

# City of Kelowna

## Regular Council Meeting

### AGENDA



Monday, April 7, 2014

1:30 pm

Council Chamber

City Hall, 1435 Water Street

Pages

#### 1. Call to Order

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

#### 2. Confirmation of Minutes

3 - 11

Regular PM Meeting - March 31, 2014

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

- 3.1 Rezoning Application No. Z10-0096, Extension Request - 540 Osprey Avenue, 0831627 BC Ltd.

12 - 14

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

To consider a staff recommendation NOT to extend the date for adoption of Zone Amending Bylaw No. 10482 from March 8, 2014 to March 8, 2015; To forward the Bylaw for rescindment consideration and to direct staff to close the file.

- 3.1.1 Bylaw No. 10482 (Z10-0096) - 540 Osprey Avenue, 0831627 BC Ltd.

15 - 17

To rescind 1st, 2nd & 3rd readings given to Bylaw No. 10482 and to direct staff to close the file.

- 3.2 Official Community Plan Bylaw Amendment Application No. OCP13-0002, Text Amendment Application No. TA13-0004 & Rezoning Application No. Z13-0003, Supplemental Report - 1760, 2025 & 2137 Quail Ridge Boulevard

18 - 52

To provide Council with requested updated additional information regarding the Transportation Impact Assessment for the subject properties.

#### 4. Non-Development Reports & Related Bylaws

#### 4.1 Quarterly Report Update

53 - 67

To provide Council with an update of the City's activities for the first quarter of 2014.

#### 5. Bylaws for Adoption (Non-Development Related)

##### 5.1 Bylaw No. 10942 - Amendment No. 25 to Traffic Bylaw No. 8120

68 - 69

To adopt Bylaw No. 10942 in order to amend Traffic Bylaw No. 8120.

#### 6. Mayor and Councillor Items

#### 7. Termination



## City of Kelowna Regular Council Meeting Minutes

Date: Monday, March 31, 2014  
Location: Council Chamber  
City Hall, 1435 Water Street

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

Council Members Absent: Councillor Andre Blanleil

Staff Present: Deputy City Manager, Paul Macklem; City Clerk, Stephen Fleming; Divisional Director, Infrastructure, John Vos\*; Divisional Director, Community Planning & Real Estate, Doug Gilchrist\*; Manager, Urban Planning, Ryan Smith; Manager, Subdivision, Agriculture & Environment Services, Todd Cashin\*; Director, Subdivision, Agriculture & Environment, Shelley Gambacort\*; Manager, Public Works, Darryl Astofooroff\*; Manager, Utility Services, Kevin Van Vliet\*; Council Recording Secretary, Arlene McClelland; and Council Recording Secretary, Tania Tishenko

(\*denotes partial attendance)

### 1. Call to Order

Mayor Gray called the meeting to order at 1:34 pm.

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 DeHart/Seconded By Councillor Given

R200/14/03/31 THAT the Minutes of the Regular Meeting of March 24, 2014 be confirmed as circulated.

Carried

## 3. Development Application Reports & Related Bylaws

### 3.1. Rezoning Application No. Z13-0045 - 469 Glenmore Road, Terry Johnston & Jeffery Pereverzoff

Staff:

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

Moved By Councillor Zimmermann/Seconded By Councillor Hobson

R201/14/03/31 THAT Rezoning Application No. Z13-0045 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 32, Township 26, ODYD, Plan 9951, located on 469 Glenmore Road, Kelowna, BC from the A1 – Agriculture 1 zone to the C3 - Community Commercial zone be, considered by Council;

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

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the land exchange between the applicant and the City be completed and registered, as described in the report from the Urban Planning Department, dated March 31, 2014;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the registration of a Statutory Right of Way granting the City access to the lands to the east of the subject property for maintenance purposes;

AND THAT final adoption of the Zone Amending Bylaw be considered in conjunction with Council's consideration of a Development Permit and a Development Variance Permit for the subject property;



AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch, and the Glenmore-Ellison Improvement District being completed to their satisfaction.

Carried

**3.1.1. Bylaw No. 10937 (Z13-0045) - 469 Glenmore Road, Terry Johnson & Jeffery Pereverzoff**

Moved By Councillor DeHart/Seconded By Councillor Zimmermann

R202/14/03/31 THAT Bylaw No. 10937 be read a first time.

City Clerk:

- Advised that this application will be scheduled to the April 15, 2014 Public Hearing.

Carried

**3.2. Heritage Designation Application No. HD14-0001 - 609 Burne Avenue, Craig Abernethy**

Staff:

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

Moved By Councillor Given/Seconded By Councillor Hobson

R203/14/03/31 THAT Council consider the removal of the Municipal Heritage Designation from Lot 1, District Lot 14, ODYD, District Plan KAP54306, located at 609 Burne Avenue, Kelowna, BC, pursuant to Section 967 of the Local Government Act;

AND FURTHER THAT the Rescinding Bylaw be forwarded to a Public Hearing for further consideration.

Carried

**3.2.1. Bylaw No. 10938 (HD14-0001) - 609 Burne Avenue, Craig Abernethy**

Moved By Councillor Zimmermann/Seconded By Councillor DeHart

R204/14/03/31 THAT Bylaw No. 10938 be read a first time.

Carried

City Clerk:

- Advised that this application will be scheduled to the April 15, 2014 Public Hearing.

**3.3. Official Community Plan Bylaw Amendment Application No. OCP14-0007 and Rezoning Application No. Z14-0002 - 1908, 1924 and (Part of) Henkel Road, Surinder Gosel & City of Kelowna**

Staff:

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

Moved By Councillor Zimmermann/Seconded By Councillor Basran

**R205/14/03/31** THAT Official Community Plan Bylaw Amendment No. OCP14-0007 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of part of Lot A Section 4 Township 23 ODYD Plan 34105 Except Plan KAP61643, located at 1924 Henkel Rd from the Resource Protection Area (REP) designation to the Single/Two Unit Residential (S2RES) designation as shown Map "A" attached to the report of Subdivision, Agriculture & Environment Services, dated April 1, 2014 be considered by Council;

AND THAT Official Community Plan Bylaw Amendment No. OCP14-0007 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of a part of the Henkel Road closure area from Educational/Major Institutional (EDINST) designation to the Single/Two Unit Residential (S2RES) designation as shown Map "A" attached to the report of Subdivision, Agriculture & Environment Services, dated April 1, 2014 be considered by Council;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the purpose of Section 879 of the Local Government Act, as outlined in the Report of the Subdivision, Agriculture & Environment Services, dated April 1, 2014;

AND THAT Rezoning Application No. Z14-0002 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of part of Lot A Section 4 Township 23 ODYD Plan 34105 Except Plan KAP61643, located at 1924 Henkel Rd and Lot 2 Section 4 Township 23 ODYD Plan 17274, located at 1908 Henkel Rd from the RR3 - Rural Residential 3 zone to the RU2 - Medium lot housing zone as shown on Map "B" attached to the report of Subdivision, Agriculture & Environment Services, dated April 1, 2014, be considered by Council;

And THAT Rezoning Application No. Z14-0002 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of part of the Henkel Road closure area from the P2 - Educational and Minor Institutional zone to the RU2 - Medium lot housing zone as shown on Map "B" attached to the report of Subdivision, Agriculture & Environment Services, dated April 1, 2014, be considered by Council;

AND THAT the Official Community Plan Bylaw Amendment and the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the issuance of a Preliminary Layout Review by the City of Kelowna's Subdivision Approving Officer.

Carried

**3.3.1. Bylaw No. 10940 (OCP14-0007) - 1924 Henkel Road and (Part of) Henkel Road, Surinder Gosel & City of Kelowna**

Moved By Councillor Stack/Seconded By Councillor Given

R206/14/03/31 THAT Bylaw No. 10940 be read a first time;

AND THAT the Bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

**3.3.2. Bylaw No. 10941 (Z14-0002) - 1908, 1924 and (Part of) Henkel Road, Surinder Gosel & City of Kelowna**

Moved By Councillor Given/Seconded By Councillor Stack

R207/14/03/31 THAT Bylaw No. 10941 be read a first time.

Carried

**3.4. Text Amendment No. TA14-0006 - Proposed Amendment to Zoning Bylaw No. 8000 - I1 Business Industrial Zone, City of Kelowna**

Staff:

- Provided an overview of the Text Amendment.

Moved By Councillor Hobson/Seconded By Councillor Given

**R208/14/03/31** THAT Zoning Bylaw Text Amendment No. TA14-0006 to amend City of Kelowna Zoning Bylaw No. 8000 by adding Medical Marihuana Production Facilities (MMPF) as a Principal Use in the I1 - Business Industrial Zone, as outlined in Schedule "A" of the report from the Subdivision, Agriculture & Environment Department dated March 31, 2014, be considered by Council;

AND THAT the Text Amendment Bylaw be forwarded to a Public Hearing for further consideration.

**Carried**

**3.4.1. Bylaw No. 10944 (TA14-0006) - Medical Marihuana Production Facilities - Industrial Zones**

Moved By Councillor Stack/Seconded By Councillor DeHart

**R209/14/03/31** THAT Bylaw No. 10944 be read a first time.

**Carried**

City Clerk:

- Advised that this application will be scheduled to the April 15, 2014 Public Hearing.

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

**4.1. Tourism Oriented Destination Sign Fees**

Staff:

- Provided a verbal presentation summarizing the report before Council.

Moved By Councillor Given/Seconded By Councillor Stack

**R210/14/03/31** THAT Council receives for information, the report from the Public Works Manager, Dated March 25 , 2014 with respect to the fees schedule for Council Policy 373 - Tourist Oriented Destination Signs;

AND FURTHER THAT Bylaw No. 10942, being Amendment No. 25 to Traffic Bylaw No. 8120 be forwarded for reading consideration.

Carried

**4.1.1. Bylaw No. 10942 - Amendment No. 25 to Traffic Bylaw No. 8120**

Moved By Councillor Singh/Seconded By Councillor Basran

R211/14/03/31 THAT Bylaw No. 10942 be read a first, second and third time.

Carried

**4.2. Road Closure - Portion of Lane between Cambridge and Central Avenues (Pleasantvale Lane)**

Councillor Stack declared a conflict of interest as he works for Society of Hope who is involved in the Pleasantvale Project, and left the meeting at 2:19 p.m.

Staff:

- Provided a verbal presentation summarizing the report before Council.

Moved By Councillor Singh/Seconded By Councillor Basran

R212/14/03/31 THAT Council receives the Report from the Manager, Real Estate Services dated March 26, 2014, recommending that Council adopt the proposed road closure of a portion of land between Central Avenue and Cambridge Avenue;

AND FURTHER THAT Bylaw No. 10935, being proposed road closure of a portion of land between Central Avenue and Cambridge Avenue, be given reading consideration.

Carried

**4.2.1. Bylaw No. 10935 - Road Closure Bylaw, Portion of Lane between Cambridge and Central Avenues (Pleasantvale Lane)**

Moved By Councillor Singh/Seconded By Councillor Basran

R213/14/03/31 THAT Bylaw No. 10935 be read a first, second and third time.

Carried

Councillor Stack rejoined the meeting at 2:20 p.m.

#### 4.3. Parcel Tax Bylaw - Lawrence Avenue Local Area Service

Moved By Councillor Basran/Seconded By Councillor Singh

R214/14/03/31 THAT Council receives for information the report from the City Clerk dated March 31, 2014 directing staff to impose a parcel tax under Section 200 of the Community Charter on the benefiting parcels in the Lawrence Avenue Local Service Area;

AND THAT Bylaw No. 10922, being the Lawrence Avenue Local Area Service Parcel Tax be forwarded for reading consideration;

AND FURTHER THAT Council set the 2014 Parcel Tax Roll Review Panel meeting for Wednesday, April 16, 2014 at 11:45am in meeting room 4A-Knox Mountain, 4<sup>th</sup> Floor, City Hall, 1435 Water Street, Kelowna, BC.

##### 4.3.1. Bylaw No. 10922 - Parcel Tax Bylaw for Lawrence Avenue Local Area Service

Moved By Councillor Basran/Seconded By Councillor Singh

R215/14/03/31 THAT Bylaw No. 10922 be read a first, second and third time.

Carried

#### 4.4. LATE ITEM - Sufficiency Report for the Kelowna Police Services Building Project

Staff:

- Provided a verbal presentation summarizing the report before Council.

Moved By Councillor Singh/Seconded By Councillor Zimmermann

R216/14/03/31 THAT Council receives, for information, the Report from the City Clerk dated March 28, 2014 pertaining to the Certificate of Sufficiency regarding the City of Kelowna borrowing from the Municipal Finance Authority for the sum of Forty-Two Million, Three Hundred and Eighty-four Thousand (\$42,384,000.00) Dollars for the construction of a new Kelowna Police Services Building and related project work;

AND THAT Bylaw No. 10900, being the Kelowna Police Services Building Project Loan Authorization Bylaw, be forwarded for adoption consideration.

Carried

4.4.1. Bylaw No. 10900 - Kelowna Police Services Building Loan  
Authorization Bylaw

Moved By Councillor Singh/Seconded By Councillor Basran

R217/14/03/31 THAT Bylaw No. 10900 be adopted.

Carried

5. Bylaws for Adoption (Non-Development Related)

5.1. Bylaw No. 10926 - Road Closure Bylaw, Portion of Glenmore Road N

Moved By Councillor Given/Seconded By Councillor Stack

R218/14/03/31 THAT Bylaw No. 10926 be adopted.

Carried

6. Mayor and Councillor Items

Councillor Given:

- Reminded everybody that Small Shops Saturday is this Saturday, with free parking in the downtown area.

Mayor Gray:

- Mentioned both Money Magazine and Canadian Business Magazine contain articles regarding Kelowna.

7. Termination

This meeting was declared terminated at 2:29 p.m.

\_\_\_\_\_  
Mayor

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

# REPORT TO COUNCIL



**Date:** 3/31/2014  
**RIM No.** 1250-30  
**To:** City Manager  
**From:** Urban Planning, Community Planning & Real Estate (RS)  
**Application:** Z10-0096 **Owner:** 0831627 BC Ltd  
**Address:** 540 Osprey Avenue **Applicant:** Pezzente Holdings Inc.  
**Subject:** Rezoning Application Rescind and Closure  
**Existing Zone:** RU6 - Two Dwelling Housing  
**Proposed Zone:** C4 - Urban Centre Commercial

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## 1.0 Recommendation

THAT the deadline for adoption of Zone Amending Bylaw No.10482 (Z10-0096) to amend City of Kelowna Zoning Bylaw No. 8000 be changing the classification of *Lot A, DL 14, ODYD Plan EPP14200, 540 Osprey Avenue* NOT be extended from March 8, 2014 to March 8, 2015;

AND THAT Bylaw No. 10482 be forwarded for rescindment consideration and the file be closed.

## 2.0 Purpose

As the related development will not be proceeding, staff are recommending that Council rescind the related bylaws and provide direction to close the application.

## 3.0 Urban Planning

Zone Amending Bylaw No. 10482 to rezone the subject property from RU6- Two Dwelling Housing to C4 - Urban Centre Commercial received second and third readings on March 8, 2011. Final adoption of the bylaws was withheld pending the fulfillment of Development Engineering requirements and Council consideration of a Development Permit application.

Staff are recommending that Council rescind 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> readings and provide direction to close the file. The applicant is no longer the registered owner of the subject property. Staff have contacted both the past owner and attempted to contact the present owner (via registered) mail. The past owner has indicated that financial issues forced them to abandon the project and dispose of the land. The present owner has not responded to registered mail requests to contact the Urban Planning Department.



The original application sought a rezoning to the C4-Urban Centre Commercial zone in order to allow the construction of a 3 storey mixed-use development. Staff remains generally supportive of development of this nature in this particular location.

**Report prepared by:**

\_\_\_\_\_  
Ryan Smith, Urban Planning Manager

**Reviewed by:**

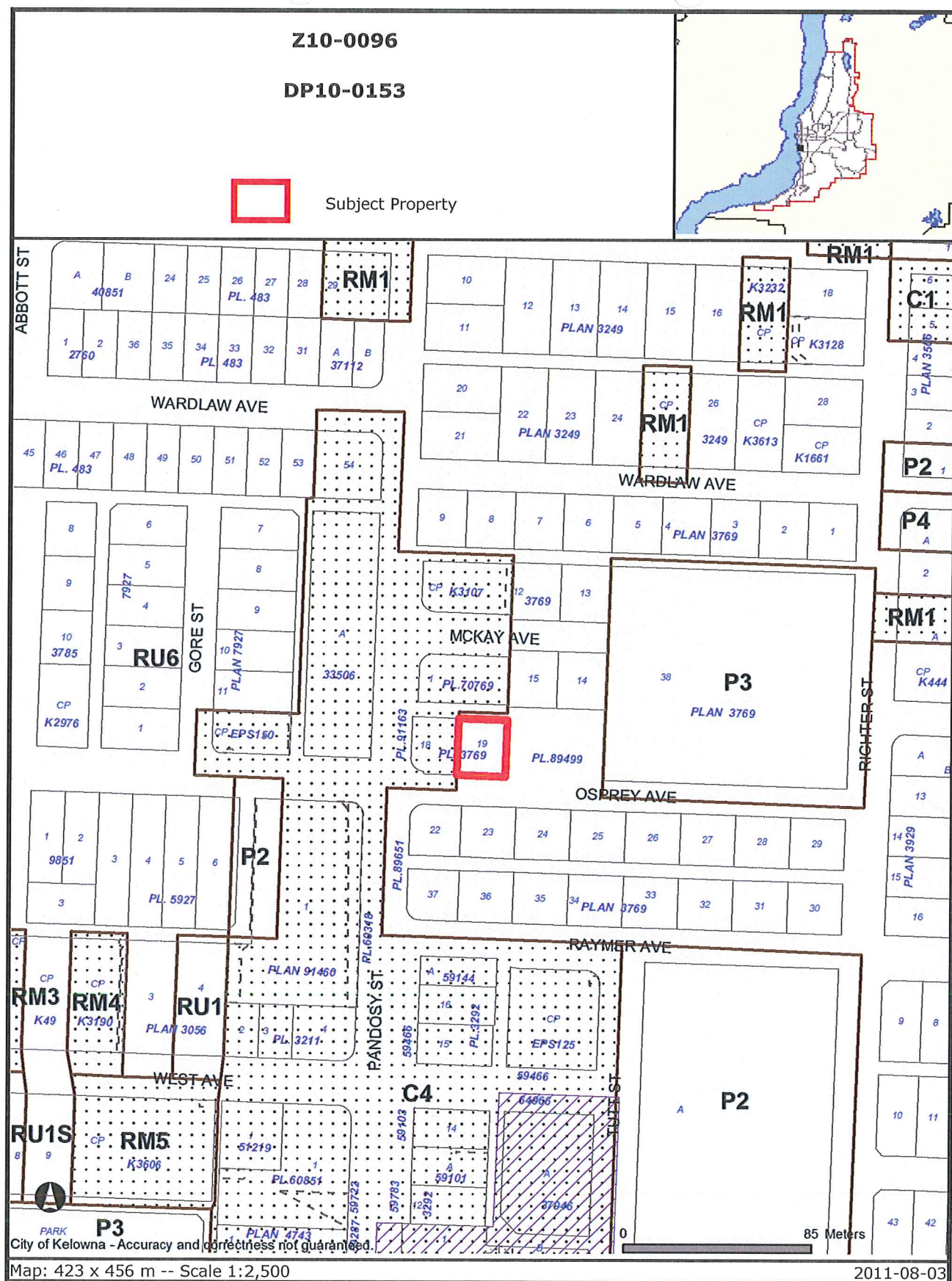
☐

Ryan Smith - Manager, Urban Planning

**Approved for Inclusion**

☐

Doug Gilchrist - Divisional Director, Community Planning  
& Real Estate



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

**CITY OF KELOWNA**  
**BYLAW NO. 10482**  
**Z10-0096 - Thomas Gruendel**  
**540 Osprey Avenue**

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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 19, District Lot 14, ODYD, Plan 3769 located on Osprey Avenue, Kelowna, B.C., from the RU6 - Two Dwelling Housing 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 7<sup>th</sup> day of February, 2011.

Considered at a Public Hearing on the 8<sup>th</sup> day of March, 2011.

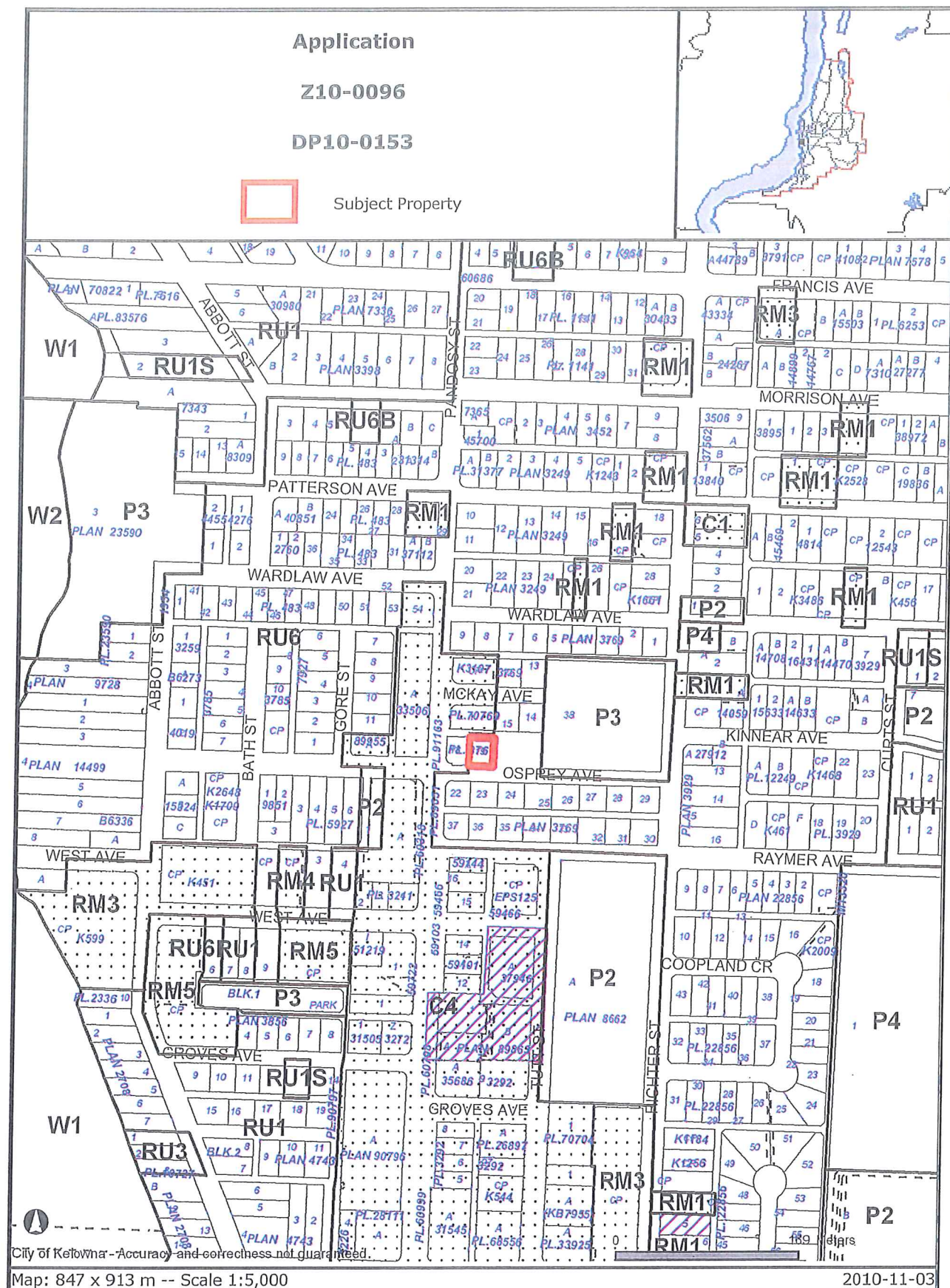
Read a second and third time by the Municipal Council this 8<sup>th</sup> day of March, 2011.

Rescinded by the Municipal Council of the City of Kelowna this

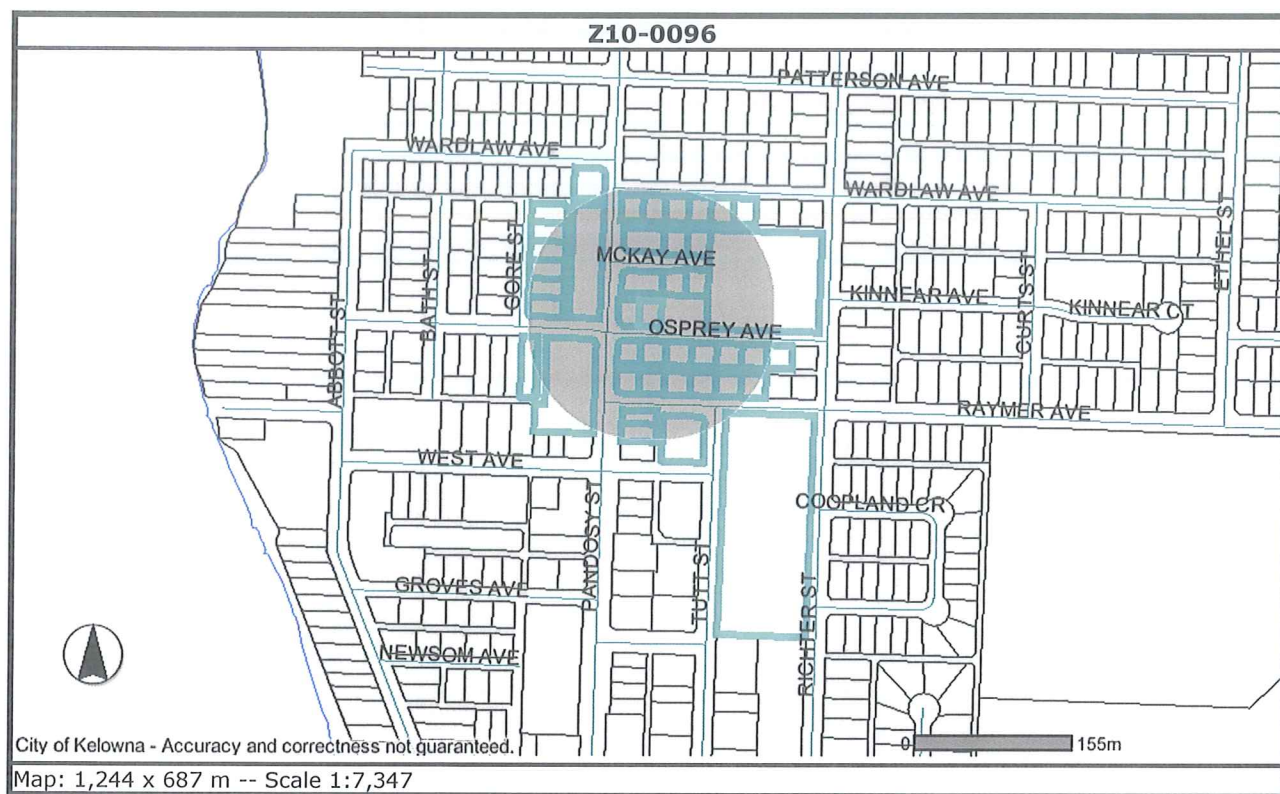
\_\_\_\_\_  
Mayor

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





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# REPORT TO COUNCIL



**Date:** March 31, 2014

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning and Real Estate (PMc)

**Application:** OCP13-0002  
TA13-0004  
Z13-0003

**Owner:** Pier Mac Petroleum  
Installation Ltd., Inc. No.  
BC0088127

**Address:** 1760 Quail Ridge Blvd.  
2025 Quail Ridge Blvd.  
2137 Quail Ridge Blvd.

**Applicant:** Protech Consultants Ltd.

**Subject:** OCP Amendment, Text Amendment, and Rezoning applicaitons

**Existing OCP Designation:** Resource Protection Area (REP), Commercial (COMM), Industrial (IND) and Parks & Open Space (PARK)

**Proposed OCP Designation:** Commercial (COMM), Industrial (IND) and Parks & Open Space (PARK)

**Existing Zone:** A1- Agriculture 1, CD15 - Airport Business Park, I5 - Extraction, and P3 - Parks & Open Space

**Proposed Zone:** CD15 - Airport Business Park and P3 - Parks and Open Space

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## 1.0 Recommendation

That Council receives for information the Supplemental Report from Urban Planning Department, Community Planning and Real Estate Division dated March 31, 2014, with respect to the requested Transportation Impact Assessment information for OCP13-0002, TA13-0004, and Z13-0003;

AND THAT the Public Hearing with respect to Official Community Plan Bylaw Amendment Bylaw No. 10832, Text Amendment Bylaw No. 10833 and the Zone amending bylaw No. 10834 be rescheduled for the Public Hearing on April 29, 2014 for further consideration.

## 2.0 Purpose

To provide Council with requested updated additional information regarding the Transportation Impact Assessment for the subject properties.

## 3.0 Land Use Management

The above noted files were considered by Council at the April 23, 2013 Public Hearing. At this Public Hearing, Council requested traffic study information in the form of a supplemental report, and that the Public Hearing be kept open.

The applicant has provided the requested Transportation Impact Assessment (TIA) information to the Development Engineering branch for their review and comments. The TIA document has been reviewed through the Transportation and Mobility Management Branch of Infrastructure Planning, and their comments have also been summarized below, and the Development Engineering Branch requirements have been updated (as attached).

At the Public Hearing, Council also requested additional information regarding landscaping of the next phase of development. The CD15 - Airport Business Park zone contains specific regulation regarding landscaping and illustrative examples of suitable landscape configurations (as attached).

These development regulations will be applied to the next phase of development at the Airport Business Park.

## 4.0 Proposal

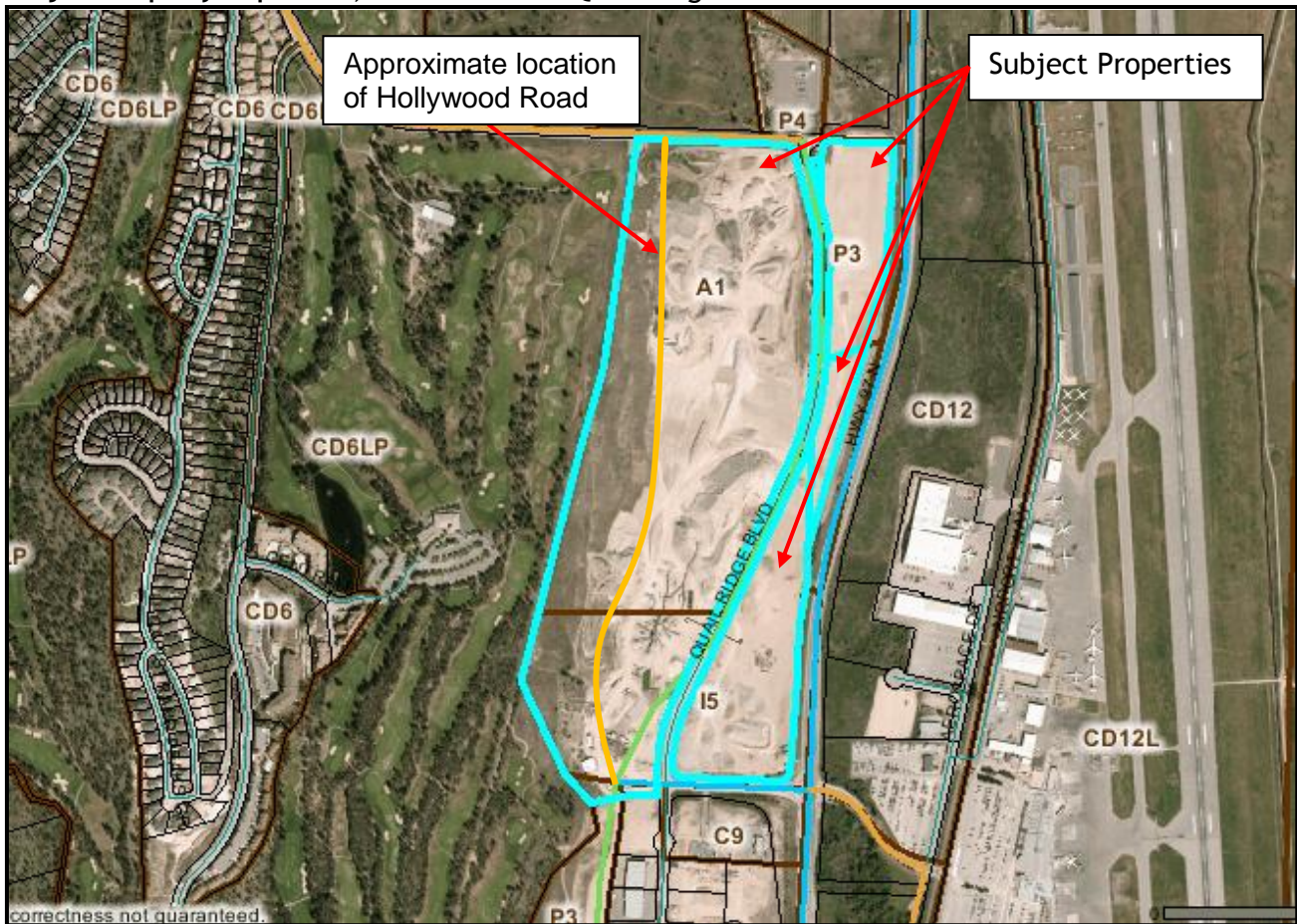
### 4.1 Site Context

The subject property is located between the east boundary of the Quail Ridge Development and Highway 97 N. The western edge is bordered by the Okanagan Golf Club's "The Bear". The property slopes down west to east from the Quail Ridge development to the Highway. On the northern edge lies a Fortis substation, while Phase I of the Airport Business Park, including the Four Points by Sheraton hotel to the south.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture 1 P4 - Utilities	Rural Fortis Substation
East	Highway CD12 - Airport	Highway 97 N Kelowna International Airport
South	C9 - Tourist Commercial CD15 - Airport Business Park P3 - Parks & Open Space	Hotel Business park Open space
West	CD6 - Golf Resort	Golf course



**Subject Property Map: 1760, 2025 and 2137 Quail Ridge Blvd**

The subject properties have been used for gravel extraction and related uses.

## 5.0 Technical Comments

### 5.1 Infrastructure Planning - Transportation & Mobility Branch

The Transportation & Mobility staff have reviewed the consultants Transportation Impact Assessment report, and have provided the summarized analysis of the Pier Mac component of work required, as associated with the application to rezone the subject properties to the CD15 zone, as noted below;

The City has now reviewed the Transportation Impact Analysis (TIA) report of June 2013, and two subsequent addenda dated November 2013. Based on review and further clarification in a meeting held on January 31, 2014, the following impact mitigation measures are required to accommodate the traffic generated by the Pier Mac development. The threshold of each phase of the development is based on the information given in the TIA report, Table 4.1.

Given the scale of this development and limited access routes, an interchange will be ultimately required at the Highway 97/Airport Way intersection. However, this will also serve other major institutions and developments in the area. It will be appropriate for the development to explore the financing strategy/contribution plan based on discussion with other stakeholders.



(Please note that the “triggers” for improvements are based developed land areas)

**Phase 1/2015 Land Area 13,600 m<sup>2</sup> commercial + 70,290 m<sup>2</sup> industrial (6,800 m<sup>2</sup> commercial + 35,145 m<sup>2</sup> industrial use)**

The following mitigation measures are required for Phase 1 of the Pier Mac development to be completed in the opening year:

- (a) Airport Way/Highway 97: Modify signal timings with necessary approval from MoTI, add a separate East Bound right turn lane;
- (b) Airport Way: Extend Airport Way from Quail Ridge to future Hollywood Rd N with frontage improvements, i.e., urbanization and segregated bike lanes for pedestrian and cyclist safety;
- (c) Airport Way/ Hollywood Rd N: Construct Hollywood Rd N from Airport Way to Quail Ridge Blvd with a roundabout at the Airport Way/ Hollywood Rd N intersection;
- (d) Dedicate land for a future interchange at Airport Way/Highway 97;

Design criteria must be confirmed with the City and the Ministry before proceeding to the design work. Updated cost estimates to be submitted for bonding purposes. A second West Bound left turn lane will be needed, and the construction cost for works on the east leg will be covered by the Airport.

**Phase 2/2018 Land Area 92,900 m<sup>2</sup> (46,450 m<sup>2</sup> industrial use)**

To mitigate likely capacity and operational issues as a result of the next phase of the development, additional works will be required. Given the extent of works at the Airport Way/Highway 97 intersection, it would be appropriate to explore the feasibility of an interchange. If the development chooses to move forward prior to the implementation of an interchange at Highway 97/Airport Way in coordination with other stakeholders, the requirements will be as follows:

- (a) Airport Way/Highway 97: Add a second North Bound left turn lane on Highway 97 with a second West Bound receiving lane on Airport Way, signalized dual East Bound Right turn lanes, third South Bound lane on Highway 97 through the intersection, second East Bound left turn lane on Airport Way;
- (b) Quail Ridge/Airport Way: Restrict to right-in/right-out only by installing a raised centre median on Airport Way;
- (c) Airport Way/Hollywood Rd N: Construct a roundabout with the provision for a future south leg of Hollywood Rd.

**Build-out/ 2025 Land Area 106,560 m<sup>2</sup> (53,280 m<sup>2</sup> industrial use)**

- (a) Given the significant amount of site traffic, an interchange will be the ultimate configuration for the Airport Way/Highway 97 intersection, this work will need to be coordinated with other stakeholders in the area;
- (b) UBCO north roundabout - add East Bound right turn slip lane.

Design and cost estimates for the off-site works should be submitted. Design criteria to be confirmed with the approving agencies.

5.2 Development Engineering Department (Revised Comments Feb. 24, 2014)

(See Attached)

**6.0 Application Chronology**

Date of Application Received: January 11, 2013

Date of Public Hearing: April 23, 2013

Date Revised TIA document Received: November 2013

Date Summary Transportation document Received: March 20, 2014

**Report prepared by:**

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Paul McVey, Urban Land Use Planner

**Reviewed by:**



Ryan Smith, Urban Land Use Manager

**Approved for Inclusion:**



Doug Gilchrist, Divisional Director, Community Planning and Real Estate

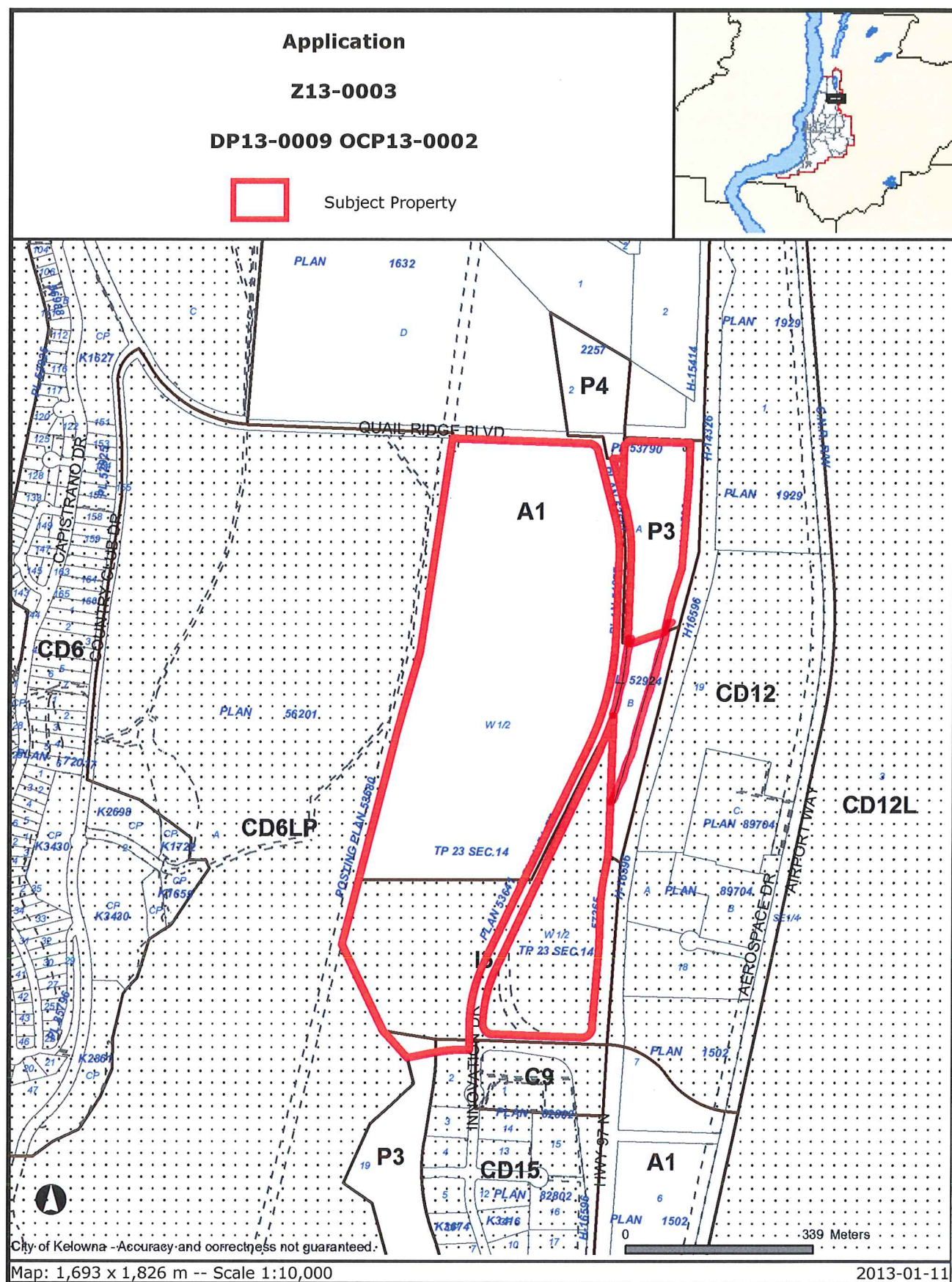
**Attachments:**

Subject Property Map

Proposed Subdivision Plan

Revised Development Engineering Comments

Graphic Landscape excerpts of CD15 zone



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** *February 24, 2014 (Revision 1- TIA improvements triggers)*

**File No.:** Z13-0003

**To:** Land Use Planner (PMcV)

**From:** Development Engineering Manager (SM)

**Subject:** 5520 Hwy 97N.- Pier Mac – W ½ Sec. 14, Twp. 23, ODYD

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Development Engineering Comments and requirements regarding this application to rezone the subject properties from A1 and I5 to P3 and CD-15 as follows:

**These are Development Engineering initial comments and they may be subject to the MOTI comments and requirements.**

1. Geotechnical Study.

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering. The study is to address the following:

- Overall site suitability for development.
- Slope analysis (i.e. 0-10 %, 10-20 %, 20-30% and over 30 %).
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulfates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

2. Domestic water and fire protection.

- a) This development is within the service area of the Glenmore Ellison Improvement District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and all necessary upgrading costs are to be paid directly to the GEID.
- b) The water system must be capable of supplying domestic and fire flow demands in accordance with the Subdivision & Servicing Bylaw for the requested zoning. The applicant must provide water computations for this development to confirm the available water supply.

.../2

3. Sanitary Sewer.

The municipal wastewater collection system is available for the proposed development. Certain portions of the wastewater infrastructure require some investigation to confirm the capacity and routing of the collection system as follows:

- a) The Hwy 97 lift station was designed and constructed to accommodate the wastewater flows from the subject property based upon industrial flows. The plans submitted in support of this application indicate a proposed increase of commercial area. The applicant is required to assess the capacity of the lift station under the current conditions, evaluate the effect of the proposed development on the system and upgrade the lift station if required. The cost of the lift station upgrades will have to be determined for bonding purpose.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of this application. This plan can become part of the geotechnical study to identify the ground recharge/detention areas.

5. Power and Telecommunication Services.

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

6. Road improvements.

*a) A traffic Impact Analysis (TIA) was submitted in support of the initial development application for the development of the southerly portion of the original property. There have been significant road network upgrades and some shift in the traffic objectives in the recent years. A revised TIA was submitted in support of this application, the improvements and responsibilities attributed to the development of the subject property are as follows:*

- i. Dedication and construction of Hollywood Road from Airport Way to Quail Ridge Boulevard. The construction and the security for that infrastructure improvement can be deferred to the subdivision application.*
- ii. Upgrade and urbanize the North side of Airport Way along the frontage of the subject property including the North side including but not limited to the upgrade/closure, access control of the intersection of the existing Quail Ridge Boulevard and Airport Way intersection. The construction and the security for that infrastructure improvement can be deferred to the subdivision application.*
- iii. Design and construct the new intersection of Hollywood Road and Airport Way. The details of the intersection whether signalized or roundabout configuration as well as the security and dedication can be deferred to the subdivision application.*

.../3



- iv. *Road reserve or road dedication at the North West corner of the Airport Way and Hwy 97 intersection to accommodate a future interchange can be deferred to the subdivision application.*
- v. *The TIA indicates that some timing adjustments to the traffic lights at the intersection of Hwy 97 and Airport Way is necessary as an interim measure to accommodate the traffic generated by the proposed development. The owner is required to provide a security, in an amount to be determined, to cover the cost of the timing adjustment prior to the adoption of the zone amending Bylaw.*
- vi. *The existing right turn lane length on Airport Way must be increased to accommodate the additional vehicles above the currently allowed storage. The cost of the right-turn storage capacity increase must be determined and secured prior to the adoption of the zone amending Bylaw.*
- vii. *The intersection of Airport Way and Hwy 97 will require some major upgrades in the future; the intersection is impacted by several traffic generating developments in the area. The developer will be required to make a contribution towards the intersection upgrade at the time of the subdivision. The exact amount to be paid for each parcel based upon their areas will have to be determined prior to the initial phase of the subdivision and the amounts will have to be paid to the City at the time of the creation of each new parcel.*

7. Design and Construction.

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

.../4



8. Servicing Agreements for Works and Services

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

9. Bonding and Levies Summary.

a) Performance Bonding

*Hwy 97/Airport Way traffic timing adjustment*

**To be determined**

*Airport Way right turn lane length increase*

**To be determined**

Lift Station upgrading( if required )

**To be determined**

b) Levies

Engineering Development and Inspection Fee

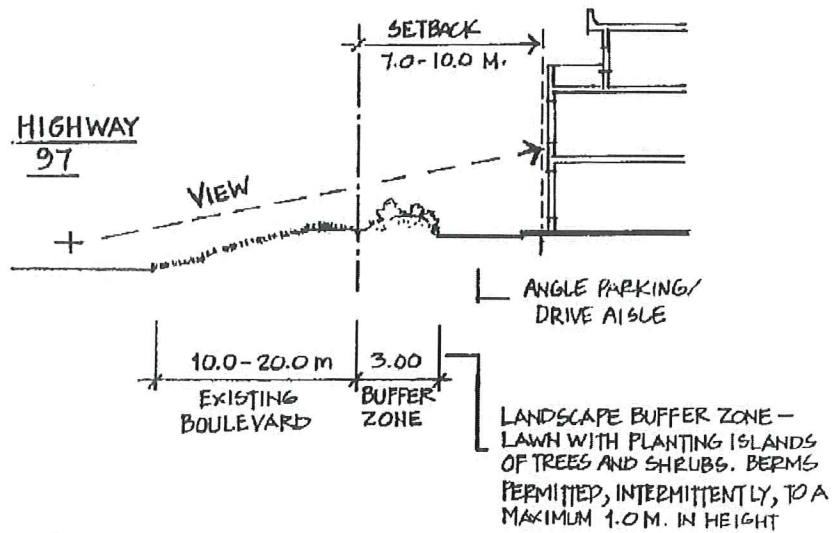
**To be determined**

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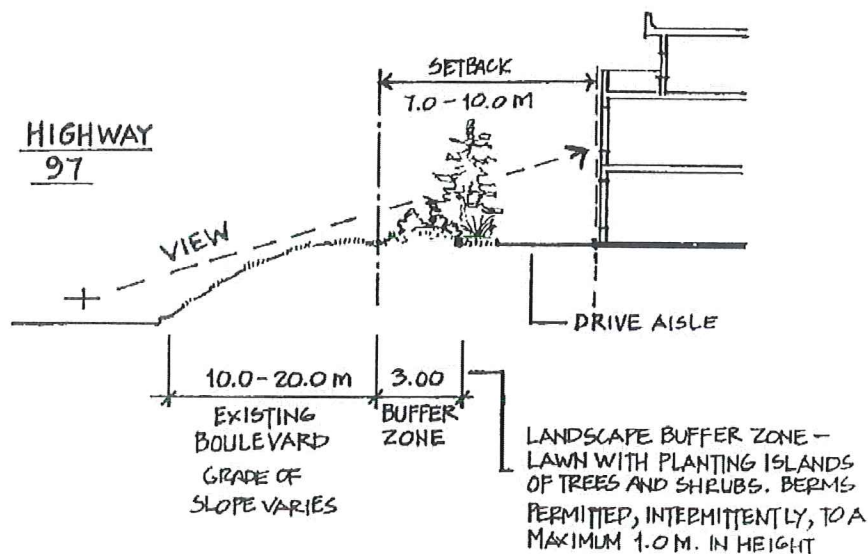
Steve Muenz, P. Eng.  
Development Engineering Manager

B<sup>2</sup>

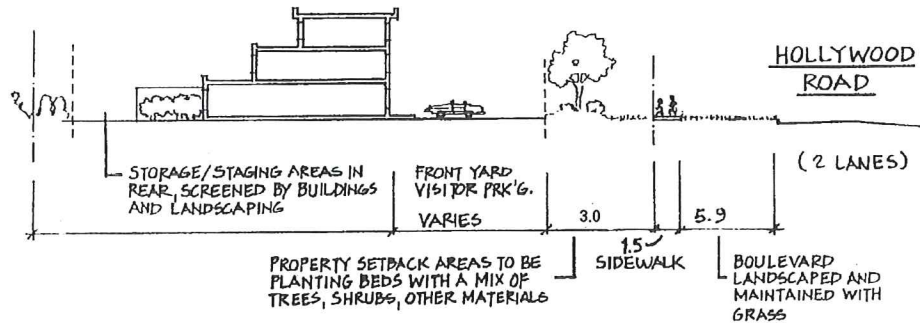
- FIGURE 1 -

*LANDSCAPING ALONG HIGHWAY 97 – SHALLOW SLOPE BOULEVARD*

- FIGURE 2 -

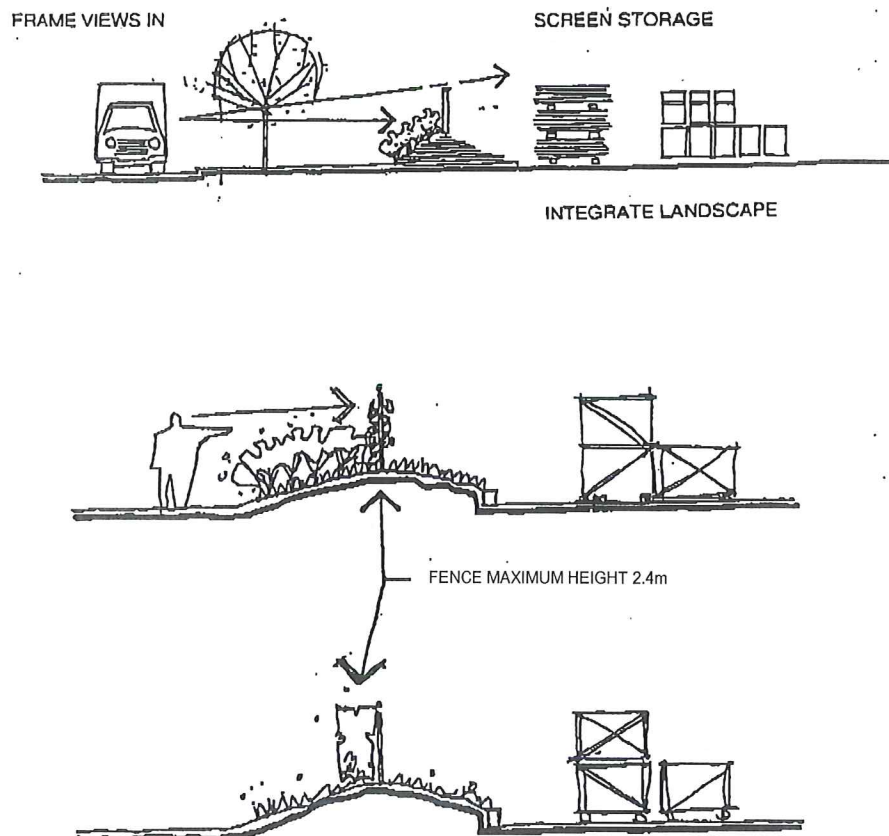
*FOUNDATION LANDSCAPING ALONG HIGHWAY 97 – STEEPLY SLOPED BOULEVARD*

- FIGURE 3 -

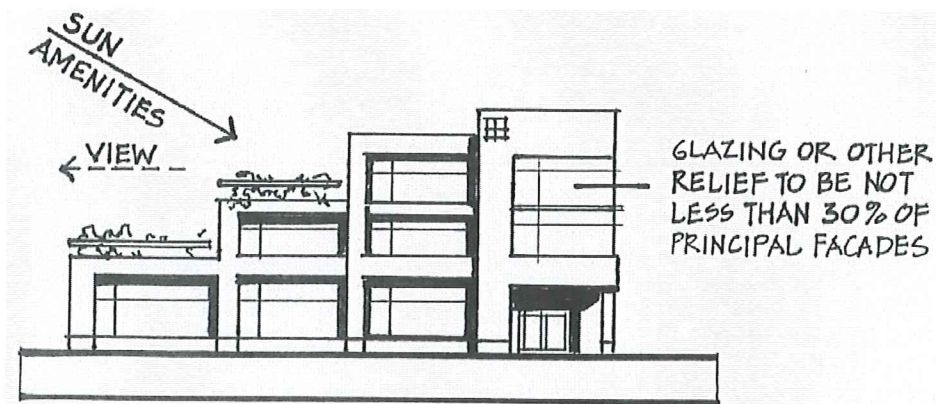


## Ancillary Uses and Facilities-

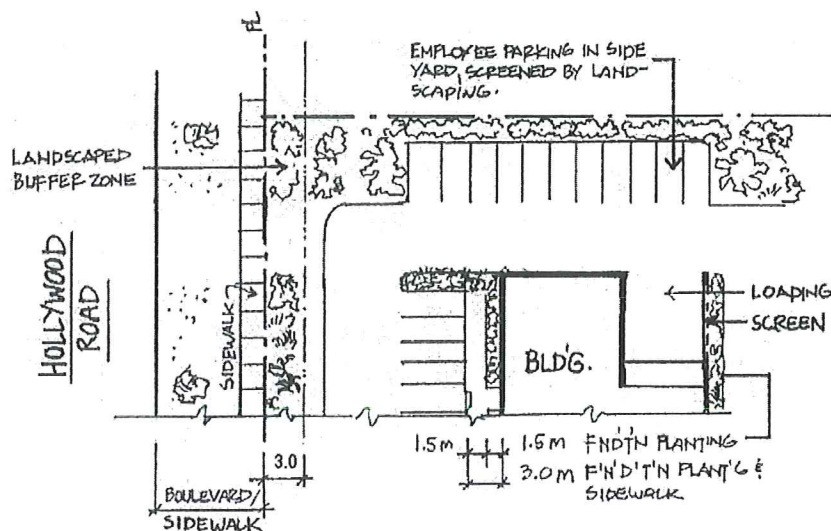
FIGURE 4 -



- FIGURE 5 -

*TERRACED FORMS AND BUILDING ARTICULATION*

- FIGURE 6 -

*FOUNDATION PLANING/EMPLOYEE PARKING/LOADING FOR DOUBLE-FRONTING BUILDINGS*

# REPORT TO COUNCIL



**Date:** March 13, 2013

**RIM No.** 1250-30

**To:** City Manager

**From:** Land Use Management, Community Sustainability (GS)

**Application:** OCP13-0002  
Z13-0003  
TA13-0004

**Owner:** Pier Mac Petroleum  
Installation Ltd., Inc. No.  
BC0088127

**Address:** 1760 Quail Ridge Blvd.  
2025 Quail Ridge Blvd.  
2137 Quail Ridge Blvd.

**Applicant:** Protech Consultants Ltd.

**Subject:** [Title]

**Existing OCP Designation:** Resource Protection Area (REP), Commercial (COMM), Industrial (IND) and Parks & Open Space (PARK)

**Proposed OCP Designation:** Commercial (COMM), Industrial (IND) and Parks & Open Space (PARK)

**Existing Zone(s):** A1- Agriculture 1, CD15 - Airport Business Park, I5 - Extraction, and P3 - Parks & Open Space

**Proposed Zone(s):** CD15 - Airport Business Park and P3 - Parks and Open Space

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## 1.0 Recommendation

THAT Official Community Plan Bylaw Amendment No. OCP13-0002 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500, by changing the Future Land Use designation of The West ½ of Section 14 Township 23 ODYD Except Plans H16596, KAP47192, KAP51877, KAP53641, KAP53790, KAP57365, KAP73608 and KAP82802 located at 1760 Quail Ridge Blvd; Lot A District Lot 32 and Section 14 Township 23 ODYD Plan KAP52924 located at 2137 Quail Ridge Blvd; and Lot B District Lot 32 and Section 14 Township 23 ODYD Plan KAP52924 located at 2025 Quail Ridge Blvd, Kelowna, BC from the Resource Protection Area (REP), Commercial (COMM), Industrial (IND) and Parks & Open Space (PARK) designation, to the Commercial (COMM), Industrial (IND) and Parks & Open Space (PARK) designation, as shown on Map "A" attached to the Report of the Land Use Management Department dated March 13, 2013, be considered by Council;

AND THAT Official Community Plan Bylaw Amendment No. OCP13-0002 to amend Map 5.8 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500, by adding the 'Comprehensive Development Permit Area' designation to The West ½ of Section 14 Township 23 ODYD Except Plans H16596, KAP47192, KAP51877, KAP53641, KAP53790, KAP57365, KAP73608 and KAP82802 located at 1760 Quail Ridge Blvd; Lot A District Lot 32 and Section 14 Township 23 ODYD Plan

KAP52924 located at 2137 Quail Ridge Blvd; and Lot B District Lot 32 and Section 14 Township 23 ODYD Plan KAP52924 located at 2025 Quail Ridge Blvd, Kelowna, B.C., as shown on Map "C" attached to the Report of Land Use Management Department dated March 13, 2013, be considered by Council;

AND THAT Official Community Plan Bylaw No. OCP13-0002 to amend Table 4.2 - Potential ASP Development Components of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by removing reference to "1. Pier Mac" as shown on Schedule "A" attached to the Report of the Land Use Management Department dated March 13, 2013, be considered by Council;

AND THAT Rezoning Application No. Z13-0003 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of The West ½ of Section 14 Township 23 ODYD Except Plans H16596, KAP47192, KAP51877, KAP53641, KAP53790, KAP57365, KAP73608 and KAP82802 located at 1760 Quail Ridge Blvd; Lot A District Lot 32 and Section 14 Township 23 ODYD Plan KAP52924 located at 2137 Quail Ridge Blvd; and Lot B District Lot 32 and Section 14 Township 23 ODYD Plan KAP52924 located at 2025 Quail Ridge Blvd, Kelowna, BC from the A1- Agriculture 1, CD15 - Airport Business Park, I5 - Extraction, and P3 - Parks & Open Space zone to the CD15 - Airport Business Park and P3 - Parks and Open Space zone, as shown on Map "B" attached to the Report of the Land Use Management Department dated March 13, 2013, be considered by Council;

AND THAT Zoning Bylaw Text Amendment No. TA13-0004 to amend City of Kelowna Zoning Bylaw No. 8000 by amending the CD15 - Airport Business Park zone, as outlined in Schedule "B" of the Report of the Land Use Management Department dated March 13, 2013, be considered by Council;

AND THAT the City of Kelowna Zoning Bylaw be amended by removing and replacing the CD15 - Airport Business Park zone "Map 1" as outlined in Schedule "C" of the Report of the Land Use Management Department dated March 13, 2013 be considered by Council;

AND THAT the Official Community Plan Bylaw Amendment Bylaw, the Zone Amending Bylaw and the Text Amendment Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch, Environment & Land Use Branch, Ministry of Transportation and the Glenmore Ellison Irrigation District being met.

## 2.0 Purpose

To amend the Official Community Plan future land use designations (Map 4.1) and the existing line work from the "Resource Protection Area", and "Industrial" designations to a largely industrial and commercial designation, with the remainder designated for Parks & Open Space. The OCP amendment is proposed in support of a rezoning to the CD15 - Airport Business Park zone. Further, to amend Official Community Plan Map 5.8 - Urban Design Development Permit Area Map by adding the CD15 - Airport Business Park zone as a 'General Commercial & Industrial DP Area' and to amend Table 4.2 by removing reference to a Pier Mac Area Structure Plan.

Additionally, it is proposed that the subject property be rezoned from the A1- Agriculture 1, CD15 - Airport Business Park, I5 - Extraction, and P3 - Parks & Open Space zones (current) to the CD15 - Airport Business Park and P3 - Parks and Open Space zones (proposed). The proposed CD15 rezoning is in support of a proposed 51 lot subdivision containing one commercially zoned

property and 50 industrially zoned properties.

The applicants are concurrently proposing to amend the CD15 zone to include 'Breweries and Distilleries, Major' as a permitted "Principal Use" within the areas designated as "Industrial" in the CD15 - Airport Business Park zone.

Finally, to amend the CD15 - Airport Business Park zone by replacing existing Map 1 (Airport Business Park Phase 1 & 2 Zoning Plan) with a revised "Map 1".

### 3.0 Land Use Management

The Airport Business Park zone (CD15) was created to *"provide a zone for the development of a comprehensively planned business park for high technology and general industrial and business uses to complement the City's northern gateway development node"* and to *"provide for a neighbourhood commercial area as part of the airport business park development"*<sup>1</sup>. The development has proceeded as anticipated when the CD zone was drafted and adopted into the Zoning Bylaw in 2003. Construction of The Four Points Sheraton near the intersection of Airport Way and Highway 97 N is the most recent high profile addition that was anticipated for this zone.

The subject property is in a gateway location at one of Kelowna's premiere entry points and in close proximity to Kelowna International Airport and University of British Columbia, Okanagan campus. The development site provides for a high profile location for businesses and offers among the best transportation infrastructure (i.e. road, rail and air) that Kelowna has to offer. The subject properties nicely augment the City's existing industrial land base with the addition of 50 industrial parcels of various sizes that will satisfy a wide variety of business needs.

While the proposed development area was identified in the Official Community Plan (OCP) as a potential future Area Structure Plan (ASP) location, the creation of an ASP to direct the orderly development was not warranted. Rather, a Draft ASP developed (but never adopted) prior to the initial rezoning and a subsequent set of Development Permit (DP) guidelines provide sufficient guidance. As a result, the current reference in the OCP will be removed as a result of the OCP amendment.

The gateway location and proximity to Highway 97 N and a major residential and tourist hub in the Quail Ridge development warrants additional oversight in terms of the form and character of future development. The proposed amendments will result in each of the properties requiring a DP prior to construction. This requirement is consistent with recommendations made in a supplemental document to the originally proposed Area Structure Plan (Airport Business Park - Development Applications). The DP will help to ensure a higher level of development in terms of the buildings and structures and the landscaping within the zone.

Development of the subject properties will trigger construction of Hollywood Road N through the subject properties and connecting with Quail Ridge Boulevard. The construction of Hollywood Road N between Airport Way and Lougheed Road is anticipated within the 20 year Servicing Plan. Construction of Hollywood Road N through the subject properties should allow for the orderly development of the industrial parcels with limited impact on Quail Ridge residents and visitors.

The dedication of the area west of proposed Hollywood Road N to the City, while not providing recreational value, will allow the City to ensure that the area can be maintained to a high standard. The visually prominent hillside will be restored by the applicant in addition to a commitment to ongoing maintenance for five years to ensure planting success.

<sup>1</sup> City of Kelowna Zoning Bylaw 8000. Schedule 'B' - Comprehensive Development Zones (CD15 - Airport Business Park). P. CD15-1.



A portion of the subject properties was, until very recently, within the Agricultural Land Reserve (ALR). Exclusion of a portion of the subject properties was conditional on the provision of \$150,000 for the improvement of agriculture. Staff look forward to working with the Agricultural Land Commission (ALC) to identify the best use of these funds.

Staff are supportive of the proposed addition of the '*Breweries and Distilleries, Major*' use within one of the City's prominent business parks and in a gateway location. While older breweries and distilleries have been associated with noxious odors especially, newer technologies and brewing and distilling practices have resulted in the elimination of most odors. Examples such as the Molson Brewery on Burrard Street in Vancouver suggest that even a large scale brewery or distillery is a reasonable use in this zone.

The location of the Airport Business Park at a key location for receiving raw materials and shipping finished product further supports this use. Highway 97 N is a key link between Kelowna's manufacturers and its business markets and the desire for a large scale brewer or distiller to locate along this major transportation corridor is evident. Further, the proposed text amendment applies only to a CD zone and only those properties noted as industrial in this zone, the properties affected are fairly limited.

For the above-noted reasons, staff are supportive of the proposed amendments. While an OCP amendment is necessary to facilitate this development, the changes are consistent with staff expectations for this area.

## 4.0 Proposal

### 4.1 Background

#### OCP Amendment / Rezoning

The owners of the subject properties have been operating a gravel extraction operation since the 1970s. Several applications over the years have dealt with the ongoing gravel extraction operation as the gravel removal has proceeded towards the north boundary of the properties.

The subject properties were partially within the Provincial Agricultural Land Reserve (ALR) until recently. The land owners applied in 1996 to have ~25 ha excluded from the ALR. The ALC approved the exclusion of the land subject to a number of conditions. Of significance is a condition that the owner provides funds in the amount of \$150,000 for an agricultural project of the Commission's choice in the City of Kelowna. The conditions were satisfied in 2012 and the ~25 ha removed from the ALR. The use of the funds has not yet been identified, but it has been confirmed that they will be made available for a worthy project in the City's boundaries.

As the extraction operations are nearing their end, the land owners are now seeking to develop the former extraction areas for urban land uses.

The CD15 zone was developed with the subject properties in mind and was first applied to properties to the south through a 2003 rezoning. The CD zone contains a variety of uses that are appropriate and unique to these properties given their proximity to the airport and university and in a gateway location along Highway 97 N. The CD zone draws from I1 - Business Industrial and I2 - General Industrial zone uses, in addition to limited uses from the C3 - Community Commercial zone. The CD zone restricts the location and extent of certain uses (i.e. commercial) within the development site by virtue of the embedded location map (i.e. Map '1').

#### Text Amendment - Breweries and Distilleries, Major

The applicant seeks to amend the CD 15 - Airport Business Park zone to include the *Breweries and Distilleries, Major* use. The '*Breweries and Distilleries, Major*' and '*Breweries and Distilleries, Minor*' use categories were added to Zoning bylaw 8000 in February 2010. That



amendment added the 'Breweries and Distilleries, Major' use as a permitted "principal use" to the I2 - General Industrial, I3 - Heavy Industrial, I4 - Central Industrial zones. Meanwhile the C4 - Urban Centre Commercial and the C7 - Central Business Commercial zones were identified as appropriate zones for a more restrictive use, 'Breweries and Distilleries, Minor'.

Staff felt that these few zones were appropriate for this use, which especially in the case of the 'Major', could generate impacts consistent with industrial uses and as a result, less desirable in most commercial zones, and even the cleaner 'Business Industrial' zone (i.e. I1).

## 4.2 Project Description

### a) Official Community Plan

The applicant is proposing to expand the commercial/industrial uses that currently exist to the south of Airport Way north to Quail Ridge Blvd. Much of the land to become industrial has a Resource Protection designation, while the proposed Commercial area has an Industrial future land use designation. In addition, a portion (hillside) is proposed to have a Park designation where it is currently designated Industrial and Resource Protection Area (see Map A).

The entire Airport Business Park is also proposed to become a Development Permit Area which is consistent with the recommendations of the area structure planning.

### b) OCP Text Amendment

The OCP text amendment is required to remove the Pier Mac site as a potential Area Structure Plan development site. The text amendment reflects general housekeeping to ensure that the OCP remains accurate and up-to-date.

### c) Zoning

The subject properties are proposed to be rezoned from the existing A1 - Local Agriculture, I5 - Extraction, and P3 - Parks & Open Space zones to the CD15 - Airport Business Park and P3 - Parks & Open Space zones in order to accommodate the phased development of the proposed commercial/industrial business park (51 lots, comprised of one commercial and 50 industrial lots). The sloped area proposed to be rezoned to the P3 - Parks & Open Space zone will be dedicated to the City through the subdivision.

### d) Zoning Bylaw Text Amendments

The Zoning Bylaw text amendment is required to permit 'Breweries and Distilleries, Major' as a principal use within the areas designated for industrial in the CD15 - Airport Business Park zone.

The rezoning of the subject properties north of Airport Way requires the replacement of the existing map which displays the extent of the CD 15 zone and the permitted uses within the zone with an updated map showing Phase 3.

### e) Development Permit(s)

A Natural Environment DP will be executed at the staff level pending favourable consideration of the proposed land uses by Council and prior to adoption of the zone amending bylaw. The DP will specifically consider the east-facing hillside which will be rezoned and dedicated to the City. The DP will also address the drainage and restoration of this visually sensitive slope along with a maintenance plan to ensure the longer term success of the restoration.

Given that the CD15 zone includes some design guidelines, an overarching Form and Character DP will not be considered by Council prior to adoption of the zone amending bylaw. However, the proposed changes (including the amendment to OCP Map 5.8) will require that the development of the future lots (i.e. construction of buildings) require a DP executed at the staff level.

## Project Overview

The applicant proposes the application of the CD15 zone to the portion of the site located between Airport Way to the south and Quail Ridge Boulevard to the north for the third and final phase. Since the first two phases were rezoned in 2003 it has been anticipated that this CD zone would be extended to the remainder of the site as the aggregate extraction was completed.

The applicant has provided a preliminary lot layout plan which proposes 51 lots, with nine lots being proposed as part of a first phase. Industrial parcel sizes vary considerably with smaller lots of approximately 4,000 m<sup>2</sup> and larger lots in excess of 2 ha (21,000 m<sup>2</sup>) to appeal to a wide variety of uses and operations. The single commercial parcel of 13,600 m<sup>2</sup> is located at the corner of Highway 97 N and Airport Way. The location allows for maximum highway exposure.

While it was originally envisioned (Draft ASP) that Phase 3, north of Airport Way would not contain commercial land uses, the development of the earlier phases saw the removal of some of that commercial land base in favour of industrial land. As a result of this redistribution, the proposed zoning seeks commercial use north of Airport Way in an amount generally consistent to what was agreed to in 2003.

This application proposes to rezone the west portion of the site which is located between the western property line and the proposed Hollywood Road extension between Airport Way and Quail Ridge Boulevard to P3 - Parks & Open Space. The proposed Hollywood Road alignment is at the toe of the slope. The result would be a titled parcel with the land west of the proposed Hollywood Road (~9.67 ha) dedicated to the City. Given the relatively steep slope (i.e. 50%) the dedicated parks space will function as a passive park space rather than a usable park.

The proposal also results in the dedication of land at the intersection of Airport Way and Highway 97 N. The dedication of land is consistent with the land dedicated to the south of Airport Way in support of an envisioned future diamond interchange. The diamond interchange is conceptual at this time, but has been discussed as an important piece of road infrastructure for years. Timing of the construction is dependent on the procurement of funding from senior governments.

The applicant notes that a major brewery has entered into a contract with the landowner to purchase and construct a brewery within the new phase of development. This agreement has led to the proposed addition of 'Breweries and Distilleries, Major' as a 'Principal Use' within the CD15 - Airport Business Park zone.

### 4.3 Site Context

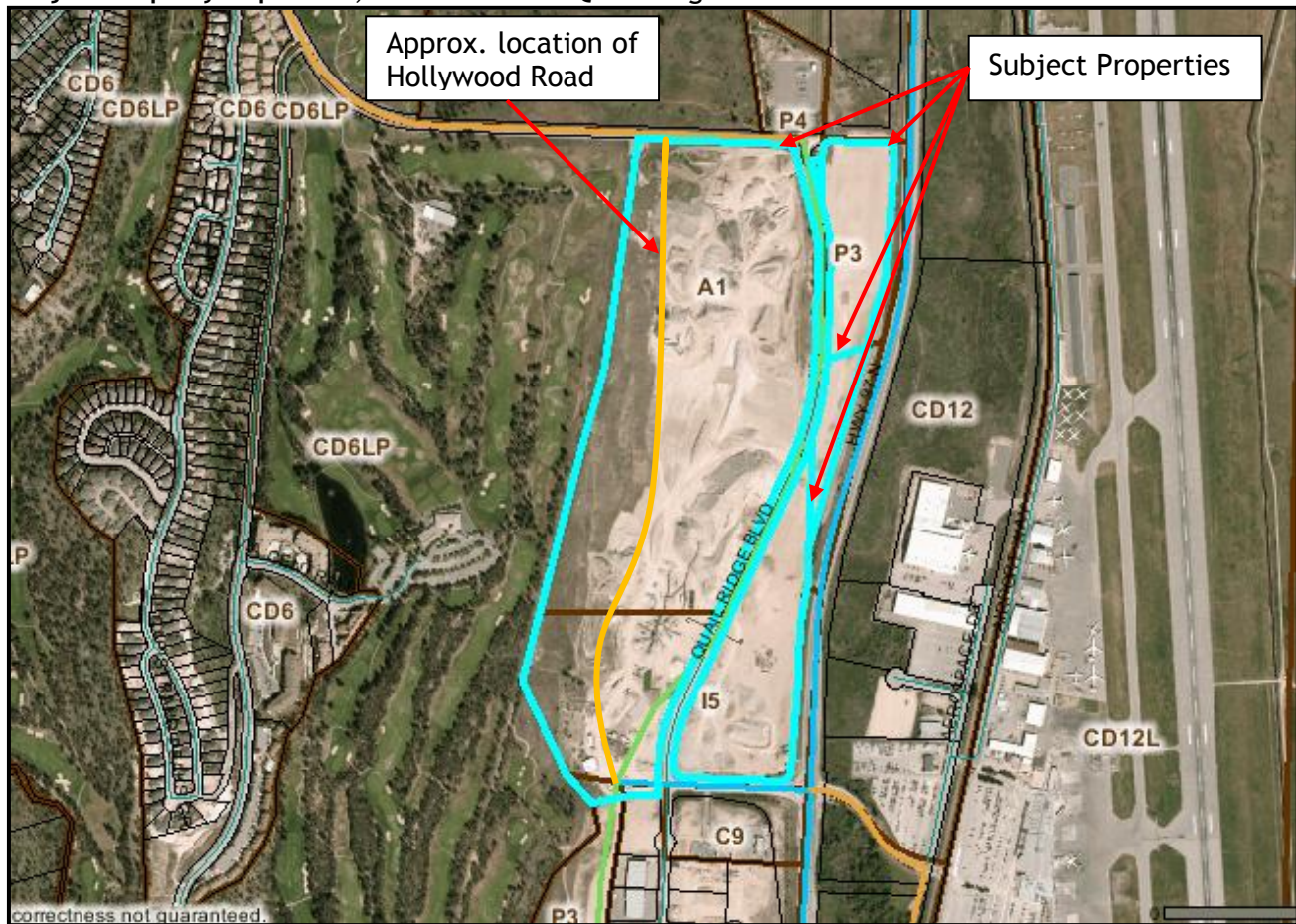
The subject property is located between the east boundary of the Quail Ridge Development and Highway 97 N. The western edge is bordered by the Okanagan Golf Club's "The Bear". The property slopes down west to east from the Quail Ridge development to the Highway. On the northern edge lies a Fortis substation, while Phase I of the Airport Business Park, including the Four Points by Sheraton hotel, currently under construction to the south.

The subject properties have been used for gravel extraction and related uses.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture 1 P4 - Utilities	Rural Fortis Substation
East	Highway CD12 - Airport	Highway 97 N Kelowna International Airport
South	C9 - Tourist Commercial CD15 - Airport Business Park P3 - Parks & Open Space	Hotel Business park Open space
West	CD6 - Golf Resort	Golf course

Subject Property Map: 1760, 2025 and 2137 Quail Ridge Blvd



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process Policies:

Rezoning to Industrial. Consider allowing land not currently designated as industrial to be supported for an Official Community Plan amendment and subsequent rezoning to allow industrial uses provided that such a rezoning would be consistent with other Official Community Plan policies, provided that available municipal infrastructure can support the use, and provided that the industrial use would be compatible with existing and proposed future surrounding uses.

Compatibility issues to consider include, but are not limited to, visual impact, noise, odour, hours of operation, pollution and traffic<sup>2</sup>.

Business Centres. Encourage, in areas designated as "Industrial," the provision of business centres that incorporate a mix of research, light manufacturing and associated business office uses<sup>3</sup>.

Location of Heavy Industry. Direct heavy industries to areas that would not negatively affect existing neighbourhoods or businesses and the natural environment<sup>4</sup>.

Use of Gravel Prior to Development. Encourage identified gravel resources to be extracted prior to development of these sites for urban uses to avoid the necessity of seeking such resources in ALR areas (see Map 5.11 - Sand and Gravel Deposits)<sup>5</sup>.

Use of Depleted Areas. Require depleted extraction areas to be rehabilitated in accord with provincial Best Management Practices and used for urban or open space purposes consistent with Official Community Plan goals and policies<sup>6</sup>.

#### Economic Development Policies:

Sustainable Prosperity. Assign priority to supporting the retention, enhancement and expansion of existing businesses and post secondary institutions and the attraction of new businesses and investment identified as bringing sustainable prosperity to Kelowna<sup>7</sup>.

Highway 97. Recognize the role that Highway 97 plays as a goods and services transportation link between Kelowna and its business markets<sup>8</sup>.

## **6.0 Technical Comments**

6.1 Building & Permitting Department (N/A)

6.2 Development Engineering Department (see attached)

6.3 Bylaw Services (N/A)

6.4 Infrastructure Planning (Parks)

Consistent with the previous land dedication at 3420 Fleet Avenue as part of the previous phase, the City will accept Lot 10 (9.67 ha) as open space dedication with the following conditions:

- Dedication of a titled lot zoned P3 - Parks & Open Space;
- The adequate mitigation of all slope hazards, including drainage, erosion, etc.;
- Environmental Development Permit which satisfies the need for restoration of the lot along with an implementation and monitoring plan; and,
- Five year maintenance agreement to ensure success of the implemented restoration plan.

6.5 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. The Subdivision Bylaw requires a minimum of 225 litres per second flow. Additional comments will be provided at the time of building permit applications.

<sup>2</sup> City of Kelowna Official Community Plan; Chapter 5 - Development Process Chapter - Industrial Land Use Policies. Page 5.29.

<sup>3</sup> City of Kelowna Official Community Plan; Chapter 5 - Development Process Chapter - Industrial Land Use Policies. Page 5.30.

<sup>4</sup> City of Kelowna Official Community Plan; Chapter 5 - Development Process Chapter - Industrial Land Use Policies. Page 5.30.

<sup>5</sup> City of Kelowna Official Community Plan; Chapter 5 - Development Process Chapter - Industrial Land Use Policies. Page 5.30.

<sup>6</sup> City of Kelowna Official Community Plan; Chapter 5 - Development Process Chapter - Industrial Land Use Policies. Page 5.30.

<sup>7</sup> City of Kelowna Official Community Plan; Chapter 8 - Economic Development Chapter - Sustainable Wealth. Page 8.1

<sup>8</sup> City of Kelowna Official Community Plan; Chapter 8 - Economic Development Chapter - Physical Infrastructure. Page 8.3.

## 6.6 Interior Health Authority

Interior Health is in support of this application.

## 6.7 Irrigation District

The properties are within GEID's boundaries and are currently assessed by GEID with a total of 114.29 acres of "0" Grade (land with no water). Land elevation of the properties ranges from approximately 433 m at the southeast corner to 464 m at the north end of the site. The proposed CD-15 zoning for commercial and industrial development requires a minimum fire flow of 225 in all industrial zones, along with 100 m hydrant spacing.

The majority of this fire flow must be provided from the UBCO Reservoir with possible supplementary flow from the Quail Reservoir. Pier Mac Petroleum, the City of Kelowna, GEID and UBCO contributed to the construction of the UBCO reservoir in 2006. During the past few years, considerable development including build-out at UBCO, connection of the airport lands to GEID water, and valving changes by GEID for the Ellison area have occurred. Modelling and detailed engineering design are required to update the original design model and analyze the demands that development of the subject properties may impose on GEID. GEID has no objection to the rezoning of this property, subject to resolving issues outlined in the above comments.

## 7.0 Application Chronology

Date Application Received: January 11, 2013

### Report prepared by:

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Greg Sauer, Environment & Land Use Planner

Reviewed by:

☐

Danielle Noble, Manager, Urban Land Use

Approved for Inclusion:

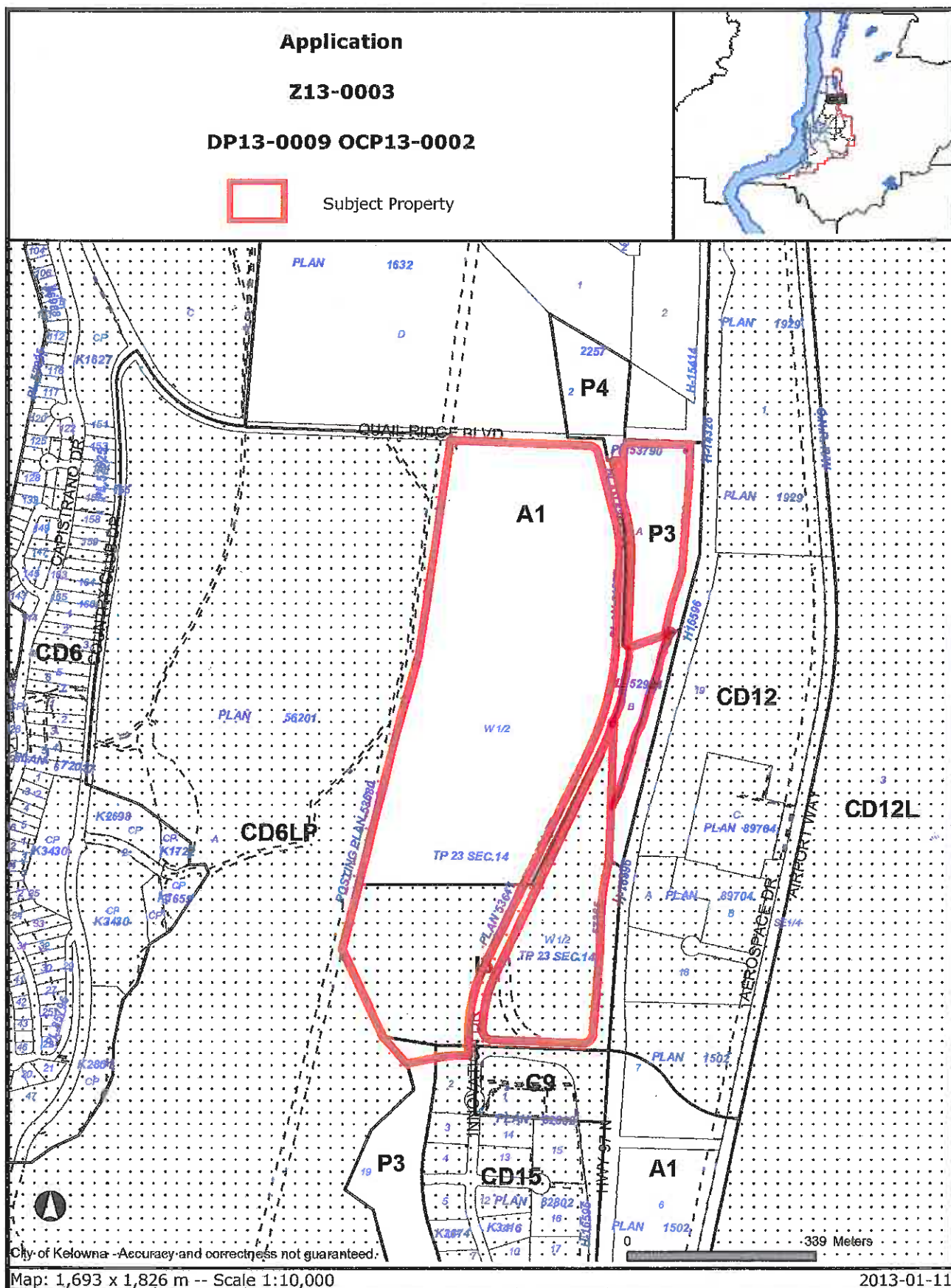
☐

Doug Gilchrist, Acting Director, Land Use Management

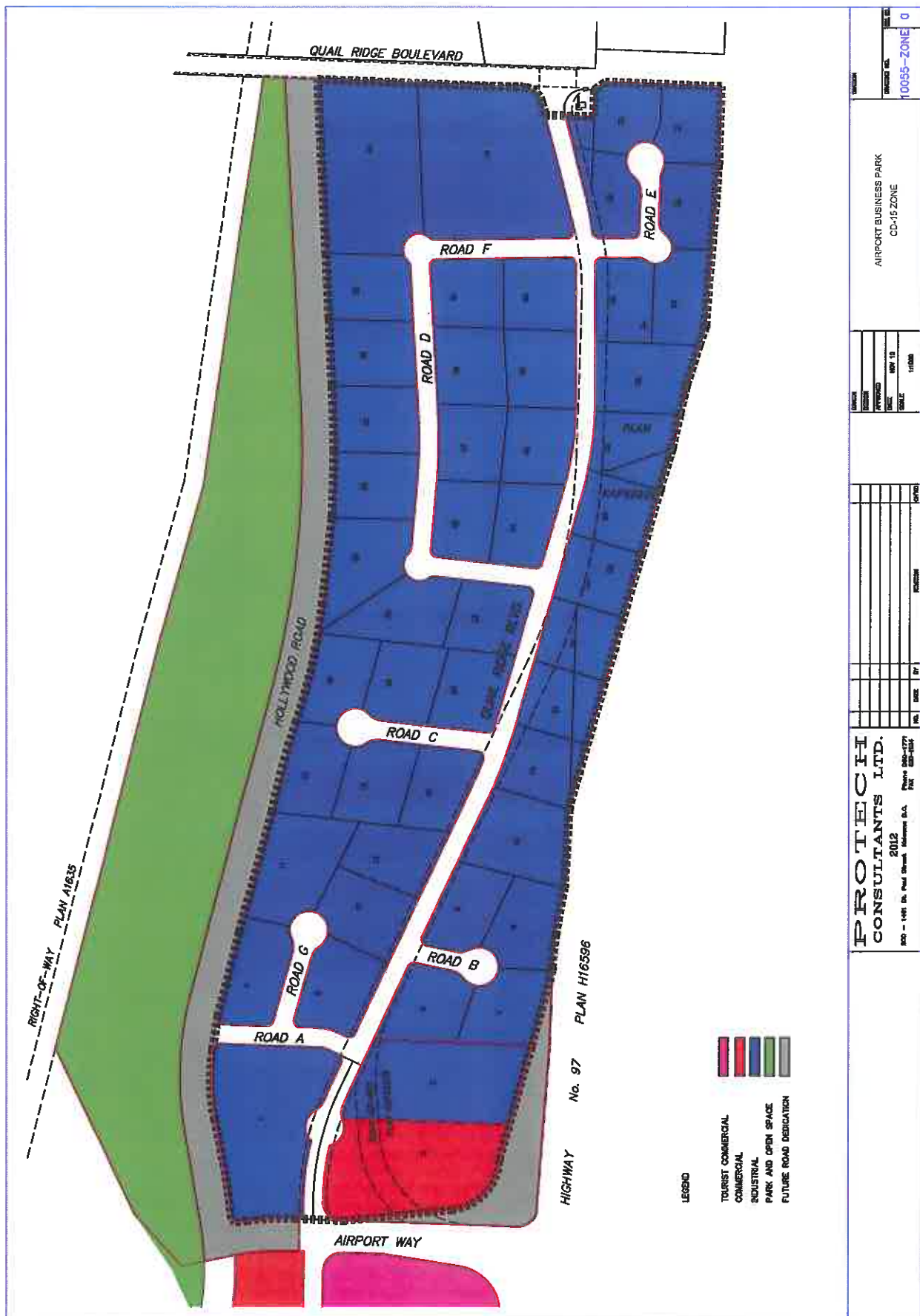
### Attachments:

Subject Property Map  
 CD15 - Airport Business Park Zoning Plan - Current Phase  
 Map "A" - OCP Amendment  
 Map "B" - Zoning Amendment  
 Map "C" - Development Permit Area Amendment  
 Schedule "A" - Summary of OCP Text Amendments  
 Schedule "B" - Map 1 - CD15 Zone  
 Schedule "C" - Summary of Zoning Bylaw Text Amendments  
 Development Engineering Comments





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.





**Subject Property Notes:**

Amend the OCP for a portion of the subject property from Resource Protection (AGR) to Major Park and Open Space (PARK).

**Subject Property Notes:**

Amend the OCP for portions of the subject property from Resource Protection (AGR) to Industrial (IND).

AGR to IND

AGR to PARK

IND to PARK

IND to COMM

**Subject Properties Notes:**

Amend the OCP for the subject properties from Resource Protection (AGR) to Industrial (IND).


















**Subject Property Notes:**

Amend the OCP for a portion of the subject property from Industrial (IND) to Commercial (COMM).

**Subject Property Notes:**

Amend the OCP for a portion of the subject property from Industrial (IND) to Major Park and Open Space (PARK).

**MAP "A" OCP AMENDMENT  
OCP13-0002**

	Commercial		Subject Property		Legal Parcel
	Education / Institutional		AGR to PARK		Easement
	Industrial		AGR to IND		Highway 97
	Major Park and Open Space		IND to COMM		Railway
	Public Service Utilities		IND to PARK		
	Private Recreational				
	Resource Protection				
	Railway				

0 100  
Metres

This map is for general information only.  
The City of Kelowna does not guarantee its  
accuracy. All information should be verified. Rev. Mar 05, 2013





**Subject Property Notes:**

Rezone a portion of the subject property from A1 Agriculture 1 to P3 Parks and Open Space.

**Subject Property Notes:**

Rezone the subject property from P3 Parks and Open Space to CD15 Airport Business Park (Industrial).

**Subject Property Notes:**

Rezone portions of the subject property from A1 Agriculture 1 to CD15 Airport Business Park (Industrial).

**Subject Property Notes:**

Rezone the subject property from A1 Agriculture 1 to CD15 Airport Business Park (Industrial).

**Subject Property Notes:**

Rezone a portion of the subject property from I5 Extraction to CD15 Airport Business Park (Industrial).

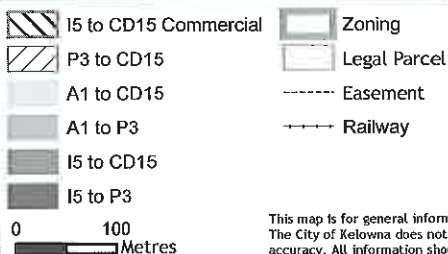
**Subject Property Notes:**

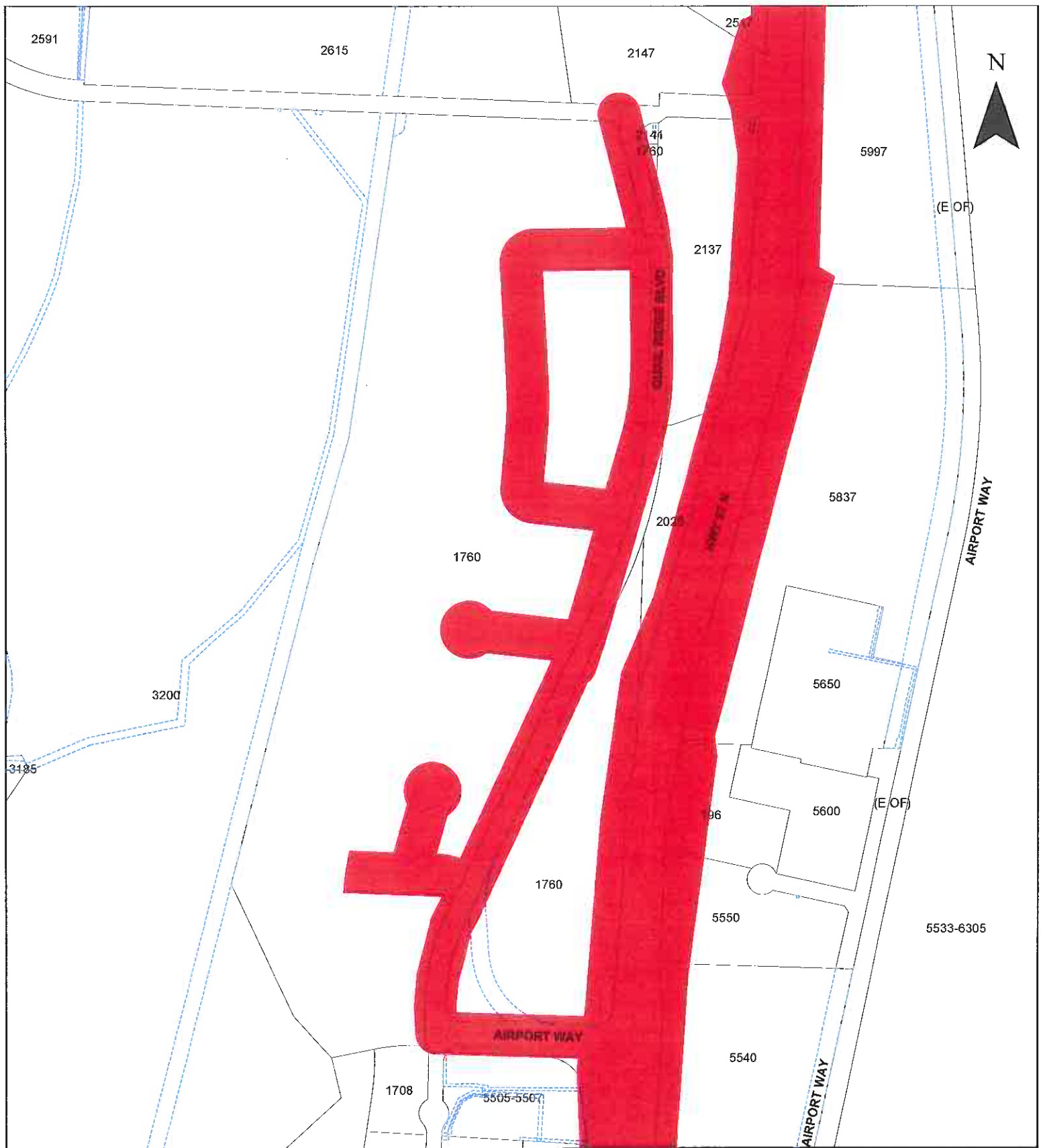
Rezone a portion of the subject property from I5 Extraction to P3 Parks and Open Space.

**Subject Property Notes:**

Rezone a portion of the subject property from I5 Extraction to CD15 Airport Business Park (Commercial).

**MAP "B" PROPOSED ZONING**  
File #Z13-0003





#### Secondary Suite & Two Dwelling

All properties within the city zoned to permit secondary suites, two dwelling housing.

#### General Commercial & Industrial DP Areas



Commercial & Industrial properties abutting red coloured roads and Okanagan Lake Foreshore are subject to Development Permit Designation.

All commercial zoned properties within the City located in a residential neighbourhood are subject to DP Designation.

#### General Multiple Unit DP Areas

All properties within the city that are multiple dwelling housing are subject to DP designation.

## Map "C" - Urban Design Development Permit Area Designation - OCP Map 5.8 Proposed Amendment

-  Legal Parcel
-  Easement

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

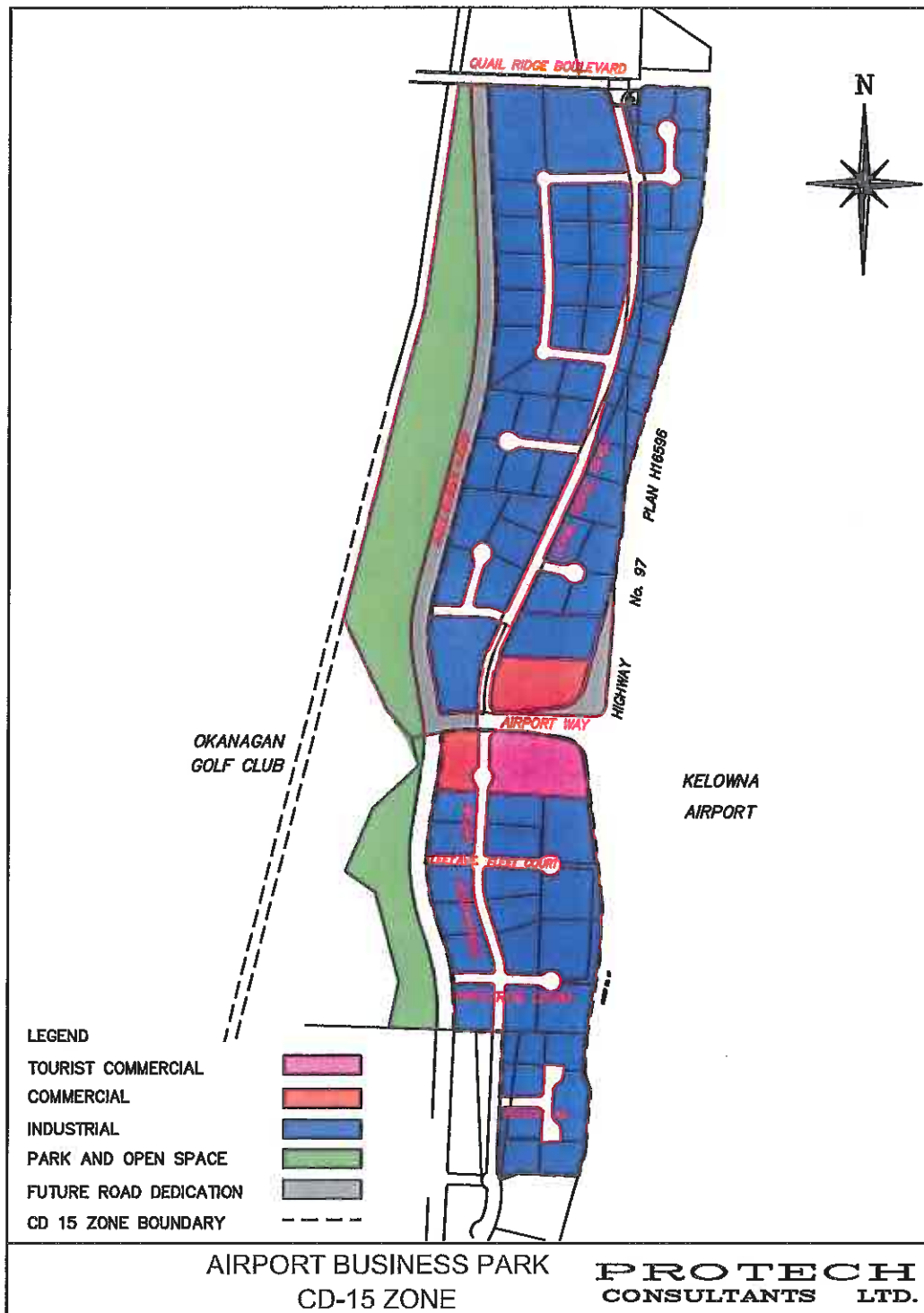
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Rev. Mar 14, 2013

Official Community Plan Bylaw No. 10500													
No.	Section	Existing Text						Proposed Text					
		Table 4.2 Potential ASP Development Components						Table 4.2 Potential ASP Development Components					
1	Chapter 4: Future Land Use  Mapping Notes	Area Structure Plans						Area Structure Plans					
		1. Pier Mac						1. North Clifton Road					
		2. North Clifton Road						2. Eagle Ridge					
		3. Eagle Ridge						3. Tonn Mountain					
		4. Tonn Mountain						Potential Future Land Uses To Be Determined					
		A. Public Open Space B. School/College/ University C. Neighbourhood Commercial D. General Commercial E. Tourism Commercial K. Agricultural						F. One/Two Unit Residential G. Multi-Unit Residential (Low) H. Multi-Unit Residential (Medium) I. Multi-Unit Residential (High) J. Industrial K. Agricultural					

# Schedule "B" - Map 1 - CD15 Zone



## Schedule "C" - Text Amendment No. TA13-0004

Zoning Bylaw No. 8000			
No.	Section	Existing Text	Proposed Text
1	Schedule 'B' - Comprehensive Development Zones	The principal uses for areas noted as industrial on CD15 Map 1, which is attached to and forms part of this bylaw, are:	The principal uses for areas noted as industrial on CD15 Map 1, which is attached to and forms part of this bylaw, are:
	CD15 - Airport Business Park S.1.2.1	<ul style="list-style-type: none"> <li>(a) animal clinic, major</li> <li>(b) auctioneering establishments</li> <li>(c) automotive rentals</li> <li>(d) broadcasting studios</li> <li>(e) business support services</li> <li>(f) care centres, major</li> <li>(g) commercial storage</li> <li>(h) contractor services, limited</li> <li>(i) custom indoor manufacturing</li> <li>(j) emergency and protective services</li> <li>(k) food primary establishments</li> <li>(l) fleet services</li> <li>(m) general industrial</li> <li>(n) liquor primary establishment, minor</li> <li>(o) mobile home sales</li> <li>(p) non-accessory parking</li> <li>(q) offices</li> <li>(r) participant recreation services, indoor</li> <li>(s) recycling depots</li> <li>(t) vehicle and equipment services, industrial</li> <li>(u) warehouse sales</li> <li>(v) utility services, minor impact</li> </ul>	<ul style="list-style-type: none"> <li>(a) animal clinic, major</li> <li>(b) auctioneering establishments</li> <li>(c) automotive rentals</li> <li>(d) breweries and distilleries, major</li> <li>(e) broadcasting studios</li> <li>(f) business support services</li> <li>(g) care centres, major</li> <li>(h) commercial storage</li> <li>(i) contractor services, limited</li> <li>(j) custom indoor manufacturing</li> <li>(k) emergency and protective services</li> <li>(l) food primary establishments</li> <li>(m) fleet services</li> <li>(n) general industrial</li> <li>(o) liquor primary establishment, minor</li> <li>(p) mobile home sales</li> <li>(q) non-accessory parking</li> <li>(r) offices</li> <li>(s) participant recreation services, indoor</li> <li>(t) recycling depots</li> <li>(u) utility services, minor impact</li> <li>(v) vehicle and equipment services, industrial</li> <li>(w) warehouse sales</li> </ul>

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** February 28, 2013  
**File No.:** Z13-0003  
**To:** Land Use Planner (GS)  
**From:** Development Engineering Manager (SM)  
**Subject:** 5520 Hwy 97N.- Pier Mac – W ½ Sec. 14, Twp. 23, ODYD

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Development Engineering Comments and requirements regarding this application to rezone the subject properties from A1 and I5 to P3 and CD-15 as follows:

**These are Development Engineering initial comments and they may be subject to the MOTI comments and requirements.**

1. Geotechnical Study.

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, The study is to address the following:

- Overall site suitability for development.
- Slope analysis (i.e. 0-10 %, 10-20 %, 20-30% and over 30 %).
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulfates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

2. Domestic water and fire protection.

- a) This development is within the service area of the Glenmore Ellison Improvement District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and all necessary upgrading costs are to be paid directly to the GEID.
- b) The water system must be capable of supplying domestic and fire flow demands in accordance with the Subdivision & Servicing Bylaw for the requested zoning. The applicant must provide water computations for this development to confirm the available water supply.

.../2



### 3. Sanitary Sewer.

The municipal wastewater collection system is available for the proposed development. Certain portions of the wastewater infrastructure require some investigation to confirm the capacity and routing of the collection system as follows:

- a) The Hwy 97 lift station was designed and constructed to accommodate the wastewater flows from the subject property based upon industrial flows. The plans submitted in support of this application indicate a proposed increase of commercial area. The applicant is required to assess the capacity of the lift station under the current conditions, evaluate the effect of the proposed development on the system and upgrade the lift station if required. The cost of the lift station upgrades will have to be determined for bonding purpose.

### 4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of this application. This plan can become part of the geotechnical study to identify the ground recharge/detention areas.

### 5. Power and Telecommunication Services.

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

### 6. Road improvements.

- a) A traffic Impact Analysis (TIA) was submitted in support of the initial development application for the development of the southerly portion of the original property. There have been significant road network upgrades and some shift in the traffic objectives in the recent years. The TIA must be updated based upon the Terms of Reference to be established in collaboration with the Ministry of Transportation and the City of Kelowna Transportation & Mobility Branch. The costs of road improvements will have to be determined for bonding purpose.
- b) The intersection of Airport Way and Hwy 97 has gone through many metamorphoses over the last decade or so and varying land acquisitions scenarios have been identified as the intersection geometry evolved. The land dedication and upgrades triggered by this application must be determined prior to the adoption of the zone amending Bylaw.

### 7. Design and Construction.

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

.../3



- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3)
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

8. Servicing Agreements for Works and Services

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

9. Bonding and Levies Summary.

a) Performance Bonding

Road infrastructure upgrading (if required) To be determined

Lift Station upgrading( if required ) To be determined

b) Levies

Engineering Development and Inspection Fee To be determined



\_\_\_\_\_  
Steve Muenz, P. Eng.  
Development Engineering Manager

B<sup>2</sup>

# Report to Council



**Date:** April 5, 2014  
**File:** 0165-30  
**To:** City Manager  
**From:** Deputy City Manager  
**Subject:** Quarterly Report Update

Report Prepared by: S. Effray, Communications Advisor

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**Recommendation:**

THAT Council receives, for information, the Quarterly Report from the Deputy City Manager, dated April 5, 2014.

**Purpose:**

To provide Council with an update of the City's activities for the first quarter of 2014.

**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 Divisional 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:

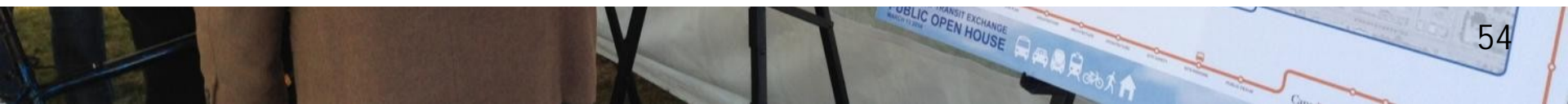
Communications Comments:

Submitted by:

Paul Macklem, Deputy City Manager

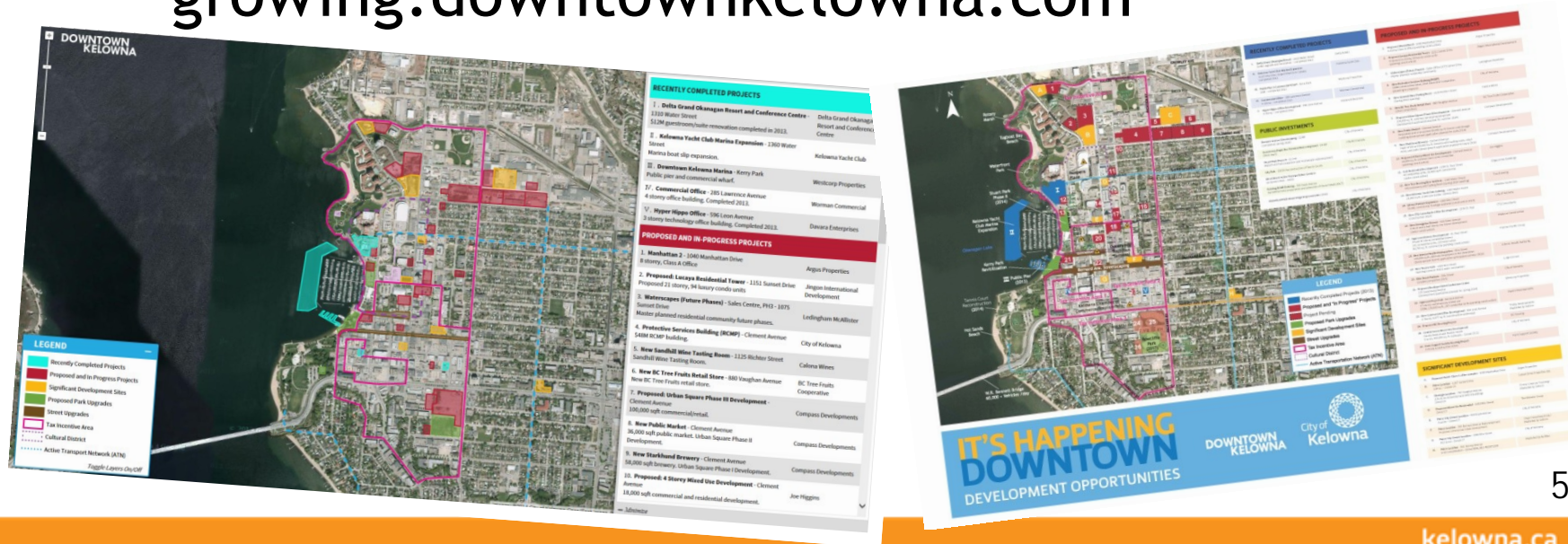
# QUARTERLY REPORT

Quarter 1 - April 2014



# GROW OUR ECONOMY

- ▶ **2014 Downtown Prospectus**
  - ▶ Updated to include new projects
  - ▶ Interactive version available at [growing.downtownkelowna.com](http://growing.downtownkelowna.com)



## GROW OUR ECONOMY

- ▶ 65 permits issued for single family dwellings
- ▶ 340 development applications
- ▶ 160 new subdivision lots
- ▶ New development notice signage



	2012	2013	2014
Building Permits	\$64.3m	\$60.2m	\$66.0m



## GROW OUR ECONOMY

- ▶ Kelowna International Airport (YLW)
  - ▶ Record breaking passengers
  - ▶ Kelowna to Fort McMurray daily
  - ▶ Annual travel event
  - ▶ Welcome home to Olympians & Paralympians



## ENHANCE CITIZENS' QUALITY OF LIFE

- ▶ Sport Hero Awards
- ▶ PRC becomes "Olympic Village"
- ▶ Learn to Curl in Stuart Park
- ▶ BC Family Day





# ENHANCE CITIZENS' QUALITY OF LIFE

## ► Online engagement









### ► kelowna.ca

- 441,000 visitors
- 108,000 from mobile

### ► Social media

- 9,100 Twitter followers
- 1,500 Likes on Facebook
- 330 Instagram followers
- 1,500 LinkedIn followers

Get Connected

**e-Subscribe**  
 To sign up for e-Updates or to access your subscriber preferences, please enter your contact information below.

Email Address

**Request a Service**  
 Submit a request [online](#) or [via mobile](#) device and [track it](#).

Service Requests (Jan. - March)	2012	2013	2014
Public (includes Mobile count)	5526	4783	4507
Mobile	Not active	183	106

## ENHANCE CITIZENS' QUALITY OF LIFE

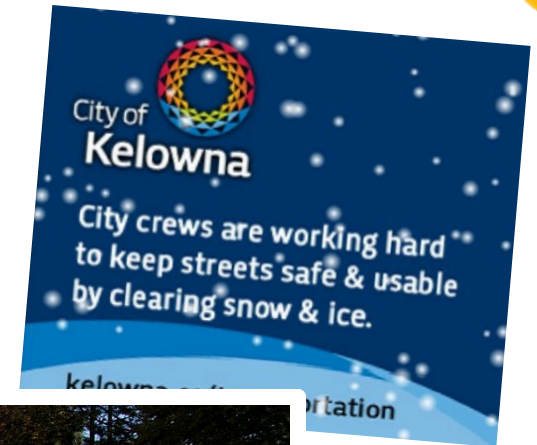
### ▶ Kelowna Fire Department

- ▶ Dispatch improvements
- ▶ Fire & fall awareness for seniors
- ▶ 7 fire investigations
- ▶ 1,549 Kelowna responses
- ▶ 92 Fires



## ENHANCE CITIZENS' QUALITY OF LIFE

- ▶ Snow removal complete
- ▶ Began street & bike lane sweeping





## ENHANCE CITIZENS' QUALITY OF LIFE

- ▶ Climate Action Revenue Incentive
- ▶ Regional Airshed Management Plan - Phase 1 complete
- ▶ Strategic Regional Transportation Plan - Phase 1 complete



## FOCUS ON RESULTS

- ▶ **Project-related Community Engagement**
  - ▶ In person
    - ▶ 700 face-to-face
    - ▶ 95 feedback forms/surveys
  - ▶ Online
    - ▶ Social media
    - ▶ [getinvolved.kelowna.ca](http://getinvolved.kelowna.ca)





## DELIVER ON OUR PLAN

- ▶ **Parking Management Strategy**
  - ▶ Council endorsed guiding principles and rate adjustments
  - ▶ Began detailed area plan for South Pandosy
  - ▶ Coffee & conversation
  - ▶ [kelowna.ca/parking](http://kelowna.ca/parking)



## DELIVER ON OUR PLAN

- ▶ **Transportation & roadway projects**
  - ▶ Bernard Ave. Phase 3b began
  - ▶ Queensway Transit Exchange open house
  - ▶ Lawrence Ave. sidewalk installed
  - ▶ Stuart Park Phase 2 prep



## DELIVER ON OUR PLAN

- ▶ Police Services Building Project
- ▶ Central Green affordable housing
- ▶ Landfill Gas Project
  - ▶ Pipe installed
  - ▶ Fortis Gas Plant control system installed
- ▶ Forest fuel reduction
  - ▶ 18 hectares thinned



## 2014 FIRST QUARTER REPORT

► [kelowna.ca/connect](http://kelowna.ca/connect)



# CITY OF KELOWNA

## BYLAW NO. 10942

### Amendment No. 25 to Traffic Bylaw No. 8120

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Traffic Bylaw No. 8120 be amended as follows:

1. THAT **PART 1 - INTRODUCTION** be amended by adding in its appropriate location a new definition for "**Tourist Oriented Destination Signs**" that reads:

"**Tourist Oriented Destination Signs**" means an approved sign or signs that are erected by the City to indicate the location of a particular tourist destination or attraction as indicated in the City of Kelowna Tourist Oriented Destination Signs Council Policy No. 373.

2. AND THAT **PART 6 - TRAFFIC CONTROL DEVICES, 6.1 Placement and Erection, 6.1.1** be amended by adding in its appropriate location a new sub-paragraph for **Tourist Oriented Destination Signs** that reads:

Tourist  
Oriented  
Destination  
Signs

Signs that are approved and erected by the City to indicate the location of a particular tourist destination or attraction.

3. AND THAT **SCHEDULE "A" FEES** be amended by adding in its appropriate location a new **PART 6 - TOURIST ORIENTED DESTINATION SIGN** section that reads:

#### **PART 6 TOURIST ORIENTED DESTINATION SIGN**

##### **Tourist Oriented Destination Sign Fees:**

	Application Fee	Sign Fee
Sign locations, sign manufacturing, utility locates, labor to install and hardware	\$100.00	\$180.00 per sign
Sign repair or replacement		\$120.00 per sign

Plus applicable taxes.

4. This bylaw may be cited for all purposes as "Bylaw No. 10942, being Amendment No. 25 to Traffic Bylaw No. 8120."
5. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.



Read a first, second and third time by the Municipal Council this 31<sup>st</sup> day of March, 2014.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk