

City of  
**Kelowna**

# Development Application and Heritage Procedures Bylaw

# Proposal

- ▶ To consider an amendment to the Development Application and Heritage Procedures Bylaw to allow for procedural updates to landscape planning and inspections.

# Development Process

Staff Initiated

Bylaw Amendment

Staff Review & Circulation

N/A

Public Notification Received

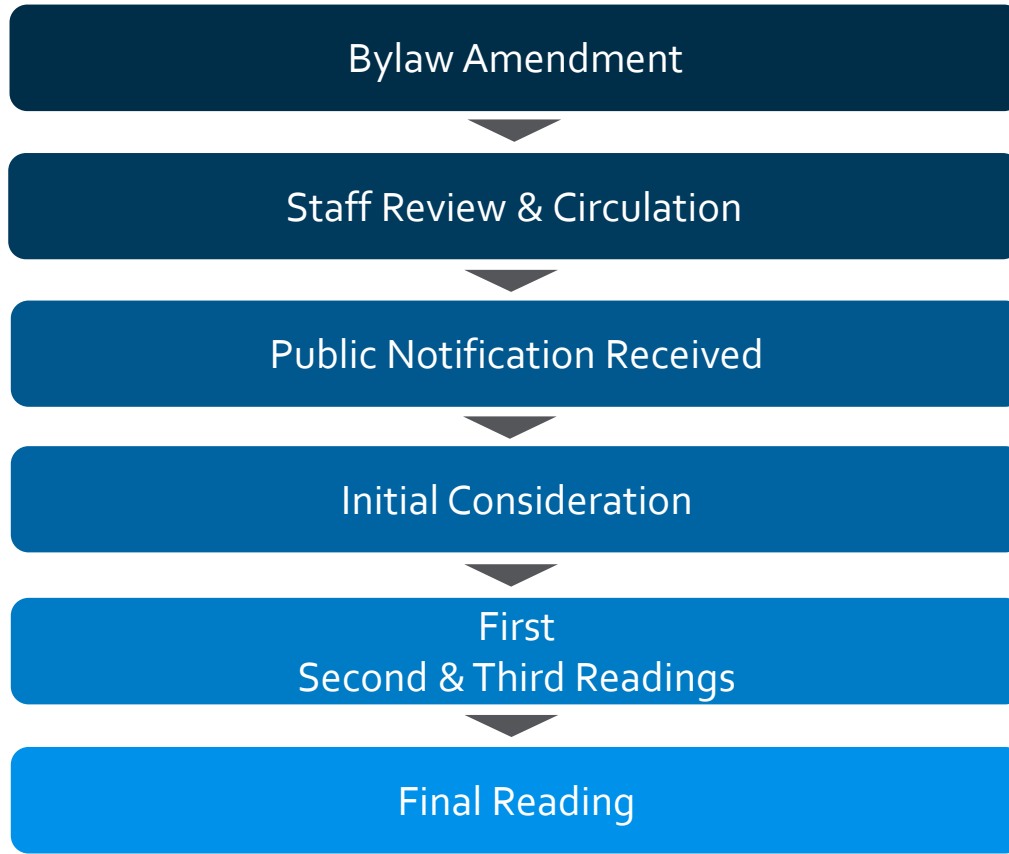
Aug 22, 2022

Initial Consideration

First  
Second & Third Readings

Final Reading

Council  
Approvals



# Background

- ▶ Current DA&HP Bylaw Adopted in 2021
  - ▶ Sets out the procedures for the processing of development and heritage applications.
  - ▶ The “Phase 1” update involved incorporating the heritage bylaw, general modernization, improved drawing packages for DP’s, and the early consideration process.

# Proposed Phase 2 Amendments

- ▶ Landscaping updates as part of the 2040 Official Community Plan Implementation
- ▶ In combination and in support of the Tree Protection Bylaw to help enhance the City's urban tree canopy
- ▶ The changes are primarily procedural in nature and involve the monitoring and inspection of landscaping plans associated with development applications

# Phase 1

## Proposed Now

Procedure/Section	Rationale
<b>BC Society of Landscape Architects Schedules of Assurance</b> – for projects over \$50,000 in landscape bonding (Schedule '1')	To provide an additional tool to ensure landscaping is constructed in compliance with the approved plans and include professional minoring and assurance.
<b>Security Bond Release</b> (Section 2.9 Performance Security)	To ensure that any deficiencies identified at the inspection stage are appropriately addressed prior to full release of funds by the City.
<b>Security Bond Options – Surety Bonds</b> (Section 2.9.1 Form of Security)	To permit an additional option of security bonding to developers and applicants.

# Staff Recommendation

- ▶ Staff are recommending the proposed bylaw be supported
  - ▶ Supports 2040 OCP goals and objectives
  - ▶ Supports objectives of the Tree Protection Bylaw
  - ▶ Gives staff further tools to maintain and enhance urban tree canopy for urban developments.
  - ▶ Allows for more bonding options



*Conclusion of Staff Remarks*