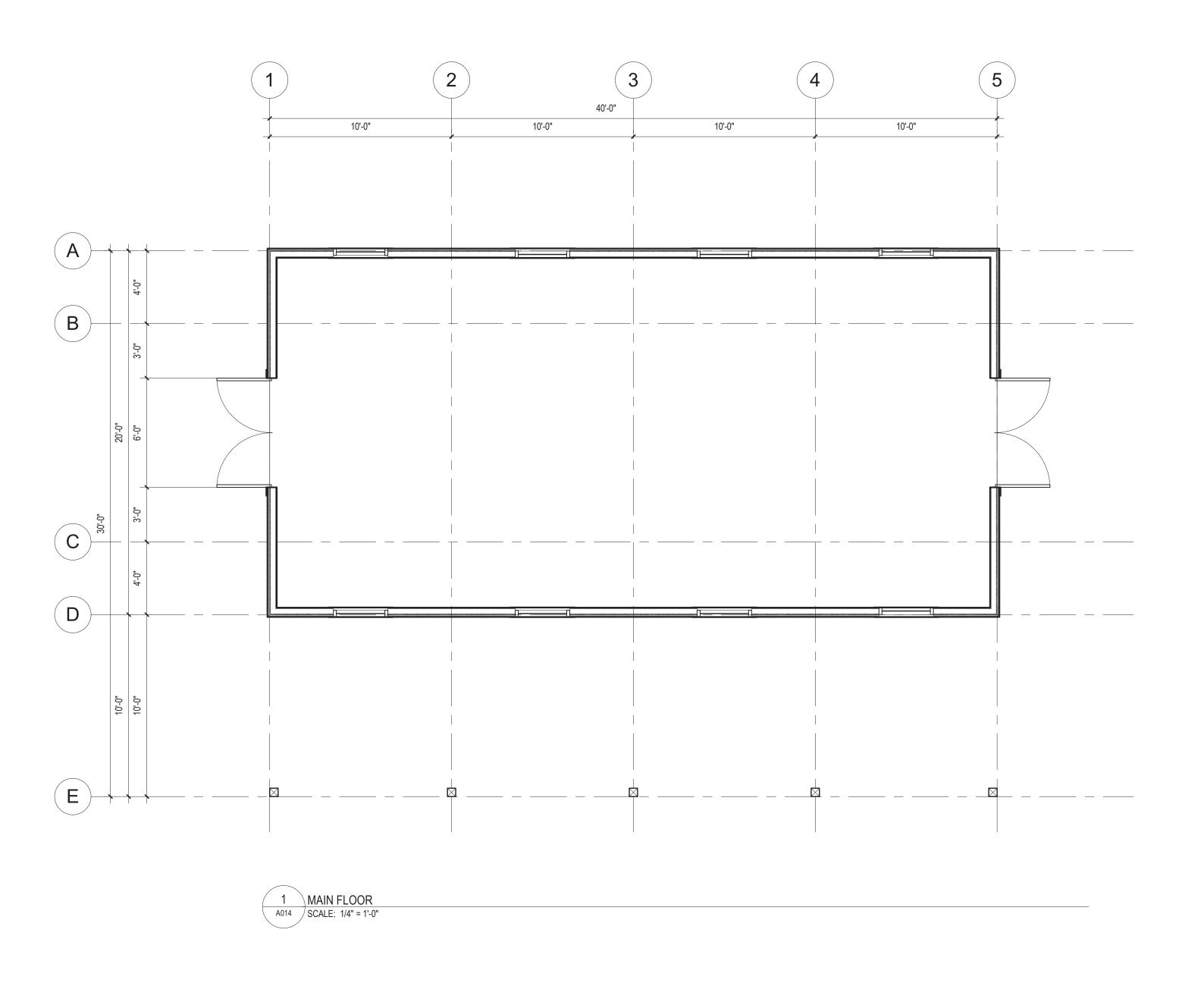




DRAWING:

PROJECT: SCALE:

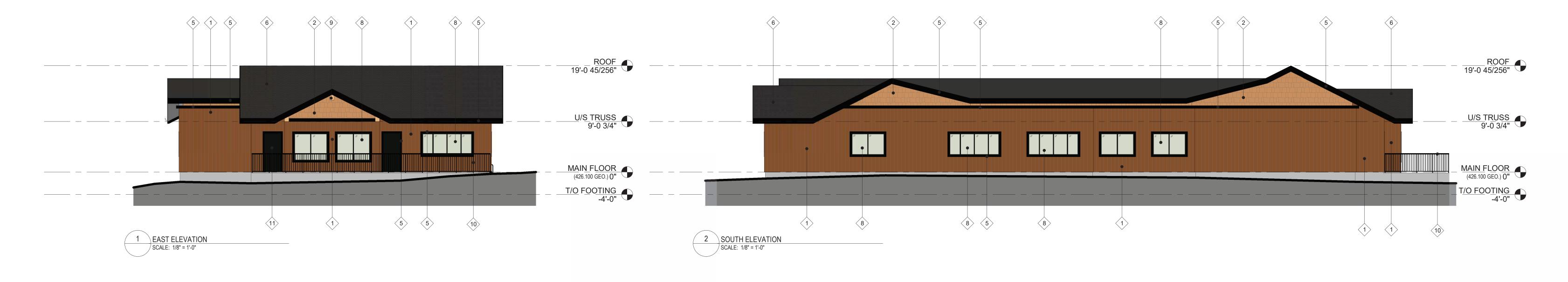


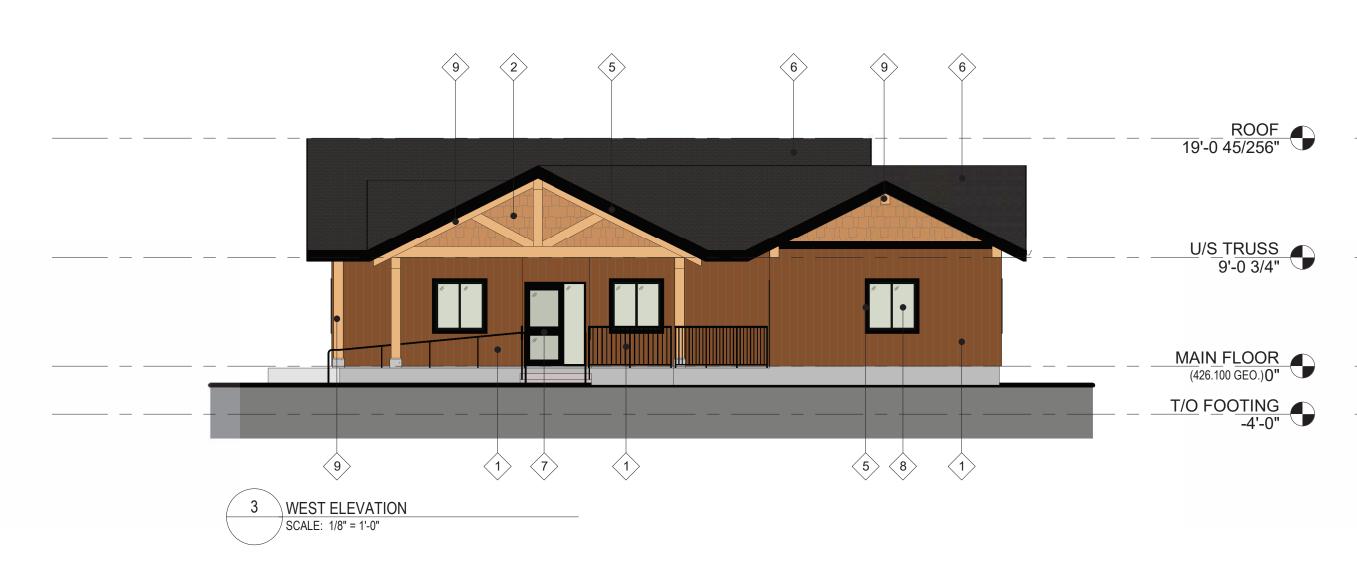


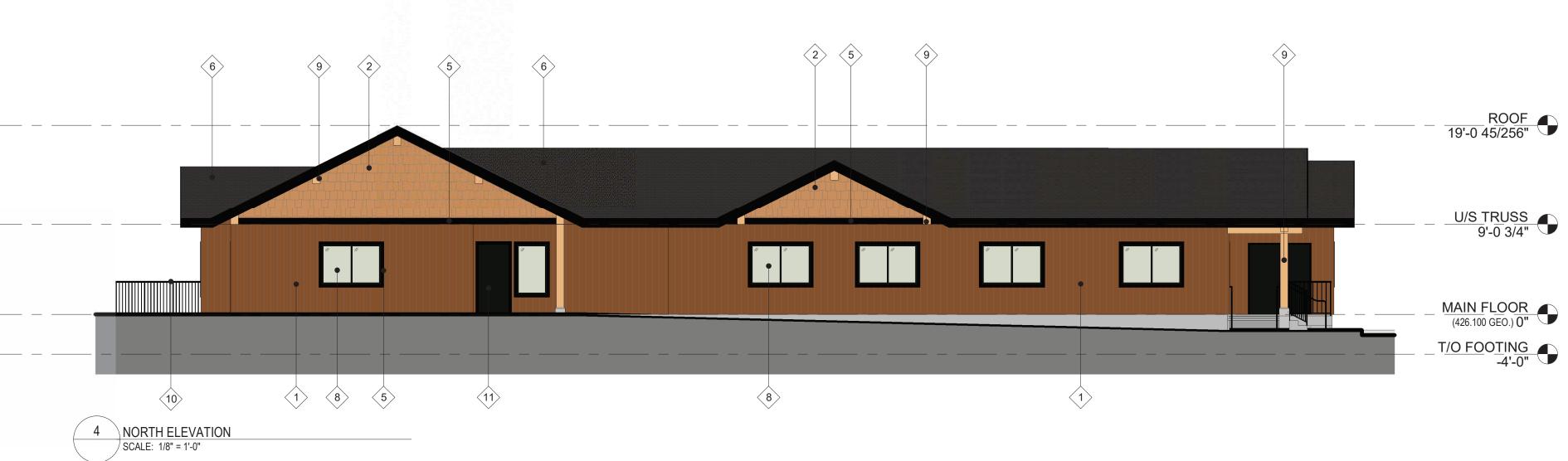












EXTERIOR FINISHES LEGEND

- VINYL SIDING MANUFACTURER: KAYCAN TYPE: BOARD AND BATTEN COLOUR: MAHOGANY
- VINYL SIDING MANUFACTURER: KAYCAN TYPE: SHAKE COLOUR: SPICE
- CEMENT BOARD SIDING MANUFACTURER: JAMES HARDIE TYPE: BOARD AND BATTEN COLOUR: PAINTED TO MATCH KAYCAN 'MAHOGANY'
- CEMENT BOARD SIDING MANUFACTURER: JAMES HARDIE TYPE: HARDIE SHINGLE - STRAIGHT EDGE PANEL COLOUR: PAINTED TO MATCH KAYCAN 'SPICE'
- TRIM BOARD MANUFACTURER: KAYCAN TYPE: WOOD GRAIN COLOUR: BLACK

- ALUMINUM STOREFRONT GLAZING FRAME COLOUR: BLACK ANODIZED GLAZING: LOW-E GLAZING
- VINYL WINDOWS FRAME COLOUR: BLACK GLAZING: LOW-E GLAZING
- HEAVY TIMBER ACCENT FRAMING SPECIES: TBC
- ALUMINUM GUARD COLOUR: BLACK
- METAL DOOR FRAME COLOUR: BLACK DOOR COLOUR: BLACK
- GUTTER AND DOWN SPOUTS COLOUR: BLACK







DRAWING:

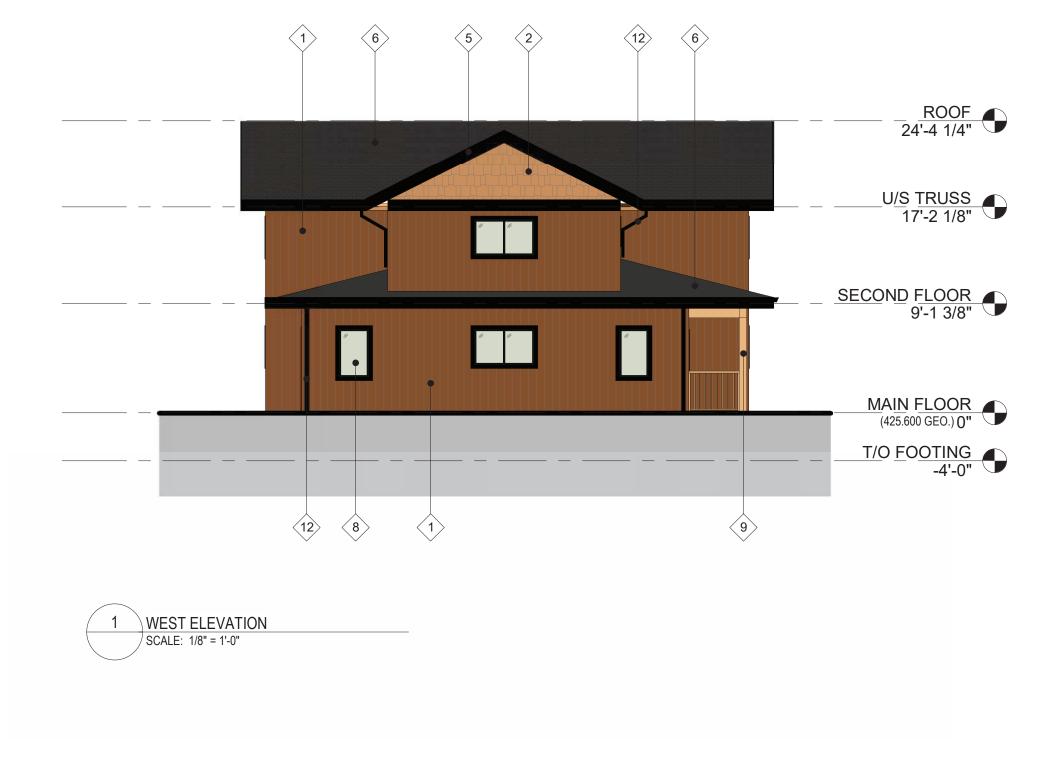
ISSUED FOR DEVELOPMENT PERMIT ON 2024.08.12

PROJECT: 23898 SCALE: As indicated

ARCHITECTS

YOUTH RECOVERY CENTRE KAP896 LOT 13 BLOCK 5 - VALLEY ROAD NORTH, KELOWNA BC





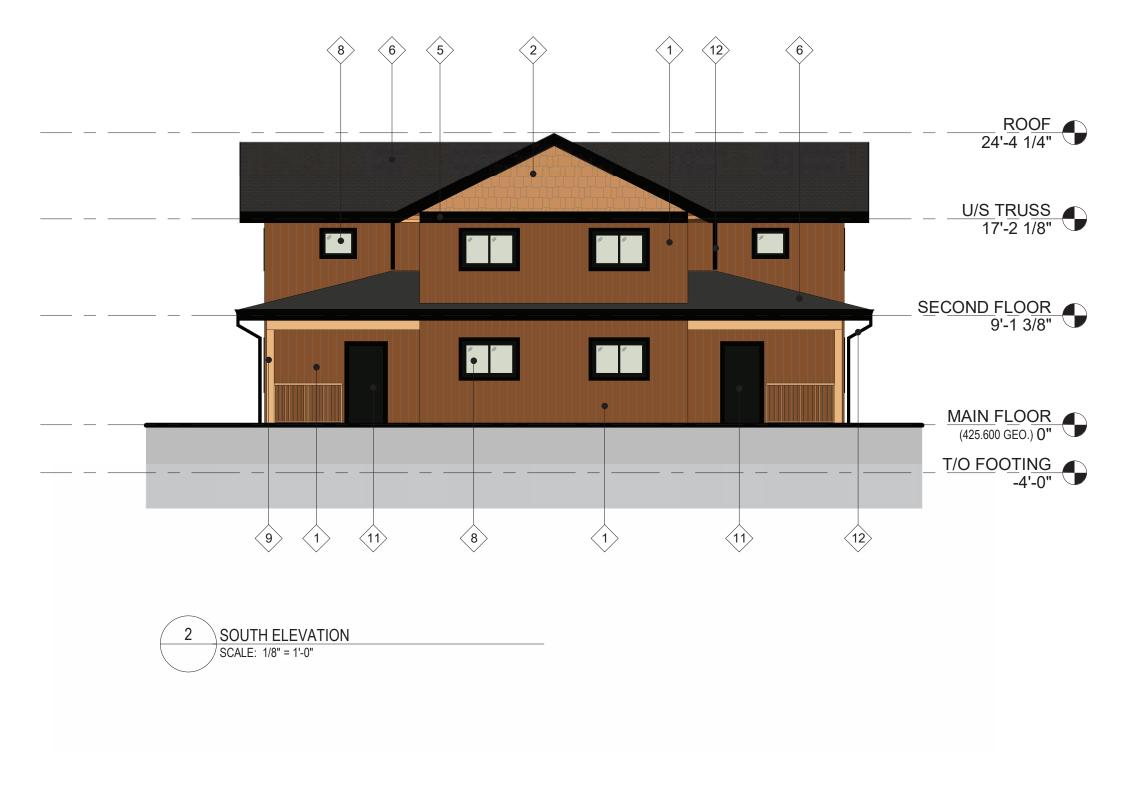




EXTERIOR FINISHES LEGEND

- MANUFACTURER: KAYCAN TYPE: BOARD AND BATTEN COLOUR: MAHOGANY
- VINYL SIDING MANUFACTURER: KAYCAN TYPE: SHAKE COLOUR: SPICE
- CEMENT BOARD SIDING MANUFACTURER: JAMES HARDIE TYPE: BOARD AND BATTEN COLOUR: PAINTED TO MATCH KAYCAN 'MAHOGANY'
- CEMENT BOARD SIDING MANUFACTURER: JAMES HARDIE TYPE: HARDIE SHINGLE - STRAIGHT EDGE PANEL COLOUR: PAINTED TO MATCH KAYCAN 'SPICE'
- TRIM BOARD MANUFACTURER: KAYCAN TYPE: WOOD GRAIN COLOUR: BLACK
- ASPHALT SHINGLE COLOUR: GREY

- ALUMINUM STOREFRONT GLAZING FRAME COLOUR: BLACK ANODIZED GLAZING: LOW-E GLAZING
- FRAME COLOUR: BLACK GLAZING: LOW-E GLAZING
- HEAVY TIMBER ACCENT FRAMING SPECIES: TBC
- ALUMINUM GUARD COLOUR: BLACK
- METAL DOOR FRAME COLOUR: BLACK DOOR COLOUR: BLACK
- GUTTER AND DOWN SPOUTS COLOUR: BLACK











DRAWING:

SCALE:

ISSUED FOR DEVELOPMENT PERMIT

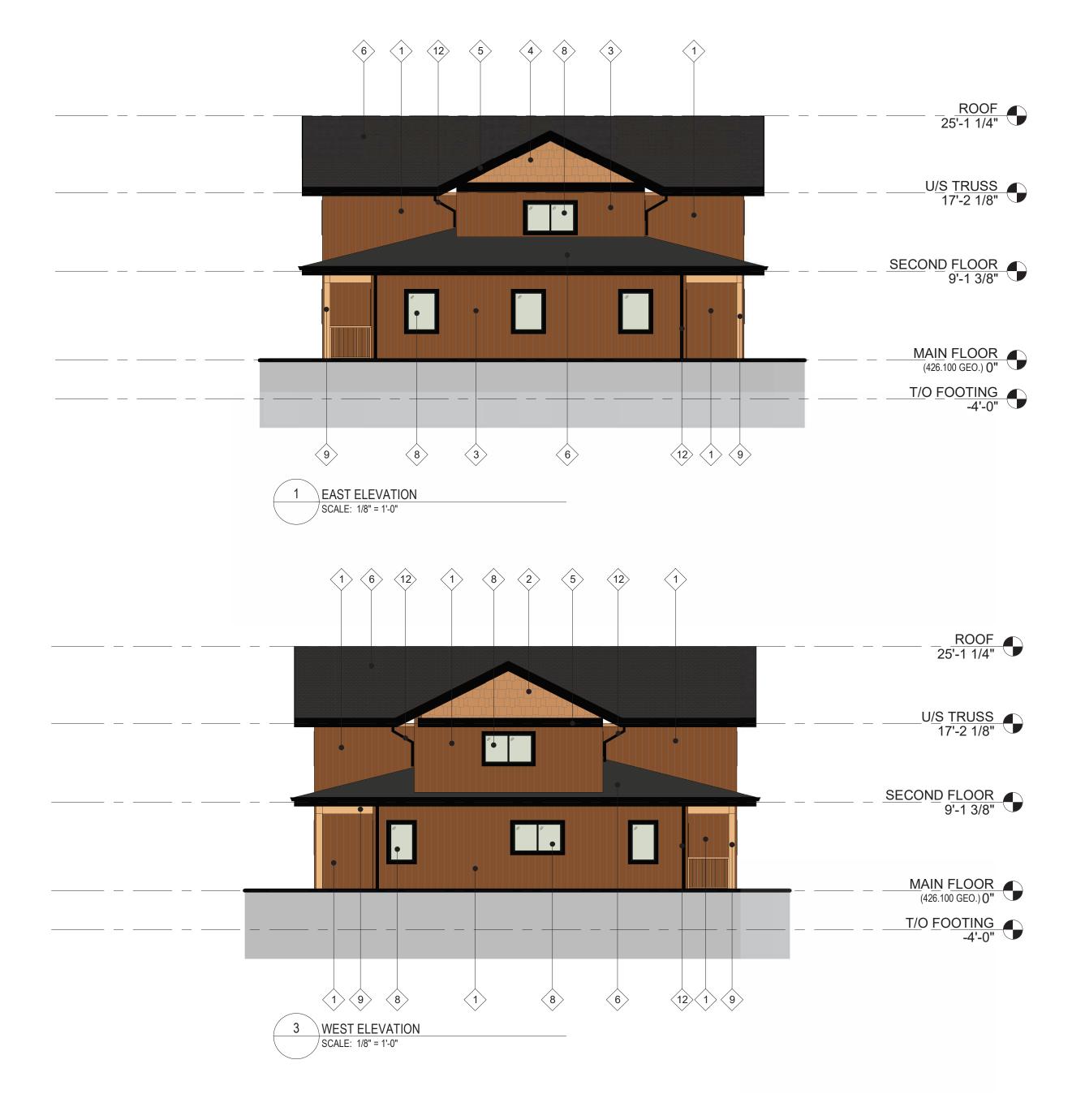
ON 2024.08.12

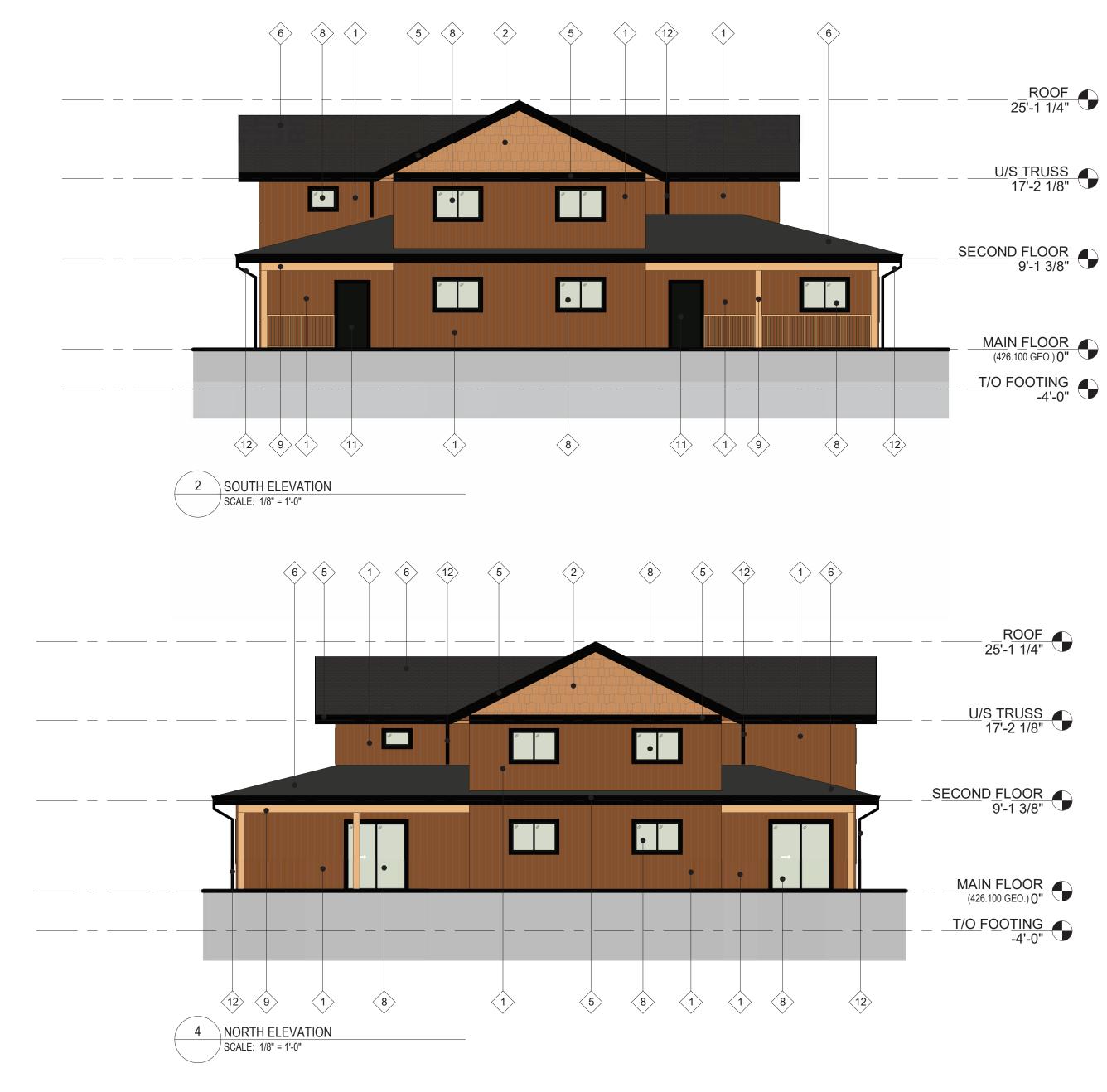
PROJECT:

23898 As indicated

KAP896 LOT 13 BLOCK 5 - VALLEY ROAD NORTH, KELOWNA BC







EXTERIOR FINISHES LEGEND

- VINYL SIDING
 MANUFACTURER: KAYCAN
 TYPE: BOARD AND BATTEN
 COLOUR: MAHOGANY
- VINYL SIDING
 MANUFACTURER: KAYCAN
 TYPE: SHAKE
 COLOUR: SPICE
- CEMENT BOARD SIDING
 MANUFACTURER: JAMES HARDIE
 TYPE: BOARD AND BATTEN
 COLOUR: PAINTED TO MATCH KAYCAN 'MAHOGANY'
- CEMENT BOARD SIDING
 MANUFACTURER: JAMES HARDIE
 TYPE: HARDIE SHINGLE STRAIGHT EDGE PANEL
 COLOUR: PAINTED TO MATCH KAYCAN 'SPICE'
- 5 TRIM BOARD
 MANUFACTURER: KAYCAN
 TYPE: WOOD GRAIN
 COLOUR: BLACK
- 6 ASPHALT SHINGLE COLOUR: GREY

- 7 ALUMINUM STOREFRONT GLAZING FRAME COLOUR: BLACK ANODIZED GLAZING: LOW-E GLAZING
- VINYL WINDOWS
 FRAME COLOUR: BLACK
 GLAZING: LOW-E GLAZING
- 9 HEAVY TIMBER ACCENT FRAMING SPECIES: TBC
- 10 ALUMINUM GUARD COLOUR: BLACK
- METAL DOOR
 FRAME COLOUR: BLACK
 DOOR COLOUR: BLACK
- GUTTER AND DOWN SPOUTS COLOUR: BLACK





DRAWING: A012

ISSUED FOR DEVELOPMENT PERMIT ON 2024.08.12

PROJECT: SCALE:

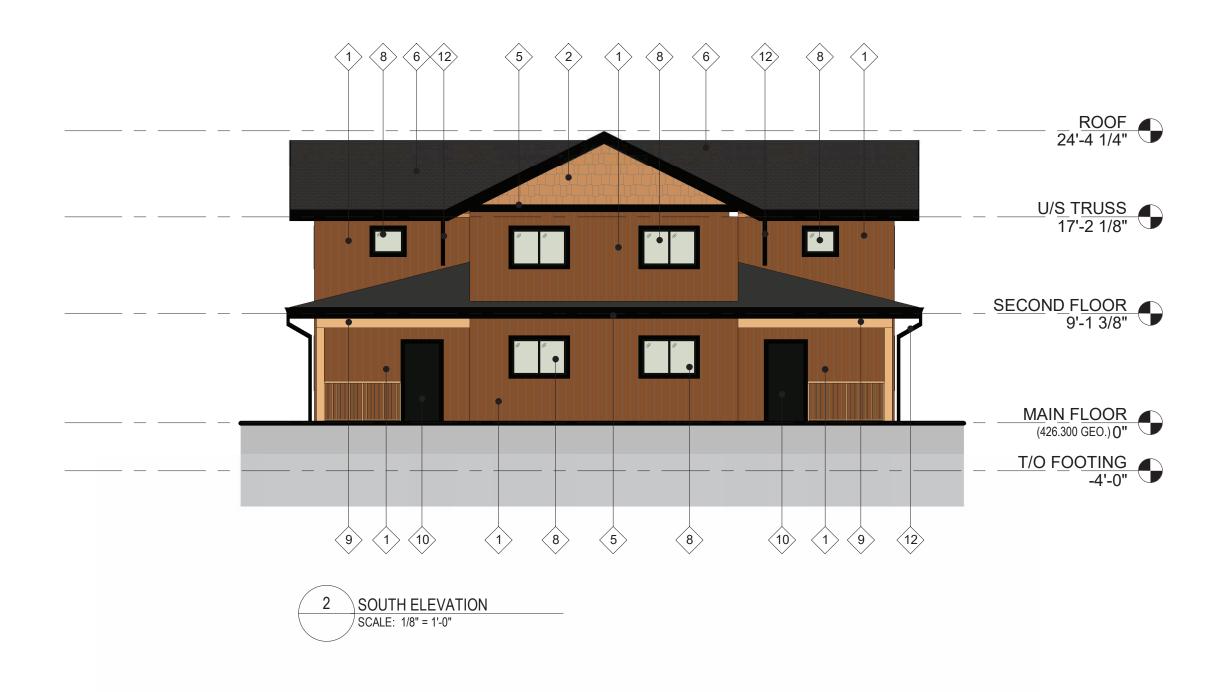
23898 As indicated













EXTERIOR FINISHES LEGEND

- VINYL SIDING
 MANUFACTURER: KAYCAN
 TYPE: BOARD AND BATTEN
 COLOUR: MAHOGANY
- VINYL SIDING
 MANUFACTURER: KAYCAN
 TYPE: SHAKE
 COLOUR: SPICE
- CEMENT BOARD SIDING
 MANUFACTURER: JAMES HARDIE
 TYPE: BOARD AND BATTEN
 COLOUR: PAINTED TO MATCH KAYCAN 'MAHOGANY'
- CEMENT BOARD SIDING
 MANUFACTURER: JAMES HARDIE
 TYPE: HARDIE SHINGLE STRAIGHT EDGE PANEL
 COLOUR: PAINTED TO MATCH KAYCAN 'SPICE'
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- VINYL WINDOWS
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 GLAZING: LOW-E GLAZING
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- ALUMINUM GUARD COLOUR: BLACK
- METAL DOOR
 FRAME COLOUR: BLACK
 DOOR COLOUR: BLACK
- GUTTER AND DOWN SPOUTS COLOUR: BLACK



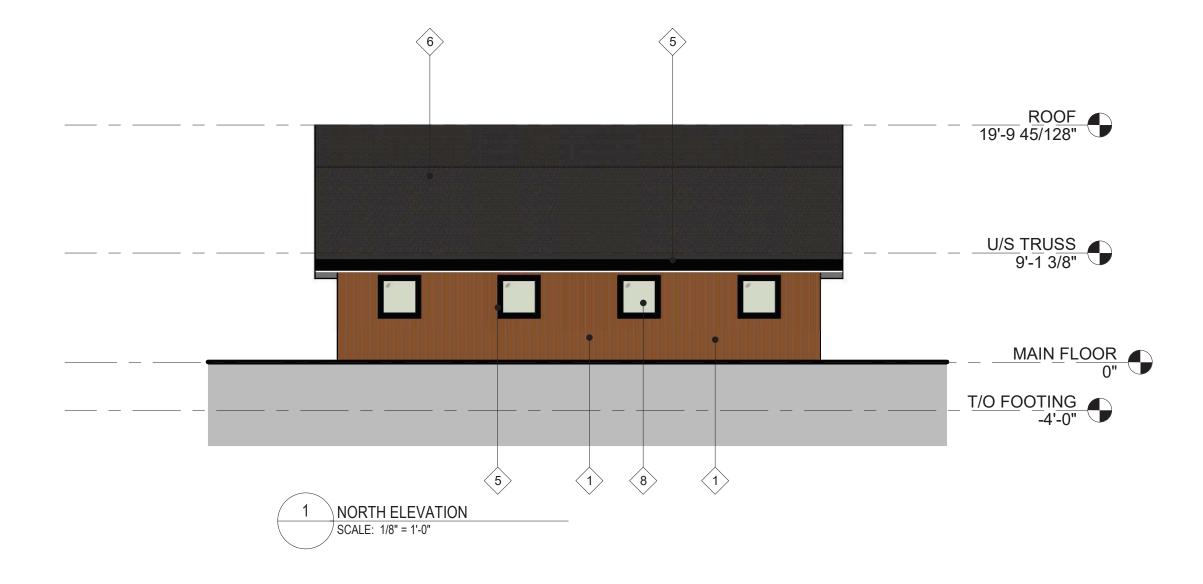


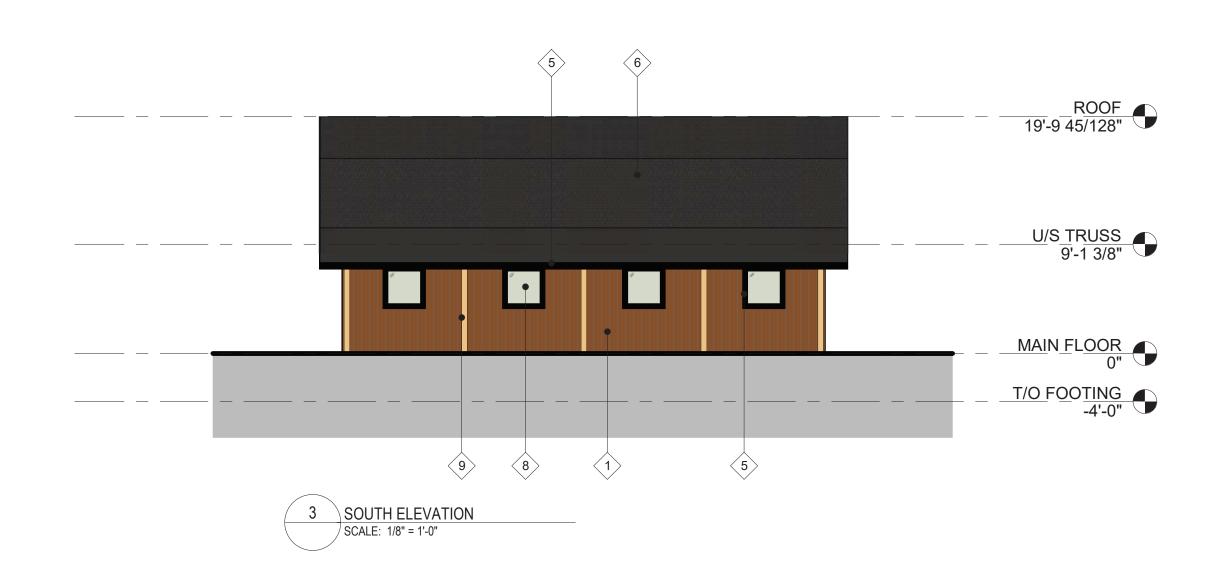
DRAWING:

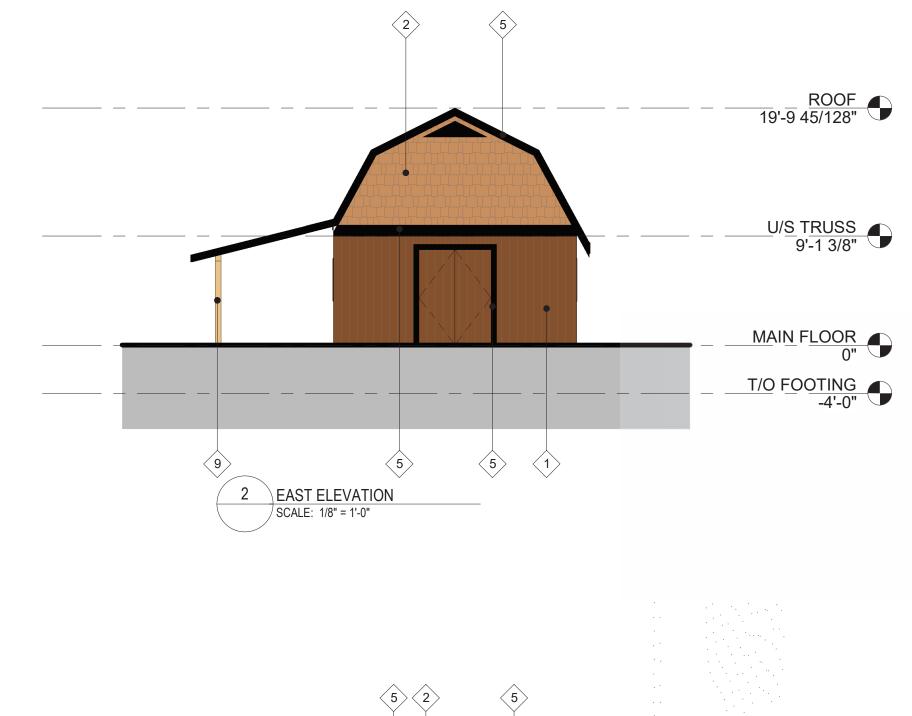
ISSUED FOR DEVELOPMENT PERMIT ON 2024.08.12

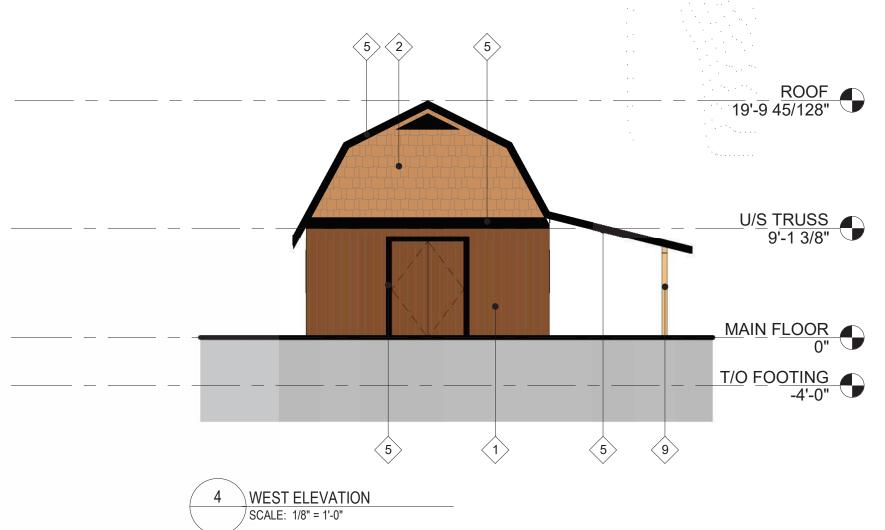
PROJECT: 23898 SCALE: As indicated











EXTERIOR FINISHES LEGEND

- VINYL SIDING
 MANUFACTURER: KAYCAN
 TYPE: BOARD AND BATTEN
 COLOUR: MAHOGANY
- VINYL SIDING
 MANUFACTURER: KAYCAN
 TYPE: SHAKE
 COLOUR: SPICE
- CEMENT BOARD SIDING
 MANUFACTURER: JAMES HARDIE
 TYPE: BOARD AND BATTEN
 COLOUR: PAINTED TO MATCH KAYCAN 'MAHOGANY'
- CEMENT BOARD SIDING
 MANUFACTURER: JAMES HARDIE
 TYPE: HARDIE SHINGLE STRAIGHT EDGE PANEL
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- METAL DOOR
 FRAME COLOUR: BLACK
 DOOR COLOUR: BLACK
- GUTTER AND DOWN SPOUTS COLOUR: BLACK





BARN - ELEVATIONS

DRAWING:









ARCHITECTS

RENDERINGS

YOUTH RECOVERY CENTRE KAP896 LOT 13 BLOCK 5 - VALLEY ROAD NORTH, KELOWNA BC

DRAWING: A015

ISSUED FOR DEVELOPMENT PERMIT ON 2024.08.12

23898 1/2" = 1'-0"

FORM & CHARACTER - DEVELOPMENT PERMIT GUIDELINES

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

	SECTION 7.0 INSTITUTIONAL						
RA	RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE		1	2	3	4	5
(1 i	s least complying & 5 is highly complying)						
6.1	6.1 General Guidelines						
6.1	.1 General Guidelines	N/A	1	2	3	4	5
a.	Design institutional buildings to respond to the Design						5
	Foundations and General Guidelines while respecting the need for						
	functional (e.g. access or parking) or site-specific design solutions.						
b.	Key institutional buildings may incorporate landmark or	N/A					
	emblematic design features, such as prominent vertical elements,						
	significant corner treatments, and entry plazas or large extensions						
	of the public realm.						
C.	In large-scale projects, demonstrate variety in massing and	N/A					
	materiality.						
d.	Design buildings such that their form and architectural character						5
	reflect the building's internal function and use (e.g. a school, a						
	hospital, a museum).						





Suite 100-3313 32nd Ave Vernon, BC V1T 2M7 250-542-1199 Info@mqn.ca

www.mqn.ca

ATTACHMENT C
This forms part of application
DP24-0165

Initials AK

ns part of application 4-0165 City of Kelowina

August 14, 2024

City of Kelowna Development Services 1435 Water Street Kelowna, BC V1Y 1J4 250-469-8960

Re: The Bridge Youth & Family Services Society- Youth Recovery Centre Valley Road North

Hello,

MQN Architects have been engaged by the Hall Family Foundation for the Bridge Youth & Family Services Society to develop a new Youth Recovery Centre.

The greater Kelowna area is experiencing an ever-increasing number of youth who are dealing with serious substance use challenges. At the same time, Kelowna has very limited capability to help these youth access withdrawal and treatment services.

The Bridge Youth & Family Services and The Hall Family Foundation have partnered to help ameliorate this situation in our community. Our concept is to create a friendly and welcoming campus of care for youth, experiencing substance use disorders, who want to turn their lives around.

The campus of care will feature four key components:

- Withdrawal management services (detox)
- Treatment and recovery services
- Aftercare & Transitional housing
- Agriculture (care farming) and animal assisted therapy working with distressed animals.

For this campus of care to function optimally, the project requires an urban setting with rural components. This would include features such as being close to city services; (bus routes, schools, emergency services, police services and shopping) while also having an agricultural setting for land based learning and the animal assisted therapy operation.

Brian F. QuiringArchitect AIBC, MAA, M.Arch

Vicki A. Topping
Architect AIBC, M.Arch. LEED AP+

Roger B. Green Architect AIBC, MRAIC, M.Arch





Finding the appropriate site was a challenge, but with the help of the City of Kelowna Property Services Department, we were able to identify a city owned property that met the required criteria. When the City learned of our intentions and that this project is to be entirely funded with charitable donations, the city looked at ways to assist. We now understand the City may be prepared to support this charitable undertaking by granting us a rent free 99 year lease for this City of Kelowna owned parcel of land.

Design Concept

The proposed architectural design is for a Youth Recovery Centre on Valley Road North in Kelowna (KAP 896 Lot 13 Block 5). This project includes the development of five buildings: three cottages, a centre learning hub and a barn building. These buildings are designed as one and two storey buildings with a scale consistent with the size of other buildings in this semi-rural setting.

The 2.9 acre project site is located in the Glenmore neighbourhood. The Valley Road North area consists of a number of single family houses and small farm operations. The site for this proposed project has been subdivided off an existing farm property which shares access through the project property and is a residual parcel from a planned road alignment many years ago. Topography includes a rolling site with natural wetlands to the Northeast. Previous use of this property has been for agricultural purposes.

This site is currently zoned A2 Agricultural / Rural Residential and is outside the Agricultural Land Reserve. For this project the City of Kelowna Planning department has recommended a text amendment to the A2 zone to allow for this project under the Temporary Shelter Services use. The proposed project design does not anticipate any zoning variances.

The Youth Recovery Centre has been designed as a campus model. Youth who are using this facility will be staying in one of three cottage buildings which are further divided into a total of six houses. These houses include five bedrooms and associated living spaces. One of the houses has been developed with additional spaces to be able to function as a detoxification centre to address youth with higher medical needs. In addition to the housing, there is a centralized Learning Hub building which is designed to provide meals, recreation and learning within a common location. The Learning Hub also contains office space for staff as well as cooking and central laundry areas. The final building proposed in this project is a barn this space is planned as a part of the farming operation around this site to provide youth with an opportunity learn skills and interact with farm operations through an animal assisted treatment therapy program. By providing services through a number of small buildings, this project deinstitutionalizes the treatment process, providing youth with a safe space to receive help to put their lives back together.

Brian F. QuiringArchitect AIBC, MAA, M.Arch

Vicki A. ToppingArchitect AIBC, M.Arch. LEED AP+

Roger B. GreenArchitect AIBC, MRAIC, M.Arch



ATTACHMENT C
This forms part of application
DP24-0165
City of Kelowna
Initials AK

Working with the existing site topography, required setbacks from ALR lands and zoning setback requirements, the project is designed following the property alignment from southwest to northeast. The project is situated primarily to the southwest of the site to avoid the existing natural drainage wetland area as identified by Okanagan Environmental Health & Safety.

The form and character of the proposed buildings have been developed to fit into the existing North Glenmore neighbourhood and all buildings are 1 to 2 stories and have their mass broken up into components consistent with the scale and character of the neighbourhood. The buildings are proposed with residential style cladding and roofing to blend in with the existing neighbourhood.

Thank-you for your assistance in making this project a reality as we believe that this is an important facility for addressing the needs of our community.

Regards



Roger Green, Architect AIBC, Partner MQN Architects

Brian F. QuiringArchitect AIBC, MAA, M.Arch

Vicki A. ToppingArchitect AIBC, M.Arch. LEED AP+

Roger B. Green Architect AIBC, MRAIC, M.Arch





Purpose

► To issue a Development Permit for the form and character of a Youth Treatment Centre.

Development Process





Context Map North Glenmore Elementary School Subject Site And Alley Road Wyndham Cross **Glenmore** Recreation Centre Glenm or Recreation. Glenmore Park Sexsmith Road Whitm Village Centre

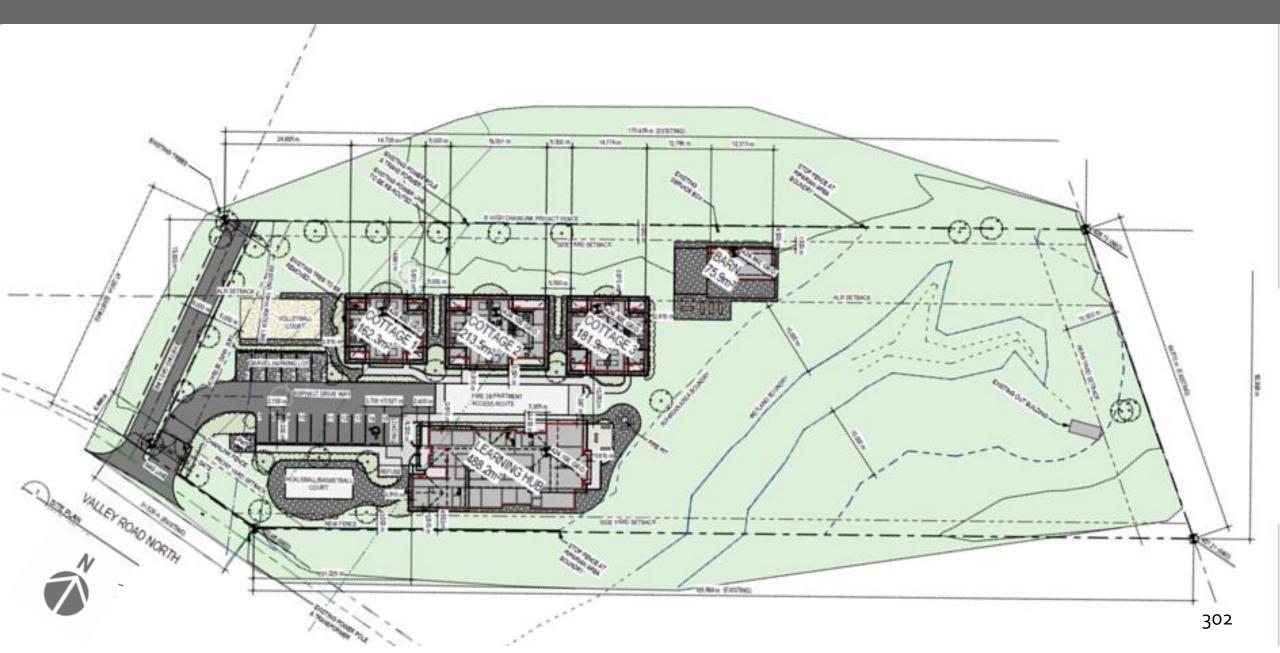




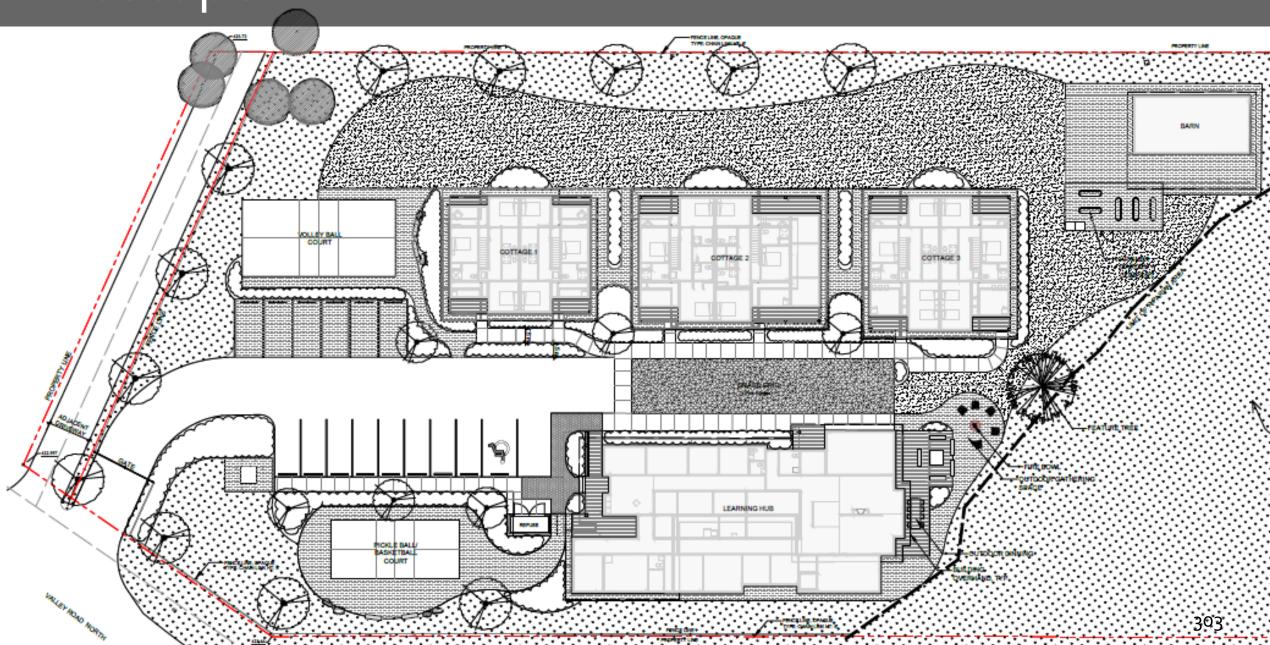
Technical Details

- ► Five buildings in total: three 'cottages', a centre learning hub and a barn building
- ➤ One and two storeys in height with a scale consistent with the size of other buildings in this semi-rural setting
- Residential style cladding and roofing to blend in with the existing neighbourhood

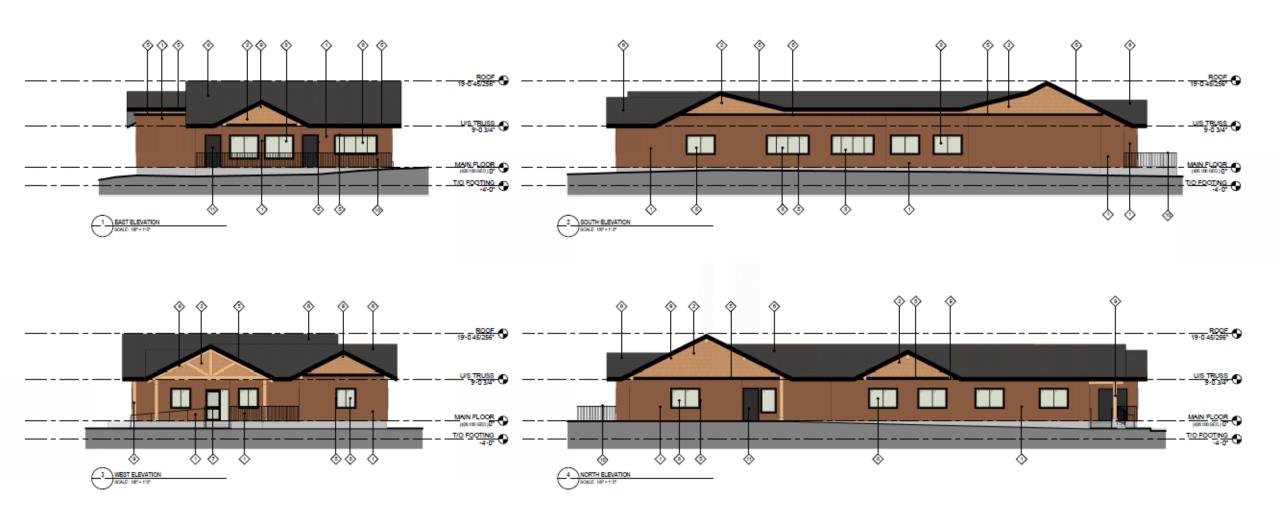
Site Plan



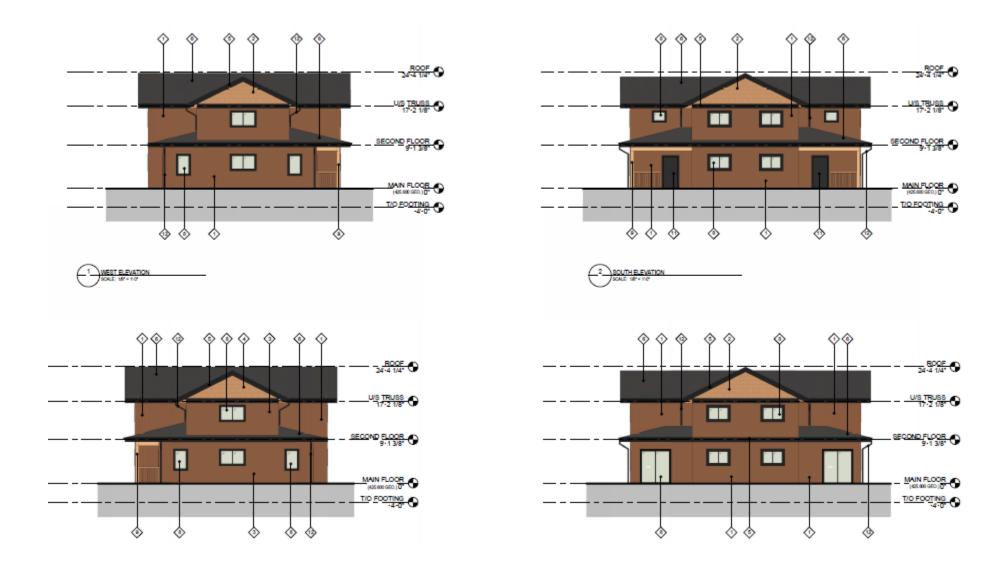
Landscape Plan



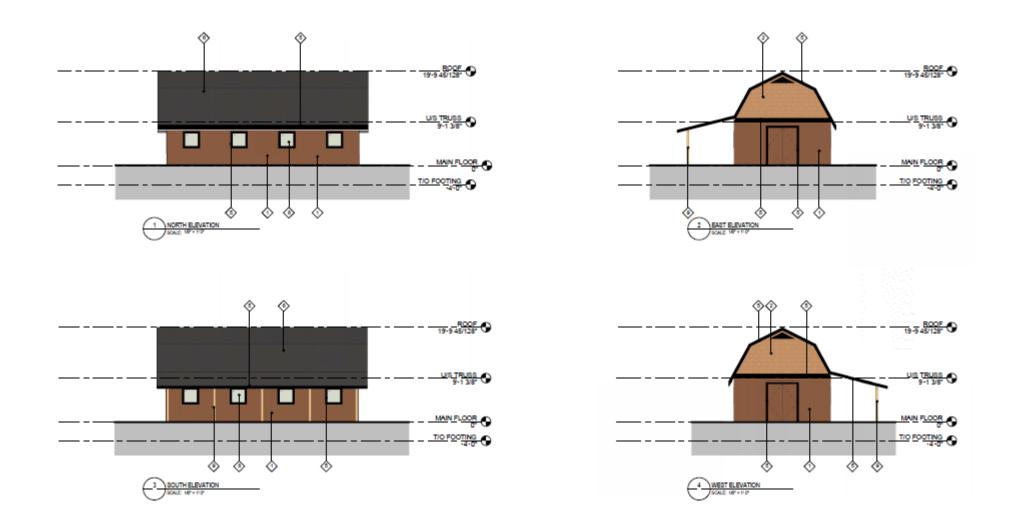
Elevations (Learning Hub)



Elevations (Cottages)



Elevations (Barn)



Renderings









OCP Design Guidelines

- ▶ Design of the buildings responds to DP Guidelines:
 - Architectural design balances internal function and use while attempting to fit within the character of the surrounding area
 - Proposed buildings are intentionally sited on the subject property to provide a buffer from adjacent ALR land and environmentally sensitive areas
 - ► Landscaping provided throughout the site



Staff Recommendation

- Staff recommend **support** for the proposed development permit as it:
 - ► Meets majority of OCP Design Guidelines

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: February 24, 2025

To: Council

From: City Manager

Address: 2606 – 2696 Pandosy St

File No.: DP24-0132

Zone: UC5rcs – Pandosy Urban Centre with Retail Cannabis Sales

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0132 for Lot A District Lot 14 ODYD Plan 33506, located at 2606 – 2696 Pandosy Street, Kelowna, BC subject to the following:

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

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

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

2.0 Purpose

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

3.0 Development Planning

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

- Orienting primary building facades and entries to the street and incorporating continuous active commercial frontage to support pedestrian activity;
- Integrating off-street parking into the building and using ground-oriented uses to ensure it is hidden;
- Incorporating a podium at the base of the building, with upper storeys stepped back from the building edge; and
- Providing a significant break in the façade of the building to mitigate scale and massing.

Proposed materials include wood-appearance steel siding, grey and white aluminum panels, and grey brick. Common amenity space includes a rooftop top patio with outdoor seating, an outdoor kitchen and BBQ area, fireplace, games area, and yoga space. Vehicle access is provided from the rear lane.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located on Pandosy Street between the intersections of Osprey Avenue and Wardlaw Avenue within the Pandosy Urban Centre. The surrounding neighbourhood includes mixed-use buildings, apartment housing, and single detached dwellings.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS				
Gross Lot Area	3363.58 m²			
Road Dedication	536.76 m²			
Total Number of Residential Units	85			
Micro-suites	6			
1-bed	42			
2-bed	6			
3-bed	31			
Net Commercial Floor Area	595.8 m²			

DEVELOPMENT REGULATIONS					
CRITERIA	UC ₅ ZONE	PROPOSAL			
Total Maximum Floor Area Ratio	2.65	2.54			
Base FAR	2.35				

Bonus FAR (Public Amenity & Streetscape Bonus)	0.3	
Max. Site Coverage (buildings)	100%	76.2%
Max. Site Coverage (buildings, parking, driveways)	100%	100%
Max. Height	43.0 m & 11 storeys	36.2 m & 11 storeys
Base Height	31.0 m & 8 storeys	
Bonus Height (Public Amenity & Streetscape Bonus)	12.0 m & 3 storeys	
Setbacks		
Min. Front Yard (east)	o.o m	o.o m
Min. Side Yard (north)	o.o m	o.o m
Min. Side Yard (south)	o.o m	1.0 M
Min. Rear Yard (west)	o.o m	o.o m
Upper Floor Setbacks (Above 16.0 m)		
Min. Front Yard (east)	2.0 M	2.0 M
Min. Side Yard (south)	3.0 m	5.9 m
Step backs		
Min. Fronting Street (east)	3.0 m	3.0 m
Min. Flanking Street (south)	3.0 m	3.0 m
Amenity Space		
Total Required Amenity Space	1011 m²	2510 m²
Common	340 m²	635 m²
Private	-	1875 m²
Landscaping		
Min. Number of Trees	o trees	10 trees
Min. Large Trees	o trees	o trees

PARKING REGULATIONS					
CRITERIA	UC ₅ ZONE REQUIREMENTS	PROPOSAL			
Total Required Vehicle Parking	99 stalls	105 stalls			
Residential	79.6	85			
Commercial	7.8	8			
Visitor	11.9	12			
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	52% Regular 48% Small			
Bicycle Stalls Short-Term	12 stalls	22 stalls			
Bicycle Stalls Long-Term	73 stalls	74 stalls			
Bonus Stalls Provided for Parking Reduction	n	n			
Bike Wash & Repair	у	у			

6.0 Application Chronology

Application Accepted: July 17, 2024

Report prepared by: Mark Tanner, Planner Specialist

Reviewed by: Adam Cseke, Central Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP24-0132

Schedule A: Site Plan & Floor Plans Schedule B: Elevations & Sections Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Renderings

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

Development Permit DP24-0132





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

2606 - 2696 Pandosy Street

and legally known as

Lot A District Lot 14 ODYD Plan 33506

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

Retail & Apartment Housing

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

<u>Date of Council Approval:</u> February 24, 2025

Development Permit Area: Form and Character

Existing Zone: UC5rcs – Pandosy Urban Centre with Retail Cannabis Sales

Future Land Use Designation: UC – Urban Centre

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

This is NOT a Building Permit.

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

NOTICE

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

Owner: Hyeum Properties Ltd., Inc. No. BC1203139

Applicant: New Town Architecture

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance



1. SCOPE OF APPROVAL

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

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

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

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP24-0132 for Lot A District Lot 14 ODYD Plan 33506 located at 2606 – 2696 Pandosy Street, Kelowna, BC, subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;
- e) The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375.

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

3. PERFORMANCE SECURITY

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

a) An Irrevocable Letter of Credit OR certified cheque OR a Surety Bond in the amount of \$196,006.25

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

4. PUBLIC AMENITY & STREETSCAPE CAPITAL RESERVE FUND

Public Amenity & Streetscape Capital Reserve Fund Payment in the amount of \$58,820.47 required for 2826.82 m² lot area as part of the proposed development.

5. INDEMNIFICATION

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

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

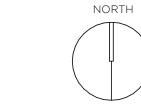
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly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

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





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Seal

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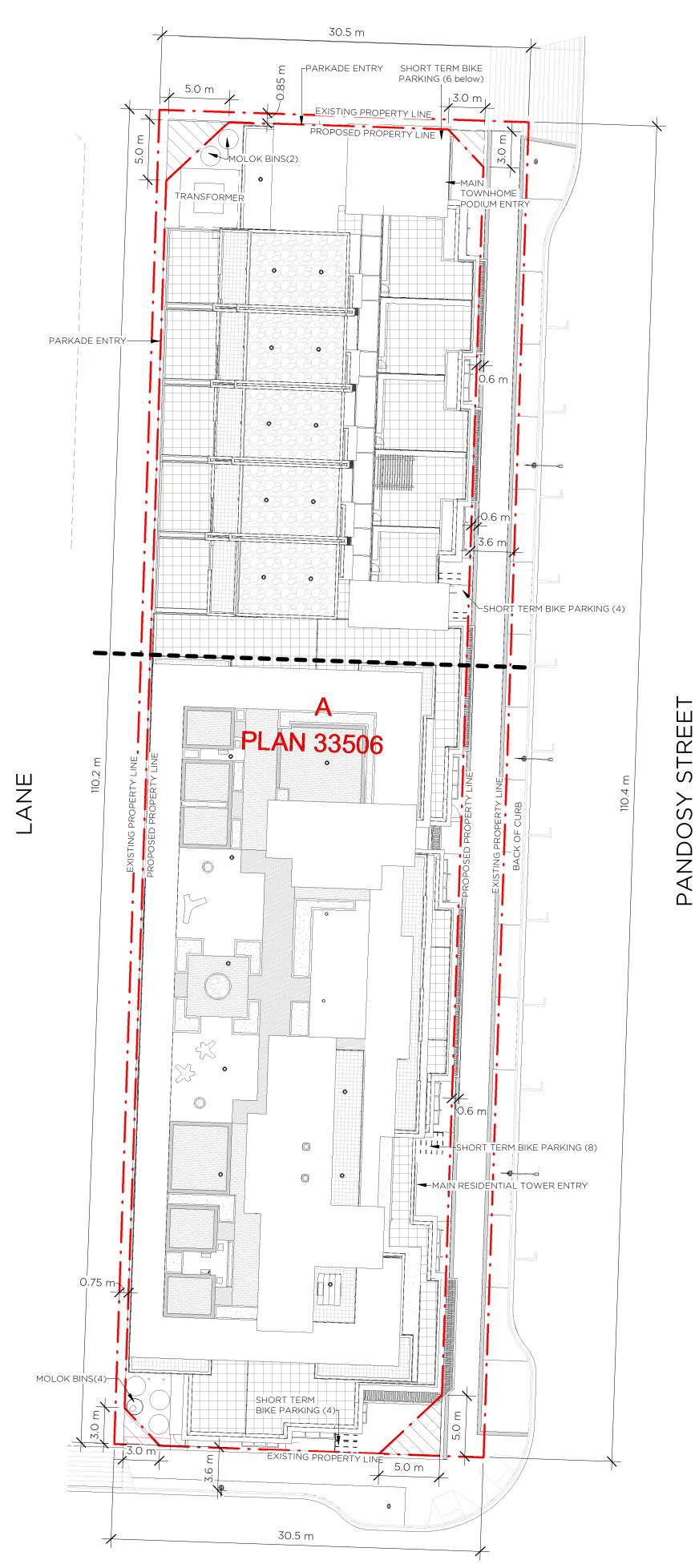
Osprey Ave

Osprey Ave

Osprey Ave

SITE CONTEXT

1" = 40'-0"



OSPREY AVENUE

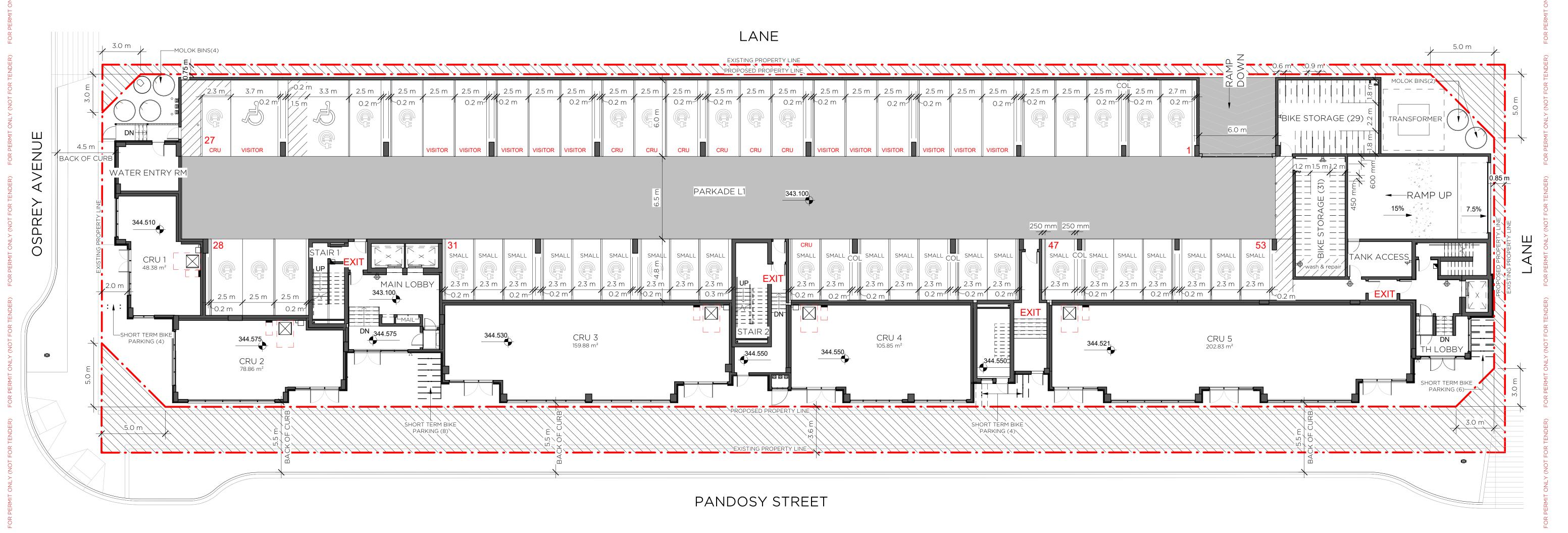
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SITE PLAN

317







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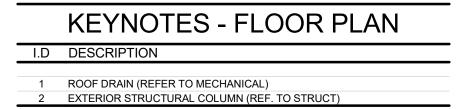
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PARKADE L1

FLOOR PLAN

4242







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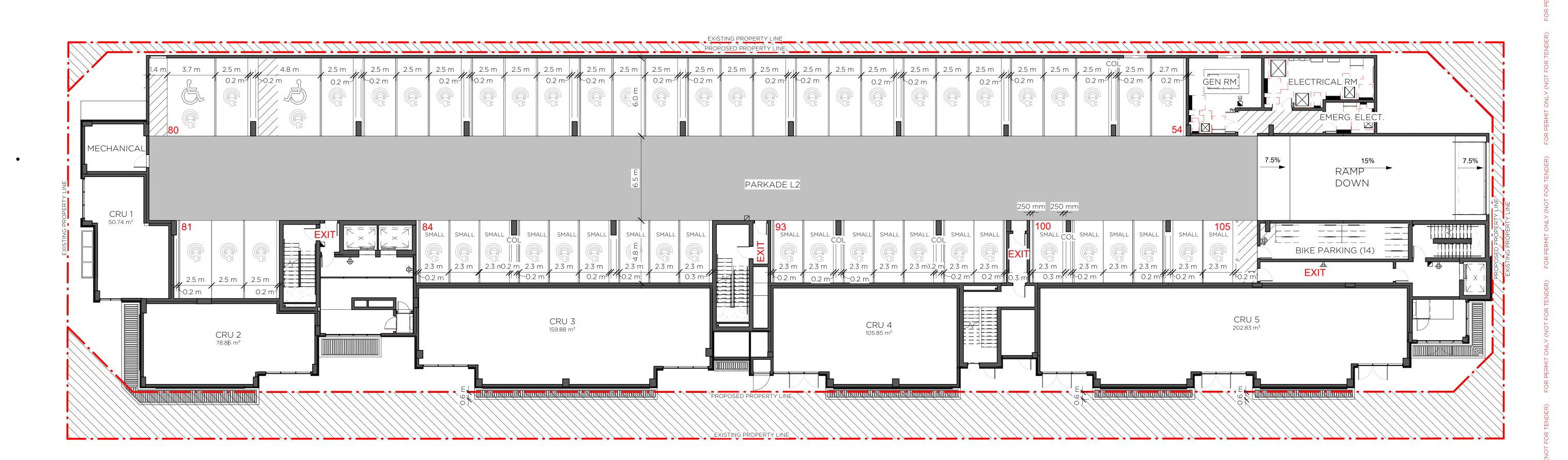
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sheet name
PARKADE L2

FLOOR PLAN



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SCHEDULE A

This forms part of application
DP24-0132

City of

Planner Initials

MT

Kelowna

DEVELOPMENT PLANNING

I.D DESCRIPTION

1 ROOF DRAIN (REFER TO MECHANICAL)

2 EXTERIOR STRUCTURAL COLUMN (REF. TO STRUCT)



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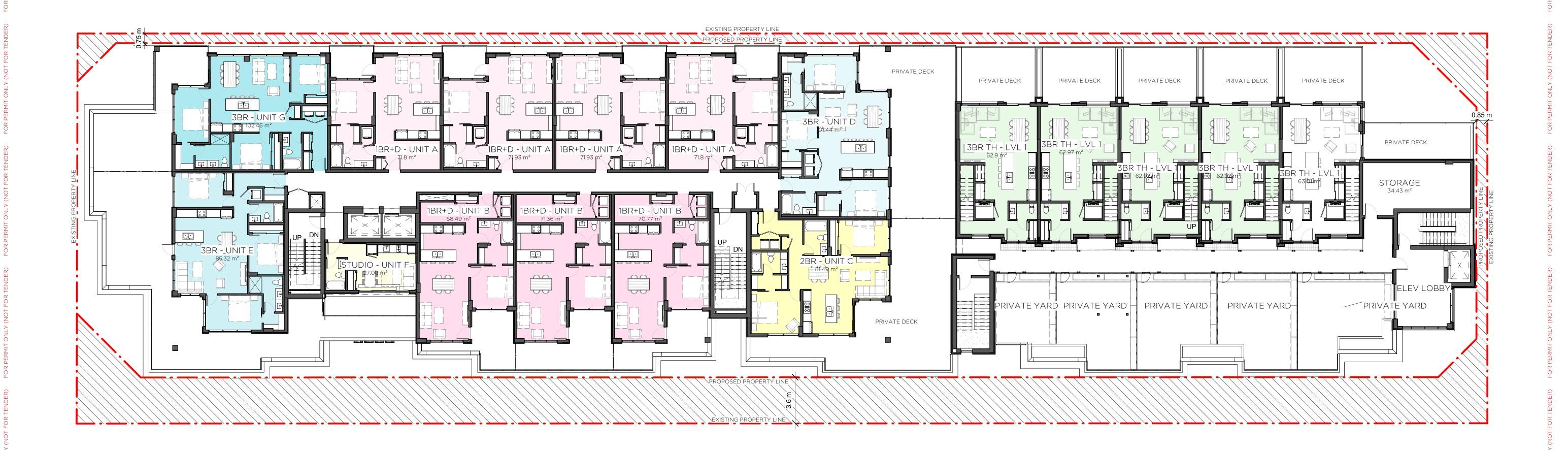


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designed LA
drawn LA

FLOOR PLAN

sheet name
LEVEL 3



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FLOOR PLAN



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scale 1: 150

designed LA
drawn LA

FLOOR PLAN









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sheet name
LEVEL 6-8

FLOOR PLAN



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drawn LA
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sheet name
PH LEVEL



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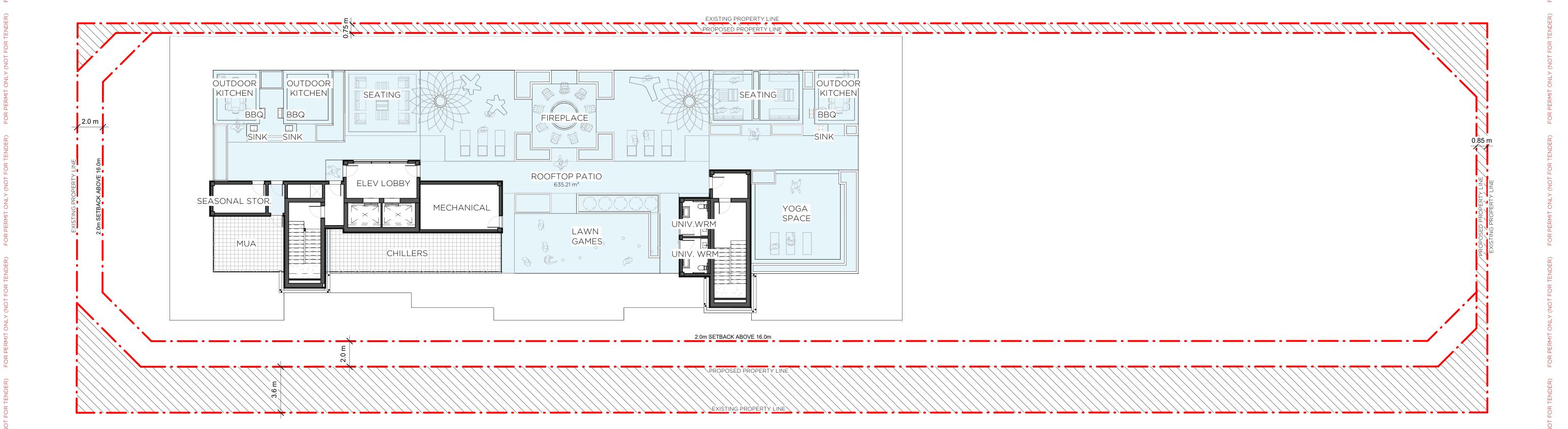
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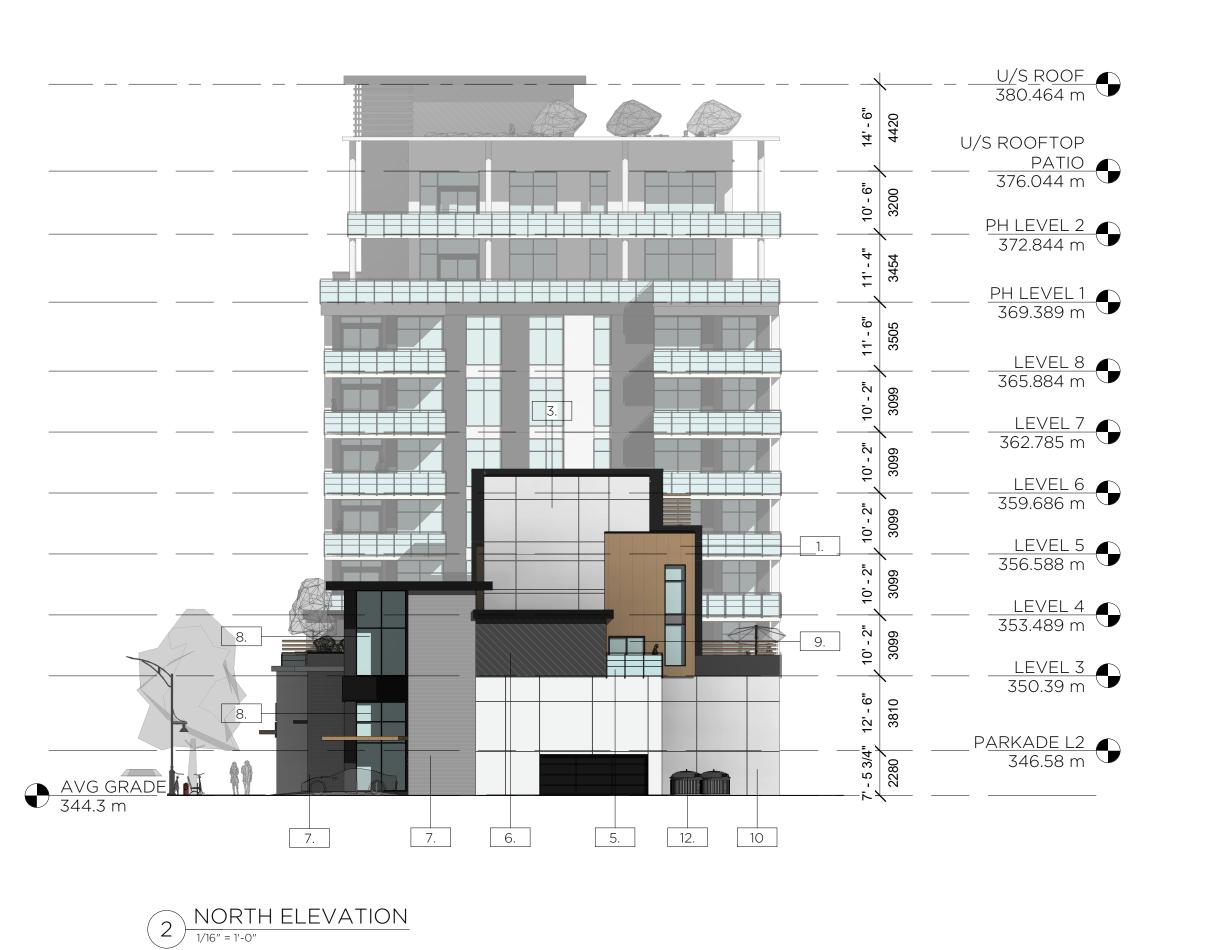
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EAST ELEVATION 1/16" = 1'-0"







MATERIAL LEGEND

- 1. LUX V-GROOVE VERTICAL SIDING FAWN
- 2. ALUMINUM PRE-FORMED PANELS CHARCOAL BLACK
- 3. ALUMINUM PRE-FORMED PANELS WHITE
- . ALUMINIUM SUNSHADE, BLACK/ WOOD
- ALUMINIUM RAILING W/ GLASS PANEL INFILL
- EQUITONE LINEA SIDING BLACK
- BRICK GREY
- STOREFRONT GLAZING BLACK FRAME
- . ALUMINIUM SLIDING PATIO DOOR IN BLACK FRAME
- . ALUMINIUM WINDOW IN BLACK FRAME
- 11. BIKE RACK LOOPS BLACK
- MOLOK GARBAGE RECEPTACLES

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commencement of work.

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SCHEDULE

This forms part of application

DP24-0132

City of

Planner Initials

MT

Kelowna

DEVELOPMENT PLANNING

Pandosy STREET, KELOWNA, VIY 1V6, BC, CANADA 2606-2696 PANDOSY STREET, KELOWNA, VIY 1V6, BC, CANADA

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BUILDING

ELEVATIONS

scale As indicated designed I drawn I checked

2025-02-03 8:

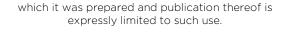




MATERIAL LEGEND

- LUX V-GROOVE VERTICAL SIDING FAWN
- ALUMINUM PRE-FORMED PANELS -CHARCOAL BLACK
- ALUMINUM PRE-FORMED PANELS WHITE
 - ALUMINIUM SUNSHADE, BLACK/ WOOD
- ALUMINIUM RAILING W/ GLASS PANEL INFILL
- EQUITONE LINEA SIDING BLACK
- BRICK GREY
- STOREFRONT GLAZING BLACK FRAME
- ALUMINIUM SLIDING PATIO DOOR IN BLACK FRAME
 - ALUMINIUM WINDOW IN BLACK FRAME
 - BIKE RACK LOOPS BLACK

 - MOLOK GARBAGE RECEPTACLES



Verify all dimensions and datums prior to commencement of work.

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2 SOUTH ELEVATION

1/16" = 1'-0"

14

4.

4.





AVG GRADE 344.3 m

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WEST ELEVATION

1/16" = 1'-0"

4242

BUILDING

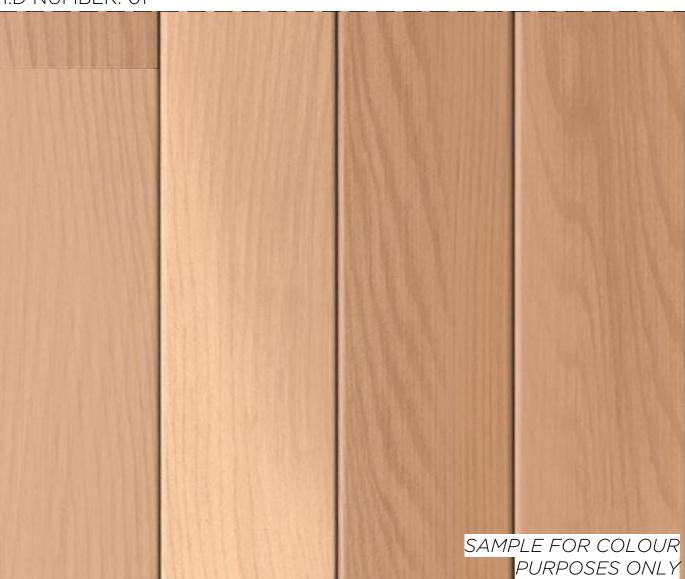
ELEVATIONS



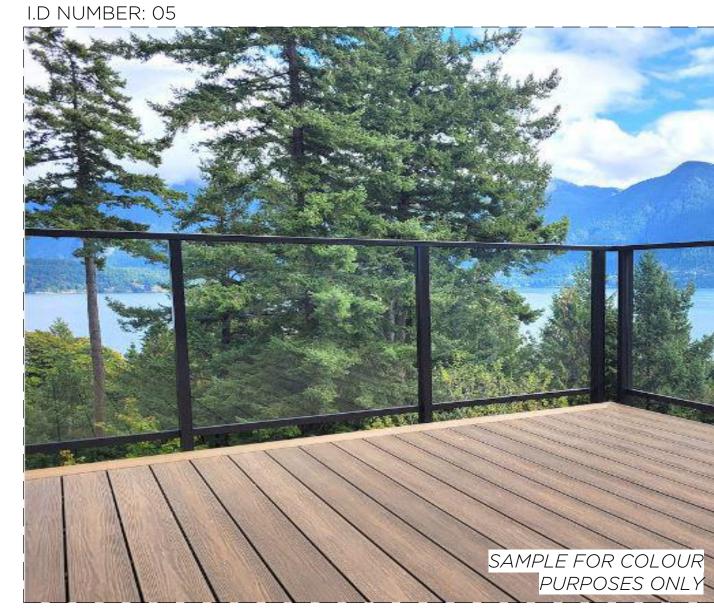




COLOUR & CODE: FAWN I.D NUMBER: 01



MANUFACTURER: TBD PRODUCT: ALUMINIUM RAILING W/ GLASS PANEL INFILL COLOUR & CODE: BLACK



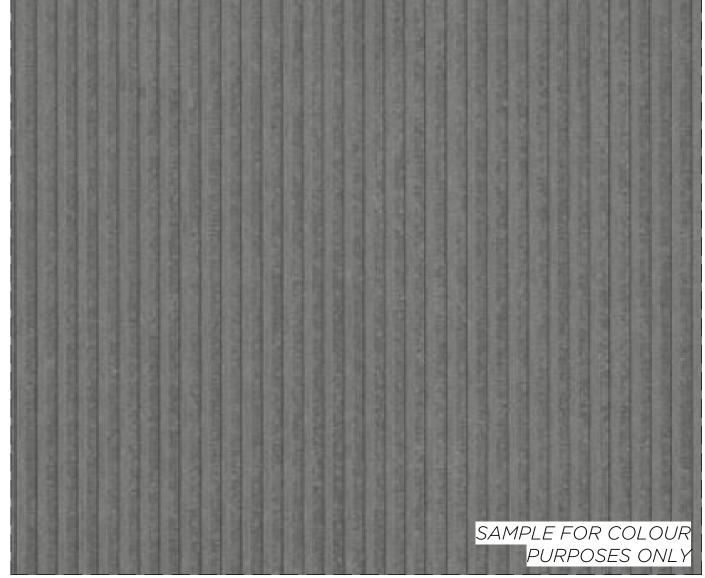
MANUFACTURER: TBD PRODUCT: ALUMINIUM SLIDING PATIO DOOR IN BLACK FRAME COLOUR & CODE: BLACK I.D NUMBER: 09



MANUFACTURER: TBD PRODUCT: ALUMINUM PRE-FORMED PANELS COLOUR & CODE: CHARCOAL BLACK I.D NUMBER: 02



MANUFACTURER: EQUITONE PRODUCT: LINEA COLOUR & CODE: BLACK I.D NUMBER: 06



MANUFACTURER: TBD PRODUCT: ALUMINIUM WINDOW IN BLACK FRAME COLOUR & CODE: BLACK I.D NUMBER: 10



MANUFACTURER: TBD PRODUCT: BIKE RACK - LOOPS COLOUR & CODE: BLACK I.D NUMBER: 11

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SAMPLE FOR COLOUR

PURPOSES ONL

MANUFACTURER: TBD PRODUCT: BRICK COLOUR & CODE: GREY I.D NUMBER: 07

FOR PERMIT ONLY (NOT FOR TENDER) FOR PERMIT ONLY (NOT FOR TENDER)

MANUFACTURER: TBD

I.D NUMBER: 03

COLOUR & CODE: WHITE

PRODUCT: ALUMINUM PRE-FORMED PANELS





MANUFACTURER: TBD PRODUCT: ALUMINIUM SUNSHADE COLOUR & CODE: BLACK/WOOD TEXTURE I.D NUMBER: 04



MANUFACTURER: TBD PRODUCT:STOREFRONT GLAZING COLOUR & CODE: BLACK FRAME I.D NUMBER: 08



MANUFACTURER: MOLOK PRODUCT: GARBAGE RECEPTACLES COLOUR & CODE: TBD I.D NUMBER: 12



NEW TOWN ARCHITECTURE + ENGINEERING 300-1650 BERTRAM ST, KELOWNA, BC P: 250.860.8185 www.newtownservices.net

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect. DATE ISSUED FOR.

1 2024-07-05 ISSUED FOR DP

4 2024-12-20 RE-ISSUED FOR DP

SCHEDULE This forms part of application DP24-0132 Kelowna Planner Initials MT

4242 MATERIALS

A4.00D





Address: 2606 - 2696 Pandosy Street Kelowna, B.C.

City of Calgary Zoning:

Pandosy Urban Centre

Landscape Statistics

Site Area length of Frontage Pandosy Street +Ospreay Ave **2,946.12** sq m 130.42 lm

1 tree per 10 lm frontage

required provided 13.0

provided 654 221.00 433.00

min #2 container

bronze tuffted hair grass min #2 container

northern lights hair grass min #2 container

prairie fire switch grass min #2 container

variegated moor grass min #2 container

landscape mulch

none flamable

karl foerster grass

min #2 container

Shrubs

grasses and goundcovers avalanche reed grass



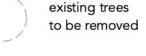
autumn blaze maple min 75mm cal



emperor japanese maple min 50mm cal



ivory silk lilac







anise hyssop min 600mm ht or spread

autumn red daylily

min 600mm ht or spread

caradonna sage min 600mm ht or spread

candy corn spirea min 600mm ht or spread black eyed susan

min 600mm ht or spread oso paprika rose min 600mm ht or spread

purple emperor cornflower min 600mm ht or spread

red garden astilbe min 600mm ht or spread

tiny wine ninebark

min 600mm ht or spread

SCHEDULE This forms part of application

DP24-0132

Botanical Name

Planner Initials MT

City of Kelowna

Calamagrostis x acutiflora 'Avalanche'

Deschampsia caespitosa 'Bronzeschleier'

Calamagrostis x acutiflora 'Karl Foerster'

Deschampsia cespitosa 'Northern Lights'

Panicum virgatum 'Prairie Fire'

Molinia caerulea 'Variegata'

Plant List Qty Common Name

Ornamental Grasses and Groundcovers

24 Avalanche Reed Grass

36 Bronze Veil Tufted Hair Grass 119 Foerster's Feather Reed Grass

158 Northern Lights Tufted Hair Grass

48 Prairie Fire Red Switch Grass 48 Variegated Moor Grass

Shrubs

Coniferous

10 Globe Blue Spruce (tree form) 16 Little spire Russian Sage

Deciduous

13 Abbotswood Potentilla 14 Anise Hyssop

32 Autumn Red Daylily 16 Caradonna Sage

15 Double play candy corn spirea Indian Summer Black Eyed Susan

17 Oso Easy Paprika Rose 55 Purple Emperor Coneflower

18 Red Garden Astilbe Tiny Wine Ninebark

Picea pungens 'Globosa (tree form)' Perovskia atriplicifolia ' little spire' Potentilla fruticosa 'Abbotswood' Agastache 'Blue Fortune' Hemerocallis 'Autumn Red' Salvia x sylvestris 'Caradonna'

> Spiraea japonica 'candy corn' Rudbeckia hirta 'Indian Summer' Rosa sp ' Oso Paprika'

Echinacea purpurea 'Purple Emperor' Astilbe x arendsii 'Fanal' Physocarpus opulifolius

Trees

Coniferous

Deciduous

11 Autumn Blaze Maple Emperor Japanese Maple

Ivory Silk Japanese Tree Lilac

Acer x freemanii 'Jeffsred' Acer palmatum 'Wolff' Syringa reticulata 'Ivory Silk'

p. 403.618.44.27 e. info@arquiecos.com

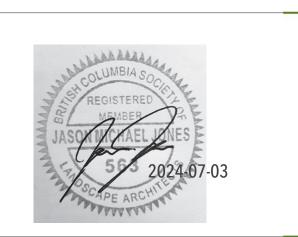
arquiecos



Arquiecos Group Ltd.

8-121 Village Heights SW

Calgary, Alberta T3H 2L2



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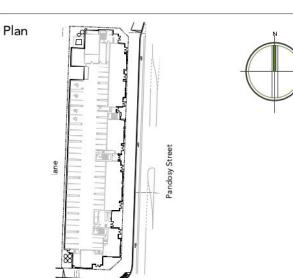
Irrigation Notes

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- 6. Ensure a minimum of 3m between crowns of existing coniferous trees. the tips of the branches of a mature coniferous tree are no closer than 3m to the tips of the branches of another coniferous
- 7. Proposed landscape mulch will be non-combustible.



24.07.03 development permit

review and coordination 24.06.21 24.06.19 review and coordination 24.06.07 review and coordination 24.04.29 revew and coordination Issued for: Date. (yy.mm.dd)

Project No. 43-001

Pandosy x Osprey Mixed Use

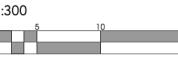
Kelowna, B.C.

Drawing Title:

Overall Landscape Plan

Drawn by: Drawing No. cmp Checked by: cmp

Scale: 1:300



rooftop landscape plan 1 Scale: 1:100

schematic perspectives





grasses and goundcovers autumn blaze maple

avalanche reed grass min #2 container

emperor japanese maple

ivory silk lilac min 50mm cal

existing trees to be removed

min 75mm cal

globe blue spruce (tree form)

little spire russian sage min 600mm ht or spread

min 600mm ht or spread

abbotswood potentilla min 600mm ht or spread anise hyssop

min 600mm ht or spread autumn red daylily min 600mm ht or spread

min 600mm ht or spread candy corn spirea

min 600mm ht or spread black eyed susan min 600mm ht or spread

caradonna sage

oso paprika rose min 600mm ht or spread purple emperor cornflower

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red garden astilbe min 600mm ht or spread

tiny wine ninebark min 600mm ht or spread

Planner MT Initials

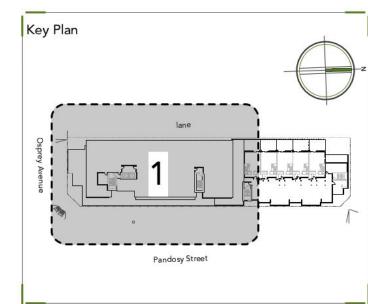
City of Kelowna DEVELOPMENT PLANNING

SCHEDULE This forms part of application # DP24-0132

> per firesmart guidelines. shrubs have been proposed.

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24.07.03 development permit 24.06.21 review and coordination 24.06.19 review and coordination 24.06.07 review and coordination 24.04.29 revew and coordination Date. (yy.mm.dd) Issued for:

43-001

Pandosy x Osprey Mixed Use

Drawing Title:

arquiecos

min #2 container karl foerster grass min #2 container

bronze tuffted hair grass

northern lights hair grass min #2 container

prairie fire switch grass min #2 container

variegated moor grass min #2 container landscape mulch

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closer than 3m to the tips of the branches of another coniferous

Project No.

Project Title.

Kelowna, B.C.

Rooftop landscape plan

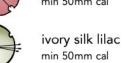
Drawn by:



upper level townhomes amenity spaces
Scale: 1:100

min 75mm cal



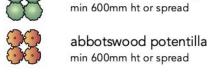






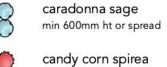


globe blue spruce (tree form) min 600mm ht or spread little spire russian sage

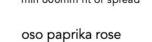


anise hyssop min 600mm ht or spread



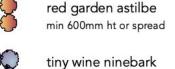






min 600mm ht or spread





min 600mm ht or spread



grasses and goundcovers

avalanche reed grass min #2 container

bronze tuffted hair grass min #2 container

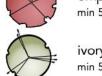
northern lights hair grass min #2 container

karl foerster grass

min #2 container

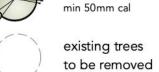


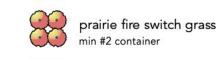
emperor japanese maple

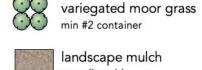




existing trees







none flamable



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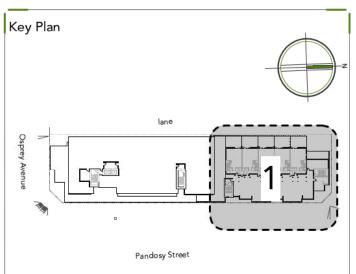
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24.07.03 development permit 24.06.21 review and coordination 24.06.19 4 review and coordination 24.06.07 2 review and coordination

revew and coordination Issued for:

Project Title.

Pandosy x Osprey Mixed Use

Kelowna, B.C.

Drawing Title:

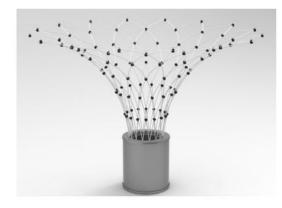
Rooftop landscape plan

Drawing No.

Drawn by: cmp Checked by: cmp

24.04.29

Date. (yy.mm.dd)



Proposed canopy element Maglin Corole Canopee standard base and LED lights on canopee Surface mount



Proposed bench Maglin Iconic bench Titanium powdercoat colour Surface mount



Proposed bike rack Maglin Iconic bike rack Orange powdercoat colour Surface mount

\$5,000 Landscape forms Twig Air and Starfish Air in white with LED lighting

\$1,500 Sofas and tables for lounging areas and loungers for open space TBD

\$1,000 Freestanding raised planters by urbanpot. 1.2m high for trees and

\$7,000 Firepit with decorative gravel and 9 individual chairs TBD

\$5,000 Maglin Canopee Small with LED lights

\$6,000 Sail shade emelments over dining areas

\$10,000 Outdoor kitchens with BBQ, sink and conutertop

0.6m high for shrubs



Proposed sculptural benches Landscape forms Twig Air and Starfish Air white with LED lighting Surface mount



Proposed shade elelments Shade Sails Canada custom shade structures for dining areas and yoga deck Surface mount

Proposed site furnishings

Preliminary estimate of probable costs Total Unit Cost 1.0 Softscape and Plant Material 1.1 Deciduous Trees \$900 Supply and Install, Includes Topsoil, bark mulch and 2 year warranty. \$ 18,900 each 1.3 Deciduous Shrubs 221 \$65 Supply and Install, Includes Topsoil, bark mulch and 2 year warranty. \$ 14,365 each 1.4 Coniferous Shrubs \$65 Supply and Install, Includes Topsoil, bark mulch and 2 year warranty. \$ 1,690 26 each \$ 15,155 1.5 Ornamental Grasses 433 \$35 Supply and Install, Includes Topsoil, bark mulch and 2 year warranty. each 1.6 Sod \$ 1,014 51 \$20 Including 15mm of topsoil and grading 1.8 wood bark mulch 257 \$40 Non flamable landscape mulch. Nature's Gold Black mulch or \$ 10,291 1.1 Irrigation \$50,000 Irrigation System with high efficiency MP spray heads, and bubblers \$ 50,000 for trees. Design Build by contractor to be reviewed and approved by Landscape Architect. \$ 111,415 2.0 Hardscape 2.1 Artificial Grass \$150 Synlawn Artificial pet turf. as per manufacturers specifications \$ 31,689 211 \$200 Broom finish concrete paving as per City of Kelowna Standards 2.1 Concrete paving 241 sq.m. \$ 48,244 2.2 Accent paving and precast pavers 991 \$275 Concrete paving with integral colour or precast concrete pavers as \$ 272,477 sq.m. per plans \$ 352,410 3.0 Site Furnishings 3.1 Bike racks 20 each \$750 Bike racks as per drawings \$ 15,000 each \$ 10,500 3.2 Benches \$1,500 Benches as per drawings

> **Estimated Total Cost** \$ 637,825

Subtotal

\$ 15,000

\$7,000

\$ 28,500

\$ 10,000

\$ 18,000

\$ 40,000

\$ 30,000

\$ 174,000

1. This is a preliminary opinion of probable costs based on development permit design plans, not a guaranteed cost figure.

3

19

40

each

each

each

- 2. Contractors are responsible for accurate quantity calculations and field measurements.
- 3. Cost estimate does not include; haulage, maintenance, unforeseen site conditions, and other costs associated with construction phasing and staging. 4. All costs include supply and installation unless otherwise noted.

3.3 Rooftop sculptural benches

3.4 Rooftop Firepit and chairs

3.6 Canopy Structures

3.8 Raised planters

3.9 Outdoor kitchens

3.7 Sail Shade elements

3.5 Rooftop Sofas and loungers

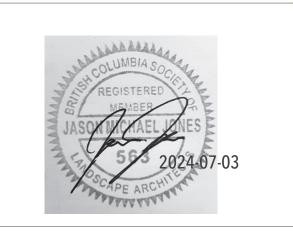
5. All costs are exclusive of taxes





Arquiecos Group Ltd. Design and Development Consultants





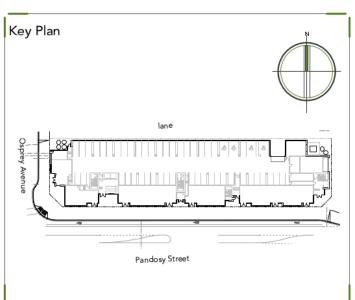
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24.07.03 development permit 24.06.21 review and coordination 24.06.19 review and coordination 24.06.07 review and coordination 24.04.29 revew and coordination

43-001

Issued for:

Project Title.

Pandosy x Osprey Mixed Use

Kelowna, B.C.

Drawing Title:

Furnishings / Cost estimate

Drawing No. Drawn by: cmp Checked by: cmp

Scale: as noted

333

Date. (yy.mm.dd)



FORM & CHARACTER - DEVELOPMENT PERMIT GUIDELINES

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

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

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

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



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

DP24-0132 February 2025



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

	SECTION 2.0: GENERAL RESIDENTIAL AND MIX	KED US	SΕ				
	TE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE	N/A	1	2	3	4	5
	s least complying & 5 is highly complying)						
	General residential & mixed use guidelines		,				
	1 Relationship to the Street	N/A	1	2	3	4	5
a.	Orient primary building facades and entries to the fronting street						✓
	or open space to create street edge definition and activity.						
b.	On corner sites, orient building facades and entries to both					✓	
	fronting streets.						
c.	Minimize the distance between the building and the sidewalk to						✓
	create street definition and a sense of enclosure.						
d.	Locate and design windows, balconies, and street-level uses to						√
	create active frontages and 'eyes on the street', with additional						
	glazing and articulation on primary building facades.						
e.	Ensure main building entries are clearly visible with direct sight						√
	lines from the fronting street.						
f.	Avoid blank, windowless walls along streets or other public open						√
	spaces.						
g.	Avoid the use of roll down panels and/or window bars on retail and						√
	commercial frontages that face streets or other public open						
	spaces.						
h.	In general, establish a street wall along public street frontages to						1
	create a building height to street width ration of 1:2, with a						
	minimum ration of 11:3 and a maximum ration of 1:1.75.						
•	Wider streets (e.g. transit corridors) can support greater streetwall						
	heights compared to narrower streets (e.g. local streets);						
•	The street wall does not include upper storeys that are setback						
	from the primary frontage; and						
•	A 1:1 building height to street width ration is appropriate for a lane						
	of mid-block connection condition provided the street wall height						
	is no greater than 3 storeys.						
2.1	2 Scale and Massing	N/A	1	2	3	4	5
a.	Provide a transition in building height from taller to shorter					<u> </u>	1
	buildings both within and adjacent to the site with consideration						•
	for future land use direction.						
b.	Break up the perceived mass of large buildings by incorporating						1
	visual breaks in facades.						
C.	Step back the upper storeys of buildings and arrange the massing			1			1
	and siting of buildings to:						
•	Minimize the shadowing on adjacent buildings as well as public						
	and open spaces such as sidewalks, plazas, and courtyards; and						
•	Allow for sunlight onto outdoor spaces of the majority of ground						
	floor units during the winter solstice.						
l	ss dorning the winter solution	<u> </u>		<u> </u>	1	1	<u> </u>





2.1	.3 Site Planning	N/A	1	2	3	4	5
a.	Site and design buildings to respond to unique site conditions and						✓
	opportunities, such as oddly shaped lots, location at prominent						
	intersections, framing of important open spaces, corner lots, sites						
	with buildings that terminate a street end view, and views of						
	natural features.						
b.	Use Crime Prevention through Environmental Design (CPTED)						√
	principles to better ensure public safety through the use of						
	appropriate lighting, visible entrances, opportunities for natural						
	surveillance, and clear sight lines for pedestrians.						
C.	Limit the maximum grades on development sites to 30% (3:1)	√					
d.	Design buildings for 'up-slope' and 'down-slope' conditions	1					
	relative to the street by using strategies such as:						
•	Stepping buildings along the slope, and locating building						
	entrances at each step and away from parking access where						
	possible;						
•	Incorporating terracing to create usable open spaces around the						
	building						
•	Using the slope for under-building parking and to screen service						
	and utility areas;						
•	Design buildings to access key views; and						
•	Minimizing large retaining walls (retaining walls higher than 1 m						
-	should be stepped and landscaped).						
e.	Design internal circulation patterns (street, sidewalks, pathways)						1
٠.	to be integrated with and connected to the existing and planned						•
	future public street, bicycle, and/or pedestrian network.						
f.	Incorporate easy-to-maintain traffic calming features, such as on-	1					
•	street parking bays and curb extensions, textured materials, and	•					
	crosswalks.						
g.	Apply universal accessibility principles to primary building entries,						1
3.	sidewalks, plazas, mid-block connections, lanes, and courtyards						•
	through appropriate selection of materials, stairs, and ramps as						
	necessary, and the provision of wayfinding and lighting elements.						
2.1	.4 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a.	Locate off-street parking and other 'back-of-house' uses (such as					√	
۵.	loading, garbage collection, utilities, and parking access) away						
	from public view.						
b.	Ensure utility areas are clearly identified at the development						√
٠.	permit stage and are located to not unnecessarily impact public or						•
	common open spaces.						
C.	Avoid locating off-street parking between the front façade of a						1
С.	building and the fronting public street.						•
d.	In general, accommodate off-street parking in one of the						./
u.	following ways, in order of preference:						*
•	Underground (where the high water table allows)						
	Parking in a half-storey (where it is able to be accommodated to						
•	· · · · · · · · · · · · · · · · · · ·						
	not negatively impact the street frontage);	1					





	DEVELOPMENT PLANNING						
•	Garages or at-grade parking integrated into the building (located						
	at the rear of the building); and						
_	Surface parking at the rear, with access from the lane or secondary street wherever possible.						
e.	Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable	✓					
	concrete, or driveway planting strips.		<u> </u>	ļ	ļ		
f.	In cases where publicly visible parking is unavoidable, screen using strategies such as:	✓					
•	Landscaping;						
•	Trellises;						
•	Grillwork with climbing vines; or						
•	Other attractive screening with some visual permeability.						
g.	Provide bicycle parking at accessible locations on site, including:						√
•	Covered short-term parking in highly visible locations, such as						
	near primary building entrances; and						
•	Secure long-term parking within the building or vehicular parking area.						
h.	Provide clear lines of site at access points to parking, site						√
	servicing, and utility areas to enable casual surveillance and safety.						
i.	Consolidate driveway and laneway access points to minimize curb						✓
	cuts and impacts on the pedestrian realm or common open						
	spaces.		<u> </u>	<u> </u>	<u> </u>		
j.	Minimize negative impacts of parking ramps and entrances						√
	through treatments such as enclosure, screening, high quality						
	finishes, sensitive lighting and landscaping.	NI/A	_		_		_
	.5 Streetscapes, Landscapes, and Public Realm Design Site buildings to protect mature trees, significant vegetation, and	N/A	1	2	3	4	5
a.	ecological features.	√					
b.	Locate underground parkades, infrastructure, and other services	✓					
	to maximize soil volumes for in-ground plantings.		<u> </u>	ļ	ļ		
C.	Site trees, shrubs, and other landscaping appropriately to						✓
	maintain sight lines and circulation.		+	+	+		
d.	Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors,						
	lighting, furniture, and signage.						
e.	Ensure site planning and design achieves favourable microclimate				1	1	1
.	outcomes through strategies such as:						•
•	Locating outdoor spaces where they will receive ample sunlight						
	throughout the year;						
•	Using materials and colors that minimize heat absorption;						
•	Planting both evergreen and deciduous trees to provide a balance						
	of shading in the summer and solar access in the winter; and						
•	Using building mass, trees and planting to buffer wind.						
1 6	Use leaders in a mark violathet seft on development and subsect	1	1	1	1		
f.	Use landscaping materials that soften development and enhance					✓	
Ť.	the public realm.			<u> </u>		•	





g.	Plant native and/or drought tolerant trees and plants suitable for						✓
	the local climate.						
h.	Select trees for long-term durability, climate and soil suitability,						✓
	and compatibility with the site's specific urban conditions.						
i.	Design sites and landscapes to maintain the pre-development	✓					
	flows through capture, infiltration, and filtration strategies, such						
	as the use of rain gardens and permeable surfacing.						
j.	Design sites to minimize water use for irrigation by using	✓					
	strategies such as:						
•	Designing planting areas and tree pits to passively capture						
	rainwater and stormwater run-off; and						
•	Using recycled water irrigation systems.						
k.	Create multi-functional landscape elements wherever possible,						√
	such as planting areas that also capture and filter stormwater or						
	landscape features that users can interact with.						
I.	Select materials and furnishings that reduce maintenance						√
	requirements and use materials and site furnishings that are						
	sustainably sourced, re-purposed or 100% recycled.						
m.	Use exterior lighting to complement the building and landscape						√
	design, while:						
•	Minimizing light trespass onto adjacent properties;						
•	Using full cut-off lighting fixtures to minimize light pollution; and						
•	Maintaining lighting levels necessary for safety and visibility.						
n.	Employ on-site wayfinding strategies that create attractive and	1					
	appropriate signage for pedestrians, cyclists, and motorists using						
	a 'family' of similar elements.						
2.1	.6 Building Articulation, Features and Materials	N/A	1	2	3	4	5
a.	Express a unified architectural concept that incorporates variation						√
	in façade treatments. Strategies for achieving this include:						
•	Articulating facades by stepping back or extending forward a						
	portion of the façade to create a series of intervals or breaks;						
•	Repeating window patterns on each step-back and extension						
	interval;						
•	Providing a porch, patio, or deck, covered entry, balcony and/or						
	bay window for each interval; and						
•	Changing the roof line by alternating dormers, stepped roofs,						
	gables, or other roof elements to reinforce each interval.						
b.	Incorporate a range of architectural features and details into						1
	building facades to create visual interest, especially when						
	approached by pedestrians. Include architectural features such as:						
	bay windows and balconies; corner feature accents, such as turrets						
	or cupolas; variations in roof height, shape and detailing; building						
	entries; and canopies and overhangs.						
	Include architectural details such as: Masonry such as tiles, brick,						
1			1			1	1
1	and stone; siding including score lines and varied materials to						



	ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.	
C.	Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.	1
d.	Design buildings such that their form and architectural character reflect the buildings internal function and use.	1
e.	Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.	1
f.	Provide weather protection such as awnings and canopies at primary building entries.	1
g.	Place weather protection to reflect the building's architecture.	✓
h.	Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.	1
i.	Provide visible signage identifying building addresses at all entrances.	1

	SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE										
RA	TE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE	N/A	1	2	3	4	5				
(1)	s least complying & 5 is highly complying)										
4.1	4.1 Low & mid-rise residential & mixed use guidelines										
_	1 Relationship to the Street	N/A	1	2	3	4	5				
i.	Ensure lobbies and main building entries are clearly visible from the fronting street.						✓				
j.	Avoid blank walls at grade wherever possible by:						√				
•	Locating enclosed parking garages away from street frontages or public open spaces;										
•	Using ground-oriented units or glazing to avoid creating dead frontages; and										
•	When unavoidable, screen blank walls with landscaping or										
	incorporate a patio café or special materials to make them more visually interesting.										
Со	mmercial & Mixed Use Buildings										
k.	Ensure buildings have a continuous active and transparent retail frontage at grade to provide a visual connection between the public and private realm.						~				
l.	Site buildings using common 'build to' line at or near the front property line so that a continuous street frontage is maintained. Some variation (1-3 m maximum) can be accommodated in ground level set backs to support pedestrian and retail activity by, for example, incorporating recessed entryway, small entry plaza, or sidewalk café.						✓				



	DEVELOPARING						
m.	Incorporate frequent entrances (every 15 m maximum) into						✓
	commercial and street frontages to create punctuation and						
	rhythm along the street, visual interest and support pedestrian						
	activity.						
4.1	.2 Scale and Massing	N/A	1	2	3	4	5
a.	Residential building facades should have a maximum length of 60					✓	
	m. A length of 40 m is preferred.						
b.	Residential buildings should have a maximum width of 24 m.						✓
c.	Buildings over 40 m in length should incorporate a significant						√
	horizontal and vertical break in the façade.						
d.	For commercial facades, incorporate a significant break at						√
	intervals of approximately 35 m.						
Sev	ven to twelve storey buildings	•			•	•	
e.	Buildings between seven and twelve storeys should:						√
•	Incorporate a 2-3 storey podium at the base of the building;						
•	Incorporate a minimum 2 m stepback in upper storeys, and more						
	generous upper storey terraces facing south and west; and						
•	Have a minimum 30 m building separation between primary						
	building facades.						
f.	Courtyards and mid-block connections within building sideyards	√					
	should be a minimum of 6 m wide.						
g.	To support and promote the use of mass timber construction,	✓					
_	exceptions to setbacks and podium design guidelines will be						
	considered to accommodate unique design challenges and						
	technical requirements.						
4.1	.3 Site Planning	N/A	1	2	3	4	5
a.	On sloping sites, floor levels should step to follow natural grade	✓					
	and avoid the creation of blank walls.						
b.	Site buildings to be parallel to the street and to have a distinct						✓
	front-to-back orientation to public street and open spaces and to						
	rear yards, parking, and/or interior court yards:						
•	Building sides that interface with streets, mid-block connections						
	and other open spaces and should positively frame and activate						
	streets and open spaces and support pedestrian activity; and						
•	Building sides that are located away from open spaces (building						
	backs) should be designed for private/shared outdoor spaces and						
	vehicle access.						
c.	Break up large buildings with mid-block connections which should	✓					
	be publicly-accessible wherever possible.						
d.	Ground floors adjacent to mid-block connections should have	✓					
	entrances and windows facing the mid-block connection.						
4.1	.4 Site Servicing, Access and Parking	N/A	1	2	3	4	5
a.	Vehicular access should be from the lane. Where there is no lane,						✓
	and where the re-introduction of a lane is difficult or not possible,						
	access may be provided from the street, provided:	<u> </u>					
	/ 1	1	1	1	1	1	





•	Access is from a secondary street, where possible, or from the						
•	long face of the block; Impacts on pedestrians and the streetscape is minimised; and						
	There is no more than one curb cut per property.						
b.	Above grade structure parking should only be provided in						
D.	instances where the site or high water table does not allow for						√
	other parking forms and should be screened from public view with						
	active retail uses, active residential uses, architectural or						
	landscaped screening elements.						
C.	Buildings with ground floor residential may integrate half-storey	1					
	underground parking to a maximum of 1.2 m above grade, with	•					
	the following considerations:						
•	Semi-private spaces should be located above to soften the edge						
	and be at a comfortable distance from street activity; and						
•	Where conditions such as the high water table do not allow for this						
	condition, up to 2 m is permitted, provided that entryways, stairs,						
	landscaped terraces, and patios are integrated and that blank						
	walls and barriers to accessibility are minimized.						
4.1	5 Publicly-Accessible and Private Open Spaces	N/A	1	2	3	4	5
a.	Integrate publicly accessible private spaces (e.g. private	✓					
	courtyards accessible and available to the public) with public open						
	areas to create seamless, contiguous spaces.						
b.	Locate semi-private open spaces to maximize sunlight						✓
	penetration, minimize noise disruptions, and minimize 'overlook'						
	from adjacent units.						
Ro	oftop Amenity Spaces				T	1	
C.	Design shared rooftop amenity spaces (such as outdoor recreation						✓
	space and rooftop gardens on the top of a parkade) to be						
	accessible to residents and to ensure a balance of amenity and						
	privacy by:						
•	Limiting sight lines from overlooking residential units to outdoor						
	amenity space areas through the use of pergolas or covered areas						
	where privacy is desired; and						
•	Controlling sight lines from the outdoor amenity space into						
	adjacent or nearby residential units by using fencing, landscaping, or architectural screening.						
4	Reduce the heat island affect by including plants or designing a						
d.	green roof, with the following considerations:						'
	Secure trees and tall shrubs to the roof deck; and						
	Ensure soil depths and types are appropriate for proposed plants						
	and ensure drainage is accommodated.						
<i>l</i> . 1	6 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a.	Articulate building facades into intervals that are a maximum of 15	14//	_	_	3	4	<u>./</u>
۱ .	m wide for mixed-use buildings and 20 m wide for residential						•
	buildings. Strategies for articulating buildings should consider the						
	potential impacts on energy performance and include:						
	potential impacts on cherry periornance and include.						





•	Façade Modulation – stepping back or extending forward a		
	portion of the façade to create a series of intervals in the façade;		
•	Repeating window pattern intervals that correspond to extensions		
	and step backs (articulation) in the building façade;		
•	Providing a porch, patio, deck, or covered entry for each interval;		
•	Providing a bay window or balcony for each interval, while		
	balancing the significant potential for heat loss through thermal		
	bridge connections which could impact energy performance;		
١.	Changing the roof line by alternating dormers, stepped roofs,		
•	, , , , , , , , , , , , , , , , , , , ,		
	gables, or other roof elements to reinforce the modulation or articulation interval;		
_	·		
•	Changing the materials with the change in building plane; and		
•	Provide a lighting fixture, trellis, tree or other landscape feature		
	within each interval.		
b.	Break up the building mass by incorporating elements that define		✓
	a building's base, middle and top.		
c.	Use an integrated, consistent range of materials and colors and		✓
	provide variety, by for example, using accent colors.		
d.	Articulate the façade using design elements that are inherent to		√
	the buildings as opposed to being decorative. For example, create		
	depth in building facades by recessing window frames or partially		
	recessing balconies to allow shadows to add detail and variety as a		
	byproduct of massing.		
e.	Incorporate distinct architectural treatments for corner sites and		1
	highly visible buildings such as varying the roofline, articulating		
	the façade, adding pedestrian space, increasing the number and		
	size of windows, and adding awnings or canopies.		
f.	Provide weather protection (e.g. awnings, canopies, overhangs,		1
'-	etc.) along all commercial streets and plazas with particular		•
	attention to the following locations:		
	3		
•	Primary building entrances;,		
•	Adjacent to bus zones and street corners where people wait for		
	traffic lights;		
•	Over store fronts and display windows; and		
•	Any other areas where significant waiting or browsing by people		
	occurs.		
g.	Architecturally-integrate awnings, canopies, and overhangs to the		✓
	building and incorporate architectural design features of buildings		
L	from which they are supported.		
h.	Place and locate awnings and canopies to reflect the building's		√
	architecture and fenestration pattern.		
i.	Place awnings and canopies to balance weather protection with		√
	daylight penetration. Avoid continuous opaque canopies that run		
	the full length of facades.		
j.	Provide attractive signage on commercial buildings that identifies		-
١,	uses and shops clearly but which is scaled to the pedestrian rather		
	than the motorist. Some exceptions can be made for buildings		
	than the motorist. Some exceptions can be made for boildings		



	located on highways and/or major arterials in alignment with the City's Sign Bylaw.				
k.	Avoid the following types of signage:	✓			
•	Internally lit plastic box signs;				
•	Pylon (stand alone) signs; and				
•	Rooftop signs.				
I.	Uniquely branded or colored signs are encouraged to help	✓			
	establish a special character to different neighbourhoods.				

RENDERING NUMBER 1 - VIEW FROM CORNER OF PANDOSY AND



RENDERING NUMBER 2 - VIEW FROM PANDOSY

FOR PERMIT ONLY (NOT FOR TENDER) FOR PERMIT ONLY (NOT FOR TENDER)



RENDERING NUMBER 3- REAR VIEW FROM OSPREY



RENDERING NUMBER 4 - INTERSECTION OF OSPREY &



FOR PERMIT ONLY (NOT FOR TENDER) FOR PERMIT ONLY (NOT FOR TENDER)



ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to the Architect.

1 2024-07-05 ISSUED FOR DP 4 2024-12-20 RE-ISSUED FOR DP

Pandosy STREET, KELOWNA, VIY 1V6, BC, CANADA

Project title

Broject address
2606-2696 PANDOSY STREET, KELOWNA, VIY 1V6, BC, CANADA

A 9 0 1 D

*****PRINT IN COLOUR*****

scale 1:10

designed LA

drawn LA





RENDERING NUMBER6 - MAIN TOWER ENTRANCE STREET

FOR PERMIT ONLY (NOT FOR TENDER) FOR PERMIT ONLY (NOT FOR TENDER)



RENDERING NUMBER 7 - ROOFTOP AMENITY



RENDERING NUMBER 8 - ROOFTOP AMENITY



FOR PERMIT ONLY (NOT FOR TENDER) FOR PERMIT ONLY (NOT FOR TENDER)



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No. DATE ISSUED FOR.

1 2024-07-05 ISSUED FOR DP 4 2024-12-20 RE-ISSUED FOR DP

Pandosy STREET, KELOWNA, VIY 1V6, BC, CANADA

Project title

OSPOROSY STREET, KELOWNA, VIY 1V6, BC, CANADA

Seo6-2696 PANDOSY STREET, KELOWNA, VIY 1V6, BC, CANADA

A9.02D

*****PRINT IN COLOUR*****

scale 1:10

designed LA

2025-02-03 8:55:2

RENDERING NUMBER 9 - VIEW FROMPANDOSY ST - MAIN TOWNHOME



RENDERING NUMBER 10 - STREETSCAPE VIEW - PANDOSY

FOR PERMIT ONLY (NOT FOR TENDER) FOR PERMIT ONLY (NOT FOR TENDER)

PURPOSES ONLY



RENDERING NUMBER 11- TOP TOWNHOME VIEW -



RENDERING NUMBER 12 -TOP TOWNHOME VIEW -





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1 2024-07-05 ISSUED FOR DP 4 2024-12-20 RE-ISSUED FOR DP

Pandosy STREET, KELOWNA, VIY 1V6, BC, CANADA

A9,03D

*****PRINT IN COLOUR*****

scale 1:10

designed LA
drawn LA

sheet name
RENDERINGS





Purpose

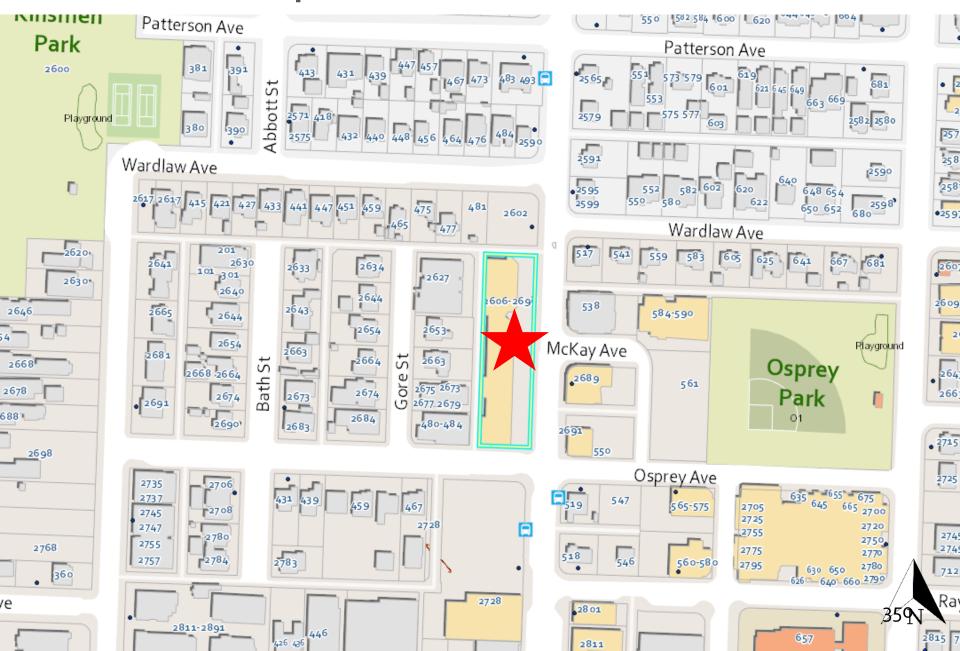
➤ To issue a Development Permit for the form and character of a mixed use development.

Development Process

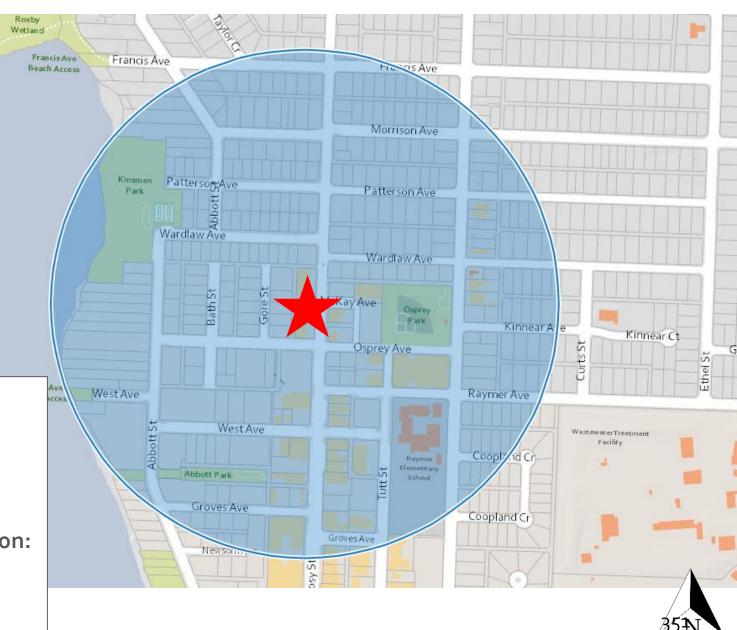




Context Map



5-Minute Walk Radius



Model City:

Residential units:

1,074

Commercial units:

272

Estimated population:

2,086

Estimated jobs:

3,654

Subject Property Map







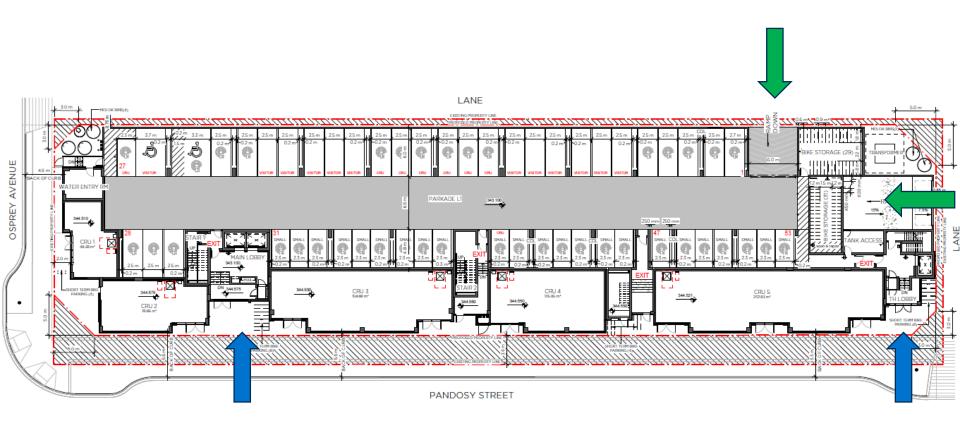
Technical Details

- ▶ 11-storey mixed-building
 - ▶ 85 residential units
 - ▶ 6 microsuites
 - ▶ 42 one-bedroom units
 - ▶ 6 two-bedroom units
 - > 31 three-bedroom units
 - ▶ 5 commercial retail units
- ▶ 105 parking stalls within structured parkade
- > 74 long-term bicycle stalls
- ► Rooftop common amenity space
 - Outdoor seating, outdoor kitchen, BBQ area, fireplace, games area, yoga space

Site Plan



354



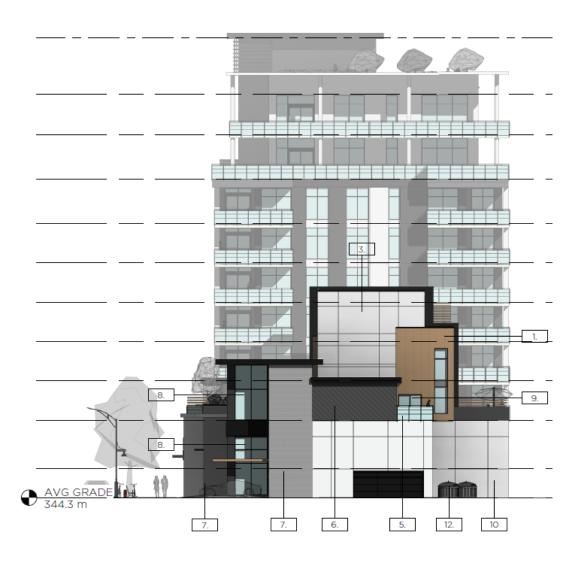
Springfield Rd

Elevation – East



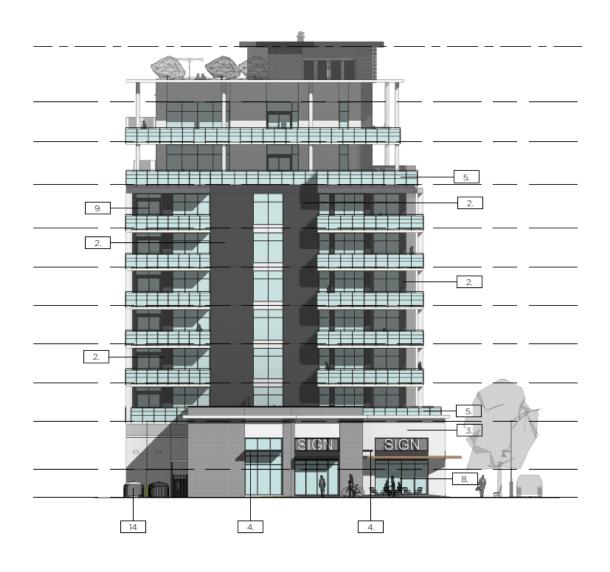
1) EAST ELEVATION

Elevation – North





Elevation – South

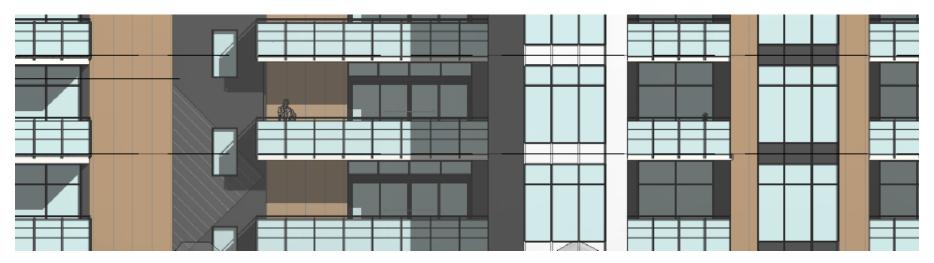


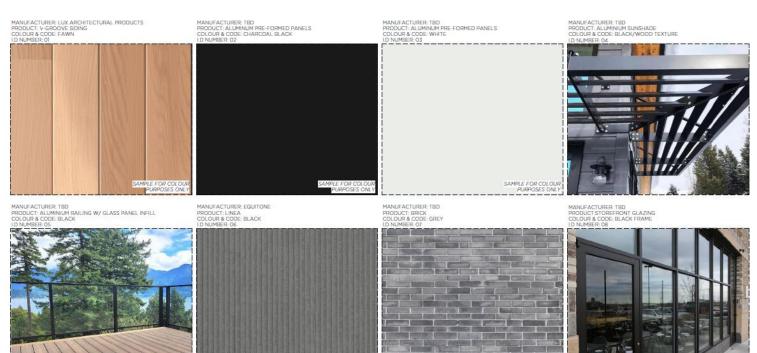


Elevation – West



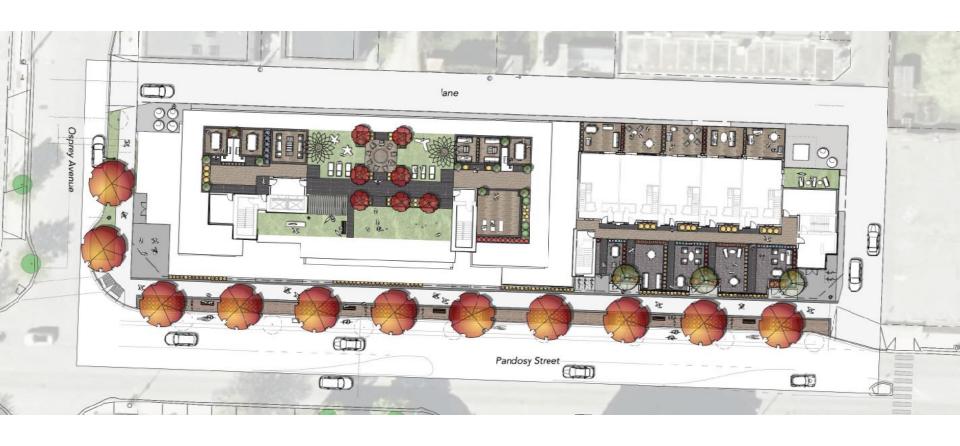
Materials Board





Landscape Plan





Rooftop Amenity





Rendering – Pandosy



Rendering – Pandosy



Rendering – Rooftop Amenity





OCP Design Guidelines

- Orienting primary building facades to the street with continuous active commercial frontage
- Integrating off-street parking into the building and using ground-oriented uses to ensure it is hidden
- ► Incorporating a podium at the base of the building with upper storeys stepped back
- ▶ Providing a significant break in the facade



Staff Recommendation

- ➤ Staff recommend **support** for the proposed Development Permit as it:
 - ► Meets the majority of OCP Design Guidelines
 - No variances

Report to Council



Date: February 24, 2025

To: Council

From: City Manager

Subject: 2024 Annual Report – Airport Chief Executive Officer Delegation of Authority

Department: Kelowna International Airport

Recommendation:

THAT Council receive for information the report from Kelowna International Airport dated February 24, 2025, with respect to the transactions approved by the Airport Chief Executive Officer in accordance with the Delegation of Authority to Enter into Agreements Bylaw 11961 for the period starting January 1, 2024, and ending December 31, 2024.

Purpose:

To receive a summary of the transactions approved by the Airport Chief Executive Officer between January 1, 2024, and December 31, 2024, in accordance with Bylaw No. 11961.

Background:

In accordance with Bylaw No. 11961, section 2.3, "The Airport Director shall provide a report to Council to be received for information regarding any transactions approved pursuant to this Bylaw on an annual basis." This report provides a summary of transactions from January 1, 2024, to December 31, 2024.

Discussion:

Name	New, Amendment or Renewal	Description	Additional Details
Transportation Network Services Agreement	New	Uber Rasier Canada, Inc.	Agreement to provide a ride sharing operation.
Amending Agreement to Transportation Network Services Agreement	Amendment	Farhad Fahadeg-Sadi dba Comfort Taxi Checkmate Cabs Ltd. 10311669 Canada Corp. dba URide Kelowna Cabs (1981) Ltd. Associate Taxi Ltd. Current Taxi Ltd.	Remove requirement to collect GST on pick up and drop off fees, update language for driver non-compliance, alter Security Deposit language to recalculate on an annual basis, update language to allow for underpayment amounts over 5% to be reimbursed to the City.
Room Rental Agreement	New	WestJet Inland Technologies Canada Incorporated	Short term rental of office space in the Air Terminal Building. Rental rate in accordance with Airport Fees Bylaw 7982.
Sublease	New	Paladin Airport Security Services Ltd.	Rental of office space in the Air Terminal Building. Rental rate in accordance with Airport Fees Bylaw 7982.
License of Occupation	New	D2 Group dba C2Biz Services	Non-exclusive use for part time storage of snow removal equipment only used at the Airport. Rental fee waived.
Vending Machine License	New	La Boulangerie Gourmet Café Ltd.	Rental rate consistent with other food and beverage operators at the Airport.
Amendment to Vending Machine License	Amendment	La Boulangerie Gourmet Café Ltd.	License amended to add a second vending machine unit.
Consent to Amend AIF Memorandum of Agreement	Amendment	Air Transport Association of Canada	Amend the Memorandum of Agreement to reduce the handling fee from 7% to 4%.
Consent to Amend AIF Memorandum of Agreement	Amendment	Air Transport Association of Canada	Extend the expiry of the agreement to October 15, 2024
Consent to Amend AIF Memorandum of Agreement	Amendment	Air Transport Association of Canada	Extend expiry of the agreement to December 31, 2024.
Consent to Amend AIF Memorandum of Agreement	Amendment	Air Transport Association of Canada	Extend expiry of the agreement to January 31, 2025 with option to extend to February 28, 2025.

Conclusion:

The information above satisfies the requirement to report to Council in accordance with Bylaw No. 11961, section 2.3, up to and including December 31, 2024.

Internal Circulation:

Communications Financial Planning Real Estate

Considerations not applicable to this report:

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

Submitted by: P. Patel, Acting Director Airport Finance and Corporate Services

Approved for inclusion: S. Samaddar, Airport Chief Executive Officer

CC:

- T. McQueenie, Airport Corporate Services Manager
- C. Brannagan, Communications Advisor
- J. Jean, Budget Supervisor
- M. Antunes, Financial Planning Manager
- J. Saufferer, Real Estate Department Manager

Report to Council



Date: February 24, 2025

To: Council

From: City Manager

Subject: Parks in Review - 2024

Department: Parks Planning & Design

Recommendation:

THAT Council receives, for information, the Parks in Review – 2024 Report from the Parks Planning & Design Department dated February 24, 2025.

Purpose:

To update Council on key park acquisitions and park development through 2024.

Council Priority Alignment:

Climate & Environment

Background:

In 2024, several key parks were acquired and developed, with more planned for 2025. These projects aimed to enhance recreational spaces and community benefits. Notable acquisitions included Truswell Park, Richmond Park, and Kirschner Mountain Park, each offering unique cultural, historic, environmental, and recreational benefits. Additionally, new neighbourhood parks such as Fawn Run, Acadia, and Cara Glen were completed through partnerships with the development community, providing various amenities for all ages. Improvements were also made to Tallgrass Neighbourhood Park, Knox Mountain First Lookout, Burne Avenue Park, and Dehart Community Park. Future developments for 2025 include the opening of Dehart Park and Summit Park. Additionally, in 2025, we look forward to the start of construction for Phase 5 of Glenmore Recreation Park, two artificial turf fields in Rutland Recreation Park, Plaza and Youth Park in Mission Recreation Park. City Park Promenade Phase 3 with improvements around the Sails through Kerry Park will start in 2025. Further, the North End Monument and Kelowna Signature Sign projects will continue through design and into construction in 2025.

Discussion:

Park investment in 2024 saw \$18 million in park infrastructure and \$26 million for park land for a total of \$44 million. The budget in 2025 includes investing up to \$21 million for park land and \$29 million in park infrastructure.

Key acquisitions included:

Truswell Park

Located on the north shore of the lake's largest tributary, the acquisition of 3896 Truswell Road represented a rare opportunity for the City to steward and enjoy one of the most iconic and unique waterfront parcels on Okanagan Lake. The acquisition represented an opportunity to offer unmatched cultural and historic benefits with boundless environmental and recreational returns to benefit future generations of residents and visitors alike.

As supported by the 2040 Official Community Plan, this key property situated at the mouth of Mission Creek was identified for the purpose of improving foreshore access along Okanagan Lake by providing an additional 2+ acres of sandy beachfront land known as "Secret Beach". The acquired property also can provide meaningful public waterfront recreational opportunities and ensure a continuous, publicly accessible, linear trail connection with the Mission Creek Greenway to Rotary Beach Park and the Downtown beyond.

Richmond Park

Centrally located in the neighbourhood of Bankhead, the property acquisition of 1611 Richmond Street increases recreational space within the existing boundaries of Richmond Park and provides numerous other community benefits, including: a greater range of inclusive spaces for all ages; additional space for community events which helps strengthen the local sense of community; increased environmental benefits through plant materials improving air quality and supporting biodiversity; expanded open spaces to reduce stress and enhance mental clarity; as well as increased natural surveillance from Richmond Street.

Kirschner Mountain Park

This project is currently underway under a public and private partnership with Kirschner Mountain Developments who worked collaboratively with CoK staff to provide interim park improvements at a future neighborhood park during final stages of subdivision. Interim improvements included large trees for canopy cover with temporary drip irrigation, park fencing, trail baffles, topsoil, hydroseed and the construction of a 3m wide pathway for connectivity. Interim park improvements are now completed along with a schematic concept plan which will be included in future capital planning work.

Park development in 2024 is outlined below.

Tallgrass Neighbourhood Park

Tallgrass Park, located in the Tower Ranch neighbourhood, offers recreational features designed for all ages. The park includes an embankment slide, a swing set, and gravel pathway connections. Thoughtfully designed landscaping, site furnishings and a solar irrigation system enhance the park's overall appeal. In addition to these amenities, a community grant contributed to the introduction of the park's first "playbox," a special trunk filled with toys that visitors can use while enjoying their time at the park.

Fawn Run Neighbourhood Park

Fawn Run Neighbourhood Park is a partnership project with Mair Developments, Fawn Run Park provides a neighbourhood park in the Ponds community of the Upper Mission. The park includes a play structure, pathways, benches, picnic tables, trees, planting and open space for play and relaxation.

Acadia Neighbourhood Park

Acadia Neighbourhood Park is a partnership project with Whitfield Hall Developments, Acadia Park provides a neighbourhood park in the University Heights Neighbourhood. The park includes a play structure, pathways, benches, picnic tables, trees, planting and open space for play and relaxation, as well as preserved ponderosa pine and Interior Douglas-fir trees and bunchgrass ecosystem.

Cara Glen Neighbourhood Park

Cara Glen Neighbourhood Park is a partnership project with Rutherford Crestview Developments, Cara Glen Park provides a neighbourhood park in the Clifton / Caramillo Community Neighbourhood. The park includes an outdoor games area, table tennis, pathways, seating, picnic tables, trees, planting and open space for play and community connection.

Knox Mountain First Lookout

The project's objective was to improve the experience for visitors enjoying the First Lookout. The First Lookout has been identified in the Knox Mountain Management Plan as an area to improve park amenities for users to facilitate better flow of traffic and parking configuration, provide amenities for users such as seating, and elements to facilitate better accessibility for mobility challenged individuals. The project includes a pedestrian travel path, improved fencing, a stage for small events, native planting, a railing to help mobility challenged individuals down to the Pavillion, and bike racks, including a bike rail along the fence. Within weeks of completion, the site was booked for events such as weddings.

Burne Avenue Park

Construction was undertaken in 2024 at Burne Avenue Park for full channel restoration and flood protection measures. Work will continue in 2025 to complete the park elements including a playground, trail, benches, picnic tables and greenspace. We look forward to imagery by our host nations representatives for stencil and representative imagery to be included in the hardscape and natural wood play structure. Additional work is underway for shared street work to explore opportunities and use of road frontage right of way for canopy cover, street trees and park amenities.

Dehart Community Park

Construction is underway for DeHart Community Park. The park includes a host of amenities, including an adventure playground, four pickleball courts, a basketball court, skateboard spot, fitness node, parkour area, water play area, plaza, community garden, dog run, and walking loop. It preserves existing mature pine, fir and cottonwood trees, as well as includes a meadow area.

The park is expected to be ready for opening in the late spring of 2025, with construction of the pump track and the washroom to start subsequently, in 2025.

Glenmore Recreation Park - Sports Lighting & ALR Buffer Trial

At Glenmore Recreation Park saw the installation of Sports Field Lighting at the existing two fields, and the installation of trial planting along the ALR Buffer around the dog park. The trial uses a combination of groundwater interruption and overhead sprinklers for irrigation. The results were very successful, with growth up upwards to 45 cm on the trees in a single season. We'll check to see how these trees make it

through the winter but are optimistic that this approach will be successful and if so, will continue it along the ALR through the rest of the park.

Mission Recreation Park – Sports Fields & Lighting

Mission Recreation Park saw the installation of sports field lighting at the new ball fields. The addition of lighting greatly increases the hours of use for these amenities.

Parks 2025

Looking forward to more park development in Kelowna for 2025. Glenmore Recreation Park will see the construction of a full soccer field, tennis and pickleball courts, a skate spot, and other amenities, with construction starting in Q1 or Q2. Rutland Recreation Park will have two lit artificial turf fields, additional pathways, parking upgrades, and reorientation of the dog park and community garden area, with construction beginning in Q2 2025 and completion in Q1 2027. Mission Recreation Park will feature a central plaza, youth park, and playground. Summit Park will be reconfigured for a reservoir expansion, including a new playground and an amenity area. Additionally, the North End Monument and Kelowna Signature Sign projects are in various stages of design and construction. Details are below.

Glenmore Recreation Park

For Glenmore Recreation Park, this year we will be tendering construction for Phase 5, including one full soccer field with lights, 3 tennis courts, 9 pickleball courts, 1 skate spot, 1 flume and misting spot, a picnic area, modifications to the storm water pond, irrigation, pathways, a fitness area, riparian area planting and a modular washroom. These will be tendered in Q1 with construction starting late in Q1 or Q2 of this year.

Summit Park

Summit Park is being re-designed to accommodate the upcoming expansion of Summit Reservoir. The park is being reconfigured and updated in conjunction with and in response to the reservoir expansion. The playground will be replaced, and a new amenity area will be available on the top of the reservoir. This will feature in place bistro tables and seats, table tennis and places for outdoor games such as large tic tac toe and hopscotch. The space will afford beautiful views of the lake.

Rutland Recreation Park

Adding value to our recreational park system, in 2024 the budget was amended to add an additional ATF field to the project scope to allow for additional concentration of use, early and late season play and lighting for field use later in evenings. Work will include full construction of two lit artificial turf fields, additional pathways for accessibility and circulation, upgrades and additional parking on the north end of site, plaza space and reorientation of dog park and community garden area. Schematic design is completed with budget validation underway and construction expected to begin in Q2 2025 with completion in Q1 2027.

Mission Recreation Park

Design is underway for the Plaza and Youth Park Project at the Mission Recreation Park. The project is the 'heart of the park' featuring both the Central Plaza and the Entry Plaza at the Transit Station. It includes the pathway network that will tie the park together, and it also includes a youth park and playground that will complement the recreation amenities present in the park. The project will also include plantings as well as site furniture.

City Park Improvements, Phase 3 Extension

The City of Kelowna is tracking towards a new chapter in its history. One that balances the legacy of steamboats, beaches and settlement with modern and urban flair. The Phase 3 Extension Project is the final occasion for capital improvements along City Park's notable public pathways and plazas that will feature: a 4.25-metre-wide pedestrian pathway and 3.0-metre-wide multi-use path to safely separate pedestrian and active transportation users; continuous and safe viewing and seating opportunities between City Park and Stuart Park; additional plaza lighting and wayfinding improvements; and introduction of a double row of tree plantings which once lined the historic promenade. Improvements to the waterfront along Kerry Park were also inspired by Kelowna's rich water transportation past including: re-faced masonry park entrance with seat walls and signing; new fountain basin for the Sails Sculpture; dedicated interpretive area; and refurbished Ogopogo Sculpture.

Access into Okanagan Lake was also a big part of the project as new plazas with ramps, handrails, steps and improved lake access appear throughout the site design. The project boldly re-establishes City Park and Kerry Park as the City of Kelowna's civic heart and draws inspiration from nostalgic summers swimming in Lake Okanagan's freshwaters or relaxing on City Park's warm beaches.

North End Monument

The North End Monument, a collaboration with Syilx artists and local designers and fabricators, will be going through detailed design, fabrication and installation through 2025.

The north entry monument is envisaged as a highly visible civic landmark and characteristic welcoming agent to identify one's sense of arrival into the City of Kelowna. Its abstract form is inspired by the overarching vision of "weaving together" and comprised of multiple layers of laser-cut metal elements, or 'bands', that intertwine to form a whole and provide greater prominence when viewed from a distance.

The collaboration between Indigenous and non-Indigenous project jury and design team members in the creation of the entry monument is an outstanding example of an endeavor made stronger, and more meaningful, through the weaving together of different cultural perspectives.

Kelowna Signature Sign

The strategic council initiative for placemaking and cultural identification with the signature sign is currently awaiting expressions of interest from design and fabrication teams. The team selection will be underway in early February 2025 with design and fabrication in late summer / early fall 2025. Site preparation and installation are expected in fall 2025 with final completion in spring 2026.

Conclusion:

In 2024, several key parks were acquired and developed, including Truswell Park, Richmond Park, and Kirschner Mountain Park, each offering unique cultural, historic, environmental, and recreational benefits. New neighborhood parks such as Fawn Run, Acadia, and Cara Glen were also completed through partnerships, providing various amenities for all ages. Improvements were made to Tallgrass Park, Knox Mountain First Lookout, Burne Avenue Park, and Dehart Community Park. Looking forward to 2025, Glenmore Recreation Park will see the construction of a full soccer field, tennis and pickleball courts, and other amenities. Rutland Recreation Park will have two lit artificial turf fields, additional pathways, and parking upgrades. Mission Recreation Park will feature a central plaza, youth park, and playground. Summit Park will be reconfigured for a reservoir expansion, including a new playground and

an amenity area. City Park – Improvements Phase 3 with improvements around the Sails through Kerry Park will start in 2025. Additionally, the North End Monument and Kelowna Signature Sign projects will continue through design and into construction in 2025.

Internal Circulation:

Communications Finance Parks Operations

Submitted by:

M. Steppuhn, Parks Planning & Design Manager

Approved for inclusion: D. Edstrom, Partnerships & Investments Divisional Director





Truswell Park Acquisition - South









Richmond Neighbourhood Park

Acquisition & Interim - Midtown







Kirschner Mountain Neighbourhood Park

Acquisition & Interim – Kirschner / Kelowna East

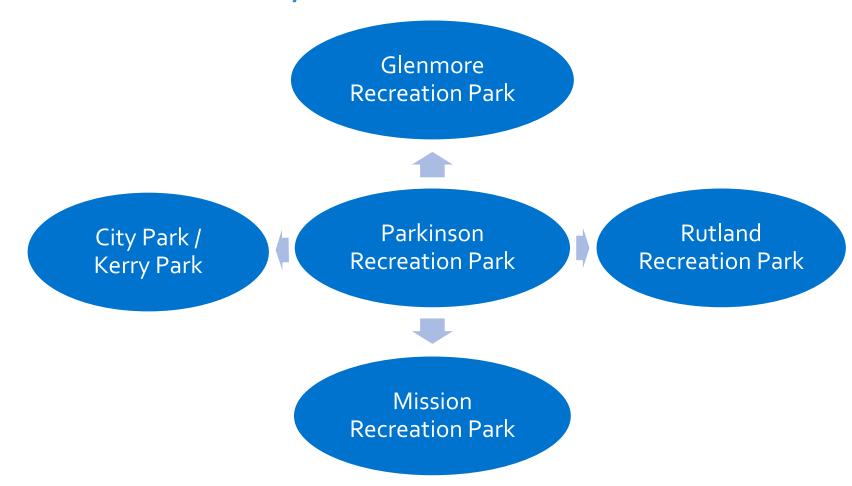






Parks throughout the City

Investing in our Community



Parks through the City

Glenmore & North Kelowna

- ► Ballou Park
- ► Glenmore Recreation Park
 - ► Sports Lighting Existing Fields
 - ► Phase 5 Sports Field & Courts
 - ► Phase 6 Splash Park & Playground
 - ▶ Glenmore Activity Centre





Parks through the City Midtown / Central Core

- ► Burne Avenue Park
- ► Parkinson Recreation Park
- ► Building Stronger Kelowna PRC





Parks through the City

Rutland

- ► Rutland Recreation Park
- ► Rutland Lions Park Design
- ► Rutland Activity Centre







Parks through the City Kelowna South

- ► Mission Recreation Plaza / Youth Park
- ► City Park Dog Run
- ► Mission Activity Centre

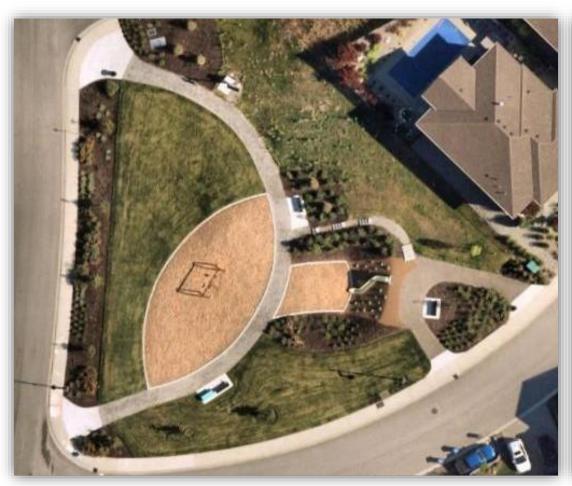








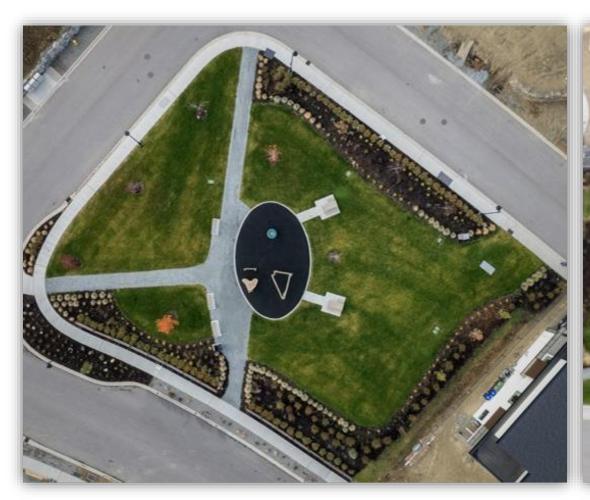
Construction — Tower Ranch Neighbourhood







Fawn Run Neighbourhood Park Partnership – Ponds Neighbourhood – South Mission







Acadia Neighbourhood Park Partnership – University Heights Neighbourhood

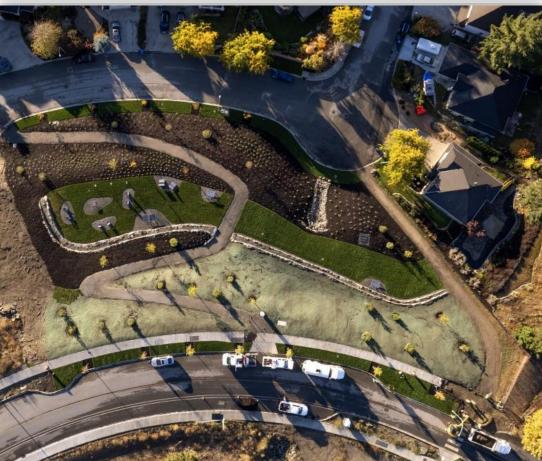






Cara Glen Neighbourhood Park Partnership – Glenmore Neighbourhood







Knox Mountain First Lookout

Improvements – North Kelowna

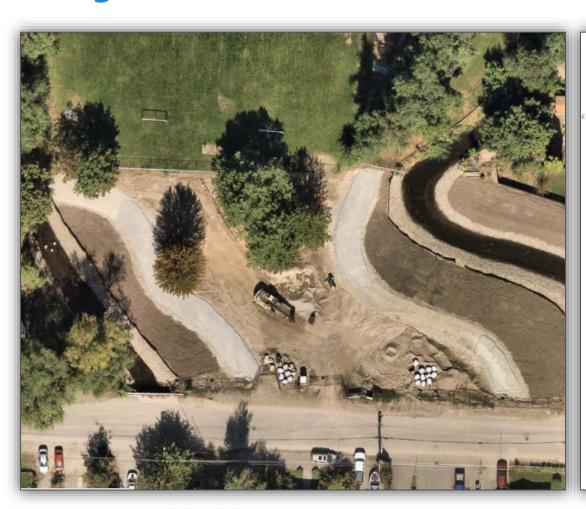


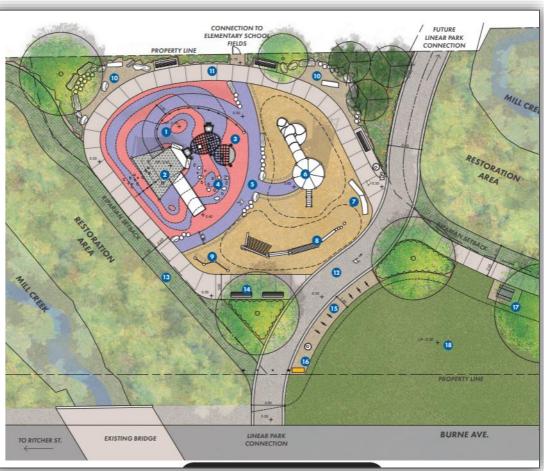




Burne Avenue Park

Neighbourhood Park & Creek Channel – Downtown Core







DeHart Park Community Park

Construction – South Mission



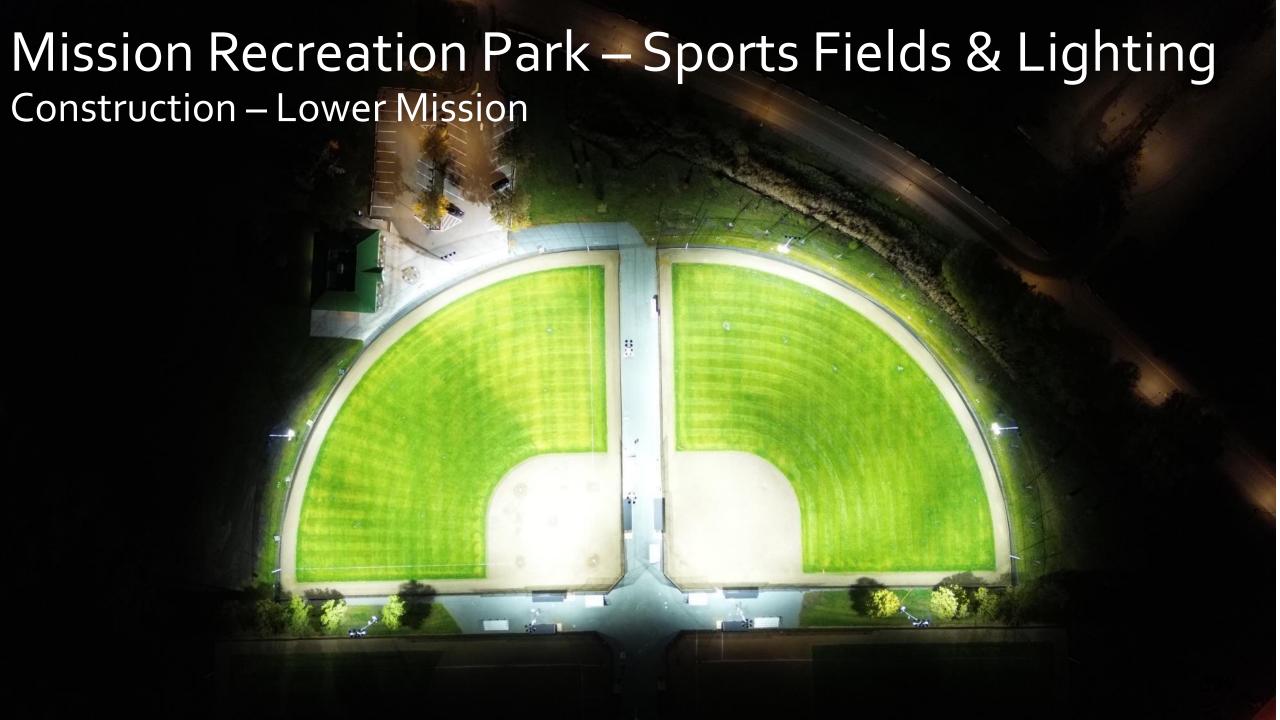




Glenmore Recreation Park Sports Lighting & ALR Buffer Trial - Glenmore











Glenmore Recreation Park

Phase 5 – Tender and Construction - Glenmore

► Construction

- ▶ 1 Full soccer field
- ▶ 3 Tennis courts
- ▶ 9 Pickleball courts
- ▶ 1 Skate spot
- ▶ 1 Flume / misting
- ▶ Picnic area
- ▶ Irrigation
- ▶ Planting & Sod
- ► Riparian Area
- ► Modular Washroom





Summit Park

Construction - Dilworth





Rutland Recreation Park

Construction - Rutland







Mission Recreation Park – Plaza & Youth Park



- ▶ Design Lower Mission
 - ► Entry & Central Plazas
 - Pathways
 - Youth Park and Playground
 - ▶ Planting
 - ▶ Site Furniture





City Park to Kerry Park – Promenade Phase 3 Kelowna



- ► Construction Downtown
 - Multi-use pathway
 - ► Boardwalk
 - ▶ Plaza at Sails
 - Cenotaph Steps





North End Monument Monumentation – North Kelowna







Kelowna Signature Sign

Monumentation - Downtown









Questions?

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

Report to Council



Date: February 24, 2025

To: Council

From: City Manager

Subject: Knox Mountain Prescribed Fire Project

Department: Fire Department

Recommendation:

THAT Council receives, for information, the report from the Fire Department dated February 24, 2025, regarding the prescribed fire project on Knox Mountain in 2025.

Purpose:

To receive a report outlining the plan to conduct a prescribe fire in Knox Mountain Park in partnership with BC Wildfire Service.

Council Priority Alignment:

Climate & Environment

Background:

A 33 ha prescribed fire in Knox Mountain Park is planned for the spring or fall of 2025. The complexity of prescribed fire varies by project. Planning for them can range from many months to several years.

With community protection as one of our primary objectives, applying controlled, low-intensity fire during spring or fall allows for safe removal of overgrown vegetation. This reduces the severity and impact of fires and makes forests healthier and more resilient.

Prescribed fire is a land management tool used to ecologically restore balance to our land and, most importantly, reduce the risks of wildfire in our community. It is one of the most effective tools in managing the intensity and spread of wildfires by reducing surface fuels that would otherwise be available for a wildfire to consume.

Discussion:

The area of the prescribed fire is made up of mostly mature ponderosa pine and some Douglas-fir. The understory is a continuous layer of grass and herbaceous with a thick (up to 6 cm) pine litter layer. A map of the area for the planned project is attached (Attachment A). The treatment unit has been segregated into three defined areas. There are also roads/trails through the unit of the burn that can be used to steer or cease the ignition operations. This will also aid in the management of smoke by managing the amount and timing of fire. Air Quality will be measured throughout the burn process and post fire and burning

may be suspended if smoke does not disperse as forecasted. Despite all precautions to avoid smoke intrusions, intrusions do occasionally occur. Burning and/or smoke hazard warning signs will be posted in the area, and burning will be avoided under major weather inversions. To decrease smoke impacts to the residents downslope, ignitions will cease before downslope evening smoke drift.

The burn is supported with both Kelowna Fire Department staff and Parks/Urban Forestry, in partnership with BC Wildfire Service. A contractor with a wealth of experience in conducting these types of ignitions has been engaged to oversee the entire burn project for this project. BC Wildfire Service is providing experienced staff in key roles as well as two Initial Attack crews for the day of the planned ignition.

A detailed burn plan, outlining staffing, equipment, risk mitigation, smoke management, and objectives, is under review by BC Wildfire Service.

Conclusion:

A prescribed burn is the planned and controlled application of fire to a specific land area and is one of the most ecologically appropriate means for achieving a variety of land management objectives, such as public safety, protection of communities, protection of critical infrastructure, and ecosystem restoration.

Internal Circulation:

Urban Forestry Communications Cultural Services Risk Management

Consultation and Engagement:

Consultation is ongoing, including site tours with key partners and local groups. Further engagement is planned with nearby residents and additional stakeholders ahead of the prescribed burn.

Communications Comments:

The prescribed burn will be communicated through a mix of direct engagement, digital outreach, and media channels to ensure key stakeholders and the public understand the purpose, timing, and safety measures. Tactics for consideration include face-to-face meetings, email updates, news releases, signage, social media, and open houses to address any concerns and provide accurate information.

Considerations not applicable to this report:

Legal/Statutory Authority: Legal/Statutory Procedural Requirements: Considerations applicable to this report: Existing Policy: Financial/Budgetary Considerations:

Submitted by: D.Seymour, Fire Chief

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

Attachments:

Attachment A - Prescribed Burn Area







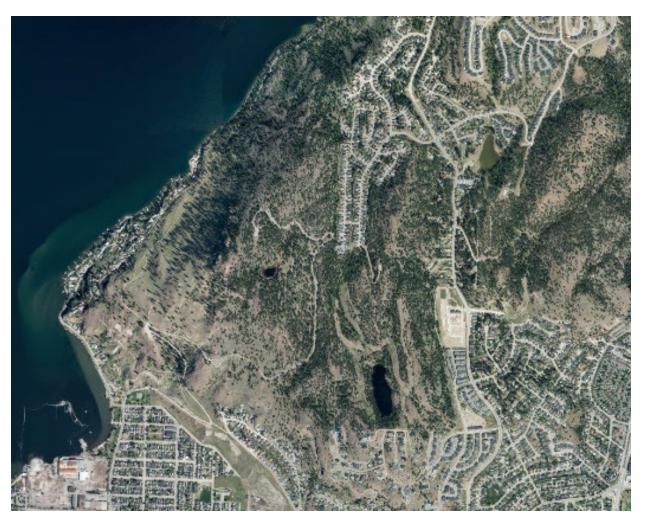
Prescribed Fire Program Partnership



- The prescribed fire program is a collaborative partnership between Kelowna Fire Department, Urban Forestry and BC Wildfire Service.
- Various agencies are involved and have been consulted with throughout the process.
- The Knox Mountain project is designed to build capacity for future work to be carried out within the City of Kelowna.
- The planned prescribed fire will be a low intensity fire for safe removal of overgrown vegetation.
- The following slides will detail specifics around the Knox Mtn project.



Knox Mountain Park



- Much of the boundary of Knox Mountain park is surrounded by residential development.
- Fuel mitigation in the park is an Operations and Maintenance Plan objective detailed in the Knox Mountain Park Management Plan (Refer to OP7 in the plan)
- Various environmental management initiatives have been undertaken throughout the park over the last several years. These include preventative and proactive measures such as mitigation of wildfire fuels, forest health interventions, and removal of hazard trees (for both wildfire and fall concerns).



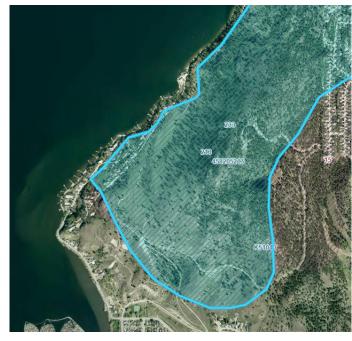
Previous Wildfires in Knox



July 1 2023 Fire Perimeter



August 17, 1943 Fire Perimeter



July 2, 1929 Fire Perimeter



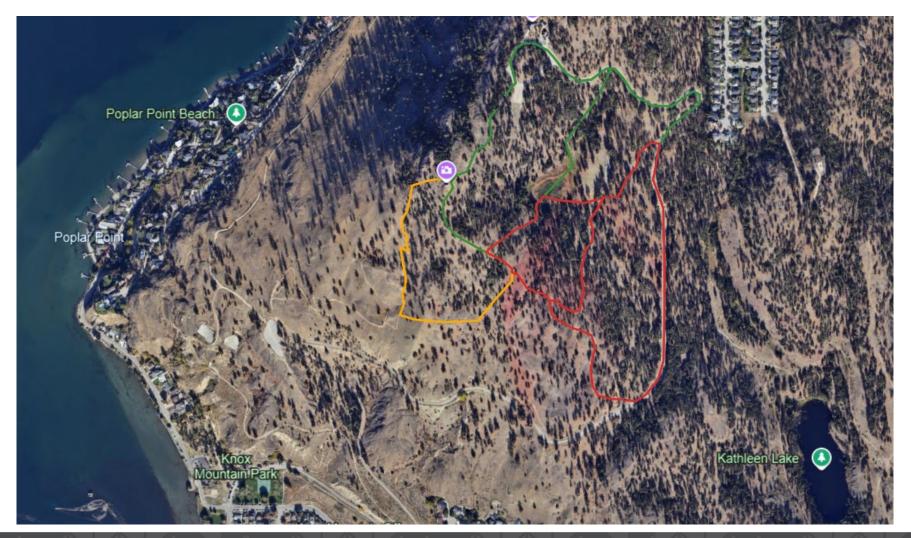
Post 2023 fire



- ► The mortality of trees in the area was still evident following the 2023 wildfire in Knox largely impart due to the build up of fine fuels.
- ➤ The prior fuel treatments completed by Urban Forestry did play a significant role in being able to contain the fire in July of 2023.
- Ongoing fuel treatment maintenance is required to ensure the park is protected and the ecosystem is maintained.



The 2025 Project Site (33ha)









Questions?

Report to Council



Date: February 24, 2025

To: Council

From: City Manager

Subject: Next Steps on Energy Efficient and Low Carbon New Buildings

Department: Climate Action and Environment

Recommendation:

THAT Council receives, for information, the report from the Climate Action and Environmental Stewardship Department dated February 24, 2025, with respect to Energy Step Code and Zero Carbon Step Code.

AND THAT Council directs staff to engage with the community on an Energy Step Code and Zero Carbon Step Code implementation plan that accelerates adoption of low-emission, efficient new buildings.

Purpose:

To receive an update on and direct staff to engage on policies related to energy efficient and low carbon new buildings.

Council Priority Alignment:

Climate & Environment

Background:

Buildings generate 40% of Kelowna's greenhouse gas (GHG) emissions, which is the second highest source of total community GHG emissions next to transportation. The City of Kelowna (the City) Official Community Plan and recently adopted Climate Resilient Kelowna Strategy both call for "accelerating adoption of low-emission, efficient new buildings" as a key action to reduce operational emissions from new buildings.

Currently, two main provincial policies enable energy and GHG emissions reductions from new buildings: i) Energy Step Code, which has been in effect in Kelowna since 2021 and ii) Zero Carbon Step Code, which is a new BC Building Code measure that will come into effect March 10, 2025 alongside other code changes related to seismic design and adaptable dwelling units.

Energy Step Code

A BC Building Code standard that progressively increases the energy efficiency of new buildings through a series of "steps", with the goal of approximately 80% more energy efficient buildings by 2032.

Historically, the City has been an early adopter of Energy Step Code requirements, having first adopted the policy in 2021, two years in advance of provincial requirements. The City currently meets the minimum provincial requirement for Energy Step Code, which makes new buildings approximately 20% more efficient than the 2018 base Building Code. The Province of BC (the Province) has committed to advancing to the next performance step by 2027, which would result in 40% more efficient buildings. At the time of writing, 22 jurisdictions in BC have Energy Step Code requirements beyond the provincial minimum standard.

Zero Carbon Step Code

A new BC Building Code standard that reduces operational carbon emissions (i.e., GHG emissions) of new buildings through a series of "emission levels", with the goal of new buildings producing near zero carbon emissions by 2030. While the City has not adopted any level of this policy to date, the Province recently announced implementation that all communities must at minimum implement the first step of Zero Carbon Step Code, called "Emissions Level 1 – measure only" starting on March 10, 2025. Zero Carbon Step Code has been available for voluntary adoption since 2023. 28 jurisdictions have already adopted Zero Carbon Step Code beyond the forthcoming provincial minimum requirement.

With provincial implementation on March 10, 2025, the City will require modelled GHG emissions from new buildings to be stated in energy reports submitted with new developments. **This is a "report-only" step, and results in no additional performance targets or requirements.** The Province has not provided clear timing on subsequent steps in the policy, but staff expect the next performance step in approximately 2027.

Zero Carbon Step Code Key Points:

Addresses the main sources of GHG emissions from buildings: most carbon emissions from residential and non-residential buildings comes from two main sources – how the building is heated, and how the building's hot water is heated. Even buildings with more varied energy uses – for example, an office building, will still typically have the majority of its GHG emissions resulting from heating and hot water.

Permits flexible energy options: Zero Carbon Step Code intends to gradually increase the share of low carbon fuels used to heat the building and its hot water through regulated "emission levels." Electricity is currently the lowest carbon primary heating fuel recognized in the BC Building Code.

Despite requiring increasing usage of low carbon fuel and equipment, the policy as outlined in BC Building Code does not result in banning the use of natural gas, or natural gas equipment or appliances in new buildings. Detailed evaluation reveals that a variety of heating systems including "dual-fuel" (electric-gas hybrid) heating systems, can still be utilized to meet low and zero carbon "emissions levels" and can still produce significant emissions reduction. Natural gas can also be used in decorative fireplaces, cooktops, and other gas appliances, with low or no impact to emissions level targets.

Discussion:

The introduction of Zero Carbon Step Code provincially is a recognition that Energy Step Code, in isolation, will not guarantee near zero emissions levels in new buildings. This is due to the inherent differences in carbon intensity of common energy types. Energy Step Code and Zero Carbon Step Code are considered complementary policies that will ensure new buildings are on track to align with the Province and the City's climate commitments.

Staff research on new low-density homes (e.g. single family, duplex, fourplex) from 2021-2023 shows that reaching the next step of both Energy Step Code and Zero Carbon Step Code is realistic and already being achieved in these building types in Kelowna. Detailed staff research on low-density new homes suggests that:

- Energy Step Code: 21% of homes achieved Step 4 or better (note: 40% of new homes in Kelowna could have met Step 4 with minor airtightness improvements only, which is widely considered the easiest and most cost-effective way to improve the home's energy efficiency).
- Zero Carbon Step Code: 27% of homes achieved moderate carbon performance or better (i.e., EL-2 to EL-4).
 - Achieving moderate carbon performance typically requires using an electric heat pump as a primary heating source, which is usually a simple, cost-effective upgrade (note: a heat pump is the same appliance as an air conditioner, with one added valve that allows it to both provide heating and cooling).
 - Heat pumps are common in Kelowna, with 25% of new homes already installing a heat pump, and the other 75% could upgrade from an air conditioner with very low cost.

At Council's direction, community engagement will allow staff to collect additional information to inform Kelowna's policy approach, especially with respect to complex building types, like mid/high rise residential, commercial, etc., where building technology, and energy use varies more widely.

Benefits of community engagement and accelerated adoption

- As a fast-growing community, significant GHG emissions reductions and future-proofing of new buildings for their operational lifetime (i.e. greater than 50 years).
- Buildings designed as low/zero carbon are likely to avoid expensive, costly, and challenging future upgrades when zero carbon space and water heating equipment is the new standard.
- It is far more cost effective to design and build efficiency and low carbon at time of construction, which will have lasting benefits for future residents in those buildings.
- Exploring community preference for specific mixes and levels of Energy Step Code and Zero Carbon Step Code.
- Facilitates detailed exploration of utility servicing capacity with utility providers.
- Ensures that the development industry and the City are fully prepared for when higher steps become provincially mandated (both likely coming in 2027). Industry representatives have indicated that the City's collaborative approach to early adoption of the Energy Step Code in 2021 enabled a smoother transition to new regulatory requirements.

Conclusion:

City staff recognize the value of early engagement on Energy Step Code and Zero Carbon Step Code to ensure that our recommendations are balanced, achievable, and supported by the community. Direction from Council to undertake this work will help staff effectively support Kelowna's development and construction industry in adopting both near and longer-term Building Code changes.

Proactively engaging with interest holders will allow staff to develop a policy approach in alignment with the Official Community Plan and Climate Resilient Kelowna Strategy in a way that is regionally tailored to Kelowna's climate and industry context. After engagement, staff intend to return to Council with community feedback and provide a recommended implementation plan to accelerate adoption of Energy Step Code and Zero Carbon Step Code.

Internal Circulation:

Communications
Development Engineering
Development Planning
Development Services
Housing Policy and Programs
Long Range Planning

Considerations applicable to this report:

Legal/Statutory Authority:

The City has authority to voluntarily adopt and enforce Energy Step Code and Zero Carbon Step Code requirements beyond the provincial minimum established in BC Building Code.

Existing Policy:

- OCP 2040
 - OCP Policy 12.1.1 GHG Emissions Reduction Targets. In partnership with senior governments; local citizens and businesses; non-profits; external agencies; and utility providers; work towards reducing absolute community greenhouse gas emissions below 2007 levels by:
 - 40 per cent below 2007 levels by 2030,
 - Achieve net zero emissions by 2050.
 - Objective 12.4 Improve energy efficiency and reduce greenhouse gas emissions of new buildings
 - Policy 12.4.1 Energy Step Code. Incrementally increase the energy efficiency of new construction (Part 9 and Part 3) by accelerating Energy Step Code performance requirements towards net-zero energy ready buildings before 2032.
 - Policy 12.4.3 Operational Greenhouse Gas Emissions. Explore tools to encourage new construction to achieve low or zero GHG emissions from operations.
- Imagine Kelowna
 - o Take action in the face of climate change.
- Council Priorities

- o Climate and Environment complete the Climate Resilient Kelowna Strategy.
- Climate Resilient Kelowna Strategy
 - o Strategy B3: Accelerate adoption of low-emission, efficient new buildings
 - B3.1:Investigate and implement policy that reduces local barriers to building to the highest Energy Step Code or Zero Carbon Step Code.
 - B_{3.2}: Accelerate Energy Step Code and/or Zero Carbon Step Code adoption.

Consultation and Engagement:

An engagement plan would be developed at Council's direction, and would commence in spring/summer 2025, targeting developers, builders, contractors, utilities, and interested community groups. Engagement is anticipated to consist of surveys, webinars, solutions-focused working groups, and other means deemed appropriate, with content tailored to those audiences.

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements Financial/Budgetary Considerations

Submitted by:

T. Brunner, Community Energy Specialist

Approved for inclusion: C. Ray, Climate Action and Environment Manager





Purpose

To inform and seek Council direction to engage on policies related to City of Kelowna objectives for energy efficient and low carbon new buildings



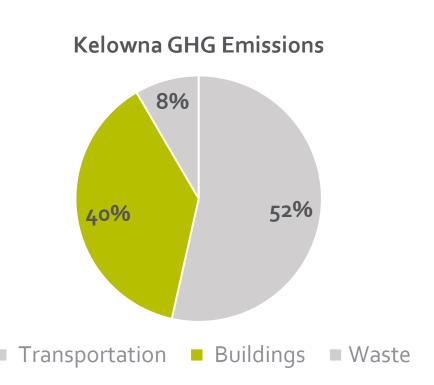
Previous Council Direction

Kelowna Official Community Plan (OCP) and Climate Resilient Kelowna Strategy

"Accelerate adoption of low-emission, efficient new buildings"

Kelowna GHG Targets

- ▶ 40% below 2007 levels by 2030; and
- ► Achieve net zero by 2050



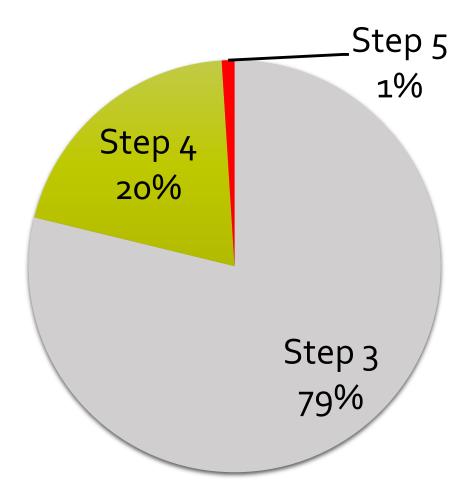
Energy Step Code

Energy Efficiency Improvement





Part 9 Homes: Energy Step Code Readiness



(2021-2023 dataset)

- Most homes built to base building code (Step 3)
- ▶ 21% already achieving Step 4 or better
- Step 4 is achievable for all new homes with minor improvements in building practice

Origin of Zero Carbon Step Code

"By 2030, all new buildings will be zero carbon"

CleanBC Roadmap to 2030





Roadmap to 2030



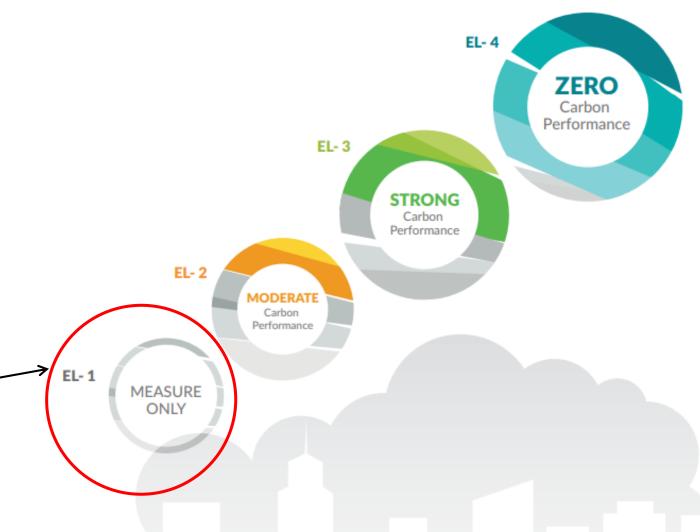
Zero Carbon Step Code

2030

 Reduces the carbon emissions of new buildings through a series of emissions level "steps"

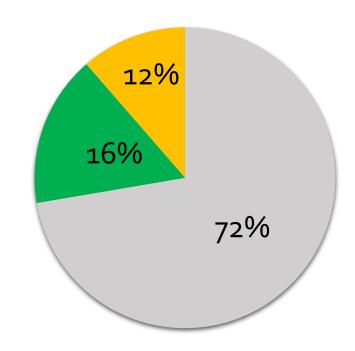
Requires gradual improvements through 2030

 Provincial implementation of EL-1 "Measure only" on March 10, 2025





Part 9 Homes: Zero Carbon Step Code Readiness



- Base building code
- Moderate Carbon Performance (EL-2)
- Strong and Zero Carbon Performance (EL-3 and EL-4)

Most homes built to base building code

▶ 27% already achieving EL-2 or better

► EL-2 is achievable in new homes with minor improvements in building practice

(2021-2023 dataset)

A Complementary Policy Approach

Energy Step Code



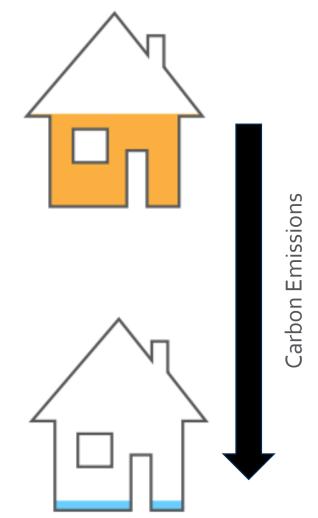
Zero Carbon Step Code

Focus: Lower Energy Usage

- ✓ Airtight Building
- ✓ Thermal Efficiency (e.g. insulation)
- ✓ Efficient Mechanical Equipment

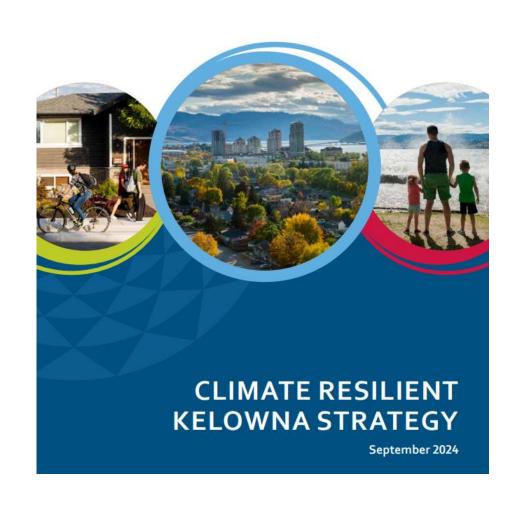
Focus: Lower GHG Emissions

✓ Lower Carbon Energy For Space and Hot Water heating



Benefits of Engagement and Accelerated Adoption

- ➤ Significant GHG emissions reductions for lifecycle of buildings
- ► Future-proofing: avoid expensive, costly, and challenging future upgrades
- Explore community preference for regionally tailored policy
- Preparedness for when higher steps become provincially mandated (anticipated 2027)



Staff Recommendation

- THAT Council receives, for information, the report from the Climate Action and Environmental Stewardship Department dated May 24, 2025, with respect to Energy Step Code and Zero Carbon Step Code
- NAND THAT Council directs staff to engage with the community on an Energy Step Code and Zero Carbon Step Code implementation plan that accelerates adoption of low-emission efficient new buildings



Questions?