

**City of Kelowna
Regular Council Meeting
REVISED AGENDA**



Monday, August 25, 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

4 - 13

Regular Meeting - August 11, 2014

3. Development Application Reports & Related Bylaws

3.1 Text Amendment No. TA14-0015 - 1975 Union Road, Dawn Williams

14 - 29

To amend the C5 – Transition Commercial zone to permit Service Station, Minor on one explicit legal parcel.

3.1.1 Bylaw No. 10996 (TA14-0015) - 1975 Union Road, Dawn Williams

30 - 31

To give Bylaw No. 10996 first reading.

4. Bylaws for Adoption (Development Related)

4.1 Bylaw No. 10471 (Z09-0062) - West of South Perimeter Way, 0775362 BC Ltd.

32 - 33

To adopt Bylaw No. 10471 in order to rezone the subject property from the A1 - Agriculture 1 zone to the RU1 - Large Lot Housing zone, RR1 - Rural Residential 1 and the P3 - Parks and Open Space zone.

4.2 Bylaw No. 10673 (OCP09-0016) - 5505 Chute Lake Road, Calcan Investments Ltd.

34 - 35

To adopt Bylaw No. 10673 in order to amend the Official Community Plan by amending Map 4.1 - Generalized Future Land Use to change the designation from the Major Park and Open Space and the Single/Two Unit Residential (Hillside) designations to the Major Park and Open Space, the Single/Two Unit

Residential (Hillside) and the Multiple Unit Residential (Cluster Housing) designations.

- 4.3 Bylaw No. 10668 (Z09-0071) - 5505 Chute Lake Road, Calcan Investments Ltd. 36 - 37

To adopt Bylaw No. 10668 in order to rezone the subject property from the A1 - Agriculture 1 zone to the RH1 - Hillside Large Lot Residential and P3 - Parks and Open Space zones.

- 4.4 Bylaw No. 10669 (Z09-0071) - 5505 Chute Lake Road, Calcan Investments Ltd. 38 - 39

To adopt Bylaw No. 10669 in order to rezone the subject property from the A1 - Agriculture 1 zone to the RH3 - Hillside Cluster Housing zone.

- 4.5 *Bylaw No. 10897 (OCP13-0012) - 2049 Byrns Road, Margarita Littley* 40 - 40

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

To adopt Bylaw No. 10897 in order to change the future land use designation of the subject property from the Resource Protection Area (RPA) designation to the Single/Two Unit Residential designation.

- 4.6 Bylaw No. 10898 (Z13-0019) - 2049 Byrns Road, Margarita Littley 41 - 41

To adopt Bylaw No. 10898 in order to rezone the subject property from the A1 - Agriculture 1 zone to the RU6 - Two Dwelling Housing zone.

5. Non-Development Reports & Related Bylaws

- 5.1 Emergency Repairs - Kelowna Family Y 42 - 44

To inform Council of emergency repairs conducted and underway at the Kelowna Family Y and to obtain the additional funding required for these repairs.

- 5.2 Curbside Collection Carts 45 - 46

To seek approval from Council to provide additional funds to purchase additional curbside collection carts and replenish the City's current inventory.

6. Resolutions

- 6.1 Draft Resolution, re: Helicopter Landing, The CPCA K9 Championships, RCMP 47 - 47

To grant approval to the RCMP to land their helicopter at the Apple Bowl and be on display for the Canadian Police Canine Association K9 Championships Event, on September 14, 2014.

- 6.2 *Draft Resolution, re: Helicopter Landing, Static Display, Kelowna Fire Department* 48 - 48

To grant approval to the Kelowna Fire Department to land a helicopter at

Station 1 and be on display for the Annual KFD Open House & Pancake Breakfast on September 7, 2014.

7. Bylaws for Adoption (Non-Development Related)

- 7.1 Bylaw No. 10908 - A Bylaw to Repeal the Loan Authorization Bylaw No. 10582 being Electrical System Upgrades** 49 - 49

To adopt Bylaw No. 10908 in order to amend the Loan Authorization Bylaw No. 10582 being Electrical System Upgrades.

8. Mayor and Councillor Items

9. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Monday, August 11, 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: City Manager, Ron Mattiussi*; City Clerk, Stephen Fleming; Deputy City Manager, Paul Macklem*; Manager, Urban Planning, Ryan Smith*; Supervisor, Urban Planning, Lindsey Ganczar*; Manager, Cultural Services, Sandra Kochan*; Manager, Long Range Policy Planning, James Moore*; and Council Recording Secretary, Tania Tishenko

(* denotes partial attendance)

1. Call to Order

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

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

2. Confirmation of Minutes

Moved By Councillor Zimmermann/Seconded By Councillor Stack

R577/14/08/11 THAT the Minutes of the Regular Meeting of July 28, 2014 be confirmed as circulated.

Carried

3. Public in Attendance

3.1 Linda Digby, Executive Director, Kelowna Museums Society, re: Annual Report

- Presented the Annual Report and responded to questions from Council.

4. Development Application Reports & Related Bylaws

4.1. Official Community Plan Bylaw Amendment Application No. OCP14-0010 & Rezoning Application No. Z14-0020 - 1225 Lund Road, Melcor Lakeside Inc.

Staff:

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

Moved By Councillor Hobson/Seconded By Councillor Singh

R578/14/08/11 THAT Official Community Plan Bylaw Amendment No. OCP14-0010 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500, by changing the Future Land Use designation of Lot 47, Section 18, Township 27, ODYD, Plan KAP82430, located at 1225 Lund Road, Kelowna, BC from the S2RES - Single / Two Unit Residential designation to the MRL - Multiple Unit Residential (Low Density) designation be considered by Council;

AND THAT Rezoning Application No. Z14-0020 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 47, Section 18, Township 27, ODYD, Plan KAP82430, located at 1225 Lund Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone be considered by Council;

AND THAT the Official Community Plan 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, as attached to the Report of

the Urban Planning Department dated May 9, 2014, being completed to their satisfaction;

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

Carried

4.1.1. Bylaw No. 10992 (OCP14-0010) - 1225 Lund Road, Melcor Lakeside Inc.

Moved By Councillor DeHart/Seconded By Councillor Zimmermann

R579/14/08/11 THAT Bylaw No. 10992 be read a first time;

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

Carried

4.1.2. Bylaw No. 10993 (Z14-0020) - 1225 Lund Road, Melcor Lakeside Inc.

Moved By Councillor Zimmermann /Seconded By Councillor DeHart

R580/14/08/11 THAT Bylaw No. 10993 be read a first time.

Carried

4.2. Rezoning Application No. Z14-0026 - 1280 Glenmore Drive, 561655 BC Ltd.

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Given

R581/14/08/11 THAT Rezoning Application No. Z14-0026 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 29, Township 26, ODYD, Plan 29608, located on 1280 Glenmore Drive, Kelowna, BC from the RU1 - Large Lot 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 subsequent to the following:

1. Requirements of Development Engineering Branch being completed to their satisfaction;
2. Subdivision delineating the five properties;
3. A Party Wall Agreement is registered on title;

AND FURTHER THAT a Section 219 Building Use covenant be registered on each of the five parcels restricting each parcel to one dwelling unit in order to prevent any additional dwelling units to be developed within each townhome.

Carried

4.2.1. Bylaw No. 10994 (Z14-0026) - 1280 Glenmore Drive, 561655 BC Ltd.

Moved By Councillor DeHart /Seconded By Councillor Zimmermann

R582/14/08/11 THAT Bylaw No. 10994 be read a first time.

Carried

4.3. Text Amendment Application No. TA14-0009 - Boat Storage Definition

Staff:

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

Moved By Councillor Hobson/Seconded By Councillor Blanleil

R583/14/08/11 THAT Zoning Bylaw Text Amendment No. TA14-0009 to amend City of Kelowna Zoning Bylaw No. 8000 by amending Section 2 - Interpretation as outlined in the Report of the Urban Planning Department dated July 30, 2014 be considered by Council;

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

Carried

4.3.1. Bylaw No. 10995 (TA14-0009) - Amendment to Zoning Bylaw No. 8000 - Boat Storage Definition

Moved By Councillor Stack/Seconded By Councillor Given

R584/14/08/11 THAT Bylaw No. 10995 be read a first time.

Carried

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

Moved By Councillor Given/Seconded By Councillor Stack

R585/14/08/11 THAT Bylaw No. 10947 be adopted.

Carried

4.4.1. Bylaw No. 10955 (Z13-0041) - 979 & 989 Laurier Avenue, AJ Weins Development Group Ltd.

Moved By Councillor Hobson/Seconded By Councillor Singh

R586/14/08/11 THAT Bylaw No. 10955 be adopted.

Carried

4.4.2. Development Permit Application No. DP13-0182 - 979 & 989 Laurier Avenue, AJ Weins Development Group Ltd.

Staff:

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

Moved By Councillor Hobson/Seconded By Councillor Zimmermann

R587/14/08/11 THAT Final Adoption of OCP Amending Bylaw No. 10947 and Zoning Amending Bylaw No. 10955 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP13-0182 for Lots 1 & 2, District Lot 138, ODYD, Plan 6809, located at 979 & 989 Laurier Avenue, 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;
5. The lots be consolidated prior to issuance of the Development Permit.

AND THAT the applicant be required to complete the above-noted condition No. 4 within 180 days of Council approval of the Development Permit application in order for the permit to be issued.

Carried

- 4.5. Bylaw No. 10976 (OCP13-0017) - 901-911 Stremel Road, Tamdan Ventures Ltd.

Moved By Councillor Hobson/Seconded By Councillor Singh

R588/14/08/11 THAT Bylaw No. 10976 be adopted.

Carried

- 4.5.1. Bylaw No. 10977 (Z13-0040) - 901-911 Stremel Road, Tamdan Ventures Ltd.

Moved By Councillor Blanleil/Seconded By Councillor Basran

R589/14/08/11 THAT Bylaw No. 10977 be adopted.

Carried

4.5.2. Development Permit Application No. DP13-0181 - 911 Stremel Road, Tandam Ventures Ltd.

Staff:

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

Moved By Councillor Given/Seconded By Councillor Zimmermann

R590/14/08/11 THAT final adoption of Official Community Plan Amending Bylaw No.10976 be considered by Council;

AND THAT final adoption of Zone Amending Bylaw No.10977 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP13-0181 for Lot 1 Section 34, Township 26, ODYD Plan EPP35554, located on 911 Stremel 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 conditions within 180 days of Council's approval of the Development Permit Application in order for the permit to be issued.

Carried

4.6. Area Structure Plan Application No. ASP10-0001 and Official Community Plan Bylaw Amendment Application No. OCP13-0019, Supplementary Report

Councillor Singh declared a conflict of interest as she lives in the proposed area and left the meeting at 2:36 pm.

Moved By Councillor Basran/Seconded By Councillor Hobson

R591/14/08/11 THAT Council endorses Area Structure Plan No. ASP10-0001;

AND THAT further to discussions following the July 15, 2014 Public Hearing and adoption consideration of ASP10-0001 and OCP13-0019, Council directs staff as follows:

1. THAT trail access to the Lake from the Park be provided in accordance with City standards;
2. AND THAT the Bennett Road access be limited via gate to emergency vehicles only until such time as the Clifton Road extension is constructed and open to public traffic;
3. AND THAT staff bring forward a road safety improvement plan for McKinley and Clifton Roads prior to initial consideration by Council of the initial rezoning application;
4. AND FURTHER THAT staff be directed to work with the applicant to ensure the Clifton Road extension be completed as quickly as possible, while considering any necessary upgrades to existing roads.

Carried

Councillor Singh rejoined the meeting at 2:38pm.

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

5.1. **Suncor Energy Services Airport Use Agreement**

Deputy City Manager

- Provided an overview of the Air Carrier Airport Use Agreement to Council.

Moved By Councillor Stack/Seconded By Councillor Given

R592/14/08/11 THAT Council approves the City entering into an Air Carrier Airport Use Agreement with Suncor Energy Services Inc. in the form attached to the report of the Airport Director dated August 11, 2014, allowing Suncor Energy Services Inc. to operate at Kelowna International Airport;

AND THAT the Mayor and City Clerk be authorized to execute the Air Carrier Airport Use Agreement.

Carried

6. Bylaws for Adoption (Non-Development Related)

6.1. Bylaw No. 10873 - A Bylaw to Rescind Ownership Housing Agreement Bylaw Nos. 9525, 9694, 9713, 9737, 9834, 9884, 10182, 10183 & 10601

Moved By Councillor Basran/Seconded By Councillor Blanleil

R593/14/08/11 THAT Bylaw No. 10873 be adopted.

Carried

7. Mayor and Councillor Items

Councillor Stack:

- Spoke to his attendance, along with Councillor DeHart, at the Bernard Avenue Block Party this past Saturday. Expressed kudos to DKA for a job well done.

Councillor Zimmerman:

- Spoke to his attendance at the Fifth Annual Colin Basran Charity Golf Tournament, which raised \$25,000 for mental health and KGH.

Councillor DeHart:

- Spoke to her attendance, along with Councillor Stack, at the Bernard Avenue Block Party.

Councillor Blanleil:

- Spoke to all of the great initiatives occurring downtown.

Councillor Basran:

- Kudos to Festivals Kelowna for taking arts and culture to the community.

Councillor Singh:

- Gay Pride festival celebration this coming weekend, and Councillor Basran will be Council representative.

Mayor Gray:

- Spoke to his attendance at the BC Tree Fruits ribbon cutting this past Saturday, and the emphasis on redevelopment downtown north of Clement over the next four years.

8. Termination

This meeting was declared terminated at 2:48 p.m.

Mayor

/tt



for / City Clerk

DRAFT

REPORT TO COUNCIL



Date: August 13, 2014
RIM No. 1250-30
To: City Manager
From: Urban Planning, Community Planning & Real Estate (LG)
Application: TA14-0015 **Applicant:** Dawn Williams (D.E. Pillings & Associates)
Subject Address: 1975 Union Road **Owner:** 657139 BC Ltd.
Title: 2014 08 25 Report TA14-0015 Amendment to C5
Existing Zone: C5 - Transition Commercial

1.0 Recommendation

THAT Zoning Bylaw Text Amendment No. TA14-0015 to amend Section 14.5.2 of City of Kelowna Zoning Bylaw No. 8000 as outlined in the report from Urban Planning dated August 13 2014, be considered by Council.

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

AND THAT final adoption of the Text Amendment Bylaw be considered subsequent to the requirements of the Development Engineering Branch and Real Estate Department;

AND THAT final adoption of the Text Amendment Bylaw be considered subsequent to the requirements of the Glenmore-Ellison Improvement District;

AND FURTHER THAT final adoption of the Text Amendment Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject property.

2.0 Purpose

To amend the C5 - Transition Commercial zone to permit Service Station, Minor on one explicit legal parcel.

3.0 Urban Planning

Urban Planning supports the proposed text amendment to the Zoning Bylaw. Rather than suggest the parcel be rezoned to another commercial zone that is not appropriate for the site, Staff suggests adding *Service Station, Minor* as a permitted use to C5 **for this parcel only** (and not as a permitted use in the entire C5 zone). The majority of the C5 zone is located in the inner city where car washes are not necessarily appropriate. In this unique instance, the subject parcel is located on the periphery of a medium density residential area, and further surrounded by

agricultural and public service uses. A car wash on this property would not have the same resounding effect on the neighbours as it would in a more established area in the City.

Staff does not support the creation of a comprehensive development (CD) zone for this parcel. The purpose of a CD zone is to create a comprehensive site specific land use plan where no other zone is considered suitable based on context or future surrounding development. The Urban Planning department has determined that C5 is the appropriate zone for this lot based on its purpose statement and future surrounding land uses.

Staff will work with the applicant on the Development Permit and Development Variance Permit applications to ensure that the use proposed is expressed in a built form that respects its surroundings and adequately mitigates any negative impacts it may generate.

4.0 Proposal

4.1 Background

In December, 2013 the applicant submitted a proposal for a car wash on Glenmore Road that was subsequently rejected by Council. Council's decision was based on neighbourhood concerns regarding noise and the proposed location adjacent to a park.

4.2 Project Description

Staff received a new application for a car wash in this new location along Glenmore Road by the same applicant. The subject site is located at Union Road and is currently zoned C5 - Transition Commercial. Based on the location of the site, C5 is the appropriate zone for this parcel because it is used to provide for limited commercial on the edge of a community or as a transition to residential. However, it does not list *Service Station, Minor* as an allowed use. Car washes fall under the *Service Station, Minor* use in the Zoning Bylaw.

The proposed car wash is located on a larger site allowing the developers to provide adequate landscaping and buffering as per the Zoning Bylaw. One site access is proposed off of Union road, but Development Engineering supports a second access off of Glenmore Road as well. These details will be determined through the development permit process.

4.3 Site Context

The subject property is located at the south corner of Glenmore Road and Union Road. Neighbouring the site is North Glenmore Elementary School and a vacant lot to the north, a vacant medium density multiple residential lot and small park to the northwest, a single family dwelling on an agriculture lot to the northeast, and low density row housing to the south.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Future Land Use |
|-------------|--|--|
| North | P2 - Education and Minor Institutional | EDINST - Educational / Institutional |
| West | RM5 - Medium Density Multiple Housing, P3 - Parks and Open Space | MRM - Multiple Unit Residential (Medium Density), PARK - major Park and Open Space |
| East | A1 - Agriculture 1 | REP - Resource Protection Area |
| South | RM2 - Low Density Row Housing | MRL - Multiple Unit Residential (Low Density) |

Subject Property Map: 1975 Union Road



| Zoning Analysis Table | | |
|--|------------------------------|---|
| CRITERIA | C5 ZONE REQUIREMENTS | PROPOSAL |
| Development Regulations | | |
| Max. Height | 9.50m | 11.66m ^① |
| Min. Front Yard | 4.50m | 8.90m |
| Min. Side Yard | 2.00m | 13.80m |
| Min. Flanking Side Yard | 4.50m | 4.50m |
| Min. Rear Yard | 6.00m | 6.70m |
| Max. Site Coverage | 40.0% | 15.6% |
| Max. Floor Area Ratio | 0.4 | 0.06 |
| Other Regulations | | |
| Min. Parking Requirements | Staff parking = 1 stall | 2 stalls |
| Min. Uncovered Space | 370m ² / wash bay | 283m ² / wash bay ^② |
| ^① Indicates required variance for building height. ^② Indicates required variance for uncovered space. | | |

5.0 Current Development Policies

Recognizing that car washes can be both land consumptive and nuisance generating, the Zoning Bylaw provides specific rules for car wash developments. One of these regulations addresses the proportion of the site covered by buildings by requiring a minimum amount of land area per wash bay that is to remain free of buildings. The requirement is 370m² per wash bay. Contrary to the applicant's original proposal where they were only able to supply 194m² per bay, this proposal is large enough to provide 283m² per bay as well as a wide landscaping buffer from the adjacent residential area. The previous application was not able to provide the appropriate landscape buffer.

Design details and confirmation of required variances will be further explored when the applicants makes their permits applications.

The proposal is also consistent with the Official Community Plan (OCP) future land use designation. The subject parcel is designated Commercial.

Kelowna Official Community Plan (OCP)

Development Process

Retention of Commercial Land.¹ In order to ensure that the City's commercial land supply is not eroded, where the OCP Bylaw 10500 indicated a commercial land use designation for the property, the expectation would be that there be no net loss of commercial space on the site as a result of the redevelopment to include other uses.

6.0 Technical Comments

1. Development Engineering Department

- See attached memorandum dated August 8, 2014.

2. Fire Department

- Ensure appropriate unobstructed distance to a fire hydrant and proper fire department access. A visible address must be posted as per City of Kelowna By-Laws.

3. FortisBC - Electric

- There are primary distribution facilities along Union Road. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

4. Glenmore-Ellison Improvement District

- See attached letter dated July 9, 2014.

5. Real Estate and Building Services

- Please work with Real Estate Services for the required SRW for storm on property. Also, please note significant landscaping is proposed over required SRW area.

¹ City of Kelowna Official Community Plan, Policy 5.24.2 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: June 26, 2014

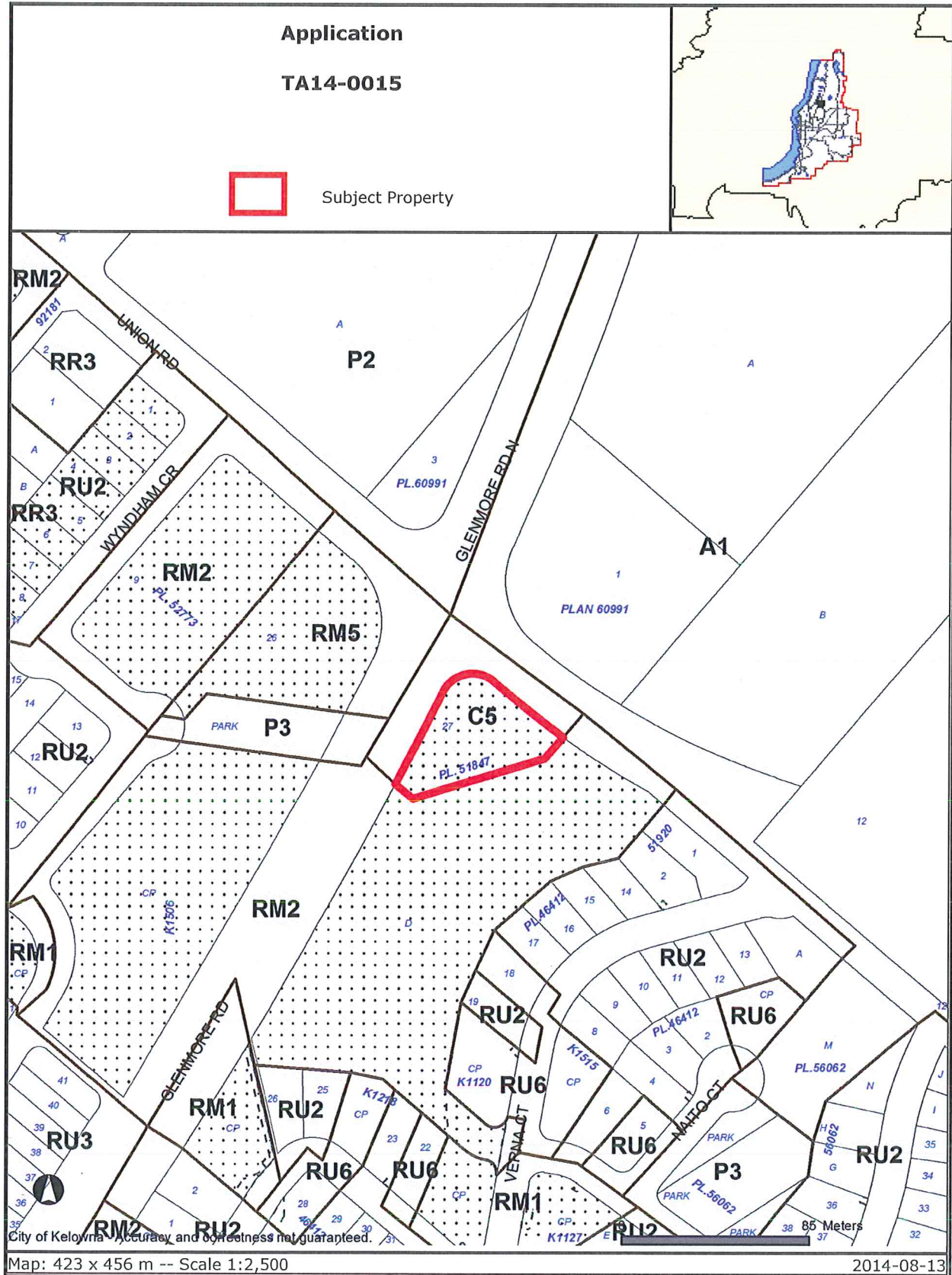
Report prepared by:

Lindsey Ganczar, Urban Planning Supervisor

Approved for Inclusion: ☐ Ryan Smith, Urban Planning Manager

Attachments:

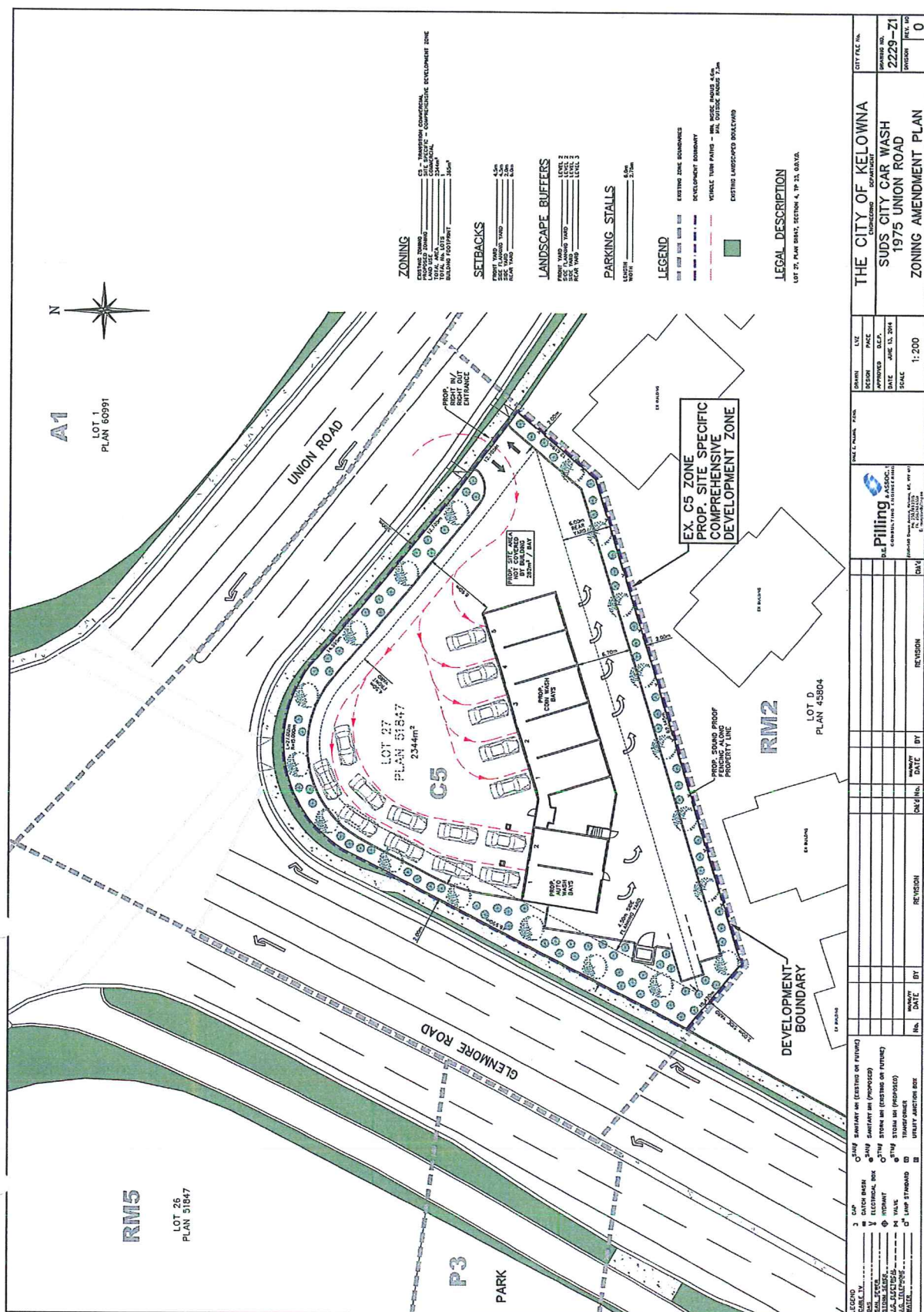
Subject Property Map
Schedule 'A' - Proposed Text Amendment
Conceptual Site Plan
Conceptual Elevations
Development Engineering Memorandum
GEID Letter

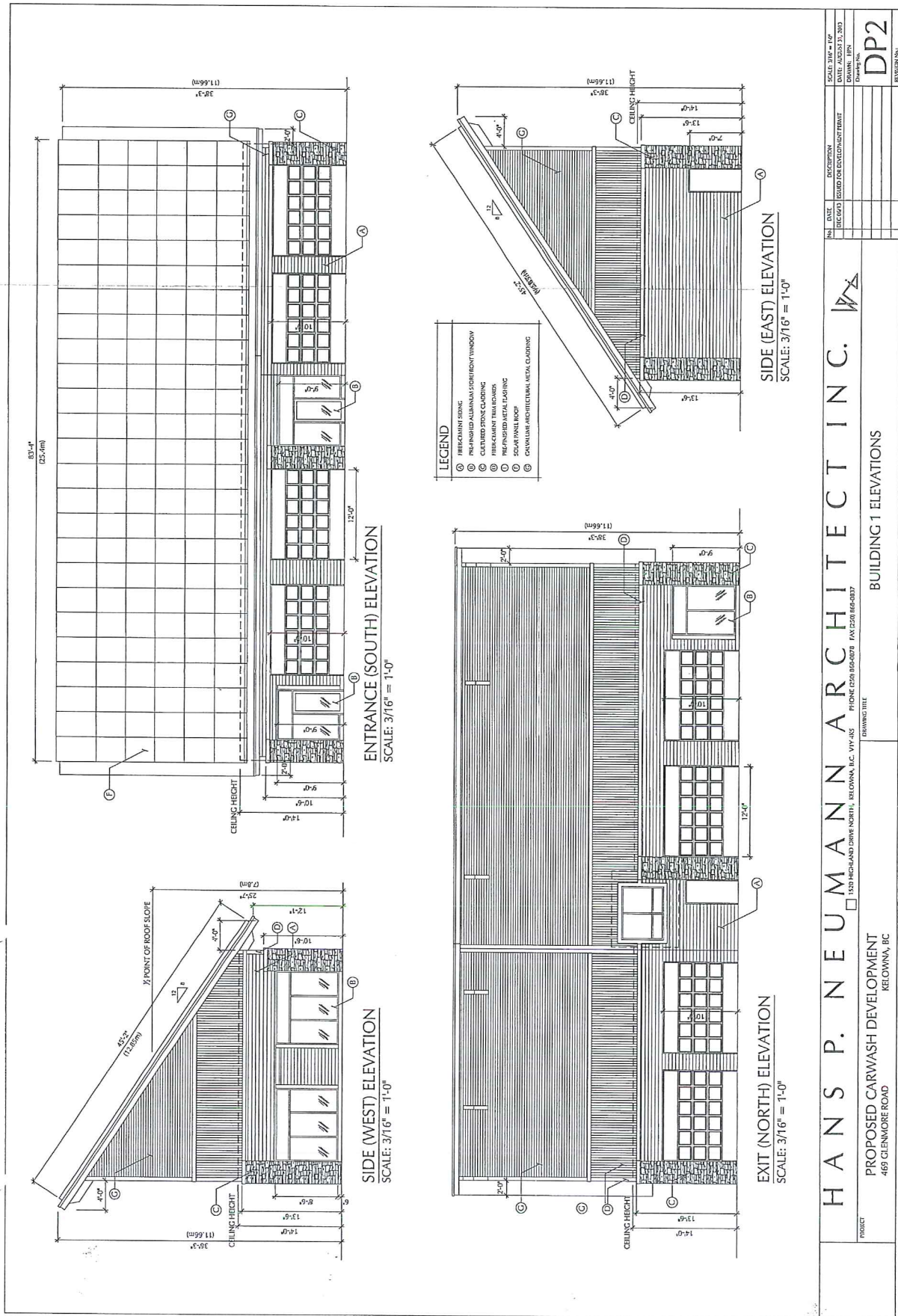


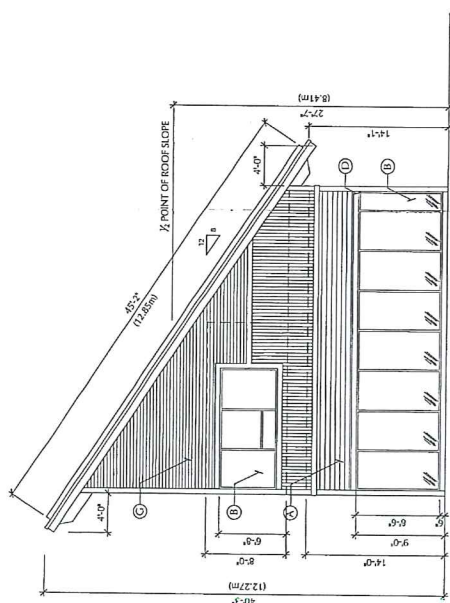
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

SCHEDULE 'A' Proposed C5 Text Amendments
TA14-0015

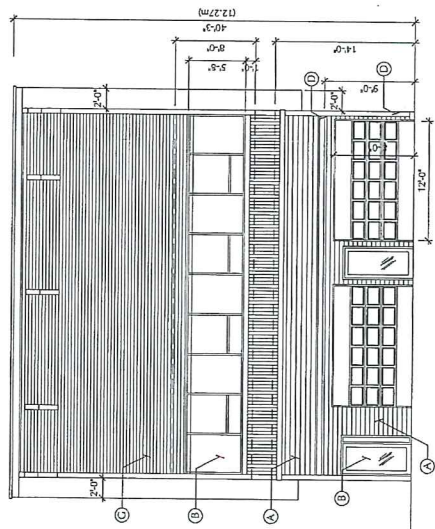
| Section | Existing Text | Proposed Text | Rationale |
|----------------------------------|---|---|---|
| Section 14.5.2 Principal Uses | <p>Principal Uses</p> <p>The principal uses in this zone are:</p> <ul style="list-style-type: none"> (a) boarding or lodging houses (b) child care centre, major (c) commercial schools (d) financial services (e) funeral services (f) government services (g) group homes, major (h) health services (i) offices (j) personal service establishments (k) religious assemblies (l) retail stores, convenience (m) single detached housing (n) temporary shelter services (o) utility services, minor impact | <p>Principal Uses</p> <p>The principal uses in this zone are:</p> <ul style="list-style-type: none"> (a) boarding or lodging houses (b) child care centre, major (c) commercial schools (d) financial services (e) funeral services (f) government services (g) group homes, major (h) health services (i) offices (j) personal service establishments (k) religious assemblies (l) retail stores, convenience (m) service station, minor* (n) single detached housing (o) temporary shelter services (p) utility services, minor impact <p>* Applicable only to Lot 27, Section 4, Township 23 ODYD Plan KAP51847 (1975 Union Road).</p> | <p>The subject property is zoned C5 which is the appropriate zone for this parcel. Urban Planning has received a development permit application for a car wash at this site. <i>Service station, minor</i> is not a listed use in the C5 zone but staff feels that the use is appropriate on this parcel.</p> <p>Staff does not want to see <i>Service station, minor</i> added to the entire C5 zone as car washes would not be appropriate on other parcels zoned C5 in the city.</p> |



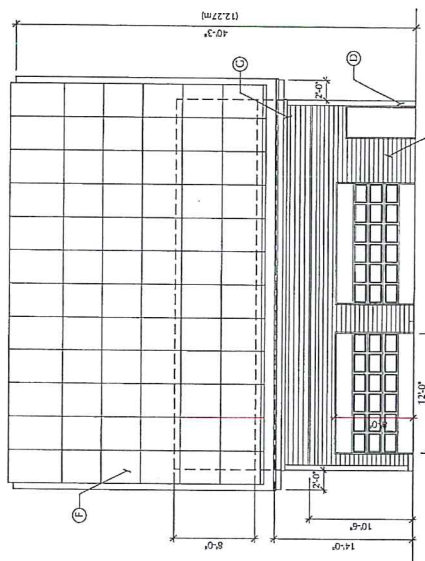




SIDE (WEST) ELEVATION
SCALE: 3/16" = 1'-0"

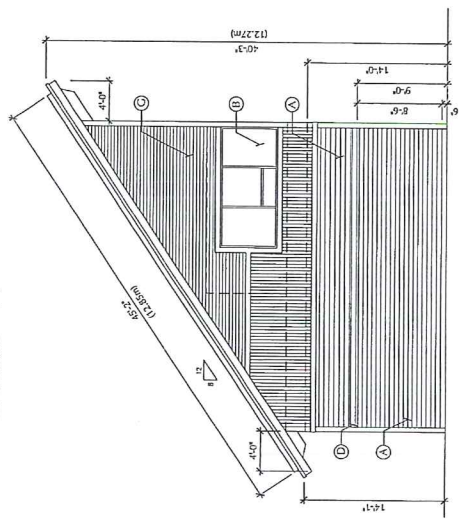


EXIT (NORTH) ELEVATION
SCALE: 3/16" = 1'-0"



ENTRANCE (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"

| LEGEND | |
|--------|---|
| ① | FIBERGLASS SIDING |
| ② | PRE-FINISHED ALUMINUM COMBUSTION WINDOW |
| ③ | CUT-LAMINATED ALUMINUM CLADDING |
| ④ | FIBERGLASS TRIM BOARDS |
| ⑤ | PRE-FINISHED METAL FLASHING |
| ⑥ | SOLAR PANEL ROOF |
| ⑦ | CAVALIERE ARCHITECTURAL METAL CLADDING |



SIDE (EAST) ELEVATION
SCALE: 3/16" = 1'-0"



HANS P. NEUMANN ARCHITECT INC.

PROPOSED CARWASH DEVELOPMENT
469 GLENMORE ROAD
KELOWNA, BC

PROJECT

1220 HIGHLAND DRIVE NORTH, KELOWNA, B.C. V1Y 4S5 PHONE: (250) 866-9878 FAX: (250) 866-9877

DRAWING TITLE

BUILDING 2 ELEVATIONS

| NO. | DATE | DESCRIPTION | SCALE | BY | CHK'D BY |
|-----|-----------|-------------------------------|---------------|----|----------|
| 1 | DEC 16/13 | ISSUED FOR DEVELOPMENT PERMIT | 3/16" = 1'-0" | | |

DATE: JAN 21, 2013

Drawn By:

SCALE: 3/16" = 1'-0"

DATE: JAN 21, 2013

Drawn By:

DP3

REVISIONS:

CITY OF KELOWNA

MEMORANDUM

Date: August 8 2014
File No.: Z14-0028

To: Land Use Management Department (PMcV)

From: Development Engineering Manager

Subject: 1975 Union Road Glenmore Rd Lot 27 Plan 51847 **Car Wash**

Development Engineering has the following comments and requirements associated with this application to rezone the C5 to Site Specific **C5** Zone. The road and utility upgrading requirements outlined in this report will be a requirement of this application.

The Development Engineering Technologist for this project is John Filipenko. ASCT

1. Water

- a) The property is located within the Glenmore Ellison Improvement District service area.
- b) Ensure an adequately sized domestic water and fire protection system is in place. The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID.

2. Sanitary Sewer

- a) Our records indicate that the property is serviced with a 200mm diameter service.
- b) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Should service adjustments be necessary, additional bonding will be required
- c) The developer, at his cost, will arrange for the installation of an inspection manhole on site, close to the property line.

3. Drainage

- a) A requirement of this rezoning application will be to prepare a storm water management plan complete with a detailed Site Grading Plan including erosion and sedimentation controls required onsite and on the frontage road.
- b) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

- c) 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.
- d) Our records indicate that the property is currently serviced with a 150mm diameter storm connection. The developer's consulting engineer will determine the requirements of this proposed development and establish the service needs. Should service adjustments be necessary, additional bonding will be required.

4. Road Improvements.

- a) Glenmore Road frontage is fully urbanized with barrier curb, gutter, landscaped boulevard and sidewalk. **Vehicular access to Glenmore Road will be restricted to right in and right out only.** The construct of a commercial driveway letdown at the furthest point from the intersection will require the removal and replacement of curb, gutter and sidewalk and the re-location or adjustment of utility appurtenances if required to accommodate this construction. The estimated cost of this construction for bonding purposes is **\$13,000.00**
- b) Union Road frontage is urbanization with curb, and sidewalk. Vehicular access to Union Road will be restricted to right in and right out only by constructing a concrete raised median from the intersection to 10 meters beyond the access driveway. The estimated cost of this construction for bonding purposes is **\$27,000.00**
- c) The construct of a commercial driveway letdown on Union Road at the furthest point from the intersection will require the removal and replacement of curb, gutter and sidewalk and the re-location or adjustment to grades, utility appurtenances if required to accommodate this construction. The estimated cost of this construction for bonding purposes is **\$16,000.00**

5. Electric Power and Telecommunication Services

The electrical and telecommunication services to this development site must be installed in an underground duct system. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

6. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

7. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

8. Security and Levy Summary

a) Bonding

| | |
|-------------------------------|---------------------|
| Glenmore Road Access Driveway | \$ 13,000.00 |
| Union Rd Raised Median | \$ 27,000.00 |
| Union Road Access Driveway | \$ 16,000.00 |
| Total Bonding | \$ 56,000.00 |

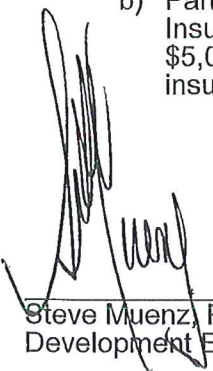
NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual 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.

9. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus GST) **\$1,260.00** (\$ 1,200 + 60.00 GST)

10. Servicing Agreements for Works and Services

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



Steve Muenz, P. Eng.
Development Engineering Manager

JF



Glenmore-Ellison Improvement District

445 Glenmore Road
Kelowna, BC V1V 1Z6

Email: glenmore.ellison@shaw.ca

Website: www.glenmoreellison.com

Phone: 250-763-6506

Fax: 250-763-5688

July 9, 2014

City of Kelowna
Land Use Management Dept.
Community Planning & Real Estate
1435 Water St.
Kelowna, BC V1Y 1J4

Attention: Deb Champion (via email: dchampion@kelowna.ca)

Re: City of Kelowna Files ~~714-0028~~ ^{TA14-0015} DP14-0127
1975 Union Rd. – Lot 27, Plan KAP51847
657139 BC Ltd. /D.E. Pilling & Assoc. Ltd.

GEID is in receipt of a referral concerning the rezoning and development for Lot 27, Plan KAP51847 at 1975 Union Rd. to accommodate a car wash facility.

The subject vacant property is within the District's servicing area and is currently classified with 0.578 acres "R" grade (residential). Upon development, the property will be classified as "C" grade (commercial).

Capital Expenditure Charges (CECs)

Payment of Capital Expenditure Charges (CECs) is required for each new parcel or new development connecting to GEID. For the proposed development, CECs are payable for each sprinklered building at a rate of \$4,800 minimum charge for the first 250 m² of each building floor area, and a rate of \$8/ m² for additional floor area over 250 m², and a rate of \$10/m² for buildings without fire sprinkler systems. CECs are payable according to the bylaw in force at time of payment.

Please note that no CECs were paid for the lot when it was subdivided and registered in 1994 therefore no CEC credit is available for this development.

Fireflow Availability and Hydrants

Hydrant spacing and flow rates must conform to City of Kelowna Bylaw # 7900. GEID requires that the developers have hydrant locations and spacing reviewed by the City of Kelowna Fire Department, and that a written response be provided to GEID prior to constructing the proposed water works. In the event that additional hydrants are required by the Kelowna Fire Department, the hydrant purchase, connection, and installation shall be at the applicant's cost.

The developer must submit a New Fire Hydrant Data form, as required by both GEID and the City of Kelowna, for any new hydrant installed as part of this development.

Water Works

No information has been provided regarding expected flows, demands, or the size of the service required for the car wash. We note that there is a water service on Union Rd. for the property. The service was installed at GEID expense during 2009 road construction.

Meters

All water within the property must be metered. As specified in GEID Bylaws #147 and #148, a water meter must be installed on all new water services and **supplied and installed by the applicant** according to manufacturer's directions and GEID standards. At this time, all meters installed within the GEID service area are required to be compatible with the Sensus RadioRead system. The meter shall be installed with adequate clearances to permit repair or replacement, and will be inspected by GEID to meet GEID requirements. A mechanical drawing should be provided showing clearances for the meter.

A three conductor, 22 gauge, solid conductor cable with red, green, and black wire colours is required, and must be installed between the meter and MXU location on the building exterior.

GEID's contractor, CORIX Utilities, will supply and install a remote meter reading device (MXU) compatible with the Sensus RadioRead™ system. The remote MXU will be located outside the building near the entrance door, and shall be in line-of-sight from a publicly accessible roadway servicing at the site. A fee of \$300.00 is charged for the supply and installation of the MXU.

If an irrigation system is proposed, it must be connected to the water system after the main water meter, and be designed to 10 USgpm maximum flow. GEID requires that irrigation system mechanical plans be submitted to review the irrigation flow allotment and cross connection control.

Development Application Fee

A Development Application Fee of \$150.00 is required for staff review of each Subdivision, Rezoning or Development Permit application.

New Account Fees

GEID Bylaw #149 states that all new accounts or transfers of ownership shall pay a fee of \$20.00/parcel. For the proposed development, a \$20.00 fee will be applicable.

Tolls and Taxes

Under Tolls Bylaw #155, a new account will be set up to invoice the car wash at a metered commercial rate. The 2014 monthly minimum rate is \$48.25 for the first 30 m³, with excess water charged at \$0.40/m³.

Under Tax Bylaw #154, the property will be charged at a rate of \$156.00/acre for all "C" Grade lands where a business, institution or commercial enterprise exists. This tax is invoiced annually and will be based on the actual acreage of the property.

The above-noted rates are current to 2014 and according to the bylaw in force.

Summary

GEID is not in a position to issue a water letter for this development until further details are provided to GEID.

File Z14-0028, DP14-0127
1975 Union Rd.

If you have any questions please do not hesitate to contact me at 250-763-6506.

Yours truly,
GLENMORE-ELLISON
IMPROVEMENT DISTRICT



Darwyn Kutney, R.E.T., CRM
General Manager

c.c. Dawn Williams, D.E. Pilling & Assoc. Ltd. (via email: dawnwv@pilling.ca)

CITY OF KELOWNA
BYLAW NO. 10996
TA14-0015 - 657139 BC Ltd., Inc.No. 657139
Amendment to C5 - Transition Commercial Zone for 1975
Union 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 **Section 14 - Commercial Zones, 14.5 C5 - Transition Commercial, 14.5.2 Principal Uses** be amended by adding "**Service Station, Minor - applicable only to 1975 Union Road**" in its appropriate location and renumbering subsequent subparagraphs.
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

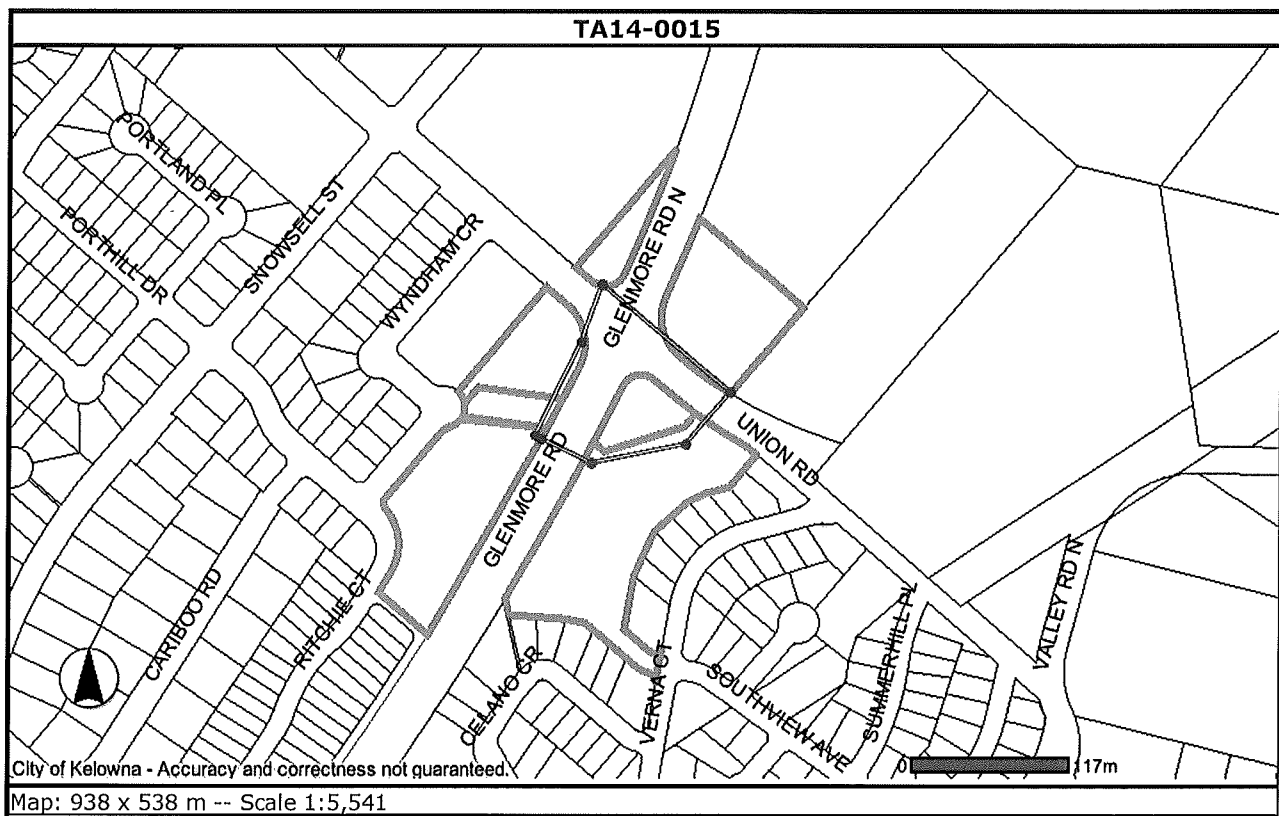
Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor



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. 10471
Z09-0062 - 0775362 BC Ltd
West of South Perimeter Way

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 Part of Lot A, Section 23, Township 28, SDYD, Plan KAP89051, located on (W OF) South Perimeter Way, Kelowna, B.C., from the A1 - Agriculture 1 zone to the RU1 - Large Lot Housing zone, RR1 - Rural Residential 1 and the P3 - Parks and Open Space zone 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 17th day of January, 2011.

Amended at first reading by the Municipal Council this 7th day of February, 2011.

Amended at first reading by the Municipal Council this 1st day of October, 2012.

Amended at first reading by the Municipal Council this 29th day of October, 2012.

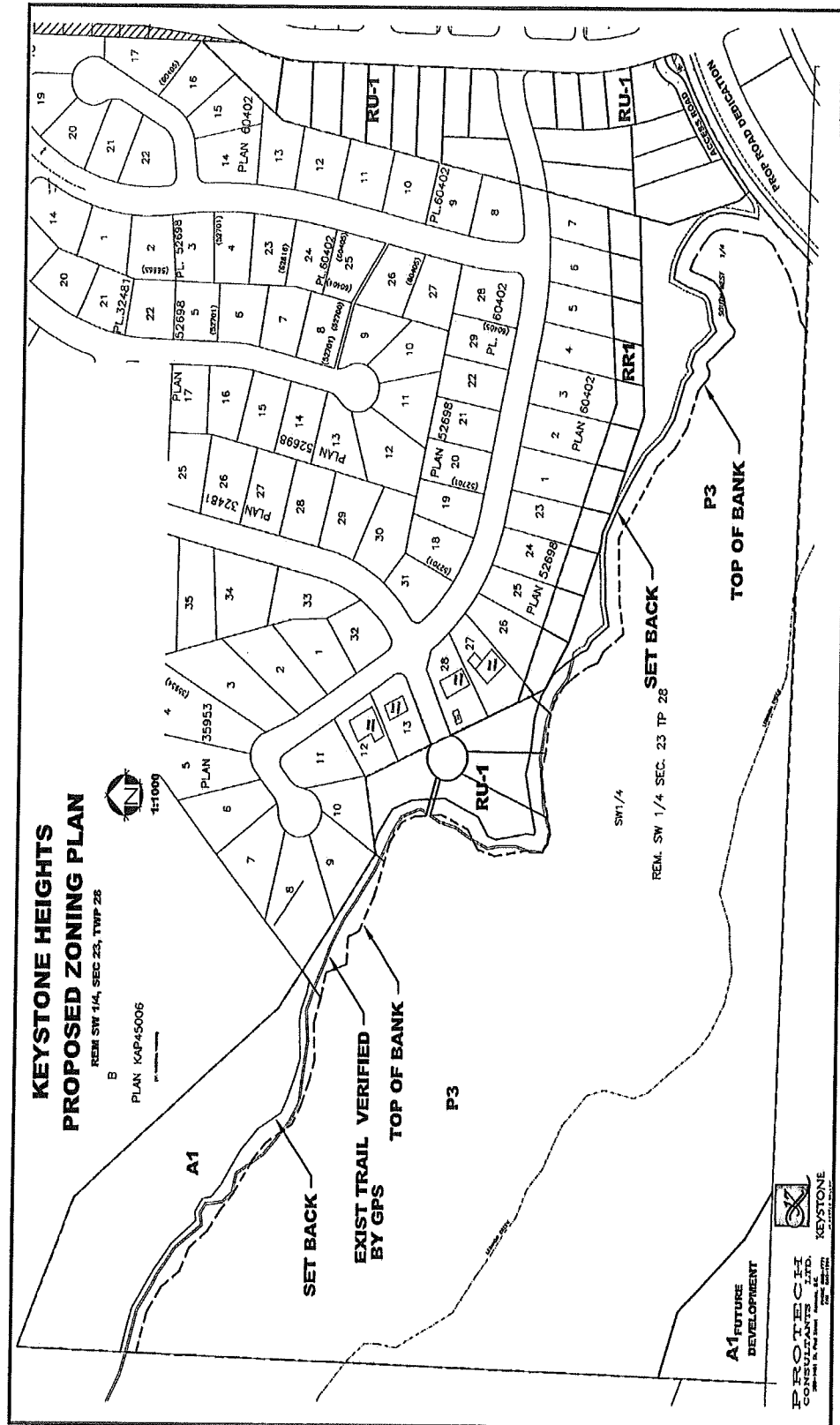
Considered at a Public Hearing on the 27th day of November, 2012.

Read a second and third time by the Municipal Council this 27th day of November, 2012.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 10673

Official Community Plan Amendment No. OCP09-0016 - Calcan Investments Ltd. 5505 Chute Lake 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 designation of a portion of The North East ¼, Section 14, Township 28, SDYD, Except Plan KAP57304, located on Chute Lake Road, Kelowna, B.C., from the Major Park and Open Space and the Single/Two Unit Residential (Hillside) designations to the Major Park and Open Space, the Single/Two Unit Residential (Hillside) and the Multiple Unit Residential (Cluster Housing) designations, as shown on Map "A" attached to and forming _____ part _____ of _____ this _____ bylaw;
2. AND THAT pursuant to Section 882 of the *Local Government Act*, each reading of this bylaw receive an affirmative vote of a majority of all members of the Council;
3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 28th day of May, 2012.

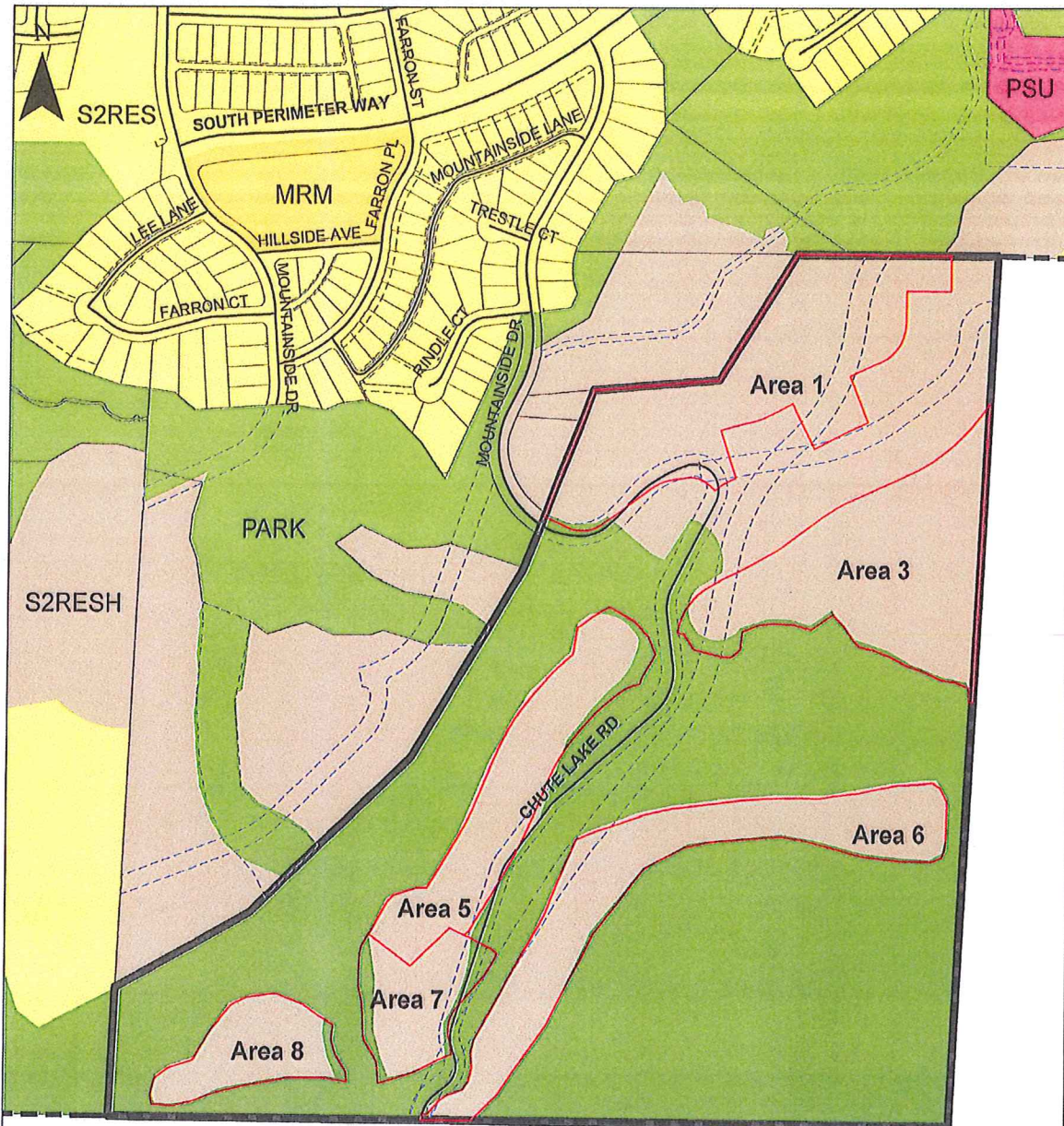
Considered at a Public Hearing on the 26th day of June, 2012.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



Subject Property Note:

- Amend the OCP for a portion of the subject property from Major Park and Open Space (PARK) and or Single/Two Unit Residential - Hillside (S2RESH) to:
- Area 1 - From S2RESH to MRC
- Area 3 - From S2RESH to MRC
- Area 5 - From PARK/S2RESH to S2RESH
- Area 6 - From S2RESH to MRC
- Area 7 - From PARK/S2RESH to S2RESH
- Area 8 - From S2RESH to MRC
- MRC = Multiple Unit Residential (Cluster Housing)

**MAP "A" OCP AMENDMENT
OCP09-0016**

- | | |
|---|---|
| Multiple Unit Residential (Medium Density) | Amendment Areas |
| Major Park and Open Space | Subject Property |
| Public Service Utilities | Legal Parcel |
| Single / Two Unit Residential | Easement |
| Single / Two Unit Residential - Hillside | |
| City Boundary | |

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The City of Kelowna does not guarantee its
accuracy. All information should be verified.

0 20 40
Meters
Rev. Mar. 2/12



CITY OF KELOWNA
BYLAW NO. 10668
Z09-0071 - Calcan Investments Ltd.
5505 Chute Lake 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 a portion of The North East ¼, Section 14, Township 28, SDYD, Except Plan KAP57304 located on Chute Lake Road, Kelowna, B.C., from the A1 - Agriculture 1 zone to the RH1 - Hillside Large Lot Residential and P3 - Parks and Open Space zones, as shown 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 28th day of May, 2012.

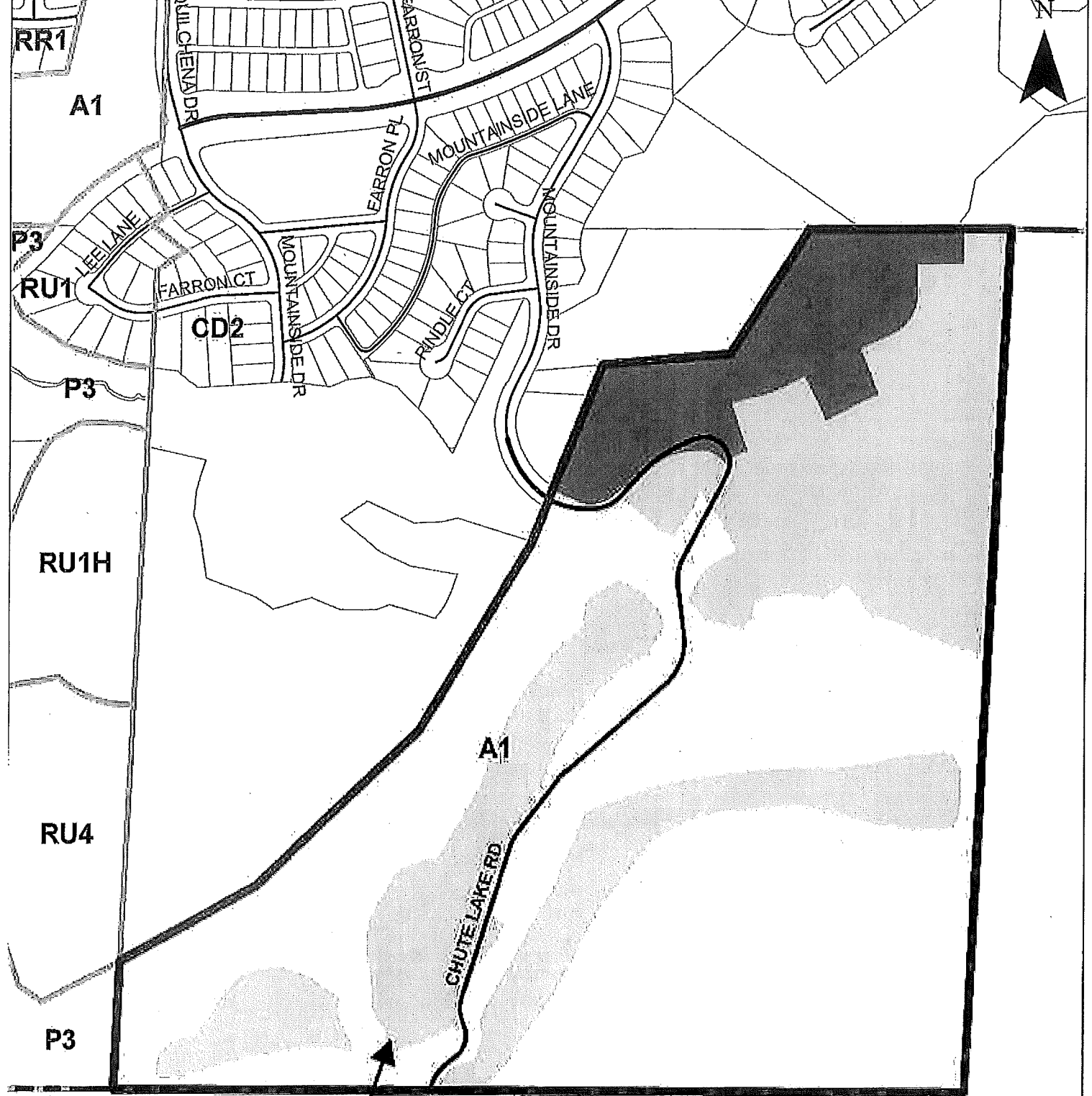
Considered at a Public Hearing on the 26th day of June, 2012.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



Regional District of
Central Okanagan

Subject Property Notes:

- Rezone the subject property from A1 Agricultural 1 to one of the following:
- P3 - Parks & Open Space
- RH1 - Hillside Large Lot Residential
- RH3 - Hillside Cluster Housing
- (See Legend for Details)

MAP "B" PROPOSED ZONING

Application #Z11-0030

| | | | | |
|--|------------------|----------|-----------|-----------|
| | City Boundary | A1 to P3 | | A1 to RH3 |
| | Subject Property | | A1 to RH1 | |
| | Zoning | | | |
| | Legal Parcel | | | |

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

0 20 40
Meters

Rev. May 4/12



CITY OF KELOWNA
BYLAW NO. 10669
Z09-0071 - Calcan Investments Ltd.
5505 Chute Lake 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 a portion of The North East ¼, Section 14, Township 28, SDYD, Except Plan KAP57304, located on Chute Lake Road, Kelowna, B.C., from the A1 - Agriculture 1 zone to the RH3 - Hillside Cluster Housing zone as shown 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 28th day of May, 2012.

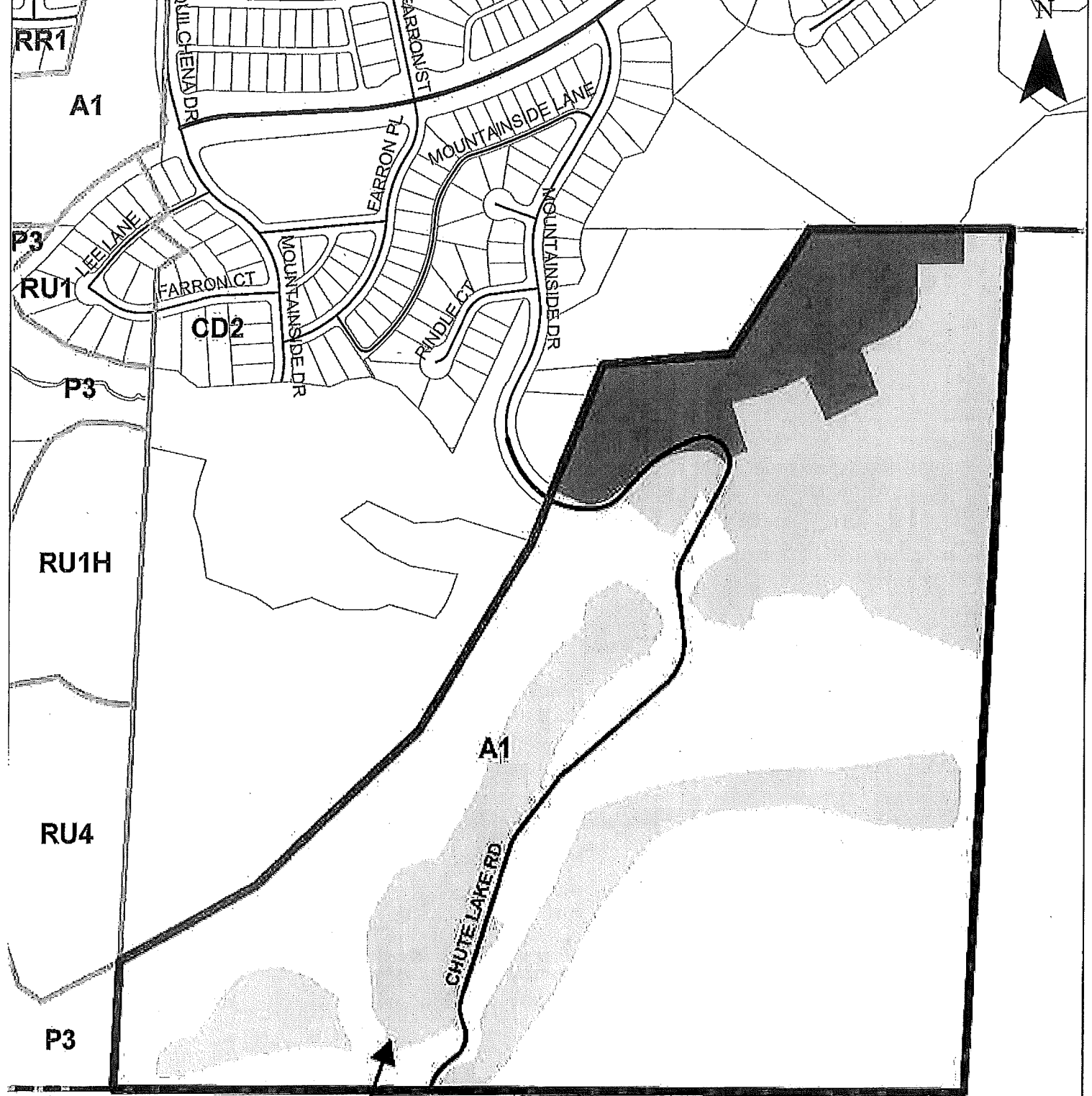
Considered at a Public Hearing on the 26th day of June, 2012.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



Regional District of
Central Okanagan

Subject Property Notes:

- Rezone the subject property from A1 Agricultural 1 to one of the following:
- P3 - Parks & Open Space
- RH1 - Hillside Large Lot Residential
- RH3 - Hillside Cluster Housing
- (See Legend for Details)

MAP "B" PROPOSED ZONING

Application #Z11-0030

| | | | | |
|--|------------------|----------|-----------|-----------|
| | City Boundary | A1 to P3 | | A1 to RH3 |
| | Subject Property | | A1 to RH1 | |
| | Zoning | | | |
| | Legal Parcel | | | |

This map is for general information only.
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accuracy. All information should be verified.

0 20 40
Meters

Rev. May 4/12



CITY OF KELOWNA

BYLAW NO. 10897

Official Community Plan Amendment No. OCP13-0012

Margarita Littley

2049 Byrns 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 designation of Lot 2, District Lot 130, ODYD, Plan 17289 Except Plan 22166, located on 2049 Byrns Road, Kelowna, B.C., from the Resource Protection Area (REP) designation to the Single/Two Unit Residential (S2RES) 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 25th day of November, 2013.

Considered at a Public Hearing on the 17th day of December, 2013.

Read a second and third time by the Municipal Council this 17th day of December, 2013.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 10898
Z13-0019 - Margarita Littley
2049 Byrns 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, District Lot 130, ODYD, Plan 17289 Except Plan 22166 located on 2049 Byrns Road, Kelowna, B.C., from the A1 - Agriculture 1 zone to the RU6 - Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 25th day of November, 2013.

Considered at a Public Hearing on the 17th day of December, 2013.

Read a second and third time by the Municipal Council this 17th day of December, 2013.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: 8/6/2014
File: 1810-30
To: City Manager
From: Kevin Van Vliet, Utility Services Manager
Subject: Emergency Repairs - Kelowna Family Y

Recommendation:

THAT Council receives, for information, the Report from the Utility Services Manager dated August 6, 2014 regarding the Kelowna Family Y Structural Upgrade project;

AND THAT Council approves additional budget of \$300,000 required for the Kelowna family Y emergency repairs;

AND THAT Council authorizes staff to fund this \$300,000 shortfall from the Building Repair Reserve and then appropriate to the Building Repair Reserve any savings from the 2014 Building Capital Projects, #3129 Mission Fire Hall and #3131 Rutland Seniors Centre, up to the amount of \$300,000;

AND FURTHER THAT the 2014 Financial Plan be amended to reflect these changes.

Purpose:

To inform Council of emergency repairs conducted and underway at the Kelowna Family Y and to obtain the additional funding required for these repairs.

Background:

As part of the 2013 Capital Budget, Council approved structural upgrades to the Family Y facility for \$850,000. The project is to repair the failing structural concrete slab above the boiler room (which is also the floor of the women's change room). The project budget includes \$250,000 in Federal Community Infrastructure Improvement Fund grant funding.

On July 5, 2013 Council added \$715,000 to the Capital budget, with funding from the Kelowna Family Y, to add the men's and family change room renovations to the project scope and directed staff to manage the overall project on behalf of the City and YMCA of Okanagan.

Project construction began over the Christmas break in 2013 and is expected to be complete this November. On January 27, 2014 the contractor and City received a report from the BC Safety Authority identifying extensive and serious safety concerns with the facility's electrical system in the construction work area. Failure to act on these concerns could have resulted in the facility being ordered closed.

Electrical wiring systems (wire and conduit) running in the walls and floor slab were corroded to the point that occupant safety could have been compromised, necessitating immediate correction. Mechanical plumbing in many places was also corroded well beyond expectations and replacement in many areas was enacted to ensure long term operation and public safety. Electrical repair and replacement was originally identified in the capital planning process as a 2015 project; however, the extent of the corrosion was significantly more than anticipated and needed to be addressed immediately.

Mechanical repairs have extended to replacing the plumbing above the facility whirlpool, which was to remain open during the entire renovation. In mid March a sewer pipe above the whirlpool failed due to corroded connections and the whirlpool was closed until repairs could be enacted. These repairs required removal of the cedar ceiling above the pool. Given the extent of the corrosion (effectively all of the plumbing above the whirlpool) and the risk of failure of other pipes above the pool, it was decided to replace all of the plumbing above the whirlpool and reconstruct the cedar ceiling.

The renovation and rehabilitation project is being constructed in three phases: women's, men's, and then the family change room. The bulk of the electrical and mechanical repairs located in phase 1 and those urgent repairs identified by the BC Safety Authority were completed at the end of June.

Phase 1 of the project (structural repair and reconstruction of the women's changeroom) was completed at the end of May. Phase 2 work, renovation of the men's washroom, is underway. Corrosion of mechanical and electrical systems continues to be an issue and is requiring more funding than originally anticipated. Further unanticipated electrical and mechanical repairs are expected to continue in phases 2 and 3 and the proposed budget adjustment includes funding for further repairs through project completion.

Internal Circulation:

Civic Operations
Communications
Financial Services
Capital Assets/Infrastructure

Financial/Budgetary Considerations:

With the construction season underway some building projects are expected to be completed under budget. It is proposed that the required funds to complete the Kelowna Family Y project be partially funded by transfers from some capital projects with the remaining funded from the Building Repair Reserve, the amounts determined near the end of this calendar year.

In order to ensure adequate funding is available without compromising the ability of other projects to meet their needs, Council direction for full funding from the Building Repair

Reserve is requested at this time as the Building Repair Reserve is used for both planned and emergency type requirements at City facilities. The anticipated total additional funding requirement for the Kelowna Family Y project is approximately \$300,000.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Communications Comments:

Personnel Implications:

External Agency/Public Comments:

Alternate Recommendation:

Submitted by:

K. Van Vliet, Utility Services Manager

Approved for inclusion:



Joe Creron, Divisional Director, Civic Operations

Attachments:

None.

cc:

Building Services Manager

Divisional Director, Infrastructure

Director, Financial Services

Divisional Director, Communications & Information Services

Director, Design and Construction Services

Report to Council



Date: 8/19/2014
File: 1845-05
To: City Manager
From: Darryl Astooroff, Public Works Manager
Subject: Curbside collection carts - request for reserve funds to keep up with demand

Recommendation:

THAT Council receives for information the Report from the Public Works Manager dated August 19, 2014, with respect to the Solid Waste Reserve and request for additional curbside collection carts;

AND THAT Council approve an additional \$65,000 in funding from the Solid Waste Reserve that is needed for the 2014 Capital Request - Recycling Cart Purchases resulting in total approved funding of \$165,000 for curbside collection carts.

AND FURTHER THAT the 2014 Financial Plan be amended to reflect this increased funding requirement.

Purpose:

To seek City Council support and to provide additional funds to purchase additional curbside collection carts and replenish the City's current inventory.

Background:

Growth within the City combined with a high demand for collection cart upgrades and replacements has nearly depleted the City's cart inventory, expected to last until the end of August. Solid Waste staff had forecast a leveling off of upgrade demand (from 120L to 240L carts), but this trend has not happened to date. \$100,000 was allocated for cart replacements in the 2014 Capital budget of which \$20,000 remains. Staff have received a quote for \$84,908.41 to support the City's cart inventory through 2014. Staff will review statistical cart information and budget accordingly in future years. In addition to the above, the cost of these carts will be recouped through the annual fees charged to households for collection carts.

Internal Circulation:

Ken Muller, Solid Waste Supervisor
Genelle Davidson, Financial Services Director

Financial/Budgetary Considerations:

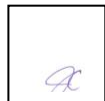
Staff requests that \$65,000 be funded from the Solid Waste Reserve to cover the shortfall within the 2014 Financial Plan.

Considerations not applicable to this report:

Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Existing Policy:
Personnel Implications:
External Agency/Public Comments:
Alternate Recommendation:
Communications Comments:

Submitted by: D. Astofooroff, Public Works Manager

Approved for inclusion:



Joe Creron, Divisional Director, Civic Operations

Attachments:

cc:
Solid Waste Supervisor
Financial Services Director

DRAFT RESOLUTION

Re: Helicopter Landing - The CPCA K9 Championships - RCMP

THAT Council grants approval to the RCMP to land at the Apple Bowl and be on display for the Canadian Police Canine Association K9 Championships Event, on September 14, 2014, subject to the approval of Transport Canada and compliance with all related flight requirements.

BACKGROUND:

On September 11th - 14th, 2014 the Canadian Police Canine Association, in conjunction with the Kelowna RCMP Police Dog Service, is hosting The CPCA K9 Championships. Dog handlers from various police forces across Canada will be coming to Kelowna to compete for "Top Dog" in the country. A public day is planned for Sept 14th at the Apple Bowl. The RCMP is therefore seeking permission for the RCMP helicopter to land and be on display for this event.

Date: August 25, 2014

DRAFT RESOLUTION

Re: Helicopter Landing - Static Display - Kelowna Fire Department

THAT Council grants approval to the Kelowna Fire Department to land at Station 1 late in the day on September 6, 2014, or very early on September 7, 2014, and be on display on September 7, 2014 for the Annual KFD Open House & Pancake Breakfast, with an estimated departure time of 14:00 hrs on September 7, 2014, subject to the approval of Transport Canada and compliance with all related flight requirements.

BACKGROUND:

Subject to helicopter availability, and Transport Canada approval, Wildcat Helicopters Inc. from West Kelowna will land a helicopter at Station 1 for a static display on September 7, 2014. This will be part of the Annual KFD Open House & Pancake Breakfast in support of the BC Burn Fund.

The Kelowna Fire Department is therefore seeking permission for Wildcat Helicopters Inc. to land a helicopter for display at the event.

Date: August 25, 2014

CITY OF KELOWNA

BYLAW NO. 10908

A Bylaw to Repeal the Loan Authorization Bylaw No. 10582 being Electrical System Upgrades

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

1. THAT the Loan Authorization Bylaw No. 10582 being Electrical System Upgrades, and all amendments thereto, be repealed.
2. The project for Electrical System Upgrades was not required due to sale of the City of Kelowna Electrical Utility to FortisBC and no money was borrowed against Bylaw No. 10582.
3. This bylaw may be cited for all purposes as "Bylaw No. 10908, being a Bylaw to Repeal the Loan Authorization Bylaw No. 10582 being Electrical System Upgrades."
4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 9th day of June, 2014.

Rescind third reading by the Municipal Council this 23rd day of June, 2014.

Amended at third reading by the Municipal Council this 23rd day of June, 2014.

Approval of the Insepector of Municipalities this 24th day of July, 2014.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk