City of Kelowna
Regular Council Meeting
AGENDA

Monday, October 23, 2017

1:30 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. Call to Order

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

2. Confirmation of Minutes 3 - 10

PM Meeting - October 16, 2017

3. Public in Attendance

3.1 Interior Health Authority 11 - 23

Presentation to Council by Dr. Silvina Mema, Medical Health Officer, Interior Health Authority

4. Development Application Reports & Related Bylaws

4.1 3317 McCulloch Road, A17-0006 - Calvin Kuipers 24 - 50

To consider a staff recommendation NOT to support an application requesting permission from the Agricultural Land Commission (ALC) for a Non-Farm Use to permit long term, year round rentals of recreational vehicles on the subject property.

4.2 486 Cadder Ave, HRA17-0002 - Dr. Alan Broome Inc 51 - 81

To enter into a new Heritage Revitalization Agreement for the subject property.

4.3 486 Cadder Ave, BL11495 (HRA17-0002) - Dr. Alan Broome Inc. 82 - 87

To give Bylaw No. 11495 first reading in order to enter into a Housing Revitalization Agreement located at 486 Cadder Ave.

4.4 4623 Gordon Dr, Z17-0052 - 1104166 BC Ltd Inc 88 - 92

To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate a two lot subdivision.

4.5 4623 Gordon Dr, BL11505 (Z17-0052) - 1104166 BC Ltd Inc. 93 - 93

To give Bylaw No. 11505 first reading in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.

5. Non-Development Reports & Related Bylaws

5.1 Renewal of Uptown Rutland Business Improvement Area 94 - 136

To approve the renewal of a specified area for the purpose of annually funding, over a 5 year period, the Uptown Rutland Business Association.

5.2 BL11504 - Uptown Rutland Business Improvement Area 2018-2022 Bylaw 137 - 152

To give Bylaw No. 11504 first, second and third readings for the renewal of the Uptown Rutland Business Improvement Area 2018-2022.

5.3 Closure and Sale of Excess Road Adjacent to John Hindle Drive 153 - 155

To dispose of 1.56 ha of Curtis Road adjacent to (S OF) John Hindle Drive for consolidation with the adjacent property.

5.4 BL11484 - Road Closure and Removal of Hwy Dedication - Portion of John Hindle Drive 156 - 157

To give Bylaw No. 11484 first, second and third readings in order to close a portion of John Hindle Drive.

6. Bylaws for Adoption (Non-Development Related)

6.1 BL11445 - Amendment No. 6 to Development Applications Fees Bylaw No. 10560 158 - 164

To adopt Bylaw No. 11445 in order to correct fees under the ALR Applications in the Development Applications Fees Bylaw No. 10560.

6.2 BL11492 - 2018 Permissive Tax Exemption Bylaw 165 - 186

To adopt Bylaw No. 11492 in order to create the 2018 Permissive Tax Exemption Bylaw.

7. Mayor and Councillor Items

8. Termination

City of Kelowna
Regular Council Meeting
Minutes

Date:	Monday, October 16, 2017
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given Tracy Gray, Brad Sieben and Luke Stack*
Members Absent	Councillors Charlie Hodge and Mohini Singh
Staff Present	City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Urban Planning Manager, Terry Barton*; Community Planning Department Manager, Ryan Smith*; Community Planning Supervisor, Lindsey Ganczar*; Planner, Emily Williamson*; Planner, Trisa Brandt*; Planner Specialist, Adam Cseke*; Policy & Planning Department Manager, Danielle Noble-Brandt*; Divisional Director, Financial Services, Genelle Davidson*; Revenue Supervisor, Angie Schumacher*; Parks & Buildings Planning Manager, Robert Parlane*; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist*; Legislative Coordinator (Confidential), Arlene McClelland

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:35 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 Donn/Seconded By Councillor Gray

R820/17/10/16 THAT the Minutes of the Regular Meetings of October 2, 2017 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

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

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Given/Seconded By Councillor Donn

R821/17/10/16 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.

Carried

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

Moved By Councillor Gray/Seconded By Councillor Donn

R822/17/10/16 THAT Bylaw No. 11494 be read a first time.

Carried

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

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Sieben

R823/17/10/16 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.

Carried

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

Moved By Councillor Donn/Seconded By Councillor Gray

R824/17/10/16 THAT Bylaw No. 11496 be read a first time.

Carried

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

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Given/Seconded By Councillor DeHart

R825/17/10/16 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.

Carried

3.6 1869 Maple St, BL11499 (Z17-0045) - Gregory and Linda Bauer

Moved By Councillor Gray/Seconded By Councillor Donn

R826/17/10/16 THAT Bylaw No. 11499 be read a first time.

Carried

3.7 9590 McCarthy Rd, Z17-0074 - 0954717 BC Ltd Inc.

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Donn/Seconded By Councillor Sieben

R827/17/10/16 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.

Carried

3.8 9590 McCarthy Rd, BL11501 (Z17-0074) - 0954717 BC Ltd Inc.

Moved By Councillor Donn/Seconded By Councillor Gray

R828/17/10/16 THAT Bylaw No. 11501 be read a first time.

Carried

3.9 1257 Rio Dr, Z17-0064 - Scott and Shelley LaHay

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

Moved By Councillor Donn/Seconded By Councillor Given

R829/17/10/16 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.

Carried

3.10 1257 Rio Dr. BL11502 (Z17-0064) - Scott and Shelley LaHay

Moved By Councillor Donn/Seconded By Councillor Gray

R830/17/10/16 THAT Bylaw No. 11502 be read a first time.

Carried

3.11 505-525 Snowsell St, OCP14-0027 (BL11105) & Z14-0059 (BL11106) – Extension Request

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

Moved By Councillor Sieben/Seconded By Councillor Donn

R831/17/10/16 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.

Carried

3.12 1502 Sutherland Avenue, DP17-0161 - Randi Fox – Fox Architecture

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

Moved By Councillor Stack/Seconded By Councillor DeHart

R832/17/10/16 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.

Carried

3.13 Mayor Basran, re: Waiving Time Limit for Reapplication

Mayor Basran:
- Provided reasons for requesting the application be brought forward now rather than waiting six months.

Moved By Councillor Sieben/Seconded By Councillor Given

R833/17/10/16 THAT Council supports the waiving of the 6-month time limit for re-application of Development Permit and Development Variance Permit for 3626 Mission Springs Drive.

Carried

4. Bylaws for Adoption (Development Related)

4.1 196 Cariboo Road, BL11288 (Z16-0018) - D & S Schulz Enterprises Ltd

Moved By Councillor Donn/Seconded By Councillor Given

R834/17/10/16 THAT Bylaw No. 11288 be adopted.

Carried

4.2 840 Mayfair Rd, BL11452 (Z17-0033) - Benjamin Page -et

Moved By Councillor Stack/Seconded By Councillor DeHart

R835/17/10/16 THAT Bylaw No. 11452 be adopted.

Carried

4.3 462 Clifton Rd, BL11475 (Z17-0067) - Lawrence & Mary Berg

Moved By Councillor Stack/Seconded By Councillor DeHart

R836/17/10/16 THAT Bylaw No. 11475 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Amendment to the Development Application Fees Bylaw No. 10560

DRAFT

Staff:
- Provided an overview of the amendment to the Development Application Fees Bylaw.

Moved By Councillor Donn/Seconded By Councillor DeHart

R837/17/10/16 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.

Carried

5.2 BL11445 - Amendment No. 6 to Development Applications Fees Bylaw No. 10560

Moved By Councillor DeHart/Seconded By Councillor Stack

R838/17/10/16 THAT Bylaw No. 11445 be amended at third reading.

Carried

5.3 Community Energy Specialist

Staff:
- Provided an overview of the one-year contract for the Community Energy Specialist position and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Gray

R839/17/10/16 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.

Carried

5.4 2017 Late Applications for Permissive Tax Exemption

Councillor Stack declared a conflict of interest for items 5.4, 5.5 and 5.6 as his employer applies for permissive tax exemptions and departed the meeting at 2:22 p.m.

Staff:
- Displayed a PowerPoint Presentation summarizing the 2017 Municipal Tax Refund and the amendment to Council Policy No. 327.

Moved By Councillor Sieben/Seconded By Councillor Given

R840/17/10/16 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 15th 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."

Carried

5.5 2018 Permissive Tax Exemption Bylaw No. 11492

Staff:
- Displayed a PowerPoint Presentation summarizing the recommended 2018 exemptions and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor DeHart

R841/17/10/16 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.

Carried

5.6 BL11492 - 2018 Permissive Tax Exemption Bylaw

Moved By Councillor Gray/Seconded By Councillor DeHart

R842/17/10/16 THAT Bylaw No. 11452 receive first, second and third readings.

Carried

Councillor Stack rejoined the meeting at 2:30 p.m.

5.7 Boyce-Gyro Beach Park – Original Parking Lot Restoration to Recreational Use

Staff:
- Displayed a PowerPoint Presentation providing rationale for reclaiming the original small parking lot into recreational grass and volleyball courts and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Donn

R843/17/10/16 THAT Council receives for information, the report from the Parks and Buildings Planning Manger 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.

Carried

5.8 Proposed Road Closure Bylaw – Adjacent to 663 Gaston Avenue

Moved By Councillor Given/Seconded By Councillor Sieben

R844/17/10/16 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.

Carried

5.9 BL11497 - Road Closure Bylaw - Portion of Lane Adjacent to Gaston Ave

Moved By Councillor DeHart/Seconded By Councillor Stack

R845/17/10/16 THAT Bylaw No. 11497 receive first, second and third readings.

Carried

6. Mayor and Councillor Items

Councillor DeHart
- Thanked the Mayor and Councillors, and everyone who participated with the United Way Drive Through Breakfast and spoke to the success of the event.

Mayor Basran:
- Recognized Councillor Singh's efforts with the East Meets West Foundation's Annual Dinner and Fundraiser event held this past weekend.

Councillor Sieben:
- Expressed kudos to both Councillor DeHart and Singh on their community involvement.

Councillor Gray:
- Made comment that this week is Small Business Week and there will be seminars taking place.

Councillor Given:
- Made comment that the RCMP gratitude community celebration is being held on October 17th at the RCMP Detachment.

Mayor Basran:
- Congratulated all the winners at the Business Excellence Awards last week.
- Made comment that small businesses are a strong pillar in our community and thanked the Chamber of Commerce for another great event.

7. Termination

This meeting was declared terminated at 3:01 p.m.

Mayor

City Clerk

/acm

DRAFT

Overdose Emergency Update for City of Kelowna

Dr. Silvina Mema
Medical Health Officer
Interior Health Authority

October 23, 2017

Interior Health
Every person matters

KELOWNA CAPITAL NEWS

People gather in Stuart Park Friday for the Candle Light Virgil for International Overdose Awareness Day. - Credit: Douglas David Farrow

Large crowd gathers for International Drug Overdose Awareness Day

Kelowna's first event was held yesterday with a Candle Light Vigil in Stuart Park

CBCnews | British Columbia

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Spike in Kelowna overdose deaths prompts public alert

Interior Health warns drugs users to take precautions after 7 deaths in 9 days

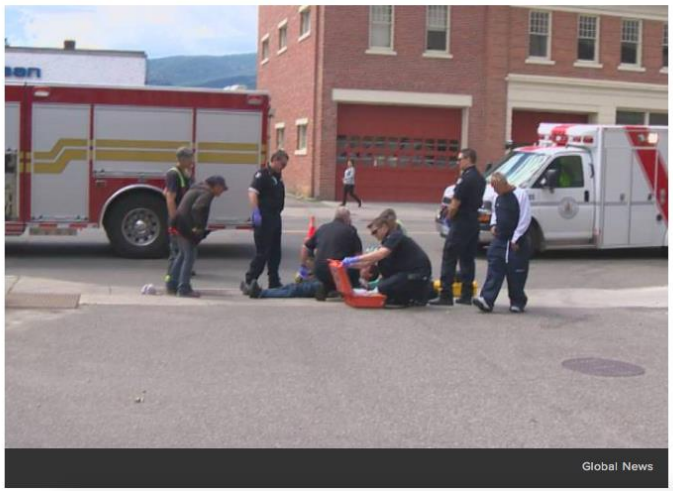
By Bethany Lindsay, CBC News Posted: Aug 30, 2017 4:24 PM PT | Last Updated: Aug 30, 2017 4:24 PM PT

OVERDOSE DEATHS August 30, 2017 10:46 am Updated: August 30, 2017 10:47 am

Drug overdose alert issued in Kelowna

By Klaudia Van Emmerik
Anchor/Reporter Global News

Comments | Facebook | Twitter | Email | Print | ...



AM 1150
NEWS · TALK · SPORTS

KELOWNA HAS HIGHEST RATE OF OPIOID POISONING HOSPITALIZATION

MONIKA GUL
Friday, September 15th 2017 - 9:49 am

HEALTH September 14, 2017 1:19 pm Updated: September 14, 2017 5:55 pm

Kelowna tops Canada for rate of opioid hospitalizations

By Lauren Pullen
Anchor/Reporter Global News

Comments | Facebook 202 | Twitter | Email | Print | ...

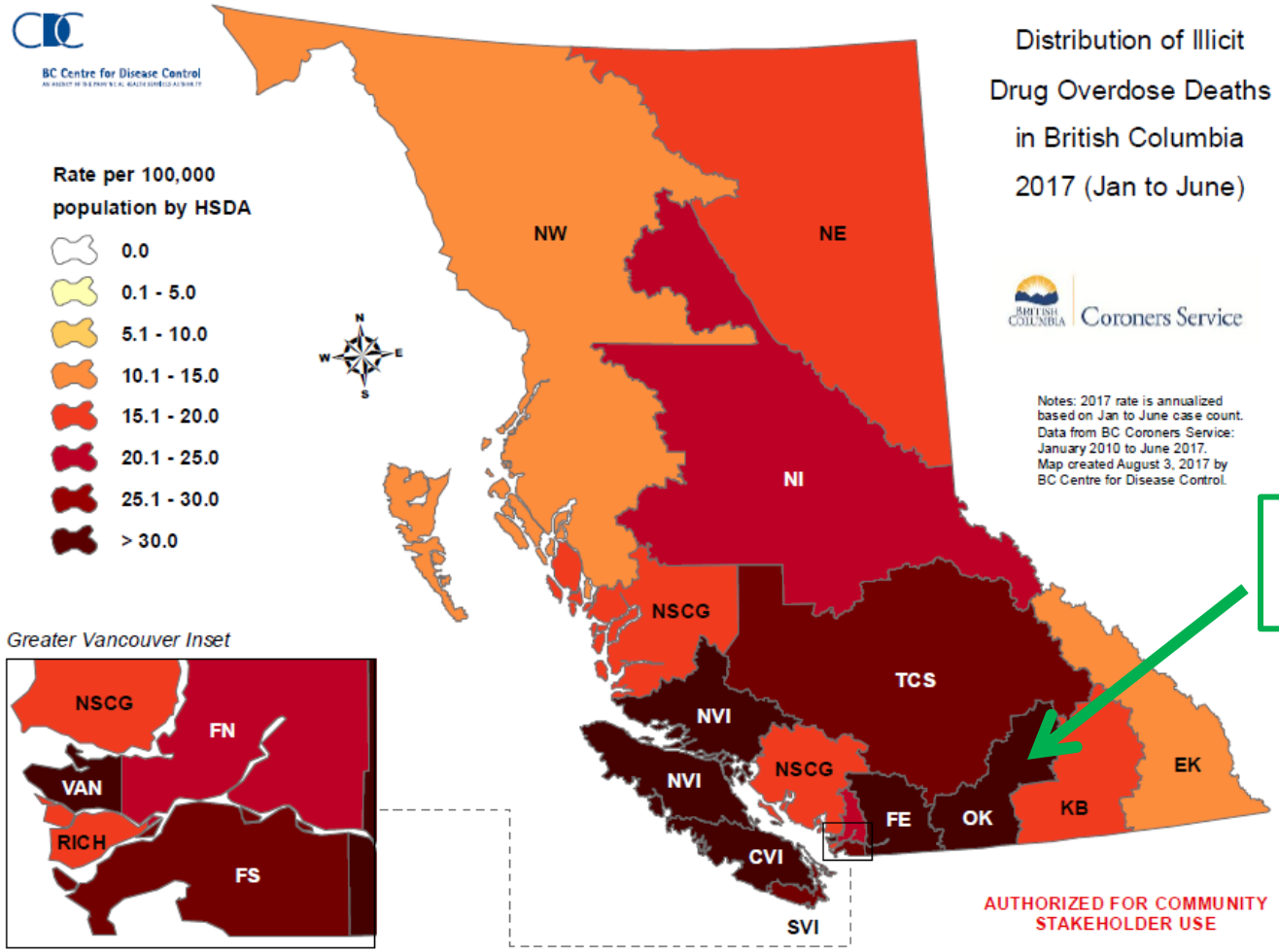
Federal Liberals from across the country - wrapped up their two-day caucus meeting in Kelowna - and today - one of the biggest crisis plaguing the Okanagan and the BC - was brought up for debate. Top health officials in the province and at least one MP are advocating for drug decriminalization in wake of the Fentanyl crisis, but as Lauren Pullen reports that's not something we'll be seeing anytime soon.

Outline

* Epidemiological update
* Interior Health response
* Community based response

Every person matters

Illicit Drug Overdose Deaths in BC



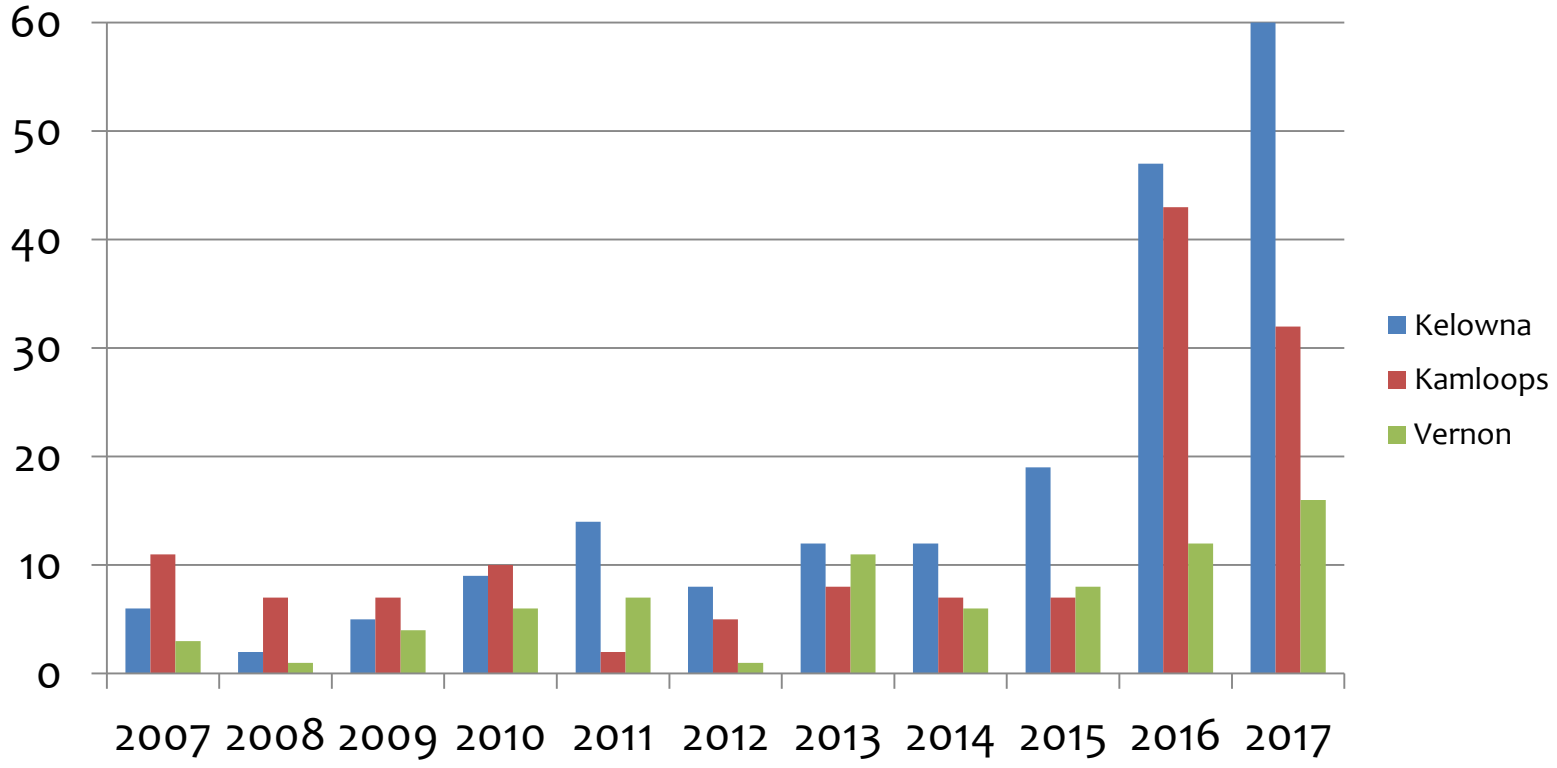
>30 per 100,000

Every person matters

Illicit Drug Overdoses Kelowna

* 60 deaths: January 1 to August 31, 2017
* 47 deaths in all of 2016 (record year)
* Approximately 90 deaths projected for 2017 at this pace
* Illicit drug overdose death rate is higher than Vancouver
* Kelowna Census Metropolitan Area ranked highest in the country among 34 for opioid poisoning hospitalizations in 2016/17

Overdose Deaths by Top Township, 2007-2017*



*2017 data includes January 1, 2017 to August 31, 2017

Every person matters

Who is affected?

* Males aged 30-49
* Aboriginal population
* People using drugs alone and in private residences
* Fentanyl detected in >90% of fatal overdoses
* Various drug types and modes of consumption reported
* Regular and occasional users

Calvin
Nikki N.
Buck Wild!!
Nicole -N.
Chris Cosselman
Juli Russell
James G.
Cody R.I.P. 17
Jake Fogville
Little Jay
Ryan D.
Josh Cotts RIP July 1990 April 2017
Jason
DENNIS L.
Tom
WE LOVE YOU MAUREEN (MAU) Mom & DAD
Angela
Ken
John C.
Amanda L.
Racine
Corrine March 2017
Joseph (J.J.)
Luke AKA Irish
Kerri R.
TAMMY We ♥ you
Freddy
Jennifer
John
Jaz
Giovanni
Keenan
RIP Trevor 2017
Jim
Thomas Evans
Ryan Love you to infinity
Bill
James M.
Allan
Uncle Larry
Justus
Steve Love you, miss you... always
Gary
Tyler
Chelsea
Brandon
CHOIE High miss ya forever
Jason
Mathew ☺ Love You
CALUM 1998-2017
Larry
Mike
Aaron
Jim
Darren
Joshua
Troy
Son, brother & uncle 8.24.89 Drew 10.11.16 Martineau
Damien
Kyle
RICH I MISS YA
vikki Bodura missed forever
Justin
Leisha
Brad
JULIE S. R.I.P. A mom AND SISTER GONE.
Sarah
Corey
Andy
Lana
STAR LUCKY

Components of Interior Health's Response

* Take Home Naloxone program
* Mobile supervised consumption services
* Increased access to treatment

Every person matters

Community Response

* Estimated 0.5% - 1% of IH residents use illicit substance other than marijuana on a regular basis (prevalence similar across BC, Canada, other G8)

* Social determinants of health such as housing, income, mental health, trauma are most common cause (80-85%), Chronic pain a significant contributor (15-20%)

Community Response

* Overdose task groups are emerging across BC:
  * To increase public knowledge regarding drug use
  * To promote prevention of drug use in the first place
  * To reduce stigma associated with overdoses, drug use, homelessness, harm reduction and mental health disorders
  * To build compassion, inclusion and engagement of vulnerable individuals

Discussion and Questions

REPORT TO COUNCIL

Date:	October 23, 2017		
RIM No.	1210-21		
To:	City Manager		
From:	Community Planning Department (MS)		
Application:	A17-0006	**Owner:**	Calvin Kuipers 7 Kuiper's Holding Ltd.
Address:	3317 McCulloch Road	**Applicant:**	Calvin Kuipers
Subject:	Application to the ALC for a Non-Farm Use for Long Term Year Round RV Rentals		
Existing OCP Designation:	REP – Resource Protection Area		
Existing Zone:	A1 – Agriculture 1		

1.0 Recommendation

THAT Agricultural Land Reserve Appeal No. A17-0006 for Lot B Section 3 TWP 26 ODYD Plan 32710, located at 3317 McCulloch Rd, Kelowna for a subdivision of agricultural land in the Agricultural Land Reserve pursuant to Section 20(3) of the *Agricultural Land Commission Act*, NOT be supported by Council;

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

2.0 Purpose

To consider a staff recommendation NOT to support an application requesting permission from the Agricultural Land Commission (ALC) for a Non-Farm Use to permit long term, year round rentals of recreational vehicles on the subject property.

3.0 Community Planning

Staff does not support the application as proposed. The OCP recommends general non-support for non-farm uses in the ALR, unless there is a direct and significant benefit to agriculture. In addition, Council has taken the step of prohibiting the use of agri-tourist accommodation in the A1 – Agriculture 1 zone due to its frequent mis-use and not functioning for tourists as it was originally intended.

Further, the OCP policy directs 'urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands'.[1]

In addition, regarding affordable housing, while we are exploring many options to address the housing needs of our community, we are not currently exploring looking for permanent housing options on ALR lands.

[1] City of Kelowna 2030 Official Community Plan. Policy 5.33.3.

The proposal does not meet the criteria for support of Non-Farm Uses outlined in OCP, which states:

> *There should be support of non-farm use applications on agricultural lands **only** where approved by the ALC and where the proposed uses:*
>
> - *are consistent with the Zoning Bylaw and OCP;*
> - *provide significant benefits to local agriculture;*
> - *can be accommodated using existing municipal infrastructure;*
> - *minimize impacts on productive agricultural lands;*
> - *will not preclude future use of the lands for agriculture;*
> - *will not harm adjacent farm operations.*

4.0 Proposal

The application is to request authorization from the Agricultural Land Commission to permit long term, year round rentals of recreational vehicles, specifically for low income individuals. The applicant has stated that he charges half the rate of many of the other existing year round RV parks.

4.1 Background

Years ago, the corner of the property where the RV park operates had been planted with table grapes and later apples, but were removed due to low success and replaced with summering cattle. The applicant has noted high groundwater at this corner of the property. The applicant notes that operating the RV park for tourists is difficult because of the constant turnover during their busy season of other farming activities. Sometimes the residents provide farm labour for the owners. The owners provide impromptu farm tours to tourists passing by on McCulloch Road.

The property has a variety of uses on the site in addition to the recreational vehicle (RV) park. This includes approximately five acres of wine grapes, fleece sheep, hair sheep, alpacas, chickens, and a market garden. The wine grapes were planted in 2009 and 2010. In 2016, the property received development and building permits for Frequency Winery, which is open and operating at the southeast corner of the property. In addition three acres of grapes are sold to the Vibrant Vine Winery, also in Southeast Kelowna[2].

As part of the development permit for the Frequency Winery[3], the owner agreed to register a restrictive covenant on the parcel that outlined the conditions of the RV Park, as well as the winery, and the Farm Residential Footprint. With respect to the operation of the RV Park, the covenant specifies that the RV Park must:

- Have a maximum of eight sites for RVs only;
- May operate from April 1st to October 31st only (Seasonal);
- May not have stays longer than 30 days (Temporary); and
- May not store Recreational Vehicles within the Agri-tourist Accommodation footprint.

In 2009, the applicant built the agri-tourism recreational vehicle site, under the non-farm use allowed by the ALC. The use was intended to be accessory to other agri-tourism activities on farms in the Agricultural Land Reserve (ALR). The ALC policy also required the use to be:

- temporary, (no stays longer than 30 days); and
- seasonal, (not year round).

[2] Wyn Lewis, 2017. Email to M. Collins – Land Use Planner (Agricultural Land Commission).

[3] City of Kelowna, 2016. Development Permit for Frequency Winery – 3317 McCulloch Road DP16-0034

Eight sites are currently operational, with direct hookups for water, septic and electricity. The facility has been illegally rented year round to residents who live on the property, and bylaw enforcement has incurred to address this. Through this application, the applicant is seeking to legalize the illegal use.

Under the ALC regulation, the use may be regulated or prohibited by local government bylaw. In 2010, the City of Kelowna adopted Bylaw 10269, regulated the siting and number of units permitted on a property based on size of property. This facility preceded that bylaw. In 2016, City Council approved Bylaw 11265, which prohibited any further agri-tourism accommodation operations in the City. This was due to the number of abuses of the use, specifically with permanent, year round tenants as opposed to temporary, seasonal tenants that are visiting the property for an agri-tourism experience. The City is currently undergoing litigation with respect to several agri-tourism accommodation RV parks in the City.

A brief history of agri-tourism accommodation in the ALR within the City follows in Table 1, below.

Table 1: History of Agri-tourism Accommodation in the ALR

Year	Agency	Action	Result
2003	Province of BC	Included agri-tourist accommodation as a permitted non-farm use in the ALC Regulation, one that can be regulated or prohibited by local government.	13 Agri-tourist Accommodation operations built through this regulation, including the subject property.
2010	City of Kelowna	Approved the A1t – Agriculture 1 with Agri-tourist Accommodation zone, which outlined specific regulations for agri-tourist operations in the City .	2 properties received the A1t zone between 2010 and 2016.
2016	City of Kelowna	Removed the A1-t – Agriculture 1 with Agri-tourist Accommodation zone as a permitted use in the A1 zone.	No additional agri-tourist operations since 2017.

4.2 Project Description

The application is to request authorization from the Agricultural Land Commission to permit long term, year round rentals of recreational vehicles, specifically for low income individuals. The applicant has stated that he charges half the rate of many of the other existing year round RV parks.

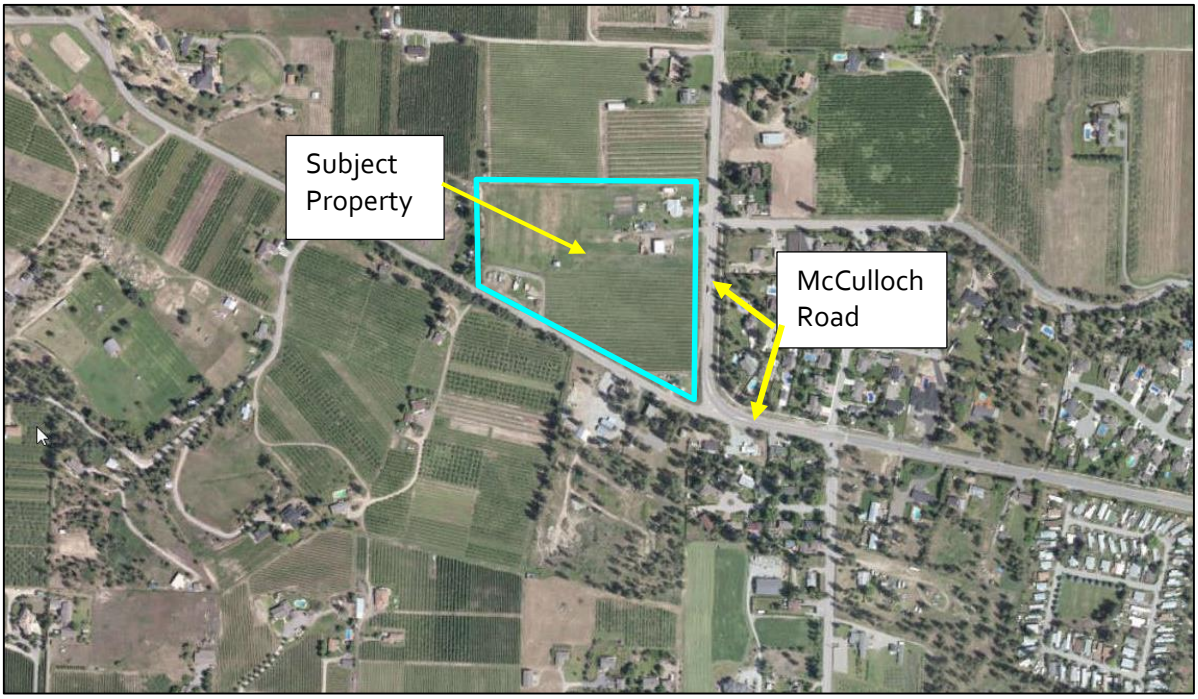
Should Council and the ALC approve the use, a site specific zoning amendment would be required to authorize the use through the zoning bylaw, and the existing Section 219 Covenant on the property would need to be amended or replaced.

4.3 Site Context

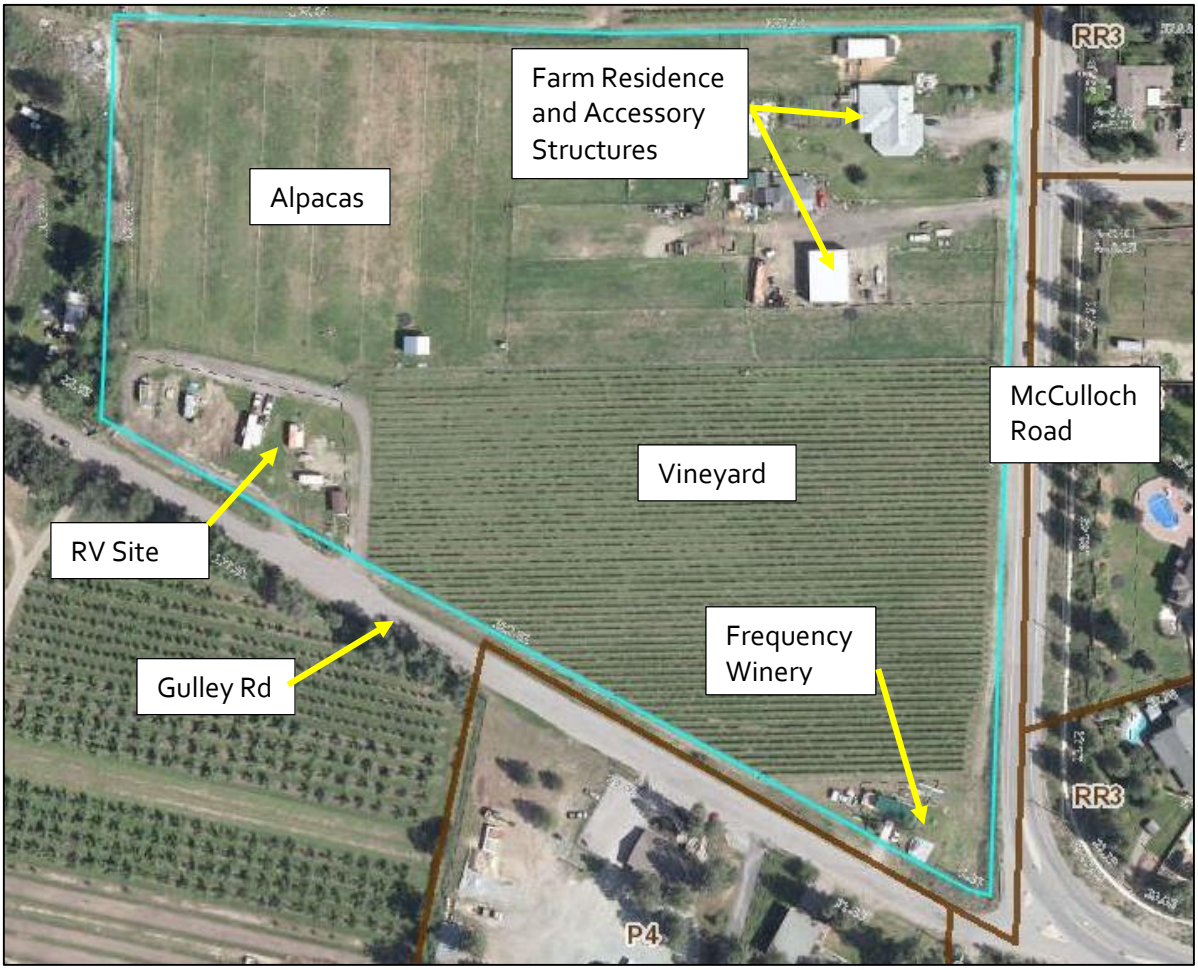
The property is in the Southeast Kelowna OCP Sector of the City, at the corner of McCulloch and Gully Roads.

Parcel Size: 5.7 ha (14.09 acres)

Map 1 – Neighbourhood

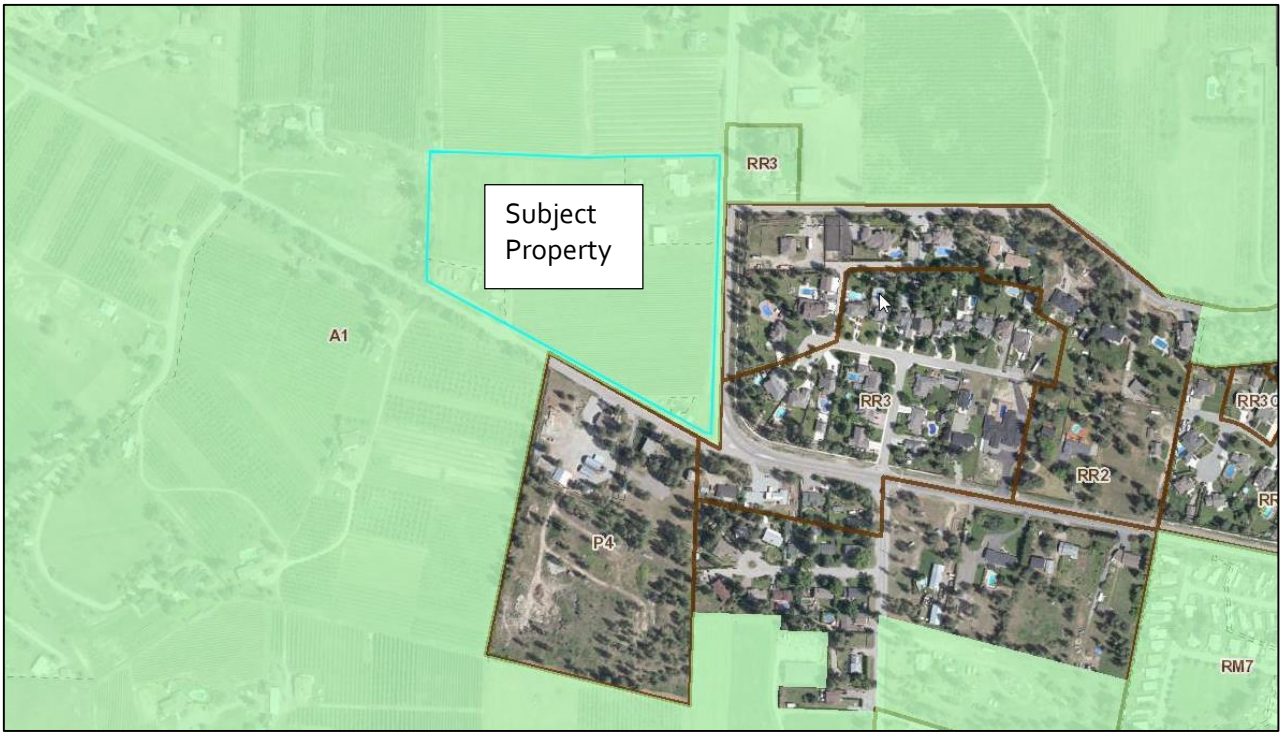


Map 2 – Subject Property – 3317 McCulloch Rd



Map 3 – Subject Property – 3317 McCulloch Rd

Map 4 – Agricultural Land Reserve


Subject Property
RR3
A1
RR3
RR2
P4
RM7

4.4 Neighbourhood Context

The subject property lies within the Southeast Kelowna OCP Sector.

Zoning and land uses adjacent to the property are as follows:

Table 1: Zoning and Land Use of Adjacent Property

Direction	Zoning	ALR	Land Use
North	A1 – Agriculture 1	Yes	Agriculture / Vineyard & Orchard
South	A1 – Agriculture 1 P4 –Utilities	Yes	Agriculture / Public Utility
East	RR2 – Rural Residential 2 and RR3 – Rural Residential 3	No	Rural Residential
West	A1 – Agriculture 1	Yes	Agriculture / Vacant

5.0 Current Development Policies

5.1 Agriculture Plan (2017)

Appendix D Table 1 – Recommended Official Community Plan Updates[4]

Action 1.1c Restrict non-farm uses that do not directly benefit agriculture. Only support non-farm uses in farm areas that have a direct and ongoing benefit to agriculture or meet essential requirements of municipal government.

5.2 City of Kelowna Strategic Plan

Objective[5]**: Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.**
Action towards this objective[6]: Evaluate the effectiveness of City policies and bylaws in preserving agricultural lands.

5.3 Kelowna Official Community Plan (OCP)

<u>Land Use Designation Definitions</u>

Resource Protection Area[7]
Generally land areas within this designation (whether they are within the permanent growth boundary or not) will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of park/recreation uses.

Permanent Growth boundary[8]
Lands within the permanent growth boundary may be considered for urban uses within the 20 year planning horizon ending 2030. Lands outside the permanent growth boundary will not be supported for urban uses.

[4] City of Kelowna, 2017. Agriculture Plan - Appendix D Table 1 – Recommended Official Community Plan Updates p. 44
[5] City of Kelowna Strategic Plan. 2004. P. 7.
[6] City of Kelowna Strategic Plan. 2004. P. 29.
[7] City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.2.
[8] City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.6.

Chapter 5 – Development Process

Objective 5.3 Focus development to designated growth areas.

Policy .1 Permanent Growth Boundary[9]**.** Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. Support development of property outside the Permanent Growth Boundary for more intensive uses **only** to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except as per Council's specific amendment of this policy. Resource Protection Area designated properties not in the ALR and outside the Permanent Growth Boundary will not be supported for subdivision below parcel sizes of 4.0 ha (10 acres). The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

Agricultural Land Use Policies

Objective 5.33 Protect and enhance local agriculture[10].

Policy .1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

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

Policy .6 Non-Farm Uses.There should be support of non-farm use applications on agricultural lands **only** where approved by the ALC and where the proposed uses:

- are consistent with the Zoning Bylaw and OCP;
- provide significant benefits to local agriculture;
- can be accommodated using existing municipal infrastructure;
- minimize impacts on productive agricultural lands;
- will not preclude future use of the lands for agriculture;
- will not harm adjacent farm operations.

1.3 Agricultural Land Commission Act (ALCA)

Purposes of the commission – Section 6 of the ALCA

The following are the purposes of the commission:

(a) to preserve agricultural land;
(b) to encourage farming on agricultural land in collaboration with other communities of interest;
(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

[9] City of Kelowna 2030 Official Community Plan. Development Process Chapter. P. 5.2.
[10] City of Kelowna 2030 Official Community Plan: Agricultural Land Use Policies Chapter. P. 5.35.

6.0 Technical Comments

6.1 Regional District of the Central Okanagan

The year-round RV Park is not in keeping with Regional District of Central Okanagan Regional Growth Strategy Bylaw No. 1336, 2013. Specifically, Policy No. 3.2.5.2: "Preserve and support sustainable agricultural activities and land base that enhances local agriculture through the strengthening of best practices, support of local and regional food systems and the expansion of local food markets and agri-tourism".

Regional District staff notes that policies within the RDCO's Official Community Plans discourage the proliferation of non-farm residential development or use (ie. Section 14, Policy 2.16, Ellison OCP Bylaw No. 1124). The proliferation of small RV parks on agricultural land was a concern for the Regional District around 2010. RDCO staff recommended RVs not be permitted as a form of tourist accommodation, and the Zoning Bylaw and Joe Rich RLUB were amended accordingly.

Support and approval of this application could set an unwanted precedent (ie: year-round occupancy of RV's on ALR land) resulting in many other landowners seeking similar approvals.

6.2 Development Engineering Department

See attached Development Engineering Memo dated July 25, 2017.

6.3 Policy and Planning

In terms of affordable housing, while we are exploring many options to address the housing needs of our community, we are not currently exploring looking for permanent housing options on ALR lands.

6.4 Bylaw Services

There are no current open bylaw files on the property. Bylaw is waiting the outcome of the non-farm use application to determine if winter use has been approved.

6.5 Fire Department

The current RV Park is disorganized and has no appropriate access for emergency vehicles. I would suggest proper pads and a road system would be appropriate. The closest fire hydrant is 200 metres from the RV Park. A fire hydrant may need to be installed should the non-farm use be approved.

6.6 Interior Health Authority

The full circulation response from Interior Health Authority is attached. A summary is included below.

Healthy Food System

It appears that this application for non-farm use in the ALR will not increase food security. Food security has been recognized as a key public health issue by the BC Ministry of Health. Interior Health ensures the delivery of key government priorities to increase and advance food security.

Any non-farm uses in the ALR should support agricultural capacity and provide significant benefit to agriculture. The operation of RVs parks in the ALR has the potential to negatively impact agriculture.

Healthy Housing

Interior Health and the City of Kelowna are currently in the process of developing a Health Housing Strategy with a focus on affordability and supply and rental housing market. We recognize that vulnerable people need appropriate, affordable and safe housing.

The proposed use of the RV park as an affordable housing option in Kelowna does not align with healthy neighborhood design and health housing planning principles:

- Having access to a variety of amenities within close proximity of home makes active transportation or recreational physical activity more convenient. The proposed permanent RV park is outside the Permanent Growth Boundary, which would make accessing amenities with active transportation more difficult.
- Ensuring adequate housing quality for all segments of society. Poor quality housing is characterized by hazards that increase the risk of unintentional injuries such as burns and physical trauma. This can be prevented by ensuring that people live in good quality housing, which will largely benefit people of low socioeconomic status who generally live in poor quality housing. Living in adequate quality housing is strongly associated with an increased sense of safety, decreased crime, and improved social connections, when compared to living in poorer quality housing. These factors help people enjoy better health and improved quality of life. The proposed RV park may not provide good quality housing for people of low socioeconomic status.

6.7 Southeast Kelowna Irrigation District

The existing facility is adequately serviced and SEKID has no further comments.

7.0 Application Chronology

Date of Application Complete: May 1, 2017

Agricultural Advisory Committee August 10, 2017

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on August 10, 2017 and the following recommendations were passed:

Moved by Yvonne Herbison/ Seconded by Domenic Rampone

THAT the Agricultural Advisory Committee recommends that Council NOT support Agricultural Land Reserve Application No. A17-0006 for the property located at 3317 McCulloch Road, Kelowna, BC to request permission from the Agricultural Land Commission for a Non-Farm Use to permit long term, year round rentals of recreational vehicles on the subject property.

Carried

ANEDOTAL COMMENTS:

The Agricultural Advisory Committee expressed concerns with setting a precedence that ALR land be the solution for low cost housing in Kelowna. The Committee also expressed concerns that other RV site applications could come forward suggesting that sections of their farm land was not suitable for farming and suggested this land could be used for other agricultural activities. The Committee noted that this application does not support agriculture or the preservation of Agricultural land.

8.0 Alternate Recommendation

THAT Agricultural Land Reserve Appeal No. A17-0006 for Lot B Section 3 TWP 26 ODYD Plan 32710, located at 3317 McCulloch Rd, Kelowna for a subdivision of agricultural land in the Agricultural Land Reserve pursuant to Section 20(3) of the Agricultural Land Commission Act, be supported by Council;

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

AND THAT should the ALC approve the use, the use on the property be subject to:

- Rezoning for the site permitting the use on the property; and
- The Issuance of a Farm Protection Development Permit to address buffering for the RV site.
- The requirements from the Development Engineering Department related to this file dated July 25, 2017

Report prepared by:

_____

Melanie Steppuhn, Land Use Planner

Reviewed by: Todd Cashin, Subdivision, Suburban and Rural Planning Manager

Reviewed by
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Approved for Inclusion: Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Applicant Package
Site Photos
Interior Health Authority Letter

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 56426
Application Status: Under LG Review
Applicant: Calvin Kuipers
Local Government: City of Kelowna
Local Government Date of Receipt: 04/20/2017
ALC Date of Receipt: This application has not been submitted to ALC yet.
Proposal Type: Non-Farm Use
Proposal: I would like to operate the R.V. Park year around. I have been catering to the low income, many of whom are on some sort of social services. Most are on long term disability. These people have no other place to live.

Mailing Address:
3317 McCulloch Road
Kelowna, BC
V1W 4G4
Canada
Primary Phone: (250) 870-7530
Email: ckuipers49@gmail.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple
   Parcel Identifier: 003-335-151
   Legal Description: Lot B SEC 3 TP 23 ODYD PL 32710
   Parcel Area: 5.7 ha
   Civic Address: 3317 McCulloch Road
   Date of Purchase: 11/01/1982
   Farm Classification: Yes
   Owners
   1. **Name:** Calvin Kuipers
      Address:
      3317 McCulloch Road
      Kelowna, BC
      V1W 4G4
      Canada
      Phone: (250) 870-7530
      Email: ckuipers49@gmail.com

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).
4.0 acres Gewurztraminer grape plants, 0.8 acre Ottonel Muscat grape plants, 0.33 Orange Muscat grape plants.
Fleece sheep, Hair sheep, Alpacas, chickens, market garden,

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).
2009 prepared 6 acres for grapes. This included removing old overhead irrigation lines, tilling and grading. Picked with a 16,000lb excavator 9200 holes for plants and 1300 holes for posts. Infilled holes with black peat and top soil. Installed galvanized posts, wires and drip lines. Planted 9200 grape plants in 2010.

Fenced balance of property for sheep and alpacas. Dividing the field into 3/4 to 1 acre plots to rotate pastures. Fenced market garden areas, introduced a compost and topsoil mix to garden. Built 2 chicken coops with enclosed pens as well as free range areas.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).
In 2009 I put in a 10 unit Agra tourism R.V. Park. Currently 8 spots available.
In 2016 I built a tiny winery.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm
Specify Activity: Table grapes

East

Land Use Type: Agricultural/Farm
Specify Activity: Sub division Galaghers Gate

South

Land Use Type: Agricultural/Farm
Specify Activity: SEKID and Fire department

West

Land Use Type: Agricultural/Farm
Specify Activity: Mobile home rental

Proposal

1. How many hectares are proposed for non-farm use?
0.3 ha

2. What is the purpose of the proposal?
I would like to operate the R.V. Park year around. I have been catering to the low income, many of whom are on some sort of social services. Most are on long term disability. These people have no other place to live.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.
I have not been able to fine anyone who is willing to put in the infrastructure and charge so little for a R.V. pad. Any existing R.V. sites who operate year around are either full or twice the price.

Applicant: Calvin Kuipers

Calvin Kuipers
3317 McCulloch Road
Kelowna, BC V1W 4G4
250-870-7530

May 5, 2017

City of Kelowna

To whom it may concern:

In 2008, I began the installation of a ten unit RV Park on my 14.2 acre property on McCulloch Road in East Kelowna. I have put in considerable time and money into this park to make it operational. The site was carefully chosen so there would be minimal impact on the farming value of the property. It is located in the lower southwest corner of the property and is accessed from Gulley Road which runs along the south perimeter of the property.

This portion of the property is not useful farm property as there is a high water table combined with a hard-pack soil layer which limits plant growth. Prior to my father purchasing this property, it had been planted in native table grapes by the previous owner; however, there was a large bare area in this corner of the property. My father removed the table grapes and planted apples on the entire property; again, apples planted in this southwest corner of the property did not survive. Eventually the apples were removed and for several years the property was used for summering cattle which were purchased in the spring and sold in the fall.

Wanting to make better use of this property, and also in 2008, my wife and I decided to plant six acres of the property in wine grapes. We used the southeast part of the property, bordered by McCulloch Road and Gulley Road because it

gave the best east-west orientation for the grapes, and although we avoided planting grapes in the extreme southwest corner due to previous experience of poor survival rates of plants, and to our decision to operate an RV Park in this no-grow zone, we also experienced extreme losses of vines at the western border of our vineyard which is closest to the RV Park. Removing dead vines from this area shows lack of root growth due to the hard-pan layer beneath the top soil.

Knowing that there were water issues in spring and early summer in the southwest corner location of the RV Park, I brought in 8 truck-and-pup loads of blast rock to make a solid base for the road, to allow larger RVs to enter the park. In the past several years, I have brought in at least sixteen loads of asphalt grindings to keep the road useable. Even so, there are periods of time when the individual RV sites are too wet to allow RVs to pull in and leave the sites.

Each year for the last 3 years I have dug trenches and installed "French drains" to divert water from the park to city drainage ditches. I have had the city clean the ditch to enable the water to flow away better, but I still have standing water at this time. In most years, this area experiences water issues well into July.

Under the new city bylaws regarding opening and closing dates for RV Parks, the park would therefore be open from August to the end of October. This is not a long enough time period to allow a profitable season. Also, since we are actively farming the property ourselves, we are extremely busy with the vineyard and our other farming activities (lamb, meat chickens, and egg laying chickens), it is a difficult time to have continual turnover of RVs.

For the first few years of operating the RV Park, the park had considerable turnover of RVs. Although I have never had complaints from neighbors, we did experience some incidences of after-hours noise and partying due to short term renters who are in town for a weekend or a week and want to party, make noise and light fires in contravention to the park rules.

Over the past few years, the park has begun to cater to those with low incomes, but with RVs and who want to live in a rural setting on a permanent basis. I charge $500 per month plus power. Typically, disability cheques are around $980, so on average, this leaves them with around $400 per month for other living expenses. Because they live here on a permanent basis they don't move their trailers and therefore, the water is not an issue. I do not raise my rates in the summer as I am not a greedy person and these people can't afford higher rents. Frequently, some of the residents of the park do farm labor for us. With only six acres in wine grapes, a small vineyard, it is difficult to attract large numbers of pickers for harvest, or farm labor for installing and removing netting, or for seasonal work with the vines, and so frequently the RV Park residents will assist with needed tasks.

To comply with city bylaws, we have at times attempted to close the RV Park over the winter, but these low-income people have nowhere else to go. They want to continue to live independently in their own RVs. It would be a severe hardship for most of them to have to move, as several of them have mental or physical disabilities. I firmly believe that if the RV Park is forced to close for the winter, the City of Kelowna will have at least four more homeless people on their streets.

2016 was the first year in the history of this property that I showed somewhat of a profit on the property. Diversification is mainly the reason. The R.V. park is instrumental to this income; and having the RV Park provide a year-round income is extremely helpful to our small farm. The property is not large enough to enjoy economies of scale as in some other communities but we do produce some valuable commodities. Over the years, we have sold garlic bulbs, raspberries, tomatoes, meat chickens, lamb, and eggs to supplement the farm income, but my wife and I still need to spend some time working off property in order to keep the farm operational.

The site which the RV Park occupies is not a viable farming area. None of the crops planted there over the past 40 years have done well enough to survive. Now that there is an asphalt road, sewer lines, and power to the 10 satellite spots

(although two of these have been permanently discontinued), this piece of property is unable to contribute in any other way to the farm. There is certainly nothing agricultural that can be done on this site from November to March, which is the period of time that the City of Kelowna wants the park to be closed.

With the huge investment needed to develop this RV site, approximately $100,000, due to huge costs for water and electricity, as well as the investment put into planting and maintaining the six acre vineyard, this farm really needs the year round income the RV Park could provide if allowed to stay open year round. In 2013, the vineyard was hit hard by a severe 30 minute hail storm which completely destroyed our grape crop for that year. It was a heartbreaking weather event, to see the crop destroyed and the vines themselves severely damaged. Many of the young vines did not survive the following winter and we have had to replant more than 2000 vines. We would likely not have been able to replace these vines without the year-round income generated by the RV Park. It is not only the loss of the crop and the replacement of the vines, but then the replanted vines take several years to reach the capacity the damaged vines had reached so it is a continual drain on farm income.

I love this property and want to keep farming it. My wife and I frequently give impromptu farm tours to the many tourists who drive past us on McCulloch Road. Many of them have never seen grapes growing, not seen chickens busy scratching the dirt and eating bugs, been close to alpacas, or lambs frolicking in the field, and we are happy to be able to share this wonder with them. I believe we are providing a valuable service and working hard to improve our farm land – we have been picking rocks and producing and adding compost to this property for over 20 years. Please allow our family to continue to farm by granting us non-farm status use for this small piece of our farm and allow us some diversified, non-weather-dependent, and year-round income.

Sincerely,

Calvin Kuipers

Date: 6/10/2017

RIM No. 1210-21

Subject: Non-Farm Use – 3317 McCulloch Road – RV Site Request

Request to the Agricultural Land Commission for a Non-Farm Use to operate a year round RV Park that caters to low income persons.

Subject Property Map: 3317 McCulloch Road

Recreational Vehicle Site: 3317 McCulloch Rd

PHOTOS

Photo 1. RV Trailers

Photo 2. RV Trailers

Photo 3. Trailers

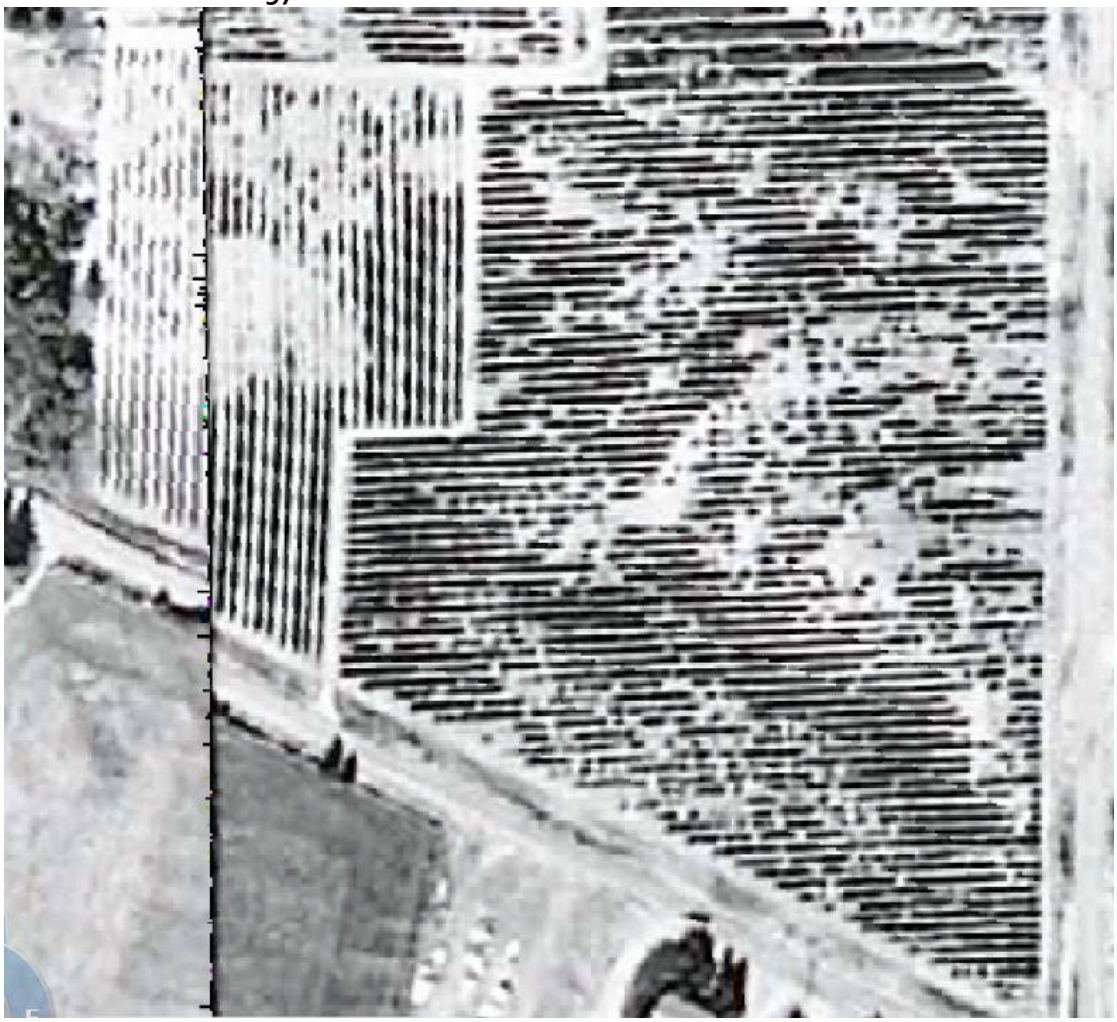
Photo 4: Trailers

Photo 5: RV Trailer

Photo 6: RV Trailers without wheels

Photo 7: Entrance to RV Park

Historic Air Photo: 1976



Historic Air Photo: 1984

September 19, 2017

Melanie Steppuhn, BES, BCLA
Land Use Planner
1435 Water Street
Kelowna, BC V1Y 1J4

Dear Ms. Steppuhn,

RE: Application for Non-Farm use: file #A17-0006, 3317 McCulloch Rd, Kelowna, BC.

Thank you for the opportunity to provide comments for City of Kelowna Staff and Council consideration of ALC application for non-farm use in the ALR. It is our understanding the applicant is applying for non-farm use to support a permanent RV park in ALR as an affordable housing option. The RV park currently has approval to operate seasonally for agri-tourism. This ALC application has been reviewed from Healthy Food Systems, Healthy Built Environment and Public Health Protection perspectives. The following information is provided for your consideration.

Healthy Food System

Interior Health has an interest in the preservation of farmland to support local agricultural capacity now and in the future. Agricultural capacity is a key aspect of local healthy food systems, contributing to community food security. Food systems determine how we choose food and what food we have access to. The food we eat is critical to our health. Land use decisions can influence use of agricultural land which can thereby impact the accessibility, quality and variety of food available to us. Having access to healthy and safe food helps to protect the population from chronic disease and infectious illnesses.

- It appears that this application for non-farm use in the ALR will not increase food security. Food security has been recognized as a key public health issue by the BC Ministry of Health. Interior Health ensures the delivery of key government priorities to increase and advance food security**.**
- Any non-farm uses in the ALR should support agricultural capacity and provide significant benefit to agriculture. The operation of RVs parks in the ALR has the potential to negatively impact agriculture.

Healthy Housing

- Interior Health and the City of Kelowna are currently in the process of developing a Health Housing Strategy with a focus on affordability and supply and rental housing market. We recognize that vulnerable people need appropriate, affordable and safe housing.
- The proposed use of the RV park as an affordable housing option in Kelowna does not align with healthy neighborhood design and health housing planning principles:

Bus: (250) 868-7733
Fax: (250) 868-7809
Email: Jill.Worboys@interiorhealth.ca
Web: www.interiorhealth.ca

INTERIOR HEALTH
PROMOTION AND PREVENTION
1340 Ellis Street
Kelowna, BC V1Y 9N1

Interior Health
Every person matters

- Having access to a variety of amenities within close proximity of home makes active transportation or recreational physical activity more convenient. The proposed permanent RV park is outside the Permanent Growth Boundary, which would make accessing amenities with active transportation more difficult.
- Ensuring adequate housing quality for all segments of society. Poor quality housing is characterized by hazards that increase the risk of unintentional injuries such as burns and physical trauma. This can be prevented by ensuring that people live in good quality housing, which will largely benefit people of low socioeconomic status who generally live in poor quality housing. Living in adequate quality housing is strongly associated with an increased sense of safety, decreased crime, and improved social connections, when compared to living in poorer quality housing. These factors help people enjoy better health and improved quality of life. The proposed RV park may not provide good quality housing for people of low socioeconomic status.

- **If this application is denied, it would be important to work with the current tenants to find appropriate, affordable and safe housing options.**

Public Health Protection

A review of our files indicates that this property is not connected to community servicing. Please note that the applicant must meet the requirements of the BC Sewerage System Regulation (SSR) for onsite sewage disposal. The application outlines concerns around high water table and how this affects the ability for the RV's to come and go at certain times in the year. Permanent residency will require adequate sewage disposal for the RV's on site. High water table limits the ability of the land to adequately and sustainably treat sewage. It is recommended that an Authorized Person under the SSR assess the site and determine whether there are adequate conditions and space to place a primary and reserve type 1 trench septic system designed for the flows from the proposed RV's.

In addition, any water system which services two or more connections meets the definition of a water supply system under the BC Drinking Water Protection Act (DWPA) and must meet all requirements of the Act and Regulation. Requirements include, but are not limited to, obtaining Source Approval, a Construction Permit, and an Operating Permit from the Interior Health Authority.

On behalf of the Health Communities portfolio, I appreciate the opportunity to provide comment on the aforementioned application.

Kind regards,

Jill Worboys

Jill Worboys, RD
Public Health Dietitian

Bus: (250) 868-7733
Fax: (250) 868-7809
Email: Jill.Worboys@interiorhealth.ca
Web: www.interiorhealth.ca

INTERIOR HEALTH
PROMOTION AND PREVENTION
1340 Ellis Street
Kelowna, BC V1Y 9N1

CITY OF KELOWNA

MEMORANDUM

Date: July 25, 2017

File No.: A17-0006

To: Subdivision, Agriculture & Environment (MS)

From: Development Engineering Manager (SM)

Subject: 3317 McCulloch Rd Non- Farm Use

The Development Engineering comments regarding this non-farm use application to operate a year round RV Park are as follows:

Domestic water and fire protection.

The subject property is within the service area of the South East Kelowna Irrigation District The developer is required to make satisfactory arrangements with the SEKID for these items.
Require hydrant protection – must ensure adequate fire flow for the proposed use
On-site servicing including the utilisation of existing or proposed services will be reviewed by Building & Permitting.

Sanitary Sewer.

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

Roadways and Access.

Dedicate a corner rounding of 10m radius at the property corner (Gulley and McCulloch Roads)

The Site will be limited to one access driveway that will be from Gulley Rd and will be located as far as possible from McCulloch Rd.

A Site layout plan shall be required that shows the access driveway, a parking lot layout and the ability for a SU-9 vehicle to manoeuvre on-site.

_____
James Kay, P.Eng.
Development Engineering Manager
JF

REPORT TO COUNCIL

Date:	October 16, 2017		
RIM No.	1240-30		
To:	City Manager		
From:	Community Planning Department (TB)		
Application:	HRA17-0002	**Owner:**	Dr. Alan Broome Inc. Inc. No. 447508
Address:	486 Cadder Avenue	**Applicant:**	Christy & Associates Planning Consultants Ltd.
Subject:	Heritage Revitalization Agreement		

Existing OCP Designation:	S2RES – Single / Two Unit Residential
Existing Zone:	RU1 – Large Lot Housing
Heritage Conservation Area:	Abbott Street Conservation Area
Heritage Register:	Included

1.0 Recommendation

THAT Council consider a Bylaw which would authorize the City of Kelowna to enter into a Heritage Revitalization Agreement for the property legally known as Lot 1, District lot 14, ODYD, Plan KAP69061 located at 486 Cadder Avenue, Kelowna, BC, in the form attached as Attachment "A" to the Report from the Community Planning Department dated October 16, 2017;

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

AND FURTHER THAT upon adoption of the Heritage Revitalization Agreement Authorization Bylaw, Heritage Revitalization Agreement Authorization Bylaw No. 7789 and all amendments thereto, be repealed.

2.0 Purpose

To enter into a new Heritage Revitalization Agreement for the subject property.

3.0 Community Planning

Community Planning supports the proposed Heritage Revitalization Agreement (HRA) as it is consistent with the Adaptive Re-Use Guidelines and will replace an outdated HRA with new language and increased intensity of use.

The previous HRA bylaw allowed the heritage home (known as the Foster House) to be used for a Doctor's Office in exchange for long term restoration and protection of the heritage home. The previous HRA included language that has become out of date and is not consistent with definitions of the current Zoning Bylaw. The proposed changes to this language will allow increased intensity of use by no longer specifying specific employees and job roles that are permitted. This allows for increased number of employees including a second Doctor. In addition, the proposed HRA includes an expansion of the hours of operation to include evenings and Saturdays. The changes are minor in nature and the impact on the surrounding neighbourhood will be minimal.

4.0 Proposal

4.1 Background

The Foster House was built in 1921 for William Rowell Foster and is located on the heritage register and has a heritage designation. W.R. Foster was the superintendent of the real estate department of Okanagan Loan and Investment Trust, and was a fruit grower in the 1930's. The house is considered a Craftsman style bungalow and includes key features such as a hipped roof, gabled dormer, gabled entry, double-hung wooden sash windows, and original wood doors.

The subject property has an existing Heritage Revitalization Agreement (HRA Bylaw No. 7789) that was adopted in March 1996 to allow for a medical doctor's office and one residential apartment. This was the first Heritage Revitalization Agreement to be adopted in British Columbia after heritage legislation was proclaimed in 1995. Through the HRA process, extensive building upgrades and restoration work was completed on the Foster House on both the interior and exterior in 1996. All servicing requirements were met under the original HRA and the home remains in good condition today. As a function of the HRA, the subject property has a heritage designation bylaw protecting the home in perpetuity.

4.2 Proposed Heritage Revitalization Agreement

The applicant provided a thorough application package that includes the history of the property and owners; the current owners; and study of the surrounding neighbourhood. Based on the information provided, a Heritage Revitalization Agreement was agreed upon to replace the previous Heritage Revitalization Agreement. The current owners are seeking to retire, and the proposed changes will allow for a transition period between the new owners.

The HRA that was adopted in 1996 contained specific wording regarding the permitted uses that restricted the medical doctor's office to two employees and one doctor, including a nurse and a secretary. There were also provisions for allowing a medical student for a maximum of one month between April and September.

The parties agree that the heritage property may, notwithstanding the R-1 (Single Family Residential-Low Density) zoning for the heritage property, be used for the following permitted uses within the heritage building on the heritage property:

(a) a medical doctor's office, provided that

(i) a maximum of two employees shall be employed at any one time in addition to the doctor, including one nurse and a secretary;

(ii) patient visiting hours shall be restricted to between 8:00 a.m. and 5:00 p.m. Monday to Friday, inclusive; and

(iii) the teaching of one medical student shall be permitted for a maximum of one month during the months of April through September inclusive of each year during the term of this agreement.

(b) one single family residential unit.

The proposed HRA would replace the original and would update the language to intensify the uses, employees, and extend the hours of operation. The proposal is to remove wording regarding specific staff roles and expand it to allow for Health Services Major and Health Services Minor as defined in the City of Kelowna Zoning Bylaw No. 8000:

> **HEALTH SERVICES, MAJOR** means a **development** used for the provision of physical or mental **health services** on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. Typical **uses** include, but are not limited to, medical and dental **offices**, chiropractors, massage therapists and acupuncture clinics, health clinics, and counseling services. This **use** does not include the retail sale or dispensing of marihuana.
>
> **HEALTH SERVICES, MINOR** means development used for the provision of counselling and therapeutic services.

This would allow for more flexibility of operation, eliminates outdating wording, and would not restrict the number or type of employees. The interior layout would remain unchanged and includes three exam rooms, waiting rooms, a small kitchen, and office space. The proposed HRA also allows for the property to be used as a Single Family Dwelling with a Secondary Suite as a secondary use. This ensures that future owners have the potential to live on the same site as the medical service, or to return the home solely to residential use. The site layout includes six parking stalls, which is consistent with the parking regulations in Section 8 of the Zoning Bylaw for Health Services Use.

The original hours of operation allowed were Monday to Friday between 8:00 am and 5:00 pm. The proposed extended hours are 8:00 am to 7:00 pm, Monday to Friday, and 9:00 am to 4:00 pm on Saturdays. The increased hours of operation will allow greater access to medical facilities for the patients and will not have a negative impact on the neighbourhood. There are no proposed changes to the exterior of the home as it has been kept in good condition with regular inspections throughout the duration of the previous HRA.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Original	n/a	8:00 am – 5:00 pm	8:00 am – 5:00 pm	8:00 am – 5:00 pm	8:00 am – 5:00 pm	8:00 am – 5:00 pm	n/a
Proposed	n/a	8:00 am – 7:00 pm	8:00 am – 7:00 pm	8:00 am – 7:00 pm	8:00 am – 7:00 pm	8:00 am – 7:00 pm	9:00 am – 4:00 pm

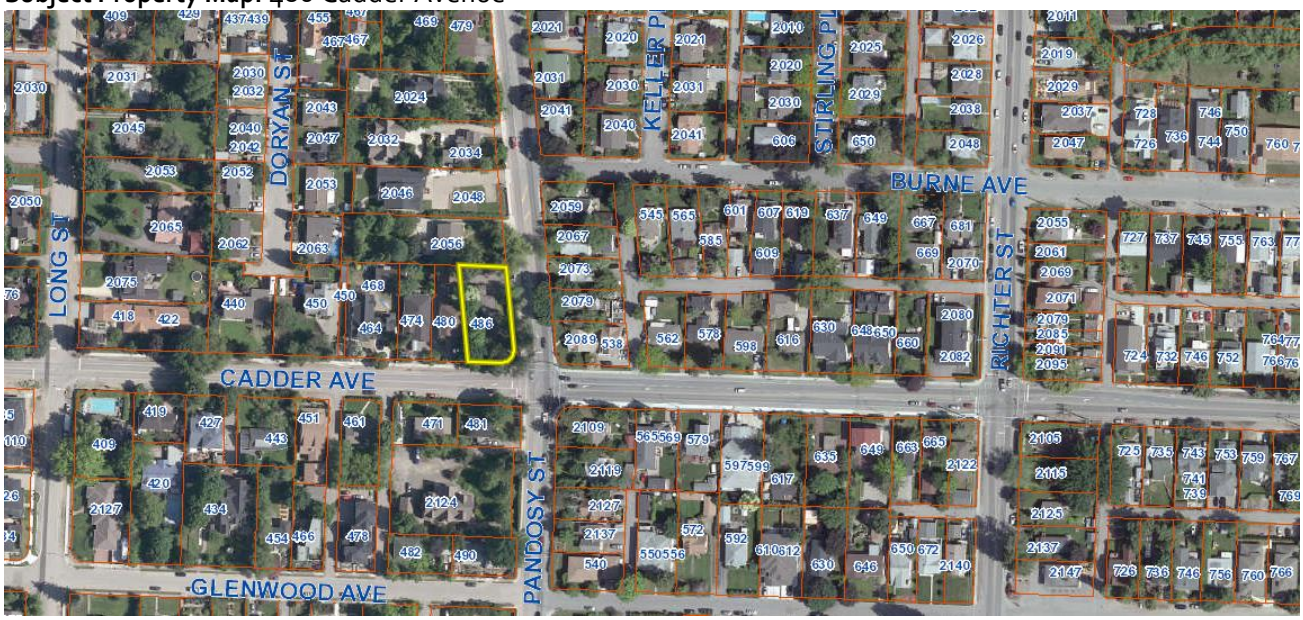
4.3 Site Context

The subject property is located on the west side of Pandosy Street on the corner of Cadder Avenue. It is located within the Heritage Conservation Area and is in close proximity to Kelowna General Hospital. There are several other registered heritage homes in close proximity, and one Heritage Revitalization Agreement (Cadder House).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU6 – Two Dwelling Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 486 Cadder Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

5.2 Adaptive Re-Use Guidelines for Residential Heritage Buildings

Objectives:

- To conserve Kelowna's residential heritage buildings listed in the Kelowna Heritage Register by enhancing their appearance and viability as functional buildings;
- To retain the desirable qualities of older residential neighbourhoods such as heritage houses, mature landscaping and pedestrian oriented street environments;
- To favourably consider a limited range of uses which would achieve the adaptive re-use of heritage buildings and at the same time, would preserve the prevailing character of neighbourhoods by limiting impacts such as high amount of traffic, noise, smell, etc.;
- To ensure that allowing adaptive re-uses within heritage buildings does not have a negative impact on the viability of existing commercial areas within Town Centre areas.

Proposed Uses & Location

There is an essential relationship between the proposed use in a heritage building and the property location relative to surrounding streets and the character of the neighbourhood. The type and intensity of a proposed adaptive re-use will be assessed according to which category of roadway can best accommodate that particular use. The roadway categories are based on the Official Community Plan 20 Year Major Road Network Plan:

- Major roads: identified on the 20 Year Major Road Network Plan.
    - Support a wider variety and intensity of uses without affecting the area's character.
    - Potential to consider uses not normally permitted within residential areas.
- Local roads: not identified on the 20 Year Major Road Network Plan.
    - Support uses typically permitted in residential areas (e.g. home-based businesses, bed and breakfast homes, care centres).
    - The scale and conditions of these uses could be expanded under an HRA.

Site Specific Criteria

1. Neighbourhood Resident Concerns
    - Consider the concerns of neighbouring property owners.
    - Identify and, where possible, resolve issues when developing specific terms and conditions.
2. Residential Component
    - Residential component is mandatory in conjunction with non-residential use.
    - Minimize impacts on residential character of a neighbourhood.
    - Important for security purposes on a block with a high concentration of adaptive re-uses.
    - May not be desirable if it negatively impacts heritage character.
3. Concentration of Adaptive Re-uses
    - Avoid a concentration of adaptive re-uses in a given area to maintain the existing character.
    - Consider impacts on the ability to redevelop to higher density uses supported in the OCP.
4. Design Standards

- Restorations, renovations or alterations must respect the heritage character of the building and its surrounding area.
- Refer to the character-defining elements in the Heritage Register record.

5. Scale
   - Size and intensity should be compatible with the surrounding neighbourhood and accommodated within the existing building.
   - Use requirements and available floor area in existing building will limit the extent and nature of the adaptive re-use.

Scale of Use	**Along Major Roads**	**Along Local Roads**
Maximum number of non-resident employees at any given time	Four	Two
Maximum floor area for non-residential uses	60% to a maximum of 232 m^2 (2,500 ft^2)	40% to a maximum of 139 m^2 (1,500 ft^2)

6. Signage
   - Maximum of one non-illuminated nameplate with a maximum area of 0.23 m^2 (2.5 ft^2).
   - Must be placed within, flat against or hanging from the dwelling unit. May be hung from a free-standing for properties along major roads.
7. Parking / Access
   - Consider on-site parking, access and traffic generation associated with adaptive re-use.
   - Required number of on-site parking spaces should conform to Zoning Bylaw requirements to limit the impact on adjacent properties.
8. Hours of Operation
   - Limit excess traffic generation during non-regular working hours.
   - Limit hours of operation to daytime hours, Monday through Friday.
9. Screening
   - Outdoor storage and parking areas should be well screened with fencing and landscaping.
   - Design should be compatible with the heritage building and form a year-round dense screen.

6.0 Application Chronology

Date of Application Received: July 5, 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": Previous Heritage Revitalization Agreement Authorization Bylaw No. 7789
Attachment "B": Exterior and Interior Photos of the Foster House
Draft Heritage Revitalization Agreement HRA17-0002

ATTACHMENT A
This forms part of application
HRA17-0002
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City of Kelowna
COMMUNITY PLANNING

SCHEDULE A

DOCUMENT APPROVAL			
Document No. BL7789			
Cir.	Department	Date	Init.
	Planning	March 7/96	
	Wrks. & Util.	96/03/07	
	Building	96/03/06	
	Clerks	March 5/96	

HERITAGE REVITALIZATION AGREEMENT

THIS AGREEMENT made the day of , 199

BETWEEN:

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

(hereinafter called the "City")

OF THE FIRST PART

AND:

DR. ALAN BROOME INC., (Inc. No. 447508)
486 Cadder Avenue
Kelowna, B.C. V1Y 5N3

(hereinafter called the "Owner")

OF THE SECOND PART

WHEREAS a local government may, by bylaw, enter into a heritage revitalization agreement with the owner of heritage property pursuant to Section 1021 of the *Municipal Act*;

AND WHEREAS the Owner owns certain real property on which is situate a building of heritage value known as the *Foster Residence* constructed in or about 1921 and designated as a heritage building pursuant to the *Kelowna Heritage Resource Inventory*, which property and heritage building are situate at 486 Cadder Avenue, Kelowna, British Columbia and legally described as:

Parcel Identifier: 011-353-457
Lot A, District Lot 14
Osoyoos Division Yale District
Plan 1693

(hereinafter called the "Heritage Property");

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HRA17-0002
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AND WHEREAS the Owner has presented to the City a proposal for the use, development and preservation of the heritage property and has voluntarily and without any requirement by the City, entered into this agreement pursuant to Section 1021 of the *Municipal Act*;

AND WHEREAS the heritage property is subject to Section 57(2) of the *Highway Act* and accordingly the approval of the Minister of Transportation & Highways is required pursuant to Section 1021(6)(b) of the *Municipal Act*;

AND WHEREAS a local government must hold a public hearing on the matter before entering into or amending a heritage revitalization agreement if the agreement or amendment would permit a change to the use or density of use that is not otherwise authorized by the applicable zoning of the heritage property and for these purposes Sections 956 to 959 of the *Municipal Act* apply;

AND WHEREAS within thirty days after entering into or amending a heritage revitalization agreement the local government must file a notice in the Land Title Office in accordance with Section 1031 of the *Municipal Act* and give notice to the Minister responsible for the *Heritage Conservation Act* in accordance with Section 1032 of the *Municipal Act*;

NOW THEREFORE in consideration of the mutual promises contained in this agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1.0 Heritage Revitalization

1.1 The parties agree that the heritage property has heritage value, deserving of protection and conservation and the Owner specifically agrees to maintain, preserve and protect the heritage character of the building located on the heritage property.

1.2 The parties agree that the heritage property may, notwithstanding the R-1 (Single Family Residential-Low Density) zoning for the heritage property, be used for the following permitted uses within the heritage building on the heritage property:

(a) a medical doctor's office, provided that

(i) a maximum of two employees shall be employed at any one time in addition to the doctor, including one nurse and a secretary;

(ii) patient visiting hours shall be restricted to between 8:00 a.m. and 5:00 p.m. Monday to Friday, inclusive; and

(iii) the teaching of one medical student shall be permitted for a maximum of one month during the months of April through September inclusive of each year during the term of this agreement.

(b) one single family residential unit.

1.3 The parties agree that, except as varied or supplemented by the provisions of this agreement, all bylaws and regulations of the City and all laws of any authority having jurisdiction shall apply to the heritage property.

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2.0 Proposed Development

2.1 The Owner agrees to restore the exterior heritage building on the heritage property in accordance with the design proposal attached hereto as Schedule 1, and forming part of this agreement, which restoration shall include, but not be restricted to, the following:

(a) new cedar shingle siding (heritage blue in colour);
(b) new cedar shingle roof (natural colour);
(c) porch addition;
(d) building trim (white colour);
(e) paving of parking area (five parking stalls) incorporating interlocking brick or asphalt, and to provide landscape screening for same;
(f) new walkway to porch addition.

(hereinafter called the "Restoration Works")

2.2 The restoration works shall be done in accordance with the Building Bylaw of the City and the British Columbia Building Code, and shall include the following:

(a) Main floor shall be separated from the basement with a 3.4 hour fire separation (5/8 type X gypsum board on ceiling).

(b) The door to the basement shall have a 20 minimum rating (i.e. solid core) and self-closure device.

(c) The furnace room shall be separated with a 3/4 hour rating and all ducts tightly fire stopped as they leave the furnace room.

(d) Handicapped access and washrooms are not required.

2.3 The Owner agrees as far as reasonably possible, to maintain the existing landscaping, trees and shrubbery on the heritage property.

3.0 Servicing

3.1 The Owner agrees to provide, at the Owner's expense, for all necessary utility servicing required by the proposed development of the heritage property.

3.2 The Owner agrees to provide and pay for all servicing required by the proposed development of the heritage property and to provide required bonding for same including, but not limited to, domestic water and fire protection, sanitary sewer, storm drainage, road improvements, road dedication and statutory rights-of-way for utility servicing, power and telecommunication services and street lighting all as described in Schedule 2 - Required Works and Services, attached hereto and forming part of this agreement (hereinafter called the "Servicing Works").

4.0 Commencement and Completion

The Owner agrees to commence the restoration works and servicing works forthwith upon adoption of Heritage Revitalization Agreement Authorization Bylaw No. 7789 and to complete the works no later than March 1st, 1998.

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COMMUNITY PLANNING

5.0 Damage or Destruction

In the event that the heritage building is damaged or destroyed the parties agree as follows:

(a) the owner may repair or reconstruct the heritage building in which event the owner shall forthwith commence the repair or reconstruction and complete same within one year of the date of damage or destruction; or

(b) the owner may choose not to repair or reconstruct the building in which event the City may in its discretion by bylaw after conducting a public hearing in the manner provided in Sections 956 through 959 of the Municipal Act cancel this agreement whereupon all use and occupation of the heritage property shall thenceforth be in accordance with the zoning bylaws of the City and in accordance with all other bylaws or regulations of the City or any other laws of authority having jurisdiction.

6.0 Breach

In the event that the owner is in breach of any term of this agreement, the City may give the owner notice of writing of the breach and the owner shall remedy the breach within 30 days of receipt of the notice. In the event that the owner fails to remedy the breach within the time limited by the notice, the City may by bylaw and after conducting a public hearing in the manner prescribed by Sections 956 through 959 of the Municipal Act cancel this agreement whereupon this agreement shall be terminated and all use and occupation of the heritage property shall thenceforth be in accordance with the zoning bylaws of the City and in accordance with all other bylaws and regulations of authority having jurisdiction.

7.0 Amendment

7.1 The parties acknowledge and agree that this agreement may only be amended as follows:

(a) by bylaw by consent of the parties provided that a public hearing shall be held if an amendment would permit a change to use or density of use;
(b) by heritage alteration permit issued pursuant to Section 1027 of the *Municipal Act*.

8.0 Representations

It is mutually understood and agreed between the parties that the City has made no representations, covenants, warranties, promises or agreements expressed or implied, other than those expressly contained in this agreement.

9.0 Statutory Functions

Except as expressly varied or supplemented herein, this agreement shall not prejudice or affect the rights and powers of the City in the exercise of its statutory functions and responsibilities including, but not limited to, the *Municipal Act* and its rights and powers under any enactments, bylaws, order or regulations, all of which, except as expressly varied or supplemented herein, are applicable to the heritage property.

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10.0 **Enurement**

This agreement enures to the benefit of and is binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

11.0 **Other Documents**

The Owner agrees at the request of the City, to execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all such acts and things as may be required in the opinion of the City to give full effect to the intent of this agreement.

12.0 **Notices**

Any notice required to be given pursuant to this agreement shall be in writing and shall either be delivered or mailed by registered mail as follows:

(a) To the City:

City of Kelowna
1435 Water Street
Kelowna, B.C. V1Y 1J4

ATTENTION: City Clerk

(b) To the Owner:

Dr. Alan Broome Inc.
486 Cadder Avenue
Kelowna, B.C. V1Y 5N3

or to such other address to which a party hereto may from time to time advise in writing.

13.0 **No Partnership or Agency**

The parties agree that nothing contained herein creates a relationship between the parties of partnership, joint venture or agency.

ATTACHMENT A
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HRA17-0002
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IN WITNESS WHEREOF this agreement has been executed by the parties hereto on the date and year first above written.

SIGNED in the presence of:

Witness

Address

Occupation

CITY OF KELOWNA
by its authorized signatory(ies)

SIGNED in the presence of:

Witness

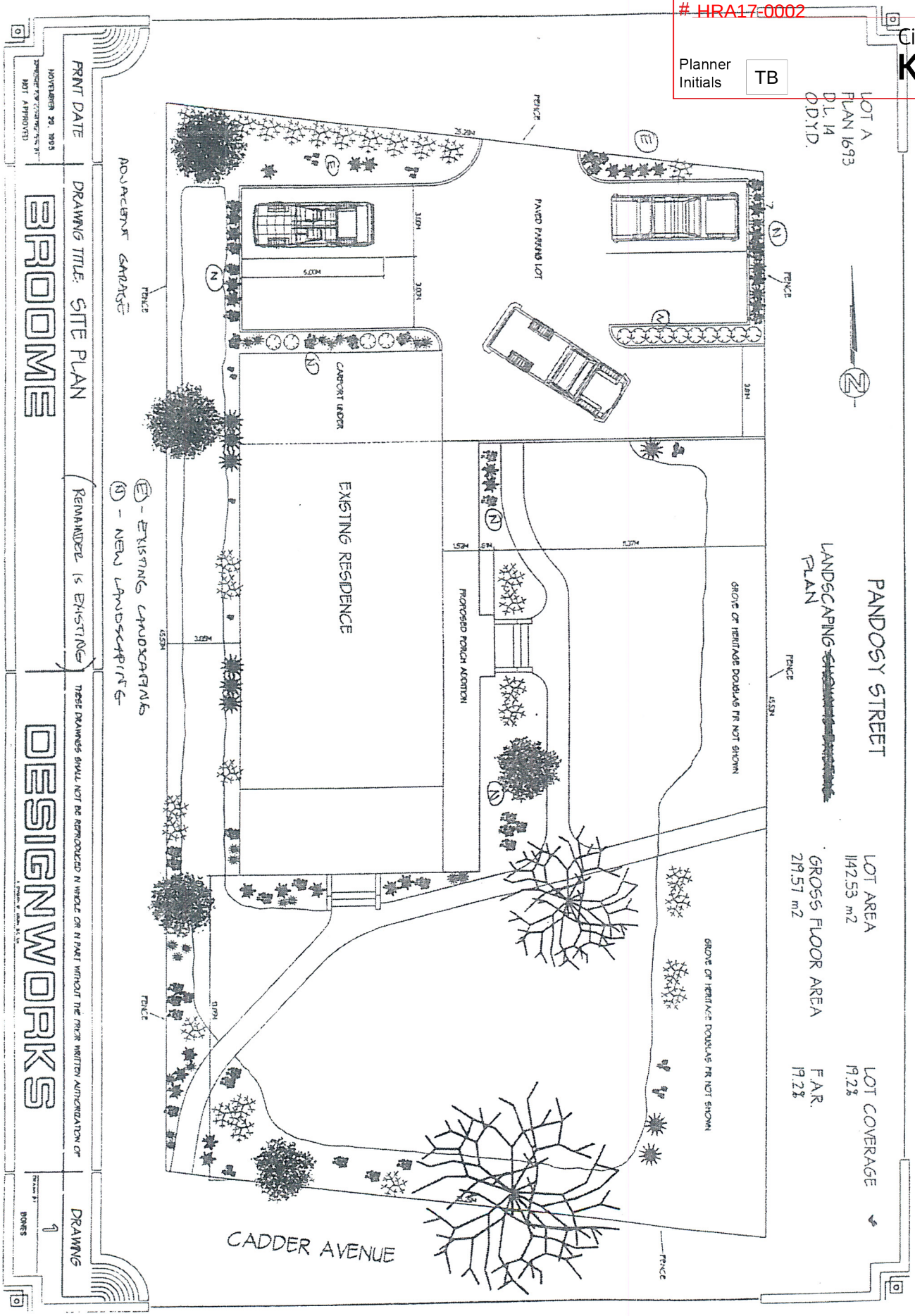
999 Crawford Road
Address

Brother
Occupation

DR. ALAN BROOME INC.
by its authorized signatory(ies)

ATTACHMENT A
This forms part of application
HRA17-0002
Planner Initials TB
City of Kelowna
COMMUNITY PLANNING

Schedule 1 - Page 1



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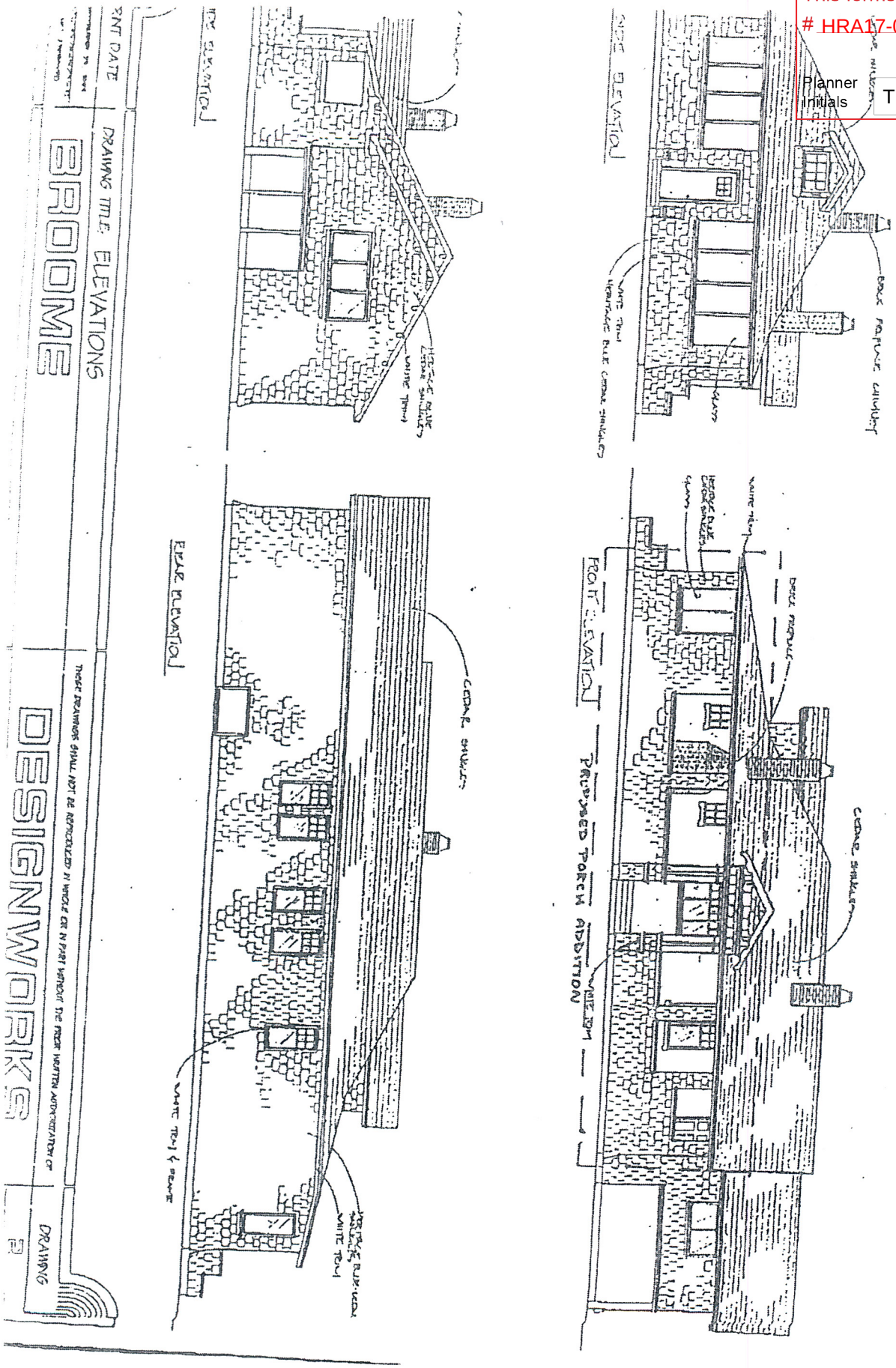

TOTAL P.03

ATTACHMENT A
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SCHEDULE 2
REQUIRED WORKS AND SERVICES

1. Domestic Water and Fire Protection

   (a) Collect $2,600.00 as this development's share of future water main renewal on Pandosy Street.

   (b) The premises are presently serviced with a 19 mm diameter water service which may be retained for the new use, if it is large enough. A larger service will be installed by the City at the developer's cost, if required.

   (c) A water meter is mandatory as is a sewer credit meter to measure all irrigation water. Water meters must be housed in an above-ground, heated, accessible but secure building, either as a part of the main site buildings or in a separate building. Remote reader units are also mandatory on all meters.

2. Sanitary Sewer

   (a) Sewer main upgrading is not requested.

   (b) The existing premises are presently serviced with a 100 mm diameter sanitary service which may be retained for the new use if it is large enough. If a larger sanitary service is needed, it will be installed by the City at the applicant's cost.

3. Storm Drainage

   (a) A piped storm drainage system is required on Cadder Avenue. The cost of this is included in the Roads upgrading item.

   (b) Collect $1,500 per acre for future upgrading of downstream drainage facilities ($1,500 x 0.28 acres) = $423.00.

   (c) The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock.

   A storm drainage overflow service may be available to the site from the proposed storm drainage pipe in Cadder Avenue, recognizing that the distance from the proposed site parking to Cadder Avenue may be too great to extend a gravity storm service.

4. Road Improvements

   (a) Pandosy Street

   Pandosy Street will be upgraded under local improvement in the future. This applicant will not be assessed a frontage improvement levy at this time, but must participate in the local improvement by-law when it is instituted.

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(b) Cadder Avenue

Cadder Avenue must be upgraded to a full urban standard consisting of monolithic curb, gutter and sidewalk, piped storm drainage system including catch basin and manholes as required, fillet pavement, street lighting, and landscaped boulevard complete with underground irrigation system. The cost of this work for bonding purposes is: $14,000.00.

5. Subdivision By registered plan to provide the following:

(a) Dedicate a 3.2 m widening of Pandosy Street fronting this property.

(b) Dedicate a 6.0 m radius corner rounding of the Cadder Avenue / Pandosy Street corner.

(c) Grant statutory rights-of-way at no cost, if required for utility services.

6. Power and Telecommunication Services

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the City's approval before commencing their servicing works.

7. Street Lighting

Street lights must be installed on all fronting roads as determined by the Electrical Utilities Manager.

8. Engineering

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.

9. DCC Consideration

None of the requested construction is eligible for DCC credits.

10. Latecomer Provision

Under provisions of Section 990 of the Municipal Act, the applicant will be eligible for latecomer protection for the following items:

1. Storm drainage installation on Cadder Avenue.

11. Bonding and Levy Summary

(a) Bonding
Cadder Avenue Upgrading $14,000.00

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City of Kelowna
COMMUNITY PLANNING

(b) Levies

Share of water main renewal	$2,600.00	
Downstream drainage	$ 423.00	
Total Levies		$ 3,023.00

ATTACHMENT B
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HAP17-0002
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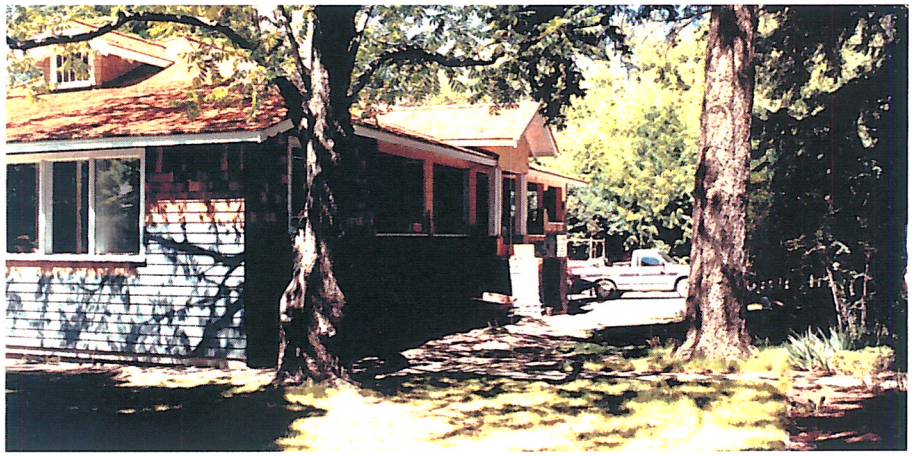
City of Kelowna
COMMUNITY PLANNING

– Photos of the Foster House Heritage Property

Exterior Photos



ATTACHMENT B
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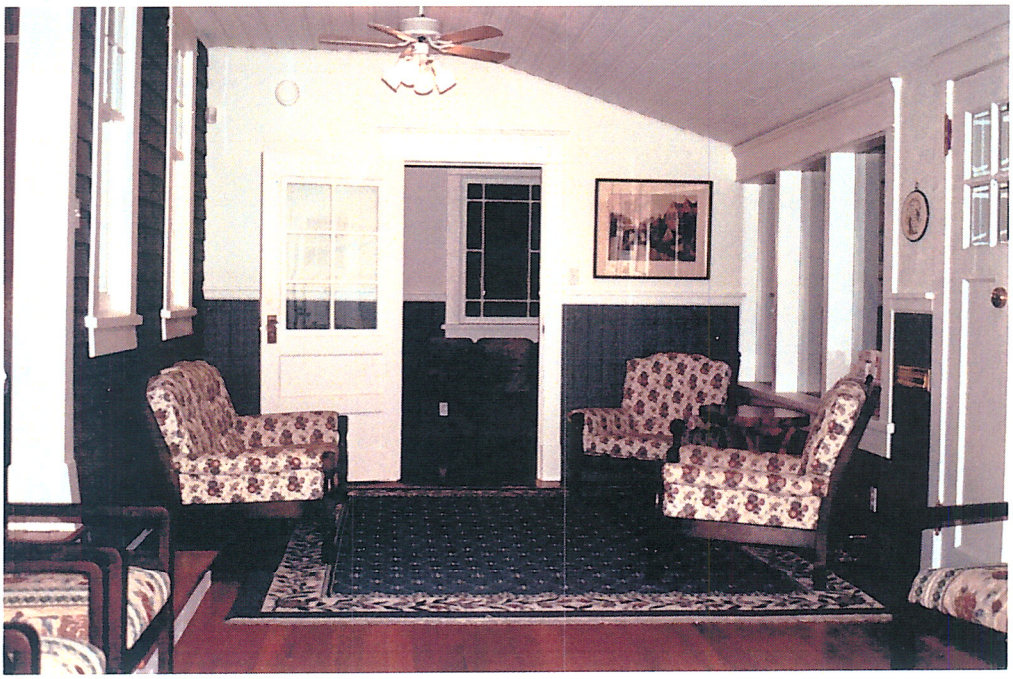
Interior Photos



Porch Finished

Porch in progress

ATTACHMENT B
This forms part of application
HAP17-0002
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COMMUNITY PLANNING

Reception Desk Finished

Reception Desk in progress

Christy and Associates
Registered Professional Planners

ATTACHMENT B

This forms part of application

HAP17-0002

Planner Initials TB

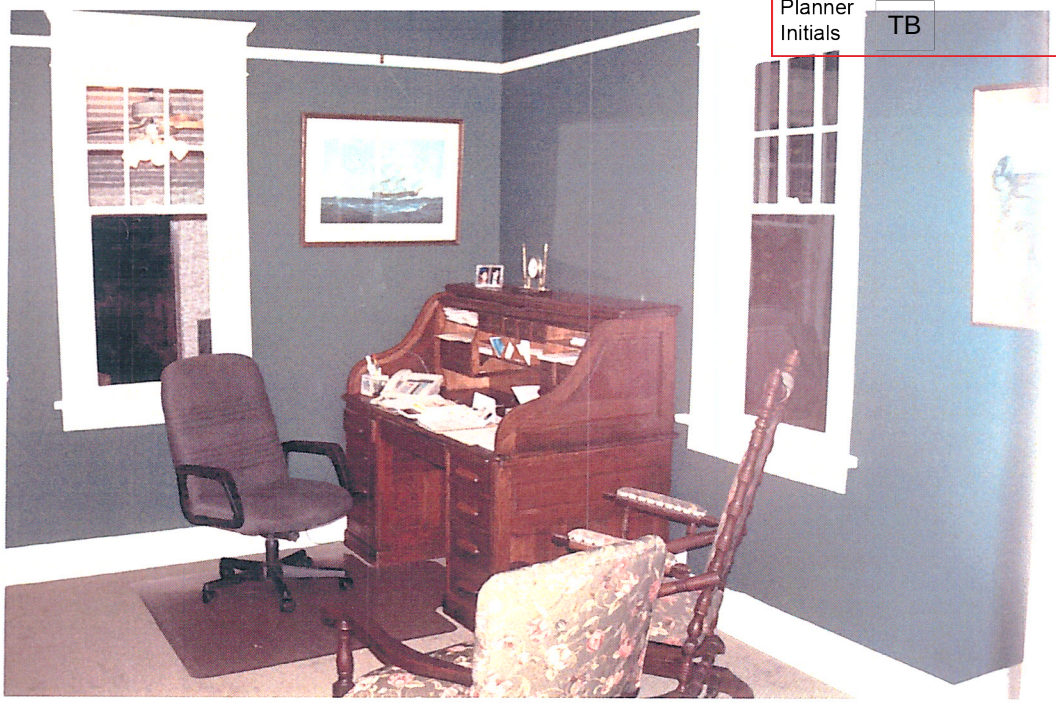
City of Kelowna
COMMUNITY PLANNING

Waiting Room finished

Waiting Room in progress

Christy and Associates
Registered Professional Planners

ATTACHMENT B
This forms part of application
HAP17-0002
Planner Initials TB
City of Kelowna
COMMUNITY PLANNING



Doctor's Office

Doctor's Office

Christy and Associates
Registered Professional Planners

SCHEDULE "A"
HERITAGE REVITALIZATION AGREEMENT

THIS AGREEMENT dated as of the _____day of _____, 2017

BETWEEN:

THE CITY OF KELOWNA, a Municipal Corporation having offices at
1435 Water Street, Kelowna, British Columbia, V1Y 1J4

(Herein called the "CITY")

AND:

Dr. Alan Broome Inc. (Inc. No. 447508)
486 Cadder Avenue, Kelowna, British Columbia, V1Y 5N3

(Herein called the "OWNER")

WHERAS a local government may, by bylaw, enter into a Heritage Revitalization Agreement with the Owner of property which Council deems to be of heritage value pursuant to Section 610 of the *Local Government Act,*

AND WHEREAS the Owner owns certain real property located at 486 Cadder Avenue, on which is situated a building of heritage value pursuant to the City's Heritage Register, legally described as:

Lot 1, District Lot 14, ODYD, Plan KAP69061
(PID: 025-046-101)

(Herein called the "Heritage Property")

AND WHEREAS the Owner has presented to the City a proposal for the use and preservation of the Heritage Property and has voluntarily and without any requirement by the City, entered into this agreement pursuant to Section 610 of the Local Government Act;

AND WHEREAS a local government must hold a Public Hearing on the matter before entering into, or amending, a Heritage Revitalization Agreement, if the agreement or amendment would permit a change to the use or density of use that is not otherwise authorized by the applicable zoning of the Heritage Property, and for these purposes Section 464 through 470 of the *Local Government Act* apply;

AND WHEREAS within thirty days after entering into, or amending a Heritage Revitalization Agreement, the local government must file a notice in the Land Title Office in accordance with Section 594 of the *Local Government Act* and give notice to the Minister responsible to the *Heritage Conservation Act* in accordance with Section 595 of the *Local Government Act;*

NOW THEREFORE in consideration of the mutual promises contained in this agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1.0 Heritage Revitalization and Preservation

1.1 The parties agree that the Heritage Property has heritage value, deserving of protection and conservation, and the Owner specifically agrees to maintain, preserve and protect the heritage character of the building located on the Heritage Property in accordance with Attached Schedule "AA".

2.0 Governing Regulations

The parties agree that except as varied or supplemented by the provisions of this Agreement, all bylaws and regulations of the City and all laws of any authority having jurisdiction shall apply to the Heritage Property.

3.0 Uses Permitted

3.1 The principal uses permitted on the Heritage Property are:

a) Health Services, Major
b) Health Services, Minor
c) Single Dwelling Housing

3.2 The secondary uses permitted on the Heritage Property are:

a) Secondary Suite

4.0 Proposed Development

4.1 The Owner agrees not to alter the exterior of the Heritage Building except pursuant to a Heritage Alteration Permit issued by the City and in accordance with this Agreement.

4.2 Where a Heritage Alteration Permit is required, the discretion to approve, refuse or revise such permit is delegated by Council to the Community Planning Department Manager.

4.3 The hours of operation for offices located on the subject property shall be between 8.00 am and 7.00 pm Monday through Friday, and 9.00 am to 4.00 pm on Saturday. Patients will be seen by appointment only.

4.4 Six (6) on-site parking stalls shall be provided as shown on Schedule "AA"

4.5 Signage will be limited to one sign to a maximum size of 2.0m2 and a maximum height of 1.0m may be attached to the residence or may be free standing located in the front yard or a flanking side yard. Any such free standing sign may be located on the property line but must not encroach or overhang beyond the property line.

Damage or Destruction

5.1 In the event that the Heritage Property is damaged, the parties agree as follows:

(a) The Owner may repair the Heritage Property in which event the Owner shall commence and complete the repair work within one year of the date of damage.

OR, in the event that the Heritage Property is destroyed,

(b) The City will, by bylaw and after conducting a Public Hearing in the manner prescribed by Sections 464 through 470 of the *Local Government Act,* cancel this Agreement whereupon all use and occupation of the Heritage Property shall be in accordance with the zoning bylaws of the City and in accordance with all other bylaws or regulations of the City or any other laws of authority having jurisdiction.

6.0 Breach

6.1 In the event that the Owner is in breach of any term of this Agreement, the City may give the Owner notice in writing of the breach and the Owner shall remedy the breach within 30 days of receipt of the notice. In the event that the Owner fails to remedy the breach within the time allotted by the notice, the City may by bylaw and after conducting a Public Hearing in the manner prescribed by Sections 464 through 470 of the *Local Government Act* cancel this Agreement whereupon all use and occupation of the Heritage Property shall thenceforth be in accordance with the zoning bylaws of the City and in accordance with all other bylaws or regulations of the City or any other laws of authority having jurisdiction.

7.0 Amendment

7.1 The parties acknowledge and agree that this Agreement may only be amended by one of the following means:

(a) By bylaw with the consent of the parties provided that a Public Hearing shall be held if an amendment would permit a change to use or density of use on site or;

(b) By Heritage Alteration Permit (HAP), issued pursuant to Section 617 of the *Local Government Act.*

8.0 Representations

8.1 It is mutually understood and agreed upon between the parties that the City has made no representations, covenants, warranties, promises or agreements expressed or implied, other than those expressly contained in this Agreement.

9.0 Statutory Functions

9.1 Except as expressly varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the City in the exercise of its statutory functions and responsibilities including, but not limited to, the *Local Government Act* and its rights and powers under any

enactments, bylaws, order or regulations, all of which, except as expressly varied or supplemented herein, are applicable to the Heritage Property.

10.0 Enurement

10.1 This Agreement enures to the benefit of and is binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

11.0 Other Documents

11.1 The Owner agrees at the request of the City, to execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all such acts and things as may be required in the opinion of the City to give full effect to the intent of this Agreement.

12.0 Notices

12.1 Any notice required to be given pursuant to this Agreement shall be in writing and shall either be delivered mailed by registered mail as follows:

(a) To the City:

City of Kelowna
1435 Water Street
Kelowna, B.C. V1Y 1J4
ATTENTION: City Clerk

(b) To the Owner:

Dr. Alan Broome Inc. (Inc. No. 447508)
486 Cadder Avenue
Kelowna, BC, V1Y 5N3

Or to such other address of which one party may notify the other in writing.

13.0 No Partnership or Agency

13.1 The parties agree that nothing contained herein creates a relationship between the parties of partnership, joint venture or agency.

IN WITNESS WHEREOF this Agreement has been executed by the parties hereto on the day and year first above written.

CITY OF KELOWNA
by its authorized signatories

_____
(Mayor)

_____
(City Clerk)

Dr. Alan Broome Inc.
By its authorized signatory (ies)

_____

In the presence of:

_____
Witness (print name)

_____
Address

_____
Occupation

Attachments:

Schedule AA, page 1 Exterior Rendering
Schedule AA, page 2 Building Elevations
Schedule AA, page 3 Site Plan
Schedule AA, page 4 Floor Plan

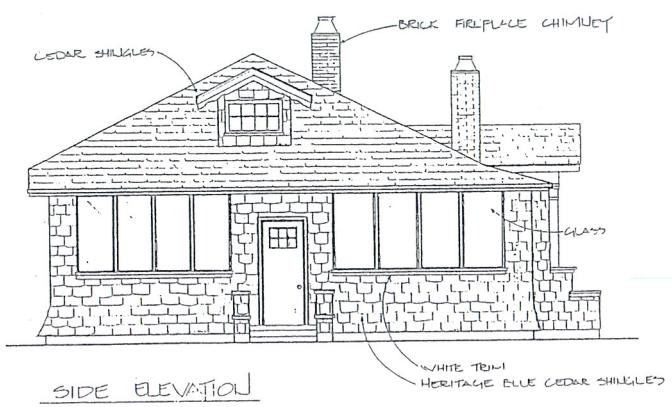
SCHEDULE AA

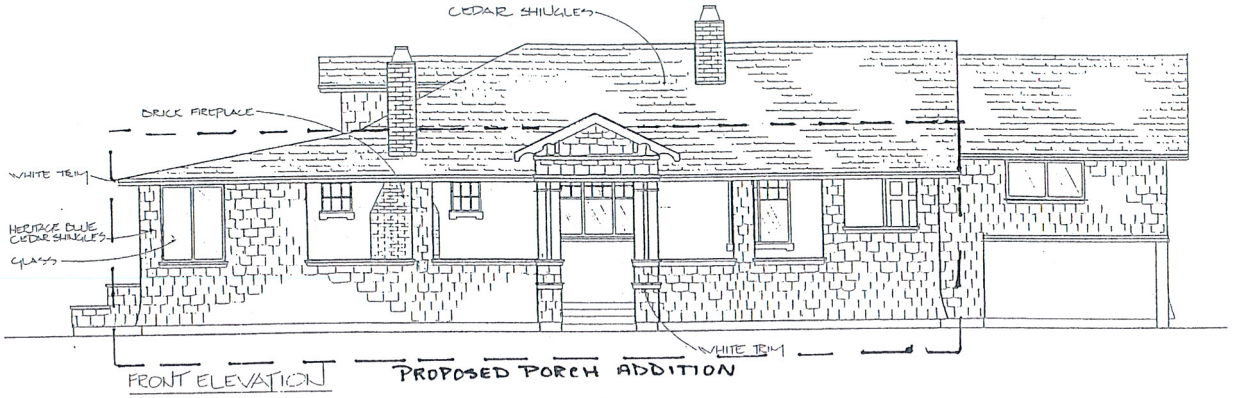
This forms part of application

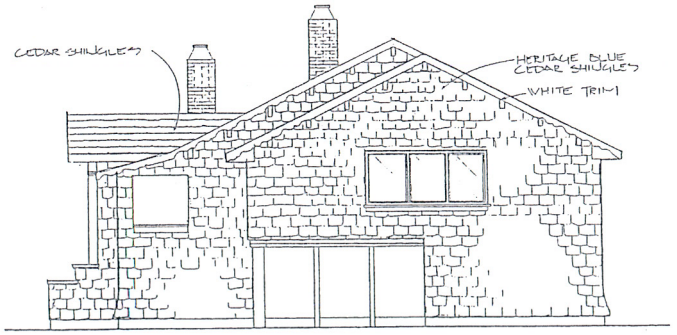
HAP17-0002

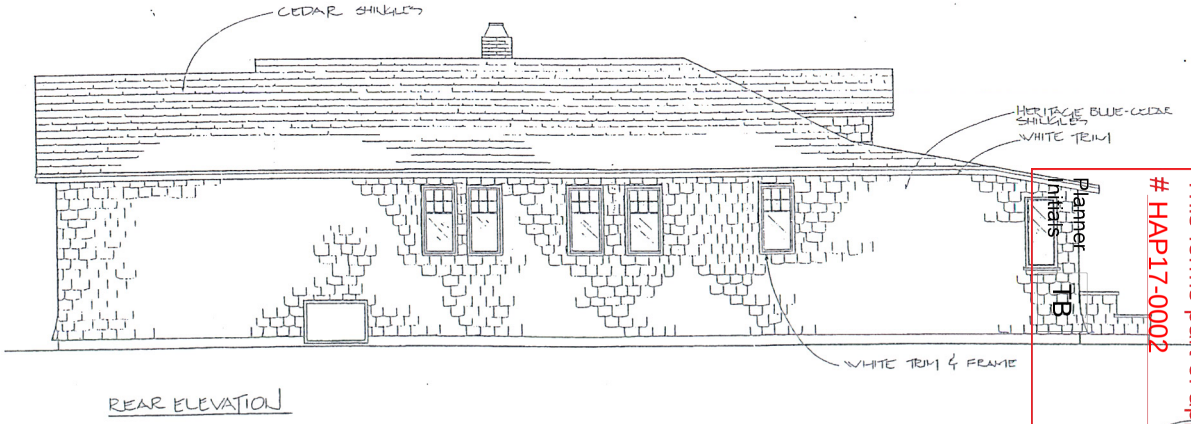
Planner Initials TB

City of Kelowna
COMMUNITY PLANNING









PRINT DATE
NOVEMBER 29, 1995
APPROVED FOR CONSTRUCTION BY:
NOT APPROVED

DRAWING TITLE: ELEVATIONS

BROOME

THESE DRAWINGS SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF

DESIGNWORKS

A DIVISION OF ENERGY BC, LTD.

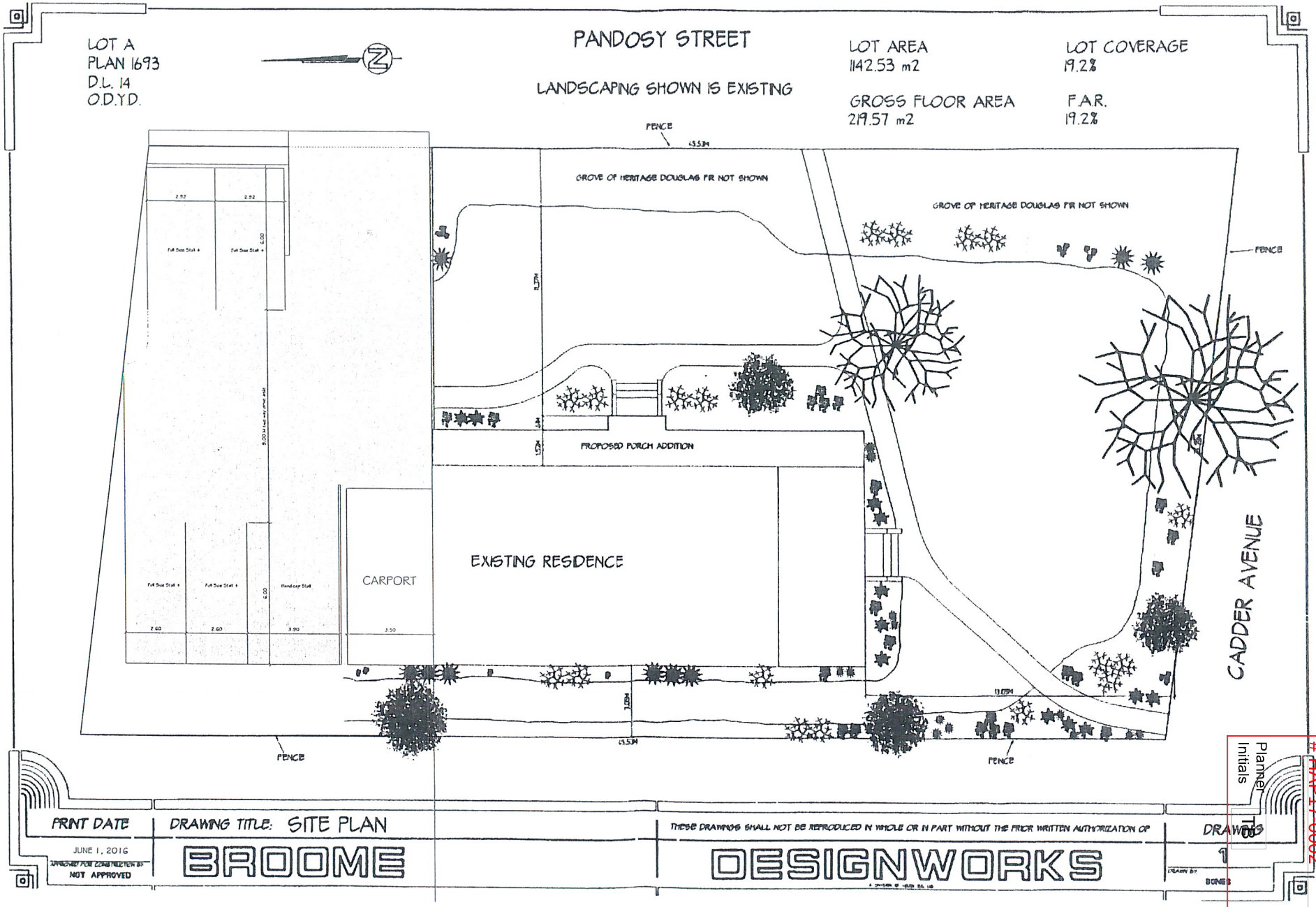
DRAWING NUMBER

SCHEDULE A A2

This forms part of application
HAP17-0002

City of Kelowna
COMMUNITY PLANNING

Planner Initials TB



SCHEDULE ~~AA~~ A3

This forms part of application

~~HAP17-0002~~

City of Kelowna
COMMUNITY PLANNING

Planner Initials TC

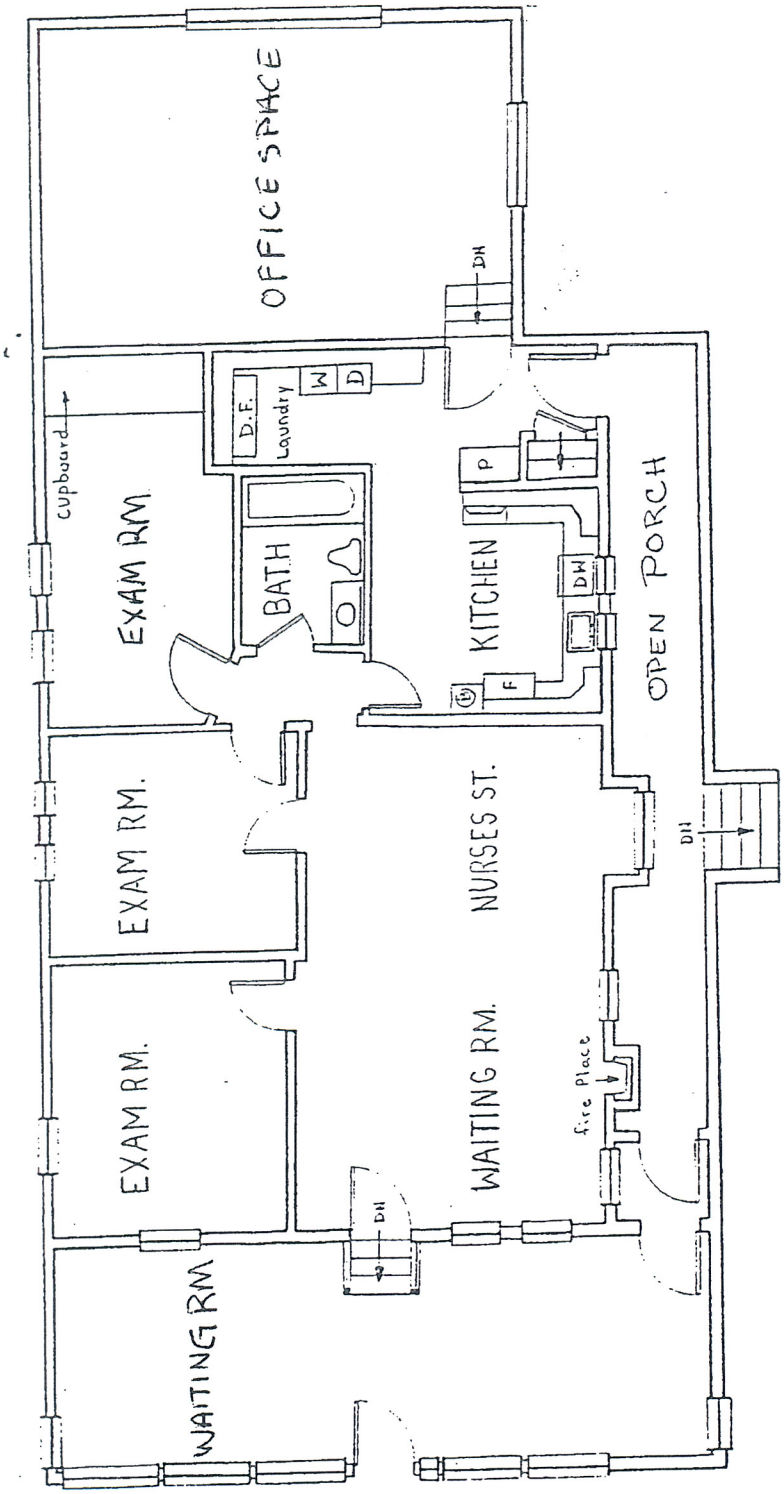
SCHEDULE AAA P. 4

This forms part of application

HAP17-0002

Planner Initials TB

City of Kelowna
COMMUNITY PLANNING



WIDTH : 73'
DEPTH : 33'

MAIN FLOOR PLAN

CITY OF KELOWNA

BYLAW NO. 11495

Heritage Revitalization Agreement Authorization Bylaw
HRA17-0002 – 486 Cadder Avenue –
Dr. Alan Broome Inc., Inc. No. 447508

WHEREAS a local government may, by bylaw, enter into a heritage revitalization agreement with the Owner of property which Council deems to be of heritage value pursuant to section 610 of the *Local Government Act*;

AND WHEREAS the Municipal Council of the City of Kelowna is desirous of entering into a Heritage Revitalization Agreement with Dr. Alan Broome Inc., Inc. No. 447508 for the property located at 486 Cadder Avenue, Kelowna, B.C.;

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

1. The Municipal Council of the City of Kelowna hereby authorizes the City of Kelowna to enter into a Heritage Revitalization Agreement with Dr. Alan Broome Inc., Inc. No. 447508 for the property located at486 Cadder Avenue, Kelowna, B.C., and legally described as:

   Lot 1, District Lot 14, ODYD, Plan KAP69061

   In the form of such Agreement attached to and forming part of this bylaw as Schedule "A".

2. The Mayor and City Clerk are hereby authorized to execute the attached agreement, as well as any conveyances, deeds, receipts and other documents in connection with the attached agreement, and to affix the corporate seal of the City of Kelowna to same.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

_____

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

_____

Mayor

_____

City Clerk

SCHEDULE "A"
HERITAGE REVITALIZATION AGREEMENT

THIS AGREEMENT dated as of the _____day of _____, 2017

BETWEEN:

THE CITY OF KELOWNA, a Municipal Corporation having offices at
1435 Water Street, Kelowna, British Columbia, V1Y 1J4

(Herein called the "CITY")

AND:

Dr. Alan Broome Inc. (Inc. No. 447508)
486 Cadder Avenue, Kelowna, British Columbia, V1Y 5N3

(Herein called the "OWNER")

WHERAS a local government may, by bylaw, enter into a Heritage Revitalization Agreement with the Owner of property which Council deems to be of heritage value pursuant to Section 610 of the *Local Government Act,*

AND WHEREAS the Owner owns certain real property located at 486 Cadder Avenue, on which is situated a building of heritage value pursuant to the City's Heritage Register, legally described as:

Lot 1, District Lot 14, ODYD, Plan KAP69061
(PID: 025-046-101)

(Herein called the "Heritage Property")

AND WHEREAS the Owner has presented to the City a proposal for the use and preservation of the Heritage Property and has voluntarily and without any requirement by the City, entered into this agreement pursuant to Section 610 of the Local Government Act;

AND WHEREAS a local government must hold a Public Hearing on the matter before entering into, or amending, a Heritage Revitalization Agreement, if the agreement or amendment would permit a change to the use or density of use that is not otherwise authorized by the applicable zoning of the Heritage Property, and for these purposes Section 464 through 470 of the *Local Government Act* apply;

AND WHEREAS within thirty days after entering into, or amending a Heritage Revitalization Agreement, the local government must file a notice in the Land Title Office in accordance with Section 594 of the *Local Government Act* and give notice to the Minister responsible to the *Heritage Conservation Act* in accordance with Section 595 of the *Local Government Act;*

NOW THEREFORE in consideration of the mutual promises contained in this agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

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1.1 The parties agree that the Heritage Property has heritage value, deserving of protection and conservation, and the Owner specifically agrees to maintain, preserve and protect the heritage character of the building located on the Heritage Property in accordance with Attached Schedule "AA".

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The parties agree that except as varied or supplemented by the provisions of this Agreement, all bylaws and regulations of the City and all laws of any authority having jurisdiction shall apply to the Heritage Property.

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3.1 The principal uses permitted on the Heritage Property are:

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b) Health Services, Minor
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4.0 Proposed Development

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7.0 Amendment

7.1 The parties acknowledge and agree that this Agreement may only be amended by one of the following means:

(a) By bylaw with the consent of the parties provided that a Public Hearing shall be held if an amendment would permit a change to use or density of use on site or;

(b) By Heritage Alteration Permit (HAP), issued pursuant to Section 617 of the *Local Government Act.*

8.0 Representations

8.1 It is mutually understood and agreed upon between the parties that the City has made no representations, covenants, warranties, promises or agreements expressed or implied, other than those expressly contained in this Agreement.

9.0 Statutory Functions

9.1 Except as expressly varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the City in the exercise of its statutory functions and responsibilities including, but not limited to, the *Local Government Act* and its rights and powers under any

enactments, bylaws, order or regulations, all of which, except as expressly varied or supplemented herein, are applicable to the Heritage Property.

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11.1 The Owner agrees at the request of the City, to execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all such acts and things as may be required in the opinion of the City to give full effect to the intent of this Agreement.

12.0 Notices

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(a) To the City:

City of Kelowna
1435 Water Street
Kelowna, B.C. V1Y 1J4
ATTENTION: City Clerk

(b) To the Owner:

Dr. Alan Broome Inc. (Inc. No. 447508)
486 Cadder Avenue
Kelowna, BC, V1Y 5N3

Or to such other address of which one party may notify the other in writing.

13.0 No Partnership or Agency

13.1 The parties agree that nothing contained herein creates a relationship between the parties of partnership, joint venture or agency.

IN WITNESS WHEREOF this Agreement has been executed by the parties hereto on the day and year first above written.

CITY OF KELOWNA
by its authorized signatories

_____
(Mayor)

_____
(City Clerk)

Dr. Alan Broome Inc.
By its authorized signatory (ies)

_____

In the presence of:

ANDREW PARKINAR
Witness (print name)

409 VIEWCREST Rd.
Address Kelowna BC

Physician (retired)
Occupation

Attachments:

Schedule AA, page 1 Exterior Rendering
Schedule AA, page 2 Building Elevations
Schedule AA, page 3 Site Plan
Schedule AA, page 4 Floor Plan

REPORT TO COUNCIL

Date:	October 16, 2017		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (TB)		
Application:	Z17-0052	**Owner:**	1104166 BC Ltd Inc. No. 1104166
Address:	4623 Gordon Drive	**Applicant:**	Urban Options Planning & Permits
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single / Two Unit Residential		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	RU6 – Two Dwelling Housing		

1.0 Recommendation

THAT Rezoning Application No. Z17-0052 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 357, ODYD, Plan KAP46269 located at 4623 Gordon Drive, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

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

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate a two lot subdivision.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate a two lot subdivision.

The Official Community Plan (OCP) Future Land Use is designated as S2RES – Single/Two Unit Residential, which supports this increase in density. The proposed rezoning meets the OCP Urban Policy of Compact Urban Form – increasing density where infrastructure already exists and near transit stops. The subject property is large enough to accommodate two RU6 lots which would meet the minimum requirements for a Single Family Dwelling, a Single Family Dwelling with a Secondary Suite, or a Single Family Dwelling and Carriage House.

4.0 Proposal

4.1 Background

The subject property has an existing dwelling that will be demolished as a function of this rezoning. It is fully serviced with sewer and water and is 1429 m^2.

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. The application is consistent with the OCP Urban Policy of Compact Urban Form as it takes advantage of existing infrastructure, is fully serviced, and is located within 400m of a transit stop.

Should Council support the proposed rezoning staff will work with the applicant to complete a 2 lot subdivision. Due to the large size of this property it is suitable for this increase in density and is compatible with the neighbourhood street pattern. The two RU6 lots would meet the minimum size requirements for a Single Family Dwelling, a Single Family Dwelling with a Secondary Suite, or a Single Family Dwelling with a Carriage House.

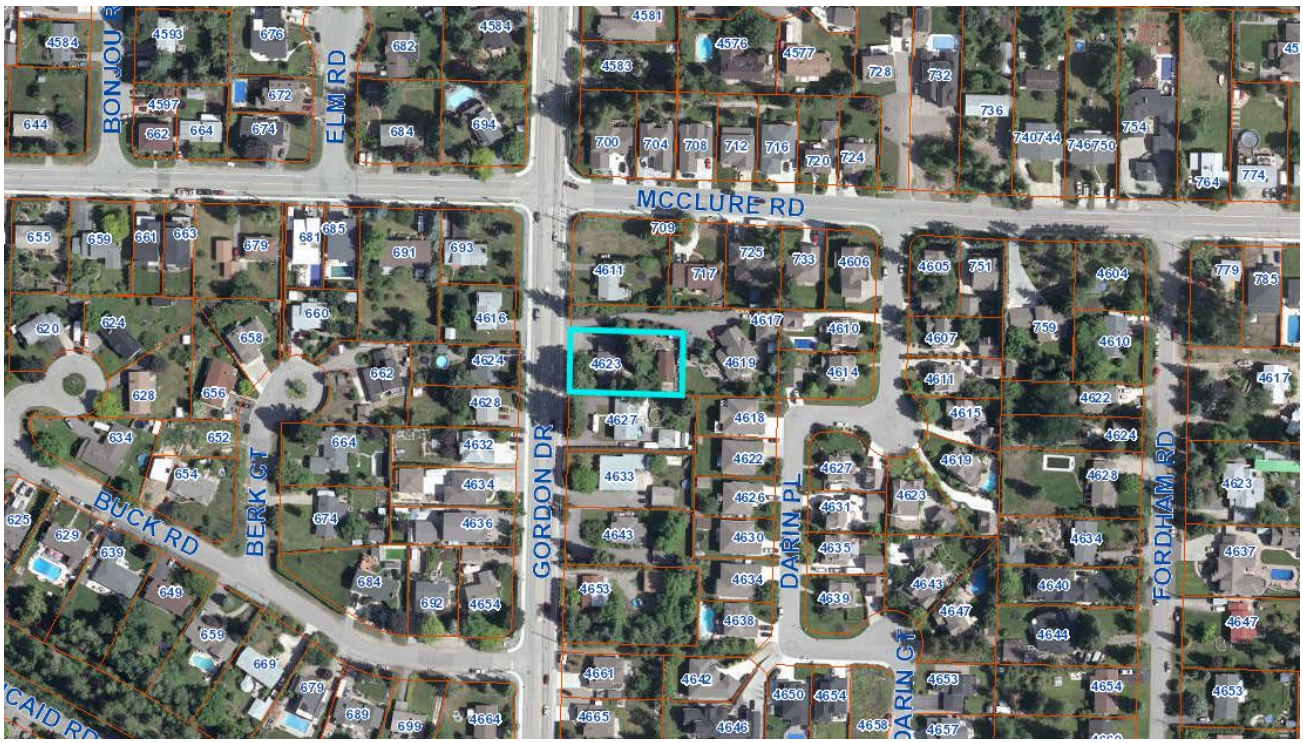
4.3 Site Context

The subject property is located on the east side of Gordon Drive, south of McClure Road. It is located in an area that was subdivided and developed in the 1970s and 1980s with lots large enough to accommodate single family homes and septic systems. There is a bus stop across the street for Bus Route 17.

Specifically, adjacent land uses are as follows:

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

Subject Property Map: 4623 Gordon Drive



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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

6.0 Technical Comments

6.1 Building & Permitting Department

Demolition Permit required prior to subdivision being approved.

6.2 Development Engineering Department

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

[1] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: June 15, 2017
Date Public Consultation Completed: July 26, 2017

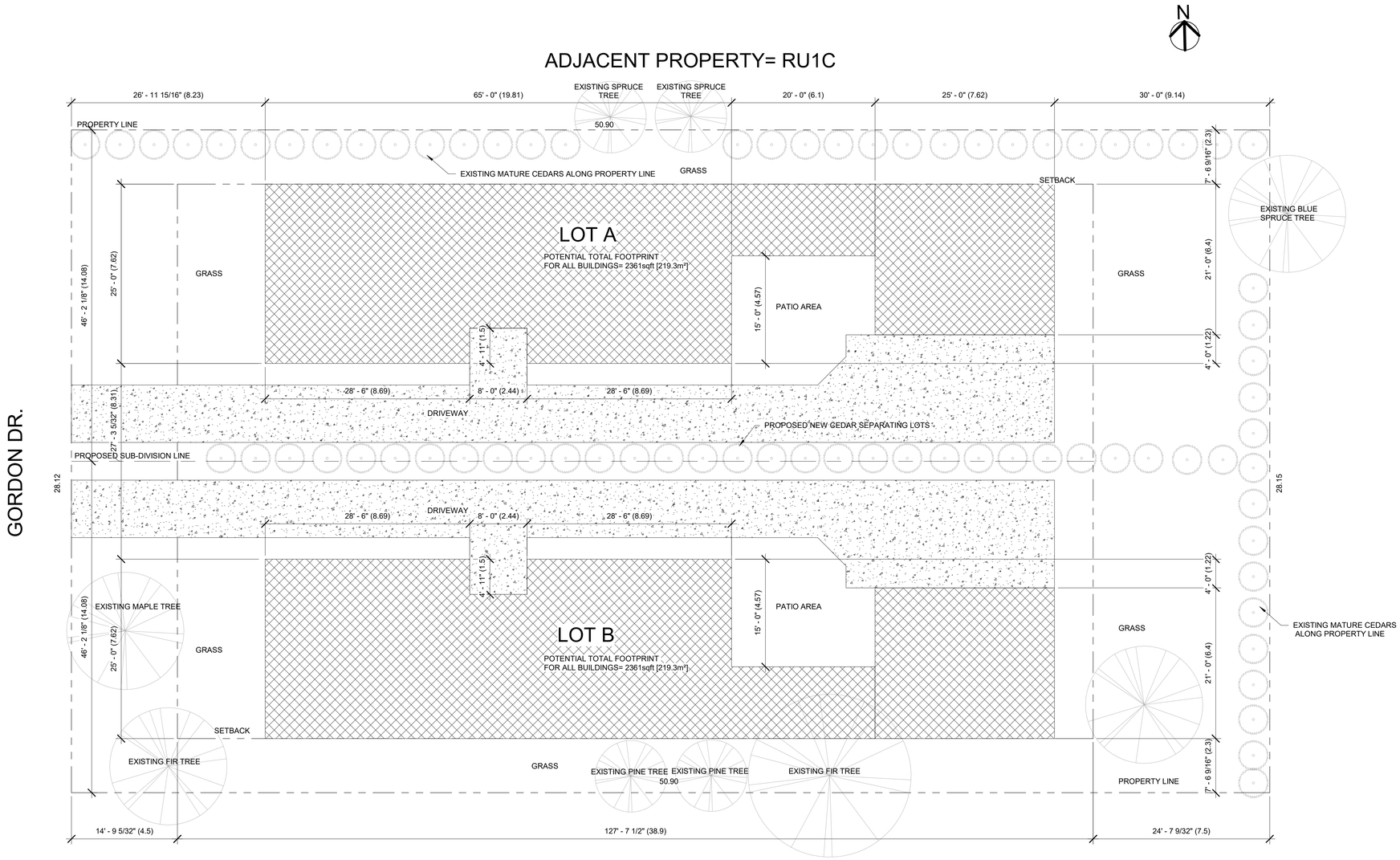
Report prepared by: Trisa Brandt, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan
Schedule "A": Development Engineering Memorandum



1 SITE PLAN
1/8" = 1'-0"

BUILDING NOTES
GENERAL ZONING AND SITE INFORMATION
- CIVIC ADDRESS: 4623 GORDON DR.
- LEGAL: PLAN 46269, LOT 1
- CURRENT ZONE: RU1
- NEW ZONE: RU6
- AUTHORITY: CITY OF KELOWNA
- TOTAL LOT AREA: 15 423sqft [1432.8m²]

LOT A
- TOTAL LOT AREA: 7 711.5sqft [716.4m²]
- PROPOSED HOUSE FOOTPRINT: 2361sqft [219.3m²]= 30.6%
- DRIVEWAY: 1363sqft [126.6m²]
- PROPOSED SITE COVERAGE: 3724sqft [346m²] = 48.3%
- MAXIMUM LOT COVERED (40%): 3085sqft [286.6m²]
- MAXIMUM TOTAL FOOTPRINT (50%): 3856sqft [358.2m²]
- MAXIMUM HEIGHT OF HOUSE: 9.5m - 2 1/2 STOREYS
- TOTAL LIVEABLE AREA= 4335sqft [402.7m²]
- TOTAL SUITE LIVEABLE AREA= 825sqft [76.6m²]

LOT B
- TOTAL LOT AREA: 7 711.5sqft [716.4m²]
- PROPOSED HOUSE FOOTPRINT: 2361sqft [219.3m²]= 30.6%
- DRIVEWAY: 1363sqft [126.6m²]
- PROPOSED SITE COVERAGE: 3724sqft [346m²] = 48.3%
- MAXIMUM LOT COVERED (40%): 3085sqft [286.6m²]
- MAXIMUM TOTAL FOOTPRINT (50%): 3856sqft [358.2m²]
- MAXIMUM HEIGHT OF HOUSE: 9.5m - 2 1/2 STOREYS
- TOTAL LIVEABLE AREA= 4335sqft [402.7m²]
- TOTAL SUITE LIVEABLE AREA= 825sqft [76.6m²]

MIN YARD SETBACK FOR ADDITION
- FRONT YARD SETBACK: 4.5m
- REAR YARD SETBACK: 7.5m (1.5m FOR ACCESSORY BUILDINGS)
- SIDE YARD SETBACK: 2.0m FOR 1 1/2 STOREYS
2.3m FOR 2 1/2 STOREYS

Blue Vision
Drafting & Design
www.bluevisiondraftinganddesign.com

Blue Vision
Drafting & Design
P.O. BOX 22100
Capri Centre
Kelowna, BC
V1Y 9N9
250.864.6666
blue.vision@hotmail.com

Issue Schedule

Isuse Number	Description	Date
5	Re-Zoning	30.05.17

Urban Elegance Homes Inc. 3009-3151 Lakeshore Rd.
Kelowna,BC V1E 3S9
778.821.0088 jmac@urbanelegancehomes.com

2 Houses for:

4623 Gordon Dr.
Kelowna, BC

SITE PLAN

SCALE:
AS NOTED

DRAWN BY:	CHECKED BY:
BV	BV
DATE: 30.05.17	PROJECT: 2017-012

A1.0

CITY OF KELOWNA

BYLAW NO. 11505
Z17-0052 – 4623 Gordon 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 1, District Lot 357, ODYD Plan KAP4623 located on Gordon Drive, Kelowna, B.C., 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 and adopted by the Municipal Council this

_____
Mayor

_____
City Clerk

Report to Council

Date:	October 23, 2017
File:	0280-04
To:	City Manager
From:	Angie Schumacher, Revenue Supervisor
Subject:	Renewal of Uptown Rutland Business Improvement Area

Recommendation:

THAT Council initiate the renewal of a specified area for the purpose of annually funding, over a 5 year period, the Uptown Rutland Business Improvement Area pursuant to Sections 215 of the Community Charter, for the properties included within the boundary as outlined on Schedule "A" to the Report of the Revenue Supervisor dated October 23, 2017;

AND THAT Bylaw 11504 being Uptown Rutland Business Improvement Area Bylaw be advanced for reading consideration;

AND FURTHER THAT 4:00 p.m., Monday, December 4, 2017 be set as the deadline for receipt of petitions against the proposed Uptown Rutland Business Improvement Area renewal bylaw.

Purpose:

To initiate the renewal of a specified area for the purpose of annually funding, over a 5 year period, the Uptown Rutland Business Association.

Background:

Section 215 of the Community Charter permits Council, by bylaw, to grant funds to an organization that has as one of its aims, function or purposes, the planning and implementation of a business promotion scheme. Council may raise the necessary funding by levying and imposing a tax on the benefiting properties.

The first Uptown Rutland Business Improvement Area (BIA) was established for the 5 years beginning in the year 2008. As illustrated in Schedule "A" attached, the BIA approximately starts at Hollywood Rd to the west, just south of Gray Rd to the south, just past Prior Rd to the east and ends at Houghton Rd to the north.

The Uptown Rutland Business Association wishes the City to continue to raise the annual grant by levying a tax on the land and improvements for those properties assessed as Class 5 (Light Industrial) and Class 6 (Business) with the exception of Federal, Provincial and Municipal owned properties used for government purposes. Government properties leased out for private commercial use will be subject to the levy.

The attached Schedule "B" is the Uptown Rutland Business Improvement Area business promotion scheme, which outlines a history, goals and provides details of the BIA services.
The bylaw authorizes Council to grant to the Association, to a maximum dollar value, an amount equal to its annual budget. For the term of the bylaw, the amounts are (Schedule "C"-Proposed Budget attached):

2018	**$180,564**
2019	**$185,079**
2020	**$189,706**
2021	**$194,449**
2022	**$204,172**

A report to Council will be prepared for approval of the grant prior to each fiscal year covered in the bylaw. The 5-year term of the bylaw will conclude on December 31, 2022.

Legal/Statutory Authority:

Council may, by bylaw, grant money to a corporation or other organization that has, as one of its aims, functions or purposes, the planning and implementation of a business promotion scheme, with the establishment of a Business Improvement Area in accordance with Division 5 Sections 215 of the Community Charter.

Legal/Statutory Procedural Requirements:

Council may, by bylaw, impose a parcel tax in accordance with Division 4 to provide all or part of the funding for a service.

Considerations not applicable to this report:

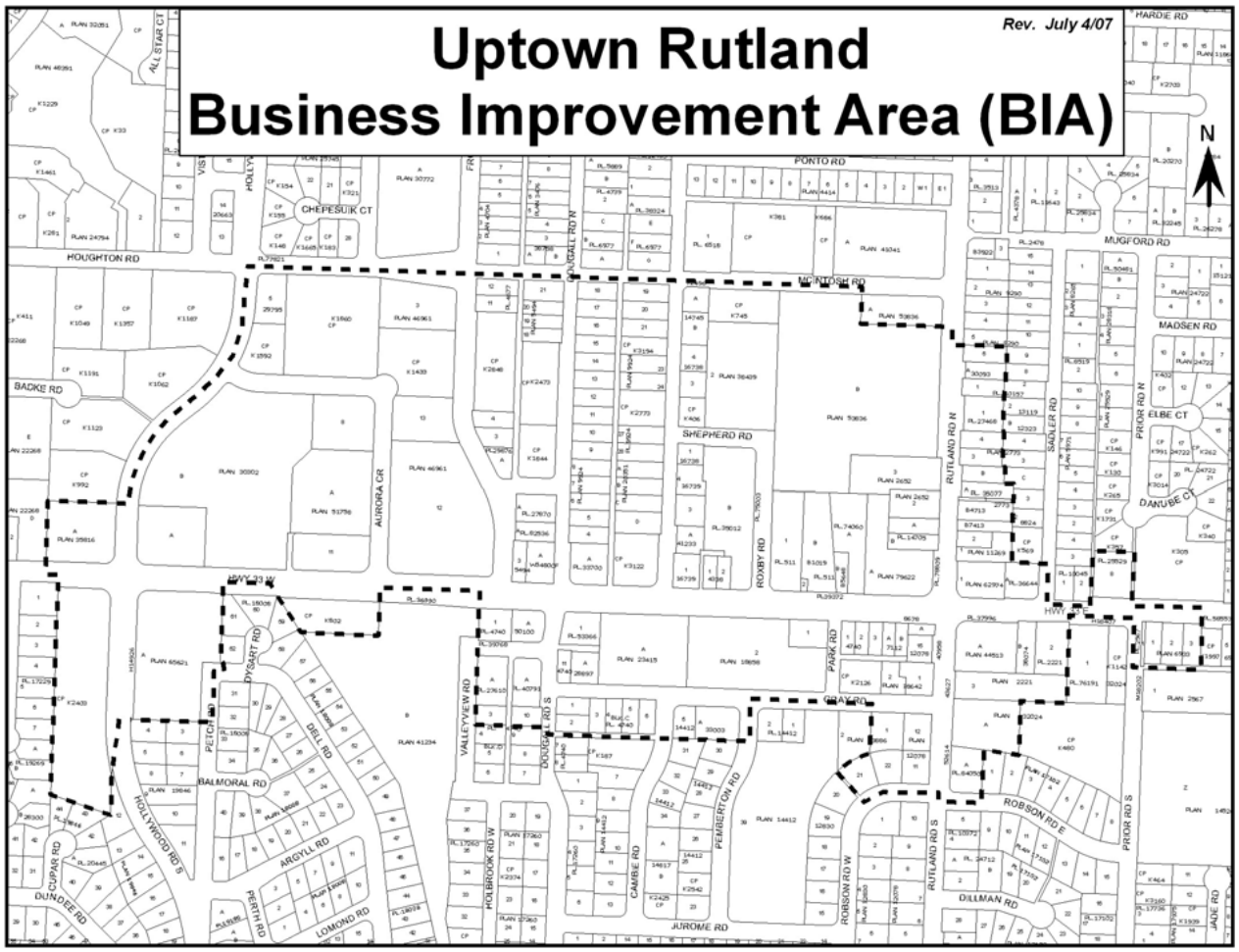
Internal Circulation:
Existing Policy:
Financial/Budgetary Considerations:
Personnel Implications:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation:

Submitted by:

Angie Schumacher, CPA, CGA Revenue Supervisor

Approved for inclusion: Genelle Davidson, CPA, CMA, Director, Financial Services

Schedule A - Map:



Renewal 2018-2022

Table of Contents

1.0 **Executive Summary** Page 2

2.0 **Vision**

2.1 Mission Statement Page 2
2.2 URBA Vision for the Rutland Town Centre Page 2
2.3 Strategic Priorities Page 2
2.4 URBA Objectives Page 3

3.0 **Uptown Rutland Business Improvement Area (URBA)**

3.1 What is a BIA? Page 3
3.2 Uptown Rutland Business Association (URBA) Page 4
3.3 Benefits of a BIA Page 4-5
3.4 Accomplishments Page 5-6
3.5 Tax Levy Page 6
3.6 Proposed BIA Area Page 6

4.0 **Organization**

4.1 URBA Membership Page 7
4.2 URBA Board of Directors Page 7

5.0 **Uptown Rutland - The Next Five Years 2018 – 2022**

5.1 Relationships Page 8
5.2 Beautification Page 8
5.3 Promotions Page 9

6.0 **Financial Analysis**

6.1 Operating Budget Page 10

7.0 **Appendix A - BIA Map** Page 11

1.0 Executive Summary

Over the past five years, the URBA board and members continue to have a direct, positive influence when it comes to Rutland businesses and the community overall. Through the Business Improvement Association, URBA is determined to be part of the process when it comes to revitalization and the creation of a defined Town Centre for Rutland which is long overdue.

Revitalization is an ongoing process; numerous goals have been achieved and continue to cultivate such as C7 zoning; Revitalization Tax Exemption Bylaw, which is designed to encourage new residential and commercial development to locate within urban centres; transit improvements and the redesign of Hwy 33. URBA has cultivated community partnerships with RCMP, non-profit organizations and city staff, we have hosted community clean-up events, focused on streetscape improvements such as planters, hanging baskets and new banners. URBA continues to produce signature events throughout the year to encourage people to stay, play, work and live in Rutland.

Our goals include: creating an attractive, viable business community, lobbying for improved public transit, roads, community facilities, parks, schools and access to local social services. We also want to focus on physical, social and economic infrastructure improvements to build a safer, stronger and a healthier area while significantly enhancing the quality of life for both businesses and residents.

URBA will be instrumental in creating incentive programs and tie them to revitalization for our area. Programs such as facade improvement grants, awning, and lighting and signage grants have worked well for other communities and ideas such as this could benefit the Rutland Town Centre. Improving member engagement is another aspect URBA will focus on moving forward. Done right, member engagement builds loyalty. We want to see more of our members using our services and programs and experiencing first-hand what the BIA can do for them

2.0 Vision

2.1 Mission Statement

To develop and market Uptown Rutland in conjunction with community stakeholders, as “an excellent area to do business, live and play”.

2.2 URBA Vision for the Rutland Town Centre

Continuously support a healthy business community that celebrates the diversity in which we live, work and play in.

Mandate: To market the commercial areas, attract new business and assist with business development goals in co-operation with public and private sector partners.

2.3 Strategic Priorities

- Relationships
- Beautification
- Promotions

2.4 URBA Objectives

Short Term

- Attract new businesses
- Work together with the City of Kelowna to finish Hwy 33 corridor with streetscape improvements
- Encourage the UBCO faculty and students to experience what the Uptown Rutland merchants and services have to offer
    - Student discount program have been established and we will continue to market the concept throughout the School District, OC and UBCO
    - Work with developers to promote the many multiuse developments that have been completed or near completion
- Be proactive and look at some strategies for a healthier Uptown Rutland community
- Work with the Economic Development Commission of the Okanagan to develop a retail recruitment strategy to attract targeted retailers to the Rutland Town Centre
- Together with the Downtown Kelowna Association, host a Business Improvement Areas of BC Convention, introducing 300-400 people to the City of Kelowna in 2018

Long Term

- CREATE A TOWN CENTRE
- Marketing our strengths – share what is unique to our area
- Flexible housing – affordability, seniors, students, families, multicultural. Can the city offer incentives?
- Education – promote how Rutland is a great place to live K-U (Kindergarten-University)
- Improve our mobility – transit, walkability, bikes, traffic calming
- Find new purposes for old buildings (don't sell it, change it!)
- Create a sense of place – gathering place, green space, more culture, sense of security
- Continue to grow and evolve our signature events; Business Expo, Cruisin the Park Car Show, Uptown Rutland Scarecrow Festival and Christmas Light-Up
- Build stronger partnerships with community associations such as the Rutland Residents Association, Black Mountain Residents Association, Blue Sky at Black Mountain, Rutland Park Society and Big White
- Create a Town Centre-Incorporating the "Urban Centres Roadmap" work with the City of Kelowna to develop principles, policies, designs and planning objectives which will define the character of the Rutland Town Centre.

3.0 Uptown Rutland Business Improvement Area

3.1 What is a BIA?

Business Improvement Areas (BIAs) are groupings or communities of businesses, approved by municipal council, and designated as BIAs. BIAs develop and undertake programs to improve and beautify the Improvement Area, to promote the districts and the businesses within it, to bring customers to the area, to stimulate the economy, and to support the community. These programs can include physical improvements to the area, events and activities, promotional

activities, decor and enhancements, advisory and advocacy, and member communications. These programs typically aim to keep the BIA area foremost in the public's mind as an attractive, pleasant place to shop, to be entertained, to work and to live.

For many BIAs, the social wellbeing of the community is very important. Many BIAs have programs that deal specifically with homelessness, graffiti, crime prevention, safety, transportation, accessibility, density, green spaces and other issues. In addition, BIAs have expanded their roles to include business recruitment to their list of goals.

BIAs help to create stronger communities by supporting member participation through the Board of Directors and the various committees of the BIA. The formal BIA designation allows for a planned program to be developed with an annual budget contributed to by all its members.

3.2 Uptown Rutland Business Association (URBA) and who is a Member?

Managed by a volunteer Board of Directors which consists of both property owners and tenants, they are the voices elected by the membership to run the Uptown Rutland Business Improvement Association. The URBA Board has created solid relationships with the City of Kelowna, Central Okanagan Development Corporation and Rutland associations to coordinate business improvement initiatives. A paid Executive Director, chosen by the board, administers the day-to-day operations of the Association.

All commercial property owners and business owners located within the BIA boundaries are members of the Uptown Rutland Business Association, a not for profit society governed by the Society Act and funded by a special levy agreed to by Class 5 and Class 6 property owners. No person shall be a member of the Society unless that person is a Property Owner or Tenant for at least SIX (6) months immediately preceding the date that a Property Owner or Tenant becomes a member.

There are two documents that control the activities of the BIA: The City of Kelowna Bylaw No.11504 and the Articles of Incorporation, Societies Act, Province of British Columbia.

3.3 How the BIA Benefits You & Your Business

- **Coordinated Efforts –** Working together, everyone is able to achieve more than working alone. Whether it be addressing street issues, managing growth and development, or managing special events to increase visitation to the core, the efforts of the Association, its membership, and stakeholders have a dramatic impact in the community.
- **Sustainable Funding –** Through a five-year mandate, the BIA structure allows the Association to plan and execute multi-year programs. This has allowed the expansion of programs from ad hoc or seasonal to annual programs through a mix of core funding and leveraged dollars from government and corporate sources.
- **Self-Reliance –** The BIA structure provides both the structure and mechanism for the Association to identify useful neighbourhood projects and allocate money towards those projects. Businesses benefit from the whole area coming together to leverage its resources verses each business trying to work independently.

- **Strong Public Image –** The activities and commitment of the Association to improve the Rutland neighbourhood through stewardship raises the profile of the Rutland Town Centre, creating an image of a "cared for" area in the community.
- **Community Benefit -** Consensus amongst economic development professionals, supported by numerous development reports, relate that the health of an entire community can be measured by the success of its business core and town centre. A strong and vibrant town centre, the heart of any community regardless of size, enhances the image and economy of the entire neighborhood.

3.4 Accomplishments

2013

- Rutland Dig Your Neighbourhood 2013-2014 – UBCO partnership
- Work began on Hwy 33
- A successful workshop that formed TRUST (The Rutland Unified Stakeholders Team)
- Shepherd Rd Transit Exchange launched
- 83 new trees added to Lion's Park to enhance its beauty
- Partnership with Parks Alive established
- Partnership with UBCO and their 4th year marketing students
- Our Rutland project with the City of Kelowna - $132K

2014

- Hwy 33 and Dougall Road upgrades were completed
- Attractive new banners up Hwy 33, Hollywood Rd and Rutland Rd. They showcase our new logo and reflect the seasons of Okanagan
- Partnerships that make a community grow and prosper began. The City of Kelowna, The Regional District, Chamber of Commerce, Economic Development Corp, Pathways, the Salvation Army, Ministry of Transport, Rutland Park Society, Rutland Residents Association, Festivals Kelowna, Blue Sky @ Black Mountain and the list keeps growing. The ability to partner effectively with other individuals and organizations -- both inside and outside the community -- is extremely vital so Rutland can be a viable and healthy community

2015

- Spring Clean Up Program created
- Art in Empty Spaces Grant & collaboration with businesses
- Partnership with City of Kelowna Parks Department to add planters and hanging baskets
- Over 100 businesses participated in our events by providing sponsorship, volunteers, prizes or a combination of the three. Over 500 volunteer hours were recorded for our events
- Associations with SD23, Rutland Parks Society, Festivals Kelowna, Okanagan Men's Shed, Salvation Army and Arts Council of the Central Okanagan helped create synergy throughout the community

2016

- Pianos in the Park brought to Rutland
- Summer Students brought on board
- Key stakeholders doing renovations and up-grades to their businesses
- New business moving into the area

- Work at Rutland Centennial Park
- Small Business Expo success
- After Hours engages new faces
- URBA's monthly newsletter is sent out electronically and thanks to our partnership with Pathways Abilities Society, it is hand delivered to each business in our BIA. Our web site has also seen triple the volume since 2015
- Events have been fine-tuned and numbers keep growing
- 1st annual Grub Crawl took place in Sept
- New Christmas Tree and décor
- Governance package for URBA board created and adopted
- Social media & website traffic continues to grow
- $25K grant from the province for trees at Rutland Centennial Park
- Trees replaced up Hwy 33 and still ongoing

2017

- Survey conducted with membership in April
- Annual Spring Clean Up done by our members with the support of RDCO
- Event sponsorship and attendance continues to grow
- Prospectus Map – partnership City of Kelowna
- Summer students contract was renewed
- Partnership with City of Kelowna Parks Department to add additional planters and hanging baskets
- URBA partnership with Interior Health and several outreach service agencies are working on solutions to reduce the number of discarded needles in our City
- Pianos in the Park program returned to our community
- Ongoing partnership with Parks Alive to host their events in our area
- Committee formed to help Thrift Stores deal with the items dropped off "after hours" to help clean our areas clean of debris
- URBA is a strong advocate for the City of Kelowna's "service request" on line program

3.5 Tax Levy

If local businesses support the BIA renewal, the City of Kelowna will initiate collecting the tax levy through the creation of a new Bylaw, of which a draft copy is attached. These funds will be used to help the BIA operate and achieve the objectives as written in the business plan. In addition, these funds will be used to "leverage" additional financial support. Typically, the tax levy will be $1.19 to $1.38 per $1000 of the assessed property value of each business.

3.6 Proposed BIA Area

URBA suggests the current BIA boundary as proposed in Appendix 1 remain unchanged. The BIA area currently extends along the Hwy 33 corridor from Hollywood Road to Prior Road, North to Houghton/McIntosh and south to Robson Road East.

4.0 Organization

4.1 URBA

The URBA membership, as defined by the BIA boundaries, consists of approximately 150 property owners, 225 businesses, retailers and restaurants.

4.2 URBA Board of Directors

URBA is directed by a Board of Directors, consisting of 13 Directors. The day-to-day business operations are managed by an Executive Director and one staff member.

The URBA board represents the business community. As BIAs are not just about business improvement but about overall neighborhood improvement, URBA also encourages public participation from other advocates and associations of the Rutland Community. URBA is often the first point of contact for Rutland concerns, neighborhood development and community celebrations.

The 2017 Board of Directors:

Mike Koutsantonis	President
Dawn Thiessen	1st Vice President
Jamie Needham	2nd Vice President
Shawndra Bodkin	Treasurer
Mark Beaulieu	Director
Garry Benson	Director
Chandan (Ruby) Dulay	Director
Curtis Fieseler	Director
June Forman	Director
Shelley Kvamme-MacDonald	Director
Kamal Shoranick	Director
Frank Pohland Director	Appointed
Kevin MacDougall Director	Appointed

5.0 Uptown Rutland: The Next Five Years 2018 – 2022

Looking forward, the Uptown Rutland Business Association will be asking the City of Kelowna to approve its mandate for the next 5-year term from 2018 - 2022. The mandate is based on the official strategic plan and budget, developed by the URBA board and endorsed by the URBA membership, which would support the growth of new and existing programs that will benefit the entire Rutland neighborhood.

Strategic Priorities

1. Relationships
2. Beautification
3. Promotions

5.1 Relationships

- Primary Goals (Guide Board to Achieve the BIA's Mission, Vision and Mandate)
  - To have a strong and consistent voice for our membership with City Council and staff
  - Be recognized by URBA members and Rutland residents as a champion for the business community and neighbourhoods
- Objectives (Guide Staff to Achieve the BIA's Goals)
  - Actively participate with community organizations and community events
  - Foster strategic and collaborative relationships with business and community focused organizations
  - Monitor and engage on issues affecting URBA businesses
  - Build strong relationships with our commercial property owners
  - Encourage members to actively participation in the URBA initiatives

5.2 Beautification

- Primary Goals (Guide Board to Achieve the BIA's Mission)
  - Creatively enhance URBA streetscapes and green spaces
  - Be recognized as a community leader with respect to beautification
  - Consult with URBA members in identifying potential beautification projects and areas of concern to bring forward to City of Kelowna elected officials and staff
  - Work with Rutland membership, community organizations and City of Kelowna in prevention and remediation of graffiti & vandalism
- Objectives (Guide Staff to Achieve the BIA's Goals)
  - Work with URBA membership, the City of Kelowna, and community groups on beautification initiatives
  - Explore initiatives to address vacant building and lot appearance
  - Research creative solutions to deter vandalism & graffiti
  - Promote a clean, well maintained business façade among URBA membership

5.3 Promotions

- Primary Goals (Guide Board to Achieve the BIA's Mission)
  - Champion accessibility to Rutland businesses and neighbourhoods
  - Promote the URBA membership and neighbourhoods throughout City and RDCO
- Objectives (Guide Staff to Achieve the BIA's Goals)
  - Expand current URBA marketing initiatives and annual events
  - Investigate and develop new marketing initiatives and promotional events to promote shopping and livability within the business improvement area
  - Support third party community events in Rutland
  - Keep URBA membership engaged in and aware of advertising and marketing opportunities

6.0 Five-Year Budget - 2018 - 2022

6.1 Operating Budget

A member's survey was completed in April which along with the Board of Directors, and the BIA Renewal Committee produced a clear list of priorities for the BIA. Programs are being developed to address these priorities and a budget is prepared.

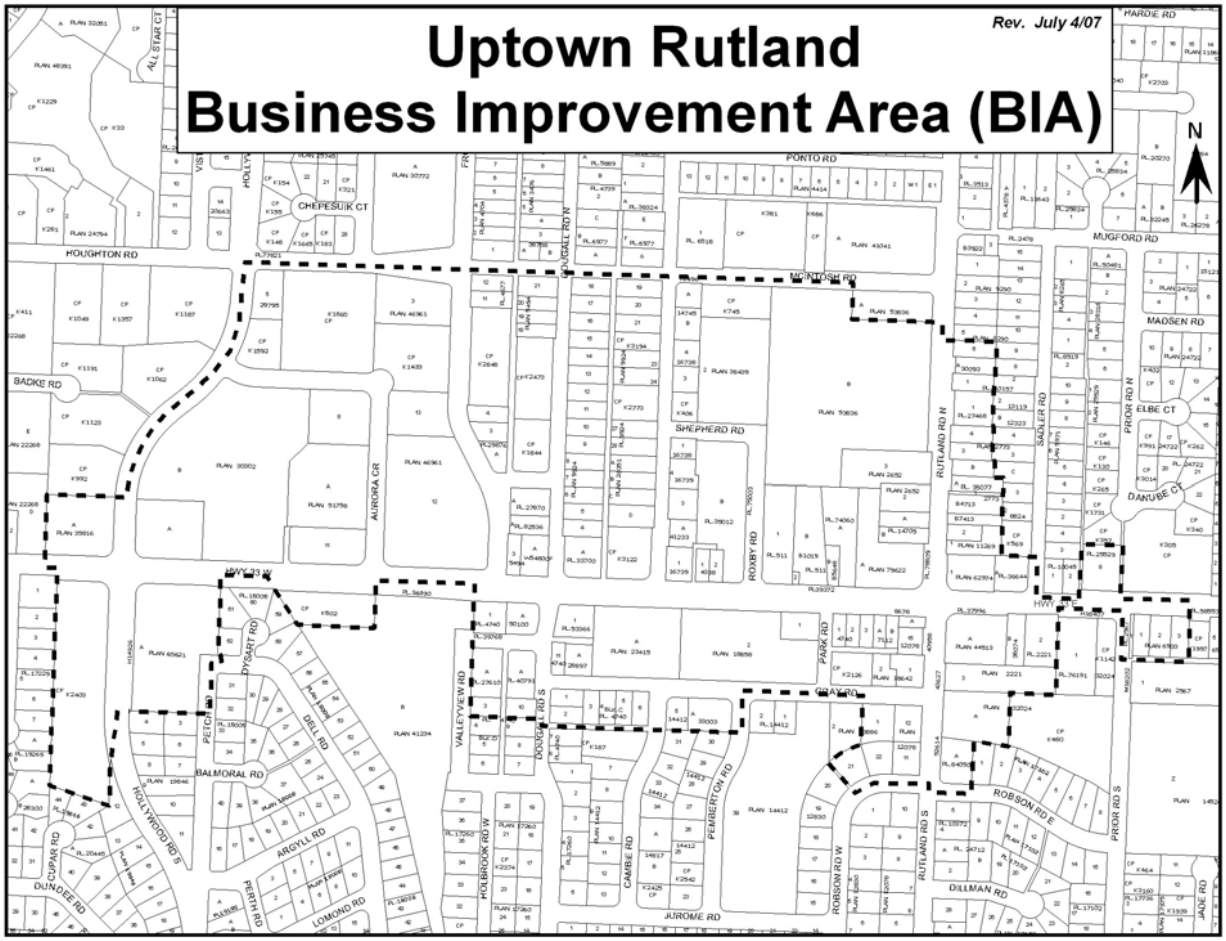
2013-2017 revenue from the membership levy was 10% for the first year and 2% for years two thru five. In 2017 the annual contribution was $176,160. 2018-2022 the proposed 2.5% increase is for the first four years. It is intended to cover inflationary cost increases and will enable the Association to deliver consistent value to its members. Over the past five years, URBA has successfully leveraged the BIA tax levy funding through events, sponsorships and government grants. URBA anticipates we will continue to leverage our funding and have included this in our proposed budget. Year 5 the proposed increase is 5% which provides for URBA to respond to opportunities, and save for future projects such as the completion of Rutland's Town Centre which is part of the City's Urban Roadmap.

Proposed BIA Budget					
	2018	2019	2020	2021	2022
Revenue					
City Funding Tax Levy (Capped)	180,564	185,079	189,706	194,449	204,172
Other Income Events, Sponsorships, Grants	50,400	35,400	50,400	35,400	50,400
Total Revenue	230,964	220,479	240,106	229,849	254,572
Beautification/Streetscape	24,000	14,000	34,000	19,000	44,000
Community Safety/Programs	4,000	4,000	2,000	2,000	2,000
Events & Promotions	33,571	33,961	34,358	34,763	35,176
General and Administration	153,951	151,836	152,509	155,297	159,147
Marketing	12,000	12,500	13,500	13,500	11,000
Total Expense	227,522	216,297	236,366	224,560	251,323
Net Revenue	3,442	4,182	3,740	5,289	3,249

NOTES TO PROPOSED BUDGET

- The 2.5% annual increase proposed for years 2018-2021 is only a .5% increase from the previous 5 year term.
- In 2022 year 5 the increase proposed is 5% which allows URBA to respond to opportunities, and save for future projects such as the completion of Rutland's Town Centre.
- The reason for a small Net Revenue each year is to be able to respond to new opportunities and situations throughout the year
- Based on 2017 total assessment value of $151,266,200 the tax levy will be $1.19 per $1000 of assessed value. Going forward, the tax levy is estimated between $1.19 to $1.38.

7.0 Appendix A: Uptown Rutland Business Improvement Area Map



URBA proposes the BIA Boundary Map as adopted in 2008 under By-Law No.9813 remain unchanged.

Approved by Uptown Rutland Business Association

Signature

Signature

Mike Koutsantonis - President

Dawn Thiessen - 1st Vice President

Oct 6, 2017

Date

Oct 6, 2017.

Date

Schedule C – Proposed Budget:

URBA: Five-Year Budget – 2018 - 2022

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Uptown Rutland
BUSINESS ASSOCIATION

Rutland
We're just getting started

URBA Renewal 2018-2022

Uptown Rutland
BUSINESS ASSOCIATION

Rutland
We're just getting started

EXECUTIVE SUMMARY

Over the past five years, the URBA board and members continue to have a direct, positive influence when it comes to Rutland businesses and the community overall. Through the Business Improvement Association, URBA is determined to be part of the process when it comes to revitalization and the creation of a defined Town Centre for Rutland which is long overdue.

Revitalization is an ongoing process; numerous goals have been achieved and continue to cultivate such as C7 zoning; Revitalization Tax Exemption Bylaw, which is designed to encourage new residential and commercial development to locate within urban centres; transit improvements and the redesign of Hwy 33. URBA has cultivated community partnerships with RCMP, non-profit organizations and city staff, we have hosted community clean-up events, focused on streetscape improvements such as planters, hanging baskets and new banners. URBA continues to produce signature events throughout the year to encourage people to stay, play, work and live in Rutland.

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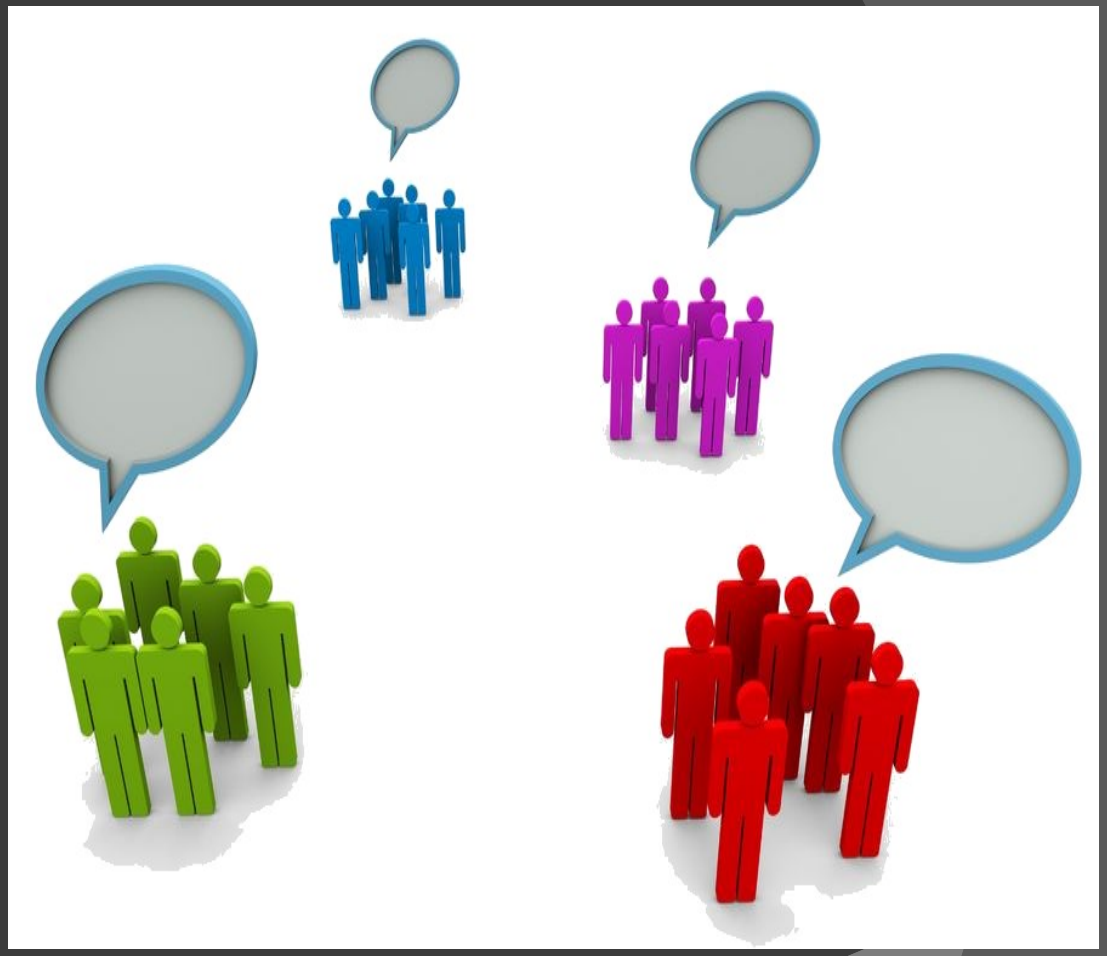
Continuously support a healthy business community that celebrates the diversity in which we live, work and play in.

Mandate: To market the commercial areas, attract new business and assist with business development goals in co-operation with public and private sector partners.

2.3 Strategic Priorities

- Relationships
- Beautification
- Promotions

On May 30th, 2013 the Uptown Rutland Business Association (URBA) took the initiative to host a workshop that would establish a coming together of Community Groups, Business Officials and Business Owners who share an interest in Rutland. This was the first "coming together" of these diverse interests and represented a significant shift towards a new cooperative strategy that would benefit all groups.



In essence, what started as a task to create a list of demands for Infrastructure and Program Development for Kelowna City Council and Administration quickly evolved into a "Community Based - One Voice Strategy". The mandate of this Group would be to provide on-going input into the Strategic Planning of Kelowna and Senior Governments.

The Group was called

TRUST –

The Rutland Unified Stakeholders Team

It received widespread support from the participants including; City Hall, Political and Administrative Representatives. This group would go beyond the short term demands and interests of the community by attempting to reconcile internal differences and presenting a unified front for City Hall and Senior Government Officials. This was welcomed by City Hall Officials as for them, it is much easier to address the needs of one unified group than a myriad of competing interests. This is a unique model of cooperation between business, residents and interest groups that is not typical in B.C.

ACCOMPLISHMENTS - 2013

- Rutland Dig Your Neighbourhood 2013-2014 – UBCO partnership
- Work began on HWY 33
- A successful workshop that formed **TRUST**
- Shepherd Rd Transit Exchange launched.
- 83 new trees added to Lion's Park to enhance its beauty.
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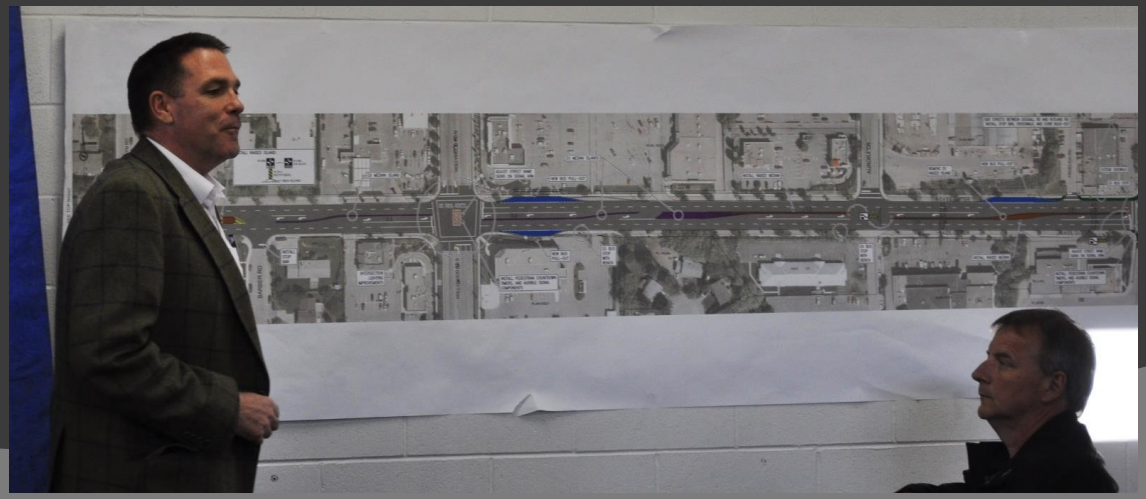

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- Hwy 33 and Dougall Road upgrades were completed.

- We have attractive new banners up Hwy 33, Hollywood Rd and Rutland Rd. They showcase our new logo and reflect the seasons of Okanagan.

- Partnerships that make a community grow and prosper began. The City of Kelowna, The Regional District, Chamber of Commerce, Economic Development Corp, Pathways, the Salvation Army, Ministry of Transport, Rutland Park Society, Rutland Residents Association, Festivals Kelowna, Blue Sky @ Black Mountain and the list keeps growing. The ability to partner effectively with other individuals and organizations -- both inside and outside the community -- is extremely vital so Rutland can be a viable and healthy community.

ACCOMPLISHMENTS - 2014

•Changes to Roxby Park and the new community market began. Every Sunday from April-October people will enjoy local vendors, artisans, crafters, farmers and more. People of Rutland will be able to stay right here to find all they need, and the atmosphere will be quirky, fun, social and relaxing. We will also see the residents of Okanagan come up to see all the great new things happening in Rutland.

•We have enjoyed a few new businesses and there are more on the way. The redevelopment on the corner of Hwy 33 and Rutland Rd N. now called "Rutland Crossing" is a welcome addition to our neighbourhood.

ACCOMPLISHMENTS - 2015

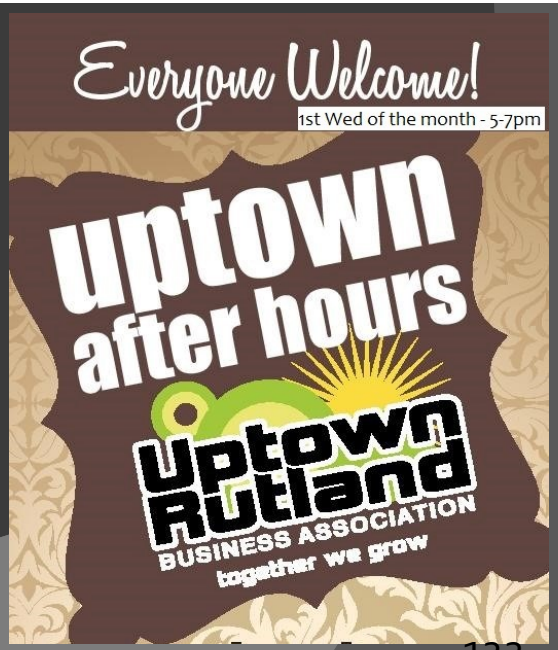
- Spring Clean Up
- Art in Empty Spaces
- Over 100 businesses participated in our events by providing sponsorship, volunteers, prizes or a combination of the three, Over 500 volunteer hours were recorded for our events.
- Partnerships with SD23, Rutland Parks Society, Festivals Kelowna, the Okanagan Men's Shed, Salvation Army and Arts Council of the Central Okanagan helped create synergy throughout the community.

ACCOMPLISHMENTS - 2015

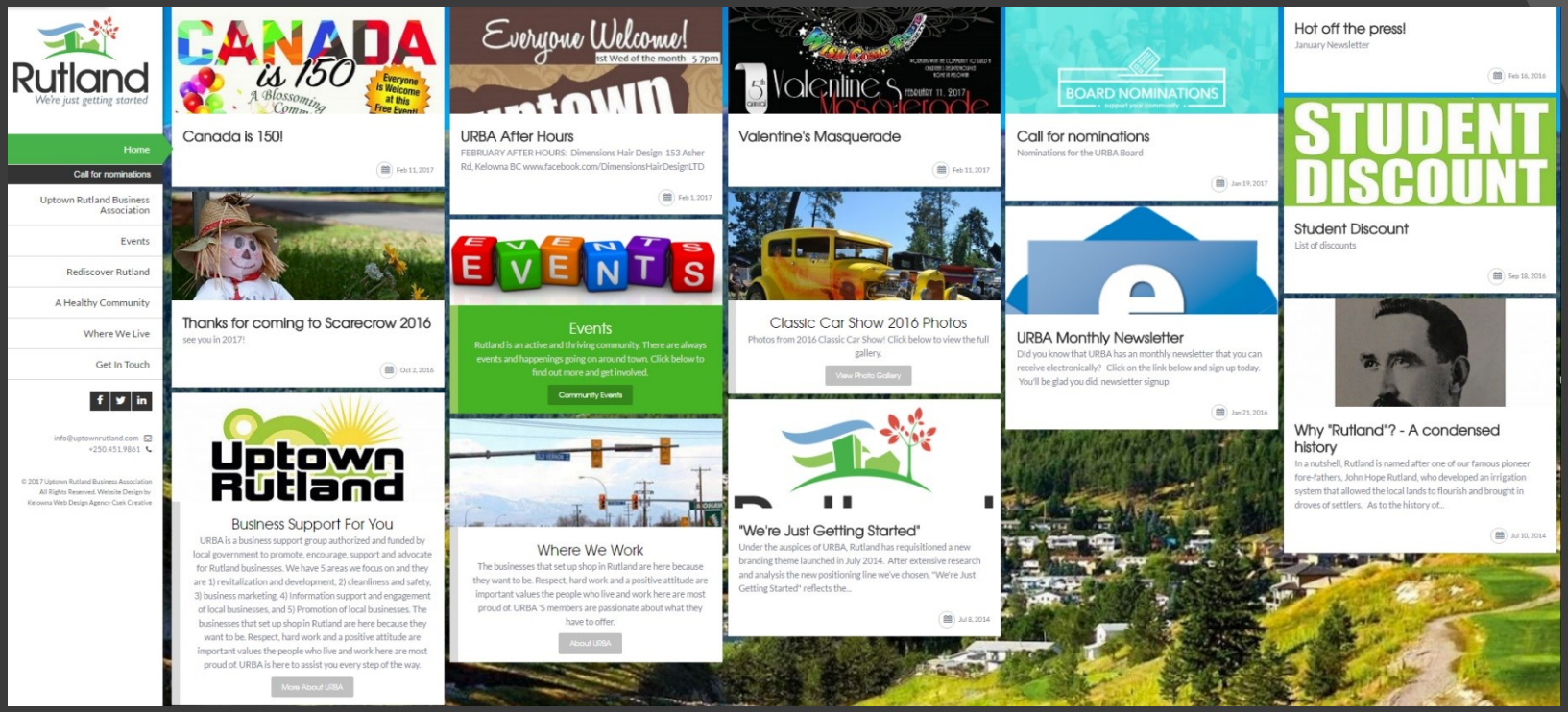
•Roxby Square's revitalization included: new benches, lights and trees thanks to help from URBA. It is now the new entrance way to Rutland's Community Market every Sunday, April through October.

•Our Business After Hours has grown to over 100 people per event and our other networking events such as Nine & Dine, Business Walks and Small Business Expo were also successful.

Mayor Basran cuts the ribbon on Roxby Park with other members of City Council, Uptown Rutland Business Association, Rutland Parks Society, MP Ron Cannan, and MLA Norm Letnick. (Photo Credit: KelownaNow.com)



- URBA's monthly newsletter is sent out electronically and thanks to our partnership with Pathways Abilities Society, it is hand delivered to each business in our BIA. Our web site has also seen triple the volume since a year ago.

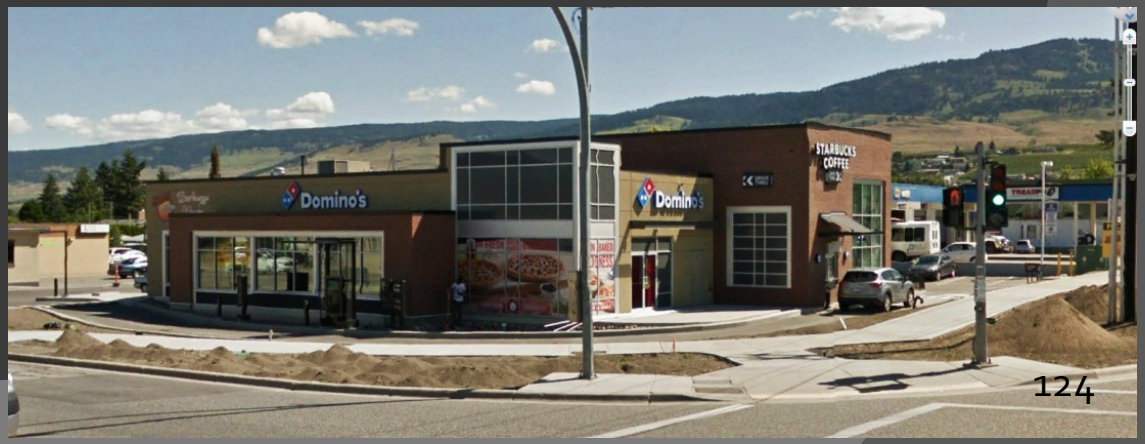


Website stats

March 1 2014-March 1 2015		March 2 2015-March 2016
Sessions:	7,676	29,763
Users:	5,591	23,229
Page views:	20,730	65,652
New Visitors	72.9%	77.2%
Returning Visitors	27.1%	22.6%

ACCOMPLISHMENTS - 2016

- Pianos in the Park
- Summer Students brought on board
- Key stakeholders are doing renovations and up-grades to their businesses
- New business moving into the area
- Work at Rutland Centennial Park continues
- Small Business Expo success
- After Hours engages new faces



ACCOMPLISHMENTS - 2016

- Events have been fine-tuned and numbers keep growing
- 1st annual Grub Crawl took place in Sept
- New Christmas Tree and décor
- Governance package for URBA board created and adopted
- Social media & website traffic continues to grow
- $25K grant from the province for trees at Rutland Centennial Park
- Trees replaced up Hwy 33 and still ongoing

ACCOMPLISHMENTS - 2017

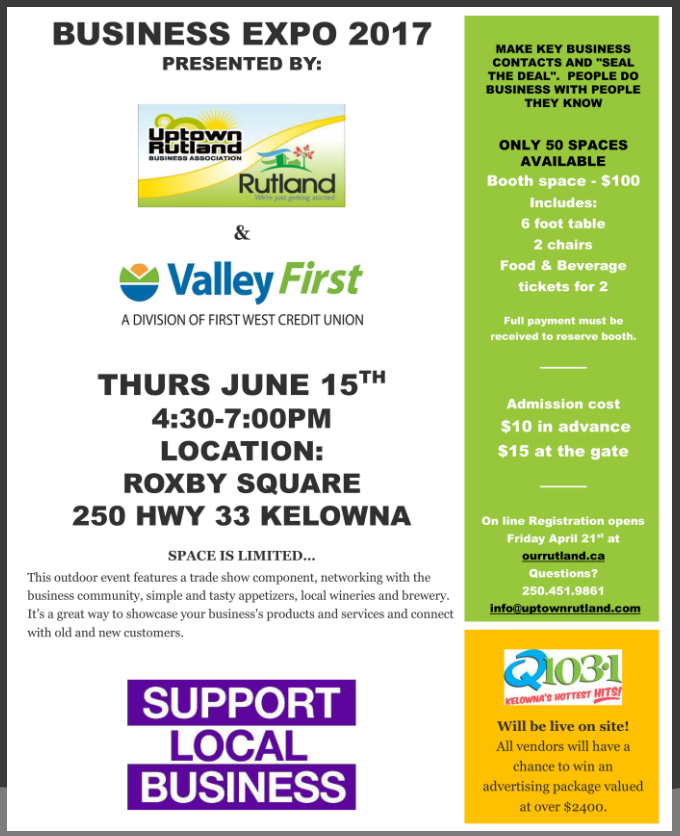
- Survey conducted with membership in April
- Annual Spring Clean Up done by our members with the support of RDCO
- Event sponsorship and attendance continues to grow
- Prospectus Map – partnership City of Kelowna
- Summer students contract was renewed
- Partnership with City of Kelowna Parks Department to add additional planters and hanging baskets

ACCOMPLISHMENTS - 2017

- URBA partnership with Interior Health and several outreach service agencies are working on solutions to reduce the number of discarded needles in our City
- Pianos in the Park program returned to our community
- Ongoing partnership with Parks Alive to host their events in our area
- Committee formed to help Thrift Stores deal with the items dropped off “after hours” to help clean our areas clean of debris
- URBA is a strong advocate for the City of Kelowna’s “service request” on line program

EVENTS hosted by URBA:
attendance and community involvement increasing each year

- Easter Egg Hunt
- Small Business Expo
- Uptown Rutland Car Show



EVENTS hosted by URBA: attendance and community involvement increasing each year

- Uptown Rutland Nine & Dine Golf & Networking Event
- Uptown Rutland Scarecrow

EVENTS hosted by URBA:
attendance and community involvement increasing each year

- Grub Crawl
- Uptown Rutland Christmas Light Up

URBA AGM	March
URBA Board Meetings	3rd Wed of every month
Uptown Rutland Business After Hours	1st Wed of every month
*BIABC Conference	April
*Vaisakhi Parade	April
Spring Clean Up	May
*Rutland May Days Parade	May
Small Business Expo partnership with Valley First Credit Union	June
Uptown Rutland Car Show	August
Uptown Rutland Nine & Dine Golf & Networking Event	August
Grub Crawl	September
Business Walk	October
Uptown Rutland Scarecrow	October
Turn Down The Heat – BIABC/FORTIS	Fall
*Remembrance Day	November
Salvation Army Bell Ringing	November
Uptown Rutland Christmas Light Up	December

Please note: URBA is NOT the host for all of these events but we do participate (* means not hosted by URBA)

Key points that we would like to see the URBA/TRUST focus on:

- **MARKETING OUR STRENGTHS** – share what is unique to our area ,
- **CREATE A TOWN CENTRE**
- **FLEXIBLE HOUSING** – affordability, seniors, students, families, multicultural. Can the city offer incentives?
- **EDUCATION** – promote how Rutland is a great place to live K-U (Kindergarten-University)
- **IMPROVE OUR MOBILITY** – transit, walkability, bikes, traffic calming
- **ATTRACT NEW BUSINESSES**
- **FIND NEW PURPOSES FOR OLD BUILDINGS** (don't sell it change it!)
- **CREATE A SENSE OF PLACE** – gathering place, green space, more culture, sense of security

URBA OBJECTIVES

Short Term

- Attract new businesses
- Work together with the City of Kelowna to finish Hwy 33 corridor with streetscape improvements
- Encourage the UBCO faculty and students to experience what the Uptown Rutland merchants and services have to offer
  - Student discount program have been established and we will continue to market the concept throughout the School District, OC and UBCO
  - Work with developers to promote the many multiuse developments that have been completed or near completion
- Be proactive and look at some strategies for a healthier Uptown Rutland community
- Work with the Economic Development Commission of the Okanagan to develop a retail recruitment strategy to attract targeted retailers to the Rutland Town Centre
- Together with the Downtown Kelowna Association, host a Business Improvement Areas of BC Convention, introducing 300-400 people to the City of Kelowna in 2018

URBA OBJECTIVES

Long Term

- CREATE A TOWN CENTRE
- Marketing our strengths – share what is unique to our area
- Flexible housing – affordability, seniors, students, families, multicultural. Can the city offer incentives?
- Education – promote how Rutland is a great place to live K-U (Kindergarten-University)
- Improve our mobility – transit, walkability, bikes, traffic calming
- Find new purposes for old buildings (don't sell it, change it!)
- Create a sense of place – gathering place, green space, more culture, sense of security
- Continue to grow and evolve our signature events; Business Expo, Cruisin the Park Car Show, Uptown Rutland Scarecrow Festival and Christmas Light-Up
- Build stronger partnerships with community associations such as the Rutland Residents Association, Black Mountain Residents Association, Blue Sky at Black Mountain, Rutland Park Society and Big White
- Create a Town Centre-Incorporating the "Urban Centres Roadmap" work with the City of Kelowna to develop principles, policies, designs and planning objectives which will define the character of the Rutland Town Centre.

FIVE YEAR BUDGET 2018-2022

Proposed BIA Budget					
	2018	2019	2020	2021	2022
Revenue					
City Funding Tax Levy (Capped)	180,564	185,079	189,706	194,449	204,172
Other Income Events, Sponsorships, Grants	50,400	35,400	50,400	35,400	50,400
Total Revenue	230,964	220,479	240,106	229,849	254,572
Beautification/Streetscape	24,000	14,000	34,000	19,000	44,000
Community Safety/Programs	4,000	4,000	2,000	2,000	2,000
Events & Promotions	33,571	33,961	34,358	34,763	35,176
General and Administration	153,951	151,836	152,509	155,297	159,147
Marketing	12,000	12,500	13,500	13,500	11,000
Total Expense	227,522	216,297	236,366	224,560	251,323
Net Revenue	3,442	4,182	3,740	5,289	3,249

Uptown Rutland
BUSINESS ASSOCIATION

Rutland
We're just getting started

URBA Renewal 2018-2022

CITY OF KELOWNA

BYLAW NO. 11504

UPTOWN RUTLAND BUSINESS IMPROVEMENT AREA

A bylaw of the City of Kelowna to establish a local area service for the purposes of annually funding the Uptown Rutland Business Improvement Area (2018-2022).

WHEREAS section 215 of the Community Charter provides Council with the authority to establish, by bylaw, a business improvement area (a "BIA");

AND WHEREAS the Council of the City of Kelowna has been notified that the owners of certain properties in the Rutland area of the City have formed a BIA merchant association known as the Uptown Rutland Business Improvement Association (the "URBIA");

AND WHEREAS the Council of the City of Kelowna has mailed to the owners of the parcels liable to be specially charged, pursuant to section 213 of the Community Charter, notice of Council's intention to proceed with a bylaw to establish the Uptown Rutland BIA for the years 2018-2022 in order to provide certain services, through the URBIA, under a business promotion scheme;

AND WHEREAS notice of Council's intention to proceed with a bylaw to establish the Uptown Rutland BIA for the years 2018-2022 in order to enable the URBIA to provide certain services under a business promotion scheme has been published in a newspaper pursuant to section 213 of the Community Charter;

AND WHEREAS any petition received against the proposed work was not sufficient pursuant to section 212 of the Community Charter, to prevent Council from proceeding;

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

1. Those lands within the area shown outlined in black on the map attached hereto and forming part of this bylaw as Schedule "A" are designated as a Business Improvement Area (BIA) within the meaning of section 215 of the Community Charter and shall be known as Uptown Rutland Business Improvement Area.

2. Council is hereby empowered to grant to the URBIA, for the term of this bylaw, money in the amount of the URBIA's annual budget, as submitted to and approved by Council, but in any event not exceeding the sum of Two Hundred and Four Thousand One Hundred and Seventy-Two Dollars ($204,172.00) per annum.

3. Money granted pursuant to section 2 of this bylaw must be expended only by the URBIA.

4. Money granted pursuant to section 2 of this bylaw shall be expended only for projects provided for in the annual budget of the URBIA, as submitted to and approved by Council, and following the Business Promotion Scheme, attached to and forming part of this bylaw as Schedule "B".

5. The URBIA shall submit to the Council of the City of Kelowna, annually, on or before March 15, a budget for the calendar year, which outlines revenues and expenditures related to the carrying out of the Business Promotion Scheme outlined in Schedule "B" during that year.

6. The URBIA shall account for the money granted by Council for the previous calendar year at the same time as the annual budget is submitted pursuant to section 5 hereof.

7. The URBIA shall submit to the Council of the City of Kelowna, annually, on or before March 15, financial statements in accordance with generally accepted accounting principles (GAAP) that include a Notice to Reader.

8. The URBIA shall have a Review Engagement Audit performed in the fifth (5) year namely fiscal year ended 2022.

9. An advance payment equal to 25% of the prior year grant amount may be provided to the URBIA prior to Council approval of the annual budget for each of the years included in this agreement. Any advance payment shall then be deducted from the total grant amount to be paid to the URBIA for that year following Council's review and approval of the annual budget.

10. The URBIA shall not incur any indebtedness or other obligations beyond each budget year.

11. There shall be levied annually against all taxable land and improvements within the designated Business Improvement Area which fall within Class 5 or 6 of the Assessments - Class and Percentage Levels Regulation, B.C. Reg. 438/81 excluding Federal, Provincial and Municipal owned properties used for government purposes, and based on assessed values, rates sufficient to raise the sum in accordance with section 2 herein or such lesser amount as granted to the URBIA pursuant to the provisions of this bylaw.

12. The URBIA shall take out and maintain public liability, property damage, and other required insurance naming the City of Kelowna as Additional Insured in the amount of not less than $2,000,000.00, and shall provide upon request to the City of Kelowna proof of such insurance in the form of the City's standard Certificate of Insurance.

13. The URBIA shall procure and maintain at its own expense:

    (a) Comprehensive General Liability Insurance providing for all sums which the URBIA shall become legally obligated to pay for as a result of bodily injury, property damage or other damages, providing for an inclusive limit of not less than $2,000,000.00 for each occurrence or accident;

    (b) Automobile Liability Insurance covering all motor vehicles owned operated and used directly or indirectly in the operations of the URBIA, with a limit of liability of not less than $2,000,000.00 inclusive; and

(c) Such other insurance coverage appropriate for the operations of the URBIA as determined by the City.

14. All Insurance required to be obtained by the URBIA pursuant to this bylaw shall name the City as an Additional Insured, and shall be primary without any right of contribution from any insurance otherwise maintained by the City.

15. The URBIA shall submit Certificates of Insurance as, and in the form, required by the City, which shall provide that 30 days' written notice shall be given to the Risk Manager of the City, or designate, prior to any material changes or cancellations of any such policy or policies.

16. The Business Improvement Area created by this bylaw may be merged with another Business Improvement Area, whether contiguous or not, for the purpose of providing, consolidating or completing necessary works or services for the merged area.

17. This bylaw shall be effective from the date of adoption through December 31, 2022 inclusive.

18. This bylaw may be cited as "Uptown Rutland Business Improvement Area Bylaw No. 11504."

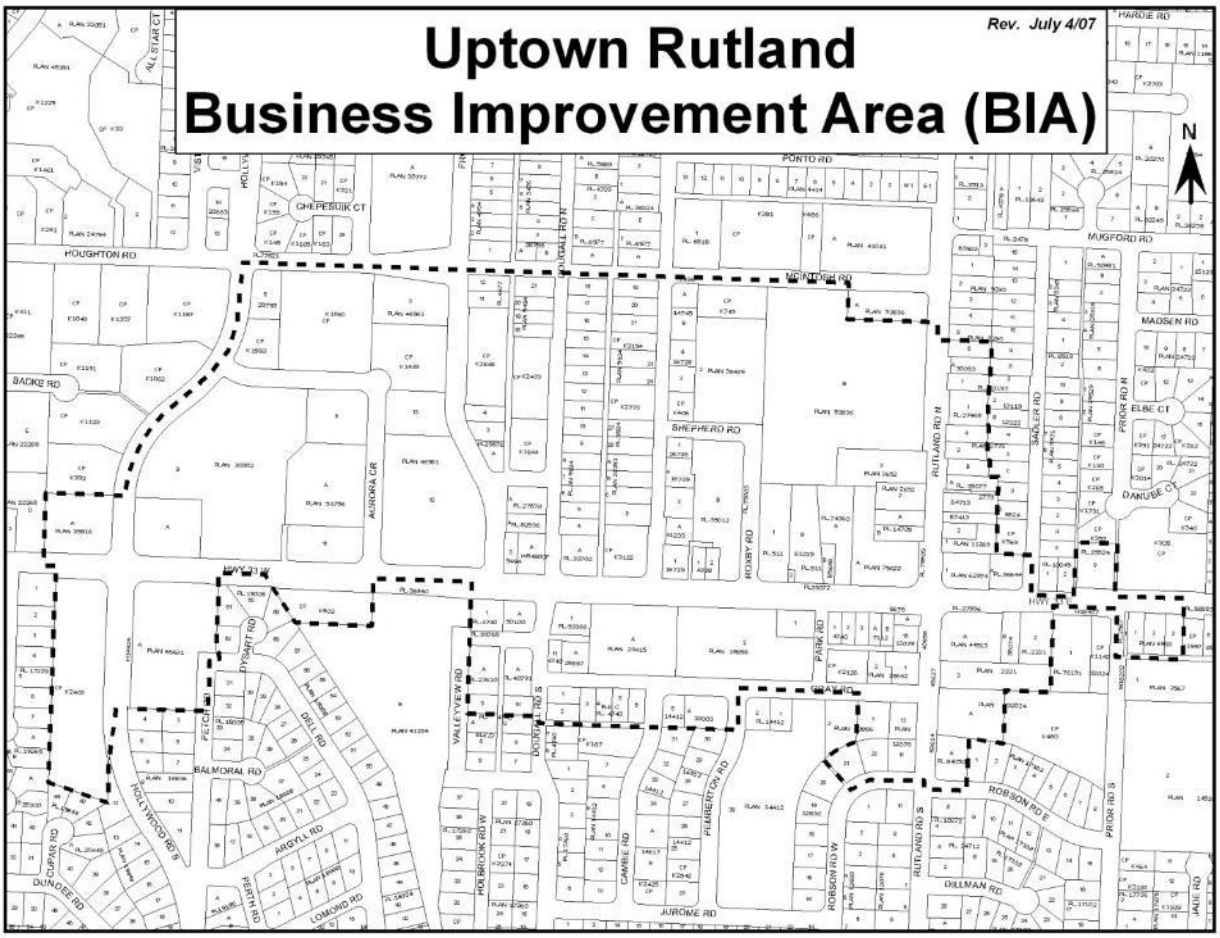
Read a first, second and third time by the Municipal Council of the City of Kelowna this

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

Schedule A – Map



Renewal 2018-2022

Table of Contents

1.0 **Executive Summary** Page 2

2.0 **Vision**

2.1 Mission Statement Page 2
2.2 URBA Vision for the Rutland Town Centre Page 2
2.3 Strategic Priorities Page 2
2.4 URBA Objectives Page 3

3.0 **Uptown Rutland Business Improvement Area (URBA)**

3.1 What is a BIA? Page 3
3.2 Uptown Rutland Business Association (URBA) Page 4
3.3 Benefits of a BIA Page 4-5
3.4 Accomplishments Page 5-6
3.5 Tax Levy Page 6
3.6 Proposed BIA Area Page 6

4.0 **Organization**

4.1 URBA Membership Page 7
4.2 URBA Board of Directors Page 7

5.0 **Uptown Rutland - The Next Five Years 2018 – 2022**

5.1 Relationships Page 8
5.2 Beautification Page 8
5.3 Promotions Page 9

6.0 **Financial Analysis**

6.1 Operating Budget Page 10

7.0 **Appendix A - BIA Map** Page 11

1.0 Executive Summary

Over the past five years, the URBA board and members continue to have a direct, positive influence when it comes to Rutland businesses and the community overall. Through the Business Improvement Association, URBA is determined to be part of the process when it comes to revitalization and the creation of a defined Town Centre for Rutland which is long overdue.

Revitalization is an ongoing process; numerous goals have been achieved and continue to cultivate such as C7 zoning; Revitalization Tax Exemption Bylaw, which is designed to encourage new residential and commercial development to locate within urban centres; transit improvements and the redesign of Hwy 33. URBA has cultivated community partnerships with RCMP, non-profit organizations and city staff, we have hosted community clean-up events, focused on streetscape improvements such as planters, hanging baskets and new banners. URBA continues to produce signature events throughout the year to encourage people to stay, play, work and live in Rutland.

Our goals include: creating an attractive, viable business community, lobbying for improved public transit, roads, community facilities, parks, schools and access to local social services. We also want to focus on physical, social and economic infrastructure improvements to build a safer, stronger and a healthier area while significantly enhancing the quality of life for both businesses and residents.

URBA will be instrumental in creating incentive programs and tie them to revitalization for our area. Programs such as facade improvement grants, awning, and lighting and signage grants have worked well for other communities and ideas such as this could benefit the Rutland Town Centre. Improving member engagement is another aspect URBA will focus on moving forward. Done right, member engagement builds loyalty. We want to see more of our members using our services and programs and experiencing first-hand what the BIA can do for them

2.0 Vision

2.1 Mission Statement

To develop and market Uptown Rutland in conjunction with community stakeholders, as “an excellent area to do business, live and play”.

2.2 URBA Vision for the Rutland Town Centre

Continuously support a healthy business community that celebrates the diversity in which we live, work and play in.

Mandate: To market the commercial areas, attract new business and assist with business development goals in co-operation with public and private sector partners.

2.3 Strategic Priorities

- Relationships
- Beautification
- Promotions

2.4 URBA Objectives

Short Term

- Attract new businesses
- Work together with the City of Kelowna to finish Hwy 33 corridor with streetscape improvements
- Encourage the UBCO faculty and students to experience what the Uptown Rutland merchants and services have to offer
    - Student discount program have been established and we will continue to market the concept throughout the School District, OC and UBCO
    - Work with developers to promote the many multiuse developments that have been completed or near completion
- Be proactive and look at some strategies for a healthier Uptown Rutland community
- Work with the Economic Development Commission of the Okanagan to develop a retail recruitment strategy to attract targeted retailers to the Rutland Town Centre
- Together with the Downtown Kelowna Association, host a Business Improvement Areas of BC Convention, introducing 300-400 people to the City of Kelowna in 2018

Long Term

- CREATE A TOWN CENTRE
- Marketing our strengths – share what is unique to our area
- Flexible housing – affordability, seniors, students, families, multicultural. Can the city offer incentives?
- Education – promote how Rutland is a great place to live K-U (Kindergarten-University)
- Improve our mobility – transit, walkability, bikes, traffic calming
- Find new purposes for old buildings (don't sell it, change it!)
- Create a sense of place – gathering place, green space, more culture, sense of security
- Continue to grow and evolve our signature events; Business Expo, Cruisin the Park Car Show, Uptown Rutland Scarecrow Festival and Christmas Light-Up
- Build stronger partnerships with community associations such as the Rutland Residents Association, Black Mountain Residents Association, Blue Sky at Black Mountain, Rutland Park Society and Big White
- Create a Town Centre-Incorporating the "Urban Centres Roadmap" work with the City of Kelowna to develop principles, policies, designs and planning objectives which will define the character of the Rutland Town Centre.

3.0 Uptown Rutland Business Improvement Area

3.1 What is a BIA?

Business Improvement Areas (BIAs) are groupings or communities of businesses, approved by municipal council, and designated as BIAs. BIAs develop and undertake programs to improve and beautify the Improvement Area, to promote the districts and the businesses within it, to bring customers to the area, to stimulate the economy, and to support the community. These programs can include physical improvements to the area, events and activities, promotional activities, decor and enhancements, advisory and advocacy, and member communications. These programs typically aim to keep the BIA area foremost in the public's mind as an attractive, pleasant place to shop, to be entertained, to work and to live.

For many BIAs, the social wellbeing of the community is very important. Many BIAs have programs that deal specifically with homelessness, graffiti, crime prevention, safety, transportation, accessibility, density, green spaces and other issues. In addition, BIAs have expanded their roles to include business recruitment to their list of goals.

BIAs help to create stronger communities by supporting member participation through the Board of Directors and the various committees of the BIA. The formal BIA designation allows for a planned program to be developed with an annual budget contributed to by all its members.

3.2 Uptown Rutland Business Association (URBA) and who is a Member?

Managed by a volunteer Board of Directors which consists of both property owners and tenants, they are the voices elected by the membership to run the Uptown Rutland Business Improvement Association. The URBA Board has created solid relationships with the City of Kelowna, Central Okanagan Development Corporation and Rutland associations to coordinate business improvement initiatives. A paid Executive Director, chosen by the board, administers the day-to-day operations of the Association.

All commercial property owners and business owners located within the BIA boundaries are members of the Uptown Rutland Business Association, a not for profit society governed by the Society Act and funded by a special levy agreed to by Class 5 and Class 6 property owners. No person shall be a member of the Society unless that person is a Property Owner or Tenant for at least SIX (6) months immediately preceding the date that a Property Owner or Tenant becomes a member.

There are two documents that control the activities of the BIA: The City of Kelowna Bylaw No.11504 and the Articles of Incorporation, Societies Act, Province of British Columbia.

3.3 How the BIA Benefits You & Your Business

- **Coordinated Efforts –** Working together, everyone is able to achieve more than working alone. Whether it be addressing street issues, managing growth and development, or managing special events to increase visitation to the core, the efforts of the Association, its membership, and stakeholders have a dramatic impact in the community.
- **Sustainable Funding –** Through a five-year mandate, the BIA structure allows the Association to plan and execute multi-year programs. This has allowed the expansion of programs from ad hoc or seasonal to annual programs through a mix of core funding and leveraged dollars from government and corporate sources.
- **Self-Reliance –** The BIA structure provides both the structure and mechanism for the Association to identify useful neighbourhood projects and allocate money towards those projects. Businesses benefit from the whole area coming together to leverage its resources verses each business trying to work independently.
- **Strong Public Image –** The activities and commitment of the Association to improve the Rutland neighbourhood through stewardship raises the profile of the Rutland Town Centre, creating an image of a "cared for" area in the community.
- **Community Benefit -** Consensus amongst economic development professionals, supported by numerous development reports, relate that the health of an entire community can be measured by the success of its business

core and town centre. A strong and vibrant town centre, the heart of any community regardless of size, enhances the image and economy of the entire neighborhood.

3.4 Accomplishments

2013

- Rutland Dig Your Neighbourhood 2013-2014 – UBCO partnership
- Work began on Hwy 33
- A successful workshop that formed TRUST (The Rutland Unified Stakeholders Team)
- Shepherd Rd Transit Exchange launched
- 83 new trees added to Lion's Park to enhance its beauty
- Partnership with Parks Alive established
- Partnership with UBCO and their 4th year marketing students
- Our Rutland project with the City of Kelowna - $132K

2014

- Hwy 33 and Dougall Road upgrades were completed
- Attractive new banners up Hwy 33, Hollywood Rd and Rutland Rd. They showcase our new logo and reflect the seasons of Okanagan
- Partnerships that make a community grow and prosper began. The City of Kelowna, The Regional District, Chamber of Commerce, Economic Development Corp, Pathways, the Salvation Army, Ministry of Transport, Rutland Park Society, Rutland Residents Association, Festivals Kelowna, Blue Sky @ Black Mountain and the list keeps growing. The ability to partner effectively with other individuals and organizations -- both inside and outside the community -- is extremely vital so Rutland can be a viable and healthy community

2015

- Spring Clean Up Program created
- Art in Empty Spaces Grant & collaboration with businesses
- Partnership with City of Kelowna Parks Department to add planters and hanging baskets
- Over 100 businesses participated in our events by providing sponsorship, volunteers, prizes or a combination of the three. Over 500 volunteer hours were recorded for our events
- Associations with SD23, Rutland Parks Society, Festivals Kelowna, Okanagan Men's Shed, Salvation Army and Arts Council of the Central Okanagan helped create synergy throughout the community

2016

- Pianos in the Park brought to Rutland
- Summer Students brought on board
- Key stakeholders doing renovations and up-grades to their businesses
- New business moving into the area
- Work at Rutland Centennial Park
- Small Business Expo success
- After Hours engages new faces
- URBA's monthly newsletter is sent out electronically and thanks to our partnership with Pathways Abilities Society, it is hand delivered to each business in our BIA. Our web site has also seen triple the volume since 2015
- Events have been fine-tuned and numbers keep growing
- 1st annual Grub Crawl took place in Sept

- New Christmas Tree and décor
- Governance package for URBA board created and adopted
- Social media & website traffic continues to grow
- $25K grant from the province for trees at Rutland Centennial Park
- Trees replaced up Hwy 33 and still ongoing

2017

- Survey conducted with membership in April
- Annual Spring Clean Up done by our members with the support of RDCO
- Event sponsorship and attendance continues to grow
- Prospectus Map – partnership City of Kelowna
- Summer students contract was renewed
- Partnership with City of Kelowna Parks Department to add additional planters and hanging baskets
- URBA partnership with Interior Health and several outreach service agencies are working on solutions to reduce the number of discarded needles in our City
- Pianos in the Park program returned to our community
- Ongoing partnership with Parks Alive to host their events in our area
- Committee formed to help Thrift Stores deal with the items dropped off "after hours" to help clean our areas clean of debris
- URBA is a strong advocate for the City of Kelowna's "service request" on line program

3.5 Tax Levy

If local businesses support the BIA renewal, the City of Kelowna will initiate collecting the tax levy through the creation of a new Bylaw, of which a draft copy is attached. These funds will be used to help the BIA operate and achieve the objectives as written in the business plan. In addition, these funds will be used to "leverage" additional financial support. Typically, the tax levy will be $1.19 to $1.38 per $1000 of the assessed property value of each business.

3.6 Proposed BIA Area

URBA suggests the current BIA boundary as proposed in Appendix 1 remain unchanged. The BIA area currently extends along the Hwy 33 corridor from Hollywood Road to Prior Road, North to Houghton/McIntosh and south to Robson Road East.

4.0 Organization

4.1 URBA

The URBA membership, as defined by the BIA boundaries, consists of approximately 150 property owners, 225 businesses, retailers and restaurants.

4.2 URBA Board of Directors

URBA is directed by a Board of Directors, consisting of 13 Directors. The day-to-day business operations are managed by an Executive Director and one staff member.

The URBA board represents the business community. As BIAs are not just about business improvement but about overall neighborhood improvement, URBA also encourages public participation from other advocates and associations of the Rutland Community. URBA is often the first point of contact for Rutland concerns, neighborhood development and community celebrations.

The 2017 Board of Directors:

Mike Koutsantonis	President
Dawn Thiessen	1st Vice President
Jamie Needham	2nd Vice President
Shawndra Bodkin	Treasurer
Mark Beaulieu	Director
Garry Benson	Director
Chandan (Ruby) Dulay	Director
Curtis Fieseler	Director
June Forman	Director
Shelley Kvamme-MacDonald	Director
Kamal Shoranick	Director
Frank Pohland Director	Appointed
Kevin MacDougall Director	Appointed

5.0 Uptown Rutland: The Next Five Years 2018 – 2022

Looking forward, the Uptown Rutland Business Association will be asking the City of Kelowna to approve its mandate for the next 5-year term from 2018 - 2022. The mandate is based on the official strategic plan and budget, developed by the URBA board and endorsed by the URBA membership, which would support the growth of new and existing programs that will benefit the entire Rutland neighborhood.

Strategic Priorities

1. Relationships
2. Beautification
3. Promotions

5.1 Relationships

- Primary Goals (Guide Board to Achieve the BIA's Mission, Vision and Mandate)
  - To have a strong and consistent voice for our membership with City Council and staff
  - Be recognized by URBA members and Rutland residents as a champion for the business community and neighbourhoods
- Objectives (Guide Staff to Achieve the BIA's Goals)
  - Actively participate with community organizations and community events
  - Foster strategic and collaborative relationships with business and community focused organizations
  - Monitor and engage on issues affecting URBA businesses
  - Build strong relationships with our commercial property owners
  - Encourage members to actively participation in the URBA initiatives

5.2 Beautification

- Primary Goals (Guide Board to Achieve the BIA's Mission)
  - Creatively enhance URBA streetscapes and green spaces
  - Be recognized as a community leader with respect to beautification
  - Consult with URBA members in identifying potential beautification projects and areas of concern to bring forward to City of Kelowna elected officials and staff
  - Work with Rutland membership, community organizations and City of Kelowna in prevention and remediation of graffiti & vandalism
- Objectives (Guide Staff to Achieve the BIA's Goals)
  - Work with URBA membership, the City of Kelowna, and community groups on beautification initiatives
  - Explore initiatives to address vacant building and lot appearance
  - Research creative solutions to deter vandalism & graffiti
  - Promote a clean, well maintained business façade among URBA membership

5.3 Promotions

- Primary Goals (Guide Board to Achieve the BIA's Mission)
  - Champion accessibility to Rutland businesses andneighbourhoods
  - Promote the URBA membership and neighbourhoods throughoutCity and RDCO
- Objectives (Guide Staff to Achieve the BIA's Goals)
  - Expand current URBA marketing initiatives and annualevents
  - Investigate and develop new marketing initiatives and promotional events to promote shopping and livability within the business improvement area
  - Support third party community events in Rutland
  - Keep URBA membership engaged in and aware of advertising and marketing opportunities

6.0 Five-Year Budget - 2018 - 2022

6.1 Operating Budget

A member's survey was completed in April which along with the Board of Directors, and the BIA Renewal Committee produced a clear list of priorities for the BIA. Programs are being developed to address these priorities and a budget is prepared.

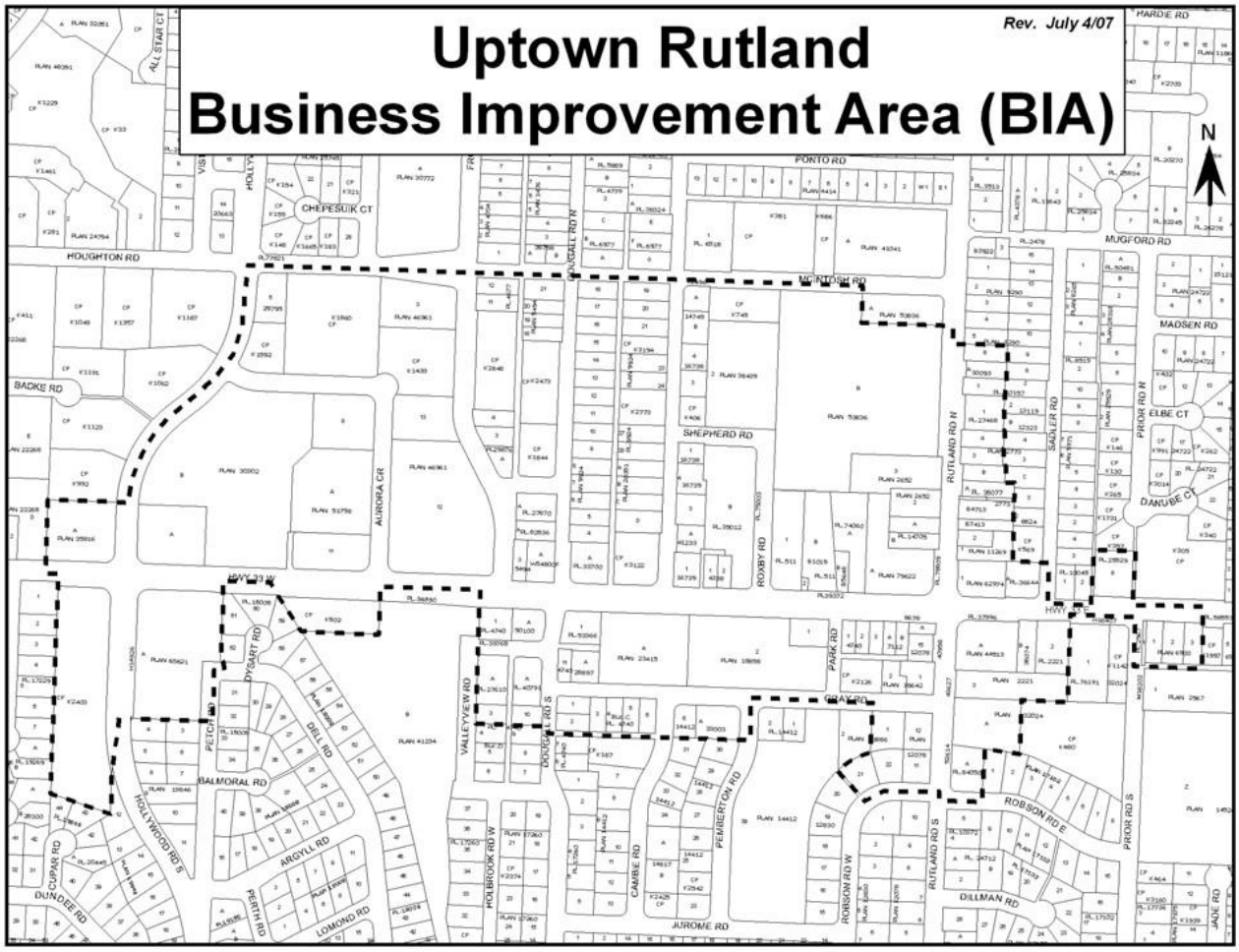
2013-2017 revenue from the membership levy was 10% for the first year and 2% for years two thru five. In 2017 the annual contribution was $176,160. 2018-2022 the proposed 2.5% increase is for the first four years. It is intended to cover inflationary cost increases and will enable the Association to deliver consistent value to its members. Over the past five years, URBA has successfully leveraged the BIA tax levy funding through events, sponsorships and government grants.
URBA anticipates we will continue to leverage our funding and have included this in our proposed budget. Year 5 the proposed increase is 5% which provides for URBA to respond to opportunities, and save for future projects such as the completion of Rutland's Town Centre which is part of the City's Urban Roadmap.

Proposed BIA Budget					
	2018	2019	2020	2021	2022
Revenue					
City Funding Tax Levy (Capped)	180,564	185,079	189,706	194,449	204,172
Other Income Events, Sponsorships, Grants	50,400	35,400	50,400	35,400	50,400
Total Revenue	230,964	220,479	240,106	229,849	254,572
Beautification/Streetscape	24,000	14,000	34,000	19,000	44,000
Community Safety/Programs	4,000	4,000	2,000	2,000	2,000
Events & Promotions	33,571	33,961	34,358	34,763	35,176
General and Administration	153,951	151,836	152,509	155,297	159,147
Marketing	12,000	12,500	13,500	13,500	11,000
Total Expense	227,522	216,297	236,366	224,560	251,323
Net Revenue	3,442	4,182	3,740	5,289	3,249

NOTES TO PROPOSED BUDGET

- The 2.5% annual increase proposed for years 2018-2021 is only a .5% increase from the previous 5 year term.
- In 2022 year 5 the increase proposed is 5% which allows URBA to respond to opportunities, and save for future projects such as the completion of Rutland's Town Centre.
- The reason for a small Net Revenue each year is to be able to respond to new opportunities and situations throughout the year
- Based on 2017 total assessment value of $151,266,200 the tax levy will be $1.19 per $1000 of assessed value. Going forward, the tax levy is estimated between $1.19 to $1.38.

7.0 Appendix A: Uptown Rutland Business Improvement Area Map



URBA proposes the BIA Boundary Map as adopted in 2008 under By-Law No.9813 remain unchanged.

Approved by Uptown Rutland Business Association

Signature

Signature

Mike Koutsantonis - President

Dawn Thiessen - 1st Vice President

Oct 6, 2017

Date

Oct 6, 2017.

Date

Report to Council

Date:	October 23, 2017
File:	1125-51-067
To:	City Manager
From:	J. Säufferer, Manager, Real Estate Services
Subject:	Closure and Sale of Excess Road Adjacent to John Hindle Drive
	Report Prepared by: A. Warrender, Property Officer Specialist

Recommendation:

THAT Council receives for information, the Report from the Manager, Real Estate Services, dated October 23, 2017, recommending that Council adopt the proposed closure of a portion of Curtis Road adjacent to (S OF) John Hindle Drive;

AND THAT Bylaw 11484, being proposed closure of a portion of Curtis Road adjacent to (S OF) John Hindle Drive, 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 1.56 ha of Curtis Road adjacent to (S OF) John Hindle Drive for consolidation with the adjacent property.

Background:

The proposed road closure and disposition (shown as "Road to Be Closed" on the attached Schedule A) is for a portion of Curtis Road that is unconstructed and excess to the City's needs. The disposition will complete a land exchange between the City of Kelowna and the University of British Columbia ("UBC") for the road right-of-way required to accommodate the construction of John Hindle Drive through UBC lands. The road closure area will be consolidated with adjacent UBC lands.

Internal Circulation:

Manager, Urban Planning Mobility
Manager, Development Engineering

Manager, Integrated Transportation Department
Department Manager, Community Planning

Considerations not applicable to this report:
Legal/Statutory Procedural Requirements:
Existing Policy:
Personnel Implications:
Financial/Budgetary Considerations:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation:

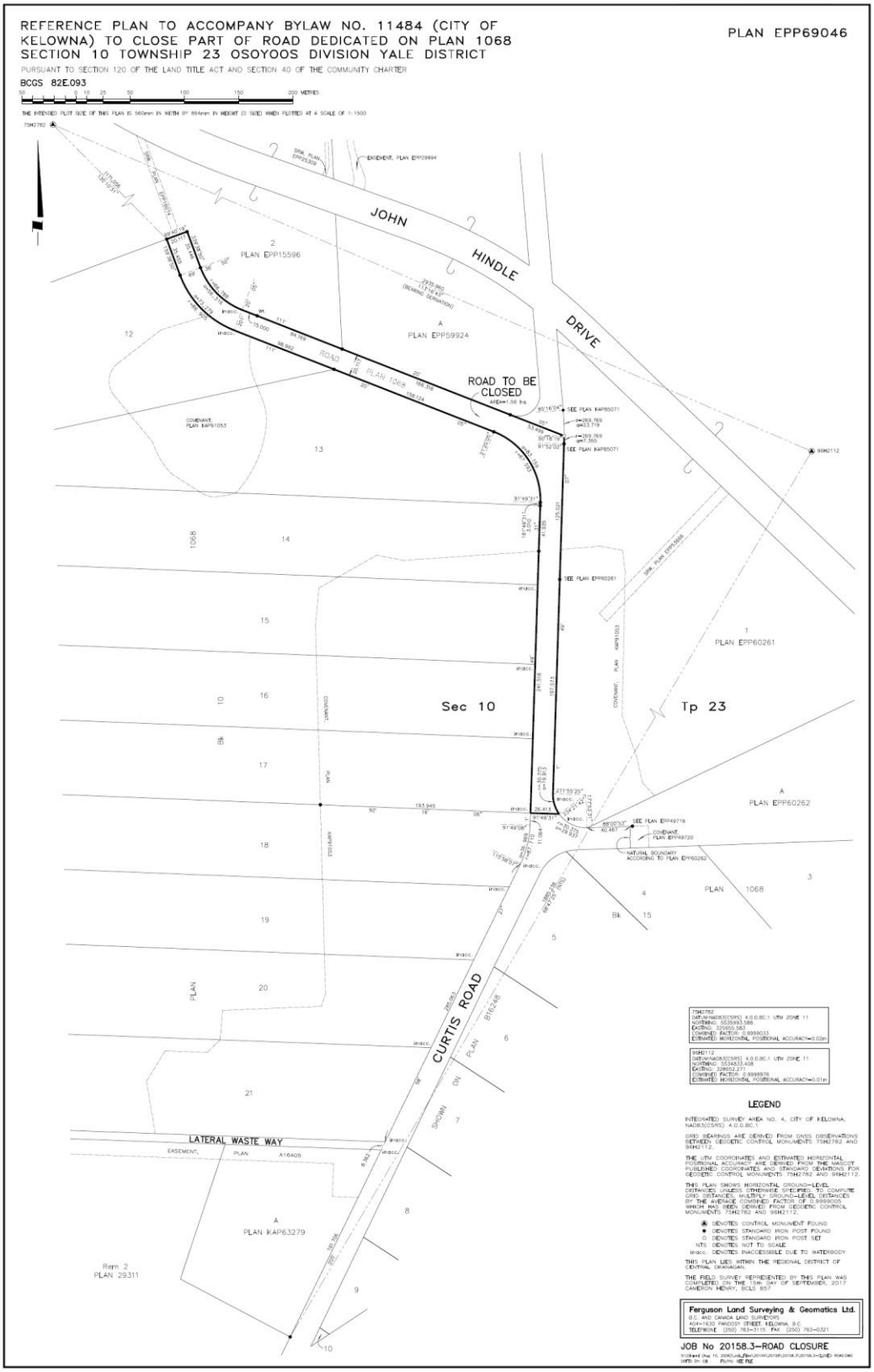
Submitted by: J. Säufferer, Manager, Real Estate Services

Approved for inclusion: D. Edstrom, Director, Real Estate

Attachments: Schedule A – Survey Plan

cc: T. Barton, Urban Planning Manager
J. Kay, Development Engineering Manager
R. Villarreal Pacheco, Manager, Integrated Transportation Department Manager
R. Smith, Community Planning Department Manager

Schedule A


REFERENCE PLAN TO ACCOMPANY BYLAW NO. 11484 (CITY OF KELOWNA) TO CLOSE PART OF ROAD DEDICATED ON PLAN 1068 SECTION 10 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT
PLAN EPP69046
PURSUANT TO SECTION 120 OF THE LAND TITLE ACT AND SECTION 40 OF THE COMMUNITY CHARTER
BCGS 82E.093
JOHN HINDLE DRIVE
ROAD TO BE CLOSED
Sec 10
Tp 23
CURTIS ROAD
LATERAL WASTE WAY
LEGEND
Ferguson Land Surveying & Geomatics Ltd.
JOB No 20158.3–ROAD CLOSURE

CITY OF KELOWNA

BYLAW NO. 11484

Road Closure and Removal of Highway Dedication Bylaw
(Portion of John Hindle Drive)

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 John Hindle Drive

---

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 1.56ha shown in bold black as Road To Be Closed on the Reference Plan prepared by Cameron Henry 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.

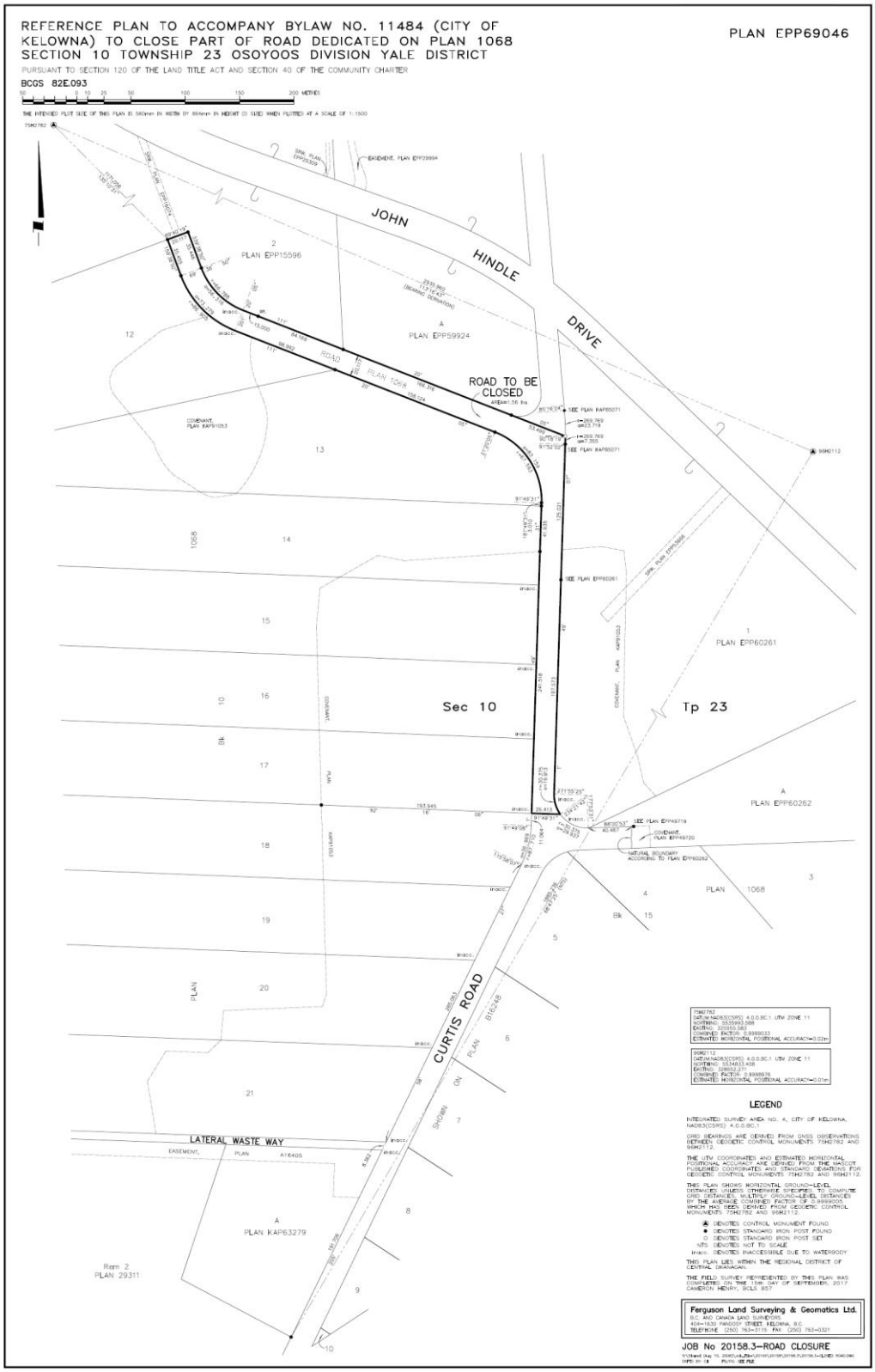
Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

Schedule "A"


REFERENCE PLAN TO ACCOMPANY BYLAW NO. 11484 (CITY OF KELOWNA) TO CLOSE PART OF ROAD DEDICATED ON PLAN 1068 SECTION 10 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT
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CURTIS ROAD
LATERAL WASTE WAY
LEGEND
Ferguson Land Surveying & Geomatics Ltd.
JOB No 20158.3–ROAD CLOSURE

CITY OF KELOWNA

BYLAW NO. 11445

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

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 14th day of August, 2017.

Amended at third reading this 16th day of October, 2017.

Adopted by the Municipal Council of the City of Kelowna this

_____

Mayor

_____

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[1]	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

[1] 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[2]	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

[2] 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[3] *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[4]	$1,050	$1,070	$1,090	$1,110

[3] Requests for information not available in published form that require research will be charged a fee of $30.00 per hour.
[4] 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[5]	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

[5] 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: • Fee Simple Subdivision • Off-site Works	3.5% of the total cost of off-site construction (minimum $500.00) determined as follows: 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. 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.

	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 not included in the construction cost for administration charge calculations. 4. Consulting Engineering design fees are not included in the administration fee calculation. 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.

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

---

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 16th day of October, 2017.

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

Mayor

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 06).
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 **owning** 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 **owning** 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

Schedule	Property Classification	2018	2019	2020
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
	Total Municipal Taxes	**$287,834**	**$296,384**	**$303,858**
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
	Total Municipal Taxes	**$181,969**	**$187,374**	**$192,097**
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
	Total Municipal Taxes	**$17,151**	**$17,660**	**$18,105**
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
	Total Municipal Taxes	**$61,925**	**$63,764**	**$65,370**
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
	Total Municipal Taxes	**$251,379**	**$258,844**	**$265,369**
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
	Total Municipal Taxes	**$442,931**	**$456,087**	**$467,579**
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
	Total Municipal Taxes	**$364,954**	**$375,792**	**$385,260**

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
Total Municipal Taxes	**$47,195**	**$48,597**	**$49,823**

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
Total Municipal Taxes	**$1,655,339**	**$1,704,502**	**$1,747,461**