

**City of Kelowna
Regular Council Meeting
AGENDA**



Monday, April 28, 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

6 - 12

Regular PM Meeting - April 14, 2014

3. Public in Attendance

3.1 Cheryl Miller, Grants Manager, Central Okanagan Foundation, re: 2014 Community Social Development Grants and Grants to Address the Sexual Exploitation of Youth

13 - 15

To approve the City of Kelowna's 2014 Community Social Development Grants and Grants to Address the Sexual Exploitation of Youth as administered by the Central Okanagan Foundation.

3.2 Nataley Nagy, Executive Director, Kelowna Art Gallery, re: Annual Report

16 - 43

To provide Council with an Annual Report.

4. Development Application Reports & Related Bylaws

4.1 OCP 2030 Bylaw No. 10500 - Amendment to Map 4.1 - Generalized Future Land Use

44 - 48

To amend Map 4.1 – Generalized Future Land Use in the 2030 Official Community Plan.

4.1.1 Bylaw No. 10947 (OCP14-0004) - Amendment to OCP 2030 Bylaw No. 10500, City of Kelowna

49 - 51

Requires a majority of all members of Council (5).

To give Bylaw No. 10947 first reading in order to amend Official Community Plan Bylaw No. 10500 by replacing Map 4.1 - Generalized Future Land Use Map.

- 4.2 Rezoning Application No. Z13-0041 - 979 & 989 Laurier Avenue, AJ Weins Development Group Ltd. 52 - 69
- This application seeks to rezone the subject site from RU6 – Two Dwelling Housing zone to RM2 – Low Density Row Housing zone, to permit the development of two 3-unit rowhouse developments, for a total of 6 dwelling units.
- 4.2.1 Bylaw No. 10955 (Z13-0041) - 979 & 989 Laurier Avenue, AJ Weins Development Group Ltd. 70 - 72
- To give Bylaw No. 10955 first reading in order to rezone the subject properties from the RU6 - Two Dwelling Housing zone to the RM2 - Low Density Housing zone.
- 4.3 Rezoning Application No. Z14-0012 - 1370 Water Street, Kelowna Yacht Club 73 - 82
- The applicant is proposing to rezone the subject property to add the “Liquor Primary – lp” designation to the existing P1 – Major Institutional zoned property. This will allow the relocation of an existing LP license for the Yacht Club, and an increase the occupancy load from 375 persons at the current location to a new capacity of 474 persons within the new building. A further proposed amendment to the liquor primary license would add 150 persons to a patio area associated with the new development.
- 4.3.1 Bylaw No. 10953 (Z14-0012) - 1370 Water Street, Kelowna Yacht Club 83 - 85
- To give Bylaw No. 10953 first reading in order to rezone the subject property from the P1 - Major Institutional and P3 - Parks and Open Space zones to the P1lp - Major Institutional (Liquor Primary) zone.
- 4.4 Development Permit Application No. DP14-0007 - 1450 Union Road, Glenwest Properties Ltd. 86 - 111
- To consider a Development Permit for the form and character of a 54-unit townhouse development on the subject property
- 4.5 Official Community Plan Bylaw Amendment Application No. OCP14-0001 and Rezoning Application No. Z14-0001 - Various Addresses on Clement Avenue, St. Paul Street and Richter Street, City of Kelowna & Miles Vucicevic 112 - 128
- To consider a proposal to amend the Official Community Plan (OCP) Future Land Use designation and to Rezone the subject properties in order to permit the development of the Kelowna Police Services Building.
- 4.5.1 Bylaw No. 10956 (OCP14-0001) - Various Addresses Richter Street, City of Kelowna & Miles Vucicevic 129 - 130

Requires a majority of all members of Council (5).

To give Bylaw No. 10956 first reading in order to change the future land use designations of the subject properties from the COMM - Commercial designation to the EDINST - Educational/Institutional designation.

- 4.5.2 Bylaw No. 10957 (Z14-0001) - Various Addresses on Clement Avenue, St. Paul Street and Richter Street, City of Kelowna & Miles Vucicevic 131 - 131

To give Bylaw No. 10957 first reading in order to rezone the subject properties from the I2 - General Industrial and I4 - Central Industrial zones to the P1 - Major Institutional zone.

- 4.6 Rezoning Application No. Z14-0009 - 1470 Guisachan Place, Sohayl & Sholen Ghadirian 132 - 144

The applicant is requesting permission to rezone portion of the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two lot subdivision.

- 4.6.1 Bylaw No. 10954 (Z14-0009) - 1470 Guisachan Place, Sohayl & Sholen Ghadirian 145 - 148

To give Bylaw No. 10954 first reading in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing and RU6 - Two Dwelling Housing zones.

- 4.7 Rezoning Application No. Z10-0044, Extension Request - 120 Homer Road, Nathan Morden 149 - 152

To extend the date for adoption of Zone Amending Bylaw No. 10403 from March 21, 2014 to June 20, 2014.

- 4.8 Temporary Use Permit Application No. TUP13-0001, Extension Request - 2045 Begbie Road/990 Glenmore Road 153 - 157

To consider an extension for a Temporary Use Permit (TUP) in order to legalize the existing non-farm use of the property for a duration less than one year.

5. Bylaws for Adoption (Development Related)

- 5.1 Official Community Plan Bylaw Amendment Application No. OCP13-0008 & Rezoning Application No. Z13-0009, Supplemental Report - (N of), (Off of) & 2458 Joe Riche Road, Black Mountain Irrigation District 158 - 167

To consider a request to authorize the Mayor and City Clerk to execute a Memorandum of Understanding with the Black Mountain Irrigation District respecting future recreational trail alignments.

- 5.1.1 Bylaw No. 10912 (OCP13-0008) - (N of), (Off of) & 2458 Joe Riche Road, Black Mountain Irrigation District 168 - 170

Requires a majority of all members of Council (5).

To adopt Bylaw No. 10912 in order to change the future land use designations of portions of the subject properties from the REP - Resource Protection Area and PARK - Major Park and Open Space designations to the PSU - Public Services Utilities and PARK - Major Park and Open Space designations.

- 5.1.2 Bylaw No. 10913 (Z13-0009) - (N of), (Off of) & 2458 Joe Riche Road, Black Mountain Irrigation District 171 - 174

To adopt Bylaw No. 10913 in order to rezone portions of the subject properties from the A1 - Agriculture 1 zone to the P4 - Utilities zone.

- 5.2 Bylaw No. 10862 (Z11-0051) - 2651 Longhill Road, Richard & Walter Denman 175 - 177

To adopt Bylaw No. 10862 in order to rezone the subject property from the RR2 - Rural Residential 2 zone to the RR2c - Rural Residential 2 with Carriage House zone.

- 5.3 Bylaw No. 10899 (TA13-0005) - Amendments to Section 13.4 - Low Density Cluster Housing in Zoning Bylaw No. 8000 178 - 178

To adopt Bylaw No. 10899 in order to amend Section 13.4 of Zoning Bylaw No. 8000.

- 5.4 Bylaw No. 10907 (Z12-0070) - 543 Tungsten Court, Tysen Properties Ltd. 179 - 181

To adopt Bylaw No. 10907 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU4h - Low Density Cluster Housing (Hillside Area) zone.

6. Non-Development Reports & Related Bylaws

- 6.1 Sterile Insect Release Program Parcel Tax Bylaw 2014 182 - 195

To authorize the 2014 Sterile Insect Release Parcel Tax levy on specified property tax rolls within the City of Kelowna.

- 6.1.1 Bylaw No. 10939 - Sterile Release Program Parcel Tax Bylaw 2014 196 - 207

To give Bylaw No. 10939 first, second and third readings to authorize the City to impose and levy a parcel tax upon the owners of land or real property within the City of Kelowna being served by the Sterile Insect Release Program.

- 6.2 Clifton Road Drainage 208 - 214

To seek Council approval to proceed with the design and construct of the Clifton 1 DCC road and drainage project. The objective of this project is to alleviate the flooding that is occurring on Clifton Road, Mountain Avenue, and Lambert Avenue, to replace aging water and sewer mains, and to widen Clifton Rd to a 4 lane cross section.

6.3 Mission Creek Greenway Maintenance Agreement 215 - 235

The purpose of this report is to seek approval from City Council to renew the Mission Creek Greenway Regional Park Management and Regulation Agreement with the Regional District, which includes the addition of additional lands in support of future Phase 3 of the Mission Creek Greenway and lands that were previously not included along phases 1 and 2.

7. Bylaws for Adoption (Non-Development Related)

7.1 Bylaw No. 10922 - Parcel Tax Bylaw for Lawrence Avenue Local Area Service 236 - 237

To adopt Bylaw No. 10922 in order to authorize the City to impose a parcel tax under Section 200 of the Community Charter on the benefiting parcels in the Lawrence Avenue Local Area Service.

7.2 Bylaw No. 10945 - Amendment No. 1 to the Five Year Financial Plan 2013-2017 238 - 239

To adopt Bylaw No. 10945 in order to amend the Five Year Financial Plan 2013-2017.

8. Mayor and Councillor Items

9. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Monday, April 14, 2014
Location: Council Chamber
City Hall, 1435 Water Street

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

Staff Present Deputy City Manager, Paul Macklem; City Clerk, Stephen Fleming; Cultural Services Manager, Sandra Kochan*; Subdivision, Agriculture & Environment Services Manager, Todd Cashin*; Urban Planning Manager, Ryan Smith*; Financial Services Director, Genelle Davidson*; Revenue Manager, George King*; Urban Forest Health Technician, Andrew Hunsberger*; Urban Forestry Supervisor, Blair Stewart*; Community Engagement Consultant, Kari O'Rourke*; Property Manager, Ron Forbes*; and Council Recording Secretary, Arlene McClelland

1. Call to Order

Mayor Gray called the meeting to order at 1:37 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 Stack/Seconded By: Councillor DeHart

R239/14/04/14 THAT the Minutes of the Regular Meetings of April 7, 2014 be confirmed as circulated.

Carried

2.1 Mayor Gray commented that Councillor Zimmermann turned 65 today.

3. Public in Attendance

3.1. Brian Street, Veendam Sister City Association, re: Visiting Teachers from Veendam

Brian Street, Veendam Sister City Association

- Introduced Henk Wieger Walbert and Ellie Dikkers, Teachers from Winkler Prins High School in Veendam, Holland

Henk Wieger Walbert and Ellie Dikkers

- Made comments on their visit to Kelowna and provided a gift to Council, on behalf of the City of Veendam.

3.2. Patrick LeBlanc, General Manager, Rotary Centre for the Arts, re: Annual Report

Sandra Kochan introduced Patrick LeBlanc.

Patrick LeBlanc, General Manager, Rotary Centre for the Arts:

- Displayed a PowerPoint Presentation of the Annual Report.
- Responded to questions from Council.

4. Development Application Reports & Related Bylaws

4.1. Agricultural Land Reserve Appeal Application No. A13-0014 - 2105 Morrison Road, Alejandro & Antonia Dudka

Staff:

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

Mayor Gray invited the Applicant, or Applicant's representative, to come forward.

Applicant:

- Displayed a PowerPoint presentation, re: Dudka Subdivision Proposal
- Responded to questions from Council.

Moved By: Councillor Zimmermann/Seconded By: Councillor Blanleil

R240/14/04/14 THAT Agricultural Land Reserve Appeal Application No. A13-0014 for (Lot 1 Section 36 TWP 26 ODYD Plan 425 Except Plan KAP77337), located at 2105 Morrison Road for a subdivision, pursuant to Section 21(2) of the Agricultural Land Commission Act, be supported by Municipal Council;

AND THAT the Municipal Council directs staff to forward the subject application to the Agricultural Land Commission for consideration.

Carried

Councillor Hobson - Opposed

4.2. Rezoning Application No. Z14-0011 - 412 Christleton Avenue, David & Pamela Watland

Staff:

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

Moved By: Councillor Blanche/Seconded By: Councillor Hobson

R241/14/04/14 THAT Rezoning Application No. Z14-0011 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 14, ODYD, Plan 4366, located on 412 Christleton Ave, Kelowna, BC from the RU1 - Large 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 THAT final adoption of the Zone Amending Bylaw be subsequent to the requirements Development Engineering Branch being completed to their satisfaction.

Carried

4.2.1. Bylaw No. 10946 (Z14-0011) - 412 Christleton Avenue, David & Pamela Watland

Moved By: Councillor Stack/Seconded By: Councillor Given

R242/14/04/14 THAT Bylaw No. 10946 be read a first time.

Carried

5. Bylaws for Amendment (Development Related)

5.1. Bylaw No. 10834 (Z13-0003) - 1760, 2025 & 2137 Quail Ridge Boulevard, Pier Mac Petroleum Installation Ltd.

Moved By: Councillor Given/Seconded By: Councillor Stack

R243/14/04/14 THAT Bylaw No. 10834 be amended at first reading.

Carried

6. Bylaws for Adoption (Development Related)

6.1. Bylaw No. 10852 (Z13-0013) - 1383 Ellis Street, 564913 BC Ltd.

Moved By: Councillor Zimmermann/Seconded By: Councillor Stack

R244/14/04/14 THAT Bylaw No. 10852 be adopted.

Carried

7. Non-Development Reports & Related Bylaws

7.1. Amendment No. 1 to Five Year Financial Plan, 2013-2017

Staff:

- Displayed a PowerPoint presentation summarizing the report before Council.

Moved By: Councillor Given/Seconded By: Councillor Singh

R245/14/04/14 THAT Council direct staff to amend the Five Year Financial Plan 2013-2017 Bylaw No. 10826 as required by the Community Charter, to reflect changes in the Operating Budget and Capital Expenditure Program for 2013;

AND THAT Bylaw No. 10945 being Amendment No. 1 to the Five Year Financial Plan 2013-2017 Bylaw No. 10826 be advanced for reading consideration.

Carried

7.1.1. Bylaw No. 10945 - Amendment No. 1 to the Five Year Financial Plan, 2013-2017

Moved By: Councillor Basran/Seconded By: Councillor Hobson

R246/14/04/14 THAT Bylaw No. 10945 be read a first, second and third time.

Carried

7.2. 2014 Tax Distribution Policy

Staff:

- Displayed a PowerPoint presentation summarizing the report before Council.

Moved By: Councillor Basran/Seconded By: Councillor Zimmermann

R247/14/04/14 THAT Council approve a Municipal Tax Distribution Policy as outlined in the Report of the Revenue Manager dated April 14, 2014, for the year 2014 that will result in a modification of the 2013 Tax Class Ratios to reflect the uneven market value changes which have been experienced between property classes, as follows:

Property Class	Description	2014 Tax Class Ratios	2013 Tax Class Ratios
01/08/03	Residential/Rec/NP/SH	1.0000:1	1.0000:1
02	Utilities	5.0301:1	5.0475:1
04	Major Industrial	3.0908:1	3.0391:1
05/06	Light Industrial/Business/Other	2.0881:1	2.0822:1
09	Farm Land	0.1242:1	0.1279:1
91	Farm Improvements	0.4953:1	0.5034:1

AND THAT Council approve development of 2014 tax rates to reflect the 2014 assessment changes in property market values.

Carried

7.3. Wildfire Fuel Mitigation

Staff:

- Responded to questions from Council.

Moved By: Councillor Hobson/Seconded By: Councillor Zimmermann

R248/14/04/14 THAT Council approves staff applying for grants through the Union of British Columbia Municipalities (UBCM) Strategic Wildfire Initiative to complete wildfire fuel mitigation in Tower Ranch Mountain Park.

Carried

7.4. Engage Policy

Staff:

- Displayed a PowerPoint presentation summarizing the report before Council.
- Responded to questions from Council.

Moved By: Councillor Stack/Seconded By: Councillor Hobson

R249/14/04/14 THAT Council adopts Council Policy No. 372, Engage Policy as outlined in the Report from the Community Engagement Consultant dated April 14, 2014.

Carried

7.5. Mobile Food Concession Bid Awards - City Park

Staff:

- Responded to questions from Council.

Moved By: Councillor DeHart/Seconded By: Councillor Given

R250/14/04/14 THAT Council approve the City entering into a three (3) year License of Occupation, with two (2) one (1) year options to renew with Tacofino and Service Stars F&B Services, to provide mobile concession services at City Park Cold Sands Beach (Site A) on Abbott Street, in the form attached to the Report of the Manager, Property Management, dated April 9, 2014;

AND THAT the Mayor and City Clerk be authorized to execute all documents associated with the License of Occupations;

AND FURTHER THAT the 2014 Financial Plan be adjusted accordingly and the revenue received with these concession contracts, estimated to total \$5,250, be charged to 4185.157.1254.54614.*.000.10.L2722.

Carried

8. Bylaws for Adoption (Non-Development Related)

8.1. Bylaw No. 10935 - Road Closure Bylaw, Portion of Lane between Cambridge and Central Avenues

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 3:52 p.m.

Mayor Gray invited anyone in the public gallery who deems themselves affected by the proposed road closure to come forward. No one came forward.

Moved By: Councillor Blanleil/Seconded By: Councillor Basran

R251/14/04/14 THAT Bylaw No. 10935 be adopted.

Carried

Councillor Stack rejoined the meeting at 3:53 p.m.

9. Mayor and Councillor Items

Councillor Singh:

- Vaisakhi Day celebrations held April 26th at the Sikh Temple

10. Termination

This meeting was declared terminated at 3:54 p.m.

Mayor



City Clerk

April 17.2014

Mayor Gray & Council
1435 Water Street
Kelowna, BC
V1Y 1J4

Dear Mayor Gray & Council:

This report contains recommendations for the 2014 City of Kelowna, Community Social Development Grants, and Grants to Address the Sexual Exploitation of Youth to be presented to City of Kelowna Council on April 28, 2014.

A total of sixteen grant applications were received, fourteen for the Community Social Development grant program and two for the Grants to Address the Sexual Exploitation of Youth program. There is \$80,000.00 available to fund and the total amount requested is \$143,525.00 for the Community Social Development grant program. The amount requested for Grants to Address the Sexual Exploitation of Youth is \$22,000.00 with \$22,000.00 available to fund.

The City of Kelowna / Central Okanagan Foundation Grant Advisory committee is recommending the approval of the following grant applications from their meeting on April 2.2014.

Respectfully submitted,



Cheryl Miller
Grants Manager
Central Okanagan Foundation

2014 Recommendations:

Community Social Development Grants

1. **Recommendation:** \$10,000
Organization: Canadian Red Cross, Kelowna
Project: HELP (Health Equipment Loan Program)
Provides health equipment to individuals dealing with illness or injury.
2. **Recommendation:** \$ 8,250
Organization: Church Serve Canada (operating as Hands in Service)
Project: Expansion of the Living Salads program.
Bringing the community garden concept to mobility and health challenged individuals in the city of Kelowna.
3. **Recommendation:** \$ 7,825
Organization: Food for Thought Kelowna Breakfast Society
Project: Food for Thought Kelowna Breakfast Program
Currently provide breakfast food to children in thirteen schools in the city of Kelowna; want to increase their reach to twenty one schools.
4. **Recommendation:** \$10,000
Organization: Inn from the Cold
Project: Coordination of Volunteer Services
Provide training to the Inn from the Cold volunteers including First Aid, Violent Crisis Intervention Training, Food Safe etc.
5. **Recommendation:** \$3,000
Organization: Kelowna Community Food Bank
Project: The Bill Chill Project
Purchase of a 49 cu. ft. industrial sized reach in refrigerator.
6. **Recommendation:** \$5,000
Organization: Kelowna Family Services Centre
Purchase of a new photocopier to maintain their level of service and move forward.
7. **Recommendation:** \$10,000
Organization: Okanagan Fruit Tree Project Society
Project: Okanagan Fruit Tree Project
Enhance their gleaning operations to include working with not for profit organizations including Canadian Mental Health Association, Cool Arts for the 2014 season.
8. **Recommendation:** \$ 10,000
Organization: Project Literacy Kelowna Society
Project: One-on- One Adult Tutoring Program
Online learning resources for students and tutors
To complement the text books and paper-based lesson Plans.

9. **Recommendation:** \$ \$5,000
Organization: Seniors Outreach Services Society
Project: Reaching Out to Seniors program
Meet with seniors in their home, assess their situation and help them to resolve the issue that is causing a problem or barrier.
10. **Recommendation:** \$ 10,925
Organization: The Kelowna & District Society for People in Motion
Project: Online Accessibility Resources Program
Costs associated with developing a web based database that will provide information for children and adults with disabilities on accessibility of businesses, services, supports and activities within the city of Kelowna.

Grants to Address the Sexual Exploitation of Youth

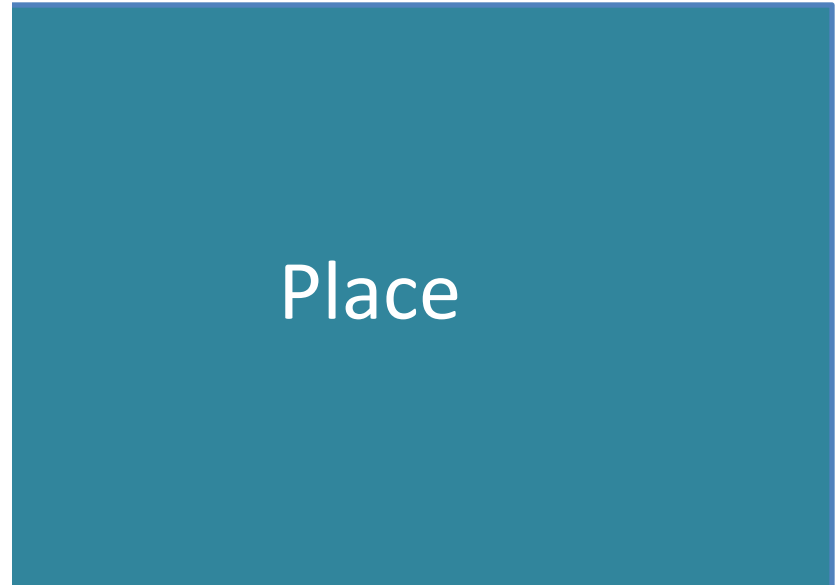
1. **Recommendation:** \$10,000
Organization: Central Okanagan Elizabeth Fry Society
Project: Community Education and Sexual Exploitation (CEASE) program
Introduce a new program called Tough Guise, a prevention-based program that is specifically aimed at addressing sexual exploitation to boys grades seven to nine.
2. **Recommendation:** \$12,000
Organization: New Opportunities for Women
Project: Essentials Program
A continuous intake program with the goal of abstention from drugs and alcohol, or significantly reduces the use of these substances.

Leading the Future: The Kelowna Art Gallery

Nataley Nagy, Executive Director



Kelowna is a city with abundant assets



Amenities



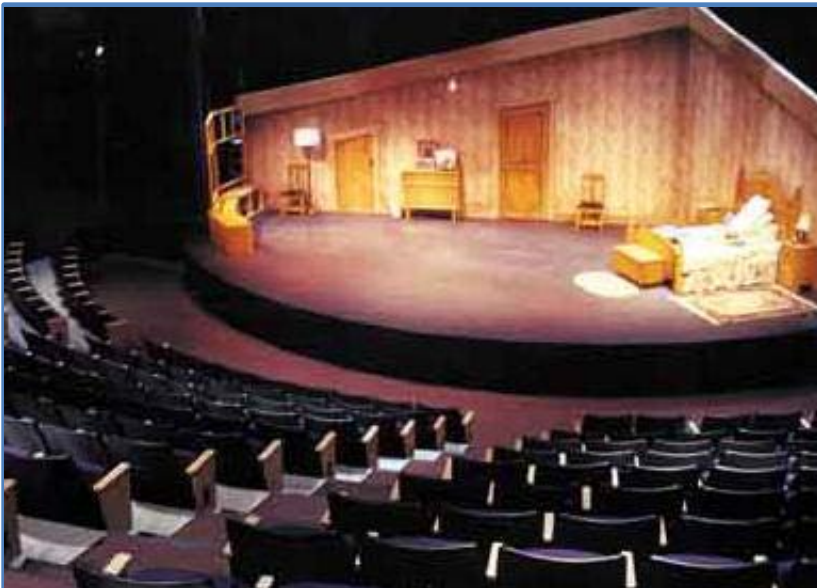


Municipal
leadership deeply
committed to art
and culture...





who have created
great facilities...





that help make
Kelowna an
important
creative hub



STEWARDSHIP

Board of Directors



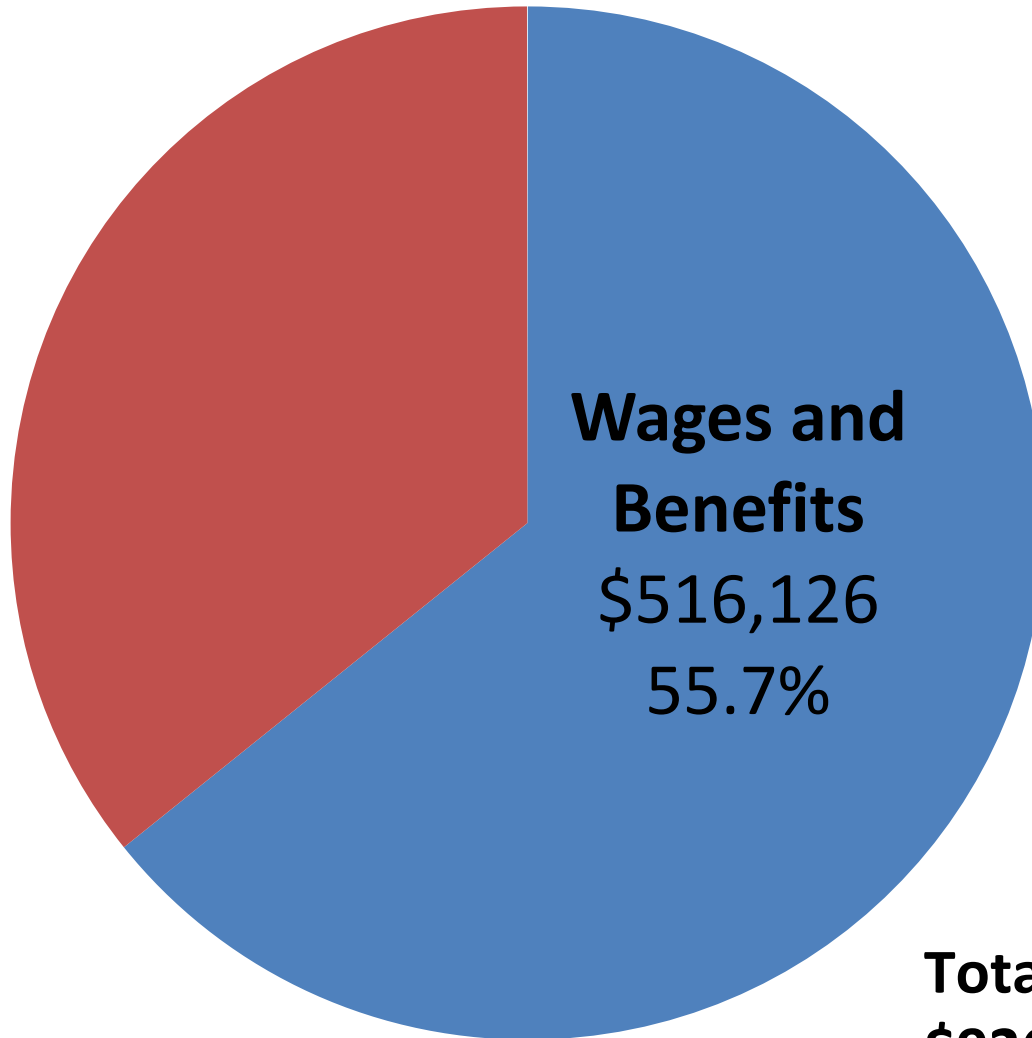
Clayton Gall, Fern Helfand Joanne McKechnie, Paul Mitchell, Q.C, Laura Myles, Marla O'Brien,. Derek Sanders, Mary Smith McCulloch, Stan Somerville, Amy Zurrer and Sandra Kochan, Cultural Services Manager, is the City of Kelowna Board Appointee.

Staff

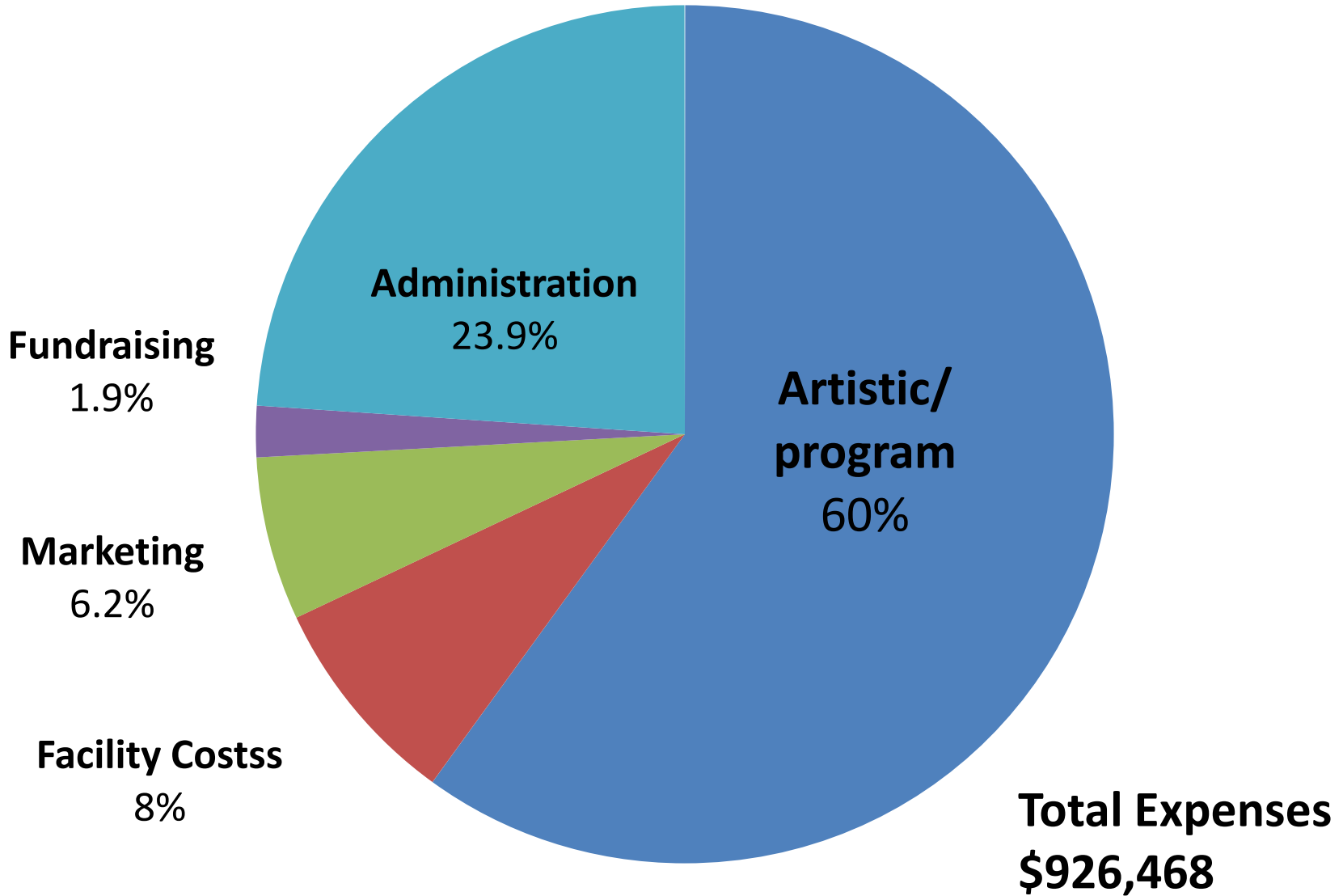


Renée Burgess, Head of Public Programming, Joshua Desnoyers, Events and Marketing Coordinator, Brenda Feist, Education Coordinator, Clea Haugo, Registrar, Nataley Nagy, Executive Director, Tanya Nahachewsky, Administrative Assistant & Membership Coordinator, Mike O'Doherty, Preparator, Kyle L. Poirier, Graphic Designer, Liz Wylie, Curator; Gallery Assistants, Kelsie Balehowsky, Susan Cosmann, Alyssa Doll, Lindsey Farr, Hanss Lujan, Toby Wesenberg; Family Sundays Assistants, Marion Krahn, Jolene Mackie

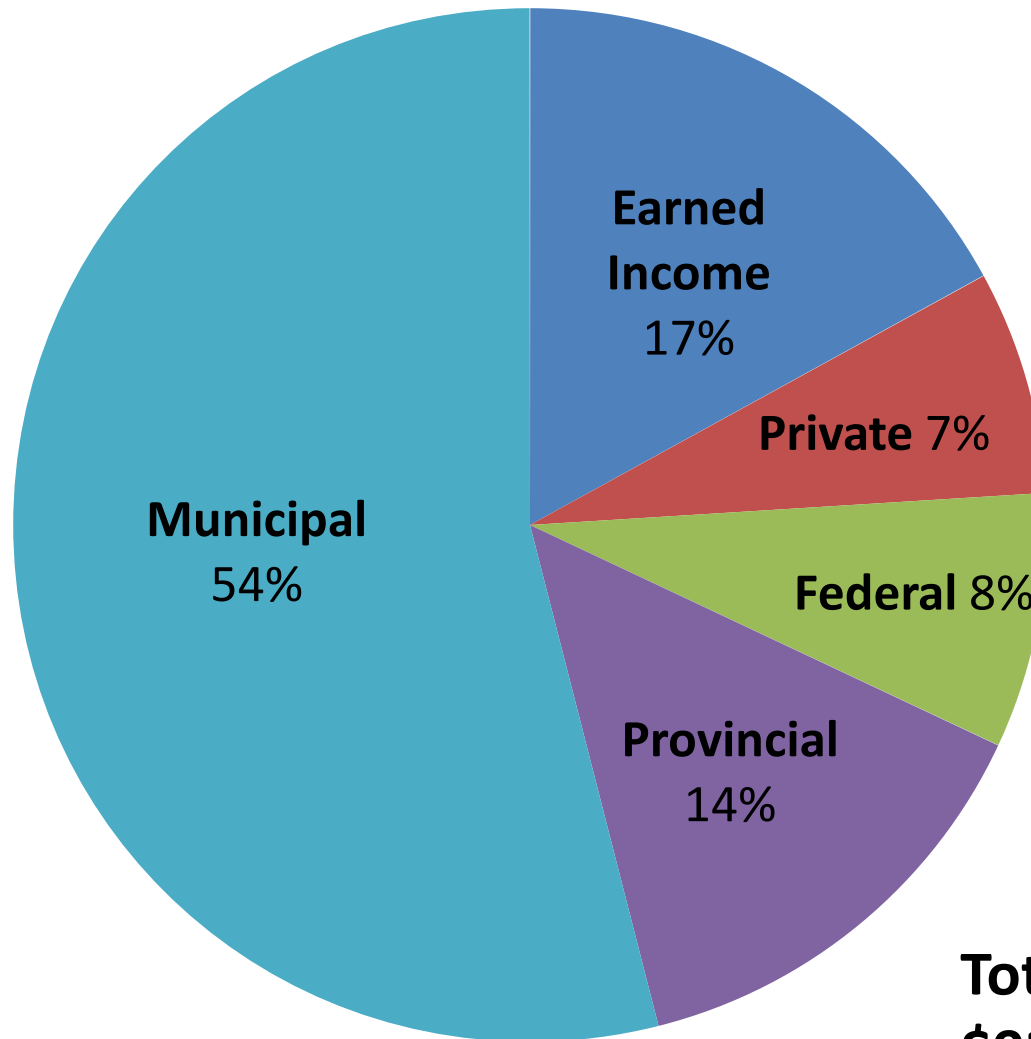
Human Resources



Expenses



Sources of Support



Total Support
\$932,261



SERVING THE COMMUNITY



Engaging the Community

- ✓ Participatory art projects
- ✓ Art in public places
- ✓ Apple pie Bake-off, 2014 Culture Days

- ✓ **11,870** people participated in community arts activities in 2013



Animating the Galleries

- ✓ 8,000 schoolchildren
- ✓ Thousands of visitors attend exhibitions and public programs annually



Teaching and Empowering Young People

- ✓ Youth InSights
- ✓ Aboriginal Youth Program
- ✓ 30 years presenting Art in Action Exhibition with students from School District #23



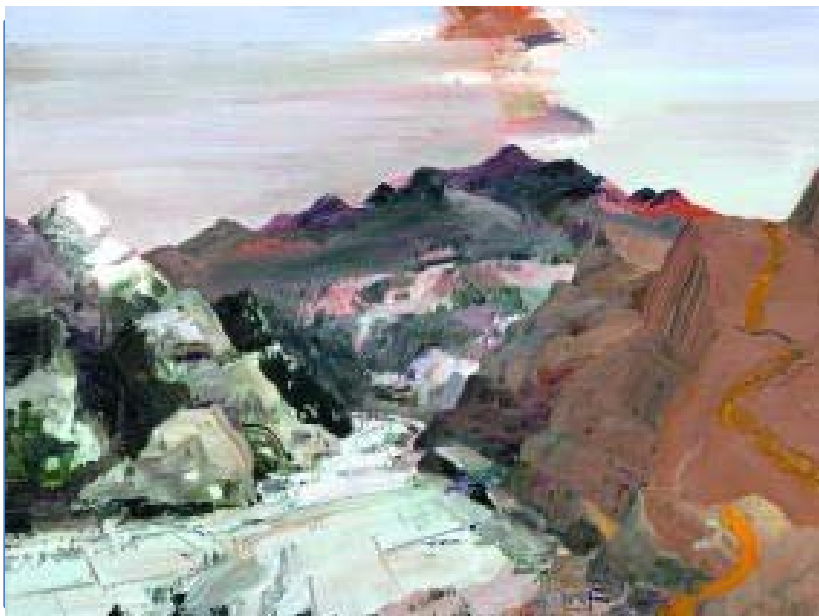
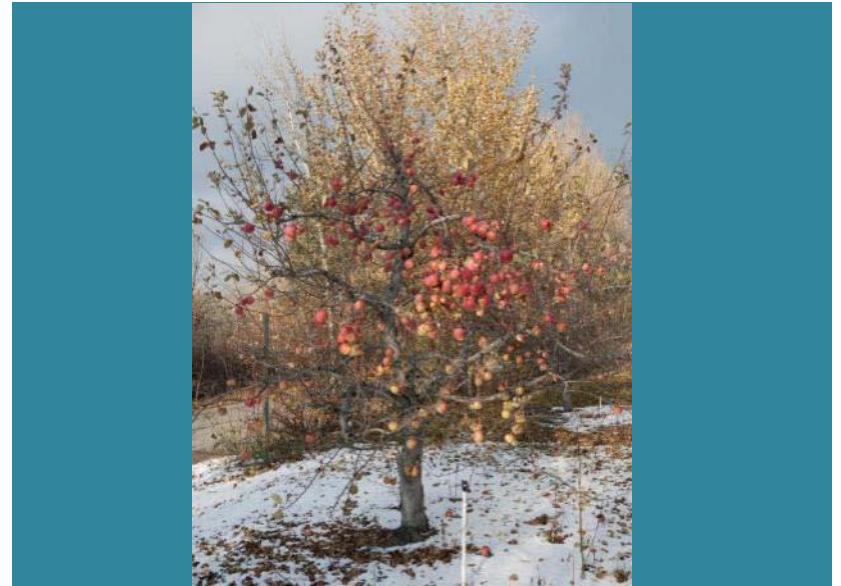
Increasing Access

- ✓ Programs for visually impaired and mentally challenged
- ✓ Outreach to new Canadians
- ✓ Satellite exhibit opportunities for regional artists at YLW
- ✓ Developing temporary art program with City of Kelowna



Nationally Recognized Exhibitions

- ✓ 11 -14 exhibitions annually
- ✓ Includes regional and local artists
- ✓ Thousands of people across Canada have viewed our touring exhibitions



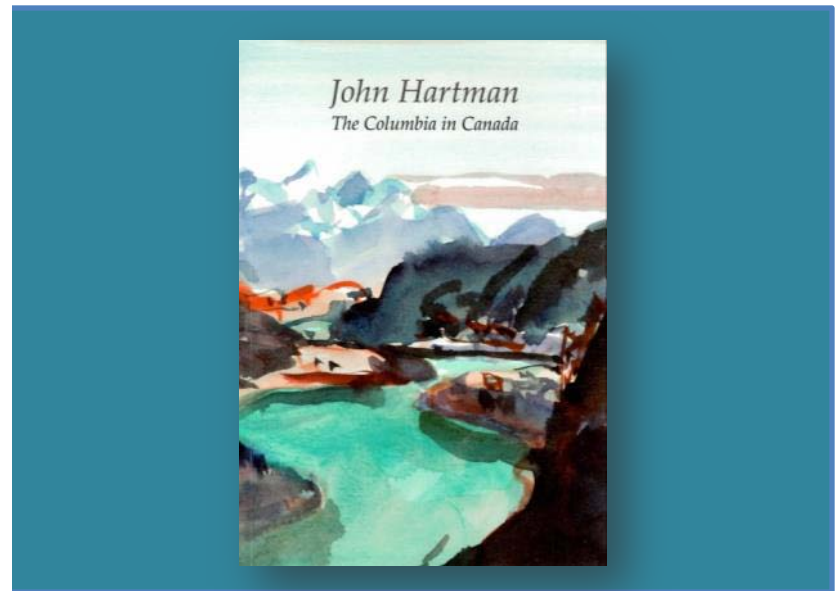


Building and Preserving a Permanent Collection

- ✓ 725 works currently
- ✓ Now fully digitized
- ✓ Exploring expanding storage opportunities

Advancing Knowledge

- ✓ Printed or online publications for every exhibition
- ✓ Artists' interviews online
- ✓ Permanent Collection online soon





**THE FUTURE REQUIRES
CONTINUED EXCELLENCE**



Ensure quality art experiences



Deliver exhibitions and programs relevant to broad audiences

PROFESSIONAL NATIVE INDIAN ARTISTS INC.

GROUP OF SEVEN:

JANVIER **RAY**

MORRISSEAU

OD
JIG

SA
NC
HEZ

BEA
RDY

COBI
NESS





Economic Impact

For every dollar that the city invests in the Kelowna Art Gallery an additional 65 cents is added to the local economy.



thank you!



**BRITISH COLUMBIA
ARTS COUNCIL**
An agency of the Province of British Columbia



Canada Council
for the Arts

Conseil des Arts
du Canada



REPORT TO COUNCIL



Date: April 4, 2014

RIM No. 1250-20

To: City Manager

From: Urban Planning Department, Community Planning and Real Estate (AR)

Application: OCP14-0004

Subject: OCP 2030 Bylaw 10500 - Amendment to Map 4.1 - Generalized Future Land Use

1.0 Recommendation

That OCP Bylaw Amendment No. OCP14-0004 to amend Kelowna 2030 - Official Community Plan Bylaw No. 10500 by amending Map 4.1 - Generalized Future Land Use to change the designation of the area bound by Ethel Street to the west, Borden Avenue to the south, Bowes Street to the east, and the rear lane north of Laurier Avenue from S2RES - Single/Two Unit Residential to MRL - Multiple Unit Residential (Low Density), in accordance with Map "A" attached to the Staff Report dated April 4, 2014, be considered by Council;

AND THAT Council considers the public process outlined in the Staff Report dated April 4, 2014 to be appropriate consultation for the purpose of Section 879 of the Local Government Act;

AND THAT Amendment Bylaw No. 10947, being an amendment to Bylaw No. 10500 Kelowna 2030 - Official Community Plan, be forwarded to a Public Hearing;

AND FURTHER THAT Council direct staff to provide notice to owners of the subject properties, and owners of the immediately adjacent properties designated S2RES - Single/Two Unit Residential, as identified on Map "A".

2.0 Purpose

To amend Map 4.1 - Generalized Future Land Use in the 2030 Official Community Plan.

3.0 Background

Prior to the current OCP (approved in May 2011), the land use designation for the subject area was MRL - Multiple Unit Residential (Low Density). In 2011 this designation was changed in the current OCP to S2RES - Single/Two Unit Residential in favour of more dense development intended within the commercial core areas. Since this time, there has been interest from owners and developers in this area to revert to the MRL designation to facilitate conversion of existing housing and to develop new multiple unit residential housing (e.g., fourplex and townhouse).

Under the subject application, staff is advancing a City-initiated amendment to the OCP to designate the area bound by Ethel Street to the west, Borden Avenue to the south, Bowes Street to the east, and the rear lane north of Laurier Avenue back to the MRL designation. In light of interest in creating more ground-oriented housing in urban core areas, staff feels that this is an appropriate designation for the area given that it would enable a transition from the higher

density areas to the north adjacent to Highway 97 and the Capri Landmark Urban Centre to the east. Further, the larger lot sizes found in this area are generally more conducive to accommodating multi-family development, and would enable redevelopment in this area for potentially more affordable housing forms close to downtown and to transit.

4.0 Internal Circulation

Manager, Long Range Planning

5.0 Legal / Statutory Authority

Local Government Act Part 26: Division 2 - Official Community Plans, Sections 875-882

6.0 Legal / Statutory Procedural Requirements

Local Government Act Section 882(3) specifies that after First Reading (and prior to Public Hearing) of an OCP bylaw the local government must, in sequence, consider the plan in conjunction with its financial plan and waste management plan applicable. The local government must also refer the plan to the Agricultural Land Commission (ALC) for comment if the plan applies to land in an agricultural land reserve established under the Agricultural Land Commission Act. The proposed amendment does not affect lands within an agricultural land reserve.

7.0 Legal / Statutory Procedural Requirements

Local Government Act Section 879(1) specifies that a local government must, during the development, repeal or amendment of an OCP, provide one or more opportunities it considers appropriate for consultation with persons, organizations, and authorities it considers will be affected. This consultation is in addition to the required Public Hearing.

The Local Government Act Section 879(1) requirement for consultation was addressed through a letter mail-out to all property owners within the affected area (see Map "A") in February 2014 notifying of the proposed change in designation, and with contact information for the File Manager to field any inquiries and comments. The File Manager has subsequently been contacted by one property owner only who wished to have more information on possible development potential under the proposed MRL land use designation.

8.0 Existing Policy

Kelowna OCP 2030 Bylaw 10500

9.0 Considerations Not Applicable to this Report

Financial/Budgetary Considerations

Communications Comments

Personnel Implications

Alternative Recommendation

Report prepared by:

Abigail Riley, Planner/File Manager
Urban Planning

Reviewed by:



Ryan Smith, Manager, Urban Planning

Approved for Inclusion:

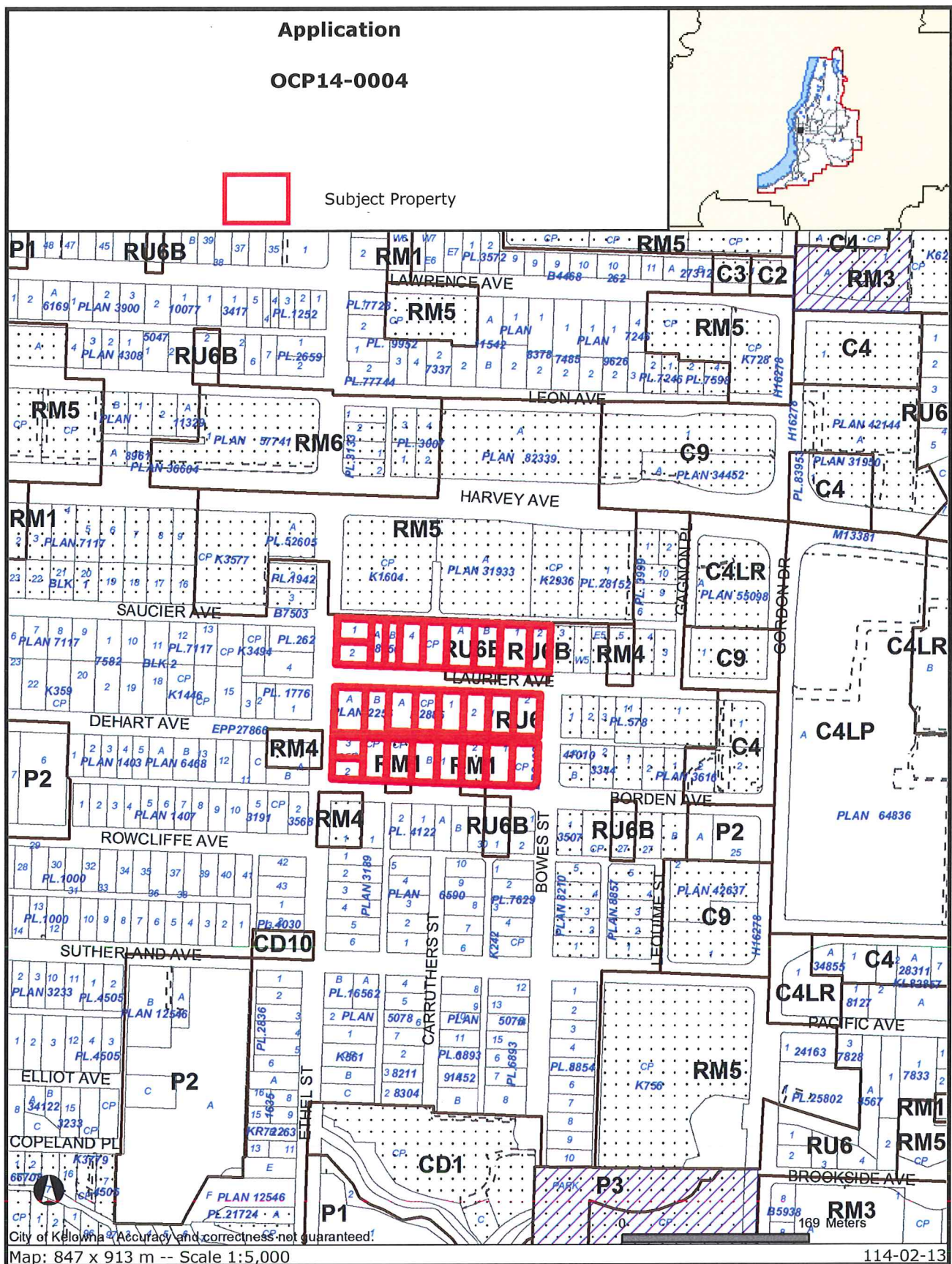


Doug Gilchrist, Divisional Director of Community Planning &
Real Estate

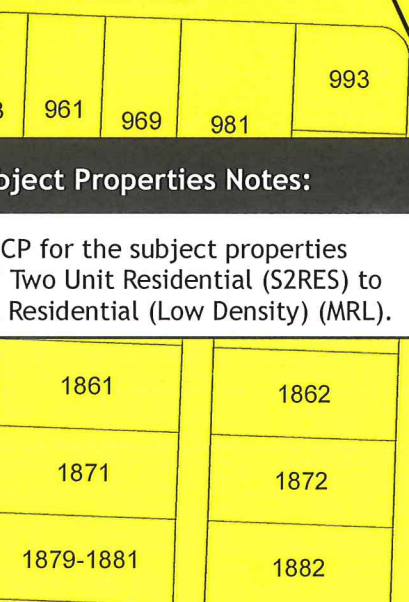
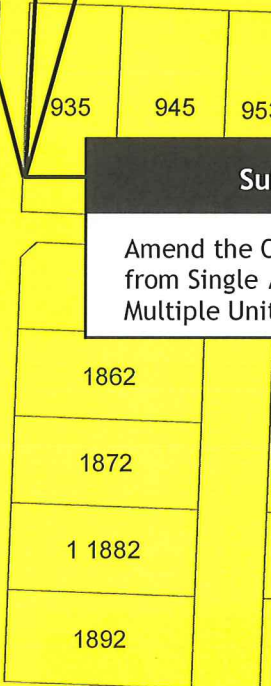
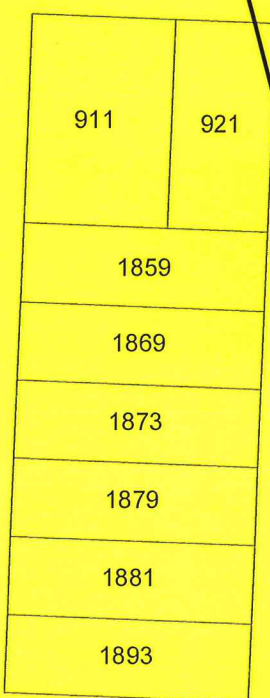
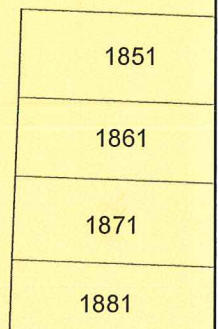
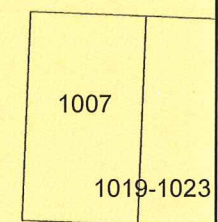
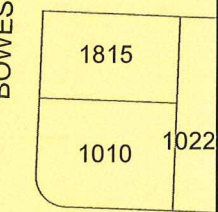
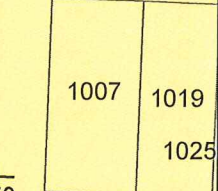
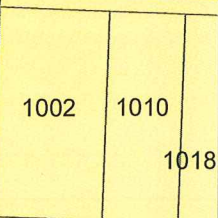
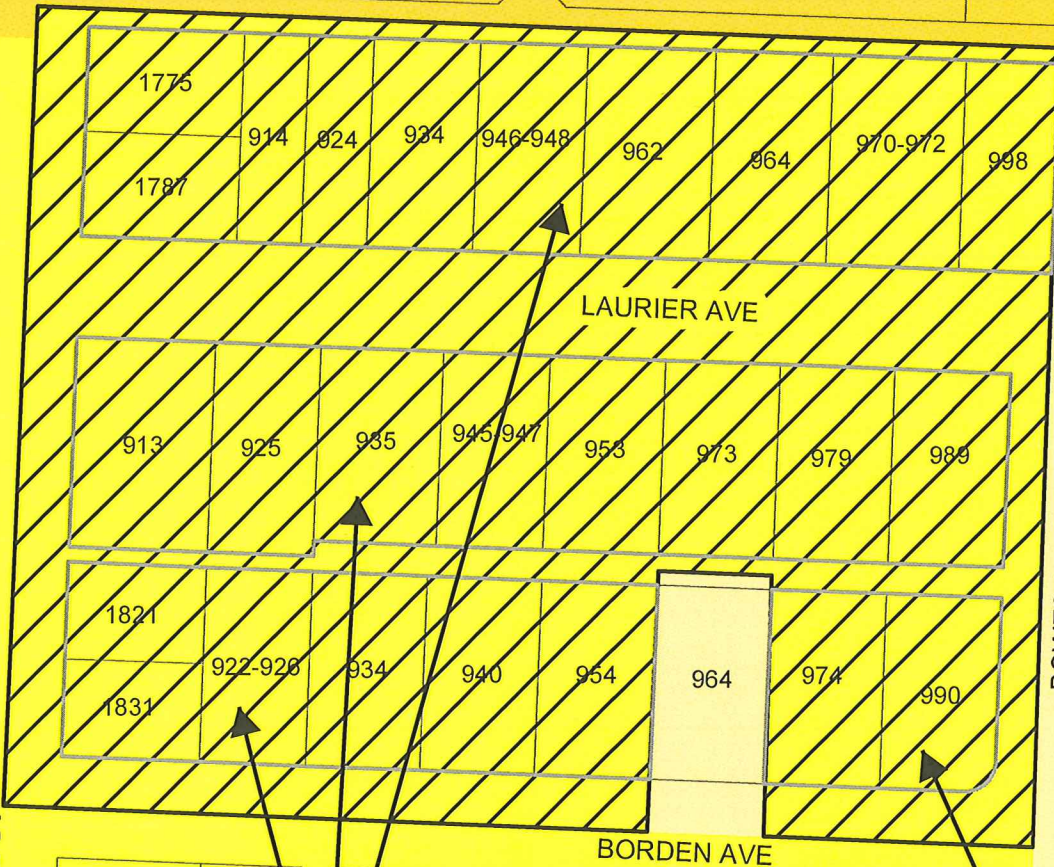
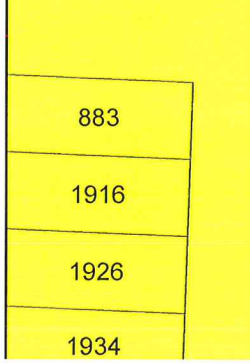
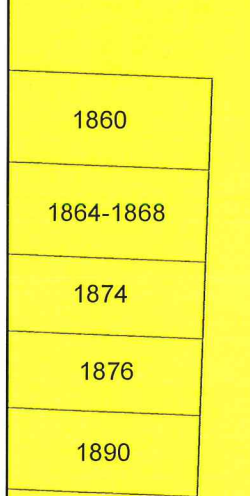
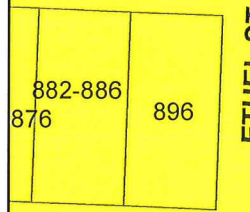
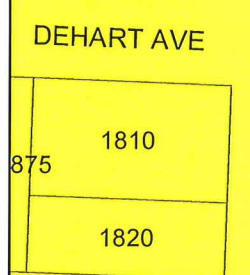
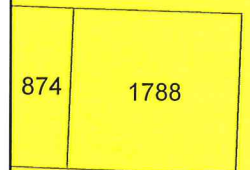
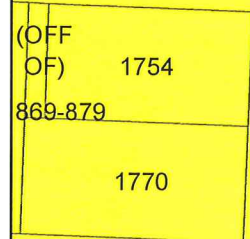
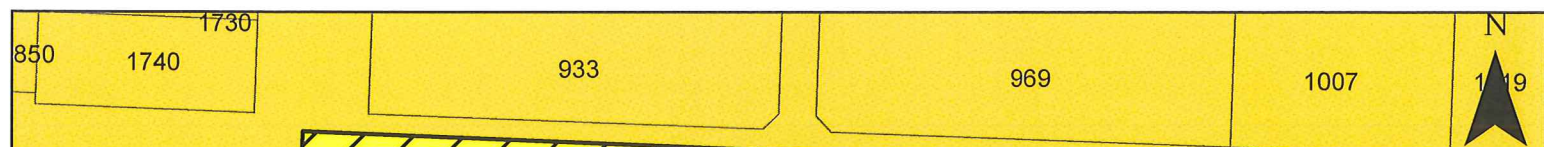
cc: Manager, Long Range Planning

Attachments:

Subject Properties Map
Map "A" OCP Amendment



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 Properties Notes:

Amend the OCP for the subject properties from Single / Two Unit Residential (S2RES) to Multiple Unit Residential (Low Density) (MRL).

MAP "A" OCP AMENDMENT OCP14-0004

- Multiple Unit Residential (Medium Density)
- Multiple Unit Residential (Low Density)
- Single / Two Unit Residential
- Legal Parcel
- Subject Properties
- S2RES to MRL

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



Rev. Feb 12, 2014

CITY OF KELOWNA

BYLAW NO. 10947

Amendment to the Official Community Plan Bylaw No. 10500 - Replacing Map 4.1 - Generalized Future Land Use Map

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna "*Kelowna 2030* - Official Community Plan Bylaw No. 10500" be amended as follows:

1. THAT **Map 4.1 - Generalized Future Land Use Map** be deleted in its entirety and replaced with a new **Map 4.1 - Generalized Future Land Use Map** as attached to and forming part of this bylaw.
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

Legend

 Permanent Growth Boundary

Land Use Designations

-  Commercial (COMM)
-  Education / Major Institutional (EDINST)
-  First Nations Reserve (FNR)
-  Future Urban Reserve (FUR)
-  Health District (HLTH)
-  Industrial (IND)
-  Industrial - Limited (IND-L)
-  Industrial - Transitional (IND-T)
-  Major Park and Open Space (PARK)
-  Mixed Use (Residential / Commercial) (MXR)
-  Mixed Use Tourism (MXT)
-  Multiple Unit Residential (Cluster Housing) (MRC)
(Associated uses: care centres, minor public services/utilities, & neighbourhood park)
-  Multiple Unit Residential (Low Density) (MRL)
(Associated uses: care centres, minor public services/utilities, & neighbourhood park)
-  Multiple Unit Residential (Medium Density) (MRM)
(Associated uses: care centres, minor public services/utilities, & neighbourhood park)
-  Multiple Unit Residential (High Density) (MRH)
(Associated uses: care centres, minor public services/utilities, & neighbourhood park)
-  Private Recreational (REC)
-  Public Service / Utilities (PSU)
-  Transportation Corridor (TC)
-  Resource Protection Area (REP)
-  Service Commercial (SC)
-  Single / Two Unit Residential (S2RES)
(Associated uses: care centres, minor public services/utilities, convenience facility & neighbourhood park)
-  Single / Two Unit Residential - Hillside (S2RESH)
(Associated uses: care centres, minor public services/utilities, & neighbourhood park)

Future Land Use Boundaries on lots with more than one Land Use Designation are conceptual only and may change based on Development Proposals.

NOTES

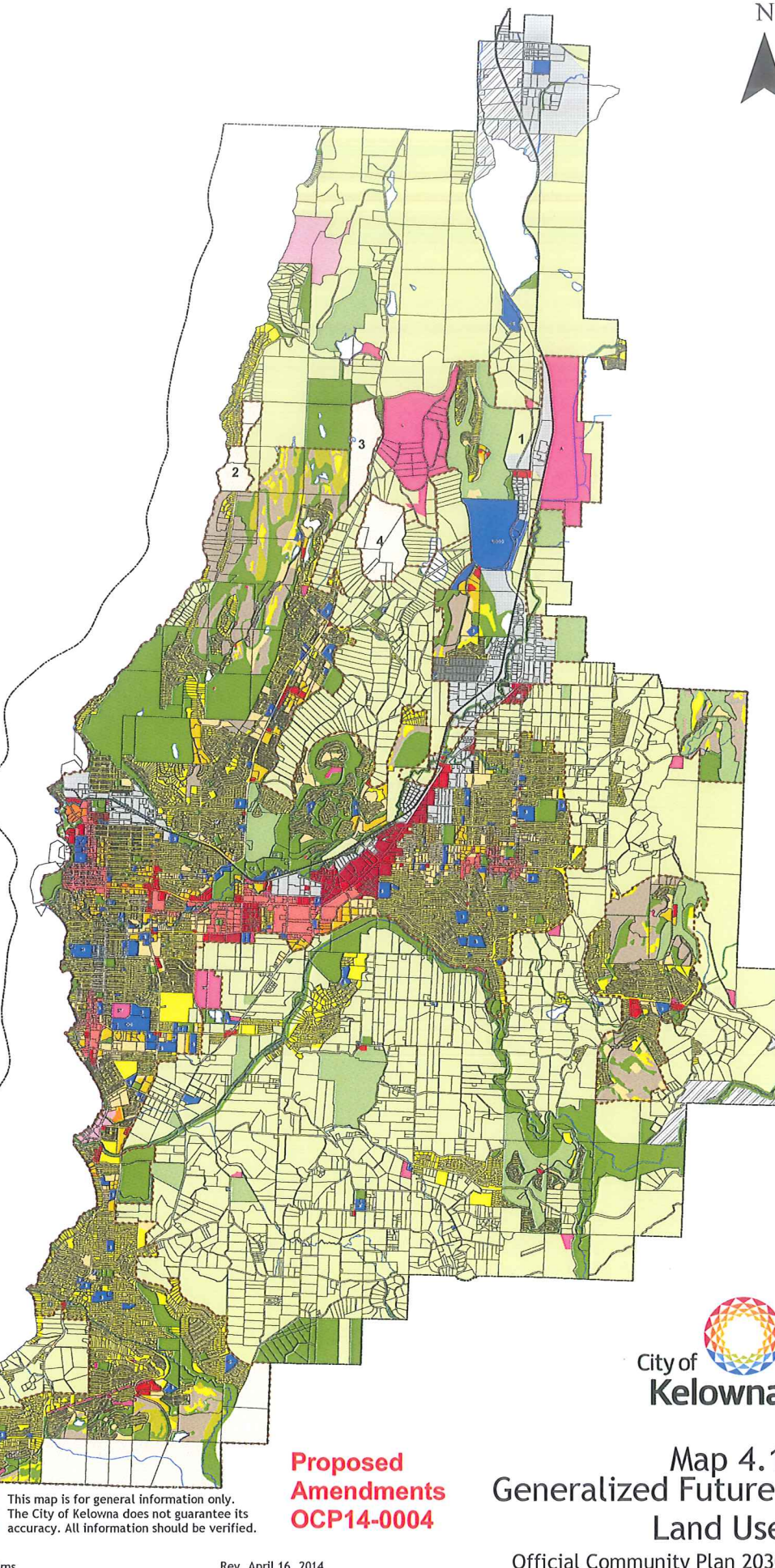
2 AREA STRUCTURE PLAN

- A AIRPORT
- F FIREHALL
- H HOSPITAL
- L LANDFILL
- S SCHOOL
- W WORKS YARD
- CE CEMETERY
- ST SEWAGE TREATMENT
- UNCO UNIVERSITY OF B.C. OKANAGAN
- OC OKANAGAN COLLEGE
- RAILWAY

Adaptive Re-Use of Heritage Buildings may be permitted within any Future Land Use Designation.

Temporary Commercial and Industrial Uses are not shown on this map. For information on approved temporary uses, please consult chapter 19 of the Official Community Plan.

Landuse designations apply only to legal parcels (i.e. roads, creeks, wetlands, etc. that are not a separate legal parcel have no land use designation applicable). The colours on the Future Land Use Map that extend to the middle of these features are applied to improve map aesthetics.

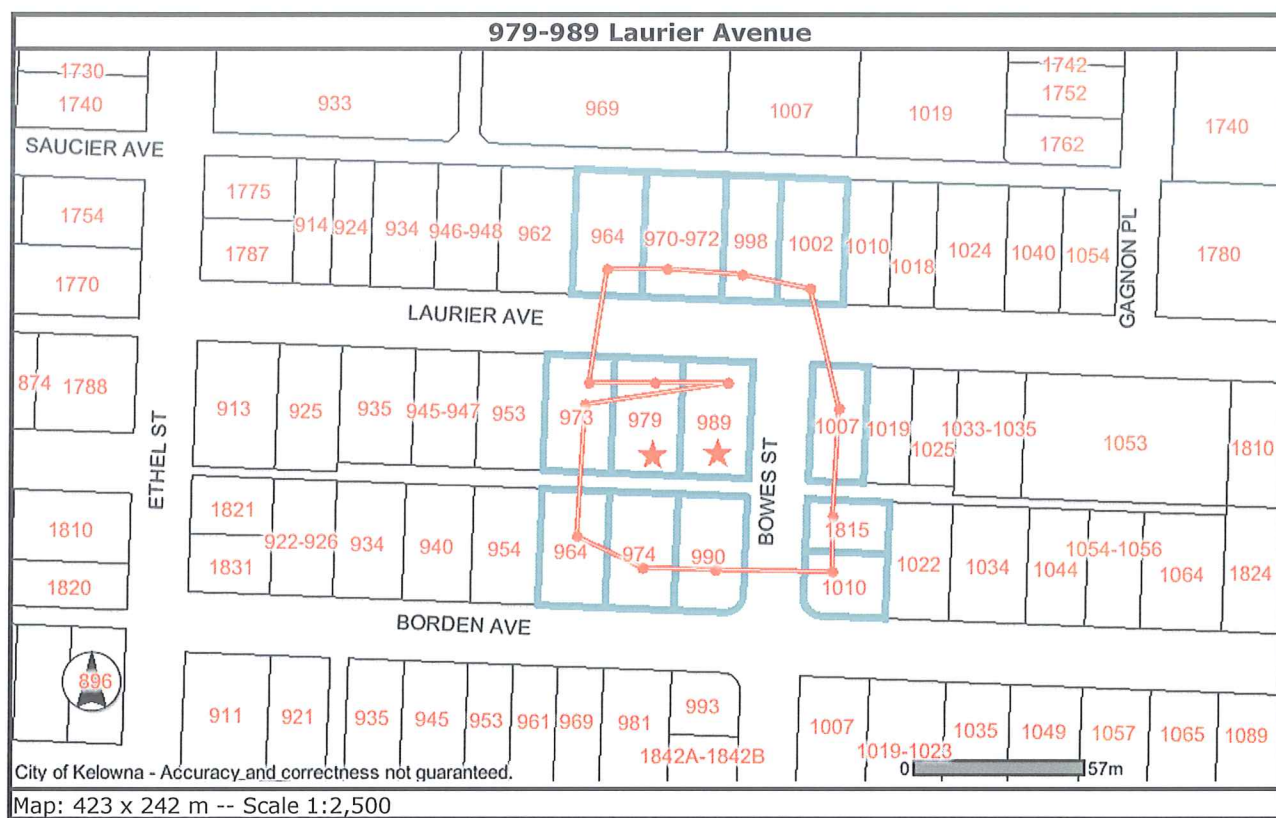


This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

**Proposed
Amendments
OCP14-0004**

**Map 4.1
Generalized Future
Land Use**

Official Community Plan 2030



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

REPORT TO COUNCIL



Date: April 4, 2014

RIM No. 1250-30

To: City Manager

From: Urban Planning Department, Community Planning and Real Estate (AR)

Application: Z13-0041 **Owner:** AJ Weins Development Group Ltd., Inc. No. BC0798391

Address: 979 & 989 Laurier Avenue **Applicant:** HIS Design (Chris Vickery)

Subject: Rezoning Application

Existing OCP Designation: S2RES - Single/Two Unit Residential

Existing Zone: RU6 - Two Dwelling Housing

Proposed Zone: RM2 -Low Density Row Housing

1.0 Recommendation

THAT Rezoning Application No. Z13-0041 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 1 & 2, District Lot 138, ODYD, Plan 6809, located at 979 & 989 Laurier Avenue, Kelowna, BC from the RU6 - Two Dwelling Housing zone to the RM2 -Low Density Row Housing 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 final adoption of Amendment Bylaw No. 10947 for OCP Amendment application OCP14-0004;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the registration of a plan of subdivision to consolidate the two properties into one title;

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

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

2.0 Purpose

This application seeks to rezone the subject site from RU6 - Two Dwelling Housing zone to RM2 - Low Density Row Housing zone, to permit the development of two 3-unit rowhouse developments, for a total of 6 dwelling units.

3.0 Urban Planning Department

In tandem with the subject Rezoning application, staff are advancing an amendment to the Kelowna 2030 Official Community Plan (OCP), under OCP Amendment application OCP14-0004, to designate the area bound by Ethel Street to the west, Borden Avenue to the south, Bowes Street to the east, and the rear lane north of Laurier Avenue as MRL - Multiple Unit Residential (Low Density). (See the Background section below for more information). The proposal to rezone the subject properties from the existing RU6 - Two Dwelling Housing to the RM2 Low Density Row Housing is consistent with the MRL future land use designation.

The proposed rezoning will enable the subject properties to be developed with ground-oriented rowhouse development that is compatible with and appropriate for this transitional residential area south of Highway 97 and west of the Capri/Landmark Urban Centre. Further, it is supportive of City policies encouraging housing intensification and diversification in the City's urban core area, and near services and transit. Should Council give favourable consideration to this application, the Development Permit for form and character would be brought forward for consideration at a later meeting with a more detailed analysis.

In accordance with Council Policy No. 367, the applicant has been proactive in engaging with surrounding land owners and residents within 50 m of the subject property. To date, staff has received only one response from a neighbour, noting concerns about the construction of the new rear lane.

4.0 Proposal

4.1 Background

In the last OCP update, resulting in the current Kelowna 2030 OCP, the land use designation for the subject site and for the immediately surrounding area was changed from MRL - Multiple Unit Residential (Low Density) to S2RES - Single/Two Unit Residential, in favour of more dense development intended within the commercial core areas.

However, in tandem with the subject Rezoning application, staff is advancing a City-initiated amendment to the OCP (under OCP Amendment application OCP14-0004) to designate the area bound by Ethel Street to the west, Borden Avenue to the south, Bowes Street to the east, and the rear lane north of Laurier Avenue back to the MRL designation. In light of interest in creating more ground-oriented housing in urban core areas, staff feels that this is an appropriate designation for the area given that it would enable a transition from the higher density areas to the north adjacent to Highway 97 and the Capri Landmark Urban Centre to the east, and would enable the redevelopment of the larger lots found in this area to more affordable housing forms close to downtown and to transit.

4.2 Project Description

The purpose of this application is to rezone the two subject properties at 979 and 989 Laurier Avenue from RU6 - Two Dwelling Housing zone to RM2 - Low Density Row Housing zone, to allow the development of two 3-unit rowhouse development on the consolidated site, for a total of 6 dwelling units. A portion of the presently undeveloped rear lane would be developed at this

time to serve the subject site, and all vehicular access and parking for the subject development would be taken from the lane only.

The proposal contemplates street-fronting units with main entries and porches along Laurier Avenue, creating a strong pedestrian orientation. An enhanced frontage and landscaping along Bowes Street is also anticipated. While 2 storeys in height, the second storey along the front elevation is proposed to be contained largely within a steep sloped roof with dormers. The proposed overall design aesthetic is of a traditional residential form, with steeply pitched roofs, overhangs, and half-timbering detail.

4.3 Site Context

The subject site is comprised of two, larger single family properties on the south side of Laurier Avenue at Bowes Street. It is located approximately midway between Ethel Street to the west and Gordon Drive and the Capri Shopping Mall to the east. The properties are presently zoned RU6 - Large Lot Housing, and designated as S2RES - Single/Two Unit Residential in the current OCP. Under the concurrent, City-initiated OCP Amendment application OCP14-0004, it is proposed that the future land use designation for the site and adjacent properties to the west and south be amended to MRL - Multiple Unit Residential (Low Density).

The area east of Bowes Street is currently designated MRL - Multiple Unit Residential (Low Density), and north of the rear lane north of Laurier Avenue is designated MRM - Multiple Unit Residential (Medium Density). In July 2013, the designation for the south adjacent property at 964 Borden Avenue was amended to MRL - Multiple Unit Residential (Low Density) to facilitate the legalization of a fourplex development.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing RU6B - Two Dwelling Housing (Boarding House)	Single and Two Family Dwellings and Boarding Houses
East	RU6 - Two Dwelling Housing	Single and Two Family Dwellings
South	RU6 - Two Dwelling Housing RM1 - Four Dwelling Housing	Single Family Dwellings and Fourplex
West	RU6 - Two Dwelling Housing	Single and Two Family Dwellings

Subject Property Map: 979 & 989 Laurier Avenue



4.4 Zoning Analysis

The conceptual proposal compares to the proposed RM2 zone requirements as follows:

Zoning Analysis Table		
CRITERIA	RM2 ZONE REQUIREMENTS	PROPOSAL (consolidated lots)
Existing Lot/Subdivision Regulations		
Lot Area	1,000 m ²	1,780 m ²
Lot Width	30.0 m	46.0 m
Lot Depth	30.0 m	38.7 m
Development Regulations		
Floor Area Ratio	0.65	0.63
Site Coverage	50% (buildings) 55% (buildings, parking & driveways)	40% 48%
Height	9.5 m / 2.5 storeys	7.6 m / 2 storeys
Front Yard	1.5 m	4.5 m
Side Yard (west)	4.0 m	4.0 m
Side Yard (east)	4.5 m	4.5 m
Rear Yard	7.5 m dwelling / 1.5 m garage	18.8 m dwelling / 2.1 m garage
Building Separation	3.0 m	3.0 m

Zoning Analysis Table (continued)		
CRITERIA	RM2 ZONE REQUIREMENTS	PROPOSAL (consolidated lots)
Other Regulations		
Min. Parking Requirements	2 spaces/unit @ 6 units	12 spaces
Bicycle Parking	Class I - 0.5/unit Class II - 0.1/unit	Meets requirements
Private Open Space	25 m ²	49 m ² - 69 m ² , per unit

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5 - Development Process

Policy 5.2.3 - Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Policy 5.23.1 - Ground-Oriented Housing. Encourage all multi-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms to provide a family housing choice within multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

Chapter 14 - Urban Design Guidelines

Comprehensive Development Permit Objectives:

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;
- Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).
- Moderate urban water demand in the City so that adequate water supply is reserved for agriculture and for natural ecosystem processes.
- Reduce outdoor water use in new or renovated landscape areas in the City by a target of 30%, when compared to 2007.

6.0 Technical Comments

6.1 Building & Permitting Department

1. Development Cost Charges (DCCs) are required to be paid prior to issuance of any Building Permits.
2. Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
3. 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.
4. Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

Refer to Development Engineering Department Memorandum, dated December 16, 2013.

6.3 Fire Department

1. Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met.
2. Emergency access is from the main roadway and not the lane behind.
3. Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. The Subdivision Bylaw #7900 requires a minimum of 90ltr/sec fire flows.

6.4 Interior Health

Provided that all development on the subject property is to be serviced by community sanitary sewer and community water systems this office has no concern or objection to approval of the application(s) as submitted.

6.5 FortisBC (Electric)

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

6.6 FortisBC (Gas)

No comments provided.

6.7 Shaw Cable

Owner / developer to supply and install an underground conduit system per Shaw Cable drawings and specifications.

6.8 TELUS

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

7.0 Application Chronology

Date Rezoning Application Received:	November 12, 2013
Date Applicant's Public Consultation Summary Report Received:	March 20, 2014
Date Revised Plan Submission Received:	April 3, 2014

Report prepared by:

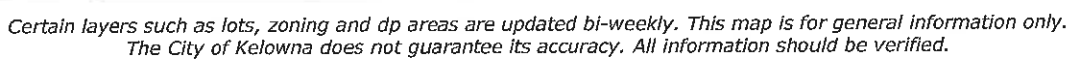
Abigail Riley, Planner

Reviewed by: ☐ Ryan Smith, Manager, Urban Planning

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

Attachments:

Subject Property Map
Site Plan
Conceptual Elevations
Conceptual Landscape Plan
Context/Site Photos
Development Engineering Department Memorandum (Revised), dated April 4, 2014





JHS DESIGN
844 AVENUE
KELOWNA, BC
V1Y 4V8

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF JHS DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE DRAWING.



PROJECT NORTH

REVISION	DATE	DESCRIPTION
A	NOV 14, 2013	ISSUED FOR DEVELOPMENT PERMIT
B	NOV 14, 2013	RECEIVED PROJECT NORTH

PROJECT

RESIDENTIAL MULTIFAMILY
878 & 888 LAURIER AVENUE
KELOWNA, BC V1Y 8A9
LOTS 1 & 2 PLAN 6809

DRAWING TITLE

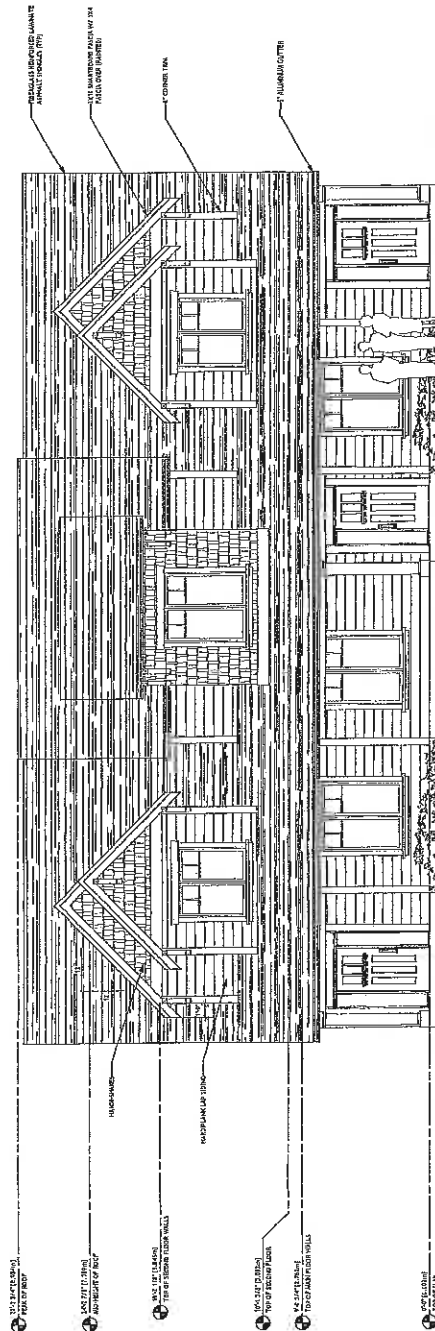
ELEVATIONS

DATE

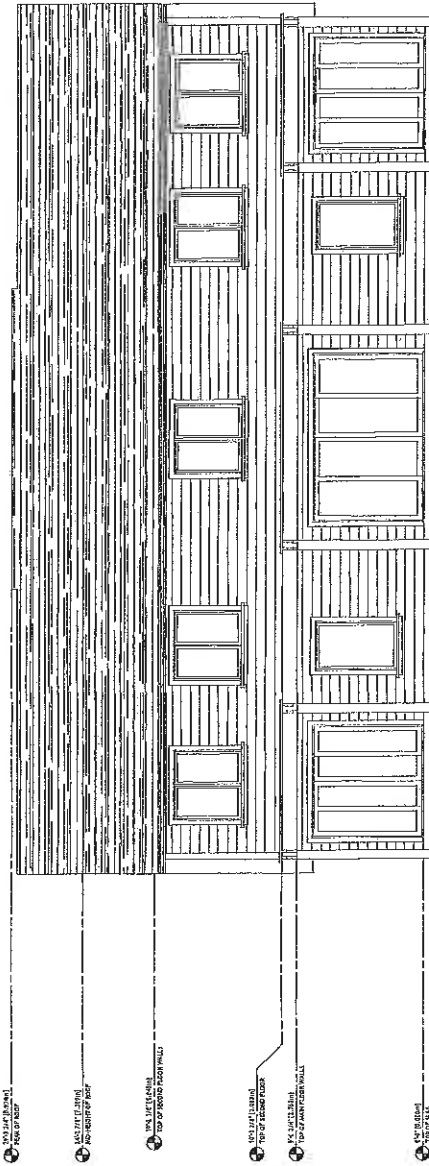
MAY 4, 2013

DRAWING NUMBER

2
— of —
6



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



THE DISTRICT
844 AIRBORNE LANE
KELOWNA, BC
V1W 4Y6

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AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT
EXPRESS WRITTEN PERMISSION FROM THE SAME.



PROJECT NORTH

PROJECT	DATE	DESCRIPTION
A	10/2/13	ISSUED FOR TOWNSHIP PERMIT
B	10/2/13	ISSUED FOR TOWNSHIP PERMIT

PROJECT

RESIDENTIAL MULTIFAMILY
878 & 888 LAURIER AVENUE
KELOWNA, BC V1Y 6A9
LOTS 1 & 2 PLAN 6609

DRAWING TITLE

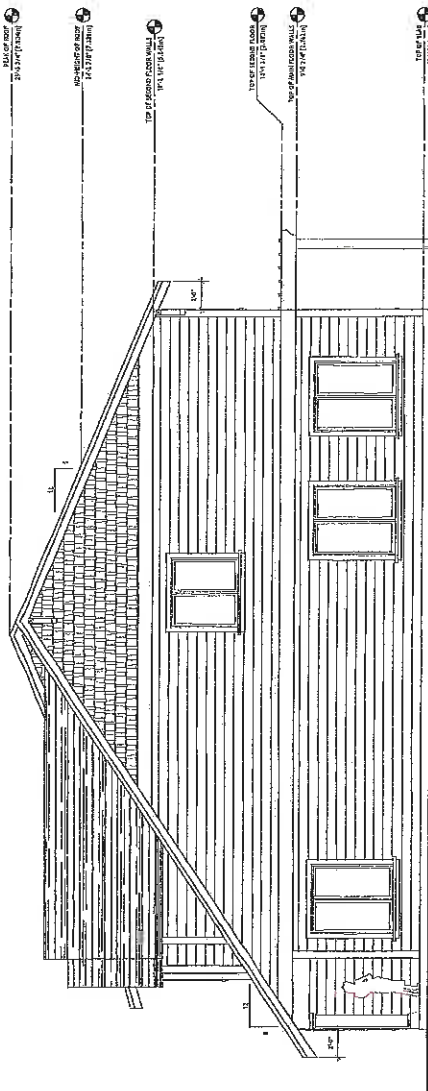
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DATE

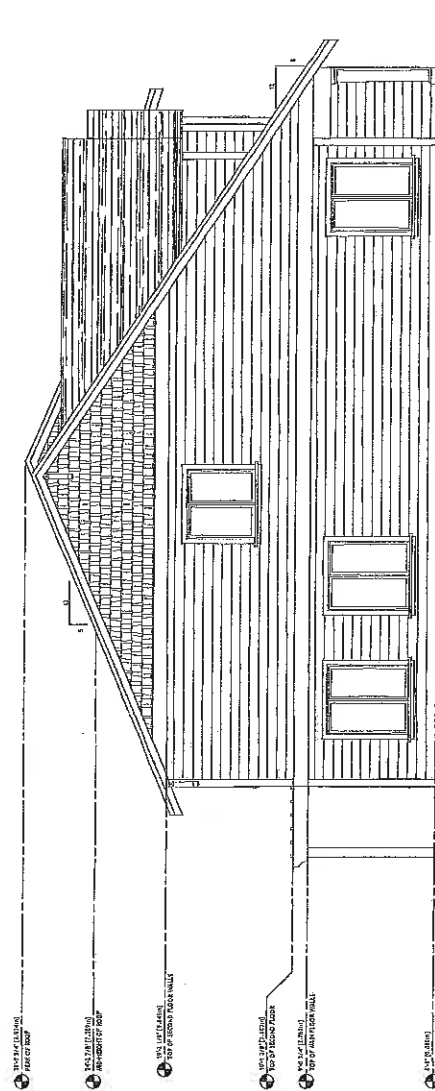
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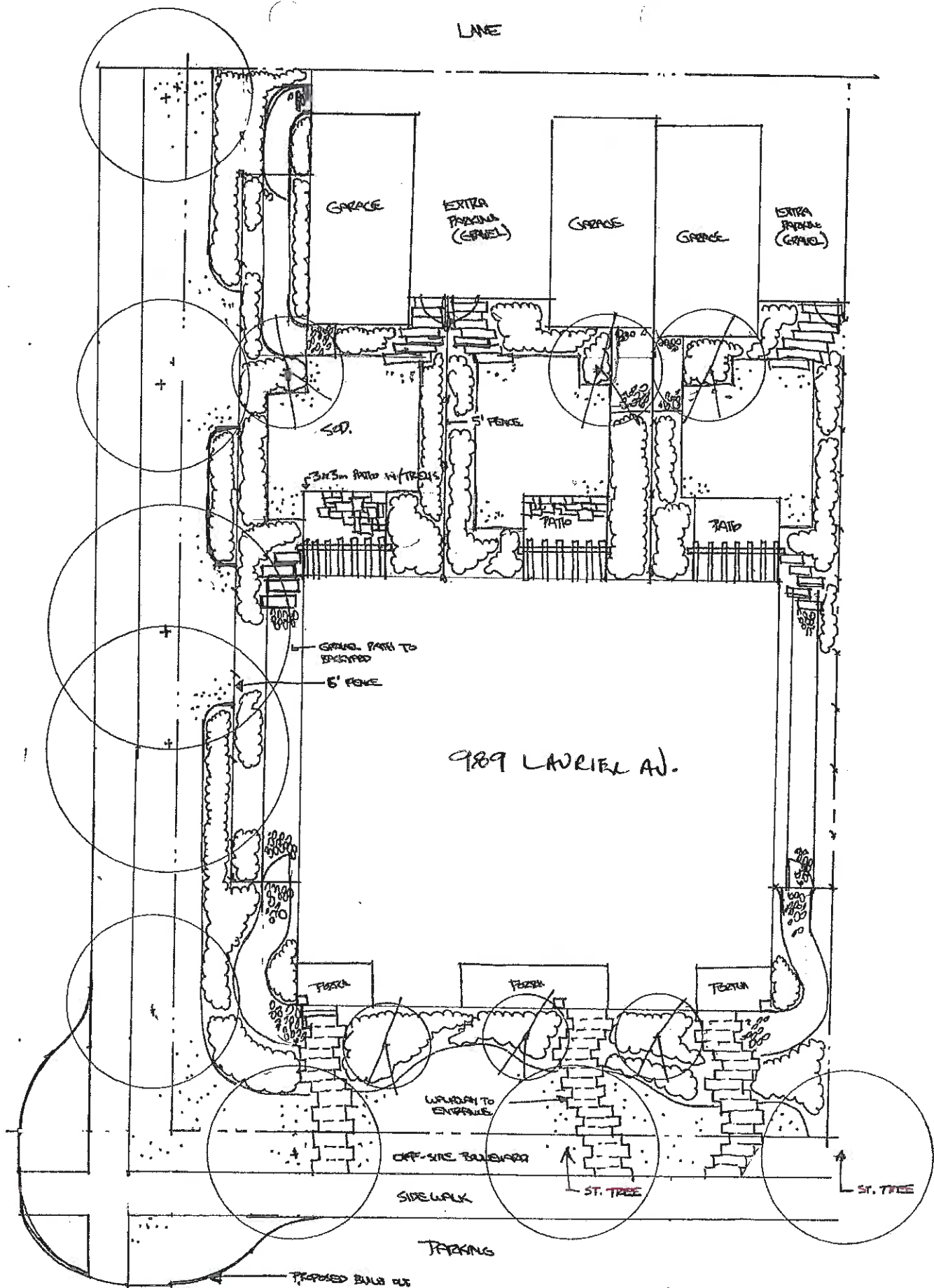
3 of 6



1 WEST ELEVATION
Scale: 1/4" = 1'-0"



2 EAST ELEVATION
Scale: 1/4" = 1'-0"



LANDSCAPE CONCEPT - LAURIEL DP
 OCT 16/2003 - B. WALKER (MMH)
 SCALE 1/100



979-505 Laurier Ave.
Ottawa, ON K1V 6H1, Canada - approximate address

979 Laurier Ave.



989 & 10061 Laurier Ave
Kelowna, BC V1Y 0A1, Canada - Approximate address
STREET VIEW

989 Laurier Ave.

CITY OF KELOWNA

MEMORANDUM

Date: April 4, 2014
File No.: Z13-0041

To: Urban Planning Department (AR)
From: Development Engineering Manager
Subject: 979 & 989 Laurier Ave *REVISED*

RU6 to RM2

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

1. Domestic Water and Fire Protection

- (a) ~~The subject properties are each currently serviced with one water service (38mm). The developer will need to determine the domestic and fire protection requirements of this proposed development. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the disconnection of existing services and the installation of a new service if necessary.~~

2. Sanitary Sewer

- (a) The subject properties are each currently serviced with a 100mm sanitary service. *Only one service will be permitted for this development. The applicant, at his cost, will arrange for the disconnection of existing services and the installation of a new service if necessary.*

3. Road Improvements

- (a) Laurier Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$19,758.00** not including utility service cost
- (b) Bowes Street must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes, landscaped boulevard and pavement fillet, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$15,982.00** not including utility service cost.

- (c) Public Lane must be constructed to a paved standard complete with a catch basin and drywell from the westerly property boundary, to the Bowes Avenue pavement edge. The estimated cost for bonding purposes is **\$18,000**.
- d) Only the service upgrades and lane construction must be completed at this time. The City wishes to defer the remainder of the upgrades to Laurier Ave & Bowes Street fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Laurier Ave

Item	Cost
Drainage	\$7,050.00
Curb & Gutter	\$4,025.00
Sidewalk	\$3,508.00
Street Lighting	\$ 0
Landscape Boulevard	\$1,725.00
Road Fillet	\$3,450.00
Total	\$19,758.00

Bowes Street

Item	Cost
Drainage	\$5,291.00
Curb & Gutter	\$3,386.00
Sidewalk	\$2,951.00
Street Lighting	\$ 0
Landscape Boulevard	\$ 1,451.00
Road Fillet	\$ 2,903.00
Total	\$15,982.00

4. Design and Construction

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

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

5. Servicing Agreements for Works and Services

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

6. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) *Lot consolidation.*
- (c) Dedicate a corner rounding of a 6.0m radius at the Laurier Ave and Bowes Street intersection.
- (d) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

7. Electric Power and Telecommunication Services and Street Lights

- a) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

8. Development Permit and Site Related Issues

- (a) The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and rock pits.

9. Bonding and Levy Summary**(a) Bonding**

Service Upgrades	\$ TBD
Lane Construction	\$ 18,000.00
Total	\$ 18,000.00

NOTE: The bonding amount shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

CITY OF KELOWNA
BYLAW NO. 10955
Z13-0041 - AJ Weins Development Group Ltd., Inc. No.
BC0798391
979 and 989 Laurier 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 Lots 1 and 2, District Lot 138, ODYD, Plan 6809 located on Laurier Avenue, Kelowna, B.C., from the RU6 - Two Dwelling zone to the RM2 - Low Density 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

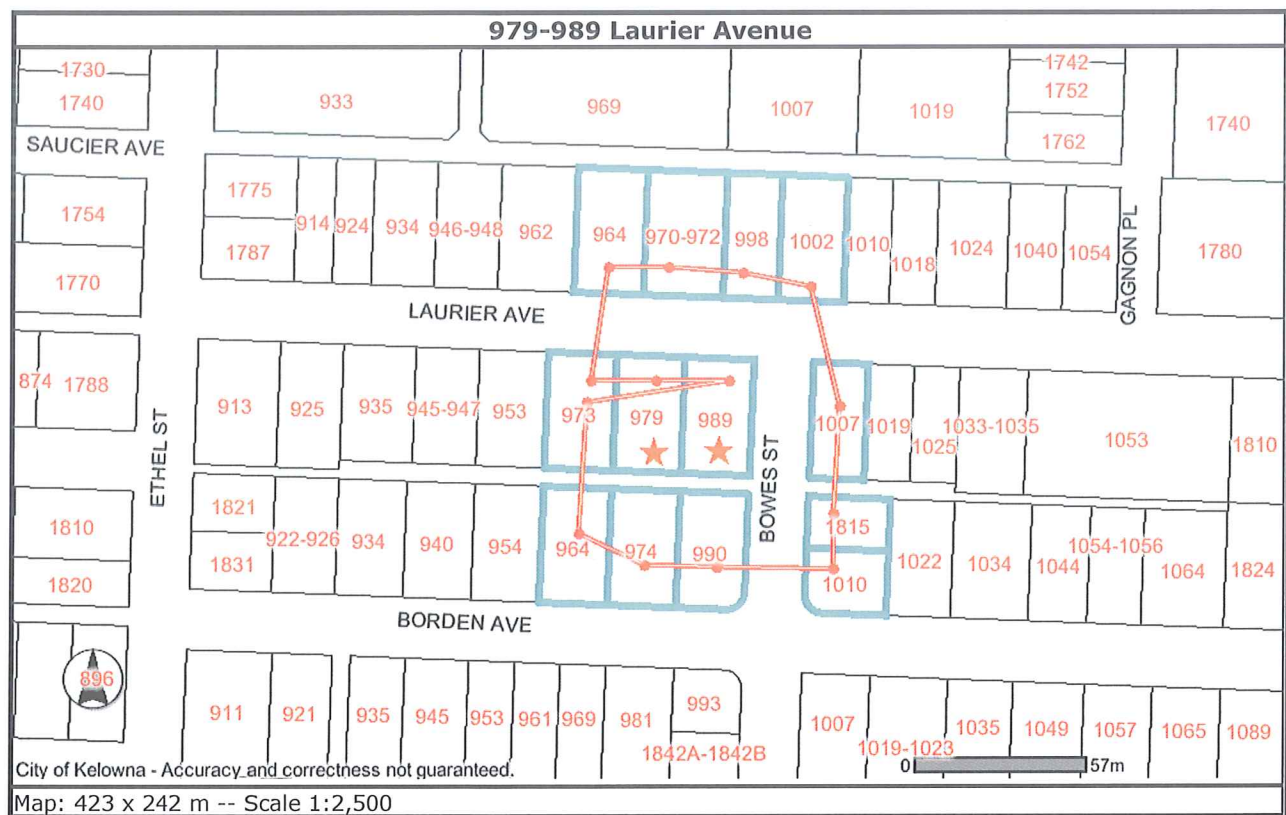
Approved under the Transportation Act

(Approving Officer-Ministry of Transportation)

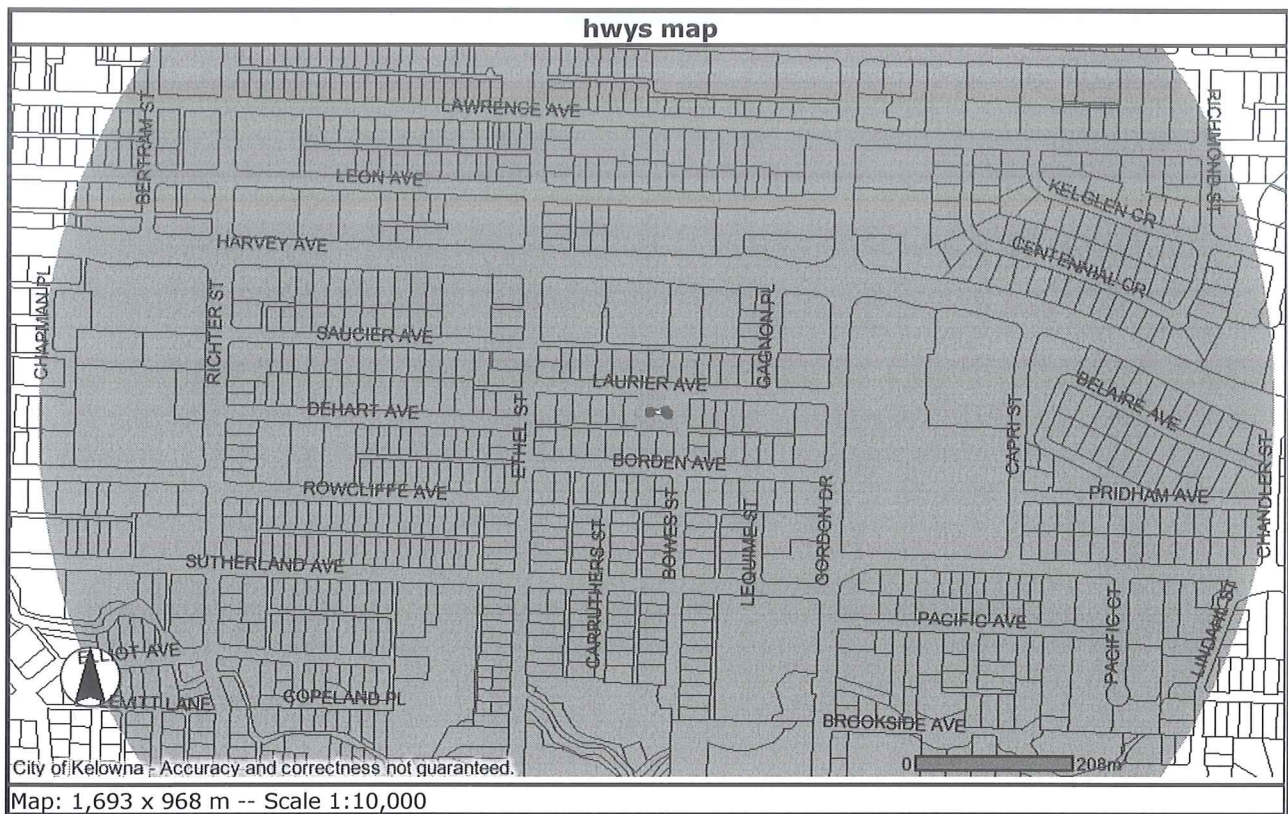
Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



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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City of
Kelowna

3.0 Urban Planning Department

Staff supports this application, which has been made to add the liquor primary "LP" designation to the existing P1 - Major Institutional zone to the subject property. This application has been made to correct an oversight that occurred through the original redevelopment process for the new Kelowna Yacht Club facility. The original location for the Yacht Club should have been zoned the P1lp - Major Institutional (Liquor Primary) zone, when the Liquor Primary designation was introduced to Zoning Bylaw 8000 in 2003. This error was overlooked when the development application review was done for the new Yacht Club location. As the relocation of the Liquor Primary license is required to have a Council Resolution by the Liquor Control and Licensing Branch, this opportunity was taken to correct the incorrect zoning for the subject property. This opportunity is also being taken to correct the location for the P1 zone boundary to have it coincide with the property lines for the new yacht club location.

The review process for the development proposal for the new Yacht Club was before Council for the consideration of the Development Permit and Development Variance Permit applications. Staff are considering this public process as adequate to meet the requirements of the Public Notification policy 367, as is required in the Development Applications procedures bylaw.

The current Official Community Plan (OCP) Future Land Designation for the subject property is "Major Park/Open Space (public)". The subject property is currently zoned P1 - Major Institutional, and the proposed application seeks only to amend the zoning boundaries to coincide with the property boundaries, and to add the LP-Liquor Primary designation to the property to allow the transfer of the liquor license to the new Yacht Club location. The addition of the LP designation and associated liquor primary license will not add floor space to the proposed building or change the form and character of the development.

4.0 Proposal

4.1 Background

The new yacht club building was authorized through Development Permit DP12-0008 for the form and character of the new building, and DVP12-0009 to address building setbacks, site coverage, parking stalls, and loading stalls. The development permit and development variance permit were considered at a Public Council Meeting held on June 26, 2012. The permits were issued April 30, 2013, and construction commenced in June 2013.

4.2 Project Description

To transfer a liquor license, the provincial Liquor Control Licensing Branch requires both public consultation and a Council resolution. During staff review for the relocation application, it was discovered that owing to the size of the Liquor Primary license under consideration, this use would fall under the "Liquor Primary Establishment, major" definition, and that the property would have to be rezoned to add the "LP" designation on the existing P1 - major Institutional zone. It was also discovered that there was a discrepancy between the line work for the zoning boundary in relation to the subdivision property line. This opportunity was considered appropriate to correct both issues.

This application to rezone has been made in conjunction with the Liquor License application to the Liquor Control and Licensing Branch to relocate the liquor license from the old location to the new location currently under construction and located approximately 40 metres north of the existing location.

The proposed occupancy of 474 persons is considered a large liquor primary establishment. Council Policy 359 - Liquor Licensing Policy and Procedures requires this form of establishment to be located within an Urban Centre. As the subject property is located within the Downtown Urban Centre, this condition is met.

The rezoning to add the LP designation to the property and the associated liquor license application will not change the form and character of the development, nor change the use, as the development plans always indicated that there was to be a substantial licensed area within the building, as well as a public restaurant on the ground floor.

Capacity

First Floor boardroom	50 persons
Second Floor (limited by building design)	424 persons
Adjacent outdoor patio area	150 persons
Total proposed Capacity	624 persons

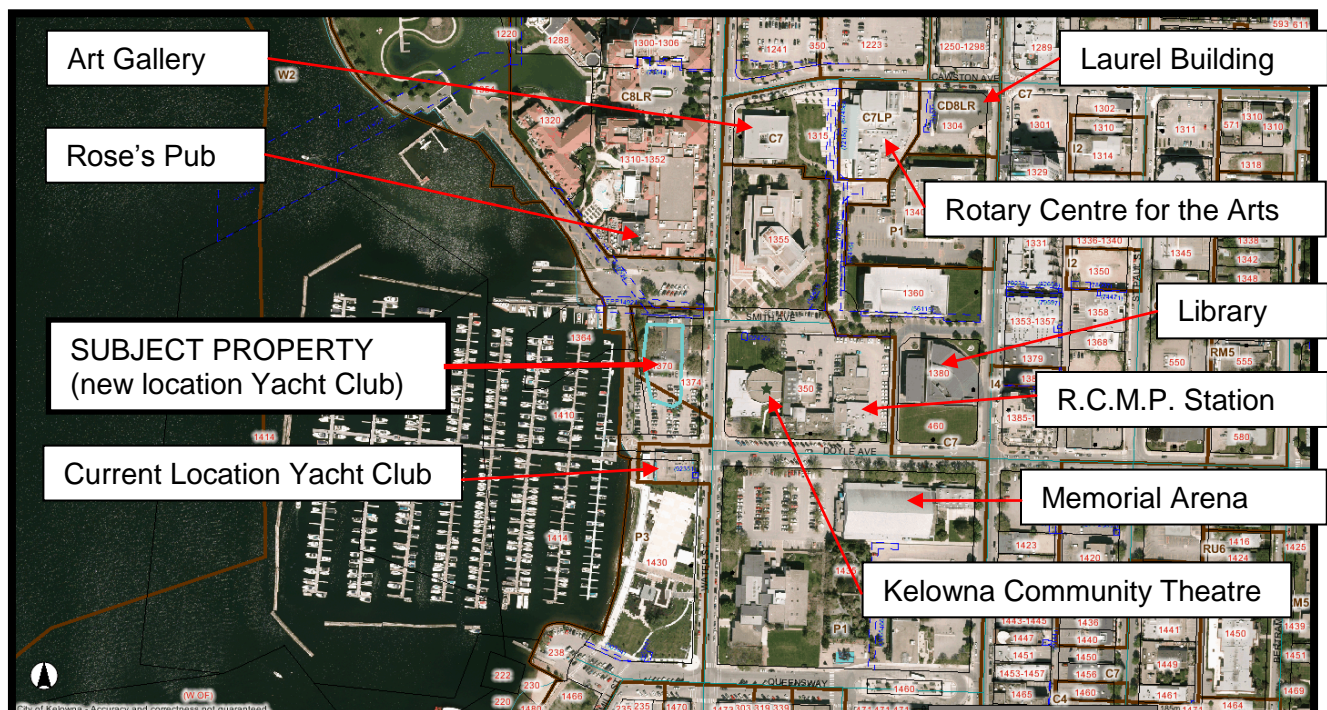
Hours of Operation requested

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
11:00 am	9:00 am	9:00 am	9:00 am	9:00 am	9:00 am	9:00 am
2:00 am	2:00 am	2:00 am	2:00 am	2:00 am	2:00 am	2:00 am

4.3 Site Context

Subject Property Map:

1370 Water Street



The subject property is currently under construction with the new 2 storey yacht Club building. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 - Parks and Open Space	boat launch
East	P1 - Major Institutional	community theatre
South	P3 - Parks and Open Space	parking lot
West	W2 - Intensive water use	yacht club docks

4.4 Council Policy #359 - Liquor Licensing Policy & Procedures

The following sections of Policy #359 are applicable to this application:

- Large establishments (with person capacity greater than 249 persons):
 - Should only be located within an Urban Centre. **(Meets this criteria)**
 - Should be located a minimum of 250m from another Large establishment. **(not-Satisfied - see comment below)**
 - Should be located a minimum of 100m from a Medium establishment. **(Satisfied)**
 - Should not be located beside a Small establishment. **(Satisfied)**
- Where appropriate, support alternative entertainment options, and/or establishments which are less focused on alcohol consumption (including event-driven establishments, and Food Primary establishments with the Patron Participation Entertainment Endorsement) to add a mix of entertainment options in Urban Centres. Consider limiting potential community impacts via license terms and conditions (hours, capacity, etc)

It should be noted that this application deals with the relocation of an existing liquor primary establishment, that has been located on the current site since the 1960's. There are other establishments that are classified under the "Large Establishment" category which are located within the 250m separation to the existing Yacht Club facility. The move of the facility to the subject property would not worsen this inconsistency with policy, as the new location is located within 60m of the existing facility.

Parking for the Yacht Club will not change with the transfer of the Liquor License to the new location. Off-Street Parking as required was addressed through the development review process for the issued development permit (DP12-0008 and DVP12-0009) for the resulting development.

5.0 Technical Comments

5.1 Building & Permitting Department

No Comment

5.2 Development Engineering Department

Servicing was addressed through Development Permit application DP12-0008

5.3 Bylaw Services

No Comment

5.4 Fire Department

No Concerns

5.5 Interior Health Authority

Subject to Health permit approval in new location, will require food safety and sanitation plan.

5.6 R.C.M.P.

The RCMP have no concerns regarding this application.

6.0 Application Chronology

Date of Application Received: March 21, 2014

Report prepared by:

Paul McVey, Planner II

Reviewed by:

☐

Ryan Smith, Urban Planning Manager

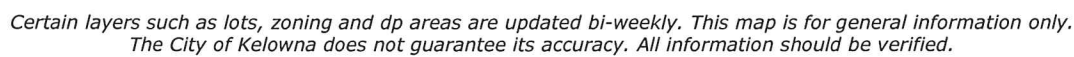
Approved for Inclusion:

☐

D. Gilchrist, Div. Dir. Of Community Planning & Real Estate

Attachments:

Subject Property map
Map "A" proposed zoning
Site Plan
Floor Plans



N

135

1354

1364

Subject Property Notes:

Rezone a portion of the subject property from P1 Major Institutional to P1lp Major Institutional (Liquor Primary).

1370

P1

350

W2 1410

P3

1374

Subject Property Notes:






Rezone a portion of the subject property from P3 Parks and Open Space to P1lp Major Institutional (Liquor Primary).

1414

1430

MAP "A" PROPOSED ZONING

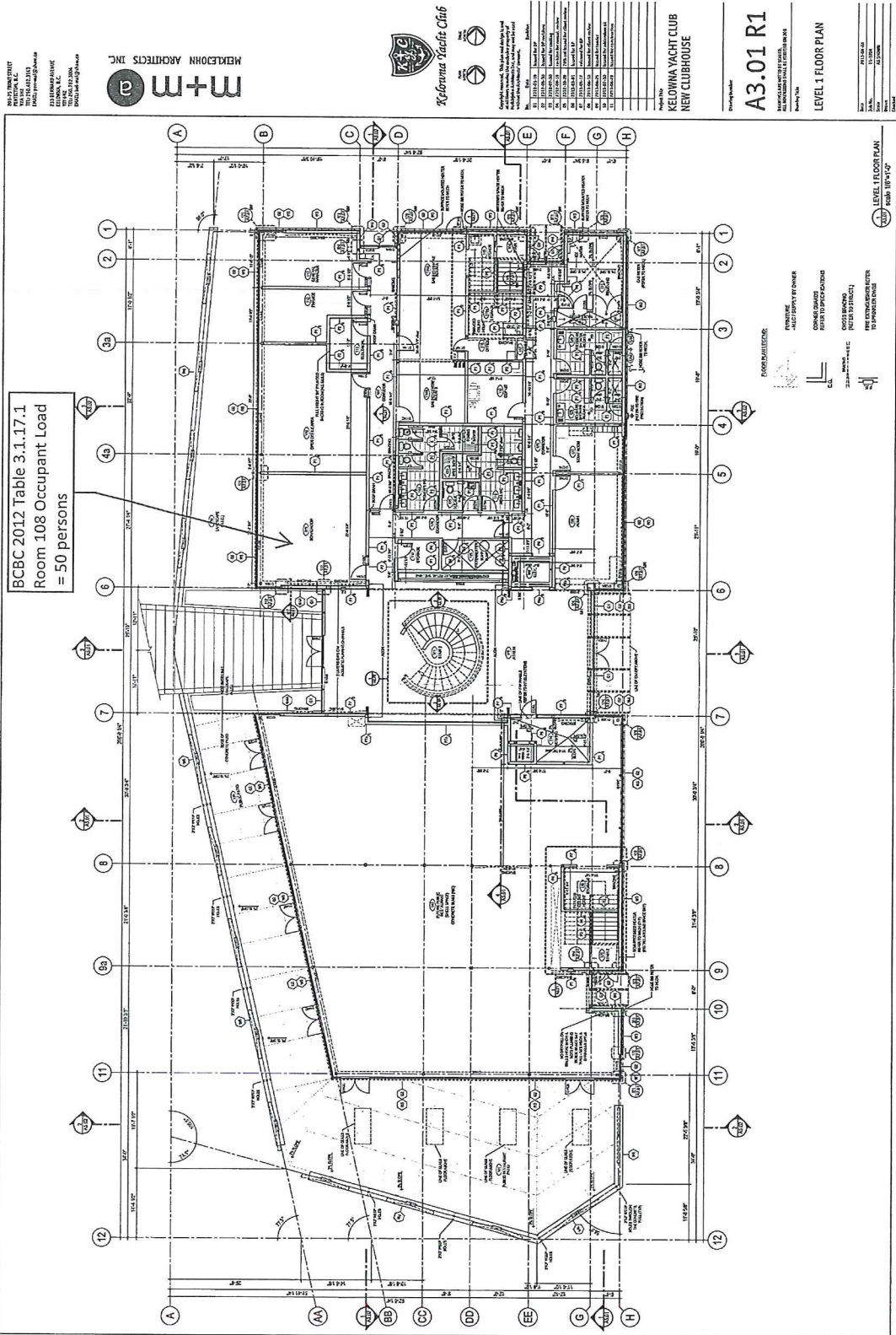
File #Z14-0012

- | | |
|--|--|
|  P1 to P1lp |  Subject Property |
|  P3 to P1lp |  Legal Parcel |
|  Zoning | |

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0 5 10 Metres

Rev. Apr 11, 2014





CITY OF KELOWNA
BYLAW NO. 10953
Z14-0012 - Kelowna Yacht Club, Inc. No. S-0003099
1370 Water Street

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, District Lots 139 & 4083, ODYD, Plan EPP29214 located on Water Street, Kelowna, B.C., from the P1 - Major Institutional and P3 - Parks and Open Space zone to the P1lp - Major Institutional (Liquor Primary) 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

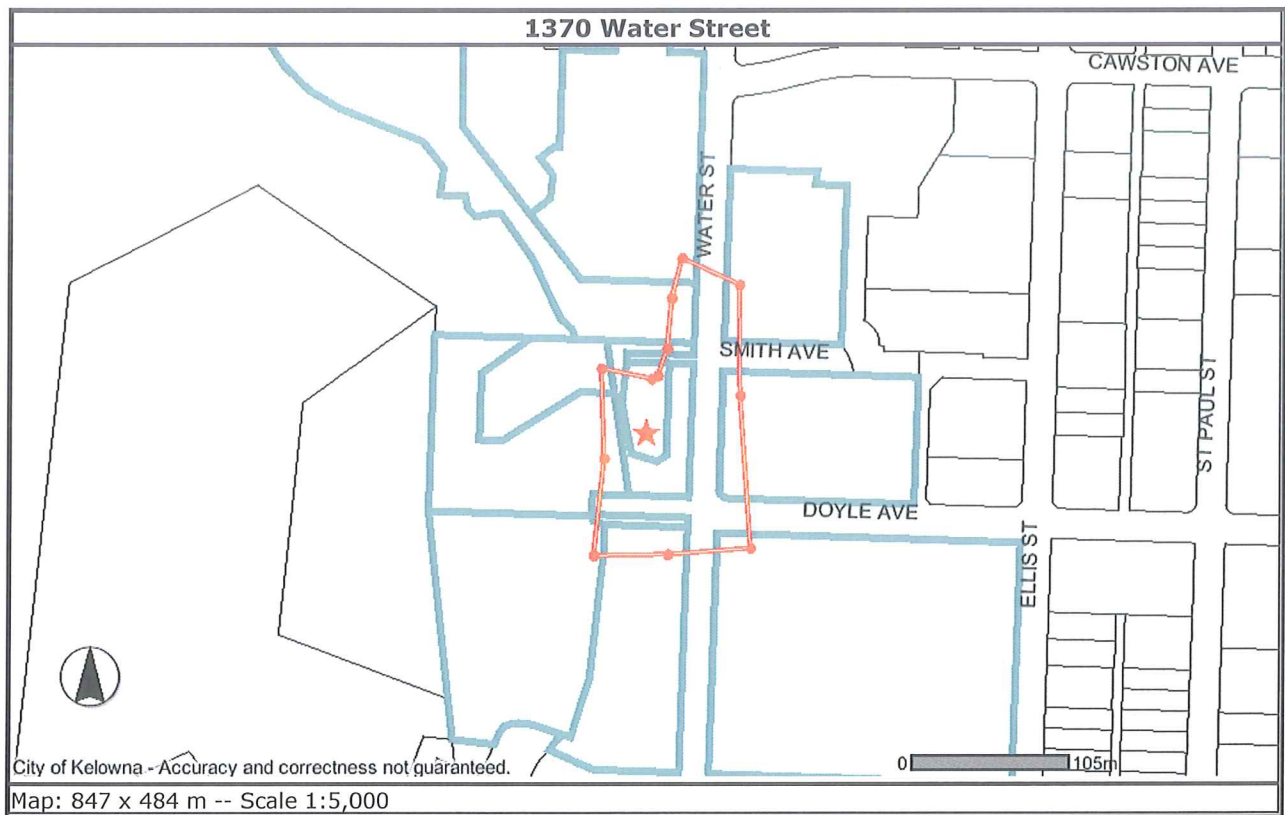
Approved under the Transportation Act

(Approving Officer-Ministry of Transportation)

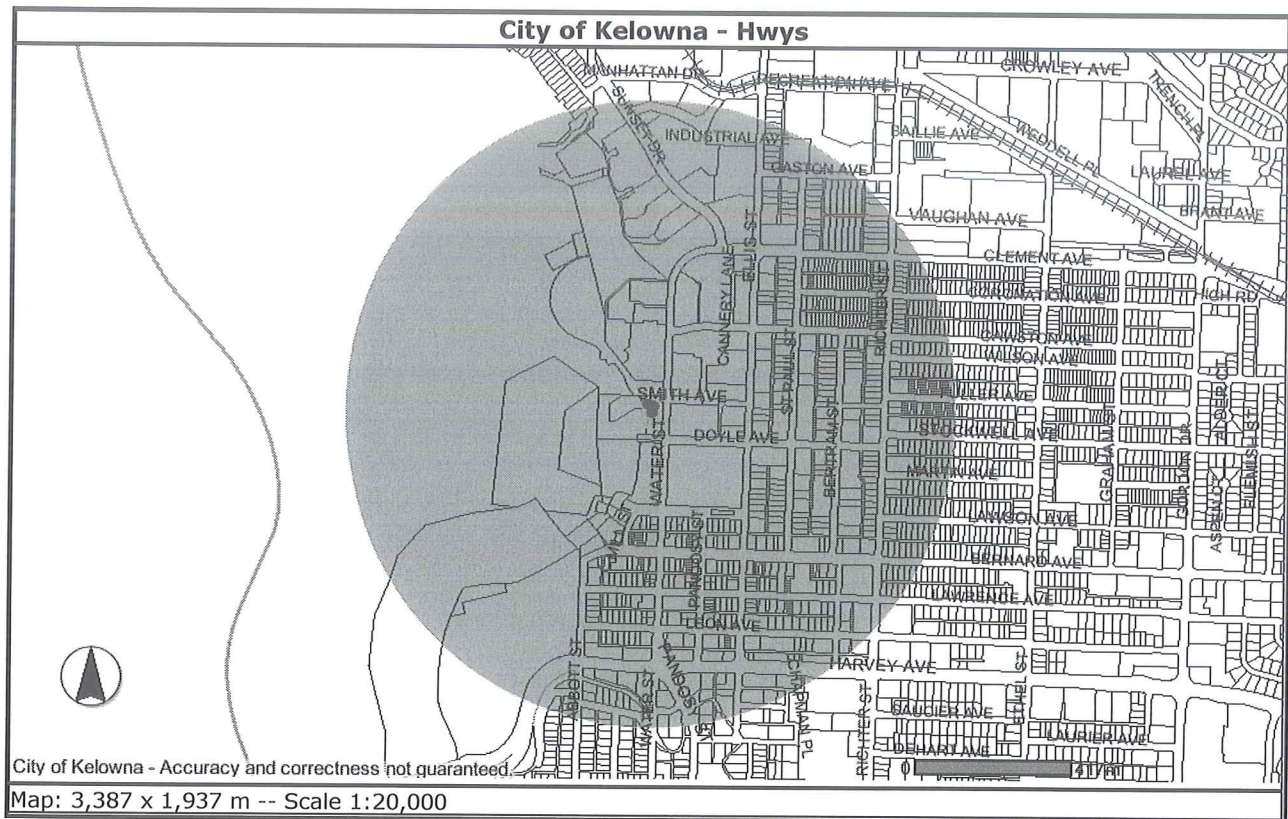
Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



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REPORT TO COUNCIL



Date: 4/28/2014
RIM No. 0940-40
To: City Manager
From: Community Planning & Real Estate (JM)
Application: DP14-0007 **Owner:** Glenwest Properties Ltd.
Address: 1450 Union Road **Applicant:** Faction Projects
Subject: Development Permit Application
Existing OCP Designation: PARK - Major Park & Open Space (public)
MRL - Multiple Unit Residential (low density)
Existing Zone: P3 - Parks & Open Space
RM2 - Low Density Row Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP14-0007 for Lot 3, Sections 8 and 9, Township 23, ODYD, Plan KAP86750, located on 1450 Union Road, Kelowna, BC 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";
4. The applicant be required to post with the City, a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

AND FURTHER THAT the applicant be required to complete the above-noted condition No. 4 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 Development Permit for the form and character of a 54-unit townhouse development on the subject property.

3.0 Urban Planning Department

Urban Planning staff are supportive of the proposed development. The site is already zoned, and is situated near the future village centre for the Wilden development, making some commercial amenities more accessible to future residents. Trails will be immediately accessible for future residents via the trail dedication that is being provided by the applicant, which links this proposal with the larger Wilden trail network.

The form and character of the proposal is consistent with the rural theme that characterizes the Wilden development as a whole. High quality landscaping and minimal retaining features ensure that the development respects the topography of the site. The buildings themselves feature a high level of articulation and attention to detail.

Finally, the applicant has expended considerable effort to ensure that their proposal does not trigger any variances.

4.0 Proposal

4.1 Background

On October 28, 2008, the subject property was rezoned from RU1h - Large Lot Housing (Hillside Area) to RM2 - Low Density Row Housing. In concert with the Rezoning, the Official Community Plan Future Land Use designation was amended for the lot from S2RES - Single / Two Unit Residential to MRL - Multiple Unit Residential (low density).

4.2 Project Description

The applicant is proposing to develop a total of 54 units of row housing on the subject property, distributed between 15 buildings composed of duplexes, three-plexes and four-plexes. The three-plex and four-plex units all have three levels, and are 2 ½ storeys in height, having two storeys facing upslope and three storeys facing downslope. The duplex units have two levels, and are 1 ½ storeys in height, having one storey facing upslope and two storeys facing downslope.

All 54 units front onto both sides of a central driveway that runs through the site. The driveway is accessed directly from Union Road at the northwest corner of the property. Parking is provided in attached garages and driveways for each unit. Eleven visitor parking stalls are distributed through the site in three clusters. The driveway will also extend through to the multi-unit residential site to the south in order to provide garbage pick-up service.

In accordance with City plans, the applicant is developing and dedicating a trail alongside the south property line that will link the existing trail network to Union Road. This trail will be protected by Statutory Right-of-Way as a condition of the Development Permit. At stratification, the trail alignment will be fully dedicated.

In terms of character, the proposed units are designed and finished in general accordance with the modern adaptation of the craftsman style. Dominant hip rooflines are accented by gable ends finished with shingle siding, while the main body of the units are finished in stucco. Cultured stoned is used at the base of the units as an accent. Fenestration echoes a traditional style with wider trim and mullions.

Linear hedges and a decorative black fence with a gate for each unit will mark the transition from public to private space along Union Road. Moving into the development, each unit is afforded a small turf area, and strategically placed groupings of conifers and native shrubs provide visual interest year round. The steep slopes are being re-seeded with a native seed mix. Due to the slopes present on the site, several areas of the development include retaining walls, all of which meet City Zoning Bylaw regulations.

4.3 Site Context

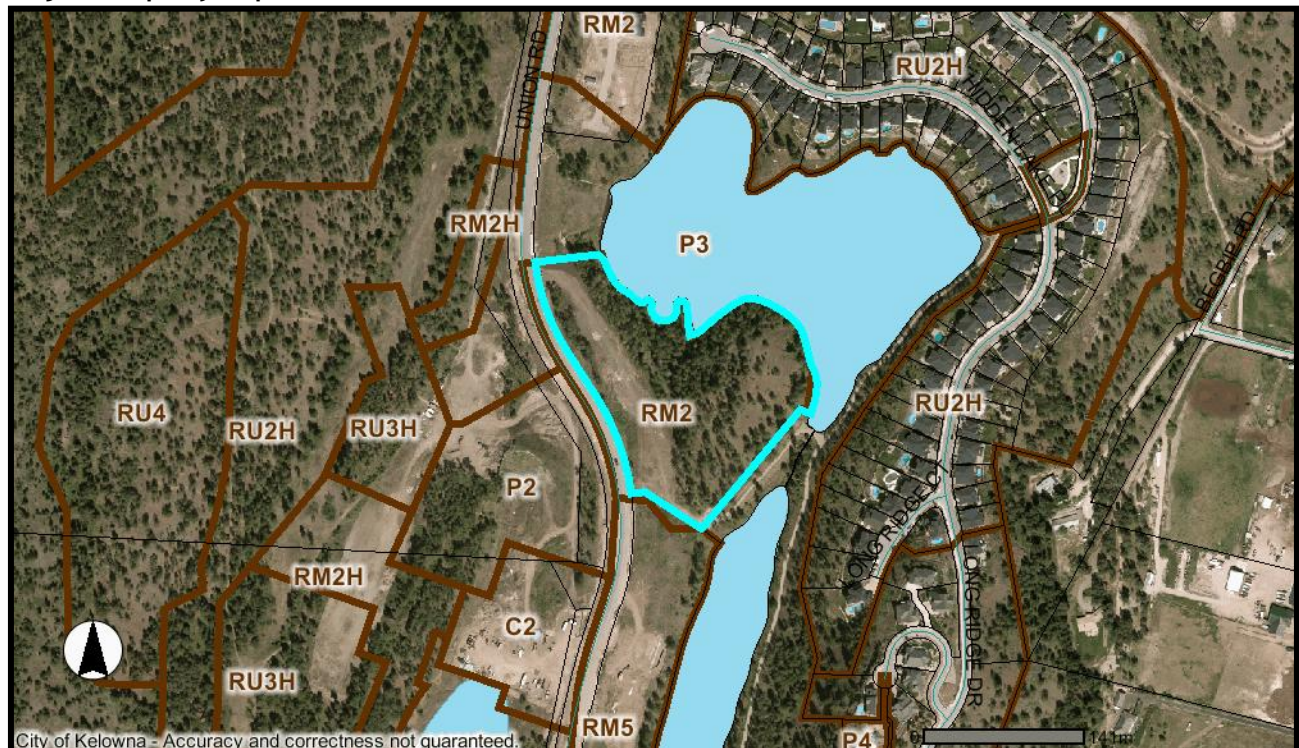
The subject property is located on the east side of Union Road, approximately 1km north of its intersection with Upper Canyon Drive. The lot is approximately 3.2ha in area and is subject to significant topographic changes, having a steep gulley running through the centre of the site on the north-south axis. A ridgeline does run through the site, terminating at the top of a knoll located on the east side. The proposed driveway runs along this ridgeline and the proposed dwellings are designed to be built into the hillside on either side of the driveway.

The subject property is designated MRL - Multiple Unit Residential (low density) in the OCP, and is situated within the Permanent Growth Boundary in the Glenmore-Clifton-Dilworth sector of the city. At present, the properties surrounding the lot are undeveloped. However, the area is slated for additional multi-unit development, as well as some commercial and institutional (school site) development.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 - Parks and Open Space	Hidden Lake
East	P3 - Parks and Open Space	Wilden trail system
South	RM5 - Medium Density Multiple Housing	Undeveloped site, Sill Pond Park
West	P2 - Education & Minor Institutional P3 - Parks and Open Space	Future school site (undeveloped)

Subject Property Map: 1450 Union Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM2h ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1,000 m ²	32,092 m ²
Lot Width	30.0 m	221 m min. (variable)
Lot Depth	30.0 m	59 m min. (variable)
Development Regulations		
Floor Area Ratio	0.65 + 0.05 = 0.70	0.32
Site Coverage	50%	18%
Site Coverage (buildings, driveways & parking)	55%	32%
Height	Lesser of 9.5 m / 2 ½ storeys	A type = 7.2 m B type = 7.9 m C type = 5.5 m
Front Yard	3.0 m	4.5 m
Side Yard (south)	3.0 m	8.0 m
Side Yard (north)	3.0 m	4.0 m
Rear Yard	7.5 m	25.0 m
Other Regulations		
Minimum Parking Requirements	108 stalls incl. 16 visitor	108 stalls + 21 visitor
Bicycle Parking	Class I = 6 Class II = 27	Class I = 6 Class II = 27
Private Open Space	1,350 m ²	exceeds

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Urban Design Development Permit Areas

Comprehensive Development Permit Objectives:¹

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;
- Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).
- Moderate urban water demand in the City so that adequate water supply is reserved for agriculture and for natural ecosystem processes.

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

6.0 Technical Comments

6.1 Building & Permitting Department

- 1) The water supply from the road into this strata is required to go thru a metering station
- 2) Engineering is required for the roof drains to allow access to the storm sewer. (Grading, pipe size, clean outs, connection to foundation etc.) This requirement is not defined in the building code.
- 3) Internal fire hydrant(s) are required.
- 4) Fire department access and turnaround is required for this project.
- 5) There may be concerns with spatial separations requirements based on distance between building, but this can be sorted out at time of building permit application.

6.2 Development Engineering Department

See attached Memorandum, dated January 21, 2014.

6.3 Fire Department

Fire department access appears appropriate - ensure the turn around for the fire truck is as per 3.2.5 of the BC Building Code. Fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. The Subdivision Bylaw requires a minimum of 150ltr/sec flow. A Construction Fire Safety Plan is required and shall be submitted prior to start of construction. All applicable sections of the Fire and Life Safety Bylaw #10760 shall be met.

7.0 Application Chronology

Date of Application Received: January 14, 2014

Additional Information Requested: February 18, 2014

Additional Information Provided: March 21, 2014

Report prepared by:

James Moore, Planner II

Reviewed by:

☐

Ryan Smith, Urban Planning Manager

Approved for Inclusion:

☐

D. Gilchrist, Div. Dir. of Community Planning & Real Estate

Attachments:

Subject Property Map

Site Plan

Floor Plans

Conceptual Elevations

Landscape Plan

Development Engineering Memorandum, dated January 21, 2014.

All drawings and related documents are the property and creation of C&E International, Inc. and are to be kept confidential by any means, in whole or in part. All drawings without the Architect's written consent.

DRAWINGS ARE NOT TO BE SCALED. Confirm all dimensions on site. Any error or discrepancy in the Drawings shall be brought to the Architect's attention with the filing of the issues.

NOTES:

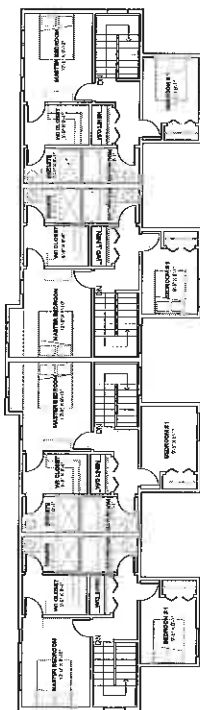
FACTION
PROJECTS

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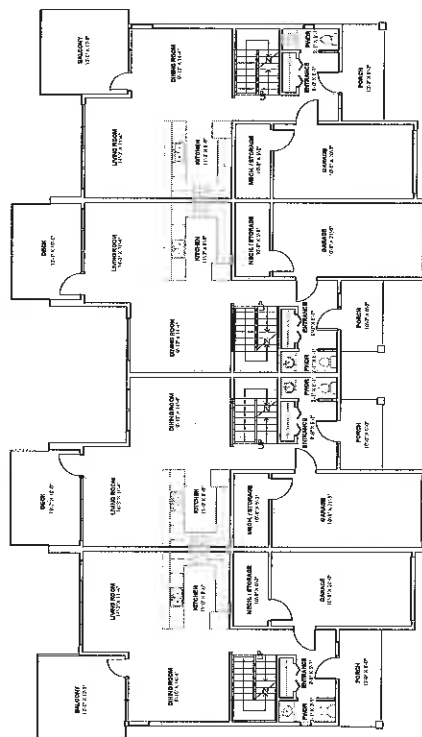
PROJECT: WILDEN KNOLL

DRAWING DESCRIPTION:
A TYPE 4-UNIT ROW
HOUSE FLOOR PLANS

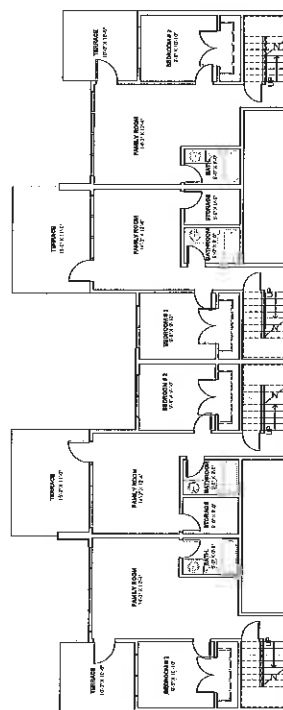
PROJECT NO:	13-08	DATE ISSUED:	JUN. 7, 2014
REVISION:		REVISION:	
13" x 12"	DP2.1		



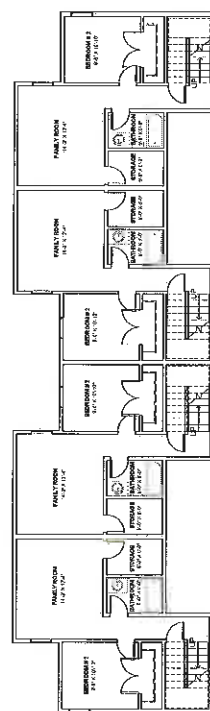
① A1 & A2-TYPE 4-UNIT UPPER LEVEL
 $1/8" = 1'-0"$



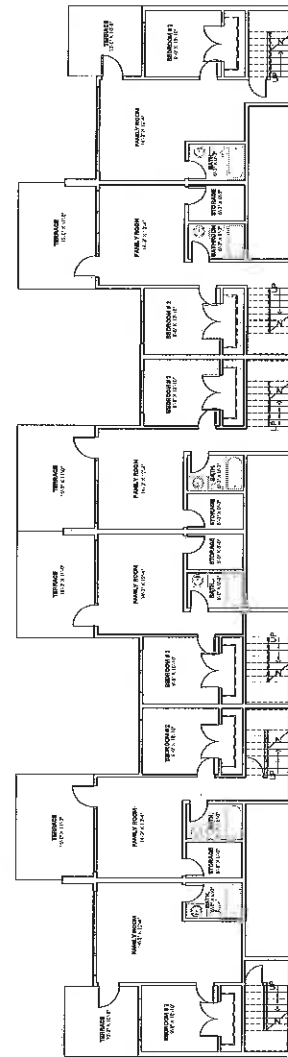
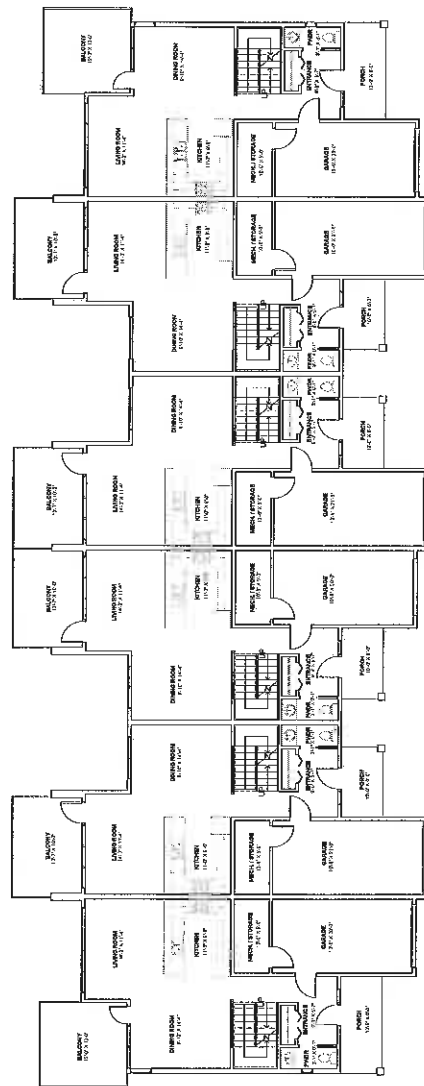
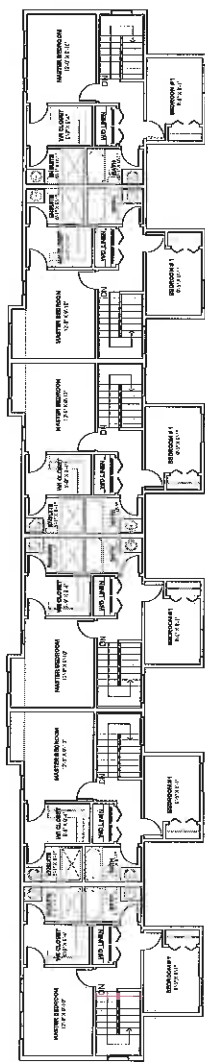
② A1 & A2-TYPE 4-UNIT MAIN LEVEL
 $\frac{1}{8"} = 1'-0"$



③ A1-TYPE 4-UNIT LOWER LEVEL



4 A2-TYPE 4-UNIT LOWER LEVEL
118W L 1st N



NO.	DATE	REVISION
1	JAN 17, 2014	ISSUED FOR DEVELOPMENT PERMIT

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
 4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.
 6. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.

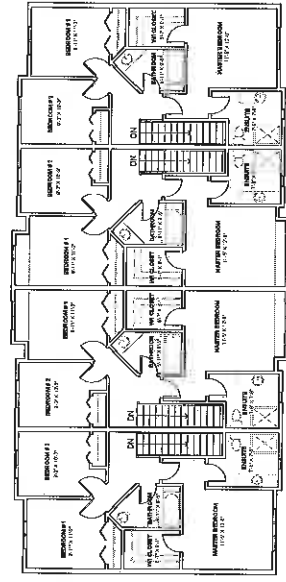
FACTION
 PROJECTS

CEI Architecture
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.CEI-ARCHITECTURE.COM

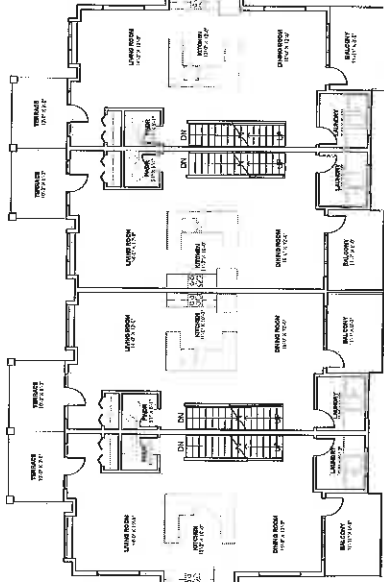
WILDEN KNOLL

**B TYPE 488-UNIT ROW
 HOUSE FLOOR PLANS**

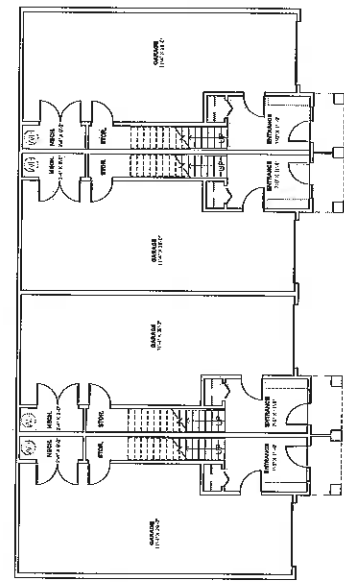
NO.	DATE	REVISION
1	JAN 17, 2014	ISSUED FOR DEVELOPMENT PERMIT



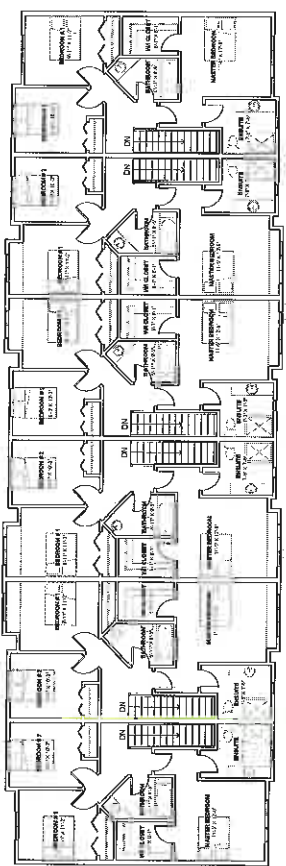
① B-TYPE 488-UNIT UPPER LEVEL
 1/8" = 1'-0"



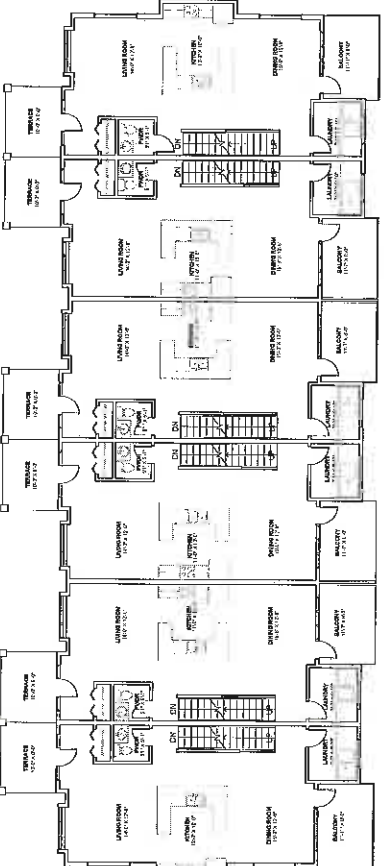
② B-TYPE 488-UNIT MAIN LEVEL
 1/8" = 1'-0"



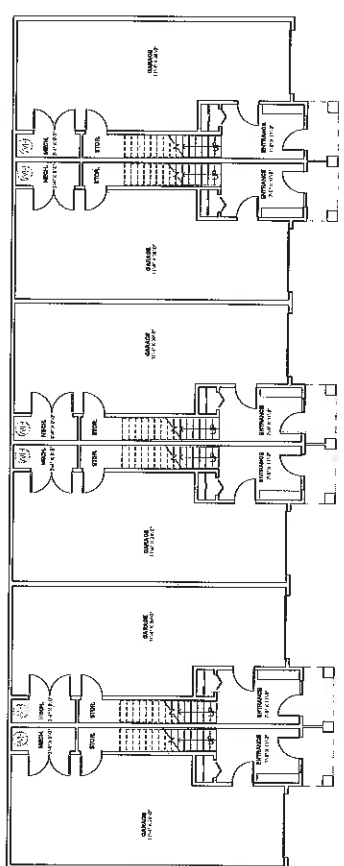
③ B-TYPE 488-UNIT LOWER LEVEL
 1/8" = 1'-0"



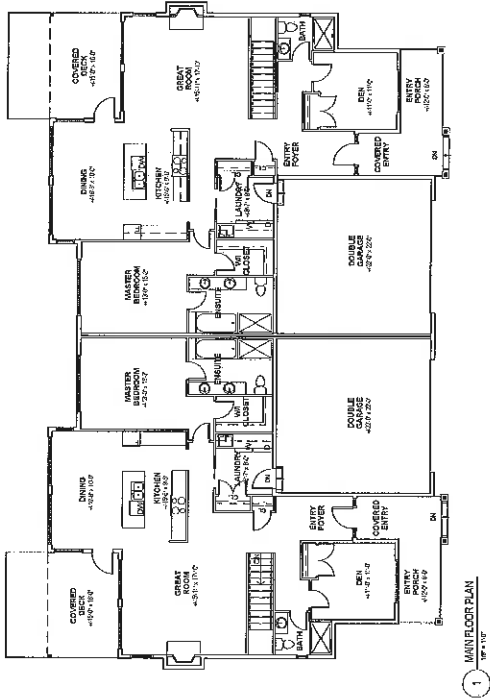
④ B-TYPE 488-UNIT UPPER LEVEL
 1/8" = 1'-0"



⑤ B-TYPE 488-UNIT MAIN LEVEL
 1/8" = 1'-0"



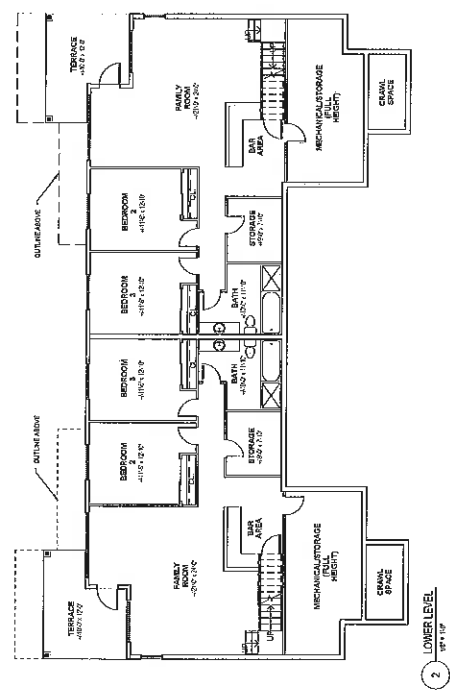
⑥ B-TYPE 488-UNIT LOWER LEVEL
 1/8" = 1'-0"



NOTE: All dimensions and structural details are the property and responsibility of the architect. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect is not responsible for the accuracy of the information provided by the owner or for the results of any construction or other work performed by others.

FACTION
PROJECTS

CEI Architecture
CONSULTANTS
10000 15th Ave S, Suite 100
Boulder, CO 80501
TEL: 303.440.1234
WWW.CEIARCHITECTURE.COM

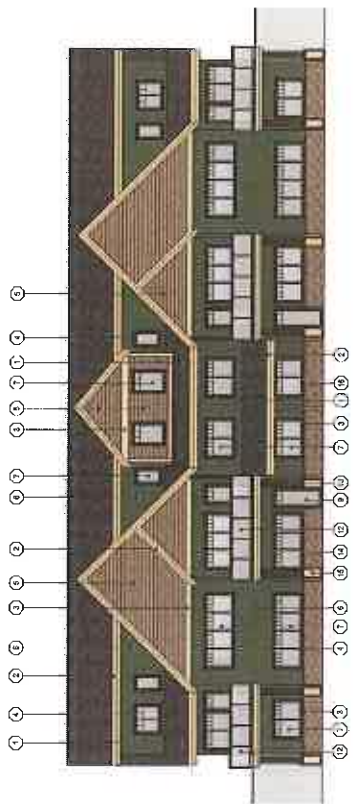


WILDEN KNOLL
C Type Duplex Floor Plans
DATE: JAN 7, 2014
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

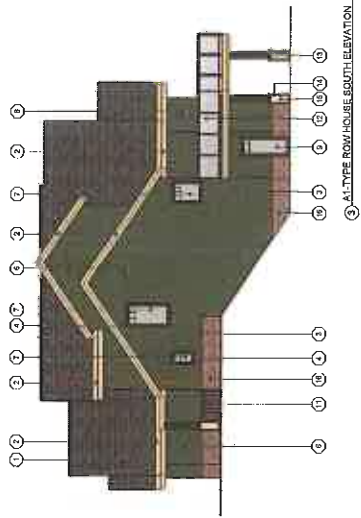
KEY	ITEM
1	ASPHALT SHINGLES
2	CEMENT FIBRE FASCIA TRIM
3	CEMENT FIBRE TRIM #1
4	CEMENT FIBRE TRIM #2
5	CEMENT FIBRE SHINGLE SIDING
6	STUCCO
7	WINDOW
8	DOOR
9	DOOR W/ SASH
10	CONCRETE DOOR
11	METAL SILING
12	METAL SILING W/ GLASS
13	CEMENT FIBRE CLAD COLUMN
14	CEMENT FIBRE CLAD COLUMN BASE TRIM
15	CEMENT FIBRE COLUMN BASE TRIM
16	CULTURED STONE



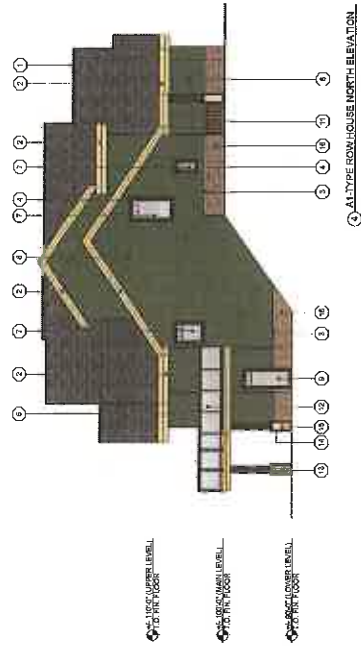
15' 0" FINISH OF WALKWAY/DRIVE
15' 0" FINISH FLOOR
15' 0" FINISH FLOOR
15' 0" FINISH FLOOR



15' 0" FINISH FLOOR
15' 0" FINISH FLOOR
15' 0" FINISH FLOOR
15' 0" FINISH FLOOR



15' 0" FINISH FLOOR
15' 0" FINISH FLOOR
15' 0" FINISH FLOOR
15' 0" FINISH FLOOR



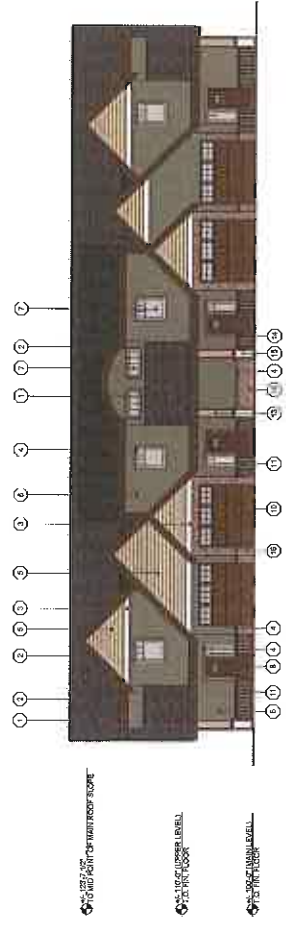
15' 0" FINISH FLOOR
15' 0" FINISH FLOOR
15' 0" FINISH FLOOR
15' 0" FINISH FLOOR

NOTES
1. All dimensions and materials are to be verified and approved by the owner, including all items to be included in the contract documents.
2. Dimensions are to be verified and approved by the owner, including all items to be included in the contract documents.
3. All materials and finishes are to be verified and approved by the owner, including all items to be included in the contract documents.
4. All materials and finishes are to be verified and approved by the owner, including all items to be included in the contract documents.

FACTION
PROJECTS

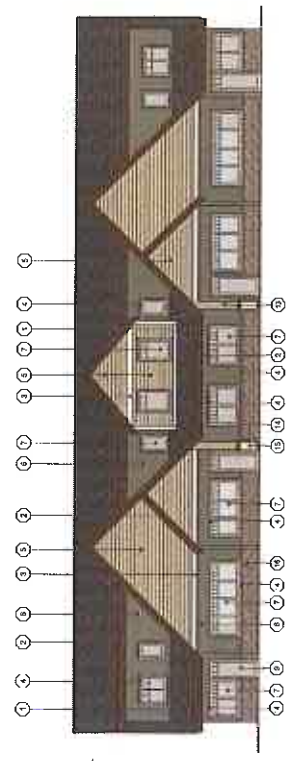
CEI Architecture
CONSULTANTS
1000 WEST 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.CEIArchitecture.com

PROJECT: WILDEN KNOLL
DRAWING DESCRIPTION: A1 TYPE 4 UNIT ROW HOUSE ELEVATIONS
DRAWING NO.: DP3.1
DATE: JUN 17, 2014
REVISION: 01

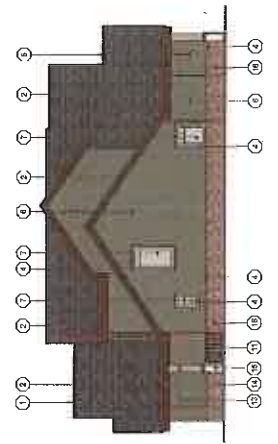


1. A2-TYPE ROW-HOUSE WEST ELEVATION

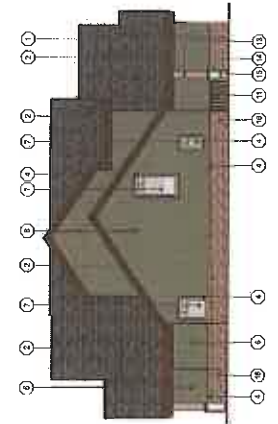
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11	BRICK
12	BRICK
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15	BRICK
16	BRICK
17	BRICK
18	BRICK
19	BRICK



2. A2-TYPE ROW-HOUSE EAST ELEVATION



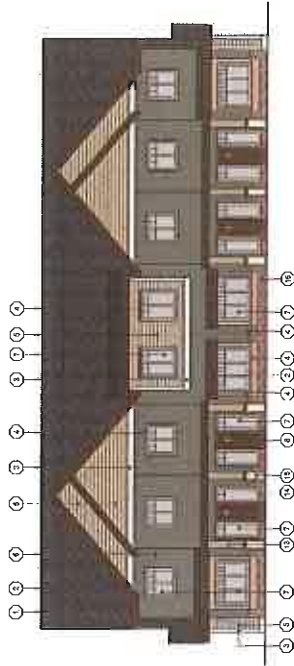
3. A2-TYPE ROW-HOUSE SOUTH ELEVATION



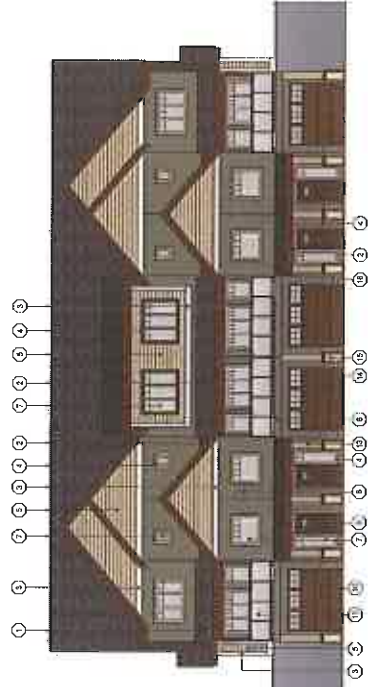
4. A2-TYPE ROW-HOUSE NORTH ELEVATION

KEY	ITEM
1	CEMENT FIBRE SHINGLE
2	CEMENT FIBRE FACIA TRIM
3	CEMENT FIBRE TRIM #1
4	CEMENT FIBRE TRIM #2
5	CEMENT FIBRE SHINGLE SIDING
6	STUCCO
7	WOOD
8	DOOR
9	DOOR GLAZING
10	OVERHEAD DOOR
11	METAL ROOFING
12	CEMENT FIBRE GLAZED COLLAR
13	CEMENT FIBRE GLAZED COLLAR BASE TRIM
14	CEMENT FIBRE COLLAR BASE TRIM
15	CULTURED STONE

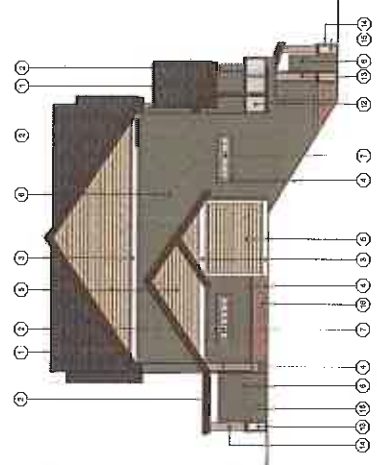
As the project progresses, the materials and finishes for the project will be confirmed. The materials and finishes for the project will be confirmed. The materials and finishes for the project will be confirmed.



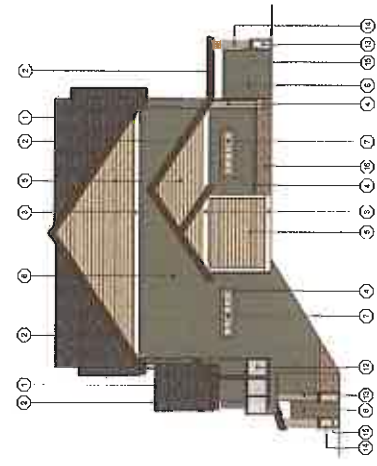
1. B-TYPE ROW HOUSE WEST ELEVATION



2. B-TYPE ROW HOUSE EAST ELEVATION



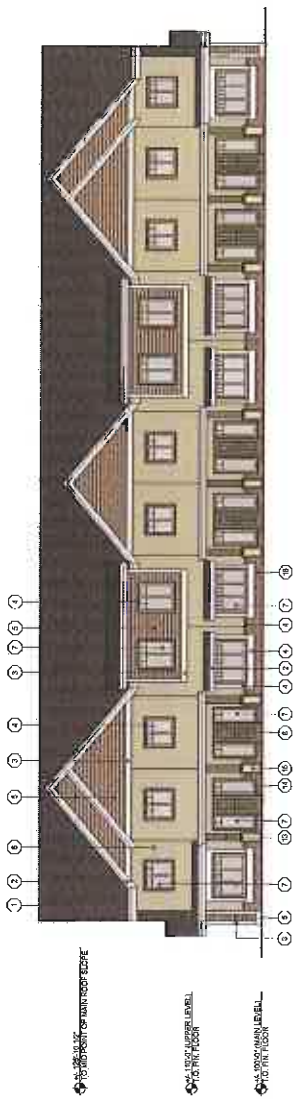
3. B-TYPE ROW HOUSE SOUTH ELEVATION



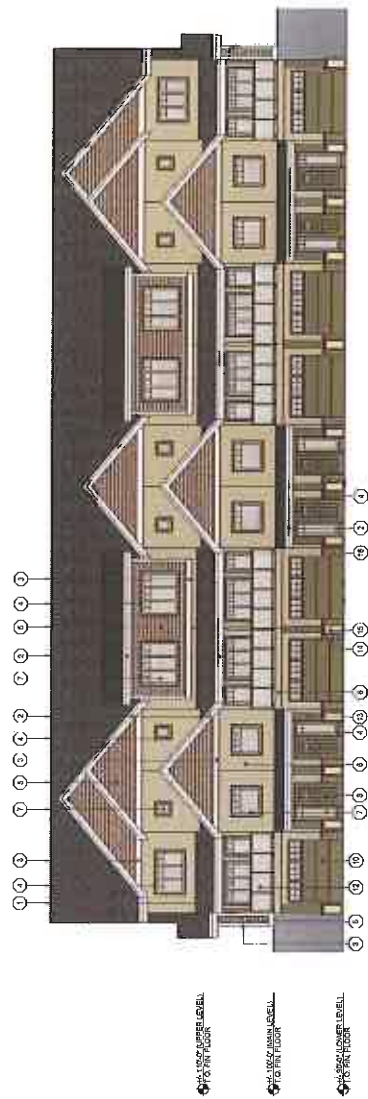
4. B-TYPE ROW HOUSE NORTH ELEVATION

KEY	ITEM
1	ASPHALT SHINGLE
2	CERAMIC FLOOR TILES
3	CERAMIC FLOOR TILES
4	CERAMIC FLOOR TILES
5	CERAMIC FLOOR TILES
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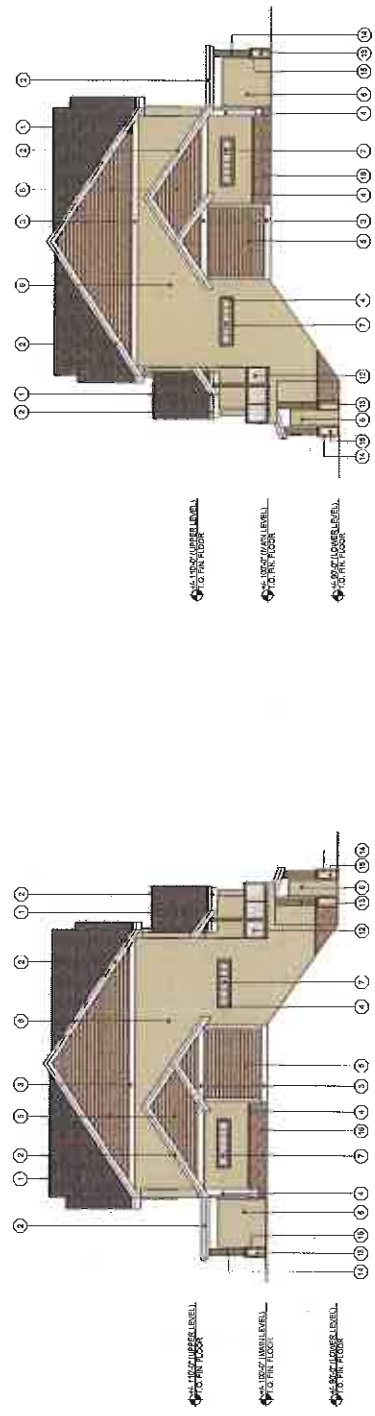
Row House Material Legend
 1/8" = 1'-0"



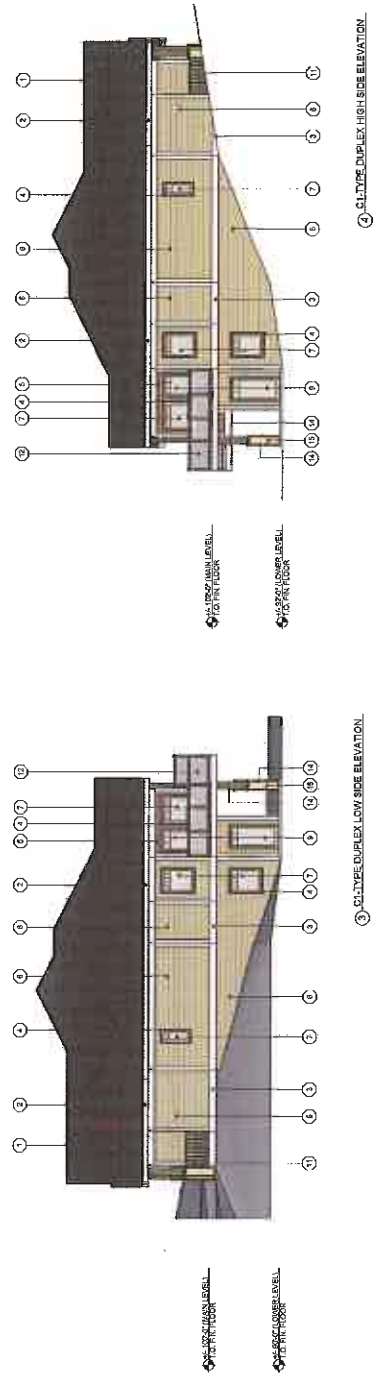
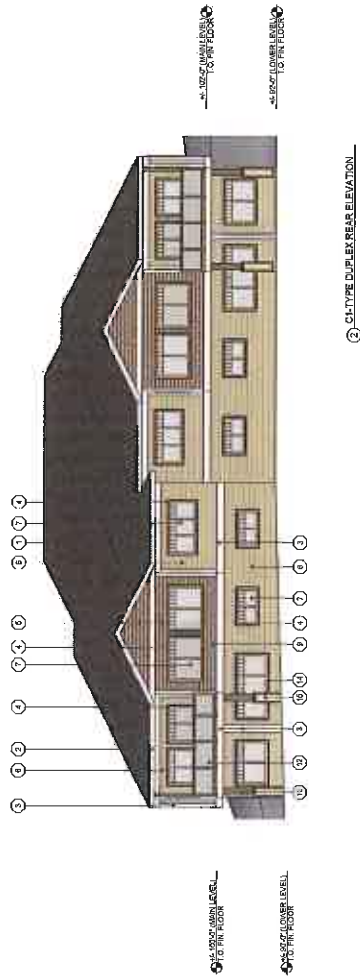
1. B-TYPE ROW HOUSE WEST ELEVATION

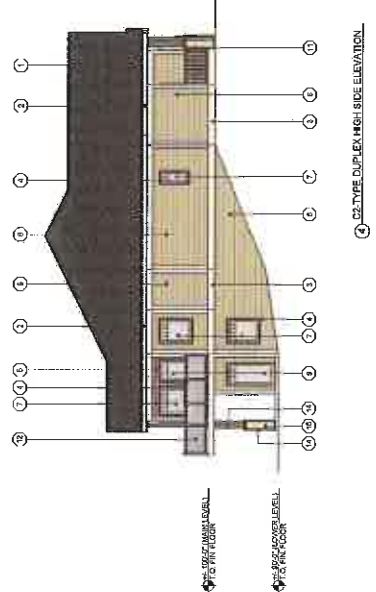
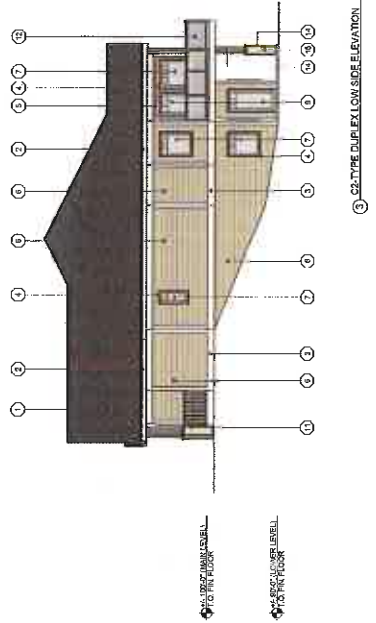
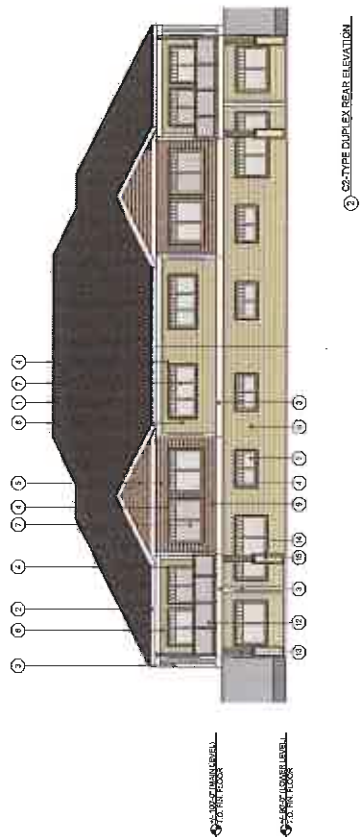
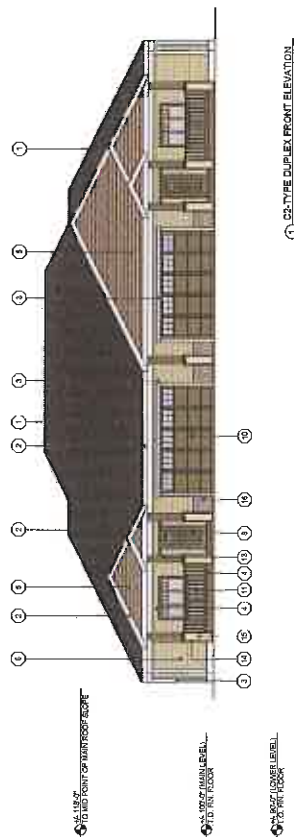


2. B-TYPE ROW HOUSE EAST ELEVATION



3. B-TYPE ROW HOUSE SOUTH ELEVATION





NOTE: **ANSWERS ARE NOT TO BE SCORED.** Continue discussion on any appropriate demonstration in the Denials and be brought to the student's attention with the setting of the question.

FACTIONS

CEI Architecture

COMPARTMENTS

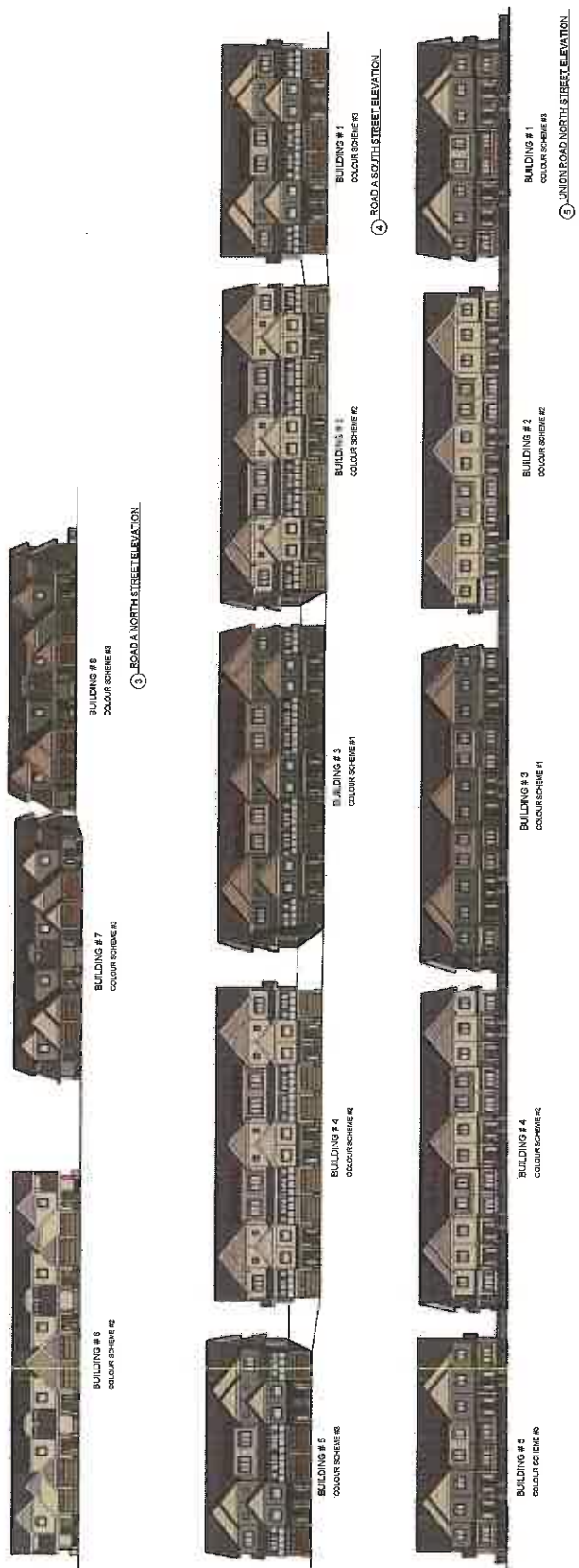
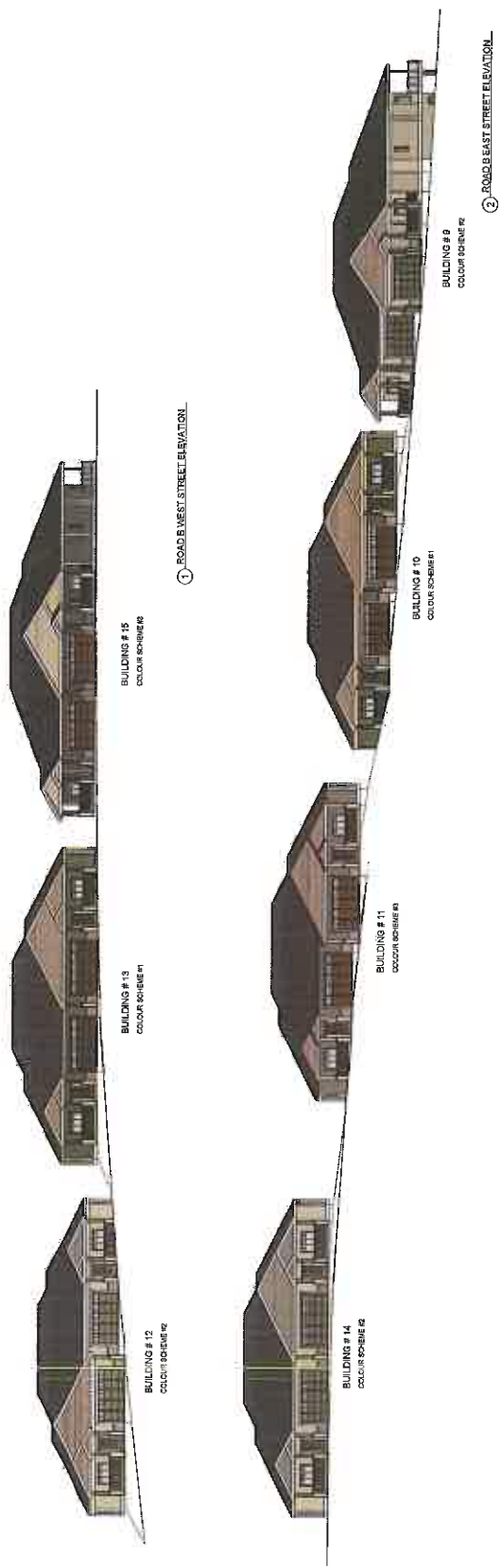
UNIVERSAL F. 864-871-8286
300-1100 WEST 22ND AVE
SUITE 1000 CALGARY, AB T2M 2S6

UTTERBERG F. 263-311-6412
2100-10000 100TH AVE
SUITE 2000 EDMONTON, AB T5A 1A4

CHENNA F. 263-311-8750
100-11000 WEST 22ND AVE
SUITE 1000 CALGARY, AB T2M 2S6

PROJECT:	WILDEN KNOLL
DRAWING DESCRIPTION:	C2 DUPLEX ELEVATIONS
PLAT SCALE:	1/8" = 1'-0"
PROJECT NO.:	13-006
DATE SUBMITTED:	JAN. 1, 2014
RECEIVED:	CHINA
DRAWING NO.:	DP3.7

ALL BUILDINGS AND RELATED COMPONENTS ARE TO BE PROVIDED WITH A FINISH TO MATCH THE FINISH OF THE BUILDING TO WHICH THEY ARE ATTACHED. THE FINISH TO BE USED FOR THE BUILDING TO WHICH THEY ARE ATTACHED SHALL BE THE FINISH TO BE USED FOR THE BUILDING TO WHICH THEY ARE ATTACHED.





A-TYPE 4-UNIT ROW HOUSE, PERSPECTIVE FROM ROAD A



A-TYPE 4-UNIT ROW HOUSE, PERSPECTIVE FROM WALCOTT LAKE



B-TYPE 4-UNIT ROW HOUSE, PERSPECTIVE FROM UNION ROAD



B-TYPE 4-UNIT ROW HOUSE, PERSPECTIVE FROM ROAD A



C-TYPE DUPLEX, PERSPECTIVE FROM ROAD B



C-TYPE DUPLEX, PERSPECTIVE FROM WALCOTT LAKE

A-TYPE ROW HOUSE

B-TYPE ROW HOUSE

C-TYPE DUPLEX

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
3. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITIES AND SERVICES.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EXTERIOR AND INTERIOR FINISHES.
6. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
7. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL LANDSCAPING AND SITEWORK.
8. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL FURNITURE AND FIXTURES.
9. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EQUIPMENT AND APPLIANCES.
10. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SPECIALTIES AND MILLWORK.

FACTION
PROJECTS
SCALE

CEI Architecture
CONSULTANTS
PROJECT: WILCOTT KNOX
ARCHITECT: J. K. KILPATRICK
DESIGNER: J. K. KILPATRICK
DATE: 10/10/2018
LOCATION: 1000 WILCOTT KNOX STREET
CITY: WILCOTT, KANSAS
STATE: KANSAS
ZIP: 67151-1000
PHONE: (781) 326-1000
FAX: (781) 326-1001
WWW.CEI-ARCHITECTURE.COM

WILCOTT KNOX
PROJECT

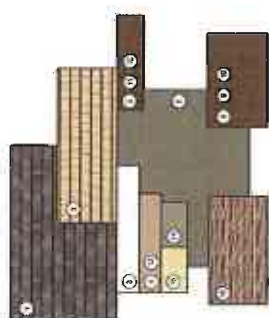
PERSPECTIVE VIEWS
DRAWING DESCRIPTION:

DP3.9
PROJECT NO.: 1000
DATE: 10/10/2018
REVISED: 10/10/2018
DRAWN BY: J. K. KILPATRICK
CHECKED BY: J. K. KILPATRICK
APPROVED BY: J. K. KILPATRICK

THIS PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECTURAL AGREEMENT.



DUPIX COLOUR SCHEME #3		
KEY	ITEM	COLOR
1	ASPHALT SINGLE	DUAL BLACK
2	CEMENT FIBRE PAVING T1	WOOD DRINK
3	CEMENT FIBRE TARM T1	"SINCE WHITE"
4	CEMENT FIBRE TARM T1	SHADE BROWN
5	CEMENT FIBRE SINGLE SLING	"NUTRITION TANK"
6	CEMENT FIBRE PLD BOND	WOOD COCKROACH
7	WOODEN	"WHITE"
8	DOOR	WOOD DRINK
9	DOOR SLIDING	WOOD DRINK
10	OVERHEAD DOOR	WOOD DRINK
11	METAL RAILING	WOOD DRINK
12	CONCRETE RAILING W GLASS	WOOD DRINK
13	CEMENT FIBRE GLD COLUMN	SHADE BROWN
14	CEMENT FIBRE GLD COLUMN BASE T1	"NUTRITION TANK"
15	CEMENT FIBRE COLUMN BASE T1	GRIT
16	CULTURED STONE	



ROW-HOUSE COLOUR SCHEME #8		COLOUR
KEY	ITEM	
	1 ASPHALT TRAIL	TRAIL BLACK
	2 GEMENT FIBRE FASCIA TRIM	WOOD DRAIN
	3 GEMENT FIBRE TRIM #1	"NAUTIC TRIM"
	4 GEMENT FIBRE TRIM #2	"SHIM BROWN"
	5 GEMENT FIBRE SINGLE SLOPE	"SUTURIN TAN"
	6 STUCCO	"WOODSTOCK BROWN"
	7 WINDOW	WHITE
	8 DOOR	WOOD DRINK
	9 DOOR / WALLING	WOOD DRAIN
	10 STYRAMENT DOOR	WOOD DRAIN
	11 METAL RAILING	WOOD DRAIN
	12 COMPOSITE RAILING W/ GLASS	"SHIM BROWN"
	13 GEMENT FIBRE COL COLUMNS	WOODSTOCK BROWN
	14 GEMENT FIBRE COL COLUMNS BASE TRIM	"SUTURIN TAN"
	15 GEMENT FIBRE COLUMNS BASE FILL	GREY
	16 CULTURED STONE	



VANDOLVER
T. 804-887-1898 F. 804-882-3380
522-1833 WEST GEORGIA STREET
52 CINCINNATI 550 222

VANDORGA
T. 250-283-6538 F. 250-381-0418
218-2850 DOUGLAS STREET
80 CANADA 197 444

VANDORGA
T. 250-881-1837 F. 250-881-1010
100-1000 MARATHON DRIVE

WILDEN KNOLL

MATERIALS

PLAT SCALE:	1" = 1'-0"	QUANTITY NO.:	
PROJECT NO.:	13-006	DP5.1	
DATE ISSUED:	JAN. 7, 2014		
REVISED:		CHRW	

NO.	DATE	REVISION
1	10/10/2014	Initial Design
2	10/10/2014	Revised to City Comments

ALL RIGHTS ARE RESERVED BY THE PROJECT OWNER. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE PROJECT OWNER. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

FACTION
PROJECTS

MMMM GROUP

WILDEN KNOLL

LANDSCAPE
IRRIGATION AREAS

PROJECT NO.	1500
DATE ISSUED	10/10/2014
DATE REVISED	10/10/2014

LDP 3



IRRIGATION LEGEND:

- TOTAL SITE AREA (7.56 ACRES)
 - ▨ LOW WATER REQUIREMENT
 - ▩ MEDIUM WATER REQUIREMENT
 - ▧ HIGH WATER REQUIREMENT
 - ▦ HIGH WATER REQUIREMENT (8.45 ACRES)
- NOTE: SEPARATE APPLICATION WILL BE MADE TO BUILD TO ACCOMMODATE IRRIGATION FOR USED WATER ALLOWANCES. THEREFORE, SEPARATE WATER REQUIREMENT CALCULATION IS PROVIDED.

CITY OF KELOWNA
MEMORANDUM

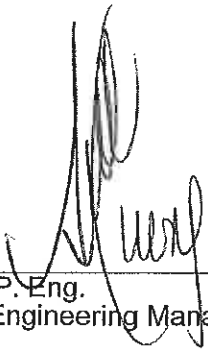
Date: January 21, 2014
File No.: DP14-0007
To: Land Use Management Department (DN)
From: Development Engineering Manager
Subject: 1450 Union Road Plan KAP 86750

Development Engineering Services have the following requirements associated with this application;

All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under file Z07-0043.

A Development Permit is required to evaluate the form and character of the proposal to construct 54 units consisting of 15 row housing and duplex buildings.

This application does not compromise City of Kelowna servicing requirements.



Steve Muenz, P. Eng.
Development Engineering Manager

JF

REPORT TO COUNCIL



Date: April 28, 2014

RIM No. 1250-30

To: City Manager

From: Urban Planning, Community Planning & Real Estate (JM)

Application: OCP14-0001 / Z14-0001
Owner: City of Kelowna (13 lots) & Miles Vucicevic (1 lot)

Address: 576, 630, 690 Clement Ave
1175, 1185 St. Paul St
1170, 1166, 1160, 1156, 1150 Richter St
Applicant: City of Kelowna

Subject: Official Community Plan Amendment and Rezoning Application

Existing OCP Designation: EDINST - Educational/Institutional
COMM - Commercial

Proposed OCP Designation: EDINST - Educational/Institutional

Existing Zone: I2 - General Industrial
I4 - Central Industrial

Proposed Zone: P1 - Major Institutional

1.0 Recommendation

THAT Official Community Plan Bylaw Amendment No. OCP14-0001 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500, by changing the Future Land Use designation of:

1. Lot 4, District Lot 139, ODYD, Plan 1021, located on 1160 Richter Street, Kelowna, BC
2. Lot 5, District Lot 139, ODYD, Plan 1021, located on 1156 Richter Street, Kelowna, BC
3. Lot 6, District Lot 139, ODYD, Plan 1021, located on 1150 Richter Street, Kelowna, BC

from the COMM - Commercial designation to the EDINST - Educational/Institutional designation, as shown on Map "A" attached to the Report of Land Use Management Department dated April 28, 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 Land Use Management Department dated April 28, 2014;

THAT Rezoning Application No. Z14-0001 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of:

1. Lot A, District Lot 139, ODYD, Plan KAP63401, located on 1175 St. Paul Street, Kelowna, BC
2. Lot B, District Lot 139, ODYD, Plan KAP63401, located on 1185 St. Paul Street, Kelowna, BC
3. Lot 1, District Lot 139, ODYD, Plan 1021, located on 690 Clement Avenue, Kelowna, BC
4. Lot 2, District Lot 139, ODYD, Plan 1021, located on 1170 Richter Street, Kelowna, BC
5. Lot 3, District Lot 139, ODYD, Plan 1021, located on 1166 Richter Street, Kelowna, BC
6. Lot 4, District Lot 139, ODYD, Plan 1021, located on 1160 Richter Street, Kelowna, BC
7. Lot 5, District Lot 139, ODYD, Plan 1021, located on 1156 Richter Street, Kelowna, BC
8. Lot 6, District Lot 139, ODYD, Plan 1021, located on 1150 Richter Street, Kelowna, BC
9. Lot 7, District Lot 139, ODYD, Plan 1021, located on 630 Clement Avenue, Kelowna, BC
10. Lot 8, District Lot 139, ODYD, Plan 1021, located on 630 Clement Avenue, Kelowna, BC
11. Lot 9, District Lot 139, ODYD, Plan 1021, located on 630 Clement Avenue, Kelowna, BC
12. Lot 10, District Lot 139, ODYD, Plan 1021, located on 576 Clement Avenue, Kelowna, BC
13. Lot 11, District Lot 139, ODYD, Plan 1021, located on 576 Clement Avenue, Kelowna, BC
14. Lot 12, District Lot 139, ODYD, Plan 1021, located on 576 Clement Avenue, Kelowna, BC

from the I2 - General Industrial and I4 - Central Industrial zones to the P1 - Major Institutional zone, be considered by Council;

AND THAT the Official Community Plan Bylaw Amendment Bylaw 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 THAT final adoption of the Zone Amending Bylaw be considered subsequent to registration at the Land Titles Office of a plan of consolidation.

2.0 Purpose

To consider a proposal to amend the Official Community Plan (OCP) Future Land Use designation and to Rezone the subject properties in order to permit the development of the Kelowna Police Services Building.

3.0 Urban Planning Department

Urban Planning staff are supportive of the proposed OCP amendment and Rezoning to facilitate the development of the Kelowna Police Services Building on the subject site. The proposal is consistent with the overall objectives and policies of the OCP and with the priorities of Council for 2014. As a critical civic facility in Kelowna working to ensure the security of residents, the proposed Kelowna Police Services Building will contribute positively to the future of the city. It follows that the architecture and site design must reflect the importance of the institution in the community by balancing the need for a secure facility with the broader demand for a context-sensitive design that demonstrates a strong relationship to the public realm.

While the process followed to date has varied from the City's preferred approach where Zoning and Development Permit applications are processed concurrently, staff feel that the design requirements laid out through the Design-Build procurement methodology provide sufficient confidence to proceed through rezoning without a Development Permit. Under this scenario, should rezoning be granted, a Development Permit and Development Variance Permit will be required prior to obtaining a Building Permit for the project.

4.0 Proposal

4.1 Background

To meet the current and future needs of the Royal Canadian Mounted Police (RCMP), the City intends to construct a new Kelowna Police Services Building. This high-profile civic facility will serve as the RCMP's headquarters and will be a welcoming space for the community.

At its Regular Meeting of December 2, 2013, Council directed staff to undertake the necessary Rezoning process to prepare for the development of the Kelowna Police Services Building. The Alternative Approval Process (AAP) conducted in order to proceed with the funding for the project has concluded successfully, and the project has a maximum budget allowance of \$48M. Now that funding is secured, a Rezoning and OCP amendment is required in order to permit future development on the site.

The project is proceeding using the Design-Build procurement method, and it is expected that the contract for construction will be awarded by December, 2014. As a key component of the Design-Build process, the City sets the key criteria that inform the eventual development on the site. Urban Planning staff have been involved since the early stages of the project in the development of the criteria. Having secured key design criteria through this process, staff are comfortable in allowing the Rezoning to proceed to final adoption without the need for a Development Permit. This is a unique approach to City projects that balances the high expectations for design from the City with the need for security of land use for proponents. A full Development Permit will be required prior to obtaining a Building Permit.

In accordance with Council Policy No. 367, the applicant has held two public information sessions jointly with the Alternative Approval Process (AAP). These were held on March 6th and 10th, 2014, and just over 100 people attended. The focus of these information sessions was on the AAP process, but information respecting the zoning and OCP changes was displayed as well. Overall, the response from the public has been very positive. Of those 37 who submitted comments at the information sessions, only three were opposed. The three in opposition were related to the financing of the project.

In addition, neighbours within a ½ block radius (70 letters) were sent notification of the proposed OCP amendment and Rezoning by mail. After two weeks, only two requests were received. The first requested clarification, but had no concerns, while the second had concerns about the truck turning radii in the lane at the north of the site. Staff are working to address this issue.

4.2 Project Description

The City of Kelowna is seeking to amend the OCP and to Rezone the subject properties in order to allow for the development of the proposed Kelowna Police Services building. While the detailed design and site layout for the building has not been completed, there are several key features and requirements as follows:

- The main public entrance will be located at the corner of Richter St. & Clement Ave.
- The Building will be sited towards the southeast corner of the site
- The Building will be approximately 8,361m² (90,000 ft²)

- The Building will likely be between 2-3 storeys in height
- Surface parking will be provided for the public, staff, and for fleet vehicles
- Staff surface parking will be made available to the public outside of regular business hours
- Public parking will be accessed from Richter Street
- Staff parking access will be accessed from St. Paul Street
- Site design is focused on landscape and public realm interface along Clement Ave. & Richter St.

As part of the City's effort to set the parameters of the development and to anticipate likely development scenarios, including security needs, staff expect several variances to come forward alongside the final building design proposal. Staff anticipate that the variances will be primarily for vehicle parking, recognizing the very unique parking demands of the Kelowna Police Services building.

4.3 Site Context

The 14 subject properties make up an area of approximately 1.64ha and are all located on the north side of Clement Avenue, between Richter and St. Paul Streets. The City presently owns 13 of the 14 properties, with the property at 1150 Richter Street being privately owned. The City is in negotiations for ownership of the final lot and has authorization from the current owner to proceed with this application.

At present, the lots exhibit little or no development. Some of the staging for the Bernard Avenue project was conducted on the site. The two sites fronting St. Paul Street contain some outdoor vehicle storage. The lots fronting Richter contain a mix of industrial uses and automotive sales, principally conducted outdoors.

The lots are located in the Central City sector of Kelowna within a stretch of lands that act as a transition from the primarily residential development to the south, and the Downtown urban centre context to the west through to the industrial development to the north. Clement Avenue has become a critical transportation corridor both for downtown and for businesses in the north end of the city. As such, properties fronting Clement Avenue are slowly redeveloping.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I4 - Central Industrial	Various small industrial uses
East	I 2 - General Industrial I4 - Central Industrial	BC Tree Fruits, various warehousing industrial uses
South	RU2 - Medium Lot Housing	Single detached development
West	I4 - Central Industrial	Train Station Pub, various industrial uses

Subject Property Map: Subject Properties



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	P1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	460 m ²	1.64 ha
Lot Width	13.0 m	exceeds
Lot Depth	30.0 m	exceeds
Development Regulations		
Floor Area Ratio	2.0	TBD
Site Coverage	50%	TBD
Height	22.0 m or 6 storeys	TBD
Front Yard (south)	6.0 m	TBD
Side Yard (east)	4.5 m or 6.0 m for a flanking street	TBD
Side Yard (west)	4.5 m or 6.0 m for a flanking street	TBD
Rear Yard (north)	7.5 m	TBD
Other Regulations		
Minimum Parking Requirements	10 per 100 m ² GFA	TBD
Bicycle Parking	Class 1: 1 per 25 employees Class 2: 1 per public entrance	TBD
Loading Space	1 per 2,800m ² GFA	TBD
Landscaping Requirements:		
Front	Level 2	TBD
Side	Level 3	
Rear	Level 3	

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

The Future Land Use map of the OCP (Map 4.1) anticipates the development of the Kelowna Police Services Building on the subject lands, therefore all but three of the subject properties are designated Educational/Institutional.

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan. Funding for the project has been secured through the Alternative Approval Process. This process concluded on March 28, 2014. Council received the Certificate of Sufficiency for the borrowing on Monday, March 31, 2014 at its Regular Meeting and granted approval for the project to proceed.

5.2 2014: Moving Opportunities Forward

Advance the Police Services Building project.

6.0 Technical Comments

6.1 Building & Permitting Department

No comment. Comments will be provided at Development Permit stage.

6.2 Development Engineering Department

See attached Memoranda, dated February 25, 2014.

6.3 Fire Department

No concerns.

6.4 Interior Health Authority

Provided that these lots are serviced by Community Sanitary sewer and water, this office has no concerns with liquid waste and drinking water.

Interior Health is in support of this application.

6.5 RCMP

No concerns.

6.6 Shaw Cable

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

6.7 TELUS

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

6.8 FortisBC (electric)

There are primary distribution facilities within Clement Avenue and to the proposed consolidated lot's northwest corner. The applicant is responsible for costs associated with any change to the

subjects' 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

7.0 Application Chronology

Date of Application Received: January 10, 2014

Public Information Sessions: March 6 & 10, 2014

Neighbourhood Mailout: April 1-15, 2014

Report prepared by:

James Moore, Planner II

Reviewed by:

☐

Ryan Smith, Urban Planning Manager

Approved for Inclusion:

☐

D. Gilchrist, Div. Dir. of Community Planning & Real Estate

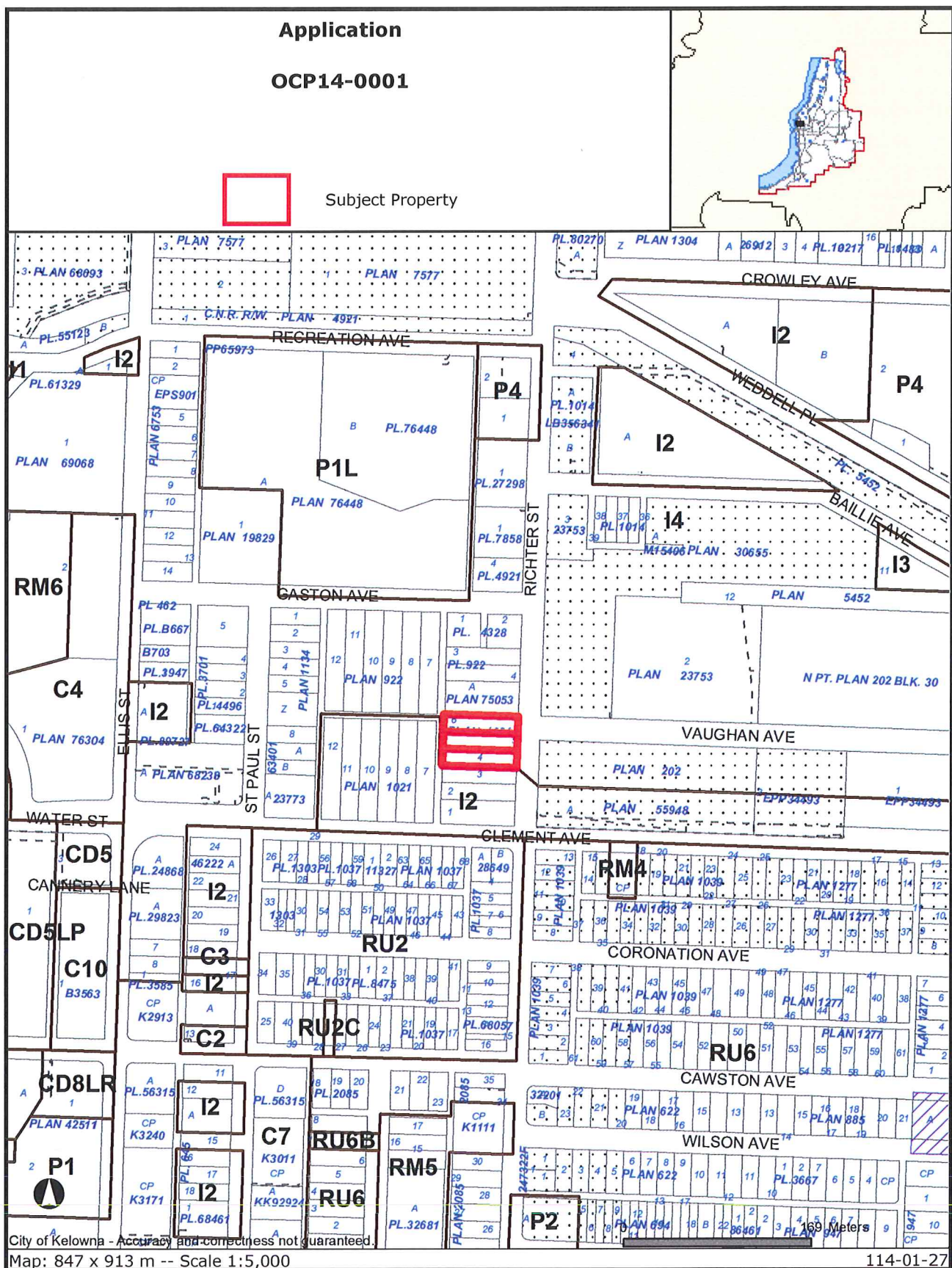
Attachments:

Subject Property Map

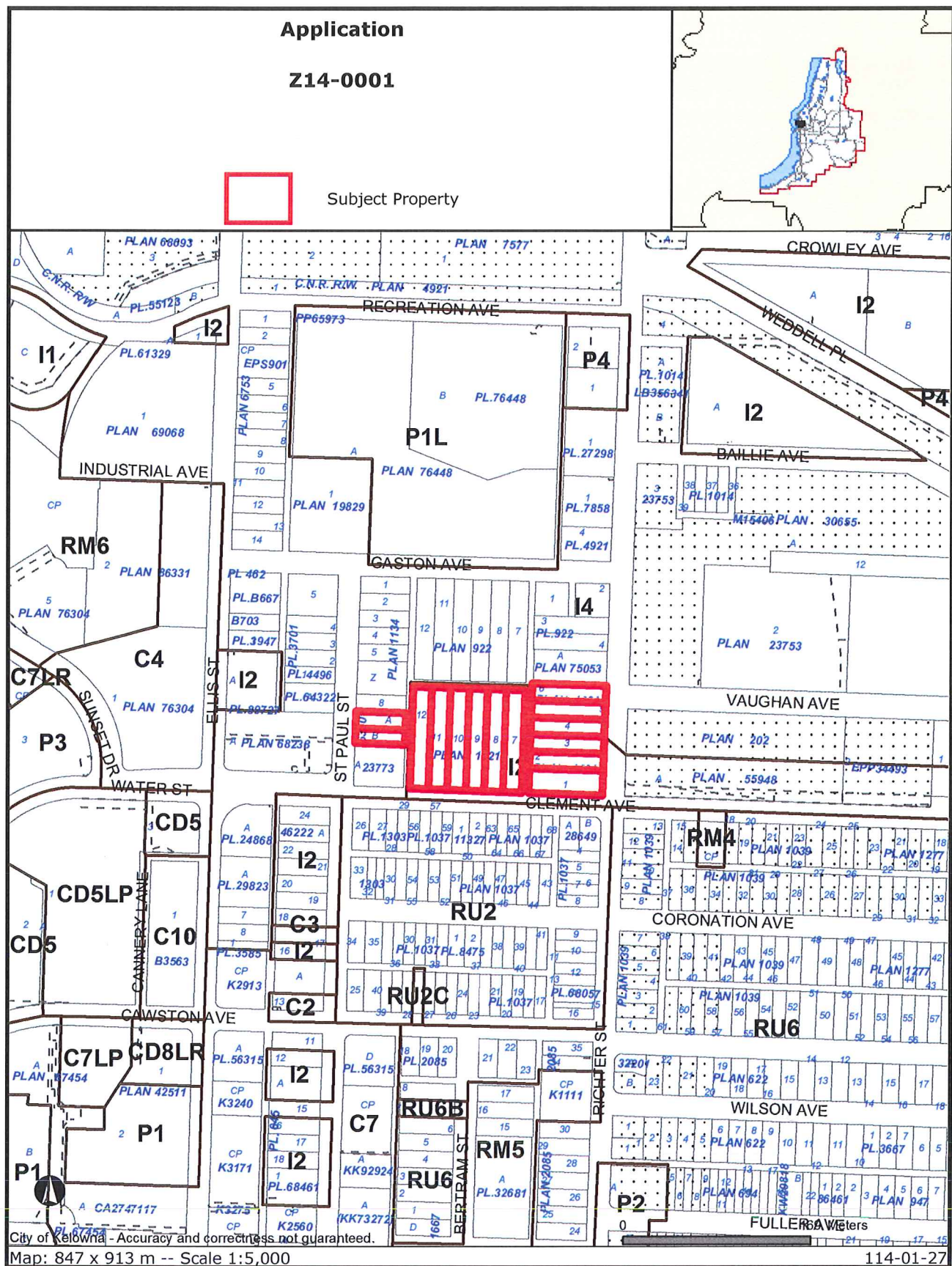
Conceptual Site Plan

Context/Site Photos

Development Engineering Memoranda, dated February 25, 2014

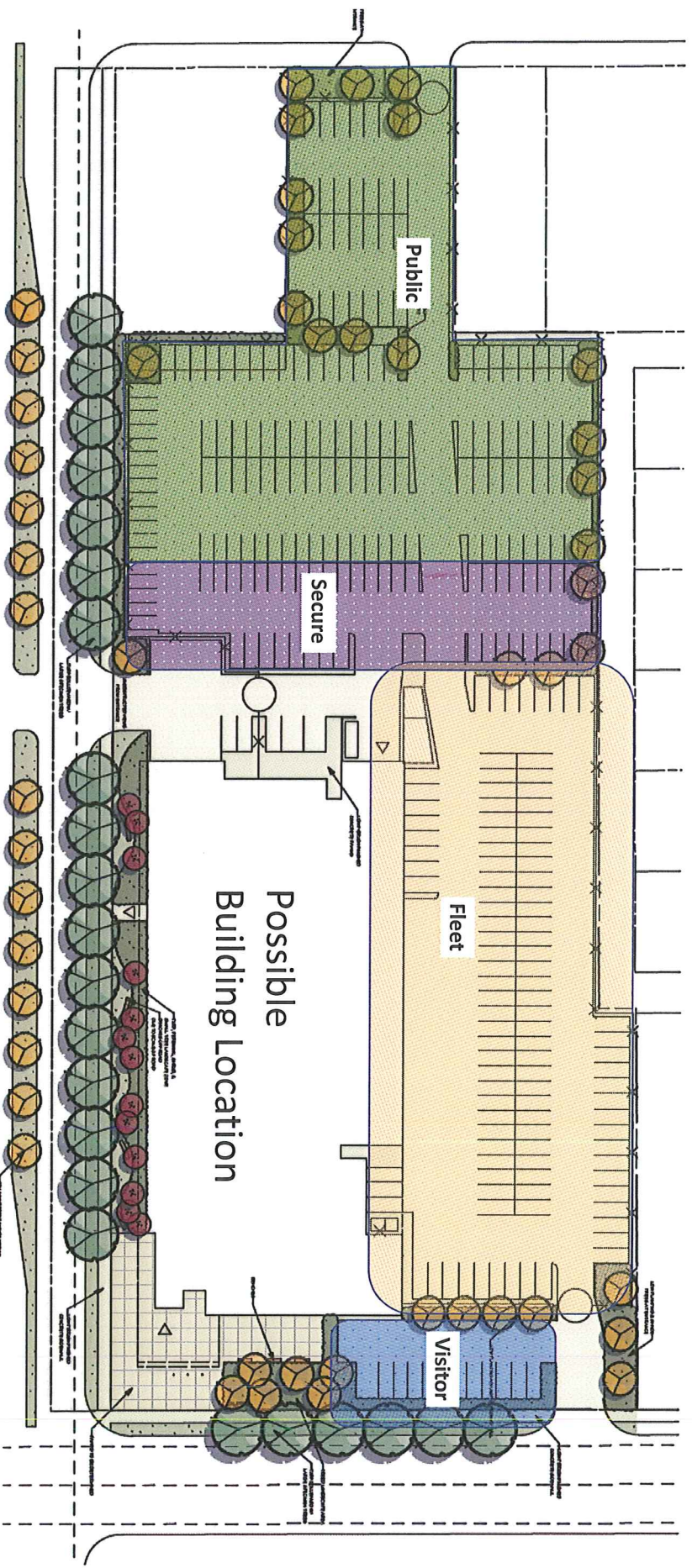


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
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POSSIBLE SITE LAYOUT & ROAD IMPROVEMENTS

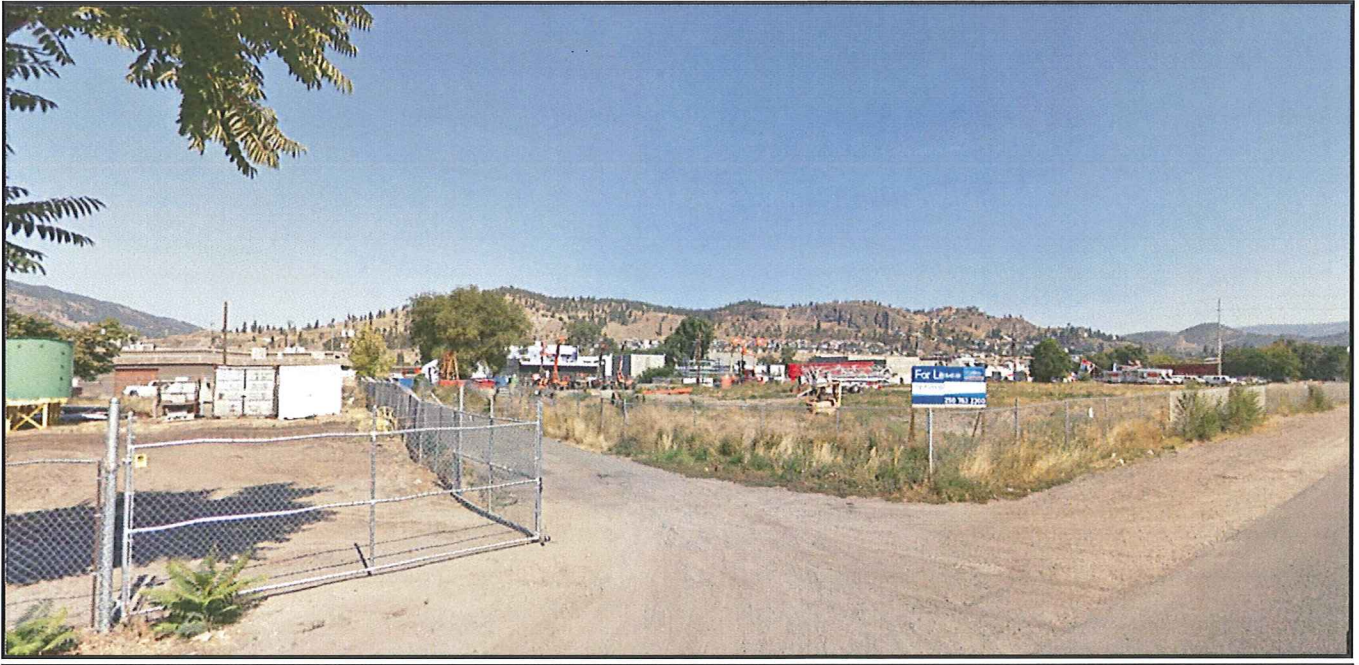


Police Services Building Project

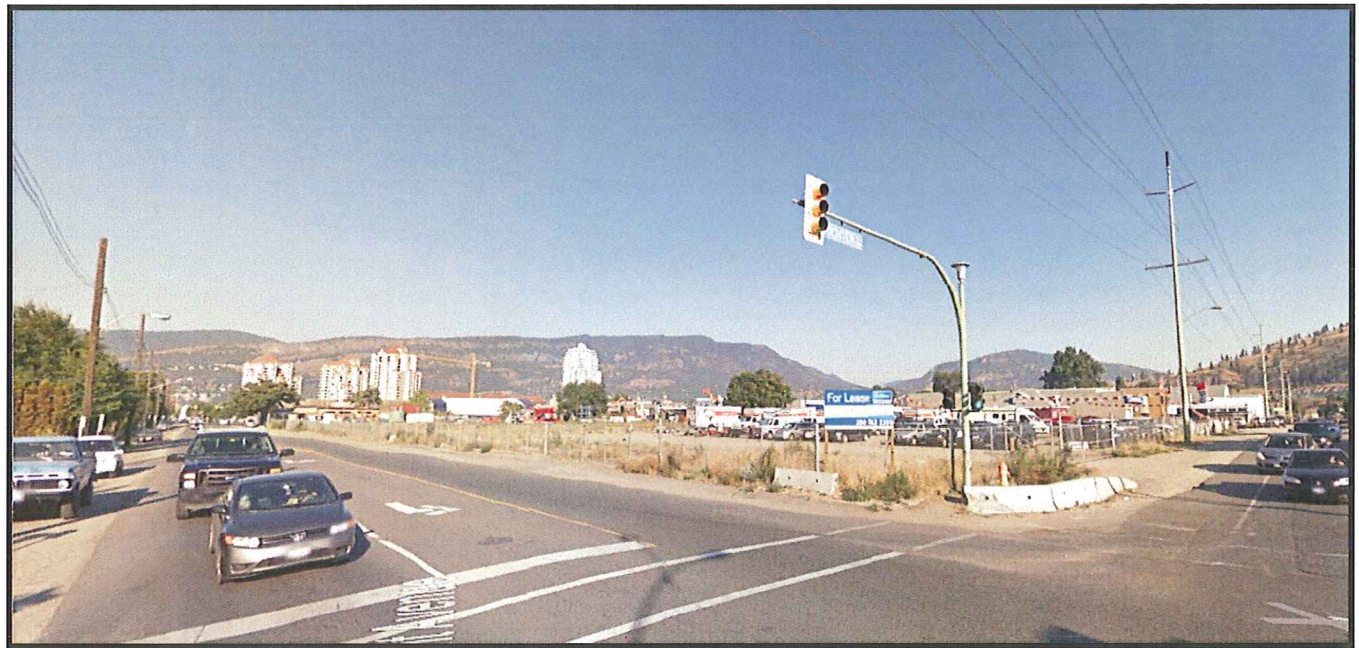
Elector Approval Open House

March 6 & 10, 2014

Site Context Photos



View of the site looking northeast from the corner of Clement Avenue and St. Paul Street



View of the site looking northwest from the corner of Clement Avenue and Richter Street

CITY OF KELOWNA


MEMORANDUM

Date: March 4, 2014
File No.: OCP14-0001
To: Urban Planning (JM)
From: Development Engineering Manager (SM)
Subject: Clement Ave & Richter St

The Development Engineering comments and requirements regarding this OCP amendment application are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under file Z14-0001.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

CITY OF KELOWNA

MEMORANDUM

Date: February 25, 2014
File No.: Z14-0001
To: City of Kelowna – Infrastructure Planning (BD)
From: Development Engineering Manager (SM)
Subject: Clement Av & Richter Street - RCMP Rezoning

I2 & I4 to P1 - Public Institutional

The Development Engineering Branch comments and requirements regarding an application to rezone from I2/I4 to Public Institutional (P1) zone would be as follows:

.1) General

- a) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b) Provide easements as may be required.
- c) The proposed RCMP station triggers a traffic impact assessment. The applicant's transportation engineer shall contact the City's Transportation & Mobility group who will determine the terms of reference for the study. Recommendations from the Traffic Impact Analysis (TIA) will become requirements of rezoning.

.2) Road Dedication and Subdivision Requirements

- a) On the Clement Ave frontage, provide a 10m dedication for a roadway allowance totalling 30m road right of way.
- b) Provide corner rounding or truncation dedication of 10m radius at Clement Ave and Richter Street.
- c) On the Richter Street frontage, provide a ~2m dedication for a roadway allowance totalling 22m road right of way.
- d) Lot consolidation.

.3) 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.
- Presence of ground water and/or springs.
- Presence of fill areas.
- Presence of swelling clays.
- Presence of sulphates.
- Potential site erosion.
- Provide specific requirements for footings and foundation construction.
- Provide specific construction design sections for roads and utilities over and above the City's current construction standards

.4) Water

- a) The properties are located within the City of Kelowna service area. The existing lots are serviced with small -diameter copper water services (5). Only one service will be permitted to the site or per property. The applicant, at his cost, will arrange for the removal of all existing services and the installation of one new larger metered water service.
- b) The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for Institutional zoning is 150l/s and is available at the site. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.

.5) Sanitary Sewer

- a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs.
Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services (3) and the installation of one new larger service. A new service (150 mm) will be required to service the proposed development and should be tied into an existing manhole, as per Bylaw 7900. The existing manhole cover and lid must be upgraded to current standards.

.6) Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.
- b) It will be necessary for the developer to construct storm drainage facilities on Clement Ave and Richter Street to accommodate road drainage fronting the proposed development.

- c) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- d) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

.7) Transportation.

- a) The proposed RCMP station triggers a traffic impact assessment. The applicant's transportation engineer shall contact the City's Transportation & Mobility group who will determine the terms of reference for the study.
- b) Recommendations from the Traffic Impact Analysis (TIA) will become requirements of rezoning.

.8) Roads

- a) Clement Ave is designated an urban arterial road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, and street lights.
- b) Richter Street is designated an urban collector road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, left turn bays, landscaped boulevard complete with underground irrigation system, and street lights, possible traffic signal upgrades and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading.
- c) St. Paul Street is designated an urban local road. Frontage improvements required include sidewalk, piped storm drainage system, landscaped boulevard complete with underground irrigation system.
- d) Provide a Street Sign, Markings and Traffic Control Devices design drawing.
- e) Landscaped boulevards, complete with underground irrigation design drawing as per bylaw, is required on Clement Ave & Richter Street.

.9) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as the subject properties are within the "City Center Urban Center".
- b) Streetlights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.10) Design and Construction

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

.11) Other Engineering Comments

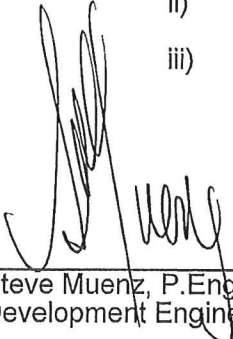
- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application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

.12) Servicing Agreements for Works and Services

- b) 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 and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- c) 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.

.13) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii) Engineering and Inspection Fee: 3% of construction value (plus GST).



Steve Muenz, P.Eng.
Development Engineering Manager

SS

CITY OF KELOWNA

BYLAW NO. 10956

Official Community Plan Amendment No. OCP14 - 0001 City of Kelowna and Miles Vucicevic 1150, 1156 & 1160 Richter Street

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 Lots 4, 5 and 6, District Lot 139, ODYD, Plan 1021, located on Richter Street, Kelowna, B.C., from the COMM - Commercial designation to the EDINST - Educational/Institutional designation;
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

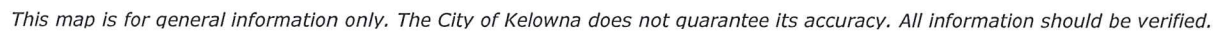
Considered at a Public Hearing on the

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



CITY OF KELOWNA

BYLAW NO. 10957

Z14-0001 - City of Kelowna and Miles Vucicevic 576, 630 & 690 Clement Avenue, 1175 & 1166 St. Paul Street and 1150, 1156, 1160, 1166 & 1170 Richter Street

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lots 1, 7, 8, 9, 10, 11 and 12, District Lot 139, ODYD, Plan 1021 located on Clement Avenue, Lots 2, 3, 4, 5 and 6, District Lot 139, ODYD, Plan 1021 located on Richter Street; and Lots A and B, District Lot 139, ODYD, Plan KAP63401 located on St. Paul Street, Kelowna, B.C., from the I2 - General Industrial and I4 - Central Industrial zone to the P1 - Major Institutional 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: 4/16/2014

RIM No. 1250-30

To: City Manager

From: Subdivision, Agriculture & Environment Services (MS)

Application: Z14-0009 **Owners:** Sohayl and Sholen Ghadirian

Address: 1470 Guisachan Pl **Applicant:** Sohayl Ghadirian

Subject: To Rezone portions of the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone and to the RU2 - Medium Lot Housing to facilitate a two lot subdivision

Existing OCP Designation: S2RES - Single/Two Unit Residential

Existing Zone: RU1- Large Lot Housing

Proposed Zone: RU2 - Medium Lot Housing
RU6 - Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z14-0009 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot 3, District Lot 136, ODYD, Plan 9353 from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone and from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone as shown on Map "A" attached to the report of Subdivision, Agriculture & Environment Services, dated April 16, 2014, 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 issuance of a Preliminary Layout Review Letter by the Approving Officer;

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.

2.0 Purpose

The applicant is requesting permission to rezone portion of the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to the RU2 - Medium Lot Housing zone to facilitate a two lot subdivision.

3.0 Subdivision, Agriculture and Environment Services

The subject property is located within the Central City Sector of Kelowna. It is designated as a S2RES - Single/Two Unit Residential in the Official Community Plan and as such the application to rezone to RU6 and RU2 to facilitate a 2 lot subdivision is in compliance with the designated future land use. In addition, the OCP generally supports the densification of neighborhoods through appropriate infill development, including the use of two dwelling housing and or medium lot housing.

The proposed lots far exceed (more than double) the zoning criteria for the RU6 - Two Dwelling Housing zone and the RU2 - Medium Lot Housing. The proposed RU6 lot will be approximately 1470 m² (minimum required is 700m²) and the propose RU2 lot will be approximately 830m² (minimum required is 400m²). The property is serviced by City of Kelowna water and sanitary sewer.

A comprehensive "Form and Character" Development Permit will be required for the development of the proposed RU6 lot to ensure the dwellings are sensitively integrated in the existing establish neighborhood.

Based on current City policy and services available, City staff supports this application.

4.0 Proposal

4.1 Background / Project Description

The applicant is seeking permission to rezone the subject property to facilitate a two lot subdivision. The proposal involves rezoning portions of the subject property to the RU2 - Medium Lot Housing zone and the balance to the RU6 - Two Dwelling Housing zone from the existing RU1 - Large Lot Housing zone.

The applicant is proposing to remove the existing accessory building as well as a portion of the existing building to facilitate the proposed subdivision (as shown in red on the attached subdivision plan). The proposed RU2 - Medium Lot Housing lot will be approximately 833 m² with a depth of 63m and a width of 13m. The proposed RU6-Two Dwelling Housing lot will be approximately 1470m² with a depth of 63, and with of 23.3m (As shown on the attached subdivision plan).

The applicant will be constructing an additional single family dwelling on the proposed RU6 lot (as conceptually shown in blue on the attached subdivision plan) and then proposes to stratify the property. The Proposed RU2 lot will be developed in accordance with the zone requirements.

4.2 Site Context

The subject property is located in the North Central City Sector of Kelowna (see Map 1 - Subject Property, below). The property is relatively flat fluctuating by less than one metre in elevation. The property currently has a single family dwelling and accessory building as shown on Map 1. In order to create the subdivision, a portion of the house will need to be demolished.

The surrounding area is characterized by single family dwellings.

Parcel Summary:

Parcel Size: 2300 m² (0.57 ac)
 Elevation: 352 masl
 Gradient: approximately 1-2% sloping down towards the northwest

4.4 Zoning of Adjacent Property

Zoning for adjacent properties is outlined in the following table:

Table 1: Zoning of Adjacent Property

Direction	Zoning Designation	Land Use
North	RU2 - Large Lot Housing	Single Family Dwelling
East	RU1 - Large Lot Housing	Single Family Dwelling
South	RU5 - Large Lot Housing	Bareland Strata Housing
West	RU6 - Two Dwelling Housing	Single Family Dwelling

Map 1: Subject Property - 1470 Guisachan Pl



5.0 Technical Comments

Table 1: RU2 Zoning Criteria

CRITERIA	RU2 - MEDIUM LOT HOUSING - ZONE REQUIREMENTS
Subdivision Regulations	
Minimum Lot Area	400 m ²
Minimum Lot Width	13.0 m
Minimum Lot Depth	30.0 m
Minimum Front Yard	4.5 m (6.0 m from a garage or carport)
Minimum Side Yard	1.5 m (for up to 1 ½ storey portion of building) 1.8 m (for up to 2 ½ storey portion of building) 3.0 m (if there is no garage or carport from the front)
Minimum Rear Yard	6.0 m (for up to 1 ½ storey portion of building) 7.5 m (for up to 2 ½ storey portion of building)
Maximum Site Coverage	40% (50% including driveways and parking areas)

Table 2: RU6 Zoning Criteria

CRITERIA	RU6 - TWO DWELLING HOUSING - ZONE REQUIREMENTS
Subdivision Regulations	
Minimum Lot Area	700 m ² (800m ² for corner lot)
Minimum Lot Width	18.0 m
Minimum Lot Depth	30.0 m
Minimum Front Yard	4.5 m (6.0 m from a garage or carport)
Minimum Side Yard	2.0 m (for up to 1 ½ storey portion of building) 2.3 m (for up to 2 ½ storey portion of building)
Minimum Rear Yard	6.0 m (for up to 1 ½ storey portion of building) 7.5 m (for up to 2 ½ storey portion of building)
Maximum Site Coverage	40% (50% including driveways and parking areas)

6.0 Current Development Policies

Current development policies that relate to the application are included in the section below.

6.1 Kelowna 2020 - Official Community Plan - General Policies¹

Focus development to designated growth areas

Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs per ha 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 in particular and existing areas as per the provisions of the Generalized Future Land Use Map.

Permanent Growth Boundary.² Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

Ensure context sensitive housing development³

Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

Healthy Communities. Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

7.0 Technical Comments

7.1 Development Services

Development Services has provided comments for the application, summarized below (memo attached).

Road frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant's expense.

The proposed redevelopment includes the subject parcel being subdivided into two lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.

¹ City of Kelowna Official Community Plan - Development Process; p. 5.3

² City of Kelowna Official Community Plan, Policy 5.3.1 (Development Process Chapter).

³ City of Kelowna Official Community Plan - Development Process; p. 5.27

7.2 Policy and Planning

The subject property is designated as Single / Two Unit Residential (S2RES) in the OCP and as such this proposed rezoning and subdivision would be in compliance with OCP policy and objectives and could be supported.

7.3 Shaw Cable / Telus

Shaw Cable and Telus approve this proposed rezoning application to accommodate a 2 lot subdivision. Owner / developer is to supply and install an underground conduit system per Shaw Cable/Telus drawings and specifications.

8.0 Application Chronology

Date of Application Received:	February 26, 2014
Agency Comments Received:	March 26, 2014
Public Consultation Summary Received:	April 15, 2014

Report prepared by:

Damien Burggraeve, RPP, MCIP

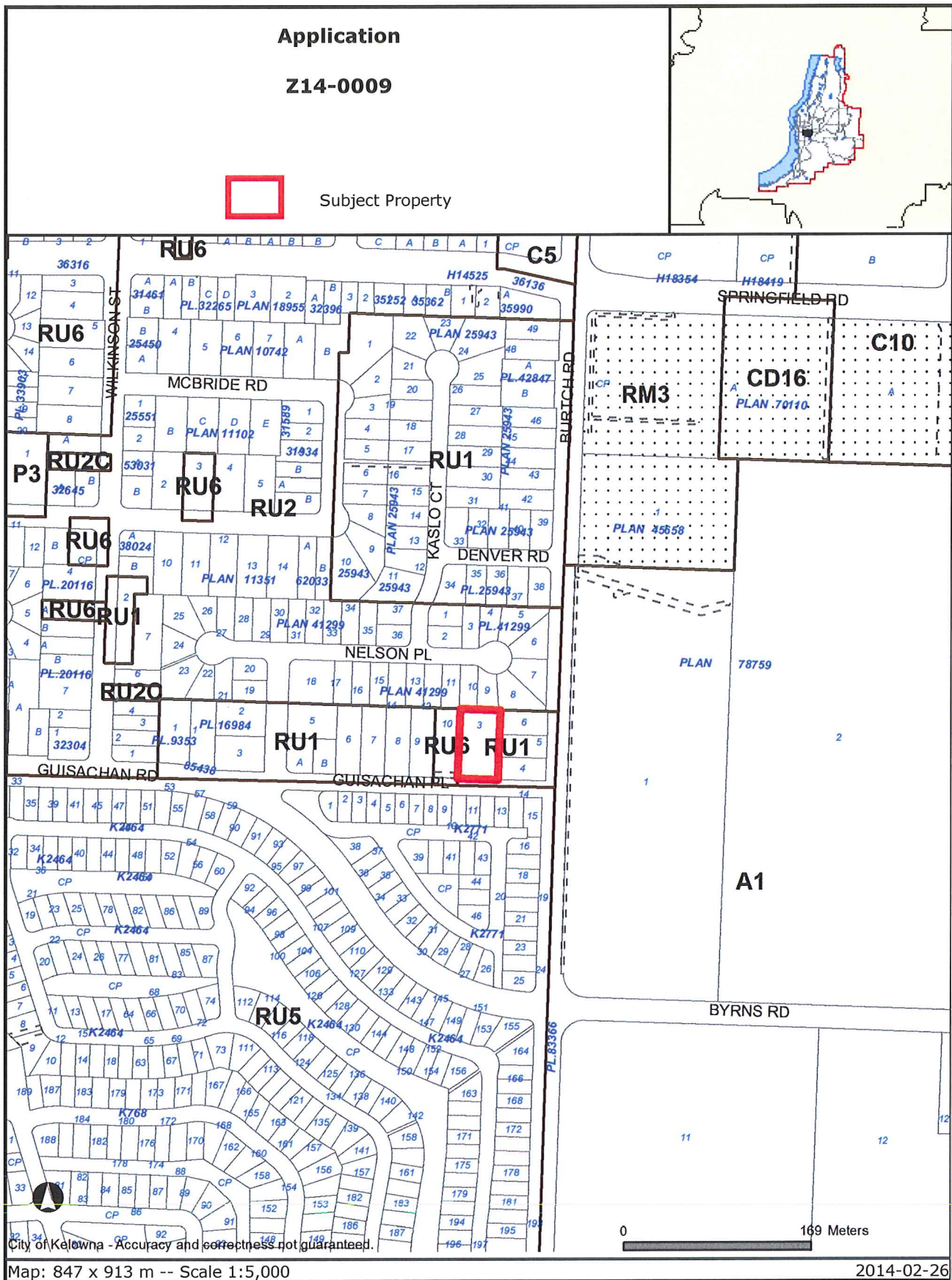
Approved for Inclusion:



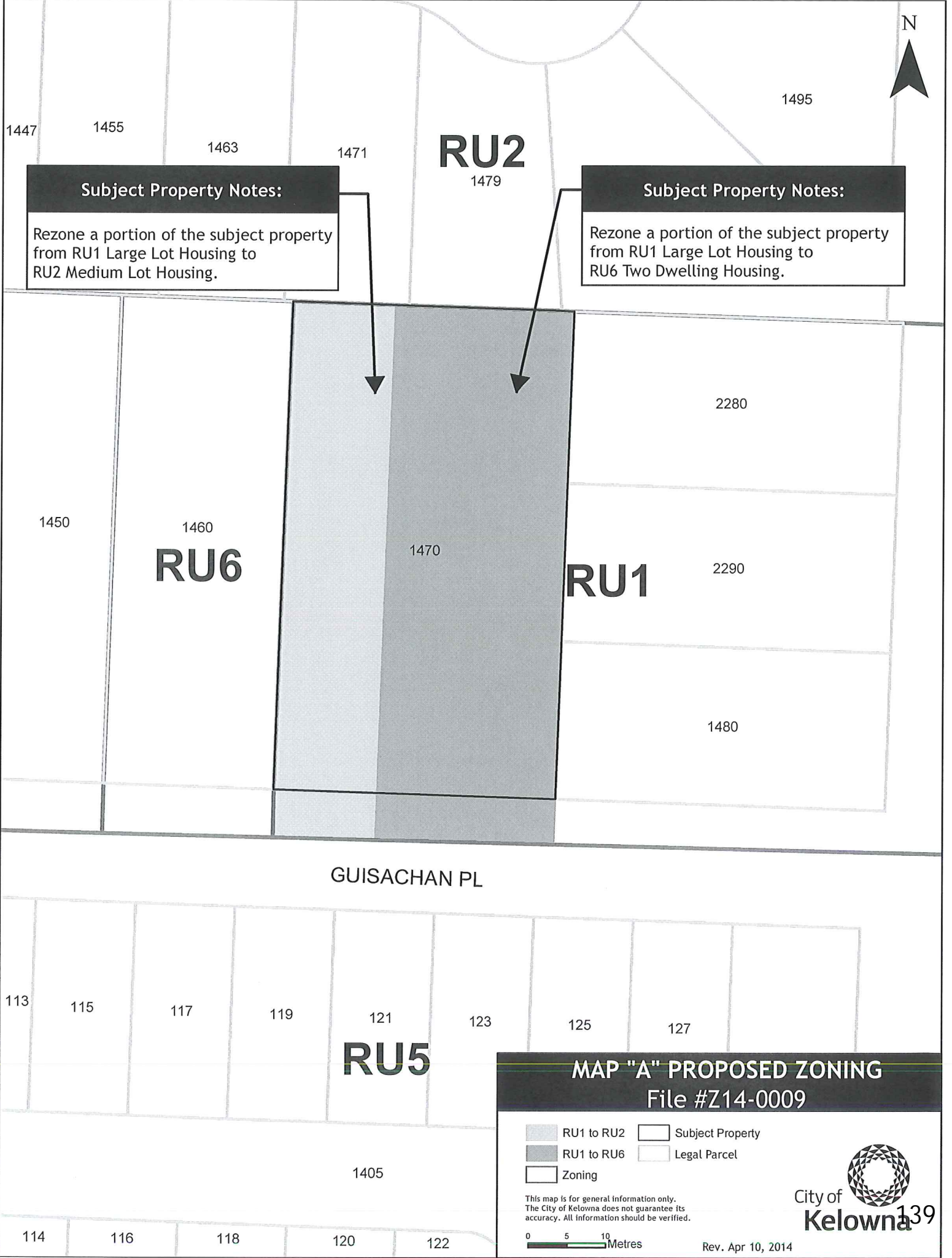
Shelley Gambacort, Director, Land Use Management

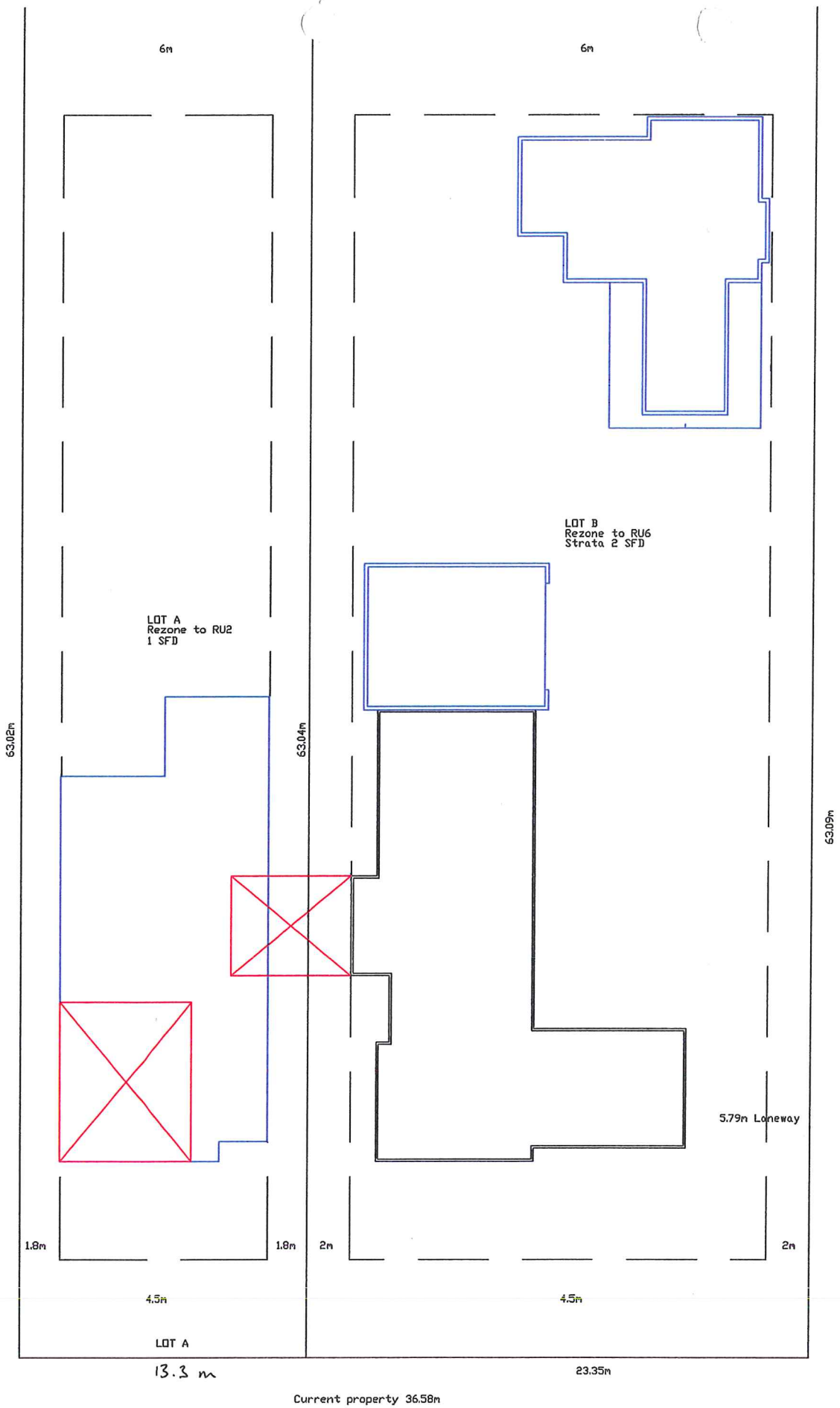
Attachments:

Subject Property Map
Map A - Proposed Rezoning
Site Plan - Proposed Subdivision Layout
Development Engineering Memorandum
Public Notification - Letter and Summary



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
MEMORANDUM

Date: March 5, 2014
File No.: Z14-0009

To: Urban Planning (DB)

From: Development Engineering Manager (SM)

Subject: 1470 Guisachan Place, Lot 3 Plan 9353 RU1 to RU2/RU6

Development Engineering has the following comments and requirements associated with this application.

1. General

Road frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant's expense.

The proposed redevelopment includes the subject parcel being subdivided into two lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.

Steve Muenz, P. Eng.
Development Engineering Manager

SS

April 14, 2014

Dear Neighbour,

We are excited to inform you of our intention to apply for re-zoning and subdivision of our new home at 1470 Guisachan Place. Currently, we are in the process of renovating the original house on this property but given the large size of the lot our plan is to rezone and subdivide the property into two lots. This would allow for a separate subdivided lot with a single family dwelling as well as a third single family dwelling behind the current house which is being renovated. There will not be a duplex or other multi-plex type buildings, only two more beautiful homes!

We have attached a copy of the site plan with the new proposed property lines as well as the locations of the new homes. Please feel free to contact us by email or telephone if you have any questions or concerns. We look forward to getting to know you better and being part of the neighbourhood!

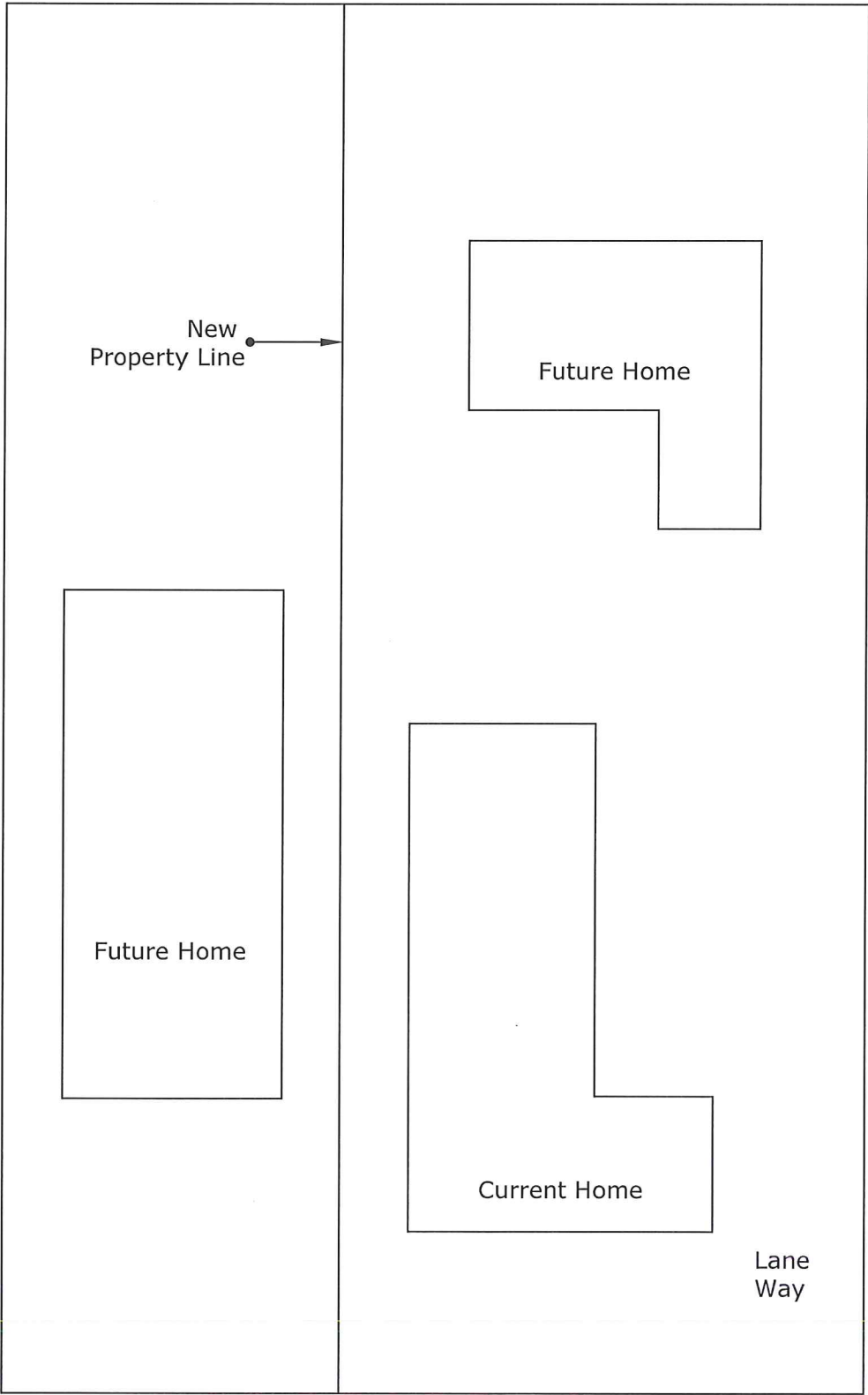
Thank you for your time,

Sohayl and Sholeh Ghadirian

sohayl@gmail.com

778-363-0275

Proposed Changes to
1470 Guisachan Place



Guisachan Place

To the City of Kelowna

April 14, 2014

Regarding our application for re-zoning and subdivision of the property at 1470 Guisachan place, this letter is to outline our recent efforts to inform nearby residents of our intentions with the application. On April 12-14, 2014, 23 of the surrounding homes were visited to distribute a letter outlining our plans with an attached site plan of the proposed changes. Where possible we were able to do this in person and answer any questions as well.

The address of the homes visited were as follows

Address	
1440 Guisachan place	Spoke with resident
1450 Guisachan place	Resident not home, letter left
1460 Guisachan place	Spoke with resident
1480 Guisachan place	Spoke with resident
2290 Burtch rd	Spoke with resident
2280 Burtch rd	Spoke with resident
1447 Nelson place	Resident not home, letter left
1455 Nelson place	Resident not home, letter left
1463 Nelson place	Resident not home, letter left
1471 Nelson place	Spoke with resident
1479 Nelson place	Spoke with resident
1487 Nelson place	Spoke with resident
1495 Nelson place	Resident not home, letter left
<i>1405 Guisachan place:</i>	
-Unit 111	Resident not home, letter left
-Unit 113	Resident not home, letter left
-Unit 115	Spoke with resident
-Unit 117	Spoke with resident
-Unit 119	Resident not home, letter left
-Unit 121	Resident not home, letter left
-Unit 123	Resident not home, letter left
-Unit 125	Resident not home, letter left
-Unit 127	Resident not home, letter left
-Unit 129	Resident not home, letter left

All of the residents that we were able to meet were very supportive of our plan, and in most cases expressed that they had expected such a proposal to be put forth given the size of the property. One resident at 1479 Nelson place did have some concerns around privacy as her property sits directly behind ours. We were able to show her that the rear setback of any new home would be at least 6m from our shared property line and this seemed to address her concern.

We have attached both the letter that was distributed as well as the simplified site plan.

Sohayl and Sholeh Ghadirian

CITY OF KELOWNA
BYLAW NO. 10954
Z14-0009 - Sohayl and Sholen Ghadirian
1470 Guisachan Place

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 portions of Lot 3, Dirstict Lot 136, ODYD, Plan 9353 located on Guisachan Place, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing and RU6 - Two Dwelling zone as identified on Map A attached to and forming part of this bylaw.
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

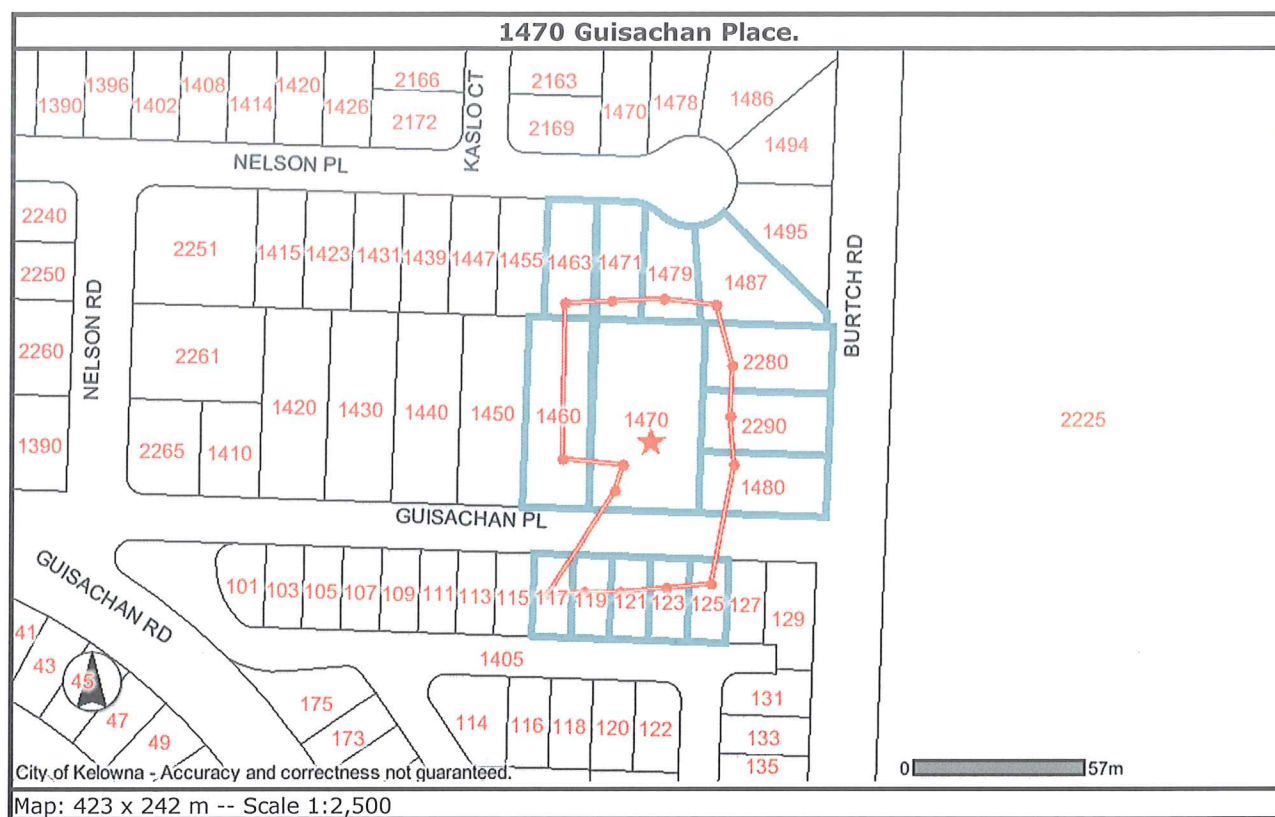
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

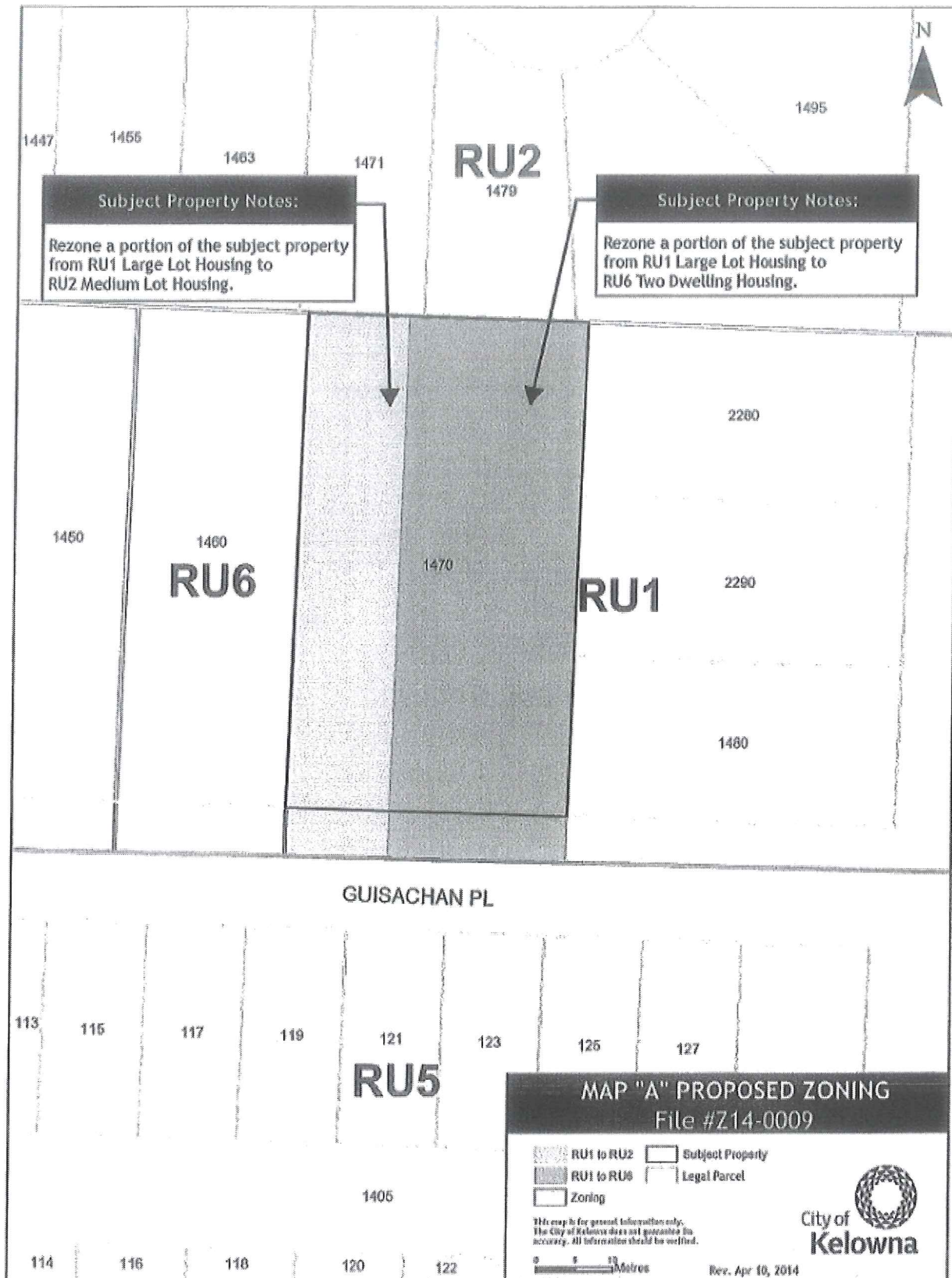
Adopted by the Municipal Council of the City of Kelowna this

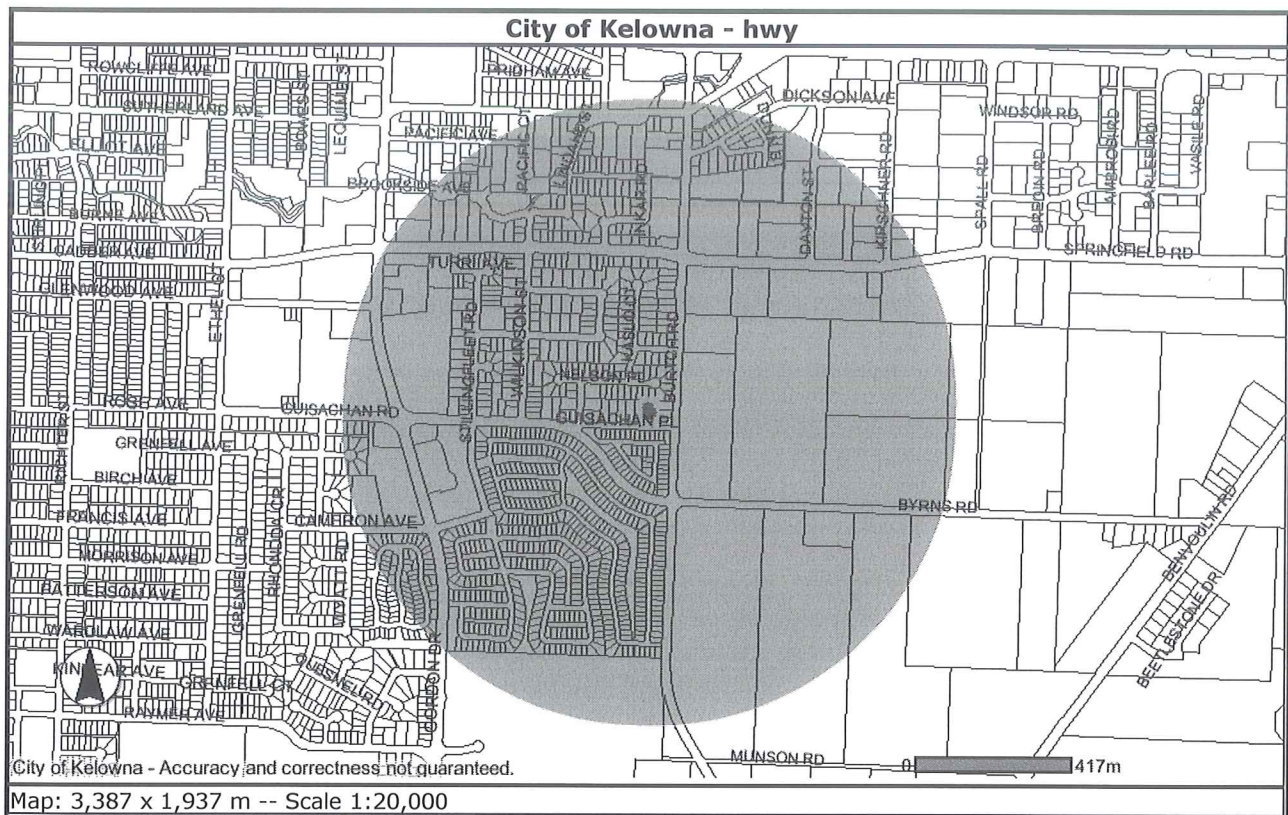
Mayor

City Clerk



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REPORT TO COUNCIL



Date: April 15, 2014
RIM No. 1250-30
To: City Manager
From: Urban Planning, Community Planning & Real Estate (AC)
Application: Z10-0044 **Owner:** Nathan Morden
Address: 120 Homer Road **Applicant:** Nathan Morden
Subject: 2014 04 28 Report Z10-0044 extension 120 Homer Rd
Existing Zone: RU1 - Large Lot Housing
Proposed Zone: RM1 - Four Dwelling Housing

1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Zone Amending Bylaw No. 10403 (Z10-0044) to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 13 Section 27 Township 26 ODYD Plan 14897, except Plan 39705, located at 120 Homer Road, Kelowna BC, be extended from March 21, 2014 to June 20, 2014.

2.0 Purpose

To extend the date for adoption of Zone Amending Bylaw No. 10403 from March 21, 2014 to June 20, 2014.

3.0 BACKGROUND:

The original dwelling was added to through a Building Permit issued in 2005, adding approximately 2600ft² of floor area. The property is currently under investigation through Bylaw Enforcement for concerns of additional dwellings.

The property is currently zoned RU1 - Large Lot Housing, however, there are 3 non-conforming units in addition to the single-family dwelling. The original dwelling has a three-bedroom unit located in the basement. The addition approved in 2005 was to create a three-car garage with living space behind and above, however, these additional spaces have been converted into a one-bedroom and three-bedroom unit respectively. In total, the property includes four separate dwelling units. The property was sold to a new owner who bought the property in 2011-2012 and the new owner has been attempting to resolve the outstanding legalization issues ever since.

The purpose of the extension request is to allow the applicant some additional time to finalize the rezoning conditions. The conditions were:

- 1) Payment of Development Engineering fees
- 2) Initialize a building permit to bring the structure into compliance with the BC Building Code.

3.1 Site Context

The subject property is located on the north side of Hwy 33 W near Gerstmar Road and west of the Rutland Urban Centre boundary. Specifically, the adjacent zones and uses are:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single Family Housing
East	RM3 - Low Density Multiple Housing	Townhomes
South	RM4 - Transitional Low Density Housing C1 - Local Commercial	Apartment Complex Gas Bar
West	P2 - Educational & Major Institutional	Religious Assembly

4.3 Site Location Map

Subject property: 120 Homer Road



4.0 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.

The applicant was able to pay his outstanding development engineering fees on April 9th 2014. The rezoning application has also triggered a Development Variance Permit to legalize the existing building footprint which has been placed on hold until the zoning conditions could be met. The initial review of the building permit to ensure building code compliance has identified a number of issues. Staff are working with the applicant to develop a code compliance list in order to complete the building permit application.

By-Law No. 10403 received second and third readings on September 21st, 2010 after the Public Hearing held on the same date. In a report dated October 5th, 2012, Staff noted we would not support any further extension requests as this application was originally generated through a Bylaw Enforcement action and prolonged non-compliance would not be permitted. However, last year the applicant had begun to pay the required fees (BMID water fees) in order to move the application forward. At the time, Staff recommended a further twelve (12) months to March 21st 2014 and stated that this extension would be the last agreeable extension.

Staff had been in the process of creating a report to rescind the bylaw when then applicant was finally able to complete the necessary engineering fee payments. As such, staff will be holding off on a recommendation to rescind the bylaw and are instead recommending a further extension of approximately two months for the applicant to complete the remaining condition (Building Permit Application and Code Compliance Report). Staff anticipates that this final condition can be addressed in the time provided by the extension.

If this extension request is denied by Council, Staff will bring forward a rescinding bylaw to Council as soon as possible, however, staff supports this brief extension in hopes that it will help bring this application closer to a positive conclusion. If the extension is granted, staff will bring forward an adoption resolution as soon as the last condition is finalized.

Report prepared by:

Adam Cseke, Planner

Reviewed by:

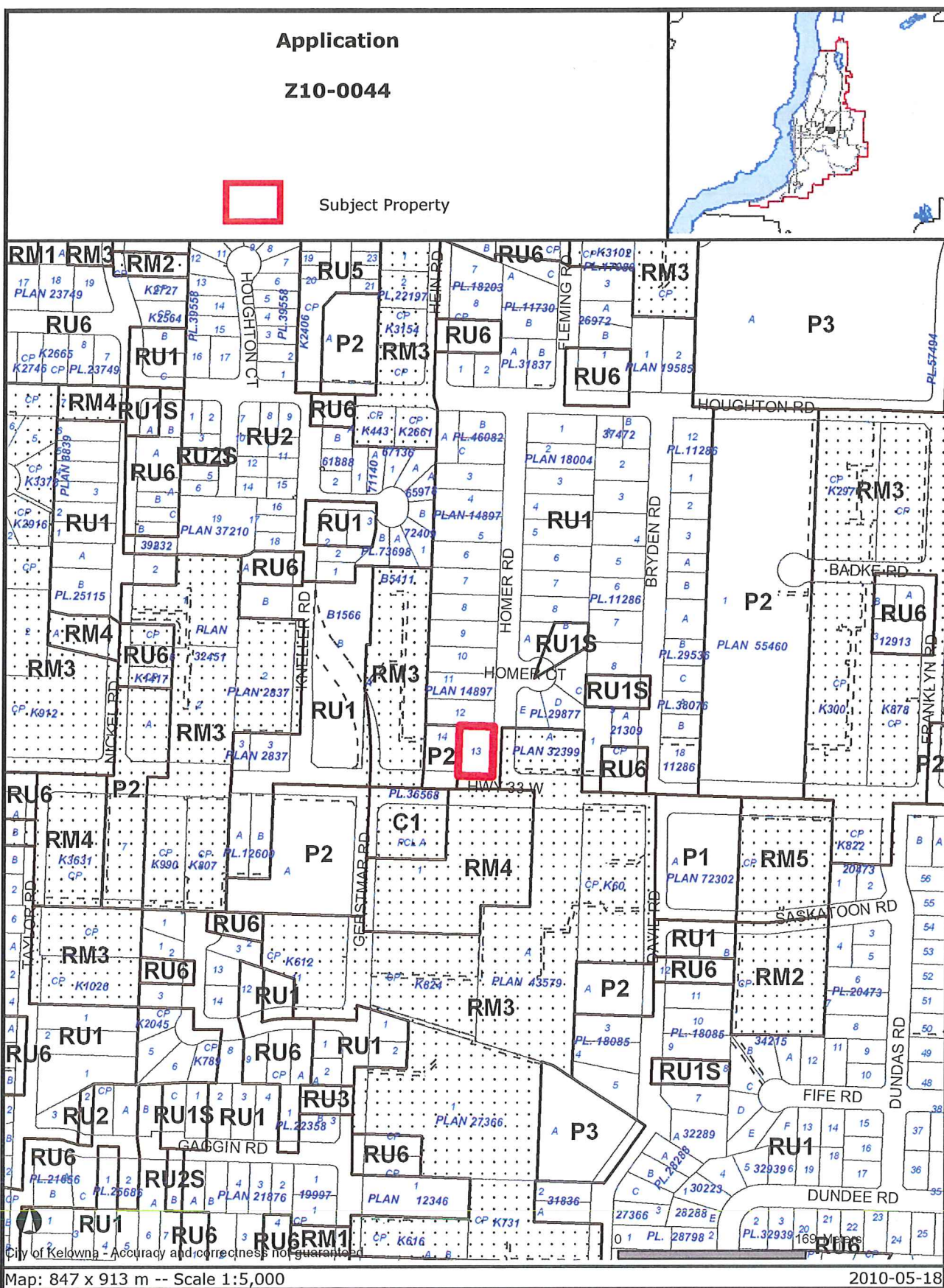
☐

Ryan Smith, Urban Planning Manager

Approved for Inclusion:

☐

Doug Gilchrist, Community Planning
& Real Estate Div. Director



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
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REPORT TO COUNCIL



Date: April 28, 2014

RIM No. 0940-93

To: City Manager

From: Subdivision, Agriculture & Environment Services (TC)

Application: TUP13-0001 **Owner:** Michael (Sean) Dawson
Latisha Jae Dawson

Address: 2045 Begbie/990 Glenmore Road **Applicant:** Sean Dawson

Subject: 2014 04 28 Report (Extension) TUP13-00012045 Begbie 990 Glenmore

Existing OCP Designation: Resource Protection Area

Existing Zone: A1 - Agriculture

1.0 Recommendation

THAT Council authorize a five month extension to July 18th, 2014, of the issued Temporary Use Permit No. TUP13-0001 to allow the continued operation of Advanced Powerlines Ltd. on a portion of Lot 16, Block 4, Section 9, Township 23, ODYD, Plan 896, Except Plans KAP64694 and KAP85916, located at 2045 Begbie Road, Kelowna, BC as shown on Map "A", which was subject to the following conditions:

- a) Issuance of a Business License for Advanced Powerlines; and
- b) The applicant be required to bring the residential uses (i.e. Mobile Home) into compliance with ALC and City regulations.

2.0 Purpose

To consider an extension for a Temporary Use Permit (TUP) in order to legalize the existing non-farm use of the property for a duration less than one year.

3.0 Subdivision, Agriculture & Environment Services

In general, staff do not support the use of agricultural land for non-farm use purposes. This extension represents ongoing efforts by the City and the applicant to ensure compliance. Staff can confirm that the applicant has purchased an industrial property and is in the process of moving the business to the new location.

Staff recommend that the TUP be extended subject to the removal of the mobile home at 2045 Begbie Road and issuance of a Business Licence for the newly purchased industrial property (2930-2960 Acland Road).

4.0 Proposal

4.1 Background

Staff were advised of a potential illegal use of agricultural land by a concerned citizen. City staff investigated and found that a portion of the property was being used for the business operations of Advanced Powerlines. Advanced Powerlines Ltd. is in the business of installing and maintaining powerline distribution lines for both utilities and private customers.

The business being conducted by Advanced Powerlines Ltd. is consistent with *Contractor Services, General* as defined by *Zoning Bylaw 8000*. This use is not permitted in the A1 - Agriculture 1 zone, nor is it a permitted use in the ALR.

The agriculturally zoned subject property was unlawfully being used for the business for a number of years. A "Non-Farm Use" file was submitted for decision by the ALC in 2012 following an investigation. City Council recommended that the ALC approve the Non-Farm Use for one year, a duration believed to be appropriate to relocate Advanced Powerlines Ltd. to an appropriate zone.

Since the issuance of TUP13-0001 in July of 2013, the applicant has been working diligently to purchase an industrial property that meets the needs of the business. As staff understand it, a property was purchased in the fall of 2013 with a possession date of January 31, 2014.

4.2 Project Description

While the ALC has permitted the "non-farm use" for a duration of one year, the use (*Contractor Services, General*) is not a permitted principal or secondary use in the City's agricultural zone.

The applicants are seeking Council support for an extension to allow continued use of a portion of the subject property. No new buildings or structures are being proposed for the business use. The extension would authorize the use of a 0.47 hectare portion only. The 0.47 hectare portion of the subject property includes a number of accessory buildings.

Advanced Powerlines Ltd. would continue to occupy that portion of the subject property for business operations including parking (both business and employee personal automobiles), material storage and a staff meeting room. Traffic generated by this use is said to include approximately 12 personal vehicles arriving between 06:00 and 07:00, approximately six work vehicles (large trucks and trailers) departing the subject property for worksites. Work vehicles typically return between 15:00 and 17:00 and the personal vehicles depart shortly thereafter.

4.3 Site Context

The subject property is located west of Glenmore Road North in the McKinley sector. The general context is predominantly large agricultural properties with ALR on three of four sides. Upslope to the west is Long Ridge Drive and the community of Wilden.

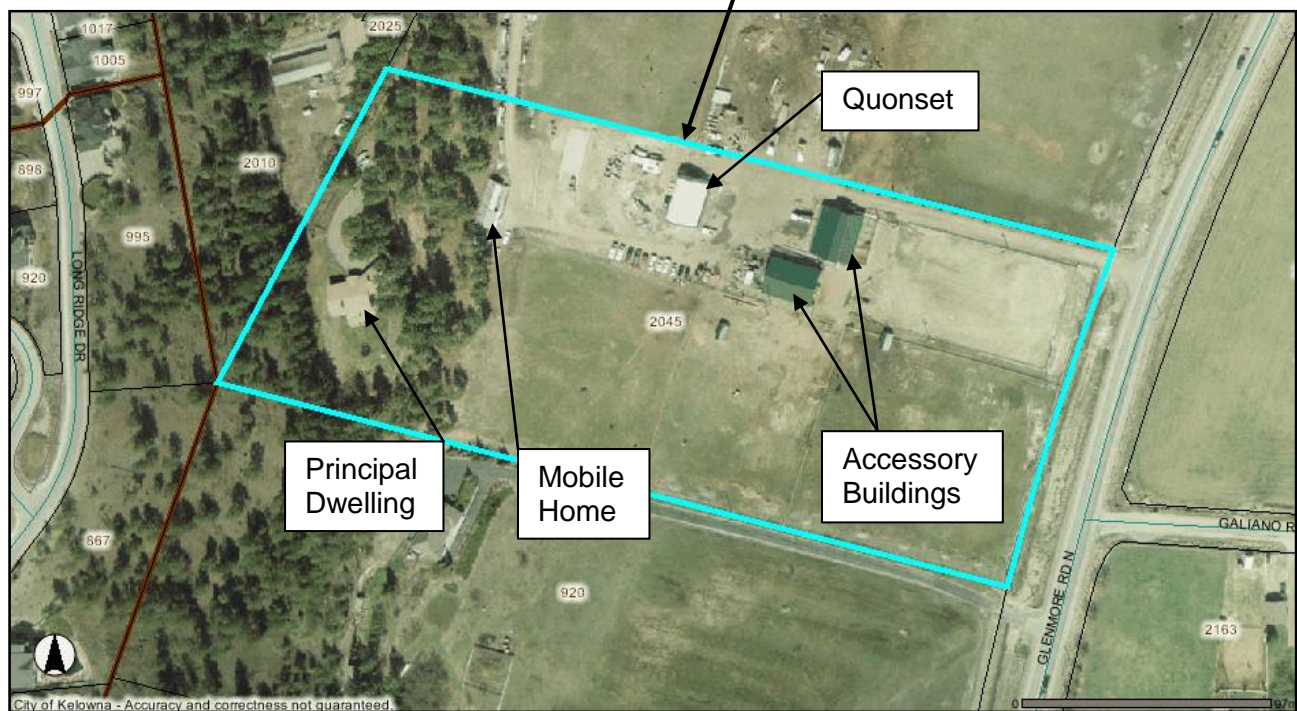
At present two dwellings (one single family dwelling and one mobile home) are situated on the subject property. In addition to the dwellings, a number of accessory buildings and structures currently exist along with fenced pasture areas and a treed section in the western portion.

Parcel Summary: 2045 Begbie Road
Parcel Size: 4.1 ha (10.1 ac)
Elevation: 434 - 518 masl

The subject property is located west of Glenmore Road North. The surrounding properties are zoned as follows:

Direction	Zoning	ALR	Land Use
North	A1 - Agriculture 1	Yes	Rural/agricultural
South	A1 - Agriculture 1	Yes	Rural/agricultural
East	A1 - Agriculture 1	Yes	Rural/agricultural
West	A1 - Agriculture 1	No	Rural/agricultural

Subject Property Map: 2045 Begbie Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Temporary Use Permits.¹

Temporary Use Permits outside the PGB may be considered on lands designated Resource Protection Area, with a stated time period considerably less than the maximum three (3) year time limit. A Temporary Use Permit on lands in the ALR will require the approval of the Agricultural Land Commission.

All Temporary Use Permits must conform to other policy direction in this OCP, including fit within the character of the neighbourhood and surrounding uses. Appropriate landscaping, screening and buffering will be included as conditions of the permit to protect adjacent land uses.

¹ City of Kelowna Official Community Plan, Future Land Use Chapter; pp. 4.9 & 4.10.

Objective 5.33 Protect and enhance local agriculture².

Policy .1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Policy .3 Urban Uses. Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

Policy .7 Non-farm Uses. Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:

- are consistent with the Zoning Bylaw and OCP;
- provide significant benefits to local agriculture;
- can be accommodated using existing municipal infrastructure;
- minimize impacts on productive agricultural lands;
- will not preclude future use of the lands for agriculture;
- will not harm adjacent farm operations.

6.0 Technical Comments**6.1 Building & Permitting Branch**

Business License must be issued for the subject property.

7.0 File Chronology

ALC Decision:	February 4 th , 2013
Date of Application Rec'd:	April 11 th , 2013
TUP Approved by Council:	July 16 th , 2013
TUP issued:	July 18 th , 2013
Offer to Purchase (Acland Road):	October 29 th , 2013
TUP Extension Application Rec'd:	January 29 th , 2014
Possession Date (Acland Road):	January 31 st , 2014
TUP expiry date:	February 4 th , 2014

Report prepared by: Todd Cashin, Subdivision, Agriculture & Environment Services Manager

Approved for Inclusion: Shelley Gambacort, Subdivision, Agriculture & Environment Director

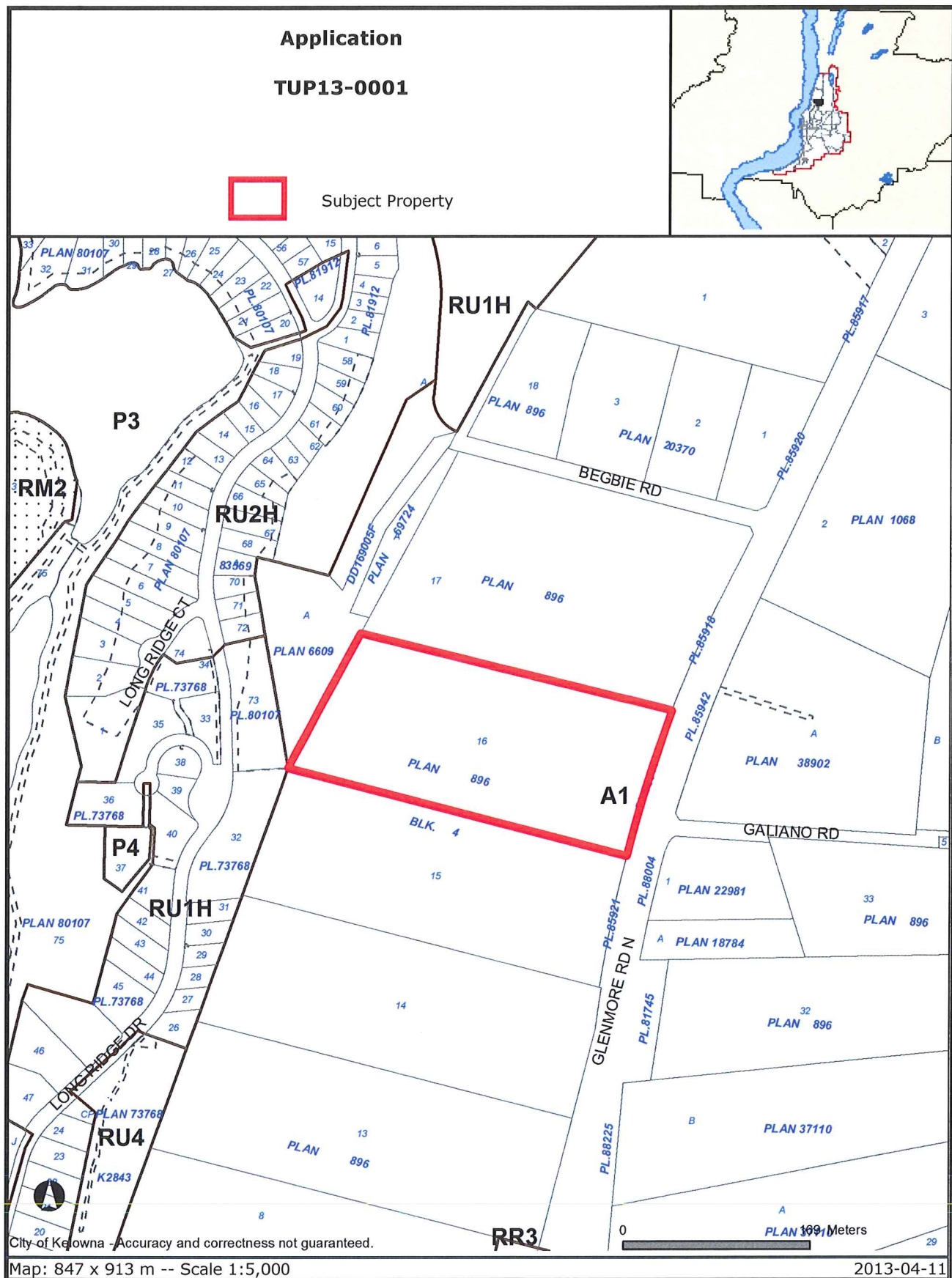
Attachments:

Subject Property Map

Map "A" - Temporary Use Permit

Council Report for TUP13-0001 (July 16th, 2013)

² City of Kelowna Official Community Plan - Chapter 5 - Development Process; pp. 5.33 & 5.34.



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
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Report to Council



Date: 4/28/2014
File: 1250-30
To: City Manager
From: Urban Planning, Community Planning & Real Estate (JM)
Address: (N OF) Joe Riche Road
(OFF OF) Joe Riche Road
2458 Joe Riche Road
Application: OCP13-0008 / Z13-0009
Subject: Supplemental Report - Memorandum of Understanding

Recommendation:

THAT Council authorizes the Mayor and City Clerk to execute the Memorandum of Understanding with the Black Mountain Irrigation District respecting recreational trail alignments, attached to the report of the Urban Planning Department, dated April 28, 2014;

AND THAT final adoption of Official Community Plan Amending Bylaw No. 10912 and Zone Amending Bylaw No. 10913 be considered by Council.

Purpose:

To consider a request to authorize the Mayor and City Clerk to execute a Memorandum of Understanding with the Black Mountain Irrigation District respecting future recreational trail alignments.

Background:

On February 18, 2014, Council granted 2nd and 3rd readings to the proposal by the Black Mountain Irrigation District (BMID) to Rezone a portion of their lands off Joe Riche Road in order to permit the development of a UV treatment facility and associated buildings. This facility is a precursor to the applicant's request to develop a reservoir on the subject properties. Part of this request was to revise the trail network that had previously been identified by staff in the Official Community Plan (OCP). As a condition of final adoption of the zoning for the UV facility, the applicant was required to enter into a Memorandum of Understanding (MOU) with the City agreeing on future trail alignment options that will be acted upon when the reservoir zoning is considered by Council at a later date. At that time, the OCP mapping will be updated to reflect the new trail corridor.

On March 13, 2014, the BMID Board of Directors authorized their Administrator and others to execute the MOU on their behalf.

Respectfully Submitted by:

James Moore, Planner II

Approved for inclusion:



Ryan Smith, Urban Planning Supervisor

Attachments:

Subject Property Map

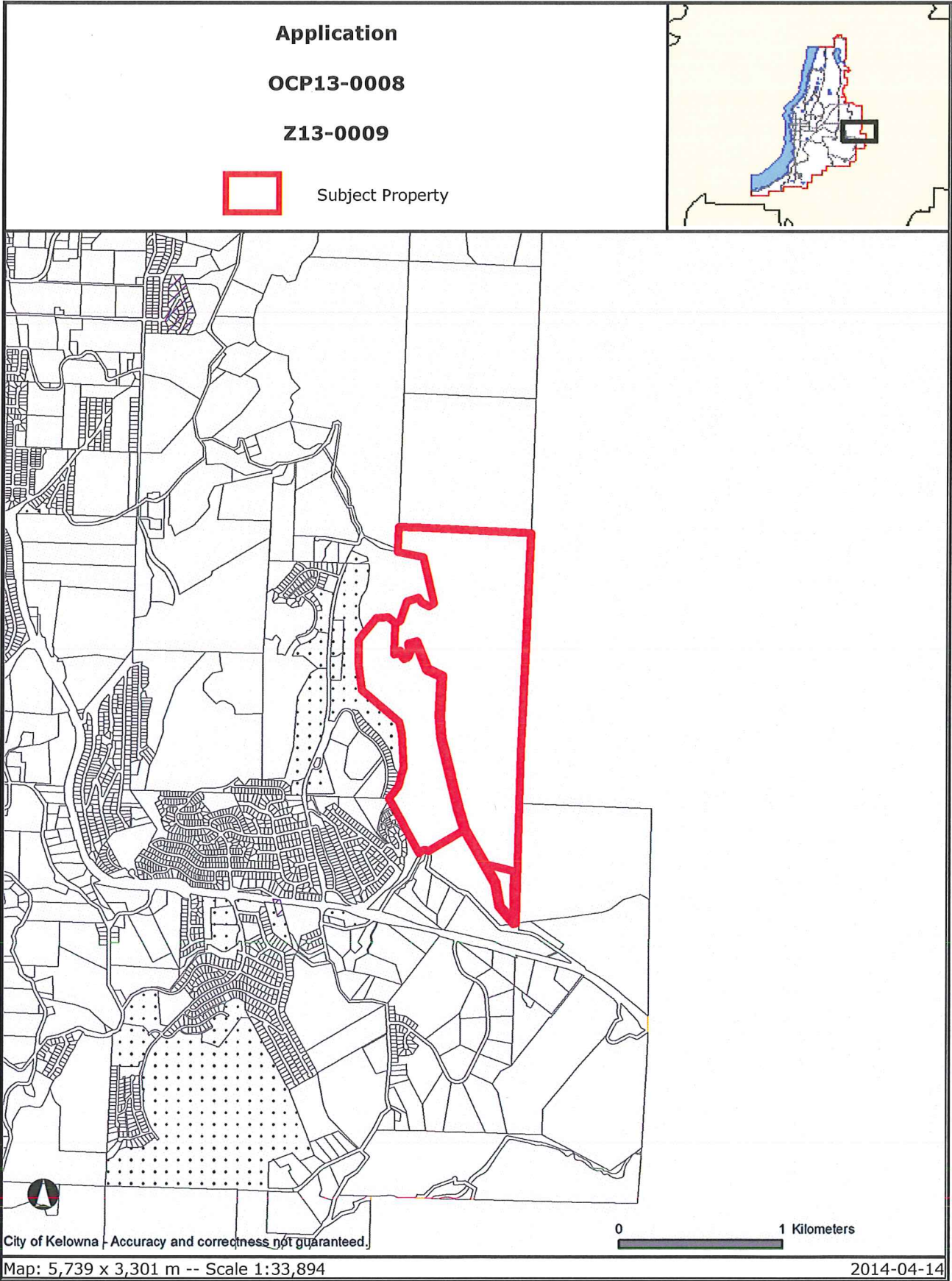
Site Plan

Memorandum of Understanding, dated March 25, 2014

cc:

Terry Barton, Parks & Public Places Manager

Jeff Hancock, Real Estate Services Manager



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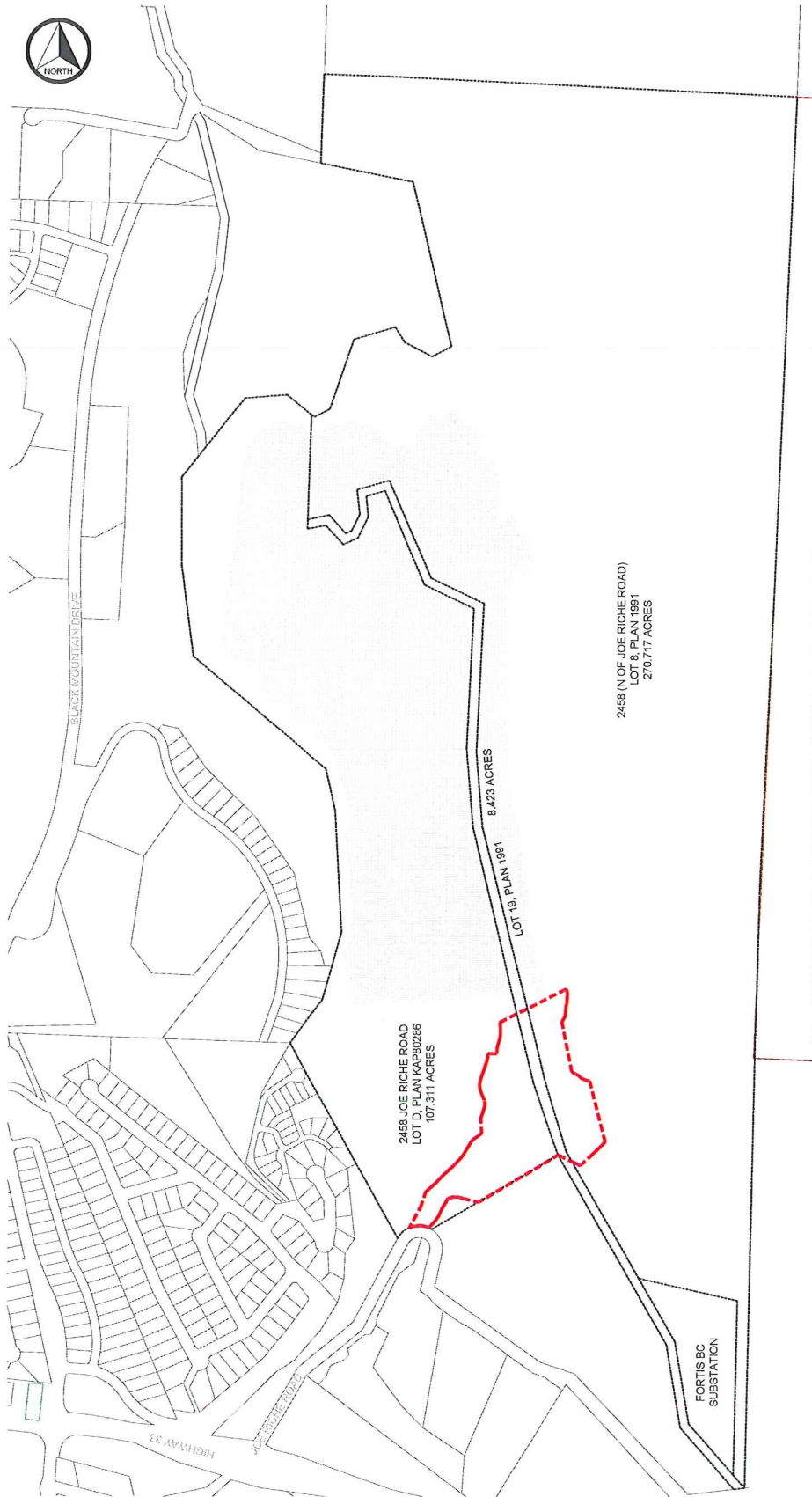


FIGURE A
BLACK MOUNTAIN IRRIGATION DISTRICT
PROPOSED LAND RE-ZONING
WATER TREATMENT SITE



LOT	TOTAL AREA (acres)	EXISTING ZONING (acres)	ADJUSTMENT	PROPOSED ZONING (acres)
LOT D	107.311	A-1 107.311 P-1 0.000	8,073 acres A-1 rezoned to P-1	A-1 99.238 P-1 8.073
LOT 19	8.423	A-1 8.423 P-1 0.000	1,230 acres A-1 rezoned to P-1	A-1 7.193 P-1 1.230
LOT 8	270.717	A-1 270.717 P-1 0.000	4,264 acres A-1 rezoned to P-1	A-1 266.453 P-1 4.264

- LEGEND
- PROPOSED RESERVOIR SURFACE
 - PROPOSED RE-ZONING AREA
 - LOTS TO BE RE-ZONED
 - EXISTING LOT LINES



Memorandum of Understanding

This Memorandum of Understanding (“MOU”) dated for reference **March 25, 2014** is

BETWEEN:

BLACK MOUNTAIN IRRIGATION DISTRICT
285 Gray Road, Kelowna BC
V1X 1W8

(“BMID”)

AND:

CITY OF KELOWNA, 1435 Water Street, Kelowna, British
Columbia, V1Y 1J4

(the “City”)

WHEREAS

- A. BMID and the City have reached an understanding on the process for which park trail is to be provided for the City as part of the overall Black Mountain Reservoir Project.
- B. BMID proposes to rezone and develop “The Lands” in phases for future utility purposes “The Works”:

“The Lands” defined as:

- 2350 Joe Riche Rd, Kelowna British Columbia,
Lot D, Plan 80286
Lot 19, Plan 1991
Lot 8, Plan 1991
Township 27, ODYD

“The Works” defined as:

- Construction of a UV Water Treatment Facility (Phase 1 Rezoning)
 - Construction of a new Water Reservoir (Phase 2 Rezoning)
- C. BMID and the City have jointly identified the conceptual location for the parkland that will be used for public trail purposes throughout the three identified properties (See Schedule A “Future Recreational Trail Plan”).

- D. The City and BMID acknowledge that there are a number of trail alignment options that could potentially be considered to meet the overall intent of the City. BMID's current preferred trail network alignment is outlined in Schedule A.
- E. Due to time constraints surrounding the "Phase 1 Rezoning" application, the provision of surveyed and registered Right of Ways, mapping and other interests in "The Lands" that will be necessary for the future trail alignments will be completed during the "Phase 2 Rezoning".
- F. In connection with the rezoning of "The Lands", BMID will agree to allow the registration of the necessary Statutory Right of Ways to protect the interests of the City in perpetuity. Once the agreed upon trail network is finalized the City will register Statutory Right of Ways to adequately protect the area. The trail standards and widths of the future network option will be agreed upon by BMID and the City of Kelowna, but shall be subject to applicable City of Kelowna standards.
- G. This Park Acquisition Memorandum of Understanding binds the two parties to the above described terms and conditions. If the two parties cannot agree, dispute resolution as per this document will be followed.

The City and BMID covenant and agree as follows:

1. All parkland to be dedicated or encumbered by Statutory Right of Way shall be in a state and condition as they presently exist as of the date of signing this MOU. In addition BMID agrees not to place any structures or utilities on the parkland, remove any trees or alter the landscape in anyway, without prior written approval of the City.
2. If Kelowna City Council adopts the "Phase 1 Rezoning" then all of the "The Lands" necessary for the agreed upon future trail network will be surveyed (at BMID's cost) and a Statutory Right of Way registered, in whole, in advance of final adoption of the "Phase 2 Rezoning" bylaw.
3. Any necessary Temporary Right of Ways, Temporary Construction Agreements or Temporary Access Agreements needed in order to construct the identified trail network will be provided by BMID to the City in a reasonable timeframe, once the agreed upon parkland is transferred to the City.

Dispute Resolution

4. The parties acknowledge that the exact area and boundaries of the park corridor will not be determined until "Phase 2 Rezoning". The parties will continue to act in good faith and use their best efforts to resolve any disputes that may arise regarding the precise area and boundaries of the parks.

5. Should the parties be unable to resolve any disputes, either party may notify the other by written notice of the desire to resolve the dispute by mediation.
6. Upon receipt of a Notice the parties agree to submit the dispute to mediation and to bear equally the costs of mediation (excluding any costs for legal counsel).
7. The parties will jointly appoint a mutually acceptable mediator, seeking assistance from the British Columbia International Commercial Arbitration Centre in they have been unable to agree upon such appointment within 20 days of the notice.
8. The parties agree to participate in good faith in the mediation and negotiations related thereto for a period of 30 days following appointment of the mediator, or for such longer period as the parties may agree.
9. If the parties are not successful in resolving the dispute through mediation, or if the mediation has not commenced within 30 days following the delivery of the Notice, then the dispute may be submitted to arbitration pursuant to the Commercial Arbitration Act (British Columbia) to a single arbitrator appointed jointly by the parties.
10. If the parties cannot agree on the choice of an arbitrator, each party shall select a nominee and the nominee shall directly appoint an arbitrator.
11. The order of the arbitrator shall be final and binding upon the parties.
12. The costs of the arbitrator shall be divided equally between the parties. Each party shall bear its own costs.

No Waiver

13. No waiver of default by either party shall be effective unless expressed in writing by the party waiving default, and no condoning, overlooking or excusing by either party of a previous default of the other shall be taken to operate as a waiver of any subsequent default or continuing default, or to in any way defeat or affect the rights and remedies of the non-defaulting party.

Notice

14. Any notice to be given pursuant to this Memorandum of Understanding shall be in writing and may be delivered personally or sent by prepaid mail. The addresses of the parties for the purpose of notice shall be the addresses hereinbefore set out. If notice is delivered personally it may be left at the addresses in the same manner as ordinary mail is left by Canada Post and shall be deemed received when delivered. If notice is mailed it shall be deemed received five (5) days after mailing. Any party may at any time give notice in writing to the other of any change of address and from

and after the receipt of notice the address therein specified shall be deemed to be the address of such party for the giving of notice.

General

15. This Memorandum of Understanding will bind and benefit each party to this Agreement, and its respective successors, administrators, employees, agents, and contractors.
16. If any portion of this Memorandum of Understanding is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and a decision that it is invalid shall not affect the validity of the remainder of this Agreement.
17. This Memorandum of Understanding shall be governed by and construed in accordance with the laws of the Province of British Columbia.
18. Waiver by the City of any breach of any term, covenant or condition of this Memorandum of Understanding by BMID must not be deemed to be a waiver of any subsequent default by BMID. Failure by the City to take any action in respect of any breach of any term, covenant or condition of this Memorandum of Understanding by BMID must not be deemed to be a waiver of such term, covenant or condition.
19. This Memorandum of Understanding does not bind City Council in any way to the approval of any future rezoning.
20. Should BMID be unsuccessful in its application for "Phase 2 Rezoning", BMID may chose to default on the conditions of this Memorandum of Understanding in which case it would become void. In such case, the City would have no claim against BMID for the future recreational trail alignment.

As evidence of their agreement to be bound by the above terms, the parties each have executed this Memorandum of Understanding on the respective dates written below:

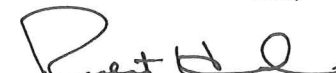
BLACK MOUNTAIN IRRIGATION DISTRICT
by its authorized signatories:


Name: GORDON IVANS

CHAIRMAN.
Title:

APRIL 9, 2014
Date

And,


Name: ROBERT HRASKO

ADMINISTRATOR
Title:

APRIL 9, 2014.
Date

C/S

CITY OF KELOWNA by its authorized signatories:

Name:

Title:

Date

And,

Name:

Title:

Date

C/S

Schedule A

Future Recreational Trail Plan

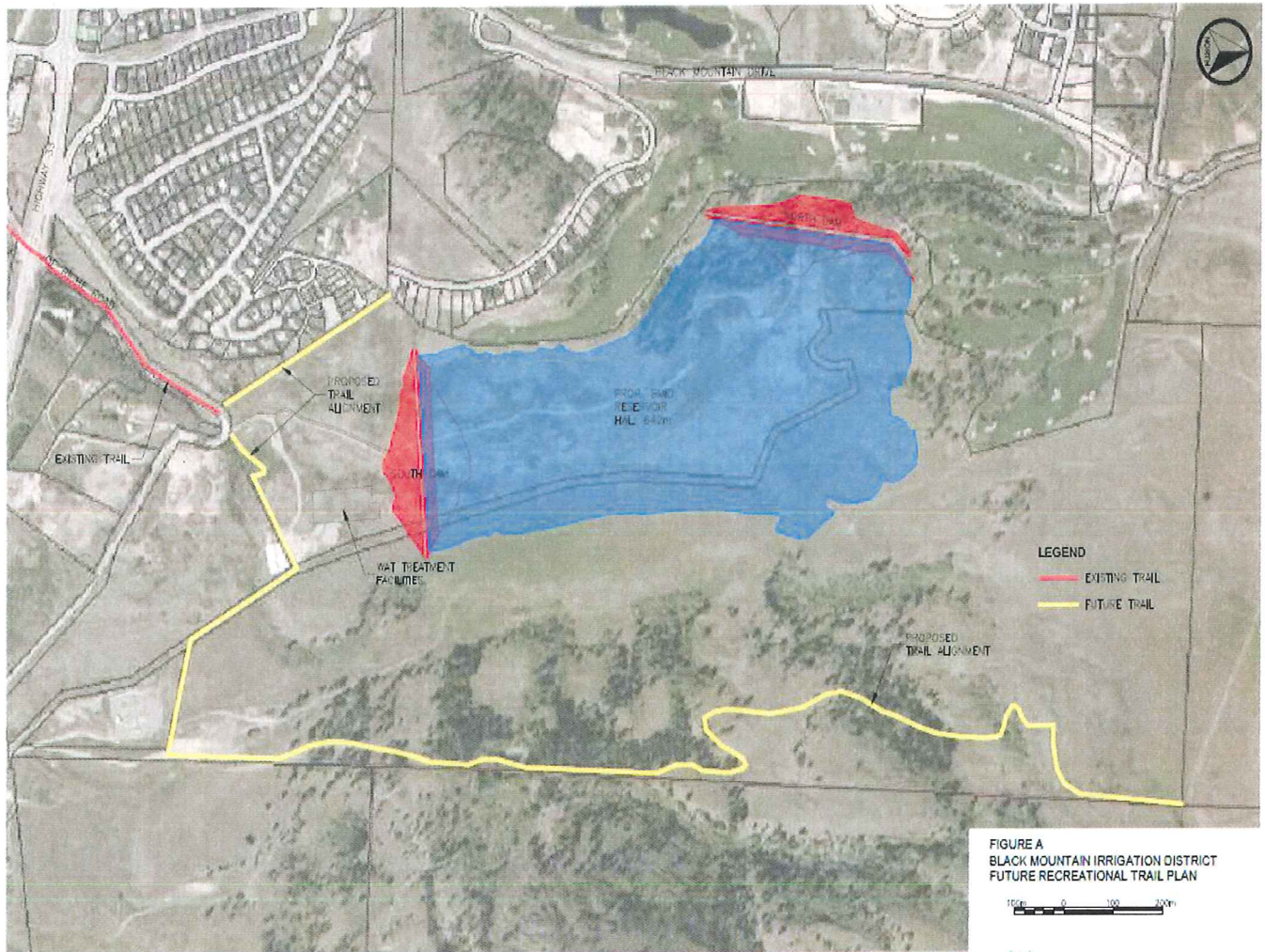


FIGURE A
BLACK MOUNTAIN IRRIGATION DISTRICT
FUTURE RECREATIONAL TRAIL PLAN

0 100 200m

P:\910_Reservoir\91001_BMID_Land_Prep\910015_ReservoirSiteZoning\131211_FigureA_Prop_Trail.dwg

Agua Consulting Inc.
"Engineered Water Solutions"

CITY OF KELOWNA

BYLAW NO. 10912

Official Community Plan Amendment No. OCP13 - 0008
Agua Consulting Inc. - Bob Hrasko
(OFF OF) Joe Riche Road, (N OF) Joe Riche Road, and 2458 Joe Riche Road

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 designations for a portion of Lot D, Section 18 and 19, Township 27, ODYD, Plan KAP80286, located on (N OF) Joe Riche Road, Kelowna, BC; Lot 19, Sections 17, 18, and 19, Township 27, ODYD, Plan 1991, Except Plan 39110, located on (OFF OF) Joe Riche Road, Kelowna, BC; Lot 8, Sections 18 and 19, Township 27, ODYD, Plan 1991, Except Plans KAP80286 and KAP87038, Located on 2458 Joe Riche Road, Kelowna, BC, from the REP - Resource Protection Area and the PARK - Major Park and Open Space designations to the PSU - Public Services Utilities designations, as per Map "A" attached to and forming part of this bylaw.
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 3RD day of February, 2014.

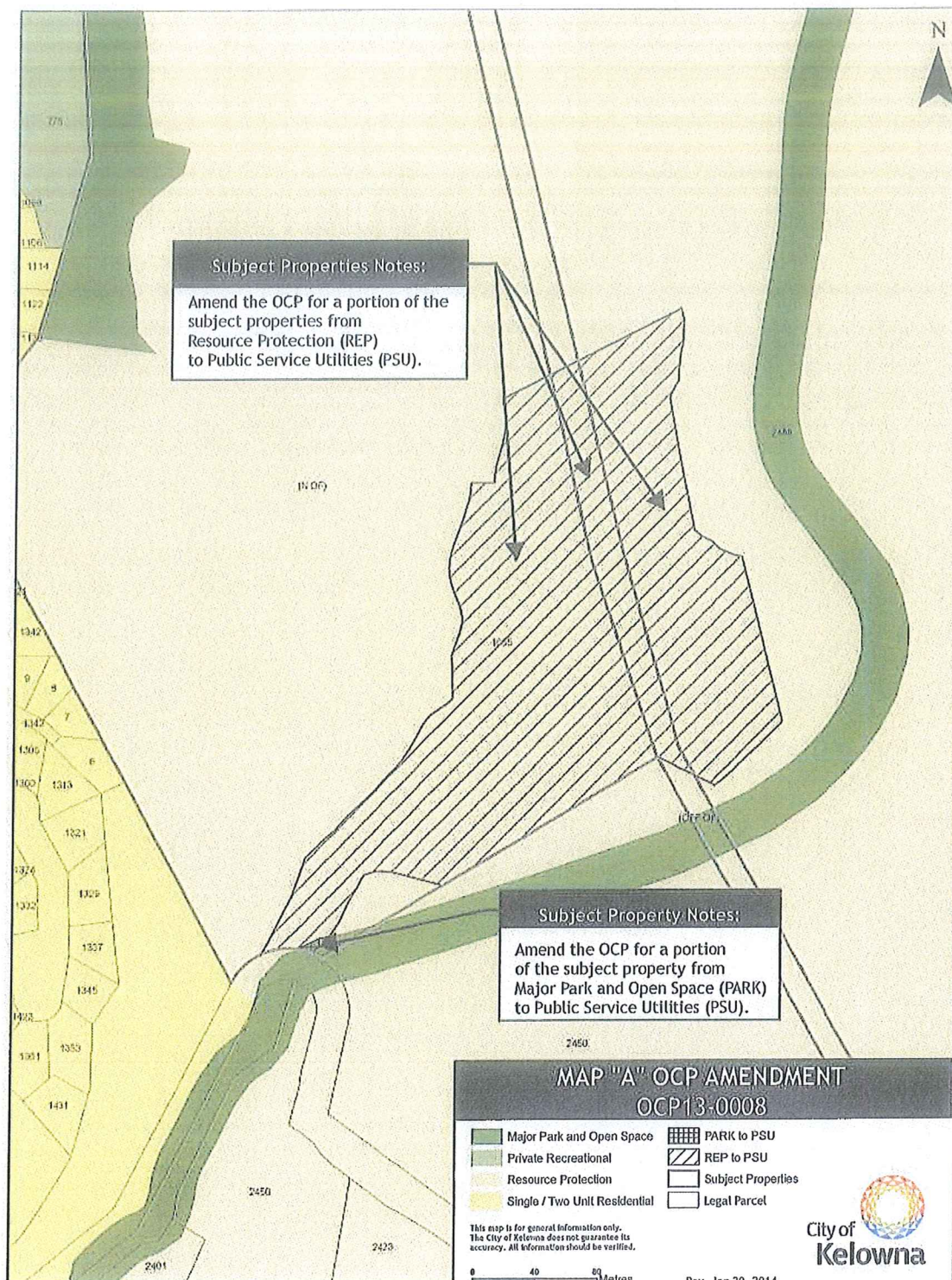
Considered at a Public Hearing on the 18th day of February, 2014.

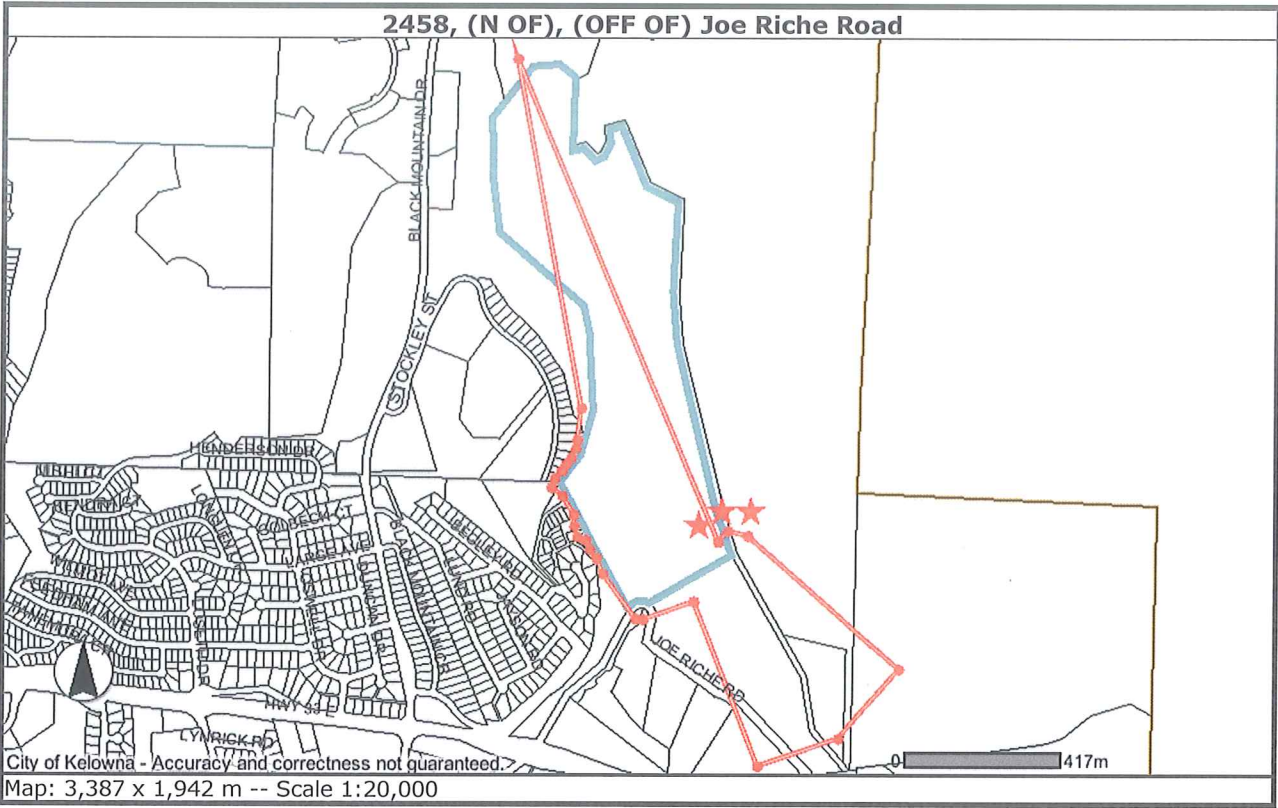
Read a second and third time by the Municipal Council this 18th day of February, 2014.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk





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. 10913
Z13-0009 - Black Mountain Irrigation District (BMID)
(OFF OF) Joe Riche, (N OF) Joe Riche Road, and
2458 Joe Riche 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 parts of Lot D, Section 18 and 19, Township 27, ODYD, Plan KAP80286, located on (N OF) Joe Riche Road, Kelowna, B.C.; Lot 19, Sections 17, 18, and 19, Township 27, ODYD, Plan 1991, Except Plan 39110, located on (OFF OF) Joe Riche Road, Kelowna, BC; Lot 8, Sections 18 and 19, Township 27, ODYD, Plan 1991, Except Plans KAP80286 and KAP87038, located on 2458 Joe Riche Road, Kelowna, BC, From A1 - Agriculture 1 zone to the P4 - Utilities zone as show on Map "B" attached to and forming part of this bylaw.
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 3rd day of February, 2014.

Considered at a Public Hearing on the 18th day of February, 2014.

Read a second and third time by the Municipal Council this 18th day of February, 2014.

Approved under the Transportation Act *the 27th day of March, 2014.*

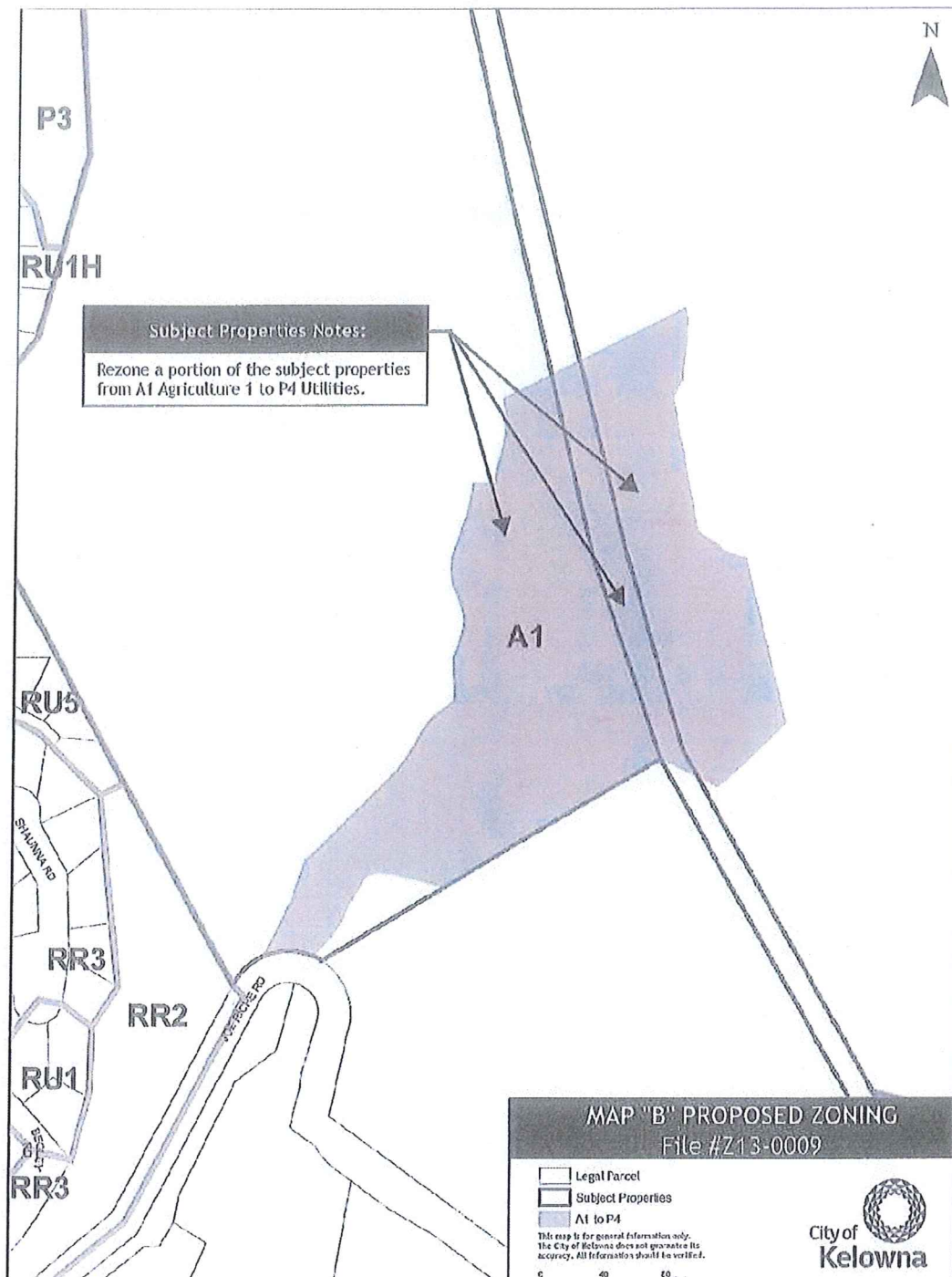
Lynda Lochhead.

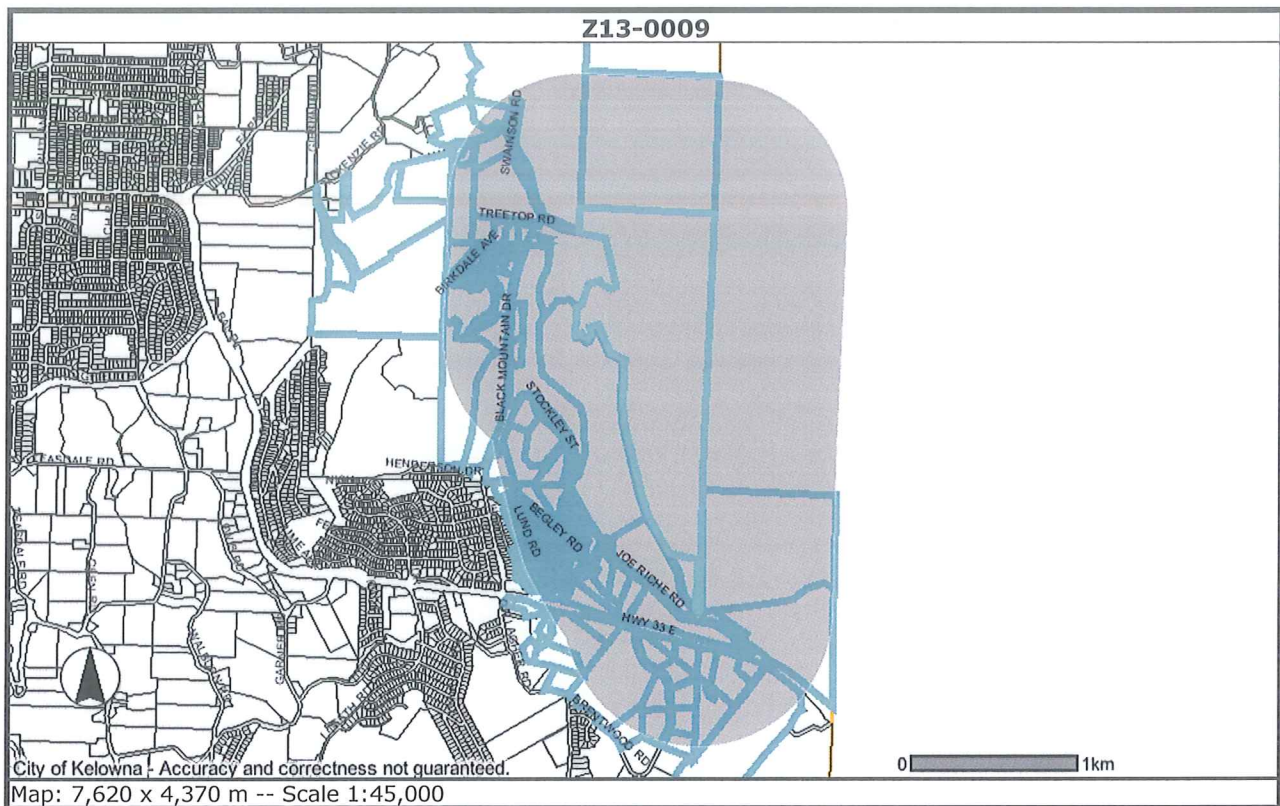
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

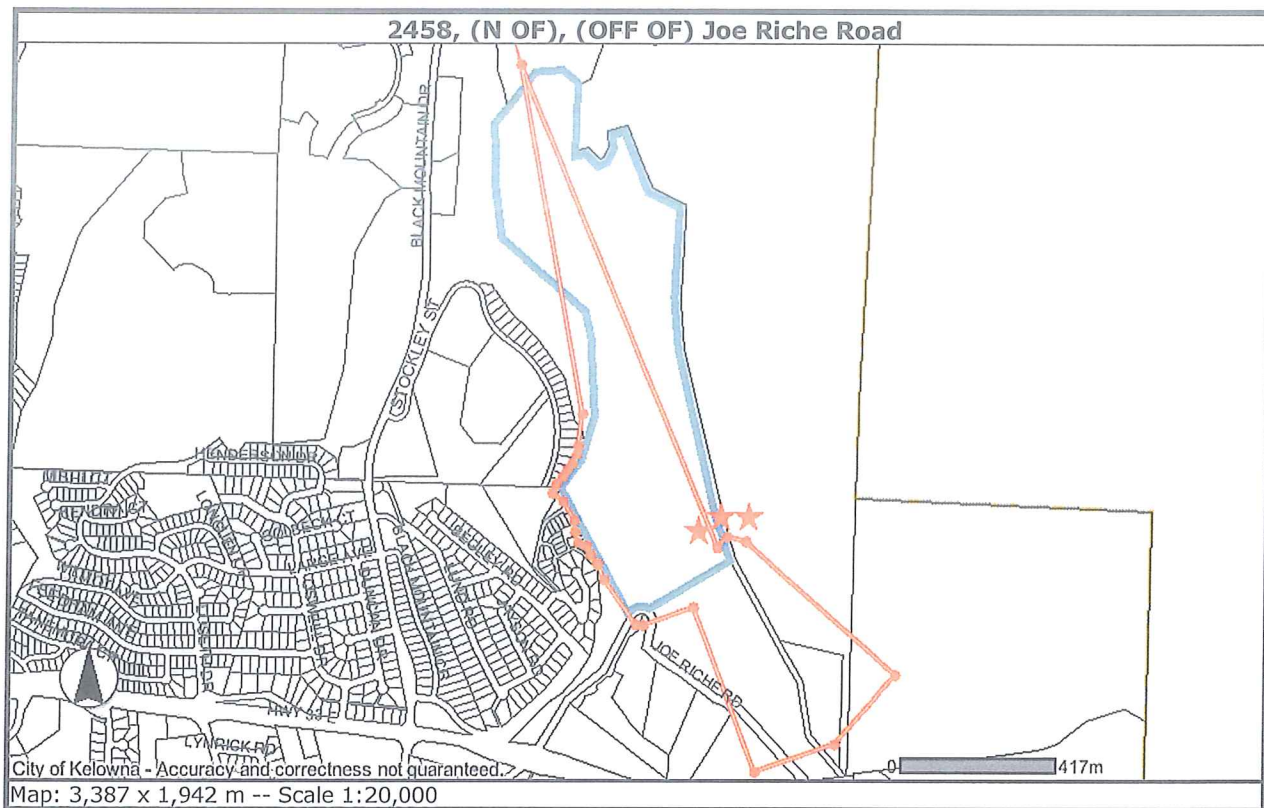
Mayor

City Clerk





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CITY OF KELOWNA
BYLAW NO. 10862
Z11-0051 - Richard and Walter Denman
2641 Longhill 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 2, Section 34, Township 26, ODYD, Plan 39180 located on Longhill Road, Kelowna, B.C., from the RR2 - Rural Residential 2 zone to the RR2c - Rural Residential 2 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 24th day of June, 2013.

Considered at a Public Hearing on the 16th day of July, 2013.

Read a second and third time by the Municipal Council this 16th day of July, 2013.

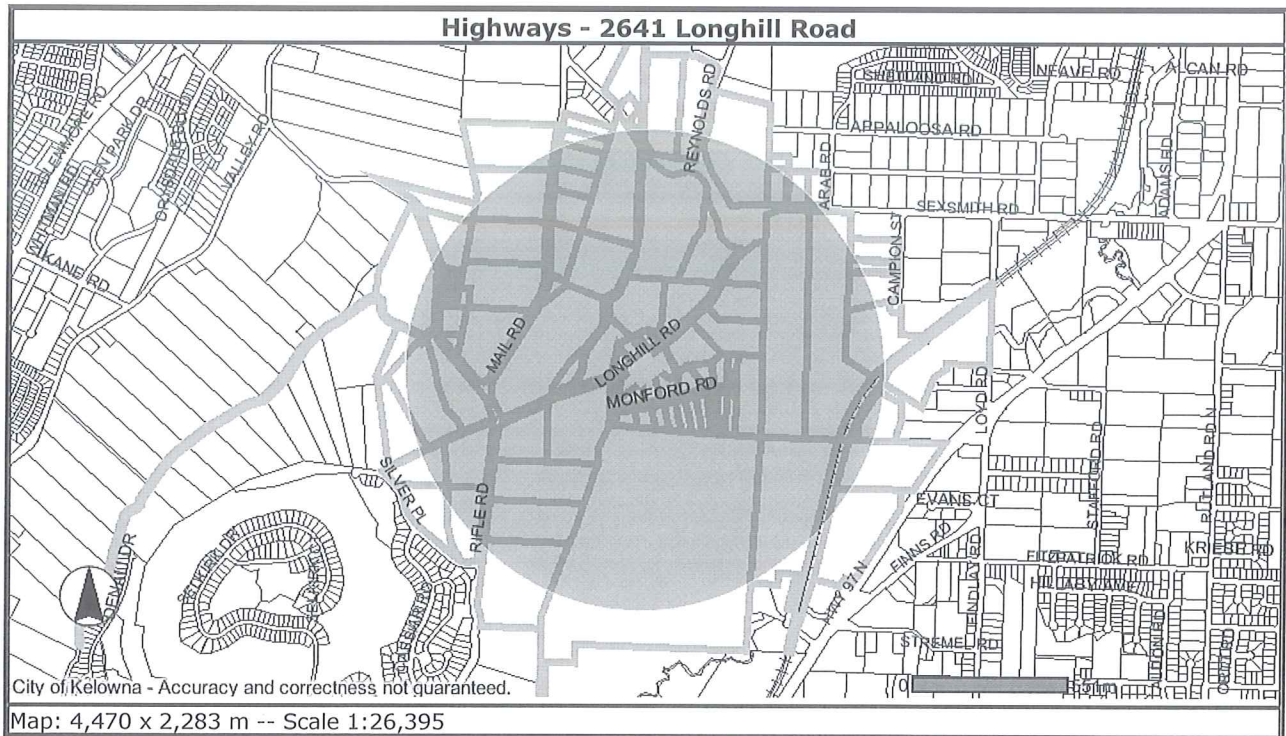
Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



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CITY OF KELOWNA

BYLAW NO. 10899

TA13-0005 -Amendments to Section 13.4 - Low Density Cluster Housing in the Zoning Bylaw No. 8000

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 Section 13.4 - Low Density Cluster Housing/RU4h - Low Density Cluster Housing (Hillside Area), 13.4.6 Development Regulations**, sub-paragraph (a) be amended by deleting the number "15" and replacing it with the number "17".
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 13th day of January, 2014

Considered at a Public Hearing on the 4th day of February, 2014.

Read a second and third time by the Municipal Council this 4th of February, 2014

Approved under the Transportation Act *this 27th day of March, 2014.*
Lynda Lochhead.

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 10907
Z12-0070 - Tysen Properties Ltd.
543 Tungsten Court

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 C, Section 24, Township 28, SDYD, Plan 30848, Except Plan KAP75239, KAP87841 and KAP92925 located on 543 Tungsten Court, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU4h - Low Density Cluster Housing (Hillside Area) 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 13th day of January, 2014

Considered at a Public Hearing on the 4th day of February, 2014.

Read a second and third time by the Municipal Council this 4th day of February, 2014.

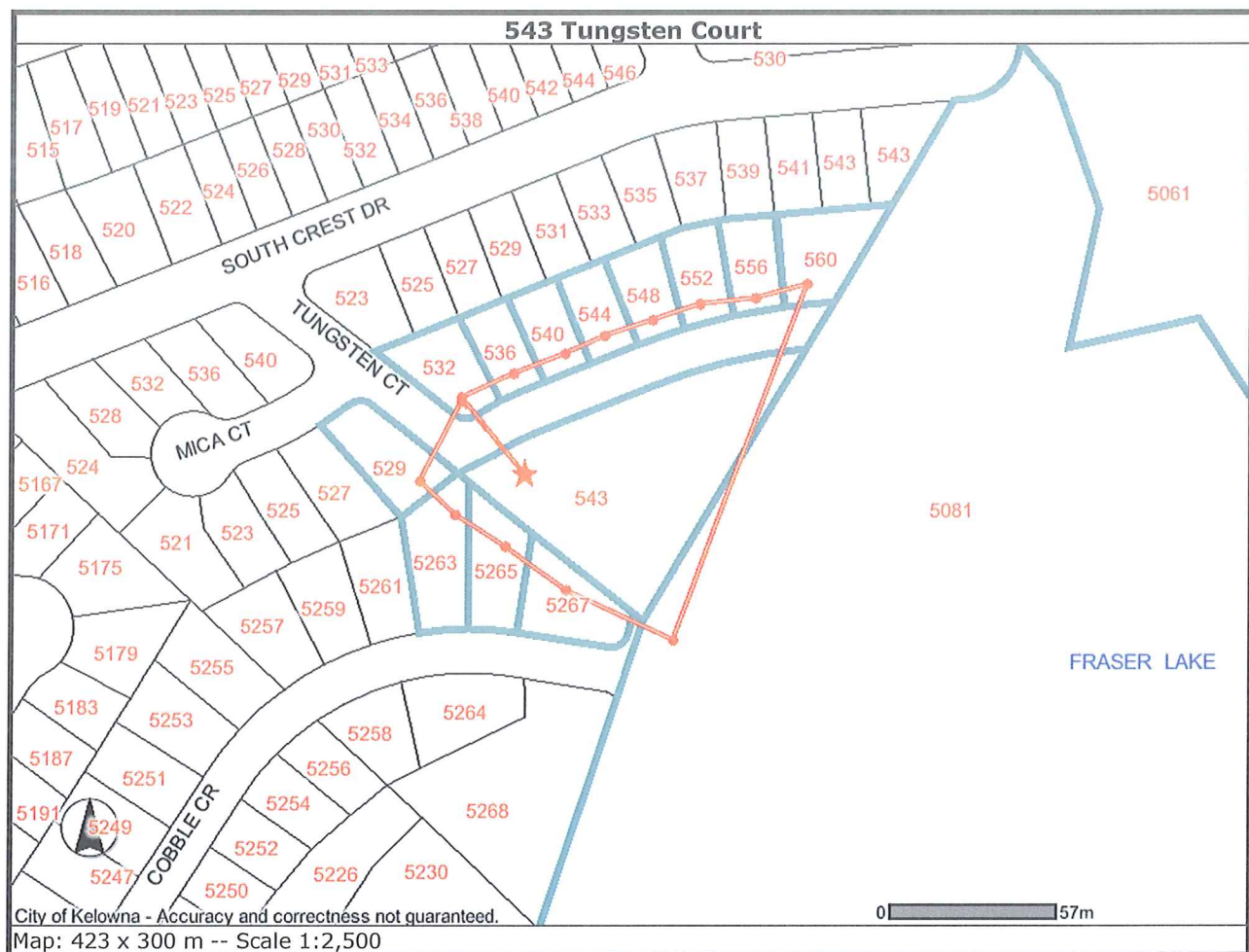
Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



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Report to Council



Date: April 28, 2014

Rim No. 0280-41

To: City Manager

From: George King, Revenue Manager

Subject: Sterile Insect Release Program Parcel Tax Bylaw 2014

Recommendation:

THAT Council approves the Sterile Insect Release Program Parcel Tax Bylaw No. 10939 as outlined in the report of the Revenue Manager dated April 28, 2014, charging the 2014 Sterile Insect Release (SIR) Parcel Tax to individual property tax rolls in accordance with the 2014 SIR Parcel Tax Assessment Roll provided to the City of Kelowna by the Regional District of North Okanagan

Purpose:

To authorize the 2014 Sterile Insect Release Parcel Tax levy on specified property tax rolls within the City of Kelowna.

Background:

The SIR Program is an area wide codling moth management program operating in key growing areas of the Okanagan, Similkameen and Shuswap Valleys, in commercial orchards and urban areas. The SIR Board governs the service provided through bylaws of the Okanagan Similkameen, Central, North and Columbia Shuswap Regional Districts. Funding is requisitioned through a land value tax paid by all property owners in the service area and a parcel tax levied against planted host tree acreage. The SIR Program provides enforcement of area wide management and control of codling moth infestation as well as the rearing and releasing of sterile codling moths throughout orchards. This environmentally friendly technique reduces the need for reliance on pesticides. Sterile insect technology allows for greater opportunities for sustainable agricultural practices such as integrated pest management controls of orchard pests. A reduction in chemical sprays benefits the entire community through less environmental impact to the air, water and soil quality, benefiting public health as well as producing quality fruit.

The program consists of two separate levies. The first levy is based on the assessed value of the land and a tax rate for each class of property (residential, utility, major and light industrial, recreational, business, and farm land), and is provided by the Central Okanagan Regional District. It applies, generally, to all property tax rolls within the City of Kelowna.

The second levy is a parcel tax applicable to all properties that are 0.30 acres or more and contain 20 or more codling moth host trees (apple, pear, crab apple, and quince). The 2014 charge of \$139.26 per assessed acre will be applied to all property tax rolls on the list provided by the Regional District of North Okanagan and are attached to Bylaw 10939.

The attached chart lists the historical annual budget figures levied on property within the City of Kelowna as well as the year over year percentage change.

**Sterile Insect Release (SIR)
Levies for the City of Kelowna**

	2008	2009	2010	2011	2012	2013	2014
General Levy on All Properties	665,700	\$680,511	\$705,803	\$708,054	\$703,129	\$708,659	\$715,400
Percentage Change from Prior Year	1.58%	+2.22%	+3.72%	+0.32%	-0.7%	+0.79%	+0.96%
Parcel Tax Levy	\$400,955	\$399,184	\$396,352	\$378,955	\$366,295	\$352,690	\$344,695
Percentage Change from Prior Year	+2.61%	-0.44%	-0.71%	-4.39%	-3.34%	-3.71%	-2.27%
Per Acre Charge for Parcel Tax	\$133.20	\$137.20	\$139.26	\$139.26	\$139.26	\$139.26	\$139.26
Percentage Change from Prior Year	+6.00%	+3.00%	+1.50%	0.00%	0.00%	0.00%	0.00%

Internal Circulation:

Office of the City Clerks

Legal/Statutory Authority:

Section 200 of the Community Charter provides that Council may, by bylaw, impose a parcel tax in accordance with Division 4 - Parcel Taxes to provide all or part of the funding for a service.

Financial/Budgetary Considerations:

While the SIR program is run across the 5 participating regional districts, each municipality has tax authority over their own specific area. Each municipality deals with the parcel tax and then passes on the funds to the Regional District, who then uses the funds to pay for the SIR Program.

Considerations not applicable to this report:
Legal/Statutory Procedural Requirements:
Existing Policy:
Personnel Implications:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation:

Submitted by:

G. King, CPA, CMA, Revenue Manager

Approved for inclusion:



(Keith Grayston, CPA, CGA, Director, Financial Services)

Attachments:
2104 SIR Parcel Tax Roll

Jursdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	03108.010	1315 LATTA RD	LOT 10, PLAN KAP1611, SEC 1, TWP 23, 41	6.39	889.87
217	03121.000	2355 MCKENZIE RD	LOT A, PLAN KAP15859, SEC 1, TWP 23, 41	6.26	871.77
217	03121.010	2295 MCKENZIE RD	LOT 2, PLAN KAP33255, SEC 1, TWP 23, 41	22.57	3143.10
217	03186.100	2685 SEXSMITH RD	LOT 1, PLAN KAP45492, SEC 3, TWP 23, 41	9.02	1256.13
217	03210.125	2517 SEXSMITH RD	LOT 10, PLAN KAP21431, SEC 3&4, TWP 23, 41	7.24	1008.24
217	03210.210	705 VALLEY RD	LOT B, PLAN KAP31659, SEC 3, TWP 23, 41	5.95	828.60
217	03255.321	1982 UNION RD	LOT A, PLAN KAP75150, SEC 4, TWP 23, 41	1.00	139.26
217	03255.322	1980 UNION RD	LOT B, PLAN KAP75150, SEC 4, TWP 23, 41	1.00	139.26
217	03262.000	2389 LONGHILL RD	LOT 13, PLAN KAP1068, SEC 4, TWP 23, 41	6.00	835.56
217	03263.000	2206 LONGHILL RD	LOT 2, PLAN KAP1068, SEC 4&34, TWP 23, 41	7.45	1037.49
217	03264.000	187 VALLEY RD	LOT 3, PLAN KAP1068, SEC 4&34, TWP 23, 41	3.87	538.94
217	03266.000	143 1 VALLEY RD	LOT 5, PLAN KAP1068, SEC 4, TWP 23, 41	3.84	534.76
217	03267.000	127 1 VALLEY RD	LOT 6, PLAN KAP1068, SEC 4, TWP 23, 41	9.27	1290.94
217	03268.000	2214 BONN RD	LOT 7, PLAN KAP1068, SEC 4, TWP 23, 41	4.51	628.06
217	03269.000	115 VALLEY RD N	LOT 8, PLAN KAP1068, SEC 4, TWP 23, 41	10.13	1410.70
217	03270.000	2545 SEXSMITH RD	LOT 11, PLAN KAP1068, SEC 3&4, TWP 23, 41	1.90	264.59
217	03271.000	220 MAIL RD	LOT 12, PLAN KAP1068, SEC 4, TWP 23, 41	9.63	1341.07
217	03272.000	180 MAIL RD	LOT 13, PLAN KAP1068, SEC 4, TWP 23, 41	8.41	1171.18
217	03274.000	135 VALLEY RD N	LOT H, PLAN KAP1636, SEC 4, TWP 23, 41	5.37	747.83
217	03278.000	800 PACKINGHOUSE RD	LOT 3, PLAN KAP1884, SEC 4&9, TWP 23, 41	1.00	139.26
217	03279.000	2160 SCENIC RD	LOT 4, PLAN KAP1884, SEC 4&9, TWP 23, 41	3.80	529.19
217	03337.532	770 PACKINGHOUSE RD	LOT A, PLAN KAP35054, SEC 4, TWP 23, 41	3.86	537.54
217	03395.000	531 GLENMORE RD N	LOT 29, PLAN KAP896, SEC 9, TWP 23, 41	6.39	889.87
217	03645.000	2434 GALE RD	LOT 2, PLAN KAP1453, SEC 23, TWP 23, 41	1.60	222.82
217	03646.000	2504 GALE RD	LOT 3, PLAN KAP1453, SEC 23, TWP 23, 41	4.17	580.71
217	03650.000	2801 DRY VALLEY RD	LOT 7, PLAN KAP1453, SEC 23, TWP 23, 41	3.39	472.09
217	03664.000	2155 QUAIL RIDGE BLVD	LOT 1, PLAN KAP2257, SEC 23, TWP 23, 41	2.18	303.59
217	03664.514	2855 DRY VALLEY RD	LOT A, PLAN KAP37471, SEC 23, TWP 23, 41	1.85	257.63
217	03664.516	2849 DRY VALLEY RD	LOT B, PLAN KAP37471, SEC 23, TWP 23, 41	10.67	1485.90
217	03884.000	3310 MATHEWS RD	LOT 63, PLAN KAP1247, SEC 3&34, TWP 26, 41	9.56	1331.33
217	03899.000	3260 MATHEWS RD	LOT 109, PLAN KAP1247, SEC 3, TWP 26, 41	3.12	434.49
217	03905.001	4232 SPIERS RD	LOT 117, PLAN KAP1247, SEC 3, TWP 26, 41	7.16	997.10
217	03905.104	4236 SPIERS RD	LOT B, PLAN KAP92871, SEC 3, TWP 26, 41	4.45	619.71
217	03906.000	4233 SPIERS RD	LOT 119, PLAN KAP1247, SEC 3, TWP 26, 41	3.90	543.11
217	03907.000	4221 SPIERS RD	LOT 120, PLAN KAP1247, SEC 3, TWP 26, 41	9.70	1350.82
217	03908.000	4215 SPIERS RD	LOT 121, PLAN KAP1247, SEC 3, TWP 26, 41	1.00	139.26

Jursdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	03912.000	3030 GRIEVE RD	LOT 125, PLAN KAP1247, SEC 3, TWP 26, 41	6.13	853.66
217	03913.001	3015 GRIEVE RD	LOT 126, PLAN KAP1247, SEC 3, TWP 26, 41	10.19	1419.06
217	03913.100	3145 GULLEY RD	LOT 127, PLAN KAP1247, SEC 3, TWP 26, 41	10.16	1414.88
217	03949.320	4280 SPIERS RD	LOT B, PLAN KAP34609, SEC 3, TWP 26, 41	9.95	1385.64
217	03949.340	4207 SPIERS RD	LOT B, PLAN KAP47098, SEC 3, TWP 26, 41	3.07	427.53
217	03949.390	3480 WATER RD	LOT A, PLAN KAP71707, SEC 3, TWP 26, 41	6.46	899.62
217	03950.000	3965 TODD RD	LOT , PLAN KAP1247, SEC 4, TWP 26, 41	8.67	1207.38
217	03953.000	3895 SPIERS RD	LOT 139, PLAN KAP1247, SEC 4, TWP 26, 41	4.71	655.91
217	03955.000	2809 GRIEVE RD	LOT 141, PLAN KAP1247, SEC 4, TWP 26, 41	11.94	1662.76
217	03956.000	4201 SPIERS RD	LOT 142, PLAN KAP1247, SEC 4, TWP 26, 41	6.18	860.63
217	03960.000	2699 SAUCIER RD	LOT 145, PLAN KAP1247, SEC 4, TWP 26, 41	3.76	523.62
217	03965.000	4175 TODD RD	LOT 150, PLAN KAP1247, SEC 4, TWP 26, 41	8.33	1160.04
217	03968.000	4067 TODD RD	LOT 153, PLAN KAP1247, SEC 4, TWP 26, 41	6.43	895.44
217	03971.503	2287 WARD RD	LOT B, PLAN KAP78689, SEC 4, TWP 26, 41	35.86	4993.86
217	03973.000	3980 TODD RD	LOT 159, PLAN KAP1247, SEC 4, TWP 26, 41	2.41	335.62
217	03979.000	2715 HEWLETT RD	LOT 3, PLAN KAP1656, SEC 4, TWP 26, 41	8.37	1165.61
217	03981.000	2570 SAUCIER RD	LOT , PLAN KAPB6018, SEC 4, TWP 26, 41	1.24	172.68
217	03985.000	2675 HEWLETT RD	LOT A, PLAN KAP12142, SEC 4, TWP 26, 41	5.11	711.62
217	03990.002	3950 SPIERS RD	LOT E, PLAN KAP12142, SEC 4, TWP 26, 41	2.52	350.94
217	03995.027	3920 TODD RD	LOT B, PLAN KAP21140, SEC 4, TWP 26, 41	1.00	139.26
217	03995.159	3955 SPIERS RD	LOT A, PLAN KAP56989, SEC 4, TWP 26, 41	1.33	185.22
217	03995.172	2620 HEWLETT RD	LOT 2, PLAN KAP92520, SEC 4, TWP 26, 41	8.49	1182.32
217	03997.000	1591 SAUCIER RD	LOT 237, PLAN KAP1247, SEC 5, TWP 26, 41	7.78	1083.44
217	04008.001	4025 CASORSO RD	LOT A, PLAN KAP91004, SEC 5, TWP 26, 41	2.83	394.11
217	04008.002	4029 CASORSO RD	LOT B, PLAN KAP91004, SEC 5, TWP 26, 41	3.52	490.20
217	04014.004	3896A CASORSO RD	LOT A, PLAN KAP92331, SEC 5, TWP 26, 41	8.93	1243.59
217	04016.000	3877 CASORSO RD	LOT 4, PLAN KAP2243, SEC 5, TWP 26, 41	1.51	210.28
217	04021.000	3995 CASORSO RD	LOT 8, PLAN KAP2243, SEC 5, TWP 26, 41	5.81	809.10
217	04023.000	1989 WARD RD	LOT 10, PLAN KAP2243, SEC 5, TWP 26, 41	9.33	1299.30
217	04029.000	4153 BEDFORD RD	LOT 1, PLAN KAP15793, SEC 5, TWP 26, 41	5.84	813.28
217	04031.000	4122 BEDFORD RD	LOT 4, PLAN KAP15793, SEC 5, TWP 26, 41	1.88	261.81
217	04032.158	3860 CASORSO RD	LOT 2, PLAN KAP89549, SEC 5, TWP 26, 41	1.00	139.26
217	04118.205	1950 WARD RD	LOT A, PLAN KAP48946, SEC 8, TWP 12, 41	12.85	1789.49
217	04118.206	1990 WARD RD	LOT B, PLAN KAP48946, SEC 8, TWP 12, 41	2.49	346.76
217	04121.000	3677 SPIERS RD	LOT 1, PLAN KAP1072, SEC 9, TWP 26, 41	7.01	976.21
217	04127.000	3663 SPIERS RD	LOT 2, PLAN KAP1765, SEC 9, TWP 26, 41	7.48	1048.66

Jursdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	04151.030	3769 SPIERS RD	LOT 1, PLAN KAP23684, SEC 9, TWP 26, 41	2.81	391.32
217	04151.105	2190 GULLEY RD	LOT A, PLAN KAP26008, SEC 9, TWP 26, 41	6.01	836.95
217	04151.125	2568 K.L.O. RD	LOT B, PLAN KAP26528, SEC 9, TWP 26, 41	3.53	491.59
217	04151.140	3664 SPIERS RD	LOT A, PLAN KAP28797, SEC 9, TWP 26, 41	12.87	1792.28
217	04151.150	3668 SPIERS RD	LOT B, PLAN KAP28797, SEC 9, TWP 26, 41	1.00	139.26
217	04151.155	3678 SPIERS RD	LOT C, PLAN KAP28797, SEC 9, TWP 26, 41	6.92	963.68
217	04151.192	2777 K.L.O. RD	LOT A, PLAN KAP43297, SEC 9&10, TWP 26, 41	9.58	1334.11
217	04151.195	3740 HART RD	LOT 6, PLAN KAP29282, SEC 9, TWP 26, 41	13.22	1841.02
217	04151.200	2452 GULLEY RD	LOT 7, PLAN KAP29282, SEC 9, TWP 26, 41	21.87	3045.62
217	04151.210	2725 K.L.O. RD	LOT A, PLAN KAP45934, SEC , TWP 26, 41	28.73	4000.94
217	04151.260	2295 K.L.O. RD	LOT 2, PLAN KAP33463, SEC 9, TWP 26, 41	8.62	1200.42
217	04151.265	3551 SPIERS RD	LOT 3, PLAN KAP33463, SEC 9, TWP 26, 41	3.61	502.73
217	04151.292	2202 GULLEY RD	LOT A, PLAN KAP44147, SEC 9, TWP 26, 41	21.08	2935.60
217	04151.300	3671 SPIERS RD	LOT A, PLAN KAP70726, SEC 9, TWP 26, 41	1.23	171.29
217	04152.000	3690 POOLEY RD	LOT , PLAN , SEC 10, TWP 26, 41	16.99	2366.03
217	04154.000	3400 REEKIE RD	LOT 3, PLAN KAP355, SEC 10, TWP 26, 41	8.73	1215.74
217	04156.000	3455 ROSE RD	LOT 4, PLAN KAP355, SEC 10, TWP 26, 41	16.80	2339.57
217	04157.051	3480 FITZGERALD RD	LOT 5, PLAN KAP355, SEC 10, TWP 26, 41	10.07	1402.35
217	04158.000	3201 ROSE RD	LOT 3, PLAN KAP790, SEC 10, TWP 26, 41	16.21	2257.40
217	04160.001	3090 MCCULLOCH RD	LOT 5, PLAN KAP790, SEC 10, TWP 26, 41	5.65	786.82
217	04161.000	3641 HART RD	LOT 7, PLAN KAP790, SEC 10, TWP 26, 41	6.80	946.97
217	04166.000	3274 MCCULLOCH RD	LOT 2, PLAN KAP978, SEC 10, TWP 26, 41	9.20	1281.19
217	04167.000	3286 MCCULLOCH RD	LOT 3, PLAN KAP978, SEC 10, TWP 26, 41	6.58	916.33
217	04168.000	3296 1 MCCULLOCH RD	LOT 4, PLAN KAP978, SEC 10, TWP 26, 41	4.16	579.32
217	04170.000	3041 POOLEY RD	LOT 3, PLAN KAP1517, SEC 10, TWP 26, 41	2.40	334.22
217	04171.000	3131 POOLEY RD	LOT 2, PLAN KAP1517, SEC 10, TWP 26, 41	1.00	139.26
217	04174.002	3099 MCCULLOCH RD	LOT B, PLAN KAP71621, SEC 10, TWP 26, 41	2.91	405.25
217	04176.000	3591 HART RD	LOT 3, PLAN KAP1589, SEC 10, TWP 26, 41	3.33	463.74
217	04179.000	3635 REEKIE RD	LOT A, PLAN KAP2038, SEC 10, TWP 26, 41	16.48	2295.00
217	04180.000	3635 FITZGERALD RD	LOT B, PLAN KAP2038, SEC 10, TWP 26, 41	35.84	4991.08
217	04181.000	3520 REEKIE RD	LOT 1, PLAN KAP2398, SEC 10, TWP 26, 41	3.96	551.47
217	04183.000	3680 REEKIE RD	LOT 2, PLAN KAP2398, SEC 10, TWP 26, 41	10.94	1523.50
217	04184.000	3096 MCCULLOCH RD	LOT 1, PLAN KAP2957, SEC 10, TWP 26, 41	1.00	139.26
217	04194.000	3275 MCCULLOCH RD	LOT 1, PLAN KAP6530, SEC 10, TWP 26, 41	12.18	1696.19
217	04198.000	3524 ROSE RD	LOT A, PLAN KAP11840, SEC 10, TWP 26, 41	9.17	1277.01
217	04199.100	3564 ROSE RD	LOT A, PLAN KAP18708, SEC 10, TWP 26, 41	11.84	1648.84

Jursdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	04199.156	3269 MCCULLOCH RD	LOT 2, PLAN KAP90496, SEC 10, TWP 26, 41	2.06	286.88
217	04199.180	3301 MCCULLOCH RD	LOT 2, PLAN KAP28811, SEC 3&10, TWP 26, 41	14.83	2065.23
217	04199.252	3630 FITZGERALD RD	LOT B, PLAN KAP30817, SEC 10, TWP 26, 41	10.15	1413.49
217	04199.254	3505 FITZGERALD RD	LOT 1, PLAN KAP30818, SEC 10, TWP 26, 41	20.43	2845.08
217	04199.278	3565 ROSE RD	LOT A, PLAN KAP38325, SEC 10, TWP 26, 41	7.49	1043.06
217	04199.280	3248 MCCULLOCH RD	LOT B, PLAN KAP38325, SEC 10, TWP 26, 41	1.00	139.26
217	04199.302	3665 HART RD	LOT 2, PLAN KAP48949, SEC 10, TWP 26, 41	10.75	1497.05
217	04199.303	3255 MCCULLOCH RD	LOT A, PLAN KAP63291, SEC 10, TWP 26, 41	1.00	139.26
217	04199.306	3671 HART RD	LOT B, PLAN KAP92586, SEC 10, TWP 26, 41	3.71	516.65
217	04201.000	3940 SENGER RD	LOT , PLAN , SEC 11, TWP 26, 41	5.55	772.89
217	04208.000	2604 A BELGO RD	LOT 5, PLAN KAP1380, SEC 11, TWP 26, 41	7.07	984.57
217	04209.000	2502 BELGO RD	LOT 6, PLAN KAP1380, SEC 11, TWP 26, 41	14.62	2035.98
217	04210.000	2550 WALBURN RD	LOT 7, PLAN KAP1380, SEC , TWP 26, 41	3.35	466.52
217	04214.000	2605 BELGO RD	LOT 3, PLAN KAP1380, SEC 11, TWP 26, 41	8.55	1190.67
217	04215.000	2505 BELGO RD	LOT 4, PLAN KAP1380, SEC 11, TWP 26, 41	8.97	1249.16
217	04220.000	3950 BORLAND RD	LOT , PLAN KAPB1862, SEC 11, TWP 26, 41	2.92	406.64
217	04222.000	3527 BEMROSE RD	LOT 2, PLAN KAP2005, SEC 11, TWP 26, 41	3.17	441.45
217	04223.000	3835 BORLAND RD	LOT A, PLAN KAP2645, SEC 11, TWP 26, 41	4.12	573.75
217	04225.000	3553 BEMROSE RD	LOT 1, PLAN KAP4332, SEC 11, TWP 26, 41	4.37	608.57
217	04226.000	3571 BEMROSE RD	LOT 2, PLAN KAP4332, SEC 11, TWP 26, 41	4.96	690.73
217	04227.000	3587 BEMROSE RD	LOT 3, PLAN KAP4332, SEC 11, TWP 26, 41	5.38	749.22
217	04228.000	3625 BEMROSE RD	LOT A, PLAN KAP4553, SEC 11, TWP 26, 41	12.60	1754.68
217	04232.000	3647 BEMROSE RD	LOT 1, PLAN KAP5787, SEC 11, TWP 26, 41	6.28	874.55
217	04234.000	4010 SENGER RD	LOT A, PLAN KAP6005, SEC 11, TWP 26, 41	25.24	3514.92
217	04235.000	3975 SENGER RD	LOT A, PLAN KAP6633, SEC 11, TWP 26, 41	2.62	364.86
217	04237.120	2149 BELGO RD	LOT 1, PLAN KAP31521, SEC , TWP 26, 41	10.04	1398.17
217	04237.130	2327 BELGO RD	LOT 1, PLAN KAP33009, SEC 11, TWP 26, 41	9.35	1302.08
217	04237.137	3547 BEMROSE RD	LOT 1, PLAN KAP71097, SEC 26, TWP 11, 41	1.00	139.26
217	04240.000	2260 GARNER RD	LOT 1, PLAN KAP1380, SEC , TWP 26, 41	6.14	855.06
217	04243.000	2455 WALBURN RD	LOT B, PLAN KAPB3238, SEC 12, TWP 26, 41	7.40	1030.52
217	04245.051	2601 WALBURN RD	LOT 2, PLAN KAP62978, SEC 12, TWP 26, 41	7.63	1062.55
217	04247.000	1190 LEWIS RD	LOT 9, PLAN KAP1380, SEC 13, TWP 26, 41	8.08	1125.22
217	04248.000	2290 GARNER RD	LOT 2, PLAN KAP1380, SEC , TWP 26, 41	7.16	997.10
217	04249.000	2148 WALBURN RD	LOT 4, PLAN KAP1380, SEC 13, TWP 26, 41	10.45	1455.27
217	04254.000	1093 TEASDALE RD	LOT 8, PLAN KAP1380, SEC , TWP 26, 41	5.17	719.97
217	04256.000	1320 BELGO RD	LOT 1, PLAN KAP1926, SEC 13, TWP 26, 41	5.70	793.88

Jursdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	04258.000	1404 LEWIS RD	LOT 2, PLAN KAP1926, SEC 13, TWP 26, 41	10.52	1465.02
217	04261.000	1839 WALBURN RD	LOT 7, PLAN KAP1926, SEC 13, TWP 26, 41	5.61	781.25
217	04269.002	2091 WALBURN RD	LOT 2, PLAN KAP4119, SEC 13, TWP 26, 41	7.83	1090.41
217	04270.002	1810 GARNER RD	LOT A, PLAN KAP91170, SEC 13, TWP 26, 41	2.80	389.93
217	04270.003	1959 WALBURN RD	LOT B, PLAN KAP91170, SEC 13, TWP 26, 41	1.00	139.26
217	04293.000	1181 LEWIS RD	LOT A, PLAN KAP11265, SEC 13, TWP 26, 41	1.24	172.68
217	04315.000	3855 EAST KELOWNA RD	LOT 13, PLAN KAP665, SEC 14, TWP 26, 41	5.09	708.83
217	04317.000	2075 BELGO RD	LOT 9, PLAN KAP1380, SEC 14, TWP 26, 41	4.45	619.71
217	04318.001	1865 BELGO RD	LOT 11, PLAN KAP1380, SEC 14, TWP 26, 41	9.21	1282.58
217	04319.000	2280 HOLLYWOOD RD S	LOT 12, PLAN KAP1380, SEC 14, TWP 26, 41	3.98	554.25
217	04323.000	1725 TEASDALE RD	LOT 2, PLAN KAP1380, SEC 14, TWP 26, 41	2.82	392.71
217	04324.000	1650 GEEN RD	LOT 3, PLAN KAP1380, SEC 14, TWP 26, 41	8.37	1165.61
217	04325.001	1390 GEEN RD	LOT A, PLAN KAP90868, SEC 14, TWP 26, 41	5.28	735.29
217	04325.005	1552 GEEN RD	LOT 1, PLAN EPP34425, SEC 14, TWP 26, 41	1.92	267.38
217	04326.000	1699 TEASDALE RD	LOT 5, PLAN KAP1380, SEC 14, TWP 26, 41	3.93	547.29
217	04327.004	1595 TEASDALE RD	LOT B, PLAN EPP32484, SEC 14, TWP 26, 41	5.79	806.32
217	04329.000	1409 TEASDALE RD	LOT 8, PLAN KAP1380, SEC 14, TWP 26, 41	3.20	445.63
217	04330.000	1555 TEASDALE RD	LOT 10, PLAN KAP1380, SEC 14, TWP 26, 41	1.04	144.83
217	04333.000	1375 GEEN RD	LOT 5, PLAN KAP1380, SEC 13, TWP 26, 41	1.00	139.26
217	04334.001	1225 TEASDALE RD	LOT 6, PLAN KAP1380, SEC 14, TWP 26, 41	4.07	566.79
217	04335.000	1103 TEASDALE RD	LOT 7, PLAN KAP1380, SEC 14, TWP 26, 41	1.04	144.83
217	04343.000	2270 HOLLYWOOD RD S	LOT A, PLAN KAP1845, SEC 14, TWP 26, 41	1.00	139.26
217	04344.000	2015 BELGO RD	LOT B, PLAN KAP1845, SEC 14, TWP 26, 41	6.38	888.48
217	04346.000	1565 1 BELGO RD	LOT B, PLAN KAP1846, SEC 14, TWP 26, 41	5.12	713.01
217	04349.000	1795 TEASDALE RD	LOT 2, PLAN KAPB3498, SEC 14, TWP 26, 41	2.53	352.33
217	04350.000	1469 TEASDALE RD	LOT 1, PLAN KAP4384, SEC 14, TWP 26, 41	7.52	1047.24
217	04351.000	1429 TEASDALE RD	LOT 2, PLAN KAP4384, SEC 14, TWP 26, 41	1.96	272.95
217	04353.000	3675 EAST KELOWNA RD	LOT A, PLAN KAP76792, SEC 15, TWP 26, 41	1.00	139.26
217	04354.000	3257 REID RD	LOT B, PLAN KAP76792, SEC 15, TWP 26, 41	10.86	1512.36
217	04360.093	3754 EAST KELOWNA RD	LOT B, PLAN KAP84170, SEC 14, TWP 26, 41	7.58	1055.59
217	04360.267	1708 GEEN RD	LOT 1, PLAN KAP82075, SEC 14, TWP 26, 41	5.27	733.90
217	04360.268	1655 GEEN RD	LOT 2, PLAN KAP82075, SEC 14, TWP 26, 41	7.44	1036.09
217	04360.354	1950 BELGO RD	LOT 2, PLAN KAP25528, SEC 14, TWP 26, 41	14.27	1987.24
217	04360.484	3860 EAST KELOWNA RD	LOT A, PLAN KAP32177, SEC 14, TWP 26, 41	2.86	398.28
217	04360.527	3795 EAST KELOWNA RD	LOT A, PLAN KAP58793, SEC 14, TWP 26, 41	4.76	662.88
217	04362.000	3193 DUNSTER RD	LOT 5, PLAN KAP187, SEC 16, TWP 26, 41	1.00	139.26

Jursdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	04364.000	2995 DUNSTER RD	LOT 6, PLAN KAP187, SEC 15, TWP 26, 41	1.77	246.49
217	04365.000	3098 EAST KELOWNA RD	LOT 6, PLAN KAP187, SEC 15, TWP 26, 41	9.89	1377.28
217	04366.000	3002 EAST KELOWNA RD	LOT 6, PLAN KAP187, SEC 15, TWP 26, 41	3.43	477.66
217	04367.000	2855 DUNSTER RD	LOT 7, PLAN KAP187, SEC 15, TWP 26, 41	16.12	2244.87
217	04368.000	3152 EAST KELOWNA RD	LOT 7, PLAN KAP187, SEC 15, TWP 26, 41	16.35	2276.90
217	04369.000	2795 DUNSTER RD	LOT 8, PLAN KAP187, SEC 15, TWP 26, 41	17.25	2402.24
217	04370.000	3250 EAST KELOWNA RD	LOT 8, PLAN KAP187, SEC 15, TWP 26, 41	16.90	2353.49
217	04372.000	3208 REID RD	LOT 18, PLAN KAP187, SEC 15, TWP 26, 41	8.77	1221.31
217	04375.000	3350 POOLEY RD	LOT 20, PLAN KAP187, SEC 15, TWP 26, 41	10.05	1399.56
217	04378.000	3053 DUNSTER RD	LOT 11, PLAN KAP665, SEC 15, TWP 26, 41	6.99	973.43
217	04379.000	3073 DUNSTER RD	LOT 12, PLAN KAP665, SEC 16, TWP 26, 41	6.20	863.41
217	04380.000	3502 EAST KELOWNA RD	LOT 11, PLAN KAP187, SEC 15, TWP 26, 41	8.40	1169.78
217	04381.000	2947 EAST KELOWNA RD	LOT 1, PLAN KAP736, SEC 15, TWP 26, 41	8.00	1114.08
217	04382.000	2981 EAST KELOWNA RD	LOT 2, PLAN KAP736, SEC 15, TWP 26, 41	6.57	914.94
217	04385.000	3072 EAST KELOWNA RD	LOT 6, PLAN KAPB821, SEC 15, TWP 26, 41	3.50	487.41
217	04386.001	3622 EAST KELOWNA RD	LOT 12, PLAN KAP187, SEC 15, TWP 26, 41	4.19	583.50
217	04386.002	3652 EAST KELOWNA RD	LOT 12, PLAN KAP187, SEC 15, TWP 26, 41	1.06	147.62
217	04387.000	3183 DUNSTER RD	LOT , PLAN KAP187, SEC 15, TWP 26, 41	4.66	648.95
217	04392.000	3097 EAST KELOWNA RD	LOT 23, PLAN KAPB1550, SEC 15, TWP 26, 41	8.39	1168.39
217	04394.000	3582 EAST KELOWNA RD	LOT B, PLAN KAP1670, SEC 15, TWP 26, 41	2.16	300.80
217	04396.000	2960 MCCULLOCH RD	LOT B, PLAN KAP1703, SEC 15, TWP 26, 41	4.41	614.14
217	04400.000	3430 POOLEY RD	LOT B, PLAN KAP1725, SEC 15, TWP 26, 41	12.77	1778.35
217	04402.000	3251 EAST KELOWNA RD	LOT 1, PLAN KAP3379, SEC 15, TWP 26, 41	3.89	541.72
217	04403.000	3240 POOLEY RD	LOT 2, PLAN KAP3379, SEC 15, TWP 26, 41	2.22	309.16
217	04404.000	3260 POOLEY RD	LOT 3, PLAN KAP3379, SEC 15, TWP 26, 41	11.19	1558.32
217	04406.000	3420 EAST KELOWNA RD	LOT 1, PLAN KAP3380, SEC 15, TWP 26, 41	11.75	1636.31
217	04407.000	3490 EAST KELOWNA RD	LOT 2, PLAN KAP3380, SEC 15, TWP 26, 41	9.84	1370.32
217	04412.000	3288 REID RD	LOT A, PLAN KAP4618, SEC 15, TWP 26, 41	14.02	1952.43
217	04416.000	3329 EAST KELOWNA RD	LOT 1, PLAN KAP5512, SEC 15, TWP 26, 41	6.69	931.65
217	04418.000	3375 DALL RD	LOT 1, PLAN KAP6585, SEC 15, TWP 26, 41	9.72	1353.61
217	04420.000	3060 POOLEY RD	LOT 2, PLAN KAP6585, SEC 15, TWP 26, 41	2.15	299.41
217	04423.190	3350 EAST KELOWNA RD	LOT 1, PLAN KAP30593, SEC 15, TWP 26, 41	1.00	139.26
217	04423.192	3310 EAST KELOWNA RD	LOT 2, PLAN KAP30593, SEC 15, TWP 26, 41	14.52	2022.06
217	04423.194	3410 POOLEY RD	LOT A, PLAN KAP34483, SEC 15, TWP 26, 41	4.50	626.67
217	04423.198	3120 POOLEY RD	LOT B, PLAN KAP34888, SEC 15, TWP 26, 41	9.08	1264.48
217	04423.205	3480 POOLEY RD	LOT A, PLAN KAP53451, SEC 15, TWP 26, 41	1.00	139.26

Jursdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	04423.207	3367 REID RD	LOT B, PLAN KAP55650, SEC 15, TWP 26, 41	1.85	257.63
217	04423.208	3390 REID RD	LOT 1, PLAN KAP56635, SEC 15, TWP 26, 41	1.00	139.26
217	04423.209	3360 REID RD	LOT 2, PLAN KAP56635, SEC 15, TWP 26, 41	7.32	1019.38
217	04428.000	3395 NEID RD	LOT 26, PLAN KAP187, SEC 16, TWP 26, 41	4.58	637.81
217	04432.000	3194 DUNSTER RD	LOT 5, PLAN KAP665, SEC 16, TWP 26, 41	1.94	270.16
217	04433.000	3172 DUNSTER RD	LOT 6, PLAN KAP665, SEC 16, TWP 26, 41	4.93	686.55
217	04436.000	3042 1 DUNSTER RD	LOT 9, PLAN KAP665, SEC 16, TWP 26, 41	1.66	231.17
217	04525.125	2830 EAST KELOWNA RD	LOT A, PLAN KAP32982, SEC 16, TWP 26, 41	7.45	1037.49
217	04525.228	2877 EAST KELOWNA RD	LOT B, PLAN KAP33697, SEC 16, TWP 26, 41	8.05	1121.04
217	04525.503	2690 BEWLAY RD	LOT 1, PLAN KAP56199, SEC 16, TWP 26, 41	3.20	445.63
217	04574.000	2990 DUNSTER RD	LOT , PLAN KAPB1353, SEC 21, TWP 26, 41	12.06	1679.48
217	04591.000	2934 DUNSTER RD	LOT C, PLAN KAP1700, SEC 22, TWP 26, 41	7.89	1098.76
217	04805.214	2960 DUNSTER RD	LOT 1, PLAN KAP73437, SEC 22, TWP 26, 41	8.58	1194.85
217	04814.000	1250 BELGO RD	LOT 3, PLAN KAP2128, SEC , TWP 26, 41	5.94	827.20
217	04824.000	1205 BELGO RD	LOT 2, PLAN KAP2329, SEC 23, TWP 26, 41	2.42	337.01
217	04825.001	1368 3 TEASDALE RD	LOT 3, PLAN KAP2329, SEC 23, TWP 26, 41	17.17	2391.09
217	04837.000	1454 TEASDALE RD	LOT A, PLAN KAP4697, SEC 23, TWP 26, 41	1.92	267.38
217	04884.000	1255 BELGO RD	LOT 2, PLAN KAPB5620, SEC , TWP 26, 41	14.91	2076.37
217	04898.000	1258 BELGO RD	LOT 3, PLAN KAP9679, SEC , TWP 26, 41	8.94	1244.98
217	05479.000	3363 SPRINGFIELD RD	LOT 5, PLAN KAP1802, SEC 24, TWP 26, 41	12.14	1690.62
217	05482.001	700 HIGHWAY 33 E	LOT A, PLAN EPP7145, SEC 24, TWP 26, 41	1.00	139.26
217	05502.130	811 HIGHWAY 33 E	LOT A, PLAN KAP23321, SEC 24, TWP 26, 41	1.93	268.77
217	05502.305	1151 LEWIS RD	LOT A, PLAN KAP33567, SEC 24, TWP 26, 41	5.94	827.20
217	05502.310	881 HIGHWAY 33 E	LOT B, PLAN KAP33567, SEC 24, TWP 26, 41	9.67	1346.64
217	05502.550	1251 MCKENZIE RD	LOT B, PLAN KAP74860, SEC , TWP 26, 41	5.59	778.46
217	05503.001	751 HARTMAN RD	LOT , PLAN KAP264, SEC 25, TWP 26, 41	8.85	1232.45
217	05510.000	920 HARTMAN RD	LOT 3, PLAN KAP731, SEC 25, TWP 26, 41	6.38	888.48
217	05511.000	1130 HARTMAN RD	LOT 4, PLAN KAP731, SEC 25, TWP 26, 41	5.37	747.83
217	05513.002	1080 GIBSON RD	LOT A, PLAN EPP11757, SEC 25, TWP 26, 41	7.32	1019.38
217	05514.000	1145 MORRISON RD	LOT 2, PLAN KAP1515, SEC 25, TWP 26, 41	2.46	342.58
217	05516.000	712 MCCURDY RD E	LOT 4, PLAN KAP1515, SEC 25, TWP 26, 41	6.83	951.15
217	05517.000	375 GIBSON RD	LOT 4, PLAN KAP1760, SEC 25, TWP 26, 41	3.72	518.05
217	05519.002	1610 SWAINSON RD	LOT 1, PLAN KAP77945, SEC , TWP 26, 41	10.86	1512.36
217	05524.000	1308 MCKENZIE RD	LOT 12, PLAN KAP1760, SEC 25, TWP 26, 41	6.55	912.15
217	05529.000	1795 MCCURDY RD E	LOT 1, PLAN KAP77943, SEC , TWP 26, 41	13.14	1829.88
217	05530.000	1550 SWAINSON RD	LOT 1, PLAN KAP77944, SEC , TWP 26, 41	15.67	2169.20

Jursdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	05540.000	1485 SWAINSON RD	LOT 4, PLAN KAP3609, SEC 25, TWP 26, 41	1.93	268.77
217	05548.000	1090 MCKENZIE RD	LOT 2, PLAN KAP4586, SEC 25, TWP 26, 41	20.42	2843.69
217	05561.000	690 HARTMAN RD	LOT A, PLAN KAP5499, SEC 25, TWP 26, 41	16.60	2311.72
217	05579.469	1045 EL PASO RD	LOT 22, PLAN KAP22986, SEC 25, TWP 26, 41	5.00	696.30
217	05579.575	839 HARTMAN RD	LOT 2, PLAN KAP29183, SEC 25, TWP 26, 41	17.85	2485.79
217	05579.684	837 HARTMAN RD	LOT A, PLAN KAP35135, SEC 25, TWP 26, 41	2.66	370.43
217	06403.001	2030 SUMMIT DR	LOT 1, PLAN KAP71444, SEC 29, TWP 26, 41	5.13	714.40
217	06403.002	2060 SUMMIT DR	LOT 2, PLAN KAP71444, SEC 29, TWP 26, 41	2.60	362.08
217	06470.000	483 VALLEY RD	LOT 1, PLAN KAP896, SEC 32, TWP 26, 41	4.70	654.52
217	06471.000	463 VALLEY RD	LOT 2, PLAN KAP896, SEC , TWP 26, 41	2.03	282.70
217	06499.001	445 VALLEY RD	LOT 3, PLAN KAP896, SEC 33, TWP 26, 41	8.07	1123.83
217	06501.000	2224 ROJEM RD	LOT 4, PLAN KAP896, SEC 33, TWP 26, 41	8.87	1235.24
217	06502.000	389 VALLEY RD	LOT 5, PLAN KAP896, SEC 33, TWP 26, 41	9.68	1348.04
217	06507.000	2429 LONGHILL RD	LOT 14, PLAN KAP1068, SEC 33, TWP 26, 41	11.55	1608.45
217	06508.000	2449 LONGHILL RD	LOT 15, PLAN KAP1068, SEC 33, TWP 26, 41	1.61	224.21
217	06510.000	120 MAIL RD	LOT 15, PLAN KAP1068, SEC , TWP 26, 41	6.38	888.48
217	06511.000	102 MAIL RD	LOT 16, PLAN KAP1068, SEC , TWP 26, 41	8.75	1218.53
217	06524.000	2300 30 SILVER PL	LOT 8, PLAN KAP1249, SEC 33, TWP 26, 41	3.43	477.66
217	06525.000	2227 ROJEM RD	LOT 9, PLAN KAP1249, SEC 33, TWP 26, 41	3.07	427.53
217	06527.000	2255 ROJEM RD	LOT 11, PLAN KAP1249, SEC 33, TWP 26, 41	4.51	628.06
217	06528.000	2309 ROJEM RD	LOT 12, PLAN KAP1249, SEC 33, TWP 26, 41	4.58	637.81
217	06529.000	2323 ROJEM RD	LOT 13, PLAN KAP1249, SEC 33, TWP 26, 41	2.78	387.14
217	06533.000	2379 ROJEM RD	LOT 17, PLAN KAP1249, SEC 33, TWP 26, 41	1.96	272.95
217	06541.000	330 VALLEY RD	LOT 2, PLAN KAP4043, SEC 33, TWP 26, 41	1.00	139.26
217	06554.120	2389 2 ROJEM RD	LOT A, PLAN KAP26223, SEC 33, TWP 26, 41	4.91	683.77
217	06554.140	2400 LONGHILL RD	LOT A, PLAN KAP26592, SEC 4&33, TWP 23, 41	2.41	335.62
217	06554.160	2461 LONGHILL RD	LOT A, PLAN KAP28623, SEC 33, TWP 26, 41	6.07	845.31
217	06554.195	2350 SILVER PL	LOT 1, PLAN KAP33461, SEC 33, TWP 26, 41	4.57	636.42
217	06554.197	2489 LONGHILL RD	LOT 2, PLAN KAP33461, SEC 33, TWP 26, 41	4.13	575.14
217	06554.199	574 RIFLE RD	LOT 3, PLAN KAP33461, SEC 33, TWP 26, 41	3.39	472.09
217	06554.238	2351 ROJEM RD	LOT C, PLAN KAP61113, SEC 33, TWP 26, 41	4.45	619.71
217	06557.002	2710 LONGHILL RD	LOT B, PLAN KAP88097, SEC 34, TWP 26, 41	1.00	139.26
217	06612.470	2512 LONGHILL RD	LOT A, PLAN KAP26258, SEC , TWP 26, 41	13.50	1880.01
217	06612.672	2614 LONGHILL RD	LOT 1, PLAN KAP40166, SEC 34, TWP 26, 41	3.59	499.94
217	06773.003	1685 RUTLAND RD N	LOT 3, PLAN KAP18313, SEC 35, TWP 26, 41	1.75	243.71
217	06776.900	1990 MCKENZIE RD	LOT 2, PLAN KAP425, SEC 36, TWP 26, 41	11.58	1619.23

Jursdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	06777.000	1900 MCKENZIE RD	LOT 3, PLAN KAP425, SEC 36, TWP 26, 41	5.78	804.92
217	06778.000	1893 MORRISON RD	LOT 3, PLAN KAP425, SEC 36, TWP 26, 41	2.57	357.90
217	06788.000	1304 MORRISON RD	LOT 10, PLAN KAP425, SEC 36, TWP 26, 41	7.50	1044.45
217	06794.000	685 2 OLD VERNON RD	LOT 16, PLAN KAP425, SEC , TWP 26, 41	7.14	994.32
217	06799.510	1425 MORRISON RD	LOT B, PLAN EPP15301, SEC 36, TWP 26, 41	7.45	1037.49
217	06803.000	1350 HORNING RD	LOT 20, PLAN KAP1760, SEC 36, TWP 26, 41	14.64	2038.77
217	06805.005	1920 MCCURDY RD E	LOT 3, PLAN KAP91486, SEC 31, TWP 27, 41	14.58	2030.41
217	06806.000	1431 LATTA RD	LOT 24, PLAN KAP1760, SEC , TWP 26, 41	2.65	369.04
217	06807.001	1305 LATTA RD	LOT 25, PLAN KAP1760, SEC 36, TWP 26, 41	12.99	1808.99
217	06814.005	1360B LATTA RD	LOT 1, PLAN KAP91485, SEC 31, TWP 27, 41	15.00	2088.90
217	06814.006	1400 LATTA RD	LOT 2, PLAN KAP91485, SEC 31, TWP 27, 41	11.69	1627.95
217	06814.007	1444 LATTA RD	LOT 3, PLAN KAP91485, SEC 31, TWP 27, 41	17.21	2396.66
217	06817.001	1331 MCCURDY RD E	LOT 1, PLAN KAP4060, SEC 36, TWP 26, 41	18.76	2612.52
217	06819.000	1545 MCCURDY RD E	LOT 3, PLAN KAP4060, SEC 36, TWP 26, 41	14.53	2023.45
217	06820.000	1445 LATTA RD	LOT 25, PLAN KAPB4218, SEC 36, TWP 26, 41	12.18	1696.19
217	06828.195	1425 MCCURDY RD E	LOT 2, PLAN KAP23935, SEC 36, TWP 26, 41	1.51	210.28
217	06828.490	1761 MORRISON RD	LOT A, PLAN KAP25654, SEC 36, TWP 26, 41	3.97	552.86
217	06828.500	1750 MCKENZIE RD	LOT B, PLAN KAP25654, SEC 36, TWP 26, 41	9.38	1306.26
217	06828.524	1700 MCKENZIE RD	LOT D, PLAN KAP25654, SEC 36, TWP 26, 41	7.43	1034.70
217	06828.618	1905 JONATHAN RD	LOT 1, PLAN KAP33998, SEC 36, TWP 26, 41	1.00	139.26
217	06828.642	837 MCCURDY RD E	LOT 2, PLAN EPP14181, SEC 36, TWP 26, 41	1.00	139.26
217	06886.003	2025 1 TREETOP RD	LOT 1, PLAN KAP1760, SEC , TWP 27, 41	13.60	1893.94
217	06960.184	240 AMBRIDGEFELD RD	LOT B, PLAN KAP91899, SEC 16, TWP 28, 54	1.00	139.26
217	07143.000	559 BARNABY RD	LOT 3, PLAN KAP1743, SEC 25, TWP 28, 54	1.00	139.26
217	07145.001	4950 FROST RD	LOT 1, PLAN KAP90220, SEC , TWP 28, 54	5.31	739.47
217	07161.000	4856 LAKESHORE RD	LOT , PLAN KAP1722, SEC 25, TWP 29, 41	3.73	519.44
217	07264.002	1456 DEHART RD	LOT 1, PLAN KAP1837, SEC , TWP 29, 41	11.58	1612.63
217	07269.000	999 CRAWFORD RD	LOT 1, PLAN KAP13170, SEC 31, TWP 29, 41	11.85	1650.23
217	07270.072	1265 CRAWFORD RD	LOT 2, PLAN KAP21104, SEC 31, TWP 29, 41	1.00	139.26
217	07270.074	1285 CRAWFORD RD	LOT 3, PLAN KAP21104, SEC , TWP 29, 41	1.00	139.26
217	07278.000	4551 STEWART RD W	LOT 220, PLAN KAP1247, SEC 32, TWP 29, 41	2.89	402.46
217	07280.000	4480 STEWART RD E	LOT 222, PLAN KAP1247, SEC 32, TWP 29, 41	1.00	139.26
217	07286.000	1690 SAUCIER RD	LOT 228, PLAN KAP1247, SEC 32, TWP 29, 41	1.00	139.26
217	07287.000	1670 SAUCIER RD	LOT 229, PLAN KAP1247, SEC 32, TWP 29, 41	6.61	920.51
217	07290.000	1650 SAUCIER RD	LOT 232, PLAN KAP1247, SEC 32, TWP 29, 41	6.69	931.65
217	07291.000	4202 BEDFORD RD	LOT 233, PLAN KAP1247, SEC 32, TWP 29, 41	9.74	1359.39

Jursdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	07293.000	1601 SAUCIER RD	LOT 238, PLAN KAP1247, SEC 32, TWP 29, 41	1.62	225.60
217	07296.000	1475 DEHART RD	LOT 246, PLAN KAP1247, SEC 32, TWP 29, 41	1.00	139.26
217	07304.000	4132 BEDFORD RD	LOT 3, PLAN KAP15793, SEC 32, TWP 29, 41	6.38	888.48
217	07304.010	1485 DEHART RD	LOT 1, PLAN KAP20969, SEC 32, TWP 29, 41	1.21	168.50
217	07351.000	4305 JAUD RD	LOT 5, PLAN KAP6171, SEC 34, TWP 29, 41	17.49	2435.66
217	09532.000	2527 GALE RD	LOT 1, PLAN KAP10810, SEC , TWP , 41	1.00	139.26
217	09533.000	2517 GALE RD	LOT 2, PLAN KAP10810, SEC , TWP , 41	5.02	699.09
217	09533.051	2545 GALE RD	LOT B, PLAN KAP19044, SEC , TWP , 41	1.00	139.26
217	09533.052	2499 GALE RD	LOT C, PLAN KAP19044, SEC , TWP , 41	1.00	139.26
217	09533.053	2475 GALE RD	LOT D, PLAN KAP19044, SEC , TWP , 41	1.00	139.26
217	09533.054	2449 GALE RD	LOT E, PLAN KAP19044, SEC , TWP , 41	1.00	139.26
217	09533.055	2427 GALE RD	LOT F, PLAN KAP19044, SEC , TWP , 41	1.00	139.26
217	10393.000	2050 BYRNS RD	LOT 1, PLAN KAP2830, SEC 17, TWP 26, 41	21.99	3062.33
217	10394.001	2190 COOPER RD	LOT A, PLAN KAP80629, SEC , TWP , 41	6.70	933.04
217	10410.000	1756 BYRNS RD	LOT 23, PLAN KAP415, SEC , TWP , 41	11.40	1587.56
217	10411.000	1890 BYRNS RD	LOT 23, PLAN KAP415, SEC 19, TWP 26, 41	4.35	605.78
217	10414.000	1756 BYRNS RD	LOT 26, PLAN KAP415, SEC , TWP , 41	15.50	2158.53
217	10517.000	2225 BURTCH RD	LOT 1, PLAN KAP78759, SEC , TWP , 41	1.00	139.26
217	10518.000	1650 BYRNS RD	LOT 2, PLAN KAP78759, SEC , TWP , 41	3.61	502.73
217	10519.852	2225 SPALL RD	LOT B, PLAN KAP40808, SEC , TWP , 41	13.45	1873.05
217	10519.854	1980 BYRNS RD	LOT C, PLAN KAP40808, SEC , TWP , 41	10.99	1530.47
217	10519.856	1990 BYRNS RD	LOT D, PLAN KAP40808, SEC , TWP , 41	1.00	139.26
217	10531.000	1909 BYRNS RD	LOT 15, PLAN KAP415, SEC , TWP , 41	10.05	1399.56
217	10539.000	2429 BENOULIN RD	LOT 2, PLAN KAP2332, SEC , TWP , 41	1.00	139.26
217	10543.001	2589 BENOULIN RD	LOT 1, PLAN KAP3357, SEC , TWP , 41	6.26	871.77
217	10549.000	2029 BYRNS RD	LOT 2, PLAN KAP8615, SEC , TWP , 41	8.21	1143.32
217	10589.113	1909 BYRNS RD	LOT B, PLAN KAP67173, SEC , TWP , 41	23.85	3321.35
217	10756.035	1394 LADNER RD	LOT 1, PLAN KAP73438, SEC , TWP , 41	1.00	139.26
217	11501.711	4365 HOBSON RD	LOT 25, PLAN KAP27559, SEC , TWP , 41	1.81	252.06
217	11502.309	4340 HOBSON RD	LOT A, PLAN KAP69885, SEC , TWP , 41	1.00	139.26
217	12185.840	2450 SAUCIER RD	LOT 166, PLAN KAP1247, SEC 33, TWP 29, 41	3.68	512.48
217	12185.870	2225 SAUCIER RD	LOT 180, PLAN KAP1247, SEC 33, TWP 29, 41	1.00	139.26
217	12191.000	4400 JAUD RD	LOT 3, PLAN KAP1734, SEC 33, TWP 29, 41	14.10	1963.57
217	12199.072	4499 WALLACE HILL RD	LOT A, PLAN KAP35213, SEC , TWP , 41	2.06	286.88
217	12199.082	4410 WALLACE HILL RD	LOT 2, PLAN KAP39632, SEC , TWP , 41	4.88	679.59
217	12199.103	2740 HARVARD RD	LOT 14, PLAN KAP62784, SEC , TWP , 41	3.11	433.40

Jursdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	12199.105	4300 WALLACE HILL RD	LOT B, PLAN KAP62482, SEC , TWP , 41	15.82	2203.09
				2475.19	344694.96

CITY OF KELOWNA

BYLAW NO. 10939

Sterile Insect Release Program Parcel Tax Bylaw 2014

A bylaw pursuant to Section 200 of the *Community Charter* to impose and levy a Parcel Tax upon the owners of land or real property within the City of Kelowna being served by the Sterile Insect Release Program.

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

1. A Parcel Tax shall be and is hereby imposed and levied upon the owners of land or real property as shown on Schedule "A" attached to and forming part of this bylaw, being served by the Sterile Insect Release Program.
2. The Parcel Tax shall be levied for the 2014 tax year on each parcel of land aforementioned, and the amount of such Parcel Tax shall be One Hundred and Thirty-Nine Dollars and Twenty-Six Cents (\$139.26) per assessed acre.
3. This bylaw shall be known for all purposes as the "Sterile Insect Release Program Parcel Tax Bylaw 2014 No. 10939".

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Regional District of Central Okanagan 2014 S.I.R. PARCEL TAX ROLL Jurisdiction: 217

Jurisdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	03108.010	1315 LATTIA RD	LOT 10, PLAN KAP1611, SEC 1, TWP 23, 41	6.39	889.87
217	03121.000	2355 MCKENZIE RD	LOT A, PLAN KAP15859, SEC 1, TWP 23, 41	6.26	871.77
217	03121.010	2295 MCKENZIE RD	LOT 2, PLAN KAP33255, SEC 1, TWP 23, 41	22.57	3143.10
217	03186.100	2885 SEXSMITH RD	LOT 1, PLAN KAP45492, SEC 3, TWP 23, 41	9.02	1256.13
217	03210.125	2517 SEXSMITH RD	LOT 10, PLAN KAP21431, SEC 3&4, TWP 23, 41	7.24	1008.24
217	03210.210	705 VALLEY RD	LOT B, PLAN KAP31659, SEC 3, TWP 23, 41	5.95	828.60
217	03255.321	1982 UNION RD	LOT A, PLAN KAP75150, SEC 4, TWP 23, 41	1.00	139.26
217	03255.322	1980 UNION RD	LOT B, PLAN KAP75150, SEC 4, TWP 23, 41	1.00	139.26
217	03262.000	2389 LONGHILL RD	LOT 13, PLAN KAP1068, SEC 4, TWP 23, 41	6.00	835.56
217	03263.000	2206 LONGHILL RD	LOT 2, PLAN KAP1068, SEC 4&34, TWP 23, 41	7.45	1037.49
217	03264.000	187 VALLEY RD	LOT 3, PLAN KAP1068, SEC 4&34, TWP 23, 41	3.87	538.94
217	03266.000	143 1 VALLEY RD	LOT 5, PLAN KAP1068, SEC 4, TWP 23, 41	3.84	534.76
217	03267.000	127 1 VALLEY RD	LOT 6, PLAN KAP1068, SEC 4, TWP 23, 41	9.27	1290.94
217	03268.000	2214 BONN RD	LOT 7, PLAN KAP1068, SEC 4, TWP 23, 41	4.51	628.06
217	03269.000	115 VALLEY RD N	LOT 8, PLAN KAP1068, SEC 4, TWP 23, 41	10.13	1410.70
217	03270.000	2545 SEXSMITH RD	LOT 11, PLAN KAP1068, SEC 3&4, TWP 23, 41	1.90	264.59
217	03271.000	220 MAIL RD	LOT 12, PLAN KAP1068, SEC 4, TWP 23, 41	9.63	1341.07
217	03272.000	180 MAIL RD	LOT 13, PLAN KAP1068, SEC 4, TWP 23, 41	8.41	1171.18
217	03274.000	135 VALLEY RD N	LOT H, PLAN KAP1636, SEC 4, TWP 23, 41	5.37	747.83
217	03278.000	800 PACKINGHOUSE RD	LOT 3, PLAN KAP1884, SEC 4&9, TWP 23, 41	1.00	139.26
217	03279.000	2160 SCENIC RD	LOT 4, PLAN KAP1884, SEC 4&9, TWP 23, 41	3.80	529.19
217	03337.532	770 PACKINGHOUSE RD	LOT A, PLAN KAP35054, SEC 4, TWP 23, 41	3.86	537.54
217	03395.000	531 GLENMORE RD N	LOT 29, PLAN KAP896, SEC 9, TWP 23, 41	6.39	889.87
217	03645.000	2434 GALE RD	LOT 2, PLAN KAP1453, SEC 23, TWP 23, 41	1.60	222.82
217	03646.000	2504 GALE RD	LOT 3, PLAN KAP1453, SEC 23, TWP 23, 41	4.17	580.71
217	03650.000	2801 DRY VALLEY RD	LOT 7, PLAN KAP1453, SEC 23, TWP 23, 41	3.39	472.09
217	03664.000	2155 QUAIL RIDGE BLVD	LOT 1, PLAN KAP2257, SEC 23, TWP 23, 41	2.18	303.59
217	03664.514	2855 DRY VALLEY RD	LOT A, PLAN KAP37471, SEC 23, TWP 23, 41	1.85	257.63
217	03664.516	2849 DRY VALLEY RD	LOT B, PLAN KAP37471, SEC 23, TWP 23, 41	10.67	1485.90
217	03884.000	3310 MATHEWS RD	LOT 63, PLAN KAP1247, SEC 3&34, TWP 26, 41	9.56	1331.33
217	03899.000	3260 MATHEWS RD	LOT 109, PLAN KAP1247, SEC 3, TWP 26, 41	3.12	434.49
217	03905.001	4232 SPIERS RD	LOT 117, PLAN KAP1247, SEC 3, TWP 26, 41	7.16	997.10
217	03905.104	4236 SPIERS RD	LOT B, PLAN KAP92871, SEC 3, TWP 26, 41	4.45	619.71
217	03906.000	4233 SPIERS RD	LOT 119, PLAN KAP1247, SEC 3, TWP 26, 41	3.90	543.11
217	03907.000	4221 SPIERS RD	LOT 120, PLAN KAP1247, SEC 3, TWP 26, 41	9.70	1350.82
217	03908.000	4215 SPIERS RD	LOT 121, PLAN KAP1247, SEC 3, TWP 26, 41	1.00	139.26

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14SIR-RDCC-1axRoll (Revised) CityOfKelowna.xlsx

4/16/2014

Regional District of Central Okanagan 2014 S.I.R. PARCEL TAX ROLL Jurisdiction: 217

Jurisdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	03912.000	3030 GRIEVE RD	LOT 125, PLAN KAP1247, SEC 3, TWP 26, 41	6.13	853.66
217	03913.001	3015 GRIEVE RD	LOT 126, PLAN KAP1247, SEC 3, TWP 26, 41	10.19	1419.06
217	03913.100	3145 GULLEY RD	LOT 127, PLAN KAP1247, SEC 3, TWP 26, 41	10.16	1414.88
217	03949.320	4280 SPIERS RD	LOT B, PLAN KAP34609, SEC 3, TWP 26, 41	9.95	1385.64
217	03949.340	4207 SPIERS RD	LOT B, PLAN KAP47098, SEC 3, TWP 26, 41	3.07	427.53
217	03949.390	3480 WATER RD	LOT A, PLAN KAP71707, SEC 3, TWP 26, 41	6.46	899.62
217	03950.000	3965 TODD RD	LOT , PLAN KAP1247, SEC 4, TWP 26, 41	8.67	1207.38
217	03953.000	3895 SPIERS RD	LOT 139, PLAN KAP1247, SEC 4, TWP 26, 41	4.71	655.91
217	03955.000	2809 GRIEVE RD	LOT 141, PLAN KAP1247, SEC 4, TWP 26, 41	11.94	1662.76
217	03956.000	4201 SPIERS RD	LOT 142, PLAN KAP1247, SEC 4, TWP 26, 41	6.18	860.63
217	03960.000	2699 SAUCIER RD	LOT 145, PLAN KAP1247, SEC 4, TWP 26, 41	3.76	523.62
217	03965.000	4175 TODD RD	LOT 150, PLAN KAP1247, SEC 4, TWP 26, 41	8.33	1160.04
217	03968.000	4067 TODD RD	LOT 153, PLAN KAP1247, SEC 4, TWP 26, 41	6.43	895.44
217	03971.503	2287 WARD RD	LOT B, PLAN KAP78889, SEC 4, TWP 26, 41	35.86	4993.86
217	03973.000	3980 TODD RD	LOT 159, PLAN KAP1247, SEC 4, TWP 26, 41	2.41	335.62
217	03979.000	2715 HEWLETT RD	LOT 3, PLAN KAP1656, SEC 4, TWP 26, 41	8.37	1165.61
217	03981.000	2570 SAUCIER RD	LOT , PLAN KAPB6018, SEC 4, TWP 26, 41	1.24	172.68
217	03985.000	2675 HEWLETT RD	LOT A, PLAN KAP12142, SEC 4, TWP 26, 41	5.11	711.62
217	03990.002	3950 SPIERS RD	LOT E, PLAN KAP12142, SEC 4, TWP 26, 41	2.52	350.94
217	03995.027	3920 TODD RD	LOT B, PLAN KAP21140, SEC 4, TWP 26, 41	1.00	139.26
217	03995.159	3955 SPIERS RD	LOT A, PLAN KAP56989, SEC 4, TWP 26, 41	1.33	185.22
217	03995.172	2620 HEWLETT RD	LOT 2, PLAN KAP92520, SEC 4, TWP 26, 41	8.49	1182.32
217	03997.000	1591 SAUCIER RD	LOT 237, PLAN KAP1247, SEC 5, TWP 26, 41	7.78	1083.44
217	04008.001	4025 CASORSO RD	LOT A, PLAN KAP91004, SEC 5, TWP 26, 41	2.83	394.11
217	04008.002	4029 CASORSO RD	LOT B, PLAN KAP91004, SEC 5, TWP 26, 41	3.52	490.20
217	04014.004	3896A CASORSO RD	LOT A, PLAN KAP92331, SEC 5, TWP 26, 41	8.93	1243.59
217	04016.000	3877 CASORSO RD	LOT 4, PLAN KAP2243, SEC 5, TWP 26, 41	1.51	210.28
217	04021.000	3995 CASORSO RD	LOT 8, PLAN KAP2243, SEC 5, TWP 26, 41	5.81	809.10
217	04023.000	1989 WARD RD	LOT 10, PLAN KAP2243, SEC 5, TWP 26, 41	9.33	1299.30
217	04029.000	4153 BEDFORD RD	LOT 1, PLAN KAP15793, SEC 5, TWP 26, 41	5.84	813.28
217	04031.000	4122 BEDFORD RD	LOT 4, PLAN KAP15793, SEC 5, TWP 26, 41	1.88	261.81
217	04032.158	3860 CASORSO RD	LOT 2, PLAN KAP89549, SEC 5, TWP 26, 41	1.00	139.26
217	04118.205	1950 WARD RD	LOT A, PLAN KAP48946, SEC 8, TWP 12, 41	12.85	1789.49
217	04118.206	1990 WARD RD	LOT B, PLAN KAP48946, SEC 8, TWP 12, 41	2.49	346.76
217	04121.000	3677 SPIERS RD	LOT 1, PLAN KAP1072, SEC 9, TWP 26, 41	7.01	976.21
217	04127.000	3663 SPIERS RD	LOT 2, PLAN KAP1765, SEC 9, TWP 26, 41	7.48	1041.66

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Jurisdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	04151.030	3769 SPIERS RD	LOT 1, PLAN KAP23684, SEC 9, TWP 26, 41	2.81	391.32
217	04151.105	2190 GULLEY RD	LOT A, PLAN KAP26008, SEC 9, TWP 26, 41	6.01	836.95
217	04151.125	2568 K.L.O. RD	LOT B, PLAN KAP26528, SEC 9, TWP 26, 41	3.53	491.59
217	04151.140	3664 SPIERS RD	LOT A, PLAN KAP28797, SEC 9, TWP 26, 41	12.87	1792.28
217	04151.150	3668 SPIERS RD	LOT B, PLAN KAP28797, SEC 9, TWP 26, 41	1.00	139.26
217	04151.155	3678 SPIERS RD	LOT C, PLAN KAP28797, SEC 9, TWP 26, 41	6.92	963.68
217	04151.192	2777 K.L.O. RD	LOT A, PLAN KAP43297, SEC 9&10, TWP 26, 41	9.58	1334.11
217	04151.195	3740 HART RD	LOT 6, PLAN KAP29282, SEC 9, TWP 26, 41	13.22	1841.02
217	04151.200	2452 GULLEY RD	LOT 7, PLAN KAP29282, SEC 9, TWP 26, 41	21.87	3045.62
217	04151.210	2725 K.L.O. RD	LOT A, PLAN KAP45934, SEC 9, TWP 26, 41	28.73	4000.94
217	04151.260	2295 K.L.O. RD	LOT 2, PLAN KAP33463, SEC 9, TWP 26, 41	8.62	1200.42
217	04151.265	3551 SPIERS RD	LOT 3, PLAN KAP33463, SEC 9, TWP 26, 41	3.61	502.73
217	04151.292	2202 GULLEY RD	LOT A, PLAN KAP44147, SEC 9, TWP 26, 41	21.08	2935.60
217	04151.300	3671 SPIERS RD	LOT A, PLAN KAP70726, SEC 9, TWP 26, 41	1.23	171.29
217	04152.000	3690 POOLEY RD	LOT 1, PLAN, SEC 10, TWP 26, 41	16.99	2366.03
217	04154.000	3400 REEKIE RD	LOT 3, PLAN KAP355, SEC 10, TWP 26, 41	8.73	1215.74
217	04156.000	3455 ROSE RD	LOT 4, PLAN KAP355, SEC 10, TWP 26, 41	16.80	2339.57
217	04157.051	3480 FITZGERALD RD	LOT 5, PLAN KAP355, SEC 10, TWP 26, 41	10.07	1402.35
217	04158.000	3201 ROSE RD	LOT 3, PLAN KAP790, SEC 10, TWP 26, 41	16.21	2257.40
217	04160.001	3090 MCCULLOCH RD	LOT 5, PLAN KAP790, SEC 10, TWP 26, 41	5.65	786.82
217	04161.000	3641 HART RD	LOT 7, PLAN KAP790, SEC 10, TWP 26, 41	6.80	946.97
217	04166.000	3274 MCCULLOCH RD	LOT 2, PLAN KAP978, SEC 10, TWP 26, 41	9.20	1281.19
217	04167.000	3286 MCCULLOCH RD	LOT 3, PLAN KAP978, SEC 10, TWP 26, 41	6.58	916.33
217	04168.000	3296 1 MCCULLOCH RD	LOT 4, PLAN KAP978, SEC 10, TWP 26, 41	4.16	579.32
217	04170.000	3041 POOLEY RD	LOT 3, PLAN KAP1517, SEC 10, TWP 26, 41	2.40	334.22
217	04171.000	3131 POOLEY RD	LOT 2, PLAN KAP1517, SEC 10, TWP 26, 41	1.00	139.26
217	04174.002	3099 MCCULLOCH RD	LOT B, PLAN KAP71621, SEC 10, TWP 26, 41	2.91	405.25
217	04176.000	3591 HART RD	LOT 3, PLAN KAP1589, SEC 10, TWP 26, 41	3.33	463.74
217	04179.000	3635 REEKIE RD	LOT A, PLAN KAP2038, SEC 10, TWP 26, 41	16.48	2295.00
217	04180.000	3635 FITZGERALD RD	LOT B, PLAN KAP2038, SEC 10, TWP 26, 41	35.84	4991.08
217	04181.000	3520 REEKIE RD	LOT 1, PLAN KAP2398, SEC 10, TWP 26, 41	3.96	551.47
217	04183.000	3680 REEKIE RD	LOT 2, PLAN KAP2398, SEC 10, TWP 26, 41	10.94	1523.50
217	04184.000	3096 MCCULLOCH RD	LOT 1, PLAN KAP2957, SEC 10, TWP 26, 41	1.00	139.26
217	04194.000	3275 MCCULLOCH RD	LOT 1, PLAN KAP6530, SEC 10, TWP 26, 41	12.18	1696.19
217	04198.000	3524 ROSE RD	LOT A, PLAN KAP11840, SEC 10, TWP 26, 41	9.17	1277.01
217	04199.100	3564 ROSE RD	LOT A, PLAN KAP18708, SEC 10, TWP 26, 41	11.84	1648.84

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Jursidiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	04199.156	3269 MCCULLOCH RD	LOT 2, PLAN KAP90496, SEC 10, TWP 26, 41	2.06	286.88
217	04199.180	3301 MCCULLOCH RD	LOT 2, PLAN KAP28811, SEC 3&10, TWP 26, 41	14.83	2065.23
217	04199.252	3630 FITZGERALD RD	LOT B, PLAN KAP30817, SEC 10, TWP 26, 41	10.15	1413.49
217	04199.254	3505 FITZGERALD RD	LOT 1, PLAN KAP30818, SEC 10, TWP 26, 41	20.43	2845.08
217	04199.278	3565 ROSE RD	LOT A, PLAN KAP3325, SEC 10, TWP 26, 41	7.49	1043.06
217	04199.280	3248 MCCULLOCH RD	LOT B, PLAN KAP3325, SEC 10, TWP 26, 41	1.00	139.26
217	04199.302	3665 HART RD	LOT 2, PLAN KAP48949, SEC 10, TWP 26, 41	10.75	1497.05
217	04199.303	3255 MCCULLOCH RD	LOT A, PLAN KAP63291, SEC 10, TWP 26, 41	1.00	139.26
217	04199.306	3671 HART RD	LOT B, PLAN KAP92586, SEC 10, TWP 26, 41	3.71	516.65
217	04201.000	3940 SENGHER RD	LOT , PLAN , SEC 11, TWP 26, 41	5.55	772.89
217	04208.000	2604 A BELGO RD	LOT 5, PLAN KAP1380, SEC 11, TWP 26, 41	7.07	984.57
217	04209.000	2502 BELGO RD	LOT 6, PLAN KAP1380, SEC 11, TWP 26, 41	14.62	2035.98
217	04210.000	2550 WALBURN RD	LOT 7, PLAN KAP1380, SEC , TWP 26, 41	3.35	466.52
217	04214.000	2605 BELGO RD	LOT 3, PLAN KAP1380, SEC 11, TWP 26, 41	8.55	1190.67
217	04215.000	2505 BELGO RD	LOT 4, PLAN KAP1380, SEC 11, TWP 26, 41	8.97	1249.16
217	04220.000	3950 BORLAND RD	LOT , PLAN KAPB1862, SEC 11, TWP 26, 41	2.92	406.64
217	04222.000	3527 BEMROSE RD	LOT 2, PLAN KAP2005, SEC 11, TWP 26, 41	3.17	441.45
217	04223.000	3835 BORLAND RD	LOT A, PLAN KAP2645, SEC 11, TWP 26, 41	4.12	573.75
217	04225.000	3553 BEMROSE RD	LOT 1, PLAN KAP4332, SEC 11, TWP 26, 41	4.37	608.57
217	04226.000	3571 BEMROSE RD	LOT 2, PLAN KAP4332, SEC 11, TWP 26, 41	4.96	690.73
217	04227.000	3587 BEMROSE RD	LOT 3, PLAN KAP4332, SEC 11, TWP 26, 41	5.38	749.22
217	04228.000	3625 BEMROSE RD	LOT A, PLAN KAP4553, SEC 11, TWP 26, 41	12.60	1754.68
217	04232.000	3647 BEMROSE RD	LOT 1, PLAN KAP5787, SEC 11, TWP 26, 41	6.28	874.55
217	04234.000	4010 SENGHER RD	LOT A, PLAN KAP6005, SEC 11, TWP 26, 41	25.24	3514.92
217	04235.000	3975 SENGHER RD	LOT A, PLAN KAP6633, SEC 11, TWP 26, 41	2.62	364.86
217	04237.120	2149 BELGO RD	LOT 1, PLAN KAP31521, SEC , TWP 26, 41	10.04	1398.17
217	04237.130	2327 BELGO RD	LOT 1, PLAN KAP33009, SEC 11, TWP 26, 41	9.35	1302.08
217	04237.137	3547 BEMROSE RD	LOT 1, PLAN KAP71097, SEC 26, TWP 11, 41	1.00	139.26
217	04240.000	2260 GARNER RD	LOT 1, PLAN KAP1380, SEC , TWP 26, 41	6.14	855.06
217	04243.000	2455 WALBURN RD	LOT B, PLAN KAPB3238, SEC 12, TWP 26, 41	7.40	1030.52
217	04245.051	2601 WALBURN RD	LOT 2, PLAN KAP62978, SEC 12, TWP 26, 41	7.63	1062.55
217	04247.000	1190 LEWIS RD	LOT 9, PLAN KAP1380, SEC 13, TWP 26, 41	8.08	1125.22
217	04248.000	2290 GARNER RD	LOT 2, PLAN KAP1380, SEC , TWP 26, 41	7.16	997.10
217	04249.000	2148 WALBURN RD	LOT 4, PLAN KAP1380, SEC 13, TWP 26, 41	10.45	1455.27
217	04254.000	1093 TEASDALE RD	LOT 8, PLAN KAP1380, SEC , TWP 26, 41	5.17	719.97
217	04256.000	1320 BELGO RD	LOT 1, PLAN KAP1926, SEC 13, TWP 26, 41	5.70	793.78

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Jurisdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	04258.000	1404 LEWIS RD	LOT 2, PLAN KAP1926, SEC 13, TWP 26, 41	10.52	1465.02
217	04261.000	1839 WALBURN RD	LOT 7, PLAN KAP1926, SEC 13, TWP 26, 41	5.61	781.25
217	04269.002	2091 WALBURN RD	LOT 2, PLAN KAP4119, SEC 13, TWP 26, 41	7.83	1090.41
217	04270.002	1810 GARNER RD	LOT A, PLAN KAP91170, SEC 13, TWP 26, 41	2.80	389.93
217	04270.003	1959 WALBURN RD	LOT B, PLAN KAP91170, SEC 13, TWP 26, 41	1.00	139.26
217	04293.000	1181 LEWIS RD	LOT A, PLAN KAP11265, SEC 13, TWP 26, 41	1.24	172.68
217	04315.000	3855 EAST KELOWNA RD	LOT 13, PLAN KAP665, SEC 14, TWP 26, 41	5.09	708.83
217	04317.000	2075 BELGO RD	LOT 9, PLAN KAP1380, SEC 14, TWP 26, 41	4.45	619.71
217	04318.001	1865 BELGO RD	LOT 11, PLAN KAP1380, SEC 14, TWP 26, 41	9.21	1282.58
217	04319.000	2280 HOLLYWOOD RD S	LOT 12, PLAN KAP1380, SEC 14, TWP 26, 41	3.98	554.25
217	04323.000	1725 TEASDALE RD	LOT 2, PLAN KAP1380, SEC 14, TWP 26, 41	2.82	392.71
217	04324.000	1650 GEEN RD	LOT 3, PLAN KAP1380, SEC 14, TWP 26, 41	8.37	1165.61
217	04325.001	1390 GEEN RD	LOT A, PLAN KAP90868, SEC 14, TWP 26, 41	5.28	735.29
217	04325.005	1552 GEEN RD	LOT 1, PLAN EPP34425, SEC 14, TWP 26, 41	1.92	267.38
217	04326.000	1699 TEASDALE RD	LOT 5, PLAN KAP1380, SEC 14, TWP 26, 41	3.93	547.29
217	04327.004	1595 TEASDALE RD	LOT B, PLAN EPP32484, SEC 14, TWP 26, 41	5.79	806.32
217	04329.000	1409 TEASDALE RD	LOT 8, PLAN KAP1380, SEC 14, TWP 26, 41	3.20	445.63
217	04330.000	1555 TEASDALE RD	LOT 10, PLAN KAP1380, SEC 14, TWP 26, 41	1.04	144.83
217	04333.000	1375 GEEN RD	LOT 5, PLAN KAP1380, SEC 13, TWP 26, 41	1.00	139.26
217	04334.001	1225 TEASDALE RD	LOT 6, PLAN KAP1380, SEC 14, TWP 26, 41	4.07	566.79
217	04335.000	1103 TEASDALE RD	LOT 7, PLAN KAP1380, SEC 14, TWP 26, 41	1.04	144.83
217	04343.000	2270 HOLLYWOOD RD S	LOT A, PLAN KAP1845, SEC 14, TWP 26, 41	1.00	139.26
217	04344.000	2015 BELGO RD	LOT B, PLAN KAP1845, SEC 14, TWP 26, 41	6.38	888.48
217	04346.000	1565 1 BELGO RD	LOT B, PLAN KAP1846, SEC 14, TWP 26, 41	5.12	713.01
217	04349.000	1795 TEASDALE RD	LOT 2, PLAN KAPB3498, SEC 14, TWP 26, 41	2.53	352.33
217	04350.000	1469 TEASDALE RD	LOT 1, PLAN KAP4384, SEC 14, TWP 26, 41	7.52	1047.24
217	04351.000	1429 TEASDALE RD	LOT 2, PLAN KAP4384, SEC 14, TWP 26, 41	1.96	272.95
217	04353.000	3675 EAST KELOWNA RD	LOT A, PLAN KAP76792, SEC 15, TWP 26, 41	1.00	139.26
217	04354.000	3257 REID RD	LOT B, PLAN KAP76792, SEC 15, TWP 26, 41	10.86	1512.36
217	04360.093	3754 EAST KELOWNA RD	LOT B, PLAN KAP84170, SEC 14, TWP 26, 41	7.58	1055.59
217	04360.267	1708 GEEN RD	LOT 1, PLAN KAP82075, SEC 14, TWP 26, 41	5.27	733.90
217	04360.268	1655 GEEN RD	LOT 2, PLAN KAP82075, SEC 14, TWP 26, 41	7.44	1036.09
217	04360.354	1950 BELGO RD	LOT 2, PLAN KAP25528, SEC 14, TWP 26, 41	14.27	1987.24
217	04360.484	3860 EAST KELOWNA RD	LOT A, PLAN KAP32177, SEC 14, TWP 26, 41	2.86	398.28
217	04360.527	3795 EAST KELOWNA RD	LOT A, PLAN KAP58793, SEC 14, TWP 26, 41	4.76	662.88
217	04362.000	3193 DUNSTER RD	LOT 5, PLAN KAP187, SEC 16, TWP 26, 41	1.00	139.26

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Jurisdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	04364.000	2995 DUNSTER RD	LOT 6, PLAN KAP187, SEC 15, TWP 26, 41	1.77	246.49
217	04365.000	3098 EAST KELOWNA RD	LOT 6, PLAN KAP187, SEC 15, TWP 26, 41	9.89	1377.28
217	04366.000	3002 EAST KELOWNA RD	LOT 6, PLAN KAP187, SEC 15, TWP 26, 41	3.43	477.66
217	04367.000	2855 DUNSTER RD	LOT 7, PLAN KAP187, SEC 15, TWP 26, 41	16.12	2244.87
217	04368.000	3152 EAST KELOWNA RD	LOT 7, PLAN KAP187, SEC 15, TWP 26, 41	16.35	2276.90
217	04369.000	2795 DUNSTER RD	LOT 8, PLAN KAP187, SEC 15, TWP 26, 41	17.25	2402.24
217	04370.000	3250 EAST KELOWNA RD	LOT 8, PLAN KAP187, SEC 15, TWP 26, 41	16.90	2353.49
217	04372.000	3208 REID RD	LOT 18, PLAN KAP187, SEC 15, TWP 26, 41	8.77	1221.31
217	04375.000	3350 POOLEY RD	LOT 20, PLAN KAP187, SEC 15, TWP 26, 41	10.05	1399.56
217	04378.000	3053 DUNSTER RD	LOT 11, PLAN KAP665, SEC 15, TWP 26, 41	6.99	973.43
217	04379.000	3073 DUNSTER RD	LOT 12, PLAN KAP665, SEC 16, TWP 26, 41	6.20	863.41
217	04380.000	3502 EAST KELOWNA RD	LOT 11, PLAN KAP187, SEC 15, TWP 26, 41	8.40	1169.78
217	04381.000	2947 EAST KELOWNA RD	LOT 1, PLAN KAP736, SEC 15, TWP 26, 41	8.00	1114.08
217	04382.000	2981 EAST KELOWNA RD	LOT 2, PLAN KAP736, SEC 15, TWP 26, 41	6.57	914.94
217	04385.000	3072 EAST KELOWNA RD	LOT 6, PLAN KAP821, SEC 15, TWP 26, 41	3.50	487.41
217	04386.001	3622 EAST KELOWNA RD	LOT 12, PLAN KAP187, SEC 15, TWP 26, 41	4.19	583.50
217	04386.002	3652 EAST KELOWNA RD	LOT 12, PLAN KAP187, SEC 15, TWP 26, 41	1.06	147.62
217	04387.000	3183 DUNSTER RD	LOT 1, PLAN KAP187, SEC 15, TWP 26, 41	4.66	648.95
217	04392.000	3097 EAST KELOWNA RD	LOT 23, PLAN KAP1550, SEC 15, TWP 26, 41	8.39	1168.39
217	04394.000	3582 EAST KELOWNA RD	LOT B, PLAN KAP1670, SEC 15, TWP 26, 41	2.16	300.80
217	04396.000	2960 MCCULLOCH RD	LOT B, PLAN KAP1703, SEC 15, TWP 26, 41	4.41	614.14
217	04400.000	3430 POOLEY RD	LOT B, PLAN KAP1725, SEC 15, TWP 26, 41	12.77	1778.35
217	04402.000	3251 EAST KELOWNA RD	LOT 1, PLAN KAP3379, SEC 15, TWP 26, 41	3.89	541.72
217	04403.000	3240 POOLEY RD	LOT 2, PLAN KAP3379, SEC 15, TWP 26, 41	2.22	309.16
217	04404.000	3260 POOLEY RD	LOT 3, PLAN KAP3379, SEC 15, TWP 26, 41	11.19	1558.32
217	04406.000	3420 EAST KELOWNA RD	LOT 1, PLAN KAP3380, SEC 15, TWP 26, 41	11.75	1636.31
217	04407.000	3490 EAST KELOWNA RD	LOT 2, PLAN KAP3380, SEC 15, TWP 26, 41	9.84	1370.32
217	04412.000	3288 REID RD	LOT A, PLAN KAP4618, SEC 15, TWP 26, 41	14.02	1952.43
217	04416.000	3329 EAST KELOWNA RD	LOT 1, PLAN KAP5512, SEC 15, TWP 26, 41	6.69	931.65
217	04418.000	3375 DALL RD	LOT 1, PLAN KAP6585, SEC 15, TWP 26, 41	9.72	1353.61
217	04420.000	3060 POOLEY RD	LOT 2, PLAN KAP6585, SEC 15, TWP 26, 41	2.15	299.41
217	04423.190	3350 EAST KELOWNA RD	LOT 1, PLAN KAP30593, SEC 15, TWP 26, 41	1.00	139.26
217	04423.192	3310 EAST KELOWNA RD	LOT 2, PLAN KAP30593, SEC 15, TWP 26, 41	14.52	2022.06
217	04423.194	3410 POOLEY RD	LOT A, PLAN KAP34483, SEC 15, TWP 26, 41	4.50	626.67
217	04423.198	3120 POOLEY RD	LOT B, PLAN KAP34888, SEC 15, TWP 26, 41	9.08	1264.48
217	04423.205	3480 POOLEY RD	LOT A, PLAN KAP53451, SEC 15, TWP 26, 41	1.00	139.26

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2014 S.I.R. PARCEL TAX ROLL

Regional District of Central Okanagan

Jurisdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	04423.207	3367 REID RD	LOT B, PLAN KAP55650, SEC 15, TWP 26, 41	1.85	257.63
217	04423.208	3390 REID RD	LOT 1, PLAN KAP56635, SEC 15, TWP 26, 41	1.00	139.26
217	04423.209	3360 REID RD	LOT 2, PLAN KAP56635, SEC 15, TWP 26, 41	7.32	1019.38
217	04428.000	3395 NEID RD	LOT 26, PLAN KAP187, SEC 16, TWP 26, 41	4.58	637.81
217	04432.000	3194 DUNSTER RD	LOT 5, PLAN KAP665, SEC 16, TWP 26, 41	1.94	270.16
217	04433.000	3172 DUNSTER RD	LOT 6, PLAN KAP665, SEC 16, TWP 26, 41	4.93	686.55
217	04436.000	3042 1 DUNSTER RD	LOT 9, PLAN KAP665, SEC 16, TWP 26, 41	1.66	231.17
217	04525.125	2830 EAST KELOWNA RD	LOT A, PLAN KAP32982, SEC 16, TWP 26, 41	7.45	1037.49
217	04525.228	2877 EAST KELOWNA RD	LOT B, PLAN KAP33697, SEC 16, TWP 26, 41	8.05	1121.04
217	04525.503	2690 BEWLEY RD	LOT 1, PLAN KAP56199, SEC 16, TWP 26, 41	3.20	445.63
217	04574.000	2990 DUNSTER RD	LOT , PLAN KAPB1353, SEC 21, TWP 26, 41	12.06	1679.48
217	04591.000	2934 DUNSTER RD	LOT C, PLAN KAP1700, SEC 22, TWP 26, 41	7.89	1098.76
217	04805.214	2960 DUNSTER RD	LOT 1, PLAN KAP73437, SEC 22, TWP 26, 41	8.58	1194.85
217	04814.000	1250 BELGO RD	LOT 3, PLAN KAP2128, SEC , TWP 26, 41	5.94	827.20
217	04824.000	1205 BELGO RD	LOT 2, PLAN KAP2329, SEC 23, TWP 26, 41	2.42	337.01
217	04825.001	1368 3 TEASDALE RD	LOT 3, PLAN KAP2329, SEC 23, TWP 26, 41	17.17	2391.09
217	04837.000	1454 TEASDALE RD	LOT A, PLAN KAP4697, SEC 23, TWP 26, 41	1.92	267.38
217	04884.000	1255 BELGO RD	LOT 2, PLAN KAPB5620, SEC , TWP 26, 41	14.91	2076.37
217	04998.000	1258 BELGO RD	LOT 3, PLAN KAP9679, SEC , TWP 26, 41	8.94	1244.98
217	05479.000	3363 SPRINGFIELD RD	LOT 5, PLAN KAP1802, SEC 24, TWP 26, 41	12.14	1690.62
217	05482.001	700 HIGHWAY 33 E	LOT A, PLAN EPP7145, SEC 24, TWP 26, 41	1.00	139.26
217	05502.130	811 HIGHWAY 33 E	LOT A, PLAN KAP23321, SEC 24, TWP 26, 41	1.93	268.77
217	05502.305	1151 LEWIS RD	LOT A, PLAN KAP33567, SEC 24, TWP 26, 41	5.94	827.20
217	05502.310	881 HIGHWAY 33 E	LOT B, PLAN KAP33567, SEC 24, TWP 26, 41	9.67	1346.64
217	05502.550	1251 MCKENZIE RD	LOT B, PLAN KAP74860, SEC , TWP 26, 41	5.59	778.46
217	05503.001	751 HARTMAN RD	LOT , PLAN KAP264, SEC 25, TWP 26, 41	8.85	1232.45
217	05510.000	920 HARTMAN RD	LOT 3, PLAN KAP731, SEC 25, TWP 26, 41	6.38	888.48
217	05511.000	1130 HARTMAN RD	LOT 4, PLAN KAP731, SEC 25, TWP 26, 41	5.37	747.83
217	05513.002	1080 GIBSON RD	LOT A, PLAN EPP11757, SEC 25, TWP 26, 41	7.32	1019.38
217	05514.000	1145 MORRISON RD	LOT 2, PLAN KAP1515, SEC 25, TWP 26, 41	2.46	342.58
217	05516.000	712 MCCURDY RD E	LOT 4, PLAN KAP1515, SEC 25, TWP 26, 41	6.83	951.15
217	05517.000	375 GIBSON RD	LOT 4, PLAN KAP1760, SEC 25, TWP 26, 41	3.72	518.05
217	05519.002	1610 SWAINSON RD	LOT 1, PLAN KAP77945, SEC , TWP 26, 41	10.86	1512.36
217	05524.000	1308 MCKENZIE RD	LOT 12, PLAN KAP1760, SEC 25, TWP 26, 41	6.55	912.15
217	05529.000	1795 MCCURDY RD E	LOT 1, PLAN KAP77943, SEC , TWP 26, 41	13.14	1829.88
217	05530.000	1550 SWAINSON RD	LOT 1, PLAN KAP77944, SEC , TWP 26, 41	15.67	2182.20

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Regional District of Central Okanagan 2014 S.I.R. PARCEL TAX ROLL Jurisdiction: 217

Jursdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	05540.000	1485 SWAINSON RD	LOT 4, PLAN KAP3809, SEC 25, TWP 26, 41	1.93	268.77
217	05548.000	1090 MCKENZIE RD	LOT 2, PLAN KAP4586, SEC 25, TWP 26, 41	20.42	2843.69
217	05561.000	890 HARTMAN RD	LOT A, PLAN KAP5499, SEC 25, TWP 26, 41	16.60	2311.72
217	05579.469	1045 EL PASO RD	LOT 22, PLAN KAP22986, SEC 25, TWP 26, 41	5.00	696.30
217	05579.575	839 HARTMAN RD	LOT 2, PLAN KAP29183, SEC 25, TWP 26, 41	17.85	2485.79
217	05579.684	837 HARTMAN RD	LOT A, PLAN KAP35135, SEC 25, TWP 26, 41	2.66	370.43
217	06403.001	2030 SUMMIT DR	LOT 1, PLAN KAP71444, SEC 29, TWP 26, 41	5.13	714.40
217	06403.002	2060 SUMMIT DR	LOT 2, PLAN KAP71444, SEC 29, TWP 26, 41	2.60	362.08
217	06470.000	483 VALLEY RD	LOT 1, PLAN KAP896, SEC 32, TWP 26, 41	4.70	654.52
217	06471.000	463 VALLEY RD	LOT 2, PLAN KAP896, SEC 32, TWP 26, 41	2.03	282.70
217	06499.001	445 VALLEY RD	LOT 3, PLAN KAP896, SEC 33, TWP 26, 41	8.07	1123.83
217	06501.000	2224 ROJEM RD	LOT 4, PLAN KAP896, SEC 33, TWP 26, 41	8.87	1235.24
217	06502.000	389 VALLEY RD	LOT 5, PLAN KAP896, SEC 33, TWP 26, 41	9.68	1348.04
217	06507.000	2429 LONGHILL RD	LOT 14, PLAN KAP1068, SEC 33, TWP 26, 41	11.55	1608.45
217	06508.000	2449 LONGHILL RD	LOT 15, PLAN KAP1068, SEC 33, TWP 26, 41	1.61	224.21
217	06510.000	120 MAIL RD	LOT 15, PLAN KAP1068, SEC 33, TWP 26, 41	6.38	888.48
217	06511.000	102 MAIL RD	LOT 16, PLAN KAP1068, SEC 33, TWP 26, 41	8.75	1218.53
217	06524.000	2300 30 SILVER PL	LOT 8, PLAN KAP1249, SEC 33, TWP 26, 41	3.43	477.66
217	06525.000	2227 ROJEM RD	LOT 9, PLAN KAP1249, SEC 33, TWP 26, 41	3.07	427.53
217	06527.000	2255 ROJEM RD	LOT 11, PLAN KAP1249, SEC 33, TWP 26, 41	4.51	628.06
217	06528.000	2309 ROJEM RD	LOT 12, PLAN KAP1249, SEC 33, TWP 26, 41	4.58	637.81
217	06529.000	2323 ROJEM RD	LOT 13, PLAN KAP1249, SEC 33, TWP 26, 41	2.78	387.14
217	06533.000	2379 ROJEM RD	LOT 17, PLAN KAP1249, SEC 33, TWP 26, 41	1.96	272.95
217	06541.000	330 VALLEY RD	LOT 2, PLAN KAP4043, SEC 33, TWP 26, 41	1.00	139.26
217	06554.120	2389 2 ROJEM RD	LOT A, PLAN KAP26223, SEC 33, TWP 26, 41	4.91	683.77
217	06554.140	2400 LONGHILL RD	LOT A, PLAN KAP26592, SEC 4833, TWP 23, 41	2.41	335.62
217	06554.160	2461 LONGHILL RD	LOT A, PLAN KAP28623, SEC 33, TWP 26, 41	6.07	845.31
217	06554.195	2350 SILVER PL	LOT 1, PLAN KAP33461, SEC 33, TWP 26, 41	4.57	636.42
217	06554.197	2489 LONGHILL RD	LOT 2, PLAN KAP33461, SEC 33, TWP 26, 41	4.13	575.14
217	06554.199	574 RIFLE RD	LOT 3, PLAN KAP33461, SEC 33, TWP 26, 41	3.39	472.09
217	06554.238	2351 ROJEM RD	LOT C, PLAN KAP61113, SEC 33, TWP 26, 41	4.45	619.71
217	06557.002	2710 LONGHILL RD	LOT B, PLAN KAP88097, SEC 34, TWP 26, 41	1.00	139.26
217	06612.470	2512 LONGHILL RD	LOT A, PLAN KAP26258, SEC 33, TWP 26, 41	13.50	1880.01
217	06612.672	2614 LONGHILL RD	LOT 1, PLAN KAP40166, SEC 34, TWP 26, 41	3.59	499.94
217	06773.003	1685 RUTLAND RD N	LOT 3, PLAN KAP18313, SEC 35, TWP 26, 41	1.75	243.71
217	06776.900	1990 MCKENZIE RD	LOT 2, PLAN KAP425, SEC 36, TWP 26, 41	11.58	1612.63

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4/16/2014

Jurisdiction: 217

2014 S.I.R. PARCEL TAX ROLL

Regional District of Central Okanagan

Jurisdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	06777.000	1900 MCKENZIE RD	LOT 3, PLAN KAP425, SEC 36, TWP 26, 41	5.78	804.92
217	06778.000	1893 MORRISON RD	LOT 3, PLAN KAP425, SEC 36, TWP 26, 41	2.57	357.90
217	06788.000	1304 MORRISON RD	LOT 10, PLAN KAP425, SEC 36, TWP 26, 41	7.50	1044.45
217	06794.000	885 2 OLD VERNON RD	LOT 16, PLAN KAP425, SEC 36, TWP 26, 41	7.14	994.32
217	06799.510	1425 MORRISON RD	LOT B, PLAN EPP15301, SEC 36, TWP 26, 41	7.45	1037.49
217	06803.000	1350 HORNING RD	LOT 20, PLAN KAP1760, SEC 36, TWP 26, 41	14.64	2038.77
217	06805.005	1920 MCCURDY RD E	LOT 3, PLAN KAP91486, SEC 31, TWP 27, 41	14.58	2030.41
217	06806.000	1431 LATTA RD	LOT 24, PLAN KAP1760, SEC 36, TWP 26, 41	2.65	369.04
217	06807.001	1305 LATTA RD	LOT 25, PLAN KAP1760, SEC 36, TWP 26, 41	12.99	1808.99
217	06814.005	1360B LATTA RD	LOT 1, PLAN KAP91485, SEC 31, TWP 27, 41	15.00	2088.90
217	06814.006	1400 LATTA RD	LOT 2, PLAN KAP91485, SEC 31, TWP 27, 41	11.69	1627.95
217	06814.007	1444 LATTA RD	LOT 3, PLAN KAP91485, SEC 31, TWP 27, 41	17.21	2396.66
217	06817.001	1331 MCCURDY RD E	LOT 1, PLAN KAP4060, SEC 36, TWP 26, 41	18.76	2612.52
217	06819.000	1545 MCCURDY RD E	LOT 3, PLAN KAP4060, SEC 36, TWP 26, 41	14.53	2023.45
217	06820.000	1445 LATTA RD	LOT 25, PLAN KAPB4218, SEC 36, TWP 26, 41	12.18	1696.19
217	06828.195	1425 MCCURDY RD E	LOT 2, PLAN KAP23935, SEC 36, TWP 26, 41	1.51	210.28
217	06828.490	1761 MORRISON RD	LOT A, PLAN KAP25654, SEC 36, TWP 26, 41	3.97	552.86
217	06828.500	1750 MCKENZIE RD	LOT B, PLAN KAP25654, SEC 36, TWP 26, 41	9.38	1306.26
217	06828.524	1700 MCKENZIE RD	LOT D, PLAN KAP25654, SEC 36, TWP 26, 41	7.43	1034.70
217	06828.618	1905 JONATHAN RD	LOT 1, PLAN KAP33998, SEC 36, TWP 26, 41	1.00	139.26
217	06828.642	837 MCCURDY RD E	LOT 2, PLAN EPP14181, SEC 36, TWP 26, 41	1.00	139.26
217	06886.003	2025 1 TREETOP RD	LOT 1, PLAN KAP1760, SEC 36, TWP 27, 41	13.60	1893.94
217	06960.184	240 AMBRIDGEFELD RD	LOT B, PLAN KAP91899, SEC 16, TWP 28, 54	1.00	139.26
217	07143.000	559 BARNABY RD	LOT 3, PLAN KAP1743, SEC 25, TWP 28, 54	1.00	139.26
217	07145.001	4950 FROST RD	LOT 1, PLAN KAP90220, SEC 36, TWP 28, 54	5.31	739.47
217	07161.000	4856 LAKESHORE RD	LOT 1, PLAN KAP1722, SEC 25, TWP 29, 41	3.73	519.44
217	07264.002	1456 DEHART RD	LOT 1, PLAN KAP1837, SEC 36, TWP 29, 41	11.58	1612.63
217	07269.000	999 CRAWFORD RD	LOT 1, PLAN KAP13170, SEC 31, TWP 29, 41	11.85	1650.23
217	07270.072	1265 CRAWFORD RD	LOT 2, PLAN KAP21104, SEC 31, TWP 29, 41	1.00	139.26
217	07270.074	1285 CRAWFORD RD	LOT 3, PLAN KAP21104, SEC 31, TWP 29, 41	1.00	139.26
217	07278.000	4551 STEWART RD W	LOT 220, PLAN KAP1247, SEC 32, TWP 29, 41	2.89	402.46
217	07280.000	4480 STEWART RD E	LOT 222, PLAN KAP1247, SEC 32, TWP 29, 41	1.00	139.26
217	07286.000	1690 SAUCIER RD	LOT 228, PLAN KAP1247, SEC 32, TWP 29, 41	1.00	139.26
217	07287.000	1670 SAUCIER RD	LOT 229, PLAN KAP1247, SEC 32, TWP 29, 41	6.61	920.51
217	07290.000	1650 SAUCIER RD	LOT 232, PLAN KAP1247, SEC 32, TWP 29, 41	6.69	931.65
217	07291.000	4202 BEDFORD RD	LOT 233, PLAN KAP1247, SEC 32, TWP 29, 41	9.74	1356.39

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4/16/2014

Jurisdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	07293.000	1601 SAUCIER RD	LOT 238, PLAN KAP1247, SEC 32, TWP 29, 41	1.62	225.60
217	07296.000	1475 DEHART RD	LOT 246, PLAN KAP1247, SEC 32, TWP 29, 41	1.00	139.26
217	07304.000	4132 BEDFORD RD	LOT 3, PLAN KAP15793, SEC 32, TWP 29, 41	6.38	888.48
217	07304.010	1485 DEHART RD	LOT 1, PLAN KAP20969, SEC 32, TWP 29, 41	1.21	168.50
217	07351.000	4305 JAUD RD	LOT 5, PLAN KAP6171, SEC 34, TWP 29, 41	17.49	2435.66
217	09532.000	2527 GALE RD	LOT 1, PLAN KAP10810, SEC , TWP , 41	1.00	139.26
217	09533.000	2517 GALE RD	LOT 2, PLAN KAP10810, SEC , TWP , 41	5.02	699.09
217	09533.051	2545 GALE RD	LOT B, PLAN KAP19044, SEC , TWP , 41	1.00	139.26
217	09533.052	2499 GALE RD	LOT C, PLAN KAP19044, SEC , TWP , 41	1.00	139.26
217	09533.053	2475 GALE RD	LOT D, PLAN KAP19044, SEC , TWP , 41	1.00	139.26
217	09533.054	2449 GALE RD	LOT E, PLAN KAP19044, SEC , TWP , 41	1.00	139.26
217	09533.055	2427 GALE RD	LOT F, PLAN KAP19044, SEC , TWP , 41	1.00	139.26
217	10393.000	2050 BYRNS RD	LOT 1, PLAN KAP2830, SEC 17, TWP 26, 41	21.99	3062.33
217	10394.001	2190 COOPER RD	LOT A, PLAN KAP80629, SEC , TWP , 41	6.70	933.04
217	10410.000	1756 BYRNS RD	LOT 23, PLAN KAP415, SEC , TWP , 41	11.40	1587.56
217	10411.000	1890 BYRNS RD	LOT 23, PLAN KAP415, SEC 19, TWP 26, 41	4.35	605.78
217	10414.000	1756 BYRNS RD	LOT 26, PLAN KAP415, SEC , TWP , 41	15.50	2158.53
217	10517.000	2225 BURTON RD	LOT 1, PLAN KAP78759, SEC , TWP , 41	1.00	139.26
217	10518.000	1650 BYRNS RD	LOT 2, PLAN KAP78759, SEC , TWP , 41	3.61	502.73
217	10519.852	2225 SPALL RD	LOT B, PLAN KAP40808, SEC , TWP , 41	13.45	1873.05
217	10519.854	1980 BYRNS RD	LOT C, PLAN KAP40808, SEC , TWP , 41	10.99	1530.47
217	10519.856	1990 BYRNS RD	LOT D, PLAN KAP40808, SEC , TWP , 41	1.00	139.26
217	10531.000	1909 BYRNS RD	LOT 15, PLAN KAP415, SEC , TWP , 41	10.05	1399.56
217	10539.000	2429 BENVOLIN RD	LOT 2, PLAN KAP2332, SEC , TWP , 41	1.00	139.26
217	10543.001	2589 BENVOLIN RD	LOT 1, PLAN KAP3357, SEC , TWP , 41	6.26	871.77
217	10549.000	2029 BYRNS RD	LOT 2, PLAN KAP8615, SEC , TWP , 41	8.21	1143.32
217	10589.113	1909 BYRNS RD	LOT B, PLAN KAP67173, SEC , TWP , 41	23.85	3321.35
217	10756.035	1394 LADNER RD	LOT 1, PLAN KAP73438, SEC , TWP , 41	1.00	139.26
217	11501.711	4365 HOBSON RD	LOT 25, PLAN KAP27559, SEC , TWP , 41	1.81	252.06
217	11502.309	4340 HOBSON RD	LOT A, PLAN KAP69885, SEC , TWP , 41	1.00	139.26
217	12185.840	2450 SAUCIER RD	LOT 166, PLAN KAP1247, SEC 33, TWP 29, 41	3.68	512.48
217	12185.870	2225 SAUCIER RD	LOT 180, PLAN KAP1247, SEC 33, TWP 29, 41	1.00	139.26
217	12191.000	4400 JAUD RD	LOT 3, PLAN KAP1734, SEC 33, TWP 29, 41	14.10	1963.57
217	12199.072	4499 WALLACE HILL RD	LOT A, PLAN KAP35213, SEC , TWP , 41	2.06	286.88
217	12199.082	4410 WALLACE HILL RD	LOT 2, PLAN KAP39632, SEC , TWP , 41	4.88	679.59
217	12199.103	2740 HARVARD RD	LOT 14, PLAN KAP62784, SEC , TWP , 41	3.11	433.10

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4/16/2014

Regional District of Central Okanagan 2014 S.I.R. PARCEL TAX ROLL Jurisdiction: 217

Jursdiction	Roll	Property Address	Legal Description	Adj. Acres	x139.26
217	12199.105	4300 WALLACE HILL RD	LOT B, PLAN KAP62482, SEC , TWP , 41	15.82	2203.09
				2475.19	344694.96

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Report to Council



Date: 4/28/2014
File: 1820-20
To: City Manager
From: Infrastructure Division Director
Subject: Clifton Road - Road, Drainage and Utilities Project

Recommendation:

THAT Council receives for information, the report from the Infrastructure Division Director dated April 28th, 2014 regarding the Clifton Road - Road, Drainage, and Utilities Project;

AND THAT Council approves the revised Clifton Road - Road, Drainage, and Utilities Project including water and wastewater pipe replacements and construction of a 4 lane road cross section from Lambert to clement Way;

AND THAT Council authorize the expenditure of \$3,601,100 (\$437,481 from the previously approved 2014 Capital Road Budget, \$1,841,064 from the Clifton DCC Sector I Roads, \$674,839 from the Sanitary Sewer Utility Reserves, and \$647,716 from the Water Utility Reserves) for the purposes of designing and constructing the DCC Clifton Road and Drainage Project and replacing adjacent water and sanitary sewer mains;

AND FURTHER THAT THE 2014 Financial Plan be amended to accommodate these expenditures.

Purpose:

To seek Council approval to proceed with the design and construct of the Clifton 1 DCC road and drainage project. The objective of this project is to alleviate the flooding that is occurring on Clifton Road, Mountain Avenue, and Lambert Avenue, to replace aging water and sewer mains, and to widen Clifton Rd to a 4 lane cross section.

Background:

As part of the 2014 Provisional Budget Council approved \$750,000 from taxation to address drainage problems experienced on Clifton Rd at Mountain Avenue. Some of the properties fronting Lambert Avenue and Mountain Avenue, west of Clifton Road, have experiencing a number of flooding instances during rainstorm events over recent years. On September 6, 2013, a rain storm occurred that significantly affected a number of properties. As a result of

these incidents, a consultant was hired by the City in order to review possible solutions and to undertake a preliminary design. This preliminary design identified that the pipes on Clifton Rd need to be upsized to their point of discharge in Brandt's Creek. Improvements to the detention facility on Brandt's Creek at Cerise Ave and also at the former Kelowna Auto body property, now owned by the City, would also be ultimately be required. These works were already previously identified within the Roads DCC Clifton 1 project plan and the Brandt's Creek Drainage Basin study.

Through the predesign process it was identified that the proposed drainage pipe alignment will be very close to an aging 150mm vitrified clay sanitary sewer main along both the Clifton Road and Coronation Village portions of the drainage pipe alignment. Further there is a 200mm Asbestos Concrete water main pipe along Clifton from Pine Hurst through the Coronation Village right of way that is scheduled to be replaced. Both of these sections of pipe are near the end of their serviceable life and are scheduled to be replaced within the next 10 years. Further, the construction of new storm main through the Coronation Village right of way corridor would be impractical without replacing the pipes in this 8m right-of-way because of the close proximity and age of the existing water and sewer mains. As such, the replacement of these structures is recommended at this time.

Originally the drainage project envisioned only impacting one lane of Clifton Rd through this section to install a single pipe. Recognizing the project including the water and sewer mains would now impact the entire road cross section, staff reviewed the viability of doing the Clifton 1 DCC road project at this time to avoid coming back to do the road construction within the next 5 years. In the 2030 OCP and Servicing Plan, this section of Clifton Rd was planned to be widened to a four lane cross section in the first quarter but was delayed due to financial limitations. The asphalt works consists of adding two additional lanes to Clifton Road from Lambert Road to Highland Drive North to match the existing four lanes above Lambert and to tie into Clement. Works include the relocation of shallow services, power, telephone and lighting, new sidewalk, streetlights and some retaining wall works. Access from Lambert Road East of Clifton Road will be removed and a cul-de-sac will be constructed as shown on figure 3.

The 2030 Servicing Plan and DCC program envisioned this road to cost \$4.636M. This project planned to purchase extra property to allow a 30 meter right of way instead of the current 26 meter right of way. This would allow boulevards, separate sidewalks and on street bike paths. By proceeding with the reduced right of way the cross section will be similar to Springfield Road in Rutland, providing bike paths and sidewalks as outlined in the attached cross section. This reduced road cross section also results in the cost of the total project to be reduced to \$3.6M. The cross section will continue to be refined during detailed design in order to maximize sidewalk, bikepath, and left turn safety.

Staff recommends proceeding with the reduced cross section roadway cross section recognizing the benefit of avoiding impacting this roadway twice in a five year period with full construction. It also reduces costs to the Utilities reserves, DCC program and taxation. Due to the repeated flooding incidents staff believes this work should proceed in 2014 to alleviate these ongoing problems. If approved, the Phase 1 Clifton Drainage Project will be constructed in the fall of 2014.

If Council is desirous to have the City acquire the wider right of way and conduct the 2030 Servicing Plan road plan the project would have to be delayed to 2015 or later to allow for the additional property acquisitions.

In future years staff will be coming forward to construct the planned detention pond at the current site of the former Kelowna Auto body facility on Clement Way to full address capacity on Brandt's Creek. The estimated costs of this work is approximately \$400,000.

Internal Circulation:

Director, Financial Services
Director, Communications
Manager, Road, Drainage & Solid Waste Projects
Manager, Capital Assets & Investments
Manager, Utilities Services

Financial/Budgetary Considerations:

\$750,000 of taxation was approved in the 2014 Provisional Budget for the storm drainage works. The budget number was a preliminary cost and was approved prior to the completion of the pre-design.

\$674,839 is required from the Sanitary Sewer Utility Reserves, and \$647,716 from the Water Utility Reserves.

Proceeding with this project at this time will result in a short term deficit in the Sector I DCC Reserve that are expected to be recovered in 2015.

Alternate Recommendation:

That Council direct staff to proceed with the project based on the 2030 Servicing Plan 30 meter cross section and come back to Council with a plan to acquire the necessary properties and provide a revised budget to implement the project.

Communications Comments:

While the drainage pipe installation project was within the scope of the 2014 communications plan, proceeding with a full road and utility reconstruction will require a significantly greater communication effort.

Personnel Implications:

This expanded project can be accommodated through the use of consultants.

Considerations not applicable to this report:

Existing Policy:
External Agency/Public Comments:
Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:

Submitted by:

J. Vos,
Infrastructure Division Director

Attachments:

Figure 1 - Plan View of Proposed Drainage, Sanitary and Water

Figure 2 - Cross Section of Proposed Road Works, Clifton from Lambert to Highland Dr. N.

Figure 3 - Plan View of Road Improvements

cc: Director, Financial Services

Director, Communications

Manager, Road, Drainage & Solid Waste Projects

Manager, Capital Assets & Investments

Manager, Utilities Services

Figure 1 - Plan View of Proposed Drainage, Sanitary and Water

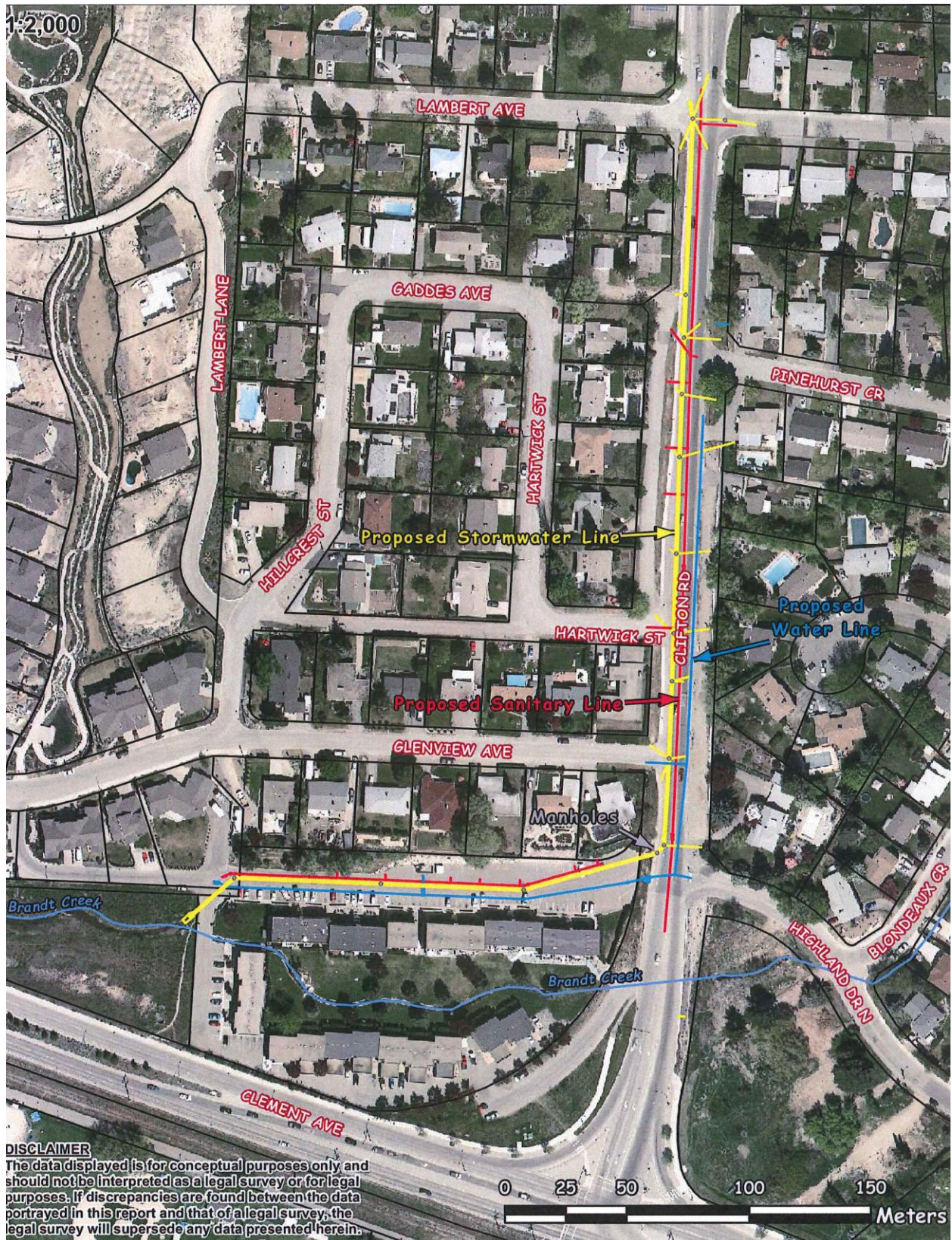
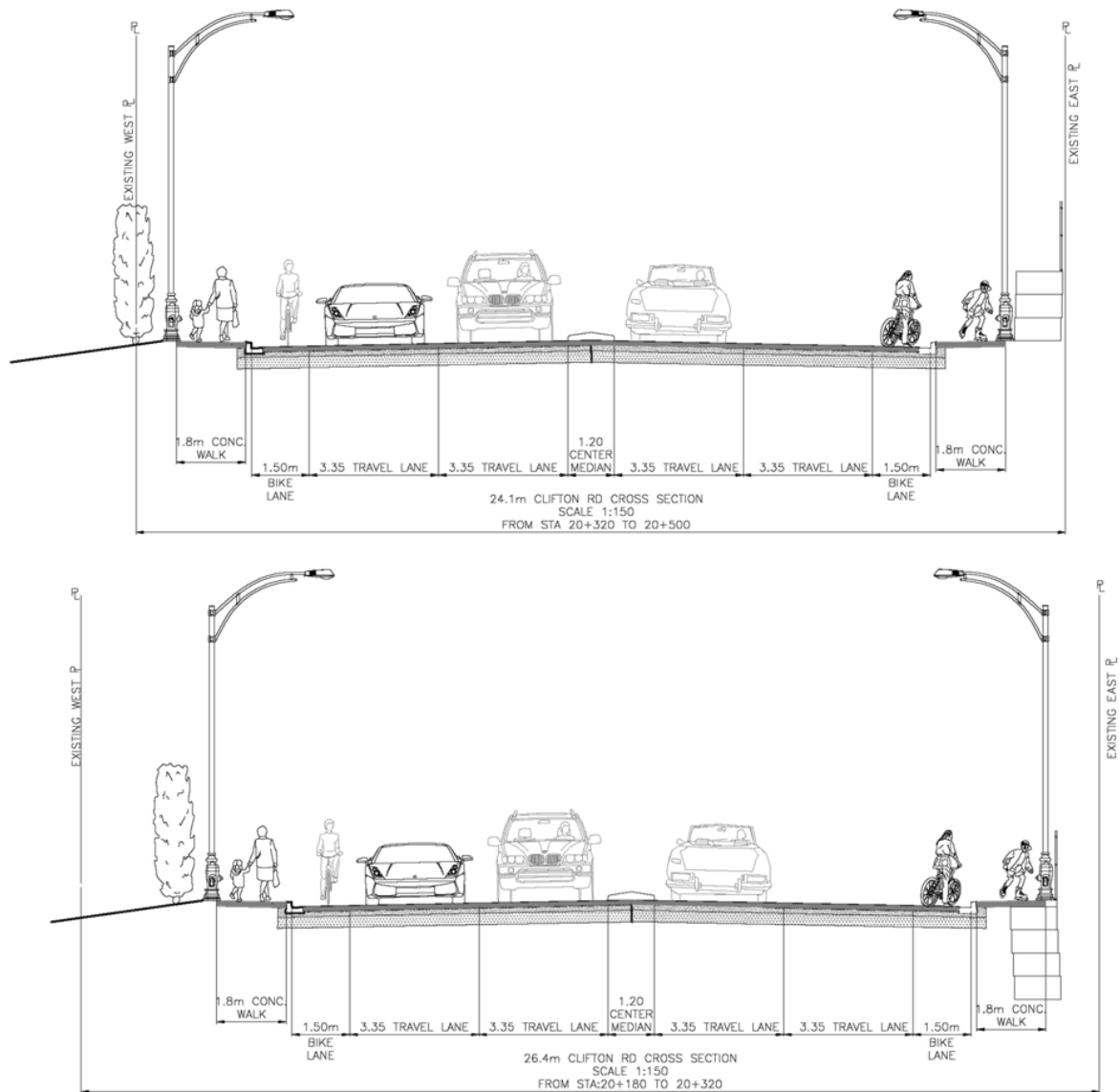


Figure 2. Cross Section of Proposed Road Works, Clifton from Lambert to Highland Dr. N.



Report to Council



Date: 4/23/2014

File: 0505-60

To: City Manager

From: J. Hancock, Manager, Real Estate Services

Subject: 2014-04-28 Report - Mission Creek Greenway Maintenance Agreement

Report Prepared by: R. Smith, Property Officer II

Recommendation:

That Council approves the City renewing the Mission Creek Greenway Management and Regulation Agreement with the Regional District of Central Okanagan for a term of five (5) years commencing upon the date of execution of the agreement, in the form attached to the Report of the Manager, Real Estate Services, dated April 23, 2014;

AND THAT Council authorizes staff to complete the reassignment of the two License of Occupation tenures associated with the Mission Creek Greenway from the City of Kelowna to the Regional District;

AND FURTHER THAT the Mayor and City Clerk be authorized to execute all documents necessary to complete this transaction.

Purpose:

The purpose of this report is to seek approval from City Council to renew the Mission Creek Greenway Regional Park Management and Regulation Agreement with the Regional District, which includes the addition of additional lands in support of future Phase 3 of the Mission Creek Greenway and lands that were previously not included along phases 1 and 2.

Background:

The Regional District (RDCO) and the City of Kelowna along with the Friends of Mission Creek have had a long term partnership towards the creation of the Mission Creek Greenway from Lakeshore Road to Field Road covering 16.5km. The City of Kelowna and the Regional District have jointly agreed that the Mission Creek Greenway serves the greater Central Okanagan area and is a prime example of a Regional amenity.

The Mission Creek Greenway is a complex mixture of ownership and tenure types currently tenured to both the Regional District and the City of Kelowna. The City of Kelowna greenway tenured lands have been managed by the Regional District under a management and

regulation agreement since 1999. The original agreement, which was completed in 1999, includes lands associated with the first phase of the greenway from Lakeshore Road to Mission Creek Regional Park. In 2002, in anticipation of the opening of the second phase of the greenway, the agreement was amended to include those City of Kelowna tenured lands forming part of the second phase of the greenway. The second phase of the greenway includes the trail portions from Mission Creek Regional Park to Field Road. The term of both agreements was for five (5) years including a month to month extension clause beyond expiry. The agreement has since expired and is in need of renewal.

As part of renewing the agreement, some changes and/or additions to the document have been incorporated. The changes to the document reflect housekeeping issues that were not captured in the previous versions. The additions to the agreement include lands associated with the third phase of the greenway, future connection lands to Myra-Bellevue Provincial Park, and in-fill lands associated with phase one and two of the greenway. The in-fill lands include recently granted Crown lands downstream of East Kelowna Road and the lands located on the north bank of Mission Creek, located at the corner of Lakeshore and Truswell Roads. This land will become the new greenway trailhead at Lakeshore Road once the Lakeshore Road bridge project is complete later in 2014.

In addition, as part of the tenured parcels, there are three (3) Crown land licenses associated with the greenway, two in the name of the City of Kelowna, and one in the name of the Regional District, each license is for a term of 10 years. Upon renewal the typical pattern is for the City of Kelowna staff to forward the License of Occupation renewal agreement to Regional District staff to review and provide comment. The City of Kelowna staff would then proceed to execute the document at City Hall, creating a multi-step process. Through discussions with Front Counter BC, the two City of Kelowna licenses could be reassigned to the Regional District. This would eliminate the multi-step process (streamlining the renewals) as well as future correspondence with the province.

In conclusion, staff is requesting that City Council approve renewing the Management and Regulation Agreement with the Regional District for a five (5) year term. In addition, staff is also requesting that City Council approve the reassignment of the two License of Occupation tenures associated with the Mission Creek Greenway from the City of Kelowna to the Regional District.

Financial/Budgetary Considerations:

There is no cost to the agreement; however the City continues to share in the overall cost of the Regional Parks function.

Internal Circulation:

Divisional Director, Civic Operations
Manager, Parks Services
Manager, Property Management
Director, Financial Services

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

Submitted by: J. Hancock, Manager, Real Estate Services

Approved for inclusion: D. Edstrom, Director, Real Estate Services

Attachments:

1. Schedule A - Mission Creek Greenway Regional Park/Scenic Canyon Regional Park Management and Regulation Contract
2. PowerPoint

cc: J. Creron, Civic Operations Divisional Director
I. Wilson, Parks Services Manager
R. Forbes, Property Manager
K. Grayston, Financial Services Director

MISSION CREEK GREENWAY REGIONAL PARK/SCENIC CANYON REGIONAL PARK
MANAGEMENT AND REGULATION CONTRACT

THIS AGREEMENT made the 13 day of March, 2014.

BETWEEN:

CITY OF KELOWNA
A municipal corporation having offices at
1435 Water Street
Kelowna, British Columbia, V1Y 1J4

(the "City")

OF THE FIRST PART

AND:

REGIONAL DISTRICT OF CENTRAL OKANAGAN
A regional district having offices at
1450 KLO Road
Kelowna, British Columbia, V1W 3Z4

(the "Regional District")

OF THE SECOND PART

WHEREAS the parties are acquiring lands along the corridor of Mission Creek for use as a park known as the *Mission Creek Greenway Regional Park* (the "Greenway");

AND WHEREAS the Greenway presently consists of a linear park having a length of approximately 16 kilometers as shown in Schedule A, maps 1, 2 and 3;

AND WHEREAS the Regional District intends to extend the Greenway across those City lands shown on Schedule A and map 4 forming a portion of Phase 3 of the Greenway;

AND WHEREAS the parties intend to acquire more lands to be added to and form part of the Greenway and accordingly all references to the Greenway in this Agreement is to all present and future lands forming part of the Greenway;

AND WHEREAS for the purposes of this Agreement it is acknowledged and agreed that all lands constituting the Greenway are deemed to be acquired for use as a Regional Park pursuant to the *Local Government Act*

AND WHEREAS the Regional District may by bylaw make rules and regulations governing the management, regulation, operation and maintenance of lands in a Regional Park and exercise all powers of a Regional District pursuant to the *Local Government Act*.

AND WHEREAS the parties have entered into this Agreement pursuant to the Community Charter and the *Local Government Act* to establish the terms and conditions of the management, regulation, operation and maintenance of the Greenway by the Regional District.

NOW THEREFORE in consideration of the mutual promises set out in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Term

The term of this Agreement shall be for five (5) years commencing the 1st day of April, 2014.

2. Greenway as Regional Park

The parties hereby agree that for the purposes of this Agreement the lands acquired and to be acquired constituting the Greenway are deemed to be acquired for use as a Regional Park pursuant to the *Local Government Act*.

3. Management, Regulation, Operation and Maintenance of the Greenway

The Regional District shall manage, regulate, operate and maintain the Greenway as a Regional Park including the following:

- a) Operate, maintain, and manage the Greenway in accordance with set practices for operating, maintaining, and managing Regional Parks and the standards as set forth in Schedule 'B';
- b) Enforcement of all rules, regulations and policies applicable to the Greenway including Regional District Regional Parks Regulation Bylaw No. 1105 and any future amendments to the bylaw;
- c) Provision of all public information services concerning the Greenway.

4. Limitation on Regional District Responsibilities

- a) The Regional District shall be solely responsible for management, regulation, operation and maintenance of the surface of the lands and amenities of the Greenway including, flora and fauna, weed control, trees, trail surfaces, pest control, vandalism, snow and ice control, park furniture and structures, traffic control on the Greenway, litter control, management of any hazards (including fire hazards), and responsibility for any other park amenities of the Greenway. The obligations of the Regional District shall include:

- i) Pedestrian bridges;
- ii) Viewing platforms;
- iii) Washrooms;
- iv) Signs and kiosks;
- v) Benches;
- vi) Picnic tables and shelters;
- vii) Trail heads;

- vii) Trail heads;
- viii) Parking areas and security gates;
- ix) Pedestrian Underpasses (maintenance of the surfaces only, structure remains the responsibility of the City);
- x) Resident security contractor residence (3975 Field Road).

- b) The Regional District operates a resident security contractor residence at 3975 Field Road as part of Scenic Canyon Regional Park and the Greenway. All repairs, replacement or removal of the residence is the responsibility of the Regional District. Also, the Regional District shall maintain all appropriate and applicable insurance for the residence as per typical Regional District requirements for insurance.
- c) The obligations of the Regional District under this Agreement shall not include any aspect of the control of Mission Creek, dikes, flood control, highways or vehicular bridges, provided that the Regional District shall not engage in any undertaking that inhibits Mission Creek flood control works including, without limitation, works involving the creek, dikes, bridges or highways.
- d) The Regional District agrees to notify and inform the City when a project of significance which is outside of regular maintenance is being considered.

5. Authority to Regulate, Prohibit and Control

The Regional District shall have full power and authority to regulate, prohibit and control entry to and use of the Greenway by all persons to the full extent of authority mandated for a Regional Park. The Regional District acknowledges and agrees that all authorities having jurisdiction shall be entitled to unlimited access to the Greenway for the purposes of flood control.

6. Permits

The Regional District shall have full power and authority to require and authorize permits from individuals, groups, corporations, or others for all special event uses, maintenance access, and any other such access deemed appropriate by the Regional District of the Greenway from time to time.

7. New Contract

The parties agree that at the end of the term of this Agreement the parties shall, without obligation, review the terms of this Agreement for the purpose of negotiation of a new agreement for a further term of five (5) years. During the period of negotiation the terms and conditions of this Agreement shall continue to be in full force and effect until either party advises the other that negotiations are at an end or the parties enter into a new agreement.

8. Notice of Termination

Either party may terminate this Agreement by resolution of the Regional Board or City of Kelowna Council with one (1) year's notice delivered in writing to the CAO for the Regional District or City Manager for the City.

9. Insurance

General:

- a) Without in any way limiting the obligation or liabilities of the Regional District, the Regional District shall keep in force during the term of this Agreement, the insurance coverage listed in this article.
- b) The Regional District shall at the date this Agreement is signed, submit to the City, a certificate for all the insurance policies required under this article or certified copies of these insurance policies (if required), and shall also provide to the City from time to time, as may be required, satisfactory proof that such policies are still in full force and effect.
- c) The Regional District agrees to give the City at least thirty (30) days written notice in advance of any change, amendment or cancellation of any insurance policy required under this Agreement to be delivered to the City or forwarded by registered mail.

Comprehensive General Liability Insurance:

- d) The Regional District shall maintain comprehensive general liability insurance for an inclusive limit of not less than \$5000,000.00 for each occurrence or accident, the City of Kelowna shall be added as additionally insured.

Environmental Impairment Liability Insurance:

- e) The Regional District shall use reasonable efforts to obtain Environmental Impairment Liability insurance in an amount of no less than \$1,000,000.00 for all claims for:
 - i) bodily injury and illness (including death);
 - ii) loss of use of or loss or impairment of or damage to property;
 - iii) impairment or diminution of or other interference with any other right or amenity protected by law caused by environmental impairment in connection with the performance of this Agreement.
- f) In the event that the Regional District is successful in obtaining Environmental Impairment Liability insurance the City shall be an additional insured on the policy. The policy shall preclude subrogation claims by the insurer against anyone insured thereunder.

Automotive Insurance:

- g) Automobile Liability Insurance covering all motor vehicles, owned, operated and used or to be used by the Regional District directly or indirectly in the performance of this agreement. The Limit of Liability shall not be less than \$2,000,000 inclusive, for loss or damage including personal injuries and death resulting from any one accident or occurrence.

10. City Responsibilities

The City shall be responsible for all roads, vehicular bridges, and pedestrian crossings located and associated with the Greenway including traffic control. In addition, the City will be responsible for the maintenance, inspection and upkeep of the 3 art installations along the Greenway known as the "Run".

With exception to an emergency situation, the City agrees to provide the Regional District with reasonable notice of works that are minor in nature that are being completed by the City or

designated contractor which may have operational impact to the Greenway. In the event of major works projects which may have significant impacts to the Regional District's operation of the Greenway, the City agrees to include the Regional District in stakeholder consultation.

11. Mutual Indemnification

The parties agree to indemnify and save harmless each other and their respective elected representatives, officers, authorized agents and employees against all liabilities, actions, damages and claims arising out of or in any way connected with the exercise, or failure to exercise, by the Regional District or the City of their respective obligations pursuant to the terms of this Agreement.

12. Enurement

This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors at law.

13. Statutory Functions

Nothing contained in this Agreement, except as expressly provided, shall impair or affect in any way the exercise by the parties of their respective functions or authority under the enactment, letters patent, bylaw, resolution or other source of authority.

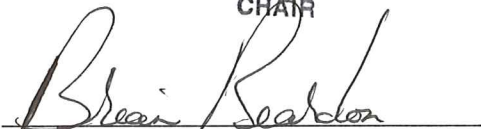
IN WITNESS WHEREOF the parties have executed this Agreement on the ____ day of _____, 20 ____.

CITY OF KELOWNA
by its authorized signatory(ies)

REGIONAL DISTRICT OF CENTRAL OKANAGAN
by its authorized signatory(ies)



ROBERT HOBSON
CHAIR



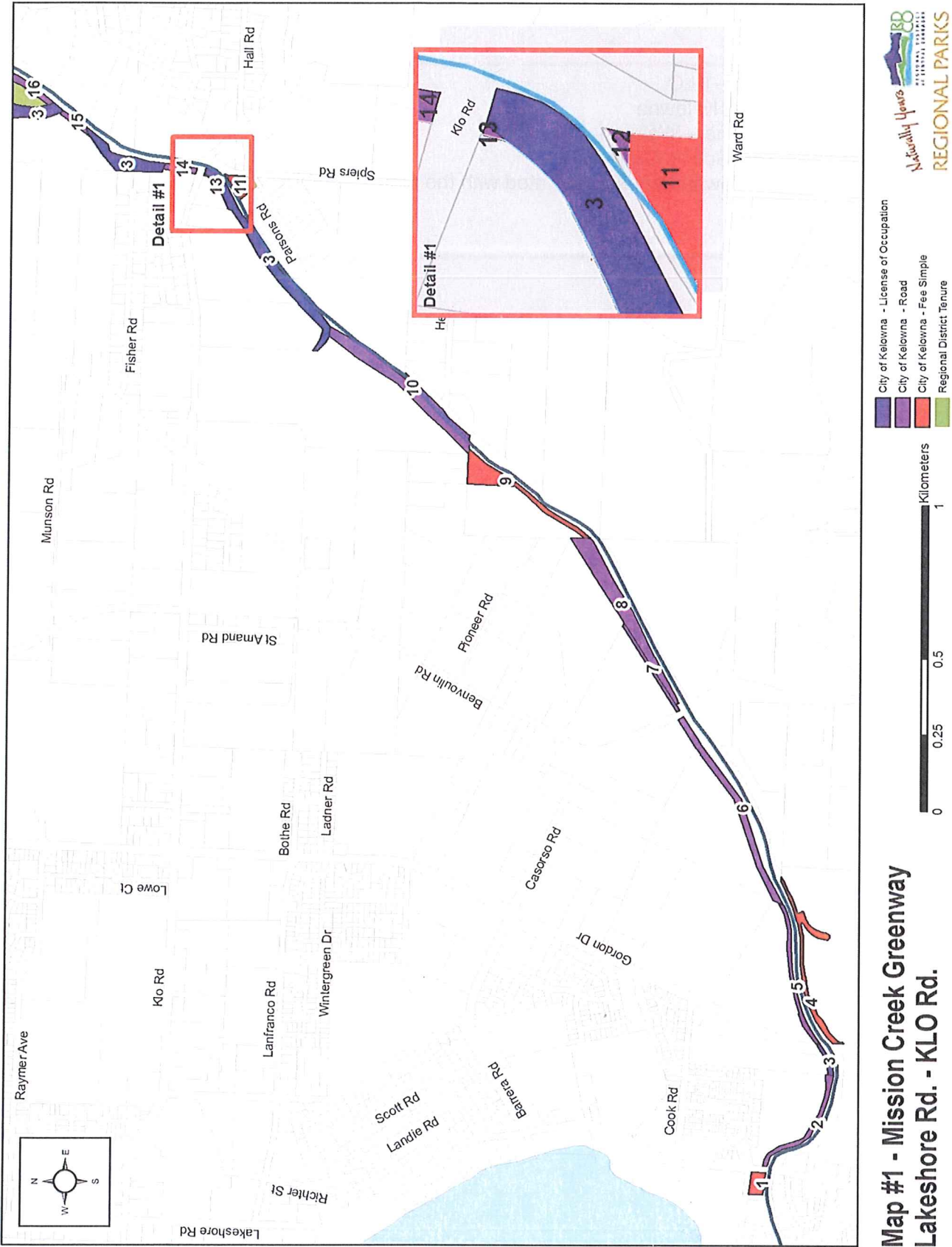
BRIAN REARDON
CHIEF ADMINISTRATIVE OFFICER
REGIONAL DISTRICT OF CENTRAL OKANAGAN

3/13/2014

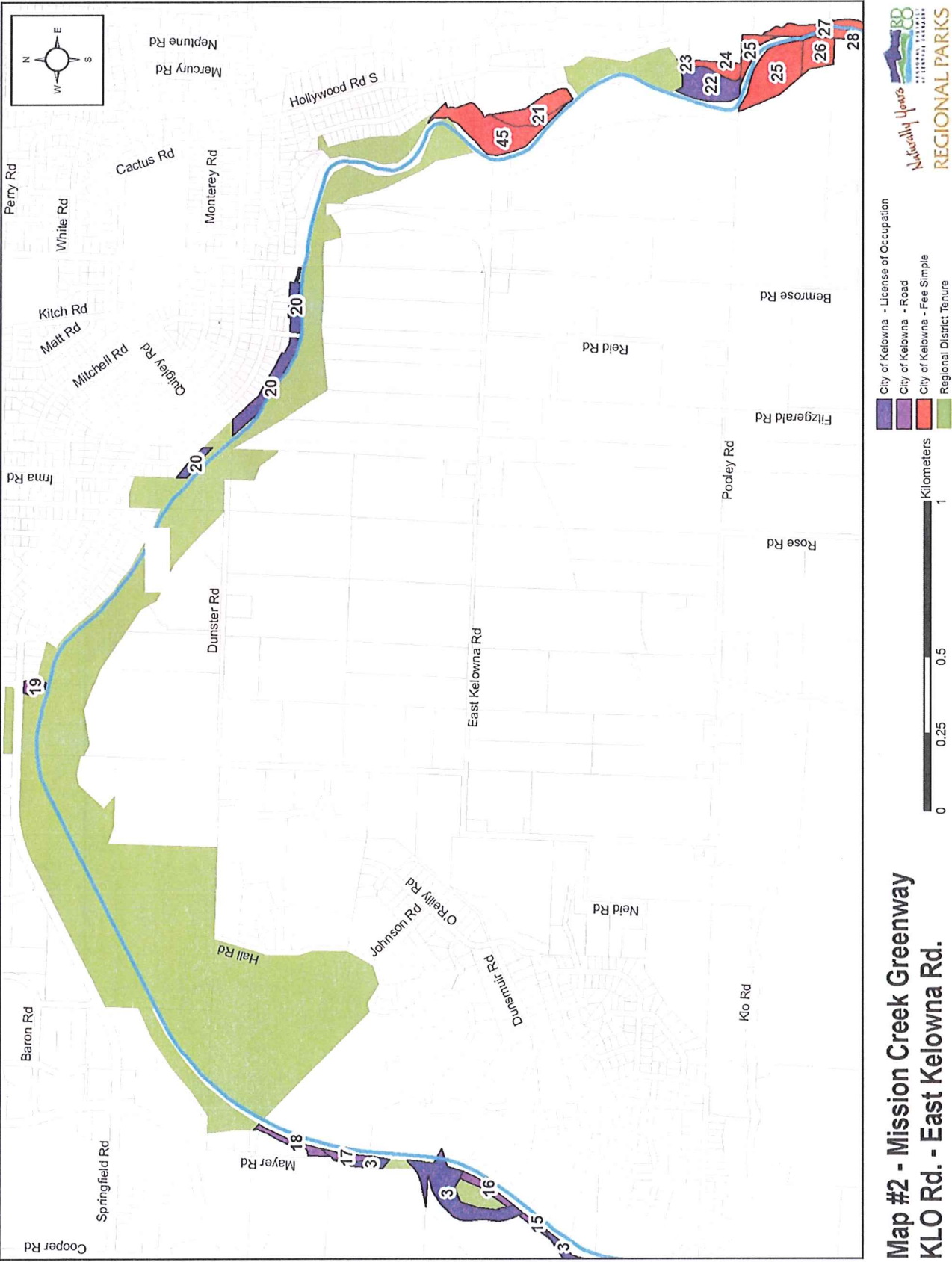
Schedule 'A'

- a. Map #1 Lakeshore – KLO
- b. Map #2 KLO – East Kelowna
- c. Map #3 East Kelowna – Walburn
- d. Map #4 Walburn – Scenic Canyon
- e. Listing - City of Kelowna Lands Associated with the Management and Regulation Agreement

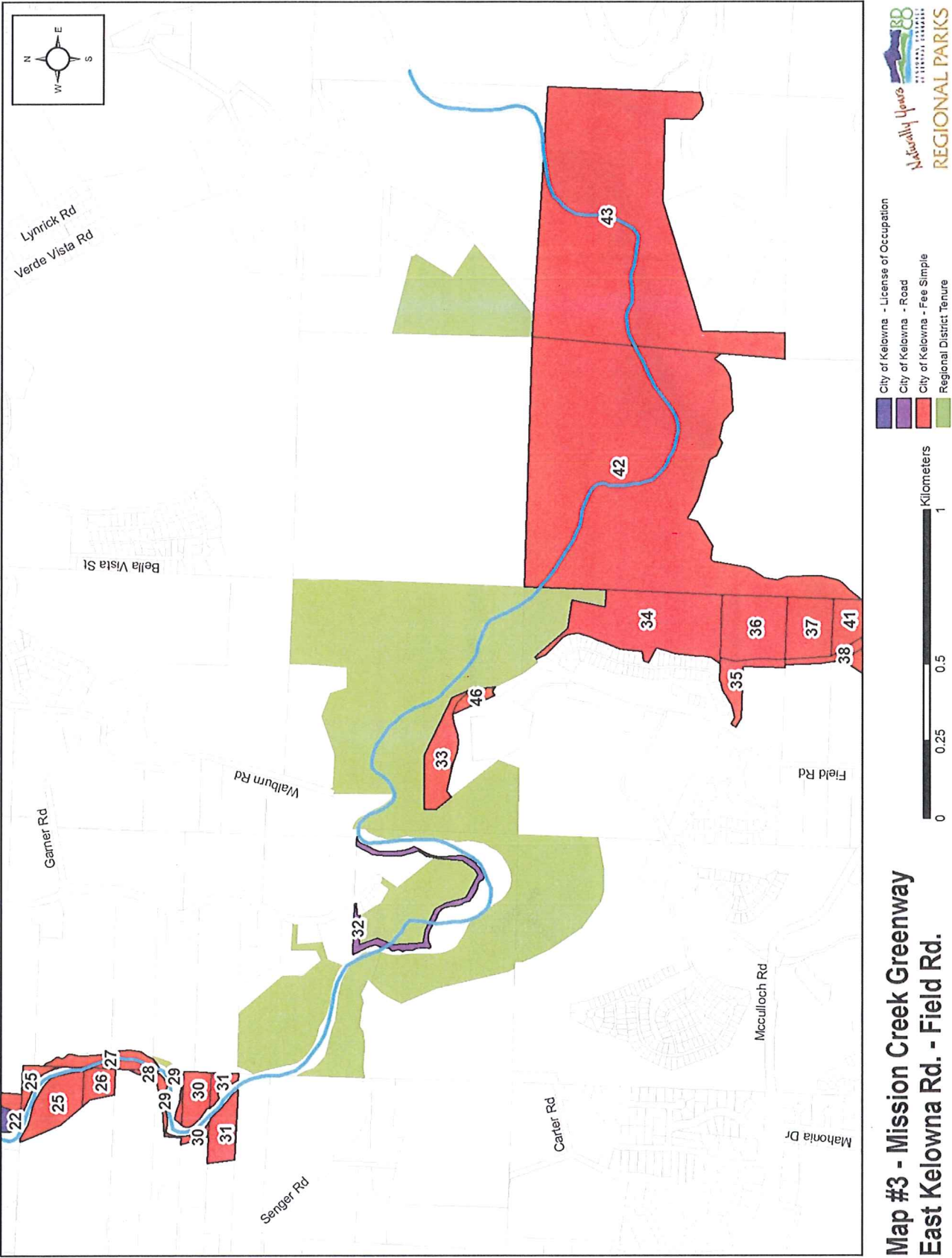
a. Map #1 – Lakeshore Road to KLO Road



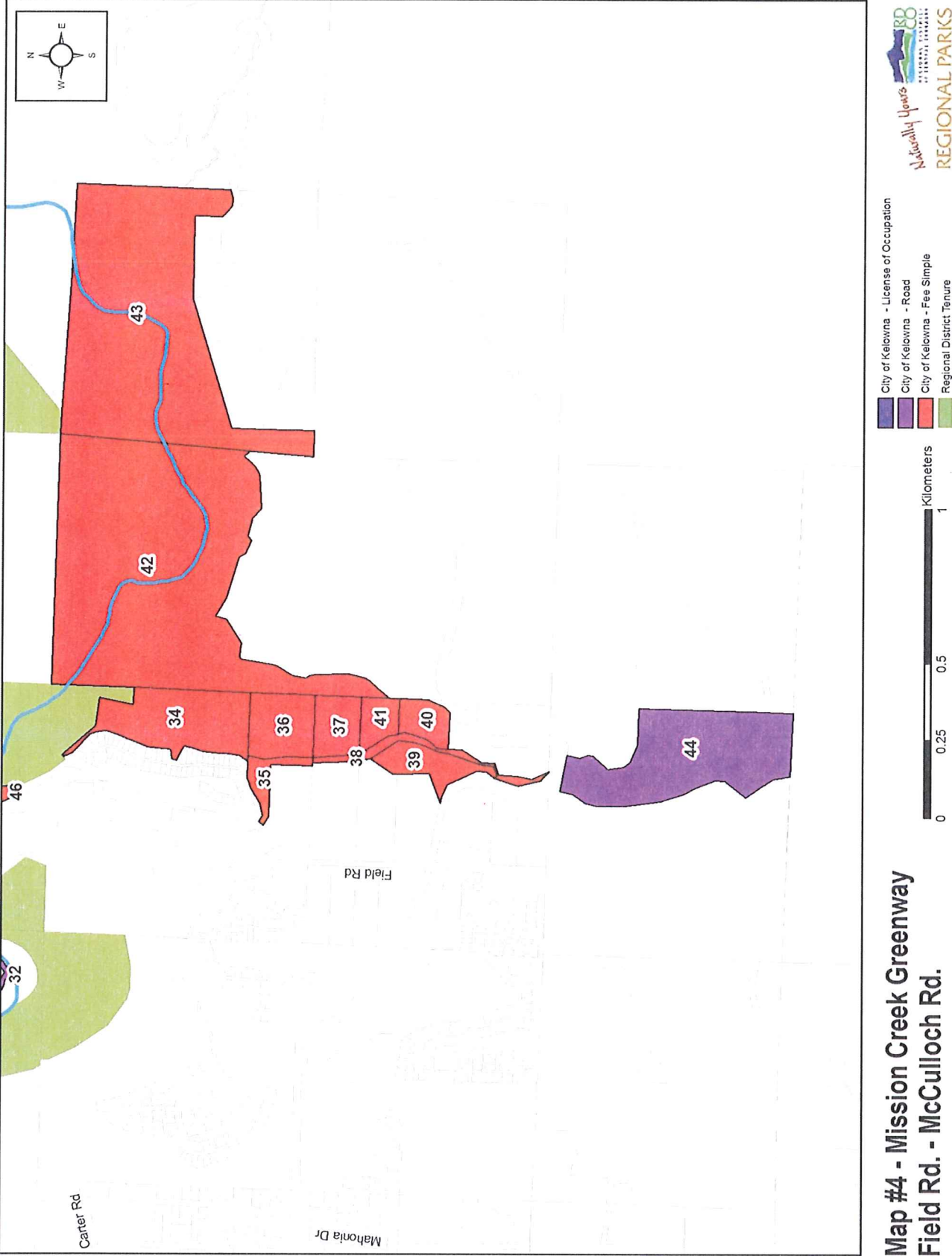
b. Map #2 – KLO Road to East Kelowna Road



c. Map #3 – East Kelowna Road to Field Road



d. Map #4 – Field Road to McCulloch Road



e. Listing - City of Kelowna Lands Associated with the Management and Regulation Agreement

Mission Creek Greenway - Ownership									
Current as of February 5, 2014									
PROPERTY ID	TENURE ID	PARK ID	TENURE TYPE	PID	FOLIO	LEGAL DESCRIPTION	LICENSE NUMBER	LICENSE EXPIRY	
1		16	City of Kelowna - Fee Simple	008-532-141	21703819.001	Lot 2, Plan KAP 3306, Section 6, Township 26, ODYD, That part of Lot 2 shown on Plan B5532, Lot 3, Plan KAP 3306, Section 6, township 26, ODYD, Lot B, Plan KAP 15736, Section 1 & 6, Township 25, ODYD, Township 26.			
2	16-6	16	City of Kelowna - Road		21700000	Plan KAP51788, Lot ROAD			
3	16-2	16	City of Kelowna - License of Occupation		21700000	Unsurveyed foreshore or land covered by water being part of the bed of Mission Creek located within parts of District Lots 131, 142 and 3036 and parts of Sections 6, 8, 16 and 17, Township 26, ODYD, Licens	337368	2016	
4	16-32	16	City of Kelowna - Fee Simple		21700000	Part of Lot C, Except Plan KAP46592			
5	16-16	16	City of Kelowna - Road		21700000	Plan KAP61927, Lot ROAD			
6	16-17	16	City of Kelowna - Road			Plan 3034, Lot ROAD, DL 168			
7	16-28	16	City of Kelowna - Road			Plan 1829, Lot ROAD, DL 133			
8	16-19	16	City of Kelowna - Road		21700000	Plan KAP77893, Lot ROAD			
9	16-20	16	City of Kelowna - Fee Simple	024-008-184	21704118.208	Plan KAP60920, Lot 1, Section 8, Twsp 26			
10	16-21	16	City of Kelowna - Road		21700000	Plan 35770, Lot ROAD			
11	16-26	16	City of Kelowna - Fee Simple	009-417-834	21704102	Plan 12010, Lot 10, Section 8, Twsp 26			
12	16-36	16	City of Kelowna - Road			Plan 12010, Lot ROAD, Section 17, Twsp 26			
13	16-18	16	City of Kelowna - Road		21700000	Plan KAP60317, Lot ROAD			
14	16-22	16	City of Kelowna - Road		21700000	Plan KAP61419, Lot ROAD			
15	16-23	16	City of Kelowna - Road		21700000	Plan KAP62332, Lot ROAD			
16	16-24	16	City of Kelowna - Road		21700000	Plan KAP61083, Lot ROAD			
17	16-39	16	City of Kelowna - Road		21700000	Plan KAP77058, Lot ROAD			
18	16-4	16	City of Kelowna - Road		21700000	Plan KAP60319, Lot ROAD			
19	16-29	16	City of Kelowna - Road			Plan H12895, Lot , Block , Section 22, Twsp 26, DL , Part of Parcel 11			
20	16-1	16	City of Kelowna - License of Occupation		21704423.188	Plan 30231, Section 15, Twsp 26, THAT PORTION SHOWN AS CROWN ON PLAN 30231. That part of Sections 15 and 22, Township 26, ODYD shown as Return to Crown on Plans 23003, 24818 and 30231, License of Occupation (expires 17 December 2007)	337466	2007	
21	16-34	16	City of Kelowna - Fee Simple	027-021-831	21704360.091	Lot B, Plan KAP82009, Section 14, Township 26			
22	16-7	16	City of Kelowna - License of Occupation			That part described as unregistered land of Plans KAP69980 and KAP 70463 of sections 11 & 14, Township 26, ODYD, and contraining 1.97 hectares, more or less	345856	2021	
23	16-11	16	City of Kelowna - Fee Simple	025-147-803	21704360.532	Plan KAP69980, Block 17, Section 14, Twsp 26, Parcel B, THAT PART LOT 9			
24	16-10	16	City of Kelowna - Fee Simple	025-147-692	21704360.531	Plan KAP69980, Section 14, Twsp 26, Parcel A, THAT PART LOT 1 PLAN 31521			
25	16-15	16	City of Kelowna - Fee Simple	025-214-179	21704200.002	Plan KAP70463, Lot 2, Section 11, Twsp 26			
26	16-14	16	City of Kelowna - Fee Simple	025-214-161	21704200.001	Plan KAP70463, Lot 1, Section 11, Twsp 26			
27	16-38	16	City of Kelowna - Fee Simple	013-576-984	21704200.005	Section 11, Township 26, Part NE 1/4, Except Plan 1380.			
28	16-12	16	City of Kelowna - Fee Simple	025-216-139	21704200.003	Plan KAP70445, Lot 1, Section 11, Twsp 26			
29	16-13	16	City of Kelowna - Fee Simple	025-216-147	21704200.004	Plan KAP70445, Lot 2, Section 11, Twsp 26			
30	16-33	16	City of Kelowna - Fee Simple	025-408-631	21704237.136	Plan KAP71096, Lot A, Section 11, Twsp 26, E OF BREMROSE.			
31	16-37	16	City of Kelowna - Fee Simple	026-536-650	21700000.000	Plan KAP79952, Lot A, Section 11, Twsp 26			
32	23-9	23	City of Kelowna - Road		21700000.000	Plan 30451, Lot ROAD			
33	23-11	23	City of Kelowna - Fee Simple		21700000.000	Plan KAP48306, Lot PARK, Block			
34	23-10	23	City of Kelowna - Fee Simple		21700000.000	Plan KAP48306, Lot PARK			
35	23-13	23	City of Kelowna - Fee Simple	008-375-844	21703851.000	Plan 17674, Lot A, Section 1, Twsp 26			
36	23-12	23	City of Kelowna - Fee Simple	011-700-653	21703841.000	Plan 1247, Lot 11A, Section 1, Twsp 26			
37	23-14	23	City of Kelowna - Fee Simple	011-700-637	21703837.000	Plan 1247, Lot 8A, Section 1, Twsp 26			
38	23-15	23	City of Kelowna - Fee Simple	011-700-696	21703843.001	Plan 1247, Lot 12A, Section 1, Twsp 26, Except Plan 17674			
39	23-18	23	City of Kelowna - Fee Simple		21700000.000	Plan KAP51383, Lot PARK			
40	23-17	23	City of Kelowna - Fee Simple	011-700-556	21703833.050	Plan 1247, Lot 5A, Section 1, Twsp 26, OFF OF MCCULLOCH RD.			
41	23-16	23	City of Kelowna - Fee Simple	011-700-581	21703836.000	Plan 1247, Lot 7A, Section 1, Twsp 26			
42	23-20	23	City of Kelowna - Fee Simple	013-576-755	21703827.000	Part E1/2, Except Plan KAP48126, EPP8620, Section 1, Township 26			
43	23-21	23	City of Kelowna - Fee Simple	002-123-851	21706832.001	Lot NW 1/4, Except Plan KAP44344			
44	23-24	23	City of Kelowna - Road	002-123-851	21706832	Plan KAP62910, Section 36, Township 29, portion identified as "Road"			
45	16-49	16	City of Kelowna - Fee Simple			Plan EPC848, Block 'C', Section 14, Township 26, ODYD			
46	23-3	23	City of Kelowna - Fee Simple			Plan KAP64797, Lot PARK			

Schedule 'B'

Maintenance Management Plan

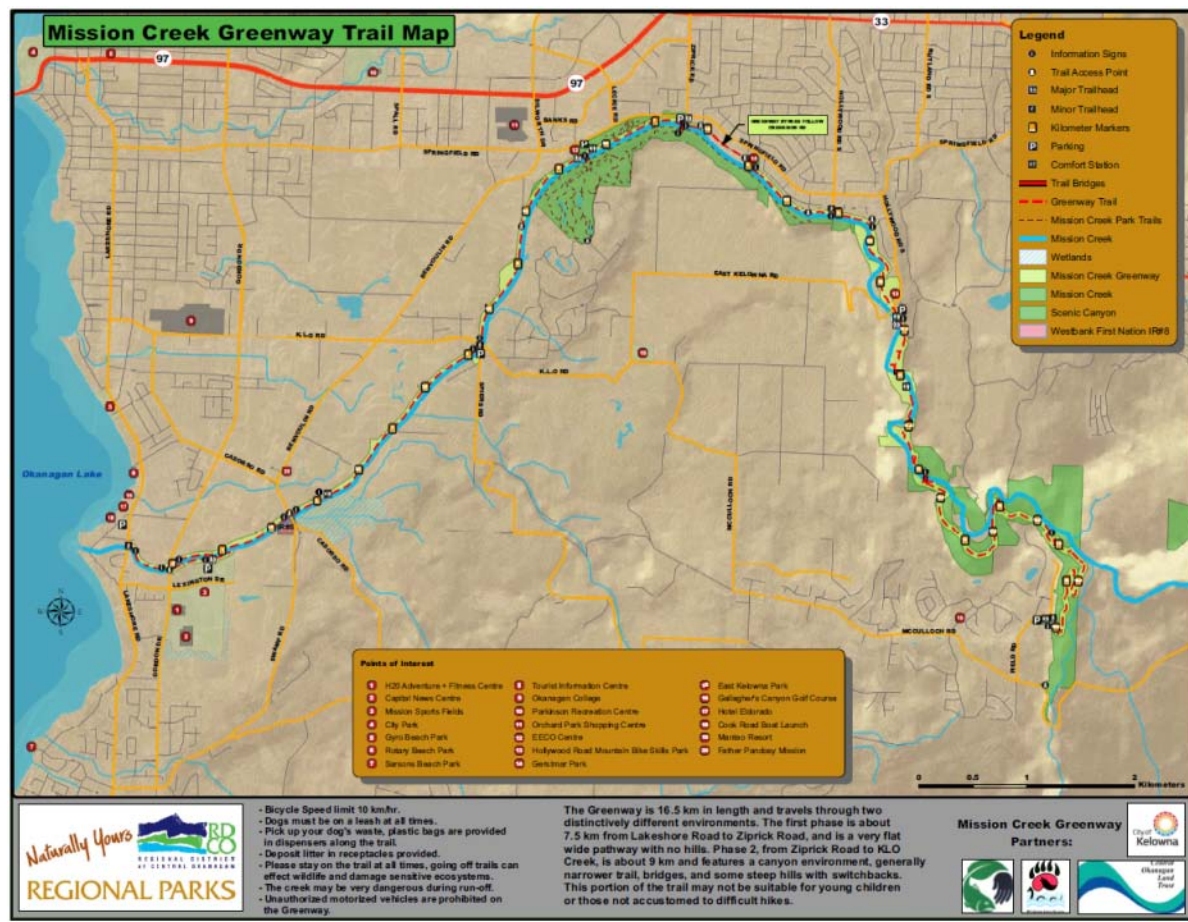
Maintenance Management Plan/Activities/Labour					Regional Park: Mission Creek Greenway																	
Activity	Units	Inventory	Time (hrs) Standard	Time(hrs) Occurrence	Frequency for Month												Annual Frequency	Annual Hours	Adjustment	Adjusted Annual Hrs.		
					Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.						
Garbage Removal (Field Road)	Each	3.0	0.1	0.3	1.0	1.0	1.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	1.0	1.0	33.0	8.0	1.2	9.6	
Garbage Removal (Hollywood)	Each	4.0	0.1	0.3	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	48.0	15.0	1.2	18.0	
Garbage Removal (Phase 1)	Each	9.0	0.1	0.7	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	48.0	34.0	1.2	40.8	
Washroom Cleaning	Each	2.0	0.5	1.0	31.0	28.0	31.0	30.0	31.0	30.0	31.0	31.0	30.0	31.0	30.0	31.0	30.0	365.0	365.0	1.2	438.0	
Bench/Picnic Table Care	each	38.0	0.5	19.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	12.0	228.0	1.2	273.6	
Structures Maintenance	each	6.0	0.5	3.0			1.0			1.0					1.0			3.0	9.0	1.2	10.8	
Sign Maintenance	each	44.0	0.1	3.5			1.0						1.0					2.0	7.0	1.2	8.4	
Weed Removal	m ²	600.0	0.1	36.0					1.0						1.0			2.0	72.0	1.2	86.4	
Snow Removal	km	8.0	0.3	2.0	10.0	8.0											2.0	26.0	52.0	1.2	62.4	
Trail Maintenance	km	16.0	1.0	16.0				1.0								1.0		2.0	32.0	1.2	38.4	
Parking Maintenance	Each	1.0	2.0	2.0			1.0										1.0	2.0	4.0	1.2	4.8	
Vandalism Repair	Each	1.0	0.5	0.5	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0	18.0	9.0	1.2	10.8	
Park Improvements	Each	1.0	8.0	8.0				1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0			6.0	48.0	1.2	57.6	
Natural Area Management	Each	4.0	16.0	64.0				1.0	1.0							1.0		3.0	192.0	1.2	230.4	
Risk Management Inspections	km	16.0	1.0	16.0					3.0									3.0	48.0	1.2	57.6	
Public Relations	Each	1.0	0.1	0.1	31.0	28.0	31.0	30.0	31.0	30.0	31.0	31.0	30.0	31.0	30.0	31.0	30.0	365.0	29.2	1.2	35.0	
Planning	Each	1.0	0.5	0.5	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	120.0	60.0	1.2	72.0	
Administration	Each	1.0	0.5	0.5	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	180.0	90.0	1.2	108.0	
Total Annual Hours																						1562.7

MAINTENANCE AGREEMENT

Mission Creek Greenway



MISSION CREEK GREENWAY TRAIL MAP



CITY OF KELOWNA

BYLAW NO. 10922

Parcel Tax Bylaw for Lawrence Avenue Local Area Service

WHEREAS the City of Kelowna Council is authorized to impose by bylaw a parcel tax under Section 200 of the *Community Charter* on the benefiting parcels in the Lawrence Avenue Local Area Service;

AND WHEREAS the Council of the City of Kelowna has, by the Establishment and Loan Authorization Bylaw for Local Area Service Lawrence Avenue Bylaw No. 10748 authorized the construction of local improvements under Part 7 of the *Community Charter* and has provided that a portion of the capital costs of local improvement authorized will be paid by a parcel tax based on area of the parcel levied in 20 annual instalments within the benefiting area created by the bylaw;

AND WHEREAS the Council now is desirous of imposing the parcel tax based on the taxable frontage of the parcels;

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

1. In this bylaw:

“Benefiting Area” means the area described in Schedule “A” of “Establishment and Loan Authorization Bylaw for Local Area Service Lawrence Avenue Bylaw No. 10748”.

“City” means the City of Kelowna.

“Collector” means the Collector of Taxes for the City.

“Parcel” means any lot, block or other area, in which land is held or into which it is subdivided but does not include highways.

2. Establishment and Loan Authorization Bylaw for Local Area Service Lawrence Avenue Bylaw No. 10748 authorized the construction of local improvements under Part 7 of the *Community Charter*. The real properties immediately benefited by works undertaken as local improvements pursuant to the Establishment and Loan Authorization Bylaw for Local Area Service Lawrence Avenue Bylaw No. 10748 are identified as the Lawrence Avenue Local Area Service Tax Assessment Roll.

3. The annual **parcel** tax levied on each **parcel** under Section 2 of this bylaw, in each of the twenty (20) years, shall be equal to $(A \div B) \times C$, where:

A= the annual payment (which for the initial calculation of this bylaw is \$22,743.56) required to be made in that year for the repayment of principal and interest on the debt authorized by the Lawrence Avenue Local Area Service.

B= the metres within the benefiting area (which for the initial calculation purposes of this bylaw is 528.92 metres); and

C= the total metres allocated to the **parcel**.

4. The **parcel** tax assessment based on the taxable frontage of the **parcel** is hereby imposed upon the **parcels** liable for the payment of the owners' portion of the cost and the interest thereon, over and above all other rates and taxes, and the said rates shall be collected annually in twenty (20) annual instalments, at the same time and in the same manner as other annual rates and taxes, and shall be subject to the same penalties for non-payment. The first such payment shall be due and payable on the 2nd day of July, 2014.
5. Any person whose **parcel** is subject to being specially assessed may commute for a payment in cash, by paying the portion of the cost assessed by the deadline established by the **Collector**.
6. This bylaw shall come into full force and effect and be binding on all persons for the 2014 taxation year for a period of twenty (20) years up to and including the 2033 taxation year.
7. This bylaw shall be cited as "Lawrence Avenue Local Area Service Parcel Tax Bylaw No. 10922".

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 10945

Amendment No. 1 to the Five Year Financial Plan 2013-2017 Bylaw No. 10826

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

1. THAT the Five Year Financial Plan 2013-2017 Bylaw No. 10826 be amended by:
 - a) Deleting Schedule "A" in its entirety and replacing it with a new Schedule "A" as attached to and forming part of this bylaw;
2. Schedule "A" attached hereto and forming part of this bylaw is hereby declared to be the Five Year Financial Plan of the City of Kelowna for the period January 1st, 2013 to and including December 31st, 2017.
3. This bylaw may be cited for all purposes as Bylaw No. 108945 being "Amendment No. 1 to the Five Year Financial Plan Bylaw, 2013-2017, No. 10826."

Read a first, second and third time by the Municipal Council this 14th day of April, 2014.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Financial Plan 2013 - 2017

	<u>2013 Amended</u> <u>Budget</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018-2030</u>
REVENUE							
PROPERTY VALUE TAX	103,659,000	103,659,000	109,121,135	115,317,002	121,659,560	125,972,411	2,089,723,047
LIBRARY REQUISITION	5,296,206	5,296,206	5,402,130	5,510,173	5,620,376	5,732,784	95,099,634
PARCEL TAXES	3,589,923	3,589,923	3,295,025	3,241,333	3,189,255	3,166,674	45,533,140
FEES AND CHARGES	127,284,968	127,284,968	95,405,266	97,871,442	100,225,661	102,662,248	1,537,258,152
BORROWING PROCEEDS	20,838,730	20,838,730	5,080,000	26,401,700	19,389,300	4,965,000	59,144,850
OTHER SOURCES	62,013,161	57,781,079	49,231,238	46,430,622	51,863,561	47,583,227	684,192,274
	<u>322,681,988</u>	<u>318,449,906</u>	<u>267,534,794</u>	<u>294,772,272</u>	<u>301,947,712</u>	<u>290,082,344</u>	<u>4,510,951,097</u>
TRANSFERS BETWEEN FUNDS							
RESERVE FUNDS	6,275,997	2,295,845	1,716,445	2,621,396	2,621,396	2,621,396	37,692,670
DCC FUNDS	15,439,636	15,427,945	16,698,608	22,523,137	17,538,880	19,847,535	138,645,876
SURPLUS/RESERVE ACCOUNTS	90,365,636	88,460,440	30,166,167	25,504,248	14,799,892	43,039,597	276,469,214
	<u>112,081,269</u>	<u>106,184,230</u>	<u>48,581,220</u>	<u>50,648,781</u>	<u>34,960,168</u>	<u>65,508,528</u>	<u>452,807,760</u>
TOTAL REVENUE	<u><u>434,763,257</u></u>	<u><u>424,634,136</u></u>	<u><u>316,116,013</u></u>	<u><u>345,421,053</u></u>	<u><u>336,907,880</u></u>	<u><u>355,590,871</u></u>	<u><u>4,963,758,857</u></u>
EXPENDITURES							
MUNICIPAL DEBT							
DEBT INTEREST	10,286,646	10,286,646	10,348,652	12,505,558	12,903,409	13,303,818	99,850,622
DEBT PRINCIPAL	12,403,384	12,403,384	12,021,683	13,391,361	13,771,310	13,432,836	93,290,330
CAPITAL EXPENDITURES	154,815,270	148,086,220	65,426,380	85,747,332	70,351,943	84,785,932	961,739,819
OTHER MUNICIPAL PURPOSES							
GENERAL GOVERNMENT	29,509,830	28,968,588	29,848,215	29,922,438	30,775,455	31,591,733	497,850,236
PLANNING, DEVELOPMENT & BUILDING SERVICES	22,197,006	21,652,734	20,153,700	20,767,476	21,348,803	22,030,198	348,704,296
COMMUNITY SERVICES	69,530,959	69,273,342	70,853,112	73,256,193	75,649,115	77,895,124	1,229,003,327
PROTECTIVE SERVICES	46,534,557	44,506,233	46,358,561	48,476,554	50,104,692	51,759,331	815,668,918
UTILITIES	43,320,052	43,291,436	17,005,149	17,462,464	17,894,340	18,362,265	291,756,486
AIRPORT	11,335,639	11,335,639	11,914,980	12,314,912	12,691,703	13,074,871	206,045,280
	<u>399,933,343</u>	<u>389,804,222</u>	<u>283,930,431</u>	<u>313,844,288</u>	<u>305,490,769</u>	<u>326,236,110</u>	<u>4,543,909,315</u>
TRANSFERS BETWEEN FUNDS							
RESERVE FUNDS	10,832,743	10,832,743	11,023,785	10,976,027	10,907,027	10,883,246	156,488,605
DCC FUNDS							
SURPLUS/RESERVE ACCOUNTS	23,997,171	23,997,171	21,161,797	20,600,738	20,510,085	18,471,515	263,360,937
	<u>34,829,914</u>	<u>34,829,914</u>	<u>32,185,582</u>	<u>31,576,765</u>	<u>31,417,112</u>	<u>29,354,761</u>	<u>419,849,543</u>
TOTAL EXPENDITURES	<u><u>434,763,257</u></u>	<u><u>424,634,136</u></u>	<u><u>316,116,013</u></u>	<u><u>345,421,053</u></u>	<u><u>336,907,880</u></u>	<u><u>355,590,871</u></u>	<u><u>4,963,758,857</u></u>