

# City of Kelowna

## Regular Council Meeting

### AGENDA



Monday, October 7, 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

4 - 8

Regular PM Meeting - September 30, 2013

#### 3. Committee Reports

##### 3.1 Accessibility Advisory Committee

9 - 16

To fill a vacant position on the Accessibility Advisory Committee.

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

##### 4.1 Rezoning Application No. Z10-0028, Extension Request - 1020 Graham Rd, Lyall Watson Grexton/Peter James Chataway

17 - 19

**Mayor to invite the Applicant, or Applicant's Representative to come forward.**

To consider staff recommendation **NOT** to extend the date for adoption of the Zone Amending Bylaw (BL10551) from July 11, 2013 to July 11, 2014 in order to facilitate the rezoning of the subject property from the RU1 - large Lot Housing zone to the RU6 - Two Dwelling Housing zone to legalize the existing two dwellings on the subject property, as the applicant has not made any attempts to complete the outstanding requirement.

##### 4.1.1 Bylaw No. 10551 (Z10-0028) - 1020 Graham Road, Lyall Watson Grexton/Peter James Chataway

20 - 20

To rescind first, second and third readings given to Bylaw No. 10551 and to close the file.



4.2 Rezoning Application No. Z13-0031 - 260 Lake Avenue, Marianne Hill 21 - 42

The applicant is seeking to rezone the subject property from the RU3 - Small Lot Housing to the RU1c - Large Lot Housing with Carriage House zone to allow the construction of a carriage house.

4.2.1 Bylaw No. 10890 (Z13-0031) - 260 Lake Avenue, Marianne Hill 43 - 43

To give Bylaw No. 10890 first reading.

4.3 Development Permit Application No. DP13-0150 - 1824 & 1810 Gordon Drive, HSC Holdings Ltd. and T & A Synergy Enterprises Ltd./Scuka Enterprises 44 - 63

To consider a new Development Permit for the form and character of a revised proposal to add an additional storey to the previously adopted two storey commercial project.

4.4 Official Community Plan Bylaw Amendment Application No. OCP11-0008 and Rezoning Application No. Z11-0062 - 2241 Springfield Road, R366 Enterprises Ltd. 64 - 66

The purpose of this report is consider waiving the requirement for a Comprehensive Development Permit and to give final adoption to the corresponding OCP and Zone Amending Bylaws.

4.4.1 Bylaw No. 10638 (OCP11-0008) - 2241 Springfield Road, R366 Enterprises Ltd. 67 - 67

**Requires a majority of all Members of Council (5).**

To consider adoption of Bylaw No. 10638 in order to change the Future Land Designation of the subject property from the Multiple Unit Residential - Medium Density Designation to the Mixed Use (Residential/Commercial) Designation.

4.4.2 Bylaw No. 10639 (Z11-0062) - 2241 Springfield Road, R366 Enterprises Ltd. 68 - 68

To consider adoption of Bylaw No. 10639 in order to rezone the subject property from the A1 - Agriculture 1 zone to the C4 - Urban Centre Commercial zone.

5. Bylaws for Adoption (Development Related)

5.1 Bylaw No. 10498 (Z11-0004) - 3399 East Kelowna Road, Clayton Bruce Ivan 69 - 69

To consider adoption of Bylaw No. 10498 in order to rezone the subject property from the A1 - Agriculture 1 zone to the A1s - Agriculture 1 with Secondary Suite zone.

6. Non-Development Reports & Related Bylaws

6.1 Quarterly Report Update 70 - 85



To provide Council with an update of the City's activities for the second quarter of 2013.

6.2 2014 Permissive Tax Exemption Bylaw No 10889 86 - 123

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

6.2.1 Bylaw No.10889 - 2014 Permissive Tax Exemption Bylaw 124 - 143

To give Bylaw No.10889 first, second and third reading.

7. Resolutions

7.1 Draft Resolution, 2014 Council Meeting Schedule 144 - 145

To adopt the 2014 Council Meeting Schedule

8. Mayor and Councillor Items

9. Termination





## City of Kelowna Regular Council Meeting Minutes

Date: Monday, September 30, 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, Luke Stack and Gerry Zimmermann

Council Members Absent: Councillor Mohini Singh

Staff Present: City Manager, Ron Mattiussi\*; Deputy City Manager, Paul Macklem\*; City Clerk, Stephen Fleming; Divisional Director, Active Living & Culture, Jim Gabriel\*; Manager, Urban Planning, Danielle Noble-Brandt\*; Manager, Cultural Service, Sandra Kochan\*; Manager, Utilities Planning, Andrew Reeder\*; Manager, Building Services, Martin Johansen\*; Council Recording Secretary, Sandi Horning

(\* denotes partial attendance)

### 1. Call to Order

Mayor Gray called the meeting to order at 1:34 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 Given

R623/13/09/30 THAT the Minutes of the Regular PM Meeting of September 23, 2013 be confirmed as circulated.

Carried



### 3. Public in Attendance

#### 3.1. Heather Schneider, Chair, Kelowna International Children's Games Committee

Divisional Director, Active Living & Culture:

- Introduced the Delegation from the Kelowna International Children's Games Committee and provided opening comments.

Heather Schneider, Chair, Kelowna International Children's Games Committee:

- Displayed a PowerPoint Presentation and provided an overview of the highlights of Team Kelowna and the International Children's Summer Games in Windsor, Ontario from August 14-19, 2013.

Andrea O'Neill, Athletics Parent:

- Provided an overview of the Games from a parent's perspective.

Hannah Walline, Girls Basketball:

- Provided an overview of the Games from a participant's perspective.

### 4. Development Application Reports & Related Bylaws

#### 4.1. Revitalization Tax Exemption Application No. RTE11-0001 (Amendment) - 1650 Bertram Street, Davara Holdings Ltd.

Staff:

- Advised that the building achieved occupancy prior to the anticipated date and therefore a request to change the term has been received.

Moved By Councillor Zimmermann/Seconded By Councillor Given

**R624/13/09/30** THAT Council approves the City of Kelowna entering into an amended Revitalization Tax Exemption Agreement with Davara Holdings Ltd for Lot A, District Lot 139, ODYD, Plan 33185 in the form attached to the report from Urban Planning dated September 20, 2013;

AND THAT the Mayor and City Clerk be authorized to execute the Revitalization Tax Exemption Agreement.

Carried

#### 4.2. Rezoning Application No. Z10-0091, Extension Request - 196 Cariboo Road, D & S Schulz Enterprises Ltd.

Staff:

- Confirmed that the applicant has been advised that staff will not be able to support any future extension requests.

Moved By Councillor Given/Seconded By Councillor Blangleil

**R625/13/09/30** THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Zone Amending Bylaw No. 10513, for Lot H, Section 4, Township 23, Osoyoos Division Yale District, Plan 20088 located on 196 Cariboo Road, Kelowna, BC, be extended from October 19, 2013 to October 19, 2014.

Carried



**4.3. Rezoning Application No. Z12-0046, Extension Request - 1350 St. Paul Street, 564913 BC Ltd.**

Moved By Councillor Stack/Seconded By Councillor Zimmermann

**R626/13/09/30** THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Zone Amending Bylaw No. 10757, for Lot 1, D.L. 139, ODYD, Plan KAP68461 located on 1350 St Paul Street, Kelowna, BC, be extended from October 2, 2013 to October 2, 2014.

Carried

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

**5.1. Update - FortisBC Alternative Energy Services Inc. (FAES) - Kelowna District Energy System (KDES)**

Staff:

- Displayed a PowerPoint Presentation.
- Provided an update with respect to the Kelowna District Energy System.
- Introduced the Delegation from FortisBC.
- Responded to questions from Council.

Siraz Dalmir, Strategic Solutions Manager; Mike Flaherty, Project Manager; and James Lota, Business Development Manager, FortisBC:

- Displayed a PowerPoint Presentation and responded to questions from Council.

Moved By Councillor Hobson/Seconded By Councillor Stack

**R627/13/09/30** THAT Council receives, for information, the Report from the Manager Building Services dated September 30, 2013 with respect to the proposed FortisBC Alternative Energy Services (FAES) Definitive Operating Agreement - Kelowna District Energy System (KDES);

AND THAT Council authorizes the Mayor and City Clerk to execute the Definitive Operating Agreement and Supplementary Permitting & Fee Agreement between the City and Fortis Alternative Energy Services regarding the establishment of a District Energy system in downtown Kelowna.

Carried

**5.2. 2014 Grants**

Staff:

- Provided an overview of the changes to the City of Kelowna grant process.

Moved By Councillor Basran/Seconded By Councillor DeHart

**R628/13/09/30** THAT Council receives, for information, the overview of the Arts, Culture & Heritage Operating Grants, the Arts, Culture & Heritage Project Grants and the Community Public Art Grants for 2014 as contained in the report dated September 25, 2013 from the Cultural Services Manager;

AND THAT Council approves the guidelines for the 2014 Arts, Culture & Heritage Operating Grants, the 2014 Arts, Culture & Heritage Project Grants and the 2014 Community Public Art Grants as recommended in the report dated September 25, 2013 from the Cultural Services Manager;



AND FURTHER THAT Council directs staff to provide, for information, a list of the 2014 recipients in each grant program, as well as a summary of achievements, benefits and impact arising from grants awarded in these programs in 2013.

Carried

### **5.3. Appaloosa-WaterSewer Road Pre-design**

The City Manager left the meeting at 2:49 p.m. The Deputy City Manager joined the meeting at 2:53 p.m.

Staff:

- Displayed a PowerPoint Presentation.
- Provided an overview of the Appaloosa Road Water/Sewer Pre-Design.
- Responded to questions from Council.

Moved By Councillor Blanleil/Seconded By Councillor Stack

**R629/13/09/30** THAT Council receives, for information, the report from the Utilities Planning Manager dated September 30, 2013 regarding the Arab/Appaloosa Water, Sewer and Road Pre-design and Public Review;

AND THAT Council direct staff to abandon the Local Area Service process required to construct the infrastructure needed to meet the I6 - Low Impact Transitional Zoning as costs are in excess of what will likely be considered reasonable by area property owners ;

AND FURTHER THAT staff be directed to report back to Council with alternative options for future land uses in the Arab/Appaloosa area.

Carried

### **5.4. Kelowna Downtown Business Improvement Area - Bylaw No. 10880**

City Clerk:

- Confirmed that there were insufficient Petitions received, and therefore Council can consider adoption of the Bylaw.

Moved By Councillor Blanleil/Seconded By Councillor Zimmermann

**R630/13/09/30** THAT Council receives for information, the Certificate of Sufficiency from the City Clerk dated September 30, 2013 pertaining to the establishment of the Kelowna Downtown Business Improvement Area;

AND THAT Bylaw No. 10880 being the Kelowna Downtown Business Improvement Area Bylaw be forwarded for adoption.

Carried

#### **5.4.1. Bylaw No. 10880 - Kelowna Downtown Business Improvement Area (2014-2018)**

Moved By Councillor Stack/Seconded By Councillor Zimmermann

**R631/13/09/30** THAT Bylaw No. 10880 be adopted.

Carried



## 5.5. Road Closure - Adjacent to 1595 Spall Road - Sept 30

Moved By Councillor Stack/Seconded By Councillor DeHart

R632/13/09/30 THAT Council receives for information, the Report from the Director, Real Estate dated September 25, 2013, recommending that Council adopt the proposed road closure of a portion of road adjacent to 1595 Spall Road (Schedule 'A');

AND THAT Bylaw No. 10855, being proposed road closure of a portion of road adjacent to 1595 Spall Road, be given reading consideration.

Carried

### 5.5.1. Bylaw No. 10855 - Road Closure Bylaw - Portion of Spall Road

Moved By Councillor Blanleil/Seconded By Councillor Basran

R633/13/09/30 THAT Bylaw No. 10855 be read a first, second and third time.

Carried

## 6. Mayor and Councillor Items

Councillor DeHart:

- Commented on the National Chamber Conference currently being held in Kelowna.

Mayor Gray:

- Commented on the 'Opening Ceremony' for the National Chamber Conference.

Councillor Blanleil:

- Commented on his attendance at the National Chamber Conference.

Councillor Hobson:

- Noted that October is Carpool Month.

Moved By Councillor Hobson/Seconded By Councillor DeHart

R634/13/09/30 THAT Council agrees to participate in the Carpool Month Challenge.

Carried

Mayor Gray:

- Commented on the official opening of the 'public wharf' at the end of Bernard Avenue and encouraged the public to visit the wharf.


Mayor Gray:

- Commented on the meeting between the Governor General of Canada, Councillor DeHart and himself.

## 7. Termination

This meeting was declared terminated at 3:17 p.m.

\_\_\_\_\_  
Mayor  
/slh

  
\_\_\_\_\_  
City Clerk



# Report to Council



**Date:** October 7, 2013  
**Rim No.** 1340-40  
**To:** City Manager  
**From:** Planner Specialist, Urban Design  
**Subject:** 2013-10-07 Report - Accessibility Advisory Committee

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**Recommendation:**

THAT Council receives for information the Report from the Planner Specialist, Urban Design dated October 7, 2013 with respect to appointment of a member of the Accessibility Advisory Committee;

AND THAT Council appoints Dr. Christian Brix as a Member of the Accessibility Advisory Committee.

**Purpose:**

To fill a vacant position on the Accessibility Advisory Committee.

**Background:**

The Accessibility Advisory Committee is a Committee of Council. Its Terms of reference is included as Attachment A of this Report.

In April, 2013, a member of the Committee resigned, creating a vacancy on the Committee. From the applications reviewed, staff recommends Christian Brix as the most suitable candidate from among the individuals whose applications were on file.

Christian is a Doctor of Chiropractic and as such, is well-versed in human anatomy and physiology which in turn provides a keen understanding of special needs and accessibility.

Dr. Brix was the director of a program in Calgary, AB that administered rehabilitation therapies in an aquatic environment. This program served individuals with a wide-range of disabilities and Dr. Brix is credited with being the first Chiropractor in the world to perform chiropractic therapies in an aquatic environment.

**Existing Policy:**

The current Terms of Reference was updated and endorsed by Council in June, 2012.

**Financial/Budgetary Considerations:**

Funding for the Committee's activities come from the Infrastructure Planning Department's annual operations budget.



**Internal Circulation:**  
Office of the City Clerk

**Legal/Statutory Authority:**  
Committees of Council are created under the Community Charter and the Local Government Act to provide an opportunity for members of the community to collaboratively advise on matters referred to them by Council.

**Personnel Implications:**  
The Accessibility Advisory Committee is supported by staff including a liaison from the Infrastructure Planning Department, with oversight by the **Manager, Parks & Buildings Planning**. Clerical support is provided by the Office of the City Clerk.

**Considerations not applicable to this report:**

Legal/statutory Procedural Requirements:

Technical Requirements:

External Agency/Public Comments:

Communications Considerations:

Alternate Recommendation:

Submitted by:

P. McCormick, Planner Specialist, Urban Design

Approved for inclusion:



**T. Barton, Manager, Parks & Buildings Planning**

**Attachment 1 - Accessibility Advisory Committee Terms of Reference**

cc: Director, Communications and Information services  
Director, Infrastructure Planning  
City Clerk



## **Attachment 1 - Accessibility Advisory Committee Terms of Reference**

### **ACCESSIBILITY ADVISORY COMMITTEE**

**February, 2012**

#### **INTRODUCTION**

The City of Kelowna (the City) recognizes that communities thrive when all citizens can fully participate in all aspects of community life. Furthermore, the City recognizes that an accessible community takes action to support the independence, comfort, and security of its citizens.

To this end, the City has created the Accessibility Advisory Committee as an **Advisory Committee** of Council.

#### **OBJECTIVE**

In support of Kelowna being a livable city, the objective of the Committee is to advise Council on the prevention and removal of barriers which impede physical movement within the public realm, and which otherwise limit the ability of citizens to fully participate in urban life.

#### **SCOPE OF WORK**

To achieve these objectives, the Accessibility Advisory Committee will:

- 1) Review and provide comments and suggestions on:
  - Major buildings and public space projects initiated by the City;
  - City-initiated policy directions, and
  - the existing City-owned built environment,as they pertain to physical movement and accessibility within the public realm;
- 2) Receive input from members of the public, and organizations and agencies representing community interests regarding the mandate of the Committee as identified in section 1) above.
- 3) Make recommendations to Council and/or staff regarding accessibility-related concerns.

#### **MEMBERSHIP**

To ensure representation from the community, the membership of the Committee will be as follows:

The membership of the Committee will be as follows:

- Seven (7) individuals appointed on the basis of their knowledge of accessibility-related issues as they pertain to the built environment;
- The majority of the members of the Committee shall be individuals with disabilities;



- The members will represent a broad range of physical disabilities;
- Preference will be given to individuals that reside within the municipal boundaries of Kelowna;
- In addition to the seven individuals appointed as per the above terms, up to two (2) non-voting Committee members will be members of City Council; and
- In the event that candidates with the qualifications necessary to meet the above terms are not forthcoming, Committee vacancies will be filled at the discretion of Council with consideration for recommendations by staff.

#### **APPOINTMENT AND TERM**

- Committee members have a responsibility to make recommendations based on the best interests of the community-at-large.
- Members shall be appointed by Council for a three-year term, to run concurrently with the Council term.
- Members of the Committee shall serve without remuneration.
- Council may at any time remove any member of the Committee, and any member of the Committee may resign upon sending written notice to the Chair of the Committee.
- Committee members who are absent for three (3) consecutive meetings will forfeit their appointments, unless such absence is authorized by a ratified motion of the Committee.
- In the event of a vacancy occurring during a regular term of office, the vacancy may be filled for the remainder of that term upon resolution of Council.
- The Committee may appoint sub-committees to deal with any matters coming within the mandate of the Committee. Any sub-committee so created will report to the plenary Committee.

#### **COMMITTEE EXECUTIVE**

Unless appointed by Council, the Committee shall elect the Chair and the Vice-Chair at its first meeting of each year. The Chair and Vice Chair shall be the executive of the Committee. Councillors shall not serve on the executive of the Committee.

#### **MEETINGS**

The Committee shall meet on an as-needed basis as determined by City staff, in consultation with the Committee Chair, but not less than once each quarter of each year.

Unless otherwise authorized by the *Community Charter*, or by the City of Kelowna Council Procedure Bylaw No. 9200, all meetings will be held in open session and in a location accessible to the public.



The Committee will recognize that each meeting can require a significant commitment of staff resources including interpreter services. Meetings will therefore be held when there are substantive items of business in accordance with the Committee's Terms of Reference.

The order of business is to be set out in the agenda which will be determined by the staff liaison in conjunction with the Committee Chair and the Council Recording Secretary.

The agenda and any associated presentation materials will be forwarded electronically by the staff liaison to the Committee members at least five (5) full business days in advance of the meeting date. The agenda and any associated presentation materials must also be forwarded electronically by the staff liaison to the Office of the City Clerk at least three (3) full business days prior to the meeting date for the purpose of giving public notice of the meeting.

The minutes of any Committee meeting will be forwarded electronically by the staff liaison to the committee members within thirty (30) days after the meeting date but no later than five (5) business days before the next Committee meeting. The minutes of any meeting will be ratified by the Committee members at the next Committee meeting. Originals of the minutes will be kept at the Office of the City Clerk as part of the official record of the meeting.

#### **QUORUM**

A majority of the Committee members shall constitute a quorum. A meeting shall not proceed if a quorum is not attained within 15 minutes of the time posted for the meeting.

Confirmation of attendance by Committee members is necessary to ensure a meeting quorum and allow staff to prepare for the meeting as appropriate. Members should therefore notify the staff liaison at least two (2) full business days before the meeting to confirm their attendance.

#### **SPECIAL MEETINGS**

A special meeting may be called by the Chair or at the request of at least three (3) members of the Committee. Notice of the date, hour, location, reason for the special meeting, and the names of the Committee members requesting the meeting shall be provided in writing at least seven (7) full business days prior to the requested meeting date.

#### **PUBLIC IN ATTENDANCE**

All meeting are open to the public for general observation, but unless otherwise authorized by a motion of the Committee, members of the public shall only address the Committee if they are a scheduled delegation on the meeting agenda. The request to be placed on a meeting agenda must be made in advance of the meeting, stating the name(s) of the individual(s) and /or any agency represented and the reason for the meeting request. If applicable, a meeting date and inclusion on the Committee's agenda will subsequently be assigned.



## **CONFLICT OF INTEREST**

Committee members must abide by the conflict of interest provisions of the *Community Charter* and City of Kelowna Council Procedure Bylaw No. 9200, including the following:

- members with a direct or indirect pecuniary interest in a matter under discussion are not permitted to participate in the discussion of the matter or to vote on a question in respect of the matter;
- members must declare and state the general nature of their conflict of interest, and then leave the meeting or that part of the meeting when the matter is under discussion;
- any member's declaration must be recorded in the minutes, and the member must not attempt in any way, whether before, during, or after the meeting to influence the voting on any question in respect of the matter.

## **VOTING**

All members of the committee including the Chair, vote on every motion unless they have declared a conflict of interest and excused themselves from the meeting. Members who do not indicate their vote with respect to any particular motion, or have left the meeting without declaring a conflict of interest, are deemed to have voted in favour of the motion.

If the votes are equal for and against any motion, the motion is defeated.

## **COMMENTS IN PUBLIC OR TO THE MEDIA**

When speaking in public or to the media on an issue, Committee members must clearly distinguish whether they are speaking as a member of the Committee, a representative of another agency or community group, or as an individual. Ultimately, Committee members are responsible for representing the interests of the City of Kelowna. At all times, they must respect any formal Committee position regarding any issue or matter that has come before the Committee, as well as any contrary points of view held by fellow Committee members.

## **REPORTING TO COUNCIL**

Recommendations of the Committee must be adopted by Committee resolution prior to presentation to Council. The Chair will work with the staff liaison to prepare the Report to Council which, where appropriate, will include an annex that provides staff comment on the Committee's recommendations.

The Committee will provide a status report to Council annually. This report should include a record of work conducted and an indication of the costs associated with the Committee's work, including staff resources.

The staff liaison accompanied by the Committee Chair will report to Council on behalf of the Committee.



## **BUDGET**

The routine operations and any special initiatives of the Committee will be funded by allocations from the Infrastructure Planning Department's annual operations budget.

## **STAFF SUPPORT**

The Infrastructure Planning Department will provide a staff liaison to undertake work assigned by Council within the Committee's Terms of Reference. Liaison functions include:

- conferring with City staff regarding City-related projects for the Committee's review and input, and arranging for staff and/or consultant presentations to the Committee as appropriate;
- presenting relevant policies, procedures, and/or associated considerations in support of Committee discussions for the purpose of informing the Committee's decisions on specific issues;
- organizing and preparing meeting agendas in conjunction with the Committee Chair and the Council Recording Secretary;
- distributing agenda packages to Committee members;
- preparing reports on behalf of the Committee;
- reviewing the draft minutes and returning them to the Office of the City Clerk to finalize prior to adoption by the Committee;
- providing at each meeting as required, an interpreter for individuals with hearing impairments; and
- maintaining a list of outstanding issues for Committee action in accordance with the Committee's Scope of Work and Council's direction.

The Office of the City Clerk will provide administrative support for the Committee. Support functions include:

- receiving and organizing agenda-related materials for inclusion in the agenda package;
- posting all meeting notices and agendas for the public in accordance with statutory timelines;
- recording and preparing draft minutes, and providing the final minutes to the Office of the City Clerk and Committee staff liaison;
- advising the Committee on procedural matters as they pertain to the Committee's Terms of Reference; and
- maintaining the official records of the Committee including posting of agendas and filing of minutes for the public record.

The Office of the City Clerk in consultation with the Infrastructure Planning Department, shall initiate recommendations to Council for committee appointments and maintain an updated list of appointees and the date new members were appointed whenever changes occur.



Endorsed by Council: February 6, 2006

Revised & endorsed by Council: October 19, 2009

Revised & endorsed by Council: February 20, 2012

Revised and endorsed by Council: June 9<sup>th</sup>, 2012



# REPORT TO COUNCIL



**Date:** September 30, 2013  
**RIM No.** 1250-30  
**To:** City Manager  
**From:** Urban Planning, Community Planning and Real Estate (BD)  
**Application:** Z10-0028 **Owner:** Lyall Watson Grexton  
**Address:** 1020 Graham Road **Applicant:** Peter James Chataway  
**Subject:** 2013-10-07 Report Extension Z10-0028 1020 Graham Rd  
**Existing Zone:** RU1 - Large Lot Housing  
**Proposed Zone:** RU6 - Two Dwelling Housing

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## 1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Zone Amending Bylaw No. 10551, for Lot 43, Section 22, Township 26, Osoyoos Division Yale District, Plan 28367 located on 1020 Graham Road, Kelowna, BC, NOT be extended from July 11, 2013 to July 11, 2014;

AND THAT Bylaw No. 10551 be forwarded for rescindment consideration and the file be closed;

AND FURTHER THAT Council directs Bylaw Services to re-activate enforcement action for 1020 Graham Road.

## 2.0 Purpose

To consider not authorizing a final extension to facilitate the rezoning of the subject property from the RU1 - large Lot Housing zone to the RU6 - Two Dwelling Housing zone in order to legalize the existing two dwellings on the subject property, as the applicant has not made any attempts to complete the outstanding requirement.

## 3.0 Urban Planning

Section 2.12.1 of Procedure Bylaw No. 10540 states that:

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

- a) The application will be deemed to be abandoned and the applicant will be notified in writing that the file will be closed;



- b) Any bylaw that has not received final adoption will be of no force and effect;
- c) In the case of an amendment application, the City Clerk will place on the agenda of a meeting of **Council** a motion to rescind all readings of the bylaw associated with that Amendment application.

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

Bylaw No. 10551 received second and third readings on July 26, 2011 after the Public Hearing held on the same date. The applicant wishes to have this application remain open for an additional twelve (12) months in order to consider all options for the project.

In the previous extension report, Staff indicated that no additional extensions would be supported. Further, there has been no file activity and Bylaw Services have confirmed that the dwellings are rented.

Staff contacted the owner's representative by mail and e-mail June 22, 2013, July 9, 2013, July 15, 2013 and finally by registered mail September 5, 2013. The extension application was received by the City September 16, 2013. As the applicant has not communicated any progress and given that this file is in response to a bylaw infraction, Staff ask Council to defeat the extension and reinstate Bylaw enforcement.

#### **4.0 Alternate Recommendation**

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Amending Bylaw No. 10551 (Z10-0028), Lot 43, Section 22, Township 26, ODYD Plan 28367, located on Graham Road, Kelowna, BC be extended from July 11, 2013 to July 11, 2014.

#### **Report prepared by:**

\_\_\_\_\_  
Birte Decloux, Planner  
Urban Planning  
Community Planning & Real Estate

/dc

#### **Reviewed by:**

☐ Danielle Noble-Brandt, Manager, Urban Planning

#### **Approved for Inclusion**

☐ Doug Gilchrist, Divisional Director, Community Planning  
and Real Estate

#### **Attachments:**

Site Plan







**CITY OF KELOWNA**  
**BYLAW NO. 10551**  
**Z10-0028 - Lyall Grexton**  
**1020 Graham Road**

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 43, Section 22, Township 26, ODYD, Plan 28367 located on Graham Road, 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 30<sup>th</sup> day of May, 2011.

Considered at a Public Hearing on the 26<sup>th</sup> day of July, 2011.

Read a second and third time by the Municipal Council this 26<sup>th</sup> day of July, 2011.

Approved under the Transportation Act this 2<sup>nd</sup> day of August, 2011.

R.M. Clifford  
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



# REPORT TO COUNCIL



**Date:** September 12, 2013

**RIM No.** 1250-30

**To:** City Manager

**From:** Urban Planning, Community Planning and Real Estate (BD)

**Application:** Z13-0031 **Owner:** Marianne Hill

**Address:** 260 Lake Avenue **Applicant:** Marianne Hill

**Subject:** 2013-10-07 Report Z13-0031 260 Lake Avenue

**Existing OCP Designation:** Single/Two Unit Residential

**Existing Zone:** RU3 - Small Lot Housing

**Proposed Zone:** RU1c- Large Lot Housing with Carriage House

---

## 1.0 Recommendation

THAT Rezoning Application No. Z13-0031 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 14, ODYD, Plan EPP30347, located on 260 Lake Avenue, Kelowna, BC from the RU3 - Small Lot Housing zone to the RU1c- Large Lot Housing with Carriage House zone be considered by Council;

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

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered in conjunction with Council's consideration of a Heritage Alteration Permit for the subject property.

## 2.0 Purpose

The applicant is seeking to rezone the subject property from the RU3 - Small Lot Housing to the RU1c - Large Lot Housing with Carriage House zone to allow the construction of a carriage house.

## 3.0 Urban Planning

The proposal to rezone the site and add a carriage house is not unusual for the area and is supported by policies in the Kelowna Official Community Plan. It will add housing stock to an area close to the downtown core and many desirable urban amenities. The proposal has been configured to fit the site and provide ample open space between the dwellings. Favourably, the property has lane access to accommodate vehicle movements at the rear of the site to facilitate a pedestrian friendly interface to the street.



The proposal has been considered by the Community Heritage Committee who supported the development, given that it is sensitive infill and the carriage house will not be visible from the street.

A Heritage Alteration Permit accompanies this application to consider the form and character of the proposed building as well as consideration of a variance to legalize the western setback to the existing single family dwelling.

The "Public Notification and Consultation" requirement has been met through multiple personal conversations with neighbours and the display of a QR ("quick response" which can be scanned) code linked to the project website on the City Heritage Proposal sign. The applicant has informed staff that, one letter of support was received. No negative letters were received.

## 4.0 Proposal

### 4.1 Background

The subject property and neighbouring site were recently rezoned to the RU3- Small Lot Housing zone to facilitate a lot line adjustment with the intent of preserving the principal dwelling on the site. This application seeks to rezone the site to the RU1c -Large Lot Housing with Carriage House zone to allow the construction of a carriage house on the subject property.

### 4.2 Project Description

The proposal seeks to add an 89m<sup>2</sup> (958 sq. ft.) carriage house to the site. The proposed building configuration shows a double garage and living space on the ground floor and two bedrooms in the upper half storey. Private open space is located on the interior portion of the site and is accessed by a door from the main living area. The applicant plans to develop a country garden for the whole site, and will provide a screened private lawn area for the carriage house use. The existing attached carport will be removed to facilitate the development.

The proposed carriage house is finished in a white horizontal hardie board siding with grey shingles in the eaves. A front door is provided off the lane and parking is achieved within the two car garage with a third space on the east side of the site.

The plan meets the regulations of the Zoning Bylaw, with the exception of the principal dwelling's existing west lot line. The variance to vary the west side yard setback from 2.0m required to 0.68 m proposed is incorporated in the scope of a Heritage Alteration Permit (HAP). Should the rezoning be successful the HAP will be considered by Council at a later date.

### 4.3 Site Context

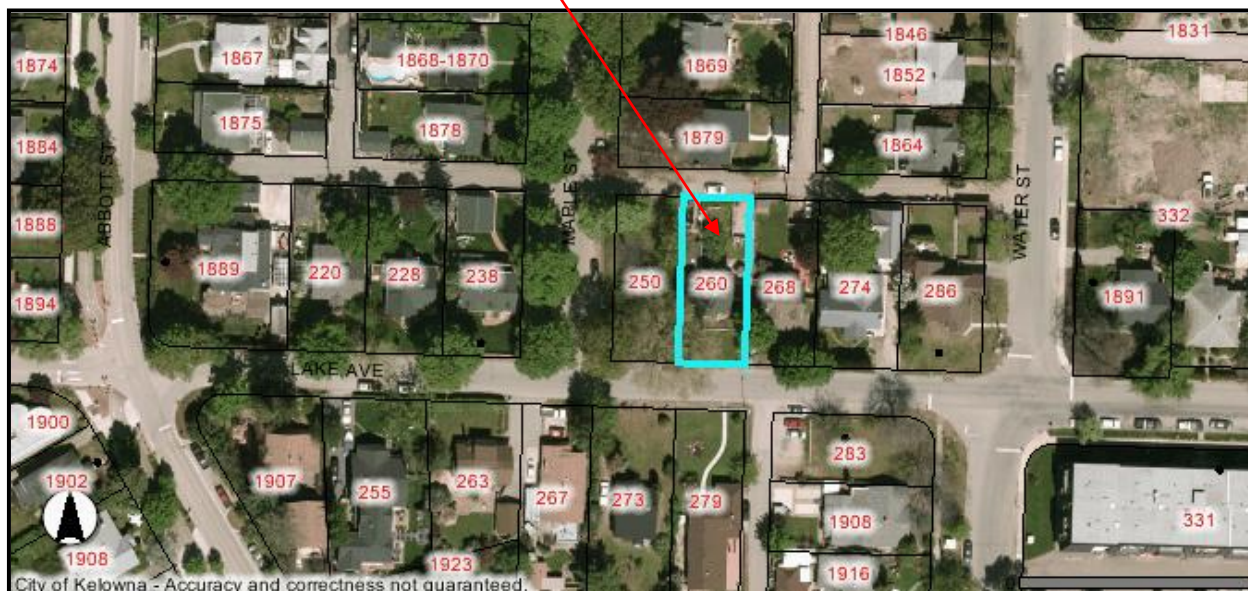
The subject property is located on the north side of Lake Avenue in the Abbott Street Conservation area of Kelowna in close proximity to the Hospital and Downtown centre. The subject property is designated as Single/Two Unit Residential in the Official Community Plan, and the current building and dominate style are identified within the 'Colonial Revival' style.

The property is not on the Heritage register. Surrounding land uses are:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU1 - Large Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
East	RU1 - Large Lot Housing	Residential
West	RU3 - Small Lot Housing	Vacant Lot



#### 4.4 Subject Property: 260 Lake Avenue



#### 4.5 Zoning Analysis

The proposed application meets the requirements of RU1c- Large Lot Housing with Carriage House zone follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1c ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	589 m <sup>2</sup>	550 m <sup>2</sup>
Lot Width	16.104 m	15 m
Lot Depth	36.265 m	30.0 m
Site Coverage (buildings)	29 %	40%
Site Coverage (buildings/parking)	35 %	50%
Principal Dwelling		
Height	6.5 m / 1.5 storeys	2 ½ storeys / 9.5 m
Front Yard	9.92 m	4.5 m
Side Yard (e)	4.9 m	2.0 m (1 - 1 ½ storey) 2.3 m (2 - 2 ½ storey)
Side Yard (w)	0.68 m ①	2.0 m (1 - 1 ½ storey)
Rear yard	16.07 m	7.5m



Carriage House Development		
Height	4.5 m	1 ½ storeys / 4.5 m
Front Yard	Exceeds requirements	4.5 m
Side Yard (e)	3.0 m	2.0 m (1 - 1 ½ storey)
Side Yard (w)	2.0 m	2.0 m (1 - 1 ½ storey)
Rear yard	1.5 m	7.5m
Distance between dwellings	8.2 m	4.5m
Accessory foot print	72.15 m <sup>2</sup> or 12% of lot area	Lesser of 90m <sup>2</sup> or 14% of lot area
Floor Area of principal dwelling ratio	Principal dwelling: 155 m <sup>2</sup> Carriage House: 89 m <sup>2</sup> 57 %	Lesser of 90m <sup>2</sup> or 75% of the for principal dwelling
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
① variance sought to legitimize west side yard setback.		

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

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

#### 5.3 Heritage Conservation area - Objectives:<sup>2</sup>

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Chapter 16



## 6.0 Technical Comments

### 6.1 Building & Permitting Department

1) This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This building may be designed to low, which may affect the form and character of the building.

2) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.

3) Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).

4) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

### 6.2 Development Engineering Branch

The following requirements are trigger by the Development Engineering:

Domestic Water and Fire Protection: This property is currently serviced with a 19mm-diameter copper water service. The service will be adequate for this application. One metered water service will supply both the main residence and the suite.

Sanitary Sewer: Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber which is adequate for this application.

Road Improvements: Lake Ave frontage improvements have been satisfied as part of a previous rezoning Z12-0059.

Development Permit and Site Related Issues: On-site parking modules must meet bylaw requirements. Direct the roof drains into on-site rock pits.

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

### 6.3 Fire Department

Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met. If a fence is ever constructed between the dwellings a gate with a clear width of 1100mm is required. Any gate is to open with out special knowledge. Additional visible address is required from Lake Ave. Emergency access is from the main roadway and not the lane.

### 6.4 Fortis Electrical

There are primary distribution facilities along both Lake Avenue and the laneway adjacent to the north property line. The applicant is responsible for costs associated with any changes to the subject lot'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.

## 7.0 Application Chronology

Date of Application Received: July 22, 2013

Community Heritage Commission August 1, 2013

The above noted application was reviewed by the Community Heritage Commission at the meeting on August 1, 2013 and the following recommendations were passed:

THAT the Community Heritage Committee support rezoning application No. Z13-0031 at 260 Lake Avenue to rezone the subject property from the RU3 zone to the RU1c zone.

### Report prepared by:

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Birte Decloux, Urban Planner

Reviewed by:

☐

Danielle Noble-Brandt, Urban Planning Manager

Approved for Inclusion:

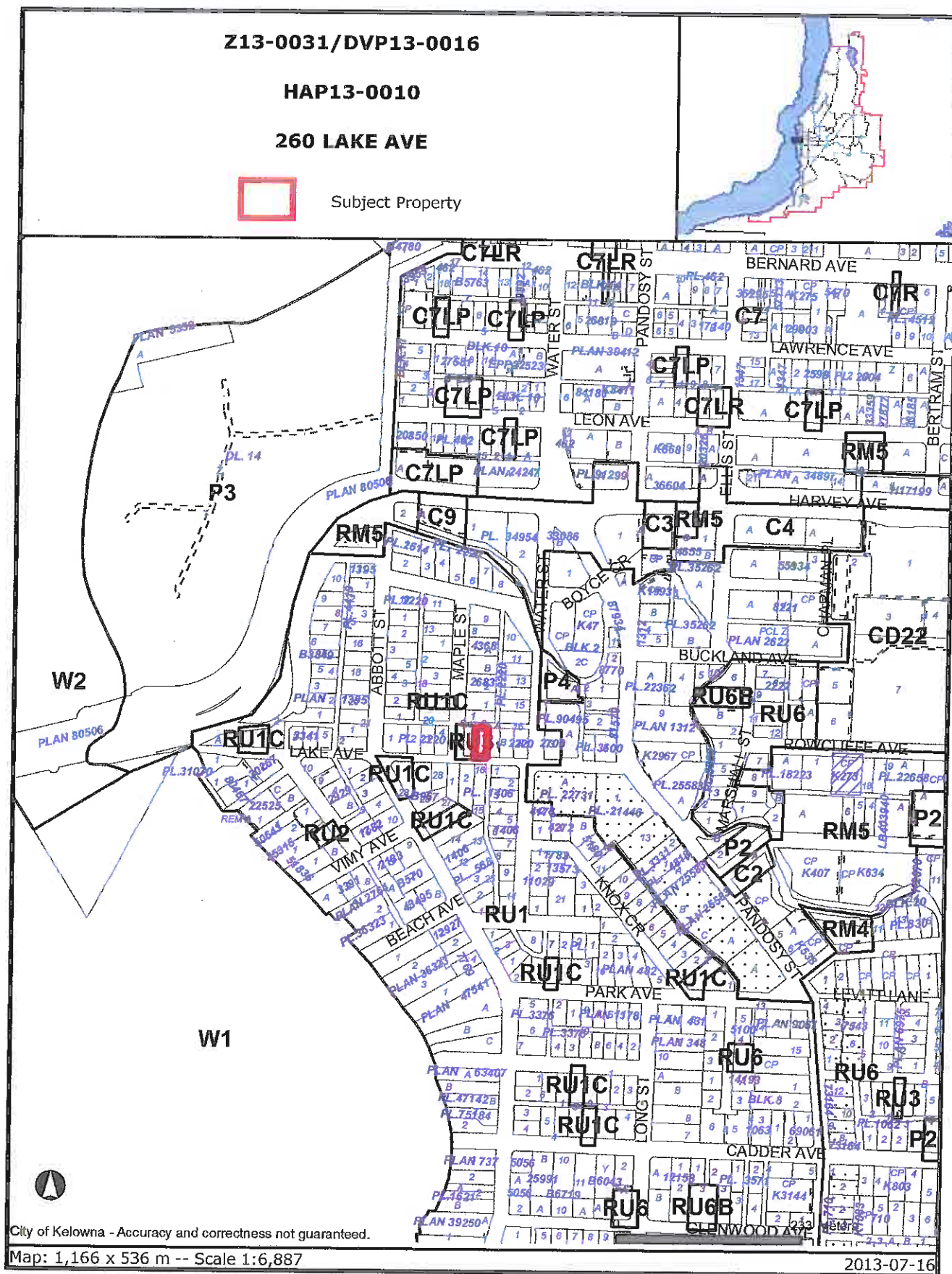
☐

Doug Gilchrist, Divisional Director, Community Planning and Real Estate

### Attachments:

Subject Property Map  
Site Plan / Survey Plan  
Conceptual Elevations  
Context/Site Photos  
Rationale

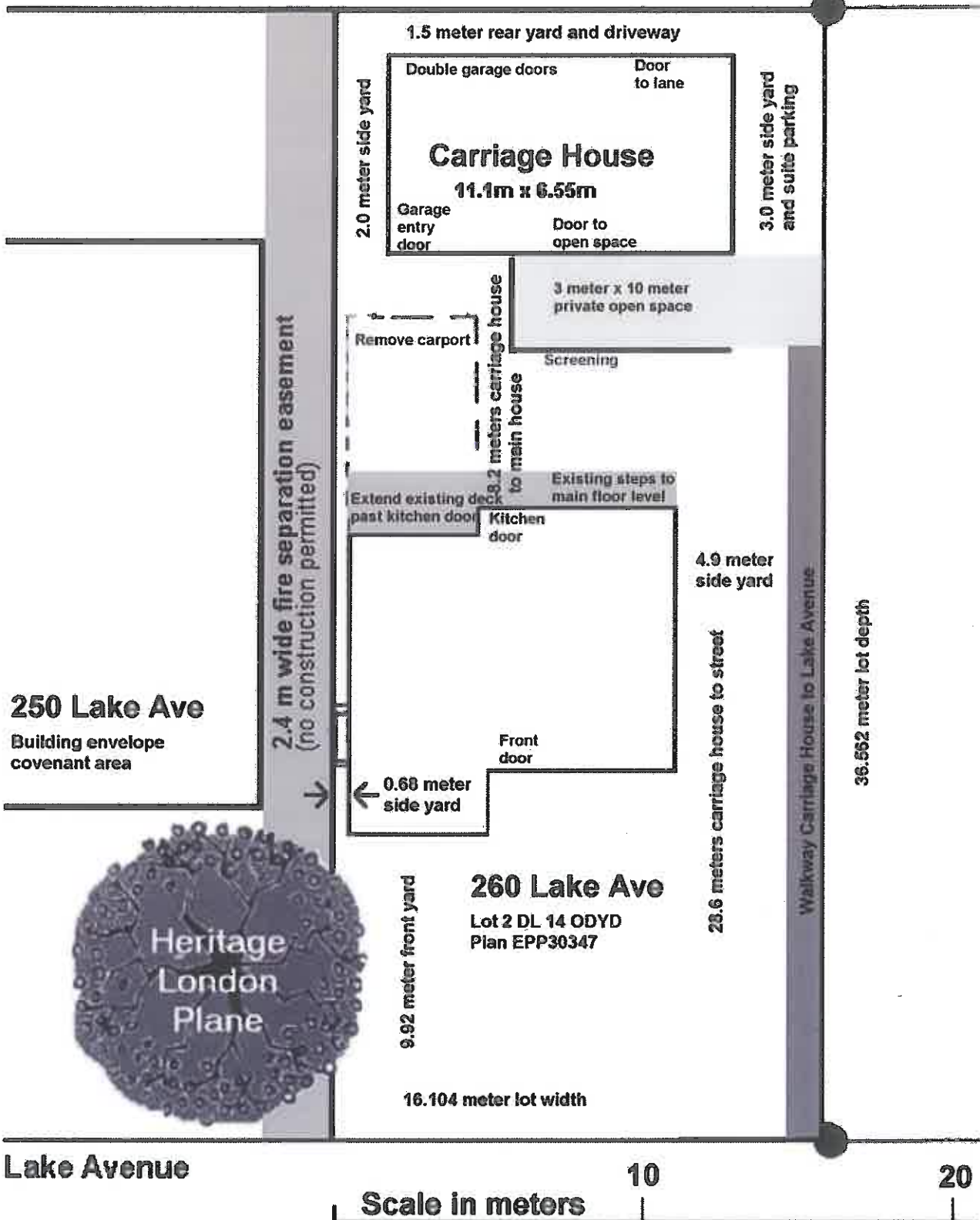




Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.



LANE



Phone 250 212 3538  
Fax 778 478 3538  
Email marianne@hill@gmail.com

Marianne J Hill  
260 Lake Avenue  
Kelowna, BC V1Y 5W7

**Lemon Garden Design**

Proposed Carriage House for 260 Lake Avenue, Kelowna

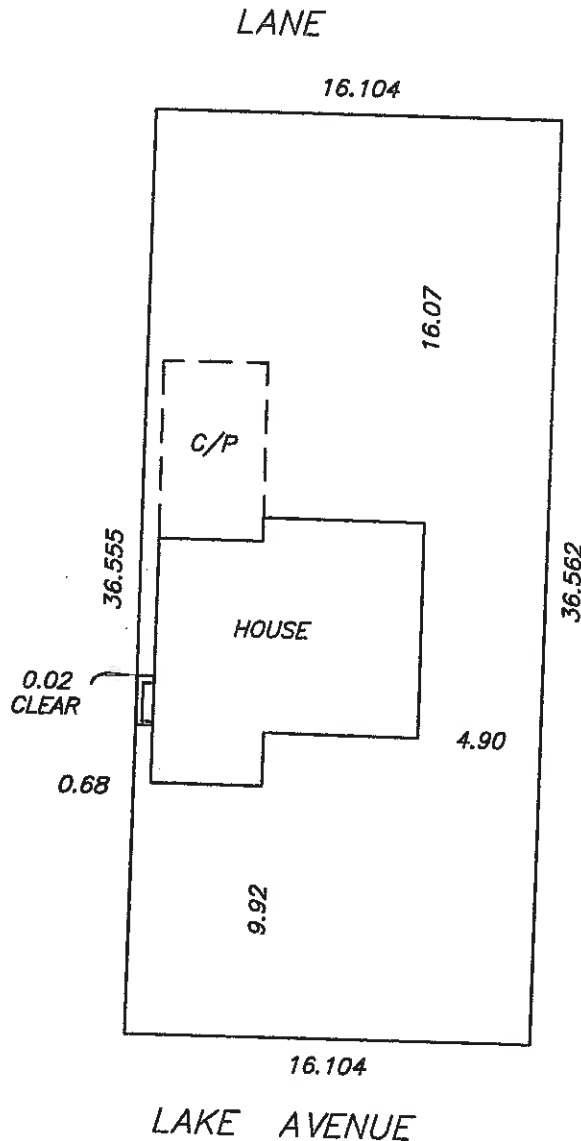
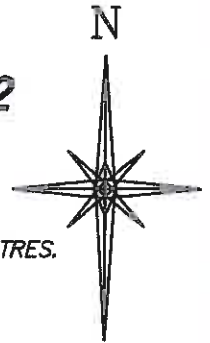


# B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING ON PROPOSED LOT 2 PLAN EPP30347 D.L. 14 O.D.Y.D.

Civic Address:  
260 Lake Avenue  
Kelowna, BC

SCALE 1:300

DISTANCES ARE IN METRES.



All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

© This document is not valid unless originally signed and sealed.

**CERTIFIED CORRECT**

this 29th day of April, 2013.

*D.A. Goddard*

D.A. Goddard BCLS

This plan was prepared for municipal purposes and is for the exclusive use of our client.

**FILE 15941 FB 360**

CLIENT MARIANNE HILL

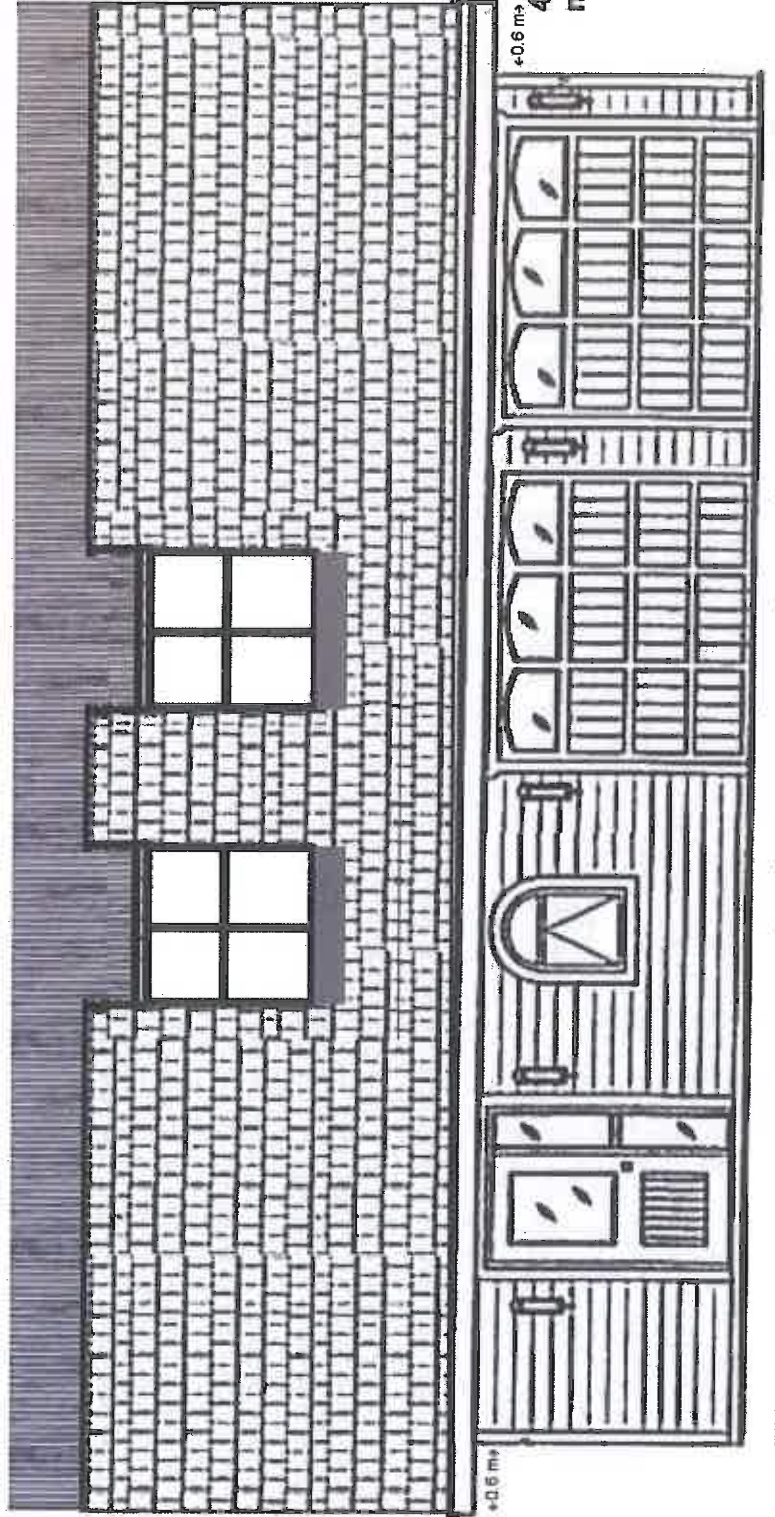
This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

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



1.2 m | 1.0 m | 1.2 m

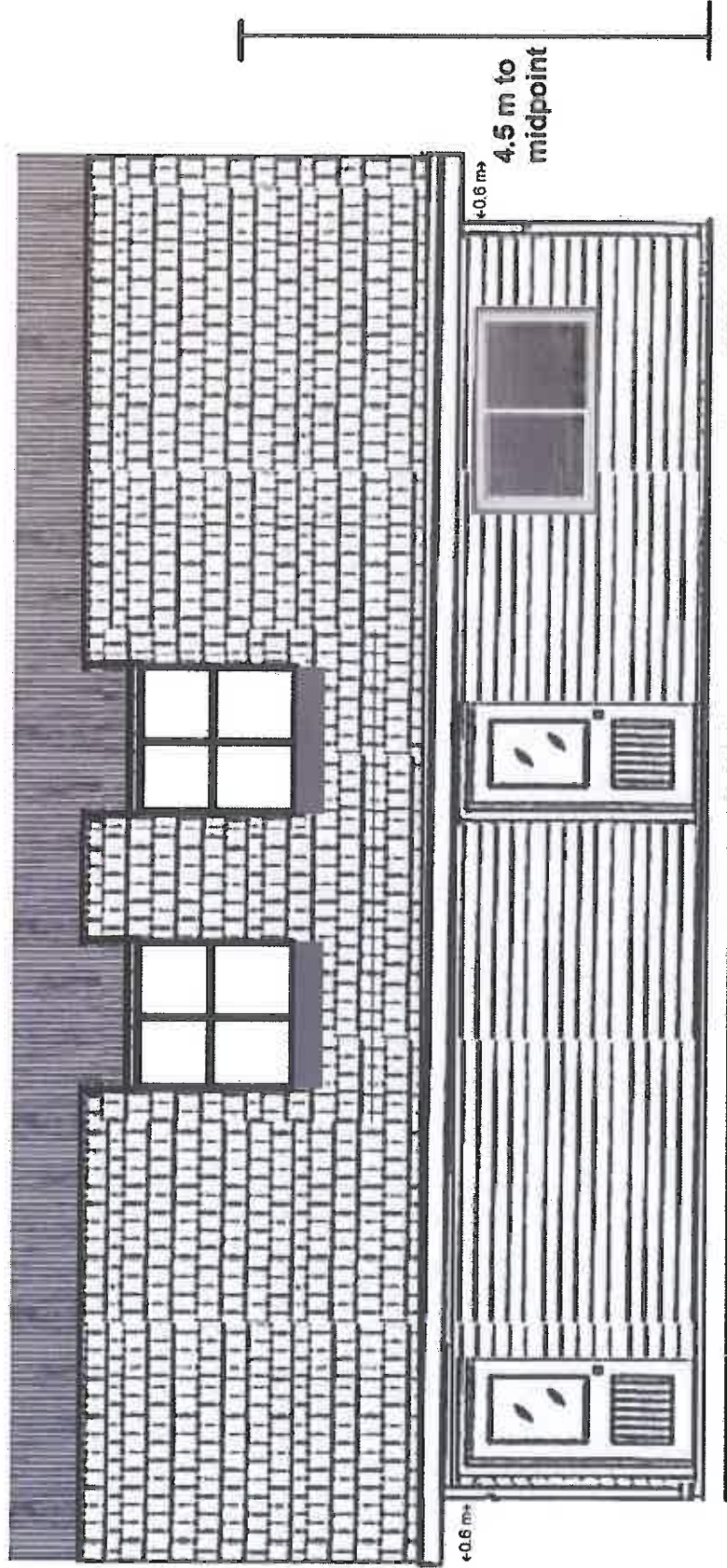


11.1 m

**North Elevation**



1.2 m | 1.0 m | 1.2 m



11.1 m

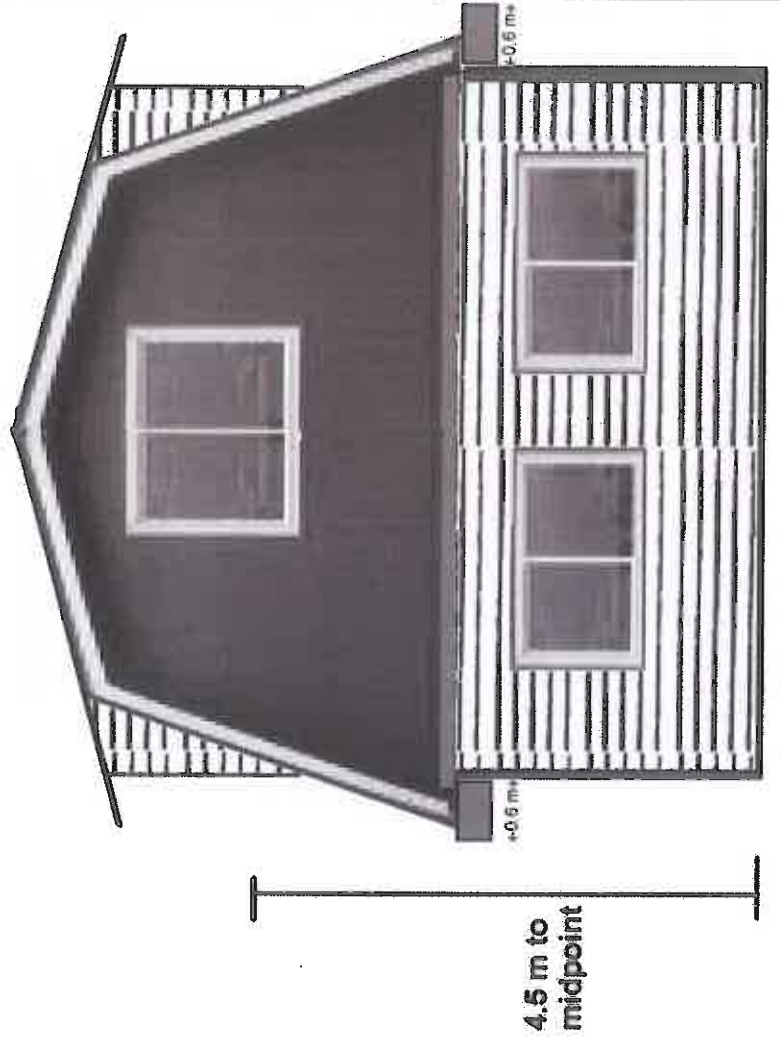
South Elevation





## The Inspiration for the Design

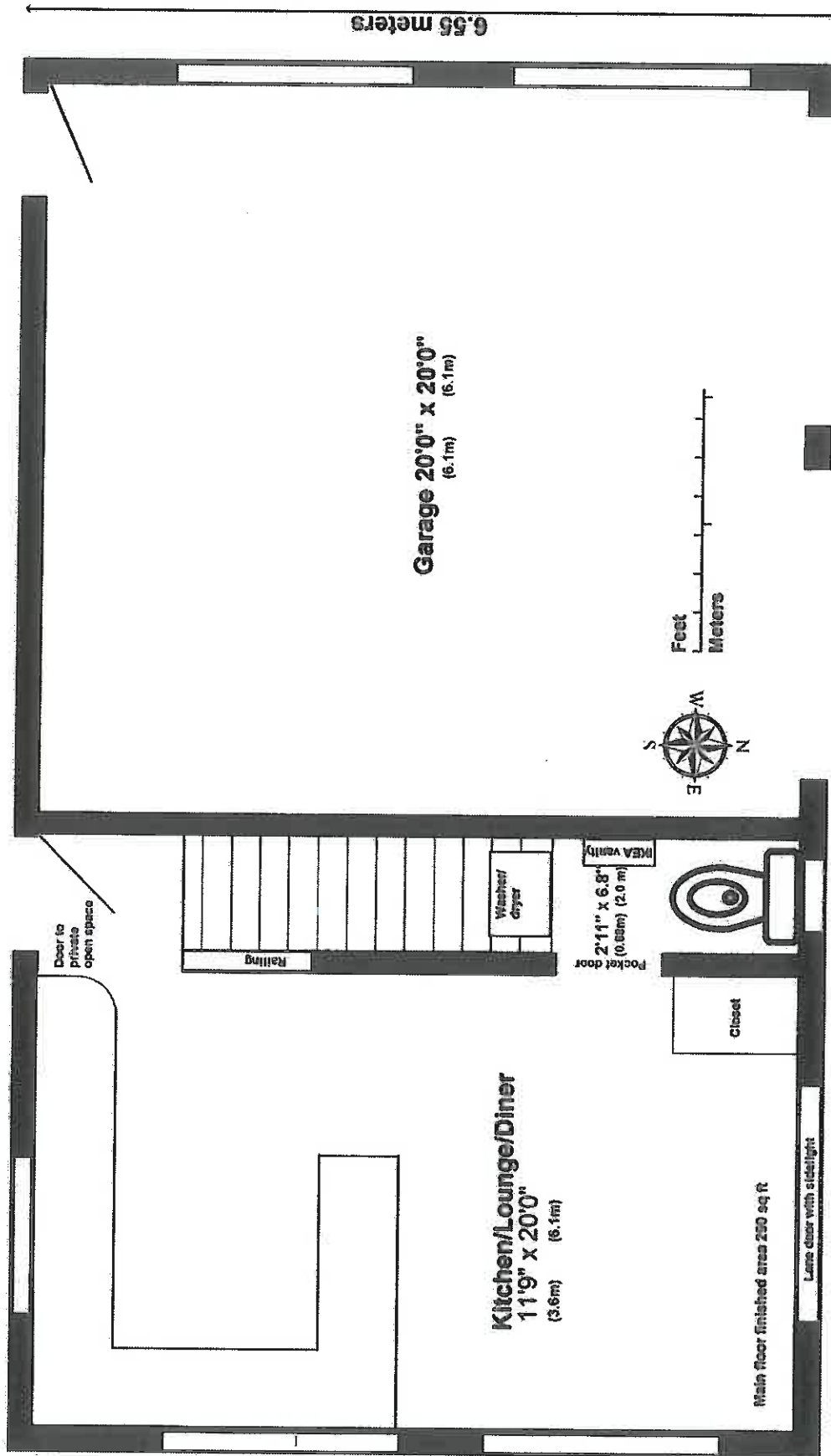
Colonial Cottage in Woodstock, Vermont



## End Elevations



11.1 meters

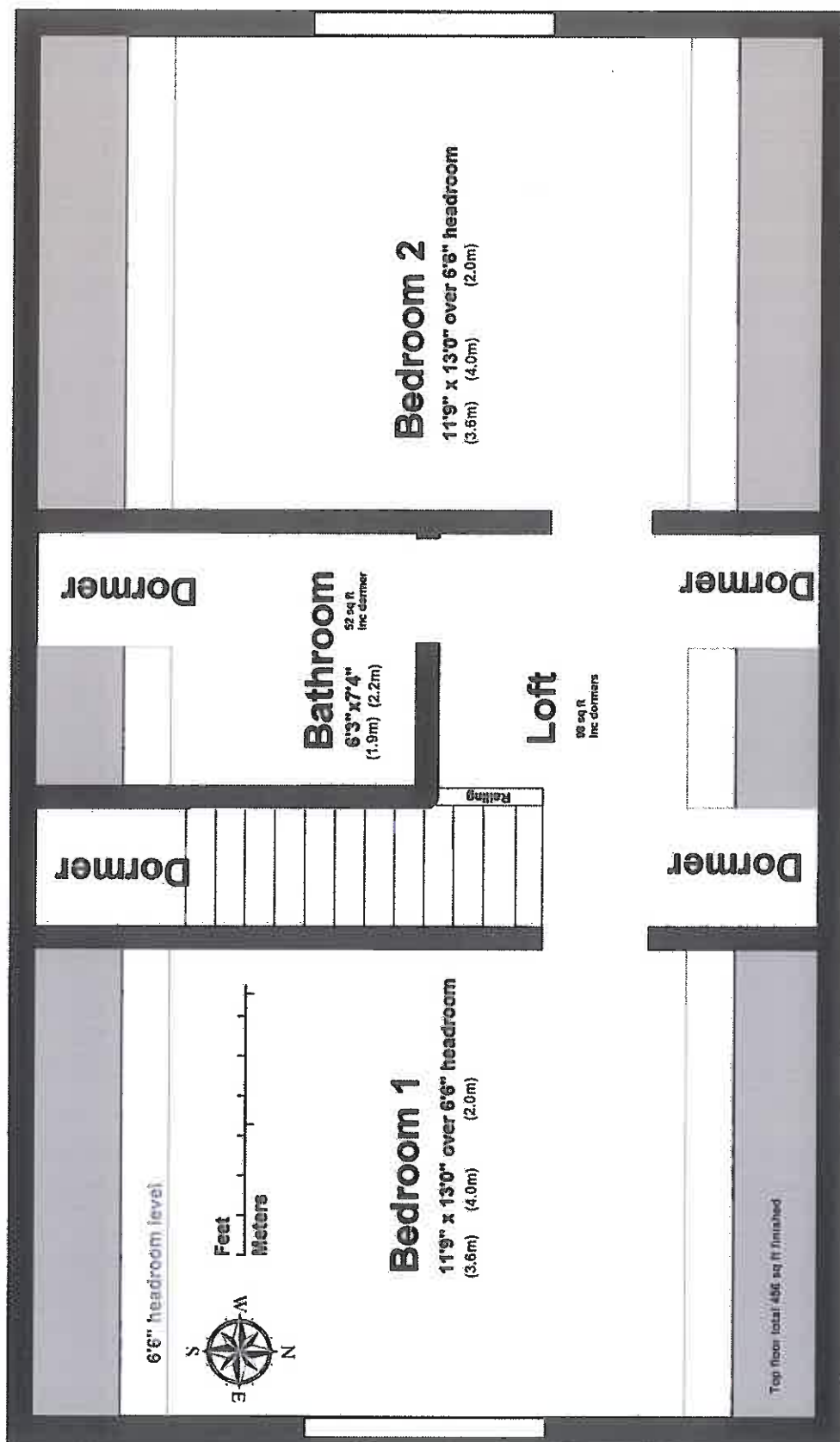


Main floor plan



11.1 meters

6.55 meters



Upper floor





# Landscaping Plan

## 260 Lake Avenue

The landscaping plan for the vicinity of the proposed carriage house will follow the "Country Garden" theme adopted for the existing house,

Smaller vistas will incorporate floral features and planters similar to that shown to the right here, which is a shot of a planter currently in use at the southwest corner of the existing house.



Broader vistas will be similar to the picture below, which is shot of the front garden of the existing house.

The area currently occupied by the carport which is to be removed will be laid down to lawn, as will the open expanse of the rear yard and the private open space for the suite.

It is doubtful that the mature apple tree can be saved because the heartwood is almost totally rotted.







● View north east



● View south east



● View south west



● View north west



● View south east



● View south west



● View north west



● View north east

## 2501/260 Lake Avenue Kelowna

### photographs of immediate area



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## 260 Lake Avenue Redevelopment



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A development which preserves the existing house and tree while adding another dwelling

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Statement of Rationale

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## The Original Situation

### Two separate large lots, but only one small house

The parcel consisted of two lots, Lot 5 Block D District Lot 14 Osoyoos Division Yale District Plan 2220 and Lot 6 of the same block, containing one small house, municipally known as 260 Lake Avenue. That house comprises 1,686 sq ft (approx 155 square meters) on two floors. Each lot comprised 535 square meters.



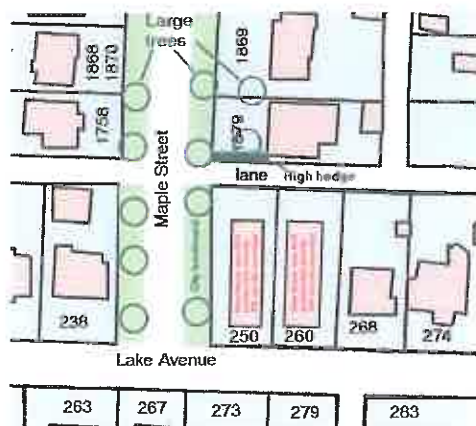
Both lots were zoned RU1 (Large Lot Housing). A satellite view with the lot boundaries superimposed is shown here.

In 1939 a building permit was issued for construction of the house on the easternmost of the lots (Lot 6). However, as a result of a builder's error the house was constructed such that it encroached 1.5 meters (about 5 feet) onto the westernmost Lot 5.

For over seventy years this prevented the development of Lot 5, perpetuating an extremely inefficient use of land within this central, single-detached neighbourhood.

---

## “As-Of-Right” Development Option



Within the RU1 zone the zoning bylaw permits site coverage of up to 40% which would be 214 square meters for each lot. Side yard requirements reduced Lot 5 to a coverage of 192 square meters. This configuration is shown here.

214 square meters is 2,303 square feet and adjusting for wall thicknesses, etc. results in a finished area of about 2,107 square feet per story. A 2½ story house could therefore legally have about 5,250 square feet. The equivalent for Lot 5 would be about 4,750 square feet.

**Within the existing zoning, two houses with a total floor area of 10,000 square feet could have been constructed.** However this would have required demolition of the existing house and felling the historic London Plane tree.

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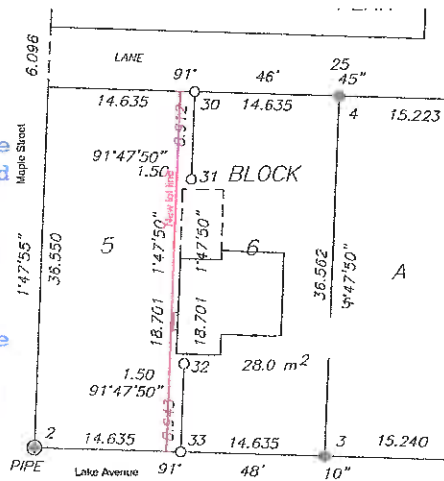


## Preservation of Existing House

The initial design proposal for construction on #250 was not accepted by Kelowna City Council although an alternative design may be submitted at a later date.

However, this lot line adjustment also rendered #260 of a conforming size for the construction of a carriage house and the owner has elected to proceed with this, if approved, ahead of developing #250.

Additionally or alternatively, now that the lots may both be built on, #250 may be sold to another developer.



In order to avoid demolition of the existing house and destruction of the tree in order to develop the vacant lot, the owner opted to resolve the encroachment by adjusting the lot boundary line 1.5 meters to the west and designing a house smaller than the maximum allowed by the zoning to place upon it.

Provisions of the provincial Land Titles Act required that both lots be zoned as RU3 (Small Lot Housing) at the time the lot line adjustment was made.

Accordingly, the owner made a rezoning application which was approved by Council after a public hearing on December 11<sup>th</sup>, 2012.

Subsequently a Heritage Alteration Permit was sought for the construction of a house with a finished floor area of 2,637 square feet on Lot 5 (250 Lake Avenue).

**Completion of this new house will result in a total developed floor area of 4,323 square feet for the two properties, as compared to the original as-of-right figure of 10,000 square feet.**

## Addition of Garage to Existing House



The flat-roofed carport added to the existing house in 1964 is not appropriate to the style of the house itself. It does not complement the New England style of the existing house, but rather clashes with it.

Accordingly, the owner proposes to remove the carport and to construct a double garage, also accessed from the lane.

In keeping with most such recent garage construction in the area, the owner proposes to incorporate a secondary suite of some 960 square feet in this accessory building.

**Addition of such a suite will result in a total finished floor area of 5,283 square feet for the two properties, as compared to the original as-of-right figure of 10,000 square feet.**

Inclusion of this suite in the garage building will require the zoning of the property to revert to Large Lot Housing.



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## Zoning Considerations

Rezoning to Small Lot Housing (RU3) was performed with either reluctance or outright opposition from all parties involved, the owner, the community, city staff, KSAN, FRAHCAS, Community Heritage Committee and City Council.

There was little objection to rezoning the vacant lot because correcting the encroachment reduced its width below the legal minimum for RU1, but real concerns were expressed as to the ramifications of rezoning the lot with the old house.

It was approved as a necessary legal technicality because it was the only way in which the old house and tree could be preserved while developing the vacant lot.

However, once the revised lot details had been filed with the provincial Land Titles Office, jurisdiction over the property reverted wholly to the City of Kelowna.

Accordingly it is now legally possible to change the status of the lot to that which most people considered most desirable originally, had it been legal. That is, to zone the lot Large Lot Housing and accept the non-conforming status of the existing house by granting a zero lot line variance for that house alone.

That obviates one concern expressed about the zoning, namely the existence as a precedent of two adjacent properties both zoned RU3 in a Heritage Conservation Area.

That concern was expressed in terms of a fear that two adjacent RU1 lots with an aggregate total width of at least 25.5 meters could be rezoned to RU3 and then re-subdivided into three lots.

Another concern obviated would be the fear which someone expressed that a future owner of the property could, under RU3, demolish the old house and build a 5,750 square foot "castle" right up to the western lot line. Under RU1 that would not be possible, since the new construction would have to honour RU1 setbacks.

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## Enhanced Preservation of Old House



Although the RU3 zoning and lot line adjustment made it possible to develop the vacant lot without demolition of the existing house, it did not guarantee it. A future owner could still demolish the old house and build a 5,750 square foot property on the lot.

Construction of a "carriage house" pattern garage with site coverage of 71 square meters would reduce the available site coverage from 236 to 165 square meters, unless the carriage house were also demolished.

This, plus the increased market value resulting from the addition of such a structure and the extensive restoration which the encroachment correction made viable, makes demolition much less attractive economically to a potential redeveloper. It will no longer be possible to view the house as a "tear-down" inefficiently occupying valuable land.



## Aesthetic Considerations



The view of the property along the lane, when looking east from Maple Street is currently not the most aesthetically pleasing.

In particular the carport, which was added in 1964, does not conform in style with either the house it is attached to or the surrounding properties, particularly those on Maple Street.

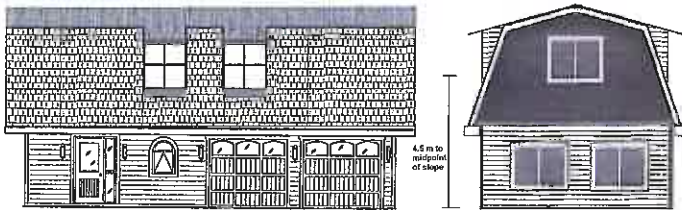
Neighbours have expressed negative sentiments about it and these are shared by the owner.



The new house proposed for construction on the vacant lot (250 Lake Avenue) will ameliorate the situation to a certain extent by blocking the view of both the carport and the plethora of mismatched fencing from some viewpoints.

However, they will still be clearly visible from Maple Street and the Maple Street end of the back lane since the new house will have a 7.5 meter rear yard setback.

Construction of the carriage house proposed here will dramatically enhance the appearance of the back lane and the rear of the property.



It will complement in style both the existing house and the neighbourhood.

Various groups have expressed the desire that the 1800 block of Maple Street should match the appearance of Eastern Canada and New England,

not only in order to maintain a consistency of architecture, but to make it more attractive as a location for the TV and film industry.

**This development will contribute strongly to the achievement of that goal.**



# REFERENCE PLAN OF EASEMENT IN LOT 1 D.L. 14 ODYD PLAN EPP30347

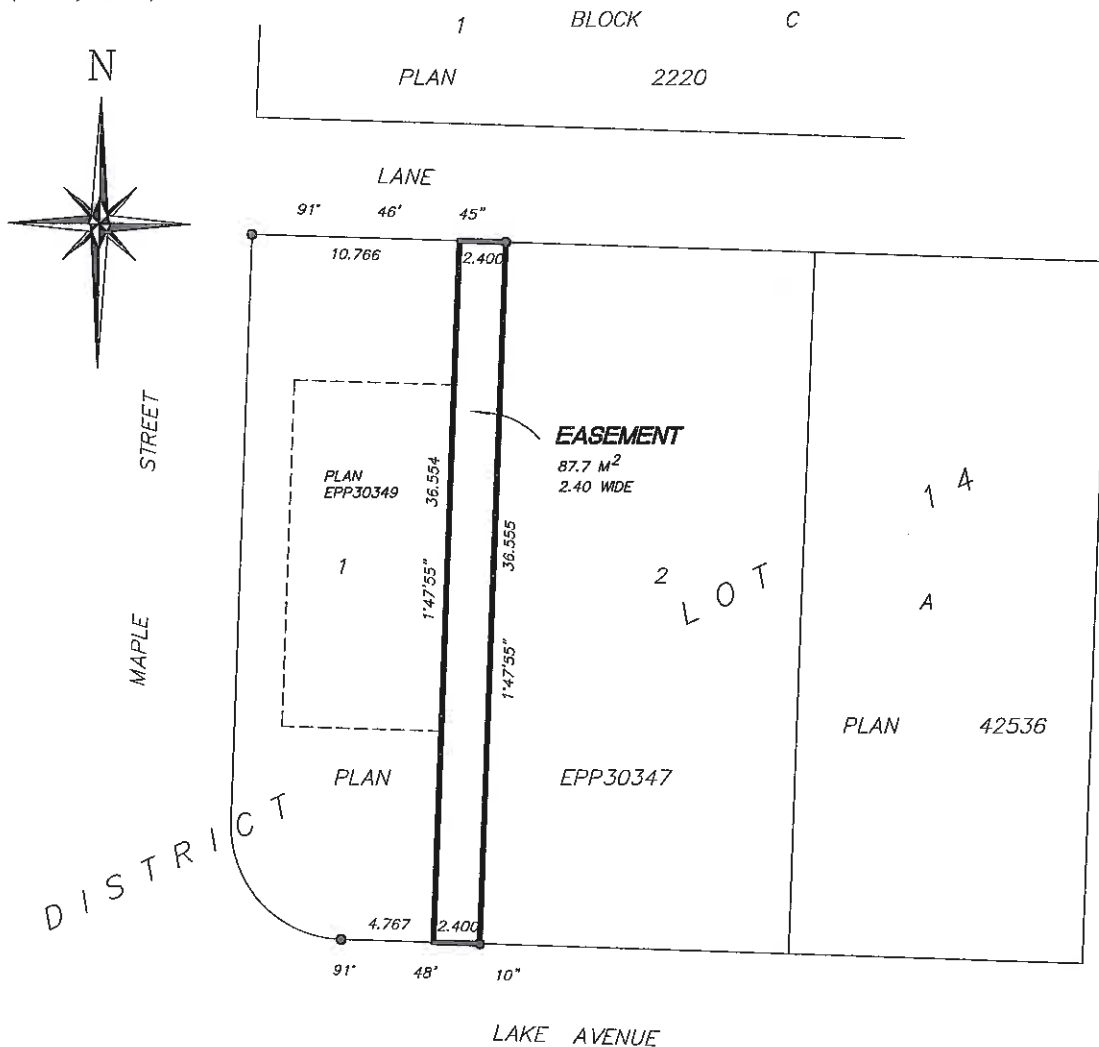
EPP 30348

PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT

SCALE 1:250 BCGS 82E.083



The intended size of this plan is 279 mm in width by 432 mm in height (B size) when plotted at a scale of 1:250.



## LEGEND

- Iron Post Found
- Iron Post Set

This plan lies within the Central Okanagan Regional District.

The field survey represented by this plan was completed by Douglas A. Goddard on the 26th day of April, 2013.

Grid bearings are derived from Plan EPP30347.

15941 EASEMENT FB 360

Integrated survey area No. 4 - City of Kelowna NAD83 (CSRS).

This plan shows horizontal ground-level distances except where otherwise noted.

D.A. Goddard Land Surveying Inc.  
103-1358 ST. PAUL STREET KELOWNA PHONE 250-763-3733



**CITY OF KELOWNA**  
**BYLAW NO. 10890**  
**Z13-0031 - Marianne Hill**  
**260 Lake Avenue**

---

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, District Lot 14, ODYD, Plan EPP30347 located on 260 Lake Avenue, Kelowna, B.C., from the RU3 - Small Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



# REPORT TO COUNCIL



**Date:** September 27<sup>th</sup>, 2013

**RIM No.** 1250-30

**To:** City Manager

**From:** Urban Planning, Community Planning & Real Estate (AW)

**Application:** DP13-0150      **Owner:** HSC Holdings Ltd. &  
T & A Synergy Enterprises Ltd.

**Address:** 1824 & 1810 Gordon Drive      **Applicant:** Scuka Enterprises

**Subject:** Development Permit

**Existing OCP Designation:** Mixed Use (Residential / Commercial)

**Existing Zone:** C4 - Urban Centre Commercial

---

## 1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP13-0150 for Lot 1 & 2, District Lot 138, ODYD, Plan EPP19088, located at 1824 & 1810 Gordon Drive, Kelowna B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C".

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council's approval of the Development Permit Application in order for the permit to be issued.

## 2.0 Purpose

To consider a new Development Permit for the form and character of a revised proposal to add an additional storey to the previously approved two storey commercial project.

## 3.0 Urban Planning

A Development Permit and Development Variance Permit for this project was approved by Council in October of 2011 for a development consisting of two commercial buildings. Since the



original approval the long property fronting Laurier Avenue, Borden Avenue and Gordon Drive was subdivided in two with one of the properties being sold. The new owner would like to move forward with the building that fronts the corner of Borden Avenue and Gordon Drive. The amendment contemplates adding an additional storey while the phase fronting Laurier Avenue and Gordon Drive will stay as a 2 storey structure and will move forward at a later date.

The proposed development would be a welcomed addition adjacent to the Capri/Landmark Urban Centre. The street level retail component assists on-going efforts to create a pedestrian-friendly environment in the area, and the resulting street edge will help to guide new development in the area and establish a streetscape rhythm. Besides the additional storey being added to building located at the corner of Gordon Drive and Borden Avenue, the project remains unchanged.

The building's design elements and height are scaled appropriately, and a mix of classic building materials are proposed. The pedestrian experience will be enhanced through numerous retail frontages and the proposed landscaped courtyard, increasing pedestrian connectivity through the site and allowing for permeability through the Gordon Drive frontage. The building's orientation and landscape plan effectively addresses and frames both intersections (Gordon/Borden & Gordon/Laurier).

Staff remain supportive of the proposal, as it is seen to meet the objectives and supporting policies of the Official Community Plan (OCP). The development places a clear emphasis on human scale buildings that feature strong relationships to each street frontage and the additional storey results in a higher density project. These elevations maintain strong pedestrian orientation, with main building entrances facing the street and the parking area.

## **4.0 Proposal**

### **4.1 Project Description**

Two separate building are contemplated as part of the comprehensive proposal. One building would be orientated towards the corner of Gordon Drive and Borden Avenue, while the other would face the corner of Gordon Drive and Laurier Avenue. The building fronting Borden has been amended as a 3 storey building and the Laurier building will be 2 storeys. The lower levels are intended to accommodate general commercial/retail, and office space planned for the upper storeys. Individual tenant spaces would have entrances from the frontage roads and/or the internal parking area, as well as the internal lobby spaces. The proposed building materials & colours consist primarily of neutral-toned stucco, black metal canopies and window trim, grey window sills/headers, and Newcastle brick runs.

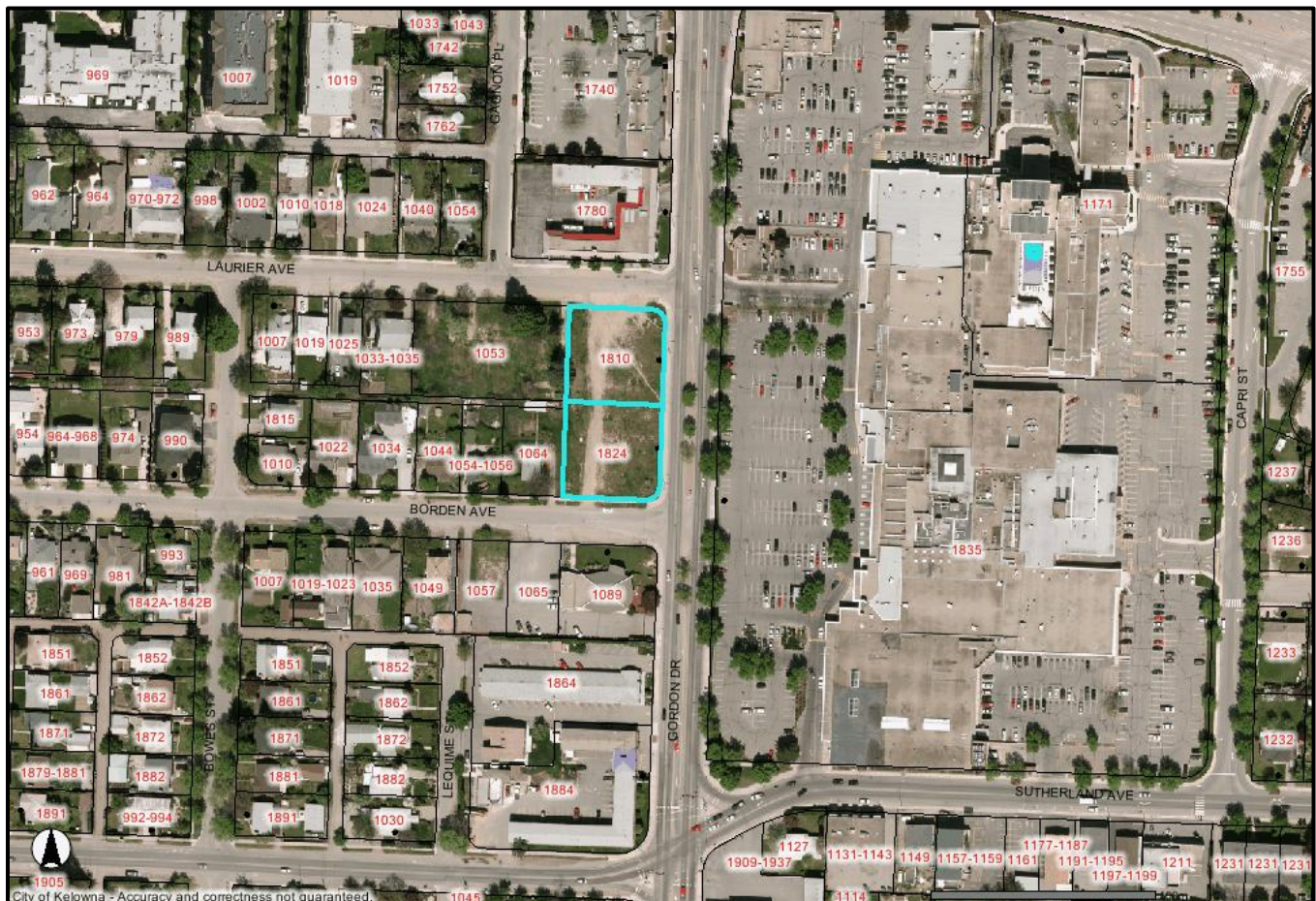
Site access would be limited to secondary roads - Laurier Ave and Borden Ave - with no vehicular access from Gordon Drive. A total of 60 surface parking stalls are provided behind the two buildings. The original application included a Development Variance Permit to exceed the maximum parking requirements. With the addition of the 3<sup>rd</sup> storey the variance is no longer required for the Borden / Gordon building but is still being contemplated for the Laurier / Gordon building. The applicant had requested the variance based on the health services tenants planned for the second floor offices, which typically have higher parking needs. Linking the two buildings is a landscaped pedestrian courtyard/plaza space with seating areas and a water feature. Street trees are proposed along the Laurier and Borden Avenue frontages, as well as decorative plaza paving treatment at either corner. The proposal conforms to Zoning Bylaw No. 8000 (with approved variance noted) as follows:



Criteria	Proposal		C4 Zone Requirements
	1824 Gordon Dr.	1810 Gordon Dr.	
F.A.R.	0.90	0.57	1.0
Height (m)	12.2m	9.2m	15.0m
Height (storeys)	3 storeys	2 storeys	4 storeys
Site Coverage	33%	33%	75%
<b>Required Setbacks</b>			
Front (Gordon Dr)	0.1m	0.1m	0.0m
Side (Laurier Ave)	0.1m	0.1m	0.0m
Side (Borden Ave)	0.1m	0.1m	0.0m
Rear (west)	20.2m	20.2m	6.0m
<b>Other Regulations</b>			
Parking Spaces	28 stalls required 35 stall max. permitted 30 stalls proposed	18 stalls required 23 stall max. permitted 31 stalls proposed <sup>①</sup>	1.75 per 100 m <sup>2</sup> GFA 125% maximum
Bicycle Stalls	Class I: 3 spaces Class II: 8 spaces	Class I: 2 spaces Class II: 6 spaces	Class I: 0.2 per 100 m <sup>2</sup> Class II: 0.6 per 100 m <sup>2</sup>
Loading Stall	1 Stall	1 Stall	1 Stall each
<sup>①</sup> Denotes requested variance to maximum number of stalls permitted as approved by Council.			

#### 4.2 Site Context

##### Subject Property Map: 1824 & 1810 Gordon Drive





The subject properties are located on the west side of Gordon Drive adjacent to the Capri/Landmark Urban Centre. The Capri Centre Mall is immediately to the east. The surrounding area to the west is designated for future commercial and multi-family uses.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C9 - Tourist Commercial	Motel
East	C4LP - Urban Centre Commercial	Capri Centre Mall
South	P2 - Educational & Minor Institutional	Kelowna Buddhist Temple
West	RU6 - Two Dwelling Housing Proposed - RM3 - Low Density Multiple Housing C3 - Community Commercial	Existing Single/Two Family Proposed Townhome Development Commercial Development

## 5.0 Current Development Policies

### 5.1 Development Process (Chapter 5) - Considerations in Reviewing Development Applications

#### **Objective 5.8 Achieve high quality urban design.**

Streetscaping (Policy 2). Urban Centre roads should be considered as part of the public space and streetscaped with full amenities (i.e. sidewalks, trees and other planting, furniture, bike facilities, boulevards, etc.).

**Ensure opportunities are available for greater use of active transportation and transit to: improve community health; reduce greenhouse gas emissions; and increase resilience in the face of higher energy prices (Objective 5.10)**

**Maximize Pedestrian / Cycling Connectivity.** Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes.

**Transit Infrastructure.** Require that transit service needs to be integrated into community designs and development proposals to optimize access to transit service and incorporate essential infrastructure on transit routes identified.

### 5.2 Urban Design Development Permit Areas (Chapter 14) - Revitalization Design Guidelines

#### **Objectives**

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;
- Enhance the urban centre's main street character in a manner consistent with the area's character;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;



- Encourage an appropriate mix of uses and housing types and sizes;
- Design and facilitate beautiful public open spaces that encourage year-round enjoyment;
- Create open, architecturally-pleasing and accessible building facades to the street; and
- Improve existing streets and sidewalks to promote alternative transportation.

### **Guidelines**

#### *Relationship to the Street (Objective 2.0)*

- Ensure streetwall height is proportional (0.75:1 maximum) to the width of the street as measured from building face to building face. Any development that exceeds this height must utilize a podium and step back above the streetwall;
- Provide for public movement, street furniture, and building access zones to be incorporated into sidewalks adjacent to development;
- Design buildings to occupy 100% of a property's frontage along streets, eliminating elements that disrupt the streetwall such as off-street parking, dead spaces, empty lots, or driveways;
- Coordinate building setbacks with adjacent sidewalks to increase the space for public use (i.e., utilize a building setback or building indentation as a patio space or seating area, incorporate corner rounding into the public realm with specialized paving treatment and street furniture);
- Provide a high quality public realm consistent with the character of urban development (i.e. incorporate focal points/plazas, pedestrian pathways, parks and open space, enhanced streetscapes, and landscaping).

### **6.0 Technical Comments**

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

Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s) for new construction. Code analysis required for each of the two structures at time of building permit applications.

#### **6.2 Development Engineering Department**

Addressed as part of Z10-0103 and DP10-0172.

#### **6.3 Fire Department**

Fire department access, fire flows of 150ltr/sec, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. Additional comments will be required at the building permit application.

#### **6.4 Fortis BC**

Service right-of-way required for existing electrical works, which are to be relocated to facilitate the proposed development (at the applicant's cost).

### **7.0 Application Chronology**

Date Application Received: September 20, 2013

Original Council Approval: October 4<sup>th</sup>, 2011



**Report prepared by:**

---

Alec Warrender, Land Use Planner

**Reviewed by:**

☐

Danielle Noble-Brandt, Manager, Urban Planning

**Approved Inclusion:**

☐

D. Gilchrist, Community Planning & Real Estate Divisional Director

**Attachments:**

Subject Property Map

Site Plan

Elevations

Renderings

Landscape Plan





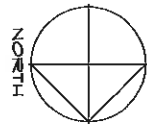
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.



REDDON GORDON

1824 Gordon Drive.

LAURIER AVE

[illegible]

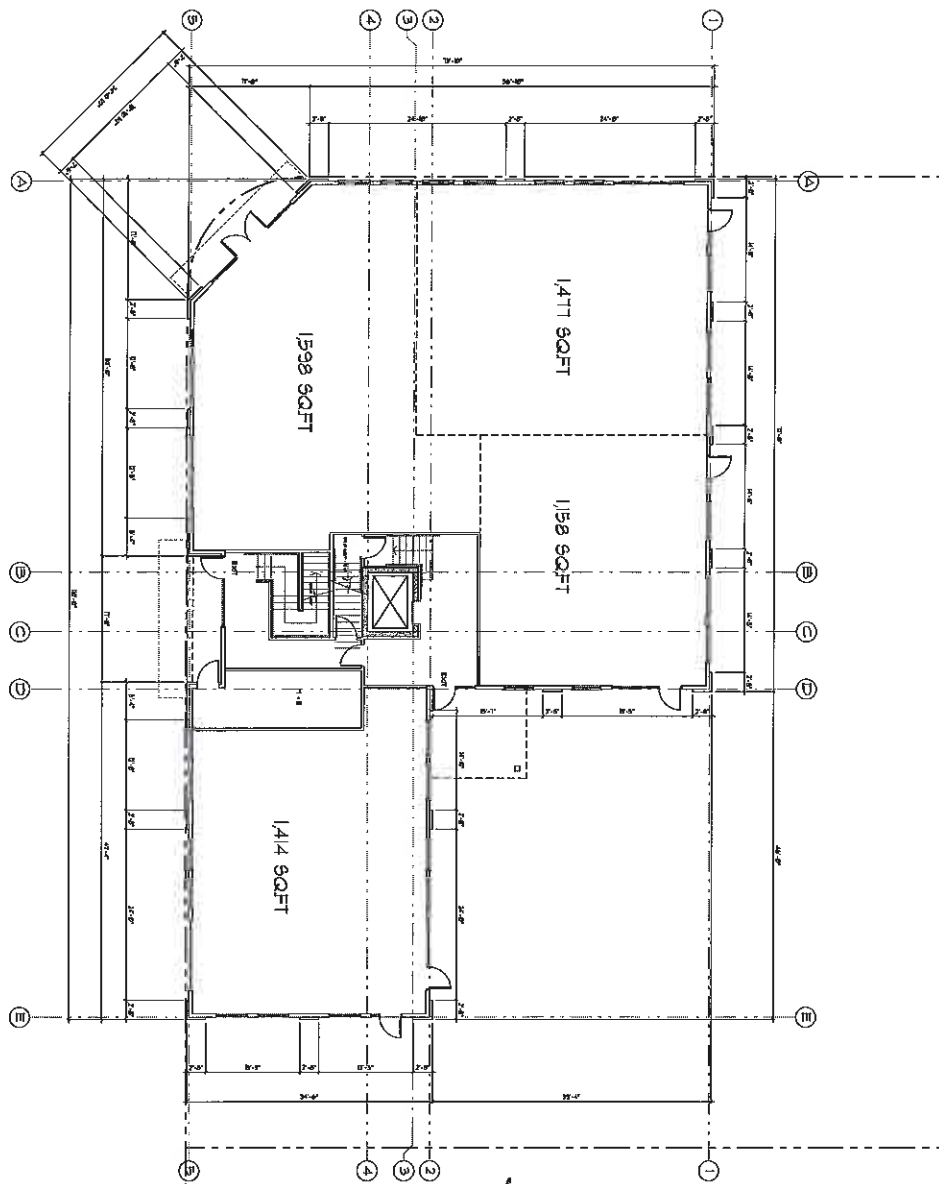
HANS P. NEUMANN ARCHITECT INC.  
DESIGN TECH DESIGN CONSULTANTS

**COMMERCIAL DEVELOPMENT**  
1824 GORDON DRIVE, KELOWNA, BC.

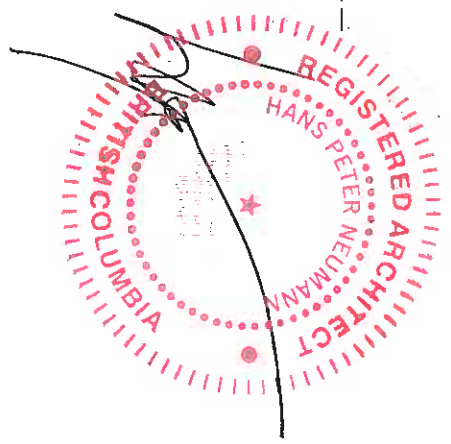
1520 HIGHLAND DRIVE NORTH  
KELOWNA, BC V1Y 4K6  
HOME: (250) 868-0876 FAX: (250) 868-0837

No.	DATE	DESCRIPTION
	5/16/200	REVIEWED FOR DP





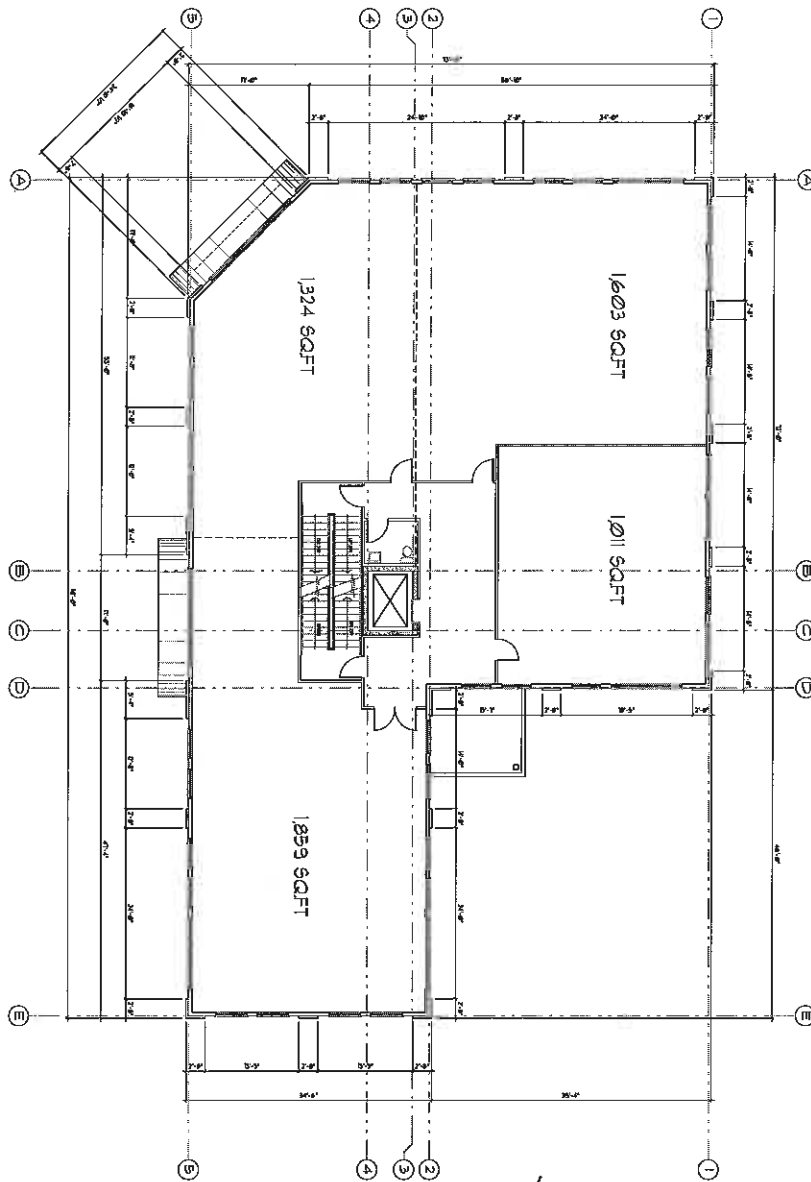
1824 Gordon Drive



SCHEDULE A  
 This forms part of development  
 Permit # DPB-0150

<b>HANS P. NEUMANN ARCHITECT INC.</b> <b>DESIGN TECH DESIGN CONSULTANTS</b> <small>3402 CASGRO ROAD, KELLOWNA, BC V1Y 4R4 PHONE: (250) 715-3985</small>		<small>1379 RIDGE ROAD DRIVE NORTH          KELLOWNA, BC V1Y 4G5          PHONE: (250) 868-9878 FAX: (250) 868-9837</small>							
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	NO.	DATE	DESCRIPTION						
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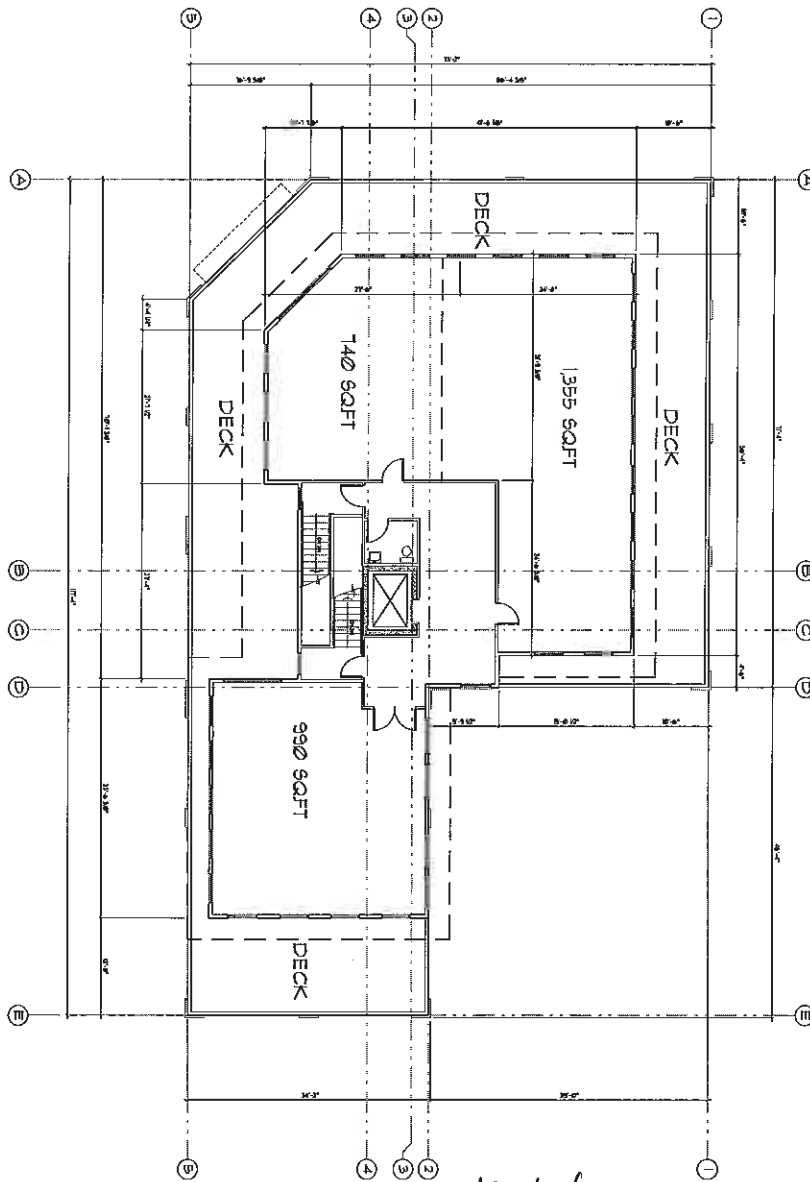
1824 Gordon Drive



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 This forms part of development  
 Permit # DB-0150

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1/16/2013		REVISED FOR DP													





1824 Gordon Drive

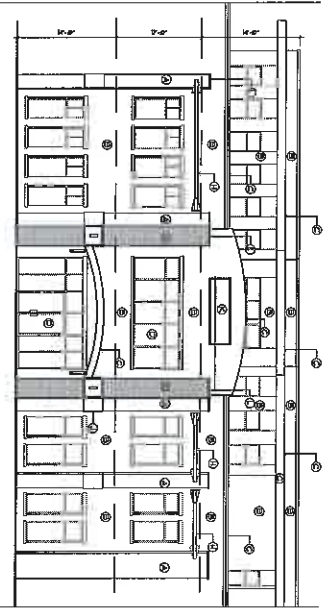


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 Permit # DD13-0150

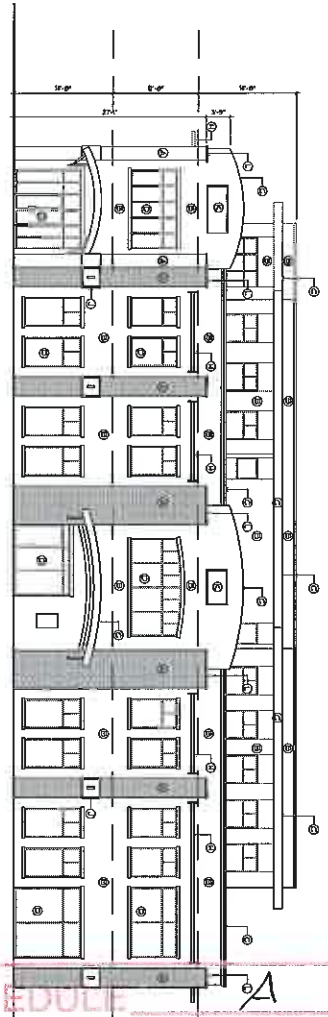
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DRAWING TITLE <b>THIRD FLOOR PLAN</b>																	



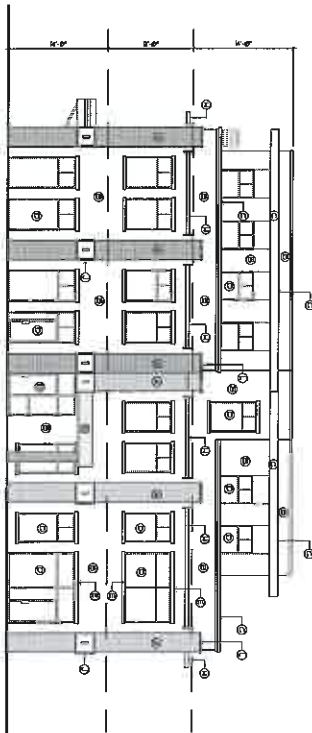
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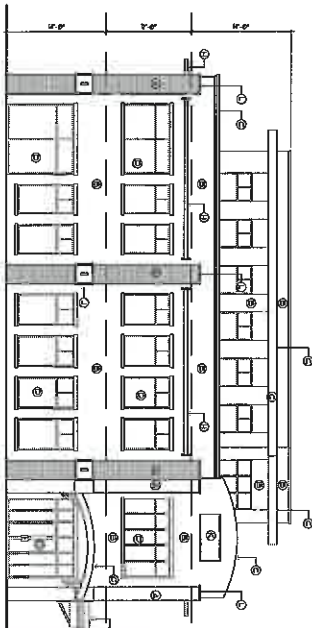
CORNER (SOUTH/EAST) ELEVATION



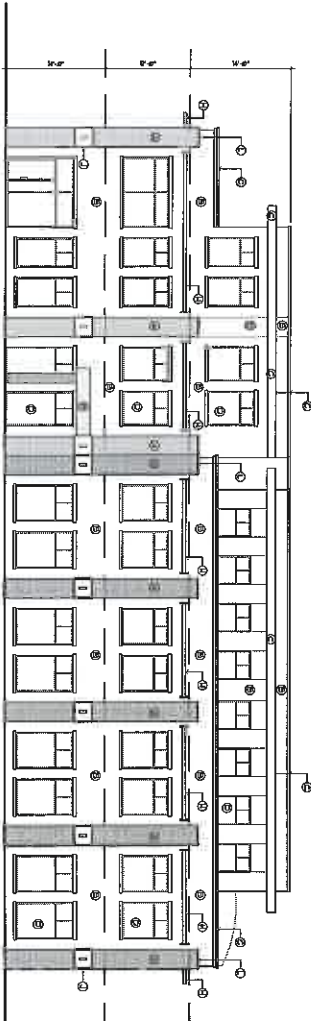
GORDON DRIVE (EAST) ELEVATION



NORTH ELEVATION



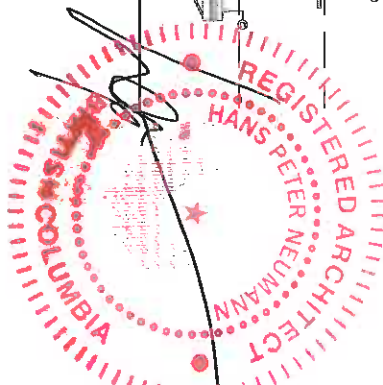
BORDEN AVE (SOUTH) ELEVATION



PARKING LOT (WEST) ELEVATION

LEGEND:

- 1 BRICK
- 2 STUCCO
- 3 PRE-FINISHED METAL SLABING
- 4 PRE-FINISHED EXTRUDED ALUM. SHOCK OR DOOR
- 5 CONCRETE LINEN / SILL
- 6 METAL CANOPY
- 7 METAL DOOR / FRAME, PAINTED
- 8 METAL BAL BALCON
- 9 CONCRETE CON W/ WALL LIGHT
- 10 CONCRETE
- 11 CONCRETE



**SCHEDULE**

This forms part of development

Permit # **DP13-0150**

<b>HANS P. NEUMANN ARCHITECT INC.</b> DESIGN TECH DESIGN CONSULTANTS 3633 CALSFORD ROAD, KELOWNA, BC V1X 4W4 PHONE: (250) 868-0837		1550 HIGHLAND DRIVE NORTH KELOWNA, BC V1Y 4H5 PHONE: (250) 868-0837 FAX: (250) 868-0837	
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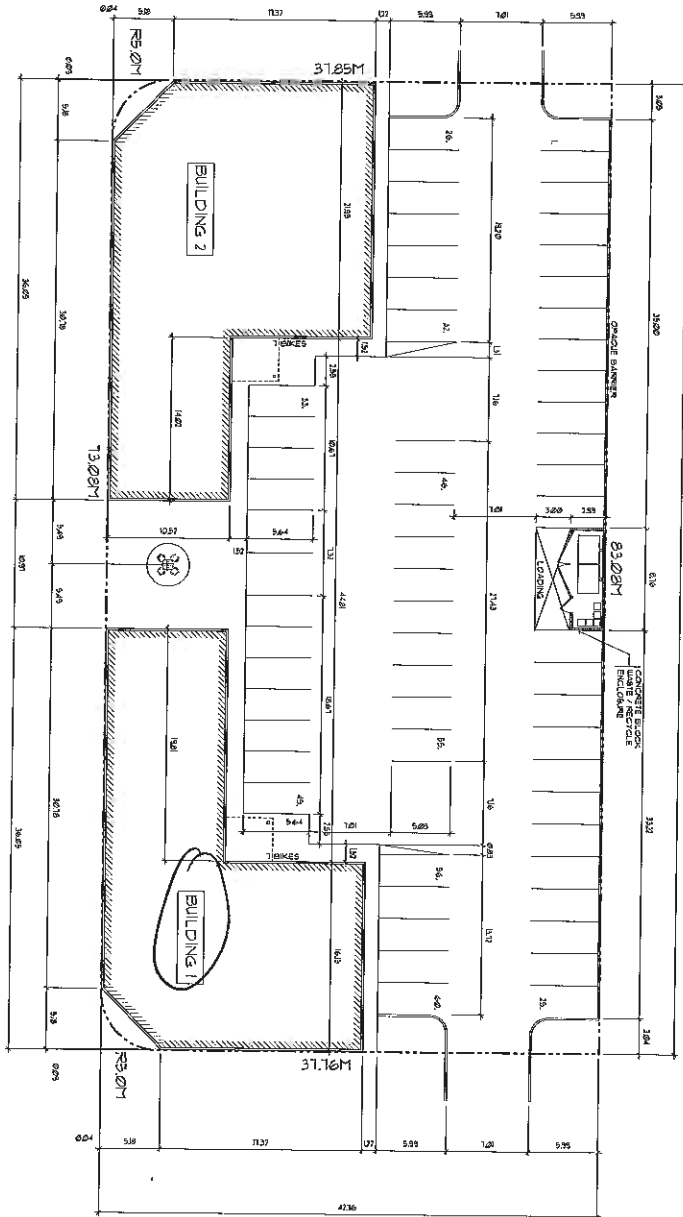


BORDEN AVE

GORDON DR

LAURIER AVE

1810 Gordon Drive



PROJECT DATA

OWNER: 1810 GORDON DRIVE, KANSAS CITY, MO 64111  
 PROJECT: 1810 GORDON DRIVE, KANSAS CITY, MO 64111  
 PROJECT TYPE: COMMERCIAL  
 PROJECT STATUS: IN PROGRESS

ZONING BY-LAW REQUIREMENTS

LOT AREA: 1.00 ACRES  
 LOT AREA: 1.00 ACRES  
 LOT AREA: 1.00 ACRES  
 LOT AREA: 1.00 ACRES

PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT: 1810 GORDON DRIVE, KANSAS CITY, MO 64111  
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SCHEDULE A  
 This forms part of development  
 D23-0150

1810 GORDON DRIVE, KANSAS CITY, MO 64111  
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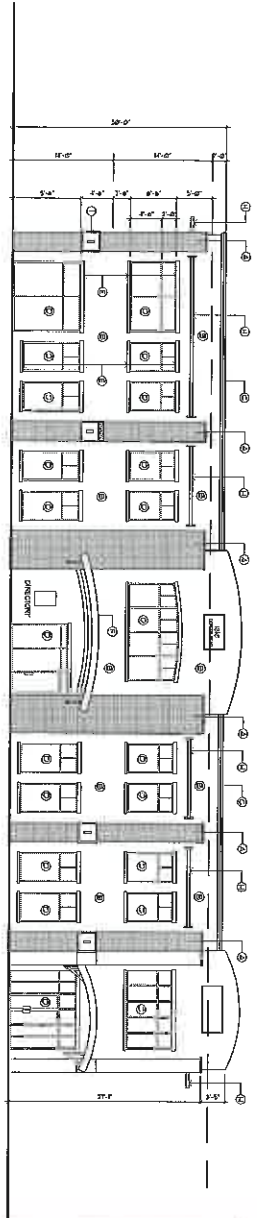
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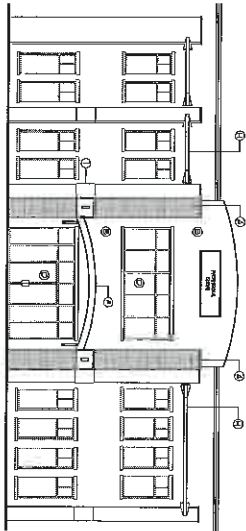
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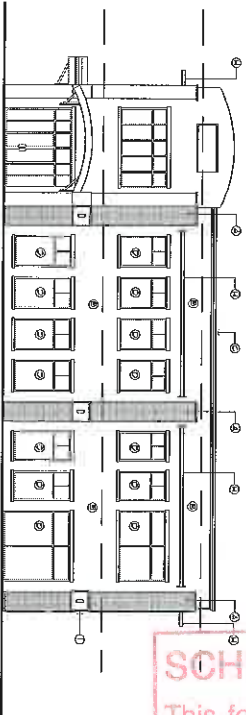
1870 Gordon Drive



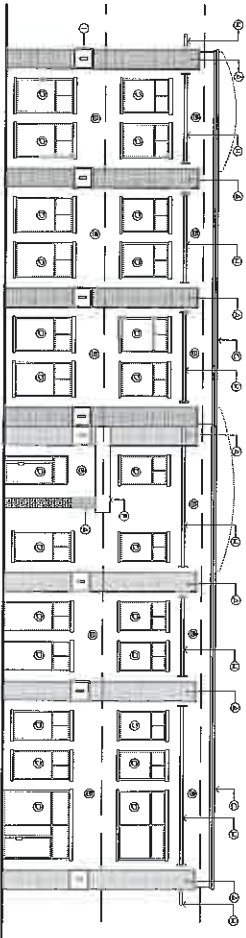
BUILDING 1 - GORDON DRIVE (EAST) ELEVATION



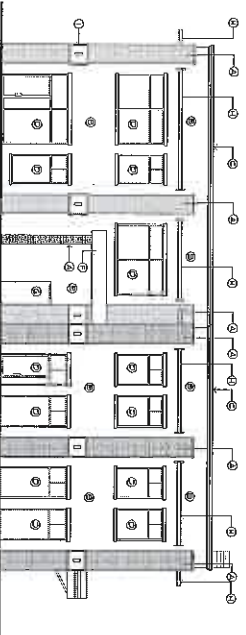
BUILDING 1 - CORNER NORTH-EAST ELEVATION



BUILDING 1 - LUMBER AVE. (NORTH) ELEVATION



BUILDING 1 - PARKING LOT (WEST) ELEVATION



BUILDING 1 - SOUTH ELEVATION

**SCHEDULE A**  
This forms part of development  
Permit # D13-0150

LEGEND:	
①	BRICK
②	WOOD
③	PRE-FINISHED METAL CLADDING
④	PRE-FINISHED PAINTED ALUM. WINDOW OR DOOR
⑤	CONCRETE UTILITY WALL
⑥	METAL CLADDING
⑦	METAL CLADDING - PAINTED
⑧	METAL CLADDING - PAINTED
⑨	CONCRETE CORNER WALL LIGHT

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ARCHITECTURE AND PLANNING  
GARY MARVIN  
503 S. VINEYARD ROAD  
KIDDERMAN, MS  
662-2201-1000  
www.angel-fly.com  
angel-fly.com

**NOTES:**  
1. DEVELOPER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.  
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).  
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.  
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.  
5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

**OFFICE ADDRESS:**  
180 GORDON DRIVE  
KIDDERMAN, MS  
39021-1000  
BIRMINGHAM  
ALABAMA  
35203-1000

**4 of 7**

NO.	DATE	REVISION
1	08/01/13	1





SCHEDULE B  
 This form is part of development  
 Permit # SP13-0150

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1810 GORDON DRIVE | Kelowna, BC

Worman Homes | Worman Commercial





STORE FRONT & WINDOWS  
BLACK ANODIZED



WINDOW SILLS & HEADERS  
GENERAL PAINT — SHOAL



SUN SHADES AND  
METAL CANOPIES — BLACK



STUCCO  
RALPH LAUREN — CANVAS  
#UL51

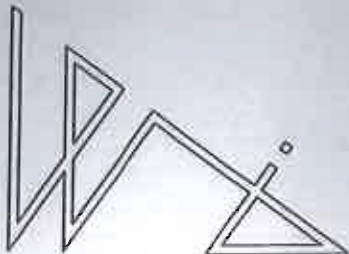


BRICK — NEWCASTLE USED

SCHEDULE B

This forms part of development

Permit # DP13-0150



## EXTERIOR FINISHES

1810 GORDON DRIVE

KELOWNA, BC

PROJECT No.  
DT 2010-1001

DATE  
OCTOBER 15, 2010





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### Statistical Analysis

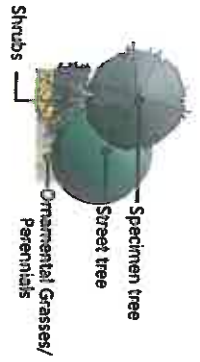
100

As Moved

12



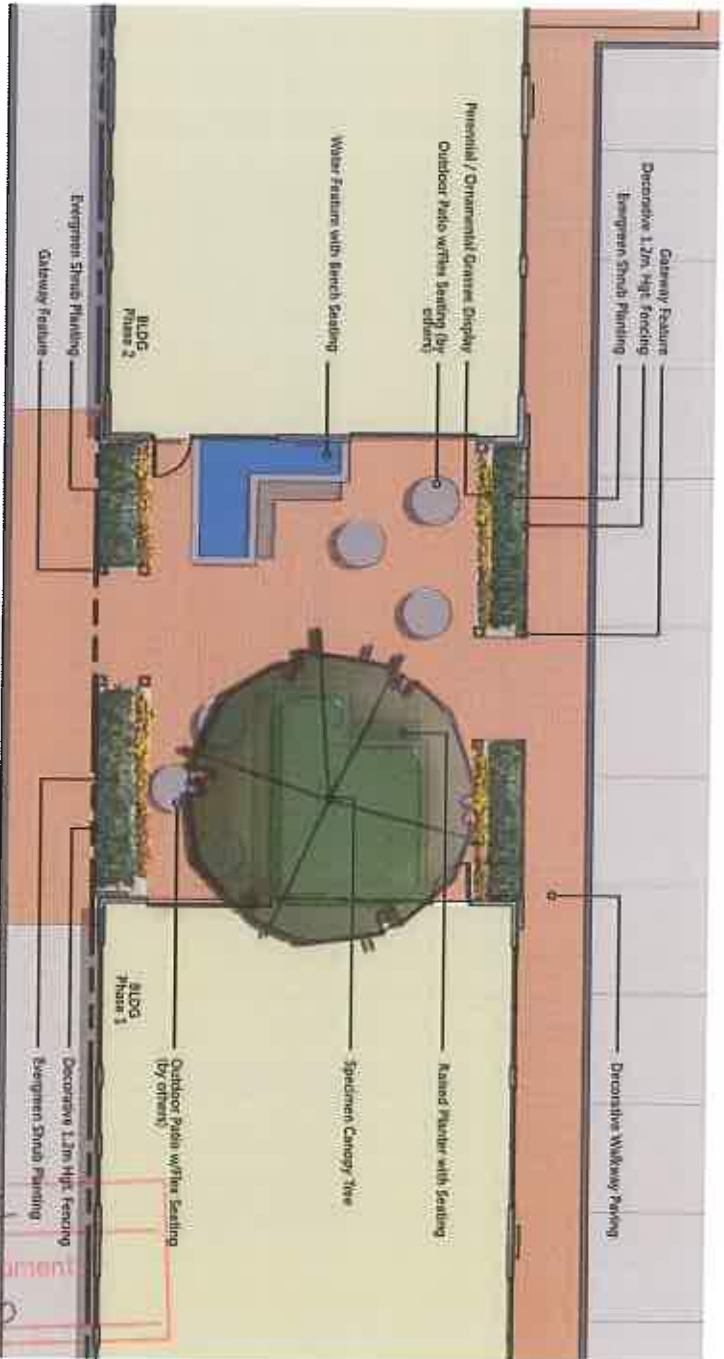
# Legend



## Project Planting List

Plant Name	Quantity	Size	Notes
Specimen Tree (Large)	1	150 x 120	Plant in central courtyard area
Street Tree (Medium)	2	100 x 80	Plant along driveway
Ornamental Grasses/Perennials	100	Various sizes	Plant in garden beds
Shrubs	50	Various sizes	Plant in garden beds

## Courtyard Plan



**SCHEDULE**  
This forms part of development  
Permit # **2030150**

**NOT FOR CONSTRUCTION USE**

NO. DATE	REVISION
1	11/10/20
2	11/10/20
3	11/10/20

**GORDON DRIVE COMMERCIAL DEVELOPMENT**  
WICHMAN HOUSE



**Courtyard Plan**  
As filed  
L-2



# REPORT TO COUNCIL



**Date:** September 26, 2013

**To:** City Manager

**From:** Urban Planning, Community Planning & Real Estate

**Application:** OCP11-0008/Z11-0062      **Owner:** R 366 Enterprises Ltd.

**Address:** 2241 Springfield Rd.      **Applicant:** R 366 Enterprises Ltd.

**Subject:** Final Adoption of Zone Amendment

**Existing OCP Designation:** Multiple Unit Residential - Low Density

**Proposed OCP Designation:** Mixed Use Commercial (Residential/Commercial)

**Existing Zone:** A1 - Agriculture 1

**Proposed Zone:** C4 - Urban Centre Commercial

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## 1.0 Recommendation

THAT Council waives the requirement for a Comprehensive Development Permit for consideration concurrent to final adoption of the OCP and Zone Amending Bylaws as outlined in the Report from the Urban Planning Department dated September 26, 2013;

AND THAT OCP Amending Bylaw No. 10638 and Zone Amending Bylaw No. 10639 be forwarded for adoption consideration.

## 2.0 Purpose

The purpose of this report is consider waiving the requirement for a Comprehensive Development Permit and to give final adoption to the corresponding OCP and Zone Amending Bylaws.

## 3.0 Urban Planning

This application has been in-stream since 2011, where concept drawings were received with respect to the potential build out. The OCP and Zone Amending Bylaws were given second and third reading by Council at the July 10, 2012 Public Hearing. The existing practice is that a concurrent, corresponding Development Permit be issued at the time of final adoption of a zone amending bylaw. This provides some assurance that the project will meet the Official Community Plan objectives set out to achieve the City's built vision. In this unique instance, the property already has a no-build covenant registered on title to ensure that no buildings or structures will be built without Council's approval of a Development Permit. Given the timing of the application already in-stream and the covenant that is in place, Staff are of the opinion that in this case, there is a sufficient level of security to ensure that a Development Permit to comprehensively



consider the site's build out, will be forthcoming when the owner chooses to pursue land uses within the C4 zone.

#### 4.0 Application Chronology

Date of Application Received:	July 19, 2011
Advisory Planning Commission:	September 27, 2011
First Reading by Council:	November 28, 2011
Completed TIS Submission:	May 4, 2012
Completed TIS Review:	May 25, 2012
Public Hearing:	July 10, 2012
Submission of Required Bonding:	September 19, 2013

**Report prepared by:**

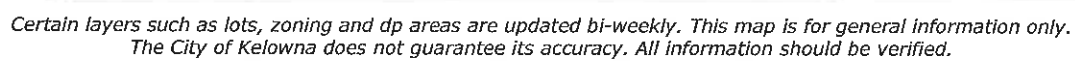
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Paul McVey, Land Use Planner

**Reviewed by:** ☐ Danielle Noble-Brandt, Manager of Urban Planning

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







# CITY OF KELOWNA

## BYLAW NO. 10638

### Official Community Plan Amendment No. OCP11-0008 – R 366 Enterprises Ltd. 2241 Springfield Road

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A bylaw to amend the "Kelowna 2030 – Official Community Plan Bylaw No. 10500".

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "Kelowna 2030 – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Lot B, District Lots 128 and 142, ODYD, Plan KAP85660, located on Springfield Road, Kelowna, B.C., from the Multiple Unit Residential – Medium Density designation to the Mixed Use (Residential/Commercial) designation;
2. AND THAT pursuant to Section 882 of the *Local Government Act*, each reading of this bylaw receive an affirmative vote of a majority of all members of the Council;
3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 28<sup>th</sup> day of November, 2011.

Considered at a Public Hearing on the 10<sup>th</sup> day of July, 2012.

Read a second and third time by the Municipal Council this 10<sup>th</sup> day of July, 2012.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



**CITY OF KELOWNA**  
**BYLAW NO. 10639**  
**Z11-0062 - R 366 Enterprises Ltd.**  
**2241 Springfield Road**

---

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot B, District Lots 128 and 142, ODYD, Plan KAP85660 located on Springfield Road, Kelowna, B.C., from the A1 - Agriculture 1 zone to the C4 - Urban Centre 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 28<sup>th</sup> day of November, 2011.

Considered at a Public Hearing on the 10<sup>th</sup> day of July, 2012.

Read a second and third time by the Municipal Council this 10<sup>th</sup> day of July, 2012.

Approved under the Transportation Act this 26<sup>th</sup> day of July, 2012.

R.M. Clifford  
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



**CITY OF KELOWNA**  
**BYLAW NO. 10498**  
**Z11-0004 - Clayton Bruce Ivan**  
**3399 East Kelowna Road**

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, Section 15, Township 26, ODYD, Plan KAP68999 located on East Kelowna Road, Kelowna, B.C., from the A1 - Agriculture 1 zone to the A1s - Agriculture 1 with Secondary Suite 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 7<sup>th</sup> day of March, 2011.

Considered at a Public Hearing on the 5<sup>th</sup> day of April, 2011.

Read a second and third time by the Municipal Council this 5<sup>th</sup> day of April, 2011.

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



# Report to Council



**Date:** October 2, 2013  
**File:** 0165-30  
**To:** City Manager  
**From:** Deputy City Manager  
**Subject:** Quarterly Report Update

Report Prepared by: Althea Livingston

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**Recommendation:**

THAT Council receives, for information, the Quarterly Report from the Deputy City Manager, dated October 2, 2013.

**Purpose:**

To provide Council with an update of the City's activities for the second quarter of 2013.

**Background:**

The attached PowerPoint presentation provides a brief summary of some key activities undertaken in the last quarter by the corporation.

The content of the presentation continues to evolve and staff welcomes Council's suggestions in ensuring the report is both informative and timely for our community. All contributors and contributing departments are not expected to attend the Council presentation, however if Council has specific questions that require a staff member attend the meeting, it is requested that the City Clerk be advised in advance of the meeting.

**Internal Circulation:**

Presentation distributed to all Directors.

**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:

Submitted by:

Paul Macklem, Deputy City Manager



# QUARTERLY REPORT

Quarter 3 - October 2013





## DELIVER ON OUR PLAN

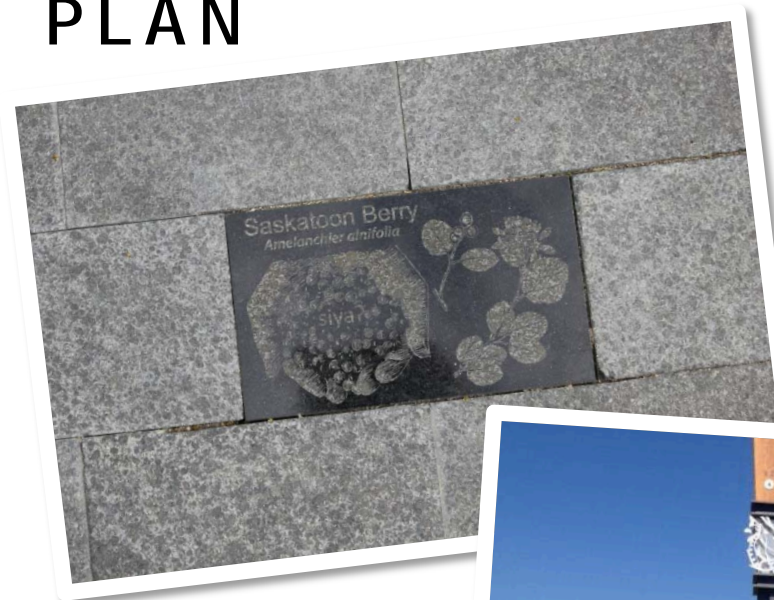
- ▶ Bernard Avenue Revitalization
  - ▶ Revised schedule:
    - ▶ Phase 3a began Sept 3
  - ▶ 16 patio permits issued





## DELIVER ON OUR PLAN

- ▶ Bernard Avenue Revitalization
  - ▶ Public Art
  - ▶ 12 heritage plaques





# GROW OUR ECONOMY

## ► Construction

- Construction value up from \$90.4 million in 2012 to \$100.3 million in 2013
- Highest 3<sup>rd</sup> quarter since 2010
- Approved 45 new single family lots

### Building Permits

	2011	2012	2013
3 <sup>rd</sup> Quarter	\$57.1m	\$90.4m	\$100.3m

- Superstore site
- Approval for Phase 2 of Academy Way

### Development Applications

	2011	2012	2013
3 <sup>rd</sup> Quarter	84	76	82
Year to Date	289	297	237



## FOCUS ON RESULTS

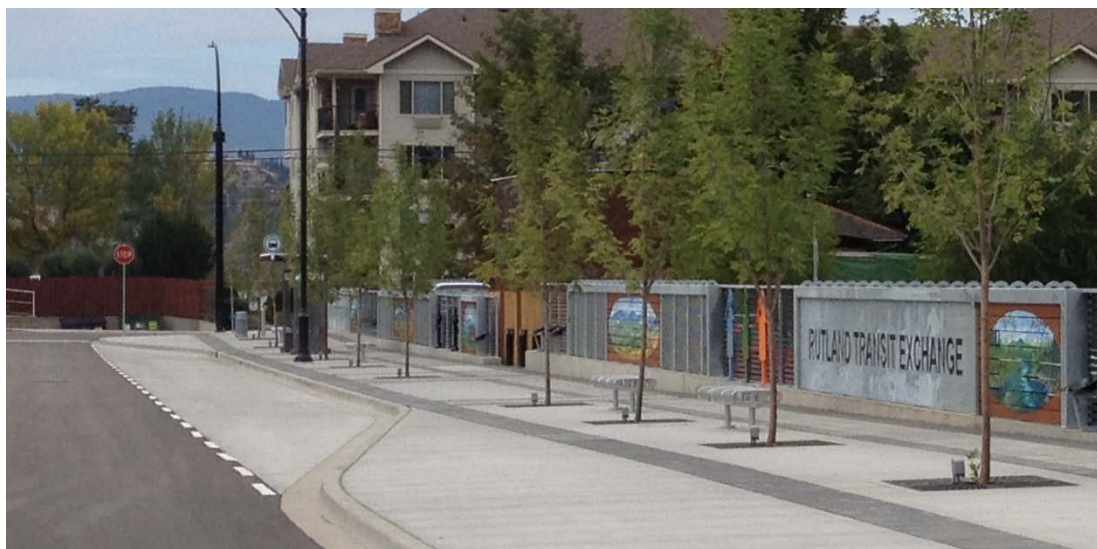
- ▶ Real Estate
  - ▶ Rapid Bus Transit stations
  - ▶ Indoor soccer dome in the Mission Recreation Park
  - ▶ Paddling Centre
    - ▶ Construction of a new parking lot
  - ▶ 5 new food & activity concessions
  - ▶ Impark Contract
  - ▶ AutoVu licence plate recognition vehicle





## FOCUS ON RESULTS

- ▶ Springvalley smartTRIPS
  - ▶ 158 registered participants
  - ▶ Over 7,000 km of active trips
- ▶ Rutland Transit Exchange









## DELIVER ON OUR PLAN

- ▶ **Park Construction**
  - ▶ Mountainside Park
  - ▶ Black Mountain Trails
- ▶ Kerry Park Concept Plan





## DELIVER ON OUR PLAN

- ▶ **Roadway Construction**
  - ▶ New Sidewalk in Rutland
  - ▶ Glenmore Rd
  - ▶ Gordon Dr
  - ▶ Roanoke Ave Downtown
  - ▶ Water Rd in South East Kelowna
  - ▶ Gibson Rd in Rutland
- ▶ Drainage project in Kirschner area
- ▶ Water and sewer main replacement project





# PROACTIVE & PRAGMATIC LEADERSHIP

- ▶ Online engagement
  - ▶ kelowna.ca
    - ▶ 365,469 visitors
    - ▶ 173,087 new visitors
    - ▶ 91,575 visits from Mobile
- ▶ Social media
  - ▶ 8,079 Twitter followers
  - ▶ 1,088 Likes on Facebook
- ▶ #KelownaCouncil tweets
- ▶ e-Subscribe
  - ▶ 16,352 total subscribers






# PROACTIVE AND PRAGMATIC LEADERSHIP

- ▶ Strategic Planning
  - ▶ New Development Application Intake Process
- ▶ Financial Services collected 95% of tax revenue collected by July 2
  - ▶ 9,338 properties under the pre-authorized program
- ▶ Supervisory Control and Data Acquisition (SCADA) now being used



Pay your taxes  
monthly (PAWS)



Estimate your  
property taxes 



# ENHANCE CITIZENS' QUALITY OF LIFE

- ▶ **Kelowna Fire Department**
  - ▶ Smoke alarm campaign
  - ▶ Legacy II
  - ▶ Cleanup
- ▶ **Kelowna International Airport**
  - ▶ Record breaking passengers
  - ▶ [Cheapflights.ca](http://Cheapflights.ca) lists YLW as the most affordable
  - ▶ Air North
- ▶ **Police Services**
  - ▶ Crime reduction strategy





## ENHANCE CITIZENS' QUALITY OF LIFE

- ▶ Okanagan Car Share
- ▶ Thermoplastic lining spray paint on Glenmore Road
- ▶ Forest Fuel Reduction
- ▶ Bio Solids Operation





## ENHANCE CITIZENS' QUALITY OF LIFE

- ▶ artsVest™
- ▶ Culture Days
- ▶ Park & Play
- ▶ Dancing in the Park
- ▶ First time events:
  - ▶ Diner en Blanc
  - ▶ Wine Country Half Marathon
  - ▶ Run in Colour





## THIRD QUARTER REPORT

- ▶ [Bernard Ave Phase 2 Video](#)
  - ▶ [kelowna.ca/connect](http://kelowna.ca/connect)





# Report to Council



**Date:** October 7, 2013  
**Rim No.** 0280-70  
**To:** City Manager  
**From:** George King, Revenue Manager  
**Subject:** 2014 Permissive Tax Exemption Bylaw No 10889FINAL

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## **Recommendation:**

THAT Council receives, for information, the Report from the Revenue Manager dated October 7, 2013 with respect to the 2014 Permissive Tax Exemption Bylaw;

AND THAT Bylaw No. 10889, being the 2014 Permissive Tax Exemption Bylaw be forwarded for reading consideration.

## **Purpose:**

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

## **Background:**

The following are revisions to Schedules A through I of the 2013 Tax Exemption Bylaw No. 10759

## **Schedule A, Public Worship:**

Change the following rolls:

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	3922000	Lot A, Plan 5223	BC Assn of Seventh Day Adventist	Change status to fully exempt. Organization no longer operates a Daycare at this location. Property is now fully exempt as the principle purpose of the total property is a Place of Public Worship



NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
2	11097073	Lot 1, Plan KAP52447, DL 136	C3 Church	Property Sold by General Assembly of the Church of God in Western Canada to C3 Church. Principle purpose of the property remains as a Place Of Public Worship. Criteria #5: 610 sq ft taxable as principal use of property not directly related to principle purpose of organization owning the property (lease/rental to Lasting Impressions Pre-School).

#### Schedule B, Private Schools:

Add the following roll:

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	12184557	Lot 2, Plan 69898, DL 41	Waldorf School Association of Kelowna/City of Kelowna	New Applicant: Criteria #3: Per Policy 327, "Daycare" is operating on avg. at below market.

Delete the following roll:

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	45863	Lot A, Plan 9012, DL 136	City of Kelowna	The Waldorf School Association of Kelowna no longer operates out of this location.

#### Schedule C, Hospitals: No Change

#### Schedule D, Special Needs Housing:

Add the following roll:

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	50050	Lot 22, Plan KAP10689	Resurrection Recovery Resource Society	New Applicant: New application for transitional housing for recovering addicts. Fully exempt per policy 327 as max. stay <2yrs

Change the following rolls:

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
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NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	5476630	Plan KAP33003, Lot A	The Bridge Youth & Family Services Society	Was previously owned by Crossroads Treatment Centre. New Applicant: To work together with children, youth, families and individuals to build healthy and positive lives through counseling, education and support. Fully exempt per policy 327 as max. stay <2yrs
2	6370241	Plan KAP22268, Lot D	The Bridge Youth & Family Services Society	Was previously owned by Crossroads Treatment Centre. New Applicant: To work together with children, youth, families and individuals to build healthy and positive lives through counseling, education and support. Fully exempt per policy 327 as max. stay <2yrs

Delete the following rolls:

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	49310	Lot 1, Plan 10077	Bridge Youth & Family Services Society	Property sold. No longer occupied by the Bridge Youth & Family Services Society.
2	6225453	PCL A, Plan 35077	John Howard Society of the Central and South Okanagan	Permissive Exemption no longer required: Class 3 - Supportive Housing; special valuation rules which provide tax relief for supportive housing property in communities throughout the Province. The new Supportive Housing Property Valuation Regulation requires BC Assessment to reduce the value of designated supportive housing property to \$2, \$1 of which is attributable to land and \$1 to improvements.
3	6371030	Lot 2, Plan 30323	Crossroads Treatment Centre Society	Property Sold. Property is no longer operated as a Treatment Centre
4	9472726	Lot B Plan KAP89863	New Opportunities for Women (NOW) Canada Society/City of Kelowna/ Provincial Rental Housing Corp	Permissive Exemption no longer required: Class 3 - Supportive Housing; special valuation rules which provide tax relief for supportive housing property in communities throughout the Province. The new Supportive Housing Property Valuation Regulation requires BC Assessment to reduce the value of designated supportive housing property to \$2, \$1 of which is attributable to land and \$1 to improvements.



### Schedule E, Social Services:

Change the following roll:

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4830	Lot E 1/2 L 15 Plan 462, Blk 10	Kelowna Community Resources & Crisis Centre Society	Change status to fully exempt. Was previously denied a partial exemption due to Criteria #5: Portion of property is taxable as principal use of property not directly related to principle purpose of organization owning the property (lease/rental to Private Practice). This portion of the property is no longer utilized as a rental unit.

Delete the following rolls:

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	83355	Lot 1, KAP92254	City of Kelowna/Alzheimer Society of BC	No longer leased and operated by the Alzheimer Society of BC
2	5476918	Lot A, Plan KAP50100	BC Conference of Mennonite Brethren Churches	Property sold and is no longer part of the Willow Park Church.

### Schedule F, Public Park or Recreation Ground, Public Athletic or Recreational:

Add the following rolls:

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4078511	Lot 2, KAP80134	Kelowna United Football Club/City of Kelowna	New Applicant: Non-Profit organization providing an environment for the purpose of high level training, games and leagues for local youth soccer players.
2	9461001	Lot B, DL 14, LD 41, KAP 10727	Kelowna Outrigger Racing Canoe Club Society/City of Kelowna	New Applicant: Non-Profit organization providing an environment for the purpose of the furtherance of paddle sports of all descriptions including training and education in skills.



**Schedule G, Cultural Organizations:**

Add the following rolls:

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	83355	Lot 1, KAP92254	Okanagan Symphony Society/City of Kelowna	New Applicant: A Registered Charity providing an environment for the purpose educating and entertaining all generations through the presentation of classical music.

Change the following rolls:

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
2	77062	Lot 1, Plan 42511	City of Kelowna/Kelowna Museums Society	Change in Status. Criterion # 3: 1,300 sq ft 60% exempt (5 year phase out program) as area's primary purpose are commercial liquor sales. Per Policy 327: "Non-profit organizations conducting retail and/or commercial activity and charging rates or fees at market value are considered to be in competition with for-profit businesses and will not be eligible for tax exemption." Note: The portion of the Wine Museum which is a VQA Wines store would be taxable - Approx. 60% of the Wine Museum area (1,300 sq. ft.).

**Schedule H, Other Non-Profit Societies: No Changes****Schedule I, Partnering, Heritage Property and Revitalization: No Change**



**There are three tax exemption requests that are not being recommended for exemption:**

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	10738419	Lot 1, Plan KAP77109	Good Samaritan Canada - A Lutheran Social Service Organization) Inc	Previously denied based on: Criterion #8: Exemptions will not be granted for housing with stays longer than two years. Rationale: The City would not normally provide long-term housing, and housing provided for periods longer than 2 years is not deemed to be emergency-type housing.
2	10738422	Lot A Plan KAP80073	Good Samaritan Canada - (Lutheran Social Service Organization)	Previously denied based on: Criterion #8: Exemptions will not be granted for housing with stays longer than two years. Rationale: The City would not normally provide long-term housing, and housing provided for periods longer than 2 years is not deemed to be emergency-type housing.
3	68720	Lot 7, Plan KAP25524	Trustees Congregation - Grace Baptist Church	Denied. Vacant lot adjacent to the Church. The principle purpose of the lot is not used for a Place of Public Worship.

On October 1, 2012, Council endorsed Policy # 327 (Permissive Tax Exemption Policy) in its current state, reaffirming that it is fair, consistent and appropriate.

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

The following have been included as attachments:

Appendix A, 2014 Tax Exemptions Summary - General Exemption and Permissive Exemption - Municipal Tax Impact

Appendix B, 2014 Tax Exemptions Summary - Permissive Exemption - Municipal Tax Impact

Appendix C, Policy # 327

Appendix D, Tax Exemption Bylaw - Schedules Background

Appendix E, Proposed Bylaw # 10889 to be presented for first 3 readings on Monday, October 7, 2013

The foregoing changes for 2014 property tax exemption are placed before Council for consideration.



**Internal Circulation:**

Sandra Kochan, Cultural Services Manager  
Jim Gabriel, Director, Recreation & Cultural Services

**Legal/Statutory Authority:**

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

**Legal/Statutory Procedural Requirements:**

Under section 227 of the Community Charter Council must give notice of a proposed bylaw in accordance with section 94 [public notice must be once a week for 2 consecutive weeks prior], identifying the property that would be subject to the bylaw, describe the proposed exemption, state the number of years that the exemption may be provided and provide an estimate of the amount of taxes that would be imposed on the property if it were not exempt, for the year in which the proposed bylaw is to take effect and the following 2 years. Under Division 7 - Permissive Exemptions of the Community Charter a bylaw may only be adopted by an affirmative vote of the majority of Council, and does not apply to taxation in a calendar year unless it comes into force on or before October 31 in the preceding year.

**Existing Policy:**

Permissive Tax Exemption Policy 327

**Financial/Budgetary Considerations:**

Tax exemptions are not financed through a budgetary line item in the same way as municipal spending, nor do they affect the amount that has to be raised through property taxes. Nevertheless, tax exemptions do impose a cost on taxpayers who are not exempt. Tax exemptions reduce the total value of the tax base (i.e. the taxable value of property). Therefore, tax exemptions transfer the burden of taxation from properties that are exempt to properties that are taxable. An increase in the value of tax exemptions increases the taxes paid by properties that are not tax exempt. Refer to Appendix A, 2014 Tax Exemptions Summary - General Exemption and Permissive Exemption - Municipal Tax Impact and Appendix B, 2014 Tax Exemptions Summary - Permissive Exemption - Municipal Tax Impact.



**Considerations not applicable to this report:**

**Personnel Implications:**

**External Agency/Public Comments:**

**Communications Comments:**

**Alternate Recommendation:**

Submitted by:

G. King, Revenue Manager

**Approved for inclusion:**



(Keith Grayston, CGA, Director, Financial Services)

cc: cc: BC Assessment



**Appendix A, 2014 Tax Exemptions Summary - General Exemption and Permissive Exemption - Municipal Tax Impact:**

<b>Schedule<sup>1</sup></b>	<b>Class 01: Residential</b>	<b>Class 06: Business</b>	<b>Class 08: Recreation / Non-Profit</b>	<b>Total</b>
<b>A - Places of Worship</b>				
Assessed Values	6,800	7,214,750	128,724,600	135,946,150
Municipal Taxes	\$26	\$57,564	\$493,252	\$550,842
<b>B - Private Schools</b>				
Assessed Values	385,000	41,982,150	10,572,800	52,939,950
Municipal Taxes	\$1,475	\$334,959	\$40,514	\$376,948
<b>C - Hospitals</b>				
Assessed Values	29,452,000	183,400,000	0	212,852,000
Municipal Taxes	\$112,855	\$1,463,276	\$0	\$1,576,132
<b>D - Special Needs Housing</b>				
Assessed Values	12,798,000	711,300	0	13,509,300
Municipal Taxes	\$49,039	\$5,675	\$0	\$54,713
<b>E - Social Services</b>				
Assessed Values	3,009,000	20,790,400	571,200	24,370,600
Municipal Taxes	\$11,529	\$165,877	\$2,189	\$179,594
<b>F - Public Park or Recreation Ground, Public Athletic or Recreational</b>				
Assessed Values	16,653,700	63,627,600	21,062,600	101,343,900
Municipal Taxes	\$63,814	\$507,660	\$80,708	\$652,181
<b>G - Cultural</b>				
Assessed Values	1,900	30,670,802	2,289,300	32,962,002
Municipal Taxes	\$7	\$244,710	\$8,773	\$253,491
<b>H - Other</b>				
Assessed Values	2,396,100	3,820,000	1,117,100	7,333,200
Municipal Taxes	\$9,182	\$30,479	\$4,281	\$43,942
<b>I - Partnering, Heritage or Other Special Exemption Authority</b>				
Assessed Values	25,100	43,542,000	0	43,567,100
Municipal Taxes	\$96	\$347,404	\$0	\$347,501
<b>Grand Total</b>				
Assessed Values	64,727,600	395,759,002	164,337,600	624,824,202
Municipal Taxes	<b>\$248,026</b>	<b>\$3,157,603</b>	<b>\$629,716</b>	<b>\$4,035,345</b>

<sup>1</sup> Schedule I: Includes partnering agreements for Prospera Place - 30 yr Agreement (Expires Dec 31, 2029 per bylaw 8461) & Capital News Centre - 20 yr Agreement (Expires Dec 31, 2028 per Bylaw 9680).



**Appendix B, 2014 Tax Exemptions Summary - Permissive Exemption - Municipal Tax Impact:**

<b>Schedule<sup>2</sup></b>	<b>Class 01: Residential</b>	<b>Class 06: Business*</b>	<b>Class 08: Recreation / Non-Profit</b>	<b>Total</b>
<b>A - Places of Worship</b>				
Assessed Values	6,800	1,463,500	73,489,700	74,960,000
Municipal Taxes	\$26	\$11,677	\$281,603	\$293,306
<b>B - Private Schools</b>				
Assessed Values	302,000	18,294,300	3,800,500	22,396,800
Municipal Taxes	\$1,157	\$145,963	\$14,563	\$161,683
<b>C - Hospitals</b>				
Assessed Values	8,416,000	10,275,000	0	18,691,000
Municipal Taxes	\$32,249	\$81,980	\$0	\$114,229
<b>D - Special Needs Housing</b>				
Assessed Values	12,798,000	689,300	0	13,487,300
Municipal Taxes	\$49,040	\$5,500	\$0	\$54,540
<b>E - Social Services</b>				
Assessed Values	3,009,000	20,580,400	571,200	24,160,600
Municipal Taxes	\$11,530	\$164,203	\$2,189	\$177,922
<b>F - Public Park or Recreation Ground, Public Athletic or Recreational</b>				
Assessed Values	16,653,700	63,510,100	21,062,600	101,226,400
Municipal Taxes	\$63,814	\$506,722	\$80,710	\$651,246
<b>G - Cultural</b>				
Assessed Values	1,900	30,570,802	2,289,300	32,862,002
Municipal Taxes	\$7	\$243,912	\$8,772	\$252,692
<b>H - Other</b>				
Assessed Values	2,396,100	3,760,000	1,117,100	7,273,200
Municipal Taxes	\$9,181	\$30,000	\$4,281	\$43,462
<b>I - Partnering, Heritage or Other Special Exemption Authority</b>				
Assessed Values	25,100	43,519,500	0	43,544,600
Municipal Taxes	\$96	\$347,225	\$0	\$347,321
<b>Grand Total</b>				
Assessed Values	43,608,600	192,662,902	102,330,400	338,601,902
<b>Municipal Taxes</b>	<b>\$167,101</b>	<b>\$1,537,182</b>	<b>\$392,117</b>	<b>\$2,096,400</b>

<sup>2</sup> Schedules A, B & C include the land assessed values of the buildings footprint which is a general exemption.  
Schedule I: Includes partnering agreements for Prospera Place - 30 yr Agreement (Expires Dec 31, 2029 per bylaw 8461) & Capital News Centre - 20 yr Agreement (Expires Dec 31, 2028 per Bylaw 9680).





City of Kelowna  
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Kelowna, BC V1Y 1J4  
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# **Council Policy**

## **Permissive Tax Exemption Policy**

APPROVED August 8, 2005

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

### **A. PREAMBLE**

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

The Permissive Tax Exemption Policy is intended to:

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

### **B. EXTENT, CONDITIONS, AND PENALTIES**

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



- a. Revoking exemption with notice
- b. Disqualifying any future application for exemption for specific time period
- c. Requiring repayment of monies equal to the foregone tax revenue.

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## C. PROCESS

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

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

### Application Forms

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

For example:

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

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

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

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

Copy of most current Audited Financial Statements

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

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

Copy of Lease Agreement if applicable

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

### Additional Information

Council may request a presentation from applying organization.

The City of Kelowna may request additional information.



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

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application.

Successful applicants may be asked to publicly acknowledge the exemption.

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

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

#### Eligibility Criteria

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

The applicant(s):

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

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

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

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

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

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

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

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

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

Kelowna residents must be the primary beneficiaries of the organization's services. The services provided



on the property must be accessible to the public. Council may at its discretion provide partial exemptions.

7. that provide liquor and/or meal services as their primary function and/or source of revenue will not be eligible for permissive tax exemption.

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8. provides short term housing with length of stay up to a maximum of two years.

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

9. that have a residence in the building or on the property will only be exempt if a caretaking function is performed and the property owner (organization) can provide a copy of an agreement demonstrating:

1. rent is not collected on the residence, and
2. there is a caretaker agreement in place.

#### Administration

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

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

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

Property subject to bylaw

Description of the proposed exemption

Number of years the exemption will be provided

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

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

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

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

#### Late Application

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

### **REASON FOR POLICY**

Provide clarity for permissive property tax exemption applications.

### **LEGISLATIVE AUTHORITY**

Section 224 – *Community Charter*



<b><u>PROCEDURE FOR IMPLEMENTATION</u></b>
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Council Resolution
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**Appendix D, Tax Exemption Bylaw - Schedules Background:**



## **SCHEDULE A**

### Public Worship:

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

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

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

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

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

## **SCHEDULE B**

### Private Schools:

#### Statutory Exemption

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

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

## **SCHEDULE C**

### Hospitals:

#### Statutory Exemption

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

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



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

## **SCHEDULE D**

### Special Need Housing:

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

## **SCHEDULE E**

### Social Services:

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

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

## **SCHEDULE F**

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

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

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

A permissive exemption may be provided when land and improvements are owned by public authority or local authority, and used by a non-profit organization for the purpose of public park or recreation ground or athletic or recreational purposes, which would have been exempt if land and improvements were owned by that organization. (Section 224(2)(d) (The lessee under the lease must be required to pay the property taxes directly to the City of Kelowna, or have a partnership agreement with the City of Kelowna.)



## **SCHEDULE G**

### Cultural Organizations

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

## **SCHEDULE H**

### Other Non- Profit Societies

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

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

## **SCHEDULE I**

### Partnering, Heritage Property and Revitalization

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

- (a) eligible partnering property, being property that
  - (i) is owned by a person or public authority providing a municipal service under a partnering agreement, and
  - (ii) the Council considers will be used in relation to the service being provided under the partnering agreement;
- (b) eligible heritage property, being property that is
  - (i) protected heritage property,
  - (ii) subject to a heritage revitalization agreement under section 966 of the *Local Government Act*,
  - (iii) subject to a covenant under section 219 of the *Land Title Act* that relates to the conservation of heritage property, or
  - (iv) if property referred to in subparagraphs (i) to (iii) is a building or other improvement so affixed to the land as to constitute real property, an area of land surrounding that improvement;



## ***SCHEDULE J***

### Assessment and Taxation Impact

Includes land and improvements associated with the following:

1. Total projected municipal taxation impact for each of Schedule A, B, C, D, E, F, G, H, I by assessment class for the year's 2013, 2014 and 2015.
2. The projected taxation impact for 2013, 2014, 2015 have been calculated by increasing the 2012 actual municipal taxation rate by 4.54%, 3.16%, and 3.10% respectively as this relates to the 2012 five year financial plan approved by Council.



**Appendix E, Proposed Bylaw # 10889:**

**Schedule A - Public Worship**

Tax Exempt Properties for 2014 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	1230	Lot 1, Blk 13, Plan 202, DL138	The Union of Slavic Churches of Evangelical Christians c/o Trustees	
2	1350	Lots 2 and 3, Blk 15, Plan 202, DL 138	Trustees of First United Church	
3	1360	Lot 4, Blk 15, Plan 202, DL 138 In Trust - DD 197582F	Trustees of First United Church	Note: Parking Lot
4	1370	Lot 5, Blk 15, Plan 202, DL 138 In Trust - DD 197582F	Trustees of First United Church	Note: Parking Lot
5	6911	Lot 25, Plan 578, DL 138, Except Plan H16278, & Lot A PL	Kelowna Buddhist Society	
6	18380	Lot 2, Plan 1319, DL 138	Bethel United Pentecostal Church (Truth Now Tabernacle)	
7	21300	Lot 19-20, Plan 2085, District Lot 139	Unitarian Fellowship of Kelowna Society	
8	21640	Lot 5, Blk B, Plan 2167, DL 139	Christian Science Society of Kelowna	
9	22500	Lot 6, Plan 2271, DL 139	Kelowna Tabernacle Congregation - Trustees	
10	51070	Lot 1, Plan 11332, DL 137	Governing Council of the Salvation Army in Canada	Note: Parking Lot
11	57010	Lot 1, Plan 15741	Ray Chase, Emsley Hunter, and Cyril Nash (Trustees)	Criteria #5: 3096 sq ft taxable as principal use of property not directly related to principle purpose of organization <b>owning</b> the property. ( 1548 sq ft Taxable: lease/rental to L'Eslale daycare) & (1548 sq ft Taxable: lease/rental to Music School)
12	57510	Lot A, Plan 16013, DL 137	Convention Baptist Churches of BC	Criteria #5: 1000 sq ft taxable as principal use of property not directly related to principle purpose of organization <b>owning</b> the property (lease/rental to Little People Daycare.)
13	62110	Lot A, KAP65650	The Trustees of Congregation of Kelowna Bible Chapel	



NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
14	62120	Lot 2, Plan 17933	The Trustees of Congregation of Kelowna Bible Chapel	Note: Parking Lot
15	68680	Lot 3, Plan 25524	Trustees Congregation - Grace Baptist Church	
16	69380	Lot A, Plan 27070	Roman Catholic Bishop Of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
17	71130	Lot 1, Plan 30180, DL137	Governing Council of the Salvation Army in Canada (Community Church)	
18	71680	Lot 4, Plan 30824	Seventh Day Adventist Church (BC Conference)	
19	74502	Lot A, Plan 33076, DL138	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
20	75210	Lot 1, Plan 34637	The Congregation of the Christ Evangelical Lutheran	
21	76394	Lot C, Plan 40170, DL137	The Congregation of the First Mennonite Church	
22	78266	Lot 1, Plan KAP47242	Ukrainian Catholic Eparchy of New Westminster	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
23	83239	Lot A, Plan KAP91385, DL 14	Synod-Diocese of Kootenay	
24	3255224	Lot 1, Plan KAP56294	Trust Cong St David's Presb Church	
25	3273007	Lot A, Plan KAP83120	The BC Conference of Mennonite Brethren Churches	Criteria #5: 3,950 sq ft taxable as principal use of property not directly related to principle purpose of organization <u>owning</u> the property (lease/rental Green Gables Daycare)
26	3337370	Lot A, Plan 23927	Kelowna Christian Reformed Church	Criteria #5: 2,974 sq ft taxable as principal use of property not directly related to principle purpose of organization <u>owning</u> the property. (lease/rental to GRASP)
27	3337769	Lot A, Plan KAP83760	Okanagan Jewish Community Association	Criteria #5: 1,200 sq ft taxable as principal use of property not directly related to principle purpose of organization <u>owning</u> the property (lease/rental North Glenmore Daycare)
28	3378102	Lot A, Plan 44041	Glenmore Congregation of Jehovah's Witnesses	
29	3922000	Lot A, Plan 5223	BC Assn of Seventh Day Adventist	Change status to fully exempt. Organization no longer operates a Daycare at this location. Property is now fully exempt as the principle purpose of the total property is a Place of Public Worship



NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
30	4310442	Lot A, Plan 31085	Seventh Day Adventist Church (BC Conference)	
31	4360460	Lot 2, Twp 26, Plan 27837	Roman Catholic Bishop of Nelson	
32	4423888	Lot PT 26, Plan 187 Except Plan 3067, That PT of L 25 PL 187 S/O PL B130	Synod of the Diocese of Kootenay	
33	4571592	Lot 1, Sec 19, Twp 26, Plan 37842	Kelowna Full Gospel Church Society	
34	4645000	Lot 7, Plan 3727	Church of the Nazarene - Canada Pacific	
35	4660000	Lot 1, Plan 4877	Serbian Orthodox Par-Holy Prophet St Ilija (Parish)	Criteria #9: 680 sq. ft taxable as residences will be excluded from otherwise tax exempt property. <b>[Note: Church Manse/Rectory]</b>
36	4803156	Lot A, Sec 22, Twp 26, Plan 27717	BC Assoc of Seventh Day Adventists	
37	4804250	Lot A, Plan 29696	Gurdwara Guru Amardas Darbar Sikh Society	Criteria #9: 240 sq ft taxable as residences will be excluded from otherwise tax exempt property (Note: church manse/rectory).
38	5475931	Lot Pcl Z, Sec 23, Twp 26, Plan 24426, Except Plan KAP69971, DD J53659	NW Canada Conf Evangelical Church	
39	5476791	Lot B, Plan 41234	BC Conference of Mennonite Brethren Churches	
40	5606001	Lot A, Plan KAP76650	Okanagan Sikh Temple & Cultural Society	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
41	5611000	Lot PT 2, Plan 2166	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
42	5752000	Lot A, Plan 4841	Okanagan Chinese Baptist Church	
43	6198870	Lots 78, 79 & 80, Sec 26, Twp 26, Plan 22239	Pentecostal Assemblies of Canada	Criteria #5: 379 sq ft taxable as principal use of property not directly related to principle purpose of organization <u>owning</u> the property (lease/rental Hunny's House Daycare).
44	6198872	Parcel A, Plan 22239	Synod of the Diocese of Kootenay	
45	6199358	Lot H, Sec 26, Twp 26, Plan 26182	Faith Lutheran Church of Kelowna	



NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
46	6339000	Lot 14, Sec 27, Twp 26 Plan 14897	BC Muslim Association	
47	6370120	Lot A, Plan 19465, DL 143, Sec 27, Twp 26	Spring Valley Congregation of Jehovah's Witnesses	
48	6372497	Lot 1, Plan KAP55460	Kelowna Christian Centre Soc Inc	
49	6372506	Lot A, Plan KAP56177	New Apostolic Church of Canada Inc.	
50	6496742	Lot 1, Sec 29 & 32, Plan KAP64073	President of Lethbridge Stake	
51	6735000	Lot A, Plan 11520	Trustees Rutland United Church Pastoral Charge of the United Church	Criteria #5: 1278 sq ft taxable as principal use of property not directly related to principle purpose of organization <u>owning</u> the property (lease/rental Green Gables Daycare).
52	7212492	Lot 1, Plan 37256	Synod of the Diocese of Kootenay	
53	10407200	Lot A, Plan 20452, DL 128	Christian & Missionary Alliance - Canadian Pacific District	
54	10468000	Lot 2, Plan 9491, DL 129	St. Peter & Paul Ukrainian Greek Orthodox Church of Kelowna	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Orchard Haven Housing Society)
55	10519214	Lot 9, Plan 20128, DL 129	Kelowna Trinity Baptist Church	
56	10519844	Lot A, Plan 37351 (Portion of Lot)	Apostolic Resource Centre Society	Criteria #5: 3520 sq ft taxable as principal use of property not directly related to principle purpose of organization <u>owning</u> the property (1565 sq ft Commercial class 06: Wood Fire Bakery Restaurant & 1955 sq ft Commercial class 06: Clothing Store).
57	10519902	Lot 1, Plan KAP 45185	Kelowna Trinity Baptist Church	
58	10738200	Lot 1, Plan 27982, DL 131	Canadian Baptists of Western Canada	Criteria #5: 1,200 sq ft Taxable as principal use of property not directly related to principle purpose of organization <u>owning</u> the property (lease/rental to Montessori Pre-School). Criteria #9: House on property is taxable as residences will be excluded from otherwise tax exempt property (Note: rental unit).
59	10738366	Lot 2, Plan KAP44292, DL 131	Evangel Tabernacle of Kelowna	Criteria #3: No change in status per Policy 327 as church "Daycare" is operating on avg. at below market.



NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
60	10768002	Lot 2, Plan KAP81588	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
61	10936348	Lot 1, Plan 35917	Kelowna Gospel Fellowship Church	
62	10936653	Lot 1, Plan 41844	Canadian Mission Board of the German Church of God Dominion of Canada	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Rental Units)
63	10937443	Lot A, Plan KAP76720	First Lutheran Church of Kelowna BC	
64	11025140	Lot 1, Plan 25466, DL 135	Kelowna Congregation of Jehovah's Witnesses	
65	11025172	Lot 7, Plan 25798, DL 135	Congregation of Bethel Church of Kelowna	Criteria #3: No change in status per Policy 327 as church "Daycare" is operating on avg. at below market. (Village Daycare)
66	11025480	Lot 1, Plan 34984	Trustees of the Congregation of St Paul's United Church	Criteria #5: 1,000 sq ft Taxable as principal use of property not directly related to principle purpose of organization <u>owning</u> the property (lease/rental to Montessori Pre-School).
67	11059000	Lot 1, Plan 12441, DL 136 Trustees	Guisachan Fellowship Baptist Church	
68	11097073	Lot 1, Plan KAP52447, DL 136	C3 Church	Property Sold by General Assembly of the Church of God in Western Canada to C3 Church. Principle purpose of the property remains as a Place Of Public Worship. Criteria #5: 610 sq ft taxable as principal use of property not directly related to principle purpose of organization owning the property (lease/rental to Lasting Impressions Pre-School).



## Schedule B - Private Schools

### Tax Exempt Properties for 2014 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	52700	Lot C, Plan 12546, DL 138	Roman Catholic Bishop of Nelson	Hall
2	74502	Lot A, Plan 33076, DL 138	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
3	3458032	Lot 1, KAP86356	Aberdeen Hall Senior School Society	
4	4417000	Lot PCL A, Plan B6328	Okanagan Montessori Elementary School Society	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market.
5	5122000	Lot 2, Plan 3849, Sec 23, Twp 26, Ld 41 exc Plan 16489 (15 ac.)	Seventh-Day Adventist Church - BC Conference	
6	6372497	Lot 1, Plan KAP55460	Kelowna Christian Centre Society Inc	
7	6372527	Lot A, Plan KAP71175	Vedanta Educational Society Inc	
8	7212595	Lot A, Plan KAP48732	Waldorf School Association of Kelowna	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market.
9	7212596	Lot B, Plan KAP48732	Waldorf School Association of Kelowna	
10	10589111	Lot 1, Plan KAP59724	Kelowna Society for Christian Education	
11	10738366	Lot 2, Plan KAP44292, DL 131	Evangel Tabernacle of Kelowna	
12	10738378	Lot A, Plan KAP54674, DL 131	The Catholic Independent Schools of Nelson Diocese	
13	10937443	Lot A, Plan KAP76720	First Lutheran Church of Kelowna	
14	12184557	Lot 2, Plan 69898, DL 41	Waldorf School Association of Kelowna/City of Kelowna	New Applicant: Criteria #3: Per Policy 327, "Daycare" is operating on avg. at below market.



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**Schedule C - Hospitals**

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Tax Exempt Properties for 2014 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	55260	Lot A, Plan 14934 and Lot F, Plan 4920, DL 138	Interior Health Authority	
2	73571	Lot 15, Plan 32159, DL 137	Interior Health Authority	
3	79392	Lot A, Plan KAP60581, DL 14	Canadian Cancer Society	
4	82282	Lot A, Plan KAP87113, DL 14	Interior Health Authority	
5	4529001	Lot A, Plan KAP84779, DL 136	Interior Health Authority	



## Schedule D - Special Needs Housing

Tax Exempt Properties for 2014 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4340	Lot 15, Plan 462, DL 139	Kelowna Gospel Mission Society	
2	7270	Lot 4, Plan 635, DL 14	Bridge Youth & Family Services Society	
3	23390	Lot 10, Plan 2498, DL 137	Bridges to New Life Society	
4	33110	Lot 2, Plan 3929	New Opportunities for Women (NOW) Canada Society	
5	43090	Lot 1, Plan 7765	Howard-Fry Housing Society	
6	46190	Lot 15, D.L. 136, Plan 9138	Adult Integrated Mental Health Services Society	
7	46240	Lot 20, Plan 9138	Kelowna Gospel Mission Society	
8	46250	Lot 21, Plan 9138	Kelowna Gospel Mission Society	
9	48500	Lot 8, Plan 10011	Okanagan Halfway House Society Inc	
10	48750	Lot 33, Plan 10011, D.L. 137	Resurrection Recovery Resource Society Inc.	
11	48770	Lot 35, Plan 10011	Okanagan Halfway House Society	
12	50050	Lot 22, Plan KAP10689	Resurrection Recovery Resource Society	New Applicant: New application for transitional housing for recovering addicts. Fully exempt per policy 327 as max. stay <2yrs
13	50060	Lot 23, Plan 10689	Resurrection Recovery Resource Society	
14	50070	Plan 10689, Lot 24	Resurrection Recovery Resource Society	
15	50080	Lot 25, Plan 10689	Resurrection Recovery Resource Society	
16	50650	Lot A, PL 11018	Society of Vincent De Paul of Central Okanagan	
17	55030	Lot 4, Plan 14741	Central Okanagan Emergency Shelter Society	
18	55040	Lot 5, Plan 14741	Central Okanagan Emergency Shelter Society	
19	55150	Lot A, Plan 14836	Okanagan Halfway House Society	



NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
20	71805	Lot 1, Plan 31153	Adult Integrated Mental Health Services Society	
21	80873	Plan KAS2634, Lot 1	Okanagan Mental Health Services Society	
22	5476630	Plan KAP33003, Lot A	The Bridge Youth & Family Services Society	Was previously owned by Crossroads Treatment Centre Society. New Applicant: To work together with children, youth, families and individuals to build healthy and positive lives through counseling, education and support. Fully exempt per policy 327 as max. stay <2yrs
23	6370241	Plan KAP22268, Lot D	The Bridge Youth & Family Services Society	Was previously owned by Crossroads Treatment Centre Society. New Applicant: To work together with children, youth, families and individuals to build healthy and positive lives through counseling, education and support. Fully exempt per policy 327 as max. stay <2yrs
24	10519958	Lot 4, Plan KAS1717	Kelowna Child Care Society	
25	11097075	PCL A, Plan KAP52447, DL 136	National Society of Hope /Provincial Rental Housing Corp	



## Schedule E - Social Services

### Tax Exempt Properties for 2014 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4330	Lot 14, Plan 462 Block 5	Kelowna Gospel Mission Society	
2	4580	Lots 3 and 4, Blk 8, DL 139, Plan 462	Ki-Low-Na Friendship Society	
3	4830	Lot E 1/2 L 15 Plan 462, Blk 10	Kelowna Community Resources & Crisis Centre Society	Change status to fully exempt. Was previously denied a partial exemption due to Criteria #5: Portion of property is taxable as principal use of property not directly related to principle purpose of organization owning the property (lease/rental to Private Practice). This portion of the property is no longer utilized as a rental unit.
4	9900	Plan 830, Lot 2, DL 14, Blk 21 exc Parcel 2A, B1750	Canadian Mental Health Association	
5	10470	Lot 11, Plan 922	Kelowna & District S.H.A.R.E. Society	
6	16620	Lot 8, Plan 1303 & Lot 1, DL 139 PL13585 & Lot 1 DL139 PL 3585	Kelowna Community Food Bank Society	
7	26190	Lot 138, Plan 3163	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
8	45862	Lot A, Plan 9012	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status Per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
9	57060	Plan 15778, Lot B	Ki-Low-Na Friendship Society	
10	59530	Lot A, Plan 16898	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
11	66250	Lot 1, Plan 22678	Kelowna(#26) Royal Canadian Legion	Criteria #7: 32% land and improvements not exempt - Main Dining area 870 sq ft, Cooler area 92 sq ft - Total 1,786 of 5,522 sq ft
12	76262	Lot 1, Blk 6, Sec 20, Twp 26, ODYD, Plan 39580	Central Okanagan Child Development Association	
13	82144	Lot A Plan KAP86241	Kelowna & District Society for Community Living / City of Kelowna	
14	3819001	Lot 2, Plan 3306	Provincial Rental Housing Corp	
15	4918002	Lot A Plan KAP90062	Governing Council of the Salvation Army in	



NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
			Canada	
16	5477053	Lot 5 Plan KAS2126	MADAY Society for Seniors	
17	6198704	Part of Lot A, Sec 26, Twp 26, ODYD, Plan 21551	Boys & Girls Clubs/City of Kelowna	Criteria #3:No change in status per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
18	6370273	Lot 19, Plan 23749	Ki-Low-Na Friendship Society	
19	6774486	Lot 2 Plan: KAS2048	Big Brothers Big Sisters of the Okanagan Society	
20	6774491	Lot:7 Plan KAS2048	Big Brothers Big Sisters of the Okanagan Society	
21	10508002	Lot 2, Plan 15777	Kalano Club of Kelowna	
22	10519925	Lot A, Plan KAP54261	Reach Out Youth Counselling & Services Society	
23	10522014	Lot 10 Plan KAS3728	Kelowna Elks Lodge No 52	
24	10707000	Lot 1, Plan 15596, Except Plan KAP73753	BHF Building Healthy Families Society	



## Schedule F - Public Park or Recreation Ground, Public Athletic or Recreational

### Tax Exempt Properties for 2014 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	571	Part DL 14 (.727 Acres) Lot A, Plan 5352	Kelowna Lawn Bowling Club /City of Kelowna	
2	37220	Lot 4, Plan 4921	Kelowna Badminton Club/City of Kelowna	
3	73507	Lot 2, Plan 32159	City of Kelowna/Kelowna Cricket Club	
4	80966	Lot B, Plan KAP76448	Kelowna Major Men's Fastball Association / City of Kelowna	No Change in Status as liquor license held by CofK not organization.
5	80967	Fr NE 1/4 Sec 17, Twp 28 SDYD, shown Amended Plan B4553, exc Plan 26911	Kelowna Curling Club / City of Kelowna	Criteria # 7: 2,000 sq ft taxable as areas primary use is liquor/food services.
6	4009000	Plan 2020, Parcel A , PCL A (KG34204)	Kelowna & District Fish & Game Club	Exempting non-commercial and non-residential class only
7	4078511	Lot 2, KAP46027	City of Kelowna	H2O Centre to be exempted except for space occupied by current tenant "Jugo Juice" which is taxed under it's own tax roll # 4078513
8	4078511	Lot 2, KAP46027	Kelowna United Football Club/City of Kelowna	New Applicant: Non-Profit organization providing an environment for the purpose of high level training, games and leagues for local youth soccer players.
9	4453000	Lot 1 & 2, Plan 3067	East Kelowna Community Hall Association	Criteria#9: Caretaker Agreement in place
10	4525505	Lot 1, KAP61083	Central Okanagan Land Trust / Central Okanagan (Regional District)	Land Conservation (Parkland)
11	6198705	Lot A, Plan 21551	Okanagan Gymnastic Centre / City of Kelowna	
12	6224735	Lot B, Plan KAP53836	Rutland Park Society	Criteria #5: 1,200 sq ft taxable as primary use of property not the principal purpose of the organization <u>owning</u> the property (Lease/Rental: Little Bloomers Daycare).
13	6935000	Part S 1/2 of SW 1/4	Central Okanagan Land Trust / Central Okanagan (Regional District)	Land Conservation (Parkland)
14	6936000	Part N 1/2 of SW 1/4	Central Okanagan Land Trust / Central Okanagan (Regional District)	Land Conservation (Parkland)
15	6961000	Lot Fr E 1/2 Sec 17, Twp 28 exc Plan B4553	Nature Trust of BC	Land Conservation (Parkland)



NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
16	6962004	Fr NE 1/4 Sec 17, Twp 28 SDYD, shown Amended Plan B4553, exc Plan 26911	Crown Provincial/ Nature Trust of BC	Land Conservation (Parkland)
17	6962006	Lot A, Sec 17, Twp 28, Plan 41403	Nature Trust of BC	Land Conservation (Parkland)
18	6962008	Lot B, Plan 41403	Nature Trust of BC	Land Conservation (Parkland)
19	6974000	Lot 11, Sec. 22, Plan 4080	Scout Properties (BC/Yukon) Ltd	
20	6976000	Lot 11, Sec. 22, Plan 4080	Scout Properties (BC/Yukon) Ltd	Criteria #9: Caretaker Agreement in place
21	9461001	Lot B, DL 14, LD 41, KAP 10727	Kelowna Outrigger Racing Canoe Club Society/City of Kelowna	New Applicant: Non-Profit organization providing an environment for the purpose of the furtherance of paddle sports of all descriptions including training and education in skills.
22	10776000	Plan 9359, Lot 2	Kelowna Riding Club	Criteria #9: Caretaker Agreement in place
23	11029007	That part of Plan 37018, DL 136, shown as park	Central Okanagan Heritage Society/City of Kelowna	Criterion #9: 566 Sq ft taxable as residences will be excluded from otherwise tax exempt property. <b>(Rental Unit)</b>
24	11151000	Lot 1, Plan 11796	Kelowna Minor Fastball Society/City of Kelowna	
25	11501989	Lot 1, Plan 35229	Central Okanagan Small Boat Association / City of Kelowna	Criteria #9: Caretaker Agreement in place
26	12184556	Lot 1, Plan KAP69898	Okanagan Mission Community Hall Association	



## Schedule G - Cultural

### Tax Exempt Properties for 2014 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	950	Lot 1, Block 12, Plan 202	Centre Cultural François De L' Okanagan	
2	1830	Lot 49, Plan 262, Blk 15	Kelowna Canadian Italian Club	
3	38641	Lot A, Plan 5438	Okanagan Military Museum Society / City of Kelowna	
4	38644	Plan 5438, D.L. 139	Kelowna Centennial Museum Association / City of Kelowna	
5	75959	Lot 2, Plan 37880	Kelowna Music Society	Criteria #4: Majority of Program areas are not directly competing
6	77062	Lot 1, Plan 42511	City of Kelowna/Kelowna Museums Society	Change in Status. Criterion # 3: 1,300 sq ft 60% exempt (5 year phase out program) as area's primary purpose are commercial liquor sales. Per Policy 327: "Non-profit organizations conducting retail and/or commercial activity and charging rates or fees at market value are considered to be in competition with for-profit businesses and will not be eligible for tax exemption." Note: The portion of the Wine Museum which is a VQA Wines store would be taxable - Approx. 60% of the Wine Museum area (1,300 sq. ft.).
7	79055	Lot 3, Plan KAP 57837, DL 139	Okanagan Regional Library / City of Kelowna Library Society	
8	79932	Lot A, Plan KAP67454	Kelowna Art Gallery/City of Kelowna	Per Policy 327-No 3rd Party lease agreement in place



NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
9	80250	Lot A, KAP67454	Kelowna Visual & Performing Arts Centre Society / City of Kelowna	<p>The following areas will be Exempt areas - (80250)</p> <p>Centre Society area 37,034</p> <p>Theatre Kelowna 892 sq ft</p> <p>Okanagan Artists Alternative Association (2 areas) 2,058 sq ft</p> <p>Ponderosa Spinners and Weavers area 409 sq ft</p> <p>Music Room 520 sq. ft.</p> <p>Potters Addict 1589 sq ft</p> <p>Non-exempt areas - total 4,442 ft.</p> <p>80251 KVPACS Bistro 1,236 sq ft</p> <p>80252 Mission Dance Studio 1,185 sq ft</p> <p>80255 Angie Bonten, Trina Ganson, Sara Parsons studio 350 sq ft</p> <p>80256 Mal Gagnon studio area 428 sq ft</p> <p>80257 Aunaray Clusiau studio area 370 sq ft</p> <p>80258 Janet Stein 444 sq. Ft.</p> <p>80259 Sandra Chapmen studio area 429 sq ft</p> <p>"My Studio" Donna Lee 350 sq ft</p>
10	83355	Lot 1, KAP92254	Okanagan Symphony Society/City of Kelowna	New Applicant: A Registered Charity providing an environment for the purpose educating and entertaining all generations through the presentation of classical music.
11	7212624	Lot 10, KAP72245	Westbank First Nations	
12	10349220	Lot B, Plan 28112	German - Canadian Harmonie Club	Criteria #7: 4,413 sq ft taxable as areas primary purpose is liquor and or meal services
13	10768001	Lot A, Plan 6710	Roman Catholic Bishop of Nelson Pandosy Mission	



## Schedule H - Other Non-Profit Societies

### Tax Exempt Properties for 2014 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	16670	Lot 16, Plan 1303	Kelowna Yoga House Society	Criteria #4: No Change in Status. Per Policy 327: house on property used by society & similar programs offered at Sport & Rec.
2	23360	Lot 7, Plan 2498	Columbus Holding Society	
3	28740	Lot 8, Plan 3398	Kelowna Centre for Positive Living Society	
4	70030	Lot A, Plan 28311	Columbus Holding Society	Criteria #5: Upper floor & main floor fully taxable as primary use of property not the principal purpose of the organization <u>owning</u> the property (lease/rental upper floor - Inn From the Cold, main floor Lease/Rental Taxable-Right to Life, basement 100% Exempt: Knights of Columbus
5	77364	Lot A, Plan 43658	Kelowna Sr. Citizens Society of BC	Criteria #9: Caretaker agreement in place.
6	5763001	Lot 4, Plan 5494	Kelowna General Hospital Foundation	
7	6198706	Lot A, Plan 21551, Sec 26, Twp 26, LD 41, Safety Village Lease only (.739 ac.) (Parent 06198.703)	Kelowna & District Safety Council Society / City of Kelowna	
8	6199682	Lot 2, Plan 39917	Father DeLestre Columbus (2009) Society	
9	6371365 - 6371403	Lot 1-39, Plan KAS384	The Society of Housing Opportunities and Progressive Employment	Partial Exemption based on difference - one parcel vs. individual strata units
10	10759011	Lot 11, Plan 515, Blk 1	BC Society for Prevention of Cruelty to Animals	
11	12188047	Lot B Plan 40681	Cowen, Sandra K & Heather I Henderson (Trustees: Arion Therapeutic Riding Association)	



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**Schedule I - Partnering, Heritage or Other Special Exemption Authority**

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Tax Exempt Properties for 2014 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	10388000	Lots 15 and 16, Blk. 7, Plan 415B	Central Okanagan Heritage Society	Criteria #9: Caretaker agreement in place.



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**Schedule J - Estimated Municipal Property Tax Impact For the Years 2014 - 2016**

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<b>Schedule</b>	<b>Property Classification</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>A - Public Worship</b>				
	Class 01 - Residential	26	27	28
	Class 06 - Business	11,676	12,122	12,602
	Class 08 - Recreation/Non-Profit	281,603	292,362	303,971
	<b>Total Municipal Taxes</b>	<b>\$293,305</b>	<b>\$304,511</b>	<b>\$316,601</b>
<b>B - Private Schools</b>				
	Class 01 - Residential	1,157	1,201	1,249
	Class 06 - Business	145,962	151,540	157,556
	Class 08 - Recreation/Non-Profit	14,563	15,119	15,718
	<b>Total Municipal Taxes</b>	<b>\$161,682</b>	<b>\$167,860</b>	<b>\$174,523</b>
<b>C - Hospitals</b>				
	Class 01 - Residential	32,248	33,480	34,808
	Class 06 - Business	81,980	85,112	88,491
	Class 08 - Recreation/Non-Profit	0	0	0
	<b>Total Municipal Taxes</b>	<b>\$114,228</b>	<b>\$118,592</b>	<b>\$123,299</b>
<b>D - Special Needs Housing</b>				
	Class 01 - Residential	49,039	50,911	52,934
	Class 06 - Business	5,500	5,710	5,937
	Class 08 - Recreation/Non-Profit	0	0	0
	<b>Total Municipal Taxes</b>	<b>\$54,539</b>	<b>\$56,621</b>	<b>\$58,871</b>
<b>E - Social Services</b>				
	Class 01 - Residential	11,530	11,971	12,447
	Class 06 - Business	164,204	170,475	177,244
	Class 08 - Recreation/Non-Profit	2,189	2,273	2,363
	<b>Total Municipal Taxes</b>	<b>\$177,923</b>	<b>\$184,719</b>	<b>\$192,054</b>
<b>F - Public Park or Recreation Ground, Public Athletic or Recreational</b>				
	Class 01 - Residential	63,816	66,254	68,883
	Class 06 - Business	506,723	526,081	546,966
	Class 08 - Recreation/Non-Profit	80,709	83,791	87,118
	<b>Total Municipal Taxes</b>	<b>\$651,248</b>	<b>\$676,126</b>	<b>\$702,967</b>
<b>G - Cultural</b>				
	Class 01 - Residential	7	7	7
	Class 06 - Business	243,912	253,229	263,282
	Class 08 - Recreation/Non-Profit	8,772	9,107	9,469
	<b>Total Municipal Taxes</b>	<b>\$252,691</b>	<b>\$262,343</b>	<b>\$272,758</b>

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Schedule <sup>3</sup>	Property Classification	2014	2015	2016
<b>H - Other Non-Profit Societies</b>				
	Class 01 - Residential	9,182	9,532	9,910
	Class 06 - Business	30,001	31,146	32,381
	Class 08 - Recreation/Non-Profit	4,281	4,445	4,622
	<b>Total Municipal Taxes</b>	<b>\$43,464</b>	<b>\$45,123</b>	<b>\$46,913</b>
<b>I - Partnering, Heritage or Other Special Exemption Authority</b>				
	Class 01 - Residential	96	100	104
	Class 06 - Business	5,098	5,293	5,503
	Class 08 - Recreation/Non-Profit	0	0	0
	<b>Total Municipal Taxes</b>	<b>\$5,194</b>	<b>\$5,393</b>	<b>\$5,607</b>
<b>Total Impact</b>				
	Class 01 - Residential	167,101	173,483	180,370
	Class 06 - Business	1,195,056	1,240,708	1,289,962
	Class 08 - Recreation/Non-Profit	392,117	407,097	423,261
	<b>Total Municipal Taxes</b>	<b>\$1,754,274</b>	<b>\$1,821,288</b>	<b>\$1,893,593</b>

<sup>3</sup> Schedules A, B & C include the land assessed values of the buildings footprint which is a general exemption.



# CITY OF KELOWNA

## BYLAW NO. 10889

### 2014 Permissive Tax Exemption Bylaw

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

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

1. Those certain parcels or tracts of land and improvements, situated, lying and being in the City of Kelowna, as described in Schedules "A" to "J" attached hereto and forming part of this bylaw, shall be exempt from taxation.
2. This bylaw shall come into full force and effect and is binding on all persons during the 2012 taxation year.
3. This bylaw may be cited as "2014 Tax Exemption Bylaw No. 10889".

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

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

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Mayor

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City Clerk



## Schedule A - Public Worship

### Tax Exempt Properties for 2014 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	1230	Lot 1, Blk 13, Plan 202, DL138	The Union of Slavic Churches of Evangelical Christians c/o Trustees	
2	1350	Lots 2 and 3, Blk 15, Plan 202, DL 138	Trustees of First United Church	
3	1360	Lot 4, Blk 15, Plan 202, DL 138 In Trust - DD 197582F	Trustees of First United Church	Note: Parking Lot
4	1370	Lot 5, Blk 15, Plan 202, DL 138 In Trust - DD 197582F	Trustees of First United Church	Note: Parking Lot
5	6911	Lot 25, Plan 578, DL 138, Except Plan H16278, & Lot A PL	Kelowna Buddhist Society	
6	18380	Lot 2, Plan 1319, DL 138	Bethel United Pentecostal Church (Truth Now Tabernacle)	
7	21300	Lot 19-20, Plan 2085, District Lot 139	Unitarian Fellowship of Kelowna Society	
8	21640	Lot 5, Blk B, Plan 2167, DL 139	Christian Science Society of Kelowna	
9	22500	Lot 6, Plan 2271, DL 139	Kelowna Tabernacle Congregation - Trustees	
10	51070	Lot 1, Plan 11332, DL 137	Governing Council of the Salvation Army in Canada	Note: Parking Lot
11	57010	Lot 1, Plan 15741	Ray Chase, Emsley Hunter, and Cyril Nash (Trustees)	Criteria #5: 3096 sq ft taxable as principal use of property not directly related to principle purpose of organization <b>owning</b> the property. ( 1548 sq ft Taxable: lease/rental to L'Eslale daycare) & (1548 sq ft Taxable: lease/rental to Music School)
12	57510	Lot A, Plan 16013, DL 137	Convention Baptist Churches of BC	Criteria #5: 1000 sq ft taxable as principal use of property not directly related to principle purpose of organization <b>owning</b> the property (lease/rental to Little People Daycare.)
13	62110	Lot A, KAP65650	The Trustees of Congregation of Kelowna Bible Chapel	
14	62120	Lot 2, Plan 17933	The Trustees of Congregation of Kelowna Bible Chapel	Note: Parking Lot



NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
15	68680	Lot 3, Plan 25524	Trustees Congregation - Grace Baptist Church	
16	69380	Lot A, Plan 27070	Roman Catholic Bishop Of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
17	71130	Lot 1, Plan 30180, DL137	Governing Council of the Salvation Army in Canada (Community Church)	
18	71680	Lot 4, Plan 30824	Seventh Day Adventist Church (BC Conference)	
19	74502	Lot A, Plan 33076, DL138	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
20	75210	Lot 1, Plan 34637	The Congregation of the Christ Evangelical Lutheran	
21	76394	Lot C, Plan 40170, DL137	The Congregation of the First Mennonite Church	
22	78266	Lot 1, Plan KAP47242	Ukrainian Catholic Eparchy of New Westminster	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
23	83239	Lot A, Plan KAP91385, DL 14	Synod-Diocese of Kootenay	
24	3255224	Lot 1, Plan KAP56294	Trust Cong St David's Presb Church	
25	3273007	Lot A, Plan KAP83120	The BC Conference of Mennonite Brethren Churches	Criteria #5: 3,950 sq ft taxable as principal use of property not directly related to principle purpose of organization <u>owning</u> the property (lease/rental Green Gables Daycare)
26	3337370	Lot A, Plan 23927	Kelowna Christian Reformed Church	Criteria #5: 2,974 sq ft taxable as principal use of property not directly related to principle purpose of organization <u>owning</u> the property. (lease/rental to GRASP)
27	3337769	Lot A, Plan KAP83760	Okanagan Jewish Community Association	Criteria #5: 1,200 sq ft taxable as principal use of property not directly related to principle purpose of organization <u>owning</u> the property (lease/rental North Glenmore Daycare)
28	3378102	Lot A, Plan 44041	Glenmore Congregation of Jehovah's Witnesses	
29	3922000	Lot A, Plan 5223	BC Assn of Seventh Day Adventist	Change status to fully exempt. Organization no longer operates a Daycare at this location. Property is now fully exempt as the principle purpose of the total property is a Place of Public Worship
30	4310442	Lot A, Plan 31085	Seventh Day Adventist Church (BC Conference)	



NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
31	4360460	Lot 2, Twp 26, Plan 27837	Roman Catholic Bishop of Nelson	
32	4423888	Lot PT 26, Plan 187 Except Plan 3067, That PT of L 25 PL 187 S/O PL B130	Synod of the Diocese of Kootenay	
33	4571592	Lot 1, Sec 19, Twp 26, Plan 37842	Kelowna Full Gospel Church Society	
34	4645000	Lot 7, Plan 3727	Church of the Nazarene - Canada Pacific	
35	4660000	Lot 1, Plan 4877	Serbian Orthodox Par-Holy Prophet St Ilija (Parish)	Criteria #9: 680 sq. ft taxable as residences will be excluded from otherwise tax exempt property. [Note: Church Manse/Rectory]
36	4803156	Lot A, Sec 22, Twp 26, Plan 27717	BC Assoc of Seventh Day Adventists	
37	4804250	Lot A, Plan 29696	Gurdwara Guru Amardas Darbar Sikh Society	Criteria #9: 240 sq ft taxable as residences will be excluded from otherwise tax exempt property (Note: church manse/rectory).
38	5475931	Lot Pcl Z, Sec 23, Twp 26, Plan 24426, Except Plan KAP69971, DD J53659	NW Canada Conf Evangelical Church	
39	5476791	Lot B, Plan 41234	BC Conference of Mennonite Brethren Churches	
40	5606001	Lot A, Plan KAP76650	Okanagan Sikh Temple & Cultural Society	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
41	5611000	Lot PT 2, Plan 2166	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
42	5752000	Lot A, Plan 4841	Okanagan Chinese Baptist Church	
43	6198870	Lots 78, 79 & 80, Sec 26, Twp 26, Plan 22239	Pentecostal Assemblies of Canada	Criteria #5: 379 sq ft taxable as principal use of property not directly related to principle purpose of organization <u>owning</u> the property (lease/rental Hunny's House Daycare).
44	6198872	Parcel A, Plan 22239	Synod of the Diocese of Kootenay	
45	6199358	Lot H, Sec 26, Twp 26, Plan 26182	Faith Lutheran Church of Kelowna	
46	6339000	Lot 14, Sec 27, Twp 26 Plan 14897	BC Muslim Association	



NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
47	6370120	Lot A, Plan 19465, DL 143, Sec 27, Twp 26	Spring Valley Congregation of Jehovah's Witnesses	
48	6372497	Lot 1, Plan KAP55460	Kelowna Christian Centre Soc Inc	
49	6372506	Lot A, Plan KAP56177	New Apostolic Church of Canada Inc.	
50	6496742	Lot 1, Sec 29 & 32, Plan KAP64073	President of Lethbridge Stake	
51	6735000	Lot A, Plan 11520	Trustees Rutland United Church Pastoral Charge of the United Church	Criteria #5: 1278 sq ft taxable as principal use of property not directly related to principle purpose of organization <b>owning</b> the property (lease/rental Green Gables Daycare).
52	7212492	Lot 1, Plan 37256	Synod of the Diocese of Kootenay	
53	10407200	Lot A, Plan 20452, DL 128	Christian & Missionary Alliance - Canadian Pacific District	
54	10468000	Lot 2, Plan 9491, DL 129	St. Peter & Paul Ukrainian Greek Orthodox Church of Kelowna	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Orchard Haven Housing Society)
55	10519214	Lot 9, Plan 20128, DL 129	Kelowna Trinity Baptist Church	
56	10519844	Lot A, Plan 37351 (Portion of Lot)	Apostolic Resource Centre Society	Criteria #5: 3520 sq ft taxable as principal use of property not directly related to principle purpose of organization <b>owning</b> the property (1565 sq ft Commercial class 06: Wood Fire Bakery Restaurant & 1955 sq ft Commercial class 06: Clothing Store).
57	10519902	Lot 1, Plan KAP 45185	Kelowna Trinity Baptist Church	
58	10738200	Lot 1, Plan 27982, DL 131	Canadian Baptists of Western Canada	Criteria #5: 1,200 sq ft Taxable as principal use of property not directly related to principle purpose of organization <b>owning</b> the property (lease/rental to Montessori Pre-School). Criteria #9: House on property is taxable as residences will be excluded from otherwise tax exempt property (Note: rental unit).
59	10738366	Lot 2, Plan KAP44292, DL 131	Evangel Tabernacle of Kelowna	Criteria #3: No change in status per Policy 327 as church "Daycare" is operating on avg. at below market.
60	10768002	Lot 2, Plan KAP81588	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)



NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
61	10936348	Lot 1, Plan 35917	Kelowna Gospel Fellowship Church	
62	10936653	Lot 1, Plan 41844	Canadian Mission Board of the German Church of God Dominion of Canada	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Rental Units)
63	10937443	Lot A, Plan KAP76720	First Lutheran Church of Kelowna BC	
64	11025140	Lot 1, Plan 25466, DL 135	Kelowna Congregation of Jehovah's Witnesses	
65	11025172	Lot 7, Plan 25798, DL 135	Congregation of Bethel Church of Kelowna	Criteria #3: No change in status per Policy 327 as church "Daycare" is operating on avg. at below market. (Village Daycare)
66	11025480	Lot 1, Plan 34984	Trustees of the Congregation of St Paul's United Church	Criteria #5: 1,000 sq ft Taxable as principal use of property not directly related to principle purpose of organization <b>owning</b> the property (lease/rental to Montessori Pre-School).
67	11059000	Lot 1, Plan 12441, DL 136 Trustees	Guisachan Fellowship Baptist Church	
68	11097073	Lot 1, Plan KAP52447, DL 136	C3 Church	Property Sold by General Assembly of the Church of God in Western Canada to C3 Church. Principle purpose of the property remains as a Place Of Public Worship. Criteria #5: 610 sq ft taxable as principal use of property not directly related to principle purpose of organization owning the property (lease/rental to Lasting Impressions Pre-School).



## Schedule B - Private Schools

### Tax Exempt Properties for 2014 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	52700	Lot C, Plan 12546, DL 138	Roman Catholic Bishop of Nelson	Hall
2	74502	Lot A, Plan 33076, DL 138	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
3	3458032	Lot 1, KAP86356	Aberdeen Hall Senior School Society	
4	4417000	Lot PCL A, Plan B6328	Okanagan Montessori Elementary School Society	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market.
5	5122000	Lot 2, Plan 3849, Sec 23, Twp 26, Ld 41 exc Plan 16489 (15 ac.)	Seventh-Day Adventist Church - BC Conference	
6	6372497	Lot 1, Plan KAP55460	Kelowna Christian Centre Society Inc	
7	6372527	Lot A, Plan KAP71175	Vedanta Educational Society Inc	
8	7212595	Lot A, Plan KAP48732	Waldorf School Association of Kelowna	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market.
9	7212596	Lot B, Plan KAP48732	Waldorf School Association of Kelowna	
10	10589111	Lot 1, Plan KAP59724	Kelowna Society for Christian Education	
11	10738366	Lot 2, Plan KAP44292, DL 131	Evangel Tabernacle of Kelowna	
12	10738378	Lot A, Plan KAP54674, DL 131	The Catholic Independent Schools of Nelson Diocese	
13	10937443	Lot A, Plan KAP76720	First Lutheran Church of Kelowna	
14	12184557	Lot 2, Plan 69898, DL 41	Waldorf School Association of Kelowna/City of Kelowna	New Applicant: Criteria #3: Per Policy 327, "Daycare" is operating on avg. at below market.



## Schedule C - Hospitals

### Tax Exempt Properties for 2014 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	55260	Lot A, Plan 14934 and Lot F, Plan 4920, DL 138	Interior Health Authority	
2	73571	Lot 15, Plan 32159, DL 137	Interior Health Authority	
3	79392	Lot A, Plan KAP60581, DL 14	Canadian Cancer Society	
4	82282	Lot A, Plan KAP87113, DL 14	Interior Health Authority	
5	4529001	Lot A, Plan KAP84779, DL 136	Interior Health Authority	



### Schedule D - Special Needs Housing

#### Tax Exempt Properties for 2014 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4340	Lot 15, Plan 462, DL 139	Kelowna Gospel Mission Society	
2	7270	Lot 4, Plan 635, DL 14	Bridge Youth & Family Services Society	
3	23390	Lot 10, Plan 2498, DL 137	Bridges to New Life Society	
4	33110	Lot 2, Plan 3929	New Opportunities for Women (NOW) Canada Society	
5	43090	Lot 1, Plan 7765	Howard-Fry Housing Society	
6	46190	Lot 15, D.L. 136, Plan 9138	Adult Integrated Mental Health Services Society	
7	46240	Lot 20, Plan 9138	Kelowna Gospel Mission Society	
8	46250	Lot 21, Plan 9138	Kelowna Gospel Mission Society	
9	48500	Lot 8, Plan 10011	Okanagan Halfway House Society Inc	
10	48750	Lot 33, Plan 10011, D.L. 137	Resurrection Recovery Resource Society Inc.	
11	48770	Lot 35, Plan 10011	Okanagan Halfway House Society	
12	50050	Lot 22, Plan KAP10689	Resurrection Recovery Resource Society	New Applicant: New application for transitional housing for recovering addicts. Fully exempt per policy 327 as max. stay <2yrs
13	50060	Lot 23, Plan 10689	Resurrection Recovery Resource Society	
14	50070	Plan 10689, Lot 24	Resurrection Recovery Resource Society	
15	50080	Lot 25, Plan 10689	Resurrection Recovery Resource Society	
16	50650	Lot A, PL 11018	Society of Vincent De Paul of Central Okanagan	
17	55030	Lot 4, Plan 14741	Central Okanagan Emergency Shelter Society	
18	55040	Lot 5, Plan 14741	Central Okanagan Emergency Shelter Society	
19	55150	Lot A, Plan 14836	Okanagan Halfway House Society	
20	71805	Lot 1, Plan 31153	Adult Integrated Mental Health Services Society	



NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
21	80873	Plan KAS2634, Lot 1	Okanagan Mental Health Services Society	
22	5476630	Plan KAP33003, Lot A	The Bridge Youth & Family Services Society	Was previously owned by Crossroads Treatment Centre Society. New Applicant: To work together with children, youth, families and individuals to build healthy and positive lives through counseling, education and support. Fully exempt per policy 327 as max. stay <2yrs
23	6370241	Plan KAP22268, Lot D	The Bridge Youth & Family Services Society	Was previously owned by Crossroads Treatment Centre Society. New Applicant: To work together with children, youth, families and individuals to build healthy and positive lives through counseling, education and support. Fully exempt per policy 327 as max. stay <2yrs
24	10519958	Lot 4, Plan KAS1717	Kelowna Child Care Society	
25	11097075	PCL A, Plan KAP52447, DL 136	National Society of Hope /Provincial Rental Housing Corp	



## Schedule E - Social Services

### Tax Exempt Properties for 2014 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4330	Lot 14, Plan 462 Block 5	Kelowna Gospel Mission Society	
2	4580	Lots 3 and 4, Blk 8, DL 139, Plan 462	Ki-Low-Na Friendship Society	
3	4830	Lot E 1/2 L 15 Plan 462, Blk 10	Kelowna Community Resources & Crisis Centre Society	Change status to fully exempt. Was previously denied a partial exemption due to Criteria #5: Portion of property is taxable as principal use of property not directly related to principle purpose of organization owning the property (lease/rental to Private Practice). This portion of the property is no longer utilized as a rental unit.
4	9900	Plan 830, Lot 2, DL 14, Blk 21 exc Parcel 2A, B1750	Canadian Mental Health Association	
5	10470	Lot 11, Plan 922	Kelowna & District S.H.A.R.E. Society	
6	16620	Lot 8, Plan 1303 & Lot 1, DL 139 PL13585 & Lot 1 DL139 PL 3585	Kelowna Community Food Bank Society	
7	26190	Lot 138, Plan 3163	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
8	45862	Lot A, Plan 9012	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status Per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
9	57060	Plan 15778, Lot B	Ki-Low-Na Friendship Society	
10	59530	Lot A, Plan 16898	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
11	66250	Lot 1, Plan 22678	Kelowna(#26) Royal Canadian Legion	Criteria #7: 32% land and improvements not exempt - Main Dining area 870 sq ft, Cooler area 92 sq ft - Total 1,786 of 5,522 sq ft
12	76262	Lot 1, Blk 6, Sec 20, Twp 26, ODYD, Plan 39580	Central Okanagan Child Development Association	
13	82144	Lot A Plan KAP86241	Kelowna & District Society for Community Living / City of Kelowna	
14	3819001	Lot 2, Plan 3306	Provincial Rental Housing Corp	
15	4918002	Lot A Plan KAP90062	Governing Council of the Salvation Army in Canada	



NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
16	5477053	Lot 5 Plan KAS2126	MADAY Society for Seniors	
17	6198704	Part of Lot A, Sec 26, Twp 26, ODYD, Plan 21551	Boys & Girls Clubs/City of Kelowna	Criteria #3:No change in status per Policy 327 "Daycare/Afterschool Care" is operating on avg. at below market.
18	6370273	Lot 19, Plan 23749	Ki-Low-Na Friendship Society	
19	6774486	Lot 2 Plan: KAS2048	Big Brothers Big Sisters of the Okanagan Society	
20	6774491	Lot:7 Plan KAS2048	Big Brothers Big Sisters of the Okanagan Society	
21	10508002	Lot 2, Plan 15777	Kalano Club of Kelowna	
22	10519925	Lot A, Plan KAP54261	Reach Out Youth Counselling & Services Society	
23	10522014	Lot 10 Plan KAS3728	Kelowna Elks Lodge No 52	
24	10707000	Lot 1, Plan 15596, Except Plan KAP73753	BHF Building Healthy Families Society	



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

**Tax Exempt Properties for 2014 Tax Year**

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	571	Part DL 14 (.727 Acres) Lot A, Plan 5352	Kelowna Lawn Bowling Club /City of Kelowna	
2	37220	Lot 4, Plan 4921	Kelowna Badminton Club/City of Kelowna	
3	73507	Lot 2, Plan 32159	City of Kelowna/Kelowna Cricket Club	
4	80966	Lot B, Plan KAP76448	Kelowna Major Men's Fastball Association / City of Kelowna	No Change in Status as liquor license held by CofK not organization.
5	80967	Fr NE 1/4 Sec 17, Twp 28 SDYD, shown Amended Plan B4553, exc Plan 26911	Kelowna Curling Club / City of Kelowna	Criteria # 7: 2,000 sq ft taxable as areas primary use is liquor/food services.
6	4009000	Plan 2020, Parcel A , PCL A (KG34204)	Kelowna & District Fish & Game Club	Exempting non-commercial and non-residential class only
7	4078511	Lot 2, KAP46027	City of Kelowna	H2O Centre to be exempted except for space occupied by current tenant "Jugo Juice" which is taxed under it's own tax roll # 4078513
8	4078511	Lot 2, KAP46027	Kelowna United Football Club/City of Kelowna	New Applicant: Non-Profit organization providing an environment for the purpose of high level training, games and leagues for local youth soccer players.
9	4453000	Lot 1 & 2, Plan 3067	East Kelowna Community Hall Association	Criteria#9: Caretaker Agreement in place
10	4525505	Lot 1, KAP61083	Central Okanagan Land Trust / Central Okanagan (Regional District)	Land Conservation (Parkland)
11	6198705	Lot A, Plan 21551	Okanagan Gymnastic Centre / City of Kelowna	
12	6224735	Lot B, Plan KAP53836	Rutland Park Society	Criteria #5: 1,200 sq ft taxable as primary use of property not the principal purpose of the organization <b>owning</b> the property (Lease/Rental: Little Bloomers Daycare).
13	6935000	Part S 1/2 of SW 1/4	Central Okanagan Land Trust / Central Okanagan (Regional District)	Land Conservation (Parkland)
14	6936000	Part N 1/2 of SW 1/4	Central Okanagan Land Trust / Central Okanagan (Regional District)	Land Conservation (Parkland)
15	6961000	Lot Fr E 1/2 Sec 17, Twp 28 exc Plan B4553	Nature Trust of BC	Land Conservation (Parkland)



NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
16	6962004	Fr NE 1/4 Sec 17, Twp 28 SDYD, shown Amended Plan B4553, exc Plan 26911	Crown Provincial/ Nature Trust of BC	Land Conservation (Parkland)
17	6962006	Lot A, Sec 17, Twp 28, Plan 41403	Nature Trust of BC	Land Conservation (Parkland)
18	6962008	Lot B, Plan 41403	Nature Trust of BC	Land Conservation (Parkland)
19	6974000	Lot 11, Sec. 22, Plan 4080	Scout Properties (BC/Yukon) Ltd	
20	6976000	Lot 11, Sec. 22, Plan 4080	Scout Properties (BC/Yukon) Ltd	Criteria #9: Caretaker Agreement in place
21	9461001	Lot B, DL 14, LD 41, KAP 10727	Kelowna Outrigger Racing Canoe Club Society/City of Kelowna	New Applicant: Non-Profit organization providing an environment for the purpose of the furtherance of paddle sports of all descriptions including training and education in skills.
22	10776000	Plan 9359, Lot 2	Kelowna Riding Club	Criteria #9: Caretaker Agreement in place
23	11029007	That part of Plan 37018, DL 136, shown as park	Central Okanagan Heritage Society/City of Kelowna	Criterion #9: 566 Sq ft taxable as residences will be excluded from otherwise tax exempt property. <b>(Rental Unit)</b>
24	11151000	Lot 1, Plan 11796	Kelowna Minor Fastball Society/City of Kelowna	
25	11501989	Lot 1, Plan 35229	Central Okanagan Small Boat Association / City of Kelowna	Criteria #9: Caretaker Agreement in place
26	12184556	Lot 1, Plan KAP69898	Okanagan Mission Community Hall Association	



## Schedule G - Cultural

### Tax Exempt Properties for 2014 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	950	Lot 1, Block 12, Plan 202	Centre Cultural François De L' Okanagan	
2	1830	Lot 49, Plan 262, Blk 15	Kelowna Canadian Italian Club	
3	38641	Lot A, Plan 5438	Okanagan Military Museum Society / City of Kelowna	
4	38644	Plan 5438, D.L. 139	Kelowna Centennial Museum Association / City of Kelowna	
5	75959	Lot 2, Plan 37880	Kelowna Music Society	Criteria #4: Majority of Program areas are not directly competing
6	77062	Lot 1, Plan 42511	City of Kelowna/Kelowna Museums Society	Change in Status. Criterion # 3: 1,300 sq ft 60% exempt (5 year phase out program) as area's primary purpose are commercial liquor sales. Per Policy 327: "Non-profit organizations conducting retail and/or commercial activity and charging rates or fees at market value are considered to be in competition with for-profit businesses and will not be eligible for tax exemption." Note: The portion of the Wine Museum which is a VQA Wines store would be taxable - Approx. 60% of the Wine Museum area (1,300 sq. ft.).
7	79055	Lot 3, Plan KAP 57837, DL 139	Okanagan Regional Library / City of Kelowna Library Society	
8	79932	Lot A, Plan KAP67454	Kelowna Art Gallery/City of Kelowna	Per Policy 327-No 3rd Party lease agreement in place



NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
9	80250	Lot A, KAP67454	Kelowna Visual & Performing Arts Centre Society / City of Kelowna	<p>The following areas will be Exempt areas - (80250)</p> <p>Centre Society area 37,034</p> <p>Theatre Kelowna 892 sq ft</p> <p>Okanagan Artists Alternative Association (2 areas) 2,058 sq ft</p> <p>Ponderosa Spinners and Weavers area 409 sq ft</p> <p>Music Room 520 sq. ft.</p> <p>Potters Addict 1589 sq ft</p> <p>Non-exempt areas - total 4,442 ft.</p> <p>80251 KVPACS Bistro 1,236 sq ft</p> <p>80252 Mission Dance Studio 1,185 sq ft</p> <p>80255 Angie Bonten, Trina Ganson, Sara Parsons studio 350 sq ft</p> <p>80256 Mal Gagnon studio area 428 sq ft</p> <p>80257 Aunaray Clusiau studio area 370 sq ft</p> <p>80258 Janet Stein 444 sq. Ft.</p> <p>80259 Sandra Chapmen studio area 429 sq ft</p> <p>"My Studio" Donna Lee 350 sq ft</p>
10	83355	Lot 1, KAP92254	Okanagan Symphony Society/City of Kelowna	New Applicant: A Registered Charity providing an environment for the purpose educating and entertaining all generations through the presentation of classical music.
11	7212624	Lot 10, KAP72245	Westbank First Nations	
12	10349220	Lot B, Plan 28112	German - Canadian Harmonie Club	Criteria #7: 4,413 sq ft taxable as areas primary purpose is liquor and or meal services
13	10768001	Lot A, Plan 6710	Roman Catholic Bishop of Nelson Pandosy Mission	



## Schedule H - Other Non-Profit Societies

### Tax Exempt Properties for 2014 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	16670	Lot 16, Plan 1303	Kelowna Yoga House Society	Criteria #4: No Change in Status. Per Policy 327: house on property used by society & similar programs offered at Sport & Rec.
2	23360	Lot 7, Plan 2498	Columbus Holding Society	
3	28740	Lot 8, Plan 3398	Kelowna Centre for Positive Living Society	
4	70030	Lot A, Plan 28311	Columbus Holding Society	Criteria #5: Upper floor & main floor fully taxable as primary use of property not the principal purpose of the organization <u>owning</u> the property (lease/rental upper floor - Inn From the Cold, main floor Lease/Rental Taxable-Right to Life, basement 100% Exempt: Knights of Columbus
5	77364	Lot A, Plan 43658	Kelowna Sr. Citizens Society of BC	Criteria #9: Caretaker agreement in place.
6	5763001	Lot 4, Plan 5494	Kelowna General Hospital Foundation	
7	6198706	Lot A, Plan 21551, Sec 26, Twp 26, LD 41, Safety Village Lease only (.739 ac.) (Parent 06198.703)	Kelowna & District Safety Council Society / City of Kelowna	
8	6199682	Lot 2, Plan 39917	Father DeLestre Columbus (2009) Society	
9	6371365 - 6371403	Lot 1-39, Plan KAS384	The Society of Housing Opportunities and Progressive Employment	Partial Exemption based on difference - one parcel vs. individual strata units
10	10759011	Lot 11, Plan 515, Blk 1	BC Society for Prevention of Cruelty to Animals	
11	12188047	Lot B Plan 40681	Cowen, Sandra K & Heather I Henderson (Trustees: Arion Therapeutic Riding Association)	



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**Schedule I - Partnering, Heritage or Other Special Exemption Authority**

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**Tax Exempt Properties for 2014 Tax Year**

NO.	ROLL NO.	LEGAL DESCRIPTION	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	10388000	Lots 15 and 16, Blk. 7, Plan 415B	Central Okanagan Heritage Society	Criteria #9: Caretaker agreement in place.



**Schedule J - Estimated Municipal Property Tax Impact For the Years 2014 - 2016**

<b>Schedule</b>	<b>Property Classification</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>A - Public Worship</b>				
	Class 01 - Residential	26	27	28
	Class 06 - Business	11,676	12,122	12,602
	Class 08 - Recreation/Non-Profit	281,603	292,362	303,971
	<b>Total Municipal Taxes</b>	<b>\$293,305</b>	<b>\$304,511</b>	<b>\$316,601</b>
<b>B - Private Schools</b>				
	Class 01 - Residential	1,157	1,201	1,249
	Class 06 - Business	145,962	151,540	157,556
	Class 08 - Recreation/Non-Profit	14,563	15,119	15,718
	<b>Total Municipal Taxes</b>	<b>\$161,682</b>	<b>\$167,860</b>	<b>\$174,523</b>
<b>C - Hospitals</b>				
	Class 01 - Residential	32,248	33,480	34,808
	Class 06 - Business	81,980	85,112	88,491
	Class 08 - Recreation/Non-Profit	0	0	0
	<b>Total Municipal Taxes</b>	<b>\$114,228</b>	<b>\$118,592</b>	<b>\$123,299</b>
<b>D - Special Needs Housing</b>				
	Class 01 - Residential	49,039	50,911	52,934
	Class 06 - Business	5,500	5,710	5,937
	Class 08 - Recreation/Non-Profit	0	0	0
	<b>Total Municipal Taxes</b>	<b>\$54,539</b>	<b>\$56,621</b>	<b>\$58,871</b>
<b>E - Social Services</b>				
	Class 01 - Residential	11,530	11,971	12,447
	Class 06 - Business	164,204	170,475	177,244
	Class 08 - Recreation/Non-Profit	2,189	2,273	2,363
	<b>Total Municipal Taxes</b>	<b>\$177,923</b>	<b>\$184,719</b>	<b>\$192,054</b>
<b>F - Public Park or Recreation Ground, Public Athletic or Recreational</b>				
	Class 01 - Residential	63,816	66,254	68,883
	Class 06 - Business	506,723	526,081	546,966
	Class 08 - Recreation/Non-Profit	80,709	83,791	87,118
	<b>Total Municipal Taxes</b>	<b>\$651,248</b>	<b>\$676,126</b>	<b>\$702,967</b>
<b>G - Cultural</b>				
	Class 01 - Residential	7	7	7
	Class 06 - Business	243,912	253,229	263,282
	Class 08 - Recreation/Non-Profit	8,772	9,107	9,469
	<b>Total Municipal Taxes</b>	<b>\$252,691</b>	<b>\$262,343</b>	<b>\$272,758</b>



Schedule <sup>1</sup>	Property Classification	2014	2015	2016
<b>H - Other Non-Profit Societies</b>				
	Class 01 - Residential	9,182	9,532	9,910
	Class 06 - Business	30,001	31,146	32,381
	Class 08 - Recreation/Non-Profit	4,281	4,445	4,622
	<b>Total Municipal Taxes</b>	<b>\$43,464</b>	<b>\$45,123</b>	<b>\$46,913</b>
<b>I - Partnering, Heritage or Other Special Exemption Authority</b>				
	Class 01 - Residential	96	100	104
	Class 06 - Business	5,098	5,293	5,503
	Class 08 - Recreation/Non-Profit	0	0	0
	<b>Total Municipal Taxes</b>	<b>\$5,194</b>	<b>\$5,393</b>	<b>\$5,607</b>
<b>Total Impact</b>				
	Class 01 - Residential	167,101	173,483	180,370
	Class 06 - Business	1,195,056	1,240,708	1,289,962
	Class 08 - Recreation/Non-Profit	392,117	407,097	423,261
	<b>Total Municipal Taxes</b>	<b>\$1,754,274</b>	<b>\$1,821,288</b>	<b>\$1,893,593</b>

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



## **DRAFT RESOLUTION**

Re: 2014 Council Meeting Schedule

Staff is recommending the following schedule for regular Council Meetings in 2014:

THAT the 2014 Council Meeting Schedule be adopted as follows:

### Monday Regular Meetings

January 13, 20 and 27  
February 3, 17 and 24  
March 3, 10, 17, 24 and 31  
April 7, 14 and 28  
May 5, 12 and 26  
June 9, 16 and 23  
July 14 and 28  
August 11 and 25  
September 8, 15, 18\* and 29  
October 6, 20 and 27  
November 3 and 10  
December 1\*, 8 and 15

### Public Hearing/Regular Meetings

January 21  
February 4 and 18  
March 4 and 18  
April 1, 15 and 29  
May 13 and 27  
June 10 and 24  
July 15 and 29  
August 12 and 26  
September 9  
October 7 and 21  
November 4  
December 9

- \* September 18 - Pre-Budget Council Meeting
- \* December 1 - Inaugural Council Meeting

### **BACKGROUND:**

The recommended schedule provides for thirty-four (34) Monday Council Meetings (excluding the September 18<sup>th</sup> Pre-Budget Council Meeting and the December 1<sup>st</sup> Inaugural Council Meeting) and twenty-one (21) Public Hearing/Regular Council Meetings. As in previous years, the schedule accommodates Council's attendance and participation at the SILGA, FCM and UBCM annual conventions, as well as the LGLA 2014 Leadership Forum and the City of Kelowna's New Council Orientation.

Date: October 1, 2013  
File: 0610-50



 Monday Regular Meetings (8:30 am/1:30 pm)

 Public Hearing/Regular Meeting (6:00 pm)

 Pre-Budget Meeting [Sept 18] (6:00 pm)

 Summer Schedule

 Stat Holiday

 Civic Election

 Inaugural Council Meeting

**Conventions:**



SILGA: April 30 - May 2 (Penticton)

FCM: May 30 - June 2 (Niagara Falls)

UBCM: September 22 - 26 (Whistler)

**Seminars:**



LGLA 2014 Leadership Forum: February 5 - 7 (Richmond)

New Council Orientation: November 25 - 27 (City of Kelowna)

JANUARY						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

FEBRUARY						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

MARCH						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

APRIL						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

MAY						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JUNE						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

JULY						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

AUGUST						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

SEPTEMBER						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

OCTOBER						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

NOVEMBER						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

DECEMBER						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			