

Schedule A – Proposed Text Amendment

No.	Section	Current Wording	Proposed Wording			Reason for Change
1.	Section 8.7 Site Specific Regulations	N/A	Section 8.7 Site Specific Regulations Uses and regulations apply on a site-specific basis as follows:			To allow for a the establishment of a car-share program on the subject property and to permit it to be located within an enclosed parkade and eligible for parking reductions established under Section 8.2.11(b).
			Legal Description	Civic Address	Regulation	
			Lot 1 District Lot 134 Osoyoos Division Yale District Plan 39987	3805 Lakeshore Rd	To allow a car-share program to be located within an enclosed parkade and eligible for parking reductions established under Section 8.2.11(b).	

CITY OF KELOWNA

MEMORANDUM

Date: June 12, 2023
File No.: Z23-0035
To: Urban Planning Manager (KB)
From: Development Engineering Manager (NC)
Subject: 3805 Lakeshore Rd. P4/RR2 to VC1

The Development Engineering Department has the following requirements associated with this application to rezone the subject property from P4 – Utilities and RR2 – Small Lot Rural Residential to VC1 – Village Centre.

Works and Services requirements directly attributable at time of Building Permit are contained in the Development Engineering Branch memo under file DP23-0109.

The Development Engineering Technician for this file is Aaron Sangster (asangster@kelowna.ca).

1. **GENERAL**

- a. The following comments and requirements are valid for a period of two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to modify some or all items in this memo if the zone amendment bylaw has not been adopted within this time.

2. **PROPERTY-SPECIFIC REQUIREMENTS**

- a. Approximately 2.14 m road dedication along the entire frontage of Lakeshore Rd. is required to achieve a ROW width of 30.0 m in accordance with OCP Functional Road Classification objectives.
- b. Approximately 1.0 m road dedication along the entire frontage of Cook Rd. is required to achieve a ROW width of 22.0 m in accordance with OCP Functional Road Classification objectives.
- c. A road dedication of 6.0 m radius at the corner of Lakeshore Rd. and Cook Rd. is required.


Nelson Chapman, P.Eng.
Development Engineering Manager
AS

3805 Lakeshore R Summary of Neighbour Notification

Introduction:

Formosis Architecture (applicant), on behalf of Jim Pattison Industries Ltd. (owner), submitted a combined Rezoning/DP & Natural Environmental DP Application in May 2023 to the City of Kelowna for 3805 Lakeshore Road (site). The application is to rezone the site from P4; RR2 zone to a VC-1 zone to accommodate a 6-storey residential building with ground floor commercial. The building will include 104 residential rental units.

The application proposes a site-specific text amendment to allow shared vehicle stalls (5) to be located within an enclosed parkade. The inclusion of car share stalls and vehicles is an emerging mode of transportation that will help support car-light living by filling a gap for residents who primarily rely on biking, walking and transit.

The application also includes proposed variances for the minimum ratio between tree sizes (50% large trees required, 0% proposed), and for the minimum building setback from the front yard and flanking side yard from 3.0 m required to 0.0 m proposed for portions of the building on both frontages.

Neighbour Notification Approach:

As per the City of Kelowna's Council Policy 367, Section 4, Formosis Architecture sent a Neighbour Notification to addresses within a 50m radius from 3805 Lakeshore Rd. The City of Kelowna provided a list of addresses that fall within the radius which was used for the mailing.

Date of Notification: Mailed May 7, 2024

Method of Notification: A notification flyer was mailed via Canada Post. A copy is included in *Appendix A*.

List of All Addresses Notified: A copy of the list is included in *Appendix B*.

Details of Information provided: A copy of the flyer is included in *Appendix A*.

Feedback Summary:

Seven responses were received to the notification. One of these seven represented a group of three individual owners in an adjacent development. These three individuals attended a Zoom Call with a representative of the site owner and voiced comments verbally which are captured in the summary numbers below. A copy of the emails received with personal details redacted is included in *Appendix C*.

The number in bracket (X) indicates the number of responses of the twelve that fall into the theme.

- **Traffic and parking impacts (7)** – concerns related to increased parking demand traffic congestion in the area with increased density.

- **Wildlife and natural habitats (5)** – questions/concerns around the size of the Riparian Management Area being maintained and impact on the wetland.
- **Geotechnical (3)** – question/concern regarding impact of development on neighbouring properties.
- **Greenspace (2)** – comments regarding lack of greenspace in the neighbourhood.
- **Privacy (3)** – concern regarding overlook of amenity deck into neighbouring properties.
- **Upkeep of property (3)** – comment regarding upkeep and landscaping of property pre-construction.
- **Building height (1)** – comment related to building height and thought that it would not exceed two storeys.

Conclusion:

The project team replied to the emails received and advised the respondents that their feedback would be included in a summary report when the application is presented to City Council for consideration.

Overall, the majority of questions and comments related to the impact of increased density in the neighbourhood overall and the impact on traffic and parking, and concerns regarding the retention on the Riparian Management Area and Wetland.

The project team will consider the feedback received and work with City staff throughout the application process to address concerns.



Notice of Rezoning and Text Amendment Application

3805 Lakeshore Road, Kelowna BC

ATTACHMENT B

This forms part of application
Z23-0035 TA24-0008

Planner Initials KB

The logo for the City of Kelowna, featuring a stylized sun or flower icon above the text "City of Kelowna" and "COMMUNITY PLANNING" below it.

Formosis Architecture has submitted an application to the City of Kelowna for the redevelopment of 3805 Lakeshore Rd. The applicant is proposing to rezone the site from a P3;P4 zone to a VC-1 zone to accommodate a 6-storey rental building with ground floor commercial facing Lakeshore Rd. The application proposes a site-specific text amendment to locate all (5) car share stalls in an enclosed parkade.

The following variances are proposed:

- To reduce the required minimum 3.0m step back to 0m at level 6 of the corner portion of the building located at the intersection of Cook Rd and Lakeshore Rd.
- Variance to the required ratio of tree sizes within the front-yard setbacks. Proposing small and medium sized trees within the setback while relocating large trees to the East side-yard.

To provide feedback on the proposal, please email info@3805lakeshore.ca.

Applicant Contact

Adam Gruchala

Phone: (604) 688-7582

Email: agruchala@formosis.ca

City of Kelowna Contact

Kimberly Brunet

Phone: (250) 469-8637

Email: kbrunet@kelowna.ca



Mailist Owners

Address
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411 665 Cook Rd V1W4T4 ** Occupant **

ATTACHMENT B

This forms part of application

Z23-0035 TA24-0008

Planner
Initials

KB

City of
Kelowna
COMMUNITY PLANNING

412 665 Cook Rd V1W4T4 ** Occupant **
413 665 Cook Rd V1W4T4 ** Occupant **
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8 3766 Lakeshore Rd V1W3L4 ** Occupant **
9 3766 Lakeshore Rd V1W3L4 ** Occupant **
3786 Lakeshore Rd V1Y7V2 ** Occupant **
3799 Lakeshore Rd V1W3K6 ** Occupant **
3805 Lakeshore Rd V1W3K6 ** Occupant **

FW: Development of the property on Cook and Lakeshore Roads in Kelowna BC

6/26/24 4:40 PM

From: "Lara Reid" <reid@jpdevelopments.com>

To: "info@3805lakeshore.ca" <info@3805lakeshore.ca>

ATTACHMENT **B**

This forms part of application
Z23-0035 TA24-0008

Planner Initials **KB**


City of
Kelowna
COMMUNITY PLANNING

From: [REDACTED]

Sent: Sunday, June 16, 2024 8:51 AM

To: Adam Gruchala <agruchala@formosis.ca>

Subject: Development of the property on Cook and Lakeshore Roads in Kelowna BC

[REDACTED]
Hello Adam,

I live in the area of the proposed development by your company on Cook & Lakeshore roads in Kelowna BC. I have a few questions and concerns regarding this.

The property is bordering on a riparian area that much wildlife lives in and has lived in. Sadly over the years we have seen many species die off, and/ or leave the area as it has become uninhabitable to them. We have lost turtles, frogs, some types of birds. This area is a protected area, but unfortunately this has not changed the outcome for the wildlife.

Seeing what your company has proposed, it looks very large and daunting, to all that live in the area, both human and the wildlife. What are your intentions to help maintain the quality of life for the wildlife and people who reside in this area?

[REDACTED]

Rezoning and text amendment for 3805 Lakeshore application

5/13/24 6:13 PM

From: "[REDACTED]"

To: info@3805lakeshore.ca

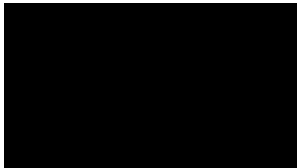
Cc: mayorandcouncil@kelowna.ca

ATTACHMENT		B
This forms part of application # Z23-0035 TA24-0008		
Planner Initials	KB	 City of Kelowna <small>COMMUNITY PLANNING</small>

I am in receipt of your postcard announcing your application for the rezoning application referenced in the subject box.

I am not at all in favour of your application.

Sincerely,



Sent from my iPad

FW: DVP24-0068 Feedback

6/26/24 6:25 PM

From: "[REDACTED]"
To: "info@3805lakeshore.ca" <info@3805lakeshore.ca>

ATTACHMENT		B
This forms part of application # Z23-0035 TA24-0008		
Planner Initials	KB	 City of Kelowna <small>COMMUNITY PLANNING</small>

From: "[REDACTED]"
Sent: Thursday, May 30, 2024 5:09 PM
To: Adam Gruchala <agruchala@formosis.ca>
Subject: DVP24-0068 Feedback

You don't often get email from [REDACTED] [learn why this is important](#)
Hi Adam,

Community members of Somerville Corner received your distribution mail re: the development of 3805 Lakeshore Rd (DVP24-0068).

To avoid any overlap of communication for you and your team, we've appointed a small committee to stay up-to-date with potential development and progress. Given the proximity to our property and current application, we have a number of concerns and would like the opportunity to learn more from you and to provide our feedback.

Do you have time for a call in the next week or two to discuss this?

Thanks,

[REDACTED]

FW: Follow Up: 3805 Lakeshore Road

6/26/24 4:53 PM

Response from representative of the owner following call with 3 owners in an adjacent development.

To: "info@3805lakeshore.ca" <info@3805lakeshore.ca>

ATTACHMENT B

This forms part of application

Z23-0035 TA24-0008

Planner
Initials

KB

City of

Kelowna
COMMUNITY PLANNING

From: Paul Williams <paul@williamsmanagement.ca>

Sent: Monday, June 24, 2024 10:36 AM

To: [REDACTED]

Cc: [REDACTED]

Subject: Follow Up: 3805 Lakeshore Road

Dear [REDACTED],

Thank you for taking the time to meet with us and expressing your concerns and perspectives about the site. As neighbours, we appreciate you providing us with these insights, and we look forward to collaborating with you to make this project a success.

We wanted to provide you with some updates as it relates to our conversation:

Geotechnical

We spoke with the structural engineers of [REDACTED] who were able to speak to the current site conditions. The reasoning for the halt in construction is for [REDACTED] reasons rather than structural or geotechnical ones. The site is not sinking, and there is no cause for concern – this is very reassuring!

[REDACTED] the geotechnical engineers on the project had the following to say about the site, "[REDACTED] has provided conceptual foundation options for the proposed development, none of which have underground parking or significant excavation works that would require shoring design along the perimeter of the property. During the detailed design, the potential effects of neighboring properties and utilities will be considered, however with no extensive dewatering or excavations intended for the project we do not anticipate any significant impacts to the neighboring properties at this time."

Traffic

We understand your concern as it relates to parking and traffic. The project will be following the City of Kelowna's parking bylaws and providing car share vehicles and stalls. By providing alternative

Page 16 of 22
modes of transit, we hope car share usage will decline private vehicle ownership, reducing congestion and the project's overall impact to traffic.

Williams Management was brought onto the project when it was already instream and we had thought a traffic study was undertaken on the site, as this is typically a requirement from most municipalities at rezoning. The City of Kelowna does not require this study so one was not complete. We apologize for this misunderstanding.

Pool Overlook/Privacy

We appreciate your comments on privacy and overlook as it relates to the pool amenity. We contacted the project architect to discuss the issue. He reminded us about the large landscape/vegetative buffer that is being built into the area between the strata and the building. There will be large tree coverage in this area preventing any overlook from the pool deck into homes.

Landscaping and Upkeep

We contacted ownership about the current landscaping on the site. We will work with them to ensure this is maintained.

Again, we appreciate you taking the time to meet with us. We are always happy to connect further to discuss the project. Below is contact information for the project team should you have any questions. Once we have selected a General Contractor for the project, we will provide you with their contact information as well.

Team Contact Information

Paul Williams (Williams Management)

paul@williamsmanagement.ca

(604) 644-9939

Sarah Glazier (Williams Management)

sarah@williamsmanagement.ca

(902) 599-0389

Lara Reid (Jim Pattison Developments)

reid@jp-developments.com



Kind regards,
Paul



Paul Williams

Principal

paul@williamsmanagement.ca

604.644.9939

ATTACHMENT **B**

This forms part of application

Z23-0035 TA24-0008

Planner
Initials

KB



Attachments:

- image001.jpg
- image002.jpg
- AllAttachments.zip

Formosi Development, at Lakeshore and Cook

5/13/24 10:53 AM

From: "[REDACTED]"

To: info@3805lakeshore.ca

Cc: "[REDACTED]"

ATTACHMENT		B
This forms part of application # Z23-0035 TA24-0008		
Planner Initials	KB	 City of Kelowna <small>COMMUNITY PLANNING</small>

We are residents of Somerville Corner, and last week we received a postcard with information re, the Formosi development proposed for the site of the present Radio Station.

Three major concerns 1. We had been reassured by Jamie Brown, that any building replacing the Radio station, would be limited to TWO STORIES

2. Similarly, any new building would would not exceed the 'footprint' of the old building.

3. MOST IMPORTANTLY, the WETLAND PRESERVATION area, which takes up at least half of the property, would be strictly 'off limits' to any building or development, and maintained and secured in perpetuity.

The postcard seems to show the wetland as part of the development site ! On further searching, the building per se. does not seem to encroach on the actual wetland, but there is a strip labelled 'riparian', which looks as it it encroaches on the Northern end of the wetland. Pictures of this strip - while quite pleasantly treed and grassy - do not in any way suggest the term 'riparian'. One assumes this piece has been sliced off the actual 'wetland'.

Also, we do not understand the request to "reduce the step back to zero..." on the corner of Cook and Lakeshore. Does this mean there would be no public sidewalk ?, or does the building overhang the sidewalk ?

Concerned.....

[REDACTED]

"riparian Area" in Formosis plan

5/25/24 5:41 PM

From: "[REDACTED]"
To: "info@3805lakeshore.ca" <info@3805lakeshore.ca>
Cc: "[REDACTED]"

ATTACHMENT		B
This forms part of application # Z23-0035 TA24-0008		
Planner Initials	KB	 City of Kelowna <small>COMMUNITY PLANNING</small>

We wrote to you on May 13th, expressing concern about this development. We have not had any response, and thinking more about the plan, we particularly would like an explanation re. the so-called 'Riparian Area'.

Whilst this may not actually extend into the protected marsh area, it should act as a natural, protective strip, to further enhance the integrity of the marsh. It should therefore itself, be 'natural', in the way that a stream bank would be - a transition zone 'linking aquatic and terrestrial environments' - to quote the official definition. In fact, I believe there is a city bylaw regarding protection of these.

Looking at your plan, the 'riparian zone' has markings and shapes that would suggest a relatively 'wild' area. However, looking at the 'street view', it would seem to be basically a cement walkway, with small trees and patches of lawn - pleasant in its own way, but not exactly 'riparian'. I also presume that the large, old, trees in this strip are among the ones that will be cut down, vastly reducing the amount of shade in the area, and thus having a negative effect on the marsh.

Sincerely,

[REDACTED]

Re: 3805 Lakeshore Road

5/29/24 10:47 AM

From: [REDACTED]

To: info@3805lakeshore.ca

ATTACHMENT		B
This forms part of application # Z23-0035 TA24-0008		
Planner Initials	KB	 City of Kelowna COMMUNITY PLANNING

Hello Kimberly,

I'm writing in regards to Formosis Architecture's application to the City of Kelowna to re-zone 3805 Lakeshore Road to accommodate a 6-storey rental building with ground floor commercial facing Lakeshore.

I understand the City of Kelowna needs more rental housing. But I don't think this particular location is a viable option. I'm not sure the area can handle the increased density with the addition of Aqua, Movala, Caban and The Ledge on Lakeshore.

When projects complete the congestion is going to be absolutely horrible. In addition, parking is already congested on Cook Road, and a 6-storey rental building is only going to increase the problem.

I'm wondering... does the City have any plans to help alleviate congestion on Lakeshore Road or Cook Road?

The other concern I have with this project is that it backs onto a Wetland, so there is lack of green space for tenants. The only green space in the area is in Somerville Corner (which is privately owned). If the City wants to rapidly increase density like other major cities, then they need to start planning green spaces like every other City.

Thank you,

[REDACTED]

3805 Lakeshore Road

5/29/24 10:37 AM

From: "

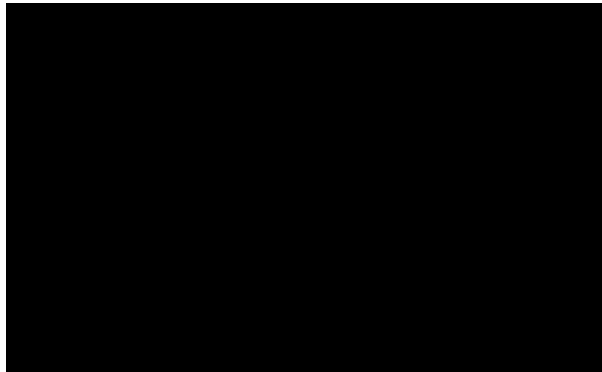
To: info@3805lakeshore.ca



Hello Kimberly,

I'm writing in regards to Formosis Architecture's application to the City of Kelowna to re-zone 3805 Lakeshore Road to accommodate a 6-storey rental building with ground floor commercial facing Lakeshore. While I understand the City of Kelowna needs more rental housing, I don't think this particular location is fantastic. With the addition of Aqua, Movala, Caban and The Ledge On Lakeshore, I'm not sure the area can handle the increased density. These projects won't complete for a few more years, but when they do, the congestion is going to be absolutely horrendous. Not only this, but parking is already congested on Cook Road, and the addition of a 6-storey rental building is only going to increase the problem. I'm curious, does the City have any plans to help alleviate congestion on Lakeshore Road or Cook Road for that matter? The other concern I have with this project is that it backs onto a Wetland, so there is lack of green space for tenants. The only green space in the area is in Somerville Corner (which is privately owned). If the City wants to rapidly increase density like other major cities, then they need to start planning green spaces like every other City.

Thank you,



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FW: RE 3805 Lakeshore Rezoning

6/26/24 4:28 PM

To: "info@3805lakeshore.ca" <info@3805lakeshore.ca>

ATTACHMENT		B
This forms part of application # Z23-0035 TA24-0008		
Planner Initials	KB	 City of Kelowna <small>COMMUNITY PLANNING</small>

-----Original Message-----

From:

Sent: Tuesday, May 14, 2024 4:28 PM

To: kbrunet@kelowna.ca <<mailto:kbrunet@kelowna.ca>>Cc: mayorandcouncil@kelowna.ca <<mailto:mayorandcouncil@kelowna.ca>>; parking@kelowna.ca <<mailto:parking@kelowna.ca>>; Adam Gruchala <agruchala@formosis.ca> <<mailto:agruchala@formosis.ca>>>

Subject: RE 3805 Lakeshore Rezoning

Hello Kimberly,

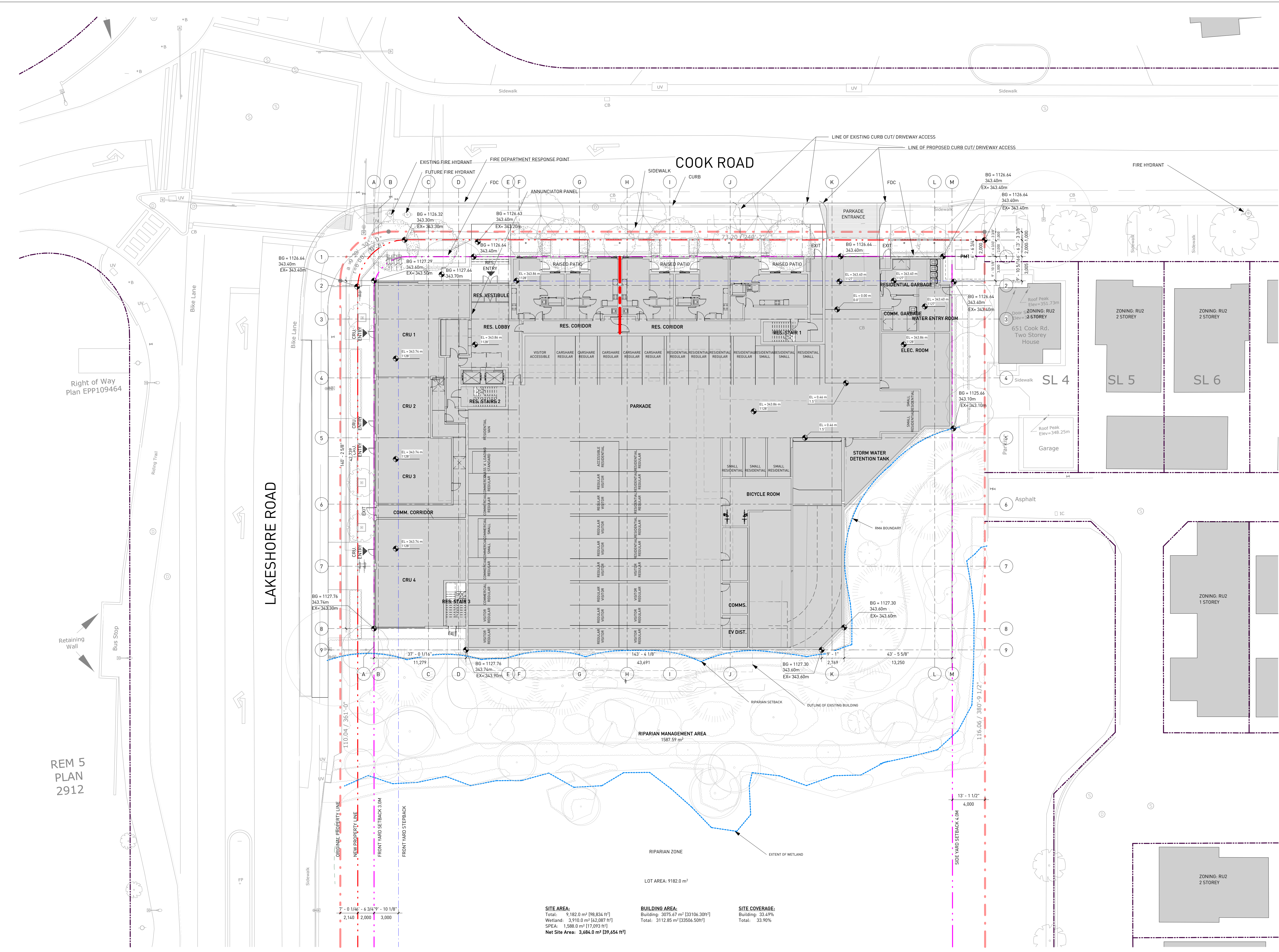
I would like to know if there are parking spaces for two cars per residential unit in the new building being proposed. On looking at the submitted plans, there probably aren't enough parking spots in the parkade. Parking and traffic in this area is already a problem. I live in Somerville Corner and we already suffer from the parking issues of Playa Del Sol residents and the new development just behind Playa Del Sol will add to the nightmare.

Cook Road will have three main points of egress and ingress from the three developments. The on street parking is a huge problem already and two of these developments are not even functioning yet. With parking being allowed on both sides of Cook Rd. the setback for parking is not sufficient and creates a dangerous situation for residents of Somerville Corner trying to turn onto Cook Rd. The visibility problem combined with the increase in speeding vehicles will only get worse. Is the city willing to rethink the parking on Cook Rd?

The wetland looks like it will be retained but will it be the same size as it is currently?

Attachments:

- 16-May-2024 - Lakeshore Neighbour Response.docx



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THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THIS DRAWINGS IS INTENDED FOR INFORMATION ONLY. THE CONTRACTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

CONSULTANT

ATTACHMENT C

This forms part of application
Z23-0035 TA24-0008

Planner Initials **KB**

City of Kelowna
COMMUNITY PLANNING

DEVELOPER

JIM PATTISON DEVELOPMENTS

FORMOSIS architecture

200-211 Columbia Street
Vancouver, BC. V6A 2R5
T 604 688 7582
formosis.ca

Project Number: 2210

DRAWING ISSUED		
01	ISSUED FOR RE-ZONING DP	2023-05-05
02	ISSUED FOR ENVIRONMENTAL DP	2023-11-24
03	RE-ISSUED FOR RE-ZONING DP	2024-03-18

NORTH

SEAL

PROJECT

MIXED-USE RESIDENTIAL DEVELOPMENT
3805 Lakeshore Rd, Kelowna, BC

DRAWING

SITE PLAN

LOCATION	DRAWN BY
VANCOUVER, BC	IK
DATE	SCALE
2024-03-18	1 : 200
DWG No.	

A152

March 5, 2024

Nola Kilmartin
Chief Planner
City of Kelowna
City Hall 1435 Water Street
Kelowna, BC V1Y 1J4



Attention: Ms. Nola Kilmartin

Dear Nola,

Re: Proposal to Introduce Car Share Services in Kelowna

I am writing to you on behalf of Jim Pattison Lease, one of the largest and most respected car leasing and fleet management companies in the industry, with an exciting proposal that aligns with the growing transportation needs of Kelowna.

Commitment

As a company deeply committed to innovation and community service, we are thrilled to announce our readiness to venture into a new business domain—providing car share services for the greater Kelowna area. We have plans to take this business nationally. This initiative is not just a business expansion for us; it's a step towards contributing to Kelowna's, and Canada's urban mobility and sustainability goals.

We have ambitious plans to operate and expand this business in Kelowna and across the country for many years to come, reflecting our long-term commitment to growing and sustaining this initiative.

Rationale

Our confidence in this concept is not unfounded. We have conducted research into the local transportation landscape, evaluating the opportunity, demand, and market potential. Our findings indicate a significant need for flexible, efficient, and eco-friendly transportation solutions in Kelowna, especially given the city's growing population and the increasing emphasis on reducing carbon footprints.

The timing for launching our car share initiative is exceptionally opportune, coinciding with the recent introduction of various bills by the province of BC aimed at encouraging housing development while simultaneously reducing minimum parking stall requirements. This legislative shift ensures that the demand for car share services is poised to increase, aligning perfectly with our initiative's launch, forecasting a promising future for this sustainable transportation solution.

We're excited to launch our innovative car-sharing service in a community renowned for its growth and development potential. Our analysis indicates that this location will be profitable at launch and will grow as the population expands with development.

Access & Operations

Our service will leverage advanced technology, blending mobile and telematics solutions, keyless vehicle entry and ignition, entry, scheduling, and payment systems. This ensures a hassle-free experience for users to locate, book, access, drive, and manage payments for their rides with only their smartphone.

Furthermore, we're committed to ensuring ease of access for our users. Our vehicles and access points will be secured through secure codes and touchless access methods, resulting in a smooth and secure process for all.

Our vision is to create a network of shared vehicles that are easily accessible and cost-effective, complementing the existing public transport system and the current car share company operating in Kelowna. This service is particularly aimed at providing a convenient option for those who occasionally need a vehicle without the hassle of owning one, thereby reducing the number of privately owned cars on the road and contributing to a cleaner, less congested urban environment.

We are enthusiastic about the prospect of working collaboratively with the City of Kelowna to make this service a reality. Our proposal includes a comprehensive plan addressing key aspects such as vehicle maintenance, service area coverage, user accessibility, and an environmentally friendly fleet (all cars to be electric).

We believe that our expertise in the automotive leasing industry for the past 60 years, combined with our commitment to innovation and community welfare, positions us uniquely to successfully implement and manage this service. We are eager to discuss how we can tailor this proposal to best fit the needs and expectations of the Kelowna community.

First Launch

To that end, we have an immediate opportunity to implement our car share platform in the proposed Jim Pattison Developments purpose-built rental residential project located at 3805 Lakeshore Road in Kelowna. We plan to begin with an initial fleet of 5 cars, with a desire to scale the business upwards, adapting to the community's needs.

Jim Pattison Lease understands that the City of Kelowna's bylaw (8.2.11) requires that new developments receiving a car share parking reduction guarantee operation of the program for a minimum of 2 years. We are committed to meeting this obligation in partnership with Jim Pattison Developments and are willing to increase the minimum to four years at the proposed development to provide security that the car share platform will remain in operation for the benefit of residents and the public.

We attach our standard ***Letter of Understanding*** with Jim Pattison Developments for the basic business terms upon which our car share service will be delivered to this exciting new project as well as a ***Carshare Information Package*** that outlines the background related to Jim Pattison Development's Rezoning/ Development Permit Application Submission.

Thank you for considering this proposal. We are excited about the possibility of bringing this much-needed service to Kelowna and look forward to the opportunity to contribute positively to the city's transportation landscape.

Yours truly,



Ryan D'Souza
President, Jim Pattison Lease

CC:

Doug Gilchrist, City Manager
Ryan Smith, Director of Planning
Jocelyn Black, Manager Urban Planning
Mitch Cramp, Jim Pattison Developments
Adam Gruchala, Formosis Architecture
Paul Williams, Williams Management

Enclosed: ***Letter of Understanding***

Carshare Information Package



3805 Lakeshore Road, Kelowna

Carshare Information Package to Support Rezoning/Development Permit Application Submission dated May 2, 2023

Provided by: Jim Pattison Developments Ltd.

Provided to: Mark Tanner, Planner II – City of Kelowna

Introduction:

Based on the parking reductions being sought in our application, Jim Pattison Developments (JPD) held a meeting with Modo Carshare (Kelowna) to discuss our project. At this meeting, Modo declined the opportunity to participate in our project, causing JPD to seek other carshare solutions. Fortunately, another Pattison Group company – Jim Pattison Lease ([www.jimpattisonlease](http://www.jimpattisonlease.com)) has committed to providing both the carshare operating platform and vehicles required to support our project and which meet the carshare requirements of the City of Kelowna.

Our understanding of the definition of the City of Kelowna's Carshare Organization to be:

CAR-SHARE ORGANIZATION means operations that allow members of the general public to book vehicles on a short-term as-needed basis, paying only for the time they use the vehicle and the distance they drive. The operators are responsible for maintenance, insurance and vehicle booking through an online application.

As per the Planning Department's request, we have addressed the following issues with respect to providing our Carshare Program through Jim Pattison Lease:

1. Confirmation that Modo is not willing to provide carshare vehicles:

Attached please find an email from Modo Carshare confirming that they are not willing to provide carshare vehicles at the proposed development (3805 Lakeshore Road, Kelowna).

2. How the car-share would meet the requirements of the Zoning Bylaw (dedicated car and parking stall, available to the public)

The Carshare vehicles and dedicated Carshare stalls for our project would be located on the ground level of the secured parkade at 3805 Lakeshore Rd, as indicated on the attached plan. The parkade will be fully secured but will permit 24/7 access to Carshare members (both general public and tenants of our project) that have made a Carshare booking online. In a separate service agreement with Jim Pattison Developments, Jim Pattison Lease will ensure that regular maintenance schedules are adhered to, and adequate insurance is in place for the Carshare vehicles. Jim Pattison Lease is currently in the process of developing an online application dedicated to Carshare usage and payment platform, which we will share with the City of Kelowna when it is completed in the coming months.

3. Details on how the organization would operate (e.g., overall structure):

The Carshare platform will operate as a solely owned business line of Jim Pattison Lease. All vehicles, online applications and other proprietary business functions related to the Carshare business line will be owned and administered by Jim Pattison Lease. Jim Pattison Developments will enter into a Services Agreement with Jim Pattison Lease to provide the Carshare program to our project.

4. Previous experience or resources that would demonstrate that is it viable:

Jim Pattison Lease has been in business for over 61 years and is one of the largest privately held fleet vehicle management companies in Canada. Jim Pattison Lease also operates Visa Rentals and Leasing, a rental vehicle company that provides services in British Columbia and Alberta. They have been exploring entering the Carshare market for some time and possess the technological, financial and vehicle resources to deliver an exceptional Carshare offering to the Kelowna market, and to fill a clear market gap that exists as a result of having only one other Carshare provider for Kelowna in Modo.

5. Information on how booking would work and availability to the public:

The Jim Pattison Lease Carshare program would take bookings and payment through an online application, similar to Modo and other Carshare providers. We will share the new mobile application with the City of Kelowna when Jim Pattison Lease has completed it in the coming months. The mobile application would be available for free download by the general public and by the tenants of our project. Access to Carshare vehicles would be into the secured parkade at the project with a one-time access code via an access door as indicated on the attached plan. The entrance and parking area will be under 24/7 CCTV surveillance to enhance safety. When the Carshare members are finished with their booking, they will return the Carshare vehicle to a designated stall at our project. The Carshare vehicles will be equipped with programable garage door openers to allow access in and out of the parkade.

6. Details about how the car-share would be secured (e.g.: if the building sells, how is it assured that the car-share will be continued, the parking stall will still be reserved etc.):

Like legal agreements that we have entered with the City of Vancouver for Carshare services, Jim Pattison Developments would propose to enter into a legal agreement with the City of Kelowna for Carshare services at the property, to be registered on title. We are pleased to share precedent legal agreements with the City of Kelowna or to review the terms of existing Carshare legal agreements that the City of Kelowna would like to use. The terms of the Carshare legal agreement would include for such items as specifically identified Carshare stalls to be designated, Jim Pattison Developments' obligations to maintain ongoing carshare services, and the length of time for those obligations. Jim Pattison Developments intends to hold and operate the project on a long-term basis, but in the unlikely event the property did sell, the legal agreement registered on title would have provisions such that the obligation to provide Carshare services would survive and be passed onto subsequent owners.

7. Assurances about the long-term sustainability and JPD's commitment to the car-share in the long term (e.g.: is it financially viable; it won't just be abandoned after a year or two if there is lower use):

Jim Pattison Developments has held extensive discussions with Jim Pattison Lease with regards to our proposed Carshare solution for this project. The Services Agreement that the two parties will enter into will ensure that this venture is financially accretive to Jim Pattison Lease and that they will maintain the service for the long term. Jim Pattison Lease views this Kelowna Carshare opportunity as a springboard to a much broader opportunity to develop and grow an entirely new business line for their company. Jim Pattison Developments intends to reconsider Carshare providers for all future multi-family residential projects, for which we have a deep development pipeline, and to look to Jim Pattison Lease as our Carshare provider. This approach will not only further support this new business line but will allow Jim Pattison Lease to build their brand in this space so they can pursue other third-party developers beyond Jim Pattison Developments.

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LAKESHORE RD

ATTACHMENT

MAP A

This forms part of application

Z23-0038

Planner
Initials

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City of

Kelowna
DEVELOPMENT PLANNING

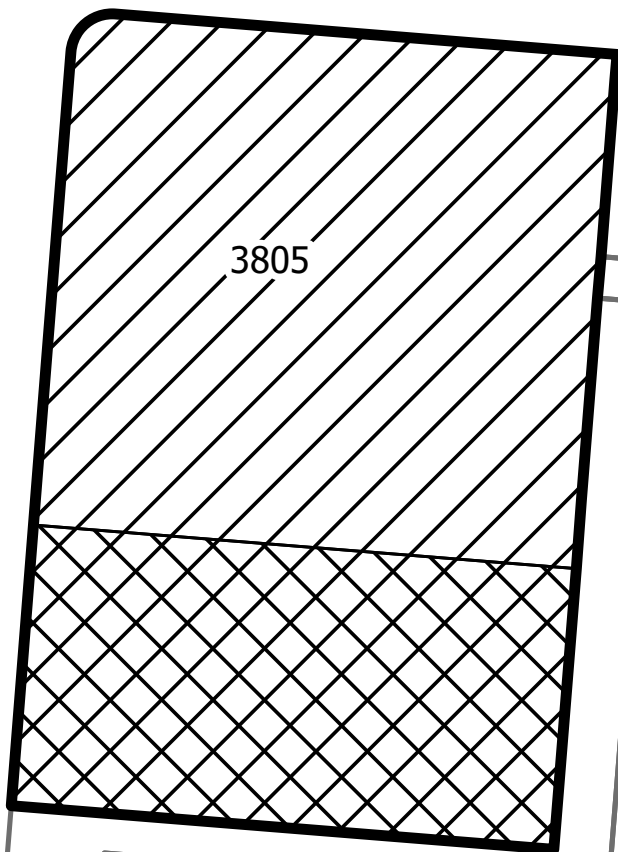


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MAP "A" ZONING AMENDMENT Z23-0038

-  P3 - Parks and Open Space to VC1 - Village Centre
-  P4 - Utilities to VC1 - Village Centre
-  Subject Property

This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.

Rev. July 4, 2024

City of
Kelowna



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