

# City of Kelowna

## Regular Council Meeting

### AGENDA



Monday, October 16, 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

5 - 12

PM Meeting - October 2, 2017

#### 3. Development Application Reports & Related Bylaws

##### 3.1 934 Grenfell Rd, Z17-0058 - Allan and Annette Lipkovits

13 - 19

To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the construction of a second single detached house on the subject property.

##### 3.2 934 Grenfell Rd, B11494 (Z17-0058) - Allan and Annette Lipkovits

20 - 20

To give Bylaw No.11494 first reading in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.

##### 3.3 440 Edith Gay Rd, Z17-0030 - Harbrinder Khangura

21 - 29

To rezone the subject property to facilitate a two lot subdivision.

##### 3.4 440 Edith Gay Rd, BL11496 (Z17-0030) - Harbrinder Khangura

30 - 30

To give Bylaw No. 11496 first reading in order to rezone the subject property from the RR3 - Rural Residential 3 zone to the RU6 - Two Dwelling Housing zone.

##### 3.5 1869 Maple St, Z17-0045 - Gregory and Linda Bauer

31 - 35

To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House.

- |             |   |                |
|-------------|---|----------------|
| <b>3.6</b>  | <b>1869 Maple St, BL11499 (Z17-0045) - Gregory and Linda Bauer</b>  | <b>36 - 36</b> |
|             | To give Bylaw No. 11499 first reading in order to rezone the subject property from the RU1 - Rural Residential 1 zone to the RU1c - Rural Residential 1 with Carriage House zone.     |                |
| <b>3.7</b>  | <b>9590 McCarthy Rd, Z17-0074 - 0954717 BC Ltd Inc.</b>   | <b>37 - 49</b> |
|             | To rezone the subject property to facilitate an addition to an existing industrial building on the subject property.  |                |
| <b>3.8</b>  | <b>9590 McCarthy Rd, BL11501 (Z17-0074) - 0954717 BC Ltd Inc.</b>   | <b>50 - 50</b> |
|             | To give Bylaw No. 11501 first reading in order to rezone the subject property from the I3 - Heavy Industrial zone to the I2 - General Industrial zone.                                |                |
| <b>3.9</b>  | <b>1257 Rio Dr, Z17-0064 - Scott and Shelley LaHay</b>  | <b>51 - 58</b> |
|             | To rezone the subject property from RR1 – Rural Residential 1 to RU6 – Two Dwelling Housing to facilitate the construction of a second single detached house on the subject property. |                |
| <b>3.10</b> | <b>1257 Rio Dr. BL11502 (Z17-0064) - Scott and Shelley LaHay</b>  | <b>59 - 59</b> |
|             | To give Bylaw No. 11502 first reading in order to rezone the subject property from the RR1 - Rural Residential 1 zone to the RU6 - Two Dwelling Housing zone.                         |                |
| <b>3.11</b> | <b>505-525 Snowsell St, OCP14-0027 (BL11105) &amp; Z14-0059 (BL11106) – Extension Request</b>   | <b>60 - 71</b> |
|             | To extend the deadline for adoption of Official Community Plan Amending Bylaw No. 11105 and Rezoning Amending Bylaw No. 11106 to July 14, 2018.                                       |                |
| <b>3.12</b> | <b>1502 Sutherland Avenue, DP17-0161 - Randi Fox – Fox Architecture</b>   | <b>72 - 95</b> |
|             | To consider a Form & Character Development Permit of a 2 storey commercial building.  |                |
| <b>3.13</b> | <b>Mayor Basran, re: Waiving Time Limit for Reapplication</b>   |                |
|             | <b>Requires 2/3 of all members of Council.</b>  |                |
|             | To consider waiving the 6 month time limit for re-application of Development Permit and Development Variance Permit for 3626 Mission Springs Drive.                                   |                |

#### **4. Bylaws for Adoption (Development Related)**

- 4.1 196 Cariboo Road, BL11288 (Z16-0018) - D & S Schulz Enterprises Ltd** 96 - 96
- To adopt Bylaw No. 11288 in order to rezone the subject property from the RR3 - Rural Residential 3 zone to the RU6 - Two Dwelling Housing zone.
- 4.2 840 Mayfair Rd, BL11452 (Z17-0033) - Benjamin Page -et** 97 - 97
- To adopt Bylaw No. 11452 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.
- 4.3 462 Clifton Rd, BL11475 (Z17-0067) - Lawrence & Mary Berg** 98 - 98
- To adopt Bylaw No. 11475 in order to rezone the subject property from A1 - Agriculture 1 zone to the RU6 - Two Dwelling Housing zone.

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

- 5.1 Amendment to the Development Application Fees Bylaw No. 10560** 99 - 99
- To consider a clerical amendment to the Development Application Fees Bylaw 10560.
- 5.2 BL11445 - Amendment No. 6 to Development Applications Fees Bylaw No. 10560** 100 - 105
- To amend at third reading Bylaw No. 11445 in order to correct fees under the ALR Applications in the Development Applications Fees Bylaw No. 10560.
- 5.3 Community Energy Specialist** 106 - 108
- To approve a one-year contract Community Energy Specialist position, funded through the FortisBC's Climate Action Partners Pilot program.
- 5.4 2017 Late Applications for Permissive Tax Exemption** 109 - 120
- Council to consider a 2017 municipal tax refund for the Central Okanagan Community Foodbank Society and Kelowna Community Resources properties and also to amend the wording under "Late Application" in Council Policy No. 327
- 5.5 2018 Permissive Tax Exemption Bylaw No. 11492** 121 - 161
- Council to consider a property tax exemption for those organizations that have met the qualification as outlined in Permissive Tax Exemption Policy #327.
- 5.6 BL11492 - 2018 Permissive Tax Exemption Bylaw** 162 - 183
- To give first, second and third readings in order to create the 2018 Permissive Tax Exemption Bylaw.

- 5.7 Boyce-Gyro Beach Park – Original Parking Lot Restoration to Recreational Use** 184 - 218
- To provide Council with the rationale for staffs’ recommendation to reclaim the original small parking lot into recreational grass and volleyball courts as part of the overall Boyce-Gyro Beach park and parking lot improvements project.
- 5.8 Proposed Road Closure Bylaw – Adjacent to 663 Gaston Avenue** 219 - 223
- To dispose of an excess 186 m<sup>2</sup> portion of road (lane) adjacent to 663 Gaston Avenue.
- 5.9 BL11497 - Road Closure Bylaw - Portion of Lane Adjacent to Gaston Ave** 224 - 225
- To give Bylaw No. 11497 first, second and third readings in order to close a portion of lane adjacent to Gaston Ave.
- 6. Mayor and Councillor Items**
- 7. Termination**





## City of Kelowna Regular Council Meeting Minutes

Date: Monday, October 2, 2017  
Location: Council Chamber  
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack

Staff Present Deputy City Manager, Joe Creron; City Clerk, Stephen Fleming, Urban Planning Manager, Terry Barton\*; Community Planning Department Manager, Ryan Smith\*; Real Estate Services Manager, John Saufferer\*; Partnership Manager, Sandra Kochan\*; Financial Analyst, Matt Friesen\*; Transit & Programs Manager, Jerry Dombowsky\*; Utility Services Manager, Kevin Van Vliet\*; Water Quality & Customer Care Supervisor, Ed Hoppe\*; Solid Waste Supervisor, Scott Hoekstra\*; Senior Project Manager, Andrew Gibbs\*; Parks & Buildings Planning Manager, Robert Parlane\*; Park & Landscape Planner, Lindsey Clement\*; Legislative Coordinator (Confidential), Arlene McClelland

(\* denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 1:32 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 Sieben

R792/17/10/02 THAT the Minutes of the Regular Meetings of September 18, 2017 be confirmed as circulated.

Carried

### 3. Development Application Reports & Related Bylaws

3.1 4629 Lakeshore Rd, BL11478 (Amendment to HRA17-0001) - City of Kelowna and JEM HTB Properties Inc.

Staff:

- Provided an overview of the HRA amendment.

Moved By Councillor Stack/Seconded By Councillor Donn

**R793/17/10/02** THAT Council consider a Bylaw which would authorize the City of Kelowna to amend Bylaw No. 11408 Heritage Revitalization Agreement Authorization Bylaw for the property known as Lot A, Section 25, Township 28, SDYD, Plan KAP71341, located at 4629 Lakeshore Road, Kelowna, BC;

AND THAT the Bylaw to amend the Heritage Revitalization Agreement Authorization Bylaw be forwarded to a Public Hearing for consideration.

**Carried**

- 3.2 4629 Lakeshore Rd, BL11478 (Amendment to HRA17-0001) - City of Kelowna and JEM HTB Properties Inc.**

Moved By Councillor DeHart/Seconded By Councillor Stack

**R794/17/10/02** THAT Bylaw No. 11478 be read a first time.

**Carried**

- 3.3 1065 & 1075 Leathead Rd and 500 Fleming Rd, Z17-0040 - Balkar Gosal, Ranjit Heer and Satwinder and Amarjit Dhesi**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Donn/Seconded By Councillor Gray

**R795/17/10/02** THAT Rezoning Application No. Z17-0040 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 27 Township 26 ODYD Plan 10847 except Plan A12943, Lot A Section 27 Township 26 ODYD Plan KAP79327 and Lot B Section 27 Township 26 ODYD Plan KAP79327, located at 1065 Leathead Road, 1075 Leathead Road and 500 Fleming Road, 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 Attachment "A" attached to the Report from the Community Planning Department dated June 20, 2017;

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

**Carried**

- 3.4 1065 & 1075 Leathead Rd and 500 Fleming Rd, BL11486 (Z17-0040) - Balkar Gosal, Ranjit Heer and Satwinder & Amarjit Dhesi**

Moved By Councillor Stack/Seconded By Councillor Sieben

**R796/17/10/02** THAT Bylaw No. 11486 be read a first time.

**Carried**

### 3.5 1655 Dilworth Dr, Z17-0055 - PC Urban Enterprise Holdings Ltd

Councillor DeHart declared a conflict of interest as her employer is located adjacent to the subject property and departed the meeting at 1:39 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Hodge/Seconded By Councillor Singh

**R797/17/10/02** THAT Rezoning Application No. Z17-0055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lots 127 & 531, ODYD, Plan EPP67320, located at 1655 Dilworth Dr, Kelowna, BC, from the I3 – Heavy Industrial Zone to the I2 – General Industrial 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 July 25<sup>th</sup> 2017.  
The approval of the Ministry of Transportation and Infrastructure Branch.  
The approval of the Ministry of Environment.

Carried

### 3.6 1655 Dilworth Dr, BL11493 (Z17-0055) - PC Urban Enterprise Holdings

Moved By Councillor Hodge/Seconded By Councillor Donn

**R798/17/10/02** THAT Bylaw No. 11493 be read a first time.

Carried

Councillor DeHart rejoined the meeting at 1:45 p.m.

## 4. Bylaws for Adoption (Development Related)

### 4.1 289-291 Valley Rd, Z17-0002 (BL11372) - City of Kelowna

Moved By Councillor Gray/Seconded By Councillor Donn

**R799/17/10/02** THAT Bylaw No. 11372 be adopted.

Carried

### 4.2 BL11474 - Amendment No. 1 to Housing Agreement Bylaw No. 10624, 2149, 2159, 2169, 2179 and 2189 Pandosy St

Moved By Councillor DeHart/Seconded By Councillor Sieben

**R800/17/10/02** THAT Bylaw No. 11474 be adopted.

Carried

## 5. Non-Development Reports & Related Bylaws

### 5.1 Transit Service Agreement



Staff:

- Displayed a PowerPoint Presentation summarizing the Transit Service Agreement and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor DeHart

**R801/17/10/02** THAT Council approve the Transit Service Agreement between BC Transit and City of Kelowna;

AND THAT the Mayor and City Clerk be authorized to execute the Transit Service Agreement between BC Transit and the City of Kelowna.

**Carried**

## **5.2 Project Budget Transfer Requests - Rapid Bus and Transit Exchanges**

Staff:

- Displayed a PowerPoint Presentation summarizing the project budget transfer requests and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Donn

**R802/17/10/02** THAT Council receive, for information, the report from the Transit and Programs Manager, dated October 2, 2017 regarding the Project Budget Transfer Requests - Rapid Bus and Transit Exchanges;

AND THAT Council approve the funding transfer from the Rapid Bus Transit Stations Land project to the Rutland Transit Phase 2 project;

AND THAT Council approve the proposed Regionally Significant Gas Tax federal grant funding transfer from the Queensway Transit Pavilion project to the Rutland Transit Phase 2 project;

AND THAT the Mayor and Council approve the amendment to the 2017 Financial Plan;

AND FURTHER THAT Council direct staff to seek a Regional board motion to remove the Queensway Security Pavilion from the 2009 Regionally Significant Gas Tax Funding agreement.

**Carried**

## **5.3 Overview of 2018 Cultural Grants**

Staff:

- Displayed a PowerPoint Presentation summarizing the Cultural Grants for 2018.

Moved By Councillor Stack/Seconded By Councillor Singh

**R803/17/10/02** THAT Council receives, for information, the overview of 2018 Cultural Grants as contained in the report dated October 2, 2017 from the Partnership Manager;

AND THAT Council approves the guidelines for the 2018 Professional Operating Grants, 2018 General Operating Grants and the 2018 Project Grants as set out in the report dated October 2, 2017 from the Partnership Manager;

AND FURTHER THAT Council directs staff to provide, for information, a list of the 2018 recipients in the General Operating and Project programs, as well as a summary of achievements, benefits and impact arising from grants awarded in these programs in 2017.

Carried**5.4 Amendment No. 35 to Sewerage System User Bylaw No. 3480**

Staff:

- Provided an overview of the amendment to the Sewerage System User Bylaw and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Gray

**R804/17/10/02** THAT Council receives, for information, the Report from the Utility Services Manager dated September 18, 2017 regarding amendments to the Sewerage System User Bylaw to incorporate changes to the sanitary sewer credit program;

AND THAT Bylaw No. 11439, Amendment No. 35 to Sewerage System User Bylaw No. 3480, be forwarded for reading consideration;

AND THAT Council authorizes the City to enter into a Sanitary Sewerage Agreement with the University of British Columbia Okanagan (UBCO) in the form attached to the Report of the Utility Services Manager dated October 16, 2017;

AND FURTHER THAT the Mayor and City Clerk be authorized to execute the Sanitary Agreement.

Carried**5.5 BL11439 - Amendment No. 35 to Sewerage System User Bylaw No. 3480**Moved By Councillor Gray/Seconded By Councillor Hodge

**R805/17/10/02** THAT Bylaw No. 11439 be read a first, second and third time.

Carried**5.6 New Glenmore Landfill Fill Plan**

Staff:

- Displayed a PowerPoint Presentation summarizing the new Glenmore Landfill Fill Plan and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Given

**R806/17/10/02** THAT Council receives for information the New Glenmore Landfill Fill Plan report prepared by the Utilities Services Manager dated October 2, 2017;

AND THAT Council approves the implementation of the proposed Glenmore Landfill Fill Plan as described within the Utilities Services Manager report.

Carried**5.7 Solid Waste Management Regulation Bylaw Amendments**

Staff:

- Displayed a PowerPoint Presentation summarizing the amendment to the Solid Waste Management Regulation Bylaw and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Sieben

**R807/17/10/02** THAT Council receives for information, the report from the Utility Services Manager, dated October 2, 2017, pertaining to amending Solid Waste Management Regulation Bylaw No. 10106;

AND THAT Bylaw No. 10741 being amendment No. 9 to the Solid Waste Management Regulation Bylaw No. 10106 be given reading consideration.

**Carried**

**5.8 BL10741 - Amendment No. 9 to Solid Waste Management Regulation Bylaw No. 10106**

Moved By Councillor Hodge/Seconded By Councillor Gray

**R808/17/10/02** THAT Bylaw No. 10741 be read a first, second and third time.

**Carried**

**5.9 Okanagan Rail Trail - Status Report**

Staff:

- Provided an overview of the Okanagan Rail Trail status report and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Singh

**R809/17/10/02** THAT Council receives, for information, the report from the Interjurisdictional Development Team Project Manager dated October 2, 2017, with respect to the Okanagan Rail Trail – Status Report.

**Carried**

**5.10 Laurel Packinghouse Courtyard – Budget transfer**

Staff:

- Displayed a PowerPoint Presentation summarizing the budget transfer for the Laurel Packinghouse Courtyard and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Donn

**R810/17/10/02** THAT Council receives for information the report from the Parks and Building Planning Manager dated October 2, 2017 regarding the Laurel Packinghouse Courtyard – Budget transfer;

AND THAT Council authorize the transfer of \$200,000 from the Capital Opportunities and Partnerships Program to the Laurel Packinghouse Courtyard project.

**Carried**

**5.11 Lakeshore Park Naming**

Staff:

- Displayed a PowerPoint Presentation identifying name choices for the new Park on Lakeshore Road and responded to questions from Council.



Moved By Councillor Donn/Seconded By Councillor Hodge

**R811/17/10/02** THAT Council receives for information the report from the Park and Landscape Planner dated October 2, 2017 regarding Park Naming – 4010-4020 Lakeshore Road; AND THAT Council endorses by resolution “Bluebird Beach Park” as the formal name for use on the park site at 4010-4020 Lakeshore Road.

**Carried**

## **6. Bylaws for Adoption (Non-Development Related)**

### **6.1 BL11457 - Amendment No. 5 to Revitalization Tax Exemption Program Bylaw No. 9561**

Councillor Stack declared a conflict of interest as within the report are implications that could affect his employer and departed the meeting at 3:42 p.m.

Moved By Councillor Sieben/Seconded By Councillor DeHart

**R812/17/10/02** THAT Bylaw No. 11457 be adopted.

**Carried**

Councillor Stack rejoined the meeting at 3:42 p.m.

## **7. Mayor and Councillor Items**

Councillor DeHart:

- Provided an update on her attendance at the UBCM Convention last week.
- Spoke to the upcoming Maxine DeHart United Way Breakfast Drive Through event at the Ramada Hotel on October 12<sup>th</sup>.

Councillor Stack:

- Spoke to his attendance, on behalf of Mayor and Council, at the Kelowna Fire Department Inaugural Graduation Ceremony and displayed a photograph of recent internal Kelowna Fire Department graduates.

Councillor Singh:

- Spoke to her attendance, as Council's representative, at National Seniors Day held at Sutherland Hills.
- Spoke to the upcoming East meets West Fundraiser on October 14<sup>th</sup>.

Councillor Sieben:

- Provided an update on his attendance at the UBCM Convention last week.
- Spoke to his attendance at the Uptown Rutland Business Association Scarecrow Festival event.

Councillor Hodge:

- Provided an update on his attendance at the UBCM Convention last week.

Councillor Gray:

- Provided an update on her attendance at the UBCM Convention last week.
- Spoke to her attendance at the Central Okanagan Heritage Society Tea event.
- Spoke to her attendance at the Cultural Days event held at the Kelowna Art Gallery.
- Spoke to the upcoming Kelowna Chamber of Commerce Excellence Awards on October 12<sup>th</sup>.

Councillor Donn:

- Provided an update on his attendance at the UBCM Convention last week.

Councillor Given:

- Provided an update on her attendance at the UBCM Convention last week.
- Spoke to her attendance at the Benvoulin Heritage Festival held at the Benvoulin Heritage Church and Gardens.
- Spoke to the upcoming EDO Business Walk this week.

Mayor Basran:

- Expressed his condolences to the victims of the Las Vegas mass shooting.
- Encouraged Council to join the Inclusion Chain tomorrow outside of City Hall at 11:00 a.m. to celebrate diversity.
- Provided update on his attendance at the UBCM Convention including the Mayors' Caucus discussions.
- Provided kudos to Councillor Given and staff for the Code of Conduct Resolution adopted at UBCM.
- Spoke to his meeting with the Premier that included discussions regarding water integration, transportation, housing, mental health and addiction.

**8. Termination**

This meeting was declared terminated at 4:10 p.m.

\_\_\_\_\_  
Mayor

/acm

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City Clerk



# REPORT TO COUNCIL



**Date:** October 16, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (EW)

**Application:** Z17-0058

**Owner:** Allan Roderick Lipkovits &  
Annette Lee Lipkovits

**Address:** 934 Grenfell Rd

**Applicant:** Allan Lipkovits

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z17-0058 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 District Lot 136 ODYD Plan 39171, located at 934 Grenfell Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two 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 October 16, 2017.

## 2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the construction of a second single detached house on the subject property.

## 3.0 Community Planning

Community Planning Staff support the proposed rezoning application to facilitate the construction of a second single detached house on the subject property. Rezoning the subject property to RU6 – Two Dwelling Housing meets several City policy objectives including concentrating growth within the Permanent Growth Boundary and achieving density through sensitive infill. The proposed rezoning is

consistent with the property's OCP future land use designation and the property is connected to City sanitary sewer and water.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on June 30, 2017, outlining that neighbours within 50m of the subject property were notified.

#### 4.0 Proposal

##### 4.1 Project Description

The applicant is proposing to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing in order to construct a second single detached house at the rear of the property (Attachment A). The property meets the RU6 requirements for two single detached houses: the lot is greater than 18.0m wide and has a lot area greater than 700m<sup>2</sup>. Access for the proposed second house is off the rear lane.

##### 4.2 Site Context

The subject property is located in the South Pandosy – KLO City Sector, east of Ethel St on the north side of Grenfell Rd. The property is in close to several nearby amenities including schools, parks, transit, and the hospital. The property is connected to City sewer and water and is within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

**Subject Property Map: 934 Grenfell Rd**



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Subdivision Regulations (Two Single Detached Houses)		
Lot Area	700m <sup>2</sup>	927m <sup>2</sup>
Lot Width	18.0m	18.6m
Lot Depth	30.0m	>39.0m
Development Regulations		
Site Coverage	40%	36%
Front Yard	6.0m	6.5m
Side Yard (east)	2.0m	2.0m
Side Yard (west)	2.0m	2.0m
Rear Yard	7.5m	7.5m
Separation from dwellings	4.5m	4.57m
Other Regulations		
Minimum Parking Requirements	4 spaces	4 spaces
Private Open Space	60m <sup>2</sup>	60m <sup>2</sup>

5.0 **Current Development Policies**5.1 Kelowna Official Community Plan (OCP)**Future Land Use**

**Single / Two Unit Residential (S2RES)**<sup>1</sup> Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non- residential developments within the neighbourhood environment will be determined on a site-specific basis. Non-residential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

**Development Process**

**Compact Urban Form.**<sup>2</sup> 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.

**Sensitive Infill.**<sup>3</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

<sup>1</sup> City of Kelowna Official Community Plan, Future Land Use Designation Definitions (Chapter 4).

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter 5).

<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter 5).

## **6.0 Technical Comments**

### **6.1 Development Engineering Department**

- See Schedule 'A' memorandum dated July 10, 2017.

## **7.0 Application Chronology**

Date of Application Received: May 30, 2017

Date Public Consultation Completed: June 30, 2017

**Report prepared by:** Emily Williamson, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

### **Attachments:**

Schedule 'A' – Development Engineering Memorandum dated July 10, 2017

Attachment 'A' – Proposed Site Plan

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

**Date:** July 10, 2017  
**File No.:** Z17-0058  
**To:** Community Planning (EW)  
**From:** Development Engineering Manager(JK)  
**Subject:** 934 Grenfell Road

<b>SCHEDULE A</b>	
This forms part of application # Z17-0058	
Planner Initials	<div style="border: 1px solid black; padding: 2px; display: inline-block;">EW</div>
<div style="text-align: right;"> <b>City of Kelowna</b> <small>COMMUNITY PLANNING</small></div>	

RU1 to RU6

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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 Jason Angus

**1. Domestic Water and Fire Protection**

This property is currently serviced with a 19mm-diameter copper water service. Two 19mm water services are required to meet current by-law requirements. An additional 19mm service can be provided by the City at the owner's cost. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Jason Angus, by email [jangus@kelowna.ca](mailto:jangus@kelowna.ca) or phone, 250-469-8783.

**2. Sanitary Sewer**

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. No further utility upgrades are needed.

**3. Road Improvements**

- a. Grenfell Road must be upgraded to an urban standard along the full frontage of this proposed development, including sidewalk, pavement removal and replacement, boulevard landscaping, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$9,450.00** not including utility service cost.
- b. Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Grenfell Road fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Sidewalk	\$4,800.00
Street Lighting	\$1,500.00
Road Fillet	\$1,650.00

Bldg Landscaping	\$1,500.00
<b>Total</b>	<b>\$9,450.00</b>

4. **Development Permit and Site Related Issues**

Direct the roof drains into on-site rock pits or splash pads.

5. **Electric Power and Telecommunication Services**

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. 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.

7. **Bonding and Levy Summary**

(a) Levies

1. Grenfell Street frontage improvements	<b>\$9,450.00</b>
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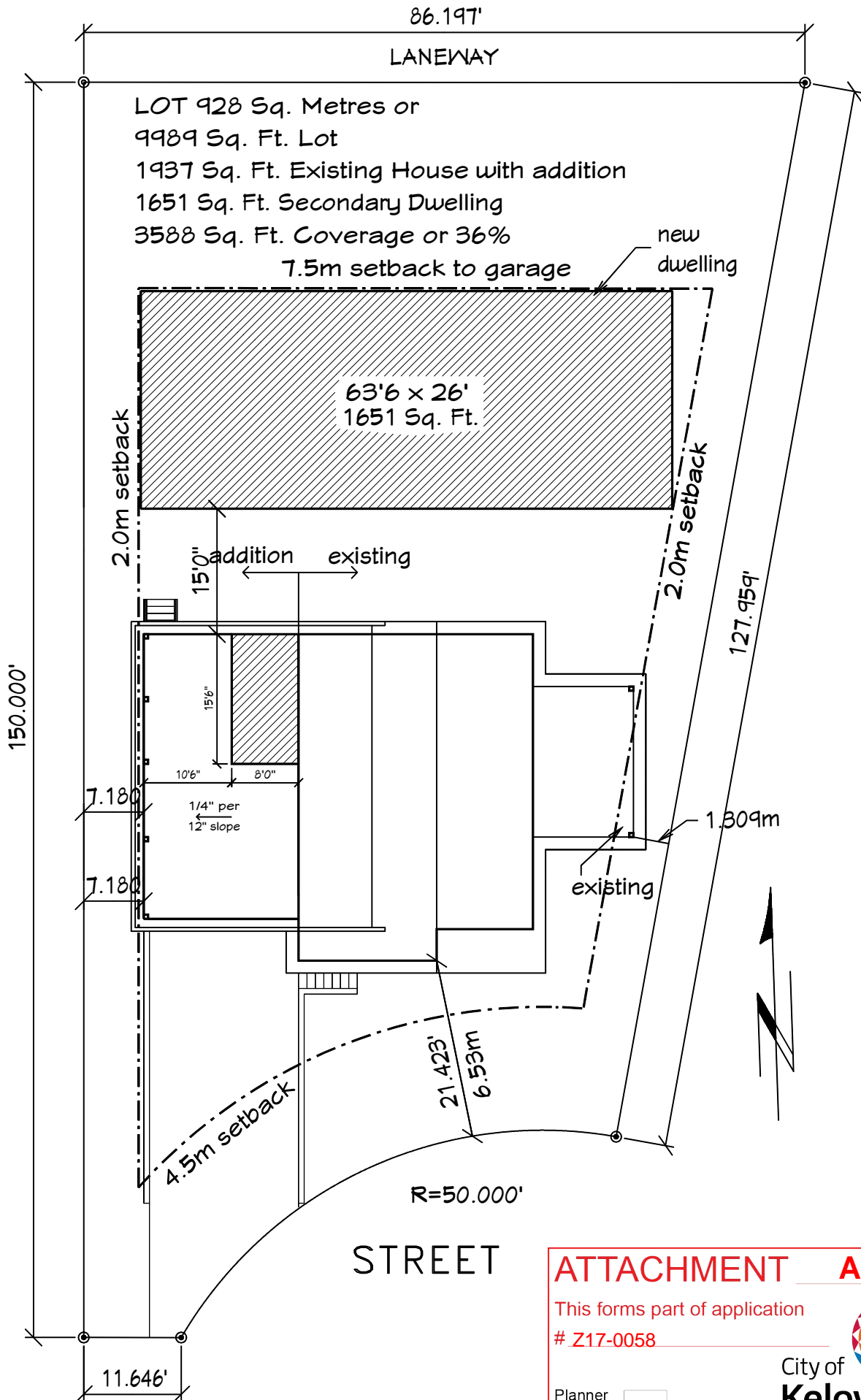
(b) Bonding

1. Service upgrades	To be determined
---------------------	------------------

James Kay, P. Eng.  
Development Engineering Manager

JA

<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# Z17-0058		
Planner Initials	EW	 City of <b>Kelowna</b> <small>COMMUNITY PLANNING</small>



## ATTACHMENT A

This forms part of application  
# Z17-0058

Planner  
Initials EW



**CITY OF KELOWNA**  
**BYLAW NO. 11494**  
**Z17-0058 – 934 Grenfell Road**

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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 2, Section 2, District Lot 136, ODYD, Plan 39171 located on Grenfell Road from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling 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 time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk



# REPORT TO COUNCIL



**Date:** October 16, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (TB)

**Application:** Z17-0030      **Owner:** Harbrinder Singh Khangura

**Address:** 440 Edith Gay Road      **Applicant:** Jaspal Dhaliwal

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RR3 – Rural Residential 3

Proposed Zone: RU6 – Two Dwelling Housing

---

## 1.0 Recommendation

THAT Rezoning Application No. Z17-0030 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 10, Section 35, Township 26, ODYD, Plan 18660, located at 440 Edith Gay Road, Kelowna, BC from the RR3 – Rural Residential 3 zone to the RU6 – Two 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 October 16, 2017;

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

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

## 2.0 Purpose

To rezone the subject property to facilitate a two lot subdivision.

### 3.0 Community Planning

Community Planning supports the proposed rezoning from RR3 – Rural Residential 3 to RU6 – Two Dwelling Housing to facilitate a two lot subdivision.

The property is fully serviced and located within the Permanent Growth Boundary. The Official Community Plan (OCP) Future Land Use is designated as S2RES – Single/Two Unit Residential, which supports this modest increase in density. The subject property is large in nature at 0.41 of an acre and is suitable for a two lot subdivision.

Should Council support the rezoning, Staff will bring forward a Development Variance Permit to vary the rear yard setback on the existing house.

### 4.0 Proposal

#### 4.1 Background

The subject property has a single family dwelling that was constructed in 1970 and will be retained through this development process. In 2004 sewer was installed in the area, and the applicant has an open plumbing permit to connect to the sewer line (2016). This connection allows rezoning to RU6, which would not have been permissible prior to connection.

#### 4.2 Project Description

The proposed rezoning to RU6 – Two Dwelling Housing is supported by the OCP Future Land Use Designation of S2RES – Single/Two Unit Residential. Due to the large size of the subject property, a 2 lot subdivision is possible. The corner lot would not meet the minimum size requirements for two dwellings, therefore the maximum density would be a Single Family Dwelling with a Secondary Suite, or a Single Family Dwelling with a Carriage House. The interior lot meets the minimum width and size for two dwellings, a duplex, or semi-detached housing.

The site is fully serviced and within the Permanent Growth Boundary, which is where density should be directed to alleviate pressure on agricultural and environmentally sensitive hillside lands that are located outside of the Permanent Growth Boundary.

Should Council support the proposed rezoning, Staff will bring forward a Development Variance Permit to vary the rear yard setback on the existing house.

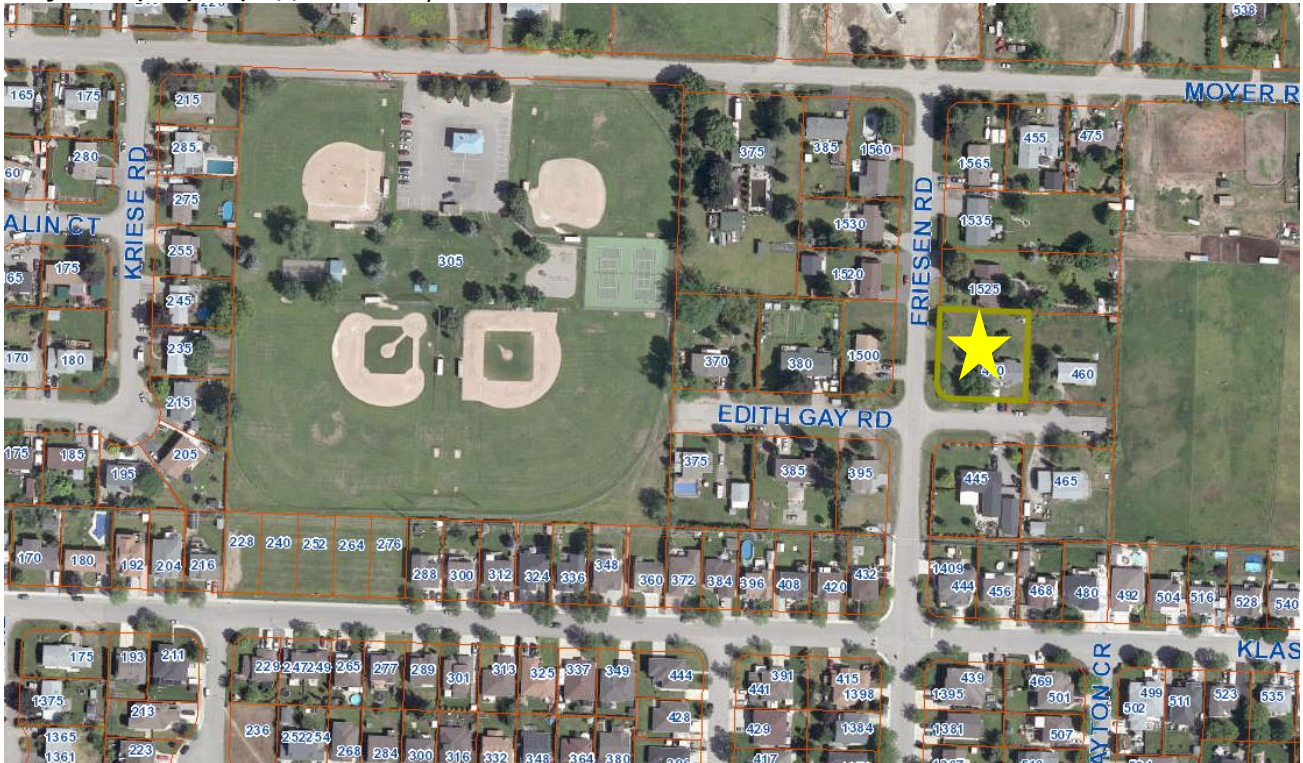
#### 4.3 Site Context

The property is located in the north-east area of Rutland, approximately 2.0 kilometers from the Rutland Urban Centre as identified in the OCP. Edith Gay Park is in the nearby vicinity, and BC Transit Bus Route No. 8 and No. 10 are within 600m walking distance.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 – Rural Residential 3	Residential
East	RR3 – Rural Residential 3	Residential
South	RR3 – Rural Residential 3	Residential
West	RR3 – Rural Residential 3	Residential

Subject Property Map: 440 Edith Gay Road



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

Objective 5.3.1 Focus development to designated growth areas.

**Permanent Growth Boundary.** Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

## 6.0 Technical Comments

### 6.1 Development Engineering Department

Please see attached Schedule "A" attached to the Report from Community Planning dated October 16, 2017.

6.2 Bylaw Services

Currently there are no outstanding/open Bylaw enforcement files pertaining to property address: 440 Edith Gay Rd.

7.0 **Application Chronology**

Date of Application Received: February 20, 2017

Date Public Consultation Completed: July 7, 2017

**Report prepared by:** Trisa Brandt, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

**Attachments:**

Attachment "A": Sketch Plan and Proposed Subdivision Plan

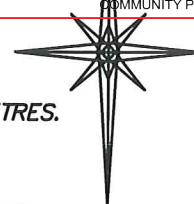
Schedule "A": Development Engineering Memorandum

## A

N

**Kelowna**  
COMMUNITY PLANNING

TR



*D.A. Goddard Land Surveying Inc.  
103-1358 St. Paul Street, Kelowna  
Phone (250) 763-3733*

**PROPOSED SUBDIVISION OF LOT 10  
SEC. 35 TP. 26 O.D.Y.D. PLAN 18660**

*Lot sizes meet RU1c and RU6 requirements.*

**ATTACHMENT**

**A**

This forms part of application

# Z17-0030

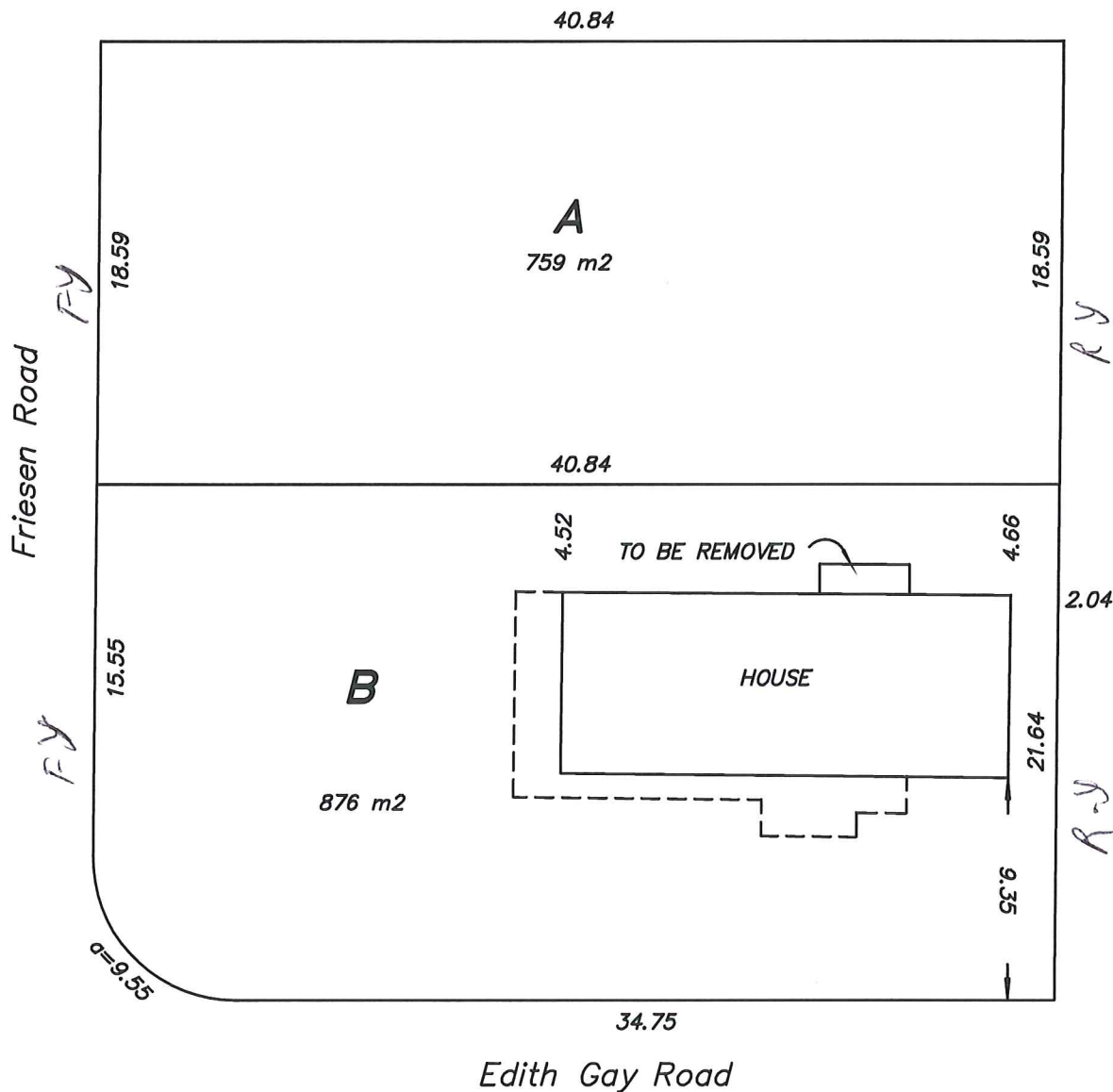
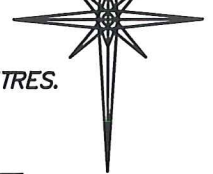
Planner  
Initials

TB

N  
City of  
**Kelowna**  
COMMUNITY PLANNING

SCALE 1:300

DISTANCES ARE IN METRES.



**FILE 17062 FB 388**

JASPAL DHALIWAL  
JULY 12, 2016.

D.A. Goddard Land Surveying Inc.  
103-1358 St. Paul Street, Kelowna  
Phone (250) 763-3733



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

**Date:** May 10, 2017  
**File No.:** Z17-0030  
**To:** Urban Planning Management (TB)  
**From:** Development Engineering Manager (SM)  
**Subject:** 440 Edith Gay Road RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this rezoning application to facilitate a two lot subdivision. 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 Jason Ough.

**1. Domestic Water and Fire Protection**

The property is located within the Black Mountain Irrigation District (BMID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with BMID staff for any service improvements and, if necessary, the decommissioning of existing services.

**2. Sanitary Sewer**

- a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. Only one service will be permitted for each property. The applicant, at his cost, will arrange for the installation of one new service for the proposed second lot.
- b) This property is located within Sewer Specified Area #20. 1 Single Family Equivalent (SFE) is paid for annually with property taxes and is required to be paid in full as part of this rezoning application. The total sewer Specified Area fee in 2017 will be calculated upon determination of a final unit count, based on: \$2045.50 per SFE.

**3. Road Improvements**

- a) Friesen Road is identified in the 2030 Transportation Servicing plan as a 2-lane collector road. It must be upgraded to an urban standard (SS-R5) along the full frontage of this proposed development, including curb and gutter, sidewalk, piped drainage system with catch basins, manholes, pavement removal and replacement, LED street lights, boulevard landscaping and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. An estimate for public side works will be required, for bonding purposes, to be submitted by the applicants civil engineering consultant.

- b) Edith Gay Road must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, piped drainage system with catch basins, manholes, pavement removal and replacement, LED street lights, boulevard landscaping and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. An estimate for public side works will be required, for bonding purposes, to be submitted by the applicants civil engineering consultant.
- c) Provide 6m corner rounding.

#### 4. **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 (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.

#### 5. **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.
- 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.

#### 6. **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.



**7. 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

**8. Development Permit and Site Related Issues**

Direct the roof drains into on-site rock pits or splash pads.

**9. Electric Power and Telecommunication Services**

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. 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.

A handwritten signature in black ink, appearing to read 'Steve Muenz', written over a horizontal line.

Steve Muenz, P. Eng.  
Development Engineering Manager

jo

**CITY OF KELOWNA**  
**BYLAW NO. 11496**  
**Z17-0030 – 440 Edith Gay Road**

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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 10, Section 35, Township 26, ODYD, Plan 1866 located on Edith Gay Road from the RR3 – Rural Residential 3 zone to the RU6 – Two Dwelling 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 time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

# REPORT TO COUNCIL



**Date:** October 16, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (TB)

**Application:** Z17-0045  
**Owner:** Gregory James Bauer  
Linda Gay Bauer

**Address:** 1869 Maple Street  
**Applicant:** Gregory James Bauer

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

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## 1.0 Recommendation

THAT Rezoning Application No. Z15-0000 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 14, ODYD, Plan 2683 located at 1869 Maple Street, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to issuance of a Heritage Alteration Permit by the Director of Community Planning.

## 2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House.

## 3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House as it is in line with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential for the subject property. It is also consistent with OCP Urban Land Use Policies of Compact Urban Growth and Sensitive Infill.

The property is located in the Heritage Conservation Area in a neighbourhood that is well serviced and in close proximity to parks, commercial nodes, transit, and employment opportunities. This modest increase in density is appropriate for the neighbourhood and the design is sensitive to the guidelines for the Heritage Conservation Area. Should Council approve the rezoning, staff will work with the applicant to issue a Heritage Alteration Permit for the form and character.

#### **4.0 Proposal**

##### **4.1 Background**

The subject property is located on the Heritage Register, which is a municipal register that recognizes homes for having heritage value, but is not protected by a Heritage Designation Bylaw. The home is known as the MacLean House and was constructed in 1942 for Roy MacLean who was the publishing and managing editor of the Kelowna Courier from 1938 to 1974.

##### **4.2 Project Description**

The proposed rezoning from RU1 to RU1c would facilitate the development of a carriage house on the subject property. The proposed carriage house meets all of the zoning regulations, is accessed from the lane, and does not require any variances. The property is located in the Heritage Conservation Area and has an OCP Future Land use of S2RES – Single/Two Unit Residential. The subject property is suitable for an increase in density as it is located near an urban centre with access to parks, commercial nodes, transit, and employment opportunities.

The proposed rezoning meets the OCP Urban Land Use Policies for Compact Urban Growth and Sensitive Infill. These policies state that growth should occur in areas that are already serviced and have access to employment and transit, and that growth should be designed to be sensitive to the existing character of the neighbourhood. The RU1c density is appropriate in this neighbourhood as it respects the existing heritage character while modestly increasing density near an urban centre. Should Council support this rezoning, Staff will work with the applicant to issue a Heritage Alteration Permit for the form and character of the carriage house.

##### **4.3 Site Context**

The subject property is located on the east side of Maple Street in the Heritage Conservation Area. This area is seeing a modest increase in density as there are 7 other RU1c properties in the immediate area. The neighbourhood is within walking distance to Lake Avenue Beach Access, City Park, and the Downtown Core. Alternate transportation methods are easily accessible with a BC Transit stop on Pandosy, and the Abbott Street Recreation Corridor to the west.

Additional density was recently approved by Council at nearby 1883 Water Street which has been rezoned RM5 – Medium Density Multiple Housing.

Specifically, adjacent land uses are as follows:

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1c – Large Lot Housing with Carriage House	Residential
West	RU1 – Large Lot Housing	Residential





Currently there are no open/active Bylaw enforcement files pertaining to 1869 Maple St.

6.4 Fire Department

No concerns related to land use change.

7.0 **Application Chronology**

Date of Application Received: May 17, 2017

Date Public Consultation Completed: May 16, 2017

Heritage Advisory Committee: Not Applicable

The above noted application was not reviewed by the Heritage Advisory Committee as development of a carriage house is defined as a minor application in the Heritage Advisory Committee Terms of Reference.

**Report prepared by:** Trisa Brandt, Planner

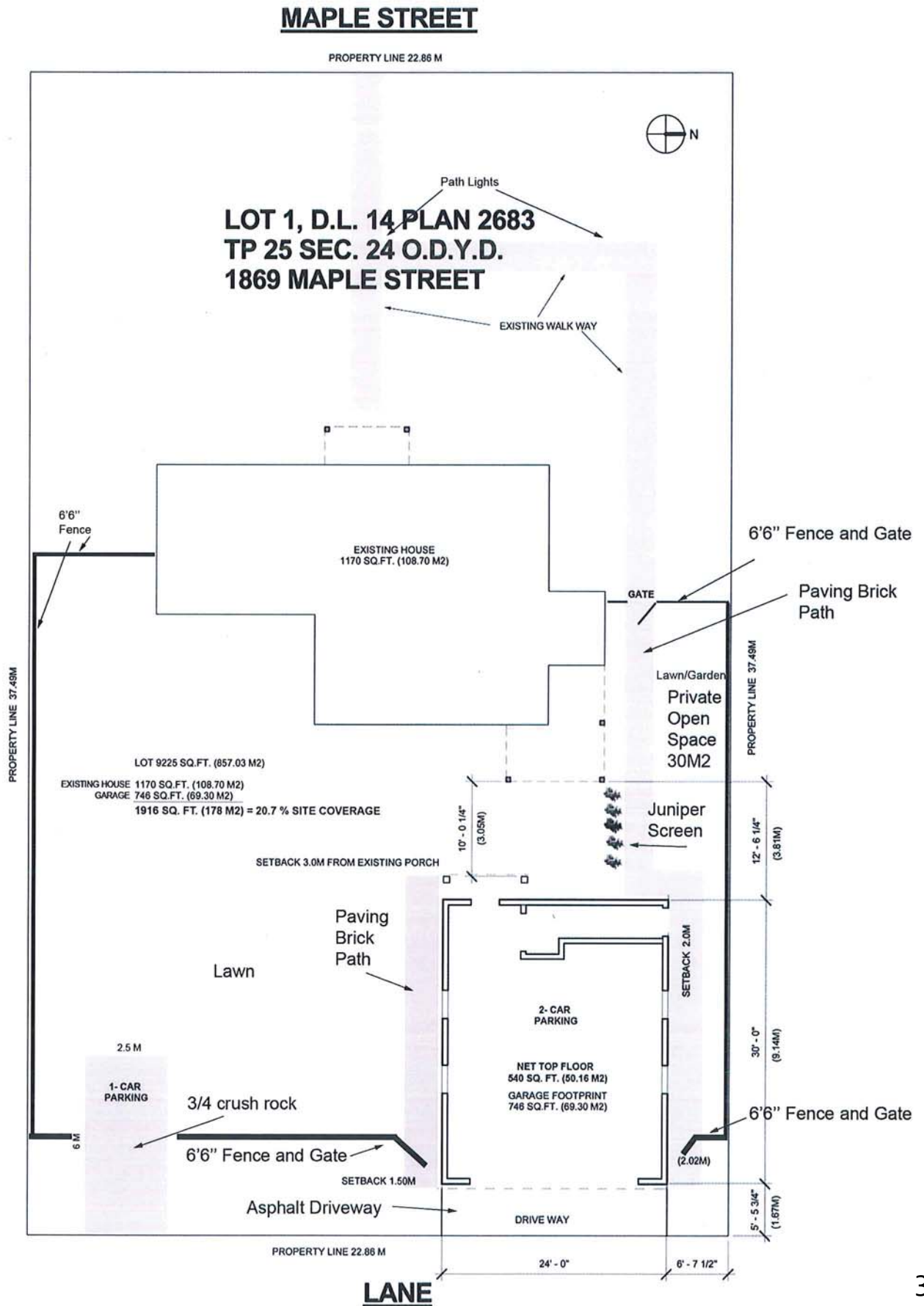
**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

**Attachments:**

Site Plan

# Landscape, Path and Driveways/parking



**CITY OF KELOWNA**  
**BYLAW NO. 11499**  
**Z17-0045 - 1869 Maple Street**

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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 1, District Lot 14, ODYD, Plan 2683 located on Maple Street, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing 1 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

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

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(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

# REPORT TO COUNCIL



**Date:** October 16, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (LK)

**Application:** Z17-0074      **Owner:** 0954717 BC LTD., INC. No. BC0954717

**Address:** 9590 McCarthy Road      **Applicant:** Jasmur Holdings Ltd.

**Subject:** Rezoning Application

Existing OCP Designation: Industrial

Existing Zone: I3 – Heavy Industrial

Proposed Zone: I2 – General Industrial

---

## 1.0 Recommendation

THAT Rezoning Application No. Z17-0074 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Sections 10 and 11 Township 20 ODYD Plan KAP69077, located at 9590 McCarthy Road, Kelowna, BC from the I3 – Heavy Industrial zone to the I2 – General Industrial 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 Attachment "A" attached to the Report from the Community Planning Department dated August 14, 2017.

## 2.0 Purpose

To rezone the subject property to facilitate an addition to an existing industrial building on the subject property.

## 3.0 Community Planning

Community Planning is supportive of the request to rezone the subject property from the I3 – Heavy Industrial zone to the I2 – General Industrial zone. The Official Community Plan (OCP) has a Future Land use of Industrial for the subject property and the adjacent parcels within the City of Kelowna boundary. Across McCarthy Road, the north parcels are within the Lake Country area and contain farming uses.

## 4.0 Proposal

### 4.1 Background

Prior to 2000, the property was zoned I2 – General Industrial and was utilized as an outdoor storage yard for vehicles. The business operating on the site was allowed to store vehicles but not to dismantle them. In 2001, Council approved an application to rezone the parcel from the I2 – General Industrial zone to the I3 – Heavy Industrial zone to facilitate the use of Wrecking Yard in order to allow the dismantling of vehicles on the property. The business was in operation until 2008. With the closing of the previous business a building permit was issued in 2009 to allow the construction of a new building on the subject property. This building was utilized for manufacturing.

### 4.2 Project Description

Rezoning the property back to the I2 – General Industrial zone from the I3 – Heavy Industrial zone will broaden the number of principal uses allowed on the parcel. These uses are much less intensive than those allowed within the Heavy Industrial zone. The rezoning will allow for additions to both the front and the rear of the existing building without requiring any variances to the Zoning Bylaw Development Regulations. The I2 zone has reduced setback requirements from those within the I3 zone as Heavy Industrial is intended for more intensive uses which could pose a nuisance to adjacent properties. As the use of manufacturing is much less intensive than the previous wrecking yard, the proposed addition will have minimal impact to the adjacent properties. Should Council support this rezoning, the applicant could proceed directly to a Building Permit as a Development Permit Application would not be required for the additions.

The parcel is unique in that water service for the site is provided from the District of Lake Country, while sanitary sewer is provided by the City of Kelowna. In the future, when the water service is extended, the property would connect to the City for this service.

In fulfillment of Council Policy No. 367, the applicant completed public notification and consultation with adjacent property owners.

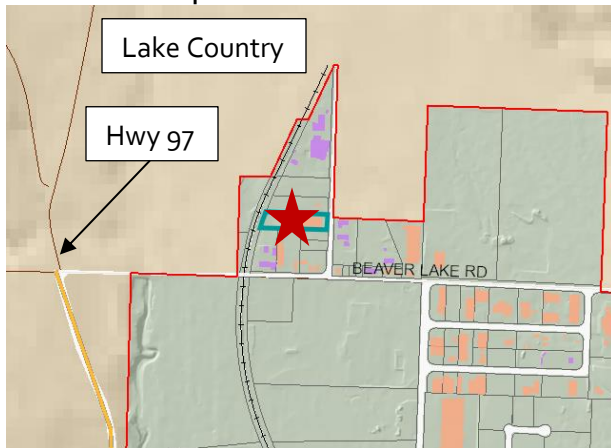
### 4.3 Site Context

Specifically, adjacent land uses are as follows:

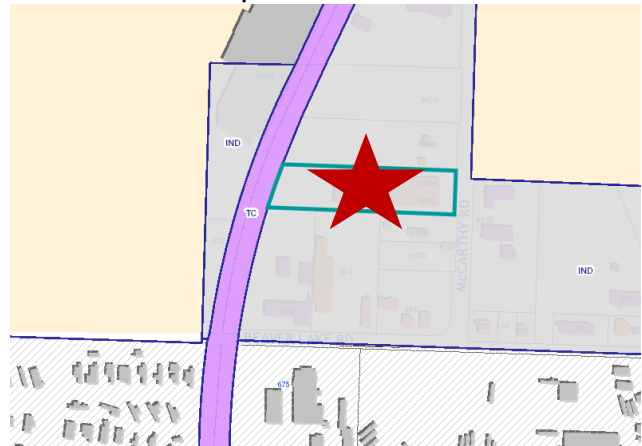
Orientation	Zoning	Land Use
North	I2 – General Industrial I3 – Heavy Industrial	General Industrial Uses Outdoor Storage
East	Lake Country I3 – Heavy Industrial	Farming Outdoor Storage
South	A1 – Agriculture 1 I2 – General Industrial I3 – Heavy Industrial	Outdoor Storage General Industrial Uses Outdoor Storage
West	I2 – General Industrial	General Industrial Uses



Site Context Map:



Future Land Use Map:



Subject Property Map:



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Industrial Land Use Intensification.**<sup>1</sup> Encourage more intensive industrial use of currently under-utilized industrial sites during site redevelopment or by permitting lot subdivision where new lots can meet the minimum lot size requirements of the Zoning Bylaw.

## 6.0 Technical Comments

### 6.1 Development Engineering Department

Refer to Attachment A.

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.29.1 (Development Process Chapter).

## **7.0 Application Chronology**

Date of Application Received: July 31, 2017

Date Public Consultation Completed: July 25, 2017

**Report prepared by:** Lydia Korolchuk, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

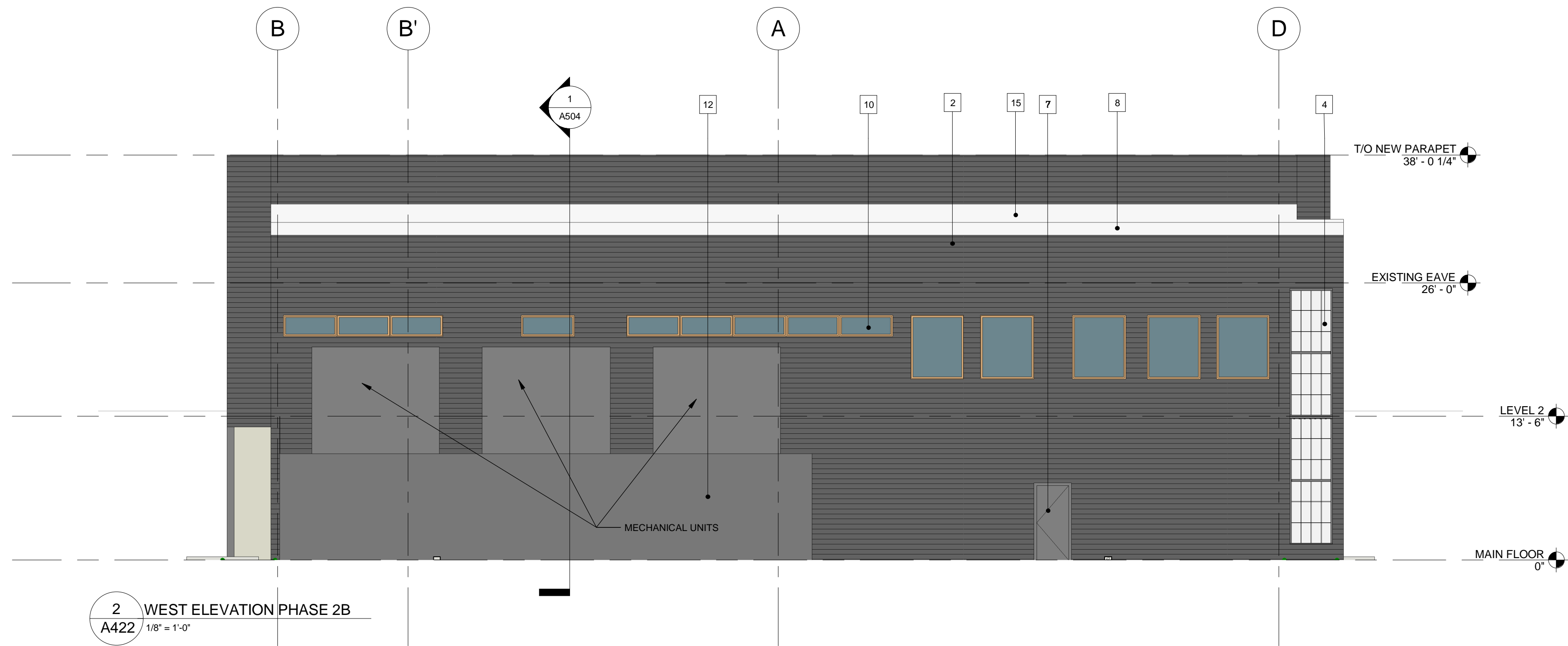
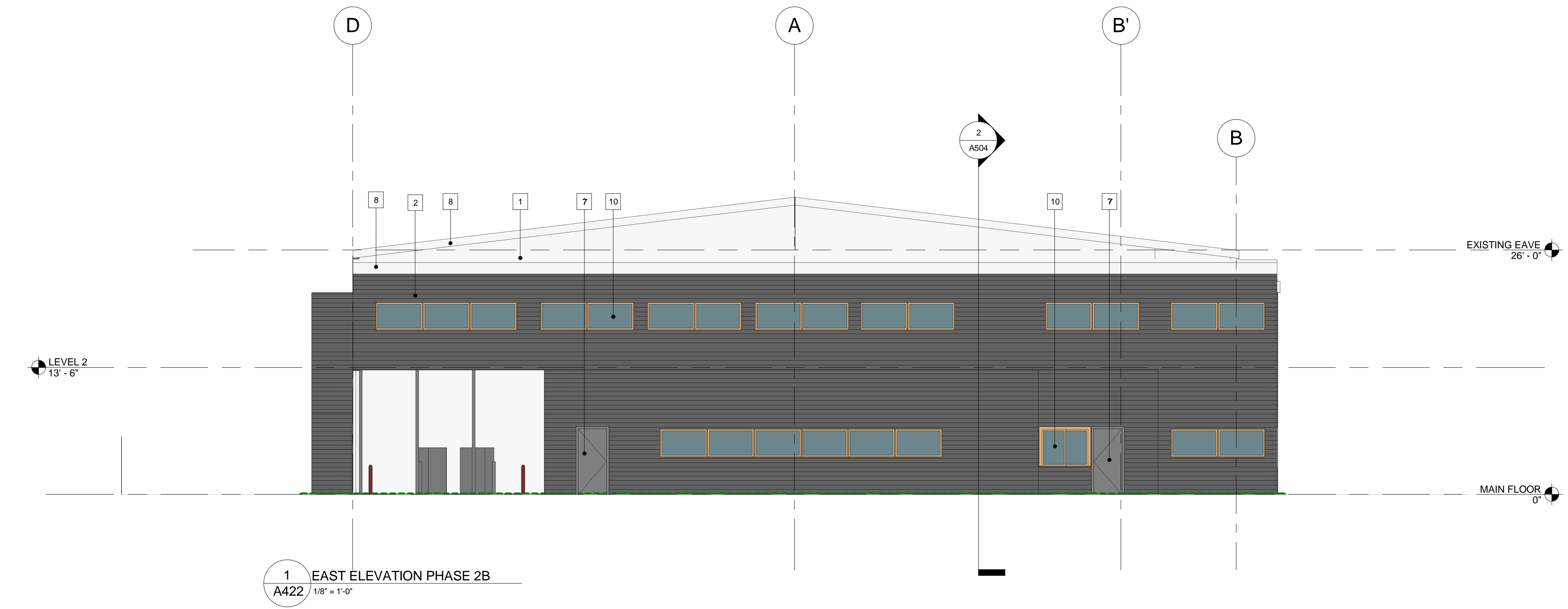
### **Attachments:**

Attachment A: Development Engineering Memorandum dated August 14, 2017.

Attachment B: Site Plan

Attachment C: Conceptual Elevations

MATERIAL KEYNOTE LEGEND	
1.	EXISTING METAL CLADDING
2.	NEW METAL CLADDING: VIOWEST
3.	CONCRETE COLUMN
4.	KALWAL TRANSLUCENT INSULATED PANEL
5.	BICYCLE RACK
6.	OVERHEAD LOADING DOOR
7.	PAINTED METAL MANDOOR
8.	PAINTED METAL FLASHING
9.	PAINTED METAL GUARDRAIL
10.	FIXED GLAZING C/W SECURITY SCREEN
11.	METAL FASCIA MOLDING
12.	CHAIN LINK FENCE
13.	OPERABLE SECURITY WINDOW
14.	EXISTING METAL ROOF
15.	NEW METAL ROOF TO MATCH EXISTING



201 - 75 FRONT STREET  
PENTICTON, B.C. V2A 9B2  
TEL: 250.482.3143  
EMAIL: PEN-MAI@SHAW.CA

233 BERNARD AVENUE  
KELOWNA, B.C. V1Y 6N2  
TEL: 250.762.3004  
EMAIL: KEL-MAI@SHAW.CA

m+m a  
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No.	DATE	REVISION
1	2017-08-17	Issued for Rezoning

PROJECT TITLE

9590 + 9590A  
McCarthy Road

DRAWING NUMBER

A422

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

DRAWING TITLE

EAST AND WEST  
ELEVATIONS  
PHASE 2B

DATE	MAR. 8, 2017
JOB NO.	16-1753
SCALE	As indicated
DRAWN	Author
CHECKED	Checker



---

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

---

**Date:** August 14, 2017  
**File No.:** Z17-0074  
**To:** Urban Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 9590 McCarthy Road      Zone: I3 to I2

---

The Development Engineering Department has the following comments and requirements associated with this 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 Ryan O'Sullivan

1. **General**

These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.

2. **Domestic Water and Fire Protection**

- a) The property is located within the City of Kelowna North Industrial service area. Any existing connections to the DoLC water distribution system must be removed.
- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits.
- c) Arrange for individual lot connections before submission of the subdivision plan.
- d) Remove or relocate any existing service connections encroaching on the proposed lots. One water service is permitted to each lot.

**3. Sanitary Sewer**

- a) An inspection chamber (IC) complete with brooks box must be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Ryan O'Sullivan, by email [rosullivan@kelowna.ca](mailto:rosullivan@kelowna.ca) or phone, 250-469-8519.
- b) The subject property is located within Connection Area # 32 and the City of Kelowna wastewater collection system has been extended on Jim Bailey Road up to McCarthy Road. A 150mm PVC service stub from Sanitary main is provided. A third party work order will extend stub to Property line with IC and cost will be subtracted from Sewer connection area fee's. 1.945 Acers = 7.367 EDU = \$19,162.00.
- c) Abandon and backfill existing septic tanks in accordance with Building Department requirements. Identify, on the Lot Grading Plan, the location of the existing tanks and fields.

**4. 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.

**5. Road Improvements and Dedication**

- (a) All frontage improvements are complete for this property.

**6. Electric Power and Telecommunication Services**

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. 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.

**7. Design and Construction**

- (b) 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.
- (c) 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.
- (d) 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).
- (e) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.



- (f) 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.

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

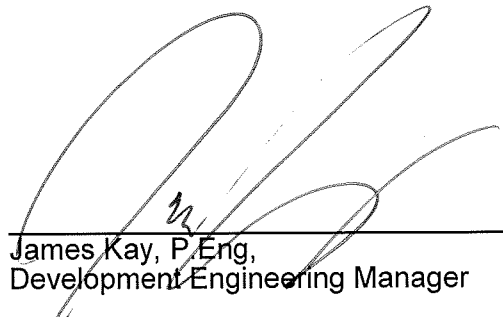
- (a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works.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

**9. Other Engineering Comments**

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (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.

**10. Development Permit and Site Related Issues**

- (a) Access and Manoeuvrability
- (i) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.
- (ii) Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.



James Kay, P.Eng,  
Development Engineering Manager

RO



ZONING SUMMARY	
ZONING:	I2 - GENERAL INDUSTRIAL, FAR 1.5, SITE COVERAGE 60%, MAXIMUM HEIGHT 14m, SETBACKS: front 7.5m, south side 4.5m, north side 0m, rear 0m.
CIVIC ADDRESS:	UNIT A 9590 MCCARTHY ROAD, LAKE COUNTRY, BC
LEGAL DESCRIPTION:	LOT A, PLAN KAP69077, SEC/S 10 & 11, TP. 20 O.D.Y.D.
LOT AREA:	7870 m² (84,712 ft²)
EXISTING GROSS FLOOR AREA:	2986m² [32,141 ft²]
PROPOSED ADDITIONAL FLOOR AREA:	4930m² [53,066 ft²]
TOTAL:	7916m² [85,207 ft²]
PROPOSED TOTAL BUILDING AREA:	3980m² [42,840 ft²]
PROPOSED FAR:	1.00
PROPOSED SITE COVERAGE:	50%
EXISTING BUILDING HEIGHT (unchanged):	9.7m [32 ft]

PARKING BYLAW SUMMARY		
	REQUIRED:	PROPOSED:
GENERAL INDUSTRIAL:	2.0 PER 100m² GFA - 126 STALLS	LIMITED STAFF: 1 PER EMPLOYEE ON DUTY = 60 STALLS
BICYCLE PARKING:	CLASS 2 - .3 per 100m² = 15 STALLS	8 STALLS
LOADING:	1 PER 1900m² GFA	4 REQUIRED, 4 PROVIDED
TOTAL PARKING STALLS:	CAR = 126 STALLS BIKE = 15 STALLS	69 STALLS (INCLUDING LOADING) 8 BIKE STALLS

ATTACHMENT **B**

This forms part of application  
# Z17-0074

Planner Initials **LK**

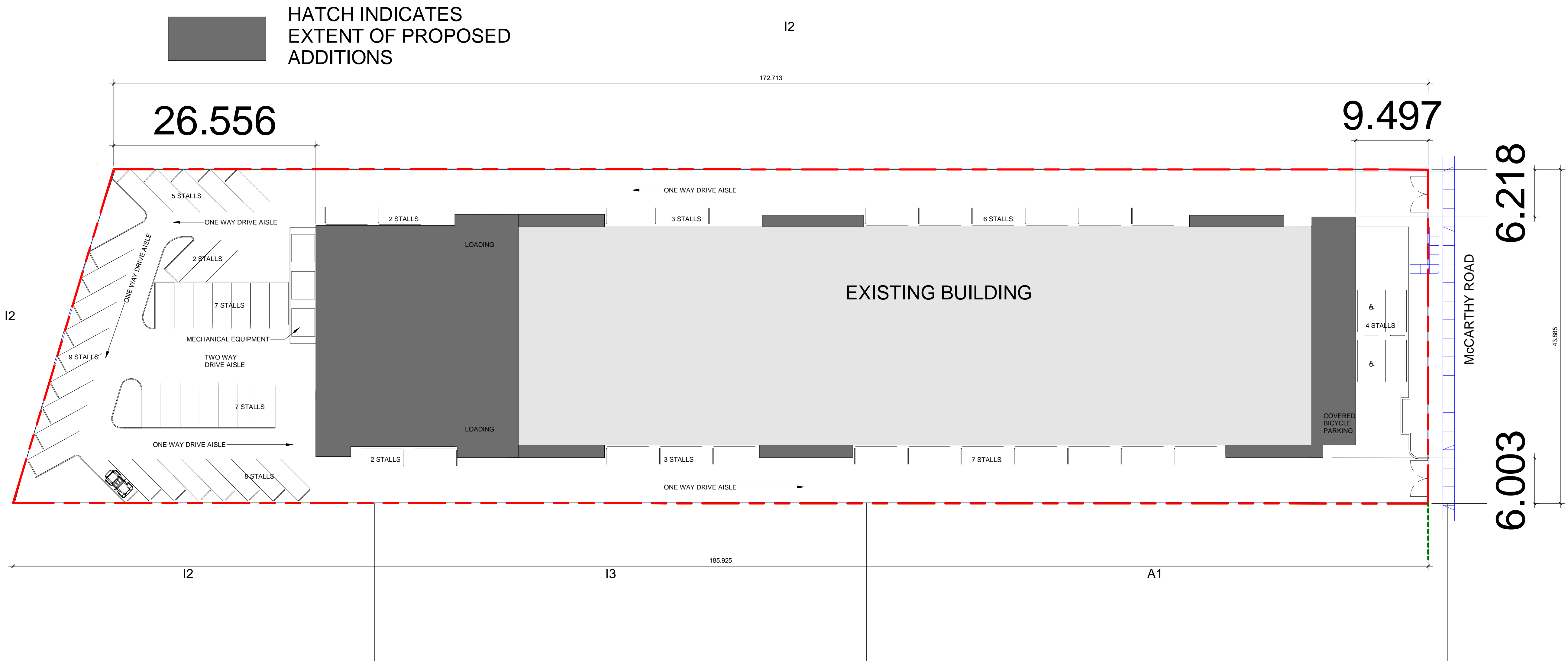
City of Kelowna  
COMMUNITY PLANNING

201 - 75 FRONT STREET  
PENTICTON, B.C. V2A 9B2  
TEL: 250.482.3143  
EMAIL: PEN-MAI@SHAW.CA

233 BERNARD AVENUE  
KELOWNA, B.C. V1Y 6N2  
TEL: 250.762.3004  
EMAIL: KEL-MAI@SHAW.CA

**m+m**

MEIKLEJOHN ARCHITECTS INC.



1 SITE PLAN FOR REZONING APPLICATION  
A202 1 : 300

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No.	DATE	REVISION
1	2017-02-09	50% COORDINATION
2	2017-06-26	ISSUED FOR REZONING
3	2017-07-03	ISSUED FOR REZONING
4	2017-07-21	RE-ISSUED FOR REZONING

PROJECT TITLE

9590 + 9590A  
McCarthy Road

DRAWING NUMBER

A202

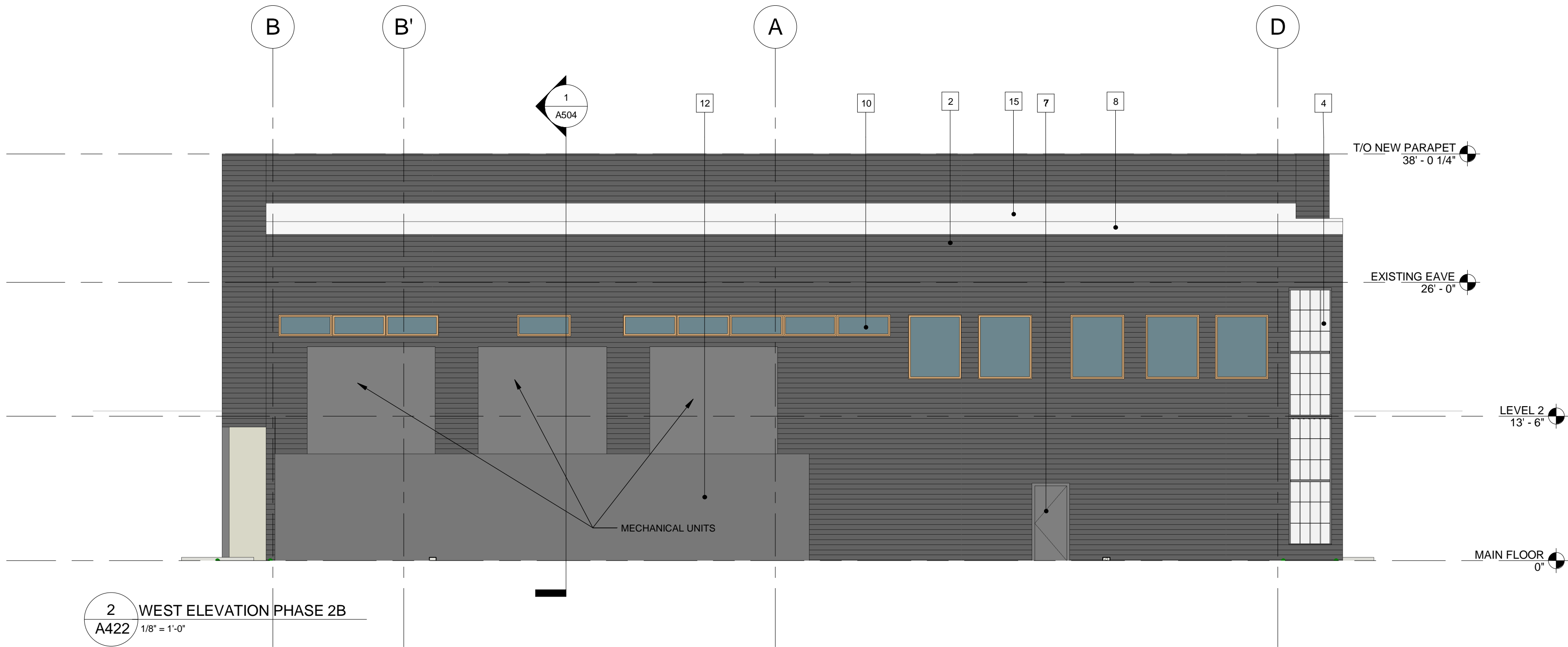
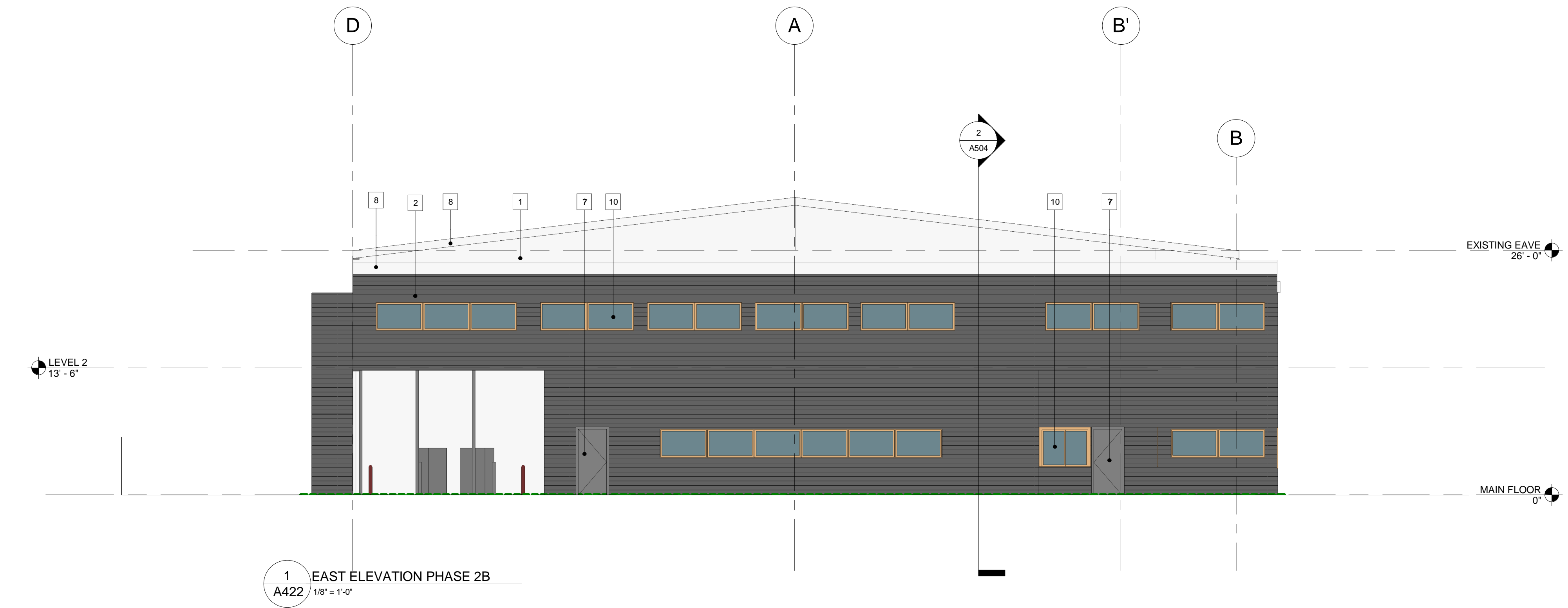
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

DRAWING TITLE

REZONING FROM I3  
TO I2

DATE	MAR. 8, 2017
JOB NO.	16-1753
SCALE	As indicated
DRAWN	Author
CHECKED	Checker

MATERIAL KEYNOTE LEGEND	
1.	EXISTING METAL CLADDING
2.	NEW METAL CLADDING: VIOWEST
3.	CONCRETE COLUMN
4.	KALWAL TRANSLUCENT INSULATED PANEL
5.	BICYCLE RACK
6.	OVERHEAD LOADING DOOR
7.	PAINTED METAL MANDOOR
8.	PAINTED METAL FLASHING
9.	PAINTED METAL GUARDRAIL
10.	FIXED GLAZING C/W SECURITY SCREEN
11.	METAL FASCIA MOLDING
12.	CHAIN LINK FENCE
13.	OPERABLE SECURITY WINDOW
14.	EXISTING METAL ROOF
15.	NEW METAL ROOF TO MATCH EXISTING



ATTACHMENT C

This forms part of application

# Z17-0074

Planner Initials LK

City of Kelowna  
COMMUNITY PLANNING

201 - 75 FRONT STREET  
PENTICTON, B.C. V2A 9B2  
TEL: 250.482.3143  
EMAIL: PEN-MAI@SHAW.CA

233 BERNARD AVENUE  
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m+m

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No.	DATE	REVISION
1	2017-08-17	Issued for Rezoning

PROJECT TITLE

9590 + 9590A  
McCarthy Road

DRAWING NUMBER

A422

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

DRAWING TITLE

EAST AND WEST  
ELEVATIONS  
PHASE 2B

DATE	MAR. 8, 2017
JOB NO.	16-1753
SCALE	As indicated
DRAWN	Author
CHECKED	Checker

No.	DATE	REVISION
1	2017-08-17	Issued for Rezoning

PROJECT TITLE

9590 + 9590A  
McCarthy Road

DRAWING NUMBER

A420

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

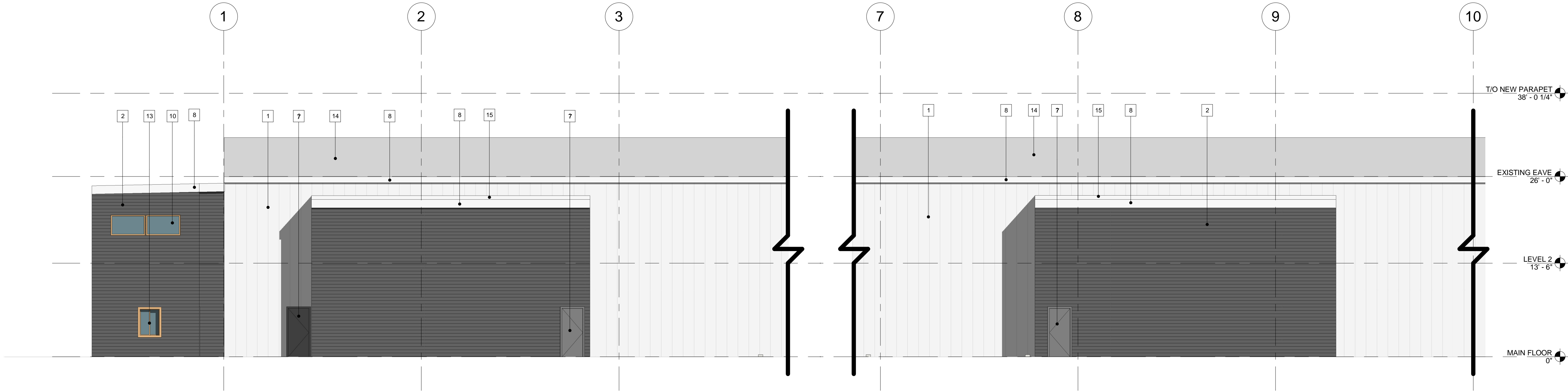
DRAWING TITLE

NORTH ELEVATION  
PHASE 2B

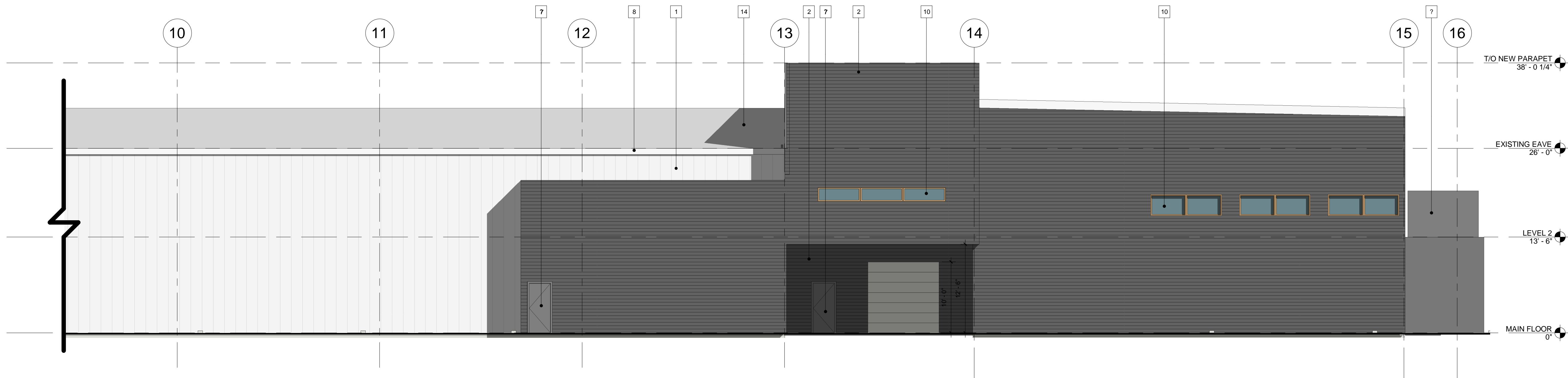
DATE	MAR. 8, 2017
JOB NO.	16-1753
SCALE	As indicated
DRAWN	Author
CHECKED	Checker

MATERIAL KEYNOTE LEGEND

- EXISTING METAL CLADDING
- NEW METAL CLADDING: VICWEST
- CONCRETE COLUMN
- KALWAL TRANSLUCENT INSULATED PANEL
- BICYCLE RACK
- OVERHEAD LOADING DOOR
- PAINTED METAL MANDOOK
- PAINTED METAL FLASHING
- PAINTED METAL GUARDRAIL
- FIXED GLAZING CW SECURITY SCREEN
- METAL FASCIA MOLDING
- CHAIN LINK FENCE
- OPERABLE SECURITY WINDOW
- EXISTING METAL ROOF
- NEW METAL ROOF TO MATCH EXISTING



1 NORTH ELEVATION PHASE 2B  
A420 1/8" = 1'-0"



2 NORTH ELEVATION PHASE 2B - Dependent 1  
A420 1/8" = 1'-0"



MATERIAL KEYNOTE LEGEND

1.

EXISTING METAL CLADDING

2.

NEW METAL CLADDING: VICWEST

3.

CONCRETE COLUMN

4.

KALWAL TRANSLUCENT INSULATED PANEL

5.

BICYCLE RACK

6.

OVERHEAD LOADING DOOR

7.

PAINTED METAL MANDOOK

8.

PAINTED METAL FLASHING

9.

PAINTED METAL GUARDRAIL

10.

FIXED GLAZING C/W SECURITY SCREEN

11.

METAL FASCIA MOLDING

12.

CHAIN LINK FENCE

13.

OPERABLE SECURITY WINDOW

14.

EXISTING METAL ROOF

15.

NEW METAL ROOF TO MATCH EXISTING

ATTACHMENT C

This forms part of application

# Z17-0074

Planner Initials LK

City of Kelowna  
COMMUNITY PLANNING

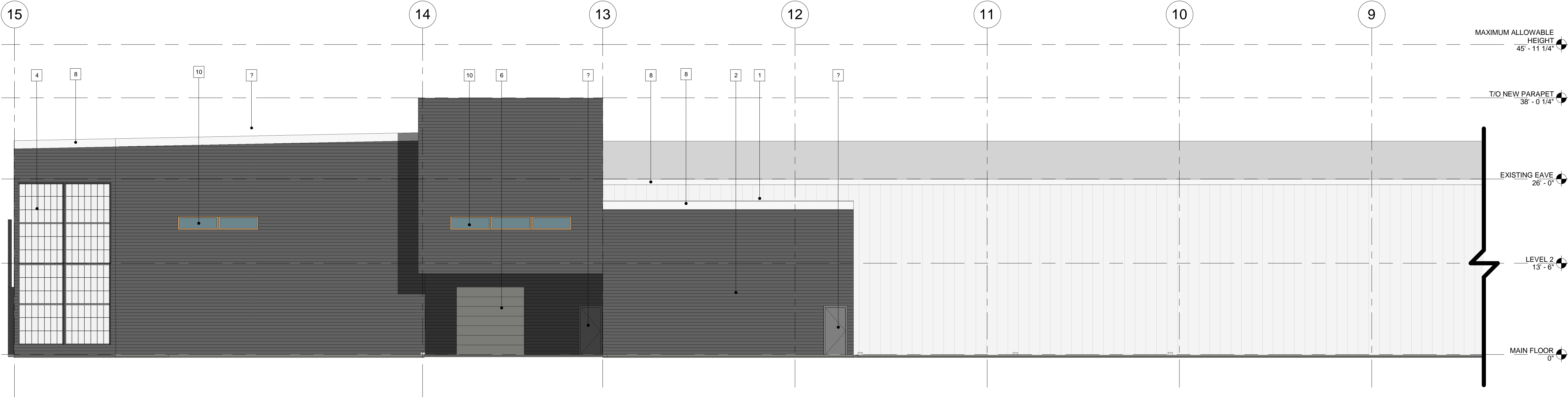
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a

m+m

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No.	DATE	REVISION
1	2017-08-17	Issued for Rezoning

PROJECT TITLE

9590 + 9590A  
McCarthy Road

DRAWING NUMBER

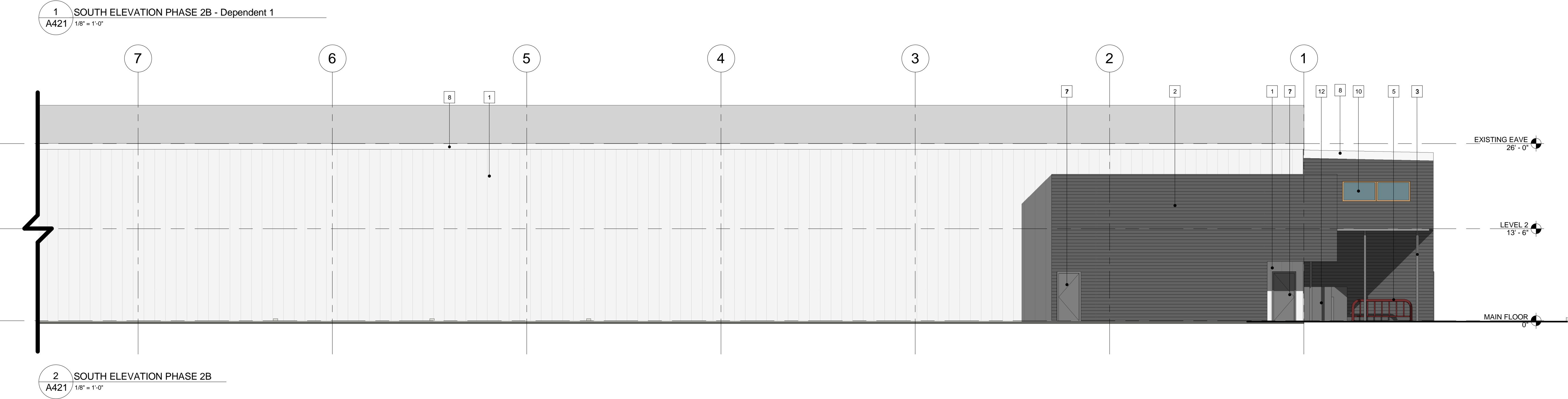
A421

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

DRAWING TITLE

SOUTH  
ELEVATIONS  
PHASE 2B

DATE	MAR. 8, 2017
JOB NO.	16-1753
SCALE	As indicated
DRAWN	Author
CHECKED	Checker



**CITY OF KELOWNA**  
**BYLAW NO. 11501**  
**Z17-0074 – 9590 McCarthy 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 A, Sections 10 and 11, Township 20, ODYD, Plan KAP69077 located on McCarthy Road, Kelowna, B.C., from the I3 – Heavy Industrial zone to the I2 – General Industrial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

# REPORT TO COUNCIL



**Date:** October 16, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (EW)

**Application:** Z17-0064

**Owners:** Scott Edward LaHay & Shelley Ruth LaHay

**Address:** 1257 Rio Drive

**Applicant:** Scott LaHay

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RR1 – Rural Residential 1

Proposed Zone: RU6 – Two Dwelling Housing

---

## 1.0 Recommendation

THAT Rezoning Application No. Z17-0064 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 6 Township 23 ODYD Plan 19808, located at 1257 Rio Drive, Kelowna, BC from the RR1 – Rural Residential 1 zone to the RU6 – Two 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 October 16, 2017.

## 2.0 Purpose

To rezone the subject property from RR1 – Rural Residential 1 to RU6 – Two Dwelling Housing to facilitate the construction of a second single detached house on the subject property.

## 3.0 Community Planning

Community Planning Staff support the proposed rezoning application to facilitate the construction of a second single detached house on the subject property. Rezoning the subject property to RU6 – Two Dwelling Housing meets several City policy objectives including concentrating growth within the Permanent Growth Boundary and achieving density through sensitive infill. The proposed rezoning is

consistent with the property's OCP future land use designation and the property is connected to City sanitary sewer and water.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on July 4, 2017, outlining that neighbours within 50m of the subject property were notified.

#### 4.0 Proposal

##### 4.1 Project Description

The applicant is proposing to rezone the subject property from RR1 – Rural Residential 1 to RU6 – Two Dwelling Housing in order to construct a second single detached house at the rear of the property (Attachment A). The property meets the RU6 requirements for two single detached houses: the lot is greater than 18.0m wide and has a lot area greater than 700m<sup>2</sup>. Access for the proposed second house is through the existing driveway.

##### 4.2 Site Context

The subject property is located in the Glenmore – Clifton – Dilworth City Sector, east of Clifton Rd. The property is connected to City sewer and water and is within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR1 – Rural Residential 1	Residential
East	RR1 – Rural Residential 1	Residential
South	RR1 – Rural Residential 1	Residential
West	RR1 – Rural Residential 1	Residential

Subject Property Map: 1257 Rio Drive



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### **Future Land Use**

**Single / Two Unit Residential (S2RES)**<sup>1</sup> Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis. Non-residential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

#### **Development Process**

**Compact Urban Form.**<sup>2</sup> 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.

**Sensitive Infill.**<sup>3</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

---

<sup>1</sup> City of Kelowna Official Community Plan, Future Land Use Designation Definitions (Chapter 4).

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter 5).

<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter 5).

## Technical Comments

### 5.2 Development Engineering Department

- See Schedule 'A' memorandum dated July 11, 2017.

### 6.o **Application Chronology**

Date of Application Received: July 4, 2017

Date Public Consultation Completed: July 4, 2017

**Report prepared by:** Emily Williamson, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

### **Attachments:**

Schedule 'A' – Development Engineering Memorandum dated July 10, 2017

Attachment 'A' – Proposed Site Plan and Rationale



# Letter of Rationale

1257 Rio Drive - Rezoning to RU6

To the City of Kelowna Staff and Councilors:

We, Scott and Shelley LaHay, the owners of 1257 Rio Drive, Kelowna, BC wish to apply to rezone this property to RU6. We want to build a two story house that is approximately 1500 sq feet in the backyard at the end of our current driveway that is beside our existing house. The back yard is shaped so that a small house just fits within the city's constraints:

- 2.3 meters from the side
- 7.5 meters from the back fence
- 4.5 meters from the back of the existing house.

In order to make these measurements fit we will need to take down our back porch/storage area. We will want to build a small mudroom on the back of the existing house to connect to the carport if we decide to convert it into a garage. This should still allow for 4.5 meters between the houses. This mudroom has been drawn on the photocopy of the survey.

Between the houses we will plant shrubs, a narrow evergreen, and if there is room a weeping birch. The property already has three mature fruit trees, two mature maple trees, and a perennial garden along the frontage. Much of the property is garden and will remain that way. A new cedar/wood deer fence will be installed on the rear border (this is what our rear neighbour wants) and a deer fence will divide the existing backyard in half so that each dwelling has a private yard..

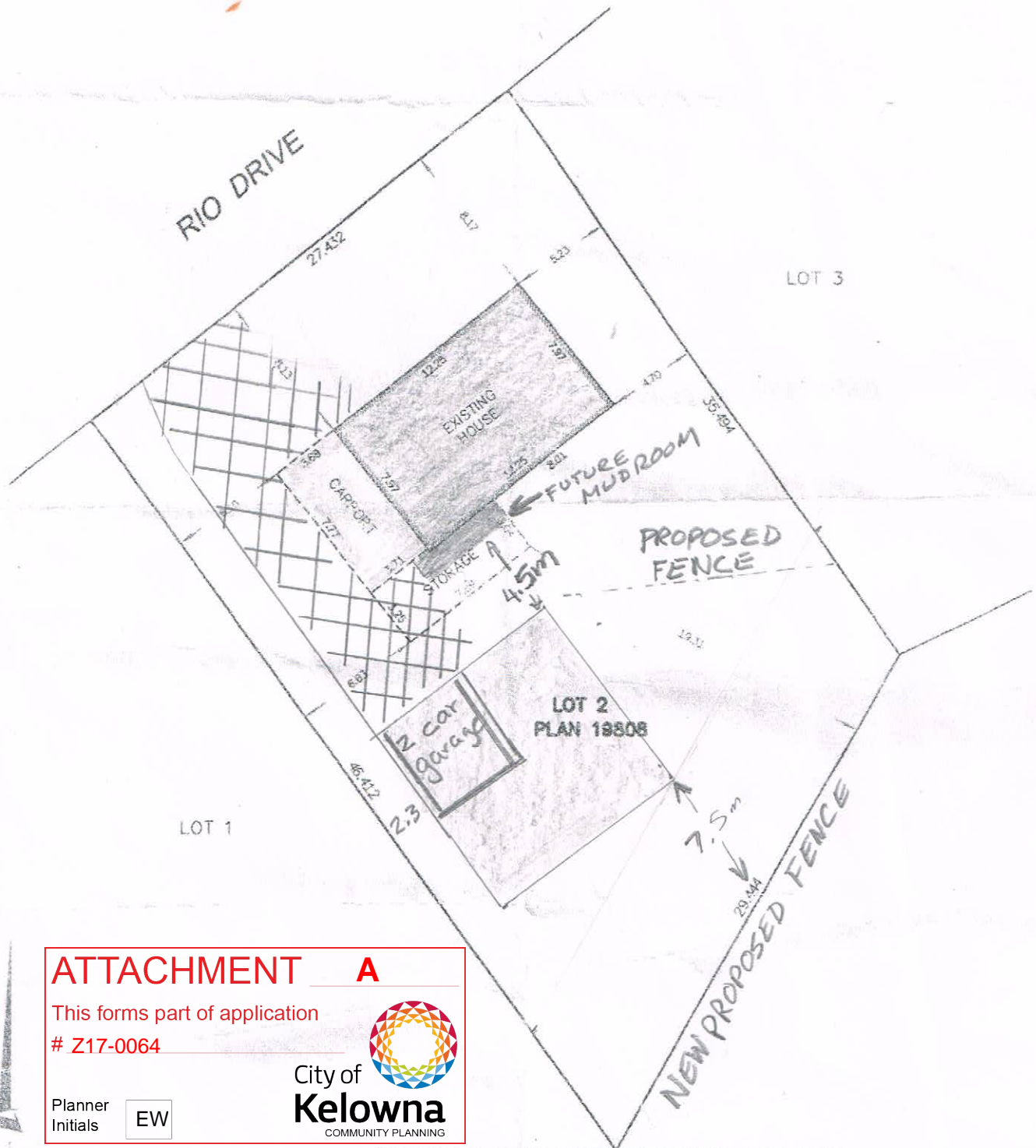
Our goal is to stratify the property and sell one of the dwellings afterwards.

We have a developer in mind who provides the new home warranty.

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# Z17-0064		
Planner Initials	EW	 City of <b>Kelowna</b> COMMUNITY PLANNING

ON LOT 2, PLAN 19808,  
SECTION 6, TOWNSHIP 23, O.D.Y.D.

CIVIC ADDRESS: 1257 RIO DRIVE



City of Kelowna  
COMMUNITY PLANNING

---

## CITY OF KELOWNA

# MEMORANDUM

**Date:** July 11, 2017  
**File No.:** Z17-0064  
**To:** Community Planning (EW)  
**From:** Development Engineering Manager(JK)  
**Subject:** 1257 Rio Road Lot 2 Plan 19808 RR1 to RU6 Two Dwelling House

### SCHEDULE

**A**

This forms part of application  
# Z17-0064

Planner  
Initials

EW

City of  
**Kelowna**  
COMMUNITY PLANNING



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

1. Domestic Water and Fire Protection

Our records indicate that this property is currently serviced with a 19mm-diameter water service which is adequate for this application.

The property is within the Grainger Reservoir Exp. ESA 12 and is subject to associated fees. The current rate is \$895.00 per unit and carriage home are 0.5 of a unit at **\$447.50**

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.

The Connection Area #16 (Rio/Terrace) charge is currently set by Bylaw at \$15,600.00 per Single Family Equivalent (SFE). This Bylaw is currently under review for an update that will be presented to Council in 2016.

determined by the following formula: one SFE is \$15,600.00 thereof equals 1 SFE. Thereafter 2.0 SFE's per lot of developed land.

**2SFE = \$31,500.00**

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access permissible is one (1) per property as per bylaw.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

  
\_\_\_\_\_  
James Kay, P. Eng.  
Development Engineering Manager  
RO

<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# Z17-0064		
Planner Initials	EW	 City of <b>Kelowna</b> COMMUNITY PLANNING

**CITY OF KELOWNA**  
**BYLAW NO. 11502**  
**Z17-0064 – 1257 Rio Drive**

---

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 2, Section 6, Township 23, ODYD, Plan 19808 located on Rio Drive, Kelowna, B.C., from the RR1 – Rural Residential 1 zone to the RU6 – Two Dwelling 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 time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

# REPORT TO COUNCIL



**Date:** October 16, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (PMc)

**Application:** OCP14-0027 / Z14-0059

**Owner:** Garoslav Joseph & Catherine  
Margaret Maruszczak

**Address:** 505-525 Snowsell St.

**Applicant:** Eric Huber

**Subject:** OCP Amendment & Rezoning Application – Extension Request

Existing OCP Designation: Single/Two Unit Residential (S2RES)

Proposed OCP Designation: Commercial (COMM)

Existing Zone: C1 – Local Commercial

Proposed Zone: C2 – Neighbourhood Commercial

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## 1.0 Recommendation

That in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Official Community Plan Amending Bylaw No. 11105 and Rezoning Amending Bylaw No. 11106, be extended from July 14, 2017 to July 14, 2018.

## 2.0 Purpose

To extend the deadline for adoption of Official Community Plan Amending Bylaw No. 11105 and Rezoning Amending Bylaw No. 11106 to July 14, 2018.

## 3.0 Community Planning

Section 2.12.1 of the City's Procedure Bylaw No. 10540 states that:

In the event that an application made pursuant to this bylaw is one (1) year old or older and has been inactive for a period of six (6) months or greater:

- a) The application will be deemed to be abandoned and the applicant will be notified in writing that the file will be closed;
- b) Any bylaw that has not received final adoption will be of no force and effect;



- c) In the case of an amendment application, the **City Clerk** will place on the agenda of a meeting of **Council** a motion to rescind all readings of the bylaw associated with the Amendment application.

Section 2.12.2 of the Procedure Bylaw makes provision that upon written request by the applicant prior to the lapse of the application, **Council** may extend the deadline for a period of twelve (12) months by passing a resolution to that affect.

By-law No. 11105 and 11106 received second and third readings on July 14, 2015 after the Public Hearing held on the same date. The applicant has received a 12 month extension in 2016 and is seeking an additional extension in order to keep the application open for an additional twelve (12) months to complete the conditions of adoption. The request would provide extension to July 14, 2018.

The applicant is proposing to redevelop the subject property with a new gas bar and convenience store facility. The applicant is continuing to address the site contamination issues related to the gas station that was previously in operation on the property, and received permission from the Province to proceed with Development Permit consideration of this application (see MoE letter attached). The outstanding issues related to obtaining a "certificate of compliance" for the site will be addressed as part of the Building Permit application, as the existing buildings will have to be demolished to access the potentially contaminated soils identified. The additional time will allow the applicant to sort out the outstanding issues associated with the application and proceed with a Development Permit application.

Given the recent activity on this application, and extension to July 14, 2018 is supported.

#### **4.0 Background**

There has been a convenience store and gas bar in the location of the intersection of Scenic Road and Glenmore Road for many years. However, this location was a critical component of the relocation and upgrade of Glenmore Road (the Glenmore Bypass). The owners of the property had been involved in many design reviews with City staff regarding the design and proposed location of the "Glenmore Bypass" as well as the potential impact on the store site.

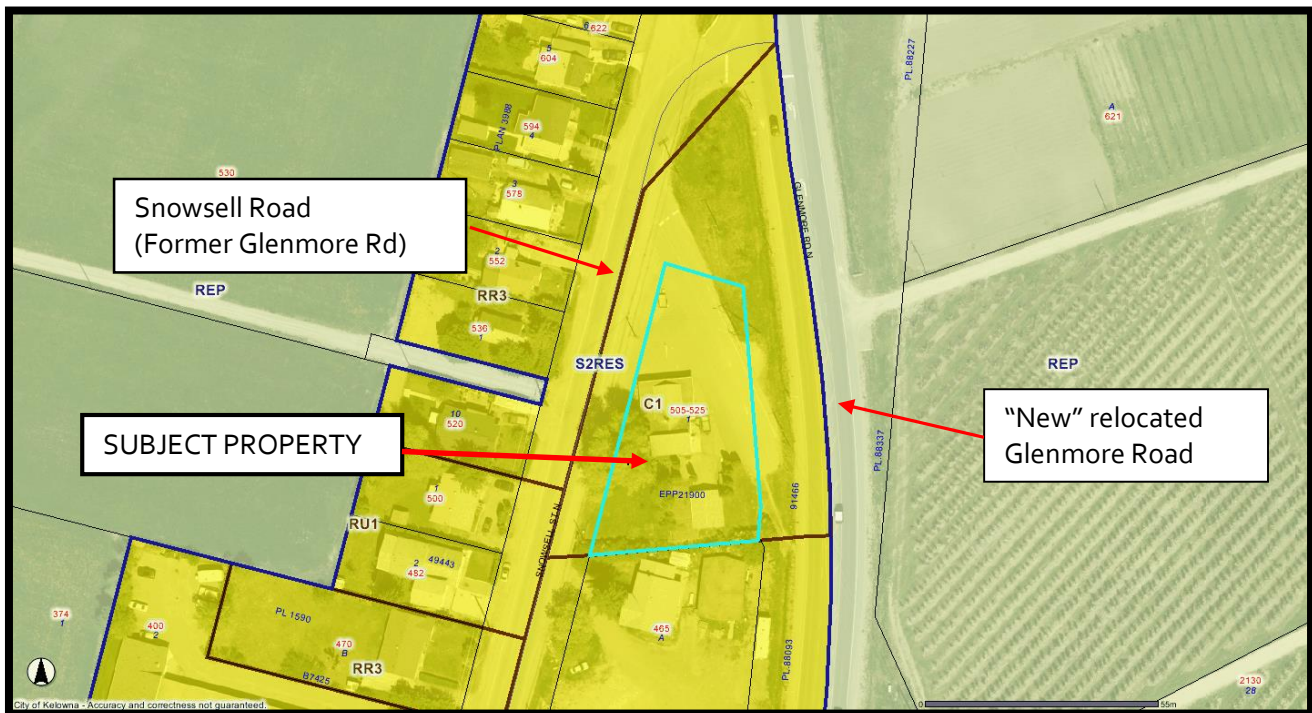
The construction of the "Glenmore Bypass" in this location commenced in 2009. In preparation for that activity, the fuel storage tanks were removed and that portion of the property was decontaminated in preparation for road construction activity. The business license for the gas pumps was left to lapse in 2011. It is because of the lapsed business license that the legal non-conforming status of the gas bar and convenience store operating in the C1 – Local Commercial zone was lost, and the application was made to rezone the property to the C2 – Neighbourhood Commercial zone, a zone that allows for the gas bar use.

There had been a level of contaminated site clean-up done on the property as part of the road construction project. However, it was also identified that there was possible contamination under the buildings located on the property. The applicant wishes to have a level of support for the change in zoning prior to the demolition of the buildings on the site to facilitate the remainder of the site decontamination.

#### **4.1 Site Context**

The subject property is located south of the intersection of Snowsell Road N. and Glenmore Rd. The property was amended by the consolidation of a surplus closed road dedication in 2012, as part of the adjacent Glenmore Bypass project.

**Subject Property Map: 505-525 Snowsell St. N.**



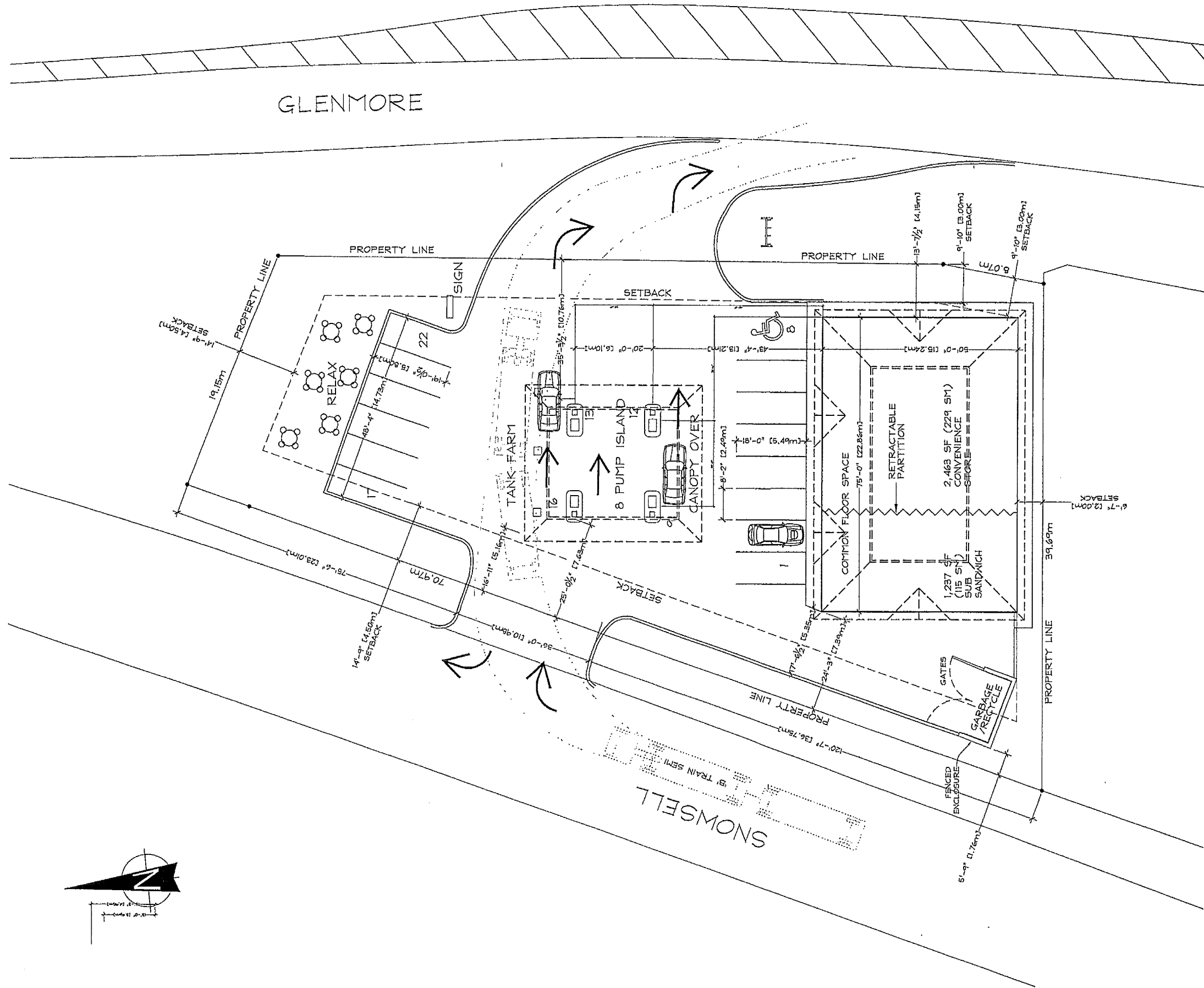
## 5.0 Application Chronology

Date of Application Received: June 4, 2017  
Date MoE letter issued: May 23, 2017

Report prepared by: Paul McVey – Urban Planner  
Reviewed by: Terry Barton, Urban Planning Manager  
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

### Attachments:

Site Plan  
Building Elevations  
Ministry of Environment Letter (dated May 23, 2017)



**Drafting & Design**  
Tom Masters  
Kelowna, BC (250)317-2446  
kelowna635@gmail.com

SHEET NO. **A1**

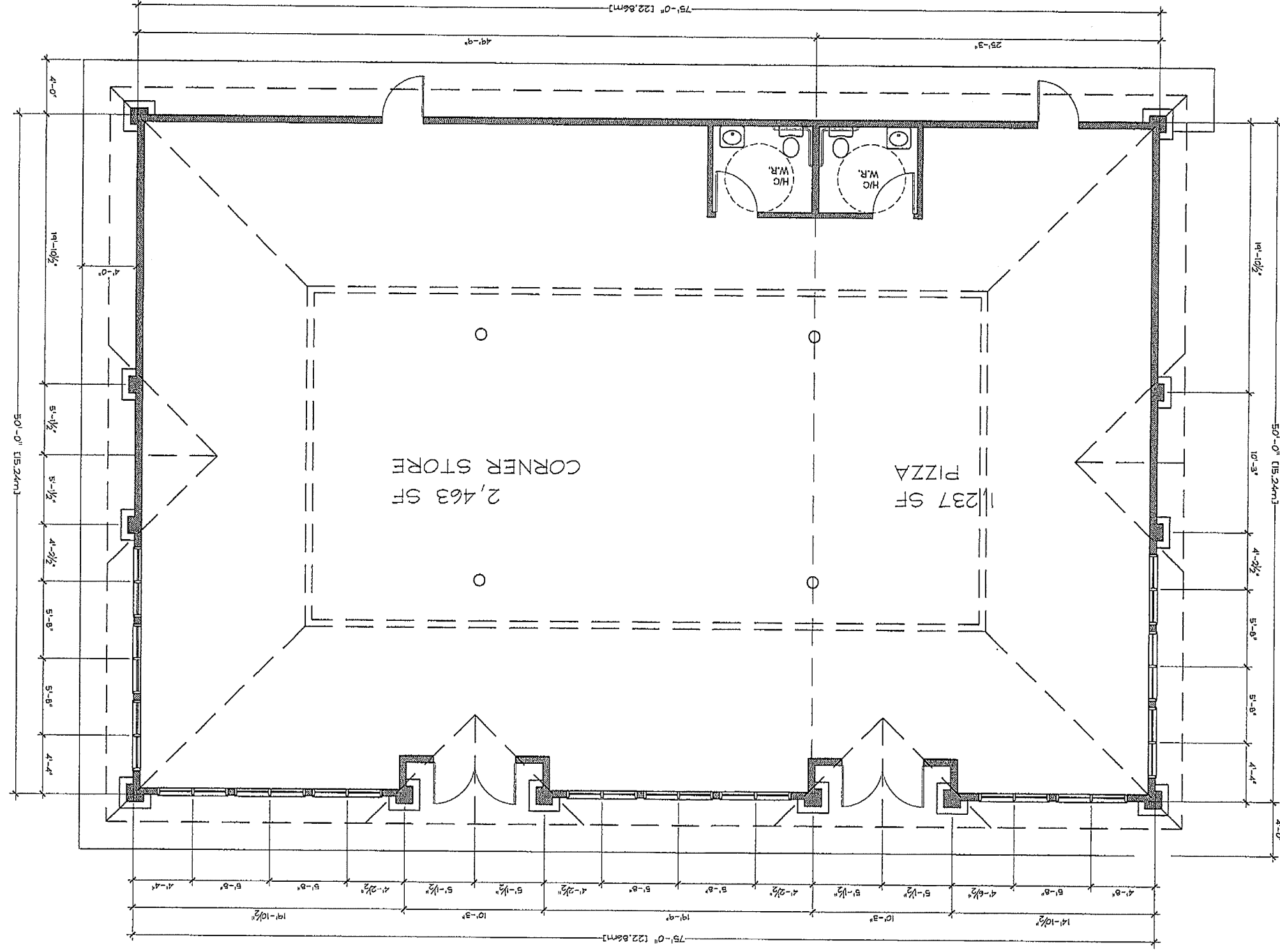
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DATE: DEC 10/2014

**SITE PLAN**

## "Proposed Commercial Project"

LOT A, PLAN 35728, 525 Snowsell St N, KELOWNA, BC  
ERIC HUBER 250-470-2325



# "Proposed Commercial Project"

LOT A, PLAN 33728, 525 Sprossell St N, KELLOWNA, BC  
ERIC HUBER 250-470-2325

**TGM**  
Drafting & Design

Tom Masters  
Kelowna, BC (250)317-2446  
kelowna635@gmail.com

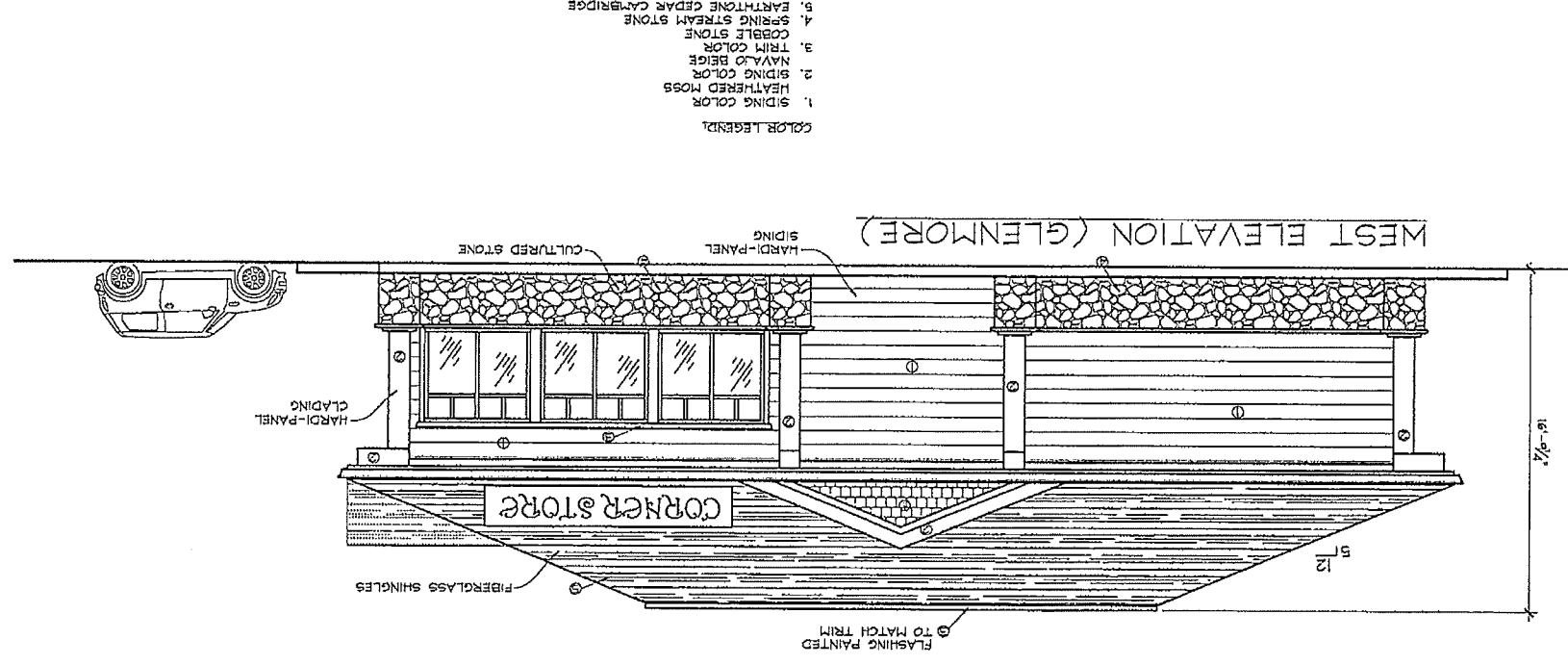
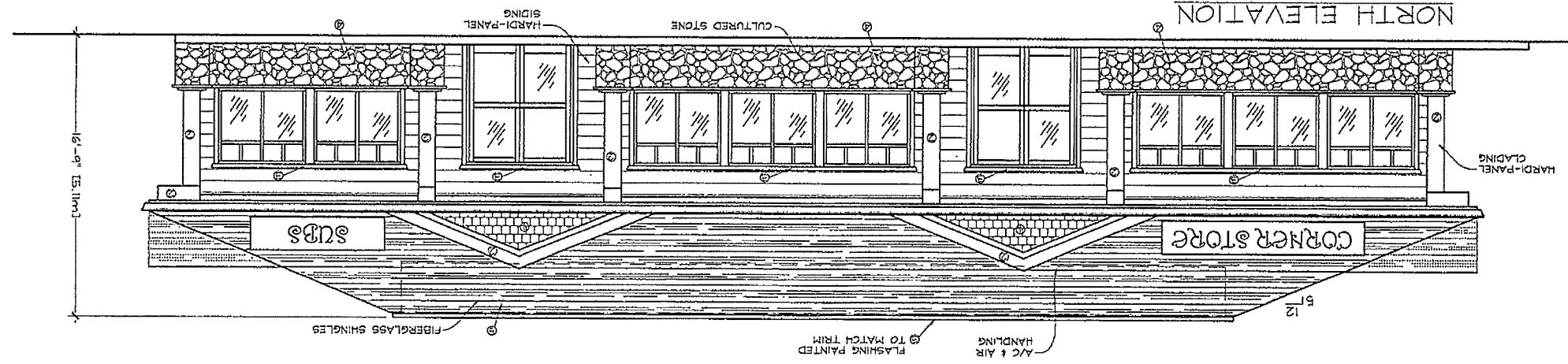
SCALE: 3/16"=1'-0"

DATE: DEC 10/2014

MAIN FLOOR  
PLAN

SHEET NO.

A2



- COLOR LEGEND:
1. SIDING COLOR
  2. SIDING COLOR
  3. TRIM COLOR
  4. COBBLE STONE
  5. EARTHSTONE CEDAR CAMBRIDGE

## "Proposed Commercial Project"

LOT A, PLAN 33725, 525 Snowsill St N, KELOWNA, BC  
ERIC HUBER 250-470-2325

**TGM**

Drafting & Design

Tom Masters

Kelowna, BC (250)317-2446  
kelowna635@gmail.com

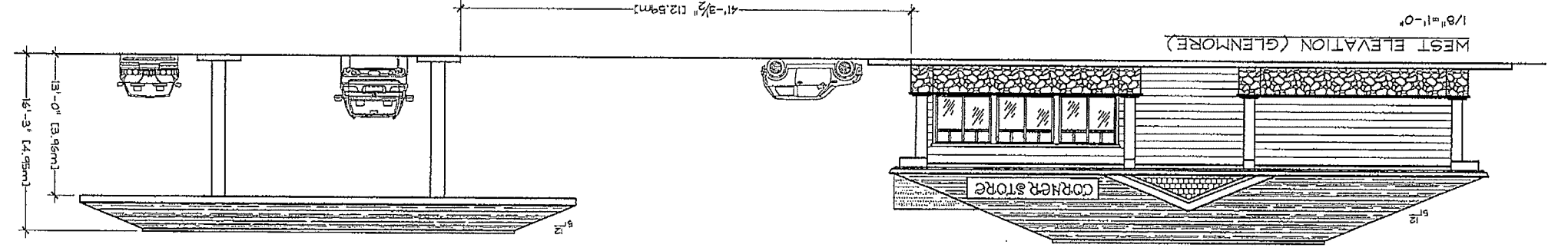
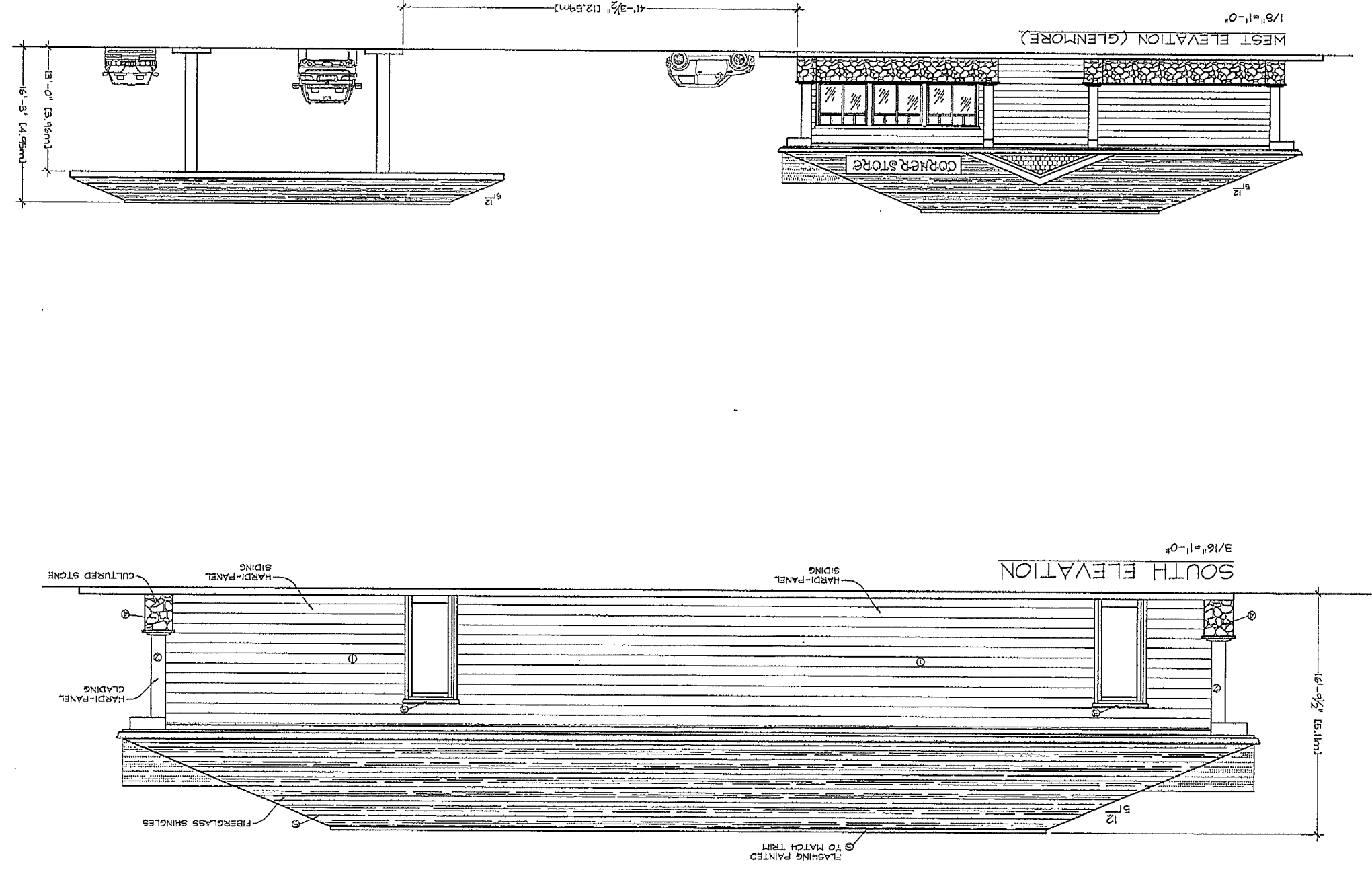
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SHEET NO.

DATE: DEC 10/2014

ELEVATIONS

**A3**



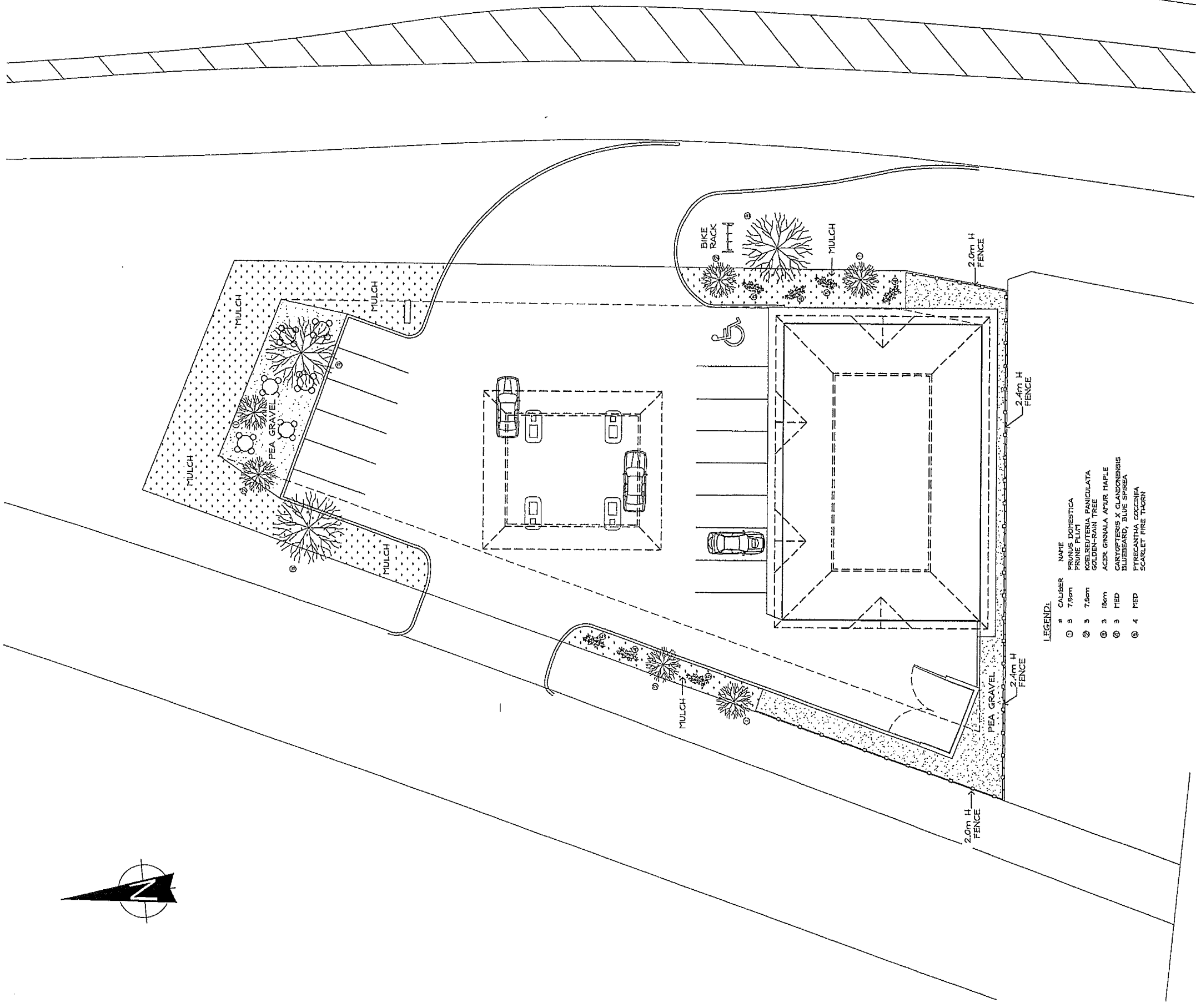
"Proposed Commercial Project"

LOT A, PLAN 33728, 525 Srouse St N, Kelowna, BC  
ERIC HUBER 250-470-2925

**TGM**  
Drafting & Design  
Tom Masters  
Kelowna, BC (250)317-2446  
kelowna635@gmail.com

SCALE: AS NOTED  
DATE: DEC 10/2014  
SHEET NO. **A4**  
**ELEVATIONS**





LEGEND:

#	CALIBER	NAME
①	3 7.5cm	PRUNUS DOMESTICA
②	3 7.5cm	PRUNUS PLUM
③	3 7.5cm	KOELREUTERIA PANICULATA
④	3 15cm	GOLDEN-RAIN TREE
⑤	3 MED	ACER GINNALA AFUR MAPLE
⑥	3 MED	CARYOPTERIS X CLANDONENSIS
⑦	4 MED	BLUEBEARD, BLUE SPIREA
⑧	4 MED	PYRECANTHA COCCINEA
⑨	4 MED	SCARLET FIRE THORN

# "Proposed Commercial Project"

LOT A, PLAN 33728, 525 SNOUSILL ST N, KELOWNA, BC  
ERIC HUBER 250-470-2525

**TGM**  
Drafting & Design  
Tom Masters  
Kelowna, BC (250)317-2446  
kelowna635@gmail.com

SCALE: 1/16" = 1'-0"  
DATE: DEC 10/2014  
LANDSCAPE  
PLAN  
SHEET NO. L1



23 May, 2017

Victoria File: 26250-20/9005  
SITE: 9005

VIA EMAIL ONLY: [emilligan@slrconsulting.com](mailto:emilligan@slrconsulting.com) and [cdavis@kelowna.ca](mailto:cdavis@kelowna.ca)

Eric Huber  
c/o SLR Consulting (Canada) Ltd.  
200 – 1475 Ellis Street  
Kelowna, BC V1Y 2A3  
**Attention: Erica Milligan**

City of Kelowna  
1435 Water Street  
Kelowna, BC V1Y 1J4  
**Attention: Corey Davis**

Dear Erica Milligan and Corey Davis:

**Re: Release Request – Development Permit Application**  
**525 Snowsell Street North, Kelowna**  
**PID: 029-056-969**

This letter is to acknowledge receipt of the proponent's request for release of the above-referenced development permit application. According to our records, there is an outstanding requirement for a detailed site investigation for the subject site as outlined in our site profile decision letter dated 16 September, 2010. Investigation of all environmental media must be conducted until the full extent of any contamination is determined at the site and which has migrated from the site. Section 58 and 59 of the Contaminated Sites Regulation describe the requirements for the conduct of preliminary and detailed site investigation and the content of reports based on those investigations.

The ministry has received the following information in support of a release request for the above-referenced application(s):

1. A written opinion from Robin Jones, Approved Professional, dated 9 May, 2017 with the site investigation reports and remediation plan and schedule attached, confirming that:
  - (a) the parcel is not a high risk site;

- (b) all contamination at and migrating from the proponent's parcel has been delineated on the proponent's parcel and neighbouring parcels;
  - (c) implementation of the remediation plan will, during redevelopment, result in the appropriate management in accordance with the *Environmental Management Act* (Act) and its regulations of any contamination encountered; and
  - (d) remediation will be completed prior to final building inspection.
2. A commitment in writing from Eric Huber dated 6 April, 2017 confirming that:
- (a) there will be no change in the site activity;
  - (b) the parcel will be remediated in accordance with the remediation plan; and
  - (c) any required remediation will be completed within any proposed construction area prior to final building inspection.

Based on the information provided, we are prepared to provide the necessary release so that the City Kelowna may proceed with approval of the development permit application. To that end, please accept this letter as notice pursuant to the *Local Government Act* (section 557(2)(e)), that the City of Kelowna may approve the development permit application under this section because the Director has received and accepted a notice of independent remediation with respect to the site.

As a condition of the release and pursuant to section 54(3)(d) of the *Environmental Management Act* (Act), the Director imposes the following requirements on the proponent with respect to the site:

1. Remediation, including monitoring, inspections and maintenance of any works, undertaken on the parcel being developed must be completed in the manner and schedule specified in the remediation plan entitled, "Site Profile Submission – Development Permit Application – 525 Snowsell Ave., Kelowna, BC dated 9 May, 2017 for as long as the project proceeds, or as agreed by the Director in response to an acceptable request for modification.
2. A statement by an Approved Professional must be submitted to the Director annually, within 30 days of the anniversary of the date of issue of this letter. The statement shall include the following:
  - a. A summary of remedial activities undertaken during the reporting period; and
  - b. Assessment of overall remediation progress, including evaluation in comparison to the actions and schedule set out in the plan(s) referenced above.
3. Remediation must be completed within five years of the date of issue of this letter.
4. Remediation must be confirmed in accordance with applicable legislation and ministry guidance. Within 90 days of completing remediation, a report summarizing

confirmation of remediation must be prepared in accordance with section 49 (2) of the Contaminated Sites Regulation and submitted to the Director.

5. Immediately notify a Director and register a covenant under section 219 of the *Land Title Act*, incorporating the contents of the remediation plan, if the property is sold before completion of the development.

Please be advised of the following:

- The ministry recommends that the proponent review all aspects of the government's contaminated sites legislation and supporting guideline documents and protocols to ensure that all required information is collected and documented during investigation and where necessary, remediation of the site;
- Those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the Act and its regulations. The ministry considers these persons responsible for identifying and addressing any human health or environmental impacts associated with the contamination;
- In cases of site demolition, we recommend that a survey of building materials and equipment be undertaken to identify any materials that require special management;
- Under the authority of the Act, all applications eligible under Protocol 6 must be submitted by an Approved Professional via the Contaminated Sites Approved Professional Society. For further clarification of application eligibility please see [Protocol 6, "Eligibility of Applications for Review by Approved Professionals"](#);
- This letter provides authorization for local governments to proceed with approval of specific applications for a site. Aside from the specific relief granted above, it does not constitute review or acceptance by the director of any aspect of the submission requirements for application of a contaminated sites legal instrument under the Protocol 6 review process.
- Fees are applicable for the ministry's contaminated sites services, pursuant to section 9 of the Contaminated Sites Regulation. Information on the government's contaminated sites legislation and supporting guideline documents and protocols as well as a Contaminated Sites Services Application Form can be obtained from the ministry's Land Remediation web page located at: <http://www.env.gov.bc.ca/epd/remediation/>; and
- Penalties for noncompliance with the contaminated sites requirements of the Act and Regulation are provided in sections 115 and 120(17) of the Act.

Decisions of a Director may be appealed under Part 8 of the Act.

Please contact the undersigned at 604 582-5377 if you have any questions about this letter.

Yours truly,

A handwritten signature in black ink, appearing to read "Vin Hanemayer". The signature is fluid and cursive, with the first name "Vin" and last name "Hanemayer" clearly distinguishable.

Vincent Hanemayer  
for Director, *Environmental Management Act*

vch\

# REPORT TO COUNCIL



**Date:** October 16<sup>th</sup>, 2017

**RIM No.** 0940-00

**To:** City Manager

**From:** Community Planning Department (AC)

**Application:** DP17-0161 **Owner:** Nor-Can Ventures Ltd Inc No. BC0951544

**Address:** 1502-1504 Sutherland Ave **Applicant:** Randi Fox – Fox Architecture

**Subject:** Development Permit Application

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

**Zone:** C3 – Community Commercial

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0161 for Lot 1, District Lot 141, ODYD Plan EPP51966, located at 1502 Sutherland Ave, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land to be in general accordance with Schedule "C";
4. That the applicant be required to post with the City, a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;
5. That the applicant complete the riparian restoration and landscaping works identified in the Natural Environment Development Permit (DP14-0230) prior to issuing any building permits on the subject property.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit applications 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 consider a Form & Character Development Permit of a 2 storey commercial building.

## 3.0 Community Planning

### 3.1 Development Permit

Staff are supportive of the proposed Development Permit. The subject property is located within a designated revitalization area. Kelowna's revitalization areas represent the city's core commercial centres with associated, supporting mixed-use and residential development. The intent of the Revitalization Development Permit areas is to enhance and catalyze these areas as they continue to experience rapid growth, pressures to intensify, and increasing design expectations. The purpose of the Revitalization Design Guidelines is to ensure that the siting, form, landscaping, exterior design and finish of buildings, and character of the development is of high quality and compatible with the vision for these urban centres.

The intersection at Sutherland Ave and Burtch Rd is a significant underdeveloped corner lot that will inform any future development in the area. The proposed building is placed close to the property lines and the intersection to enhance the pedestrian experience and to provide for a more visually appealing urban setting. The development of this corner lot will add another traffic lane along Burtch Rd which has been a priority improvement from a transportation perspective. The integrated parking within the building is supported by the design guidelines and avoids surface parking surrounding the building which is common in similar forms of development.

While Staff support the form and character development permit due to the project's consistency with the OCP design guidelines, Staff are recommending no building permit be issued on the subject property until the works originally identified in the Natural Area Development Permit (DP14-0230) be installed. This development permit was issued in September 2015 and the applicant has not proceeded with the necessary creek restoration and landscaping. See Section 4.2 Background (Environment) for further details and history of the original environmental development permit.

## 4.0 Proposal

### 4.1 Project Description

The original Development Permit and Development Variance Permit (DP15-0033 / DVP15-0034) was approved (May 13<sup>th</sup> 2015) to construct a car wash and a 4-storey building with a mix of uses; laundromat, insurance office, coffee shop, parking on the main level and second level with a car-lift elevator, professional offices on the third level, and residential units on the fourth level. The construction of the car wash (phase 1) proceeded but for various factors, the applicant deemed the 4-storey project unfeasible and decided to reduce the scope of the work. The main provisions within the original Development Permit and Development Variance Permit remain the same, including site access, servicing, landscaping, setbacks, and covenants. Staff decided the same variances did not need to be re-approved but since the form and character of the building significantly changed a new Council Development Permit was necessary.

The revised proposal reduces the size of the building, eliminating the second floor of parking and the fourth floor of residential. Programmatically, the remaining land uses are the same meaning the main floor still contains a laundromat, coffee shop, insurance office and parking, while the revised second floor contains the professional offices.

The main entry faces south with a feature canopy and stair. Multiple access points at street level will enhance the pedestrian-oriented uses, and an outdoor seating plaza will active the streetscape. Plentiful glazing on

all sides of the buildings helps the street presence, provides the occupants with dynamic street and Creekside views, while also assisting in CPTED “eyes on the street”.

The proposed building uses a “gridiron” form to showcase the pointed corner of the trapezoidal site, and uses a combination of steel frame, curtain wall, stucco, wood and concrete to provide a professional looking building at the intersection.

#### 4.2 Background (Environment)

The original form and character Development Permit and Development Variance Permit (DP15-0033 / DVP15-0034) was accompanied with a Natural Environment Development Permit (DP14-0230) that outlined how the riparian restoration and landscaping should occur adjacent to Mill Creek. This included an environmental monitor to ensure the works are monitored throughout the duration of the project, especially since it is an offence under the Federal Fisheries Act to allow sediment laden water to enter Mill Creek at any time. This means erosion and sediment controls must be planned for and taken into account during restoration of the riparian area. No works associated with this Development Permit have occurred to date.



Approximate area supposed to be restored where vacuum cleaners were relocated into.

Staff are recommending that all the conditions outlined in DP14-0230 be installed prior to allowing a building permit on 1502 Sutherland Ave in order to ensure compliance by the applicant. Other items within DP14-0230 include installing black powdered coated chain link fencing around both properties and along Burtch Avenue, installing the plantings as per the Ecora Engineering report, removal of the invasive and dangerous Siberian Elm tree, and providing the City with a 3-year maintenance and irrigation plan for the completed landscaping.

#### 4.3 Public Notification Policy #367

Development Permits do not require any public notification and the applicant did not do any public notification.

#### 4.4 Site Context

The subject property is located in the 'Capri-Landmark' Urban Centre. The developable portions of the subject properties have a Future Land Use designation of MXR - Mixed Use (Residential / Commercial) in the Official Community Plan and are within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C <sub>3</sub> – Community Commercial	Commercial
East	C <sub>3</sub> – Community Commercial	Commercial
South	RU <sub>1</sub> – Large Lot Housing C <sub>3</sub> – Community Commercial Land Use Contract	Residential Commercial Commercial
West	P <sub>2</sub> – Education and Minor Institutional	Church – Salvation Army

**Subject Property Map: 1502-1504 Sutherland Avenue**



#### 4.5 Zoning Analysis Table

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

Zoning Analysis Table		
CRITERIA	C3 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	1.0 commercial only	0.61
Max. Site Coverage	50%	44.4%
Max. Height	15m or 4 storeys	11m (2 storeys)
Min. Front Yard Setback (South)	3.0m	1.5m ❶
Min. Side Yard Setback (North)	0.0m	2.2m
Min. Flanking Side Yard Setback (Burtch Rd)	2.0m	1.5m ❷
Min. Rear Yard Setback	0.0m	Approx. 12m
Other Regulations		
Min. Parking Stalls	Laundry (5 stalls) Office 1 <sup>st</sup> floor (1.68m stalls) Office 2 <sup>nd</sup> floor (12.24 stalls) <u>Coffee (0.52 Stalls)</u> = 19.44 stalls	22 stalls
Min. Bicycle Stalls	Class 1: 2 stalls Class 2: 6 stalls	Class 1: 2 stalls Class 2: 6 stalls
Min. Parking Ratio	Full size: Min 50% Medium Size: Max 40% Compact Car: Max 10%	Full size: Min 50% (11 stalls) Medium Size: Max 40% (9 stalls) Compact Car: Max 10% (2 stalls)
Min. Loading Stalls	1 loading stall	1 loading stall
❶ & ❷ Variances already approved by Council with DVP15-0034		

#### 5.0 Current Development Policies

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

##### Objective 5.5: Ensure appropriate and context sensitive built form.

##### Chapter 4: Land Use Designation Massing and Height.<sup>1</sup>

- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
- Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
- Visually-interesting rooflines (e.g. variations in cornice lines and roof slopes);
- Step back upper floors to reduce visual impact;
- Detailing that creates a rhythm and visual interest along the line of the building;
- Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades;

<sup>1</sup> City of Kelowna Official Community Plan, Chapter 44 Future Land Use;



- Building frontages that vary architectural treatment in regular intervals in order to maintain diverse and aesthetically appealing streets.

**Chapter 14: Urban Design Guidelines Amenities, ancillary Services and Utilities.<sup>2</sup>**

- Locate loading, garbage, storage, utilities and other ancillary services away from public view. All such areas shall be screened and designed as an integral part of the building to minimize impact;
- Create attractive rear alley facades with high quality materials on buildings facing residential areas (e.g. rear building entrances, windows, balconies, plazas, and plantings).

**Chapter 14: Signs.<sup>3</sup>**

- Integrate signage that contributes to the overall quality and unique character of a development (e.g. coordinate proportion, materials, and colour);
- Do not compromise the scale and visual qualities of a building with the size and number of signs.
- Locate, size, and format signs such that they can be easily read by pedestrians.

**Chapter 14: Relationship to the Neighbourhood.<sup>4</sup>**

- Design sites, buildings, and streetscapes adjacent to non-revitalization areas to create a distinct but appropriate transition.
- Unify and connect individual buildings within a development and with the surrounding neighbourhood (e.g. Use similar paving treatment as adjacent public spaces, consistent street furniture, fencing, light standards, etc.);

**Chapter 14: Relationship to the Street.<sup>5</sup>**

- Provide for public movement, street furniture, and building access zones to be incorporated into sidewalks adjacent to development.
- Design buildings to occupy 100% of a property's frontage along streets, eliminating elements that disrupt the streetwall such as off -street parking, dead spaces, empty lots, or driveways;
- Provide a high quality public realm consistent with the character of urban development (i.e. incorporate focal points/plazas, pedestrian pathways, parks and open space, enhanced streetscapes, and landscaping).

## **6.0 Technical Comments**

### **6.1 Building & Permitting Department**

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- 2) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- 3) A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- 4) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):

<sup>2</sup> City of Kelowna Official Community Plan, Chapter 14 Urban Design Development Permit Areas, Guidelines;

<sup>3</sup> City of Kelowna Official Community Plan, Chapter 14 Urban Design Development Permit Areas, Guidelines;

<sup>4</sup> City of Kelowna Official Community Plan, Chapter 14 Urban Design Development Permit Areas, Guidelines;

- a. Any alternative solution must be accepted by the Chief Building Inspector prior to the release of the Building Permit.
  - b. Location, Heights, Colors of mechanical systems and the required screening are to be determined at time of DP
  - c. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
  - d. Handicap Accessibility to the main floor levels to be provided, ramps may be required. The access ramps appear to be to long for the percentage of grade shown.
  - e. Hard surfaced paths leading from the egress stairwells to a safe area are to be clearly defined as part of the DP
  - f. Fire separations and vestibule(s) may be required on main floor level between the pubic corridor and the enclosed parking area. Fire separations may be required between the lease office space and the public corridor.
  - g. Elevator size to meet minimum standards as per BCBC
- 5) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This minimum Geodetic elevation is required for all habitable spaces including parking garages. This building may be designed to low, which may affect the form and character of the building.
  - 6) Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
  - 7) An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits etc.
  - 8) Washroom requirements for base building are to be addressed in the building permit application. This will be addressed at time of building permit application.
  - 9) Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
  - 10) Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings for the enclosed parking level. The location and noise from these units should be addressed at time of Development Permit.
  - 11) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure at time of permit application.

## 6.2 Development Engineering Department

See attached memorandum dated July 19<sup>th</sup> 2017.

## 6.3 Fire Department

- 1) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template at Kelowna.ca.
- 2) Should a hydrant be required on this property it shall be operational prior to the start of construction and shall be deemed a private hydrant.
- 3) This building shall be addressed off of the street it is accessed from (with unit numbers for each CRU).



- 4) Should a fire alarm be installed, a fire safety plan as per section 2.8 BCFC is required at occupancy.
- 5) The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD.
- 6) Fire Department access is to be met as per BCBC 3.2.5. including the main entrance to be within 3-15 metres from the closest access route.
- 7) Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted - should a fire alarm be installed.
- 8) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met for communications and high buildings.
- 9) Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- 10) Dumpster/refuse container must be 3 meters from structures or overhangs.

#### 6.4 Parks Department

- 1) Street trees along Burtch as Red Rocket Maple is acceptable (trees must be 6cm caliper size – ensure availability when tendering, as this is a popular size/variety).
- 2) Street trees along Sutherland to be Green Ash, to match existing along this street corridor.

#### 6.5 Shaw Cable

- 1) In response to DP17-0161 Shaw would request the developer to install 1x3' (75mm) DB2 (white) duct to nearest point of connection.

### 7.0 **Application Chronology**

Date of Application Received: June 7<sup>th</sup> 2016

<b>Report prepared by:</b>	Adam Cseke, Planner Specialist
<b>Reviewed by:</b>	Terry Barton, Urban Planning Manager
<b>Approved for Inclusion:</b>	Ryan Smith, Community Planning Department Manager

#### **Attachments:**

DP17-0161

May 31, 2017

**Design Rationale for Form and Character Amendment to:  
Development Permit DP15-0033 / DVP15-00345**

**Overview:**

Located at the corner of Burtch and Sutherland, the currently approved DP & DVP permits a 4-storey building with a mix of uses; laundromat, insurance office, coffee shop and parking on the main level, elevator accessed parking on the second level, professional offices on the third level, and residential units on the fourth level.

Due to the poor soils characteristics on the site, the cost of the foundation system required to support this structure rendered the project un-feasible.

The owner has decided to reduce the scope of the work, and retain Redline Construction to provide the building as a Design-Build. Fox Architecture is now the Architect of Record on the project.

**Form and Character Amendment:**

This revised proposal reduces the size of the building, eliminating the second floor parking and the fourth floor residential. Programmatically the remaining uses are the same, so the revised main floor still contains a laundromat, coffee shop, insurance office and parking, while the revised second floor contains the professional offices. Similarly, all the other provisions of the original DP and DVP are to remain the same, including site access, servicing, landscaping, setbacks, covenants and agreements. Naturally with a new architect, copyright concerns mean the building façade has been revised.

Vehicle and bicycle parking have been revised to suit the adjusted building area and occupancy, and meets the City of Kelowna Section 8 Parking and Loading requirements.

The main entry faces south with a feature canopy and stair. Multiple access points at street level will serve pedestrian-oriented uses, and an outdoor seating plaza will help activate the streetscape. Generous glazing on all sides will further create a vibrant street presence, provide the occupants a dynamic experience of street and creekside views, while also assisting in CPTED “eyes on the street”.

The proposed building uses a “gridiron” form to showcase the pointed corner of the trapezoidal site, and uses a combination of steel frame, curtain wall, stucco, wood and concrete to provide a professional looking signature building at the intersection.

# DEVELOPMENT PERMIT



## APPROVED ISSUANCE OF DEVELOPMENT PERMIT (DP17-0050)

<b>Issued To:</b>	Nor-Can Ventures Ltd Inc No. BC0951544
<b>Site Address:</b>	1502-1504 Lougheed Ave
<b>Legal Description:</b>	Lot 1, District Lot 141, ODYD, Plan EPP51966
<b>Zoning Classification:</b>	C3 – Community Commercial
<b>Development Permit Area:</b>	REVITALIZATION & COMPREHENSIVE DEVELOPMENT PERMIT AREA

### SCOPE OF APPROVAL

This 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 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 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.

### 1. TERMS AND CONDITIONS

THAT Development Permit No. DP17-0161 for Lot 1, District Lot 141, ODYD Plan EPP51966, located at 1502-1504 Sutherland Ave, Kelowna, BC to allow the construction of an industrial building be approved 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 form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;
- e) That the applicant complete the riparian restoration and landscaping works identified in the Natural Environment Development Permit (DP14-0230) prior to issuing any building permits on the subject property.

AND THAT this Development Permit is valid for two (2) years with no opportunity to extend.

## 2. 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 Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder 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 the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

- a) Cash in the amount of \$ 36,339.45 OR
- b) A Certified Cheque in the amount of \$ 36,339.45 OR
- c) An Irrevocable Letter of Credit in the amount of \$ 36,339.45 .

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.

## 3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

**This Permit IS NOT a Building Permit.**

## 4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works

or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

## 5. APPROVALS

Issued and approved by Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Ryan Smith, Community Planning Department Manager  
Community Planning & Real Estate

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ryan Smith, Community Planning Department Manager  
Community Planning & Real Estate

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall be returned to the PERMIT HOLDER.**

SHEET INDEX		
ID	Name	Published
S-100	FDN PLAN	<input type="checkbox"/>
A-001	COVER SHEET	<input checked="" type="checkbox"/>
A-002	NOTES & SCHEDULES	<input type="checkbox"/>
L-100	Site Plan	<input checked="" type="checkbox"/>
A-101	Main Floor Plan	<input checked="" type="checkbox"/>
A-102	2nd FLOOR PLAN	<input checked="" type="checkbox"/>
A-104	Roof Plan	<input checked="" type="checkbox"/>
A-201	ELEVATIONS	<input checked="" type="checkbox"/>
A-901	Colour Renderings	<input checked="" type="checkbox"/>



1 VIEW FROM SW

## MATERIALS & COLOURS

CURTAIN WALL - BLACK

CURTAIN WALL - ORANGE

GLAZING - BLUE

DOORS - BLACK

COLUMNS - NATURAL FINISH WOOD

FENCING - NATURAL FINISH WOOD

STAIR - NATURAL WOOD FINISH

RAILINGS - GREY POWDER COAT

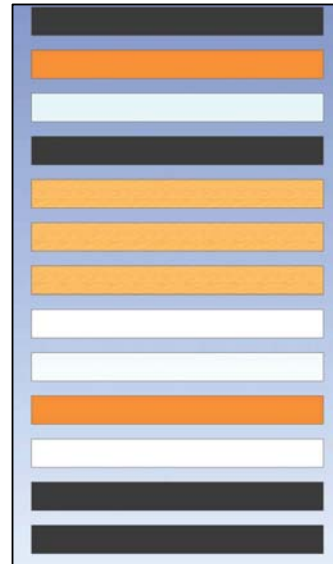
RAILINGS - TEMPERED GLASS

STUCCO - ORANGE

STUCCO - GREY

FASCIA TRIM - BLACK

ROOFING - MEMBRANE - BLACK



2 VIEW FROM SOUTH

## MacLeod Building - Project Description

Construction of a new two-storey commercial building on an existing vacant lot. Form and character have been revised from the previously approved four-storey building. Building perimeter massing and ground floor uses are very similar. Previously approved setback variances are intended to be maintained.

**Legal Description:** Lot A, Pln 19444, ODYD91

**Address:** 1502 Sutherland Ave, Kelowna BC

**Ordinance:** BCBC 2012  
City of Kelowna Zoning Bylaw 8000

**Current Zoning:** C-3  
**Proposed Zoning:** C-3

**Sprinklers:** NFPA 13

**Lot Area:** 1587.7 m<sup>2</sup> (17,090 s.f.)  
**Allowable F.A.R:** 1.0 = 1587.7 m<sup>2</sup> (17,090 s.f.)  
**Proposed F.A.R:** 0.43 = 699 m<sup>2</sup> (7524 s.f.)

**Building Area:**  
Main: 276.4 m<sup>2</sup> (2,975 s.f.)  
2nd: 688.2 m<sup>2</sup> (7,408 s.f.)  
**Total:** 964.6 m<sup>2</sup> (10,383 s.f.)

**Setbacks:**  
Front: 3m 1.5m  
Side - street: 2m 1.5m  
Side: 0m 2.2m  
Rear: 0m 32.4m

**Previously Approved Variance:**  
1.5m setbacks front & street side

**Height:** 4 Storeys/15m 2 Storeys/11m

**Parking:**  
Office: 2.5/100m<sup>2</sup> 6.15 x 2.5 15  
Food: 1/4 seats 2 2  
Laundry: 1/3 washers 5 5  
**Total Parking:** 22 22

**Stalls:**  
Full Size 50% 11  
Medium 40% 9  
Small 10% 2

**Bikes:**  
Class I 2 2  
Class II 6 6

**Loading:** 1 1

## SCHEDULE A & B

This forms part of application

# DP17-0161

Planner  
Initials AC

City of  
**Kelowna**  
COMMUNITY PLANNING





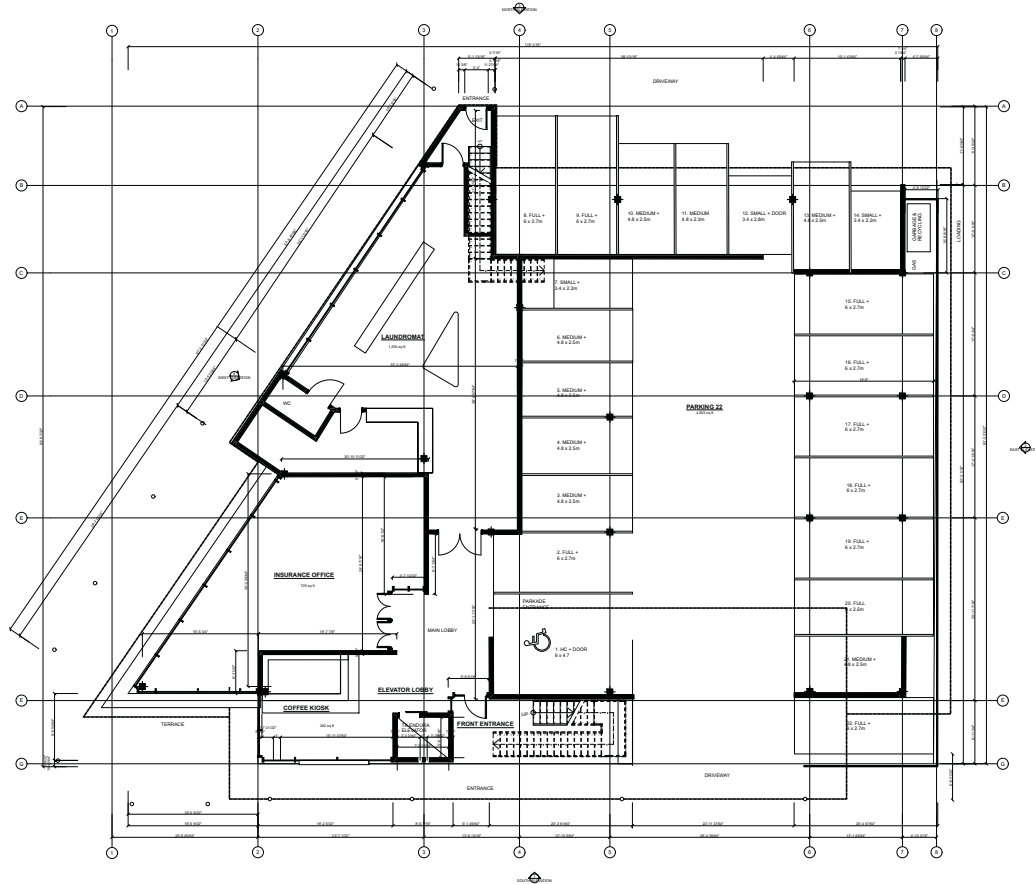


# SCHEDULE A & B

This forms part of application  
# DP17-0161

Planner  
Initials AC

City of  
**Kelowna**  
COMMUNITY PLANNING



1 MAIN FLOOR PLAN  
SCALE: 1:100



510 West Ave  
Kelowna BC V1Y 4Z4  
foxarchitecture.ca  
778.484.3696

16-081

MacLeod Building  
1502 Superland Ave  
Kelowna BC  
LOT A, PLN 19444, DL 141, OD YD91

PRELIMINARY

Main Floor Plan  
05.31.17 DEVELOPMENT PERMIT AMENDMENT

A-101

# SCHEDULE

## A & B

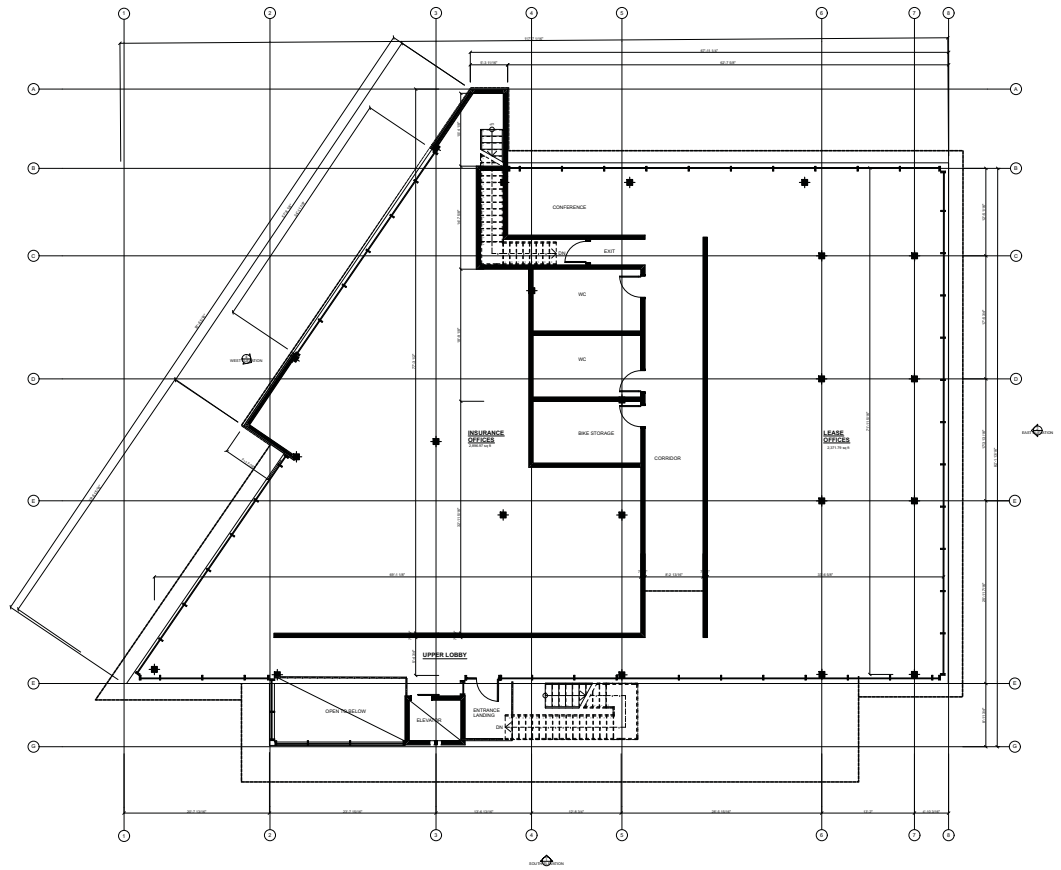
This forms part of application  
# DP17-0161

Planner Initials

AC



City of  
**Kelowna**  
COMMUNITY PLANNING



1 SECOND FLOOR PLAN  
SCALE: 1/100





510 West Ave  
Kelowna BC V1Y 4Z4  
foxarchitecture.ca  
778.484.3696

16-081

MacLeod Building

1502 Sutherland Ave  
Kelowna BC  
LOT A, PLN 19444, DL 141, OD YD91

2nd FLOOR PLAN

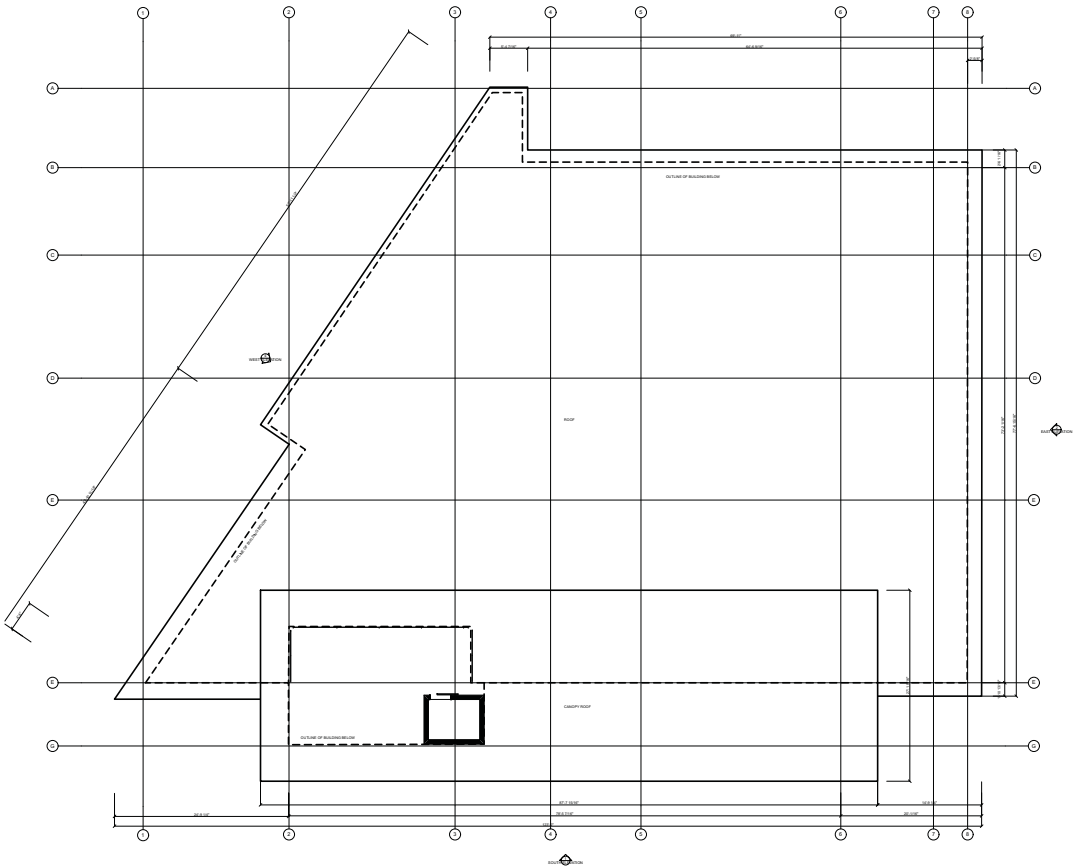
05.31.17 DEVELOPMENT PERMIT AMENDMENT

A-102

SCHEDULE A & B

This forms part of application  
# DP17-0161

Planner  
Initials AC



1 ROOF PLAN  
SCALE: 1/100



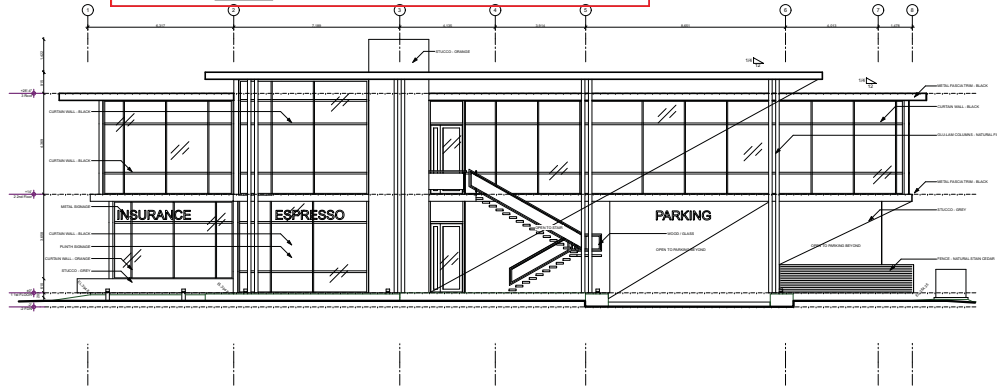
<b>MacLeod Building</b> 1502 Sutherland Ave Kelowna BC LOT A, PLN 19444, DL 141, OD YD91	<b>16-081</b>	<b>FOX ARCHITECTURE</b> 510 West Ave Kelowna BC V1Y 4Z4 foxarchitecture.ca 778.484.3696
<b>Roof Plan</b> 05.31.17 DEVELOPMENT PERMIT AMENDMENT		
<b>A-104</b>		

# SCHEDULE A & B

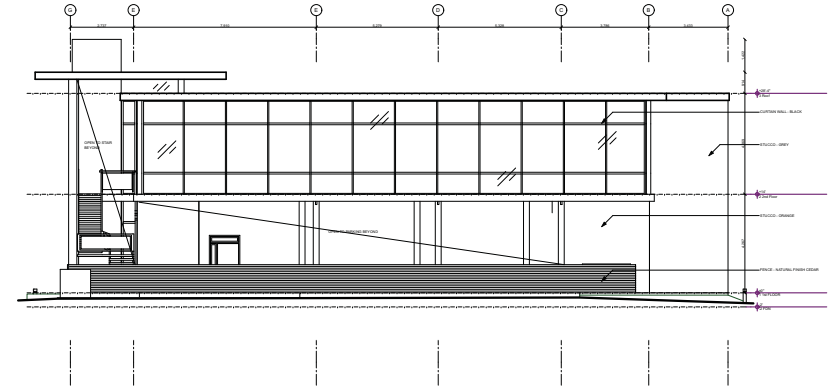
This forms part of application  
# DP17-0161

Planner  
Initials AC

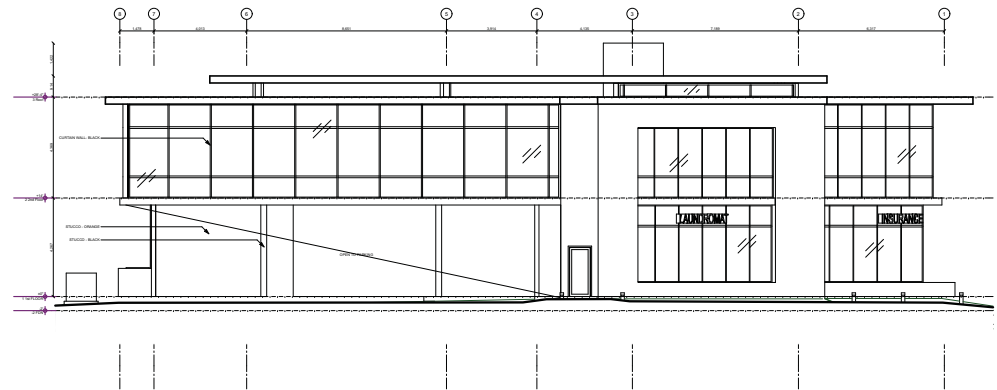
City of  
**Kelowna**  
COMMUNITY PLANNING



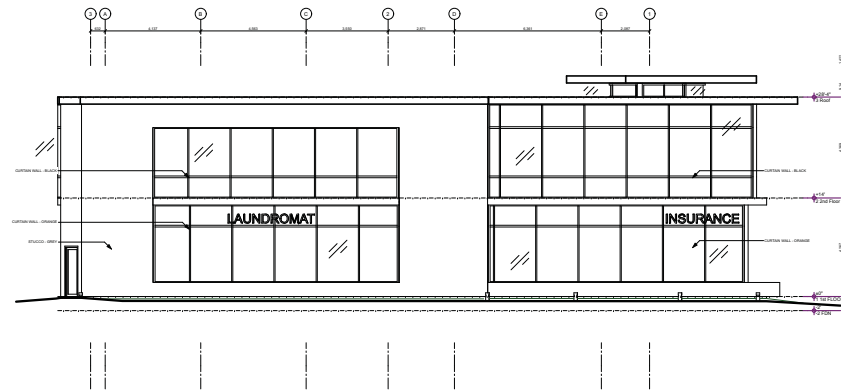
1 SOUTH ELEVATION  
SCALE: 1:100



2 EAST ELEVATION  
SCALE: 1:100



3 NORTH ELEVATION  
SCALE: 1:100



4 WEST ELEVATION  
SCALE: 1:100



510 West Ave  
Kelowna BC V1Y 4Z4  
fosaarchitecture.ca  
778.484.3696

16-081

MacLeod Building  
1504 Sutherland Ave  
Kelowna BC

PRELIMINARY

ELEVATIONS  
05.31.17 DEVELOPMENT PERMIT AMENDMENT

A-201



① VIEW FROM SE



② VIEW FROM SW



③ VIEW FROM SOUTH



④ VIEW FROM NE



⑤ VIEW FROM NW

SCHEDULE

A & B

This forms part of application

# DP17-0161

Planner Initials

AC

City of Kelowna

COMMUNITY PLANNING









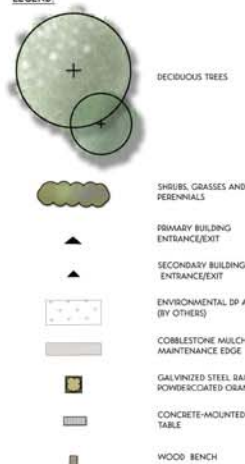
## SCHEDULE C

This forms part of application  
# DP17-0161

Planner Initials AC



LEGEND



## DEVELOPMENT PERMIT NOTES:

- A. LANDSCAPE MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.L.N.A. AND B.C.S.L.A. AS WELL AS THE CITY OF KELLOWNA LANDSCAPE STANDARDS IN BYLAW 7900.
- B. THE LANDSCAPE DESIGN DESCRIBED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELLOWNA STANDARD FOR LANDSCAPE DESIGN.
- C. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D. TREES AND SHRUBS INSTALLED SHALL BE OF SPECIES AND PLANT SPECIES APPROPRIATE TO THE VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 100mm (4") TOP SOIL.
- F. DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 100mm (4") OF WASHED ROUND CORBEL.
- G. LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS. LANDSCAPE FABRIC SHALL BE A NON-WEAVING POLYPROPYLENE.
- H. A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELLOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

## PLANTLIST

[illegible]

### CHARACTER IMAGES



0 1 2 3 4 5 10 15  
SCALE: 1:150

NOT FOR CONSTRUCTION

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15/05/2014

NO.	DATE	DESCRIPTION
4	JULY 06/17	ISSUED FOR OP
3	JUNE 29/17	ISSUED FOR REVIEW
2	JUN 27/16	RE ISSUED FOR REVIEW
1	JUN 20/15	ISSUED FOR REVIEW



CONJUGAL TAVIT

FOX ARCHITECTURE  
KELOWNA, B.C.

PROJECT:

**MACLEOD BUILDING**  
1502 SUTHERLAND AVE  
KELOWNA, B.C.

Sheet Title

LANDSCAPE  
PLAN

DETAILS ON

Journal of Management Inquiry 23(4)

CHECKED BY	88
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PROJECT NO:	12-013
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SCALE 1:150

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

L-1



**Sutherland Ave Development**  
**Estimate of Probable Costs for Bonding**  
 Prepared on: July 6, 2017

**SCHEDULE C**

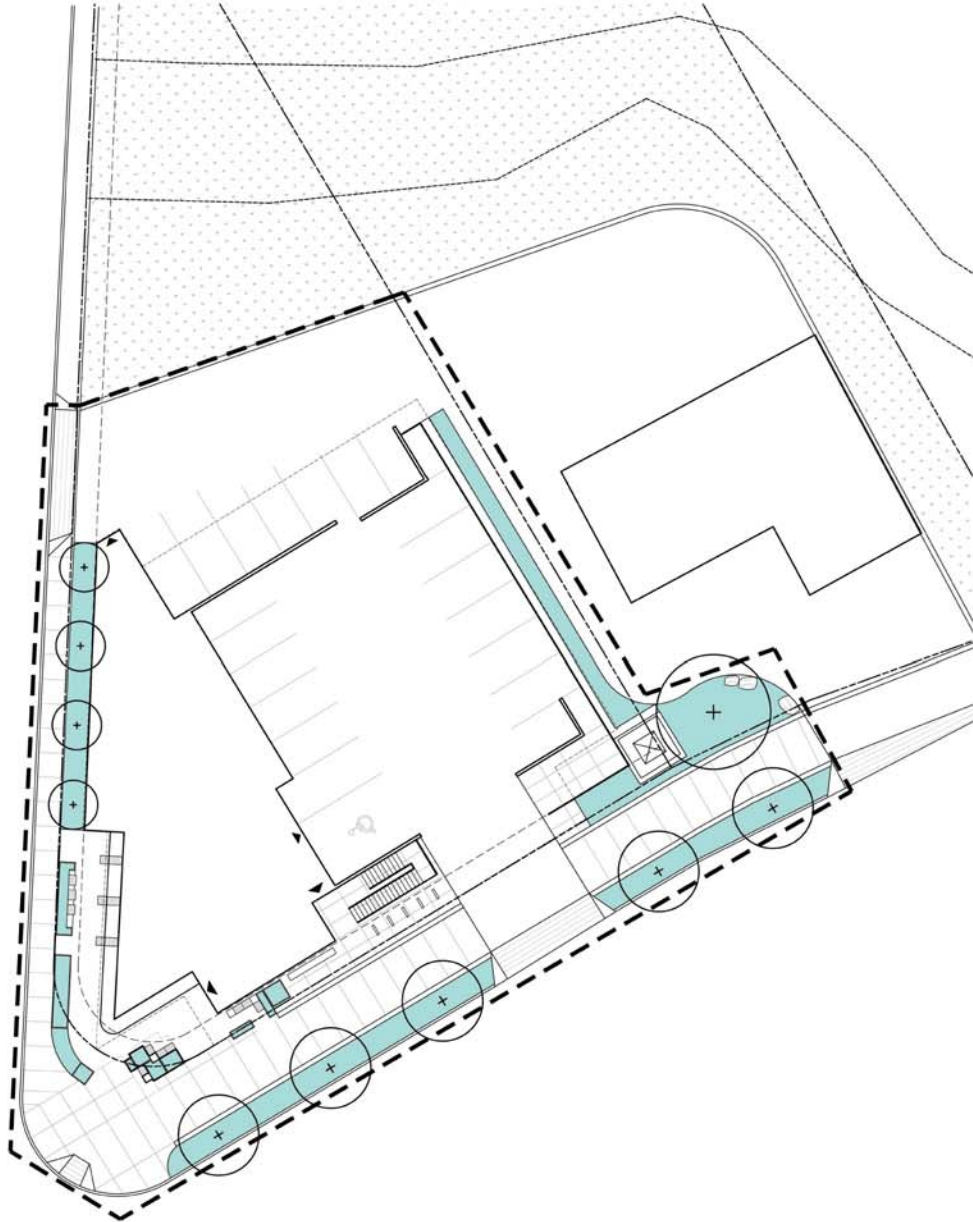
This forms part of application  
 # DP17-0161

Planner  
Initials

AC

City of  
**Kelowna**  
COMMUNITY PLANNING

Items Description	Units	Qty.	Price	Item Total
<b>1.0 Plant Material</b>				
1.1 Trees				
1.1.1 6cm Cal.: Deciduous Street Tree	ea.	10	\$550.00	\$5,500.00
			<i>Sub-Total</i>	<i>\$5,500.00</i>
1.2 Shrubs, Perennials, Ground Covers				
1.2.1 #2 Pot: Shrubs (1.2m O.C.)	ea.	51	\$25.00	\$1,275.00
1.2.2 #1 Pot: Grasses(0.6m O.C.)	ea.	153	\$15.00	\$2,295.00
1.2.3 #1 Pot: Perennials (0.5m O.C.)	ea.	146	\$15.00	\$2,190.00
1.2.4 #1 Pot: Vines (0.6m O.C.)	ea.	51	\$15.00	\$765.00
			<i>Sub-Total</i>	<i>\$6,525.00</i>
			<b>1.0 Total</b>	<b>\$12,025.00</b>
<b>2.0 Topsoil &amp; Mulch</b>				
2.1 Topsoil				
2.1.1 Tree Pit Topsoil (1M <sup>3</sup> /Tree)	ea.	10	\$55.00	\$550.00
2.1.2 Planter Topsoil (800mm Depth)	m <sup>3</sup>	7	\$55.00	\$368.72
2.1.3 Planter Topsoil (600mm Depth)	m <sup>3</sup>	3	\$55.00	\$152.79
2.1.4 Shrub Bed Topsoil on Grade (450mm Depth)	m <sup>3</sup>	66	\$55.00	\$3,618.20
			<i>Sub-Total</i>	<i>\$4,689.71</i>
2.2 Mulch				
2.2.1 Shrub Bed Mulch (75mm Depth)	m <sup>3</sup>	12	\$50.00	\$597.00
2.2.2 Cobblestone Mulch Maintenance Strip (100mm Depth)	m <sup>3</sup>	1	\$45.00	\$59.85
			<i>Sub-Total</i>	<i>\$656.85</i>
			<b>2.0 Total</b>	<b>\$5,346.56</b>
<b>3.0 Servicing</b>				
3.1 Irrigation				
3.1.1 Sleeving	l.s.	1	\$1,500.00	\$1,500.00
3.1.2 Point of Connection	l.s.	1	\$2,000.00	\$2,000.00
3.1.3 Control System	l.s.	1	\$1,500.00	\$1,500.00
3.1.4 Irrigation system (heads, pipes, valves)	m <sup>2</sup>	160	\$20.00	\$3,200.00
			<i>Sub-Total</i>	<i>\$8,200.00</i>
			<b>3.0 Total</b>	<b>\$8,200.00</b>
<b>4.0 Site Construction</b>				
4.1 Site Furniture				
4.1.1 Bike Rack	ea.	5	\$700.00	\$3,500.00
			<i>Sub-Total</i>	<i>\$3,500.00</i>
			<b>4.0 Total</b>	<b>\$3,500.00</b>
			<b>Subtotal</b>	<b>\$29,071.56</b>
			<b>Security Total (125%)</b>	<b>\$36,339.45</b>



# SCHEDULE C

This forms part of application  
# DP17-0161

Planner  
Initials AC



## LEGEND:

MODERATE WATER USE

## DEVELOPMENT PERMIT NOTES:

- A. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARDS, PUBLISHED BY B.C.L.N.A. AND B.C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS BYLAW 7900.
- B. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS.
- C. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D. TREES SHALL BE INSTALLED IN DEFINED SOIL PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH.
- F. DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 100mm (4") OF WASHER ROUND COBBLE. LANDSCAPE FABRIC SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS. LANDSCAPE FABRIC SHALL BE NEXL 4540 OR APPROVED EQUAL.
- G. A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS BYLAW 7900.



0 1 2 3 4 5 10 15m  
SCALE: 1:150

NOT FOR CONSTRUCTION

CONCEPT DRAWING - THIS DRAWING HAS BEEN REVIEWED BY THE CITY OF KELOWNA AND IS NOT A FINAL DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION.

REVISIONS / ISSUES		
NO.	DATE	DESCRIPTION
4	JULY 2017	ISSUED FOR DP
3	JUNE 2017	ISSUED FOR REVIEW
2	JUN 2017	REVISED FOR REVIEW
1	JUN 2017	ISSUED FOR REVIEW



CONSULTANT:  
**FOX ARCHITECTURE**  
KELOWNA, B.C.

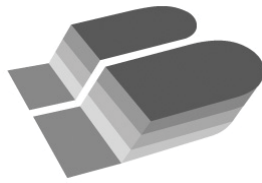
PROJECT:  
**MACLEOD BUILDING**  
1502 SUTHERLAND AVE  
KELOWNA, B.C.

SHEET TITLE:  
**HYDROZONE**  
**LANDSCAPE PLAN**

DESIGN BY	DM
DRAWN BY	DM
CHECKED BY	MS
PROJECT NO.	17-0161
SCALE	1:150

SHEET NO.

L-2



July 17, 2017

<b>SCHEDULE</b>		<b>C</b>
This forms part of application # DP17-0161		
Planner Initials	AC	 City of <b>Kelowna</b> COMMUNITY PLANNING

City of Kelowna  
1435 Water Street  
Kelowna, B.C.  
V1J 1J4

Attention: Community Planning & Real Estate

**Project:** 1502 Sutherland Avenue DP Application – Landscape Bond

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Please be advised that a landscape security bond of **\$36,339.45** will be required for the 1502 Sutherland Avenue commercial development project. This sum is equal to 125% of the estimated installed cost for landscaping improvements. As per City of Kelowna requirements, the estimate includes trees, shrubs, grasses, perennial, topsoil, mulch, irrigation, and required bicycle racks. Please see the attached Estimate of Probable Landscape Construction Costs for Bonding for a detailed breakdown of these costs.

Should you require any additional information, please do not hesitate to contact me.

Sincerely,



Xenia Semeniuk, BCSLA, CSLA, LEED AP  
Registered Landscape Architect

cc  
Bernie Penner, Redline Contracting  
Randi Fox, Fox Architecture

## **CITY OF KELOWNA**

### **BYLAW NO. 11288**

#### **Z16-0018 – D & S Schulz Enterprises Ltd., Inc. No. BC o837184 196 Cariboo Road**

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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 H, Section 4, Township 23, ODYD, Plan 20088 located on Cariboo Road, Kelowna, B.C., from the RR3 – Rural Residential 3 zone to the RU6 – Two Dwelling 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 time by the Municipal Council this 3<sup>rd</sup> day of October, 2016.

Considered at a Public Hearing on the 18<sup>th</sup> day of October, 2017.

Read a second and third time by the Municipal Council this 18<sup>th</sup> day of October, 2017.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



**CITY OF KELOWNA**  
**BYLAW NO. 11452**  
**Z17-0033 – 840 Mayfair Road**

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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 5 District Lot 143 ODYD Plan 42833 located on Mayfair Road, 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 28<sup>th</sup> day of August, 2017.

Considered at a Public Hearing on the 19<sup>th</sup> day of September, 2017.

Read a second and third time by the Municipal Council this 19<sup>th</sup> day of September, 2017.

Approved under the Transportation Act this 29<sup>th</sup> day of September, 2017.

\_\_\_\_\_  
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. 11475**  
**Z17-0067 – Lawrence & Mary Berg**  
**462 Clifton Road**

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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 10, Section 31 Township 26, ODYD, Plan 17113 located on Clifton Rd, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RU6 – Two Dwelling 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 time by the Municipal Council this 11<sup>th</sup> day of September, 2017.

Considered at a Public Hearing on the 3<sup>rd</sup> day of October, 2017.

Read a second and third time by the Municipal Council this 3<sup>rd</sup> day of October, 2017.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



# Report to Council



**Date:** October 16, 2017  
**RIM No.:** 1250-04  
**To:** City Manager  
**From:** Lindsey Ganczar, Community Planning Supervisor  
**Subject:** Amendment to the Development Application Fees Bylaw No. 10560

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## **Recommendation:**

THAT Council receives for information the Report from the Community Planning Department dated October 16, 2017;

AND THAT Council amends at third reading Bylaw No. 11445 being Amendment No. 6 to the Development Application Fees Bylaw No. 10560.

## **Purpose:**

To consider a clerical amendment to the Development Application Fees Bylaw 10560.

## **Community Planning:**

In August 2017, City Council considered amendments to the *Development Application Fees Bylaw* which included a new multi-year format (similar to the *Recreation Cultural Services Fees and Charges Bylaw*) and approved an approximate 2% annual fee increase to development-related fees from 2016 through 2019.

In that report, Agricultural Land Reserve (ALR) fees were increased; however, these fees are controlled by the Ministry of Agriculture, not the municipality. The fee table should not reflect any changes to ALR fees and should read as follows:

ALR Applications (City retains \$300.00 of permit fees)				
Subdivision/Non-Farming	\$1,500	\$1500	\$1500	\$1500
Application for Exclusion	\$1,500	\$1500	\$1500	\$1500

**Report prepared by:** Lindsey Ganczar, Community Planning Supervisor  
**Reviewed by:** Ryan Smith, Community Planning Department Manager

## **Attachments:**

None.

# CITY OF KELOWNA

## BYLAW NO. 11445

### Amendment No. 6 to Development Applications Fees Bylaw No. 10560

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The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Development Applications Fees Bylaw No. 10560 be amended as follows:

1. THAT **Schedule "A" - DEVELOPMENT APPLICATION FEES – TABLE 1** be deleted in its entirety and replaced with a new **Schedule "A" - DEVELOPMENT APPLICATION FEES – TABLE 1 FEES PURSUANT TO ZONING BYLAW NO. 8000 AND LOCAL GOVERNMENT ACT** as attached to and forming part of this bylaw;
2. AND THAT **Schedule "A" - DEVELOPMENT APPLICATION FEES – TABLE 2 FEES PURSUANT TO SUBDIVISION, DEVELOPMENT, AND SERVICING BYLAW NO. 7900 AND LAND TITLE ACT** be deleted in its entirety and replaced with a new **Schedule "A" - DEVELOPMENT APPLICATION FEES – TABLE 2 FEES PURSUANT TO SUBDIVISION, DEVELOPMENT, AND SERVICING BYLAW NO. 7900 AND LAND TITLE ACT** as attached to and forming part of this bylaw;
3. This bylaw may be cited for all purposes as "Bylaw No. 11445, being Amendment No. 6 to Development Applications Fees Bylaw No.10560."
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 14<sup>th</sup> day of August, 2017.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

## Schedule "A"

### Development Application Fees – Table 1 FEES PURSUANT TO ZONING BYLAW NO. 8000 AND LOCAL GOVERNMENT ACT

- All fees and charges include relevant provincial and federal taxes unless otherwise stated.
- Annual fee increases are permitted until this bylaw is further amended or replaced.
- The fees and charges as noted in Schedule A will increase by two percent (2%) on January 1 each year.
- All fees and charges shall be calculated to the nearest five (\$5) dollars.

Development Category <sup>1</sup>	2016 Fees	2017 Fees	2018 Fees	2019 Fees
Pre-Application Meeting	One free meeting + \$200/additional meeting	One free meeting + \$205/additional meeting	One free meeting + \$210/additional meeting	One free meeting + \$215/additional meeting
Area Structure Plans & Area Redevelopment Plans	\$8375 base fee + \$75/ha	\$8540 base fee + \$75/ha	\$8710 base fee + \$80/ha	\$8885 base fee + \$80/ha
OCP Amendments				
Major	\$3250	\$3315	\$3380	\$3445
Minor	\$1750	\$1785	\$1820	\$1855
Phased Development Agreement	\$2800 + City's legal review fees	\$2855 + City's legal review fees	\$2910 + City's legal review fees	\$2965 + City's legal review fees
Zoning Amendments				
"C" for Carriage House	\$875	\$890	\$905	\$920
Bylaw Enforcement – Add 'C' for Carriage House	\$1750	\$1785	\$1820	\$1855
Add "t" Designation for Agri-Tourist Accommodation	\$1300	\$1325	\$1350	\$1375
RU6, RR & A1	\$1375	\$1400	\$1425	\$1450
Comprehensive Development Zone	\$3250	\$3315	\$3380	\$3445
All Other Zones	\$1775	\$1810	\$1845	\$1880
Rezoning Extension	\$450	\$460	\$470	\$480
Text Amendments	\$1,400	\$1425	\$1450	\$1480
Temporary Use Permit	\$1,700	\$1730	\$1760	\$1795
Temporary Use Permit Extension	\$1,700	\$1730	\$1760	\$1795
Development Variance Permit	\$1,425 + \$100/additional variance	\$1450 + \$100/additional variance	\$1480 + \$105/additional variance	\$1510 + \$105/additional variance
Urban Design Development Permits				
Major	\$1,625	\$1655	\$1685	\$1715
Minor Direct	\$900	\$915	\$930	\$945
Natural Environment Development Permits				

Multiple Lot	\$1,375 base + \$15/lot	\$1400 base + \$15/lot	\$1425 base + \$15/lot	\$1450 base + \$15/lot
Single Lot (Council Review)	\$1,625	\$1655	\$1685	\$1715
Single Lot	\$900	\$915	\$930	\$945
Minor Direct	\$225	\$230	\$235	\$240
Temporary Farm Worker Housing Development Permit				
Major	\$700	\$710	\$720	\$735
Minor Direct	\$350	\$355	\$360	\$365
Farm Protection Development Permit				
Major	\$650	\$660	\$670	\$680
Minor Direct	\$425	\$430	\$435	\$440
ALR Applications (City retains \$300.00 of permit fees)				
Subdivision/Non-Farming	\$1,500	\$1,500	\$1,500	\$1,500
Application for Exclusion	\$1,500	\$1,500	\$1,500	\$1,500
Heritage Applications				
Major Heritage Alteration Permit	\$1,300	\$1325	\$1350	\$1375
Minor Heritage Alteration Permit	\$700	\$710	\$720	\$735
Heritage Revitalization Agreement	\$1,675	\$1700	\$1730	\$1765
Heritage Conservation Covenant	Free	Free	Free	Free
Heritage Designation	Free	Free	Free	Free
Amended Development Permit				
Major (requires re-circulation)	\$700	\$710	\$720	\$735
Minor	\$550	\$560	\$570	\$580
Land Use Contracts				
Discharge	Free	Free	Free	Free
Amendment	Free	Free	Free	Free

<sup>1</sup> Refundable Amounts:

- (a) Development fees which are refunded prior to Council consideration are eligible for the cost of the development fee less 50% administrative costs.
- (b) No development fees will be refunded if the application has been submitted to Council.

Liquor License Category <sup>2</sup>	2016 Fee	2017 Fee	2018 Fee	2019 Fee
Liquor License Application (Council resolution)				
New Liquor Primary License (100 persons or more)	\$700 + \$1,500 for notification	\$710 + \$1500 for notification	\$720 + \$1530 for notification	\$735 + \$1530 for notification
New Liquor Primary License (less than 100 persons)	\$450 + \$1,500 for notification	\$460 + \$1,500 for notification	\$470 + \$1,530 for notification	\$480 + \$1,530 for notification
Change to Existing License	\$450 + \$1,500 for notification	\$460 + \$1,500 for notification	\$470 + \$1,530 for notification	\$480 + \$1,530 for notification

Liquor License Application (No Council resolution)	\$50	\$50	\$55	\$55
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<sup>2</sup> These application fees do not include rezoning and/or development permit application fees where required.

Administration Category	2016 Fee	2017 Fee	2018 Fee	2019 Fee
Public Hearing Advertising / Re-Advertising (when hearing cancelled by applicant)	\$500 minimum - If maps are required, additional costs will be incurred prior to Public Hearing.	\$500 minimum - If maps are required, additional costs will be incurred prior to Public Hearing.	\$510 minimum - If maps are required, additional costs will be incurred prior to Public Hearing.	\$510 minimum - If maps are required, additional costs will be incurred prior to Public Hearing.
Document Administration Fee <sup>3</sup>				
*Does not apply to documents forming part of a subdivision application.				
Major (Bylaw)	\$900	\$920	\$940	\$960
Minor (restrictive covenants, utility right-of-ways, road reservation agreements, road exchanges, road closures, servicing agreements, developer initiated road name changes, quit claim documents excluding land use contracts, written response to inquiry, etc.)	\$150	\$150	\$155	\$155
Non-Standardized Legal Document Review	\$650 base + \$300 per hour (after 3 hours)	\$660 base + \$300 per hour (after 3 hours)	\$670 base + \$305 per hour (after 3 hours)	\$680 base + \$305 per hour (after 3 hours)
Land Title Office Registration	Free	Free	Free	Free
Site Profile Fees	\$50	\$50	\$55	\$55
Board of Variance Application <sup>4</sup>	\$1,050	\$1,070	\$1,090	\$1,110

<sup>3</sup> Requests for information not available in published form that require research will be charged a fee of \$30.00 per hour.

<sup>4</sup> Board of Variance application withdrawn prior to preparing the appeal for advertising, and prior to circulation to City staff and Board of Variance members are eligible for a \$200.00 refund.

## Schedule "A"

### Development Application Fees – Table 2 FEES PURSUANT TO SUBDIVISION, DEVELOPMENT, AND SERVICING BYLAW NO. 7900 AND LAND TITLE ACT

- All fees and charges include relevant provincial and federal taxes unless otherwise stated.
- Annual fee increases are permitted until this bylaw is further amended or replaced.
- The fees and charges as noted in Schedule A will increase by two percent (2%) on January 1 each year.
- All fees and charges shall be calculated to the nearest five (5) dollars.

Subdivision Category <sup>5</sup>	2016 Fee	2017 Fee	2018 Fee	2019 Fee
Fee Simple Subdivision and Bare Land Strata Subdivisions (Preliminary Layout Review)	\$2,000 base fee + \$100.00/lot	\$2,040 base fee + \$100.00/lot	\$2,080 base fee + \$105.00/lot	\$2,120 base fee + \$105.00/lot
Technical Subdivision Approval	\$350	\$355	\$360	\$365
Phased Strata Development	\$150	\$150	\$155	\$155
Form "P" Approval	\$300	\$305	\$310	\$315
Form "P" Re-approval	\$300	\$305	\$310	\$315
Preliminary Layout Review (PLR) Renewal	\$250 Per Year	\$255/year	\$260/year	\$265/year
Subdivision, Bare Land Strata, Phased Strata & Form "E" Final Re-Approval Fee	\$150	\$150	\$155	\$155
Building Strata Conversions	\$1,000 + \$100/unit over 5 units	\$1,020 + \$100/unit over 5 units	\$1,040 + \$105/unit over 5 units	\$1,060 + \$105/unit over 5 units
Soil Removal/Deposit Permit (fines may apply to applications made after work has commenced)	\$250	\$255	\$260	\$265
Road Renaming Applications	\$500	\$510	\$520	\$530
Restrictive Covenant – review, change or removal	\$500	\$510	\$520	\$530
Airspace Parcel Subdivision	\$15,000	\$15,300	\$15,605	\$15,915
Document Administration Fee (including, but not limited to, No Build / No Disturb Covenant, Wildfire Covenant, and ALC Conservation Covenant)	\$150	\$150	\$155	\$155

<sup>5</sup> Subdivision fees are non-refundable.

Subdivision Category	Application Fee
Street / Traffic Sign (Installed by City)	The Owner is responsible for the purchase and installation costs of all signs required for their development. Costs will be determined by Development Engineering. (Third party developer to apply for) (Tax exempt)
Survey Monument Fee	\$50.00 per new lot (Tax exempt)
Survey Monument Replacements (If disturbed by Construction)	\$1200.00 (Tax exempt)
Fire Hydrant Levy	For subdivisions serviced by community water distribution systems:  \$250.00 per newly created lot (Tax exempt)  Note: In subdivisions where the developer is extending the water mains and installing fire hydrants this levy does not apply.  The City shall accumulate the funds accrued from the hydrant levy and these funds shall be used to install fire hydrants as may be required.
Latecomer Agreement Processing Fee	\$1000.00 per agreement (No charge for agreements of one day duration)
Subdivision and Development Engineering and Inspections Fee Assessed for the Following:  <ul style="list-style-type: none"> <li>• Fee Simple Subdivision</li> <li>• Off-site Works</li> </ul>	3.5% of the total cost of off-site construction  (minimum \$500.00) determined as follows:  <ol style="list-style-type: none"> <li>1. Full cost of construction for "on-site" (new roads) and "off-site" (existing fronting roads), including clearing, grubbing, blasting, cuts and fills, gravel, compaction, pavement, concrete work, ditches, boulevard work if applicable, etc.</li> <li>2. All deep utilities such as storm drainage works, sanitary sewer work if applicable and water and fire protection including water utility construction of other water irrigation districts.</li> <li>3. Costs of civil works only for shallow utilities such as installation costs of ducting for power, telephone and cable TV. The cost of private utility cable work, BC Gas works, service lines, street lighting etc. is <u>not</u> included in the construction cost for administration charge calculations.</li> <li>4. Consulting Engineering design fees are <u>not</u> included in the administration fee calculation.</li> <li>5. Administration charge is calculated at 3.0% of the actual construction costs as determined using the above identified items, substantiated by contractor unit prices, or payment invoices, or if levied before construction costs are in, by using the consulting engineer's construction cost estimates. These figures may be adjusted up or down by the City, if in our opinion an adjustment is warranted. This may take the form of a 10% contingency added or deletion of certain items. It is incumbent on the developer to provide actual construction costs if he does not agree with the engineers estimate.</li> </ol>



# Report to Council



**Date:** October 16, 2017  
**File:** 0710-70  
**To:** City Manager  
**From:** Danielle Noble-Brandt, Policy and Planning Department Manager  
**Subject:** Community Energy Specialist  
Report Prepared by: Tracy Guidi, Sustainability Coordinator

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## **Recommendation:**

THAT Council receives, for information, the report from the Policy and Planning Department Manager, dated October 16, 2017 with respect to a FortisBC grant for a one-year Community Energy Specialist position;

AND THAT \$100,000 in funding from the FortisBC's Climate Action Partners Pilot program form part of the 2018 Financial Plan.

## **Purpose:**

To approve a one-year contract Community Energy Specialist position, funded through the FortisBC's Climate Action Partners Pilot program.

## **Background:**

One of the Official Community Plan objectives is to "improve energy efficiency and reduce community greenhouse gas emissions."<sup>1</sup> FortisBC recently approached City staff with an opportunity to participate in its Climate Action Partners Pilot program, as one way of helping achieve the OCP's objective.

FortisBC developed their Climate Action Partners pilot program as an opportunity to assist local governments and other organizations in developing, promoting and delivering FortisBC's low carbon energy solutions throughout BC. This pilot program provides a grant up to \$100,000, enough for a municipality to employ a "Community Energy Specialist"<sup>2</sup> contract position for one year.

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<sup>1</sup> City of Kelowna 2030 Official Community Plan, Objective 6.2, page 6.1

<sup>2</sup> FortisBC refers to the Community Energy Specialist position as a Senior Energy Specialist

It is up to each pilot municipality to work with FortisBC to develop a work plan that suits the needs of the community. Staff have identified three primary areas for Community Energy Specialist to focus on:

1. **Energy Step Code Implementation Plan** - The BC Energy Step Code is a voluntary provincial standard that provides a consistent, incremental approach to achieving more energy-efficient buildings beyond the requirements of the base BC Building Code with a goal to construct net-zero energy ready buildings by 2032. It does so by establishing a series of measurable, performance-based energy-efficiency requirements for construction that builders can choose to build to, and communities may voluntarily choose to adopt in bylaws, policies or incentives.<sup>3</sup> The new editions of the BC Building Code will be introduced at least twice (possibly 3 times) for a five-year cycle change in addition to on-going revisions prior to 2032. It is anticipated the Province will move up the steps with each iteration. The City of Kelowna will therefore need to be proactive and develop a plan to implement the Energy Step Code, which will require consultation with staff, stakeholders, the Province and the community.
2. **Community Energy Retrofit Strategy** – It is estimated that the community's cost of energy for existing residential and commercial buildings exceeded \$156 million and accounted for nearly 35% of all greenhouse gas emissions in 2012.<sup>4</sup> The Community Energy Specialist would investigate opportunities to encourage the efficiency of existing building stock, ultimately providing a financial savings to the community.
3. **Municipal touch points** – The Community Energy Specialist will look for municipal touch point opportunities to provide information and greater community awareness to encourage residents and businesses to participate in FortisBC conservation and energy management programs.
4. **Implementation of the Community Climate Action Plan update** – The Community Climate Action Plan update is slated for completion in Spring 2018 and the Community Energy Specialist can work on its implementation as time permits.

FortisBC has committed to fully fund up to \$100,000 for one Community Energy Specialist position for a 1-year contract. However, in order for the City to take full advantage of this unique opportunity, the City must commit to the FortisBC's constrained timelines. A contract must be signed with FortisBC and the Community Energy Specialist position must be hired prior to the end of 2017 (note: the position start date would be in January 2018). Staff are currently working with Fortis and with the City's Human Resources department to try to adhere to these deadlines. If the timeline is unable to be met, the grant opportunity for the position declines dramatically to \$50,000 and the City would have to find an alternate funding source for the remainder of the position.

It is noteworthy to distinguish this position as being independent and distinct from the Corporate Energy Manager. Notably, the Corporate Energy Manager position is responsible for developing and implementing a Sustainable Energy Management Program that is corporate focused. The proposed term contract position would be focused on 'community' activities for energy reduction, and adhere to a work plan that is focused on community impact initiatives.

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<sup>3</sup> BC Energy Step Code: A Best Practices Guide for Local Governments, [http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/construction-industry/building-codes-and-standards/guides/bcenergystepcode\\_guide\\_v1.pdf](http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/construction-industry/building-codes-and-standards/guides/bcenergystepcode_guide_v1.pdf)

<sup>4</sup> Staff have worked with the Community Energy Association to estimate energy costs based on the provincial Community Energy and Emissions Inventories (CEEI)

**Existing Policy:**

OCP Objective 5.16 Improve the energy efficiency and environmental performance of new buildings.

OCP Objective 6.2 Improve energy efficiency and reduce community greenhouse gas emissions.

OCP Policy 6.2.1.1 GHG Reduction Target and Actions.

The City of Kelowna will, in partnership with: senior governments; local residents and businesses; NGOs; external agencies; and utility providers, work towards reducing community greenhouse gas emissions by 33% (from 2007 levels) by 2020.

**Financial/Budgetary Considerations:**

The \$100,000 to hire a one-year contract Community Energy Specialist Position will be included in the 2018 Financial Plan as an Operating request. The position will be funded entirely through a grant from FortisBC's Climate Action Pilot Program.

**Personnel Implications:**

A Community Energy Specialist position would be created as a one-year management exempt contract.

Submitted by:

Danielle Noble-Brandt, Policy and Planning Department Manager

**Approved for inclusion:**



D. Gilchrist, Divisional Director of CP & SI

cc:

Divisional Director, Community Planning and Strategic Investments

Development Services Director

Building Services Manager

Energy Program Manager

Human Resources Manager, Corporate Services

Financial Planning Manager

# Report to Council



**Date:** October 16, 2017  
**File:** [RIM Classification Number]  
**To:** City Manager  
**From:** Angie Schumacher, Revenue Supervisor  
**Subject:** 2017 Late Applications for Permissive Tax Exemption

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## **Recommendation:**

THAT Council receive for information the report of the Revenue Supervisor dated October 16, 2017 regarding late applications for the 2017 Permissive Tax Exemption program;

AND THAT Council approve the late application of the Central Okanagan Community Foodbank Society for a refund of municipal taxes in the amount of \$15,436 as outlined in the report of the Revenue Supervisor dated October 16, 2017;

AND THAT Council approve the late application of Kelowna Community Resources for a refund of municipal taxes in the amount of \$19,525 as outlined in the report of the Revenue Supervisor dated October 16, 2017;

AND THAT the 2017 municipal taxes be funded through the tax appeal reserve;

AND FURTHER THAT Council amend Council Policy No. 327 "Late Application" to provide clarity as follows: "Applications that meet the qualification requirements for permissive tax exemption that are received after the July 15<sup>th</sup> application deadline may be considered for inclusion in the Permissive Tax Exemption Bylaw to be presented to council in October of the same year. No further consideration will be given to applications received after the current year's Bylaw has been presented to council."

## **Purpose:**

Council to consider a 2017 municipal tax refund for the Central Okanagan Community Foodbank Society and Kelowna Community Resources properties and also to amend the wording under "Late Application" in Council Policy No. 327

## **Background:**

Both the Central Okanagan Community Foodbank Society and Kelowna Community Resources acquired properties after the 2017 Permissive Tax Exemption application deadline; May 2017 and December 2016, respectively. The organizations are applying for a refund of municipal taxes under the current Late Application clause in Council Policy No.327. The clause was intended to provide staff with the ability to consider eligible applications that came in after the deadline of July 15<sup>th</sup> but prior to the October report to council of that same year. However, the wording provides for a broader interpretation and this is why an amendment to the wording is being requested.

ROLL NO.	REGISTERED OWNER/LESSEE	Total Municipal Taxes	Refund requested
70175	Central Okanagan Community Foodbank Society	22,358	*15,436
79078	Kelowna Community Resources	19,525	19,525

\*pro-rated

#### Internal Circulation

Jackie Dueck, Controller, Financial Services  
George King, Financial Planning Manager

#### Legal/Statutory Authority:

Council may, by bylaw in accordance with sections 220, 224 and 225 of the Community Charter exempt land or improvements, or both, from taxation to the extent, for the period and subject to the conditions provided in the bylaw.

#### Existing Policy:

Permissive Tax Exemption Policy 327

#### Financial/Budgetary Considerations:

The refund of 2017 municipal taxes can be funded through the tax appeal reserve.

#### Considerations not applicable to this report:

Personnel Implications:

External Agency/Public Comments:

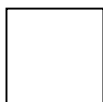
Communications Comments:

Alternate Recommendation:

Submitted by:

Angie Schumacher, CPA, CGA, Revenue Supervisor

Approved for inclusion:



(Genelle Davidson, CPA, CMA, Director, Financial Services)

Attachment:

Appendix A, Council Policy # 327



# Permissive Tax Exemption Late applications 2017

October 16, 2017



# Permissive Tax Exemption

## Late applications 2017

- ▶ Central Okanagan Community Foodbank Society
  - ▶ Property acquisition May 2017

ROLL NO.	REGISTERED OWNER/LESSEE	Total Municipal Taxes	Refund requested
70175	Central Okanagan Community Foodbank Society	22,358	*15,436
	*pro-rated		



# Permissive Tax Exemption

## Late applications 2017

- ▶ Kelowna Community Resources
  - ▶ Property acquisition December 2016

ROLL NO.	REGISTERED OWNER/LESSEE	Total Municipal Taxes	Refund requested
79078	Kelowna Community Resources	19,525	19,525

# Permissive Tax Exemption

## Late applications 2017

- ▶ Council Policy No. 327

- ▶ Late Application – current wording

Applications received after the deadline for submission will be held until the next scheduled October presentation to Council that meets the application due date. Applicants may, at that time, request Council to consider a refund of the Municipal portion of taxes paid for the property to be exempted the following year.

# Permissive Tax Exemption

## Late applications 2017

- ▶ Council Policy No. 327

- ▶ Late Application – proposed wording

Applications that meet the qualification requirements for permissive tax exemption that are received after the July 15<sup>th</sup> application deadline may be considered for inclusion in the Permissive Tax Exemption Bylaw to be presented to council in October of the same year. No further consideration will be given to applications received after the current year's Bylaw has been presented to council.



## *Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).



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

# Council Policy

## Permissive Tax Exemption Policy

APPROVED August 8, 2005

RESOLUTION: R375/10/04/26  
REPLACING: R446/06/05/15; R759/05/08/08  
DATE OF LAST REVIEW: April 2010

### A. PREAMBLE

The City of Kelowna recognizes the significant value of volunteers, volunteer groups and agencies to the spiritual, educational, social, cultural, and physical well-being of the community. A permissive tax exemption is a means for Council to support organizations within the community that further Council's objective to enhance the quality of life while delivering services economically to the citizens of Kelowna.

The Permissive Tax Exemption Policy is intended to:

- Provide clarity, consistency and certainty to the municipality, the public and prospective applicants.

### B. EXTENT, CONDITIONS, AND PENALTIES

1. Council may designate only a portion of land/improvements as exempted where the following circumstances exist:
  - a. A portion of the land/improvements is used by private sector and/or organization not meeting Council's exemption criteria.
  - b. The applicant already receives grant in aid from the municipality, provincial or federal government.
  - c. The applicant meets all eligibility criteria, however Council may at its discretion grant a partial exemption.
2. Council may impose conditions on the exempted land/improvements with the applicant organization, including but not limited to:
  - a. Registration of a covenant restricting use of the property
  - b. An agreement committing the organization to continue a specific service/program
  - c. An agreement committing the organization to have field/facilities open for public use for specific times or a total amount of time
  - d. An agreement committing the organization to offer use of the field/facility to certain groups free of charge or at reduced rates
  - e. An agreement committing the organization to immediately disclose any substantial increase in the organization's revenue or anticipated revenue (i.e. receives large operating grant from senior government)
3. Council may impose penalties on an exempted organization for knowingly breaching conditions of exemption, including but not limited to:
  - a. Revoking exemption with notice
  - b. Disqualifying any future application for exemption for specific time period
  - c. Requiring repayment of monies equal to the foregone tax revenue.

### C. PROCESS

Council will consider permissive tax exemption applications from Places of Worship, Private Schools and Hospitals for a period of up to 5 years. Other Non-Profit organizations will be considered annually.

The opportunity to apply for a permissive tax exemption will be advertised in the local newspaper once in the month of June. Application forms can be downloaded from the City of Kelowna website, or picked up at City Hall in the Revenue Branch of the Financial Services Department.

### Application Forms

Places of Worship, Private Schools and Hospitals are required to complete the Place of Worship, Private School, and Hospital 5 Year Application. The City of Kelowna will administer these applications on a 5 year cycle. If the application is approved the organization will be exempt for the number of years remaining in the cycle. At the end of the 5 year cycle all organizations must complete an application for the next 5 years. It is the organization's responsibility to notify the City of Kelowna of any changes in property ownership and/or use of the property.

For example:

Application Period	Number of Years Exempt	Application Due Date
2011 – 2015	5 Years	July 15, 2010
2012 – 2015	4 Years	July 15, 2011
2013 – 2015	3 Years	July 15, 2012
2014 – 2015	2 Years	July 15, 2013
2015	1 Year	July 15, 2014

Other Non-Profit Organizations will be required to complete a Comprehensive Non-Profit Application. If the application is approved for the next tax year, the organization will be required to submit a short renewal application every year for the next 4 tax years. The renewal application is confirmation that ownership and use of property has not changed and will be reviewed and approved before a permissive tax exemption is granted.

The Place of Worship, Private Schools and Hospital applications and the Comprehensive Non-Profit applications must have the following information attached before consideration of a 5 year permissive tax exemption:

Copy of last Registered Charity Information Return or Non-Profit Organization Information Return submitted to the CCRA

Copy of most current Audited Financial Statements

Financial Budget (pro-forma Balance Sheet and Income Statement) for the current 12 months

Scale Drawing of Property, that includes buildings, parking lots, landscaping, playgrounds, fields, etc.

Copy of Lease Agreement if applicable

Applications with required supporting information must be submitted prior to July 15th of each year to be considered for the next permissive tax exemption year or cycle.

### Additional Information

Council may request a presentation from applying organization.

The City of Kelowna may request additional information.

The City of Kelowna reserves the right to review records and/or property to verify information provided in support of application.

Successful applicants may be asked to publicly acknowledge the exemption.

Council may, at its discretion, reject any or all applicants in any given year.

This policy does not apply to permissive tax exemptions for heritage revitalization, riparian, and other special exemption authority.

Eligibility Criteria

To be eligible for a permissive tax exemption an organization must comply with all of the eligibility criteria outlined below. The application forms and supporting documentation are an integral part of this policy. There is no obligation on the part of Council to grant permissive tax exemptions in any given year.

The applicant(s):

1. qualifies for an exemption under the provisions of the Community Charter, general authority for permissive exemptions. (Part 7, Division 7, Section 224).
2. and/or the property owner is in compliance with municipal policies, plans, bylaws, and regulations (i.e. business licensing, zoning).
3. is a Non-Profit Organization.

Tax exemptions will only be granted to organizations that are a Registered Charity or Non-Profit Organization.

The intent of this requirement is to ensure that municipal support is not used to further activities of an organization or individual that, if not for its not-for-profit status would otherwise be considered business, i.e. an organization that is operating as a Non-Profit; although it charges market value for services available, and would be comparable in operations and perception to public as a For Profit Business.

Non-profit organizations conducting retail and/or commercial activity and charging rates or fees at market value are considered to be in competition with for-profit businesses and will not be eligible for tax exemption.

4. provides services or programs that are compatible or complementary to those offered by the City of Kelowna. When a service or program is offered by a non-profit group or club, the Community may benefit from a more cost effective provision of services.

Services provided by an organization should fulfill some basic need, or otherwise improve the quality of life for residents of Kelowna.

5. principal use of property meets Council's objectives. The "principal use of the property" refers to the use related directly to the principal purpose of the organization *owning* the property.

Permissive tax exemptions will be based on the principal use of the property, not on the non-profit or charitable services of the organization.

6. will provide benefits and accessibility to the residents for Kelowna. Specifically, members of the public, within the appropriate age range, are able to join a club or organization and participate in its activities for a nominal rate or fee.

Kelowna residents must be the primary beneficiaries of the organization's services. The services provided on the property must be accessible to the public. Council may at its discretion provide partial exemptions.

7. that provide liquor and/or meal services as their primary function and/or source of revenue will not be eligible for permissive tax exemption.
8. provides short term housing with length of stay up to a maximum of two years.

This would include: emergency shelters, transitional housing, supportive housing for people with special needs, and group homes.

9. that have a residence in the building or on the property will only be exempt if a caretaking function is performed and the property owner (organization) can provide a copy of an agreement demonstrating:
  1. rent is not collected on the residence, and
  2. there is a caretaker agreement in place.



Administration

The Revenue Branch in the Financial Services Department will review all applications for completeness and contact the applicant if additional information is necessary.

The Revenue Branch will prepare a summary report of applications and bylaw for presentation to Council the first week of October for approval and adoption prior to October 31st of each year.

A public notice will be placed in the local newspaper of proposed bylaw. The notice will include:

Property subject to bylaw

Description of the proposed exemption

Number of years the exemption will be provided

Estimate of the amount of taxes that would be imposed on the property if it were not exempt for the year of exemption and following 2 years.

Public notice will be in accordance with Section 94 of the Community Charter.

Places of Worship, Private Schools, and Hospitals that have been approved for permissive tax exemption will be exempt for up to 5 years.

All other Non-Profit Organizations that have been approved will be exempt for 1 year. To be considered for future years a renewal application must be submitted prior to July 15th of each year of the next 4 tax years. A comprehensive application must be submitted at least every 5 years.

Late Application

Applications received after the deadline for submission will be held until the next scheduled October presentation to Council that meets the application due date. Applicants may, at that time, request Council to consider a refund of the Municipal portion of taxes paid for the property to be exempted the following year.

**REASON FOR POLICY**

Provide clarity for permissive property tax exemption applications.

**LEGISLATIVE AUTHORITY**

Section 224 – *Community Charter*

**PROCEDURE FOR IMPLEMENTATION**

Council Resolution

# Report to Council



**Date:** October 16, 2017  
**File:** 0280-70  
**To:** City Manager  
**From:** Angie Schumacher, Revenue Supervisor  
**Subject:** 2018 Permissive Tax Exemption Bylaw No. 11492

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## **Recommendation:**

THAT Council receives, for information, the Report from the Revenue Supervisor dated October 16, 2017 with respect to the 2018 Permissive Tax Exemption Bylaw;

AND THAT Bylaw No. 11492, being the 2018 Permissive Tax Exemption Bylaw be forwarded for reading consideration.

## **Purpose:**

Council to consider a property tax exemption for those organizations that have met the qualification as outlined in Permissive Tax Exemption Policy #327.

## **Background:**

Section 224 of the Community Charter provides the authority for permissive tax exemptions. Council may exempt land and improvements in their entirety or a portion thereof for a period of up to 10 years. Authority to grant permissive tax exemptions is a policy tool available to council to promote or achieve specific goals. As a general rule when Council grants a permissive tax exemption on a specific property, that property is automatically exempted from municipal, school, regional district, hospital and BC Assessment taxes. The permissive tax exemption does not apply to utility fees such as garbage/landfill/recycle charges or to parcel taxes such as the Water Parcel tax.

Permissive Tax Exemption Policy #327 sets out the extent, conditions, and penalties, along with the general process and the eligibility criteria used by the City of Kelowna to determine property eligibility for Permissive Tax Exemptions.

There is no obligation on the part of Council to grant a permissive tax exemption in any year. Permissive tax exemptions that are granted in any year reduce the total value of the tax base for that year and thereby increase the burden of taxation to properties that are not exempt.

The process requires the completion of applications on a five year basis for places of worship, private schools and hospitals, with other non-profit organizations reapplying and being reconsidered annually. The year 2018 is the third in this five year cycle for places of worship, private schools and hospitals.

All currently exempt applicants as well as new applicants were reviewed by staff in relation to Council Policy # 327 and the below recommendations represent the changes to the status of each applicant.

**The following are revisions to Schedules A through I of the 2017 Tax Exemption Bylaw No. 11290:**

**Schedule A, Public Worship:**

ADD the following rolls that were not included in 2017 Permissive Tax Exemption Bylaw 11290:

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4803157	Lot A, Sec 22, Twp 26, Plan 71145	BC Assoc of Seventh Day Adventists	New roll number after amalgamation of roll 4803156 and 4727001. Criteria #5: on previous roll 4727001, 75% of improvements and 25% of land taxable as principal use of property not directly related to principal purpose of organization owning the property. (lease/rental)
2	5669001	Lot A, Plan 51686	Okanagan Buddhist Cultural Centre	New Applicant
3	6337001	Lot 1, Sec 27, Twp 26 Plan 63747	BC Muslim Association	New roll number after amalgamation of roll 6339000 and 6337000

DELETE the following rolls that were included in 2017 Permissive Tax Exemption Bylaw 11290:

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4360460	Lot 2, Twp 26, Plan 27837	Roman Catholic Bishop of Nelson	Change property to fully taxable. Property sold Feb 28/17 to Davara Holdings
2	10738200	Lot 1, Plan 27982	Canadian Baptists of Western Canada	Change property to fully taxable. Property sold Sep 30, 2016 to Summerwood Retirement Resort

**Schedule B, Private Schools:**

DELETE the following rolls that were included in 2017 Permissive Tax Exemption Bylaw 11290:

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	12184557	Lot 2, Plan 69898, DL 41	Waldorf School Association of Kelowna/City of Kelowna	No longer leasing property from City of Kelowna

**Schedule C, Hospitals: No Change****Schedule D, Special Needs Housing: No Change****Schedule E, Social Services:**

ADD the following rolls that were not included in 2017 Permissive Tax Exemption Bylaw 11290:

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	16740	Lot A, Plan 46222	Pathways Abilities Society	New Applicant
2	70175	Lot A, Plan 28500	Central Okanagan Community Foodbank Society	New Applicant
3	79078	Lot A, FL 139, LD 41, Plan KAP58056	Kelowna Community Resources	New Applicant

**Schedule F, Public Park or Recreation Ground, Public Athletic or Recreational: No Change****Schedule G, Cultural Organizations: No Change****Schedule H, Other Non-Profit Societies: No Change**

**Schedule I, Partnering, Heritage or Other Special Exemption Authority: No Change**

**There are two tax exemption request that are not being recommended for exemption:**

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4830	Lot E ½ L 15 Plan 462, Blk 10	Kelowna Community Resources & Crisis Centre Society	Building not being fully utilized in the operations of the organization. Criteria #5: The principal use of property is not directly related to principal purpose of organization owning the property
2	74405	Lot 2, Plan KAP32713, DL 139	Leon Peak ULC (owner) / Kelowna Gospel Mission (lessee)	The property is not owned by the non-profit organization. Criteria #5: The principal use of property is not directly related to principal purpose of organization owning the property

All currently exempt applicants as well as new applicants were reviewed by staff in relation to Council Policy # 327 and the above recommendations represent the changes to the status of each applicant.

The following have been included as attachments:

Appendix A, 2018 Tax Exemptions Summary – Municipal Tax Impact related to General Exemption and Permissive Exemption

Appendix B, 2018 Tax Exemptions Summary – Municipal Tax Impact related to Permissive Exemption only

Appendix C, Tax Exemption Bylaw – Schedules Background

Appendix D, Proposed Bylaw # 11492 to be presented for first 3 readings on Monday, October 16, 2017

The foregoing changes for 2018 property tax exemption are placed before Council for consideration.

**Internal Circulation:**

Sandra Kochan, Cultural Services Manager  
Jim Gabriel, Director, Active Living & Culture

**Legal/Statutory Authority:**

Council may, by bylaw in accordance with sections 220, 224 and 225 of the Community Charter exempt land or improvements, or both, from taxation to the extent, for the period and subject to the conditions provided in the bylaw.

**Legal/Statutory Procedural Requirements:**

Under section 227 of the Community Charter Council must give notice of a proposed bylaw in accordance with section 94 [public notice must be once a week for 2 consecutive weeks prior], identifying the property that would be subject to the bylaw, describe the proposed exemption, state the number of years that the exemption may be provided and provide an estimate of the amount of taxes that would be imposed on the property if it were not exempt, for the year in which the proposed bylaw is to take effect and the following 2 years.

Under Division 7 – Permissive Exemptions of the Community Charter a bylaw may only be adopted by an affirmative vote of the majority of Council, and does not apply to taxation in a calendar year unless it comes into force on or before October 31 in the preceding year.

**Existing Policy:**

Permissive Tax Exemption Policy 327

**Financial/Budgetary Considerations:**

Tax exemptions are not financed through a budgetary line item in the same way as municipal spending, nor do they affect the amount that has to be raised through property taxes. Nevertheless, tax exemptions do impose a cost on taxpayers who are not exempt. Tax exemptions reduce the total value of the tax base (i.e. the taxable value of property). Therefore, tax exemptions transfer the burden of taxation from properties that are exempt to properties that are taxable. An increase in the value of tax exemptions increases the taxes paid by properties that are not tax exempt. Refer to Appendix A, 2018 Tax Exemptions Summary – General Exemption and Permissive Exemption - Municipal Tax Impact and Appendix B, 2018 Tax Exemptions Summary – Permissive Exemption – Municipal Tax Impact.

**Considerations not applicable to this report:**

**Personnel Implications:**

**External Agency/Public Comments:**

**Communications Comments:**

**Alternate Recommendation:**

Submitted by:

Angie Schumacher, CPA, CGA Revenue Supervisor

**Approved for inclusion:**



Genelle Davidson, CPA, CMA, Director, Financial Services)

cc: BC Assessment

**Appendix A, 2018 Tax Exemptions Summary – Municipal Tax Impact related to General Exemption and Permissive Exemption:**

Schedule	Class 01: Residential	Class 06: Business*	Class 08: Recreation / Non-Profit	Total
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**A - Places of Worship**

Assessed Values	195,250	10,584,100	133,634,350	144,413,700
Municipal Taxes	\$703	\$87,485	\$480,942	\$569,130

**B - Private Schools**

Assessed Values	0	55,905,500	10,502,550	66,408,050
Municipal Taxes	\$0	\$462,095	\$37,800	\$499,894

**C - Hospitals**

Assessed Values	0	5,650,300	0	5,650,300
Municipal Taxes	\$0	\$46,703	\$0	\$46,703

**D - Special Needs Housing**

Assessed Values	15,320,000	843,700	0	16,163,700
Municipal Taxes	\$55,134	\$6,974	\$0	\$62,107

**E - Social Services**

Assessed Values	2,974,000	29,032,500	701,200	32,707,700
Municipal Taxes	\$10,703	\$239,973	\$2,524	\$253,199

**F - Public Park or Recreation Ground, Public Athletic or Recreational**

Assessed Values	19,445,700	9,931,000	81,071,700	110,448,400
Municipal Taxes	\$69,984	\$82,087	\$291,773	\$443,844

**G - Cultural**

Assessed Values	28,200	43,116,700	2,651,200	45,796,100
Municipal Taxes	\$101	\$356,388	\$9,541	\$366,030

**H - Other**

Assessed Values	1,044,700	4,761,000	1,272,200	7,077,900
Municipal Taxes	\$3,760	\$39,353	\$4,580	\$47,693

**Grand Total**

Assessed Values	39,007,850	159,824,800	229,833,200	428,665,850
Municipal Taxes	<b>\$140,385</b>	<b>\$1,321,058</b>	<b>\$827,160</b>	<b>\$2,288,603</b>



**Appendix B, 2018 Tax Exemptions Summary – Municipal Tax Impact related to Permissive Exemption only:**

Schedule	Class 01: Residential	Class 06: Business*	Class 08: Recreation / Non-Profit	Total
<b>A - Places of Worship</b>				
Assessed Values	195,250	2,868,100	73,195,600	76,258,950
Municipal Taxes	\$703	\$23,707	\$263,425	\$287,835
<b>B - Private Schools</b>				
Assessed Values	0	20,530,000	3,411,000	23,941,000
Municipal Taxes	\$0	\$169,694	\$12,276	\$181,970
<b>C - Hospitals</b>				
Assessed Values	0	2,075,000	0	2,075,000
Municipal Taxes	\$0	\$17,151	\$0	\$17,151
<b>D - Special Needs Housing</b>				
Assessed Values	15,320,000	821,600	0	16,141,600
Municipal Taxes	\$55,134	\$6,791	\$0	\$61,925
<b>E - Social Services</b>				
Assessed Values	2,974,000	28,812,500	701,200	32,487,700
Municipal Taxes	\$10,703	\$238,156	\$2,524	\$251,383
<b>F - Public Park or Recreation Ground, Public Athletic or Recreational</b>				
Assessed Values	19,445,700	9,821,000	81,071,700	110,338,400
Municipal Taxes	\$69,984	\$81,177	\$291,776	\$442,937
<b>G - Cultural</b>				
Assessed Values	28,200	42,986,700	2,651,200	45,666,100
Municipal Taxes	\$101	\$355,313	\$9,541	\$364,955
<b>H - Other</b>				
Assessed Values	1,044,700	4,701,000	1,272,200	7,017,900
Municipal Taxes	\$3,760	\$38,857	\$4,579	\$47,196
<b>Grand Total</b>				
Assessed Values	39,007,850	112,615,900	162,302,900	313,926,650
Municipal Taxes	<b>\$140,385</b>	<b>\$930,846</b>	<b>\$584,121.00</b>	<b>\$1,655,352</b>

<sup>1</sup> Schedules A, B & C include the land assessed values of the buildings footprint which is a general exemption.

## **Appendix C, Tax Exemption Bylaw – Schedules Background:**

### ***SCHEDULE A***

#### **Public Worship:**

Place of worship are given a general exemption from taxation for the church building and the land on which the building stands under C.C. Section 220 (1) (h). While this part of the exemption does not require a bylaw, any other buildings (church hall) or lands (parking, etc.) to be exempted are at the discretion of Council through a permissive exemption. The exemption would not include living quarters (manse or other) for the staff.

If a statutory exemption occurs for a building set apart for public worship as well as the land on which the building stands the title to the land

- must be registered in the name of religious organization using the building
- or trustees for the use of that organization
- or religious organization granting a lease of the building and land to be used solely for public worship

A permissive tax exemption may be provided for the land surrounding the exempt building that Council considers necessary. (Section 224 (2) (f) of the Community Charter)

A permissive tax exemption may be provided for land and improvements used or occupied by a religious organization, as a tenant or licensee, for the purpose of public worship. (Section 224 (2) (g)) (The lessee under the lease must be required to pay property taxes directly to the City of Kelowna.)

### ***SCHEDULE B***

#### **Private Schools:**

##### **Statutory Exemption**

A building and the land on which the building stands if owned by an incorporated institution of learning that is regularly giving children instruction accepted as equivalent to that given in a public school, is exempt from taxation (Section 220(1)(l))

A permissive tax exemption may be provided for the land surrounding the exempt building. (Section 224(2)(h))

### ***SCHEDULE C***

#### **Hospitals:**

##### **Statutory Exemption**

A building set apart and used solely as a hospital under the Hospital Act, except a private hospital under that Act, together with the land on which the building stands is exempt from taxation. (Section 220 (1)(j))

- A permissive tax exemption may be provided for the land surrounding the exempt building. (Section 224(2)(h))
- A permissive tax exemption may be provided for land or improvements owned or held by a person or organization and operated as a private hospital licensee under the Hospital Act, or an institution licensed under the Community Care Facility Act. (Section 224(2)(j))

## **SCHEDULE D**

### Special Need Housing:

- a. A permissive tax exemption may be provided for land and improvements that are owned or held by a registered charity or non profit, and Council considers are used for a purpose that is directly related to the purposes of the corporation. (Section 224(2)(a)) Special needs housing to members of the community such as:
  - short term emergency or protection housing
  - halfway houses, group homes, or supportive housing for people with special needs

## **SCHEDULE E**

### Social Services:

A permissive tax exemption may be provided for land and improvements that are owned or held by a registered charity or non profit, and Council considers are used for a purpose that is directly related to the purposes of the corporation. (Section 224(2)(a)) Social services to members of community such as:

- Food banks, drop in centre for people with special needs, seniors or youth.
- Support services and programs for people with special needs, who are in some way disadvantaged and need assistance in maximizing their quality of life. (i.e. counselling for substance abuse, employment re- entry programs)

## **SCHEDULE F**

### Public Park or Recreation Ground, Public Athletic or Recreational

A permissive tax exemption may be provided for land or improvements owned or held by a person or athletic or service club or association and used as a **public park or recreational ground** or for **public athletic or recreational purposes**. (Section 224(2)(i))

- Facilities must be available to the public, exclusive membership clubs or associations not eligible for exemption.
- Council may impose covenant restricting use of property or require agreement committing organization to offer the field/facility to certain groups free of charge or at reduced rates.

A permissive exemption may be provided when land and improvements are owned by public authority or local authority, and used by a non-profit organization for the purpose of public park or recreation ground or athletic or recreational purposes, which would have been exempt if land and

improvements were owned by that organization. (Section 224(2)(d) (The lessee under the lease must be required to pay the property taxes directly to the City of Kelowna, or have a partnership agreement with the City of Kelowna.)

## **SCHEDULE G**

### Cultural Organizations

A permissive exemption may be provided for land and improvements that are owned or held by a non profit that provides cultural education and recreation. (Section 224(2) (a)). The Facility must be available for members of the public.

## **SCHEDULE H**

### Other Non- Profit Societies

A permissive tax exemption may be provided for land and improvements that are owned or held by a registered charity or nonprofit society that Council deems beneficial to the community, such as museums, animal shelters, property to preserve wildlife and environmental areas. (Section 225(2)(a).

A permissive tax exemption may be provided for land or improvements, for which a grant has been made, after March 31, 1974, under the Housing Construction (Elderly Citizens) Act before its repeal. (Section 224 (2) (k))

## **SCHEDULE I**

### Partnering, Heritage Property and Revitalization

The following property is eligible for a tax exemption under this section:

(a) eligible partnering property, being property that

(i) is owned by a person or public authority providing a municipal service under a partnering agreement, and

(ii) the Council considers will be used in relation to the service being provided under the partnering agreement;

(b) eligible heritage property, being property that is

(i) protected heritage property,

(ii) subject to a heritage revitalization agreement under section 966 of the *Local Government Act*,

(iii) subject to a covenant under section 219 of the *Land Title Act* that relates to the conservation of heritage property, or

(iv) if property referred to in subparagraphs (i) to (iii) is a building or other improvement so affixed to the land as to constitute real property, an area of land surrounding that improvement;

## ***SCHEDULE J***

### Assessment and Taxation Impact

Includes land and improvements associated with the following:

1. Total projected municipal taxation impact for each of Schedule A, B, C, D, E, F, G, H, I by assessment class for the year's 2018, 2019 and 2020.
2. The projected taxation impact for 2018, 2019, 2020 have been calculated by increasing the 2017 actual municipal taxation rate by 3.59%, 2.97%, and 2.52% respectively as this relates to the 2017 five year financial plan approved by Council.

**Appendix D, Proposed Bylaw # 11492:****Schedule A – Public Worship**

Tax Exempt Properties for 2018 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	1230	Lot 1, Blk 13, Plan 202, DL138	The Union of Slavic Churches of Evangelical Christians c/o Trustees	
2	1350	Lots 2 and 3, Blk 15, Plan 202, DL 138	Trustees of First United Church	
3	1360	Lot 4, Blk 15, Plan 202, DL 138 In Trust - DD 197582F	Trustees of First United Church	Note: Parking Lot
4	1370	Lot 5, Blk 15, Plan 202, DL 138 In Trust - DD 197582F	Trustees of First United Church	Note: Parking Lot
5	6911	Lot 25, Plan 578, DL 138, Except Plan H16278, & Lot A PL	Kelowna Buddhist Society	
6	18380	Lot 2, Plan KAP1319, DL 138	Truth Now Tabernacle United Pentecostal Church	
7	21300	Lot 19-20, Plan 2085, District Lot 139	Unitarian Fellowship of Kelowna Society	Criteria #5: 1462 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property. (lease/rental to Serendipity Daycare)
8	21640	Lot 5, Blk B, Plan 2167, DL 139	Christian Science Society of Kelowna	
9	22500	Lot 6, Plan 2271, DL 139	Kelowna Tabernacle Congregation - Trustees	
10	51070	Lot 1, Plan 11332, DL 137	Governing Council of the Salvation Army in Canada	Note: Parking Lot

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
11	57010	Lot 1, Plan 15741	Ray Chase, Emsley Hunter, and Cyril Nash (Trustees)	Criteria #5: 3096 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property. ( 1548 sq ft Taxable: lease/rental to L'Eslale daycare) & (1548 sq ft Taxable: lease/rental to Music School)
12	57510	Lot A, Plan 16013, DL 137	Convention Baptist Churches of BC	
13	62110	Lot A, KAP65650	The Trustees of Congregation of Kelowna Bible Chapel	
14	62120	Lot 2, Plan 17933	The Trustees of Congregation of Kelowna Bible Chapel	Note: Parking Lot
15	68680	Lot 3, Plan 25524	Trustees Congregation - Grace Baptist Church	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market (Thrive out of school club).
16	69380	Lot A, Plan 27070	Roman Catholic Bishop Of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
17	71130	Lot 1, Plan 30180, DL137	Governing Council of the Salvation Army in Canada (Community Church)	
18	71680	Lot 4, Plan 30824	Seventh Day Adventist Church (BC Conference)	
19	74502	Lot A, Plan 33076, DL138	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
20	75210	Lot 1, Plan 34637	Trustees of The Congregation of the Christ Evangelical Lutheran Church	
21	76394	Lot C, Plan 40170, DL137	The Congregation of the First Mennonite Church	
22	78266	Lot 1, Plan KAP47242	Ukrainian Catholic Eparchy of New Westminster	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
23	83239	Lot A, Plan KAP91385, DL 14	Synod-Diocese of Kootenay	
24	3255224	Lot 1, Plan KAP56294	Trust Cong St David's Presb Church	



NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
25	3337370	Lot A, Plan 23927	Kelowna Christian Reformed Church	Criteria #5: 2,974 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property. (lease/rental to GRASP)
26	3337769	Lot A, Plan KAP83760	Okanagan Jewish Community Association	Criteria #5: 1,200 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property (lease/rental North Glenmore Daycare)
27	3378102	Lot A, Plan 44041	Glenmore Congregation of Jehovah's Witnesses	
28	3922000	Lot A, Plan 5223	BC Assn of Seventh Day Adventist	
29	4310442	Lot A, Plan 31085	Seventh Day Adventist Church (BC Conference)	
30	4423888	Lot PT 26, Plan 187 Except Plan 3067, That PT of L 25 PL 187 S/O PL B130	Synod of the Diocese of Kootenay	
31	4571592	Lot 1, Sec 19, Twp 26, Plan 37842	Kelowna Full Gospel Church Society	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market (Thrive out of school club). Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Housing Society)
32	4645000	Lot 7, Plan 3727	Church of the Nazarene - Canada Pacific	
33	4660000	Lot 1, Plan 4877	Serbian Orthodox Par-Holy Prophet St Ilija (Parish)	Criteria #9: 680 sq. ft taxable as residences will be excluded from otherwise tax exempt property. [Note: Church Manse/Rectory]
34	4803157	Lot A, Sec 22, Twp 26, Plan 71145	BC Assoc of Seventh Day Adventists	New roll number after amalgamation of roll 4803156 and 4727001. Criteria #5: on previous roll 4727001, 75% of improvements and 25% of land taxable as principal use of property not directly related to principal purpose of organization owning the property. (lease/rental)
35	4804250	Lot A, Plan 29696	Gurdwara Guru Amardas Darbar Sikh Society	Criteria #9: 240 sq ft taxable as residences will be excluded from otherwise tax exempt property (Note: church manse/rectory).

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
36	5475931	Lot Pcl Z, Sec 23, Twp 26, Plan 24426, Except Plan KAP69971, DD J53659	Evangelical Missionary Church of Canada	
37	5476791	Lot B, Plan 41234	BC Conference of Mennonite Brethren Churches	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Housing Society)
38	5606001	Lot A, Plan KAP76650	Okanagan Sikh Temple & Cultural Society	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
39	5611000	Lot PT 2, Plan 2166	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
40	5669001	Lot A, Plan 51686	Okanagan Buddhist Cultural Centre	
41	5752000	Lot A, Plan 4841	Okanagan Chinese Baptist Church	
42	6198870	Lots 78, 79 & 80, Sec 26, Twp 26, Plan 22239	Pentecostal Assemblies of Canada	
43	6198872	Parcel A, Plan 22239	Synod of the Diocese of Kootenay	
44	6199358	Lot H, Sec 26, Twp 26, Plan 26182	Faith Lutheran Church of Kelowna	Criteria #5: 800 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property (lease/rental Imagination Way Preschool).
45	6337001	Lot 1, Sec 27, Twp 26 Plan 63747	BC Muslim Association	New roll number after amalgamation of roll 6339000 and 6337000
46	6370120	Lot A, Plan 19465, DL 143, Sec 27, Twp 26	Trustees of Spring Valley Congregation of Jehovah's Witnesses	
47	6372497	Lot 1, Plan KAP55460	Kelowna Christian Centre Soc Inc	
48	6372506	Lot A, Plan KAP56177	New Apostolic Church of Canada Inc.	
49	6496742	Lot 1, Sec 29 & 32, Plan KAP64073	The Church of Jesus Christ of Latter-Day Saints	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
50	6735000	Lot A, Plan 11520	Trustees Rutland United Church Pastoral Charge of the United Church	Criteria #5: 1645 sq ft taxable (increased from 1278 in prior year) as principal use of property not directly related to principal purpose of organization owning the property (lease/rental Green Gables Daycare).
51	7212492	Lot 1, Plan 37256	Synod of the Diocese of Kootenay	
52	10407200	Lot A, Plan 20452, DL 128	Christian & Missionary Alliance - Canadian Pacific District	
53	10468000	Lot 2, Plan 9491, DL 129	St. Peter & Paul Ukrainian Greek Orthodox Church of Kelowna	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Orchard Haven Housing Society)
54	10519844	Lot A, Plan 37351 (Portion of Lot)	Apostolic Resource Centre Society	Criteria #5: 8896 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property (Commercial Class o6).
55	10519903	EPP64708, Lot A, DL 129, LD 41	Kelowna Trinity Baptist Church	
56	10738366	Lot 2, Plan KAP44292, DL 131	Evangel Tabernacle of Kelowna	Criteria #3: No change in status per Policy 327 as church "Daycare" is operating on avg. at below market.
57	10768002	Lot 2, Plan KAP81588	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
58	10936348	Lot 1, Plan 35917	Kelowna Gospel Fellowship Church	
59	10936653	Lot 1, Plan 41844	Canadian Mission Board of the German Church of God Dominion of Canada	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Housing Society)
60	10937443	Lot A, Plan KAP76720	First Lutheran Church of Kelowna BC	
61	11025140	Lot 1, Plan 25466, DL 135	Trustees of The Lakeshore Congregation of Jehovah's Witnesses	
62	11025172	Lot 7, Plan 25798, DL 135	Congregation of Bethel Church of Kelowna	Criteria #3: No change in status per Policy 327 as church "Daycare" is operating on avg. at below market. (Village Daycare)
63	11059000	Lot 1, Plan 12441, DL 136 Trustees	Providence Baptist Church	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
64	11097073	Lot 1, Plan KAP52447, DL 136	C3 Church	Change in status to fully exempt. Preschool no longer operating on this property.

## Schedule B – Private Schools

Tax Exempt Properties for 2018 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	52700	Lot C, Plan 12546, DL 138	Roman Catholic Bishop of Nelson	
2	74502	Lot A, Plan 33076, DL 138	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
3	3458033	Lot 1, KAP86356	Aberdeen Hall Senior School Society	Criteria #5: 2 parcels of land amalgamated with this property in 2014 are taxable as principal use of property not directly related to principal purpose of organization owning the property
4	4417000	Lot A, Plan KAP1725	Okanagan Montessori Elementary School Society	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market.
5	5122000	Lot 2, Plan 3849, Sec 23, Twp 26, Ld 41 exc Plan 16489 (15 ac.)	Seventh-Day Adventist Church - BC Conference	
6	6372497	Lot 1, Plan KAP55460	Kelowna Christian Centre Society Inc	
7	6372527	Lot A, Plan KAP71175	Vedanta Educational Society Inc	
8	7212595	Lot A, Plan KAP48732	Waldorf School Association of Kelowna	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market.
9	7212596	Lot B, Plan KAP48732	Waldorf School Association of Kelowna	
10	10589111	Lot 1, Plan KAP59724	Kelowna Society for Christian Education	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market.

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
11	10738366	Lot 2, Plan KAP44292, DL 131	Evangel Tabernacle of Kelowna	
12	10738378	Lot A, Plan KAP54674, DL 131	The Catholic Independent Schools of Nelson Diocese	
13	10937443	Lot A, Plan KAP76720	First Lutheran Church of Kelowna	

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**Schedule C – Hospitals**

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Tax Exempt Properties for 2018 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	79392	Lot A, Plan KAP60581, DL 14	Canadian Cancer Society	



## Schedule D – Special Needs Housing

Tax Exempt Properties for 2018 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4340	Lot 15, Plan 462, DL 139	Kelowna Gospel Mission Society	
2	7270	Lot 4, Plan 635, DL 14	Bridge Youth & Family Services Society	
3	23390	Lot 10, Plan 2498, DL 137	Bridges to New Life Society	
4	33110	Lot 2, Plan 3929	New Opportunities for Women (NOW) Canada Society	
5	46240	Lot 20, Plan 9138	Kelowna Gospel Mission Society	
6	46250	Lot 21, Plan 9138	Kelowna Gospel Mission Society	
7	48500	Lot 8, Plan 10011	Okanagan Halfway House Society Inc.	
8	48750	Lot 33, Plan 10011, D.L. 137	Resurrection Recovery Resource Society Inc.	
9	48770	Lot 35, Plan 10011	Okanagan Halfway House Society	
10	50050	Lot 22, Plan KAP10689	Resurrection Recovery Resource Society	
11	50060	Lot 23, Plan 10689	Resurrection Recovery Resource Society	
12	50070	Plan 10689, Lot 24	Resurrection Recovery Resource Society	
13	50080	Lot 25, Plan 10689	Resurrection Recovery Resource Society	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
14	50650	Lot A, PL 11018	Society of St. Vincent De Paul of Central Okanagan	
15	55030	Lot 4, Plan 14741	Central Okanagan Emergency Shelter Society	
16	55040	Lot 5, Plan 14741	Central Okanagan Emergency Shelter Society	
17	55150	Lot A, Plan 14836	Okanagan Halfway House Society	
18	71805	Lot 1, Plan 31153	Adult Integrated Mental Health Services Society	
19	80873	Plan KAS2634, Lot 1	Okanagan Mental Health Services Society	
20	5476630	Plan KAP33003, Lot A	The Bridge Youth & Family Services Society	
21	6370241	Plan KAP22268, Lot D	The Bridge Youth & Family Services Society	
22	10519958	Lot 4, Plan KAS1717	Kelowna Child Care Society	
23	11097075	PCL A, Plan KAP52447, DL 136	National Society of Hope /Provincial Rental Housing Corp	

## Schedule E – Social Services

Tax Exempt Properties for 2018 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4330	Lot 14, Plan 462 Block 5	Kelowna Gospel Mission Society	
2	4580	Lots 3 and 4, Blk 8, DL 139, Plan 462	Ki-Low-Na Friendship Society	
3	9900	Plan 830, Lot 2, DL 14, Blk 21 exc Parcel 2A, B1750	Canadian Mental Health Association	
4	10470	Lot 11, Plan 922	Kelowna & District S.H.A.R.E. Society	
5	16620	Lot 8, Plan 1303 & Lot 1, DL 139 PL13585 & Lot 1 DL139 PL 3585	Central Okanagan Community Food Bank Society	
6	16740	Lot A, Plan 46222	Pathways Abilities Society	New Applicant
7	26190	Lot 138, Plan 3163	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
8	45862	Lot A, Plan 9012	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status Per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
9	57060	Plan 15778, Lot B	Ki-Low-Na Friendship Society	
10	59530	Lot A, Plan 16898	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
11	66250	Lot 1, Plan 22678	Kelowna(#26) Royal Canadian Legion	Criteria #7: 32% land and improvements not exempt - Main Dining area 870 sq ft, Cooler area 92 sq ft - Total 1,786 of 5,522 sq ft
12	70175	Lot A, Plan 28500	Central Okanagan Community Foodbank Society	
13	79078	Lot A, FL 139, LD 41, Plan KAP58056	Kelowna Community Resources	
114	76262	Lot 1, Blk 6, Sec 20, Twp 26, ODYD, Plan 39580	Central Okanagan Child Development Association	
15	82144	Lot A Plan KAP86241	Pathways Abilities Society / City of Kelowna	
16	4918002	Lot A Plan KAP90062	Governing Council of the Salvation Army in Canada	
17	5477053	Lot 5 Plan KAS2126	MADAY Society for Seniors	
18	6198704	Lot 1, Plan KAP91112	Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
19	6370273	Lot 19, Plan 23749	Ki-Low-Na Friendship Society	
20	6371030	Lot 2, Plan KAP30323	Pathways Abilities Society	
21	6774486	Lot 2 Plan: KAS2048	Big Brothers Big Sisters of the Okanagan Society	
22	6774491	Lot:7 Plan KAS2048	Big Brothers Big Sisters of the Okanagan Society	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
23	10508002	Lot 2, Plan 15777	Kalano Club of Kelowna	
24	10519925	Lot A, Plan KAP54261	Reach Out Youth Counselling & Services Society	
25	10707000	Lot 1, Plan 15596, Except Plan KAP73753	BHF Building Healthy Families Society	

**Schedule F – Public Park or Recreation Ground, Public Athletic or Recreational**

Tax Exempt Properties for 2018 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	571	Part DL 14 (.727 Acres) Lot A, Plan 5352	Kelowna Lawn Bowling Club /City of Kelowna	
2	37220	Lot 4, Plan 4921	Kelowna Badminton Club/City of Kelowna	
3	73507	Lot 2, Plan 32159	City of Kelowna/Kelowna Cricket Club	
4	80966	Lot B, Plan KAP76448	Kelowna Major Men's Fastball Association / City of Kelowna	No Change in Status as liquor license held by CofK not organization.
5	80967	Lot A, Plan KAP76448	Kelowna Curling Club / City of Kelowna	Criteria # 7: 2,000 sq ft taxable as areas primary use is liquor/food services.
6	83521	Lot 1, Plan EPP29214	Kelowna Yacht Club	Criteria # 6: Approx 21,168 sq ft (88%) taxable as the principal use of this portion of the property is not directly related to principal purpose of organization owning the property (rental/lease/restaurant)
7	4009000	Plan 2020, Parcel A , PCL A (KG34204)	Kelowna & District Fish & Game Club	Exempting non-commercial and non-residential class only
8	4078511	Lot 2, KAP80134	City of Kelowna	H2O Centre to be exempted except for space occupied by current tenant "Jugo Juice" which is taxed under it's own tax roll # 4078513
9	4078511	Lot 2, KAP80134	Kelowna United Football Club/City of Kelowna	
10	4453000	Lot 1 & 2, Plan 3067	East Kelowna Community Hall Association	Criteria#9: Caretaker Agreement in place

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
11	4525505	Lot 1, KAP61083	Central Okanagan Land Trust / Central Okanagan (Regional District)	Land Conservation (Parkland)
12	6198705	Lot 1, Plan KAP91112	Okanagan Gymnastic Centre / City of Kelowna	
13	6225585	Lot B, Plan KAP53836	Rutland Park Society	Criteria #5: 1,200 sq ft taxable as primary use of property not the principal purpose of the organization <b>owning</b> the property (Lease/Rental: Little Bloomers Daycare).
14	6935000	Part S 1/2 of SW 1/4	Central Okanagan Land Trust / Central Okanagan (Regional District)	Land Conservation (Parkland)
15	6936000	Part N 1/2 of SW 1/4	Central Okanagan Land Trust / Central Okanagan (Regional District)	Land Conservation (Parkland)
16	6961000	Lot Fr E 1/2 Sec 17, Twp 28 exc Plan B4553	Nature Trust of BC	Land Conservation (Parkland)
17	6962004	Fr NE 1/4 Sec 17, Twp 28 SDYD, shown Amended Plan B4553, exc Plan 26911	Crown Provincial/ Nature Trust of BC	Land Conservation (Parkland)
18	6962006	Lot A, Sec 17, Twp 28, Plan 41403	Nature Trust of BC	Land Conservation (Parkland)
19	6962008	Lot B, Plan 41403	Nature Trust of BC	Land Conservation (Parkland)
20	6974000-6974001	Lot 11, Sec. 22, Plan 4080	Scout Properties (BC/Yukon) Ltd	
21	6976000	Lot 11, Sec. 22, Plan 4080	Scout Properties (BC/Yukon) Ltd	Criteria #9: Caretaker Agreement in place

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
22	9461001	Lot B, DL 14, LD 41, KAP 10727	Kelowna Outrigger Racing Canoe Club Society/City of Kelowna	
23	9472588	Lot 2, DL 14, LD 41, KAP53240	Kelowna Outrigger Racing Canoe Club Society/City of Kelowna	Criteria #9: Caretaker Agreement in place
24	10776000	Plan 9359, Lot 2	Kelowna Riding Club	Criteria #9: Caretaker Agreement in place
25	11151004	Lot 1, Plan 11796	Kelowna Minor Fastball Society/City of Kelowna	
26	11501989 / 11501979	Lot 1, Plan 35229	Central Okanagan Small Boat Association / City of Kelowna	Criteria #9: Caretaker Agreement in place
27	12184556	Lot 1, Plan KAP69898	Okanagan Mission Community Hall Association	



## Schedule G - Cultural

### Tax Exempt Properties for 2018 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	950	Lot 1, Block 12, Plan 202	Centre Cultural François De L' Okanagan	
2	1830	Lot 49, Plan 262, Blk 15	Kelowna Canadian Italian Club	
3	38641	Lot A, Plan 5438	Kelowna Museums Society / City of Kelowna	
4	38644	Plan 5438, D.L. 139	Kelowna Museums Society / City of Kelowna	
5	75959	Lot 2, Plan 37880	Kelowna Music Society	
6	77062	Lot 1, Plan 42511	City of Kelowna/Kelowna Museums Society	Criterion # 3: 200 sq ft taxable as area's primary purpose is gift shop. Per Policy 327: " Non-profit organizations conducting retail and/or commercial activity and charging rates or fees at market value are considered to be in competition with for-profit businesses and will not be eligible for tax exemption." Note: The portion of the Wine Museum which is a gift shop is taxable – Approx. 1.8% of the Laurel Building (200 sq. ft.).
7	79932	Lot A, Plan KAP67454	Kelowna Art Gallery/City of Kelowna	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
8	80250	Lot A, KAP67454	Kelowna Visual & Performing Arts Centre Society / City of Kelowna	The following areas will be Exempt- (80250) Centre Roll 80250 - Society area 37,034 Theatre Kelowna 892 sq ft Okanagan Artists Alternative Association (2 areas) 2,058 sq ft Ponderosa Spinners and Weavers area 409 sq ft Music Room 520 sq. ft. Potters Addict 1589 sq ft Roll 80259 - Cool Arts Society 429 sq ft Roll 80252 - New Vintage Theatre (non-profit) 1,185 sq ft Non-exempt areas – total 3178 ft. 80251 KVPACS Bistro 1,236 sq ft 80255 Angie Bonten, Trina Ganson, Sara Parsons studio 350 sq ft 80256 Mal Gagnon studio area 428 sq ft 80257 Crystal Przybille studio area 370 sq ft 80258 LaLuz Art Glass (Joanne McKeachie) 444 sq. ft. 80260 Brandy Marsh 350 sq ft
9	80252	Lot A, KAP67454	Kelowna Visual & Performing Arts Centre Society / City of Kelowna	
10	80259	Lot A, KAP67456	Kelowna Visual & Performing Arts Centre Society / City of Kelowna	
11	83355	Lot 1, KAP92254	Okanagan Symphony Society/City of Kelowna	
12	83731	Lot 3, Plan KAP 57837, DL 139	Okanagan Regional Library / City of Kelowna Library Society	
13	7212624	Lot 10, KAP72245	Westbank First Nation	
14	10349220	Lot B, Plan 28112	German - Canadian Harmonie Club	Criteria #7: 4,413 sq ft taxable as areas primary purpose is liquor and or meal services
15	10388000	Lots 15 and 16, Blk. 7, Plan 415B	Central Okanagan Heritage Society	Criteria #9: Caretaker agreement in place.
16	10768001	Lot A, Plan 6710	Roman Catholic Bishop of Nelson Pandosy Mission	

## Schedule H – Other Non-Profit Societies

Tax Exempt Properties for 2018 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	16670	Lot 16, Plan 1303	Kelowna Yoga House Society	Criteria #4: No Change in Status. Per Policy 327: house on property used by society & similar programs offered at Sport & Rec.
2	23360	Lot 7, Plan 2498	Columbus Holding Society	
3	28740	Lot 8, Plan 3398	Kelowna Centre for Positive Living Society	
4	70030	Lot A, Plan 28311	Columbus Holding Society	Criteria #5: Upper floor & main floor fully taxable as primary use of property not the principal purpose of the organization <b>owning</b> the property (lease/rental upper floor - Inn From the Cold, main floor Lease/Rental Taxable-Right to Life, basement 100% Exempt: Knights of Columbus
5	77364	Lot A, Plan 43658	Kelowna Sr. Citizens Society of BC	Criteria #9: Caretaker agreement in place.
6	5763001	Lot A, Plan KAP82536	Kelowna General Hospital Foundation	
7	6198706	Lot 1, Plan KAP91112, Safety Village Lease only (.739 ac.) (Parent 06198.702)	Kelowna & District Safety Council Society / City of Kelowna	
8	6199682	Lot 2, Plan 39917	Father DeLestre Columbus (2009) Society	
9	10759011	Lot 11, Plan 515, Blk 1	BC Society for Prevention of Cruelty to Animals	
10	6371365 - 6371403	Lot 1-39, Plan KAS384	The Society of Housing Opportunities and Progressive Employment	Partial Exemption based on difference - one parcel vs. individual strata units

**Schedule J – Estimated Municipal Property Tax Impact for the Years 2018 - 2020**

<b>Schedule</b>	<b>Property Classification</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
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**A - Places of Worship**

Class 01 - Residential	703	724	742
Class 06 - Business	23,707	24,411	25,027
Class 08 - Recreation/Non-Profit	263,424	271,249	278,089
<b>Total Municipal Taxes</b>	<b>\$287,834</b>	<b>\$296,384</b>	<b>\$303,858</b>

**B - Private Schools**

Class 01 - Residential	0	0	0
Class 06 - Business	169,693	174,733	179,137
Class 08 - Recreation/Non-Profit	12,276	12,641	12,960
<b>Total Municipal Taxes</b>	<b>\$181,969</b>	<b>\$187,374</b>	<b>\$192,097</b>

**C - Hospitals**

Class 01 - Residential	0	0	0
Class 06 - Business	17,151	17,660	18,105
Class 08 - Recreation/Non-Profit	0	0	0
<b>Total Municipal Taxes</b>	<b>\$17,151</b>	<b>\$17,660</b>	<b>\$18,105</b>

**D - Special Needs Housing**

Class 01 - Residential	55,134	56,772	58,202
Class 06 - Business	6,791	6,992	7,168
Class 08 - Recreation/Non-Profit	0	0	0
<b>Total Municipal Taxes</b>	<b>\$61,925</b>	<b>\$63,764</b>	<b>\$65,370</b>

**E - Social Services**

Class 01 - Residential	10,703	11,021	11,299
Class 06 - Business	238,152	245,224	251,406
Class 08 - Recreation/Non-Profit	2,524	2,599	2,664
<b>Total Municipal Taxes</b>	<b>\$251,379</b>	<b>\$258,844</b>	<b>\$265,369</b>

**F - Public Park or Recreation Ground, Public Athletic or Recreational**

Class 01 - Residential	69,983	72,062	73,876
Class 06 - Business	81,177	83,588	85,694
Class 08 - Recreation/Non-Profit	291,771	300,437	308,009
<b>Total Municipal Taxes</b>	<b>\$442,931</b>	<b>\$456,087</b>	<b>\$467,579</b>

**G - Cultural**

Class 01 - Residential	101	104	106
Class 06 - Business	355,312	365,864	375,083
Class 08 - Recreation/Non-Profit	9,541	9,824	10,071
<b>Total Municipal Taxes</b>	<b>\$364,954</b>	<b>\$375,792</b>	<b>\$385,260</b>

**H - Other**

Class 01 - Residential	3,760	3,871	3,969
Class 06 - Business	38,857	40,011	41,020
Class 08 - Recreation/Non-Profit	4,578	4,715	4,834
<b>Total Municipal Taxes</b>	<b>\$47,195</b>	<b>\$48,597</b>	<b>\$49,823</b>

**Total Impact**

Class 01 - Residential	140,384	144,554	148,194
Class 06 - Business	930,840	958,483	982,640
Class 08 - Recreation/Non-Profit	584,115	601,465	616,627
<b>Total Municipal Taxes</b>	<b>\$1,655,339</b>	<b>\$1,704,502</b>	<b>\$1,747,461</b>



# PERMISSIVE TAX EXEMPTIONS 2018



# PERMISSIVE TAX EXEMPTION 2018



A permissive tax exemption is a means for Council to support organizations within the community that further Council's objective to enhance the quality of life while delivering services economically to the citizens of Kelowna.

# PERMISSIVE TAX EXEMPTION 2018



- ▶ No Changes for 2018
  - ▶ Schedule C, Hospitals
  - ▶ Schedule D, Special Needs Housing
  - ▶ Schedule F, Public Park or Recreation Ground, Public Athletic or Recreational
  - ▶ Schedule G, Cultural Organizations and
  - ▶ Schedule H, Other Non-Profit Societies



# PERMISSIVE TAX EXEMPTION 2018

## ► Schedule A, Public Worship

ROLL NO.	REGISTERED OWNER/LESSEE	Change
4803157	BC Assoc of Seventh Day Adventists	Revision
5669001	Okanagan Buddhist Cultural Centre	Addition
5337001	BC Muslim Association	Revision
4360460	Roman Catholic Bishop of Nelson	Removed
10738200	Canadian Baptists of Western Canada	Removed

# PERMISSIVE TAX EXEMPTION 2018

## ► Schedule B, Private Schools

ROLL NO.	REGISTERED OWNER/LESSEE	Change
12184557	Waldorf School Association of Kelowna/City of Kelowna	Removed

# PERMISSIVE TAX EXEMPTION 2018

## ► Schedule E, Social Services

ROLL NO.	REGISTERED OWNER/LESSEE	Change
16740	Pathways Abilities Society	Addition
70175	Central Okanagan Community Foodbank Society	Addition
79078	Kelowna Community Resources	Addition

# PERMISSIVE TAX EXEMPTION 2018

- ▶ Exemption requests not being recommended
  - ▶ Do not meet eligibility requirements

ROLL NO.	REGISTERED OWNER/LESSEE	Change
4830	Kelowna Community Resources & Crisis Centre Society	Not eligible
74405	Leon Peak ULC (owner) / Kelowna Gospel Mission (lessee)	Not eligible



*Questions?*

# CITY OF KELOWNA

## BYLAW NO. 11492

### 2018 Permissive Tax Exemption Bylaw

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

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

1. Those certain parcels or tracts of land and improvements, situated, lying and being in the City of Kelowna, as described in Schedules "A" to "J" attached hereto and forming part of this bylaw, shall be exempt from taxation.
2. This bylaw shall come into full force and effect and is binding on all persons during the 2016 taxation year.
3. This bylaw may be cited as "2018 Tax Exemption Bylaw No. 11492".

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

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

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Mayor

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City Clerk

## Schedule A – Public Worship

### Tax Exempt Properties for 2018 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	1230	Lot 1, Blk 13, Plan 202, DL138	The Union of Slavic Churches of Evangelical Christians c/o Trustees	
2	1350	Lots 2 and 3, Blk 15, Plan 202, DL 138	Trustees of First United Church	
3	1360	Lot 4, Blk 15, Plan 202, DL 138 In Trust - DD 197582F	Trustees of First United Church	Note: Parking Lot
4	1370	Lot 5, Blk 15, Plan 202, DL 138 In Trust - DD 197582F	Trustees of First United Church	Note: Parking Lot
5	6911	Lot 25, Plan 578, DL 138, Except Plan H16278, & Lot A PL	Kelowna Buddhist Society	
6	18380	Lot 2, Plan KAP1319, DL 138	Truth Now Tabernacle United Pentecostal Church	
7	21300	Lot 19-20, Plan 2085, District Lot 139	Unitarian Fellowship of Kelowna Society	Criteria #5: 1462 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property. (lease/rental to Serendipity Daycare)
8	21640	Lot 5, Blk B, Plan 2167, DL 139	Christian Science Society of Kelowna	
9	22500	Lot 6, Plan 2271, DL 139	Kelowna Tabernacle Congregation - Trustees	
10	51070	Lot 1, Plan 11332, DL 137	Governing Council of the Salvation Army in Canada	Note: Parking Lot
11	57010	Lot 1, Plan 15741	Ray Chase, Emsley Hunter, and Cyril Nash (Trustees)	Criteria #5: 3096 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property. ( 1548 sq ft Taxable: lease/rental to L'Eslale daycare) & (1548 sq ft Taxable: lease/rental to Music School)

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
12	57510	Lot A, Plan 16013, DL 137	Convention Baptist Churches of BC	
13	62110	Lot A, KAP65650	The Trustees of Congregation of Kelowna Bible Chapel	
14	62120	Lot 2, Plan 17933	The Trustees of Congregation of Kelowna Bible Chapel	Note: Parking Lot
15	68680	Lot 3, Plan 25524	Trustees Congregation - Grace Baptist Church	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market (Thrive out of school club).
16	69380	Lot A, Plan 27070	Roman Catholic Bishop Of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
17	71130	Lot 1, Plan 30180, DL137	Governing Council of the Salvation Army in Canada (Community Church)	
18	71680	Lot 4, Plan 30824	Seventh Day Adventist Church (BC Conference)	
19	74502	Lot A, Plan 33076, DL138	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
20	75210	Lot 1, Plan 34637	Trustees of The Congregation of the Christ Evangelical Lutheran Church	
21	76394	Lot C, Plan 40170, DL137	The Congregation of the First Mennonite Church	
22	78266	Lot 1, Plan KAP47242	Ukrainian Catholic Eparchy of New Westminster	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
23	83239	Lot A, Plan KAP91385, DL 14	Synod-Diocese of Kootenay	
24	3255224	Lot 1, Plan KAP56294	Trust Cong St David's Presb Church	
25	3337370	Lot A, Plan 23927	Kelowna Christian Reformed Church	Criteria #5: 2,974 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property. (lease/rental to GRASP)



NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
26	3337769	Lot A, Plan KAP83760	Okanagan Jewish Community Association	Criteria #5: 1,200 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property (lease/rental North Glenmore Daycare)
27	3378102	Lot A, Plan 44041	Glenmore Congregation of Jehovah's Witnesses	
28	3922000	Lot A, Plan 5223	BC Assn of Seventh Day Adventist	
29	4310442	Lot A, Plan 31085	Seventh Day Adventist Church (BC Conference)	
30	4423888	Lot PT 26, Plan 187 Except Plan 3067, That PT of L 25 PL 187 S/O PL B130	Synod of the Diocese of Kootenay	
31	4571592	Lot 1, Sec 19, Twp 26, Plan 37842	Kelowna Full Gospel Church Society	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market (Thrive out of school club). Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Housing Society)
32	4645000	Lot 7, Plan 3727	Church of the Nazarene - Canada Pacific	
33	4660000	Lot 1, Plan 4877	Serbian Orthodox Par-Holy Prophet St Ilija (Parish)	Criteria #9: 680 sq. ft taxable as residences will be excluded from otherwise tax exempt property. [Note: Church Manse/Rectory]
34	4803157	Lot A, Sec 22, Twp 26, Plan 71145	BC Assoc of Seventh Day Adventists	New roll number after amalgamation of roll 4803156 and 4727001. Criteria #5: on previous roll 4727001, 75% of improvements and 25% of land taxable as principal use of property not directly related to principal purpose of organization owning the property. (lease/rental)
35	4804250	Lot A, Plan 29696	Gurdwara Guru Amardas Darbar Sikh Society	Criteria #9: 240 sq ft taxable as residences will be excluded from otherwise tax exempt property (Note: church manse/rectory).
36	5475931	Lot Pcl Z, Sec 23, Twp 26, Plan 24426, Except Plan KAP69971, DD J53659	Evangelical Missionary Church of Canada	
37	5476791	Lot B, Plan 41234	BC Conference of Mennonite Brethren Churches	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Housing Society)

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
38	5606001	Lot A, Plan KAP76650	Okanagan Sikh Temple & Cultural Society	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
39	5611000	Lot PT 2, Plan 2166	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
40	5669001	Lot A, Plan 51686	Okanagan Buddhist Cultural Centre	
41	5752000	Lot A, Plan 4841	Okanagan Chinese Baptist Church	
42	6198870	Lots 78, 79 & 80, Sec 26, Twp 26, Plan 22239	Pentecostal Assemblies of Canada	
43	6198872	Parcel A, Plan 22239	Synod of the Diocese of Kootenay	
44	6199358	Lot H, Sec 26, Twp 26, Plan 26182	Faith Lutheran Church of Kelowna	Criteria #5: 800 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property (lease/rental Imagination Way Preschool).
45	6337001	Lot 1, Sec 27, Twp 26 Plan 63747	BC Muslim Association	New roll number after amalgamation of roll 6339000 and 6337000
46	6370120	Lot A, Plan 19465, DL 143, Sec 27, Twp 26	Trustees of Spring Valley Congregation of Jehovah's Witnesses	
47	6372497	Lot 1, Plan KAP55460	Kelowna Christian Centre Soc Inc	
48	6372506	Lot A, Plan KAP56177	New Apostolic Church of Canada Inc.	
49	6496742	Lot 1, Sec 29 & 32, Plan KAP64073	The Church of Jesus Christ of Latter-Day Saints	
50	6735000	Lot A, Plan 11520	Trustees Rutland United Church Pastoral Charge of the United Church	Criteria #5: 1645 sq ft taxable (increased from 1278 in prior year) as principal use of property not directly related to principal purpose of organization owning the property (lease/rental Green Gables Daycare).
51	7212492	Lot 1, Plan 37256	Synod of the Diocese of Kootenay	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
52	10407200	Lot A, Plan 20452, DL 128	Christian & Missionary Alliance - Canadian Pacific District	
53	10468000	Lot 2, Plan 9491, DL 129	St. Peter & Paul Ukrainian Greek Orthodox Church of Kelowna	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Orchard Haven Housing Society)
54	10519844	Lot A, Plan 37351 (Portion of Lot)	Apostolic Resource Centre Society	Criteria #5: 8896 sq ft taxable as principal use of property not directly related to principal purpose of organization owning the property (Commercial Class o6).
55	10519903	EPP64708, Lot A, DL 129, LD 41	Kelowna Trinity Baptist Church	
56	10738366	Lot 2, Plan KAP44292, DL 131	Evangel Tabernacle of Kelowna	Criteria #3: No change in status per Policy 327 as church "Daycare" is operating on avg. at below market.
57	10768002	Lot 2, Plan KAP81588	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
58	10936348	Lot 1, Plan 35917	Kelowna Gospel Fellowship Church	
59	10936653	Lot 1, Plan 41844	Canadian Mission Board of the German Church of God Dominion of Canada	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Housing Society)
60	10937443	Lot A, Plan KAP76720	First Lutheran Church of Kelowna BC	
61	11025140	Lot 1, Plan 25466, DL 135	Trustees of The Lakeshore Congregation of Jehovah's Witnesses	
62	11025172	Lot 7, Plan 25798, DL 135	Congregation of Bethel Church of Kelowna	Criteria #3: No change in status per Policy 327 as church "Daycare" is operating on avg. at below market. (Village Daycare)
63	11059000	Lot 1, Plan 12441, DL 136 Trustees	Providence Baptist Church	
64	11097073	Lot 1, Plan KAP52447, DL 136	C3 Church	Change in status to fully exempt. Preschool no longer operating on this property.

**Schedule B – Private Schools**

**Tax Exempt Properties for 2018 Tax Year**

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	52700	Lot C, Plan 12546, DL 138	Roman Catholic Bishop of Nelson	
2	74502	Lot A, Plan 33076, DL 138	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
3	3458033	Lot 1, KAP86356	Aberdeen Hall Senior School Society	Criteria #5: 2 parcels of land amalgamated with this property in 2014 are taxable as principal use of property not directly related to principal purpose of organization owning the property
4	4417000	Lot A, Plan KAP1725	Okanagan Montessori Elementary School Society	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market.
5	5122000	Lot 2, Plan 3849, Sec 23, Twp 26, Ld 41 exc Plan 16489 (15 ac.)	Seventh-Day Adventist Church - BC Conference	
6	6372497	Lot 1, Plan KAP55460	Kelowna Christian Centre Society Inc	
7	6372527	Lot A, Plan KAP71175	Vedanta Educational Society Inc	
8	7212595	Lot A, Plan KAP48732	Waldorf School Association of Kelowna	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market.
9	7212596	Lot B, Plan KAP48732	Waldorf School Association of Kelowna	
10	10589111	Lot 1, Plan KAP59724	Kelowna Society for Christian Education	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market.
11	10738366	Lot 2, Plan KAP44292, DL 131	Evangel Tabernacle of Kelowna	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
12	10738378	Lot A, Plan KAP54674, DL 131	The Catholic Independent Schools of Nelson Diocese	
13	10937443	Lot A, Plan KAP76720	First Lutheran Church of Kelowna	

## Schedule C – Hospitals

### Tax Exempt Properties for 2018 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	79392	Lot A, Plan KAP60581, DL 14	Canadian Cancer Society	

## Schedule D – Special Needs Housing

### Tax Exempt Properties for 2018 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4340	Lot 15, Plan 462, DL 139	Kelowna Gospel Mission Society	
2	7270	Lot 4, Plan 635, DL 14	Bridge Youth & Family Services Society	
3	23390	Lot 10, Plan 2498, DL 137	Bridges to New Life Society	
4	33110	Lot 2, Plan 3929	New Opportunities for Women (NOW) Canada Society	
5	46240	Lot 20, Plan 9138	Kelowna Gospel Mission Society	
6	46250	Lot 21, Plan 9138	Kelowna Gospel Mission Society	
7	48500	Lot 8, Plan 10011	Okanagan Halfway House Society Inc.	
8	48750	Lot 33, Plan 10011, D.L. 137	Resurrection Recovery Resource Society Inc.	
9	48770	Lot 35, Plan 10011	Okanagan Halfway House Society	
10	50050	Lot 22, Plan KAP10689	Resurrection Recovery Resource Society	
11	50060	Lot 23, Plan 10689	Resurrection Recovery Resource Society	
12	50070	Plan 10689, Lot 24	Resurrection Recovery Resource Society	
13	50080	Lot 25, Plan 10689	Resurrection Recovery Resource Society	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
14	50650	Lot A, PL 11018	Society of St. Vincent De Paul of Central Okanagan	
15	55030	Lot 4, Plan 14741	Central Okanagan Emergency Shelter Society	
16	55040	Lot 5, Plan 14741	Central Okanagan Emergency Shelter Society	
17	55150	Lot A, Plan 14836	Okanagan Halfway House Society	
18	71805	Lot 1, Plan 31153	Adult Integrated Mental Health Services Society	
19	80873	Plan KAS2634, Lot 1	Okanagan Mental Health Services Society	
20	5476630	Plan KAP33003, Lot A	The Bridge Youth & Family Services Society	
21	6370241	Plan KAP22268, Lot D	The Bridge Youth & Family Services Society	
22	10519958	Lot 4, Plan KAS1717	Kelowna Child Care Society	
23	11097075	PCL A, Plan KAP52447, DL 136	National Society of Hope /Provincial Rental Housing Corp	



**Schedule E – Social Services**

**Tax Exempt Properties for 2018 Tax Year**

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4330	Lot 14, Plan 462 Block 5	Kelowna Gospel Mission Society	
2	4580	Lots 3 and 4, Blk 8, DL 139, Plan 462	Ki-Low-Na Friendship Society	
3	9900	Plan 830, Lot 2, DL 14, Blk 21 exc Parcel 2A, B1750	Canadian Mental Health Association	
4	10470	Lot 11, Plan 922	Kelowna & District S.H.A.R.E. Society	
5	16620	Lot 8, Plan 1303 & Lot 1, DL 139 PL13585 & Lot 1 DL139 PL 3585	Central Okanagan Community Food Bank Society	
6	16740	Lot A, Plan 46222	Pathways Abilities Society	New Applicant
7	26190	Lot 138, Plan 3163	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
8	45862	Lot A, Plan 9012	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status Per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
9	57060	Plan 15778, Lot B	Ki-Low-Na Friendship Society	
10	59530	Lot A, Plan 16898	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
11	66250	Lot 1, Plan 22678	Kelowna(#26) Royal Canadian Legion	Criteria #7: 32% land and improvements not exempt - Main Dining area 870 sq ft, Cooler area 92 sq ft - Total 1,786 of 5,522 sq ft

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
12	70175	Lot A, Plan 28500	Central Okanagan Community Foodbank Society	
13	79078	Lot A, FL 139, LD 41, Plan KAP58056	Kelowna Community Resources	
114	76262	Lot 1, Blk 6, Sec 20, Twp 26, ODYD, Plan 39580	Central Okanagan Child Development Association	
15	82144	Lot A Plan KAP86241	Pathways Abilities Society / City of Kelowna	
16	4918002	Lot A Plan KAP90062	Governing Council of the Salvation Army in Canada	
17	5477053	Lot 5 Plan KAS2126	MADAY Society for Seniors	
18	6198704	Lot 1, Plan KAP91112	Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
19	6370273	Lot 19, Plan 23749	Ki-Low-Na Friendship Society	
20	6371030	Lot 2, Plan KAP30323	Pathways Abilities Society	
21	6774486	Lot 2 Plan: KAS2048	Big Brothers Big Sisters of the Okanagan Society	
22	6774491	Lot:7 Plan KAS2048	Big Brothers Big Sisters of the Okanagan Society	
23	10508002	Lot 2, Plan 15777	Kalano Club of Kelowna	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
24	10519925	Lot A, Plan KAP54261	Reach Out Youth Counselling & Services Society	
25	10707000	Lot 1, Plan 15596, Except Plan KAP73753	BHF Building Healthy Families Society	

**Schedule F – Public Park or Recreation Ground, Public Athletic or Recreational**

**Tax Exempt Properties for 2018 Tax Year**

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	571	Part DL 14 (.727 Acres) Lot A, Plan 5352	Kelowna Lawn Bowling Club /City of Kelowna	
2	37220	Lot 4, Plan 4921	Kelowna Badminton Club/City of Kelowna	
3	73507	Lot 2, Plan 32159	City of Kelowna/Kelowna Cricket Club	
4	80966	Lot B, Plan KAP76448	Kelowna Major Men's Fastball Association / City of Kelowna	No Change in Status as liquor license held by CofK not organization.
5	80967	Lot A, Plan KAP76448	Kelowna Curling Club / City of Kelowna	Criteria # 7: 2,000 sq ft taxable as areas primary use is liquor/food services.
6	83521	Lot 1, Plan EPP29214	Kelowna Yacht Club	Criteria # 6: Approx 21,168 sq ft (88%) taxable as the principal use of this portion of the property is not directly related to principal purpose of organization owning the property (rental/lease/restaurant)
7	4009000	Plan 2020, Parcel A, PCL A (KG34204)	Kelowna & District Fish & Game Club	Exempting non-commercial and non-residential class only
8	4078511	Lot 2, KAP80134	City of Kelowna	H2O Centre to be exempted except for space occupied by current tenant "Jugo Juice" which is taxed under it's own tax roll # 4078513
9	4078511	Lot 2, KAP80134	Kelowna United Football Club/City of Kelowna	
10	4453000	Lot 1 & 2, Plan 3067	East Kelowna Community Hall Association	Criteria#9: Caretaker Agreement in place
11	4525505	Lot 1, KAP61083	Central Okanagan Land Trust / Central Okanagan (Regional District)	Land Conservation (Parkland)

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
12	6198705	Lot 1, Plan KAP91112	Okanagan Gymnastic Centre / City of Kelowna	
13	6225585	Lot B, Plan KAP53836	Rutland Park Society	Criteria #5: 1,200 sq ft taxable as primary use of property not the principal purpose of the organization <u>owning</u> the property (Lease/Rental: Little Bloomers Daycare).
14	6935000	Part S 1/2 of SW 1/4	Central Okanagan Land Trust / Central Okanagan (Regional District)	Land Conservation (Parkland)
15	6936000	Part N 1/2 of SW 1/4	Central Okanagan Land Trust / Central Okanagan (Regional District)	Land Conservation (Parkland)
16	6961000	Lot Fr E 1/2 Sec 17, Twp 28 exc Plan B4553	Nature Trust of BC	Land Conservation (Parkland)
17	6962004	Fr NE 1/4 Sec 17, Twp 28 SDYD, shown Amended Plan B4553, exc Plan 26911	Crown Provincial/ Nature Trust of BC	Land Conservation (Parkland)
18	6962006	Lot A, Sec 17, Twp 28, Plan 41403	Nature Trust of BC	Land Conservation (Parkland)
19	6962008	Lot B, Plan 41403	Nature Trust of BC	Land Conservation (Parkland)
20	6974000-6974001	Lot 11, Sec. 22, Plan 4080	Scout Properties (BC/Yukon) Ltd	
21	6976000	Lot 11, Sec. 22, Plan 4080	Scout Properties (BC/Yukon) Ltd	Criteria #9: Caretaker Agreement in place
22	9461001	Lot B, DL 14, LD 41, KAP 10727	Kelowna Outrigger Racing Canoe Club Society/City of Kelowna	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
23	9472588	Lot 2, DL 14, LD 41, KAP53240	Kelowna Outrigger Racing Canoe Club Society/City of Kelowna	Criteria #9: Caretaker Agreement in place
24	10776000	Plan 9359, Lot 2	Kelowna Riding Club	Criteria #9: Caretaker Agreement in place
25	11151004	Lot 1, Plan 11796	Kelowna Minor Fastball Society/City of Kelowna	
26	11501989 / 11501979	Lot 1, Plan 35229	Central Okanagan Small Boat Association / City of Kelowna	Criteria #9: Caretaker Agreement in place
27	12184556	Lot 1, Plan KAP69898	Okanagan Mission Community Hall Association	

## Schedule G - Cultural

### Tax Exempt Properties for 2018 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	950	Lot 1, Block 12, Plan 202	Centre Cultural François De L' Okanagan	
2	1830	Lot 49, Plan 262, Blk 15	Kelowna Canadian Italian Club	
3	38641	Lot A, Plan 5438	Kelowna Museums Society / City of Kelowna	
4	38644	Plan 5438, D.L. 139	Kelowna Museums Society / City of Kelowna	
5	75959	Lot 2, Plan 37880	Kelowna Music Society	
6	77062	Lot 1, Plan 42511	City of Kelowna/Kelowna Museums Society	Criterion # 3: 200 sq ft taxable as area's primary purpose is gift shop. Per Policy 327: " Non-profit organizations conducting retail and/or commercial activity and charging rates or fees at market value are considered to be in competition with for-profit businesses and will not be eligible for tax exemption." Note: The portion of the Wine Museum which is a gift shop is taxable – Approx. 1.8% of the Laurel Building (200 sq. ft.).
7	79932	Lot A, Plan KAP67454	Kelowna Art Gallery/City of Kelowna	

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
8	80250	Lot A, KAP67454	Kelowna Visual & Performing Arts Centre Society / City of Kelowna	The following areas will be Exempt- (80250) Centre Roll 80250 - Society area 37,034 Theatre Kelowna 892 sq ft Okanagan Artists Alternative Association (2 areas) 2,058 sq ft Ponderosa Spinners and Weavers area 409 sq ft Music Room 520 sq. ft. Potters Addict 1589 sq ft Roll 80259 - Cool Arts Society 429 sq ft Roll 80252 - New Vintage Theatre (non-profit) 1,185 sq ft Non-exempt areas – total 3178 ft. 80251 KVPACS Bistro 1,236 sq ft 80255 Angie Bonten, Trina Ganson, Sara Parsons studio 350 sq ft 80256 Mal Gagnon studio area 428 sq ft 80257 Crystal Przybille studio area 370 sq ft 80258 LaLuz Art Glass (Joanne McKeachnie) 444 sq. ft. 80260 Brandy Marsh 350 sq ft
9	80252	Lot A, KAP67454	Kelowna Visual & Performing Arts Centre Society / City of Kelowna	
10	80259	Lot A, KAP67456	Kelowna Visual & Performing Arts Centre Society / City of Kelowna	
11	83355	Lot 1, KAP92254	Okanagan Symphony Society/City of Kelowna	
12	83731	Lot 3, Plan KAP 57837, DL 139	Okanagan Regional Library / City of Kelowna Library Society	
13	7212624	Lot 10, KAP72245	Westbank First Nation	
14	10349220	Lot B, Plan 28112	German - Canadian Harmonie Club	Criteria #7: 4,413 sq ft taxable as areas primary purpose is liquor and or meal services
15	10388000	Lots 15 and 16, Blk. 7, Plan 415B	Central Okanagan Heritage Society	Criteria #9: Caretaker agreement in place.
16	10768001	Lot A, Plan 6710	Roman Catholic Bishop of Nelson Pandosy Mission	



**Schedule H – Other Non-Profit Societies**

**Tax Exempt Properties for 2018 Tax Year**

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	16670	Lot 16, Plan 1303	Kelowna Yoga House Society	Criteria #4: No Change in Status. Per Policy 327: house on property used by society & similar programs offered at Sport & Rec.
2	23360	Lot 7, Plan 2498	Columbus Holding Society	
3	28740	Lot 8, Plan 3398	Kelowna Centre for Positive Living Society	
4	70030	Lot A, Plan 28311	Columbus Holding Society	Criteria #5: Upper floor & main floor fully taxable as primary use of property not the principal purpose of the organization <b>owning</b> the property (lease/rental upper floor - Inn From the Cold, main floor Lease/Rental Taxable-Right to Life, basement 100% Exempt: Knights of Columbus
5	77364	Lot A, Plan 43658	Kelowna Sr. Citizens Society of BC	Criteria #9: Caretaker agreement in place.
6	5763001	Lot A, Plan KAP82536	Kelowna General Hospital Foundation	
7	6198706	Lot 1, Plan KAP91112, Safety Village Lease only (.739 ac.) (Parent 06198.702)	Kelowna & District Safety Council Society / City of Kelowna	
8	6199682	Lot 2, Plan 39917	Father DeLestre Columbus (2009) Society	
9	10759011	Lot 11, Plan 515, Blk 1	BC Society for Prevention of Cruelty to Animals	
10	6371365 - 6371403	Lot 1-39, Plan KAS384	The Society of Housing Opportunities and Progressive Employment	Partial Exemption based on difference - one parcel vs. individual strata units

**Schedule J – Estimated Municipal Property Tax Impact for the Years 2018 - 2020**

<b>Schedule</b>	<b>Property Classification</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
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**A - Places of Worship**

Class 01 - Residential	703	724	742
Class 06 - Business	23,707	24,411	25,027
Class 08 - Recreation/Non-Profit	263,424	271,249	278,089
<b>Total Municipal Taxes</b>	<b>\$287,834</b>	<b>\$296,384</b>	<b>\$303,858</b>

**B - Private Schools**

Class 01 - Residential	0	0	0
Class 06 - Business	169,693	174,733	179,137
Class 08 - Recreation/Non-Profit	12,276	12,641	12,960
<b>Total Municipal Taxes</b>	<b>\$181,969</b>	<b>\$187,374</b>	<b>\$192,097</b>

**C - Hospitals**

Class 01 - Residential	0	0	0
Class 06 - Business	17,151	17,660	18,105
Class 08 - Recreation/Non-Profit	0	0	0
<b>Total Municipal Taxes</b>	<b>\$17,151</b>	<b>\$17,660</b>	<b>\$18,105</b>

**D - Special Needs Housing**

Class 01 - Residential	55,134	56,772	58,202
Class 06 - Business	6,791	6,992	7,168
Class 08 - Recreation/Non-Profit	0	0	0
<b>Total Municipal Taxes</b>	<b>\$61,925</b>	<b>\$63,764</b>	<b>\$65,370</b>

**E -Social Services**

Class 01 - Residential	10,703	11,021	11,299
Class 06 - Business	238,152	245,224	251,406
Class 08 - Recreation/Non-Profit	2,524	2,599	2,664
<b>Total Municipal Taxes</b>	<b>\$251,379</b>	<b>\$258,844</b>	<b>\$265,369</b>

**F - Public Park or Recreation Ground, Public Athletic or Recreational**

Class 01 - Residential	69,983	72,062	73,876
Class 06 - Business	81,177	83,588	85,694
Class 08 - Recreation/Non-Profit	291,771	300,437	308,009
<b>Total Municipal Taxes</b>	<b>\$442,931</b>	<b>\$456,087</b>	<b>\$467,579</b>

**G - Cultural**

Class 01 - Residential	101	104	106
Class 06 - Business	355,312	365,864	375,083
Class 08 - Recreation/Non-Profit	9,541	9,824	10,071
<b>Total Municipal Taxes</b>	<b>\$364,954</b>	<b>\$375,792</b>	<b>\$385,260</b>

**H - Other**

Class 01 - Residential	3,760	3,871	3,969
Class 06 - Business	38,857	40,011	41,020
Class 08 - Recreation/Non-Profit	4,578	4,715	4,834
<b>Total Municipal Taxes</b>	<b>\$47,195</b>	<b>\$48,597</b>	<b>\$49,823</b>

**Total Impact**

Class 01 - Residential	140,384	144,554	148,194
Class 06 - Business	930,840	958,483	982,640
Class 08 - Recreation/Non-Profit	584,115	601,465	616,627
<b>Total Municipal Taxes</b>	<b>\$1,655,339</b>	<b>\$1,704,502</b>	<b>\$1,747,461</b>

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# Report to Council



**Date:** October 16, 2017

**File:** 1840-10

**To:** City Manager

**From:** Robert Parlane, Parks and Buildings Planning Manager

**Subject:** Boyce-Gyro Beach Park - Original Parking Lot Restoration to Recreational Use

Report Prepared by: Lindsay Clement, Park and Landscape Planner

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## **Recommendation:**

**THAT** Council receives for information, the report from the Parks and Buildings Planning Manager dated October 16, 2017, with respect to Boyce-Gyro Beach Park - Original Parking Lot Restoration to Recreational Use;

**AND THAT** Council directs staff to proceed with the restoration of the original Boyce-Gyro Beach Park small parking lot into recreational grass and volleyball courts as part of the overall scope for the Boyce-Gyro Beach Park and parking lot improvements project.

## **Purpose:**

To provide Council with the rationale for staffs' recommendation to reclaim the original small parking lot into recreational grass and volleyball courts as part of the overall Boyce-Gyro Beach park and parking lot improvements project.

## **Background:**

Construction of a permanent 132 stall parking and drop-off area for Boyce-Gyro is planned this year on part of the site currently being used as a gravel parking lot. The more efficient parking created will also allow for reclamation of the existing parking lot for active recreational use (beach volleyball) and passive greenspace.

During the confidential report to Council dated May 29, 2017, on the partial disposition of the property at 3326 Lakeshore Rd. there was considerable discussion on the restoration of the original small parking lot within Boyce-Gyro to recreational park use, and the loss of parking stalls resulting from this. Council instructed staff to report back on the rationale for their recommendation. This report seeks to provide that rationale.

## **Planning in balance**

In order to serve the highest and best use of the site as it relates to all citizens, planning staff looked to objectives that are defined in the City of Kelowna's Official Community Plan.

Boyce-Gyro meets several of those key objectives for park development: provide waterfront parkland along the Okanagan Lake shoreline; provide active and passive parks for a diversity of people and a variety of uses; and develop parkland to respond to user needs.

Staff recognize beach parks are an important amenity for our residents. In the 2012 Citizen Survey, waterfront and beach parks were the second highest priority, after neighbourhood parks, within the park system. Further, based on data from the 2017 Visitor Intercept Survey by Tourism Kelowna, staff know that beaches, parks and water activities top the list of activities that visitors plan to participate in during their stays in Kelowna. Staff also know that well-maintained, high quality parks and beaches are important to 82% of visitors

### **Parking summary**

Prior to the acquisition of this site, Boyce-Gyro was served by **32 stalls** within the park, and **26 stalls** on the lot opposite on the corner of Richter/Lakeshore.

Recognizing the increasing demand for parking, the City purchased the property at 3326 Lakeshore Road in 2006 for \$2.95 million, with the intention to replace the existing parking lots with a new, larger 100 stall lot, funded through the disposition of part of the site. At the time of acquisition, the lands were used as a mobile home park. Significant funding was further invested to relocate the trailers. In 2008, the City began to explore redevelopment options for the land with the adjacent land owner. The City's interest was in providing a new, much larger parking solution for Boyce-Gyro, reclaiming the smaller parking lot for recreational use, and supporting substantial mixed-use development for the neighborhood to increase the vibrancy of the park space year-round and support the growing town centre.

In 2008, the City established a gravel parking lot under a temporary use permit to support the parking requirements for Boyce-Gyro. This temporary gravel lot was permitted to hold 112 stalls. However due to the lack of defined stalls, the lot typically reaches maximum capacity at **90-100 stalls** on peak days. The temporary permit for this lot expired in 2015.

The original target for the parking lot was 100 stalls minimum. On staff's recommendation this was subsequently increased to **120 stalls**. However, the interim condition which existed for several years with the temporary parking lot in use before the original parking lot was removed, created a temporary condition with 137 stalls, plus an additional 15-18 on-street stalls on Watt Road. For some residents, this temporary provision has become the expected permanent provision.

Through internal work on the partial land disposition, a design for a larger **132 stall** parking lot and informal drop-off area was achieved and presented to Council. The construction of this parking lot is planned for this year on the part of the site currently being used as the temporary gravel parking lot.

### **Safety**

The original parking lot is inefficiently laid out, with a large ratio of area dedicated to the driving aisle. It also exits onto Lakeshore Drive across a multi-use corridor and in close proximity to a busy intersection. During busy periods many vehicles enter the parking lot, do a circuit looking for a space, and then leave back onto Lakeshore Dr, or, idle there waiting for a stall to become free. This increased traffic is a hazard for pedestrians and cyclists on the

multi-use corridor, as well as creating additional noise and fumes for park users. Closing this parking lot will remove these hazards, and direct all park vehicle circulation to the one location away from park users.

### **Accessibility**

The original park was served by two accessible parking stalls within the original parking lot. A further two accessible stalls were added adjacent to the park on Watt Road. The new permanent parking lot will create four accessible stalls immediately adjacent to the main pedestrian path with four drop-off stalls adjacent for those with other physical challenges, or families just with lots of beach gear. Further, the row adjacent to the footpath on the west side of the parking lot may be reserved only for use by young families or seniors.

The relocation of the new parking lot immediately adjacent to the existing park without having to cross either Watt Road or Lakeshore Road greatly improves the accessibility and safety for all park users.

### **Land disposition**

The land disposition agreement currently under contract with ASC Lands includes the dedication and construction of Lanfranco Road within two years and the acquisition of parkland adjacent to Fascieux Creek. The Lanfranco Road extension will greatly improve vehicle circulation in the local vicinity, as well as providing 30 additional on-street stalls, which more than offsets those lost on Watt Road (15-18 stalls).

The additional on-street stalls on Lanfranco Road, less those lost on Watt Road, brings the total provision to 144 stalls. This is **24 stalls greater** than the 120 minimum identified by Council, and **12 stalls more** than the interim condition that exists currently. However, this land disposition is currently under contract, and therefore remains confidential. The public are not aware of the Lanfranco Road extension and the additional on-street parking resulting from it.

### **Public engagement**

A concept design and other planning information was presented to the public during an information session held at Boyce-Gyro on May 18, 2017. Several local residents expressed their concern over the poor vehicular circulation in the area, and the loss of the original parking area, stating that the new paved parking area might not be enough to handle the volume of vehicles that visit this waterfront park on its busiest days. The land disposition was not concluded at the time, and so the public was not aware the Lanfranco Road extension would be brought forward as a result, addressing several of the concerns raised.

Other comments received from the public included support for the extension of the multi-use corridors, and for the public art piece, as well as desires for more volleyball courts, more recreational grass areas, and improvements to the play equipment.

### **Financial and aesthetic value**

Our waterfront within the City is highly valuable and highly desirable land. The City pays significant premiums to acquire additional waterfront. The existing parking lot is 0.41 acres

in size, although not increasing the beach frontage, this design proposal increases the park area available for recreation by 5%. For a theoretical comparison, if the City were to increase Boyce-Gyro by the same area, through purchasing the property to the immediate south which is a similar size (0.37 acres), the current assessed value is \$3 million. This is a very rudimentary method to determine the value of this land, or the cost to provide equivalent amenities on the waterfront.

Perhaps more significantly, the value attached to the site can also be expressed by how the land can allow public access to the waterfront, both visually and physically, and how it can provide active and passive recreational opportunities to its users. South of the City centre Boyce-Gyro and Rotary Beaches provide the only unobstructed and pleasing views down the lake from Lakeshore Road. The removal of parked cars from Boyce-Gyro will greatly enhance this view.

### **Beach Volleyball**

Beach volleyball, as a recreational sport, has been growing in popularity. In the past two years the City of Kelowna's recreational league has seen a growth in number of teams from 89 to 113. An additional two courts at Boyce-Gyro park would mean an increase in play for eight to twelve teams per league night.

For tournament play, the City currently uses five courts at City Park and four at Boyce-Gyro. There are also an additional four courts at Okanagan College's KLO Road Campus nearby. For recreational leagues, just one these sites would typically be used. For smaller tournaments, teams typically play at both parks. Larger tournaments however, typically go elsewhere in the valley. The City hosts several tournaments each season, and both City Park and Boyce-Gyro are completely at their maximum capacities for both recreational and tournament games.

In terms of layout and location of the courts, tournament organizers have a preference for courts which are a little offset from the beach area (as proposed in the layout at Boyce-Gyro). One of the main reasons for this is that water stays off and away from the courts, keeping the sand in good condition. During the flood event of this year, the City lost several beach volleyball tournaments due to courts at City Park being unusable. Two additional volleyball courts at Boyce-Gyro would greatly increase the diversity of options and management of both recreational and competition volleyball, and help Kelowna compete against larger volleyball centres.

### **Other amenities**

In addition to volleyball, the restoration of the original parking lot will be used to create some extra recreational lawn and structure planting. Also, following the success of outdoor table-tennis at Stuart Park this summer, permanent outdoor table-tennis tables are proposed adjacent to the central walkway. Finally, additional bike racks will be added throughout the park, so visitors can keep their bikes close by and within sight.

### **Phasing and construction costs**

The project proposes to complete the original parking lot restoration concurrently with construction of the main parking lot, thereby yielding the cost efficiencies of a larger project.

It is intended for the work to be carried out in early 2018, with completion before the main summer season.

Combining both components within one project will reduce overall construction costs. To tender out just the small parking lot work at a later date would eliminate the opportunity for cost savings that occurs from already having work crews mobilized on site. A separate tender/contract would duplicate the overhead and mobilization costs, and result in an anticipated 30-50% increase in overall cost.

### **Summary:**

The proposed provision of parking at Boyce-Gyro is designed to meet the needs for a park of its' nature and scale. In comparison to parking provisions made at some of the City's other prominent waterfront parks, the amount being proposed is more than reasonable for what is required, and in excess of Council's direction. There will always be weekends during the summer in which no amount of parking space could accommodate the amount of visitors to the park. However, the City would not typically seek to design City infrastructure to a maximum that occurs for such a small window in the year.

Staff therefore consider reasonable parking provision has been made while still planning for all park users through the consideration of other parameters:

- Planning in balance
- Safety concerns
- Accessibility for all
- High value asset
- Aesthetic value
- Beach volleyball needs
- Other amenities
- Phasing and construction costs.

Therefore, it is staff's recommendation to proceed with the reclamation of the original parking lot to recreational use.

### **Internal Circulation:**

Divisional Director, Infrastructure  
Divisional Director, Active Living & Culture  
Divisional Director, Community Planning & Strategic Investments  
Director Strategic Investments  
Strategic Land Development Manager  
Sports & Events Services Manager  
Community Engagement Manager  
Infrastructure Delivery Department Manager

### **Considerations not applicable to this report:**

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

Personnel Implications:



Communications Comments:  
Alternate Recommendation:

Submitted by:

Robert Parlane, Parks and Buildings Planning Manager

Approved for inclusion:



Alan Newcombe, Divisional Director, Infrastructure

Attachment: 2017-10-16-Boyce-Gyro Beach Park reclamation-presentation

cc: Divisional Director, Infrastructure  
Divisional Director, Active Living & Culture  
Divisional Director, Community Planning & Strategic Investments  
Director Strategic Investments  
Strategic Land Development Manager  
Sports & Events Services Manager  
Community Engagement Manager  
Infrastructure Delivery Department Manager

# Boyce-Gyro Beach Park Improvements

October 16, 2017



# Boyce-Gyro Beach Park

## Project background

- ▶ Public information session held in May 2017
- ▶ Approval of land disposition May 2017
- ▶ Construction planned for Spring 2018



# Boyce-Gyro Beach Park

- ▶ 132 stall parking lot
- ▶ Extension of multi-use transportation corridors
- ▶ Reclamation of park area from paved surfacing
- ▶ Washroom building renovation
- ▶ Public Art





# Boyce-Gyro Beach Park

Existing parking lots



# Boyce-Gyro Beach Park

## Existing parking lots

- ▶ Existing internal lot A
  - ▶ 32 stalls
- ▶ Temporary lot (permit expired) B
  - ▶ 90-100 stalls practically

Total 132 off street stalls

Boyce-Gyro Beach Park will offer...

# Improved parking

Proposed parking lot

► 132 stalls

A



Boyce-Gyro proposed	132
Sutherland	On-street only
Kinsmen	On-street only
Strathcona	25
Sarsons	28
Rotary	72
Waterfront	111
City Park	291



Boyce-Gyro Beach Park will offer...

# Improved parking

Proposed parking lot

- ▶ 132 stalls

A

On-street parking along Watt road lost

- ▶ -18 stalls

B



Boyce-Gyro proposed	114
Sutherland	On-street only
Kinsmen	On-street only
Strathcona	25
Sarsons	28
Rotary	72
Waterfront	111
City Park	291



# Boyce-Gyro Beach Park

ASC Offer



Boyce-Gyro Beach Park will offer...

# Improved parking

Proposed parking lot

A

- ▶ 132 stalls

On-street parking along Watt road lost

- ▶ Lanfranco Road +30 stalls
- ▶ Watt Road -18 stalls

B

C

C



Boyce-Gyro proposed	144
Sutherland	On-street only
Kinsmen	On-street only
Strathcona	25
Sarsons	28
Rotary	72
Waterfront	111
City Park	291

Boyce-Gyro Beach Park will offer...

# Improved parking

Council minimum requirement

- ▶ 120 stalls

Existing 'interim' condition

- ▶ 132 stalls

Proposed parking lot  
(plus Lanfranco Rd, less Watt Rd)

- ▶ 144 stalls

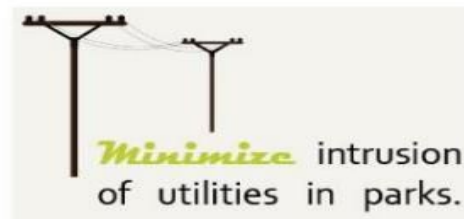


# Boyce-Gyro Beach Park





# Planning in balance



Boyce-Gyro Beach Park is in a...

**High traffic area**





Boyce-Gyro Beach Park is in a...

# High traffic area

- ▶ Potential conflict with multi-use corridor



Boyce-Gyro Beach Park will offer...

# Increased safety

- ▶ Reduced idling
- ▶ Reduced conflicts with pedestrians or cyclists
- ▶ Better vehicular circulation





# Improved accessibility

- ▶ Four accessible stalls
- ▶ Four drop off stalls
- ▶ Young family and seniors priority parking



Boyce-Gyro Beach Park is...

# Very popular

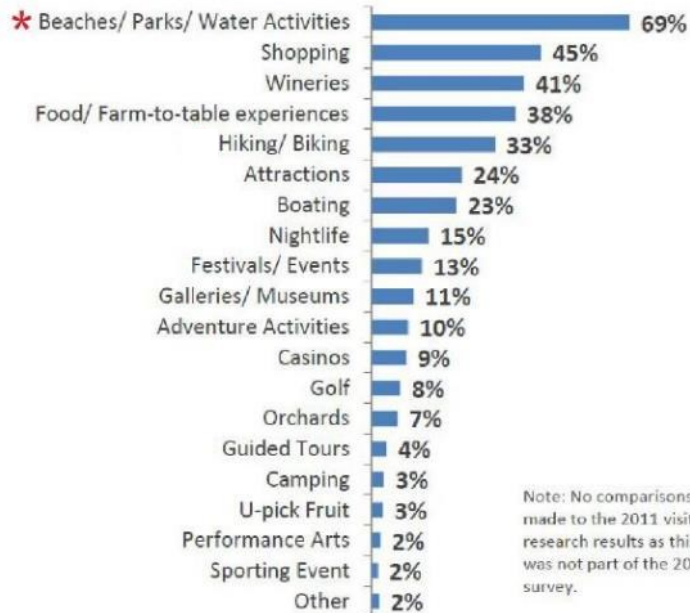


Boyce-Gyro Beach Park is...

# Highly desirable



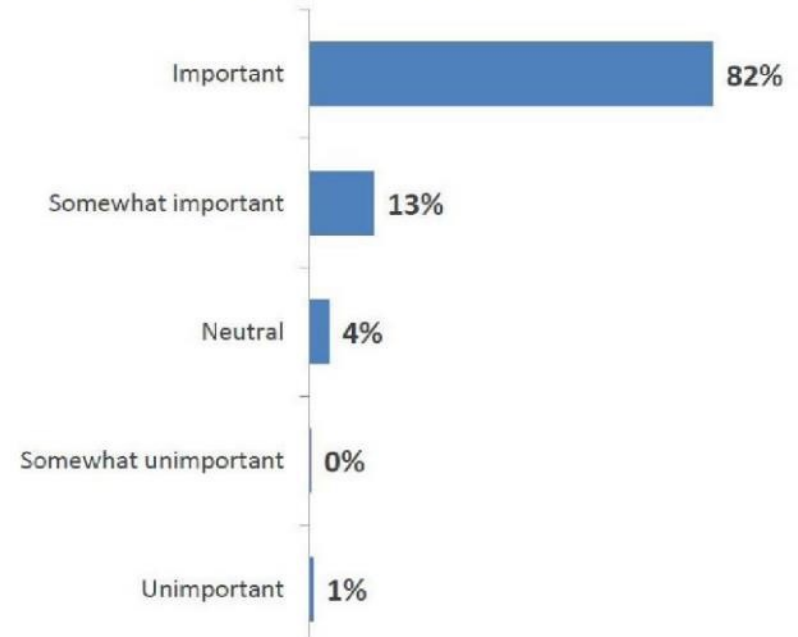
Which of the following activities have you/will you/do you plan to participate in during your stay in Kelowna?



Note: No comparisons were made to the 2011 visitor research results as this question was not part of the 2011 survey.



How important are well maintained/ high quality parks and beaches in your decision to choose Kelowna as a place to visit?





Boyce-Gyro Beach Park has...

# Significant land value

- ▶ Valuable waterfront property



Boyce-Gyro Beach Park offers...

# Iconic aesthetic value

- ▶ Mature trees, open lawn, and beachfront
- ▶ Inviting park interface





Boyce-Gyro Beach Park offers...

# Iconic aesthetic value

- ▶ Parked cars break up aesthetic





Boyce-Gyro Beach Park hosts...

# Recreational sports

- ▶ Increasing demand for additional beach volleyball courts
  - ▶ 89 teams (2015)
  - ▶ 113 teams (2017)



Boyce-Gyro Beach Park hosts...

# Recreational sports

- ▶ City Park 5 courts
- ▶ Boyce-Gyro Beach Park 4 courts
- ▶ Okanagan College 4 courts





Boyce-Gyro Beach Park has...

# Less vulnerable courts



Boyce-Gyro Beach Park has...

# Less vulnerable courts

- ▶ 2017 flooding took City Park courts out of tournament play for spring season





Boyce-Gyro Beach Park will offer...

# Improved recreational access

- ▶ 2 additional courts increases space for 8-12 teams per league night
- ▶ Creates a higher diversity of use



# Reduced construction costs

- ▶ Single contract
- ▶ Minimised overhead and mobilization costs
- ▶ Coordinate with utility upgrades



# Boyce-Gyro Beach Park

- ▶ Improved parking
- ▶ Planning in balance
- ▶ Safety
- ▶ Accessibility
- ▶ Popular & desirable site
- ▶ High value asset
- ▶ Aesthetic improvement
- ▶ Improve recreational facilities
- ▶ Reduced construction costs





*Questions?*

# Report to Council



**Date:** October 16, 2017

**File:** 0913-20-132

**To:** City Manager

**From:** J. Säufferer, Manager, Real Estate Services

**Subject:** Proposed Road Closure Bylaw – Adjacent to 663 Gaston Avenue

Report Prepared by: B. Walker, Property Officer

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## **Recommendation:**

THAT Council receives, for information, the Report from the Manager, Real Estate Services dated October 16, 2017, recommending that council adopt the proposed closure of a portion of road adjacent to 663 Gaston Avenue;

AND THAT Bylaw No.11497, being proposed road closure of a portion of land adjacent to 663 Gaston Avenue, be given reading consideration;

AND FURTHER THAT the Mayor and City Clerk be authorized to execute all documents necessary to complete this transaction.

## **Purpose:**

To dispose of an excess 186 m<sup>2</sup> portion of road (lane) adjacent to 663 Gaston Avenue.

## **Background:**

The proposed road closure (shown as "Closed Road" in the attached Schedule 'A') is a small remnant lane no longer required for municipal purposes. The road closure area will be consolidated with the adjacent property at 663 Gaston Avenue.

## **Internal Circulation:**

Manager, Development Engineering  
Manager, Urban Planning  
Manager, Transportation Engineering

## **Legal/Statutory Authority:**

Section 26 and 40, Community Charter



**Considerations not applicable to this report:**

Legal/Statutory Procedural Requirements:

Existing Policy:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

**Submitted by:** J. Säufferer, Manager, Real Estate Services

**Approved for inclusion:** D. Edstrom, Director, Real Estate

Attachment: 1. Schedule A – Survey Plan

cc: J. Kay, Manager, Development Engineering  
T. Barton, Manager, Urban Planning  
G. Foy, Manager, Transportation Engineering

**SURVEY PLAN CERTIFICATION  
PROVINCE OF BRITISH COLUMBIA**

PAGE 1 OF 2 PAGES

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you

(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and

(b) certify the matters set out in section 168.73 (4) of the Land Title Act, Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.

**Mark Cahill**  
**LX9KF4**

Digitally signed by Mark Cahill LX9KF4  
DN: c=CA, cn=Mark Cahill LX9KF4,  
o=BC Land Surveyor, ou=Verify ID at  
www.juricert.com/LKUP.cfm?  
id=LX9KF4  
Date: 2017.09.29 15:03:10 -07'00'

## 1. BC LAND SURVEYOR: (Name, address, phone number)

AllTerra Land Surveying Ltd.

Mark A. Cahill BCLS

#202 - 586 Leon Ave.

Kelowna

BC V1Y 6J6

mcahill@allterrasurvey.ca

(250)762-0122

File: 317487-RF1

☐ Surveyor General Certification [For Surveyor General Use Only]

## 2. PLAN IDENTIFICATION:

Control Number: **150-672-2590**

Plan Number: **EPP76466**

This original plan number assignment was done under Commission #: **812**

## 3. CERTIFICATION:

☒ Form 9

☐ Explanatory Plan

☐ Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: 2017 September 22 (YYYY/Month/DD) The checklist was filed under ECR#:

The plan was completed and checked on: 2017 September 29 (YYYY/Month/DD) **203816**

☒ None ☐ Strata Form S

☒ None ☐ Strata Form U1 ☐ Strata Form U1/U2

Arterial Highway ☐

Remainder Parcel (Airspace) ☐

4. ALTERATION: ☐

## PLAN EPP76466

BCGS 82E.083

## LEGEND

- Distances shown are horizontal, ground-level distances, in metres and decimals thereof.

Grid bearings are derived from observations between geodetic control monuments 6457 and 6459 and are referred to the central meridian of UTM Zone 11.

This plan shows horizontal, ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99999409, which has been derived from geodetic control monument 6457.



This plan lies within the Regional District of Central Okanagan.

The field survey represented by this plan was completed on the 22nd day of September, 2017.  
Mark A. Cahill #812

# CITY OF KELOWNA

## BYLAW NO. 11497

### **Road Closure and Removal of Highway Dedication Bylaw** **(Portion of Lane Adjacent to Gaston 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 adjacent to Gaston Avenue**

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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 186.0 m<sup>2</sup> shown in bold black as Closed Road on the Reference Plan prepared by Mark A. Cahill, 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

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

