

**City of Kelowna
Regular Council Meeting
AGENDA**



Monday, December 16, 2013
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 feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

3 - 8

Regular PM Meeting - December 9, 2013

3. Development Application Reports & Related Bylaws

3.1 Rezoning Application No. Z13-0036 - 1060 Hollywood Road S., Swaranjit Singh Punia & Harbant Kaur Punia

9 - 21

To consider a proposal to rezone the subject property from RU1 - Large Lot Housing to RU6 - Two Dwelling Housing to allow the subdivision of the lot into three parcels (two single detached housing lots and one semi-detached housing or duplex lot.)

3.1.1 Bylaw No. 10904 (Z13-0026) - 1060 Hollywood Road S, Swaranjit Singh Punia & Harbant Kaur Punia

22 - 22

To give Bylaw No. 10904 first reading.

3.2 Rezoning Application No. Z13-0039 - 1334 St Paul St, CTQ Holdings Ltd.

23 - 35

This application seeks to rezone the subject property from I2 - General Industrial zone to C7 - Central Business Commercial zone, to facilitate office use within the existing building on site.

3.2.1 Bylaw No. 10906 (Z13-0039) - 1334 St. Paul Street, CTQ Holdings Ltd.

36 - 36

To give Bylaw No. 10906 first reading.

3.3	Rezoning Application No. Z09-0035, Extension Request - 3130 Sexsmith Road, Matthew James Ewonus	37 - 39
	To consider a final extension to extend the date for adoption of Zone Amending Bylaw No. 10436 from November 16, 2013 to November 16, 2014 in order to rezone the subject property from the A1 - Agriculture 1 zone to the new I6 - Low-Impact Transitional Industrial zone.	
3.4	Rezoning Application No. Z10-0092, Extension Request - 3150 Sexsmith Road, Kimberly & John Berg	40 - 42
	To consider a final extension to extend the date for adoption of Zone Amending Bylaw No. 10443 from November 16, 2013 to November 16, 2014 in order to rezone the subject property from the A1 - Agriculture 1 zone to the new I6 - Low-Impact Transitional Industrial zone.	
4.	Bylaws for Adoption (Development Related)	
4.1	Bylaw No. 10670 (TA09-0007) - Text Amendment to Zoning Bylaw No. 8000	43 - 55
	To adopt Bylaw No. 10670 in order to amend City of Kelowna Zoning Bylaw No. 8000, Section 13, Urban Residential Zones, by adding a new Hillside Zones.	
5.	Non-Development Reports & Related Bylaws	
5.1	Parade Float Update	56 - 67
	To provide Council an update on the travels of Kelowna's parade float and the successes at different parades.	
5.2	Hospital Transition Area Planning	68 - 72
	To commence with Phase 1 of a plan that will proactively guide future development opportunities in the transition area while protecting the integrity of the established neighbourhoods surrounding Kelowna General Hospital (KGH). Phase 1 includes the engagement of impacted property owners and residents to create development guidelines for those interface transition areas.	
6.	Bylaws for Adoption (Non-Development Related)	
6.1	Bylaw No. 10903 - Amendment No. 5 to Kelowna Memorial Park Cemetery Bylaw No. 8807	73 - 79
	To adopt Bylaw No. 10903 in order to amend Kelowna Memorial Park Cemetery Bylaw No. 8807.	
7.	Mayor and Councillor Items	
8.	Termination	



City of Kelowna Regular Council Meeting Minutes

Date: Monday, December 9, 2013
Location: Council Chamber
City Hall, 1435 Water Street

Council Members Present: Mayor Walter Gray and Councillors Colin Basran, Andre Blanleil, Maxine DeHart, Gail Given, Robert Hobson, Mohini Singh, Luke Stack and Gerry Zimmermann

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Interim Divisional Director, Infrastructure, John Vos*; Divisional Director, Active Living & Culture, Jim Gabriel*; Manager, Subdivision, Agriculture & Environment, Todd Cashin*; Manager, Information Services, Rob Entwistle*; Director, Financial Services, Keith Grayston*; Manager, Community & Neighbourhood Programs, Louise Roberts*; Planner II, Alec Warrender*; Manager, Capital Assets & Investment, Joel Shaw*; Manager, Parks Services, Ian Wilson*; Manager, Cemetery, Norm Ryder*; and Council Recording Secretary, Sandi Horning

(* denotes partial attendance)

1. Call to Order

Mayor Gray called the meeting to order at 1:33 p.m.

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

2. Confirmation of Minutes

Moved By Councillor Hobson/Seconded By Councillor Stack

R777/13/12/09 THAT the Minutes of the Regular PM Meeting of December 2, 2013 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1. Rezoning Application No. Z12-0069 - 1215 St Paul Street and 557 & 567 Clement Avenue, Joseph Higgins et al

Staff:

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

Council:

- Expressed a concern with the proposed parking.
- Expressed a concern with the interface to the neighbourhood.
- Expressed a concern with the lack of a residential component.

Moved By Councillor Stack/Seconded By Councillor Basran

R778/13/12/09 THAT Council defers consideration of Official Community Plan Bylaw Amendment Application No. OCP12-0017 and Rezoning Application No. Z12-0069 for the properties located at 1215 St. Paul Street and 557 & 567 Clement Avenue;

AND THAT Council directs staff to meet with the Applicant to discuss Council's concerns with the proposed development and report back to Council.

Carried

3.1.1. Bylaw No. 10901 (OCP12-0017) - 1215 St. Paul Street and 557 & 567 Clement Avenue, Joseph Higgins et al

Bylaw No. 10901 was not considered by Council.

3.1.2. Bylaw No. 10902 (Z12-0069) - 1215 St. Paul Street and 557 & 567 Clement Avenue, Joseph Higgins et al

Bylaw No. 10902 was not considered by Council.

3.2. Bylaw No. 10817 (OCP12-0006) - 3787, 3791 & 3795 Lakeshore Road, Westcorp On the Lake Inc.

Moved By Councillor Zimmermann/Seconded By Councillor DeHart

R779/13/12/09 THAT Bylaw No. 10817 be adopted.

Carried

3.2.1. Bylaw No. 10812 (TA12-0007) - New CD24 Comprehensive Development Zone 24

Moved By Councillor Stack/Seconded By Councillor Zimmermann

R780/13/12/09 THAT Bylaw No. 10812 be adopted.

Carried

3.2.2. Bylaw No. 10818 (Z12-0039) - 3787, 3791 & 3795 Lakeshore Road, Westcorp on the Lake Inc.

Moved By Councillor Blanleil/Seconded By Councillor Basran

R781/13/12/09 THAT Bylaw No. 10818 be adopted.

Carried

3.2.3. Bylaw No. 10813 - Amendment No. 20 to Sign Bylaw No. 8235

Moved By Councillor Basran/Seconded By Councillor Blanleil

R782/13/12/09 THAT Bylaw No. 10813 be adopted.

Carried

3.2.4. Development Permit Application No. DP12-0094 - 3787, 3791 & 3795 Lakeshore Road, Westcorp On The Lake Inc.

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Hobson

R783/13/12/09 THAT Final Adoption of the OCP Amending Bylaw No. 10817, Zone Amending Bylaw No. 10818 and Text Amending Bylaw No. 10812 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP10-0131 for Lot 2, D.L. 134, ODYD, Plan 3420 Except Parcel A (Plan B6180) and H9673, located at 3791 Lakeshore Road; Lot 3, DL 134, ODYD, Plan 3420 Except Plan H9673, located at 3795 Lakeshore Road, and Lot B, D.L. 134, ODYD, Plan 12063 located at 3787 Lakeshore Road, Kelowna B.C. Kelowna B.C., subject to the following:

1. The development shall be phased over time and designed in accordance with pages 1-32 of the CD24 Comprehensive Development Design Guidelines attached as Schedule "A".

Carried

3.3. Rezoning Application No. Z11-0083, Extension Request - 1429 KLO Rd, Arnold & Melitta Frank

Staff:

- Displayed a PowerPoint Presentation summarizing the rationale for the requested extension.

Moved By Councillor Given/Seconded By Councillor Hobson

R784/13/12/09 THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Zone Amending Bylaw No. 10782, for Lot 52, D.L. 131, ODYD, Plan 186 except Plan KAP78326 located on 1429 KLO Road, Kelowna, BC, be extended from December 11, 2013 to December 11, 2014.

Carried

- 3.4. Rezoning Application No. Z09-0062, Extension Request, W of South Perimeter Way, 0775362 BC Ltd/0775362 BC Ltd.

Moved By Councillor Blanche/Seconded By Councillor DeHart

R785/13/12/09 THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Amending Bylaw No. 10471, for Lot A, Section 23, Township 28, SDYD, Plan KAP89051 located on (W of) South Perimeter Way, Kelowna, BC, be extended from November 27, 2013 to November 27, 2014.

Carried

- 3.5. Rezoning Application No. Z09-0077, Extension Request, 4064 Lakeshore Rd, Rex Carter Jardine

Moved By Councillor Hobson/Seconded By Councillor Stack

R786/13/12/09 THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Zone Amending Bylaw No. 10306, for Lot 1, Section 1 Township 25 and Section 6 Township 26, ODYD, Plan KAP89719 located on 4064 Lakeshore Road, Kelowna, BC, be extended from December 15, 2013 to December 15, 2014.

Carried**4. Non-Development Reports & Related Bylaws****4.1. 2014 Financial Plan**

Mayor Gray announced that the City of Kelowna's Financial Services Department has received the Government Finance Officers Association's Distinguished Budget Presentation Award for its 2012 Budget. Mayor Gray presented the Award to the Financial Services Department.

Staff:

- Displayed a PowerPoint Presentation summarizing the 2014 Financial Plan and responded to questions from Council.

City Manager:

- Noted that this will be Mr. Grayston's last budget for the City as he will be retiring in 2014.
- Acknowledged the staff that have worked on the 2014 Financial Plan.

Moved By Councillor Stack/Seconded By Councillor Given

R787/13/12/09 THAT Council receives, for information, the presentation from the Director, Financial Services and the Capital Assets and Investment Manager dated December 9, 2013 with respect to the 2014 Financial Plan.

Carried**4.2. Neighbourhood Learning Centre Joint Use Agreement - School District No.23**

Staff:

- Summarized the Joint Use Agreement with School District No. 23 and responded to questions from Council.

Moved By Councillor Hobson/Seconded By Councillor Given

R788/13/12/09 THAT Council receives, for information, the Report from the Manager, Community & Neighbourhood Programs, dated December 4, 2013, regarding the Joint Use Agreement with Board of Education of School District No. 23 (Central Okanagan) for the Neighbourhood Learning Centre at Okanagan Mission Secondary School;

AND THAT Council approves the City entering into a Joint Use Agreement with the Board of Education of School District No. 23 (Central Okanagan) for the Neighbourhood Learning Centre at Okanagan Mission Secondary School, in the form attached to the Report from the Manager, Community & Neighbourhood Programs dated December 4, 2013;

AND THAT Council considers the City's financial obligations in Joint Use Agreement during its review of the 2014 Provisional Budget;

AND FURTHER THAT, subject to 2014 Budget approval, the Mayor and City Clerk be authorized to execute the Joint Use Agreement.

Carried**4.3. Shaw WiFi**

Staff:

- Summarized the Facilities Attachment License Agreement.
- Advised that a representative from Shaw is present in the gallery should Council have any questions.
- Responded to questions from Council.

Mayor Gray:

- Noted that Council has received correspondence with respect to this item.

Moved By Councillor Basran/Seconded By Councillor DeHart

R789/13/12/09 THAT Council receives, for information, the Report from the Information Services Manager dated December 09, 2013, with respect to an agreement with Shaw Cablesystems Limited for provision of WiFi service at certain City facilities;

AND THAT Council approves the City entering into a five year license agreement with Shaw Cablesystems Limited, as outlined in the report of the Information Services Manager dated December 09, 2013;

AND THAT the Mayor and City Clerk be authorized to execute the "Facilities Attachment License Agreement" with Shaw Cablesystems Limited as attached to the report of the Information Services Manager, dated December 09, 2013.

Carried

4.4. Kelowna Memorial Park Cemetery Fees

Staff:

- Summarized the amendments being proposed to Kelowna Memorial Park Cemetery Bylaw.
- Displayed Schedule "A" attached to the amending Bylaw.
- Responded to questions from Council.

Moved By Councillor Zimmermann/Seconded By Councillor Hobson

R790/13/12/09 THAT Council approves the recommended fee changes as outlined in Attachment A of the Parks Manager's report dated December 9, 2013 with respect to the Kelowna Memorial Park Cemetery Fees;

AND THAT Council forward the amendments to Kelowna Memorial Park Cemetery Bylaw No. 8842 for reading consideration.

Carried

Moved By Councillor Blanleil/Seconded By Councillor Basran

R791/13/12/09 THAT Council directs staff to investigate an automatic, annual cost of living increase for fees charged by the City of Kelowna and report back to Council with the proposed methodology.

Carried

4.4.1. Bylaw No. 10903 - Amendment No. 5 to Kelowna Memorial Park Cemetery Bylaw No.8807

Moved By Councillor Singh/Seconded By Councillor Basran

R792/13/12/09 THAT Bylaw No. 10903 be read a first, second and third time.

Carried

5. Mayor and Councillor Items

Mayor Gray:

- Noted that former City employee and Councillor, Henry Markgraf, passed away.
- Reminded Council that the Santa Bus will be outside the Queensway exit at 4:00 pm.

6. Termination

This meeting was declared terminated at 3:32 p.m.

Mayor

/slh

City Clerk

3.0 Subdivision, Agriculture & Environment

Planning staff are supportive of the proposed rezoning to allow the subdivision of the lot. The proposal is consistent with the Official Community Plan (OCP) Future Land Use designation of Single/Two Unit residential for the area, and fits well within the existing neighborhood context, as there are numerous examples of RU6 development in the area.

The applicant has conducted neighbor consultation and no major issues were identified. As proposed, the application does not trigger any variances to the Zoning Bylaw; and, should the land use be supported, a Development Permit to evaluate the form and character of the proposal will be handled at a staff level (for the proposed semi detached or duplex lot).

4.0 Proposal

4.1 Background

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation as described in the attached *Schedule 'A'*. No major issues were identified during consultation from neighbouring parcels.

4.2 Project Description

The subject property presently contains one single family dwelling located roughly in the middle and is zoned RU1. The applicant is proposing to rezone the property to RU6- Two Dwelling Housing for the purpose of subdividing. The existing dwelling would be removed, and the applicant would create three lots. The two proposed southern lots would be for single detached dwellings and the proposed third northern lot would be for semi detached dwellings or a duplex.

Figure 1 - proposed subdivision



Each of the lots would meet or exceed the required road frontage under the RU6 subdivision regulations (see zoning analysis table for details). Access and parking will be addressed through the subdivision and development permit process.

A Development Permit to evaluate the form and character and landscaping will be required for proposed lot 1 (Figure 1), and will be executed at a staff level prior to issuance of a building permit.

4.3 Site Context

The subject property is approximately 2349 m² and is fronting on Hollywood Rd S and shares its northern property line with a School District 23 property. The OCP designates the subject property S2RES - Single / Two Unit Residential and the lot is within the Permanent Growth Boundary.

The lot presently contains one single detached dwelling and a detached accessory building. In order to create the proposed subdivision, both structures will have to be demolished.

The surrounding area is characterized principally by a mix of low density single family, duplex development and school sites.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P2 - Educational and Minor Institutional	Public Educational
East	RU1 - Large Lot Housing	Single dwelling housing
South	RU1 - Large Lot Housing	Single dwelling housing
West	RU1 - Large Lot Housing	Single dwelling housing

Subject Property Map: 1060 Hollywood Rd S.



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Proposed lot 1 /Subdivision Regulations		
Lot Area	700 m ² (Duplex or semi detached)	1025 m ²
Lot Width	18.0 m	21.16 m
Lot Depth	30.0 m	48.37 m
Proposed lot 2 /Subdivision Regulations		
Lot Area	400 m ² (Single Detached)	663 m ²
Lot Width	13.0 m	13.7 m
Lot Depth	30.0 m	48.38 m
Proposed lot 3 /Subdivision Regulations		
Lot Area	400 m ² (Single Detached)	662 m ²
Lot Width	13.0 m	13.7 m
Lot Depth	30.0 m	48.38 m

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.

Complete Suburbs.² Support a mix of uses within Kelowna's suburbs (see Map 5.1 - Urban Core Area), in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 - Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context. Building heights in excess of four storeys will not be supported within the suburban areas, unless provided for by zoning existing prior to adoption of OCP Bylaw 10500.

Permanent Growth Boundary.³ Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

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

² City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.3.1 (Development Process Chapter).

6.0 Technical Comments

6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits if applicable.
- 2) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

See attached Memorandum from the Development Engineering Branch, dated October 15, 2013.

6.3 Irrigation District

Rutland waterworks will provide comments at subdivision stage.

6.4 FortisBC Energy

There are primary distribution facilities within Hollywood Road South, adjacent to the subject's east property line. The applicant is responsible for costs associated with any change to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required. Otherwise, FortisBC Inc. (Electric) has no concerns with this circulation.

6.5 Shaw

Shaw Cable approves proposed rezoning application.

7.0 Application Chronology

Date of Application Received:	September 17, 2013
Public consultation Received:	November 25, 2013

Report prepared by:

Damien Burggraeve, Planner II

Approved for Inclusion:



Shelley Gambacort, Subdivision, Agriculture & Environment

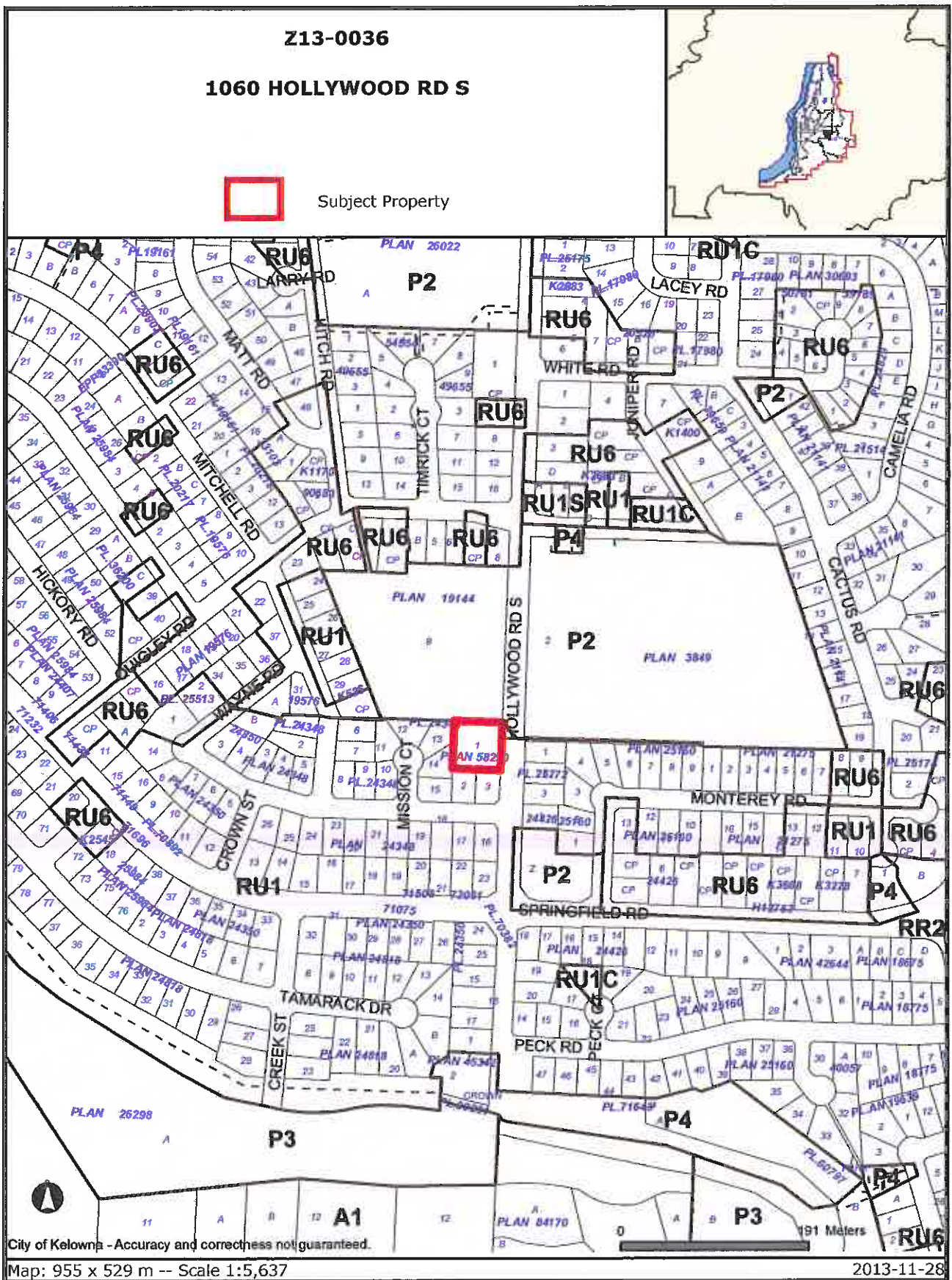
Attachments:

Development Engineering Memorandum, dated October 15, 2013 (2 pages)

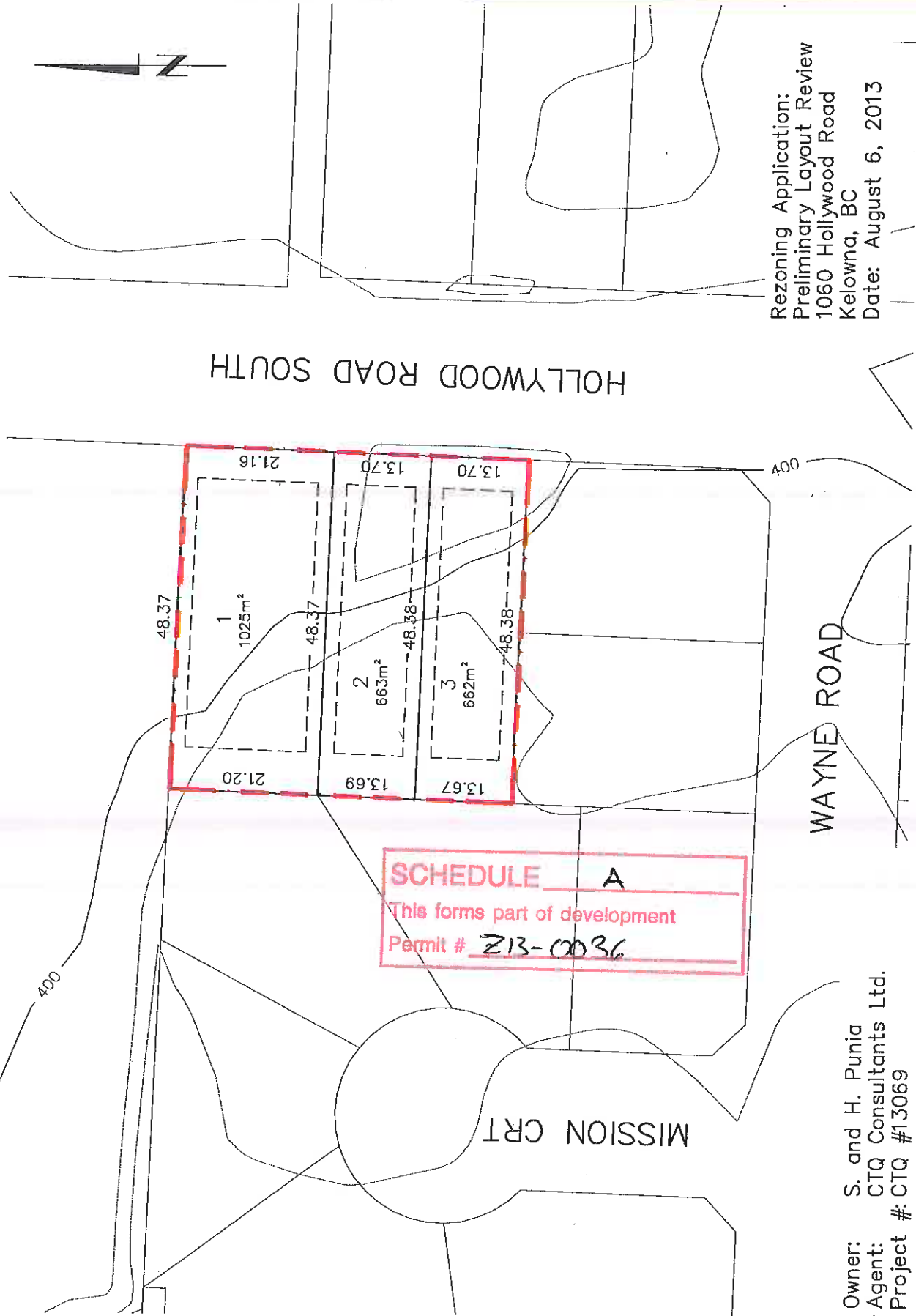
Subject Property Map (1 page)

Schedule "A" - Site Plan (1 page)

Schedule "B" - Description of Public Consultation (3 pages)



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.



Rezoning Application:
 Preliminary Layout Review
 1060 Hollywood Road
 Kelowna, BC
 Date: August 6, 2013



SCHEDULE A
 This forms part of development
 Permit # Z13-0036

Owner: S. and H. Punia
 Agent: CTQ Consultants Ltd.
 Project #: CTQ #13069



Engineering

Planning

Urban Design

SCHEDULE <u>B</u>
This forms part of development
Permit # <u>Z13-0036</u>

Project No: 13069

October 30th 2013

Dear Homeowner and Resident,

This note is being sent to homes in the neighbourhood with regard to a proposed rezoning for property located at:

1060 Hollywood Road S. Kelowna, BC V1X 4L9 (Please see attached map on reverse side)
--

The City of Kelowna recommends that notices be served to the surrounding homes that may be affected by changes in land use with this rezoning.

The purpose for the rezoning is to request a change from RU1 to RU6 which will allow for additional dwelling units on this property. The proposed zoning (RU6) will permit two unit dwellings (Duplex or Carriage Home) and small lot development. The Official Community Plan already specifies that the property is designated for RESIDENTIAL SINGLE AND TWO RESIDENT HOUSING.

This designation in turn supports a change in zone to a higher density housing form. The City of Kelowna has designated this area for higher densities to support efficient use of land and to achieve more housing choice which could translate into more affordable housing. The subject property is of sufficient size to ultimately be subdivided and allow up to 4 units in various forms that would meet zoning regulations.

If you have any questions or comments about this rezoning application that is currently being considered by the City Planning Department please contact the undersigned. CTQ Consultants Ltd. is operating as the agent for this application. The owners are Mr/Ms. Shawn Punia of Kelowna, BC

We request your feedback within two weeks. Please feel free to contact us by phone or email. Thank you for your time and attention to this matter.

Sincerely,

PHONE: 250-979-1221 (Ex. 119)
EMAIL: egrifone@ctqconsultants.ca

Ed Grifone, MCIP, RPP
Senior Consultant/Principal

Kelowna Office: 500-1708 Dolphin Dr. Kelowna B.C. V1Y 9S4 Phone: 250-979-1221 Fax: 250-979-1232
Kamloops Office: 101-1285 Dalhousie Dr. Kamloops B.C. V2C 5Z5 Phone: 250-372-9212 Fax: 250-372-9213



50m OFFSET FROM PROPERTY LINE
 CANVASSING REQUIRED:
 10 RESIDENTIAL LOTS
 2 SCHOOL SITES

75m OFFSET FROM PROPERTY LINE
 CANVASSING REQUIRED:
 23 RESIDENTIAL LOTS
 2 SCHOOL SITES

CURRENT ZONING
 RU-1 (LARGE LOT RESIDENTIAL)

PROPOSED ZONING
 RU-6 (TWO DWELLING HOUSING)

OCP DESIGNATION
 RESIDENTIAL SINGLE AND TWO
 RESIDENT HOUSING

SCHEDULE B
 This forms part of development
 Permit # Z13-0036

1060 HOLLYWOOD ROAD SOUTH
 PROJECT No.13069
 DRAWING No.13069-SK-001
 SCALE 1:1500
 October 22, 2013





SCHOOL DISTRICT NO. 23
(Central Okanagan)
OPERATIONS

685 Dease Road, Kelowna, B.C. V1X 4A4
Tel: (250) 870-5150
Email: Operations.Department@sd23.bc.ca

Date: November 25, 2013

Ed Grifone
Senior Consultant/Principal
CTQ Consultants
500-1708 Dolphin Dr.
Kelowna, BC, V1Y 9S4

Dear Mr. Grifone,

SUBJECT: Proposed Rezoning of 1060 Hollywood Rd S

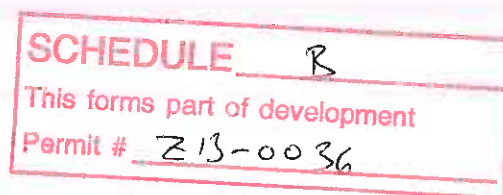
Thank you for circulating notice of the proposed rezoning of 1060 Hollywood Rd S.

The subject property sits to the south of the district's Hollywood Road Educational Services facility which functions as an administration and support facility for school district. By way of this letter I confirm the school district does not have any existing concerns with the proposed change in zoning from RU1 to RU6.

Please don't hesitate to contact me (emily.watson@sd23.bc.ca) should you require any additional information from the school district in regards to this rezoning application.

Kind Regards,

Emily Watson
Planning Manager



CITY OF KELOWNA

MEMORANDUM

Date: October 15, 2013
File No.: Z13-0036
To: Planning & Development Services Department (DB)
From: Development Engineer Manager (SM)
Subject: 1060 Hollywood Road South, Lot 1 Plan 58290, Sec. 22, Twp. 26, ODYD

Development Engineering comments and requirements regarding this application to rezone from RU1 to RU6 are as follows:

1. Subdivision

Provide easements as may be required

2. Geotechnical Study.

We recommend that a comprehensive geotechnical study be undertaken over the three proposed building sites. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any springs and the suitability of the lands for disposal of site generated storm drainage. In addition this study must describe soil sulphate contents, the presence or absence of swelling clays and the recommendation for construction over old decommissioned sewage disposal fields should they encroach on the proposed building envelopes.

3. Domestic water and fire protection.

a) This development is within the service area of the Rutland Waterworks District (RWD). A second service is required in order to meet current policies. The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs are to be paid directly to the RWD. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements.

b) A second water service is required in order to comply with current policies.

.../2

4. Sanitary Sewer.

- a) The property is located within Specified Area # 23 and in accordance with the City of Kelowna current policy, the specified charges for the proposed RU6 development will have to be cash commuted. The current pay out charge for Specified Area #23 RU6 zoned property is 2 Single Family Equivalent (SFE) @ \$7,049.61 per SFE for a total of 14,099.22 (valid until March 31, 2014). There will be additional charges for the newly created lots; these charges will be dealt with under the subdivision application.
- b) The existing 100 mm. wastewater service is adequate for the requested zone.

5. Power and Telecommunication Services.

All the services to the proposed lots must be installed underground. It is the developer's responsibility to make a servicing application with the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works within the public right of way.

6. Road improvements.

The Hollywood Road frontage is fully urbanized in accordance with current policies. This rezoning application does not trigger any upgrades.

7. Bonding and Levies Summary.

a) Performance Bonding	<u>N/A</u>
------------------------	------------

b) levies

Specified Area charges	<u>\$14,099.22</u> (valid until March 31, 2014)
------------------------	--

Steve Muenz, P.Eng.
Development Engineering Manager

BB

CITY OF KELOWNA

BYLAW NO. 10904

**Z13-0036 - Swaranjit Singh Punia & Harbant Kaur Punia
1060 Hollywood Road S**

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, Section 22, Township 26, ODYD, Plan KAP58290 located on 1060 Hollywood Road S, 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 by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Business Commercial zone is consistent with the future land use designation, and is the appropriate zone for the Downtown.

The proposed rezoning will enable the existing building to be re-used for office use and other commercial uses that are both appropriate for and consistent with the surrounding Downtown context. The proposal contemplates improvements to the existing building's exterior and landscape frontage, which will contribute positively to the area's overall appearance. Should Council give favourable consideration to this application, the Development Permit for form and character would be brought forward for consideration at a later meeting with a more detailed analysis.

In accordance with Council Policy No. 367, the applicant team has been proactive in engaging with surrounding land owners and residents within 50 m of the subject property. To date, staff has not received any comments from the public in regards to the application.

4.0 Proposal

4.1 Project Description

The purpose of this application is to rezone the subject property from I2 - General Industrial zone to C7 - Central Business Commercial zone, to facilitate office use and the potential for other commercial uses within the existing building on site, consistent with the Kelowna 2030 Official Community Plan (OCP) future land use designation of MXR - Mixed Use (Residential/Commercial) and surrounding downtown properties.

The subject building was constructed in the 1970s and has been used for a limited range of office and commercial uses permissible under the I2 zone over the years (e.g., business support services, participant recreational services). The corporate property owner is presently seeking to move its business offices downtown, and to rezone the subject property to the C7 zone to enable re-use of the existing building for office use.

As part of the proposal to re-use the subject building, the building's frontage will be renovated and modernized, including a new stucco finish and painting; the replacement of windows, doors, and entrance awning; and introduction of front yard landscaping. Sufficient vehicular and bicycle parking can be provided onsite, in the existing rear yard parking area with access from the rear lane.

4.2 Site Context

This 690 m² site is located mid-block on the west side of St. Paul Street, between Doyle and Cawston Avenues. It is neighboured by multi-storey, mixed-use development to the west and east.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 - General Industrial	Vacant
East	C7 - Central Business District	Mixed-Use Development (St. Paul Place)
South	I2 - General Industrial	2-Storey Commercial Building
West	C7 - Central Business District	Mixed-Use Development (Ellis Court)

Subject Property Map: 1334 St. Paul Street



Zoning Analysis Table		
CRITERIA	C7 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	200 m ²	689.7 m ²
Lot Width	6 m	15.24 m
Lot Depth	30 m	45.26 m
Development Regulations		
Floor Area Ratio	9.0 FAR	0.61
Height	44 m	8 m (2 storeys)
Front Yard	0 m	1.2 m
Side Yard (south)	0 m	0 m
Side Yard (north)	0 m	0 m
Rear Yard	0 m	24.9 m
Other Regulations		
Minimum Parking Requirements	6 spaces	7 spaces
Bicycle Parking	3 Class I / 1 Class II	Provided
Loading Space	1 space	Provided

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5 - Development Process

Compact Urban Form. 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.

Policy 4 - Downtown Development. Support rezoning to C7 use in the downtown Urban Centre area only where properties are surrounded on a minimum of 3 sides by existing C7 zoning. The intent of this policy is to support intensification within the existing core areas of the Downtown.

6.0 Technical Comments

6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s);
- 2) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - a) The Main floor layout appears to have altered the integrity of the exit stairwell, so revisions may be required or an alternative solution may be required. The architect or engineer of record acting as prime consultant is required to submit for an alternative solution as per the requirements outlined in the 2012 edition of the British Columbia Building Code.
 - b) The rated fire doors at the top of the main stairwell have been removed from the original permit acceptance drawings and are required to maintain the integrity of the fire exit or an alternative solution is required to be approved to maintain minimum code requirements.
 - c) The exiting of the 2nd floor does not appear to meet minimum code requirements (number of exits, travel distance, interconnected floor space, stair rating etc).
 - d) The rear exit stairs shown are required to be rated and not allowed to pass in front of main floor windows. The architect of record is to address the fire safety requirements of the code in the permit application drawings.
 - e) Guard rails are required for the new rear deck along with any provisions for gates and locks provided in the permit application drawing sets;
- 3) A Structural and Architectural consult will be required to provide drawings and schedules for the new rear deck at time of permit application. The architect of record is to address the NAFS requirements for the installation of the new the doors and windows and provide the appropriate modelling for minimum code compliance to ASHRAE 90.1;
- 4) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

See attached Development Engineering Memorandum, dated November 8, 2013.

6.3 Fire Department

No concerns.

6.4 Ministry of Transportation & Infrastructure (MOTI)

The Ministry has no issues regarding this rezoning application.

6.5 FortisBC Inc. (Electric)

There are primary distribution facilities along St. Paul Street and within the lane adjacent to the subject's west property line. The applicant is responsible for costs associated with any change to subject's existing service, if any, as well as the provision of appropriate land rights where required. Otherwise, FortisBC Inc. (Electric) has no concerns with this circulation. In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

6.6 Shaw Cable

Shaw Communications' interests are unaffected. The applicant should contact Shaw regarding future cable services.

6.7 Telus

TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy.

7.0 Application Chronology

Date of Application Received: October 23, 2013
Revised Application Materials Received: November 28, 2013

Report prepared by:

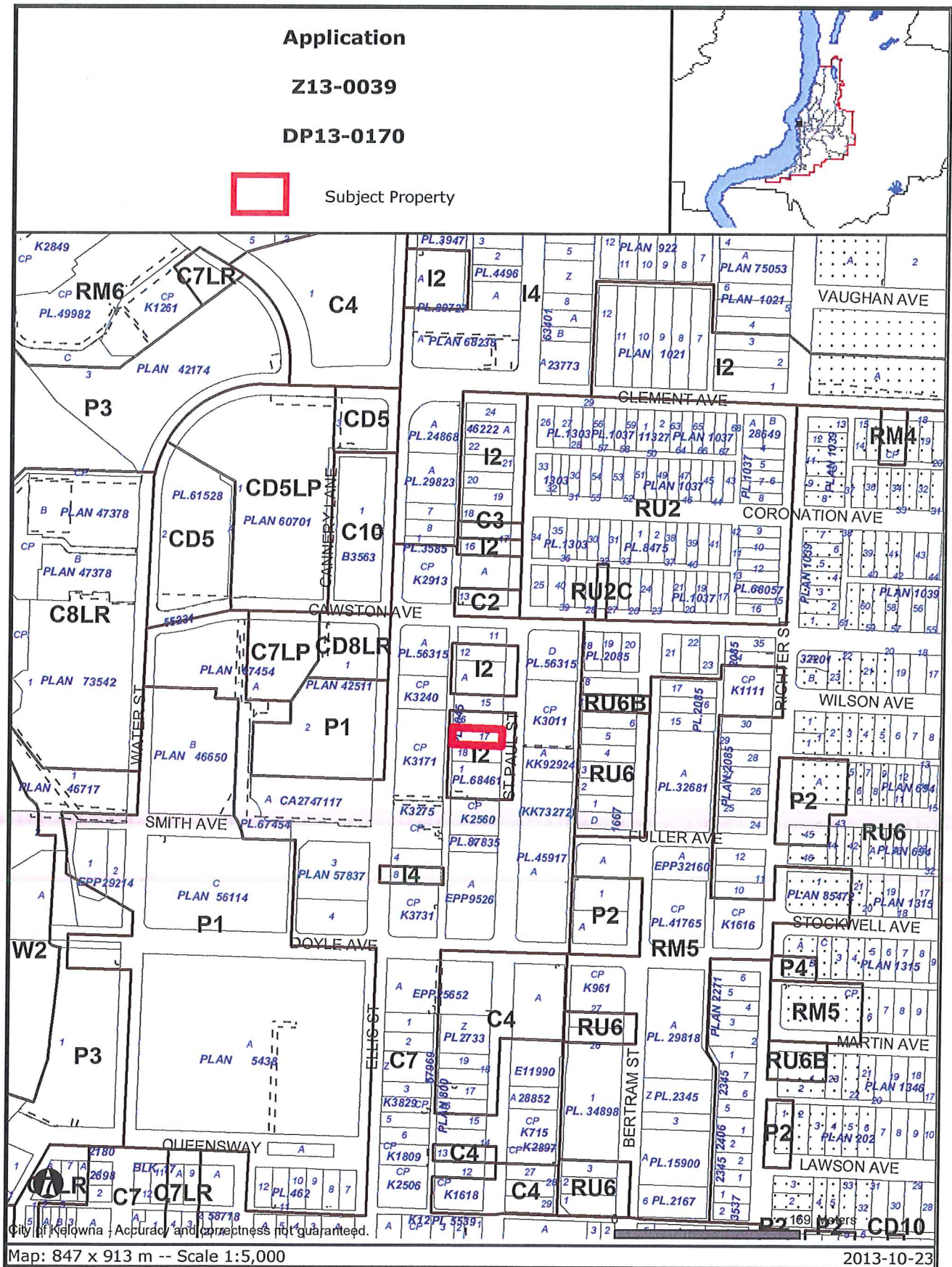
Abigail Riley, Urban Planner

Reviewed by: Ryan Smith, Manager, Urban Planning

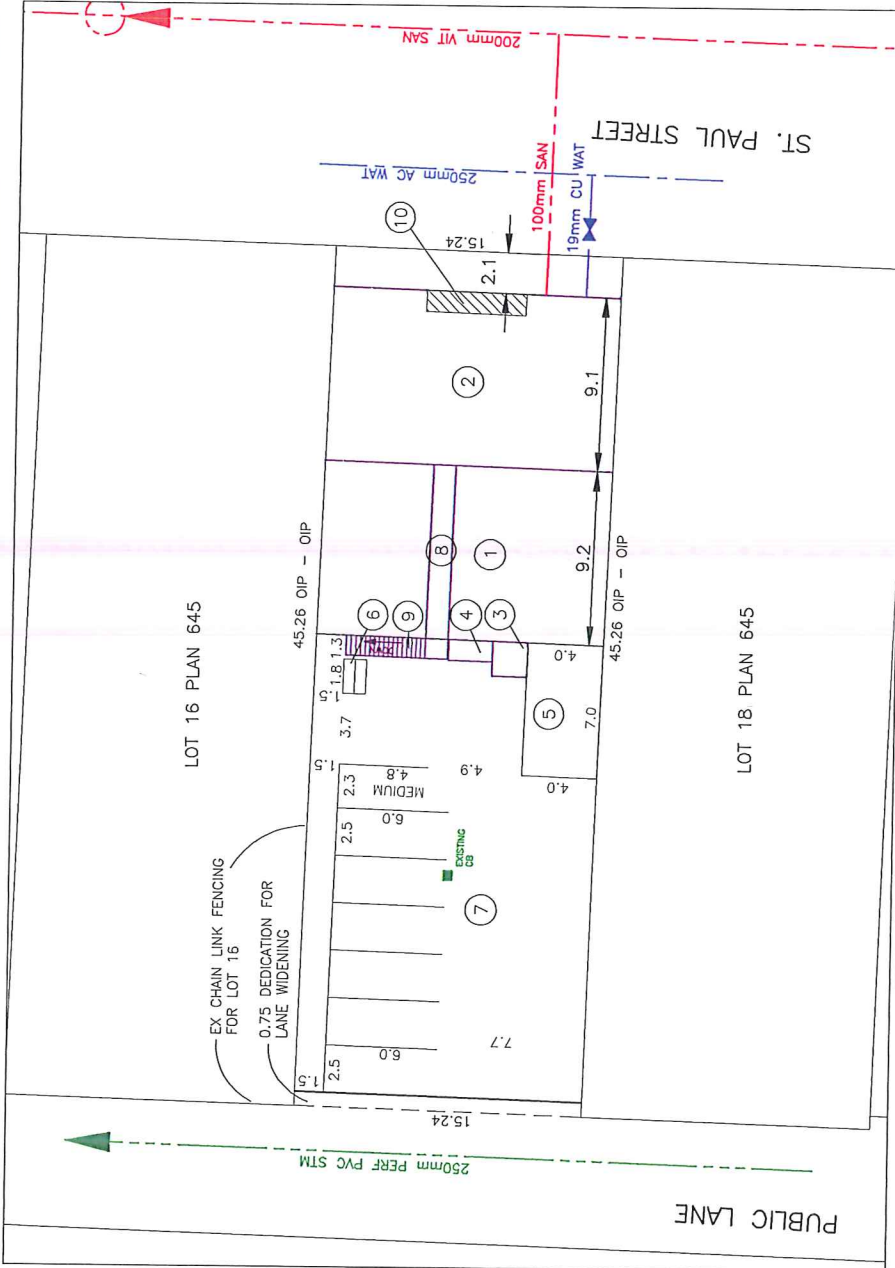
Approved for Inclusion: Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

- Subject Property Map
- Site Plan
- Conceptual Elevations
- Landscape Concept
- Context/Site Photos
- Development Engineering Memorandum, dated November 8, 2013



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.



PROJECT DESCRIPTION:
 REZONING FROM I2 TO C7 TO ALLOW FOR A
 PROPOSED USE AS OFFICE SPACE IN AN
 EXISTING BUILDING AT 1334 ST. PAUL STREET,
 KELOWNA, BC

LEGAL DESCRIPTION:
 LOT 17, DL 139, PLAN 645, O.D.Y.D.
 BUILDING LOWER LEVEL GFA 278.7 sqm
 BUILDING UPPER FLOOR GFA 139.4 sqm
 WATER AND SANITARY SEWER SERVICES EXIST TO BUILDING

SITE FEATURES KEY:

- ① EXISTING SINGLE STOREY SECTION
- ② EXISTING TWO STOREY SECTION - MAX EXTERIOR WALL HEIGHT = 8.0m
- ③ EXISTING ELECTRICAL TRANSFORMERS VAULT 1.8x1.8m
- ④ EXISTING UTILITY SERVICE ROOM 1.1x2.3m
- ⑤ PROPOSED LOADING ZONE 4.0x7.0m
- ⑥ PROPOSED BICYCLE PARKING (2 STALLS)
- ⑦ PROPOSED PARKING LAYOUT ON EXISTING ASPHALT AREA (7 STALLS PROVIDED) - 6 FULL SIZE STALLS AND 1 MEDIUM SIZE STALL
- ⑧ PROPOSED WOODEN WALKWAY c/w METAL HANDRAILS ON LOWER ROOF
- ⑨ PROPOSED FIRE ESCAPE STAIRS c/w METAL HANDRAILS
- ⑩ 5.5 sqm AREA TO BE ENCLOSED - MAIN FLOOR ONLY. UPPER FLOOR EXISTS OVER THIS AREA.

REVISED PLANS

NOV 29 2013
CITY OF KELOWNA
Land Use Management



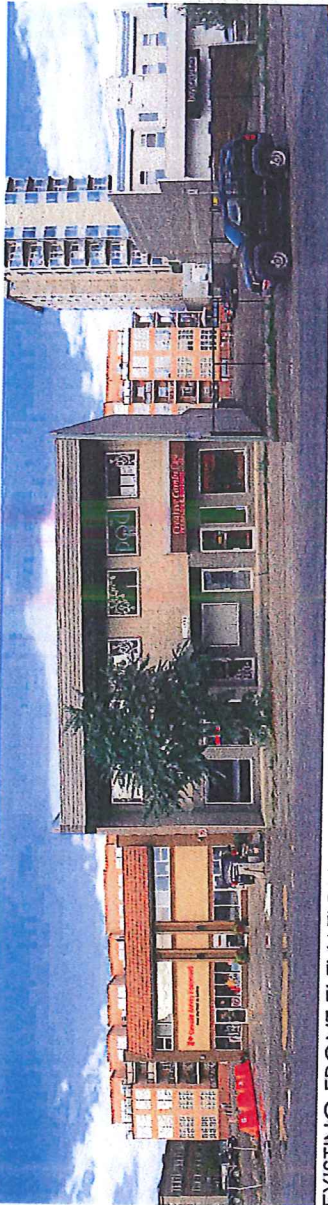
CRP-1534-2013-0116.dwg November 28, 2013 Henry By



CTQ HOLDINGS LTD
 OFFICE BUILDING
 1334 ST. PAUL STREET, KELOWNA
 REZONING APPLICATION SITE PLAN
 REVISED NOVEMBER 28, 2013
 CITY FILE Z13-0039



PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION



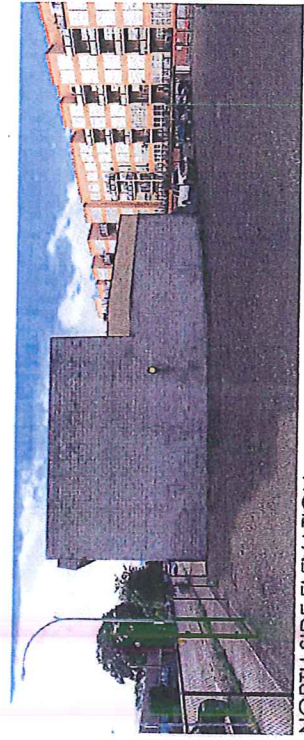
PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION



Proposed Colors
Building Facade



NORTH SIDE ELEVATION



SOUTH SIDE ELEVATION

Development Permit Application

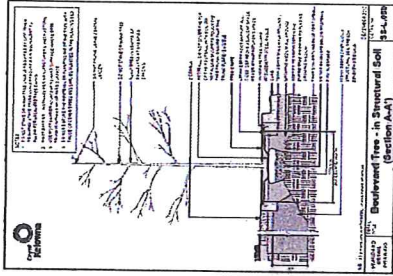
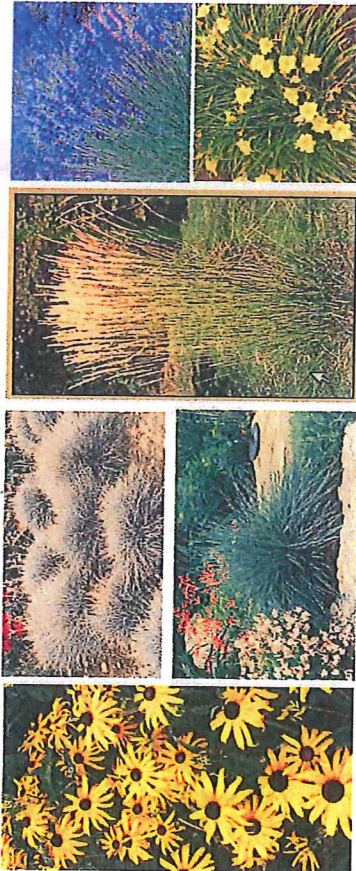
1334 St. Paul Street Kelowna BC

October 9, 2013





Proposed Pavers



Notes

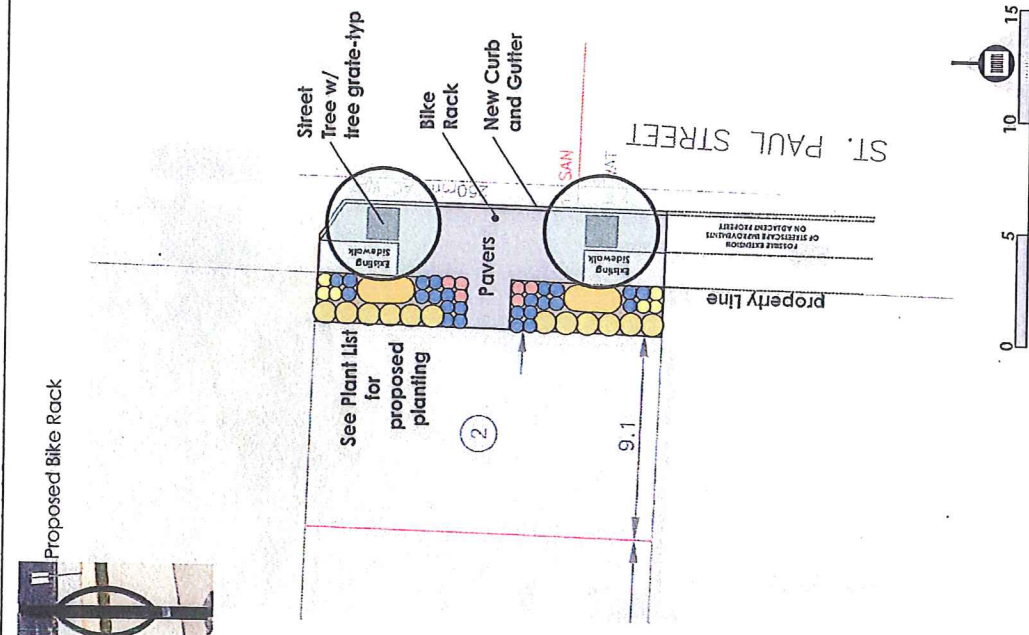
1. All plants, materials and planting practices conform to the BCMA, "BC Landscape Standard" - 2nd Edition.
2. Contractor to provide a warranty period of 1-year on all plants and materials. The warranty shall be in favor of the owner.
3. Contractor to verify the location of all existing utilities on this site.
4. All plants to be installed in 100% shade.
5. Prior to delivery to site, a representative sample and test results of topsoil to be provided to the contractor for approval.
6. The contractor shall provide all necessary irrigation system of the site.
7. All trees to be planted in 100% shade and 75% air with 100% shade.
8. All trees to be planted in 100% shade and 75% air with 100% shade.

Proposed Plant List

PLANT NAME	QUANTITY	NOTES
1. BIRD FEEDER	1	
2. BIRD FEEDER	1	
3. BIRD FEEDER	1	
4. BIRD FEEDER	1	
5. BIRD FEEDER	1	
6. BIRD FEEDER	1	
7. BIRD FEEDER	1	
8. BIRD FEEDER	1	
9. BIRD FEEDER	1	
10. BIRD FEEDER	1	
11. BIRD FEEDER	1	
12. BIRD FEEDER	1	
13. BIRD FEEDER	1	
14. BIRD FEEDER	1	
15. BIRD FEEDER	1	
16. BIRD FEEDER	1	
17. BIRD FEEDER	1	
18. BIRD FEEDER	1	
19. BIRD FEEDER	1	
20. BIRD FEEDER	1	
21. BIRD FEEDER	1	
22. BIRD FEEDER	1	
23. BIRD FEEDER	1	
24. BIRD FEEDER	1	
25. BIRD FEEDER	1	
26. BIRD FEEDER	1	
27. BIRD FEEDER	1	
28. BIRD FEEDER	1	
29. BIRD FEEDER	1	
30. BIRD FEEDER	1	

Preliminary Landscape Concept

Development Permit Application
 1334 St. Paul Street Kelowna BC



October 9, 2013



FRONT ELEVATION



REAR ELEVATION



STREETSCAPE
LOOKING SOUTH



STREETSCAPE
LOOKING NORTH



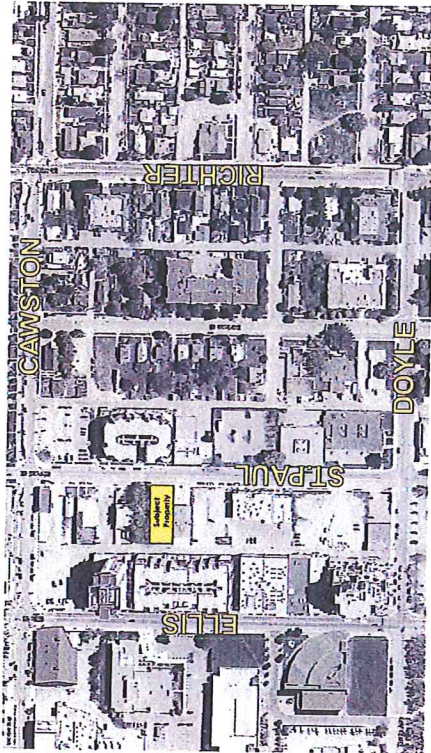
SOUTH SIDE ELEVATION



NORTH SIDE ELEVATION



STREETSCAPE
EXISTING SIDEWALK AND PARKING



CONTEXT PLAN AND EXISTING CONDITIONS

Development Permit Application

1334 St. Paul Street Kelowna BC

October 9, 2013



CITY OF KELOWNA
MEMORANDUM

Date: November 8, 2013
File No.: Z13-0039

To: Urban Planning Department (AR)

From: Development Engineering Manager

Subject: 1334 St. Paul Street, I2 to C7

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

The Development Engineering Technologist for this project is Sergio Sartori

1. Domestic Water and Fire Protection

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

2. Sanitary Sewer

The subject property is currently serviced with 100mm-diameter sanitary service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service.

3. Storm Drainage

The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.

4. Road Improvements

- (a) St Paul Street must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, monolithic sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances

if required to accommodate the upgrading construction.

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

5. Road Dedication and Subdivision Requirements

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

6. Electric Power and Telecommunication Services

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

8. Design and Construction

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

9. Servicing Agreements for Works and Services

- (a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- (b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

10. Other Engineering Comments

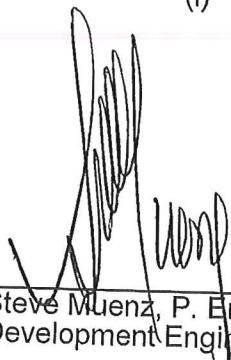
- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- (b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required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

11. Geotechnical Report

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

12. Development Permit and Site Related Issues

- (a) The proposed parking stalls must meet the zoning bylaw requirements.
- (b) Access and Manoeuvrability
 - (i) An SU-9 standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

CITY OF KELOWNA
BYLAW NO. 10906
Z13-0039 - CTQ Holdings Ltd., Inc. No. BC0978670
1334 St. Paul Street

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 17, District Lot 139, ODYD, Plan 645 located on 1334 St. Paul Street, Kelowna, B.C., from the I2 - General Industrial zone to the C7 - Central Business Commercial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

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

Section 2.12.2 of the Procedure Bylaw makes provision for Council to consider an extension to an amending bylaw for up to 12 months beyond the 12 months deadline.

By-Law No. 10436 (Z09-0035) received second and third readings on November 16, 2010 after the Public Hearing held on the same date. The applicant wishes to have this application remain open for an additional twelve months in order to complete requirements to the satisfaction of the Development Engineering Branch and Glenmore Ellison Improvement District. The water and sewer servicing requirements for the area bounded by Sexsmith, Arab and Appaloosa roads has been under review by City staff this last year with a view to determine acceptable servicing options for the area. It is anticipated that this will occur in the near future.

When the last extension application was considered by Council, the following notification was formalized to inform the applicant with respect to future bylaw extensions:

“Please be advised the Council had a general discussion with respect to extending applications at third reading and requested that you be advised that future extensions may not be granted without compelling rationale to do so.”

Given that four years has lapsed with limited activity and in consideration of Council’s previous anecdotal forewarning at the last extension granted, there is no compelling reason to further extend the bylaw. However, given the servicing review by City staff that has been undertaken, it is reasonable to grant the applicant one further extension. The subject property requires a Development Permit to be submitted in order to review the scope of the proposal, which remains an outstanding item.

Report prepared by:

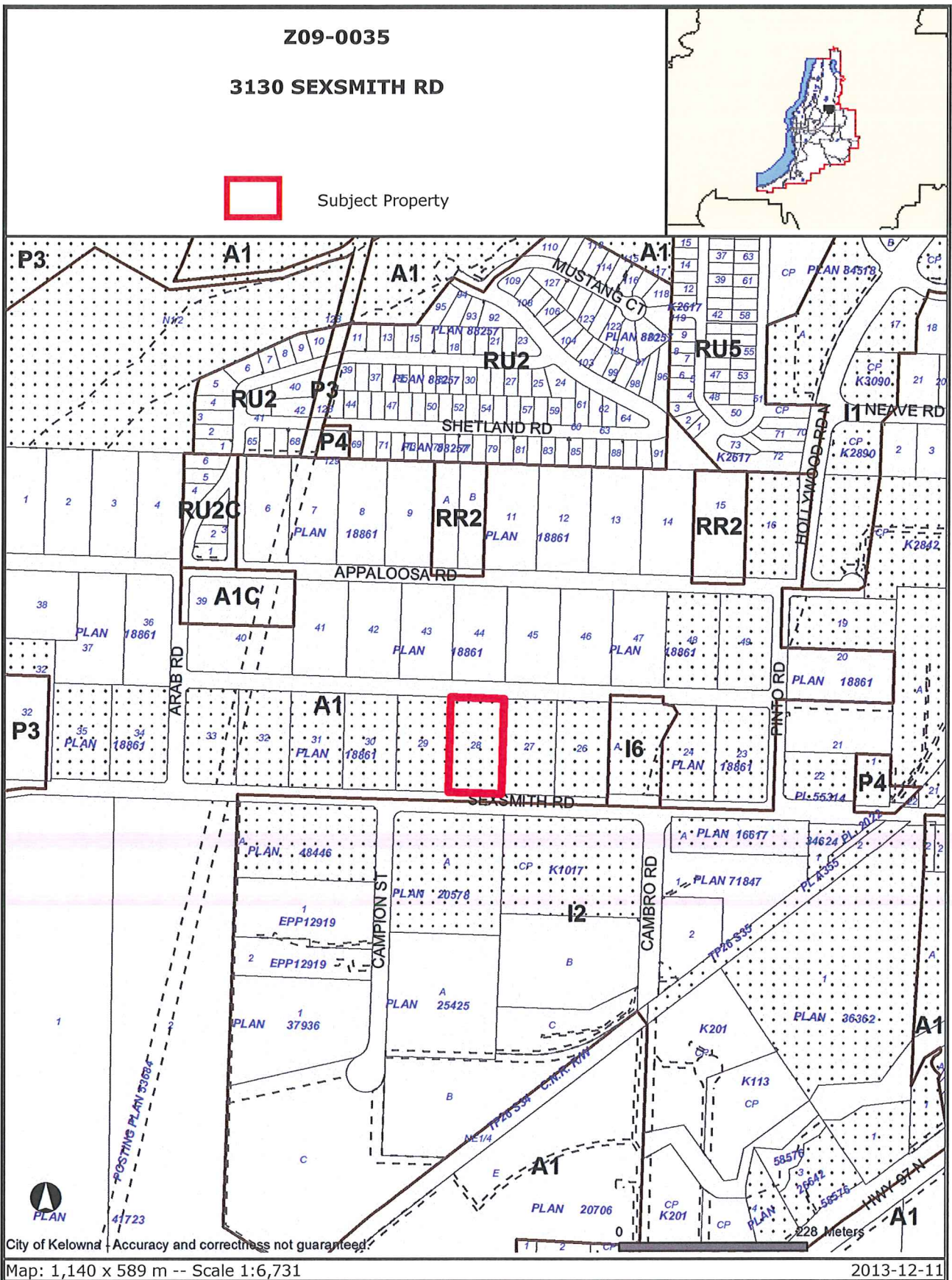
Paul McVey, Urban Planner

Reviewed by: Ryan Smith - Manager, Urban Planning

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

Attachments:

Site Plan



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

Section 2.12.2 of the Procedure Bylaw makes provision for Council to consider an extension to an amending bylaw for up to 12 months beyond the 12 months deadline.

Bylaw No. 10443 (Z10-0092) received second and third readings on November 16, 2010 after the Public Hearing held on the same date. This project remains unchanged and is the same in all respects as originally applied for. The applicant wishes to have this application remain open for an additional 12 months in order to satisfy the Development Engineering Branch and Glenmore Ellison Improvement District requirements. The water and sewer servicing requirements for the area bounded by Sexsmith, Arab and Appaloosa roads has been under review by City staff this past year with a view to determine acceptable servicing options for the area. It is anticipated that this will occur in the near future.

When the last extension application was considered by Council, the following notification was formalized to inform the applicant with respect to future bylaw extensions:

“Please be advised the Council had a general discussion with respect to extending applications at third reading and requested that you be advised that future extensions may not be granted without compelling rationale to do so.”

Given that four years has lapsed with limited activity and in consideration of Council’s previous concern with the lack of forward progress, there is no compelling reason to further extend the bylaw. However, given the servicing review by City staff that has been undertaken, it is reasonable to grant the applicant one further extension. The subject property requires a Development Permit to be submitted in order to review the scope of the proposal, which remains an outstanding item.

Report prepared by:

Paul McVey, Urban Planner

Reviewed by:

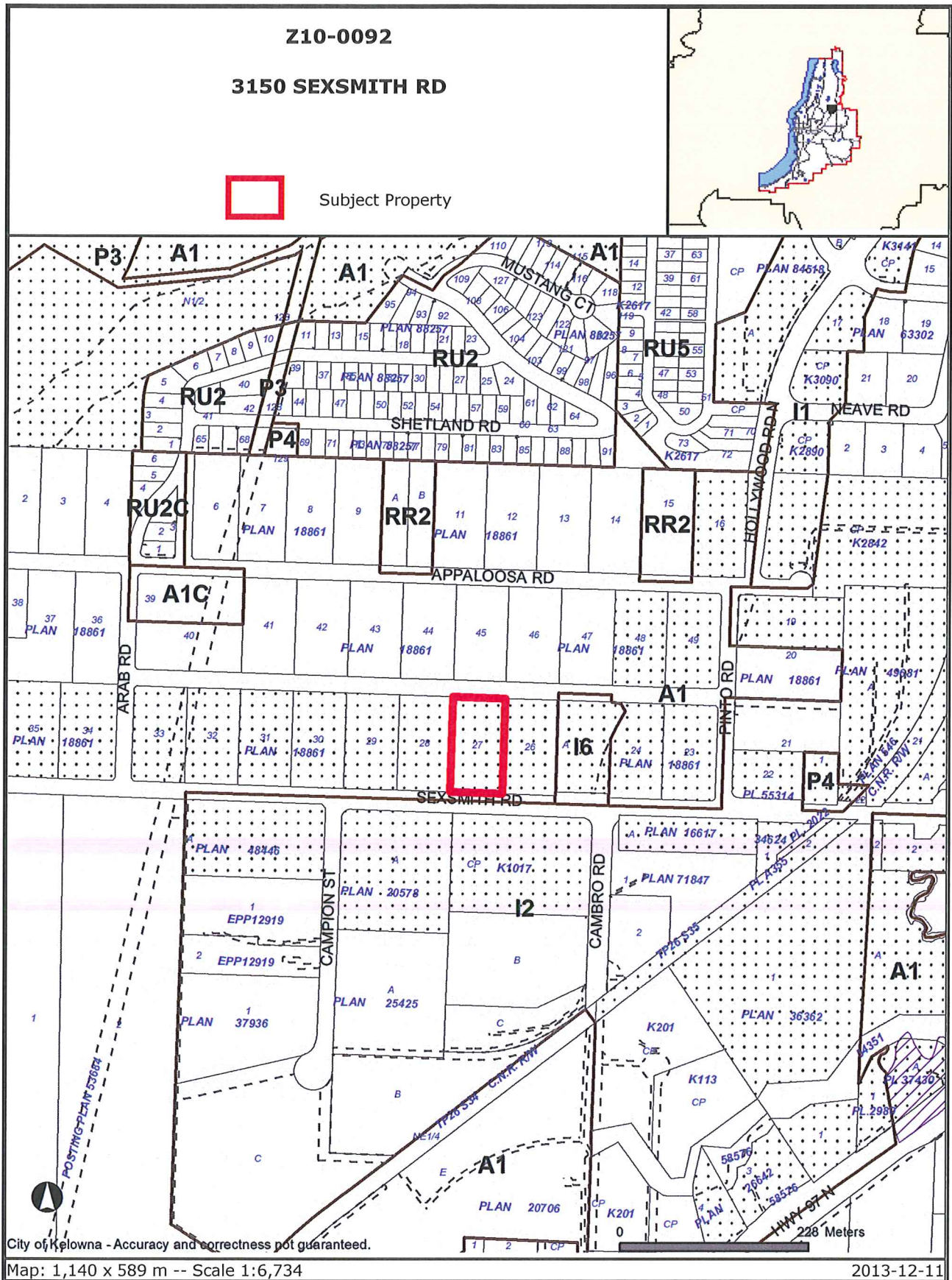
Ryan Smith - Manager, Urban Planning

Approved for Inclusion:

Doug Gilchrist - Divisional Director
Community Planning & Real Estate

Attachments:

Site Plan



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

CITY OF KELOWNA

BYLAW NO. 10670

Text Amendment No. TA09-0007 –City of Kelowna – New Hillside Zones

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

1. THAT **Table of Contents, Section 13: Urban Residential Zones** be amended to add to the end of the section the following:

“13.14	RH1	Hillside Large Lot Residential	RH14-1
	RH1s	Hillside Large Lot Residential with Secondary suite	RHs14-1
13.15	RH2	Hillside Two Dwelling Housing	RH2-1
13.16	RH3	Hillside Cluster Housing	RHM3-1”

2. AND THAT **Section 1 – General Administration, 1.3 Zoning Map, 1.3.1** be amended by adding to the end of **Section 13 – Urban Residential Zones** the following:

RH1/ RH1s	RH1 Hillside Large Lot Residential/ RH1s Hillside Large Lot Residential with Secondary suite
RH2	Hillside Two Dwelling Housing
RH3	Hillside Cluster Housing

3. AND THAT **Section 13 – Urban Residential Zones** be amended by adding new sections as attached to and forming part of this bylaw as Schedule “A”;
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 time by the Municipal Council this 28th day of May, 2012.

Considered at a Public Hearing on the 26th day of June, 2012.

Read a second and third time by the Municipal Council this 26th day of June, 2012.

Approved under the Transportation Act this 30th day of January, 2013.

Blaine Garrison

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of City of Kelowna on the.

Mayor

City Clerk

13.14 RH1 – Hillside Large Lot Residential**RH1s – Hillside Large Lot Residential with Secondary Suite****13.14.1 Purpose**

To provide a zone for single detached housing on large-sized, serviced hillside lots with the express goal of minimizing the impacts of development on the natural environment and visual character of Kelowna.

13.14.2 Definitions

Despite conflicting definitions found elsewhere in this bylaw, the following definitions shall apply for the purposes of interpreting the regulations of this zone:

HEIGHT means, with respect to a building, the maximum vertical distance above a straight line drawn between the average of the front of the approved Building Envelope Covenant and the average of the rear of the approved Building Enveloped Covenant measured to the highest point of the **structure** of a non-sloping roof, or the mid-point between the eaveline and the ridge of a sloping roof, excluding those **structures** identified in Section 6.6.1 of this bylaw.

13.14.3 Principal Uses

- (a) **single dwelling housing**

13.14.4 Secondary Uses

- (a) **bed and breakfast homes**
- (b) **care centres, minor**
- (c) **group homes, minor**
- (d) **home based businesses, major**
- (e) **home based businesses, minor**
- (f) **secondary suite (RH1s only)**

13.14.5 Buildings and Structures Permitted

- (a) one **single detached house** (which may contain a **secondary suite** in the RH1s zone)
- (b) permitted **accessory buildings** and **structures**

13.14.6 Subdivision Regulations

- (a) For lots on the upslope side of a road, the average **lot width** is 18.0m, but the minimum **lot width** is 16.0m. For lots on the downslope side of a road, the average **lot width** is 21.0m, but the minimum **lot width** is 18.0m. For the purpose of determining average **lot width**, include those lots zoned or to be zoned RH1 and RH2 for that portion of a subdivision approved in a Preliminary Layout Review of Subdivision by the Subdivision Approving Officer.
- (b) The minimum **lot depth** is 20.0m.
- (c) The minimum **lot size** for a subdivision is 600m².

13.14.7 Development Regulations

- (a) The maximum **site coverage** is 33% and together with the areas of driveways and parking shall not exceed 40%. If no building elevation exceeds a *height* of 2 **storeys**, the maximum **site coverage** shall be 40% and together with the areas of driveways and parking shall not exceed 50%.

- (b) The minimum setback for a **front yard** or flanking street is 3.0 m except that it is 6.0 m measured from the back of curb or sidewalk, whichever is closest, to a garage or **carport** having vehicular entry from the front of the garage.
- (c) Required **side yards** shall be calculated using one of the following two methods:
 1. Where no vertical wall element exceeds the lesser of 7.5m or 2 **storeys** in *height* at any point, except as provided for in Sections 13.14.8(b) and (c), the minimum **side yard** is 1.5 m and the sum of both **side yards** shall not be less than 4.0 m. In all other cases, the minimum **side yard** is 2.0 m and the sum of both **side yards** shall not be less than 5.0 m. At time of subdivision and building envelope covenant determination, adjacent lots shall coordinate their **side yard** setbacks to form larger areas of naturally-graded open space, to achieve preservation of a natural feature, and/or to achieve preservation of views.
 2. Where no vertical wall element exceeds 7.5m or 2 **storeys** in *height* at any point, except as provided for in Sections 13.14.8(b) and (c), the minimum **side yard** is 1.5m when a naturalized corridor with a width equal to 5% of the total road frontage for that phase of subdivision is protected or dedicated at the time of subdivision. In all other cases, the minimum **side yard** is 2.0m when a naturalized corridor with a width equal to 5% of the total road frontage for that phase of subdivision is protected or dedicated at the time of subdivision.
- (d) The minimum rear yard is 7.5 m except that it is 1.5 m for **accessory buildings**. Where the **lot width** exceeds the lot depth the minimum rear yard is 4.5 m provided that one **side yard** shall have a minimum width of 4.5 m.
- (e) For panhandle lots, notwithstanding section 13.14.7(b), the required **front yard** setback shall be applied from a straight line drawn at a 90 degree angle from the point of interesection of the body of the lot with the panhandle. See Diagram 13.1.

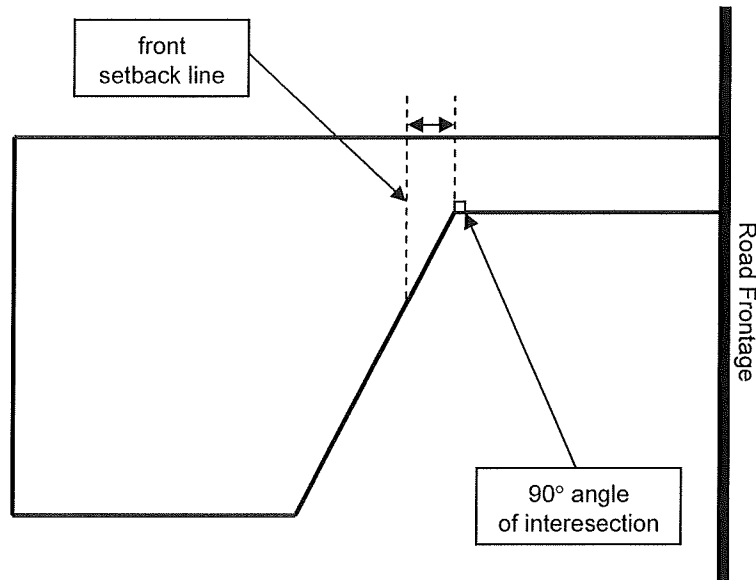


Diagram 13.1: Front yard setback on panhandle lots

13.14.8 Building Form and Massing

- (a) The maximum *height* is 9.5m, except it is 4.5m for **accessory buildings and structures**. See Diagram 13.2.

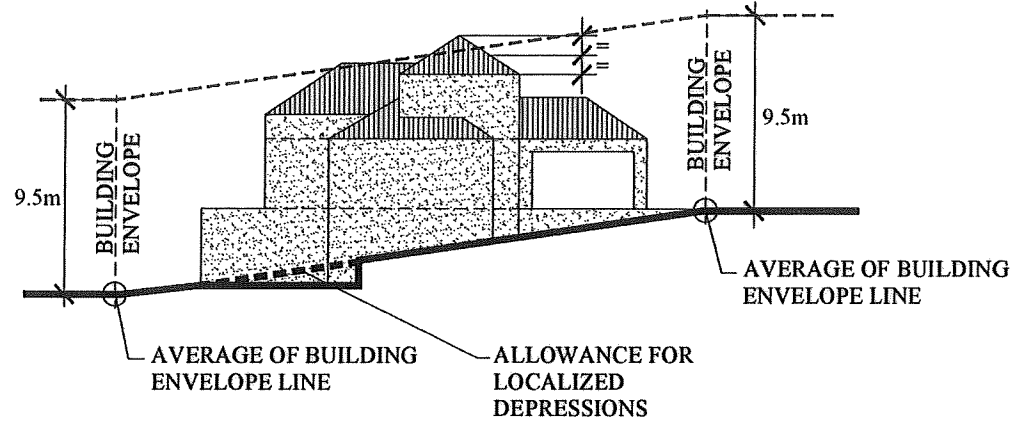


Diagram 13.2: 9.5m Maximum Height As Measured From Straight Line Between Building Envelope Points

- (b) The maximum *height* of any vertical wall element facing a **front yard**, rear yard or flanking street (including walkout basements) is the lesser of 7.5 m or 2 **storeys** above which the building must be stepped back a minimum of 2.1 m. A maximum of 30% of the length of the building elevation may exceed 7.5 m in *height*, provided that a deck and roof **structure** projecting a minimum of 3.0 m from the face of the wall breaks up the wall face such that no wall face directly above the deck and roof **structure** exceeds 5.0 m in *height*. See Diagram 13.3.
- (c) Where any vertical wall element facing a **side yard** exceeds the lesser of 7.5m or 2 **storeys** in *height*, that portion of the **side yard** elevation above the first **storey** must be stepped back an additional 1.2 m, as measured from the outside wall of the floor below. Dormers or enclosed stairways may project into this step back by 1.2 m provided that the sum of their lengths does not exceed 30% of the length of the elevation of that **storey**. These projections are not permitted within 1.2m of the front or rear building elevations. See Diagram 13.3.

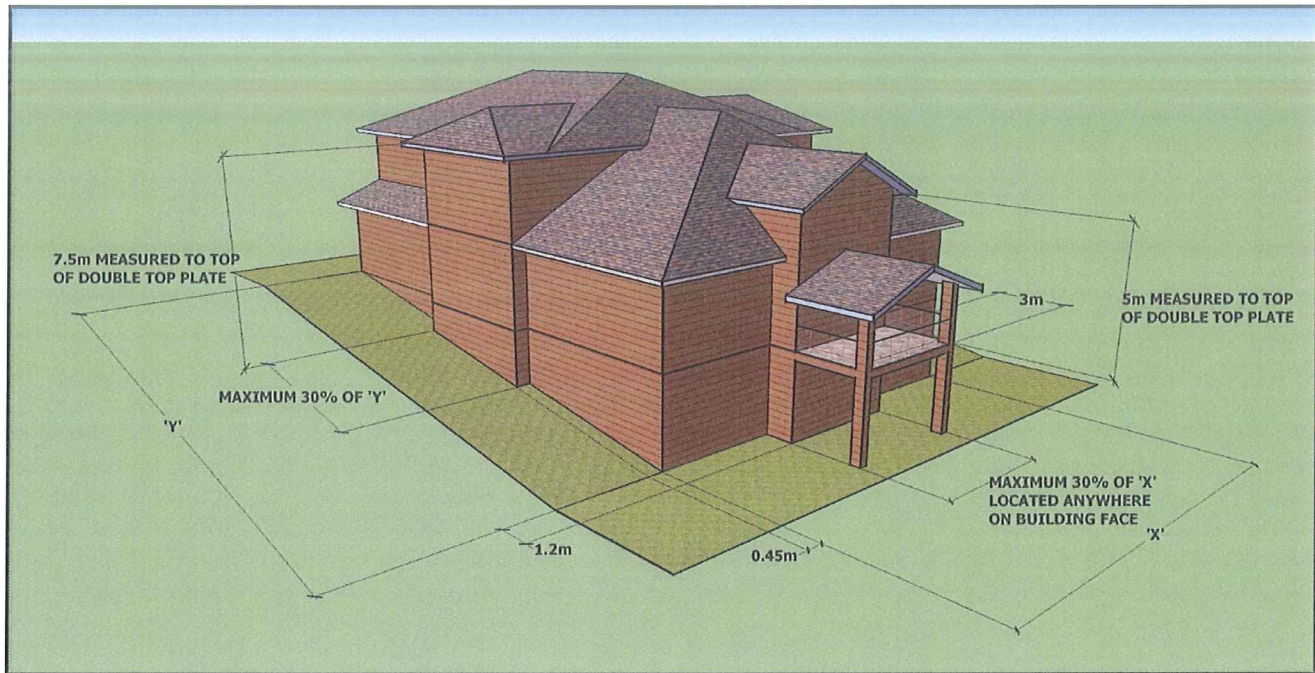


Diagram 13.3: Downslope and Sideyard Building Articulation

- (d) All decks (including the supporting posts or columns) shall not exceed 4.5 m or 1 storey in *height* inclusive of any support **structure** or **retaining wall** (within a horizontal distance of 1.2 m) and shall be limited to 60% of the width of the applicable building face. *Height* will be measured from the grade at the base of the deck, post, or column to the highest point of the deck, exclusive of railings.
- (c) No horizontal wall face may exceed 7.5 m in length after which the wall face must be staggered or offset by a minimum of 0.45 m in a **side yard**, and by 1.2 m in a **front yard**, **rear yard**, or **flanking street**. See Diagram 13.3.
- (e) **Accessory buildings** and **structures** shall not exceed 4.5 m in *height*.

13.14.9 Other Regulations

- (a) A **secondary suite** may only be located within a single detached **dwelling**.
- (b) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.
- (c) No vehicular parking or storage is permitted in a **side yard** setback between a permitted principal **dwelling** and the adjacent property line.

13.15 RH2 – Hillside Two Dwelling Housing**13.15.1 Purpose**

To provide a zone for a maximum of two **dwelling** units on large-sized, serviced hillside lots with the express goal of minimizing the impacts of development on the natural environment and visual character of Kelowna.

13.15.2 Definitions

Despite conflicting definitions found elsewhere in this bylaw, the following definitions shall apply for the purposes of interpreting the regulations of this zone:

HEIGHT means, with respect to a building, the maximum vertical distance above a straight line drawn between the average of the front of the approved Building Envelope Covenant and the average of the rear of the approved Building Enveloped Covenant measured to the highest point of the **structure** of a non-sloping roof, or the mid-point between the eaveline and the ridge of a sloping roof, excluding those **structures** identified in Section 6.6.1 of this bylaw.

13.15.3 Principal Uses

- (a) **single dwelling housing**
- (b) **two dwelling housing**

13.15.4 Secondary Uses

- (a) **bed and breakfast homes**
- (b) **care centres, minor**
- (c) **group homes, minor**
- (d) **home based businesses, major**
- (e) **home based businesses, minor**

13.15.5 Buildings and Structures Permitted

- (a) one **single detached house**
- (b) **duplex housing**
- (c) **semi-detached housing**
- (d) two **single detached houses**
- (e) permitted **accessory buildings** and **structures**

13.15.6 Subdivision Regulations

- (a) The minimum **lot width** is 25.0 m. It is 27.0 m for a corner lot. Where a lot contains only one **single detached house**, the minimum **lot width** is 21.0 m.
- (b) The minimum **lot depth** is 20.0 m.
- (c) The minimum **lot area** is 1100 m². Where a lot contains only one **single detached house**, the minimum **lot area** is 600m².

13.15.7 Development Regulations

- (a) The maximum **site coverage** is 33% and together with the areas of driveways and parking shall not exceed 40%. If the building *Height* at no point exceeds 2 **storeys**, the maximum **site coverage** shall be 40% and together with the areas of driveways and parking shall not exceed 50%.
- (b) The minimum setback for a **front yard** or flanking street is 3.0 m except that it is 6.0 m measured from the back of curb or sidewalk, whichever is closest, to a garage or **carport** having vehicular entry from the front of the garage.

- (c) Required **side yards** shall be calculated using one of the following two methods:
1. Where no vertical wall element exceeds the lesser of 7.5m or 2 **storeys** in *height* at any point, except as provided for in Sections 13.15.8(b) and (c), the minimum **side yard** is 1.5 m and the sum of both **side yards** shall not be less than 4.0 m. In all other cases, the minimum **side yard** is 2.0 m and the sum of both **side yards** shall not be less than 5.0 m. At time of subdivision and building envelope covenant determination, adjacent lots shall coordinate their **side yard** setbacks to form larger areas of naturally-graded open space, to achieve preservation of a natural feature, and/or to achieve preservation of views.
 2. Where no vertical wall element exceeds the lesser of 7.5m or 2 **storeys** in *height* at any point, except as provided for in Sections 13.15.8(b) and (c), the minimum **side yard** is 1.5m when a naturalized corridor with a width equal to 5% of the total road frontage for that phase of subdivision is protected or dedicated at the time of subdivision. In all other cases, the minimum **side yard** is 2.0m when a naturalized corridor with a width equal to 5% of the total road frontage for that phase of subdivision is protected or dedicated at the time of subdivision.
- (d) The minimum rear yard is 7.5 m except that it is 1.5 m for **accessory buildings**. Where the **lot width** exceeds the lot depth the minimum rear yard is 4.5 m provided that one **side yard** shall have a minimum width of 4.5 m.
- (e) For panhandle lots, notwithstanding section 13.15.7(b), the required **front yard** setback shall be applied from a straight line drawn at a 90 degree angle from the point of interesection of the body of the lot with the panhandle. See Diagram 13.4.

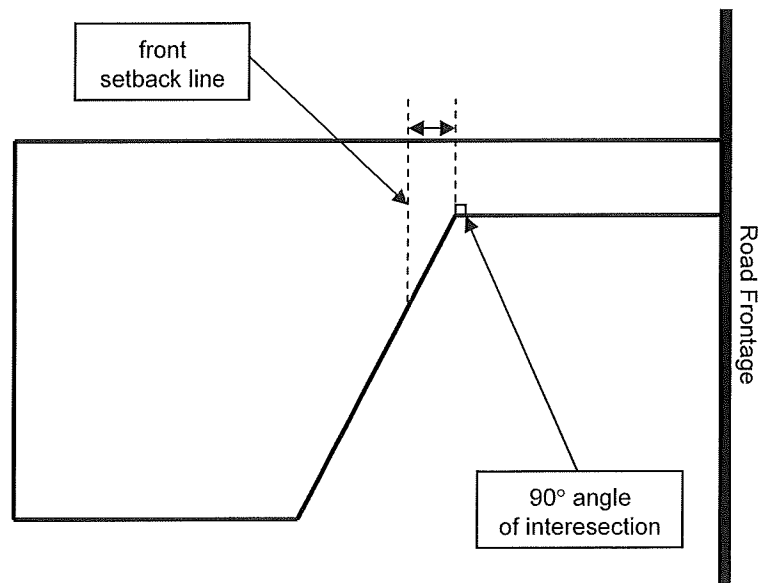


Diagram 13.4: Front yard setback on panhandle lots

- (f) Semi-detached and duplex housing shall provide a minimum area of 30 m² of **private open space** per **dwelling** and group homes, minor shall provide a minimum area of 7.5 m² of **private open space** per bedroom in addition to the principal **dwelling**. This may be in required side or rear yards provided the minimum dimension of the space is 4.5 m.

- (g) A site may be developed with a maximum of two single detached housing units. The two single detached housing units must be separated by a minimum distance of 4.5m.

13.15.8 Building Form and Massing

- (a) The maximum *height* is 9.5m, except it is 4.5m for **accessory buildings and structures**. See Diagram 13.5.

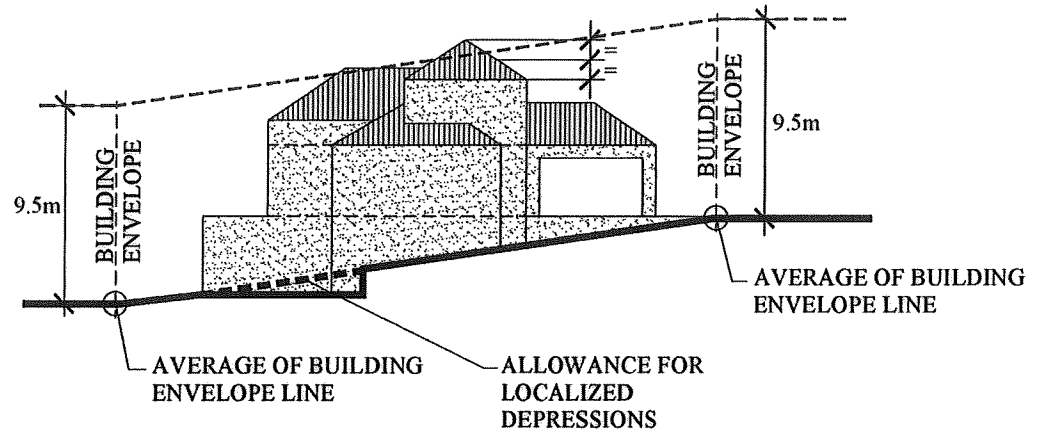


Diagram 13.5: 9.5m Maximum Height As Measured From Straight Line Between Building Envelope Points

- (b) The maximum *height* of any vertical wall element facing a **front yard**, rear yard or flanking street (including walkout basements), is the lesser of 7.5 m or 2 **storeys** above which the building must be stepped back a minimum of 2.1 m. A maximum of 30% of the length of the building elevation may exceed 7.5 m in *height*, provided that a deck and roof **structure** projecting a minimum of 3.0 m from the face of the wall breaks up the wall face such that no wall face directly above or below the deck and roof **structure** exceeds 5.0 m in *height*. See Diagram 13.6.
- (c) Where any vertical wall element facing a **side yard** exceeds the lesser of 7.5m or 2 **storeys** in *height*, that portion of the **side yard** elevation above the first **storey** must be stepped back an additional 1.5 m, as measured from the outside wall of the floor below. Dormers or enclosed stairways may project into this step back by 1.5 m provided that the sum of their lengths does not exceed 30% of the length of the elevation of that **storey**. These projections are not permitted within 1.5m of the front or rear building elevations. See Diagram 13.6.

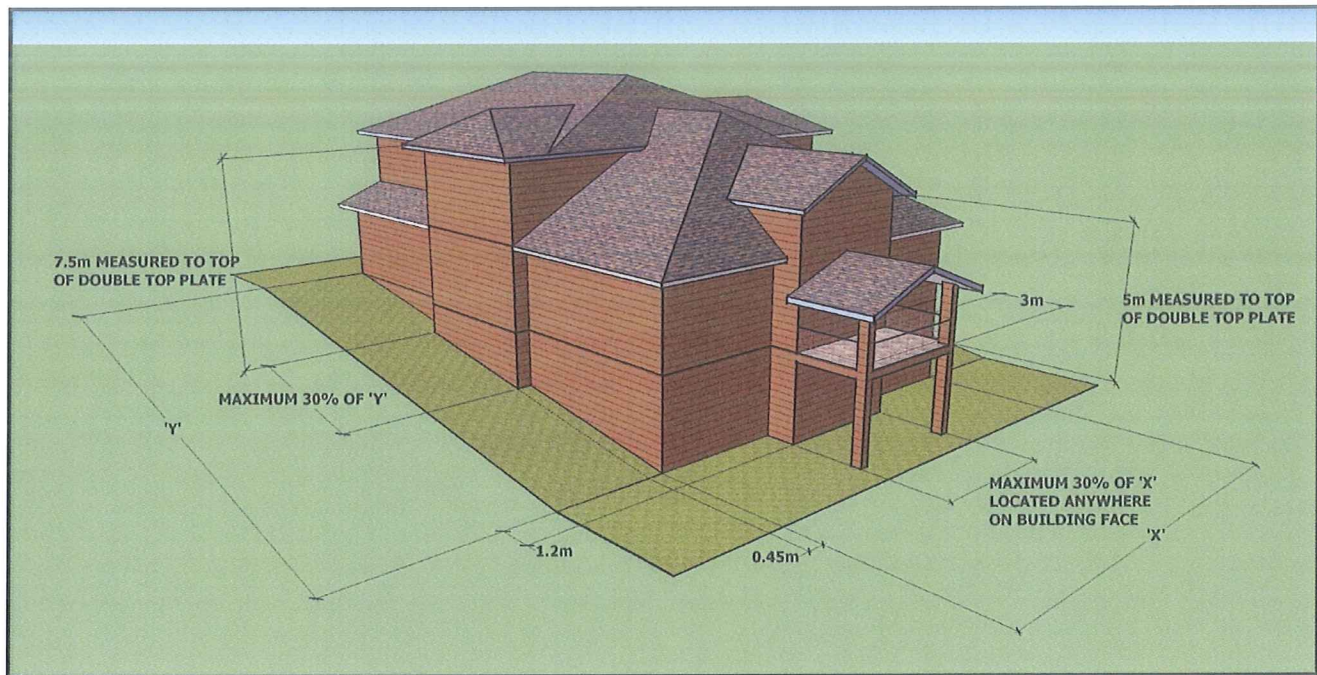


Diagram 13.6: Downslope and Sideyard Building Articulation

- (d) All decks (including the supporting posts or columns) shall not exceed 4.5 m or 1 storey in *height* inclusive of any support **structure** or **retaining wall** (within a horizontal distance of 1.2 m) and shall be limited to 60% the width of the applicable building face. Height will be measured from the grade at the base of the deck, post, or column to the highest point of the deck, exclusive of railings.
- (e) No horizontal wall face may exceed 7.5 m in length after which the wall face must be staggered or offset by a minimum of 0.45 m in a **side yard**, and by 1.2 m in a **front yard, rear yard, or flanking street**. See Diagram 13.6.
- (f) **Accessory buildings and structures** shall not exceed 4.5 m in *height*.

13.15.9

Other Regulations

- (a) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.
- (b) No vehicular parking is permitted in a **side yard** setback between a permitted principal **dwelling** and the adjacent property line.
- (c) All semi-detached and duplex housing shall be designed so there is driveway access for each **dwelling**.

13.16 RH3 – Hillside Cluster Housing

13.16.1 Purpose

To provide a **zone** for comprehensively planned clusters of residential dwelling units with urban services. The goal is to minimize the impacts of development on the natural environment, topography, open space, and visual hillside character of Kelowna. Site-wide density including areas of voluntary dedication and protection is to be generally consistent with the **Single / Two Unit Residential** - Hillside Official Community Plan future land use designation; however, the form and character of development may include **multiple dwelling housing** units.

13.16.2 Definitions

Despite conflicting definitions found elsewhere in this bylaw, the following definitions shall apply for the purposes of interpreting the regulations of this zone:

HEIGHT means, with respect to a building, the maximum vertical distance above a straight line drawn between the average of the front of the approved Building Envelope Covenant and the average of the rear of the approved Building Enveloped Covenant measured to the highest point of the **structure** of a non-sloping roof, or the mid-point between the eaveline and the ridge of a sloping roof, excluding those **structures** identified in Section 6.6.1 of this bylaw.

13.16.3 Principal Uses

- (a) **single dwelling housing**
- (b) **two dwelling housing**
- (c) **three dwelling housing**
- (d) **four dwelling housing**
- (e) **multiple dwelling housing**

13.16.4 Secondary Uses

- (a) **home based businesses, minor**
- (b) **care centres, minor**
- (c) **group homes, minor**

13.16.5 Buildings and Structures Permitted

- (a) **single detached house**
- (b) **semi-detached housing**
- (c) **duplex housing**
- (d) **three-plex housing**
- (e) **four-plex housing**
- (f) **row housing**
- (g) **stacked row housing**
- (h) permitted **accessory buildings** and **structures**

13.16.6 Subdivision Regulations

- (a) For strata **development** containing **three dwelling housing, four dwelling housing, or multiple dwelling housing**:
 - i) The minimum **site width** is 30.0 m.
 - ii) The minimum **site depth** is 30.0 m.
 - iii) The minimum **site area** is 5000 m².
- (b) For strata **development** containing **single dwelling housing or two dwelling housing** the Subdivision Regulations of either the RU2 – Medium Lot Housing, RU3 – Small Lot Housing or RU5 – Bareland Strata Housing zones shall be applied, as determined by the Director of Land Use Management, except as follows:
 - i) The minimum **site area** is 5000m².
- (c) For fee simple **development**, the Subdivision Regulations of either the RU2 – Medium Lot Housing or RU3 – Small Lot Housing zones shall be applied, as determined by the Director of Land Use Management, except as follows:
 - i) The minimum **site area** is 5000m².

13.16.7 Development Regulations

- (a) On a fee simple lot or a **bareland strata lot** containing **single dwelling housing or two dwelling housing**, the development regulations of the RU2 – Medium Lot Housing, RU3 – Small Lot Housing or RU5 – Bareland Strata Housing shall be applied, as determined by the Director of Land Use Management, except as follows:
 - i) For **bareland strata** development, the minimum **bareland strata lot** setback for a **front yard** or flanking street shall be measured from the back of curb or sidewalk, whichever is closest, to a garage or **carport** having vehicular entry from the front.
- (b) On a **lot** containing three or more attached **dwelling** units:
 - i) The maximum density is 22 **dwelling per hectare**. Maximum density may be calculated using the original site area, but is dependent on the protection of environmentally sensitive features, hazardous condition areas (including slopes greater than 30%), and visually significant features. It may be possible that the maximum density may not be achievable on the resulting developable areas.
 - ii) The maximum **building site coverage** is 40%, provided that the maximum **site coverage** of **buildings**, driveways, and parking areas is 50%.

- iii) No building or **structure** is permitted within 4.5m of a property line or protected area, except for required **front yards**.
- iv) The minimum site **front yard** is 3.0 m except that it is 6.0 m measured from the back of curb or sidewalk, whichever is closest, to a garage or **carport** having vehicular entry from the front.
- v) **Dwellings** or groups of **dwellings** must be separated by a minimum of 4.5 m. Vehicle parking or storage is not permitted in this area.

13.16.8 Building Form and Massing

- (a) The maximum *height* is 9.5m, except it is 4.5m for **accessory buildings and structures**. See Diagram 13.7.

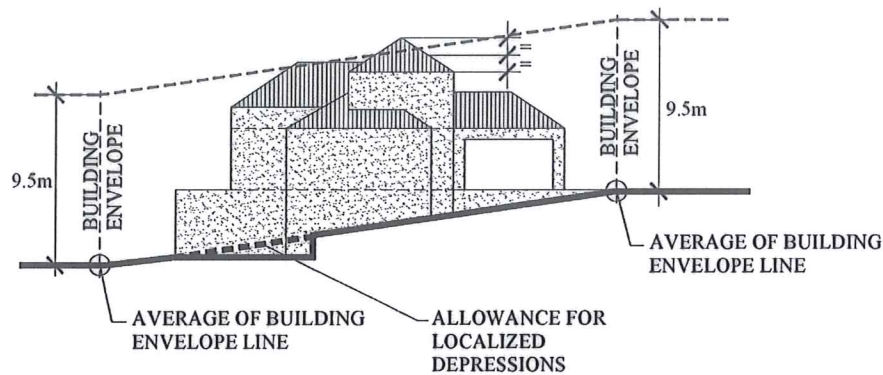
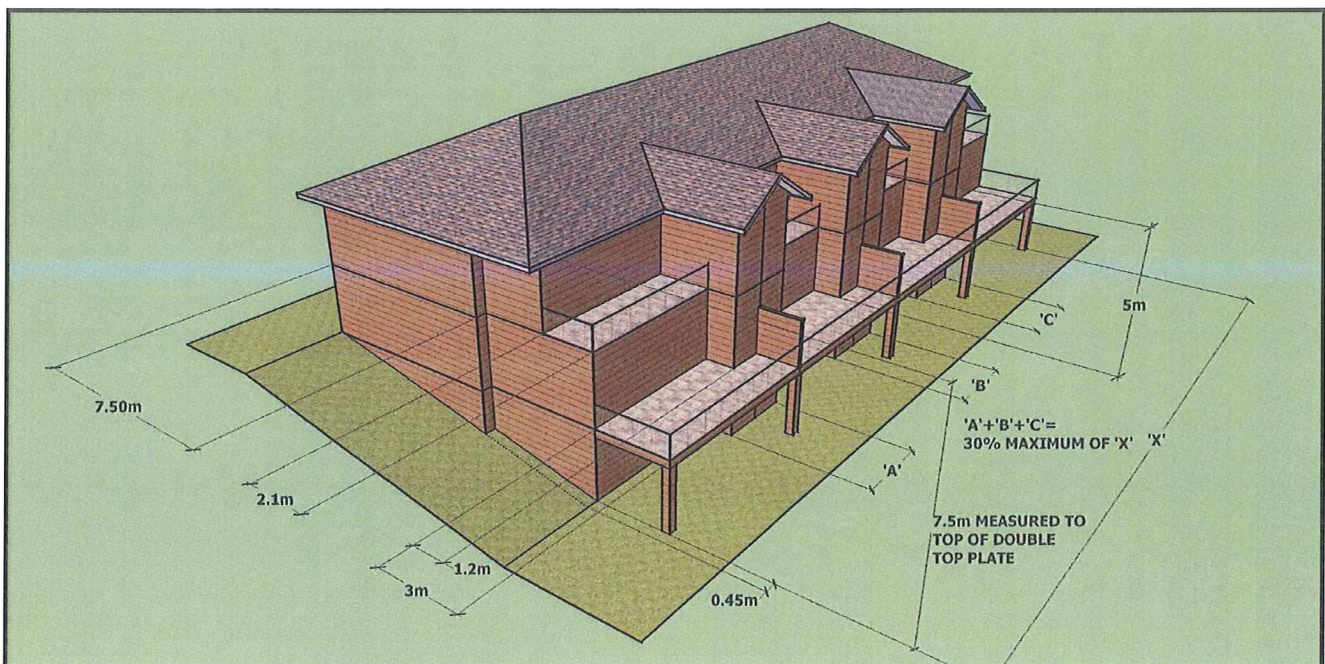


Diagram 13.7: 9.5m Maximum Height As Measured From Straight Line Between Building Envelope Points

- (b) The maximum *height* of any vertical wall element facing a **front yard**, rear yard or flanking street (including walkout basements) is the lesser of 7.5 m or 2 **storeys** above which the building must be stepped back a minimum of 2.1 m. A maximum of 30% of the length of the building elevation may exceed 7.5 m in *height* to a maximum of 9.5m, provided that a deck and roof **structure** projecting a minimum of 3.0 m from the face of the wall breaks up the wall face. No wall face directly above the deck and roof **structure** may exceed 5.0m in *height*. See Diagram



13.8.

Diagram 13.8: Downslope Building Articulation

- (c) All decks (including the supporting posts or columns) shall not exceed 4.5 m or 1 storey in *height* inclusive of any support **structure** or **retaining wall** (within a horizontal distance of 1.2 m). *Height* will be measured from the grade at the base of the deck, post, or column to the highest point of the deck, exclusive of railings.
- (d) No horizontal wall face may exceed 7.5 m in length after which the wall face must be staggered or offset by a minimum of 0.45 m in a **side yard**, and by 1.2 m in a **front yard**, **rear yard**, or **flanking street**. See Diagram 13.8.
- (e) **Accessory buildings** and **structures** shall not exceed 4.5 m in *height*.
- (f) A maximum of 6 ground oriented **dwelling** units per building is permitted.

13.16.9 Other Regulations

- (a) No vehicle parking or storage is permitted in required **side yards**.
- (b) **Accessory buildings** and **structures** shall be set back 1.5m from any bareland strata **lot line**, and shall be a minimum of 4.5m from any principal residential building.
- (c) An **accessory building** containing recreational amenities for the use of all residents shall conform to the setback requirements for principal buildings.
- (d) A minimum area of 7.5 m² of **private open space** shall be provided per **bachelor dwelling** or **group home bedroom**, 15.0 m² of **private open space** shall be provided per 1 bedroom **dwelling**, and 25.0 m² of **private open space** shall be provided per **dwelling** with more than 1 bedroom.
- (e) For bareland strata development, in addition to required yard areas and **private open space** requirements, a minimum of 10% of the site shall be **open space**.
- (f) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory development, yards, projections into yards, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.

Report to Council



Date: December 11, 2013
Rim No. 0610-53
To: City Manager
From: Divisional Director, Active Living & Culture
Subject: 2013 12 11 Parade Float Report to Council

Recommendation:

THAT Council receives as information, the report from the Director, Active Living & Culture, regarding the 2013 parade float activities and awards dated December 11, 2013.

Purpose:

To provide Council an update on the travels of Kelowna’s parade float and the successes at different parades.

Background:

The City of Kelowna float “Spirit of the Lake” had a busy parade season in 2013. Kelowna’s float participated in 22 parades of which 16 were judged parades. The Spirit of the Lake won awards in 13 of the judged parades in 2013.

Feb 2 nd	Vernon Winter Carnival Parade	1 st Place - Community Float
Mar 16 th	Bellingham, WA St. Patrick’s Day Parade	No Judging
Mar 17 th	Vancouver St. Patrick’s Day Parade	No Judging
Mar 30 th	Osoyoos Easter Parade	2 nd Place - Overall Entry
April 27 th	Kelowna Vaisakhi Parade	No Judging
May 11 th	Grand Coulee Dam, WA Colorama Festival Parade	1 st Place - Community Float
May 18 th	Rutland May Days Parade	1 st Place - Community Float
May 19 th	Falkland Stampede Parade	No Judging
June 1 st	Portland, OR Starlight Parade	3 rd Place - Best Festival or City Division
June 8 th	Kelowna Fat Cat Children’s Festival Parade	No Judging
June 15 th	Marysville, WA Strawberry Festival Grand Parade	1 st Place - Best Overall Float Grand Sweepstakes Award - Community
June 29 th	Cashmere, WA Crunch Pak Founders Day Grand Parade	Mayor’s Award - Best Overall
July 1 st	Abbotsford Canada Day Parade	No Award
July 1 st	Vancouver Canada Day Parade	No Judging

July 13 th	Chewelah, WA Chataqua Festival Parade	No Award
July 27 th	Deer Park, WA Settlers Day Parade	1 st Place - Community Float
Aug 3 rd	Lake City, WA Pioneer Days Parade	1 st Place - Float Division
Aug 10 th	Penticton Peach Festival Grand Parade	No Award
Aug 31 st	Armstrong Interior Provincial Exhibition Parade	3 rd Place tied - Communities over 10,000
Sept 7 th	Salmon Arm Fall Fair Parade	2 nd Place Community/Non-profit
Sept 28 th	Leavenworth, WA Autumn Leaf Festival Parade	1 st Place - Best "Out of Country" Award
Sept 29 th	Rotary Centre for the Arts	Special Event - Kelowna Chamber of Commerce AGM
Nov 29 th	Chase Santa Clause Parade	1 st Place - Best Overall

To ensure there is opportunity for our citizens to view the "Spirit of the Lake", the schedule includes annual local events. In 2013 the float took part in the Vaisakhi Parade, Rutland May Days as well as the Kelowna Fat Cat Children's Festival Parade.

The 2014 overall schedule is currently being prepared with potential new parades such as; Prince George May Days, Spokane Lilac Festival, New Westminster Hyack Festival and the Vancouver Grey Cup Parade.

Internal Circulation: Alison Thompson, Marketing & Communications Advisor

Considerations not applicable to this report:

- Legal/Statutory Authority
- Legal/Statutory Procedural Requirements
- Existing Policy
- Financial/Budgetary Considerations
- Personnel Implications
- External Agency/Public Comments
- Communications Comments
- Alternate Recommendation

Submitted by:



J. Gabriel, Divisional Director, Active Living & Culture

Attachment: 2013 Parade Float PowerPoint

Cc: Divisional Director, Communications
Clarence Johnson, Volunteer Float Coordinator

CITY OF KELOWNA 2013 PARADE FLOAT



- ▶ Spirit of the Lake float travelled over 10,000 km to 22 parades



CITY'S VISITED IN 2013

- ▶ Vernon
- ▶ Bellingham
- ▶ Vancouver
- ▶ Osoyoos
- ▶ Kelowna
- ▶ Grand Coulee Dam
- ▶ Rutland
- ▶ Falkland
- ▶ Portland
- ▶ Kelowna
- ▶ Marysville
- ▶ Cashmere
- ▶ Abbotsford
- ▶ Vancouver
- ▶ Chewelah
- ▶ Deer Park
- ▶ Lake City
- ▶ Penticton
- ▶ Armstrong
- ▶ Salmon Arm
- ▶ Leavenworth
- ▶ Chase

LOCAL PARTICIPATION



AWARDS



FIRST PLACE FINISHES

- ▶ Vernon
- ▶ Grand Coulee Dam
- ▶ Marysville
- ▶ Deer Park
- ▶ Lake City
- ▶ Leavenworth
- ▶ Chase



- ▶ Vancouver
 - ▶ St. Patrick's Day Parade
 - ▶ 120,000 spectators
- ▶ Portland
 - ▶ Starlight Parade
 - ▶ 250,000 spectators



VANCOUVER CANADA DAY PARADE



2014 PROPOSED PARADES

New:

- ▶ Lethbridge
- ▶ Yakima

Returning:

- ▶ Prince George
- ▶ Spokane
- ▶ Lumby
- ▶ Cranbrook
- ▶ Williams Lake
- ▶ New Westminister
- ▶ Calgary
- ▶ Vancouver Grey Cup



CITY OF KELOWNA PARADE FLOAT 2013



Report to Council



Date: December 16, 2013
File: 1200-40
To: City Manager
From: Danielle Noble-Brandt, Department Manager, Policy & Planning
Subject: 2013-12-16 Report - Hospital Transition Area Planning
Report prepared by: Gary Stephen, Long Range Planning Manager

Recommendation:

THAT Council receives for information the report from the Policy & Planning Department Manager, dated December 16, 2013, with respect to the Hospital Transition Area Plan;

AND THAT Council directs staff to proceed with the Hospital Transition Area Planning (Phase 1) as outlined in the report from the Policy & Planning Department Manager dated December 16, 2013.

Purpose:

To commence with Phase 1 of a plan that will proactively guide future development opportunities in the transition area while protecting the integrity of the established neighbourhoods surrounding Kelowna General Hospital (KGH). Phase 1 includes the engagement of impacted property owners and residents to create development guidelines for those interface transition areas.

Background:

On July 29, 2013 staff presented a report to Council seeking direction to proceed with a Hospital Area Planning exercise intended to resolve transitional land use issues in neighbourhoods adjacent to KGH. At that meeting Council adopted the following resolutions:

THAT Council receives for information the report from Policy and Planning, dated July 22, 2013 with respect to the Hospital Area Plan;

AND THAT Council directs staff to meet with Interior Health to review the boundaries and report back regarding Interior Health Authority's intent for properties owned by IHA within the Plan area.

Staff met with Interior Health (IH) representatives on September 20, 2013 to discuss interface issues and to identify IH owned properties and their intentions for future use. IH comments are summarized under External Agency / Public Comments below.

Through a planning area prioritization exercise, it has been determined that this area is deemed a high priority for improved interface planning. The resulting recommendations will provide better guidance for imminent development, create certainty to residents and help preserve the integrity of the heritage conservation area. Consistent with Council's initial direction from January 28, 2013 to review KGH / Abbott Street Conservation Area transitional issues, Staff is proposing to proceed with Phase 1 of the Hospital Transition Area Planning exercise which will include a focused process and timeline.

Much of the initial work in Phase 1 will be general in nature and will include topics such as best practice research and direct consultation. The proposed project timeline for Phase 1 is outlined as follows:

- Creation of consultation plan: 2-3 weeks (mid-January, 2014)
- Engagement with property owners, neighbourhood associations, KGH: 4 weeks (mid-February, 2014)
- Draft Transition Plan and Zoning Bylaw amendments (as necessary): 6 weeks (March, 2014)
- Return to community with draft: early April, 2014
- Report to Council for OCP and/or zoning text amendment: late April, 2014
- First reading: early May, 2014
- Public Hearing: June, 2014

The exact boundaries of this exercise are not considered critical; however, the map attached identifies the general interface area that will be addressed by this Phase 1 planning exercise. Potential future changes within this transition area could include updated land use designations, a new Health District zone (including transitional development regulations) and Heritage Conservation Area boundary and guideline amendments.

Initial public engagement with the directly affected area residents will focus on policy, land use and operational changes along the plan boundary that may have an impact on adjoining properties. Consultation is intended to engage residents and stakeholders to identify any issues not already outlined in previous correspondence and to solicit ideas and solutions. The engagement process will be further defined when a more thorough stakeholder / community analysis is conducted at the onset of the project.

Upon successful completion of Phase 1, a second phase exercise will occur, subject to the outcome of the initial work described in this report. Phase 2 may include an expanded boundary area east of Pandosy and will consider longer-term KGH Master Campus planning activities. One of the significant issues related to the hospital interface is parking, and the

on-going Parking Management Strategy will help inform Hospital Area planning. Given the timing of the Parking Management Strategy, discussions with respect to parking issues will be more appropriate in Phase 2, when the Parking Management Strategy is available to provide input and direction.

Internal Circulation:

Divisional Director, Community Planning and Real Estate
Divisional Director, Communications & Information Services
Manager, Urban Planning
Senior Communications Consultant, Communications & Information Services

Existing Policy:

OCP Objective 5.20 (Policy 4) - Achieve high quality urban design and appropriate land uses.

OCP Objective 5.32 (Policy 9) - Ensure the development of institutional facilities meets the needs of residents.

OCP Objective 9.2 (Policy 4) - Identify and conserve heritage resources.

Financial/Budgetary Considerations:

Phase 1 of the Hospital Transition Area Planning exercise will be conducted using existing budget resources.

Personnel Implications:

The Hospital Transition Area Planning exercise will be prepared using existing staff resources.

External Agency/Public Comments:

City Council and staff have been made aware of numerous challenges and affects of hospital development on residents living in, or concerned with, the adjacent neighbourhoods. Complaints have been in the form of letters, emails, walk-in visits and correspondence from Neighbourhood Association representatives (FRAHCAS / KSAN). Recent correspondence from FRAHCAS (June 2013) has indicated that they would be receptive to transition area planning (including potential amendments to the Heritage Area boundary). They are also amenable to the opportunity for land use changes that are accomplished in a manner sensitive to the residential character of the area, and the provision of stipulations for surface parking with robust enforcement.

Interior Health Input

IH property holdings were known to staff when the Phase 1 project area was initially presented to City Council. IH has indicated that they do not have any plans to expand their activities to properties on Glenwood Avenue adjacent to their recent parking lot proposal. They have also indicated that they currently do not have any plans or funding available to

expand or develop on their properties along Christleton Avenue. According to IH, any hospital-related use of these sites would likely be ancillary and focused on day-use (no overnight stays). Any future development would link to the remainder of the KGH campus through the parkade.

IH is not averse to having a mix of IH-held properties and privately-held health related commercial or institutional uses co-located along the Christleton frontage. IH acknowledged that development along the Christleton frontage would likely need to be of a nature that complemented the single family residential use of the adjoining and facing properties.

Parking remains an important concern for IH, but there are currently no plans in place for parking expansion. Some areas that were mentioned as potential sites for future parking include KGH's present site on the west side of Pandosy Street and the Health District east of Pandosy. Pedestrian access across Pandosy is a key concern, as both staff and patients are reluctant to cross Pandosy.

IH indicated that there is great interest among doctors in having offices within close proximity to the hospital - particularly on the west side of Pandosy. Locating offices in the Health District on the east side of Pandosy is less desirable because of the perceived barrier created by Pandosy Street.

Communications Comments:

Phase 1 of the project will include a focused public engagement strategy developed specifically for residents directly affected by the plan. The stakeholders' process may include one-on-one meetings and group meetings of varying participants. A broader stakeholder engagement process may be introduced for Phase 2.

Considerations not applicable to this report:

Legal/Statutory Authority
Legal/Statutory Procedural Requirements

Submitted by:

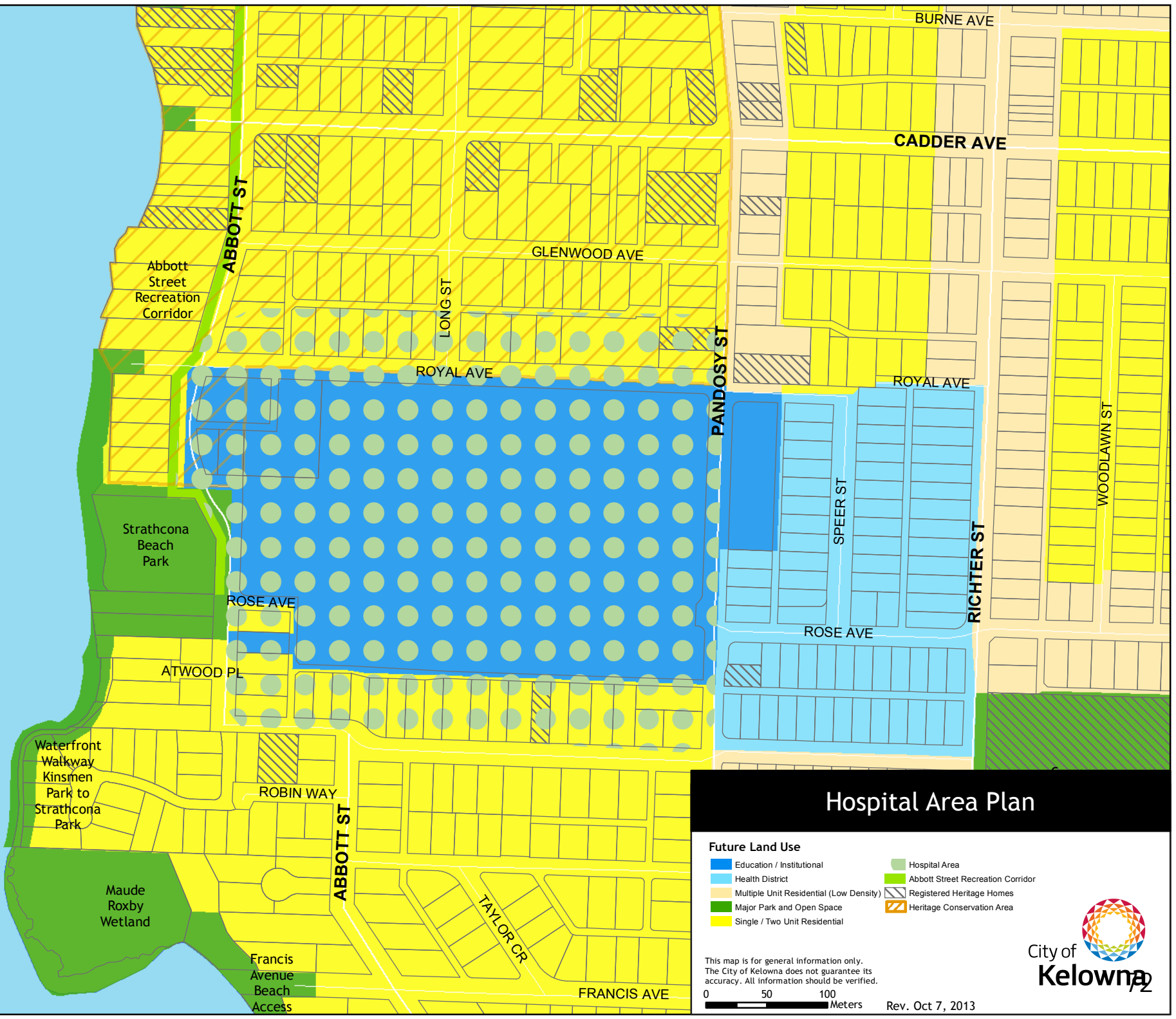
Gary Stephen, Long Range Planning Manager, Policy and Planning



Approved for inclusion:
Danielle Noble-Brandt, Department Manager, Policy and Planning

Attachment 1: Map 1- Hospital Transition Area Planning boundary (Phase 1)

cc: Divisional Director, Community Planning and Real Estate
Divisional Director, Communications & Information Services
Manager, Urban Planning
Senior Communications Consultant, Communications & Information Services



Hospital Area Plan

Future Land Use

- Education / Institutional
- Health District
- Multiple Unit Residential (Low Density)
- Major Park and Open Space
- Single / Two Unit Residential
- Hospital Area
- Abbott Street Recreation Corridor
- Registered Heritage Homes
- Heritage Conservation Area

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



Rev. Oct 7, 2013



CITY OF KELOWNA

BYLAW NO. 10903

**Amendment No. 5 to Kelowna Memorial Park Cemetery Bylaw
No. 8807**

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Memorial Park cemetery bylaw Bylaw No. 8807 be amended as follows:

1. THAT PART 1 - GENERAL, 1.3 Definitions be amended by adding in its appropriate location a new definition for "Non-resident" that reads:

"Non-resident shall mean any person who has not resided or owned property within the boundaries of the City of Kelowna for a period of twelve (12) months preceding the purchase of a right of interment in a cemetery plot."
2. AND THAT KELOWNA MEMORIAL PARK CEMETERY'S FEE SCHEDULE "A" be deleted in its entirety and replaced with a new KELOWNA MEMORIAL PARK CEMETERY'S FEE SCHEDULE "A" as attached to and forming part of this bylaw
3. This bylaw may be cited for all purposes as "Bylaw No. 10903 being Amendment No. 5 to Kelowna Memorial Park Cemetery Bylaw No.8807."
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 9th day of December, 2013.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

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KELOWNA MEMORIAL PARK CEMETERY'S FEE SCHEDULE "A"

PRODUCT/SERVICE	NO INCREASE		2.00%		2.00%	
Annual Increase	2013	2014	2015	2016		
<i>* Non-residents add 25% to base fees, for Plots, Niches or Scatterings</i>		Base Fee	Base Fee	Base Fee	Base Fee	Base Fee
RIGHT OF INTERMENT - G7 LAWN CRYPT (Upright Marker) NO LINER REQUIRED*						
PLOT PRICE	\$ 2,083	\$ 2,100	\$ 2,142	\$ 2,185		
CEMETERY REPLACEMENT FUND	\$ 714	\$ 1,050	\$ 1,071	\$ 1,092		
CEMETERY MAINTENANCE FUND	\$ 927	\$ 1,050	\$ 1,071	\$ 1,092		
Total	\$ 3,724	\$ 4,200	\$ 4,284	\$ 4,370		
RIGHT OF INTERMENT - G1, G7 LAWN CRYPT (Flat Marker G 7) NO LINER REQUIRED*						
PLOT PRICE	\$ 1,484	\$ 1,513	\$ 1,544	\$ 1,574		
CEMETERY REPLACEMENT FUND	\$ 742	\$ 757	\$ 772	\$ 788		
CEMETERY MAINTENANCE FUND	\$ 742	\$ 757	\$ 772	\$ 788		
Total	\$ 2,968	\$ 3,028	\$ 3,088	\$ 3,150		
RIGHT OF INTERMENT - G4 LARGE PLOT (Upright Marker)*						
PLOT PRICE	\$ 998	\$ 1,017	\$ 1,038	\$ 1,059		
CEMETERY REPLACEMENT FUND	\$ 499	\$ 509	\$ 519	\$ 529		
CEMETERY MAINTENANCE FUND	\$ 499	\$ 509	\$ 519	\$ 529		
Total	\$ 1,995	\$ 2,035	\$ 2,076	\$ 2,117		
RIGHT OF INTERMENT - G4 LARGE PLOT (Flat Marker)*						
PLOT PRICE	\$ 712	\$ 726	\$ 741	\$ 755		
CEMETERY REPLACEMENT FUND	\$ 356	\$ 363	\$ 370	\$ 378		
CEMETERY MAINTENANCE FUND	\$ 356	\$ 363	\$ 370	\$ 378		
Total	\$ 1,424	\$ 1,452	\$ 1,481	\$ 1,511		
RIGHT OF INTERMENT - SEC C,D,E (5'x10")*						
PLOT PRICE	\$ 499	\$ 509	\$ 519	\$ 529		
CEMETERY REPLACEMENT FUND	\$ 250	\$ 255	\$ 260	\$ 265		
CEMETERY MAINTENANCE FUND	\$ 250	\$ 255	\$ 260	\$ 265		
Total	\$ 999	\$ 1,019	\$ 1,039	\$ 1,060		
RIGHT OF INTERMENT - SEC A,B (5'x10")*						
PLOT PRICE	\$ 250	\$ 255	\$ 260	\$ 265		
CEMETERY REPLACEMENT FUND	\$ 124	\$ 126	\$ 129	\$ 131		
CEMETERY MAINTENANCE FUND	\$ 124	\$ 126	\$ 129	\$ 131		
Total	\$ 498	\$ 508	\$ 518	\$ 528		
RIGHT OF INTERMENT - G2 MAUSOLEUM COUCH CRYPT, LEVEL 1,2,&3, INCLUDES STANDARD CRYPT PLATE, VASE AND OPENING & CLOSING*						
PLOT PRICE	\$ 10,087	\$ 10,289	\$ 10,495	\$ 10,705		
CEMETERY REPLACEMENT FUND	\$ 8,070	\$ 8,232	\$ 8,396	\$ 8,564		
CEMETERY MAINTENANCE FUND	\$ 2,017	\$ 2,057	\$ 2,099	\$ 2,141		
Total	\$ 20,175	\$ 20,578	\$ 20,990	\$ 21,410		
RIGHT OF INTERMENT - G2 SINGLE CRYPT LEVEL 1, INCLUDES STANDARD CRYPT PLATE, VASE AND OPENING & CLOSING*						
PLOT PRICE	\$ 6,055	\$ 6,176	\$ 6,300	\$ 6,426		
CEMETERY REPLACEMENT FUND	\$ 4,845	\$ 4,942	\$ 5,040	\$ 5,141		
CEMETERY MAINTENANCE FUND	\$ 1,212	\$ 1,236	\$ 1,261	\$ 1,286		
Total	\$ 12,112	\$ 12,354	\$ 12,601	\$ 12,853		

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**RIGHT OF INTERMENT - G2 SINGLE CRYPT
LEVEL 2, INCLUDES STANDARD CRYPT PLATE,
VASE AND OPENING & CLOSING***

PLOT PRICE	\$	7,266	\$	7,411	\$	7,560	\$	7,711
CEMETERY REPLACEMENT FUND	\$	5,813	\$	5,929	\$	6,048	\$	6,169
CEMETERY MAINTENANCE FUND	\$	1,453	\$	1,482	\$	1,512	\$	1,542
Total	\$	14,532	\$	14,823	\$	15,119	\$	15,421

**RIGHT OF INTERMENT - G2 SINGLE CRYPT
LEVEL 3, INCLUDES STANDARD CRYPT PLATE,
VASE AND OPENING & CLOSING***

PLOT PRICE	\$	6,845	\$	6,982	\$	7,121	\$	7,264
CEMETERY REPLACEMENT FUND	\$	5,475	\$	5,584	\$	5,696	\$	5,810
CEMETERY MAINTENANCE FUND	\$	1,368	\$	1,396	\$	1,423	\$	1,452
Total	\$	13,688	\$	13,962	\$	14,241	\$	14,526

**RIGHT OF INTERMENT - SECTION A,C, D SMALL
PLOT (3'x5')***

PLOT PRICE	\$	148	\$	148	\$	151	\$	154
CEMETERY REPLACEMENT FUND	\$	75	\$	75	\$	76	\$	78
CEMETERY MAINTENANCE FUND	\$	75	\$	75	\$	76	\$	78
Total	\$	297	\$	297	\$	303	\$	309

**RIGHT OF INTERMENT - SECTION G7 - SEMI-
PRIVATE ESTATE; INCLUDES 2 DOUBLE-DEPTH
LAWN CRYPTS, 8 COMPANION CREMATION
PLOTS, MARKER FOUNDATION, SHARED
GRANITE BENCH AND GARDEN BEDS***

PLOT PRICE	\$	21,163	\$	21,586	\$	22,018	\$	22,458
CEMETERY REPLACEMENT FUND	\$	10,581	\$	10,792	\$	11,008	\$	11,228
CEMETERY MAINTENANCE FUND	\$	10,581	\$	10,792	\$	11,008	\$	11,228
Total	\$	42,324	\$	43,171	\$	44,034	\$	44,915

**RIGHT OF INTERMENT - SECTION G7 - PRIVATE
ESTATE; INCLUDES 2 DOUBLE-DEPTH LAWN
CRYPTS, 8 COMPANION CREMATION PLOTS,
MARKER FOUNDATION, GRANIT BENCH,
ARCHED GATE FEATURE C/W BRONZE NAME
PLATE AND GARDEN BEDS***

PLOT PRICE	\$	28,691	\$	29,265	\$	29,850	\$	30,447
CEMETERY REPLACEMENT FUND	\$	14,346	\$	14,633	\$	14,926	\$	15,224
CEMETERY MAINTENANCE FUND	\$	14,346	\$	14,633	\$	14,926	\$	15,224
Total	\$	57,384	\$	58,531	\$	59,702	\$	60,896

**RIGHT OF INTERMENT - BENNETT MEMORIAL
COLUMBARIUM - CONCORD - INCLUDES
BRONZE WREATH - OPEN / CLOSING EXTRA***

PLOT PRICE	\$	1,342	\$	1,369	\$	1,396	\$	1,424
CEMETERY REPLACEMENT FUND	\$	671	\$	684	\$	698	\$	712
CEMETERY MAINTENANCE FUND	\$	203	\$	207	\$	211	\$	215
Total	\$	2,216	\$	2,260	\$	2,305	\$	2,351

**RIGHT OF INTERMENT - BENNETT MEMORIAL
COLUMBARIUM - CURVED WALL LEVEL 1,
INCRAVING EXTRA, INCLUDES OPENING &
CLOSING***

PLOT PRICE	\$	1,484	\$	1,513	\$	1,544	\$	1,574
CEMETERY REPLACEMENT FUND	\$	1,188	\$	1,211	\$	1,236	\$	1,260
CEMETERY MAINTENANCE FUND	\$	297	\$	303	\$	309	\$	315
Total	\$	2,968	\$	3,028	\$	3,088	\$	3,150

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RIGHT OF INTERMENT - BENNETT MEMORIAL
COLUMBARIUM - CURVED WALL LEVEL 2,
INCRAVING EXTRA, INCLUDES OPENING &
CLOSING*

PLOT PRICE	\$	1,573	\$	1,651.55	\$	1,685	\$	1,718
CEMETERY REPLACEMENT FUND	\$	1,259	\$	1,321.90	\$	1,348	\$	1,375
CEMETERY MAINTENANCE FUND	\$	314	\$	329.65	\$	336	\$	343
Total	\$	3,146	\$	3,303.09	\$	3,369	\$	3,437

RIGHT OF INTERMENT - BENNETT MEMORIAL
COLUMBARIUM - CURVED WALL LEVEL 3,
INCRAVING EXTRA, INCLUDES OPENING &
CLOSING*

PLOT PRICE	\$	1,633	\$	1,665	\$	1,699	\$	1,733
CEMETERY REPLACEMENT FUND	\$	1,306	\$	1,332	\$	1,359	\$	1,386
CEMETERY MAINTENANCE FUND	\$	294	\$	300	\$	306	\$	312
Total	\$	3,233	\$	3,298	\$	3,364	\$	3,431

RIGHT OF INTERMENT - BENNETT MEMORIAL
COLUMBARIUM - ROUND UNIT - LEVEL 1 & 6,
INCRAVING EXTRA, INCLUDES OPENING &
CLOSING*

PLOT PRICE	\$	1,484	\$	1,513	\$	1,544	\$	1,574
CEMETERY REPLACEMENT FUND	\$	1,188	\$	1,211	\$	1,236	\$	1,260
CEMETERY MAINTENANCE FUND	\$	297	\$	303	\$	309	\$	315
Total	\$	2,968	\$	3,028	\$	3,088	\$	3,150

RIGHT OF INTERMENT - BENNETT MEMORIAL
COLUMBARIUM - ROUND UNIT - LEVEL 2 & 5,
INCRAVING EXTRA, INCLUDES OPENING &
CLOSING*

PLOT PRICE	\$	1,573	\$	1,604	\$	1,636	\$	1,669
CEMETERY REPLACEMENT FUND	\$	1,259	\$	1,284	\$	1,310	\$	1,336
CEMETERY MAINTENANCE FUND	\$	314	\$	320	\$	327	\$	333
Total	\$	3,146	\$	3,209	\$	3,273	\$	3,338

RIGHT OF INTERMENT - BENNETT MEMORIAL
COLUMBARIUM - ROUND UNIT - LEVEL 3 & 4,
INCRAVING EXTRA, INCLUDES OPENING &
CLOSING*

PLOT PRICE	\$	1,633	\$	1,665	\$	1,699	\$	1,733
CEMETERY REPLACEMENT FUND	\$	1,306	\$	1,332	\$	1,359	\$	1,386
CEMETERY MAINTENANCE FUND	\$	294	\$	300	\$	306	\$	312
Total	\$	3,233	\$	3,298	\$	3,364	\$	3,431

RIGHT OF INTERMENT - PROMONTORY GREEN
INTERMENT GARDEN NICHE, SECTION G2 -
LEVEL 1, INCLUDES STANDARD NICHE PLATE
AND OPENING & CLOSING*

PLOT PRICE	\$	1,484	\$	1,513	\$	1,544	\$	1,574
CEMETERY REPLACEMENT FUND	\$	1,188	\$	1,211	\$	1,236	\$	1,260
CEMETERY MAINTENANCE FUND	\$	297	\$	303	\$	309	\$	315
Total	\$	2,968	\$	3,028	\$	3,088	\$	3,150

RIGHT OF INTERMENT - PROMONTORY GREEN
INTERMENT GARDEN NICHE, SECTION G2 -
LEVEL 2, INCLUDES STANDARD NICHE PLATE
AND OPENING & CLOSING*

PLOT PRICE	\$	1,573	\$	1,604	\$	1,636	\$	1,669
CEMETERY REPLACEMENT FUND	\$	1,259	\$	1,284	\$	1,310	\$	1,336
CEMETERY MAINTENANCE FUND	\$	314	\$	320	\$	327	\$	333
Total	\$	3,146	\$	3,209	\$	3,273	\$	3,338

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RIGHT OF INTERMENT - PROMONTORY GREEN
INTERMENT GARDEN NICHE, SECTION G2 -
LEVEL 3, INCLUDES STANDARD NICHE PLATE
AND OPENING & CLOSING*

PLOT PRICE	\$	1,633	\$	1,665	\$	1,699	\$	1,733
CEMETERY REPLACEMENT FUND	\$	1,306	\$	1,332	\$	1,359	\$	1,386
CEMETERY MAINTENANCE FUND	\$	294	\$	300	\$	306	\$	312
Total	\$	3,233	\$	3,298	\$	3,364	\$	3,431

RIGHT OF INTERMENT - PROMONTORY GREEN
INTERMENT GARDEN NICHE, SECTION G2 -
LEVEL 4, INCLUDES STANDARD NICHE PLATE
AND OPENING & CLOSING*

PLOT PRICE	\$	1,573	\$	1,604	\$	1,636	\$	1,669
CEMETERY REPLACEMENT FUND	\$	1,259	\$	1,284	\$	1,310	\$	1,336
CEMETERY MAINTENANCE FUND	\$	314	\$	320	\$	327	\$	333
Total	\$	3,146	\$	3,209	\$	3,273	\$	3,338

RIGHT OF INTERMENT - PROMONTORY GREEN
INTERMENT GARDEN CREMATION PLOT,
SECTION G3 - FAMILY PLOT (3'x6')*

PLOT PRICE	\$	712	\$	726	\$	741	\$	755
CEMETERY REPLACEMENT FUND	\$	356	\$	363	\$	370	\$	378
CEMETERY MAINTENANCE FUND	\$	356	\$	363	\$	370	\$	378
Total	\$	1,424	\$	1,452	\$	1,481	\$	1,511

RIGHT OF INTERMENT - PROMONTORY GREEN
INTERMENT GARDEN CREMATION PLOT -
SECTION G3 - COMPANION PLOT (3'x3')*

PLOT PRICE	\$	385	\$	393	\$	401	\$	409
CEMETERY REPLACEMENT FUND	\$	193	\$	197	\$	201	\$	205
CEMETERY MAINTENANCE FUND	\$	193	\$	197	\$	201	\$	205
Total	\$	772	\$	787	\$	803	\$	819

RIGHT OF INTERMENT - CREMATION PLOT -
SECTION G5 & G6 - FAMILY PLOT (3'x6')*

PLOT PRICE	\$	593	\$	605	\$	617	\$	630
CEMETERY REPLACEMENT FUND	\$	297	\$	303	\$	309	\$	315
CEMETERY MAINTENANCE FUND	\$	297	\$	303	\$	309	\$	315
Total	\$	1,188	\$	1,211	\$	1,236	\$	1,260

RIGHT OF INTERMENT - CREMATION PLOT - G5 &
G6 - COMPANION PLOT (3'x3')*

PLOT PRICE	\$	297	\$	303	\$	309	\$	315
CEMETERY REPLACEMENT FUND	\$	148	\$	151	\$	154	\$	157
CEMETERY MAINTENANCE FUND	\$	148	\$	151	\$	154	\$	157
Total	\$	593	\$	605	\$	617	\$	630

RIGHT OF INTERMENT - CREMATION PLOTS -
SECTION C (1.5' x 2') & SECTION D (2.5' x 1.5')*

PLOT PRICE	\$	179	\$	182	\$	186	\$	189
CEMETERY REPLACEMENT FUND	\$	89	\$	91	\$	93	\$	95
CEMETERY MAINTENANCE FUND	\$	89	\$	91	\$	93	\$	95
Total	\$	357	\$	364	\$	371	\$	379

MEMORIAL WALL SPACE - PROMONTORY
GREEN*

PLOT PRICE	\$	237	\$	274	\$	279	\$	285
CEMETERY REPLACEMENT FUND	\$	119	\$	138	\$	141	\$	144
CEMETERY MAINTENANCE FUND	\$	119	\$	138	\$	141	\$	144
Total	\$	475	\$	550	\$	561	\$	572

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RIGHT OF INTERMENT - PROMONTORY GREEN
INTERMENT GARDEN SCATTERING GARDEN
OSSUARY INCLUDES NAME PLATE*

PLOT PRICE	\$	237	\$	274	\$	279	\$	285
CEMETERY REPLACEMENT FUND	\$	119	\$	138	\$	141	\$	144
CEMETERY MAINTENANCE FUND	\$	119	\$	138	\$	141	\$	144
Total	\$	475	\$	550	\$	561	\$	572

RIGHT OF INTERMENT - SCATTERING TRAIL OR
PROMONTORY GREEN INTERMENT GARDEN
SCATTERING GARDEN*

PLOT PRICE	N/A	\$	74	\$	75	\$	77
CEMETERY REPLACEMENT FUND	N/A	\$	38	\$	39	\$	40
CEMETERY MAINTENANCE FUND	N/A	\$	38	\$	39	\$	40
Total		\$	150	\$	153	\$	156

Burial Services

OPENING & CLOSING

INTERMENT - CASKET	\$	683	\$	800	\$	816	\$	832
INTERMENT - CREMATED REMAINS	\$	297	\$	350	\$	357	\$	364
INTERMENT - CHILDREN UNDER 12 YEARS OF AGE	\$	341	\$	-	\$	-	\$	-
WEEKEND/HOLIDAY ADMINISTRATION FEE	\$	463	\$	800	\$	816	\$	832
INTERMENTS AFTER 3:00 PM ADMINISTRATION FEE	\$	285	\$	450	\$	459	\$	468
DEEPENING LARGE LOT ADMINISTRATION FEE	\$	1,188	\$	1,211	\$	1,236	\$	1,260
DEEPENING CREMATION LOT ADMINISTRATION FEE	\$	297	\$	303	\$	309	\$	315
DISINTERMENT - CASKET	\$	1,188	\$	1,211	\$	1,236	\$	1,260
DISINTERMENT - CREMATED REMAINS	\$	297	\$	303	\$	309	\$	315

REINFORCED FIBREGLASS LINER SUPPLY

STANDARD SIZE	\$	475	\$	484	\$	494	\$	504
CREMATION, INGROUND	\$	148	\$	151	\$	154	\$	157
CHILDS LINER	\$	179	\$	182	\$	186	\$	189
HANDLING & PLACING VAULTS SUPPLIED BY FUNERAL HOMES	\$	297	\$	303	\$	309	\$	315

INSTALLATION OF PLAQUES BY CITY IN SECTIONS C, D, E1,E2,E3,G3,G4,G5 & G6

CEMETERY MAINTENANCE FUND	\$	123	\$	125	\$	128	\$	130
INSTALLATION	\$	184	\$	187	\$	191	\$	195
Total	\$	307	\$	313	\$	319	\$	325

MARKER PERMIT FOR INSTALLATION OF MEMORIALS BY OTHERS IN PIONEER AREAS (A,B) AND UPRIGHT SECTIONS OF SECTION G

	\$	179	\$	182	\$	186	\$	189
MODIFICATION (RE-SETTING) OF MEMORIAL	\$	60	\$	61	\$	62	\$	64
CANOPY SERVICE (2ND TENT)	\$	101	\$	103	\$	105	\$	107
BUD VASE - NICHES	N/A	\$	197	\$	201	\$	205	
IN-GROUND GALVANIZED FLOWER VASE	\$	62	\$	63	\$	64	\$	66
IN-GROUND GALVANIZED FLOWER VASE (SUPPLIED BY FUNERAL HOME)	\$	24	\$	25	\$	25	\$	26

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FEE FOR PLOT TRANSFER	\$	60	\$	61	\$	62	\$	64
ADDITIONAL USE FEE (3RD/+ BURIAL)	\$	297	\$	303	\$	309	\$	315
SUPPLY 2ND NICHE PLATE	\$	89	\$	91	\$	93	\$	95
DISPOSAL OF MARKER	\$	81	\$	82	\$	84	\$	86
TO SUPPLY PALL BEARER PER (2 EMPLOYEES)	\$	87	\$	89	\$	91	\$	92
ENGRAVING OF GRANITE SHUTTER	\$	226	\$	230	\$	235	\$	240
MEMORIAL TREE (with plaque)	N/A		\$	1,100	\$	1,122	\$	1,144
MEMORIAL BENCH (with plaque)	N/A		\$	2,500	\$	2,550	\$	2,601