

**City of Kelowna
Regular Council Meeting
AGENDA**



Monday, January 9, 2017
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

This meeting is open to the public and all representations to Council form part of the public record. A live audio and video feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

3 - 9

PM Meeting - December 12, 2016

3. Public in Attendance

3.1 GFOA Distinguished Budget Presentation Award

10 - 12

4. Development Application Reports & Related Bylaws

4.1 4077 - 4079 June Springs Rd, Z16-0065 - Jamie Coates

13 - 29

Mayor to invite the applicant or applicant representative to come forward.

To consider a Staff Recommendation NOT to support the application rezone the subject property from A1 – Agriculture 1 zone to A1c – Agriculture 1 with Carriage House zone.

4.2 1330 St. Paul St, Z16-0067 - Burro Developments Ltd

30 - 51

To consider a rezoning application on the subject property from I2 – General Industrial Zone to the C7 – Central Business Commercial Zone.

4.3 1330 St. Paul St, Z16-0067 (BL11338) - Burro Developments Ltd

52 - 52

To give Bylaw No. 11338 first reading in order to rezone the subject property from I2 - General Industrial Zone to the C7 - Central Business Commercial Zone.

5.	Bylaws for Adoption (Development Related)	
5.1	2280 Baron Rd, BL11315 (Z16-0057) - Victor Projects Ltd	53 - 53
	To adopt Bylaw No. 11315 in order to add the "rls" (Retail Liquor Sales) designation to the existing C4 – Urban Centre Commercial Zone, in order to permit the sale of BC wines on shelves in an existing grocery store.	
5.2	1985 Knox Cres, BL11324 (Z16-0061) - Sheldon and Heather Upshaw	54 - 54
	To adopt Bylaw No. 11324 in order to rezone the subject property from RU1 to RU1c to facilitate the development of a carriage house.	
6.	Non-Development Reports & Related Bylaws	
6.1	Canada 150	55 - 69
	To provide an overview of initiatives planned to commemorate Canada's 150th Anniversary in 2017 throughout Kelowna.	
7.	Bylaws for Adoption (Non-Development Related)	
7.1	Portion of Sutherland Ave, BL11304 - Road Closure	70 - 71
	Mayor to invite anyone in the public gallery who deems themselves affected by the proposed road closure to come forward.	
	To adopt Bylaw No. 11304 in order to authorize the City to permanently close and remove the highway dedication of a portion of highway on Sutherland Avenue.	
7.2	Portion of Bedford Ave, BL11306 - Road Closure	72 - 73
	Mayor to invite anyone in the public gallery who deems themselves affected by the proposed road closure to come forward.	
	To adopt Bylaw No. 11306 in order to authorize the City to permanently close and remove the highway dedication of a portion of highway on Bedford Avenue.	
8.	Mayor and Councillor Items	
9.	Termination	



City of Kelowna

Regular Council Meeting

Minutes

Date:	Monday, December 12, 2016
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Ryan Donn*, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben*, Mohini Singh and Luke Stack
Members Absent	Councillor Maxine DeHart
Staff Present	City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith*; Urban Planning Manager, Terry Barton*; Suburban & Rural Planning, Manager, Todd Cashin*; Divisional Director, Community Planning & Real Estate, Doug Gilchrist*; Real Estate Director, Derek Edstrom*; Financial Services Director, Genelle Davidson*; Infrastructure Engineering Manager, Joel Shaw*; Divisional Director, Corporate & Protect Services, Rob Mayne*; Policy & Planning Department Manager, James Moore*; Transit & Programs Manager, Jerry Dombowsky*; Sustainability Coordinator, Michelle Kam*; Senior Project Manager, Andrew Gibbs*; Parks & Buildings Planning Manager, Robert Parlane*; Integrated Transportation Department Manager, Rafael Villarreal*; Community Engagement Consultant, Kari O'Rourke*; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

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

Mayor Basran advised that the meeting is open to the public and all representations to Council form part of the public record. A live audio and video feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Given

R962/16/12/12 THAT the Minutes of the Regular Meetings of December 5, 2016 be confirmed as circulated.

Carried**3. Development Application Reports & Related Bylaws****3.1 395 Hereron Road, A15-0007 - New Town Services Inc.**

Staff:

- Displayed a PowerPoint Presentation summarizing the rationale for non-support of the application and responded to questions from Council.

Mayor Basran deferred the item until the Applicant is able to retrieve her presentation.

3.2 2273-2275 Aberdeen St, Z16-0056 - Robert Anderson and Alexander Kramar

Staff:

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

Moved By Councillor Donn/Seconded By Councillor Given

R963/16/12/12 THAT Rezoning Application No. Z16-0056 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Strata Lot 1, District Lot 136, ODYD, Strata Plan KAS3174 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V; and Strata Lot 2, District Lot 136, ODYD, Strata Plan KAS3174 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V, located at 2273-2275 Aberdeen Street, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling Housing zone, be considered by Council;

AND 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 outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated September 30, 2016;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit & Development Variance Permit for the subject property.

Carried**3.3 2273-2275 Aberdeen St, BL11332 (Z16-0056) - Robert & Lynn Anderson and Alexander & Margaret Kramar**

Moved By Councillor Hodge/Seconded By Councillor Given

R964/16/12/12 THAT Bylaw No. 11332 be given first reading.

Carried**3.1 395 Hereron Road, A15-0007 - New Town Services Inc. (continued)**

Brenda Dureault, Applicant

- Displayed a Presentation on the ELMO, re: Curly Frog Farms.

- Provided background history of the property and advised the property is a low lying flood plain which limits farming capacity.
- Had been advised that flooding would occur once every 10 years however flooding is occurring more often and believes the pine beetle infestation contributed.
- Lost the capacity to farm due to the water and lost farm status; starting over we planted crops that did not mind getting wet such as nut, fruit and Christmas trees.
- Believes the 10 site RV Park will enable her farm to be sustainable and can serve as an education platform to provide connection with land, farmer and food.
- Planning to provide scheduled Workshops and Tours as an educational component.
- Responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Singh

R965/16/12/12 THAT Agricultural Land Reserve Appeal No. A15-0000 for Lot 14 Plan KAP68009 District Lot 123 ODYD, located at 395 Hereron Road, Kelowna for a non-farm use of agricultural land in the Agricultural Land Reserve pursuant to Section 20(3) of the Agricultural Land Commission Act, be supported by Council;

AND THAT the Council directs Staff to forward the subject application to the Agricultural Land Commission for consideration.

Defeated

Mayor Basran, Councillors Donn, Given, Gray, Sieben and Stack - Opposed

Moved By Councillor Stack/Seconded By Councillor Donn

R966/16/12/12 THAT Agricultural Land Reserve Appeal No. A15-0007 for Lot 14 Plan KAP68009 District Lot 123 ODYD, located at 395 Hereron Road, Kelowna for a non-farm use of agricultural land in the Agricultural Land Reserve pursuant to Section 20(3) of the Agricultural Land Commission Act, NOT be supported by Council;

AND THAT Council directs Staff NOT to forward the subject application to the Agricultural Land Commission for consideration.

Carried

Councillors Hodge and Singh - Opposed

3.4 Text Amendments (TA16-0005) - Carriage House Regulations & Secondary Suite Definition

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Given/Seconded By Councillor Gray

R967/16/12/12 THAT Council receives, for information, the report from Community Planning dated December 12, 2016, with regards to proposed text amendments that would restrict carriage houses and mobile homes on septic systems that are less than 1.0 hectare;

AND THAT Text Amendment No. TA16-0005 to amend City of Kelowna Zoning Bylaw No. 8000, as outlined in "Schedule A" attached to the Report from Community Planning dated December 12, 2016, be considered by Council;

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

Carried

3.5 BL11333 (TA16-0005) - Secondary Suites Amendment

Moved By Councillor Given/Seconded By Councillor Donn

R968/16/12/12 THAT Bylaw No. 11333 be read a first time.

Carried

3.6 160 Hwy 33 W, Z16-0020 - 661682 BC Ltd

Staff:

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

Moved By Councillor Sieben/Seconded By Councillor Singh

R969/16/12/12 THAT Rezoning Application No. Z16-0020 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Sec. 26, Twp. 26, O.D.Y.D., Plan kap74060, located at 160 HWY 33 W., Kelowna, BC from the P4 – Utilities zone to the C4 – Urban Centre Commercial zone, be considered by Council;

AND 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 outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated December 12, 2016.

Carried

3.7 160 Hwy 33 W, BL11334 (Z16-0020) - 661682 BC Ltd

Moved By Councillor Hodge/Seconded By Councillor Gray

R970/16/12/12 THAT Bylaw No. 11334 be read a first time.

Carried

3.8 238 Queensway Z16-0074 & OCP16-0026 - City of Kelowna

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Given

R971/16/12/12 THAT Rezoning Application No. Z16-0074 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification on Block F, District Lot 1527, ODYD, located at 238 Queensway, Kelowna, BC from P3 – Parks and Open Space to the P1 – Major Institutional, be considered by Council;

THAT OCP Amendment Application No. OCP16-0026 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification on Block F, District Lot 1527, ODYD, located at 238 Queensway, Kelowna, BC from the Major Park / Open Space (PARK) to the Educational / Major Institutional (EDINST), be considered by Council;

AND THAT the Zone & OCP Amending Bylaws be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the following:

1. To the outstanding conditions identified in Attachment "A" associated with the report from the Community Planning Department dated November 28th 2016;
2. To the release of the Provincial Flooding Covenant on title;
3. To the land lease agreement with Tourism Kelowna being executed by Council.

Carried

3.9 238 Queensway, BL11335 (OCP16-0026) - City of Kelowna

Moved By Councillor Gray/Seconded By Councillor Hodge

R972/16/12/12 THAT Bylaw No. 11335 be read a first time;

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

Carried

3.10 238 Queensway, BL11336 (Z16-0074) - City of Kelowna

Moved By Councillor Stack/Seconded By Councillor Singh

R973/16/12/12 THAT Bylaw No. 11336 be read a first time.

Carried

3.11 3031 Abbott St, Z16-0048 - Calvin and Sunok Condy

Staff:

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

Moved By Councillor Hodge/Seconded By Councillor Given

R974/16/12/12 THAT Rezoning Application No. Z16-0048 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8 Block 2 District Lot 14 ODYD Plan 4743, located at 3031 Abbott Street, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM4 – Transitional Low Density Housing zone, be considered by Council;

AND 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 outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated August 31, 2016;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

Carried

3.12 3031 Abbott St, BL11337 (Z16-0048) - Calvin and Sunok Condy

Moved By Councillor Singh/Seconded By Councillor Stack

R975/16/12/12 THAT Bylaw No. 11337 be read a first time.

Carried

4. Bylaws for Adoption (Development Related)

4.1 3030 Holland Rd, BL11299 (Z16-0054) - Roland and Colleen Dubois

Moved By Councillor Sieben/Seconded By Councillor Stack

R976/16/12/12 THAT Bylaw No. 11299 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 2017 Financial Plan

Staff:

- Displayed a PowerPoint Presentation summarizing the 2017 Financial Plan and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Hodge

R977/16/12/12 THAT Council receives, for information, the presentation from the Financial Services Director and the Infrastructure Engineering Manager dated December 12, 2016 with respect to the 2017 Financial Plan.

Carried

5.2 Transit Real-Time Information, SmartBus Memorandum of Understanding

Staff:

- Provided an overview of the Memorandum of Understanding and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Sieben

R978/16/12/12 THAT Council approve the City of Kelowna's participation in the real-time AVL component of the BC Transit SmartBus program as outlined in the Memorandum of Understanding attached to the report from the Transit and Programs Manager, dated December 12, 2016;

AND THAT the Mayor and City Clerk be authorized to execute the Memorandum of Understanding in this regard.

Carried

5.3 Community for All Action Plan

Staff:

- Displayed a PowerPoint Presentation summarizing the Community for All Action Plan and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Hodge

R979/16/12/12 THAT Council receives, for information, the report from the Sustainability Coordinator dated December 12, 2016, with respect to the Community for All Action Plan;

AND THAT Council approves the Community for All Action Plan as attached to the report.

Carried

5.4 Kerry Park – Project Status Report

Staff:

- Displayed a PowerPoint Presentation summarizing the design and phasing for the development of Kerry Park and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Hodge

R980/16/12/12 THAT Council receives, for information, the report from the Senior Project Manager dated December 7, 2016, with respect to the Kerry Park Improvement project;

AND THAT Council endorse the preliminary design for Kerry Park as proposed in the report from the Senior Project Manager, dated December 7, 2016;

AND FURTHER THAT Council support the Kerry Park project phasing as proposed in the report from the Senior Project Manager, dated December 7, 2016.

Carried

Councillor Sieben departed the meeting at 4:55 p.m.

5.5 Imagine Kelowna Phase One Wrap up and Next Steps

Staff:

- Displayed a PowerPoint Presentation summarizing the outcomes of the first phase of Imagine Kelowna and outlining next steps.

Councillor Donn departed the meeting at 5:06 p.m.

Moved By Councillor Stack/Seconded By Councillor Given

R981/16/12/12 THAT Council receives, for information, the update on the Strategic Community Visioning community engagement milestone and next steps;

Carried

6. Mayor and Councillor Items – Nil.

7. Termination

This meeting was declared terminated at 5:10 p.m.

Mayor

City Clerk

/acm

Report to Council



Date: January 9, 2017
File: 0220-01
To: City Manager
From: Genelle Davidson, Financial Services Director
Subject: 2016 GFOA Distinguished Budget Award

Background:

The Government Finance Officers Association (GFOA) is a non-profit professional organization that serves more than 18,000 government finance professionals throughout North America and recognizes excellence in financial reporting.

Distinguished Budget reporting

The City has received the **Distinguished Budget Presentation Award** for the City of Kelowna's 2016 Budget. This is the fifteenth year in a row that the City has received this award, which recognizes governments that "prepare budget documents of the very highest quality that reflect both the guidelines established by the National Advisory Council on State and Local Budgeting and the GFOA's best practices on budgeting."

The 2016 Final Budget was approved by Council in May 2016 and then a comprehensive application was completed and sent to the GFOA for panel review and scoring. In order to receive this award a government must publish a document that meets program criteria as a policy document, as an operations guide, as a financial plan and as a communications device. Three independent reviewers individually score the document according to ratings of "Information Not Present" through to "Outstanding", for each of the 27 Budget Award Criteria.

I am pleased to advise Council that Kelowna's 2016 Budget received 3 Outstanding ratings in the Strategic goals and Strategies section of the award criteria.

The City will submit the 2017 Budget for GFOA award consideration after Final Budget is approved by Council in May.



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

City of Kelowna

British Columbia

For the Fiscal Year Beginning

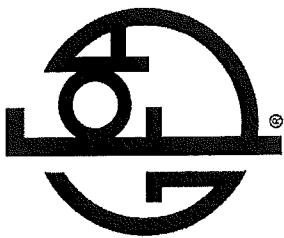
January 1, 2016

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Jeffrey R. Egan

Executive Director

PRESENTED TO



The Government Finance Officers Association
of the United States and Canada

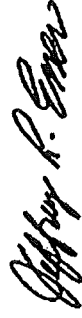
presents this

CERTIFICATE OF RECOGNITION FOR BUDGET PREPARATION

to

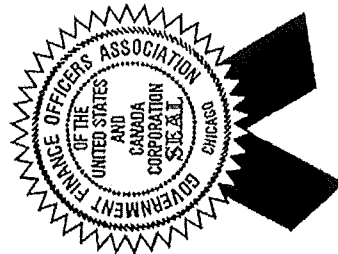
Financial Services
City of Kelowna, British Columbia

The Certificate of Recognition for Budget Preparation is presented by the Government Finance Officers Association to those individuals who have been instrumental in their government unit achieving a Distinguished Budget Presentation Award. The Distinguished Budget Presentation Award, which is the highest award in governmental budgeting, is presented to those government units whose budgets are judged to adhere to program standards.



Executive Director

Date October 30, 2016



REPORT TO COUNCIL



Date: December 7, 2016
RIM No. 1250-30
To: City Manager
From: Community Planning (BD)
Application: Z16-0065 / DP16-0237 / DVP16-0238
Owner: Jamie D. Coates
Address: 4077 & 4079 June Springs Rd
Applicant: Shanti Handley
Subject: Z16-0065 RTC 4077 - 4079 June Springs Rd rev
Existing OCP Designation: REP – Resource Protection Area
Existing Zone: A1 – Agriculture 1
Proposed Zone: A1c – Agriculture 1 with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z16-0065 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Parcel B (Plan B5939) Lot: 77 Section 3 Township 26 ODYD Plan 1247, located on 4077 and 4079 June Springs Road, Kelowna, BC from A1 – Agriculture 1 zone to A1c – Agriculture 1 with Carriage House zone, be NOT supported by Council,
AND THAT Council directs Staff NOT to forward the subject application to the Agricultural Land Commission for consideration.

2.0 Purpose

To consider a Staff Recommendation NOT to support the application rezone the subject property from A1 – Agriculture 1 zone to A1c – Agriculture 1 with Carriage House zone.

3.0 Community Planning

Community Planning staff does not support the proposal to convert the second floor of an existing accessory building to a carriage house. The subject parcel has a Future Land Use designation of REP – Resource Protection.

The objectives of the Resource Protection Area (REP) include:

- to protect the REP for agriculture as well as environmental objectives;

- avoid densification of the REP; and to
- direct urban uses within the Permanent Growth Boundary.

The Agriculture Plan's Policies include:

- To discourage new urban growth within agricultural areas which creates additional pressure on the City's rural road network¹.
- To reduce non-farmer / farmer conflict, resulting from farm practices; such as farm machinery, bird-scaring equipment, odours, and crop spraying,
- To plan such that agricultural parcels are contiguous and isolated from non-agricultural properties. This is especially true of residential uses which have low compatibility with farm practices. Where urban-rural (i.e. agricultural) interface does exist, fewer units are preferred.

Section 18 of the Agricultural Land Commission Act states:

Unless permitted under this Act,

(a) a local government may not

(i) permit non-farm use of agricultural land or permit a building to be erected on the land except for farm use.

Proposal

3.1 Background

This property is zoned A₁ – Agriculture; is located within the Agricultural Land Reserve; is located outside of the Permanent Growth Boundary; and has a Future Land Use Designation as REP – Resource Protection Area.

Prior to 2007 three structures existed on site including two detached single family residences, a single family dwelling and a mobile home for family. These were located in the southeast corner of the property.

In 2007, a building permit (BP 34965) was issued for a two storey accessory building with one dwelling unit on the second story, based on the understanding that the existing dwellings would be removed from the site. In September 2009, a demolition permit was issued and the original three structures were removed from site. Occupancy was given for the accessory building with the dwelling above.

The property was previously owned by the applicant and her father. Between the date of receipt of this rezoning application and the date of this report to Council, the property has been sold. The previous owner is acting as the authorized agent for the new owner.

To date, the second storey dwelling in the accessory building was intended for use as a residence by the applicant's father. In 2009, discussions with staff indicated that the applicant intended to build an additional second detached dwelling as the principal residence. A letter was sent to the applicant's father, and copied to the applicant through their business, indicating that the approval for the second dwelling (the larger home) was based on the dwelling on the second storey of the accessory building being used for farm worker accommodation (see Attachment 1: June 18, 2009). In September 2009, a second building permit (BP39006) was issued for the construction of one Single Family Dwelling as the principal residence. Occupancy was permitted in 2011.

¹ City of Kelowna Agriculture Plan (1998); p. 99.

The northern third of the parcel is utilized as a plant nursery. The southeast corner produces wildflowers that are used for seed collection for the family’s landscaping business.

The current rezoning application proposes to rezone the property from A1 – Agriculture 1 to A1c – Agriculture 1 with Carriage House. The Development Permit (DP16-0237) is also currently under review for farm protection, while the Development Variance Permit (DVP16- 0238) addresses four proposed variances to the Zoning Bylaw.

3.2 Project Description

The applicant is proposing to rezone the property from A1 – Agriculture 1 zone to A1c – Agriculture 1 with Carriage House zone in order to allow an existing dwelling unit constructed in the upper floor of an accessory building to conform to City of Kelowna Zoning Bylaw.

The siting and overall exterior design of the building remains unchanged. Private open space is provided on an uncovered 32.7 m² balcony accessed on the south side of the dwelling unit.

Four variances are proposed for consideration:

- To vary the maximum floor area of the carriage house from 90 m² to 107.4 m².
- To vary the upper storey floor area of the carriage house to be more than 75% permitted to 76.7%.
- To vary the distance between the principal dwelling and the carriage house, from 10m permitted to 30.48m.
- To vary the building height, from 6.0m permitted to a height of 7.47 m.

3.3 Site Context

The subject property is located in Southeast Kelowna on the north side of June Springs Road, between Spiers and McClain Roads. The subject parcel and adjacent parcels on the east and west, as well as south across June Springs Road have a Future Land Use designation of REP and all are within the Agricultural Land Reserve (ALR). The parcel to the north, with frontage on McCullough Road has a Future Land Use designation of S2RES and is within the Agricultural Land Reserve (ALR).

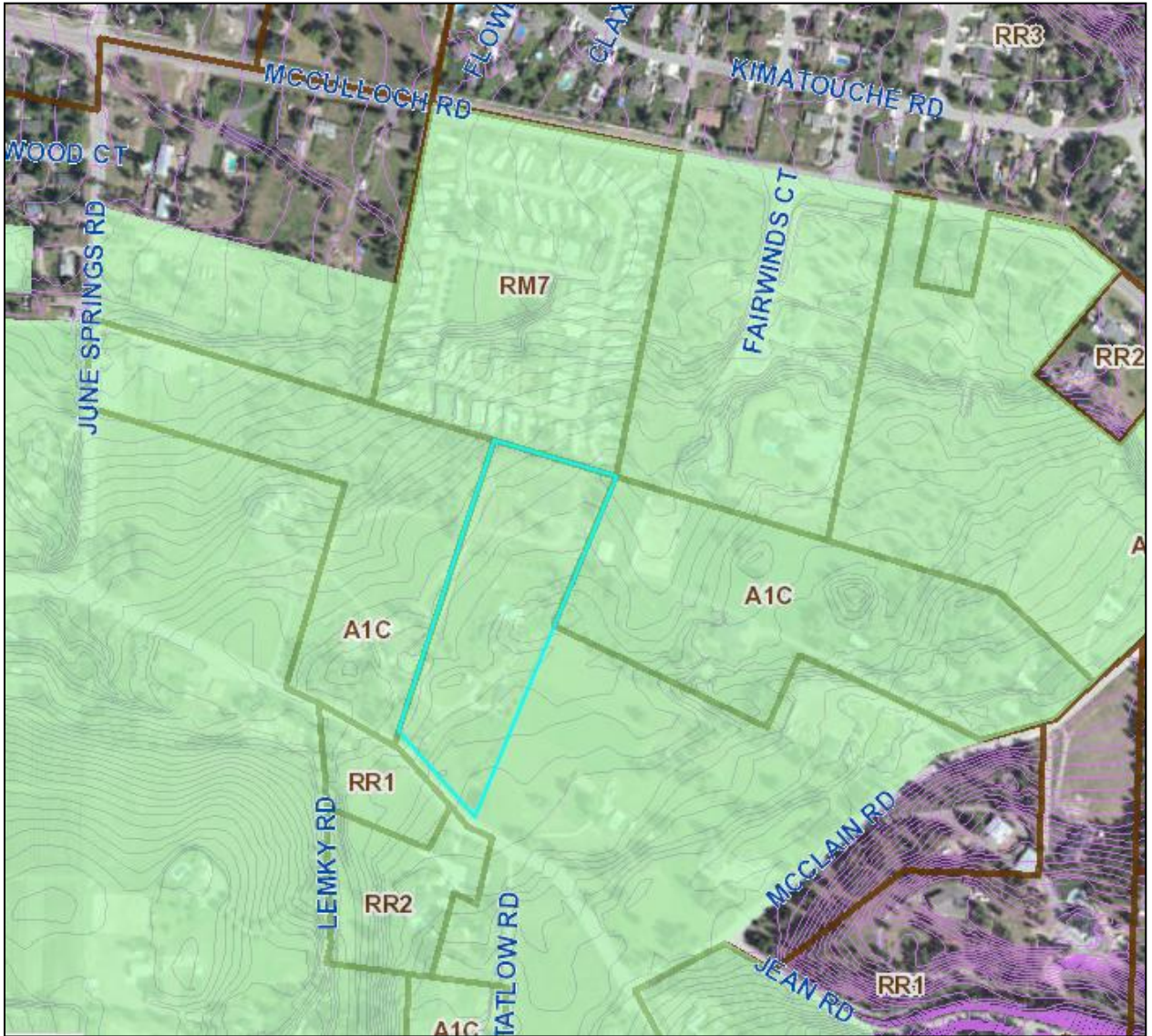
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM7– Mobile Home Park	Residential
East	A1c –Agriculture 1	Agriculture
South	A1 –Agriculture 1	Agriculture
West	A1 – Agriculture 1 A1c - Agriculture	Agriculture

Neighbourhood Context Map: 4077 & 4079 June Springs Road



Agricultural Land Reserve Map: 4077 & 4079 June Springs Road



Subject Property Map: 4077 & 4079 June Springs Road



4.1 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	A1c ZONE REQUIREMENTS (Carriage House)	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	20,000 m ²	26,830.6 m ²
Min. Lot Width	40 m	92.88 m
Development Regulations		
Max. Site Coverage for residential development (principal dwelling and carriage house)	10%	2.45%
Max. Floor Area of carriage house	90m ²	107.4m ² ❶
Maximum carriage house floor area to accessory building footprint	75%	76.7% (+1.7%)❷
Setback from Principal Dwelling	Maximum 10.0m	30.48m (+20.48 m)❸
Carriage House Regulations		
Max. Height (mid point of roof)	6.0m	7.47m (+1.47m)❹
Min. Front Yard (to June Springs Rd)	6.0m	> 6m
Min. Side Yard (east)	3.0m	>3m
❶ Indicates a requested variance to the carriage house floor area. ❷ Indicates a requested variance to the second storey floor area. ❸ Indicates a requested variance to the setback from the principal dwelling. ❹ Indicates a requested variance to the roof height.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Focus development to designated growth areas².

Policy .2 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns.

Objective 5.33 Protect and enhance local agriculture³.

Policy .3 Urban Uses. Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

Farm Protection DP Guidelines⁴

Objectives

² City of Kelowna 2030 Official Community Plan (2011) - Farm Protection Development Permit Chapter; p. 15.2 - 15.4.

³ City of Kelowna 2030 Official Community Plan (2011) - Development Process Chapter; p. 5.35.

⁴ City of Kelowna 2030 Official Community Plan (2011) - Farm Protection Development Permit Chapter; p. 15.2 - 15.4.

- Protect farm land and farm operations;
- Minimize the impact of urban encroachment and land use conflicts on agricultural land;
- Minimize conflicts created by activities designated as farm use by ALC regulation and non-farm uses within agricultural areas.

Guidelines

- On properties located adjacent to agricultural lands, design buildings to reduce impact from activities associated with farm operations.
- On agricultural and non-agricultural lands, establish and maintain a landscape buffer along the agricultural and/or property boundary, except where development is for a permitted farm use that will not encourage public attendance and does not concern additional residences (including secondary suites).
- Design any subdivision or urban development of land to reduce densities and the intensity of uses gradually towards the boundary of agricultural lands.

5.2 Agriculture Plan

Transportation Policies⁵

New Growth Areas. Discourage the establishment of new growth areas within or beyond agricultural areas that create additional traffic pressure on the local rural road network.

Urban-Rural/Agricultural Boundary Policies⁶

Farmland Preservation. Direct urban uses to land within the urban portion of the defined urban – rural / agricultural boundary, in the interest of reducing development and speculative pressure, toward the preservation of agricultural lands and discourage further extension of existing urban areas into agricultural lands.

Urban Buffers. Require new development, adjacent to agricultural areas, to establish setbacks, fencing and landscape buffers on the urban side of the defined urban – rural/agricultural boundary.

Parcel Size. Non - Agricultural Land. Discourage subdivision to smaller parcel sizes on lands beyond agricultural areas in order to reduce negative impacts on the farming community and encourage the Central Okanagan Regional District and the Ministry of Environment, Land and Parks to consider maintaining larger minimum parcel sizes for Crown Lands within and adjacent to the City in recognition of the provincial interest in retaining farming.

Isolated Development. In general, not support extensions to existing development or new development isolated within agricultural areas, regardless of ALR status.

6.0 Technical Comments

6.1 Development Engineering Department

- 1) Refer to attached memorandum dated November 16, 2016

⁵ City of Kelowna Agriculture Plan (1998); p. 99.

⁶ City of Kelowna Agriculture Plan (1998); p. 131 & 132.

- 6.2 Fire Department – no issues with zoning: *Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met: *All units shall have a posted address on June Springs Rd. for emergency response.
- 6.3 Shaw Cable - Shaw requires owner/developer to install 1-2" (50mm) DB2 WHITE duct from dwelling to nearby FortisBC pole at property line to allow for servicing.
- 6.4 Fortis BC Inc (Electric) – There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along June Springs Road. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- 6.5 South East Kelowna Irrigation District (SEKID) – The property is currently serviced by SEKID and the covenant <a 1947 covenant in favour of SEKID registered on title> is no longer required. SEKID would have no objections if the owner wished to have the covenant removed and were willing to cover costs.

7.0 Application Chronology

Date of Application Received:	September 23, 2016
Circulated for comment	September 28, 2016
Agricultural Advisory Committee	October 13, 2016
Change in Ownership	October 24, 2016
Comments Due Back	November 14, 2016
Request for Owner's Authorization Form	November 16, 2016
Receipt of Owner's Authorization Form	December 5, 2016
Neighbourhood Consultation Submitted	December 6, 2016

7.0 Agricultural Advisory Committee

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on Thursday, October 13, 2016. The Agricultural Advisory Committee did not recommend support for the application as they did not feel it was a benefit to agriculture and Committee Members felt that the property owners should honour the existing condition that the dwelling be used for farm help.

The following recommendation was passed:

THAT the Agricultural Advisory Committee recommends that Council NOT support Rezoning Application No. Z16-0065 for the properties located at 4077 & 4079 June Springs Road, Kelowna, BC to rezone the subject properties from the A1 - Agriculture 1 zone to the A1c - Agriculture 1 with Carriage House zone in order to allow an existing dwelling unit constructed in the upper floor of an accessory building to conform to the City of Kelowna Zoning Bylaw.

Report prepared by: Barb Davidson, Planner

Reviewed by: Todd Cashin, Suburban and Rural Planning Manager

Reviewed by: Ryan Smith, Urban Planning Manager

Attachments:

Attachment 1: letter from City of Kelowna Development Services dated June 18, 2009

Attachment 2: Site Photographs

Attachment 3: Development Engineering Memorandum

Attachment 4: Owner's Authorization Form

Attachment 5: Neighbourhood Consultation

Attachment 1:



Development Services
City Hall, 1435 Water Street
Kelowna, BC V1Y 1J4
P: 250 469-8960 | F: 250 862-3314
www.kelowna.ca

June 18, 2009

COPY

Mr. Alvin Whittle
P.O. Box 29107
RPO Okanagan Mission
Kelowna, BC
V1W 4A7

Dear Mr. Whittle:

Re: 4079 June Springs Road, Kelowna, BC. – Additional Agricultural Dwelling

This letter will confirm my understanding of the discussions I have been involved with regarding this property over the past two years. I understand the parcel of land is 6.63 acres and apart from the location of the dwelling units it will be used as a plant nursery. The nursery business you are developing and operating will involve intensive use of the land on a regular basis each year and you will require additional farm help to properly operate the nursery.

These circumstances would support the need for one Additional Agricultural Dwelling for farm worker accommodation as well as the one Single Family Dwelling for the use of the principle resident on the land. These matters have been reviewed and agreed to by the Land Use Department and the Development Services Department of the City of Kelowna.

This letter will be retained by the City in the street file for this property as a reference document for use at the time an application for construction is being considered by staff. I would suggest you retain a copy for yourself as well.

Yours truly,

Ron Dickinson
Director Development Services

/tr

cc: Shelley Gambacort
Director Land Use Management

Nature Works Landscape & Design
PO Box 29107 RPO Okanagan Mission
Kelowna, BC V1W 4A7

Attachment 2: Site Photographs



Photo 1: View from June Springs Road



Photo 2: View of Plant Nursery



Photo 3: View of Plant Nursery



Photo 4: north elevation of proposed carriage house



Photo 5: west elevation of proposed carriage house

CITY OF KELOWNA

MEMORANDUM

Date: November 16, 2016
File No.: Z16-0065
To: Subdivision, Agriculture & Environment (BD)
From: Development Engineering Manager (SM)
Subject: 4077 – 4079 June Springs Rd Lot 77 Plan 1247

The Development Engineering comments and requirements regarding this application to rezone from A1 to A1C are as follows:

The requirements for the conversion of an existing accessory building used for farm worker accommodation to a carriage house must be considered. Development Engineering will defer comment on those and other issues to Building & Permitting.

Domestic Water and Fire Protection.

The subject property is within the service area of the South East Kelowna Irrigation District). The developer is required to make satisfactory arrangements with the South East Kelowna Irrigation District for these items. On-site servicing including the utilisation of existing or proposed services will be reviewed by Building & Permitting.

Sanitary Sewer.

This subject property is currently not within the City service area. Sanitary sewage will need to be handled by an on-site sewage disposal system. On-site servicing will be reviewed by the Interior Health Authority and Building & Permitting.

Steve Muenz, P.Eng.
Development Engineering Manager

JF

Attachment 4:

DocuSign Envelope ID: 0D3D08CB-5ACA-4252-B6DD-43F7177E24FC



Community Planning
1435 Water Street
Kelowna, BC V1Y 1J4
250-469-8626
kelowna.ca

Development Services
1435 Water Street
Kelowna, BC V1Y 1J4
250-469-8960
kelowna.ca

Owner's Authorization Form

APPLICATION NUMBER: _____ - _____

PROPERTY INFORMATION

Municipal Address(es): 4077 & 4079 June Springs Rd.

Legal Description(s): _____

Project Description: Rezoning Application A1 → A1C

Registered Owner Name(s): Jamie D Coats

Address: _____

City: _____ Province: _____ Postal Code: _____

Telephone: _____ E-mail Address: _____

Please be advised that I/we, the registered owner(s) of the above mentioned property(ies),

(select one)

will apply for all applications related to the above mentioned project.

authorize the following agent to apply for all applications related to the above mentioned project on my/our behalf:

Agent Name:		Agent Company:	
Lance + Shanti Handlay			
Mailing Address:			
PO BOX 29107 RPO Okanagan Mission Br.			
City:	Prov:	Postal Code:	
Kelowna	BC	V1W 4A7	
Telephone:		Cell:	
250 469 0589 /		250 869 6291	
Email Address:			
shantihandlay@gmail.com / natureworks@shaw.ca			

I/We agree to immediately notify the City of Kelowna, in writing, of any changes regarding this information.

Owner's Name(s) (printed): Jamie D. Coats

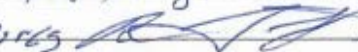
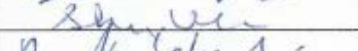
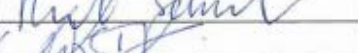
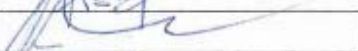
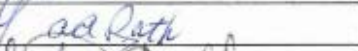
Owner's Signature(s):  Date: Dec 05/16

Attachment 5:

December 2, 2016

Dear Concerned Party:

Please be advised that we the residents of the neighbourhood in question support the rezoning of our neighbour's property at 4077 and 4079 from A1 to A1c to legalize continued use of the two single family dwellings permitted in 2007 & 2009.


Name	Address & Phone	Signature
GEORGE STALEY	4039 JUNE SPRINGS RD ²⁵⁰⁸⁶¹⁴²⁴⁵	G.V. Staley
RICHARD LAMAR	4025 JUNE SPRINGS RD	
Tom & Shirley Wilson	4080 June Springs Rd	
David Scherke	4090 June Springs rd	
Karen St Pierre	4130 June Springs Rd	
John Lamichela	415 Seabrook Rd	
ARNIE RATH	4198 McLain Rd	Arnie Rath
Denise Aiello	4172 McLain Rd	Denise Aiello

December 2, 2016

Dear Concerned Party:

Please be advised that we the residents of the neighbourhood in question support the rezoning of our neighbour's property at 4077 and 4079 from A1 to A1c to legalize continued use of the two single family dwellings permitted in 2007 & 2009.

Name Address & Phone Signature

Name	Address & Phone	Signature
Lucrezio Bertolotto	3859 Juar Rd Kelowna	

REPORT TO COUNCIL



Date: January 9, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AC)

Application: Z16-0067 **Owner:** Burro Developments Ltd., Inc.
No. BC0971320

Address: 1330 St Paul St **Applicant:** Hans P. Neumann Architect Inc.

Subject: Rezoning Application

Existing OCP Designation: MXR – Mixed Use (Residential/Commercial)

Existing Zone: I2 – General Industrial

Proposed Zone: C7 – Central Business Commercial

1.0 Recommendation

THAT Rezoning Application No. Z16-0067 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 16 District Lot 139 ODYD Plan 645, located at 1330 St Paul St, Kelowna, BC from the I2 – General Industrial Zone to the C7 – Central Business Commercial Zone, be considered by Council;

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

AND THAT final adoption of the Zone Amending Bylaw be subsequent to the following:

To the outstanding conditions identified in Attachment "A" associated with the report from the Community Planning Department dated January 9th 2016.

2.0 Purpose

To consider a rezoning application on the subject property from I2 – General Industrial Zone to the C7 – Central Business Commercial Zone.

3.0 Community Planning

Staff support the rezoning from the I2 zone to the C7 zone. The Official Community Plan (OCP) designates the property as MXR – Mixed Use (Residential/Commercial) and encourages the C7 zoning on most downtown lots including the subject property. Industrial uses within the downtown core have the potential for land use conflicts with existing uses and conflict with the vision of the Downtown Plan & OCP of an

urban high density residential / commercial mixed use City Centre. Further, the OCP strongly encourages office buildings greater than 929m² to locate within the City Centre. This project fits that criteria and is consistent with all the Official Community Plan land use guidelines.

If the rezoning is successful, Staff will review the form and character of the proposed building within a Development Permit report. Currently, Staff are tracking nine (9) variances associated with the current proposal. The variances are mostly related to setbacks and reducing parking stall sizes within the parkade. However, Staff are currently reviewing the C7 zone for potential changes. In the 'Draft C7 zone' the number of variances would be reduced to seven (7) variances. Regardless of the potential C7 zoning changes, the merit of the variances will be reviewed and analyzed within a Development Variance Permit report, if the rezoning is successful.

4.0 Proposal

4.1 Project Description

If the rezoning is successful, the applicant has proposed to build a mixed commercial use development with ground floor retail and upper floor offices. The current proposal is to have a six storey building that steps back from the property line and contains approximately 20,000 ft² of commercial space.

4.2 Site Context

The subject property is located at the east side of St Paul Street between Cawston Avenue & Doye Avenue. The site is also located between two mixed use projects; Ellis Courtyard located to the west and St Paul Place located to the east.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C7 – Central Business Commercial, I2 – General Industrial	MXR – Mixed Use (Residential / Commercial)
East	C7 – Central Business Commercial, P1 – Major Institutional	MXR – Mixed Use (Residential / Commercial) EDINST – Educational / Institutional
South	C7 – Central Business Commercial	MXR – Mixed Use (Residential / Commercial)
West	C7 – Central Business Commercial	MXR – Mixed Use (Residential / Commercial)

Subject Property Map: 1330 St Paul St



4.3 Zoning Analysis Table

The zoning analysis table shows the requirements of the C7 zone compared to the proposal:

Zoning Analysis Table			
CRITERIA	ZONE REQUIREMENTS		PROPOSAL
	C7	Draft C7	
Existing Lot/Subdivision Regulations			
Max. Height	44.0m	76.5m (~26 stories)	6 storeys / 21 m
Development Regulations			
Max. Floor Area Ratio	9.0	9.0	2.36
Min. setback front	0.0m	0.0m	0.0m
Min. setback Side	0.0m	0.0m	0.0m
Min. Setback Rear	0.0m	0.0m	0.0m
Setback above 15 metres	(north) 4.0 m	n/a	0 m ①
	(east) 3.0 m	n/a	0.775m ②
	(south) 4.0 m	n/a	2.72m ③
	(west) 3.0 m	n/a	0 m ④

Setbacks above 12 metres	n/a	(north) 4.0 m	0 m ①
	n/a	(east) 3.0 m	0.775m ②
	n/a	(south) 4.0 m	2.72m ③
	n/a	(west) 3.0 m	0 m ④
Max. floor plate above 15.0 m	676 m ²	n/a	461 m ²
Max. floor plate	n/a	956 m ²	461 m ²
Max. angle of setback above 15.0m	80 degrees	n/a	80 degrees
Max. continuous horizontal dimension above 15.0m	26.0 m	n/a	44.65 m ⑤
Max. diagonal dimension for a floor plate above 15.0m	39.0m	n/a	46.4 m ⑥
Other Regulations (The Draft C7 zone would not affect this section)			
Min. Parking Stalls	25 stalls		13 stalls (12 cash-in-lieu stalls)
Min. Class I Bicycle Stalls	0.2 per 100m ² of GLA or 1 per 10 employees 4 stalls for GLA but 7 stalls (assume 1 employee per office / unit)		7 stalls
Min. Class II Bicycle Stalls	12 stalls (0.6 per 100m ² of GLA)		12
Two-drive aisle minimum	7.0m		6.0 m ⑦
Min. Loading Spaces	1 stall		1 stall
Minimum Parking ratio	Full size: Min 50% Medium Size: Max 40% Compact Car: Max 10%		Full size: 60% Medium Size: 33.3% Compact Car: 6.6%
The minimum addition parking width for stalls that abuts an obstruction	0.2m when obstruction abuts one side (affects 6 stalls)		0.0 m ⑧
	0.5m when obstruction abuts two side (affects 4 stalls)		0.0 m ⑨
<p><u>Current C7 zone variances:</u></p> <p>① Indicates a requested variance to the minimum lane setback above 15m.</p> <p>② & ④ Indicates a requested variance to the minimum side setbacks above 15m.</p> <p>③ Indicates a requested variance to the minimum front setback above 15m.</p> <p>⑤ Indicates a requested variance to the maximum continuous horizontal dimension above 15m.</p> <p>⑥ Indicates a requested variance to the maximum diagonal dimension for a floor plate above 15m.</p> <p>⑦ Indicates a requested variance to the minimum drive aisle width.</p> <p>⑧ Indicates a requested variance to the minimum additional width for a parking stall when abutting an obstruction on one side.</p> <p>⑨ Indicates a requested variance to the minimum additional width for a parking stall when abutting an obstruction on two sides.</p>			

Draft C7 zone variances:

①, ②, ③ & ④ Variances remain the same except the setbacks being measured of above 15m would be measured above 12m.

Indicates a requested variance to the minimum front setback above 15m.

⑤ & ⑥ Variance would no longer be necessary.

⑦ Indicates a requested variance to the minimum drive aisle width.

⑧ Indicates a requested variance to the minimum additional width for a parking stall when abutting an obstruction on one side.

⑨ Indicates a requested variance to the minimum additional width for a parking stall when abutting an obstruction on two sides.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Downtown Development.² Support rezoning to C7 use in the downtown Urban Centre area only where properties are surrounded on a minimum of 3 sides by existing C7 zoning. The intent of this policy is to support intensification within the existing core areas of Downtown.

Office Building Location.³ Encourage office buildings providing more than 929 m² of useable space to locate in the City Centre or the Town Centres. This policy does not include offices integral to business park / industrial uses and "corporate offices" allowable under relevant industrial zones.

Offices Near Transit.⁴ Direct new office development to areas served by public transit.

6.0 Technical Comments

6.1 Building & Permitting Department

No comment on rezoning.

6.2 Development Engineering Department

See attached memorandum dated November 7, 2016.

6.3 Fire Department

No comment on rezoning.

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.3.4 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.25.2 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.27.2 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: October 5th 2016
Date Public Consultation Completed: January 3rd 2016

Report prepared by: Adam Cseke, Planner 2
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:
Development Engineering Memo dated November 7th 2016
Initial Architectural Drawing Package

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT A

This forms part of application

Z16-0067

Planner
Initials AC



Date: November 7, 2016
File No.: Z16-0067
To: Community Planning (AC)
From: Development Engineering Manager
Subject: 1330 St. Paul Street,

I2 to C7

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Sergio Sartori

1. Domestic Water and Fire Protection

The subject property is currently serviced with a 19mm-diameter water service. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the disconnection of existing services and the installation of a new service if necessary.

2. Sanitary Sewer

The subject property is currently serviced with 150mm-diameter sanitary service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service if necessary.

3. Storm Drainage

The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the Subdivision, Development and Servicing Bylaw No. 7900. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems. The existing lot is serviced with a 150mm diameter storm service. Only one service will be permitted for this development. The applicant, at his cost, will arrange the installation of one overflow service if required.

4. Road Improvements

- (a) St Paul Street must be upgraded to an urban standard along the full frontage of

this proposed development, including curb and gutter, sidewalk removal and reconstruction of separate sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

- (b) Lane adjacent to this development site will require widening and reconstruction to a paved commercial standard.

5. **Road Dedication and Subdivision Requirements**

- (a) Dedicate 0.8m width along the full frontage of the lane to provide the required widening to provide an ultimate 7.6m wide commercial standard lane.
- (b) Grant statutory rights-of-way if required for utility services.

6. **Electric Power and Telecommunication Services**

- a) All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

8. **Design and Construction**

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

9. **Servicing Agreements for Works and Services**

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

ATTACHMENT

This forms part of application

Z16-0067

Planner
Initials

AC

City of
Kelowna
COMMUNITY PLANNING



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

10. Other Engineering Comments

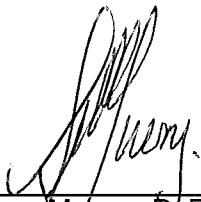
- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- (b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required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

11. Geotechnical Report

- a) Provide a comprehensive geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed development.**
 - Overall site suitability for development.
 - Presence of ground water and/or springs.
 - Presence of fill areas.
 - Presence of swelling clays.
 - Presence of sulphates.
 - Potential site erosion.
 - Provide specific requirements for footings and foundation construction.
 - Provide specific construction design sections for roads and utilities over and above the City's current construction standards

12. Development Permit and Site Related Issues

- (a) Access and Manoeuvrability
 - (i) Access to the site will be permitted from the lane only.
 - (ii) The City of Kelowna wishes to reserve the right to restrict the lane access onto Doyle Ave to right in and right out only.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

ATTACHMENT A

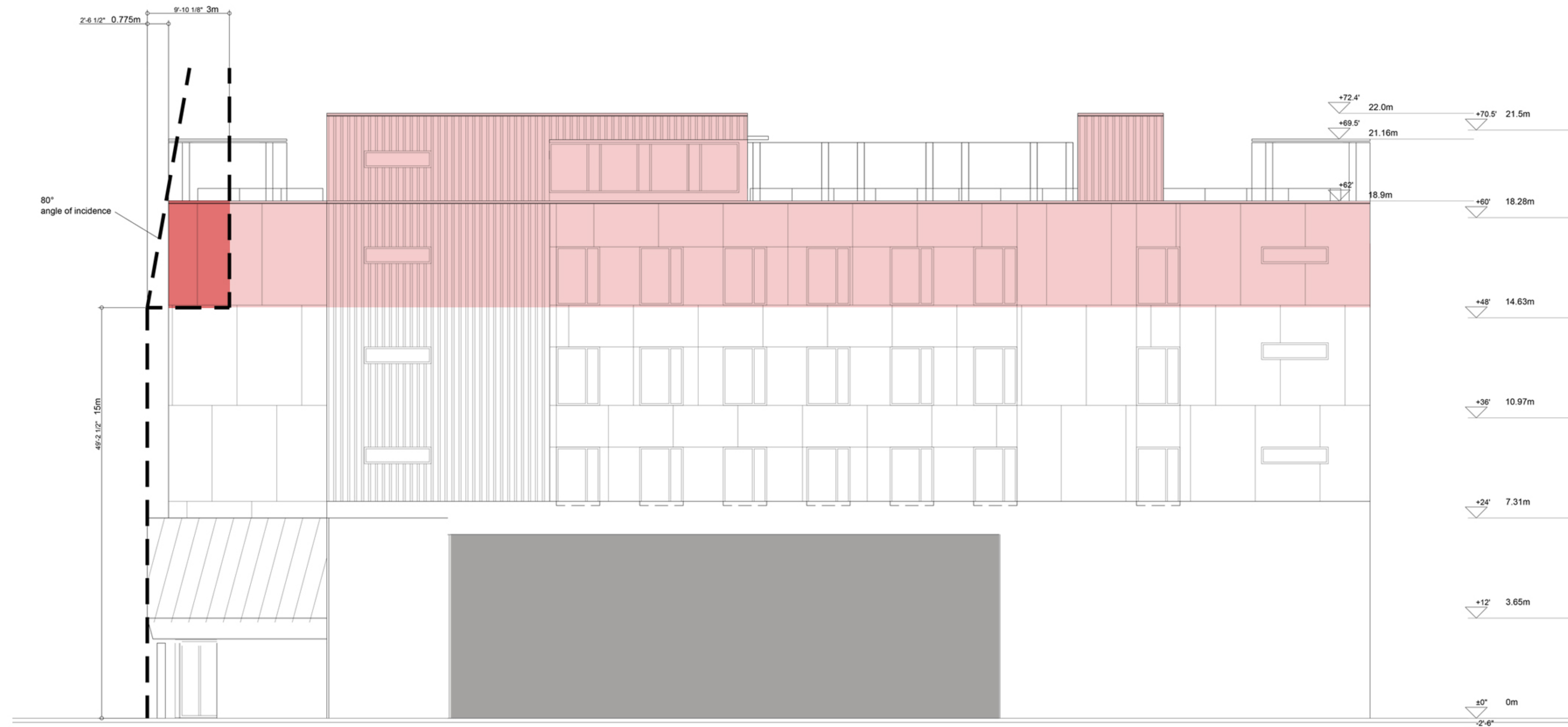
This forms part of application
Z16-0067

Planner
Initials

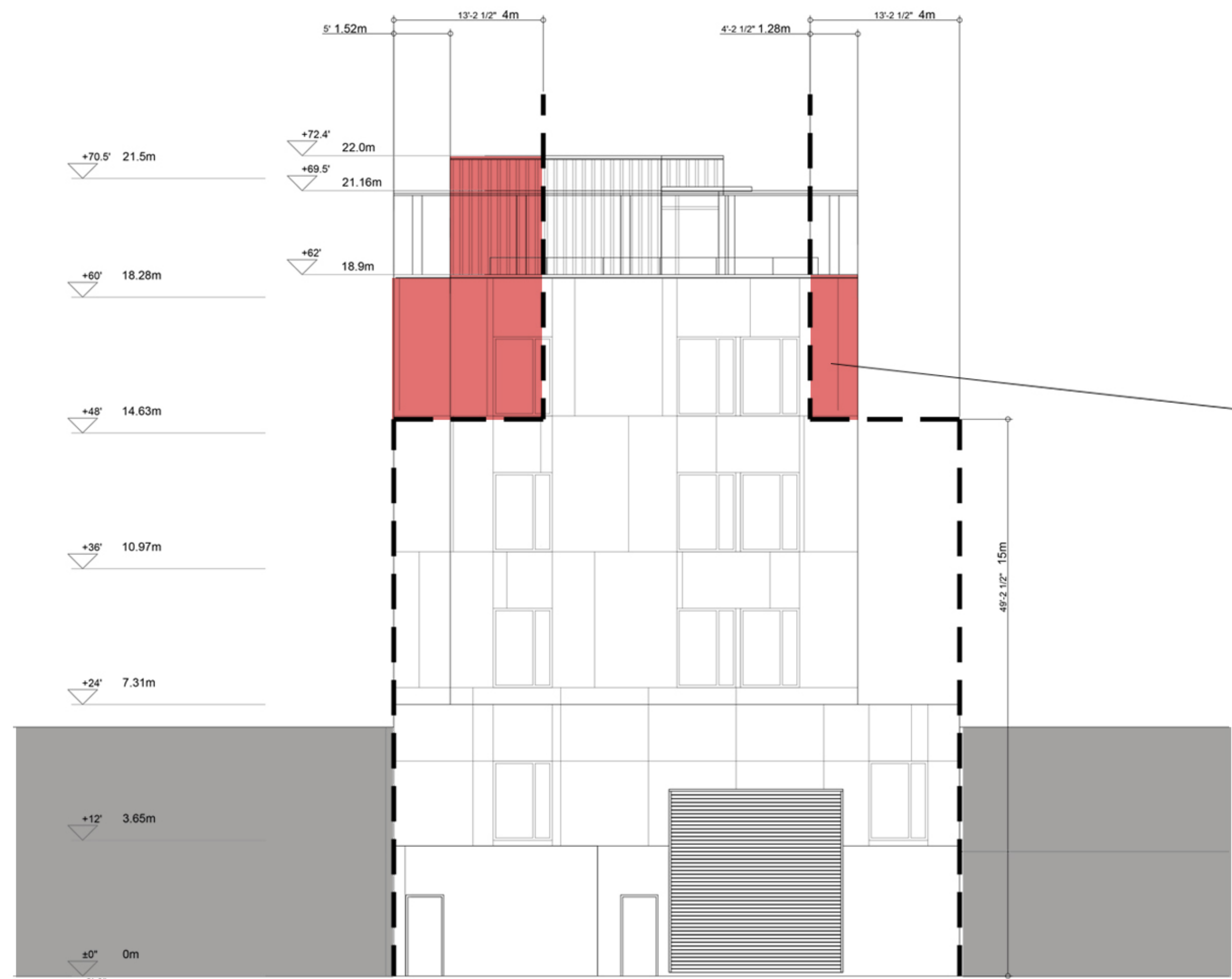
AC



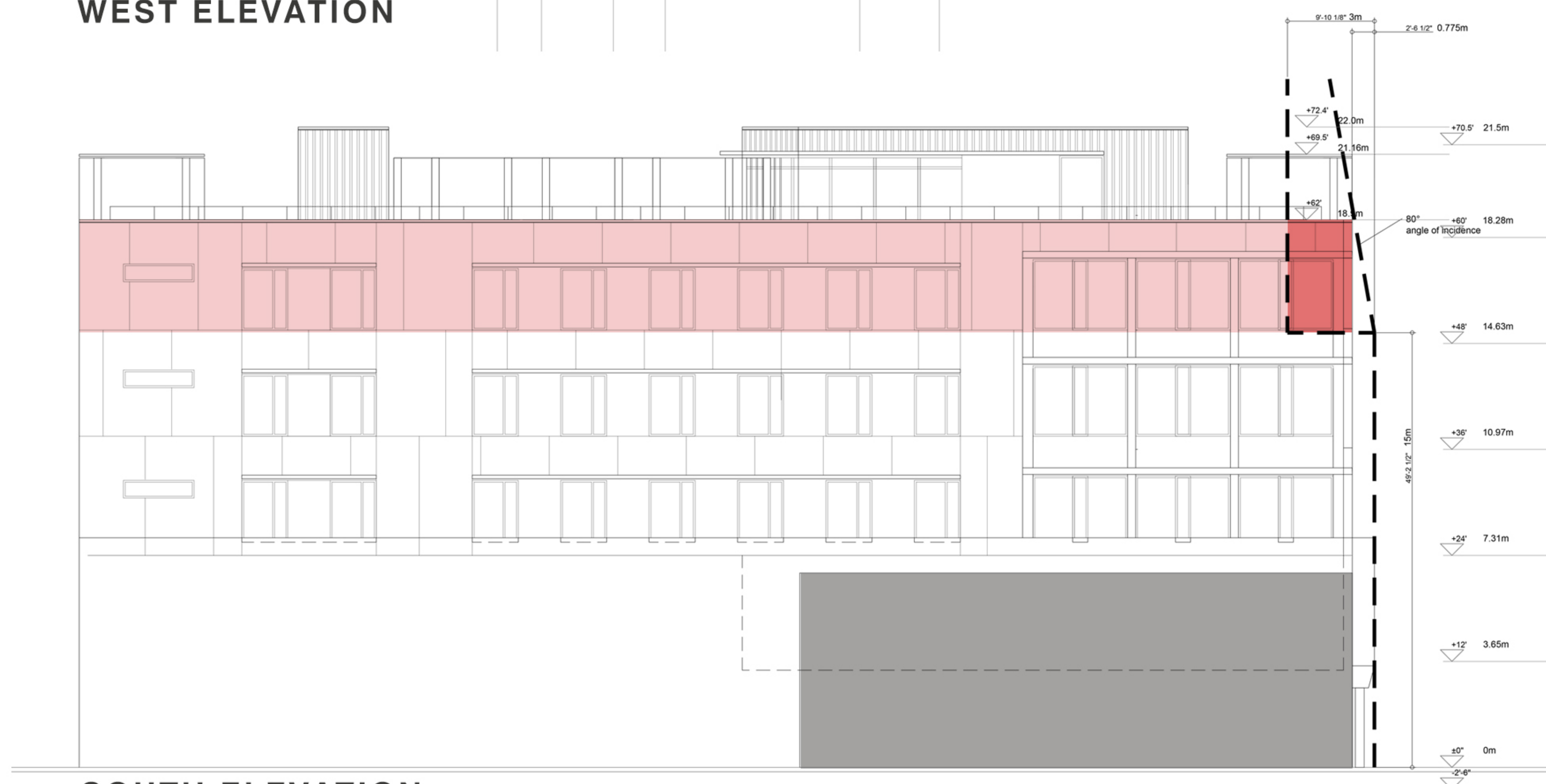
**City of
Kelowna**
COMMUNITY PLANNING



NORTH ELEVATION



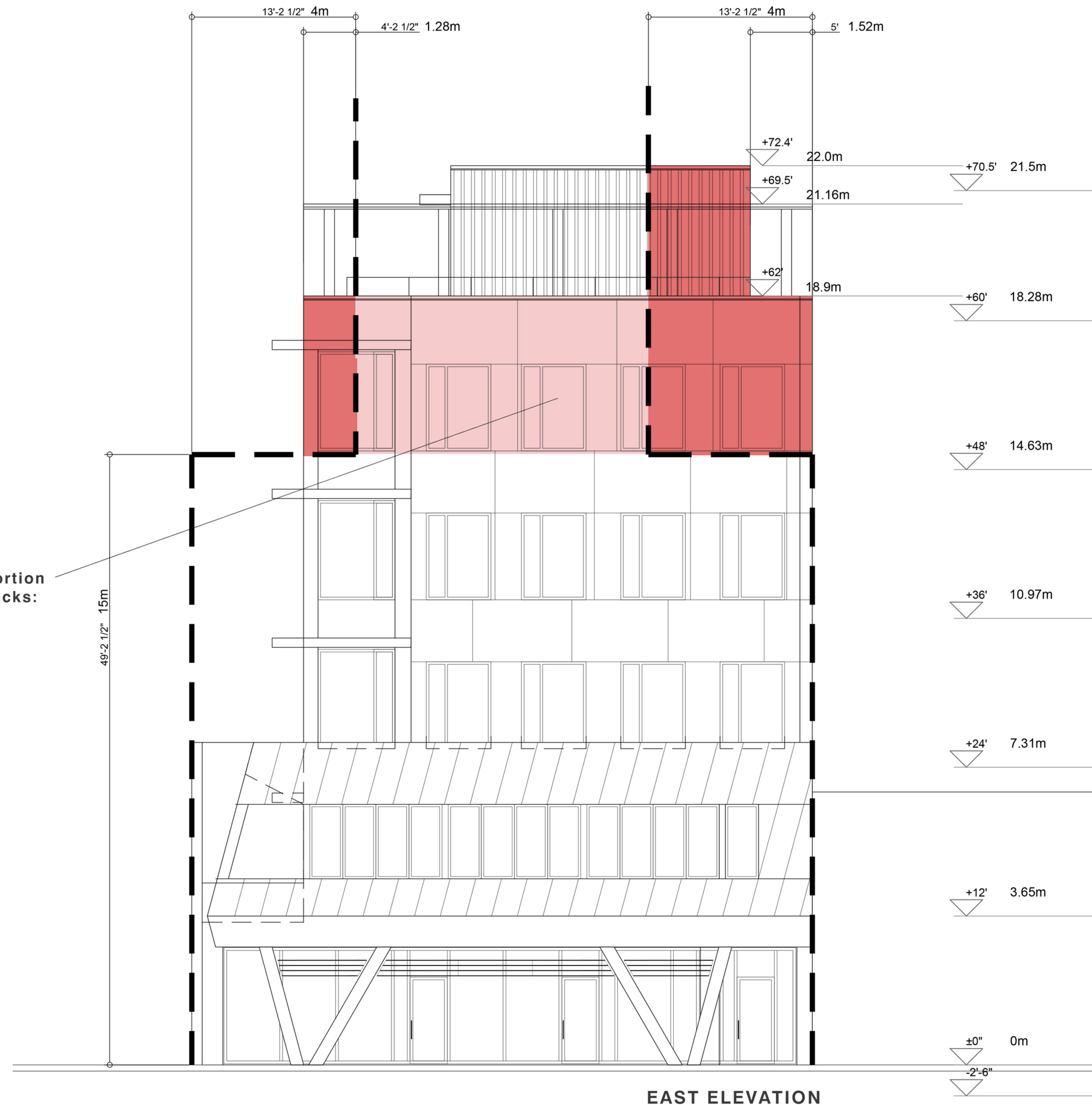
WEST ELEVATION



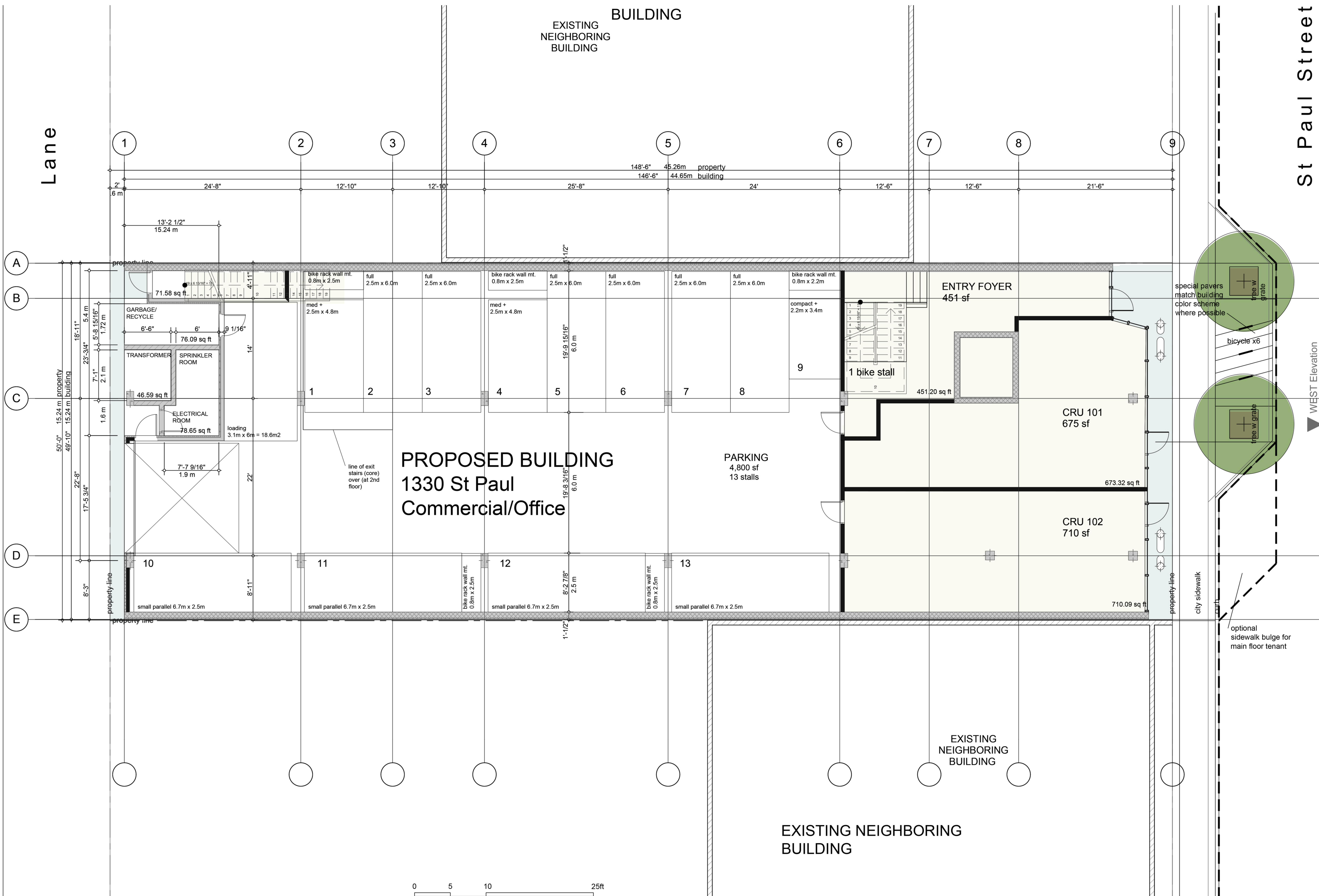
SOUTH ELEVATION

Toned areas indicate portion of building within setbacks: C7 - Diagram B

Dashed lines indicate required setbacks
Section 14.7.5



EAST ELEVATION



SITE & MAIN FLOOR PLAN



DESIGN

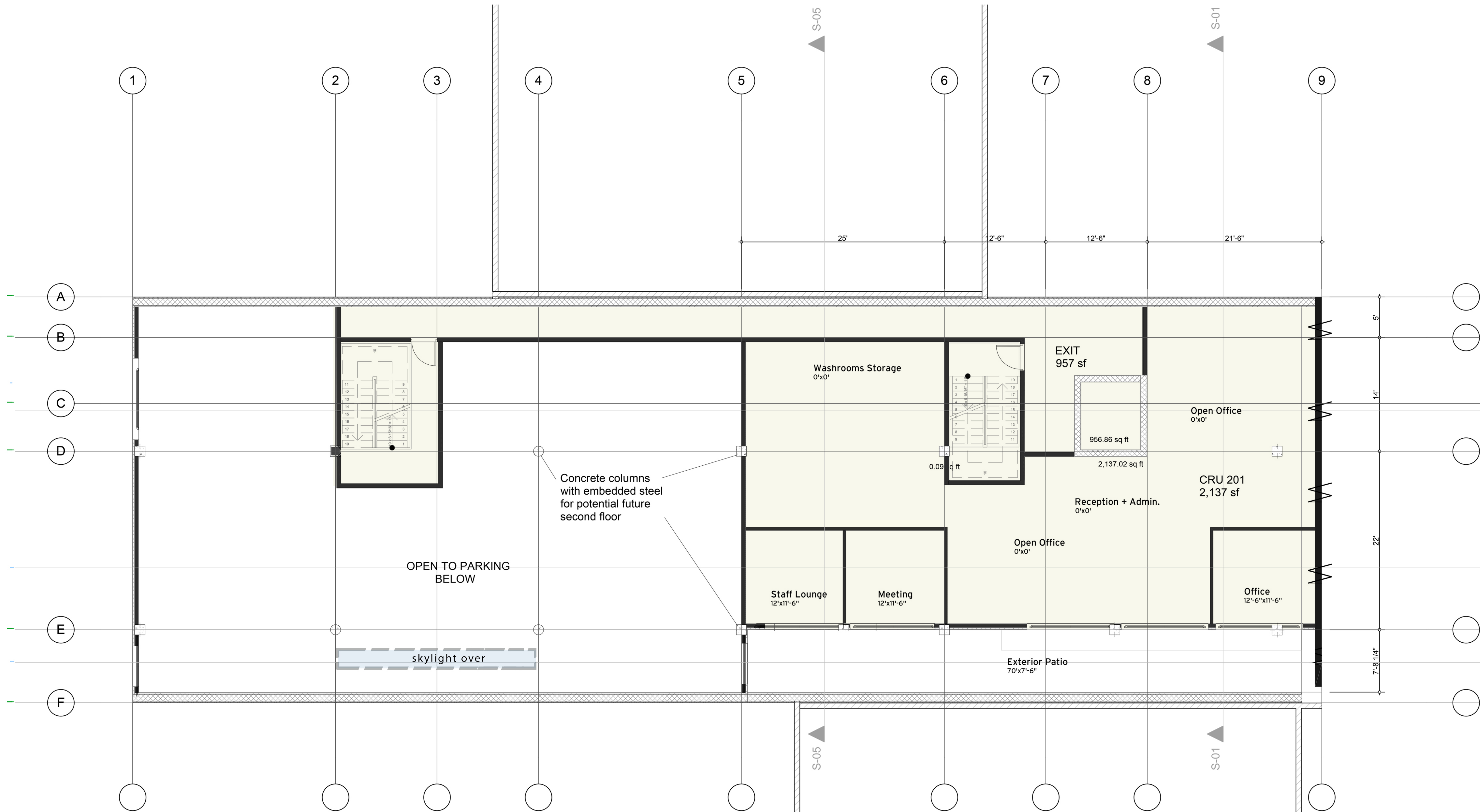
1330 St Paul Street Kelowna BC

sheet 2a

2016 10 04

HUCULIAK ARTIST DESIGNER
 HANS P. NEUMANN ARCHITECT INC.

1520 HIGHLAND DRIVE NORTH, KELOWNA, B.C. V1Y 4K5 PHONE (250) 868-0078 FAX (250) 868-0037



2ND FLOOR PLAN

0 5 10 25ft

PROJECT 1330 St Paul - Mixed Use - Commercial/Office
1330 St Paul Street, Kelowna, B.C.

PRELIMINARY FOR REVIEW

DRAWING TITLE Second Floor Plan

DATE 2016 08 02

DRAWING NUMBER A 1.1

1/4" = 1'-0" @ 36" X 48"

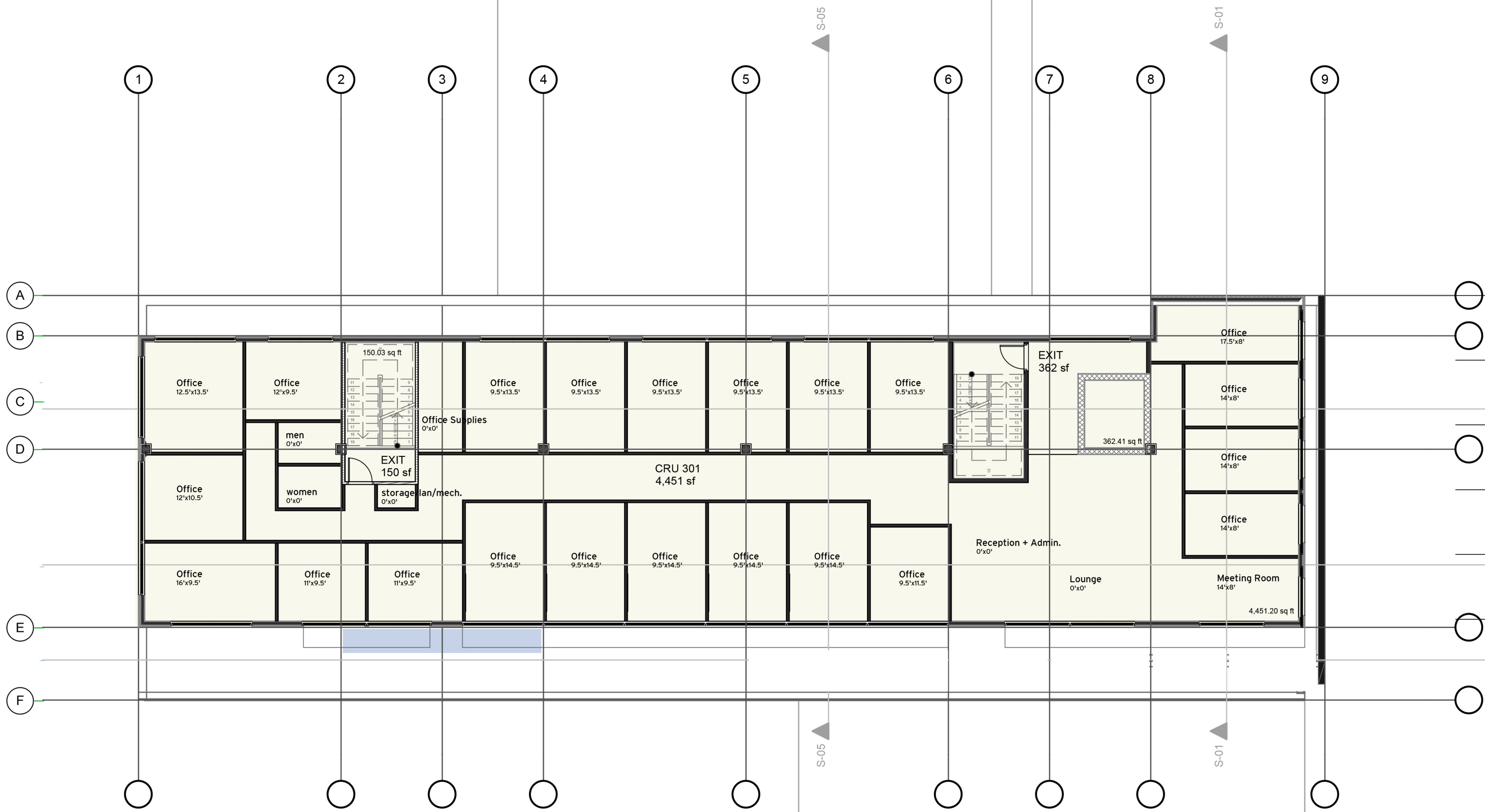
sheet 2b

DESIGN

1330 St Paul Street Kelowna BC

HUCULIAK ARTIST DESIGNER
HANS P. NEUMANN ARCHITECT INC.

2016 08 04



THIRD FLOOR PLAN (4TH + 5TH SIMILAR)



PROJECT	1330 St Paul - Mixed Use - Commercial/Office 1330 St Paul Street, Kelowna, B.C.	DRAWING TITLE	Third Floor Plan (Fourth + Fifth Floor Similar)	1750
		DATE	2016 07 11	DRAWING NUMBER
		Scale	1/4" = 1'-0" @ 36"X48"	A 1.2

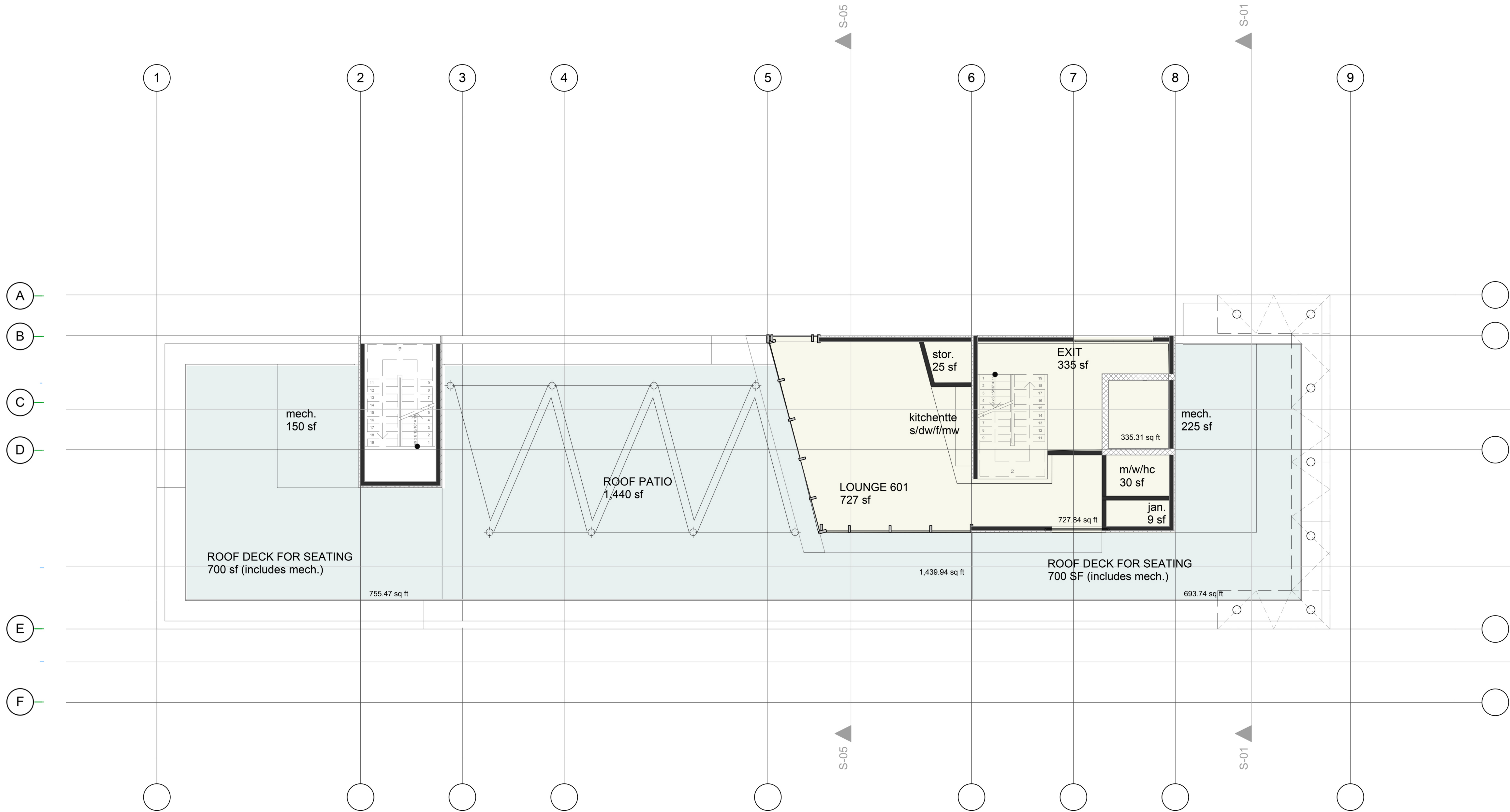
DESIGN

sheet 2c

1330 St Paul Street Kelowna BC

HUCULIAK ARTIST DESIGNER
HANS P. NEUMANN ARCHITECT INC.

2016 08 04



6th FLOOR PLAN



PROJECT	1330 St Paul - Mixed Use - Commercial/Office 1330 St Paul Street, Kelowna, B.C.	DRAWING TITLE	Sixth Floor Plan
DATE	2016 08 08	DRAWING NUMBER	A 1.3
		1/2" = 1'-0" @ 36"X48"	

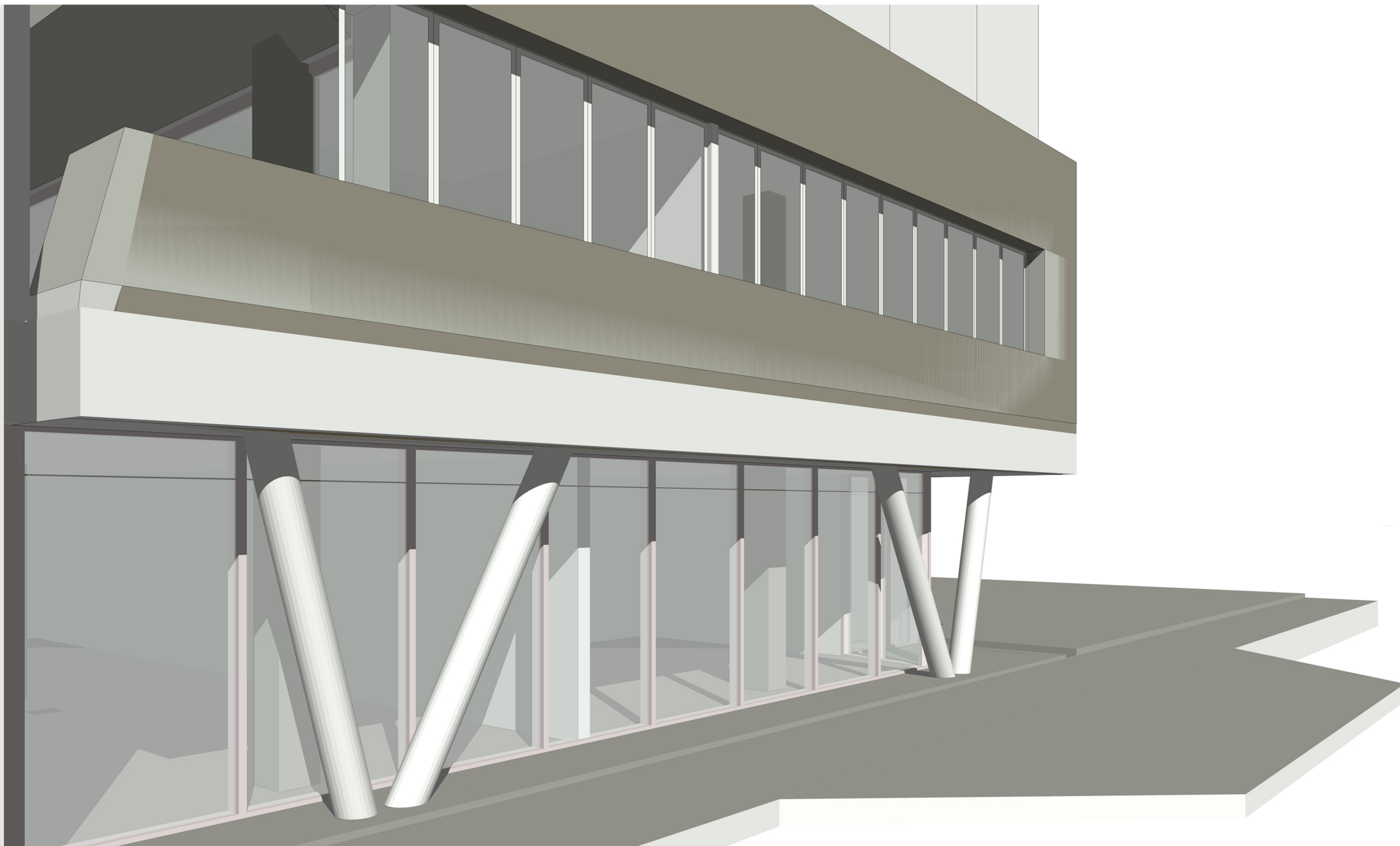
DESIGN

sheet 2d

1330 St Paul Street Kelowna BC

HUCULIAK ARTIST DESIGNER
HANS P. NEUMANN ARCHITECT INC.

2016 08 08



Pedstrian Realm - Looking north on St Paul Street



Pedstrian Realm - Looking south on St Paul Street

DESIGN

1330 St Paul Street Kelowna BC

HUCULIAK ARTIST DESIGNER
 HANS P. NEUMANN ARCHITECT INC.

1520 HIGHLAND DRIVE NORTH, KELOWNA, B.C. V1Y 4K5 PHONE (250) 868-0878 FAX (250) 868-0837



sheet 3

2016 08 04



East Elevation

DESIGN

1330 St Paul Street Kelowna BC

HUCULIAK ARTIST DESIGNER
 HANS P. NEUMANN ARCHITECT INC.

sheet 4a

2016 10 03



South Elevation

DESIGN

1330 St Paul Street Kelowna BC

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sheet 4b

2016 10 03



West Elevation



North Elevation

DESIGN

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sheet 4d

2016 10 03



Materials + Finishes

A	Composite Panel	Tomtar product flat panel - White-White
B	Windows, Canopies + Trim	Aluminum clear anodized finish
C	Glass	Clear w slight green tint
D	Metal Panel	Tomtar product - Charcoal
E	Metal Siding	Longboard product metal siding - Dark Cedar
F	Steel Posts	White Painted
G	Fabric Awning	White translucent fabric
H	Board Formed Concrete	Colored med-dark grey (match Tomtar charcoal)
I	Stainless Steel Features	Natural
J	Metal Cladding	White
K	Wood Siding	Charred natural oil finish

Design Rationale

1330 St Paul Street is a mixed use commercial development of ground floor retail and upper floor office.

At 20,000+ square feet and 6 storeys the building steps back from the property lines at the third floor to provide daylight/windows to the upper floors north and south.

A boldly arranged 2 storey plinth provides an exciting addition to the St Paul Street pedestrian realm. Darker tones of grey and colored concrete are contrast with white columns, aluminum & stainless steel trims and wood finishes. Floors above will appear lighter and finer employing flat and ridged white panels warmed up with wood color panels and detailing.

Carbonized or charred wood siding provide a dramatic finish.

Main Floor

Retail at street designed to accommodate 1-2 tenants with floor to ceiling storefront glazing. The client intends on developing a portion of the street 'shoulder' to provide sidewalk bike parking, boulevard trees, patterned pavers, and potential cafe seating. Signage with address will be a back-lit stainless steel band - refined and intentional. The parkade is fully enclosed.

Second Floor

Class A office.

Owner occupied office space of approx 2,000 sf overlooking the sidewalk with operable folding windows bringing in fresh air. A 70' narrow exterior deck serves the staff and clientele as an outdoor 'green' space with seating. Most importantly is the daylight (and window views to the deck planting/greenery) for floor space midway into the building.

Third, Fourth and Fifth Floors

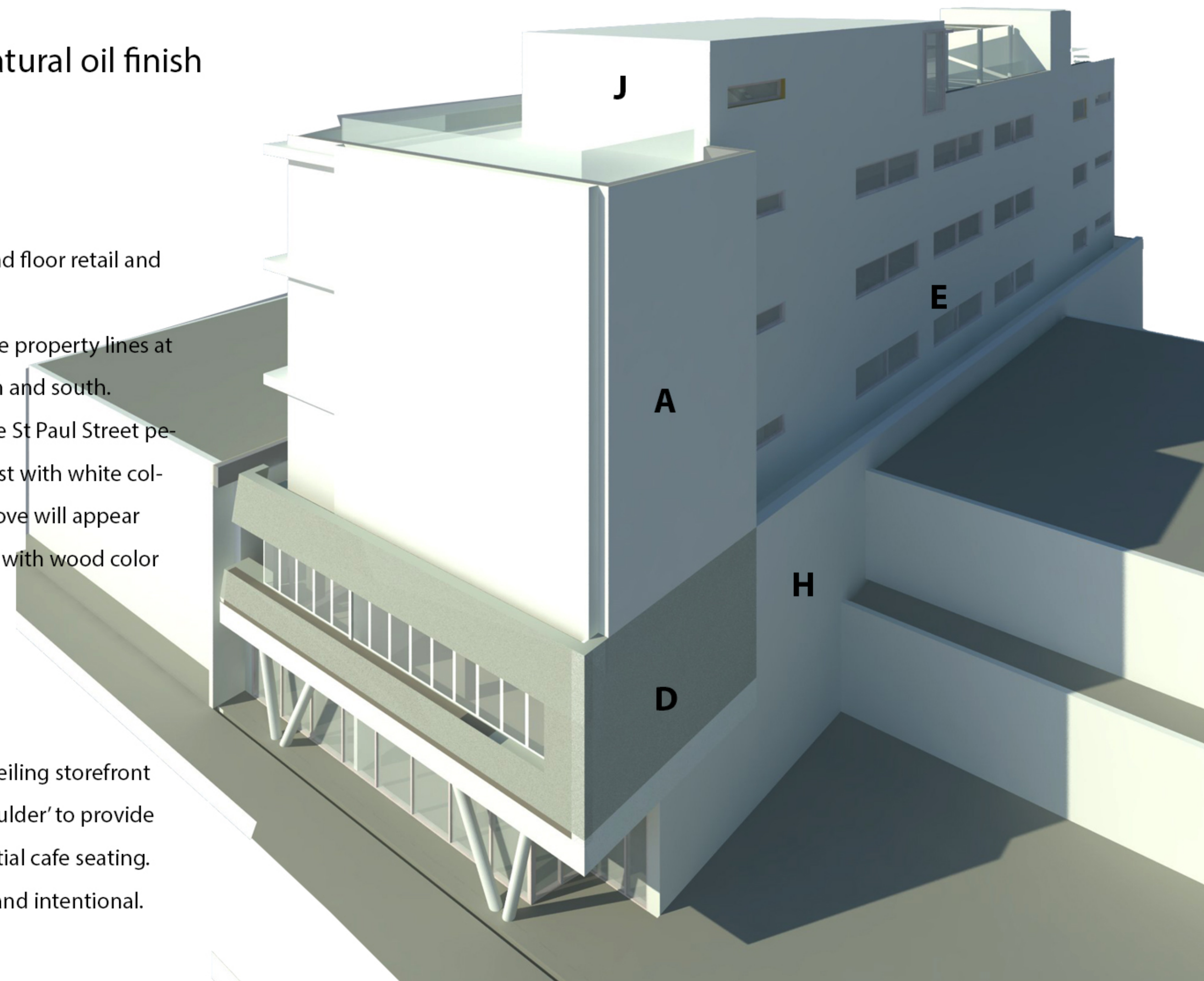
Class A office.

Currently the owner is in discussion with a 'virtual office' company to secure a long term lease for all three floors. Users will be made up of a variety of business's sharing common aspects; reception at 2nd floor, meeting rooms, roof top space/deck, lunch-room, Wifi, workstations etc.

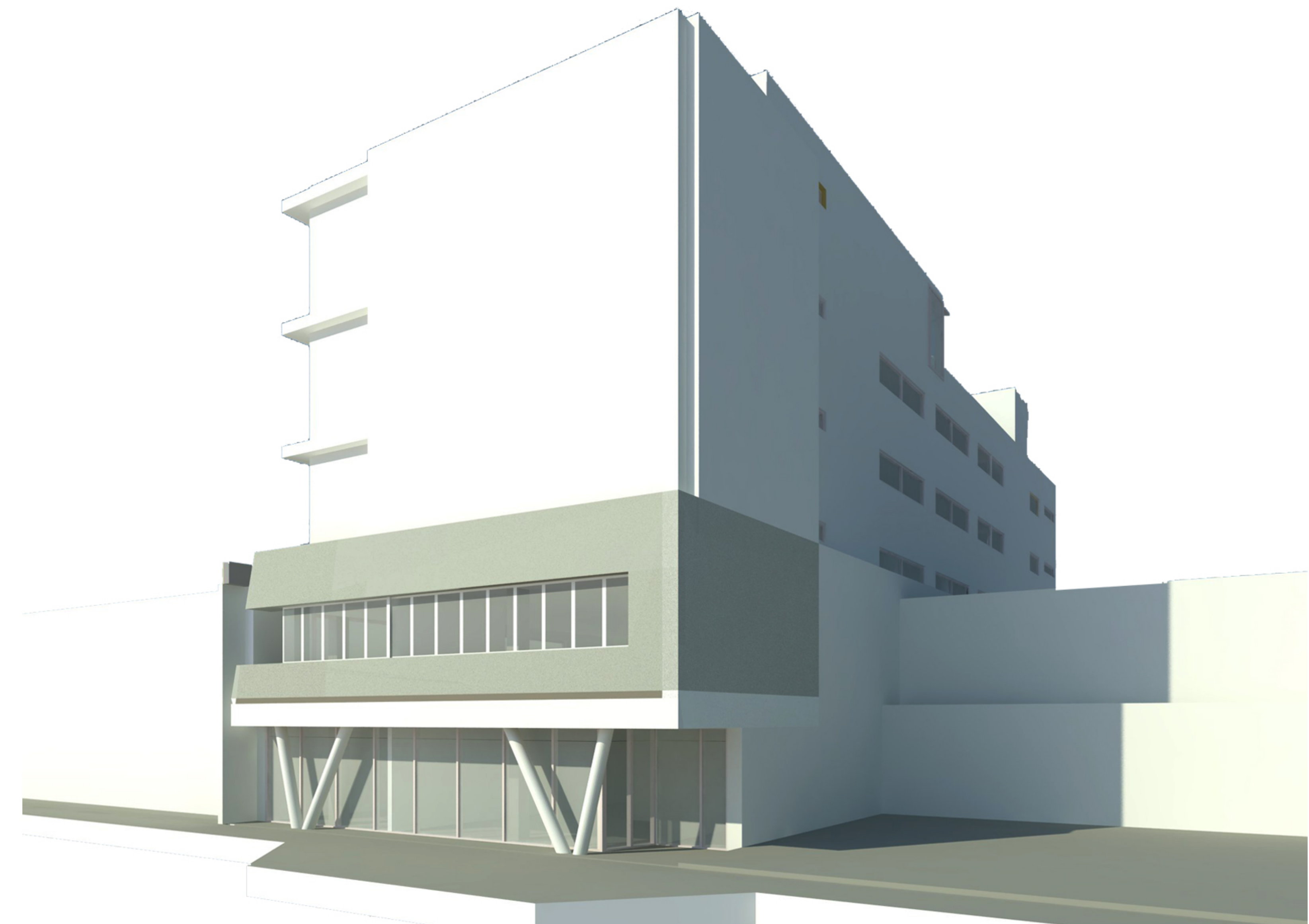
Penthouse

An 1,100sf. ft. amenity space for tenants and guests only will be the place to unwind, wrap business deals or hold networking events and is supported by generous outdoor space. White screen steel posts with fabric 'sails' cover the main patio. All available roof-top and patio is greened with trees and flowering landscaping in planters.

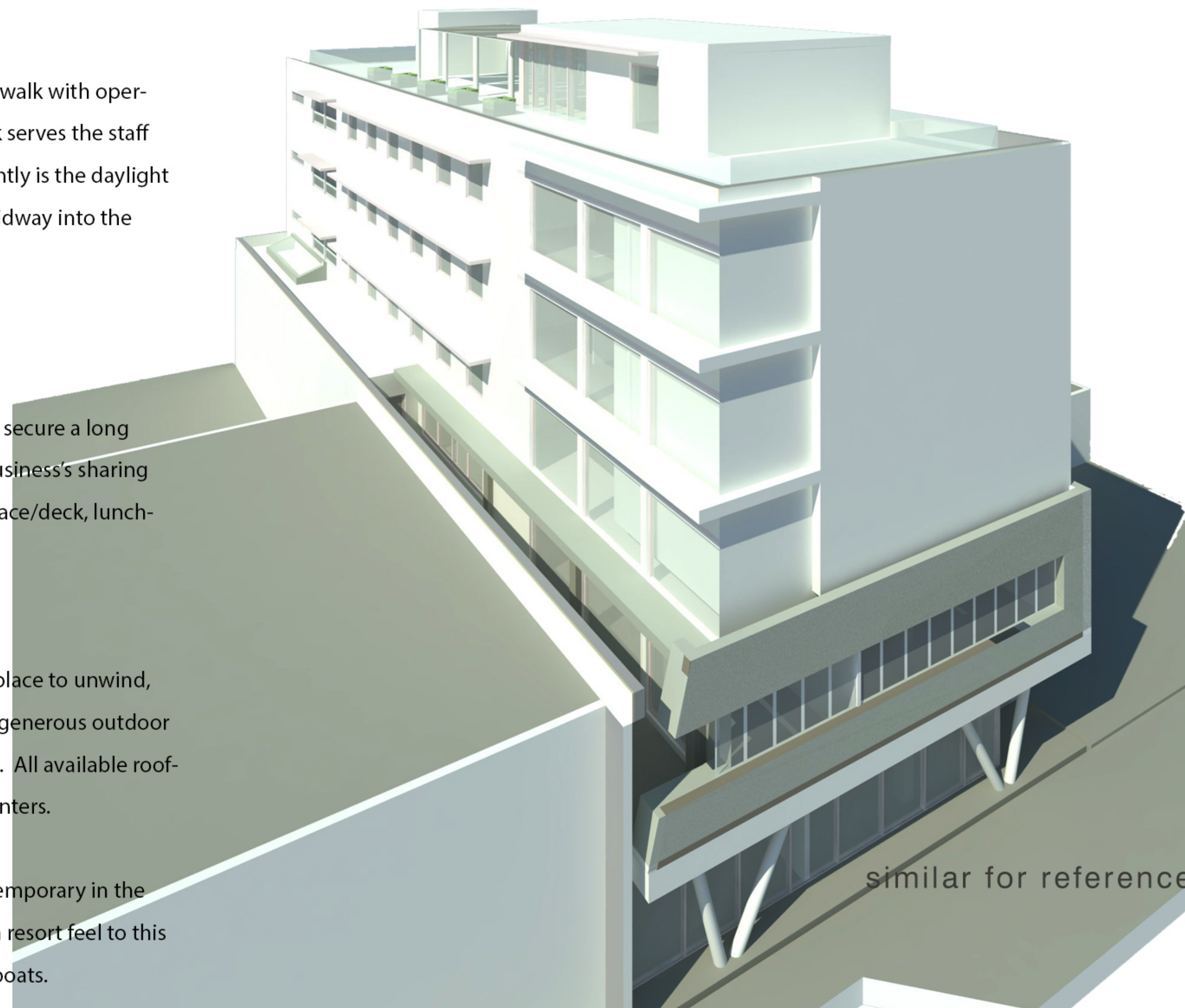
The predominant design theme is modern in its simplicity and contemporary in the detailing and expressive forms. White color panels bring a fresh even resort feel to this urban neighbourhood referencing the nearby beach, water and sailboats.



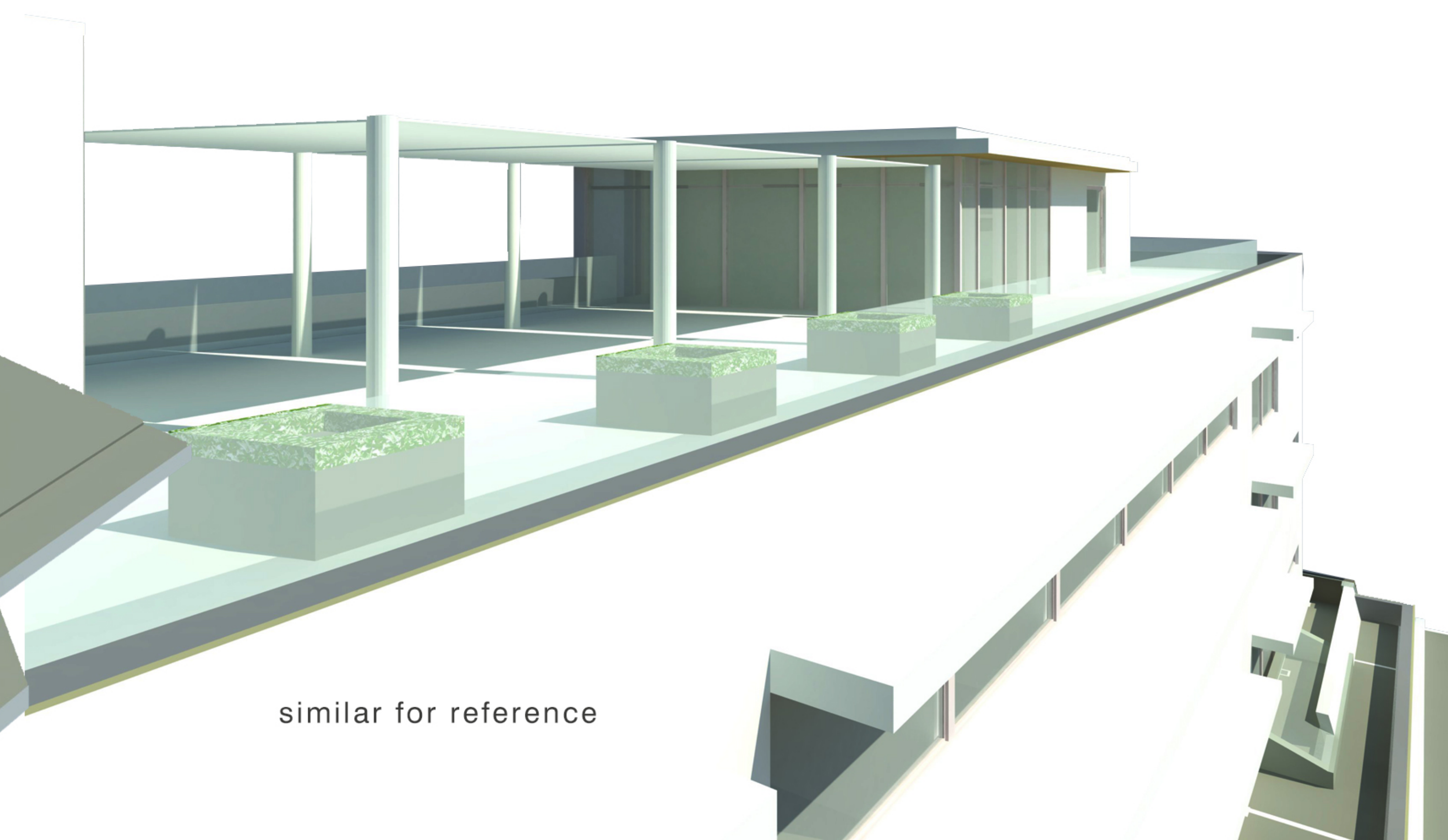
similar for reference



similar for reference



similar for reference



similar for reference



DESIGN

1330 St Paul Street Kelowna BC

HUCULIAK ARTIST DESIGNER
HANS P. NEUMANN ARCHITECT INC.

1520 HIGHLAND DRIVE NORTH, KELOWNA, B.C. V1Y 4K5 PHONE (250) 868-0078 FAX (250) 868-0037



sheet 6

2016 08 04



VIEW FROM ST PAUL

DESIGN

1330 St Paul Street Kelowna BC

HUCULIAK ARTIST DESIGNER
HANS P. NEUMANN ARCHITECT INC.

sheet 1

2016 08 04

1520 HIGHLAND DRIVE NORTH, KILGUNA, B.C. V1Y 4K5 PHONE (250) 866-0070 FAX (250) 868-0837

CITY OF KELOWNA
BYLAW NO. 11338
Z16-0067- Burro Developments Ltd., Inc. No. BC0971320
1330 St. Paul Street

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 16, District Lot 396, ODYD, Plan 6454 located on St. Paul Street, Kelowna, B.C., from the I2 - General Industrial Zone to the C7 - Central Business Commercial 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 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

CITY OF KELOWNA
BYLAW NO. 11315
Z16-0057- Victor Projects Ltd., Inc. No. BC1550457
2280 Baron Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 6, District Lot 126, ODYD, Plan KAP59534 located on Baron Road, Kelowna, B.C., from the C4 - Urban Centre Commercial Zone to the C4r1s - Urban Centre Commercial (Retail Liquor 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 time by the Municipal Council this 21st day of November, 2016.

Considered at a Public Hearing on the 13th day of December, 2016.

Read a second and third time by the Municipal Council this 13th day of December, 2016.

Approved under the Transportation Act this 15th day of December, 2016.

Audrie Henry
(Approving Officer - Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

**BYLAW NO. 11324
Z16-0061 – Sheldon and Heather Upshaw
1985 Knox Crescent**

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of a Lot 2, District Lot 14, ODYD, Plan 2767 located on Knox Crescent, Kelowna, B.C., from the RU1 – Large Lot Housing Zone to the RU1c - Large Lot Housing with Carriage House 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 time by the Municipal Council this 21st day of November, 2016.

Considered at a Public Hearing on the 13th day of December, 2016.

Read a second and third time by the Municipal Council this 13th day of December, 2016.

Approved under the Transportation Act this 15th day of December, 2016.

Audrie Henry
(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: January 9, 2017
File: 1620-20
To: City Manager
From: Mariko Siggers, Community & Neighbourhood Services Manager
Subject: Canada 150

Recommendation:

THAT COUNCIL receives, for information, the report from the Community & Neighbourhood Services Manager dated January 9, 2017 regarding the plans to commemorate Canada's 150th anniversary in 2017.

Purpose:

To provide Council with an overview of initiatives planned to commemorate Canada's 150th Anniversary in 2017 throughout Kelowna.

Background:

Canada will celebrate its Sesquicentennial, the 150th anniversary of Confederation, in 2017. This milestone is a great opportunity to celebrate Canada's history as well as build excitement for the future both on a national and local level.

Council allocated \$50,000 in 2015, 2016 and 2017, for a total budget of \$150,000, to mark the Sesquicentennial. Through an engagement and planning process conducted in 2015, the following themes were identified as key to the Canada 150 initiative.

- Embrace, preserve and celebrate the natural assets of Kelowna including the lake, trails, landscape and four season recreational opportunities
- Celebrate cultural diversity and freedom
- Empower our youth to shape the community they desire
- Honor the history of our region and the prominent people and events that connect us
- Lay the groundwork for innovation that will strengthen our community
- Recognize and celebrate the rich history and knowledge of Indigenous nations who continue to be an integral part of our community

Many community groups around the city have been inspired to develop programs and initiatives to help commemorate the nation's birthday. This report highlights the impact of Council's investment and provides some information about what's happening in Kelowna in 2017.

Community Celebrations - \$35,000

Coordinated by Festivals Kelowna, several large scale community celebrations have been planned. Starting with New Year's Eve 2016, residents rang in the Sesquicentennial year with fun activities, cultural experiences, giveaways and entertainment.

As spring and summer approach, the Parks Alive! program will showcase a multitude of artists who represent the diverse cultures that form our country. In addition, some historic locations that highlight some of the significant places of our past will be programmed. Partnerships with various heritage and cultural groups will animate these spaces in a unique way.

The Canada Day celebrations on July 1, 2017 will be draped in the Sesquicentennial theme. The traditional Canada Day birthday cake will not have the usual maple leaf displayed, but the Canada 150 logo instead. Well-known Canadian artists will perform and activities for all to participate in are being planned. To end the evening, an extended fireworks display choreographed to Canadian music will take place.

Festivals Kelowna is also planning to enhance their *Pianos in the Park* and *Arts on the Avenue* programs with a Canada 150 flair. The funds contributed from the City will be leveraged through grants and sponsorship to create many free, fun and entertaining programs.

Grants and Projects - \$95,000 (divided in two streams)

Through Council's investment, two community grant streams were developed: Sesquicentennial Grants and Incentive Grants.

Sesquicentennial Grants - \$60,000

Broadly focused with the intent of achieving significant community impact, seven projects have been awarded a Sesquicentennial Grant. Along with a City contribution, these non-profit groups have secured funding from other sources and will each leave a community legacy. Through Council's \$60,000 investment in this grant, seven lead organizations have partnered with 12 additional organizations to contribute close to 2000 volunteer hours and provide experiences for an estimated 48,500 people. A brief description of each project is included below.

- Canada 150 Paddle Trail – coordinated by the Dragon Boat Society, a water trail will be created with wayfinding buoys from Bertram Creek Park to McKinley Landing. The intent is for these buoys to provide paddle enthusiasts with a marked route showing distances and direction to public beaches including those which are only accessible from the water.
- 150 Stories from 150 Years – the Kelowna Museum Society has partnered with Westbank First Nation, Metro Community, the French Cultural Centre and the Chinese Canadian Association to

establish a permanent exhibit which will showcase the prominent cultures that have an important role in our past and present. This multi-media display will include recordings of native languages of the people who inhabited our region: a multi-sensory experience which contributes to greater cultural appreciation and language preservation.

- 150 Years of Art – the Kelowna Art Gallery will curate an exhibition of Canadian artworks owned by local collectors. These works are rare and important pieces of Canadian art history. Through the event, a book will be created to commemorate the project and celebrate art in Kelowna.
- A (Kelowna) Christmas Carol – New Vintage Theatre will research the historical beginnings of Kelowna and write an adaptation of “A Christmas Carol” set in our city! This original work will tell a story of the names, businesses families and First Nations people who contributed to the community we know today.
- Canadiana Suite: A Sesquicentennial Celebration – Ballet Kelowna and the Okanagan Symphony Orchestra will join forces to present a unique performance. It will feature Canadian music, arranged for and performed by the Okanagan Symphony Orchestra, and dance choreographed by four renowned Canadian choreographers for Ballet Kelowna’s professional dancers. The performances will be augmented by education and outreach programming that use the project’s Canadian themes and music to connect students in the community.
- Canada 150 Summer Fest – Chamber Music Kelowna in partnership with Festivals Kelowna and the Rotary Centre for the Arts will deliver a summer outdoor jazz concert and an indoor classical performance. It is an opportunity for residents and visitors to celebrate Canadian-grown musical talent, engage and give profile to local musicians. The performances will also allow Chamber Music Kelowna to gauge the community’s appetite for an annual outdoor Chamber Music Festival.
- na’?k’wulamən - The things that we do – Okanagan College, in partnership with Westbank First Nation, Growing Inspired Garden Education and Design and the Central Okanagan Naturalists’ Club, will establish a traditional garden on the Okanagan College campus. The name of the garden loosely translates to “The things that we do” and will reflect a myriad of ways that plants are used in Indigenous culture. This includes maintenance of the land, selection and use of plants for food, technology, medicine, ceremonial purposes and the sharing of this knowledge with those who walk the paths of this garden or access the garden website. The 6,000 square foot garden will be a teaching and learning site for students, campus, Indigenous community and public and will serve as a model for other like gardens in the community.

Incentive Grants - \$35,000

The Incentive Grants have been made available through several existing grants in the Active Living & Culture Department such as Cultural Project Grants, Neighbourhood Grants, Youth Development and Engagement Grants and Sport Grants. Successful applicants are eligible for additional funding when they are able to show a connection to the City’s Canada 150 themes. These grants will be given out throughout the year as per the respective grant guidelines and will enable the Canada 150 movement to reach grassroots organizations.

Community Engagement - \$20,000

Online

The kelowna.ca/canada150 webpage has been established as the main hub for information on Canada 150 related events, projects, grants and celebrations taking place throughout the community. There will be a monthly e-subscribe newsletter sent out that will highlight upcoming events and progress of the various Canada 150 projects taking place – both City sponsored and others.

150 Programs

Throughout Active Living & Culture, Canada 150 themes and branding will be woven into many areas of programming. Toolkits and contests such as “150 Ways to be Neighbourly” or “150 Activities to do in Kelowna” will be developed and promoted in 2017.

150 for 150

In collaboration with Kelowna Community Resources and Volinspire, the City is challenging residents to collectively contribute 150,000 volunteer hours throughout the year. Along the way, as milestones are reached, the community will enjoy some fun rewards!

In addition, a challenge was issued by Volunteer Ottawa to the other volunteer centres across Canada to see how many volunteers could contribute 150 hours in 2017. Coordinated by Kelowna Community Resources and tracked through Volinspire, this challenge has been accepted locally.

Vibrancy

Kelowna will be dressed up for the occasion. Red and white tulips will be planted in key civic gardens and commemorative Canada 150 banners will be hung in Stuart Park. In addition, other community buildings such as the Okanagan Heritage Museum and the Kelowna International Airport will have their own displays. There will also be special Canada 150 giveaways handed out at various community events and initiatives throughout the year.

Summary

This report provides a snapshot of the various events and initiatives that will take place in 2017. Council’s investment in this program will see over 150,000 volunteer hours contributed, over 100,000 participants take part in activities and initiatives, a number of community legacies created and an immeasurable impact on community and national pride.

Internal Circulation:

Communications Advisor, Communications
Divisional Director, Active Living & Culture
Manager, Cultural Services
Manager, Grants & Partnership
Manager, Sport & Event Services

Financial/Budgetary Considerations: \$50,000 per year in 2015, 2016 and 2017 has been allocated by Council to deliver the Canada 150 initiatives

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

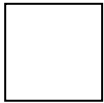
Personnel Implications:

External Agency/Public Comments:

Communications Comments: A communication plan will be developed by Communications and the Community & Neighbourhood Services Manager to inform and engage the public on Sesquicentennial initiatives – City and community-driven.

Alternate Recommendation:

Submitted by: M Siggers, Community & Neighbourhood Services Manager



Approved for inclusion: J. Gabriel, Divisional Director, Active Living and Culture

cc: Divisional Director, Communications

Divisional Director, Active Living and Culture

Attachments:

Canada 150

January 2017



Sesquicentennial

- ▶ Canada's 150th birthday (anniversary of Confederation)
- ▶ It's happening – Jan. 1, 2017
- ▶ Celebrations and initiatives taking place across the country
- ▶ Council allocated \$150,000 towards marking milestone



CANADA 150

Sesqui Themes

- ▶ Six themes were identified
 - ▶ Embrace, preserve and celebrate the natural assets of Kelowna including the lake, trails, landscape and four season recreational opportunities
 - ▶ Celebrate cultural diversity and freedom
 - ▶ Empower our youth to shape the community they desire
 - ▶ Honor the history of our region and the prominent people and events that connect us
 - ▶ Lay the groundwork for innovation that will strengthen our community
 - ▶ Recognize and celebrate the rich history and knowledge of Indigenous nations who continue to be an integral part of our community

Community Celebrations

- ▶ New Year's Eve x 2
- ▶ Parks Alive!
- ▶ Canada Day
- ▶ Arts on the Avenue
- ▶ and much more!



Sesquicentennial Grants

- ▶ **Broad community impact with a lasting legacy**
 - ▶ C150 Paddle Trail
 - ▶ 150 Stories from 150 Years
 - ▶ 150 Years of Art
 - ▶ A (Kelowna) Christmas Carol
 - ▶ Canadiana Suite: A Sesquicentennial Celebration
 - ▶ Canada 150 Summer Fest
 - ▶ The Things That We Do Garden

Incentive Grants

- ▶ Neighbourhood Grants
- ▶ Sport & Event Grants
- ▶ Cultural Grants



Community Engagement

- ▶ 150 for 150 Volunteer Challenge
 - ▶ 150,000 collective community goal!
 - ▶ Partnership with Kelowna Community Resources and Volinspire
- ▶ kelowna.ca/canada150
 - ▶ Hub of information and events
- ▶ Sesqui e-bulletin
 - ▶ Monthly e-Subscribe that will feature City of Kelowna celebrations and activities taking place throughout the community
- ▶ Integration in City programs
 - ▶ Neighbourhoods, recreation, theatre etc.



Summary



Community Celebrations

- Festivals Kelowna
- \$35,000
- NYE, Parks Alive! Pianos in the Park



Sesquicentennial Grants

- Seven community projects
- \$60,000



Incentive Grants

- \$35,000
- “top-up” for five ALC grant streams



Engagement

- \$20,000
- Online, marketing and promotions
- Volunteer Challenge

Collective Impact

- ▶ 100,000 participants
- ▶ 150,000 volunteer hours
- ▶ 19+ community partnerships
- ▶ 50+ events or performances
- ▶ All areas of the city impacted
- ▶ 7 legacy projects





Questions?

For more information, visit kelowna.ca/canada150.

CITY OF KELOWNA

BYLAW NO. 11304

Road Closure and Removal of Highway Dedication Bylaw
(Portion of Sutherland Avenue)

A bylaw pursuant to Section 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of highway on Sutherland Avenue

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, hereby enacts as follows:

1. That portion of highway attached as Schedule "A" comprising 304.5m² shown in bold black as Road to be Closed on the Reference Plan prepared by Robert T. Macdonald, B.C.L.S., is hereby stopped up and closed to traffic and the highway dedication removed.
2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

Read a first, second and third time by the Municipal Council this 5th day of December, 2016.

Approved Pursuant to Section 41(3) of the Community Charter this 7th day of December, 2016.

Audrie Henry

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

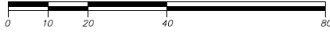
Schedule "A"

**REFERENCE PLAN TO ACCOMPANY BYLAW No. 11304
(CITY OF KELOWNA) TO CLOSE PART OF ROAD
DEDICATED ON PLAN 12546, DISTRICT LOT 138,
OSOYOOS DIVISION YALE DISTRICT**

PLAN EPP68015

PURSUANT TO SECTION 120 OF THE LAND TITLE ACT AND
SECTION 40 OF THE COMMUNITY CHARTER

BCGS 82E.083



The intended plot size of this plan is 432mm in width by
560mm in height (C size) when plotted at a scale of 1:750
(All distances are in metres)

LEGEND

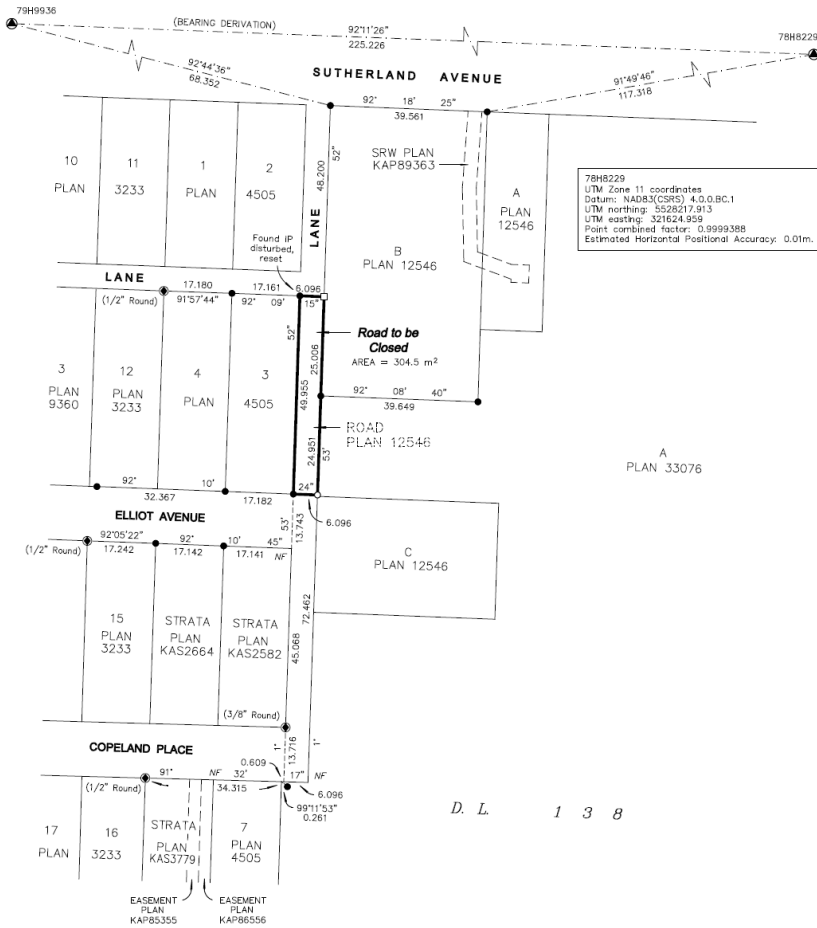
- Denotes Standard Iron post (Type 5) found
- Denotes Standard iron post (Type 5) placed
- Denotes Lead Plug (Type 3) placed
- ⊙ Denotes Non-Standard Post found
- ⊕ Denotes Control Monument found
- NF Denotes nothing found

79H9936
UTM Zone 11 coordinates
Datum: NAD83(CRS) 4.0.0.BC.1
UTM northing: 5328226.521
UTM easting: 321399.912
Point combined factor: 0.9999400
Estimated Horizontal Positional Accuracy: 0.01m.

Integrated Survey Area No. 4, City of Kelowna,
NAD83 (CRS) 4.0.0.BC.1

Grid bearings are derived from observations between
geodetic control monuments 79H8229 and 79H9936.
The UTM coordinates and estimated horizontal positional
accuracy are derived from conventional survey ties to
geodetic control monuments 79H8229 and 79H9936.

This plan shows horizontal ground-level distances unless
otherwise specified. To compute grid distances, multiply
ground-level distances by the average combined factor
of 0.9999394 which has been derived from geodetic
control monuments 79H8229 and 79H9936.



79H8229
UTM Zone 11 coordinates
Datum: NAD83(CRS) 4.0.0.BC.1
UTM northing: 5328217.913
UTM easting: 321624.959
Point combined factor: 0.9999388
Estimated Horizontal Positional Accuracy: 0.01m.



D. L. 1 3 8

RUNNALLS DENBY

british columbia land surveyors

259A Lawrence Avenue Phone: (250)763-7322
Kelowna, B.C. Fax: (250)763-4413
V1Y 6L2 Email: rob@runnallsdenby.com

DWG. No.: 13000 CLOSED ROAD FILE: 13000

This plan lies within the Regional District of Central Okanagan.

The field survey represented by this plan was completed on
the 14th day of November, 2016.
Robert T. Macdonald, BCLS 873

CITY OF KELOWNA

BYLAW NO. 11306

Road Closure and Removal of Highway Dedication Bylaw
(Portion of Bedford Avenue)

A bylaw pursuant to Section 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of highway on Bedford Avenue

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, hereby enacts as follows:

1. That portion of highway attached as Schedule "A" comprising 12.1m² shown in bold black as Closed Road on the Reference Plan prepared by Colin M. Ferguson, B.C.L.S., is hereby stopped up and closed to traffic and the highway dedication removed.
2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

Read a first, second and third time by the Municipal Council this 5th day of December, 2016.

Approved Pursuant to Section 41(3) of the Community Charter this 7th day of December, 2016.

Audrie Henry

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"

