

**City of Kelowna  
Regular Council Meeting  
AGENDA**



Monday, November 3, 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 - 6

Regular PM Meeting - October 27, 2014

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

**3.1 Rezoning Application No. Z14-0044 - 1250-1298 Ellis Street, Whitworth Holdings Ltd.**

7 - 21

The purpose of the application is to consider a Liquor Primary zone for a property that has a liquor primary license.

**3.1.1 Bylaw No. 11025 (Z14-0044) - 1250-1298 Ellis Street, Whitworth Holdings Ltd.**

22 - 22

To give Bylaw No. 11025 first reading.

**3.2 Text Amendment No. TA14-0019 - Proposed Zoning Bylaw Text Amendment, C3, C6 and C10 Zones**

23 - 30

To include 'Breweries and distilleries, minor' as a principal use in the C3, C6 and C10 zones.

**3.2.1 Bylaw No. 11026 (TA14-0019) - Breweries and Distilleries, Minor in C3, C6 and C10 Zones**

31 - 31

To give Bylaw No. 11026 first reading.

**4. Bylaws for Adoption (Development Related)**

4.1	Bylaw No. 10997 (TA14-0016) - Amendments to Health District Zone in City of Kelowna Zoning Bylaw No. 8000	32 - 36
	To adopt Bylaw No. 10997 in order to amend City of Kelowna Zoning Bylaw No. 8000 to clarify interpretation and consistency for the Health District (HD2) and Health Services Transitional 3 (HD3) zone regulations.	
4.2	Bylaw No. 11007 (OCP14-0012) - 1650 KLO Road, Danco Developments Ltd.	37 - 38
	<b>Requires a majority of all members of Council (5).</b>	
	To adopt Bylaw No. 11007 in order to amend the Future Land Use designation of a portion of the subject property from the Resource Protection Area designation to the Single/Two Unit Residential designation.	
4.3	Bylaw No. 11008 (Z14-0025) - 1650 KLO Road, Danco Developments Ltd.	39 - 40
	To adopt Bylaw No. 11008 in order to rezone a portion of the subject property from the RR3 - Rural Residential 3 zone to the RU3 - Small Lot Housing zone.	
4.4	Bylaw No. 11013 (TA14-0018) - Amendments to the Zoning Bylaw No. 8000 - Section 16 - Public & Institutional Zones	41 - 41
	To adopt Bylaw No. 11013 in order to amend City of Kelowna Zoning Bylaw No. 8000 to allow non-accessory parking as a secondary use in the P1 - Major Institutional zone.	
4.5	Bylaw No. 11021 (Z14-0035) - 2271 Harvey Avenue, Orchard Park Shopping Centre Holdings Ltd.	42 - 43
	To adopt Bylaw No. 11021 in order to rezone a portion of the subject property to allow for licensed manufacturers of liquor to sell products and offer samples at the Kelowna Farmers' and Crafters' Market.	
5.	<b>Non-Development Reports &amp; Related Bylaws</b>	
5.1	2014 Community Trends Report	44 - 65
	The purpose of this inaugural report is to establish key baseline trends within the Kelowna context on a variety of community indicators. These baselines will assist to identify key priorities to aid corporate decision-making. The report also provides the community a resource for basic statistical and demographic data that can be used as the foundation for organizational and program planning and development, policy analysis and community development.	
5.2	2015 Rental Housing Grants	66 - 69
	To consider approval of two purpose-built rental housing projects for rental housing grants in 2015.	
5.3	Westcorp Hotel - License of Occupation	70 - 85



That Council approve a fifteen-year License of Occupation agreement with Westcorp Hotel for an approximately 75.2 square meter portion of the City-owned lands at 1466 Mill Street, 1480 Mill Street and 248 Bernard Avenue.

5.4 City Park Concept Plan

86 - 189

To propose a Concept Plan for City Park for Council's consideration.

6. Mayor and Councillor Items

7. Termination



## City of Kelowna Regular Council Meeting Minutes

Date: Monday, October 27, 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 and Luke Stack

Council Members Absent: Councillor Gerry Zimmermann

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Policy & Planning Manager, Danielle Noble-Brandt\*; Event Development Supervisor, Mariko Siggers\*; Strategic Land Development Manager, Graham Hood\*; Park & Building Planning Manager, Terry Barton\*; and Council Recording Secretary, Arlene McClelland

(\*denotes partial attendance)

### 1. Call to Order

Mayor Gray called the meeting to order at 1:38 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 Singh/Seconded By Councillor DeHart

R780/14/10/27 THAT the Minutes of the Regular Meetings of October 20, 2014 be confirmed as circulated.

Carried

### 3. Bylaws for Adoption (Development Related)

3.1. Bylaw No. 11001 (TA14-0012) - Amendment to Section 13, Urban Residential Zone

Moved By Councillor Given/Seconded By Councillor Stack

R781/14/10/27 THAT Bylaw No. 11001 be adopted.

Carried

**3.2. Bylaw No. 11002 (HRA14-0001) - Rescind Heritage Revitalization Agreement Authorization Bylaw No. 8753, 2056 Pandosy Street**

Moved By Councillor Given/Seconded By Councillor Stack

R782/14/10/27 THAT Bylaw No. 11002 be adopted.

Carried

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

**4.1. Healthy City Partnership Statement of Cooperation**

Staff:

- Displayed a Power Point Presentation summarizing the statement of cooperation and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Hobson

R783/14/10/27 THAT Council receives, for information, the report from the Policy and Planning Department Manager dated October 14, 2014 with respect to the Healthy City Partnership Statement of Cooperation;

AND That Council authorize the Mayor and City Clerk to sign the Healthy City Partnership Statement of Cooperation between the City of Kelowna, Interior Health Authority and the University of British Columbia, Okanagan Campus on behalf of Council.

Carried

**4.2. Rutland Park Society - Land Transfer Agreement**

Staff:

- Displayed a Power Point Presentation summarizing the land transfer agreement and responded to questions from Council.

Moved By Councillor Basran/Seconded By Councillor Singh

R784/14/10/27 THAT Council receives, for information, the Report from the Manager, Strategic Land Development dated October 22, 2014;

AND THAT Council approves the Land Transfer Agreement between the City of Kelowna and the Rutland Park Society generally attached as schedule A to the Report of the Manager, Strategic Land Development dated October 22, 2014;

AND THAT the associated costs, estimated to total \$810,000, be charged to Acquisition Project No. 3137;

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

Carried

**4.3. Center of Gravity Update**

Staff:

- Displayed a Power Point Presentation summarizing the update and responded to questions from Council.

Moved By Councillor Blanleil/Seconded By Councillor Singh

**R785/14/10/27** THAT Council receives, for information, the report from the Event Development Supervisor dated October 22, 2014 regarding the Center of Gravity Festival.

Carried

## 5. Resolutions

### 5.1. City Clerk, Draft Resolution, re: 2015 Council Meeting Schedule

Moved By Councillor Stack/Seconded By Councillor DeHart

**R786/14/10/27** THAT the 2015 Council Meeting Schedule be adopted as follows:

Monday Regular Meetings	Public Hearing/Regular Meetings
January 12, 15 *, 19 and 26	January 13
February 2, 16 and 23	February 3 and 17
March 2, 9, 16, 23 and 30	March 3, 17 and 31
April 13, 20 and 27	April 14 and 28
May 4, 11 and 25	May 12 and 26
June 1, 15, 22 and 29	June 16 and 30
July 13 and 27	July 14 and 28
August 10 and 24	August 11 and 25
September 10 *, 14 and 28	September 15 and 29
October 5, 19 and 26	October 6 and 20
November 2, 9, 16, 23 and 30	November 3 and 17
December 7, 14 and 17 *	December 1 and 15

January 15<sup>th</sup> - 2015 Budget Deliberations  
 September 10<sup>th</sup> - Pre-Budget Council Meeting  
 December 17<sup>th</sup> - 2016 Budget Deliberations

Carried

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

### 6.1. Bylaw No. 11000 - Road Closure Bylaw, Portion of Lane Adjacent to 460 Doyle Avenue

Moved By Councillor Given/Seconded By Councillor Stack

**R787/14/10/27** THAT Bylaw No. 11000 be adopted.

Carried

## 7. Mayor and Councillor Items

Councillor DeHart:

- Spoke to her attendance at the recent Mission Rotary Trivia Night Fundraiser for the Mission Hall.

## 8. Termination

This meeting was declared terminated at 2:34 p.m.

\_\_\_\_\_  
 Mayor

/acm

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



# REPORT TO COUNCIL



**Date:** 9/19/2014

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** Z14-0044 **Owner:** Whitworth Holdings Ltd., Inc  
No. BC0767813

**Address:** 1250-1298 Ellis Street **Applicant:** City of Kelowna

**Subject:** Rezoning Application

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

**Existing Zone:** C10 - Service Commercial

**Proposed Zone:** C10lp - Service Commercial (Liquor Primary)

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## 1.0 Recommendation

THAT Rezoning Application No. Z14-0044 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the property legally know as Lot 1, District Lot 139, ODYD, Plan 660, located on 1250 - 1298 Ellis St., Kelowna, BC from the C10 - Service Commercial zone to C10lp - Service Commercial (Liquor Primary) zone be considered by Council;

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

## 2.0 Purpose

The purpose of the application is to consider a Liquor Primary zone for a property that has a liquor primary license.

## 3.0 Urban Planning

Staff support the rezoning and consider it to be "housekeeping" in nature. In 2003, the City of Kelowna created sub zones for "Liquor Primary" (LP) and "Retail Liquor Sales" (RLS). The intent of these designations was to provide Council with greater discretion over the location of liquor service and sales. Flashbacks nightclub is located at 1268 Ellis Street and has a liquor license capacity of 500 people, however, the "Liquor Primary" (LP) zoning designation was never added to the property.

The proposed brew pub is to be located within a vacant unit at the north end of the subject property. A separate report will be provided for the Development Permit in order for Council to

review the form and character of the proposed brew pub and the alterations / revitalization of the heritage building.

A Text Amendment (TA14-0019) application is related to this application. The purpose of TA14-0019 is to clarify that 'breweries and distillers, minor' are a principal use in situations where Liquor Primary Establishments and Food Primary Establishments are principal uses. The Liquor License report will go over the siting details and the guidelines outlined in the Policy 359 (Liquor Licensing Policy & Procedures).

In fulfillment of Council Policy No. 367 respecting public consultation, the neighbours were contacted individually as described in the attached *Schedule 'A'*. No major issues were identified during consultation with neighbours.

## 4.0 Proposal

### 4.1 Background

The nightclub "Flashbacks" was missed during a blanket rezoning process and this rezoning report is correcting that error by adding the LP use that was intended to be added to the subject property. Staff became aware of the error when a new liquor primary proposal for "Chico's Brew Pub" was submitted for a Development Permit and a Liquor License application to the City of Kelowna. Council will be provided with a separate report regarding the Liquor License for the proposed brew pub.

### 4.2 Site Context

The subject property is located on Ellis Street and adjacent to Prospera Place.

Subject Property Map: 1250 Ellis Street



## **5.0 Current Development Policies**

### **5.1 Liquor Licensing Policy & Procedures & Liquor Policy Review Final Report (2011)**

#### **Liquor Primary Establishments.**

In consideration of new, expanded or relocated Liquor Primary Establishments (cabarets/nightclubs, pubs, lounges), the following guidelines should be considered (see table below):

#### **1. Siting/Density Guidelines:**

- a) No establishment with a person capacity greater than 500 persons should be permitted.
- b) Large establishments (with person capacity greater than 249 persons):
  - i) Should only be located within an Urban Centre.
  - ii) Should be located a minimum of 250m from another Large establishment.
  - iii) Should be located a minimum of 100m from a Medium establishment.
  - iv) Should not be located beside a Small establishment.
- c) Medium establishments (with person capacity between 100-249 persons):
  - i) Should only be located within an Urban or Village Centre.
  - ii) Should be located a minimum of 100m from a Large or Medium establishment.
  - iii) Should not be located beside a Small establishment.
- d) Small establishments (with person capacity less than 100 persons):
  - i) Should not be located beside another liquor primary establishment.

## **6.0 Technical Comments**

### **6.1 R.C.M.P. - Liquor License**

The RCMP supports the proposed application provided the licensees are deemed to fit and are proper as determined by the BC Liquor Control and Licensing Branch. The RCMP will not oppose the amended times of this application based on the current business model which is presented as a casual, family friendly, eatery and brew house. Given the number of liquor seats subject of this application, any deviation from the current business model towards a night club will have significant resource implications for the police and will not be supported.

## **7.0 Application Chronology**

Date of Application Received:  
Date of Public consultation:

Sept 19<sup>th</sup> 2014  
Sept 8<sup>th</sup> 2014

**Report prepared by:**

\_\_\_\_\_  
Adam Cseke, Planner

**Reviewed by:**

☐

Ryan Smith, Manager - Urban Planning

**Approved for Inclusion:**

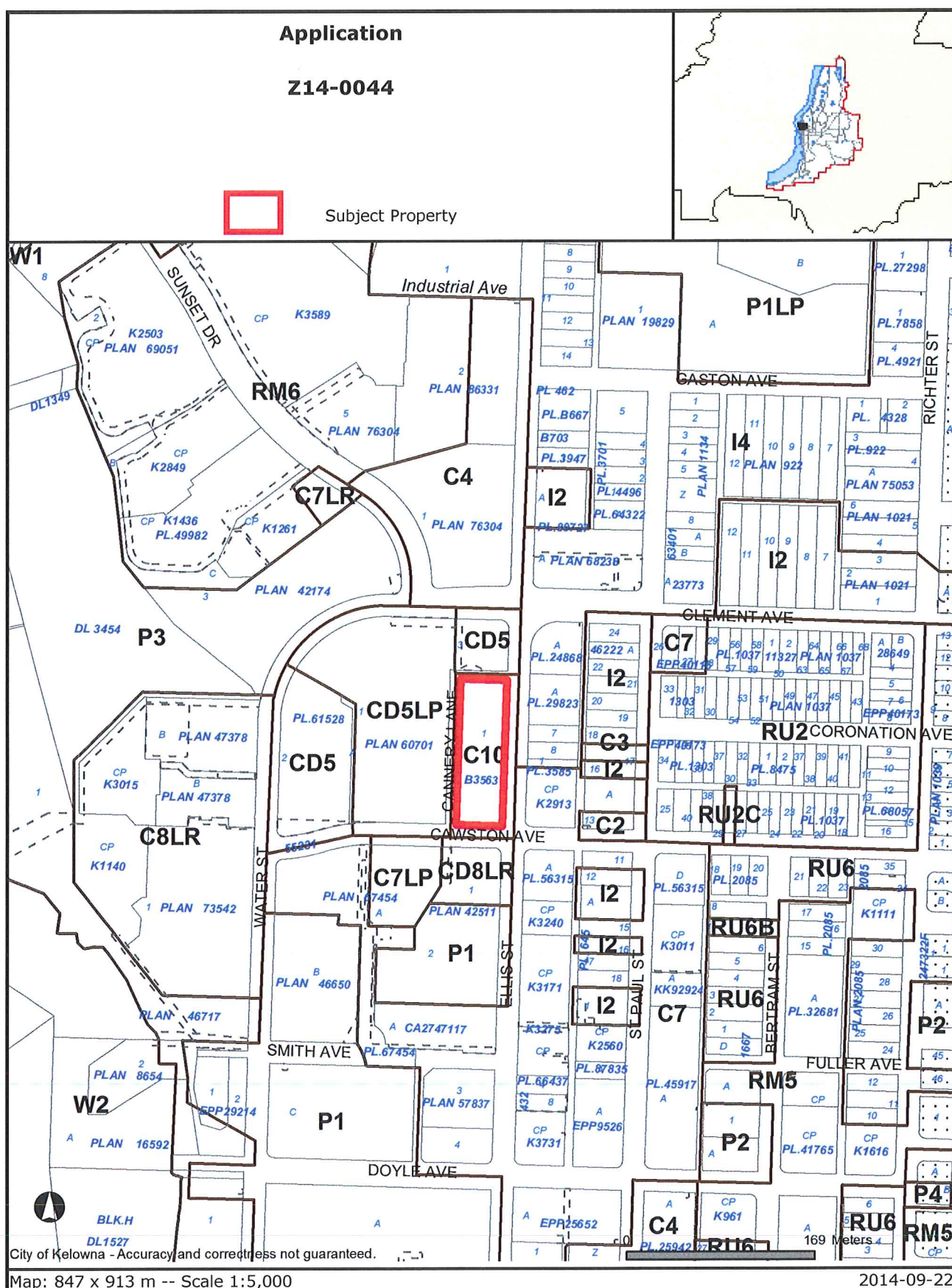
☐

D. Gilchrist, Divisional Director -  
Community Planning & Real Estate

**Attachments:**

Public Consultation





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.



# CHICO'S EATERY & BREW CO.

1250 Ellis

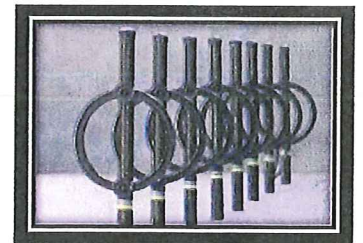
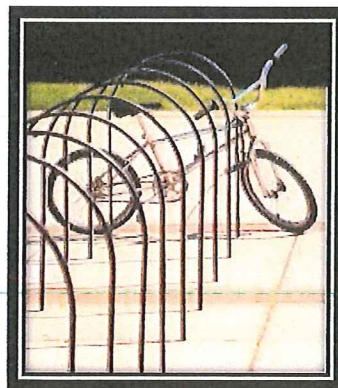
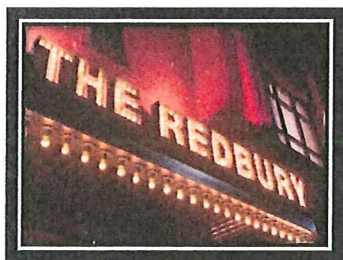
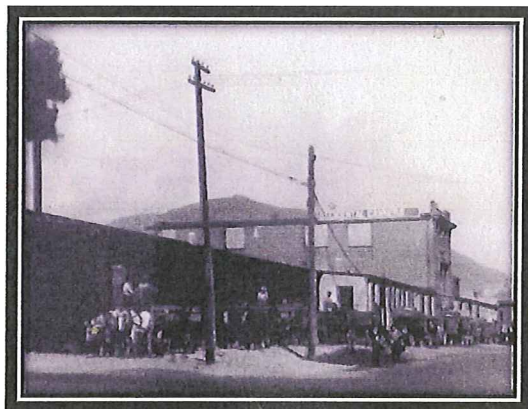
Our intention is to contribute aesthetic enhancement to this block of Ellis in an effort to achieve attractive consistency to the street.

Chico's Eatery & Brew co. will service the downtown community with a lively, comfortable and unique place to enjoy casual and well-made food, house-brewed beer and other BC brewed beer. It's lighthearted sense of hospitality and fun atmosphere will be a draw for people to come and stay downtown. A perfect venue for all of residents of Kelowna to be social!

Chico's core values are: **Be Honest, Be Hospitable, Be Consistent, Be Cool.** This will not only guide us on how we run our future business but also guide us through the process of creating the look and feel of the space inside and out. Timelessness will be our north star. Paying tribute to the building's history will be our inspiration.

As the owners and operators of Chico's, we are committed to establishing a respected business that proudly represents Kelowna and its history.

Kyle and Carolyn Nixon & Nixon Hospitality Group



SCHEDULE 'A'  
This forms part of development  
Permit # 714-0044

Name	Business	Date	Signature
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	IMPARK LOT 239 <sup>1877 909 6199</sup>		EMAIL ✓ Don. Fogarty/
	MONASHEE		EMAIL ✓ CC. ADAM
Jason Weber - <sup>MANAGER</sup>	FLASHBACKS	<i>Seke</i>	<del>Jason</del> ✓ Flashbacks@telus.net
	MOTOLIDA		EMAILED ✓
	KELOWNA FOOD BANK		info@kcfb.ca ✓
	SECRET HAIR AFFAIR		secret@hairaffair@shaw.ca
	NICOLA'S LASER STUDIO		nicola@shaw.ca ✓
Cystal Russell	CHA: BAGGA		<i>Cystal</i> ✓
	BENCH SITE DESIGN		NEED EMAIL EMAILED
	SATURI & ASSOCIATES		NEED EMAIL EMAILED
	HATCH INTERIOR DESIGN		EMAILED ✓
	LUSHIOUS LASHES		EMAILED ✓
	BLISS BAKERY		EMAIL ✓ CC ADAM
	CANNADY LOFTS <sup>KELOWNA CANNADY</sup>		EMAIL ✓ office@kcshtd.ca
	<sup>DIAMOND PARKING</sup> 1888 587 1111		EMAIL ✓ Carleen.dobie@diamondparking.ca
	PARKING LOT 3143 <sup>SERVICES 250 491-4949</sup>		EMAILED ✓
	LAUREL PARKING HOUSE - <sup>KELOWNA</sup> MUSEUMS.		EMAILED ✓
Jason Webshall	SPORTS CARS AND COLLECTABLES	SEPT 2ND.	<i>Jason</i> ✓
Wenngiri	NAGANO SUSHI		CC ✓
	JUSTIN PAUL FASHIONS		EMAIL ✓
TRACY STEWART	HAMILTON GALLERIES		<i>Tracy</i> ✓
Linnea First	SWANIKES.	SEPT 2ND	<i>Linnea</i> ✓
	MONTES GOLF SHOP		CLOSED
	KELOWNA COIN & CURRENCY.		EMAIL ✓ darins@shaw.ca
	GYPSY SOUL.		EMAIL ✓ gypsypsoul@shaw.ca
	FULL MOON GALLERY		EMAIL ✓
	BIMBELSHOT		EMAIL ✓
Georgette Johnson	TURTLE ISLAND GALLERY	250 717 8235	info@turtleislandgallery.com ✓
	STATE OF THE ART		CLOSED
STACY ZEMAN	NEW WAVE FITNESS	250 826 4348	<i>Stacy</i> ✓

All questions can be directed to:

Kyle Nixon | Owner | 778-215-7883 | [kylenixon@nixonhospitality.com](mailto:kylenixon@nixonhospitality.com)

Carolyn Nixon | Owner | 250-808-8778 | [carolynnixon@nixonhospitality.com](mailto:carolynnixon@nixonhospitality.com)

Adam Cseke | Planner | City of Kelowna | 250 469-8608 | [acseke@kelowna.ca](mailto:acseke@kelowna.ca)

*Darins@shaw.ca.*

SCHEDULE	'A'
This forms part of development	
Permit #	214-0044



# CHICO'S EATERY & BREW CO.

1250 Ellis

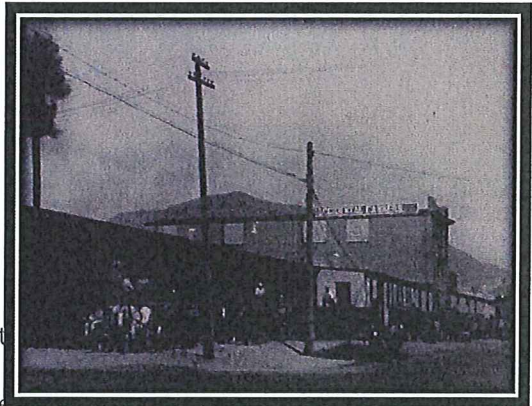
Our intention is to contribute aesthetic enhancement to this block of Ellis in an effort to achieve attractive consistency to the street.

Chico's Eatery & Brew co. will service the downtown community with a lively, comfortable and unique place to enjoy casual and well-made food, house-brewed beer and other BC brewed beer. It's lighthearted sense of hospitality and fun atmosphere will be a draw for people to come and stay downtown. A perfect venue for all of residents of Kelowna to be social!

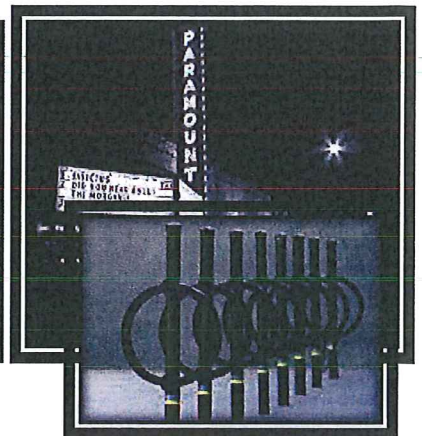
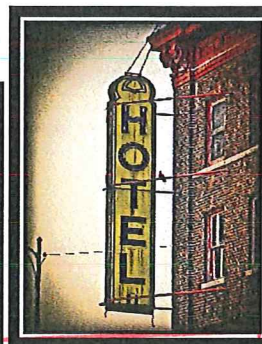
Chico's core values are: **Be Honest, Be Hospitable, Be Consistent, Be Cool.** This will not only guide us on how we run our future business but also guide us through the process of creating the look and feel of the space inside and out. Timelessness will be our north star. Paying tribute to the building's history will be our inspiration.

To best prepare the building for **revitalization**, we will strip it back to its heritage bones. We will expose the exterior brick via the process of sandblasting then seal the brick for preservation. We will remove the interior drywall, electric heaters hanging from the ceiling and un-original timbers attached to the original solid wood beams. What will be left will be a beautiful heritage canvas ready to be restored. A wide open space full of history ready to be embraced by timeless design.

The interior will feel like Hollywood mixed with Canadian Lodge where guests will have the overwhelming urge to be social and have fun! The exterior will draw people inside from the appealing warmth of the exposed brick walls contrasted with vibrant greenery provided by the trees used to define the exterior flow, use of space as well as interest and shade to the patio. Further definition will be provided by iron fencing, exposed concrete, light poles and concrete pavers to replace asphalt; all of which are inspired by adherence to CPTED. Adherence to CPTED will continue down the side of the building with the use of exterior sconces, trees for definition of space and motion lighting. Lastly, we will restore the windows to be similar in style to the neighboring restored brick gem three doors down.



The signage is inspired by Kelowna's very own Paramount Theater, Seattle's Pike Place Market and a good classic hotel sign from the early 1900s.



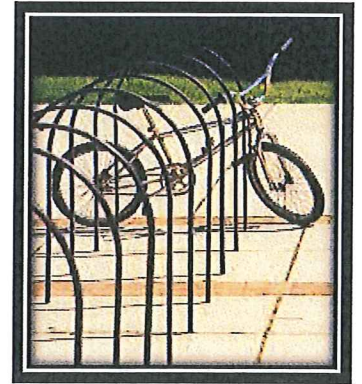
SCHEDULE A'

This forms part of development

Permit # 714-0044

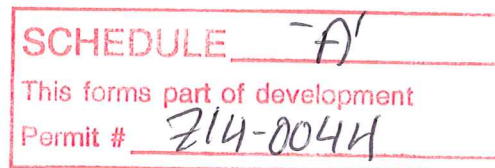
Our proposed site plan hopes to replace the existing four parking stalls in front of the building with interest, character, excitement and ambiance from the street. Life will be added with excess **bike racks** parallel to the ramp. We see the racks being not only extremely useful but also provide artistic interest to the front of the building. We would like to position ourselves in the downtown neighbourhood as a fun destination for a leisurely ride. In fact, we plan to reward guests who visit us by bike! If we find that is this is overly popular, we can add more racks to the side of the building parallel to the lane.

We also plan to investigate the possibility of providing **valet parking** to our guests. This is a service we have been successful with in past experiences. We see this as a service we would offer during times of high business volumes such as event nights at Prospera Place. We also feel fortunate that Chico's is located only meters away from two pay parking lots, two parkades within a two block radius and surrounded by plenty of street parking. Our site plan will maintain the parking stalls in the rear of the building.



As the owners and operators of Chico's, we are committed to establishing a respected business that proudly represents Kelowna and its history.

Kyle and Carolyn Nixon & Nixon Hospitality Group



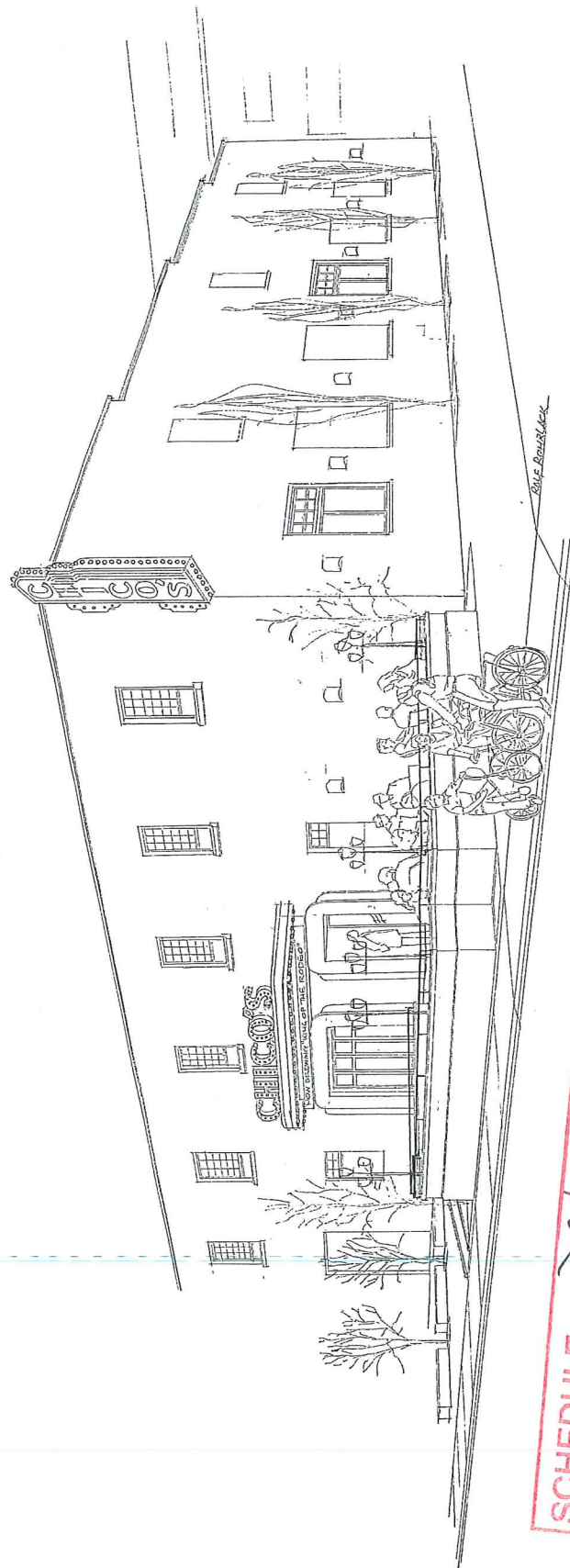


SCHEDULE A  
This forms part of development  
Permit # 214-2044

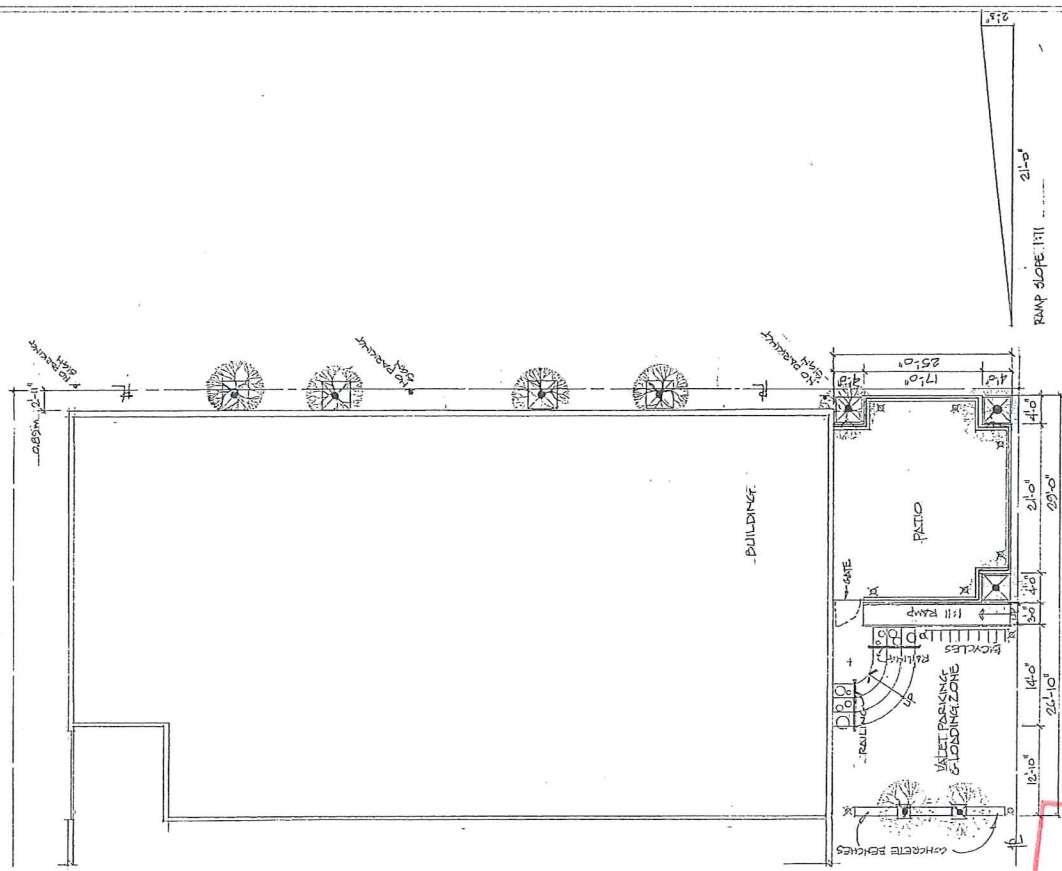
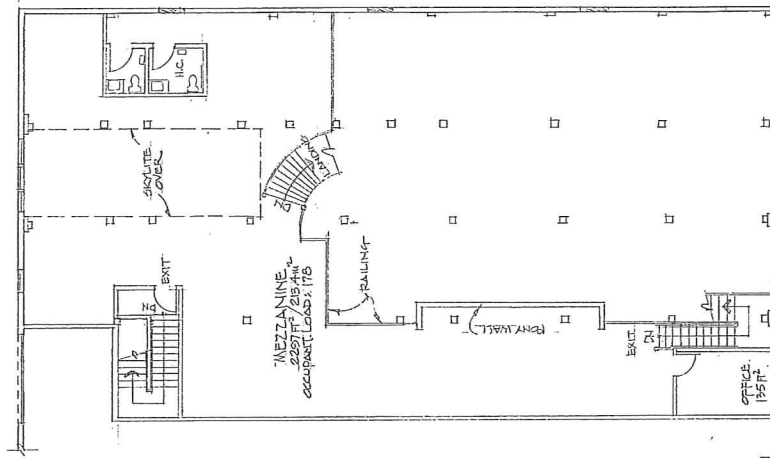
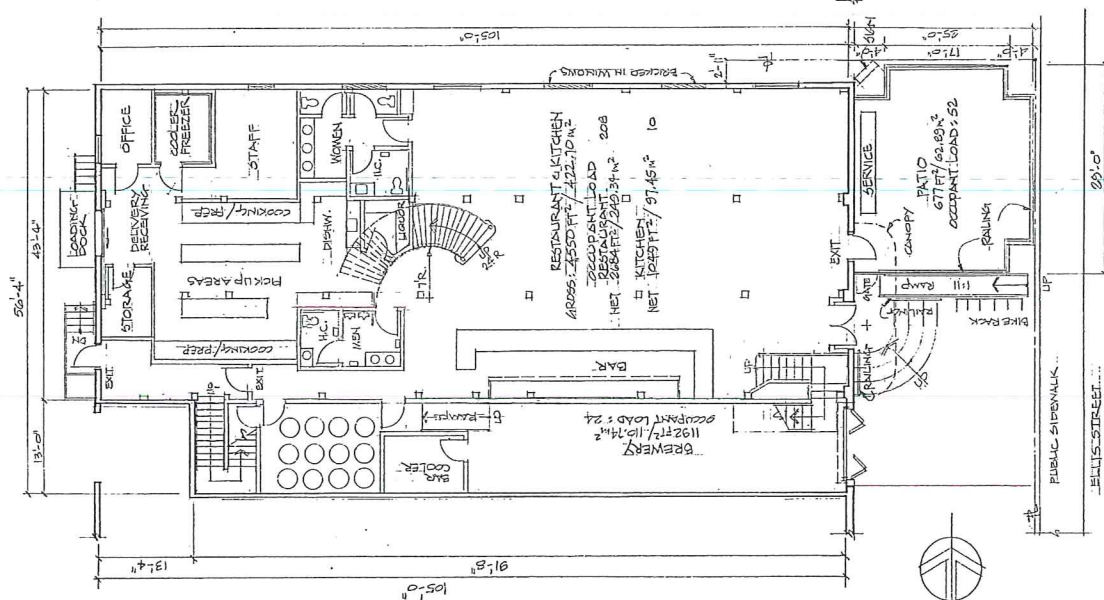


RALF ROHRACK





<b>GREYSTOCK</b> DESIGN LTD.		142 Oltan Road, N Kelowna, BC V1V 1A1 TEL: (250)868-4444 FAX: (250)868-0910	
DATE: _____ ORDER NO.: _____	QUANTITY: _____ ORDER NO.: _____	ORDER NO.: _____ ORDER NO.: _____	ORDER NO.: _____ ORDER NO.: _____



SCHEDULE 1-A  
This forms part of development  
Permit # 74-0044

<b>GREYSTOKE</b> DESIGN LTD.		145 Clinton Road, N Kelowna, BC Canada V1Y 7A7 PHONE: (250) 866-0944 FAX: (250) 866-0910		TEL NO.
		CREDIT NO.	ORDER NO.	QUANTITY
TO: <b>Calco's</b>		ATTENTION: <b>Mr. [ ]</b>		DATE: <b>1/28/87</b>





PLANT LIST		QTY	SIZE
BOTANICAL NAME			
TREES			
	ACERIDENFATUE	2	6cm CAL
	FAGUS SYLVATICA 'DANWICK GOLD'	11	6cm CAL
	COMMON HAWTHERRY		
	DANWICK GOLD BEECH		

- ## NOTES
1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL MEET OR EXCEED I.C.N.A. STANDARDS.
  2. ALL SOIL UNDESIRABLE AREAS SHALL BE FULLY AUTOMATIC WASH DRAINING LOCATION SYSTEM.
  3. TREE AND SHRUB BEDS TO BE DESIGNED IN A MINIMUM 75mm WOOD MULCH DO NOT FACE WITH AN UNSHARPENED TREE AND SHRUB BEDS.
  4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PACKAGING.
  5. TURF AREAS FROM 500 SHALL BE 1 GRADE DOWN FROM CERTIFIED GRASS SEED MIXTURE TO BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM 10mm DEPTH GROWING MEDIA IS REQUIRED BENEATH TURF AREA. TURF AREAS SHALL BE TRIMMED GRASSING AND SURFACE TURF.



SQUID FOR DIVISION		Percent
1	14 US US	
2		
3		
4		
5		

PROJECT NO	12014
ALPHAS	0
BETA	0
CHARGE	0
CHARGE	0
DATE	AUG 1, 2014
TIME	1:00



**ISSUED FOR REVIEW ONLY**  
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OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

August 8, 2014

1250 Ellis Street: Chico's Restaurant  
PO 29029, RPO Okanagan Mission (OKM)  
Kelowna, BC V1W 4A7  
Attn: Carolyn Nixon

Re: Proposed 1250 Ellis Street Development – Preliminary Cost Estimate for Bonding

Dear Carolyn:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 1250 Ellis Street conceptual landscape plan dated 14.08.08;

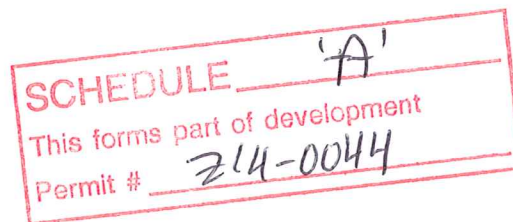
- 37 square metres (# square feet) of improvements = \$6,395.00

This preliminary cost estimate is inclusive of trees, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA  
as per  
Outland Design Landscape Architecture





# CANNERY LOFT

ELLIS STREET

A2.02

Drawings are not to be scaled.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB.

Drawing Title

**SITE PLAN**

Project Title  
**ELLIS STREET  
WAREHOUSE STUDY**

1250 ELLIS STREET KELOWNA V1Y 1Z4  
 LOT 1 PLAN 660

Counting Number

Project Title



TRUE  
NORTH

Copyright reserved. This plan and design is an  
at all times remains the exclusive property of

Midwestern Architects Inc. and may not be used without the Architects' consent.

No.	Date	Reaction
01	2013-04-30	Issued for review

02.	2014-03-25	Issued to owner's & resident
-----	------------	------------------------------

03.	2014-2018	update variables notes
-----	-----------	------------------------


[illegible]


Project Title:

ELLIS SIKKEI

WAREHOUSE STUDY

4320 FLUIDITY OF POLYMERIZATION

LOT 1 PLAN 660

---

Quoting Number:

130

AC:02

DRAWINGS ARE NOT TO BE SCALED.

ALL DIMENSIONS SPREAD IN VELOCITY ON JOB

**Granting Title**

SLIP PLAIN

2014-03-25 2:19

Job No.	13-1778
Scale	AS 5110WH

Down	EXX
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---

J.M.



**CITY OF KELOWNA**  
**BYLAW NO. 11025**  
**Z14-0044 - Whitworth Holdings Ltd.**  
**1250-1298 Ellis 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 Lot 139, ODYD, Plan 660 located on Ellis Street, Kelowna, B.C., from the C10 - Service Commercial zone to the C10lp - Service Commercial (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

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

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

# Report to Council



**Date:** 9/22/2014  
**File:** TA14-0019  
**To:** City Manager  
**From:** Urban Planning, Community Planning & Real Estate (AC)  
**Subject:** Proposed Zoning Bylaw Text Amendment to include 'Breweries and distilleries, minor' as a principal use in the C-3, C-6, and C-10 zones.

---

## 1.0 Recommendation

THAT Zoning Bylaw Text Amendment No. TA14-0019 to amend City of Kelowna Zoning Bylaw No. 8000 by amending Section 14.10.2 C10 - Service Commercial zone, Section 14.6.2 C6 - Regional Commercial, and Section 14.3.2 C3 - Community Commercial, as outlined in Schedule 'A' attached to the Report of the Urban Planning Department dated September 22, 2014, be considered by Council.

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

## 2.0 Purpose

To include 'Breweries and distilleries, minor' as a principal use in the C3, C6 and C10 zones.

## 3.0 Urban Planning

"Breweries and distilleries, minor" is a principal use in the C4, C7, I2, I3, and I4 zones. Due to the increase in popularity of brewing or distilling beverages within a restaurant, there has been more demand for this land use. The three zones (C3, C6, & C10) all have 'Liquor Primary Establishment' and 'Food Primary Establishment' as principal uses. Adding the "Breweries and distilleries, minor" use is seen as a housekeeping amendment to clarify that brewing or distilling alcoholic beverages in a restaurant setting is a principal use without going through the rezoning process for every brew pub / restaurant. The total number of parcels affected by this Text Amendment are (see attached maps):

- C3 (Including C3LP and C3LR): 64
- C6 (Including C6LR): 7
- C10(Including C10LP and C10LR): 173

An example is 'Freddy's Brew Pub' which brews their own alcoholic beverages at 948 Mc Curdy Road for sale in the restaurant and for retail sale through their refillable growler system. The zoning on that property is C3LP (Liquor Primary) but does not include 'breweries and distilleries, minor'. Staff are supportive of the proposed Zoning Bylaw Text Amendment (TA14-0019).

#### **4.0 Current Development Policies**

##### **4.1 Kelowna Official Community Plan (OCP)**

Relevant OCP objectives and policies regarding small lot housing are:

##### **8.4 Encourage a positive investment climate:**

- 8.4.3 Service Feedback. Seek business community feedback on services provided with the aim of delivering excellent customer service and streamlined regulatory processes.

##### **4.2 Liquor Policy Review Final Report (February 2011)**

The LCLB conducts on-going consultation with Local Governments to refine the licensing and referral process. Current areas identified for improvement by the LCLB include:

- Lengthy Liquor Primary application
- processing times.
- Inflexible application process for all establishment types.
- Specific criteria required for local government comment.

Staff also note the limitation of the existing Provincial licensing hierarchy, which has only two license categories (Food or Liquor Primary). This may limit the ability for business operators to pursue alternative entertainment options (as opposed to more traditional pub/cabaret models). One such solution could be the potential for "dual licensing", which could allow venues to operate as a Food Primary establishment during daytime/early evening hours, and a Liquor Primary in late-night hours. Staff will continue to provide input to the LCLB regarding the status City of Kelowna's licensed establishments to suggest improvements to Provincial legislation.

#### **5.0 Technical Comments**

##### **5.1 R.C.M.P. - Liquor License**

The RCMP supports proposals for liquor licenses that are deemed to fit as determined by the BC Liquor Control and Licensing Branch. The RCMP have no issue with restaurants brewing or distilling alcohol within the proposed 'C' zones so long as the business models are not based on a nightclub format.

Submitted by:

---

Adam Cseke, Planner

**Reviewed by:**

☐

Ryan Smith, Urban Planning Manager

**Approved for inclusion:**

☐

Doug Gilchrist, Community Planning & Real Estate Div. Dir.

Attachments:

Schedule "A" - Summary of Proposed Text Amendments

C3 Zoned Properties Map 1

C3 Zoned Properties Map 2

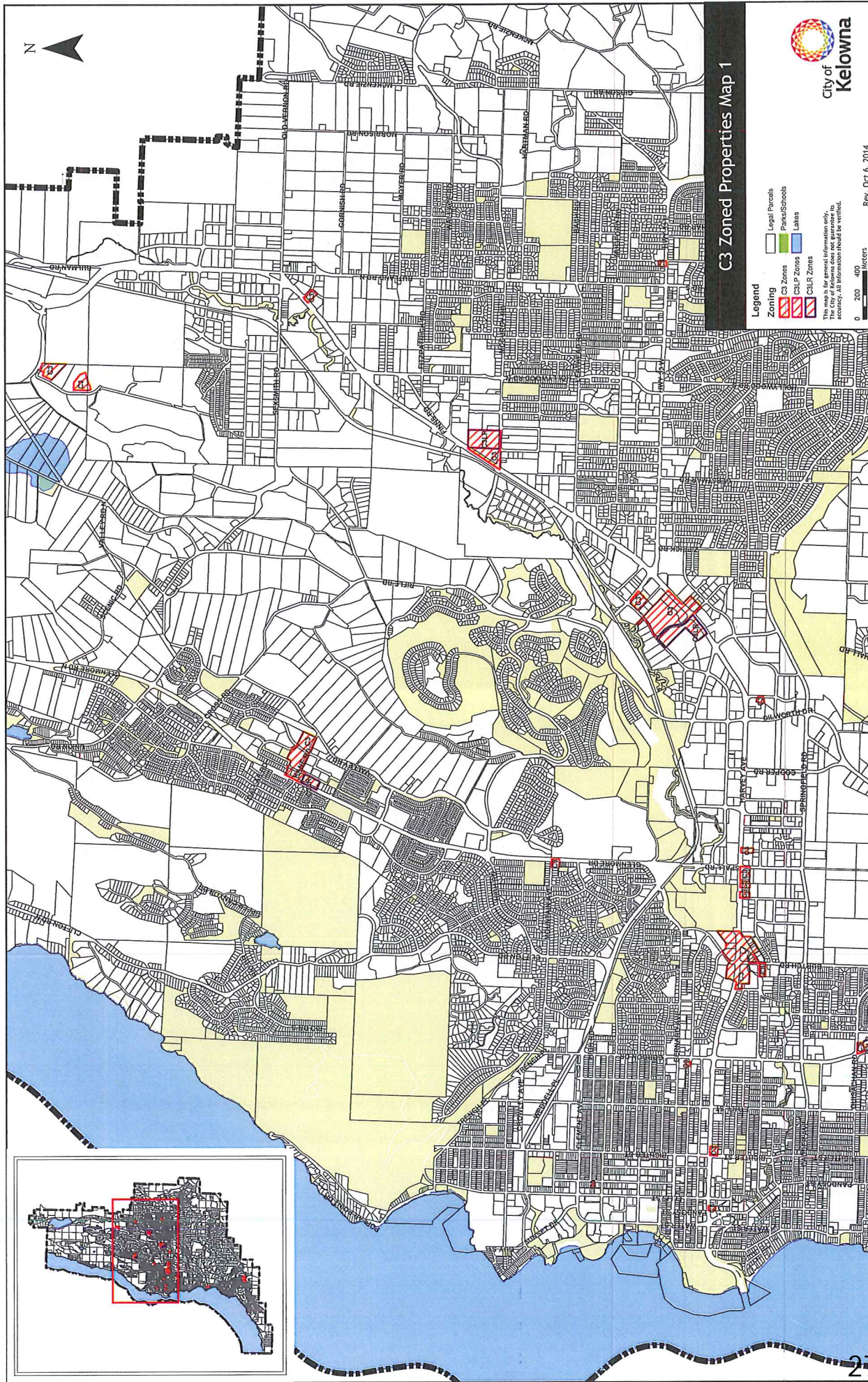
C6 Zoned Properties Map

C10 Zoned Properties Map

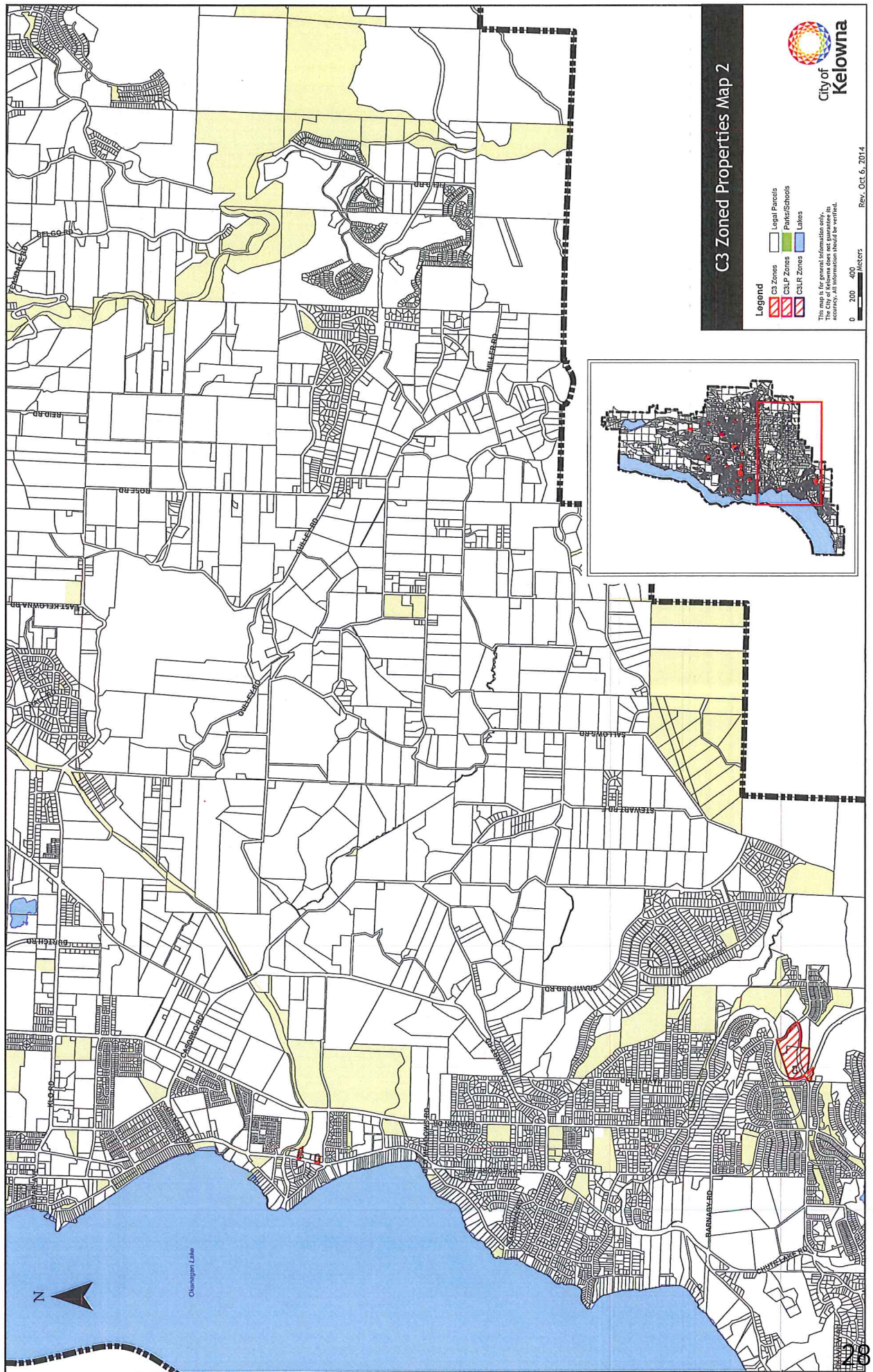
SCHEDULE 'A' Proposed C-10 Text Amendments  
TA14-0019

Zoning Bylaw No. 8000				
No.	Section	Existing Text	Proposed Text	Rationale
1.	Section 14.10.2 Principal Uses  Section 14.3.2 Principal Uses  Section 14.6.2 Principal Uses	See Zoning Bylaw No. 8000	Breweries and distilleries, minor	See TA14-019 for rationale

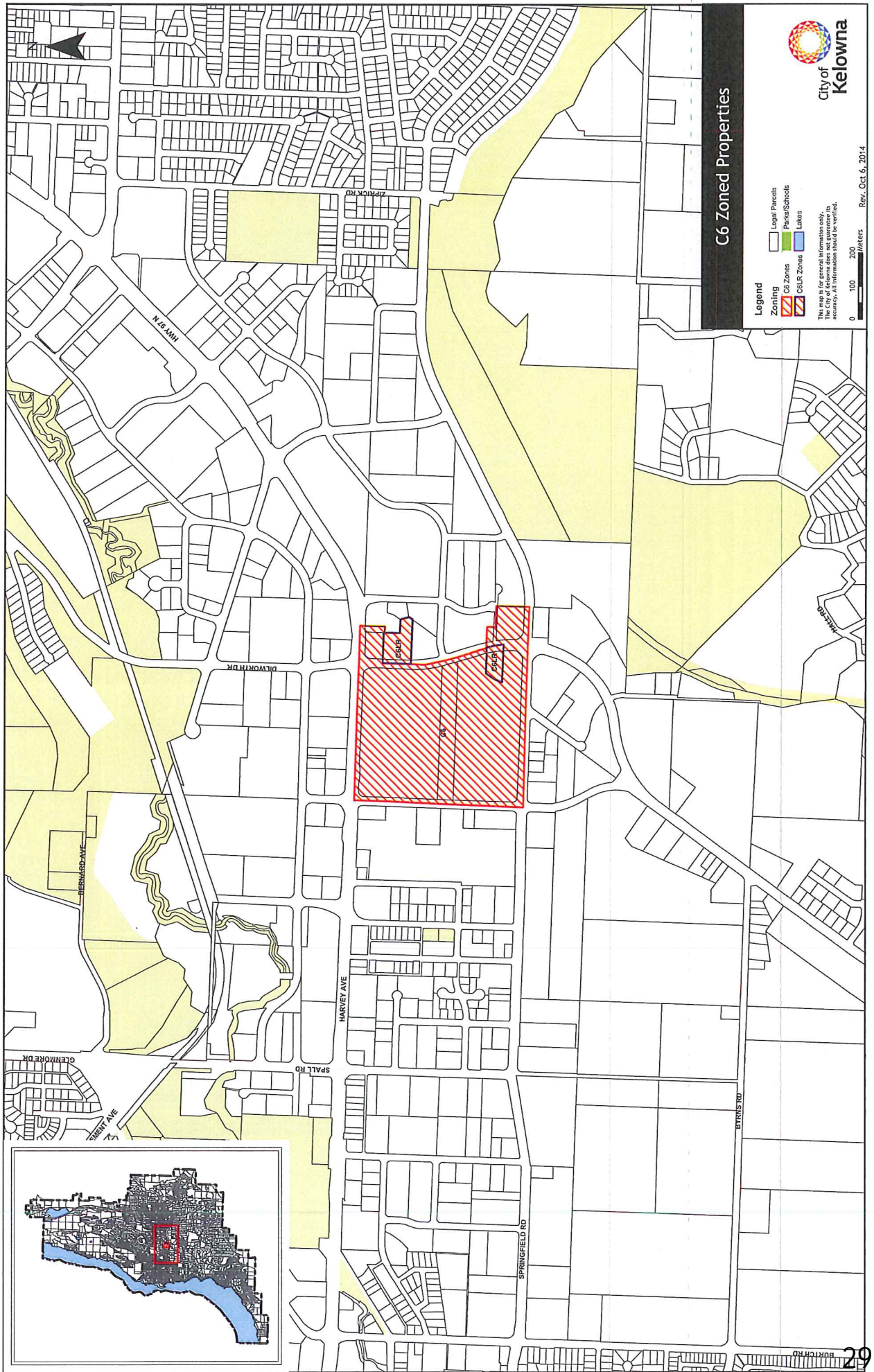




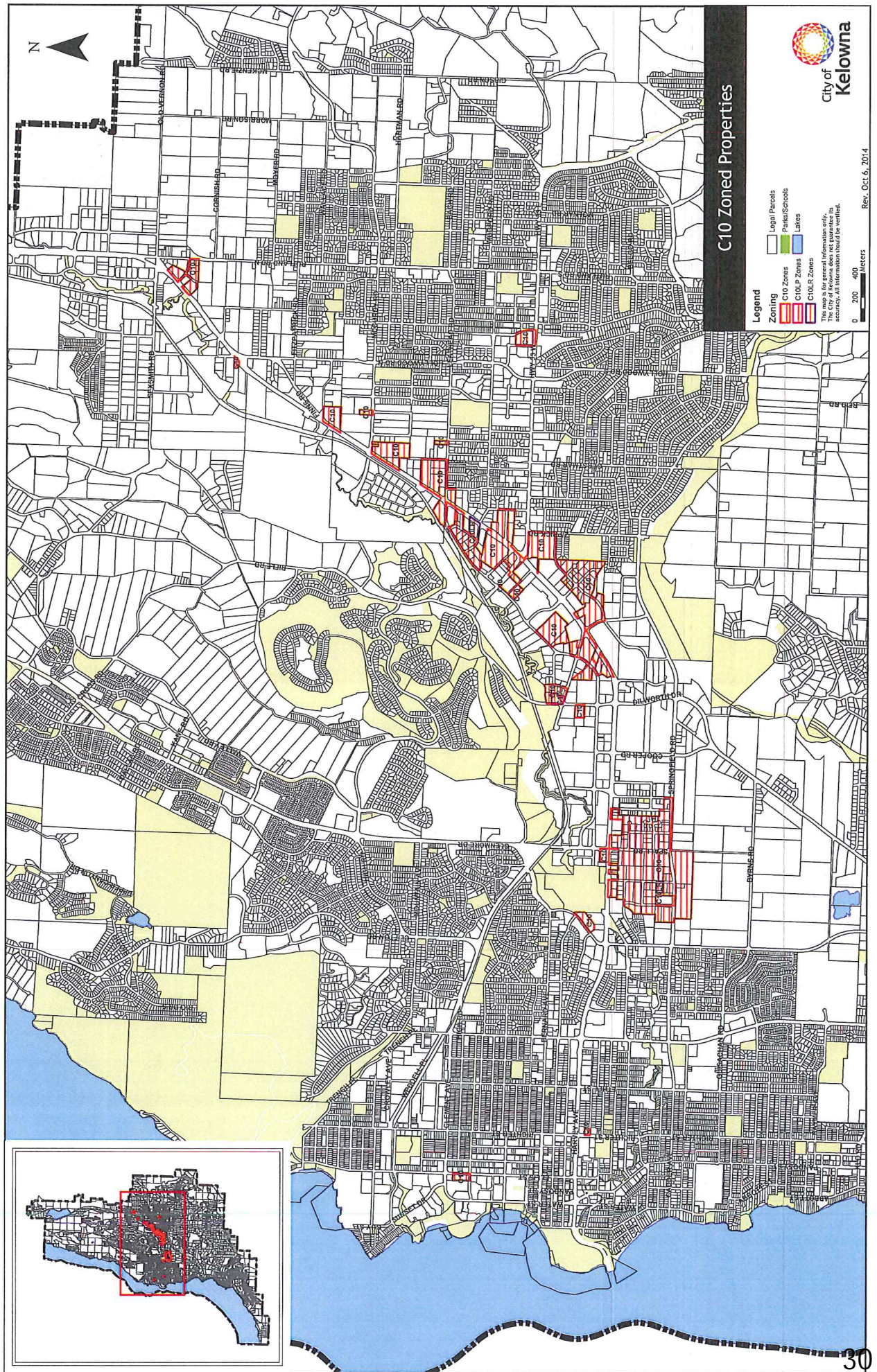














# CITY OF KELOWNA

## BYLAW NO. 11026

### TA14-0019 - Breweries and Distilleries, Minor in the C3, C6 and C10 Zones

---

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 14.3, C3 - Community Commercial/C3lp/rls - Community Commercial (Liquor Primary/Retail Liquor Sales), 14.3.2 Principal Uses be amended by adding in its appropriate location a new subsection "breweries and distilleries, minor" and renumbering subsequent subsections;
2. AND THAT Section 14.6, C6 - Regional Commercial/C6rls - Regional Commercial (Retail Liquor Sales)/C6lp - Regional Commercial (Liquor Primary), 14.6.2 Principal Uses be amended by adding in its appropriate location a new subsection "breweries and distilleries, minor" and renumbering subsequent subsections;
3. AND THAT Section 14.10, C10 - Service Commercial/C10lp - Service Commercial (Liquor Primary)/ C10lp/rls - Service Commercial (Liquor Primary/Retail Liquor Sales), 14.10.2 Principal Uses be amended by adding in its appropriate location a new subsection "breweries and distilleries, minor" and renumbering subsequent subsections;
4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

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

---

City Clerk

## CITY OF KELOWNA

### BYLAW NO. 10997

#### TA14 - 0016 - Amendments to Health District Zone in the City of Kelowna 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 2 - Interpretation** be amended by deleting the following definitions and all references thereafter:

"HEALTH SERVICES means **development** used for the provision of physical or mental **health services** on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature. Typical **uses** include but are not limited to medical and dental **offices**, chiropractors, massage therapists and acupuncture clinics, health clinics, and counseling services.

SUPPORTIVE HOUSING, MAJOR means housing consisting of seven or more dwellings with support services on-site. These may or may not include collective dining facilities, laundry facilities, counselling, educational services, homemaking, and transportation. Supportive Housing, Major may qualify as **Special Needs Housing**.

SUPPORTIVE HOUSING, MINOR means housing consisting of a maximum of six dwellings with support services on-site. These may or may not include collective dining facilities, laundry facilities, counselling, educational services, homemaking, and transportation. Supportive Housing, Minor may qualify as **Special Needs Housing**."

2. THAT **Section 7 – Landscaping and Screening, 7.6 Minimum Landscape Buffers** be amended by deleting the following:
  - (b) **Level 2:** a minimum 2.0m landscape buffer is required to separate uses from adjacent properties and will consist of a low-lying vegetative buffer where no trees or continuous opaque barrier is required.
3. THAT **Section 7 – Landscaping and Screening, Table 7.1 – Minimum Landscape Buffer Treatment Levels Schedule** be amended by deleting:

Location	Front Yard	Rear Yard	Side Yard	Urban Plaza Permitted (see 7.4)
<b>Health District Zones</b>				
HD1	Abbott St, Pandosy St and Royal Ave – Level 2 Christleton Laneway – Level 3			
HD2	2	3	3	

And replacing it with:

Location	Front Yard	Rear Yard	Side Yard	Urban Plaza Permitted (see 7.4)
<b>Health District Zones</b>				
HD1	Abbott St, Pandosy St and Royal Ave – Level 2 Christleton Laneway – Level 3			
HD2 – properties with a lot area of 900m <sup>2</sup> or more	2	3	3	
HD2 – properties with a lot area of less than 900m <sup>2</sup>	2	3	2.0m (see Section 17.2.7)	
HD3	2	2	2.0m (see Section 17.3.5)	

4. THAT **Section 8 – Parking and Loading, Table 8.1 – Parking Schedule, Commercial**, be amended by deleting:

<b>Health Services and Health Services, Minor</b>	5 per 100m <sup>2</sup> GFA, except on parcels less than 1800m <sup>2</sup> in area the required parking spaces shall be 4 per 100m <sup>2</sup> .
---	--

And replacing it with:

<b>Health Services, Major and Minor</b>	
(a) HD2 zone	2.5 per 100m <sup>2</sup> GFA
(b) Lot area of 1800m <sup>2</sup> or more, exclusive of the HD2 zone	4.0 per 100m <sup>2</sup> GFA
(c) Lot area of less than 1800m <sup>2</sup> , exclusive of the HD2 zone	3.0 per 100m <sup>2</sup> GFA

5. THAT **Section 17 – Health District Zone, 17.2 HD2 – Hospital and Health Support Services**, be amended by:

- a) Deleting the word “principle” in sub-section 17.2.2.1 and replacing it with the word “principal”;
- b) Deleting in sub-section 17.2.2.1, sub-paragraph (g) health services, and adding the following:
  - (g) health services, major
  - (h) health services, minor

- c) Deleting in sub-section 17.2.2.2, sub-paragraph (c) health services, and adding the following:

- (c) health services, major
  - (d) health services, minor

- d) Deleting the word “HD-2” in the “**17.2.6 Parking Regulations specific to the HD-2 Zone**” and replacing it with “HD2”;
- e) Adding to sub-section **17.2.6 Parking Regulations specific to the HD-2 Zone**, sub-paragraph (c) the words “, Major and Minor” after the words “Health Services”;
- f) Deleting under section **17.2.7 Other Regulations**, in sub-paragraph (b) the word “principle” and replacing it with the word “principal”;
- g) Deleting under section **17.2.7 Other Regulations**, in sub-paragraph (c) the words “**health services**” and replacing it with the words “**Health Services, Major and Minor**”; and
- h) Deleting under section **17.2.7 Other Regulations**, sub-paragraph (h) that reads:
  - “(h) Level 2 landscape buffers are required for the **front yard** and Level 3 landscape buffers are required in all **side** and **rear yard** setback areas.”

And replacing it with:

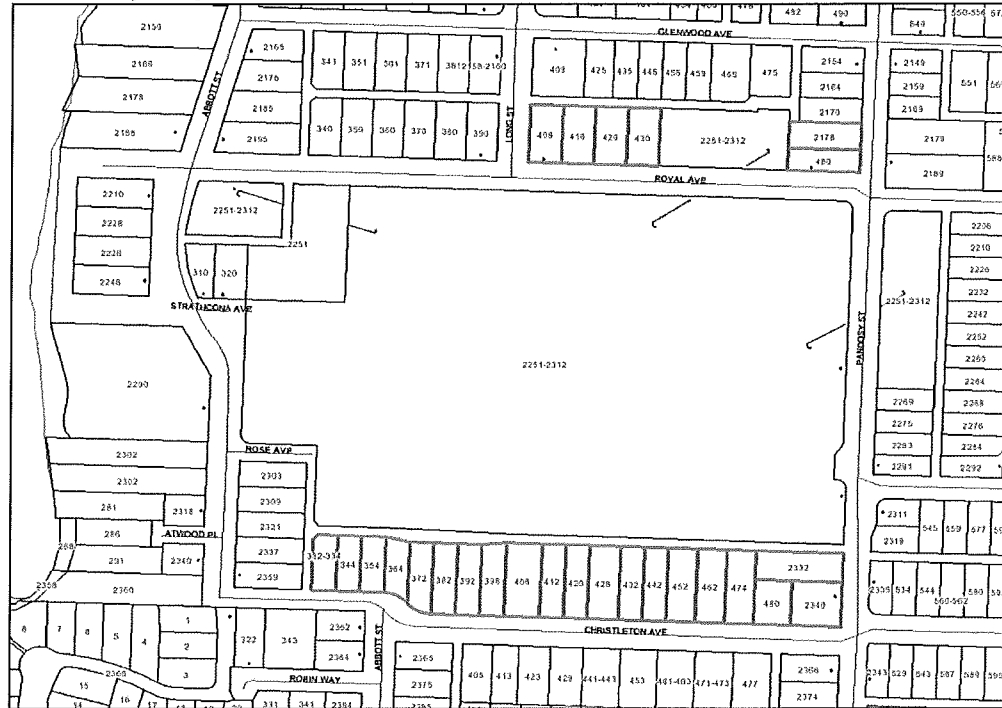
- “(h) For properties with a lot area of 900m<sup>2</sup> or more, Level 2 landscape buffers are required for the **front yard** and Level 3 landscape buffers are required in all **side** and **rear yard** setback areas.

For properties with a lot area of less than 900m<sup>2</sup>, a minimum 2.0m landscape buffer is required for the side yard setback areas to separate uses from adjacent properties and will consist of a low-lying vegetative buffer where no trees or continuous opaque barrier is required. Level 2 landscape buffers are required for the **front yard** and Level 3 landscape buffers are required for the **rear yard** setback areas.”

- 6. THAT **Section 17 – Health District Zone, 17.3 HD3 –Health Services Transitional**, be amended by:
  - a) Adding to the end of the text under Section 17.3.1 Purpose, the following boundary map:



### Boundary Map:



- b) Adding a new sub-paragraph (b) congregate housing in its appropriate location in sub-section 17.3.2.1; and
- c) Deleting in sub-section 17.3.2.1, sub-paragraph (g) supportive housing, minor;
- d) Deleting from 17.3.5 Other Regulations, sub-paragraph (b) the following:

“(b) Level 2 landscape buffers are required for the side yards and Level 3 landscape buffers are required in the front and rear yard setback areas. A visual screen is required along side or rear lot lines that are adjacent to a residential land use designation. The visual screen may consist of either vegetation or decorative fence or wall. The minimum height of the screen is 1.2m (at maturity for vegetation, planted at a minimum height of 1.0m high on a maximum spacing of 900mm).”

And replacing it with:

“(b) A minimum 2.0m landscape buffer is required for the **side yard** setback areas to separate uses from adjacent properties and will consist of a low-lying vegetative buffer where no trees or continuous opaque barrier is required. Level 2 landscape buffers are required in the front and rear yard setback areas. A visual screen is required along side or rear lot lines that are adjacent to a residential land use designation. The visual screen may consist of either vegetation or decorative fence or wall. The minimum height of the screen is 1.2m (at maturity for vegetation, planted at a minimum height of 1.0m high on a maximum spacing of 900mm).”

7. 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 29<sup>th</sup> day of September, 2014.

Considered at a Public Hearing on the 21<sup>st</sup> day of October, 2014.

Read a second and third time by the Municipal Council this 21<sup>st</sup> day of October, 2014.

Approved under the Transportation Act on this 27<sup>th</sup> day of October, 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. 11007

### Official Community Plan Amendment No. OCP14-0012 - Danco Developments Ltd. 1650 KLO 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 Lot 3, District Lot 131, ODYD, Plan KAP77109, located on KLO Road, Kelowna, B.C., from the REP - Resource Protection Area designation to the S2RES - Single/Two Unit Residential designation 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 29<sup>th</sup> day of September, 2014.

Considered at a Public Hearing on the 7<sup>th</sup> day of October, 2014.

Read a second and third time by the Municipal Council this 7<sup>th</sup> day of October, 2014.

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk



**CITY OF KELOWNA**  
**BYLAW NO. 11008**  
**Z14-0025 - Danco Developments Ltd.**  
**1650 KLO 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 Lot 3, District Lot 131, ODYD, Plan KAP77109 located on KLO Road, Kelowna, B.C., from the RR3 - Rural Residential 3 zone to the RU3 - Small Lot Housing zone as per 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 29<sup>th</sup> day of September, 2014.

Considered at a Public Hearing on the 7<sup>th</sup> of October, 2014.

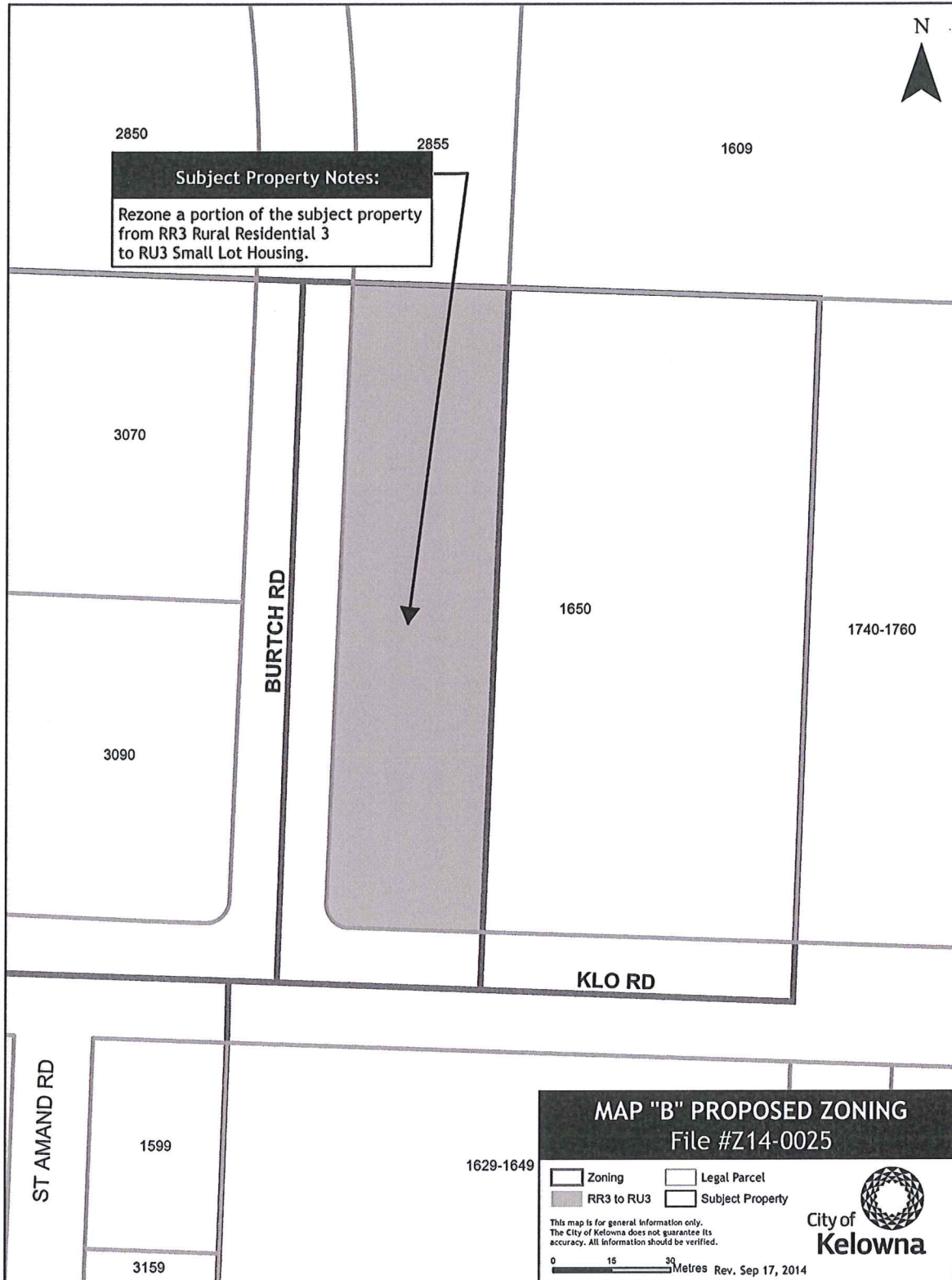
Read a second and third time by the Municipal Council this 7<sup>th</sup> day of October, 2014.

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

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







# CITY OF KELOWNA

## BYLAW NO. 11013

### TA14-0018 - Amendment to Section 16 - Public & Institutional Zones

---

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 16 - Public & Institutional Zones, 16.1 P1-Major Institutional/P1lp-Major Institutional (Liquor Primary), 16.1.3 Secondary Uses** be amended by adding in its appropriate location a new sub-paragraph **"non-accessory parking"** and renumber all subsequent sub-paragraphs.
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 29<sup>th</sup> day of September, 2014.

Considered at a Public Hearing on the 21<sup>st</sup> day of October, 2014.

Read a second and third time by the Municipal Council this 21<sup>st</sup> day of October, 2014.

Approved under the Transportation Act this 27<sup>th</sup> day of October, 2014.

\_\_\_\_\_  
Audrie Henry  
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

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

**CITY OF KELOWNA**  
**BYLAW NO. 11021**  
**Z14-0035 - Orchard Park Shopping Centre Holdings Inc.**  
**2271 Harvey 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 a portion of Lot 1, District Lot 127, ODYD, Plan 53260, Except Plans KAP56123 and EPP3467, located on Harvey Avenue, Kelowna, B.C., from the C6 - Regional Commercial zone to the C6rls - Regional Commercial (Retail Liquor Sales) 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 6<sup>th</sup> day of October, 2014.

Considered at a Public Hearing on the 22<sup>nd</sup> day of October, 2014.

Read a second and third time by the Municipal Council this 22<sup>nd</sup> day of October, 2014.

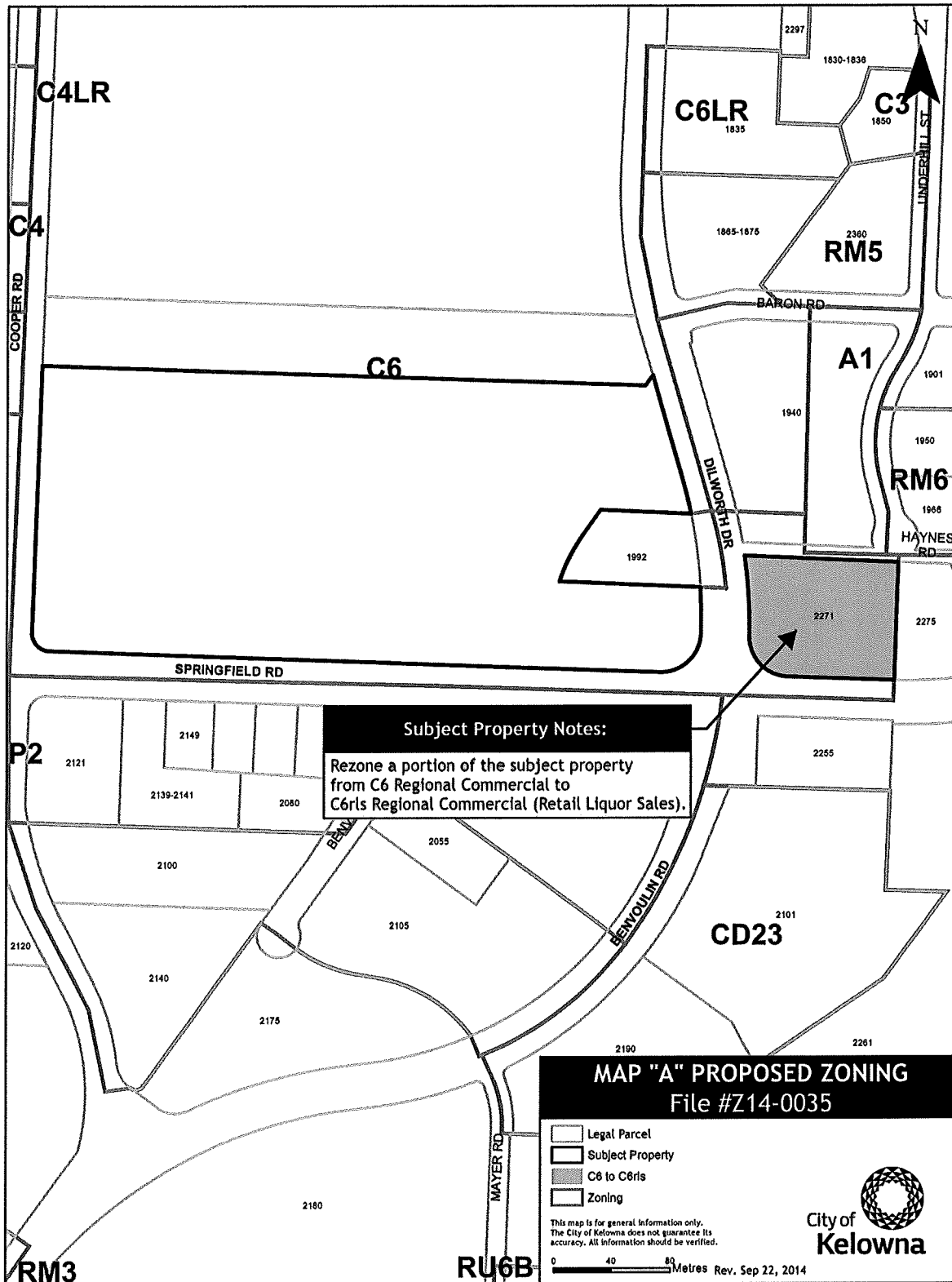
Approved under the Transportation Act this 28<sup>th</sup> day of October, 2014.

\_\_\_\_\_  
Audrie Henry  
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

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



# Report to Council



**Date:** October 17, 2014

**File:** 1200-40

**To:** City Manager

**From:** James Moore, Long Range Policy Planning Manager

**Subject:** 2014 Community Trends Report

Report Prepared by: Tracy Guidi, Sustainability Coordinator

---

## **Recommendation:**

THAT Council receives, for information, the report from the Long Range Policy Planning Manager dated October 17, 2014, with respect to Kelowna's 2014 Community Trends Report.

## **Purpose:**

The purpose of this inaugural report is to establish key baseline trends within the Kelowna context on a variety of community indicators. These baselines will assist to identify key priorities to aid corporate decision-making. The report also provides the community a resource for basic statistical and demographic data that can be used as the foundation for organizational and program planning and development, policy analysis and community development.

## **Background:**

The inaugural *Exploring Our Community: 2014 Community Trends Report* (attached) is one of several analytical reports produced by the Policy and Planning Department. While other reports focus on specific areas, such as housing or Official Community Plan implementation, the Community Trends report provides users a broad picture of community direction as seen through four theme areas: our people, our homes, our economy and our environment.

Examining demographic and social data, the trends depicted in this report illustrate Kelowna's successes, as well as existing and future challenges facing the City. Information was sourced primarily from Statistics Canada, BC Stats, Canadian Mortgage and Housing Corporation and City of Kelowna sources. It should be noted that trends could not be discerned for all topics due to a lack of historical data but the establishment of this annual report will create important baselines for the community that will act as a tool for future decision-making.



Overall, the community is trending positively in the theme areas analyzed. From modest improvements in economic measures, decreases in the crime rate to optimistic environmental behavior, Kelowna is recovering from the economic downturn and residents are feeling they have a good or very good quality of life. Highlights from the report include:

- Population growth has slowed compared to predictions in the 2030 Official Community Plan but future growth is still anticipated to be higher than the provincial average.
- Kelowna's population will age and growth will rely predominantly on intra-provincial migration.
- Residents are engaged more in federal and provincial elections than municipal elections.
- Median income rose 7.8 per cent over the past three years.
- Unemployment rate remains lower than the Canadian annual average; however, meeting labour market needs of local employers will need to be addressed to sustain economic growth in the long term.
- Kelowna is a city of small business with approximately 87 per cent of employers employing fewer than 20 employees.
- Passengers traveling through Kelowna International Airport continue to increase and predictions are on track to exceed the medium forecast scenario of 1.6 million passengers by 2015.
- The number and value of building permits have increased steadily since 2011, signaling confidence in the housing market.
- Housing ownership market is relatively steady however the rental market is constrained with a decreased vacancy rate and increased rental costs.
- Modest reductions in greenhouse gas emissions (GHG), energy and water consumption and increases in more sustainable transportation choices.

Better understanding the current and future community trends outlined in this report assists the City in identifying priorities and improves the community's ability to respond to growth and build upon strengths. Some of these trends will be vital to incorporate into the next Official Community Plan review. Other trends are already being addressed through actions by the City and others within the community, including: innovation and economic growth in the Okanagan Centre for innovation; creating vibrant urban centers with diverse housing needs; and expansion of transit and active transportation infrastructure. By monitoring these trends, the City of Kelowna will be well positioned in future years to proactively address emerging issues and dedicate its human, financial and technological resources to key programs, policy initiatives and services.

**Internal Circulation:**

Community Planning & Real Estate Div. Director  
Airport Director  
Executive Director of Business Development  
Regional Planning Manager  
Communications Advisor  
Community & Neighbourhood Programs Mgr  
Corporate Business Ventures Director  
Infrastructure Divisional Director  
Transportation & Mobility Manager  
Subdivision, Agriculture & Environment Services Manager

Development Services Director  
Urban Planning Manager  
Cross Connection Program Coordinator

**External Agency/Public Comments:**

Central Okanagan Economic Development Commission  
Canada Mortgage and Housing Corporation

**Communications Comments:**

The 2014 Community Trends report can be found on [kelowna.ca/about](http://kelowna.ca/about). The report will also be highlighted on the main page of the website as well as in the Residents section. Policy and Planning will work with Communications to distribute the report to key stakeholders and the broader community.

**Considerations not applicable to this report:**

**Legal/Statutory Authority:**  
**Legal/Statutory Procedural Requirements:**  
**Existing Policy:**  
**Financial/Budgetary Considerations:**  
**Personnel Implications:**  
**Alternate Recommendation:**

Submitted by:

J. Moore, Long Range Policy Planning Manager

Approved for inclusion:



Danielle Noble-Brandt  
Department Manager, Policy & Planning

Attachment: 2014 Community Trends Report

cc:

Community Planning & Real Estate Div. Director  
Airport Director  
Executive Director of Business Development  
Regional Planning Manager  
Communications Advisor  
Community & Neighbourhood Programs Mgr  
Corporate Business Ventures Director  
Infrastructure Divisional Director  
Transportation & Mobility Manager  
Subdivision, Agriculture & Environment Services Manager  
Development Services Director  
Urban Planning Manager  
Cross Connection Program Coordinator  
Central Okanagan Economic Development Commission  
Canada Mortgage and Housing Corporation  
Central Okanagan Foundation

# EXPLORING OUR COMMUNITY

2014 COMMUNITY TRENDS REPORT

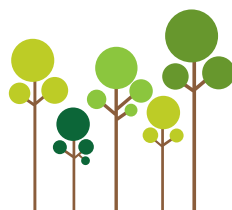
Prepared by the City of Kelowna





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Our environment	15



# INTRODUCTION

The City of Kelowna’s 2014 Community Trends Report examines current trends from four key areas: our people, our homes, our economy and our environment. The report briefly discusses the implications of these trends for our community. This inaugural report is designed to assist with identification of key priorities and decision-making. It will also provide the community with a resource for basic statistical and demographic data that can be used as the foundation for organizational and program planning and development, policy analysis and community development.

Wherever possible, the information provided in this document refers to the city of Kelowna. Some data, however, is only available for the Kelowna Census Metropolitan Area (CMA), which includes the entire Central Okanagan Regional District from Peachland to Lake Country.

# EXECUTIVE SUMMARY

Kelowna’s population is approximately 122,000, slightly lower than forecasted. The percentage of seniors (age 65+) will continue to increase over the coming years. As the rate of natural population increase is expected to continue to decline, population growth in Kelowna will continue to rely on migration, particularly those moving here from other parts of B.C. The City of Kelowna is focused on creating vibrant urban centers with a diverse range of housing options to help meet our changing demographics. Changes in anticipated population growth and composition will also be incorporated into broader strategies as part of the next Official Community Plan update, scheduled to begin in 2018.

Nearly 96 per cent of Kelowna residents feel they have a ‘good’ or ‘very good’ quality of life, while listing transportation and growth management among the top issues facing the City. As a contributor to quality of life, the crime rate and crime severity are declining. Recognizing safety is a priority for residents, a new police services building will be built downtown to give the RCMP the support system and efficiencies they need to keep Kelowna neighbourhoods, business areas and downtown safe well into the future


The overall picture of the local economy appears to be positive, with economic measures showing modest improvements in performance, evidence of recovery from the economic downturn. However, meeting the

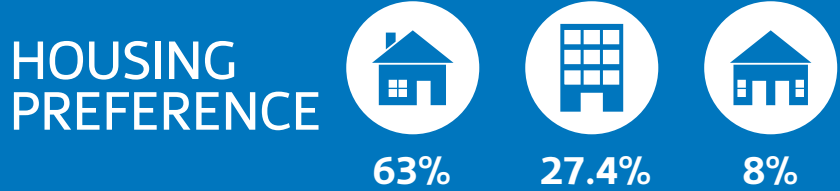
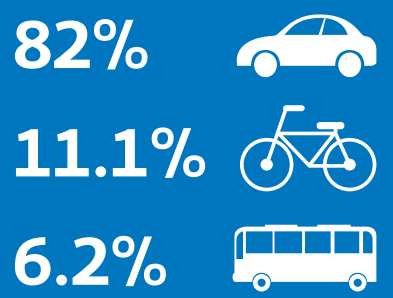
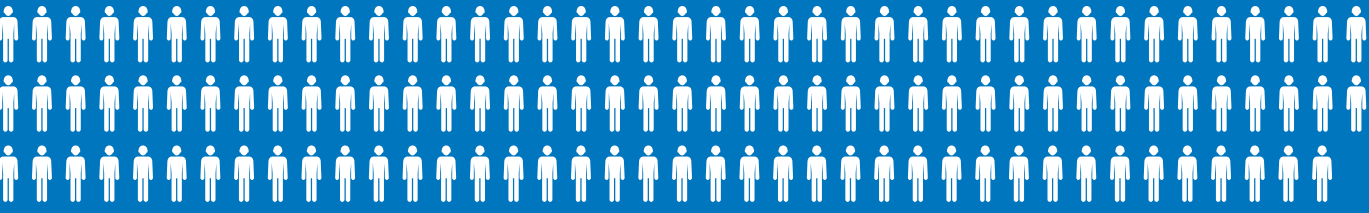
labour market requirements of local employers will need to be addressed to sustain economic growth in the long term. In 2014, Council approved a new Innovation Centre in the downtown that will play a key role in fostering innovation and growth in the region, driving the creation of new jobs and helping build economic prosperity and diversity.

Kelowna’s ownership housing market has remained relatively steady and is forecast to return to moderate growth over the next two years in a balanced market. The rental market, however, is constrained with a decreased vacancy rate and increased rental costs. The City continues to pursue partnership opportunities with both private and public sectors, and to offer financial incentives to encourage the development of rental housing.

While early in the measurement process, data suggests that Kelowna residents are making changes for the betterment of the environment. Over the past few years Kelowna has experienced reductions in greenhouse gas (GHG) emissions, energy and water consumption and increases in more sustainable transportation choices. The expansion of the transit and active transportation networks, and the development of a Pedestrian and Cycling Master Plan (currently underway), will provide opportunities for residents to reduce automobile dependency and GHG’s.

## POPULATION 122,000

 = 1,000





# OUR PEOPLE

## Population

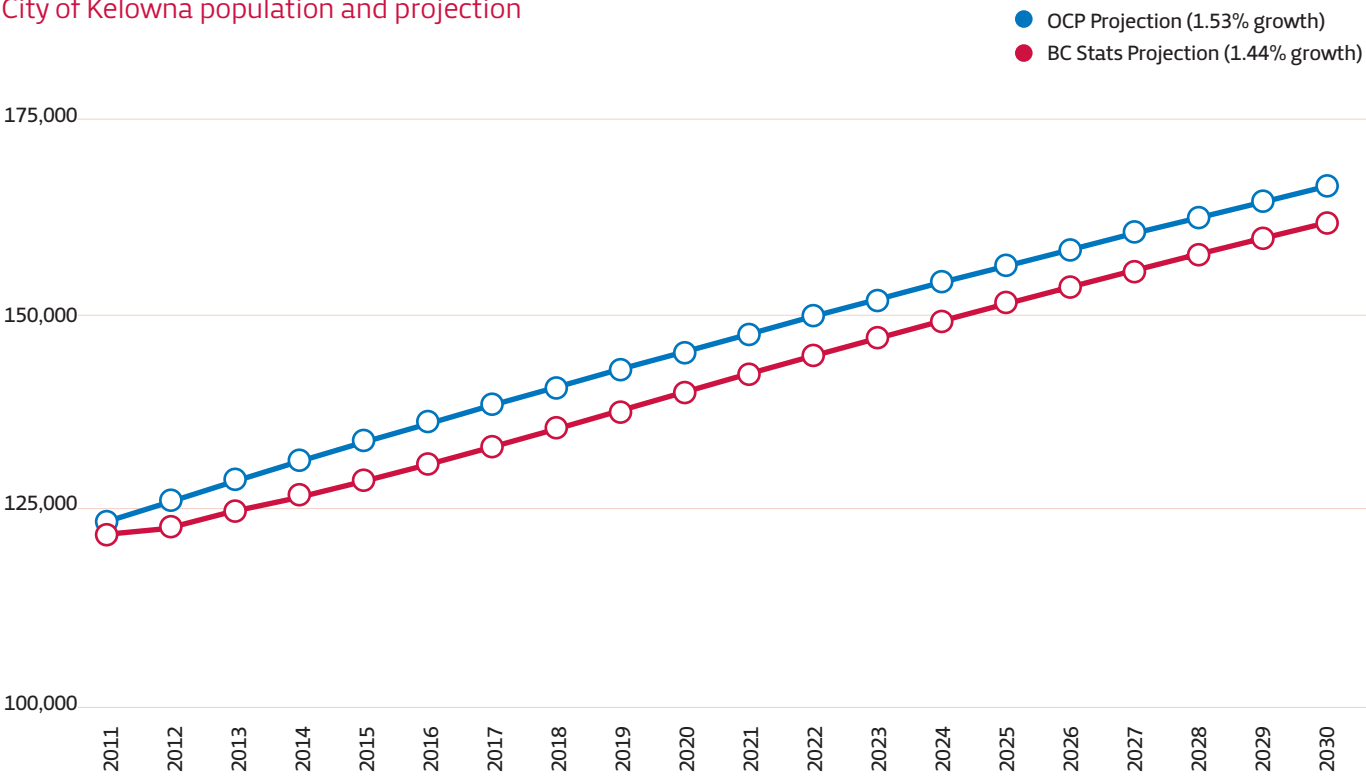
Kelowna’s estimated population for 2014 is approximately 122,000<sup>i</sup>. Population growth has slowed compared to that anticipated in the 2030 Official Community Plan (OCP); however, growth to 2030 is still projected to be higher than the 1.19 per cent expected for the province.

The population of the entire Kelowna Central Metropolitan Area (CMA) is also expected to age over the next 15 years as the percentage of working-age residents shrinks (age 20-64) and percentage of seniors (age 65+) grows from 19.9 per cent in 2014 to 25.5 per cent in 2030<sup>ii</sup>. This trend is expected throughout the province; however, not to the same degree as the Kelowna CMA.

While visible minorities represent a small proportion of Kelowna’s population when compared to the provincial average, this sector of the population has increased substantially from 4.5 per cent in 2001 to 7.9 per cent in 2011. The largest visible minority groups are South Asian and Chinese. <sup>iii</sup>

When examining the factors affecting growth, Kelowna’s population increases will heavily rely on migration<sup>1</sup> for population increases as the rate of natural increase declines. From 2012-2013 the Kelowna CMA growth has been primarily due to intraprovincial migration.

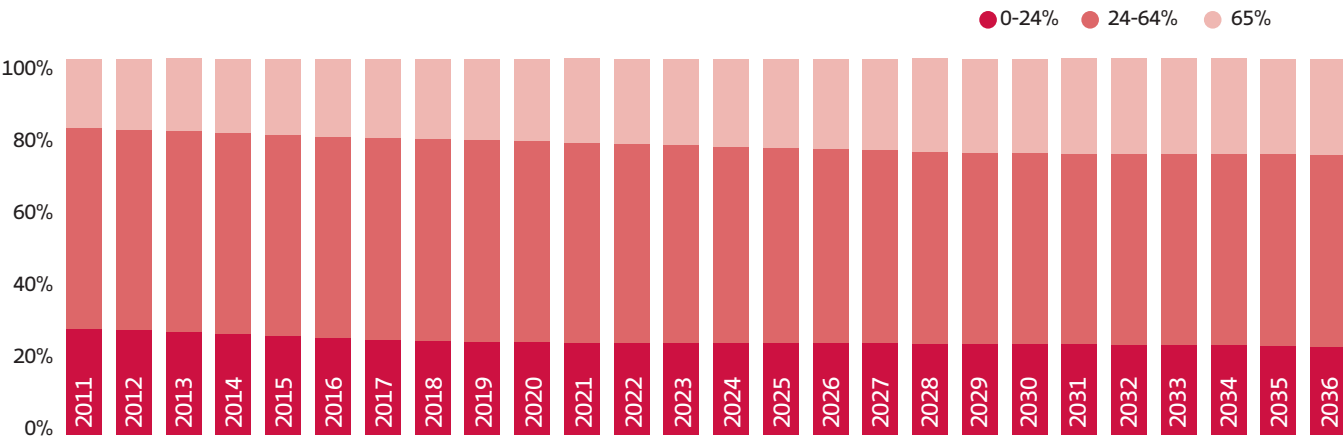
City of Kelowna population and projection



Source: 2030 OCP and BC Stats

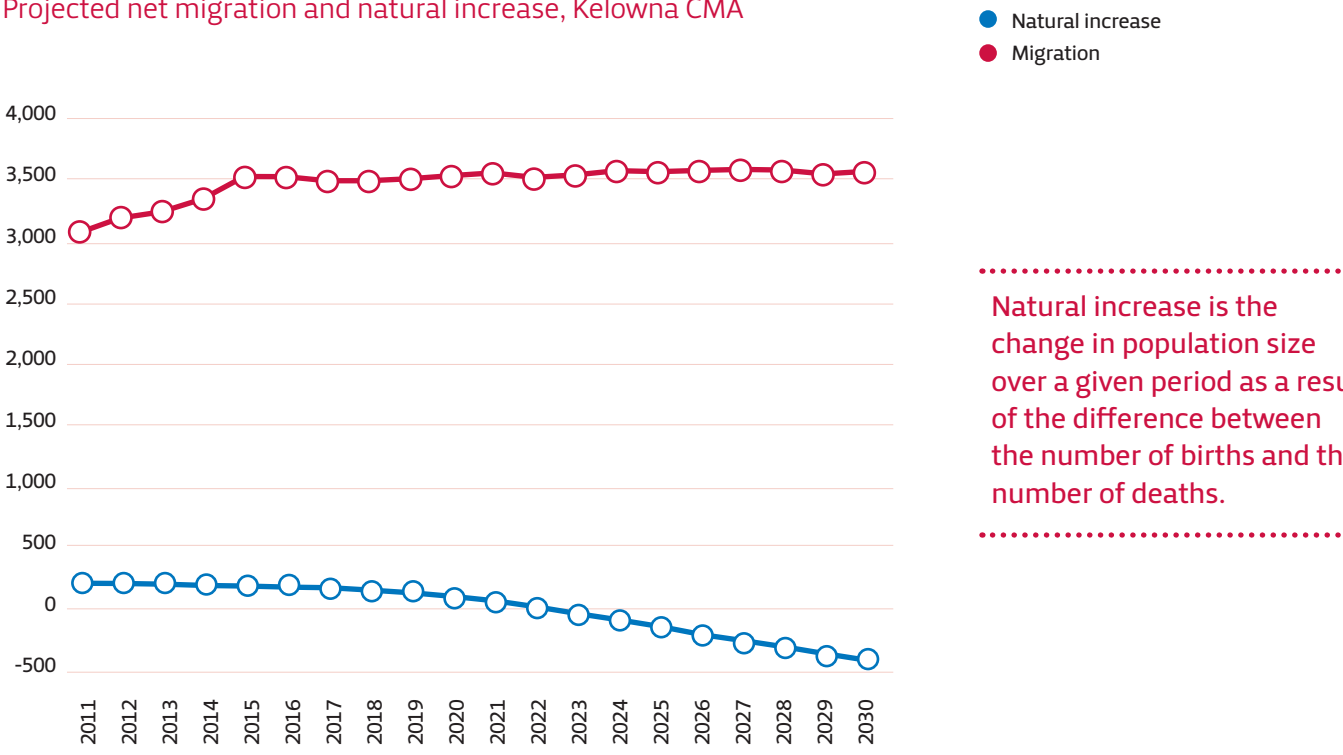
<sup>1</sup> Migration is made up of interprovincial, intraprovincial and international migration.

Projected age distribution, Kelowna CMA



Source: BC Stats

Projected net migration and natural increase, Kelowna CMA



Natural increase is the change in population size over a given period as a result of the difference between the number of births and the number of deaths.

Source: Province of British Columbia, BC Stats, P.E.O.P.L.E. Projection Model Projection 33



Quality of life

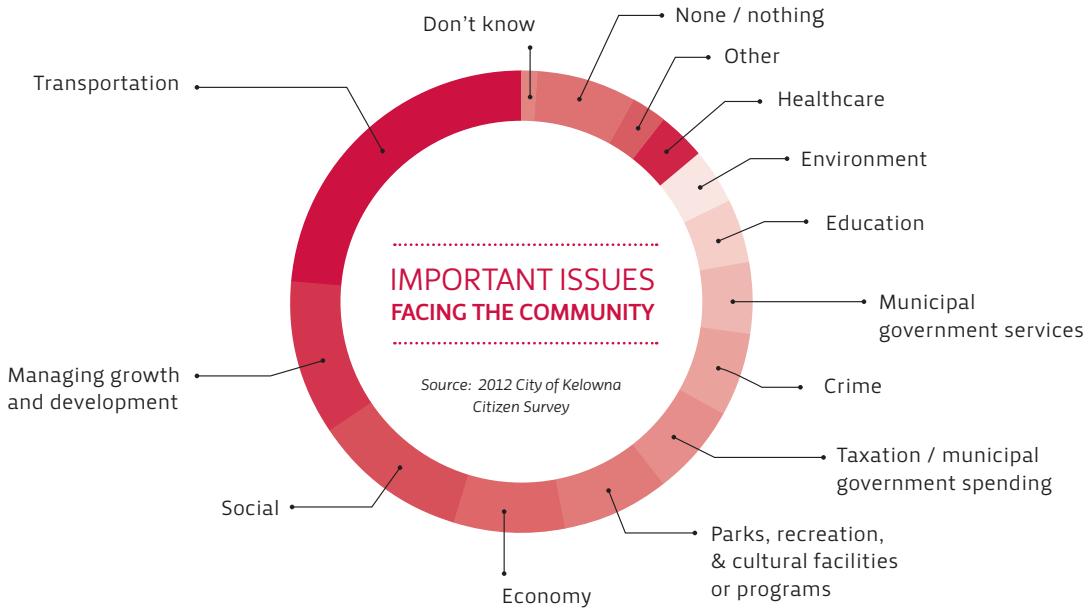
For the first time, the 2012 Citizen Survey asked residents about their quality of life. Of those surveyed, 96 per cent claimed their quality of life in Kelowna was either good or very good. Nearly three quarters of the respondents claimed their quality of life had improved, and one of the top reasons given for this perception was new and improved parks and green space. Economic factors topped the list for reasons for those with declining quality of life.<sup>iv</sup>



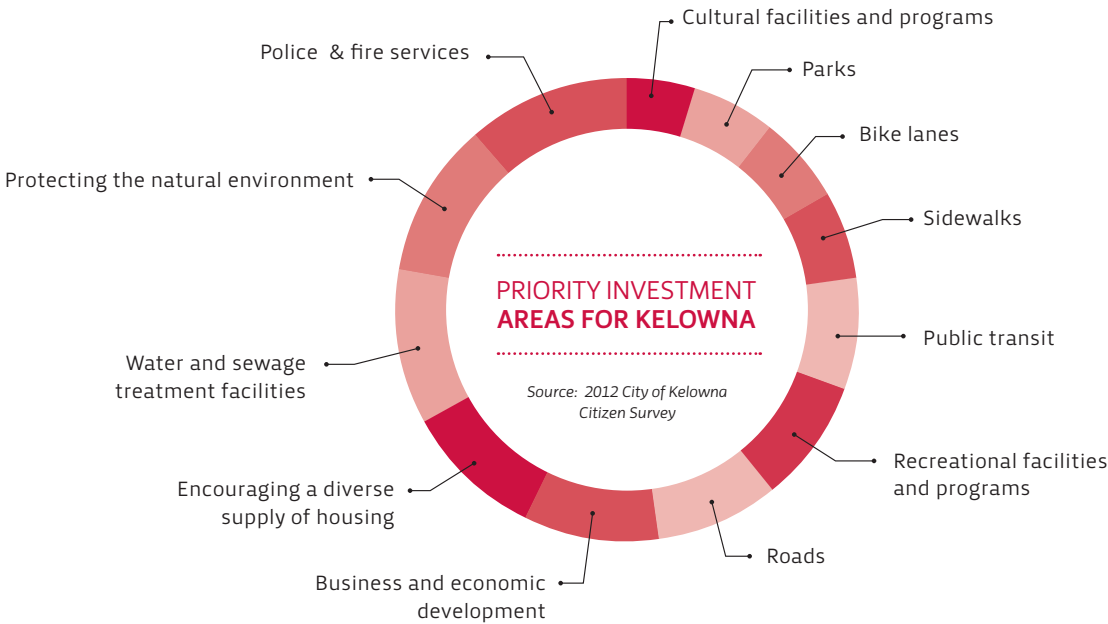
Issues & priorities

Residents view transportation and managing growth and development as two of the top issues in Kelowna. When asked where investment should be made, roads ranked sixth, while police and fire services and protecting the natural environment topped the list.

Issues facing Kelowna



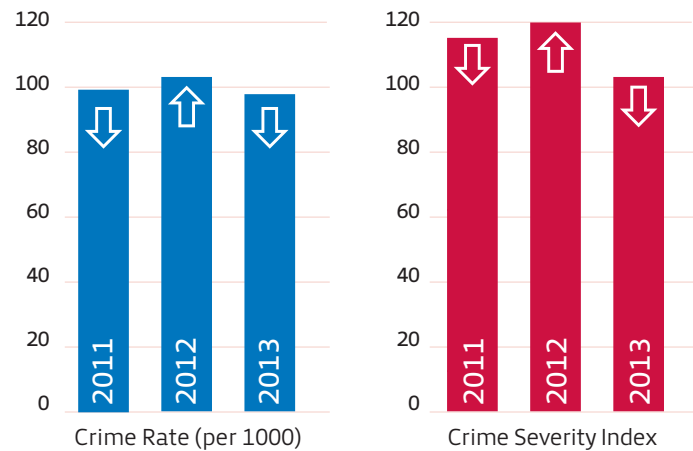
Community investment



Crime

In 2013 in Kelowna, there were 98 crimes (criminal code offenses) reported per 1,000 people, a decrease over the past two years.<sup>v</sup> This decrease is consistent with the overall trend of declining crime rates observed in B.C. and across Canada. The crime severity index, which tracks the severity of police-reported crimes, has also been on the decline.

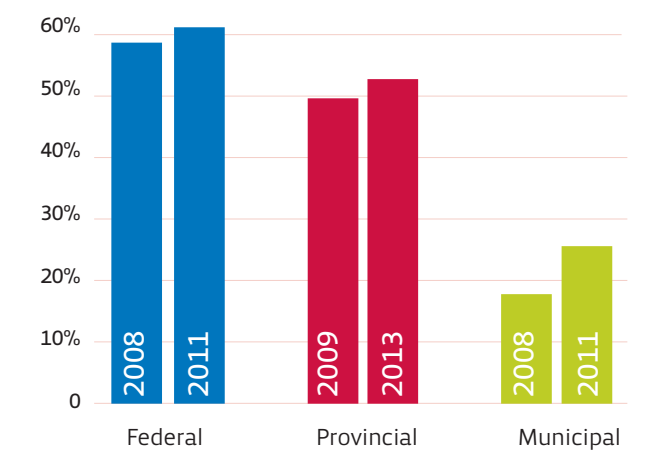
Crime rates



Engagement

One way to measure citizen engagement is through voter turnout. Voter turnout in Kelowna is much higher for federal and provincial elections than for municipal elections. Over the most recent two election cycles, all levels of government have witnessed an increase in voter turnout. The City of Kelowna continues to provide new opportunities to encourage more voters during municipal elections.

Voter participation



Source: RCMP (Crime Rate) and Statistics Canada CANSIM table 252-0089: Crime severity index and weighted clearance rates, by police service, British Columbia

Source: Elections Canada, Elections BC and the City of Kelowna



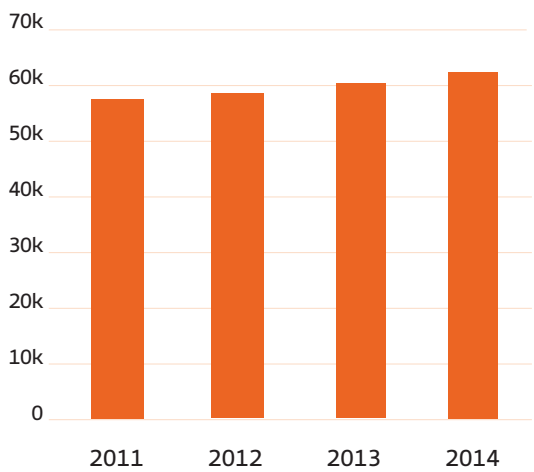
OUR ECONOMY

Income

It is estimated that median household income rose 7.8 per cent from 2011 to \$60,360 in 2014, which is consistent with provincial trends. Income growth in Kelowna has kept pace with growth of the living wage which is estimated at \$18.42 per hour.<sup>vi</sup> Nearly 30 per cent of the income received in Kelowna in 2010 was from retirement pensions, investment income and government transfer payments. This is far above that of B.C.'s total of 24.7 per cent. This is a trend that we expect to continue, and to expand, as the population continues to age.<sup>vii</sup>

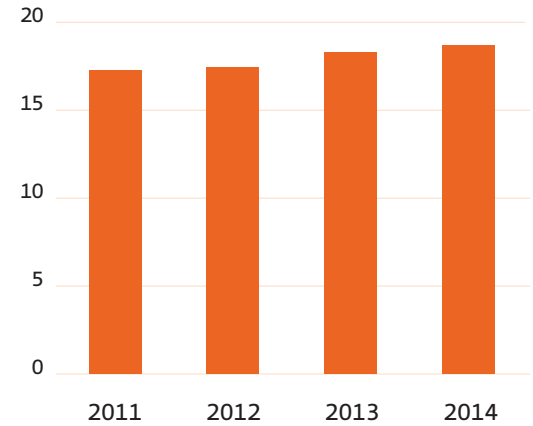
Living Wage is defined as wage required for each adult of a two parent, two child household to be out of extreme poverty and meet its basic needs.

Median income \$/year



Source: Environics Based on National Household Survey and Regional District of Central Okanagan

Living wage \$/hour

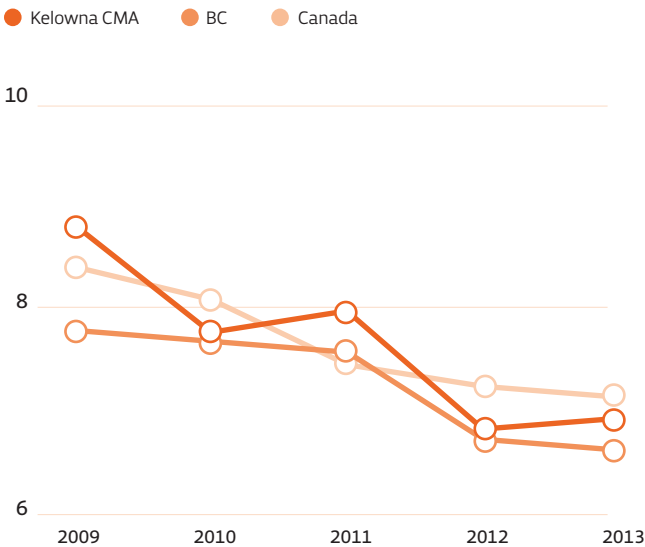


Source: Environics Based on National Household Survey and Regional District of Central Okanagan

# Employment

Like B.C., the Kelowna CMA has experienced a decline in the annual average unemployment rate since 2009 to 6.9 per cent in 2013.<sup>viii</sup> While still slightly higher than the B.C. average, the unemployment rate remains less than the annual Canadian average. The labour force participation rate has dropped in recent years and is expected to continue to decline as the population continues to age. Related to this, attracting and retaining employees is one challenge identified by employers in the region.<sup>x</sup>

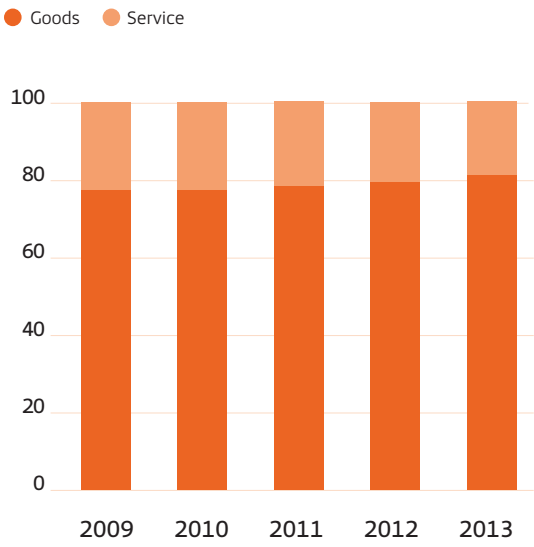
## Unemployment rate



Source: Statistics Canada, Labour Force Survey Estimates, Cansim Table 282-0110

Kelowna CMA's labour force is dominated by the service sector (e.g. trades, transportation, finance, educational, health care) and over the past three years the percentage of people employed in this sector has continued to grow. While the service sector labour force is high, it is not unusual when compared to the rest of B.C. or Canada. Within specific labour force sectors, data over the past five years has not provided reliable trends.

## Per cent employed by sector

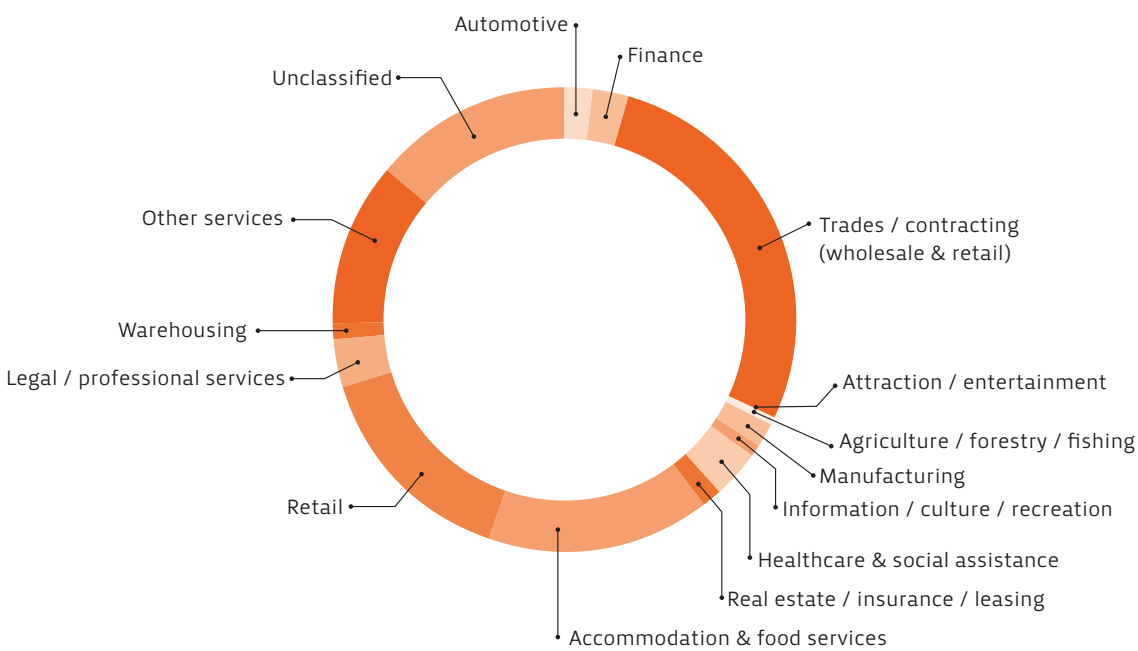


Source: Statistics Canada Table 282-0112 Labour force survey estimates (LFS), employment by census metropolitan area based on 2006 census boundaries and North American Industry Classification System (NAICS), annual

# Business

In 2013, the City of Kelowna issued 9,197 business licenses showing a 0.6 per cent increase over the previous year; however, still down from the 9,300 licenses issued in 2007. This is consistent with the recession of the mid-2000s and the slow economic recovery that has been experienced throughout the country. Of the business licenses issued, trades/contracting dominate followed by the retail sector. Kelowna is a city of small business with approximately 87 per cent employing fewer than 20 employees.<sup>xi</sup>

## 2013 business licenses

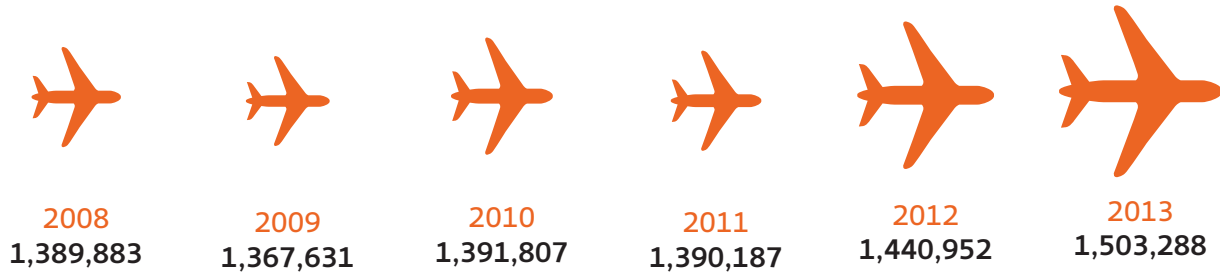


Source: City of Kelowna

# Travel

Like other areas of the economy, Kelowna International Airport (YLW) is also experiencing growth. Passengers traveling through YLW have continued to increase between 2011 and 2013 by over four per cent between 2012 and 2013 alone. This trend is on track to exceed the medium forecast scenario of 1.6 million passengers by 2015.<sup>xii</sup> New routes include San Francisco and increased connections to Fort McMurray.

## Airport passengers



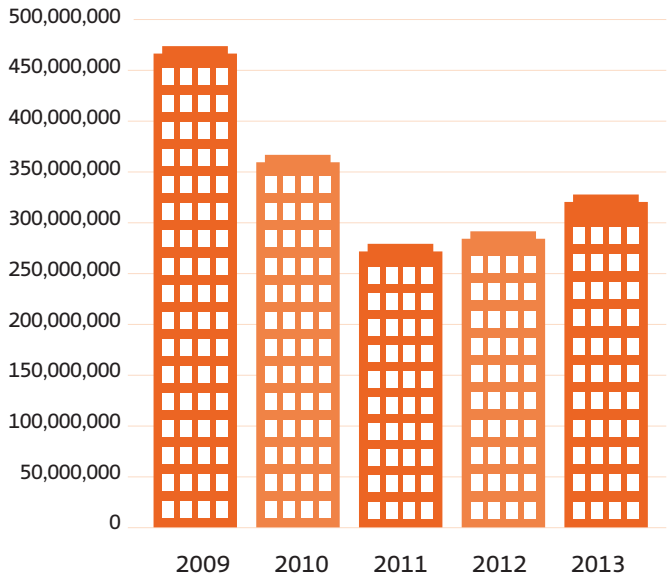
Source: City of Kelowna



### Building permits

Moderate economic recovery since 2011 is seen in the value of all building permits issued at City Hall, where value has increased by 22 per cent between 2011 and 2013.

Value of building permits



### Education

The post-secondary education industry has also become a major contributor to the local economy. In 2013, over 19,000 people attended UBC Okanagan and the Kelowna campus of Okanagan College. Together, both institutions employ over 1,625 staff. <sup>xiv</sup>

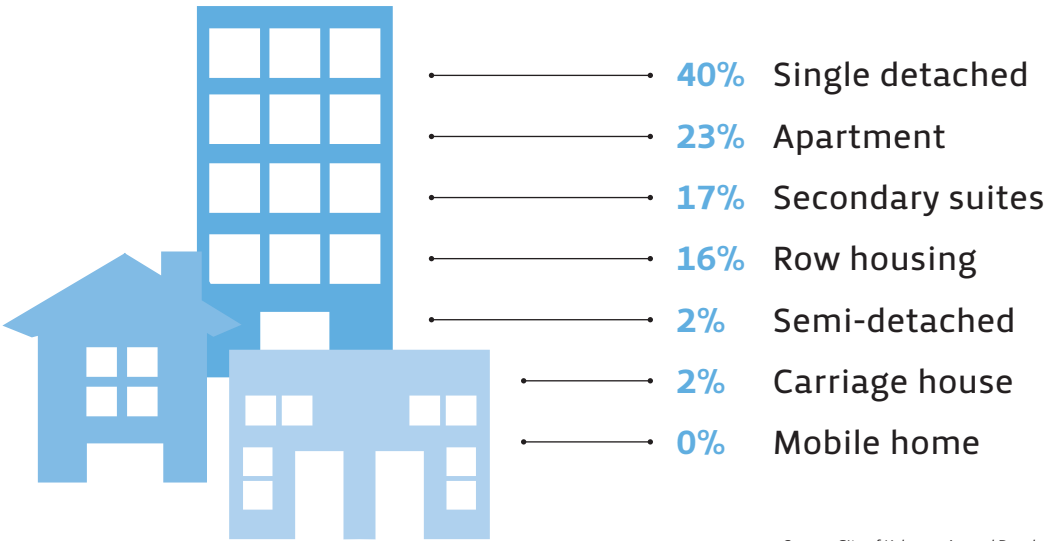


## OUR HOMES

### Housing Activity

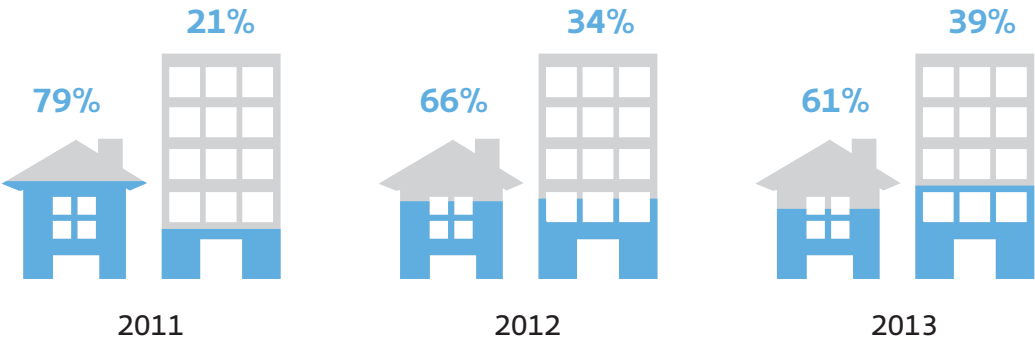
The number of residential building permits issued by the City of Kelowna has continued to increase since 2011, with permits for 721 units issued in 2013, up almost 30 per cent from 2012. While a substantial increase, building permit issuances have not met the 25-year historical average of approximately 1,200 units annually. Since 2011, the proportion of new multi-unit housing has steadily increased. Partial building permit information for 2014 suggests that the positive annual growth is continuing.

2013 Kelowna development by unit type



Source: City of Kelowna Annual Developments Stats Report

Building permit issuances by type



Source: City of Kelowna Annual Development Stats Report



## Ownership housing

Similar to other communities, the housing ownership market in the Kelowna CMA has shown two consecutive years of price moderation with declining average home sale prices to \$398,175 in 2013. However, sales activity is increasing in the area, suggesting a slightly stronger market for 2014, consistent with Canadian Mortgage and Housing Corporation (CMHC) forecasts of a 1.7 per cent increase in sales value in 2014 and a 2.0 per cent increase in 2015.<sup>xv</sup>

The median multiple affordability index, a standard used internationally to assess housing affordability, has also improved over the past two years, indicating that home ownership is becoming more affordable. Despite the improvement, housing affordability still remains a challenge.

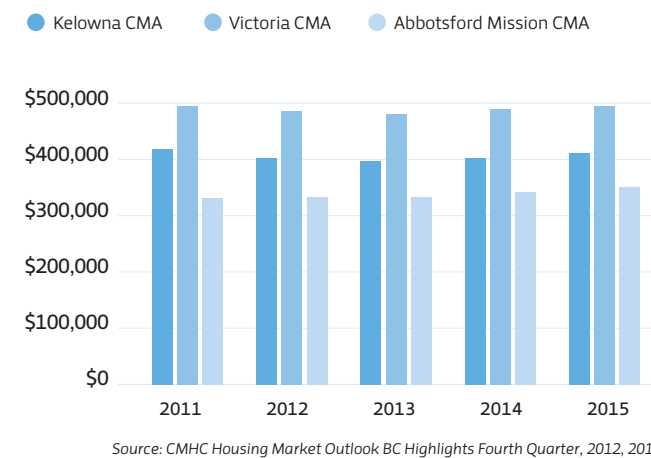
## Rental housing

Indicators are pointing to a constrained rental market in Kelowna, as vacancy rates decline. In response, the monthly cost of an average two-bedroom unit is increasing - going up four per cent since 2012. In response, vacancy rates have declined in recent years. To address this, the City has multiple policies that encourage the development of rental housing, including tax incentives and rental housing grants.

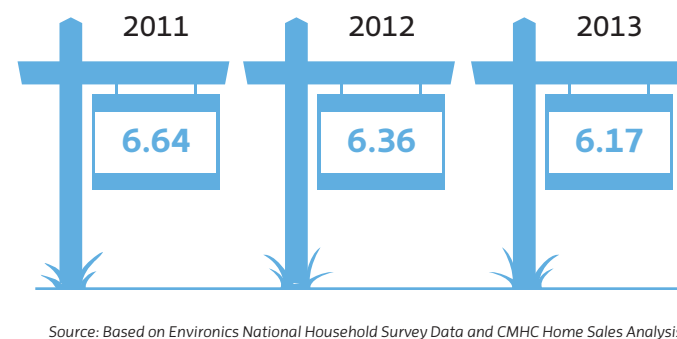
Affordability can be measured using the median multiple affordability index which is defined as the median price of a home divided by the median household income in that market.

Source: Demographia Canadian Housing Affordability - 2014 Edition, <http://viableopposition.blogspot.ca/2014/03/demographia-canadian-housing.html>

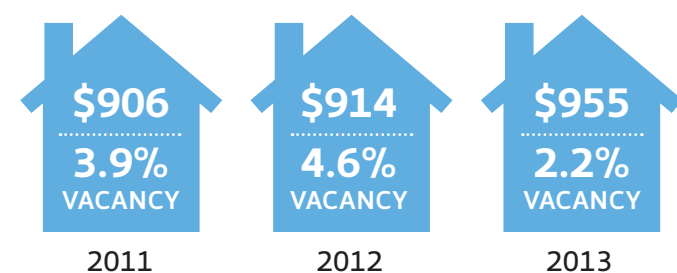
### Average home sales prices and forecast



### Median multiple affordability index



### Average rent and vacancy rate for a 2 bedroom apartment



Source: CMHC Rental Market Survey - Kelowna CSD - Fall 2013. Data represents units in purpose-built private rental structures with three or more self-contained units, and may be townhouses or apartments.

## OUR ENVIRONMENT

### Greenhouse gases

Kelowna's greenhouse gas (GHG) emissions have decreased 2.4 per cent between 2007 and 2010 while the proportional distribution of sources maintained relatively constant over the period. Over the same period, population increased 7.7 per cent. Despite trending in the right direction, Kelowna will need to make significant gains to reach its Official Community Plan target of 33 per cent reduction below 2007 levels by 2020. The biggest contributor to emissions is the on-road transportation sector accounting for nearly two-thirds of all emissions.

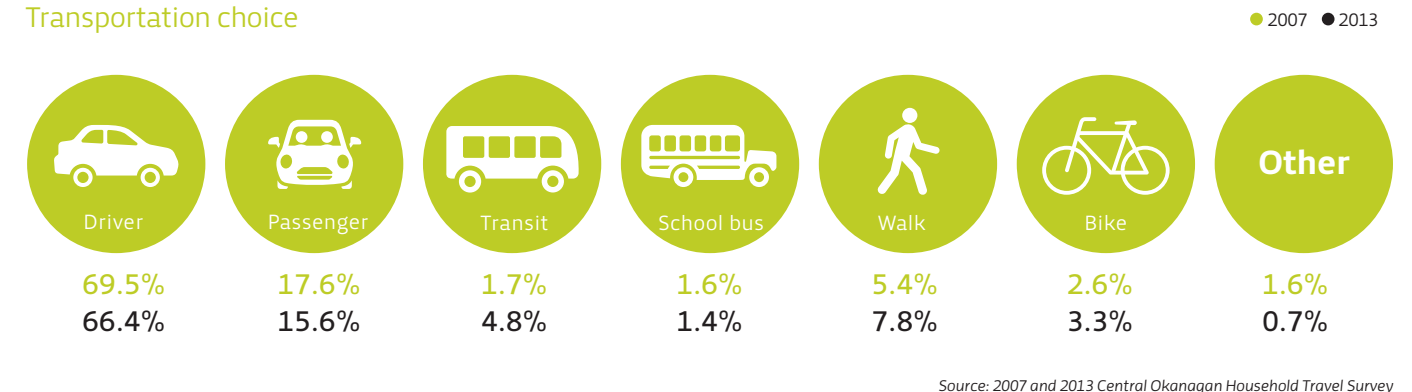
### GHG emissions in tonnes



### Active transportation

In recent years, gains have been made in the transportation sector. Between 2007 and 2013, there has been more than a three per cent switch in modes from the automobile to more sustainable transportation alternatives, such as transit, cycling and walking. Investments in Bus Rapid Transit Infrastructure, changes to parking rates and expansion of active transportation corridors are further evidence of the City's commitment to reducing automobile dependency.

### Transportation choice



Utilities

Kelowna’s average household electrical energy consumption has been declining since 2011. A trend cannot yet be determined for average household gas consumption; however, 2013 numbers are lower than 2011. Local utility providers have offered and continue to offer incentives to reduce home energy consumption.

Kelowna’s household water consumption varies significantly throughout the year, and peak summertime use can be in excess of triple winter water consumption. On a per capita basis, average water consumption dropped over 4.4 per cent to 375 litres/person/day in 2013.

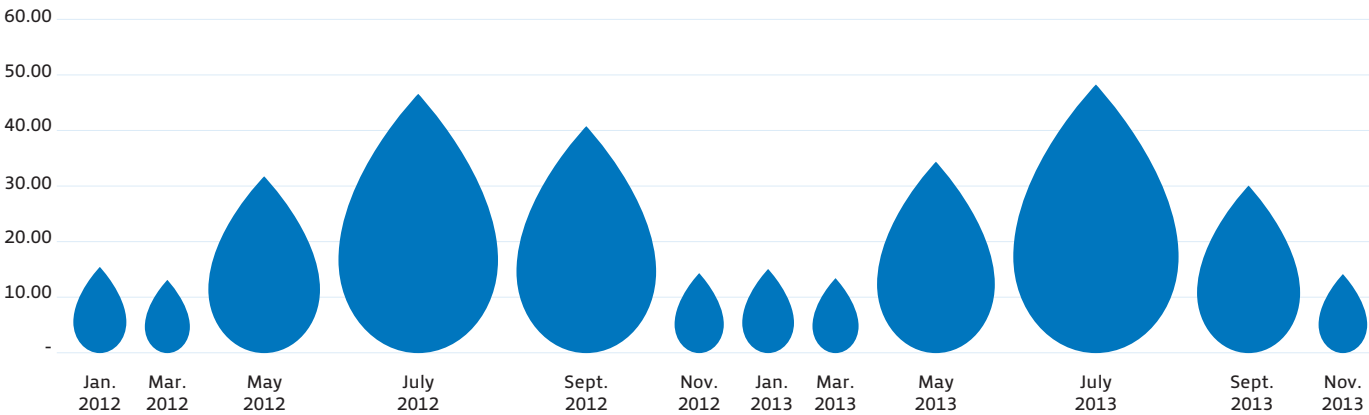
Consumption is still above the B.C. average and far above the Canadian average.<sup>xvi</sup> While the trend appears to be on the right track, more data will be required as weather can be a major factor in the amount of water consumed annually. With the introduction of water meters in the late 1990’s, City of Kelowna was able to reduce residential water consumption by 40 per cent. In 2012, the City of Kelowna introduced irrigation and landscaping standards in an effort to curb irrigation water consumption in peak summer months.

Energy consumption



Source: Corix, Fortis Electric, Fortis Gas

Monthly household water consumption for the City water utility (cubic metres)



Source: City of Kelowna Water Utility, Population and household data from Environics Analytics

Notes

- i Based on the OCP growth rate applied to the 2011 Census population
- ii Based on BC Statistics P.E.O.P.L.E Analysis for the Kelowna CMA
- iii Statistics Canada, 2011 National Household Survey, Kelowna Focus on Geography series [www12.statcan.gc.ca/nhs-enm/2011/as-sa/fogs-spg/Pages/FOGcfm?lang=E&level=4&GeoCode=5935010](http://www12.statcan.gc.ca/nhs-enm/2011/as-sa/fogs-spg/Pages/FOGcfm?lang=E&level=4&GeoCode=5935010)
- iv City of Kelowna, 2011 Citizen’s Survey, <http://www.kelowna.ca/CityPage/Docs/PDFs//Council/Meetings/Council%20Meetings%202012/2012-04-16/Item%206.2%20-%202012%20Citizen%20Survey.pdf>
- v City of Kelowna Police Services, 2014
- vi Central Okanagan Regional District, [http://www.regionaldistrict.com/media/126462/COKLivingWage\\_Jul14.pdf](http://www.regionaldistrict.com/media/126462/COKLivingWage_Jul14.pdf)
- vii Statistics Canada, 2011 National Household Survey, Kelowna Focus on Geography Series <http://www12.statcan.gc.ca/nhs-enm/2011/as-sa/fogs-spg/Pages/FOGcfm?lang=E&level=4&GeoCode=5935010>
- viii Statistics Canada, Labour force survey estimates (LFS), by sex and detailed age group, Cansim Table 282-0002
- ix Statistics Canada, Labour force survey estimates (LFS), by sex and detailed age group Cansim Table 282-0002
- x Growing in the Okanagan: 2020 Labour Market Outlook. [http://www.investkelowna.com/sites/default/files/uploads/growingintheokanagan\\_labourmarket2020.pdf](http://www.investkelowna.com/sites/default/files/uploads/growingintheokanagan_labourmarket2020.pdf)
- xi BC Statistics, ‘British Columbia Business Counts by Employee Size and Census Subdivision, 2013
- xii City of Kelowna, Kelowna International 25 Year Master Plan, <http://www.kelowna.ca/CityPage/Docs/PDFs%5CKelowna%20International%20Airport%5C2025%20Airport%20Master%20Plan.pdf>
- xiii UBC Okanagan enrolment information was obtained from the University of British Columbia 2013 Annual Report on Enrolment: Okanagan Campus. Enrolment data for Okanagan College was obtained from the Okanagan College Kelowna Community Trends Report.
- xiv UBC employs 1,028 staff as of July 31, 2014. <http://ok.ubc.ca/about/facts.html>. Okanagan College employs 667 staff. Both UBCO and OC figures include permanent and temporary staff and faculty.
- xv CMHC Housing Market Outlook BC Region Highlights, First Quarter 2014,
- xvi Province of British Columbia, Living Water Smart: British Columbia’s Water Plan, <http://livingwatersmart.ca/didyouknow.html>





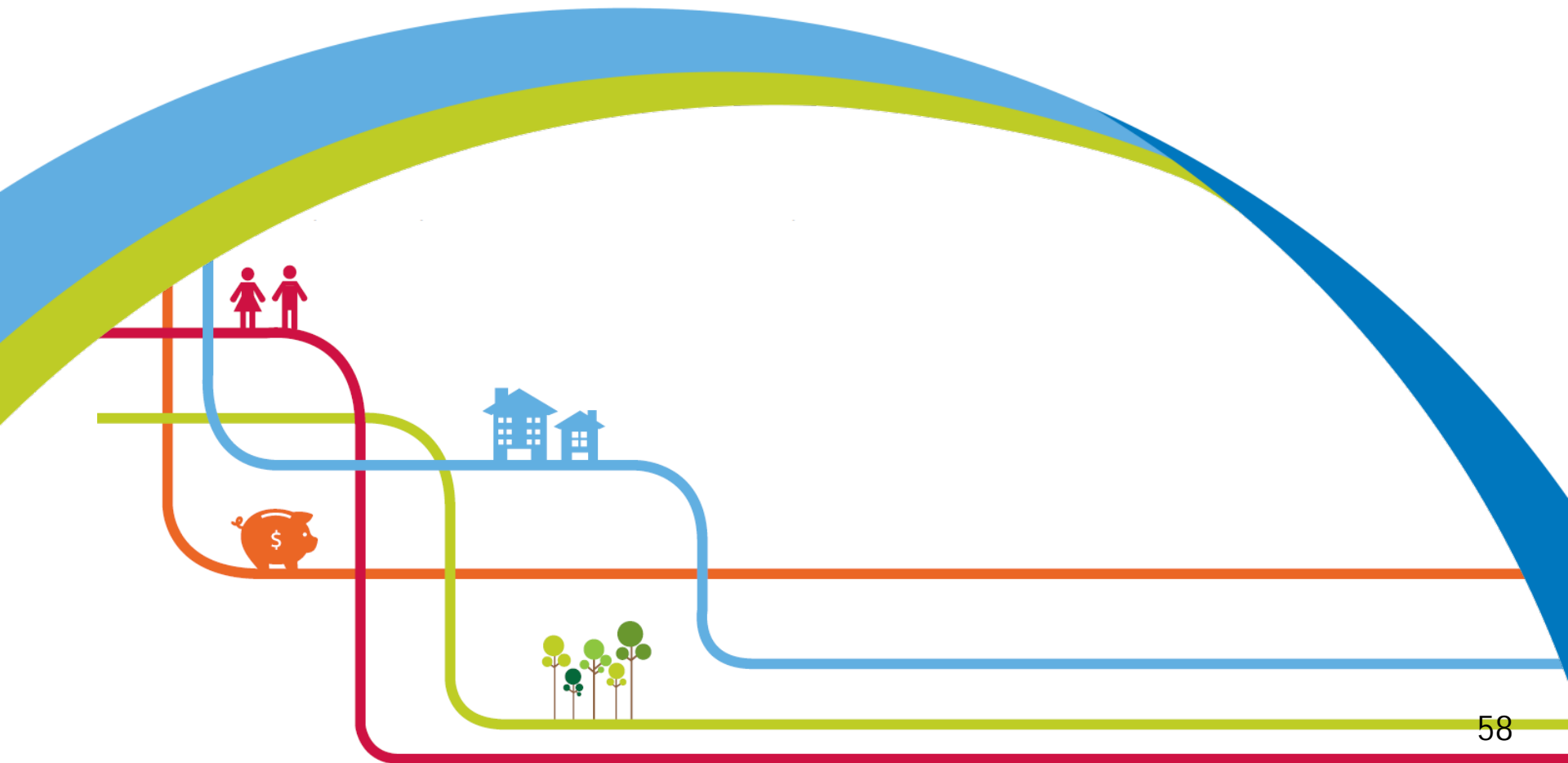
City Hall  
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F. 250-862-3363  
pplanning@kelowna.ca

[kelowna.ca/about](http://kelowna.ca/about)



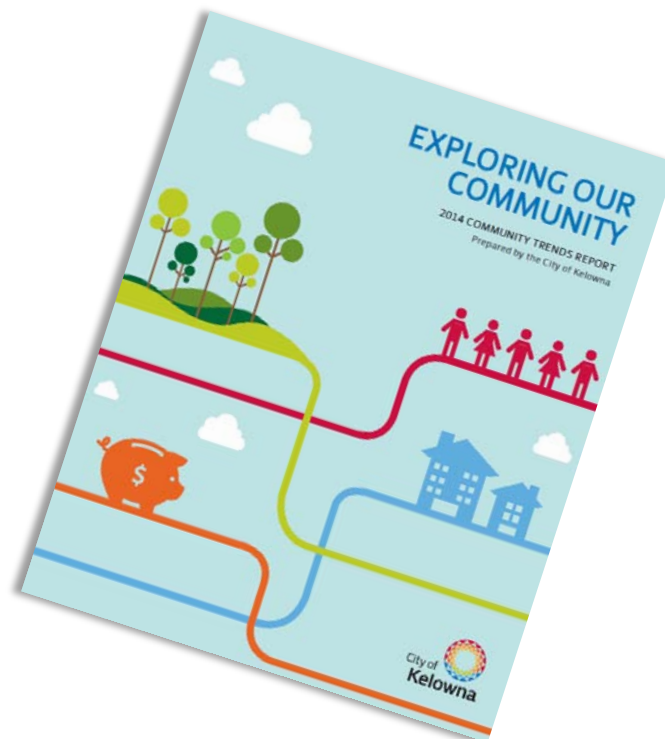
# EXPLORING OUR COMMUNITY

2014 Community Trends Report



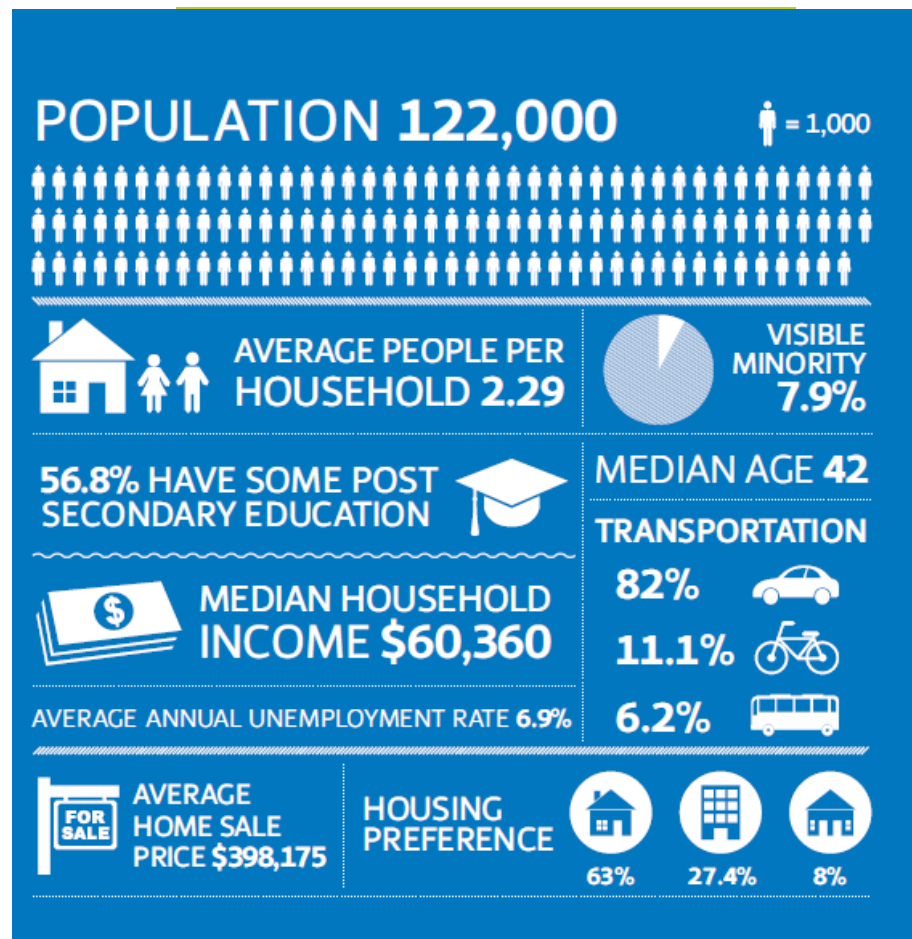
## PURPOSE

- ▶ Inaugural report
- ▶ Establish key baseline trends within the Kelowna on a variety of community indicators
- ▶ Will assist with identification of key priorities to aid corporate decision-making
- ▶ Provides the community a resource for basic statistical and demographic data
- ▶ Can be used as the foundation for organizational and program planning and development, policy analysis and community development.



## FOUR KEY AREAS

- ▶ Our people
- ▶ Our economy
- ▶ Our homes
- ▶ Our environment

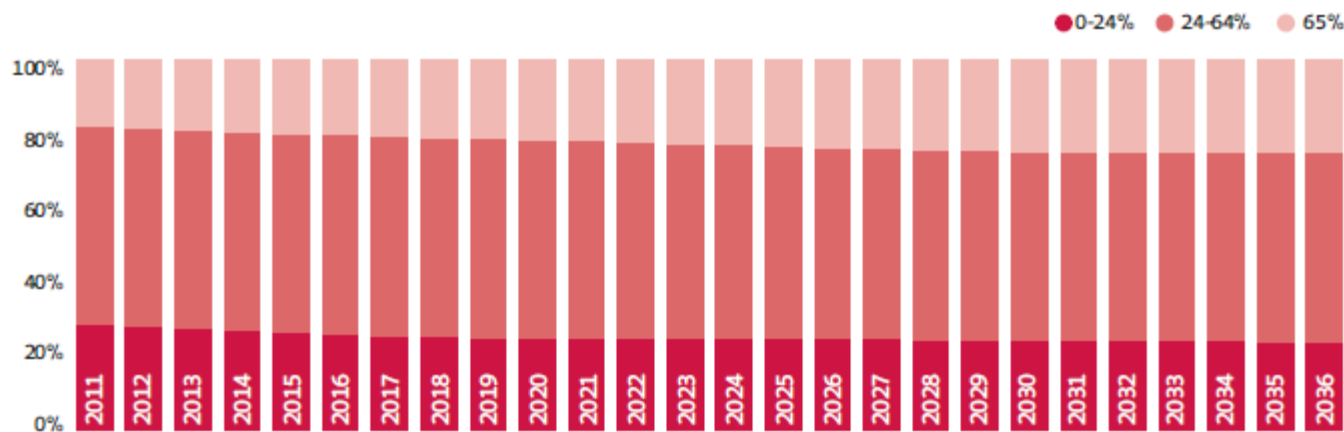




## OUR PEOPLE HIGHLIGHTS

- ▶ Population approximately 122,000
- ▶ Population growth slowed compared to OCP predictions
- ▶ Percentage of seniors to increase from 19.9% 2014 to 25.5 % in 2030
- ▶ Population increases will rely on intra-provincial migration
- ▶ Crime rate is declining

Projected age distribution, Kelowna CMA

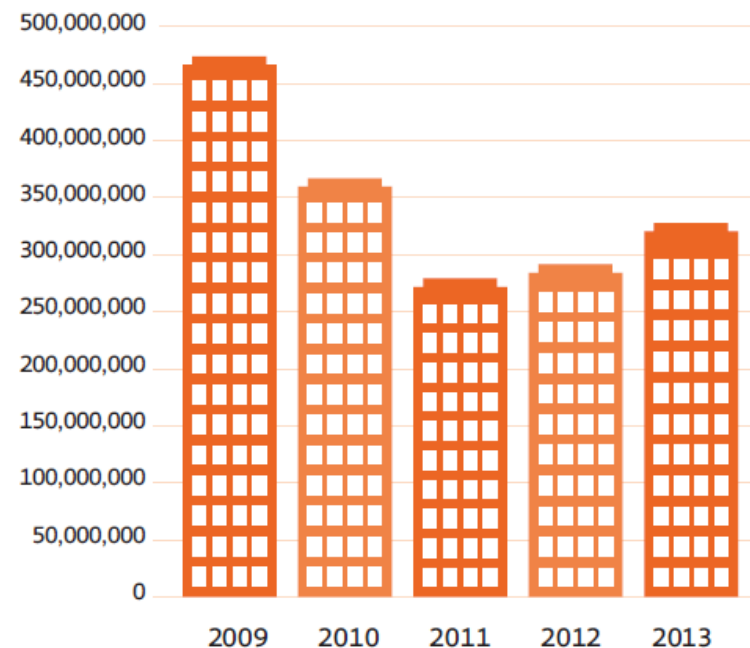


Source: BC Stats

## OUR ECONOMY HIGHLIGHTS

- ▶ Median income up 7.8% over past 3 years
- ▶ Decline in annual average unemployment rate to 6.9% in 2013
- ▶ 9,197 business licenses
- ▶ 87% of businesses employ fewer than 20 employees
- ▶ Passengers at YLW continue to increase
- ▶ Value and number of building permits up (22% increase in value since 2011)

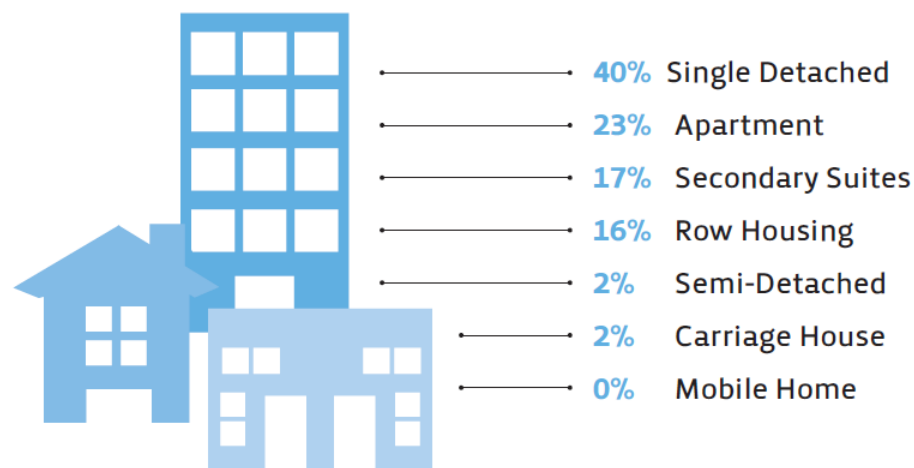
Value of building permits



## OUR HOMES HIGHLIGHTS

- ▶ Home sale prices moderation past 2 years, forecast to increase in 2014 and 2015
- ▶ Rental market is constrained - vacancy down and cost to rent is up

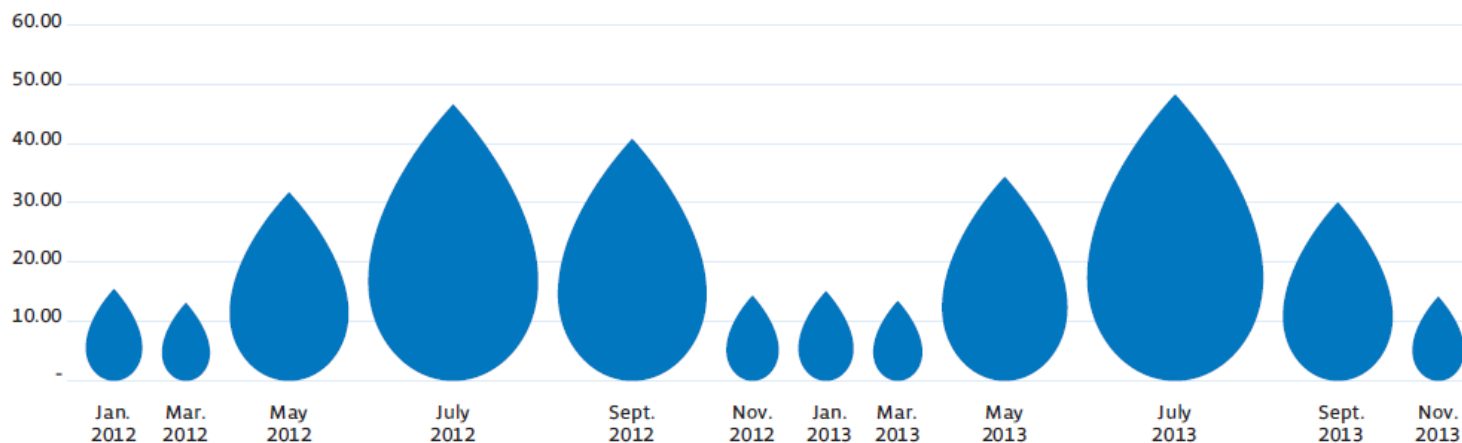
2013 Kelowna development by unit type



## OUR ENVIRONMENT HIGHLIGHTS

- ▶ 2.4% decrease in GHG emissions between 2007 and 2010
- ▶ Over 3% switch to more sustainable transportation modes
- ▶ Declines in per capita electrical and gas consumption
- ▶ Decline in per capita water consumption

Monthly household water consumption for the City water utility (cubic metres)





## NEXT STEPS

- ▶ Trends to be tracked annually where available
- ▶ Trends will be incorporated into next OCP review
- ▶ Trends being addressed through:
  - ▶ vital urban centers
  - ▶ diverse housing
  - ▶ Transit and active transportation infrastructure expansion
  - ▶ New police services building



# Report to Council



**Date:** 10/28/2014

**File:** 0710-40

**To:** City Manager

**From:** Danielle Noble-Brandt, Department Manager, Policy and Planning

**Subject:** Rental Housing Grant Recommendation For 2015

Report Prepared by: James Moore, Long Range Policy Planning Manager

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## **Recommendation:**

THAT Council receives the report from the Department Manager, Policy and Planning dated October 22, 2014 regarding a Rental Housing Grant Recommendation for 2015;

AND THAT Council approves the 2015 Rental Housing Grants as identified in the report from the Department Manager, Policy and Planning dated October 22, 2014, in accordance with the Housing Opportunities Reserve Fund Bylaw No. 8593 and Council Policy No. 335, Rental Housing.

## **Purpose:**

To consider approval of two purpose-built rental housing projects for rental housing grants in 2015.

## **Background:**

According to the most recent data from the Canada Mortgage and Housing Corporation (CMHC)<sup>1</sup>, the Kelowna rental market has become more competitive since 2012. The vacancy rate has decreased from 3.9% in 2012 to 1.9% in 2013. CMHC is forecasting this rate to remain unchanged for 2014, but to become further constrained in 2015. As supply has become more constrained, the price for rental accommodation in Kelowna has increased.<sup>2</sup>

The 2011 Housing Strategy concluded that purpose-built rental housing<sup>3</sup> would be the best match to address gaps in the long term housing supply. However, this form of housing is

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<sup>1</sup> CMHC, Housing Market Outlook - Kelowna, BC (Spring, 2014).

<sup>2</sup> City of Kelowna, 2013 Housing Report, p. 5.

<sup>3</sup> Defined in the OCP as rental buildings with 5 or more strictly rental dwellings; this is considered affordable housing because rent increases are controlled under the Residential Tenancy Act.

difficult to finance<sup>4</sup>. In 2012 Council approved expanding the rental grants program and changing the revitalization tax exemption program to help augment the purpose built rental housing supply.

Applications for 2015 grants were required by the end of September 2014 in accordance with the amended [Council Policy No.335](#) - Rental Housing Grants. A housing agreement must be signed to secure the rental dwellings for a minimum of ten years. After ten years a request can be made to release the notice of the housing agreement. To discharge housing agreements requires Council approval and a subsequent repayment of the grant funding to the City for the Housing Opportunities Reserve Fund (s. 4.4 and 4.5 of the [Housing Opportunities Reserve By-law 8593](#)).

Requesting a release of the Housing Agreement is not likely for provincially-subsidized, non-profit rental housing. Requests for stratification of purpose-built rental buildings can be expected. Letters outlining this process are sent to grant recipients and these letters<sup>5</sup> would specify that repayment of the grant is required if the housing agreement is lifted. This process will also be reaffirmed in the housing agreement.

This report outlines the properties being recommended to receive rental housing grants for 2015, as follows:

1. \$193,684 for 46 units at Dickson and Bedford Avenues
2. \$126,316 for 30 units at Mount Baldy Drive

The rental housing grants have been established to help offset the cost of DCCs<sup>6</sup>. Based on the applications received and the DCC estimates, the amount the City could authorize for rental housing grants would be \$1,026,428, which is the total cost of the DCC's. However, the 2014 budget provides for \$320,000<sup>7</sup> in total. On the basis of available budget, the recommended grants are summarized in the table outlined below.

Building	Number of Eligible Dwellings	Recommended Grant	Estimated DCC	Type of Eligible Units	Related Development Applications
Dickson & Bedford Ave	46	\$193,684	\$597,008	Purpose-built rental	Z14-0050 / DP14-0196 / DP14-0197 / DVP14-0195
Mt. Baldy Drive	30	\$126,316	\$429,420	Purpose-built rental	n/a
<b>Totals</b>	<b>76</b>	<b>\$320,000</b>	<b>\$1,026,428</b>	-	

Grant recipients will be notified by letter of the amount of the grant and advised that they need to include a copy of that letter with their building permit application in order to receive a DCC credit, on the DCC's payable at building permit stage, equal to the amount of the grant.

<sup>4</sup> Based on more than 20 (15 Kelowna-based) interviews with rental housing builders, developers and lenders conducted by contracted staff in 2010/2011.

<sup>5</sup> Copied to the Director of Finance & Building and Permitting Branch Manager.

<sup>6</sup> Deferral of DCCs was requested by developers during the consultation for the [Housing Strategy](#).

<sup>7</sup> Based on the annual budget for DCC grants and the Housing Opportunities Reserve funding.

In addition to rental housing grants, application can also be made for property tax exemption. The property tax exemption is for the exemption of municipal taxes on new purpose built rental buildings for a maximum of 10 years, and does not have to be repaid. Applications must be consistent with the OCP and supported by the City in order to be eligible. When the vacancy rate is 3% or less, purpose-built rental buildings supported by Council are eligible to apply. Both projects considered in this report either have or are expected to make formal application for the tax exemption.

**Internal Circulation:**

Director, Financial Services  
Manager, Urban Planning

**Legal/Statutory Authority:**

*Local Government Act*, Sections 877. (1) (a) 933.1(1)

**Legal/Statutory Procedural Requirements:**

[Housing Opportunities Reserve Fund Bylaw](#) No.8593

**Existing Policy:**

Official Community Plan

Objective 10.3 Support the creation of affordable and safe rental, non-market and/or special needs housing.

Policies 10.3.1, 10.3.2, 10.3.3 & 10.3.4

[Council Policy No.335](#) - Rental Housing Grants

**Financial/Budgetary Considerations:**

Budgeted funds allow for a contribution of \$4,210.53 per dwelling for 76 new rental dwellings.

Available funds are as follows:

<a href="#">Housing Opportunities Reserve Fund (HORF)</a> - annual budget allocation:	\$200,000
<u>Annual Budget Allocation to Rental Grants to provide partial relief from DCCs</u>	<u>\$120,000</u>
<b>Total Funds Available</b>	<b>\$320,000</b>



**Considerations not applicable to this report:**

External Agency / Public Comments:

Personnel Implications:

Communications Comments:

Alternate Recommendation:

Submitted by:

James Moore, Long Range Policy Planning Manager

Approved for inclusion:



Danielle Noble-Brandt, Department Manager, Planning and Policy

cc:

Divisional Director, Community Planning & Real Estate

Director, Financial Services

City Clerk

Manager, Urban Planning

Director, Communications

Director, Development Services

Revenue Manager

# Report to Council



**Date:** November 3, 2014  
**Rim No.** 1140-53  
**To:** City Manager  
**From:** Johannes Säufferer, Manager, Property Management  
**Subject:** 2014-11-03 REPORT - Westcorp Hotel License of Occupation

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## **Recommendation:**

THAT Council approve the City entering into a fifteen (15) year License of Occupation with 1324632 Alberta Inc. ("Westcorp Hotel"), with the option to renew for three additional 15-year terms, in the form attached as Schedule A to the Report of the Manager, Property Management, dated November 3, 2014;

AND THAT the Mayor and City Clerk be authorized to execute the agreement.

## **Purpose:**

That Council approve a fifteen-year License of Occupation agreement with Westcorp Hotel for an approximately 75.2 square meter portion of the City-owned lands at 1466 Mill Street, 1480 Mill Street and 248 Bernard Avenue.

## **Background:**

At the in-camera council meeting of May 26, 2014, council endorsed a Purchase and Sale Agreement with Westcorp Hotel pertaining to City-owned lands on Mill Street. Conditions precedent of the Purchase and Sale Agreement included the ratification of a License of Occupation as required by Westcorp Hotel on account of various awnings, pergolas and canopies (the "Projections") expected to extend from the future hotel over City lands.

While those Projections located over City-owned roadway require no additional land tenure rights for the developer, a License of Occupation is required for those Projections over titled City lands. As shown in Schedule B, a total of approximately 75.2 square meters of titled City land located at 1466 Mill Street, 1480 Mill Street and 248 Bernard Avenue will require protection via a License of Occupation. The proposed term of the License of Occupation is 15 years, with three additional 15-year renewal options so as to align the total license period with the 60-year life expectancy of the hotel building. License fees for the initial 15-year term are approximately \$7,700, and were determined based on the market value of the affected lands; license fees associated with the renewal terms will be based on land values at the time of the renewal.

Endorsement of the proposed License of Occupation by council is a requirement for Westcorp Hotel to proceed with the acquisition of the City lands necessary for the development of the hotel. The Projections associated with the license area are a key component of the future hotels visual appeal, and will significantly improve the public realm while at the same time enhancing the buildings sense of invitation to the public. An artistic rendering of the view of the completed hotel from Kerry Park, showing the various projections, is attached to this report as Schedule C.

**Internal Circulation:**

Manager, Strategic Land Development  
Manager, Park and Building Planning  
Manager, Urban Planning

**Considerations not applicable to this report:**

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

**Submitted by:** Johannes Säufferer, Manager, Property Management

**Approved for inclusion:** Derek Edstrom, Director, Real Estate & Building Services

Attachments: Schedule A - License of Occupation Agreement  
Schedule B - Sketch Plan of License Area  
Schedule C - View of Future Hotel from Kerry Park

cc: G. Hood, Manager, Strategic Land Development  
T. Barton, Manager, Park and Building Planning  
R. Smith, Manager, Urban Planning

## **LICENCE OF OCCUPATION**

THIS AGREEMENT dated for reference the 29<sup>th</sup> day of OCTOBER, 2014.

BETWEEN:

**CITY OF KELOWNA**, a municipal corporation having its  
office at 1435 Water Street, Kelowna, BC., V1Y 1J4

(the "City")

AND:

**1324632 ALBERTA INC.**, Suite 200, 8215 – 112 Street  
Edmonton, Alberta, T6G 2C8

(the "Licencee")

**WHEREAS:**

- A. The Licencee will, upon registration of an Application to Deposit Plan, be the registered owner of Lot A, District 139, ODYD, Plan EPP43122 (the "Property"), which is adjacent to dedicated roadway know as Water Street and Queensway and lands owned by the City legally described as follows:

Parcel Identifier 011-118-750  
Lot 1, District Lot 139, ODYD, Plan 2207

Parcel Identifier 011-118-768  
Lot 3, District Lot 139, ODYD, Plan 2207

Parcel Identifier 012-625-299  
Lot 1, District Lot 139, ODYD, Plan 40519

(collectively the "City Lands");

- B. The Licencee wishes to construct a hotel on the Property (the "Hotel");
- C. The Hotel will have attached to it awnings, pergolas and canopies (the "Improvements") which will be above ground level and will encroach into the City Lands as shown on the sketch attached as Schedule A (the "Licence Area").
- D. The City is prepared to grant the Licencee a Licence of Occupation pursuant to Section 35(11) of the *Community Charter*, S.B.C. 2003, c.26 over the Licence Area to enable the Licencee to construct and maintain the Improvements.



NOW THEREFORE in consideration of the payment of \$7,704.20 (the "Licence Fee"), and other good and valuable consideration, from the Licencee to the City, the receipt and sufficiency of which are hereby acknowledged, the City and the Licencee covenant and agree as follows:

1. **Grant** – The City grants to the Licencee the non-exclusive right and licence to enter onto and use the Licence Area for the purposes of construction, reconstruction, repair and maintenance of the Improvements.
2. **Additional Rights** – For the purposes outlined in Section 1, the Licencee shall have the right to bring onto the Licence Area all necessary materials, vehicles, machinery and equipment.
3. **Change to Licence Area** – As a result of final design and construction of the Hotel on the Property, the parties agree that location of the Improvements will be substantially as set out in the sketch attached as Schedule "A" but may vary in both scope and encroachment. The Licence Area shall be amended upon final design and construction of the Hotel such that the Improvements are located within the Licence Area. Each of the City and the Licencee shall take reasonable commercial steps to assist in the modification of this Licence to permit the amendment to the Licence Area as contemplated in this section 3. The Licence Fee will be unchanged if the Licence Area changes less than 5% from the estimated Licence Area shown in Schedule "A". If the actual Licence Area changes more than 5% from the Licence Area shown in Schedule "A", the Licence Fee will be adjusted accordingly.
4. **Term** – The duration of this Agreement and Licence herein granted shall be for a term of fifteen (15) years commencing on the date of execution of this Agreement, unless earlier terminated in accordance with Section 18 (the "Term").
5. **Extension** – The Licencee shall have the right to renew this Licence of Occupation at the expiration of the Term hereby granted for 3 additional terms of fifteen (15) years each (the "Renewal Terms") upon the same terms and conditions as contained herein except that the Licence Fee to be paid to the City during each Renewal Term shall be the present value of a yearly payment over the life of the Renewal Term equal to 1% of the Fair Market Value (as hereinafter defined) of the Licence Area determined at the time of exercise of the right to renew. To exercise such right, the Licencee shall give written notice to the City not less than two months prior to the expiration of the Term or any Renewal Term of the Licence of Occupation, failing which such right shall be null and void.

For the purposes of this Section 5, "Fair Market Value" shall mean that sum agreed to between the parties, acting reasonably.

If the parties are unable to agree on the Fair Market Value within three (3) months of the commencement of a Renewal Term, then the Fair Market Value shall be determined by arbitration pursuant to the provisions of the Arbitration Act, as amended, but shall not be less than the amount prevailing prior to renewal. Pending the conclusion of any such arbitration, the Licencee shall pay the amount prevailing prior to the renewal. After the arbitration has been finally concluded, the amounts paid subsequent to renewal shall be adjusted accordingly and, if there has been overpayment by the Licencee, it shall be refunded within thirty (30) days by the City (without interest) and if there has been underpayment by the Licencee, the balance owing shall be paid within thirty (30) days by the Licencee (without interest).

Arbitration shall consist of a single arbitrator, if the parties agree upon one, otherwise, to three (3) arbitrators, one to be appointed by each party and a third to be chosen by the first two named before they enter upon the business of arbitration. The award and determination of such arbitrator or arbitrators or any two (2) of such three (3) arbitrators shall be binding upon the parties and their successors and assigns; provided that where the arbitrator or arbitrators are to determine the Fair Market Value of the Licence Area or the appropriate discount rate, such arbitrator or arbitrators shall be residents of the Province of British Columbia and members of the Appraisal Institute of Canada or qualified as real estate appraisers by The Real Estate Institute of Canada or other similar organizations. The Arbitration Act of British Columbia shall apply.

6. **State of Licence Area at Termination** – In the event that this Agreement terminates or expires for any reason, the Licencee will cease all occupation of the Licence Area and will remove all equipment, chattels, fixtures, buildings and other improvements, from the Licence Area. The Licencee will leave the Licence Area in a safe, clean and tidy condition and clear of contamination occurring since the date of commencement of this Agreement. In the event that the Licencee fails to remove any equipment or chattels upon termination of this Agreement then the City may do so and recover the expense thereof from the Licencee. All buildings, improvements and fixtures remaining on the Licence Area become the sole property of the City upon termination of this Agreement, without any compensation whatsoever to the Licencee.
7. **Non-exclusive Use** – The Licencee agrees that:
  - (a) the rights granted under this Agreement do not constitute any interest in the Licence Area or entitle the Licencee to exclusive possession of the Licence Area;
  - (b) the Licencee's rights under this Agreement are at all times subject to the rights and interest of the City as owner and possessor of the Licence Area.
8. **No Waste or Nuisance** – The Licencee will not do or permit anything that may become a nuisance to occupiers or invitees on adjoining lands.
9. **Terms and Conditions** – The Licencee will comply with all the terms, conditions, rules or regulations that the City may from time to time impose in respect of the use and administration of the Licence Area. The Licencee acknowledges that the fact that the Licence is granted by the City does not excuse the Licencee from obtaining building permits, development permits, business licences and other required permissions.
10. **Maintenance** – The Licencee will at its own expense keep the Licence Area in a safe, clean and tidy condition, and will erect boarding and fencing around the Licence Area prior to any construction.
11. **Compliance with Laws** – The Licencee will comply with all laws and regulations pertaining to its use and occupation of the Licence Area.
12. **Inspection by the City** – The City may review and inspect the Licence Area and the work which the Licencee is undertaking pursuant to this Agreement to determine if the Licencee is in compliance with the terms of this Agreement.



13. **No Transfer** – The rights granted to the Licencee under this Agreement and Licence may not be sub-licensed, assigned or otherwise transferred. Provided, however, that if the Licencee transfers title to the Property, the Licencee shall transfer and assign this Agreement and Licence to the purchaser of the Property, and the City shall consent to such transfer and assignment.
14. **Risk** – The Licencee accepts the Licence Area on an as-is basis and agrees that it will use the Licence Area at its own risk, and the City will not be liable in respect of any loss of life, personal injury, damage to property, loss of property or other loss or damage suffered by the Licencee, its contractors, subcontractors, agents, invitees, employees or any other person arising out of this Agreement or the use and occupation of the Licence Area except in the case of negligence or wilful act or omission by the City, its employees, agents or invitees.
15. **Indemnity** – The Licencee will indemnify and save harmless the City and its elected and appointed officials, officers, employees, agents and others from and against any claim, action, damage, liability, cost and expense in connection with loss of life, personal injury, loss of property, damage to property or other loss or damage arising from this Licence or any occurrence on or around the Licence Area during the term of this Licence, or by use or occupancy of the Licence Area by the Licencee or any default of the Licencee under this Agreement or any wrongful act, omission or negligence of the Licencee or its officers, employees, contractors, agents or others for whom the Licencee is responsible. This indemnity will survive the expiry or sooner termination of this Agreement.
16. **Release** – The Licencee hereby releases and forever discharges the City, its elected officials, officers, employees, agents and invitees, of and from any claim, causes of action, suit, demand, expense, cost, legal fees and compensation of whatever kind, whether known or unknown, at law or in equity, including without limitation any claim under the *Property Law Act* (collectively “Claims”), which the Licencee may have, sustain or suffer, as the case may be, now or in the future arising from the Improvements, other improvements in the Licence Area, the expiry or termination of this Licence, the exercise by the City of any of its rights under this Licence or from or in any way connected with the Licencee’s use of the Licence Area, except claims arising from the exclusive negligence of the City.
17. **Insurance** – During the term of this Agreement, the Licencee will carry public liability insurance, in a form and with an insurer acceptable to the City, insuring the Licencee and the City under this Agreement in an amount not less than \$5,000,000.00 per occurrence, and any other type of insurance that the City may reasonably require. The Licencee will provide the City with proof of insurance at the time of execution of this Agreement and at other times upon request.
18. **Termination** – The City reserves the right to terminate this Agreement if the Licencee breaches any of its obligations under this Agreement and fails to remedy the breach with thirty (30) business days of receiving written notice from the City. The City will not be liable to compensate the Licencee for damages, costs or losses resulting from the exercise of this right of termination or any termination of this Licence.
19. **Notices** – Any notice given pursuant to this Agreement will be sufficiently given if it is in writing and delivered by hand or mailed by prepaid registered mail or sent by facsimile transmission to the intended party at its address set out on page 1 of this Agreement or

to such other address as either party may provide in writing to the other pursuant to the provisions of this paragraph.

All notices to the City must be marked to the attention of the City Clerk.

A notice will be deemed to be received on the day it is delivered, if delivered by hand, on the day of transmission, if sent by facsimile, or 3 days after the date it was mailed or if that day is not a business day, the next day that is a business day. If mailed, should there be at the time of mailing or between the time of mailing and the deemed receipt of the notice, a mail strike or slowdown, labour or other dispute which might affect the delivery of such notice by the mails, then such notice will only be effective if delivered by hand or sent by facsimile transmission.

20. **No Effect on Laws or Powers** – Nothing contained or implied herein prejudices or affects the City's rights and powers in the exercise of its functions pursuant to the *Local Government Act* or its rights and powers under any enactment to the extent the same are applicable to the Licence Area, all of which may be fully and effectively exercised in relation to the Licence Area as if this Agreement had not been fully executed and delivered.
21. **Severance** – If any portion of this Agreement is held invalid by a Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid must not affect the validity of the remainder of the Agreement.
22. **Further Actions** – Each of the parties hereto shall from time to time hereafter and upon any reasonable request of the other, execute and deliver, make or cause to be made all such further acts, deeds, assurances and things as may be required or necessary to more effectually implement and carry out the true intent and meaning of this Agreement.
23. **Waiver or Non-action** – Waiver by the City of any breach of any term, covenant or condition of this Agreement by the Licencee must not be deemed to be a waiver of any subsequent default by the Licencee. Failure by the City to take any action in respect of any breach of any term, covenant or condition of this Agreement by the Licencee must not be deemed to be a waiver of such term, covenant or condition.
24. **Reference** – Every reference to a party is deemed to include the heirs, executors, administrators, successors, servants, employees, agents, contractors and officers of such party wherever the context so requires or allows.
25. **General** –
  - (a) This Agreement will bind and benefit each party to this Agreement, and its respective corporate successors;
  - (b) The Schedules attached to this Agreement form part of this Agreement;
  - (c) This Agreement constitutes the entire agreement between the parties and may not be amended except by agreement in writing signed by all parties to this Agreement;
  - (d) Time is of the essence of this Agreement;



- (e) This Agreement must be construed according to the laws of the Province of British Columbia.
- (f) This Licence of Occupation is subject to approval of City of Kelowna Council.

As evidence of their agreement to be bound by the above terms and conditions, the parties have executed this Agreement below on the dates written below.

SIGNED, SEALED & DELIVERED  
in the presence of:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Occupation

**CITY OF KELOWNA**, by its authorized signatories:

\_\_\_\_\_  
Mayor

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

SIGNED, SEALED & DELIVERED  
in the presence of:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Occupation

**1324632 ALBERTA INC.**, by its authorized signatory:

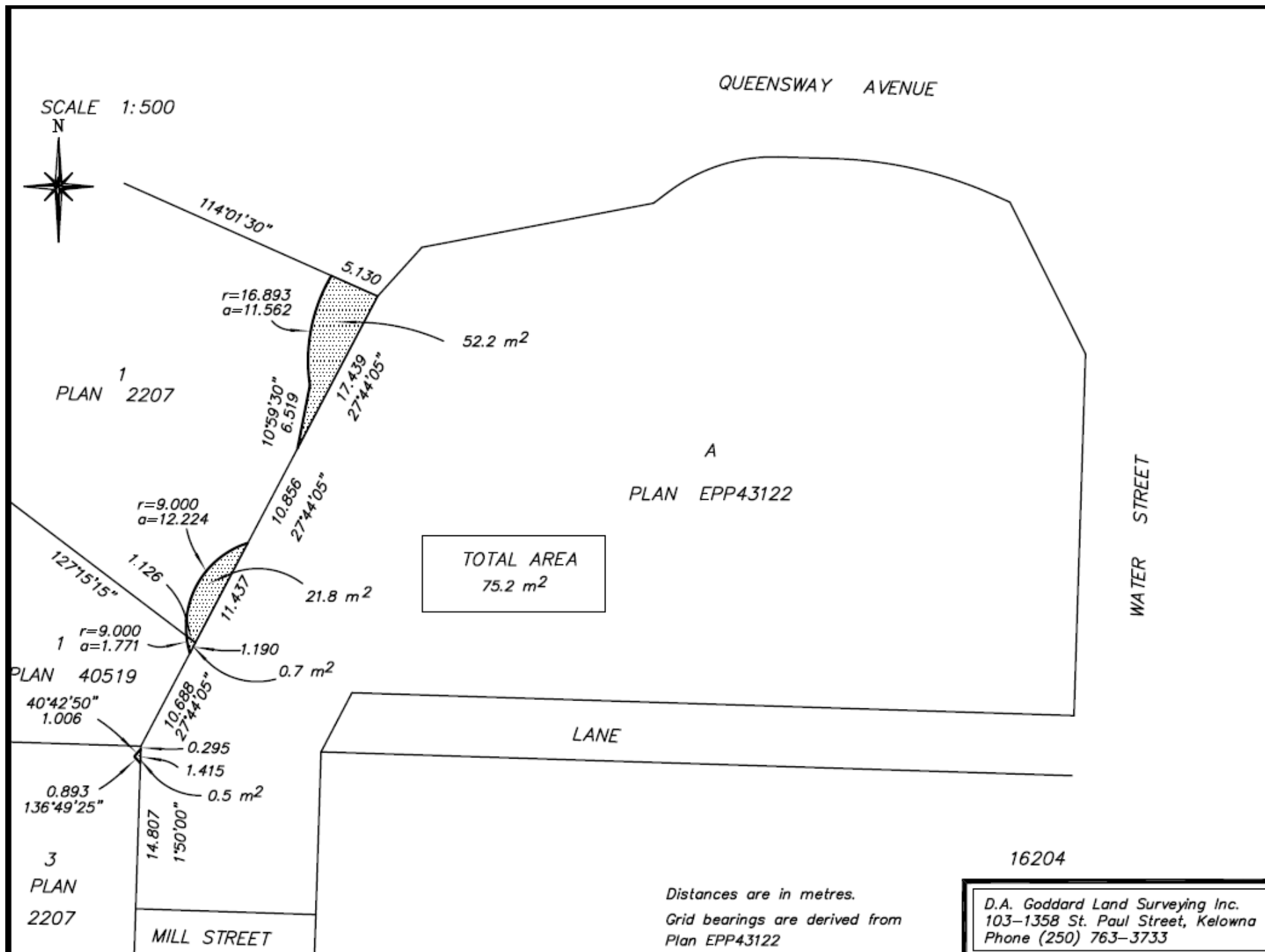
\_\_\_\_\_  
Phil Milroy

**GAIL TEMPLE**

SCALE 1:500  
N



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

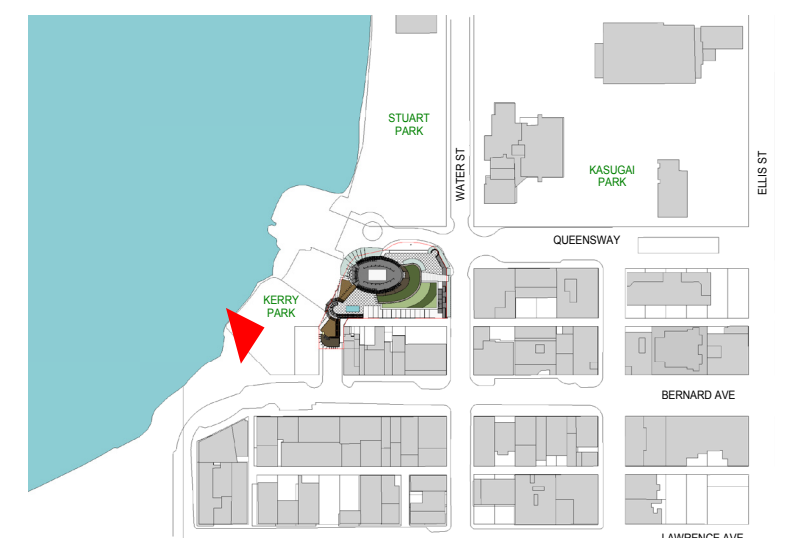






#### VIEW DESCRIPTION

This view highlights the variety of hotel scale and form that addresses Kerry Park, from the elegance and slenderness of the tower, to the rotunda which provides the element around which the various hotel forms are composed. The verticality of the fireplace chimney is the anchor point for the scale transition towards Bernard Ave and Kelly O'Bryan's. The fireplace itself provides the feeling of an outdoor living room on the park. The reduced scale, as well as the materials used, harmonizes with the existing heritage architecture. The park pedestrian walkway is completely integrated with the podium, creating a vibrant outdoor experience which provides a lively backdrop to the grassy stage area. The activity on the hotel podium terraces overlooking the park enhances this degree of integration.





# LICENSE OF OCCUPATION

Portion of 1466/1480 Mill Street & 248 Bernard Ave

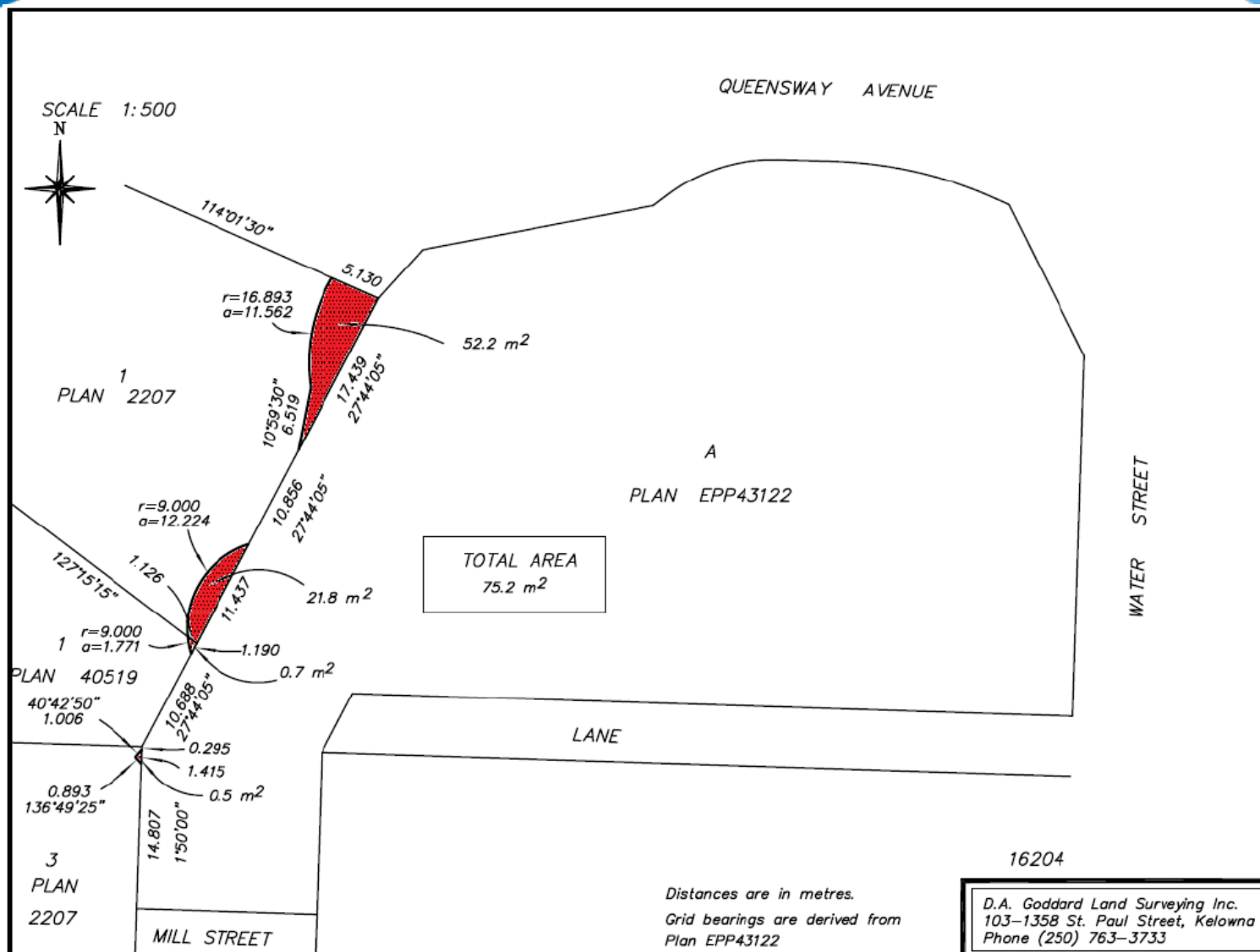


# LOCATION





# LICENSE AREA





# LICENSE AREA



## LICENSE DETAILS

- ▶ Area: +/-75.2 square meters (+/- 800sf)
- ▶ Above-grade projections only
- ▶ Term: 15 years
- ▶ Renewal Options: 3 x 15 years
- ▶ Total length of license: 60 years
- ▶ Compensation: +/- \$7,700 for first term

# Report to Council



**Date:** October 29, 2014  
**File:** 1840-20  
**To:** City Manager  
**From:** Planner Specialist, Urban Design  
**Subject:** 2014-10-29 Report - City Park Concept Plan

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**Recommendation:**

THAT Council receive for information, the report of the Urban Design Planner dated October 29, 2014 with respect to the City Park Concept Plan;

THAT Council endorses the City Park Concept Plan as a guide to investment in the Park over the next ten years;

AND THAT pending Council's consideration of the proposed Concept Plan, staff be directed to complete an assessment of current Park facilities and report back to Council in conjunction with the next update to the 10-year Capital Plan, including a recommended phasing plan and cost estimate of upgrades to the Park.

**Purpose:**

To propose a Concept Plan for City Park for Council's consideration.

**Background:**

The City Park Concept Plan process was initiated in January, 2013. The purpose of the Plan is to guide future infrastructure investments within the Park.

Public consultation included a start-up meeting with Downtown stakeholders and pertinent staff. It also included online engagement in the form of a social media platform. A Concept Plan was subsequently drafted and presented at an Open House on June 27, 2013. The Plan was presented to Council in January 2014, at which time Council directed staff to remove the Visitor Centre from the draft Plan and report back with a revised Concept Plan.

On June 25, 2014, staff hosted a workshop. The purpose of the workshop was to receive additional public input prior to preparing a revised draft Concept Plan. Representatives of community stakeholder organizations and members of the public-at-large participated. A complement of City staff attended as resource personnel. Representatives of the Fire Department and the RCMP were also on hand.

The emerging information supported a balance of Park functions. Additionally, the attendees were overwhelmingly in favour of retaining the current road alignment through the Park. A summary of the Workshop is included as Appendix C.



Based on the information received at the workshop, and supplemented by the information received previously in 2013 via the online platform, as well as the comments from the June 27, 2013 Open House, the consultant prepared a revised draft.

The draft was presented at a second Open House on Thursday, September 11, 2014 located at the entrance to City Park, adjacent to the Sails plaza. The Open House was advertised in local media and through social media. Property owners along Abbott Street and the workshop attendees were directly notified by post. Sixty-eight exit surveys were received. The responses were supportive of the Concept Plan.

The Open House information was also posted to the City's website. Visitors to the site had the opportunity to provide feedback until September 21, 2014. Forty-six surveys were completed online. These were also generally supportive of the Concept Plan. A summary of Open House and online comments is included as Appendices D and E. An overview of the engagement process is included as Appendix F.

Minor adjustments were made to the Concept Plan in response to the Open House and online comments. A final preferred Plan is presented for Council's consideration as Appendix A.

#### The Park's Current Functions

The process was led and project managed by Infrastructure Planning staff who also worked closely with staff from Civic Operations, Regional Services, and Active Living and Culture. It was through these discussions that the underlying function of the Park came to be fully understood.

In the absence of an over-arching plan to guide Park development, decisions about the Park have been made incrementally over the years. The result is the Park we know today which essentially functions as:

- 1) a green space - grass and trees predominate the Park. A mature stand of trees stretches from the Abbott Street/Harvey Avenue intersection to the Cenotaph and the north entrance to the Park adjacent to the Sails. The tree canopy is a defining characteristic of the Park. Open lawn areas provide additional passive recreational space when not programmed or being used spontaneously for active uses.
- 2) an activity centre - the Park offers many opportunities for active recreation. Two tennis courts (upgraded in 2014), two basketball courts, a skateboard park, a water spray park; a playground, two beach volleyball courts, a regulation size soccer pitch, a lawn bowling facility (restricted use), a beach, and some small commercial operations including an off-shore water play area, food truck concessions, and Art-in-the-Park vendors. The Park also provides room for spontaneous active uses such as bocce, kite flying, and Frisbee as well as a waterfront walkway for walking, running, and bicycling.
- 3) an events venue - twenty-seven events will have taken place in City Park in 2014. The largest and most notable was Centre of Gravity. Events of lesser magnitude include the Father's Day Car Show, Run for the Cure, and the Caribbean Festival. Although the exact figures aren't known, these activities generate significant dollars for Kelowna's tourism industry and are generally supported by the community.

The need to work with the existing Park layout and to provide for, yet balance the above functions, forms the underlying rationale for the Park Concept Plan.

### Concept Plan

The proposed Concept Plan is presented as Attachment A. Discussion of the Plan's components is included as Attachment B.

The Plan is generally, an identification of infrastructure that would enhance use of the Park over the next ten years. The recommended initiatives are a response to feedback received from pertinent staff and the public over the course of the project. The Plan aims at working with, and complementing the Park's existing infrastructure and is not intended as a comprehensive change to, or overhaul of how the Park currently functions.

There are a number of facilities in the Park that are aging and may need to be upgraded within the next ten years including the children's spray park, the playground, the skateboard park, the waterfront walkway, and the basketball courts. More in-depth evaluation will be required to determine these facilities' current conditions and expected life spans, prior to allocation of capital funding. The replacement and renewal of these facilities offers a good opportunity to modernize and upgrade them as well as relocate them within the Park to create better functionality.

Due to the Park's high profile, there may be a number of community groups that wish to donate or partner with the City in the delivery of specific infrastructure-related projects. It is also noted that the City receives many unsolicited proposals for facilities in the Park. The Concept Plan would be useful in communicating to potential proponents, activities that are consistent with the vision for the Park.

### Next Steps

Pending Council's consideration of the proposed Concept Plan, the next step would be for staff to complete an assessment of current Park facilities, including City Park's water and electrical utilities, and to report back to Council with a recommended phasing plan and cost estimate of upgrades to the Park. As part of the assessment, staff would initiate discussions with the BC Ministry of Transportation and Infrastructure regarding upgrades to the slope at the east end of the W.R. Bennett Bridge to improve its aesthetics.

The costs associated with any upgrades would be included in the Park assessment. Based upon the cost estimates, the Concept Plan could be modified and any proposed changes to the Plan would be identified in the Council Report. The cost estimates and identification of priority items would also be helpful in updating the City's Ten Year Capital Plan.

### **Internal Circulation:**

Active Living & Culture Services  
Civic Operations  
Communications & Information Services  
Community Planning & Real Estate

### **Considerations not applicable to this report:**

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

Personnel Implications:  
Communications Comments:  
Alternate Recommendation:

Submitted by:

Approved for inclusion:



A. Newcombe, Infrastructure Divisional Director

Attachments:

- A: 2014-11-03 City Park Concept Plan
- B: 2014-11-03 Concept Plan Discussion
- C: 2014-11-03 June 25, 2014 Workshop Summary
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- E: 2014-11-03 Online Feedback
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cc: Divisional Director, Active Living and Culture  
Divisional Director, Civic Operations  
Divisional Director, Communications & Information Services  
Divisional Director, Community Planning & Real Estate



# Attachment A: 2014-11-03 City Park Concept Plan



## Attachment B: 2014-11-03 Concept Plan Discussion

### 1. Existing Trees

An abundance of mature trees is a distinguishing feature of City Park, with a number of them having been donated and planted by members of the community. As such, a principal aim of any future changes to City Park will be to not impact the trees in any way that will compromise their health, whether through outright removal or through soil compaction or any other intervention that would impact their ability to thrive.

However, it might not be possible to implement some of the proposed changes in the Concept Plan without removing trees on a selective basis. The impacts of any particular intervention on adjoining trees would be determined at detail design. All means would be used preclude tree removal or other negative impacts. In each instance, the merits would be accessed through a discussion with pertinent staff and consultant expertise engaged as necessary. Additional trees would be planted where possible, in conjunction with the implementation of new Park infrastructure as outlined in the Concept Plan.

### 2. Separate Pedestrian and Bicyclist Pathways Along the Waterfront

The walkway along the waterfront is well-used by pedestrians and bicyclists, as well as by skateboarders and in-line skaters. Conflict between pedestrians and other users, and the safety of pedestrians was identified through the public consultation process as a prime concern. It is therefore recommended that a dual pathway system be implemented.

The pedestrian portion of the walkway would run along the side nearest the water. Other users would be encouraged to use the bicycle portion of the pathway. Conflicts would still remain where the pedestrian pathway crossed the bicycle pathway and would be examined at detail design and adjustments made accordingly. Further detail design of the separated pathways would be required to reduce and manage potential conflicts and to ensure provision of a safe facility.

The stretch of the walkway identified as Brigadier Angle Way is shown as a boardwalk extending from the Sails plaza to the Point. Regardless of the material ultimately decided upon, the pedestrian pathway would be required to extend over the water to avoid removal of mature trees on the inboard side of the bicycle pathway. Environmental impacts on the foreshore would be accessed through more detailed design.

### 3. An Enhanced Abbott Street Frontage

The Concept Plan envisions a more consistent and presentable face along the Park's Downtown edge. The following interventions are proposed:

- a) the continuation of the Bernard Avenue streetscape from its current termination point on Abbott Street to the Harvey Avenue/Abbott Street intersection;
- b) construction of a modest-sized plaza at the Harvey Avenue/Abbott Street intersection that would symbolize the front entrance to the Park;

Significant numbers of pedestrians enter the Park from the Harvey Avenue/Abbott Street corner and the plaza would connect to an all-weather pathway system leading to destinations within the Park (see 4. Enhanced Pathway System). The Plaza is envisioned

as a hard-surfaced area with appropriate signage that would also enhance the Park's identity to motorists approaching the east end of the W.R. Bennett Bridge.

- c) better identification of the Leon Avenue entrance.

This entrance is the only vehicle entrance into the Park. It also accommodates large numbers of pedestrians and is arguably, the main entrance to the Park. As such, it would benefit from better signage and other visual cues that befit the Park's status within the community.

- d) upgrading of the Rose Garden to an enlarged, ornamental garden.

The Rose Garden is a traditional Park element that appeals to visitors for its fragrances as well as its visual and aesthetic qualities. With regular summer visits from the local retirement residences, it also provides an opportunity for individuals who are less mobile than the general population to experience the Park. It is therefore recommended that the area be reconfigured to extend from the Leon Avenue entrance to Veendam Way and that a variety of ornamental plants be added to help showcase the Park from Abbott Street.

- e) the north entrance to the Park would be coordinated with upgrades to Kerry Park and the Sails plaza at such time as the Kerry Park upgrades occur. The concept plan for Kerry Park was endorsed by Council in 2012 and can be accessed at: <http://www.kelowna.ca/CM/Page4499.aspx>
- f) also see 19. Bicyclist Facilities

#### 4. An Enhanced Pathway System

At present, there are few designated pedestrian routes within the Park. These exist principally around the perimeter of the Park and along the spine through the centre from the Leon Avenue entrance to Hot Sands Beach. It is noted that the ability to move through the Park along a pathway in a north/south direction is particularly limited.

An extended all-weather pathway system would provide opportunities for individuals, particularly those with mobility restrictions that preclude movement across the grass, to experience more of the interior areas of the Park. A pathway system would provide a sense of structure and order to the Park (see 10. Wayfinding and Interpretive Signage) and in that regard make the interior spaces of the Park more inviting while simultaneously providing circuits for joggers and walkers, including those with dogs, to move through the Park.

The pathways would be complemented by lighting that would adhere to Crime Prevention Through Environmental Design (CPTED) principles while respecting the Park's ambience as a public space. The pathway system would be further complemented by benches and other types of seating with tables for picnics and board games.

The current pedestrian route from the Leon Avenue entrance to Hot Sands beach would be upgraded as a principal promenade through the centre of the Park (also see 3.c. Abbott Street Frontage). As proposed by the Concept Plan, a more relaxed and less axial alignment is proposed. More detail design would be required to precisely lay out the pathway system and to assess potential impacts on mature trees.



## 5. An Activity Zone

The majority of infrastructure intended for active recreation would be concentrated in the northwest quadrant of the Park. This strategy frees the remainder of the Park for preservation of green space and passive uses. It also allows adults better surveillance of children engaged in various activities within the zone.

The children's playground would be relocated to this area and the skateboard park and the water spray park would remain in the general vicinity. The opportunity for improvement and enlargement of these facilities as well as to add other infrastructure for adult outdoor exercise, ball hockey, and parkour would be considered at detail design when a precise layout of the area would be determined. Physical separation or buffering of children by ages would also be explored at detail design.

## 6. A Flex-Area / Picnic Area

This area would continue to function much as today as a grassy area for passive use as well as for non-structured active uses such as Frisbee, kite-flying, etc. The playground would be relocated to the Activity Zone. Barbeque facilities as well as permanent picnic seating and tables as well as temporary shade structures would be considered at detail design. The designation of a dedicated picnic area would not preclude other picnic tables and seating throughout the Park.

## 7. Aquatic Infrastructure at "The Point"

"The Point" is the name used in the Concept Plan to identify the northwest corner of the Park. A diving platform and other aquatic features are envisioned for the area that would re-interpret, but not replicate the former Aquatic Centre, much like the facility in West Kelowna at the former CN Wharf which is popular with youth and young adults.

An upland grassy area would be available for passive use, possibly with the addition of seasonal shade structures. Although no buildings are proposed, the form and character of the facility would be shaped to capture the historical feel of the former Aquatic Centre. These would be supplemented by interpretive photographs and text as part of the Park's signage system. Further detail design would be required to determine the specific nature of the area.

## 8. Retention of the Events Field

The events field would continue to serve a number of programming purposes, principally the Centre of Gravity, or similarly-sized event. It also provides flexible space for active and passive recreation when not programmed. The field would benefit from upgrades to the Park's electrical system and would help better support future events.

Two basketball courts are proposed as additions to the field. One would serve as a hard-surface upon which to construct temporary stages. The courts are proposed by staff due to the intense use of the existing courts in the Park, which would remain. Additional courts would help satisfy the demand for both spontaneous and tournament basketball and with night lighting, would bring more eyes and ears into the Park over extended hours of the day and the year.

## 9. Reconstruction of the Jubilee Bowl

The Jubilee Bowl hosts a number of smaller events during the year. Being located under the trees near the Lake, these events enjoy a more intimate setting compared to the events field. With a concession and washrooms below the stage, these events are self-contained with attendees not having to leave the cordoned area once being admitted.

The facility is in poor condition and will need replacing in the foreseeable future. A condition report would help assess its current status and determine a more specific timeframe for replacement.

It is proposed that locker and shower facilities be added under the stands at such time as the structure is rebuilt. These would serve as end-of-trip facilities for commuter bicyclists. They could also serve lunchtime and after-work joggers. Discussions with Active Living and Culture staff recommend that the stands be re-oriented more towards the Lake to take advantage of the scenic backdrop. The feasibility and scope of an upgraded structure would be determined through detailed design.

## 10. Wayfinding and Interpretive Signage

The Park is relatively large with an irregularly-shaped footprint and a system of wayfinding and information signage would help visitors to better form a mental image of the Park, to better appreciate the wide range of available features and facilities, and generally assist and enhance a sense of personal safety for Park visitors.

In addition to information signage, an interpretive component, much like the successful Downtown wayfinding signage, would bring a rich inventory of historical photographs out of the Museum archives into the public realm. These would be supplemented with text to convey the Park's history and underline its importance to the citizen's of Kelowna and the region. Wayfinding/Interpretive signage would be integrated with the proposed pathway system.

## 11. North End of Hot Sands Beach

Hot Sands Beach has been, and will continue to be eroded by wave action. Efforts are already underway to establish a sand replenishment program. This program would see sand deposited at the beach on an on-going, as-needed basis. The existing groin at the north end of the beach will remain in place.

## 12. South End of Hot Sands Beach

The beach area next to the W.R. Bennett Bridge was suggested through the public consultation process, as a dog beach. However, a dog beach is not being recommended as part of the Concept Plan because it would compromise the quality of the water at Hot Sands Beach, increasing the bacteria count to a level that makes it unsafe for swimming. A lack of water circulation at the Beach because of the location of the Bennett Bridge compounds the problem. Prior discussions with Interior Health Authority indicate that a dog beach anywhere in the vicinity could result in closure of Hot Sands Beach. Off-leash dogs in the water also present a potential conflict to the existing swimming and beach activities that the public currently enjoy. Staff will continue to explore possibilities and look for opportunities for a dog water park other than City Park.

The area next to the W.R. Bennett Bridge is particularly unsightly with steep rip-rap sloping into the beach and Park. The Concept Plan recommends that the City engage the BC Ministry of Transportation and Infrastructure to discuss aesthetic improvements to the area including naturalization of the area.

### 13. Lawn Bowling Facility

Active Living and Culture staff are working with the Kelowna Lawn Bowling Club (KLBC) to prepare a business plan that identifies future needs and sets out a financing model. The Concept Plan assumes the lawn bowling facility will remain in place until such time as a business plan is formulated and other options are identified and mutually agreed upon by the City and KLBC. If, at such time KLBC chooses to move to a location outside City Park, options for alternate use of the lawn bowling site would be considered and the Concept Plan revised accordingly.

### 14. Parking

There are currently 285 parking stalls in City Park in addition to on-street parking on Abbott Street and the adjoining Downtown streets. The stalls along the road nearest Hot Sands Beach are dedicated to short-term and accessible parking. The Plan proposes that stalls in the parking area next to the new washroom also be dedicated exclusively to short-term parking. This parking would assist families in loading and unloading and in generally accessing Park facilities, particularly Hot Sands Beach. Some of these parking stalls would also be dedicated to permit parking for persons with mobility restrictions. These stalls would be in addition to accessible parking stalls that currently exist within the Park.

The main parking area would remain in its current configuration. The single exception would be a slight reconfiguration of the road that leads to the turnaround adjacent to the sports field. This would be moved to the north to allow a row of parking facing the Highway to be added. This change would allow some stalls on the north side of the parking lot to be removed while maintaining the overall number of stalls. The main road from the Leon Avenue entrance would then reclaim this space to allow the main pedestrian promenade to be widened and the take a more meandering route alongside the lawn bowling facility. The layout would be more precisely determined at detail design

### 15. Highway Edge

The parking along the Highway edge provides some buffering of the unsightliness and noise of Highway 97. Pedestrians and bicyclists using the pathway along this edge, being immediately adjacent to the walkway, are more exposed noting that some mitigation is provided by the change in grade nearer the Harvey Avenue/Abbott Street intersection.

Additional mitigation with a sound barrier or more vegetation was considered to be marginally effective for the costs that would be involved. The Concept Plan does not recommend any changes to the edge of the Park along Highway 97.



## 16. CPTED and Emergency Services

The Concept Plan has been prepared with input from representatives of the RCMP and the City Fire Department. The representatives support retention of the current road configuration as one that meets their respective needs.

A sense of personal safety in certain areas of the Park is a continuing concern. Although the initial thinking was that more activity within the Park would significantly deter inappropriate social behavior, it became clear that this was not likely to in and of itself resolve a systemic social problem. Furthermore, the degree of intervention necessary to accommodate the required degree of activity-related infrastructure would negatively impact other aspects of the Park, in particular the amount of green space and the inventory of mature trees. In order to maintain a balance of uses, RCMP surveillance, as envisioned by the Concept Plan, would remain in effect and police vehicles would continue to patrol the Park.

Coordinated lighting in conjunction with an enhanced pathway system providing better mobility throughout the Park, as well as lighting to extend the hours of use of for activity venues such as the tennis courts, the skateboard park, and the basketball courts, would draw more people into the Park over more hours of the day and help to mitigate negative perceptions of the Park.

## 17. Historical References

For more than a century, City Park has dominated the downtown waterfront. The Park has changed as the City has grown, yet has remained a treasured asset and a focus of community interest and activity.

The City Park area was also a fishing and ceremonial site for local First Nation peoples prior to contact with European settlers. Kokanee salmon were plentiful. With an abundance of food came ceremony and other gatherings, and the celebration and strengthening of relationships with First Nations peoples throughout the region.

To recognize the significance of the Park to the community, its history would be animated through the use of interpretive signage. This signage, as per the successful Downtown wayfinding signage, would use text, archival photographs, and other images to relate the history of City Park, as it pertains to pre- and post-contact cultures. It would be strategically located within the Park and be integrated with patterns of pedestrian and bicyclist movement.

Additionally, as per above (see 7. Aquatic Infrastructure at “The Point”), the former Aquatic Centre would be referenced through materials and detailing of the infrastructure at the Point.

## 18. Bicyclist Facilities

In addition to bicyclist end-of-trip facilities in a reconstructed Jubilee Bowl, the Concept Plan recommends more secure bicycle parking infrastructure, strategically placed throughout the Park to accommodate this rapidly growing mode of transportation.

The waterfront walkway and the pathway along the Highway 97 edge are part of the City's active transportation network. The Plan recommends that upgrades to the Abbott Street streetscape include a dedicated bicyclist pathway to give recreational and commuter bicyclists the option of not routing along the waterfront during peak Park activity. This route could be on-road or part of the back-of-curb space. The details would be explored at detail design of the streetscape upgrades.

#### 19. Public Art

Pending the layout of the Activity Zone, *Grizzly Bear* could be moved but would stay generally in its current location. *Renaissance of a Tree* was recently relocated in conjunction with the site improvements associated with construction of the new washroom. The immediate area around the washroom would not be affected by any changes to the Park and *Renaissance of a Tree* would stay in its current location. Opportunities for more public art in the form of freestanding or integrated, e.g., benches, bicycle racks, etc. would be considered at detail design of the components outlined in this report.

#### 20. Public seating

More public seating would be provided throughout the Park for passive enjoyment as well as for adults supervising children at play.

#### 21. Veendam Way, the Cenotaph, Tennis Courts, Basketball Courts, and the Sports Field

No changes are proposed to these existing Park components.

## **Purpose**

The purpose of the workshop was to bring together a broad cross-section of the community to talk about the future of the Park. The intent was to build upon the work that began in spring of 2013 and the draft design presented at the Open House in June, 2013. That plan included a Tourism Kelowna Visitor Centre. As Council has directed that the Visitor Centre not be located in City Park, further community input is being sought in drafting a revised plan for Council's consideration.

In addition to attendance by representatives of stakeholder organizations that have an interest in the Park (see below), individuals from the community-at-large were randomly selected from among those who registered to attend. A number of City staff also attended as resource personnel. The session agenda is attached.

## **Background**

The Park is over 100 years old and has a rich history. It is a major public space to which the community has a strong emotional attachment.

In the absence of overarching planning studies or policy directions, changes to the Park over the years have been ad hoc. Participants to the workshop agreed that the Park today plays 3 principal roles:

- 1) As a green space;
- 2) As a place to enjoy passive and active recreation; and
- 3) The site of a number of community events.

## **Existing Infrastructure**

A range of elements and components make the Park what it is today and allow it to function in the roles identified above. A number of these represent considerable investments for which a considerable amount of use remains before they would be considered to have reached the end of their serviceable lives. Three of these (tennis courts, water park, and Hot Sands washroom) are scheduled for upgrades in 2014.

The elements that are expected to remain in the revised concept plan are:

- 1) mature trees - these trees are key to the Park's character and its enjoyment as a green space; they have an estimated 50-80 years of healthy life; care must be taken to not compromise their health with the addition of any new infrastructure, e.g., soil compaction, disturbance of roots, etc.;
- 2) Cenotaph and Veendam Way;



- 3) lawn bowling facility - City staff have proposed to the Kelowna Lawn Bowling Club that the facility will remain in its current location until such time as the Kelowna Lawn Bowling Club chooses to move to another location;
- 4) sole vehicle entrance/exit from the Abbott Street/Leon Ave. intersection - as Veendam Way will remain in its current location, this precludes a vehicle access from the Abbott Street/Lawrence Avenue intersection;
- 5) the existing two-way road from Leon Avenue to the parking lot and beyond to the turnaround behind the sports field;
- 6) a waterfront path -access is necessary to accommodate access to the water's edge as a major attraction within the Park;
- 7) sports field - this is the best quality sports fields in Kelowna and is in huge demand; it was constructed when the re-alignment of the highway removed a portion of the south end of the Park;
- 8) new washroom and washroom at Hot Sands beach - the washroom adjacent to the water park was constructed in 2013; about \$100,000 will be spent in 2014 to upgrade the washroom at Hot Sands Beach;
- 9) the events field in its current location to accommodate large events such as Centre of Gravity - a range of small and large events bring significant tourist dollars to Kelowna and will continue to be an economic driver within the time frame of the concept plan; the logistics of large events are demanding and the current arrangement works well;
- 10) access for police, fire, and ambulance (EMS) vehicles - up to 20 RCMP patrols go through the Park on a summer day; other emergency vehicles require access on an as-needed basis; vehicles for Park maintenance staff and for setup and takedown of events is also required.

## **Vehicle Access**

A road network currently serves the Park (aerial photograph attached). This network provides access to parking. It also serves emergency vehicles, events-related vehicles, and City of Kelowna Parks maintenance vehicles.

There are approximately 285 parking stalls. It was agreed by participants that in any future plan for the Park, the same number of stalls would be maintained, i.e., that the number of stalls would be neither increased nor decreased.

### Option A

The consultant to the project prepared draft concepts for the Park based on two vehicle access options. Option A (attached) shows a road with a continuous loop entering and exiting at the Abbott Street/Lawrence Avenue intersection. The road primarily follows the existing road alignments and would be one-way in a counter-clockwise direction.

A significant amount of parking could be provided along the road. This would allow vehicles to get closer to activity areas while still allowing emergency vehicle access. It would also allow a portion of the existing parking lot to be reclaimed for active or passive recreational uses.

A connecting leg would have to come through a mature stand of trees with potential impacts on their long-term health. Additionally, if parking was provided along this road, summertime congestion could result with motorists vying for a limited number of prime parking stalls. Congestion could be alleviated by providing two vehicle lanes. A safety audit has indicated that parallel parking restricted to the right side of the road would be preferred to angle parking.

### Option B

Option B (attached) shows a limited-access road. This road would be restricted to emergency service vehicles and to bicycles. Some means of restricting public access, e.g., a lockable access gate, would likely be required. As the road would not be accessed by the public, no parking along the road would be provided and the existing parking lot would retain its current capacity.

### Access Road Discussion

A strong majority of workshop participants (by show of hands), felt the existing road network was sufficient to serve the Park's needs. The feeling was that Option A would be more invasive and compromise enjoyment of the Park.

The existing network could be improved by providing more parking for users with restricted mobility. This group could include single-parent families. Sufficient drop-off zones should also be provided. It was noted that the parking area near the new washroom was restricted to City staff but is underutilized and should be reassigned for public parking.

### **Concept Plans**

Each table was asked to prepare a concept plan. The plans and a summary of the comments are attached.

# City Park Workshop

## AGENDA

Capri Hotel

June 25, 2014

5:00 to 8:00 PM

**1. REGISTRATION**

- Participants will be assigned a table and will serve themselves from the buffet as they arrive.

**2. INTRODUCTIONS**

- Introductions of City staff and consultants once everyone is seated; brief presentations from stakeholder representatives.

**3. PROJECT BACKGROUND**

- A recap of the process to date; an overview of the session format, its purpose, and expected outcomes.

**4. PARK ASSESSMENT**

- A summary of existing Park features and an assessment of how the Park functions today.

**5. PLANS TO DATE**

- The plan from 2013 Open House will be presented; key issues will be identified.

**6. FUTURE PARK CONSIDERATIONS**

- Options for getting vehicles in and out of the Park will be discussed; possible Park elements will be presented for consideration.

**BREAK**

**7. BREAKOUT SESSION**

- Each table will work with a facilitator to create a concept plan.

**8. CONCEPTS REVIEW**

- Each group will report back to the plenary group on the highlights of their respective plans.

**10. VOTING**

- Discussion of the concept plans and key ideas; participants will vote for their preferred plan.

**11. WRAP UP**

- Concluding remarks and identification of next steps.

City Park Aerial Photograph (2012)





Option A





### Option B



### Table 1



- 1) Provide separate paths for pedestrians and bicyclists along the waterfront;
- 2) Zone Park for various uses:
  - a. Quiet area located between Cenotaph and lawn bowling facility
  - b. Sports/youth area - basketball, skateboarding, tennis, beach volleyball, etc. located west of sports field
  - c. Family zone - water park, playground, kids activities
  - d. Events field
  - e. Aquatic centre at the Point
- 3) Relocate and add more basketball courts next to the parking lot;
- 4) Convert the rose garden into an ornamental garden.

Non-Infrastructure - related ideas:

- Limit the number and size of events



Table 2



- 1) Widen and provide separate paths for pedestrians and bicyclists along the waterfront;
- 2) Develop the Point with pier and diving platform and an amphitheatre facing a grassy knoll; 600-800 person capacity;
- 3) Move playground next to existing water park; provide seating for adults at children's play area; provide a picnic area where playground is currently located; move skateboard park to rose garden location;
- 4) Provide lights for basketball courts; use courts as an events stage;
- 5) Remove Jubilee Bowl; provide new bleachers alongside the sports field;
- 6) Add showers to the Hot Sands washroom;
- 7) Provide better lighting and better signage throughout the Park;

### Table 3





- 1) Provide separated paths for pedestrians and bicyclists along the waterfront with secondary options though the center of the park;
- 2) Develop the Point with a landmark facility: this may include but not be limited to construction of an aquatic centre with seating for public events; include space for indoor activities in the off-season;
- 3) In the shorter term retain the lawn bowling facility but redevelop the clubhouse to open out to the south and serve as a multigenerational facility to host activities for all ages
- 4) Provide outdoor exercise equipment circuit ;
- 5) Consider long term potential to build a parkade on the site of the existing parking with a green roof and relocated tennis and lawn bowling facilities to the roof;
- 6) Replenish the sand to extend Hot Sands Beach to the Point;
- 7) Consider providing vehicle access at Lawrence Avenue linking to existing roadway (one-way counterclockwise) with parking nodes for families and accessible parking;
- 8) Need more programmed activities especially arts and culture-related;
- 9) Develop the playground and youth activity facilities with consideration for all season use - is there potential for additional outdoor skating rink in future?

Table 4



- 1) Provide separate paths for pedestrians and bicyclists along the waterfront (1.5 m wide bike path);
- 2) Develop the Point with a new multi-use facility, e.g., paddle board and kayak rentals and lessons; build a pavilion over the water;
- 3) Maintain existing pathway along edge of water but also provide a cycle/multi-use pathway that detours more through the centre of the park; separate pedestrians and bicyclists;
- 4) Move playground next to existing water park;
- 5) Move skateboard park to where the basketball court is currently located (next to the beach volleyball);
- 6) Locate the basketball courts next to the parking lot;
- 7) Add a third tennis court;
- 8) Install a pedestrian-activated crosswalk light at the Leon Avenue entrance;
- 9) Add picnic benches and tables and lots of seating throughout the Park;
- 10) Add more lighting throughout the Park;
- 11) Non-infrastructure related ideas:
  - a) Close the washrooms when the Park closes;
  - b) Provide a "hop on/hop off" bus that circulates within Downtown to pick up Park visitors (mid-June to mid-September).

Table 5





- 1) Provide a limited access road or roadway 'as is' but with drop off or limited time parking for families and users with limited mobility; Restrict parking area next to new washrooms for use by families;
- 2) Provide separate paths for pedestrians and bicyclists along the waterfront;
- 3) Provide a dedicated bike path connection along Abbott Street connecting the multi-use path along the south side of the Park over to the Sails area (cycling bypass);
- 4) Develop the Point with water sports/activities, e.g., ziplines, diving structures, etc. (incorporate aspects of the former aquatic centre);
- 5) Consolidate waterpark, children's playground, and a picnic area in the north-west corner; expand the skateboard park; expand the playground and segregate by age - move north of current location toward the point;
- 6) Place chess tables south of Veendam Way in tree/grass area. Protect treed area north of Veendam Way for 'Quiet Contemplation' area and include interpretive/info pieces with park history and pre-park history (First Nations gathering area in past);
- 7) Create a "quiet contemplation area" south of the parking lot near the new washroom;
- 8) Concerns over condition of the Jubilee Bowl (bleachers) as well as people congregating in area for illegal activities - consider removal;
- 9) Create facility with end-of-trip facilities for bicyclists, i.e., washroom facility with showers and change rooms; could also be for sports field users (could possibly be operated by the Cycling Coalition);
- 10) Provide an off-leash dog swimming area immediately next to the bridge - bring activity to this area of the park;
- 11) Provide more bike parking throughout the Park - racks at all destinations;

- 12) Install a traffic light at the Leon Avenue intersection to improve safety - install 'elephant feet' crossing over entrance driveway for new Abbott St. MUP connection;
- 13) Develop the cultural aspects of the Park, i.e., an artwalk on the north edge along the water; a "gathering area" in the area immediately east of the lawn bowling facility for cultural events including First Nation story-telling, dance, food, etc.;
- 14) Improve the lighting within the Park generally to encourage more evening use - including in treed areas, e.g., where interpretive signs recommended above;
- 15) Install interpretive signage to relate the Park's history;
- 16) Provide wayfinding signage for pedestrians and motorists.

Non-infrastructure related ideas:

- More police patrols.

Table 6



- 1) Provide separate paths for pedestrians and bicyclists along the waterfront;
- 2) Reclaim rose garden, lawn bowling facility, and in the longer-term (2030?), the sports field for active uses, e.g., basketball, skateboarding, ball hockey, etc.; move waterpark and playground to current lawn bowling area and reclaim those areas for passive recreational uses, e.g., picnicking, etc.
- 3) Provide an area of passive use on the north-west corner behind the pedestrian/bicycle pathways;
- 4) Remove the Jubilee Bowl; replace with a new bleacher (with sufficient power) facing northwest onto an open area (on the location of the current playground) for small events.



**Total number of surveys submitted: 67**

**1. Do you feel the Concept Plan preserves City Park's status as Kelowna's premier park?**

**Total Responses: 57    53 Yes**

4 No

**2. Do you feel the Concept Plan addresses Park infrastructure needs over the next decade?**

**Total Responses: 54**

48 Yes    6 No

**3. Do you feel the Concept Plan meets the needs of all age groups?**

**Total Responses: 56**

47 Yes    9 No

**4. How do you think the Concept Plan could be improved?**

1. Don't change City Park; a total waste of money
2. More green space; more bicycle parking; with the addition of b-ball courts you are addressing the needs of young adults over everybody else; you don't need to build a park for "Centre of Gravity"
3. Prevent greenspace erosion; planned expansion of everything means much less grass - most beautiful aspects of the park; start with nature (grass, trees, flowers, water); those should be preserved; 3 more basketball courts is ridiculous; it will sit unused and cost too much to a festival that is only here one weekend a year
4. The gain/improvement provided by the current proposal appears to be minimal. Best to retain as is!
5. Must consider year-round access and activity; shops, café complement activity
6. Permanent building at the point for events with catering facilities; a concession for chips, burgers, summer treats
7. Permanent building at the point for events; bring back a taste of the aquatic centre; a restaurant for casual meals
8. More pedestrian and bicyclist walkways throughout park to bring more circulation; I would love to see the dark area near front of the park better utilized, e.g., artwalk, tree forts, coffee shop, etc.
9. Interactive public art; engaging paving near playgrounds, e.g. stamped maze, e.g., Missoula MT Dragon Hollow
10. More bike stands
11. Half pipes, a bowl, ledges, rails, pyramid, etc.
12. Deep bowl, half pipe, rails, boxes, stairs, hand rails
13. Pyramid, bowl, decent hand rails, stair sets, lots of vert!
14. More aquatic structures; rope swing
15. Top notch skateboard park is important; allow skate and longboarding as well
16. More parking for the Lawn Bowling Club
17. Washroom needed near water park; area for food vendors

18. Make bicycle parking visible; realign pathway so pedestrians don't have to go around the point; otherwise they'll use the bicycle path
19. Pickle ball lines on the tennis courts
20. Wider entrance to Park - too narrow; more benches
21. Improve entrance to park by way of the Rose Garden - doesn't feel like a safe place to be walking alone
22. Please put fitness facilities in place - seniors downtown miss Water St. Seniors Centre
23. Hope Rose Garden area is kept or improved using some roses - not just the same landscaping used "everywhere"
24. Replace the running track and include viewing for pitch; berm the highway for noise abatement
25. Add some flower areas so people have something to enjoy when they are walking through
26. Improve space in NE corner of park - active recreation area in this location would help draw more people into the park
27. Move lawn bowling to Parkinson Rec; water fountains; plant trees off site to replace the old ones in 50 years
28. More pedestrian and bicycle movement through "stagnant" areas such as Sails entrance, Cenotaph, and in the dense tree area beside the lawn bowling
29. Improved parking for seniors
30. Keep 1960'2 Teen Town Bears; would be nice if the Fintry Queen could be incorporated
31. Pred zone at Highway 97/tennis court area could be of more use than for drug dealing/sleeping
32. Public art; wow factor; wooden boardwalk is awesome!
33. Keep the original skateboard park and add the new park onto it (extend the old park)
34. Lights at the skateboard park; a shaded area would be nice as well; preserving the original park is essential
35. A bicycle path when going south that turns left before the tunnel so you can bike back to Abbott and Bernard - so you don't have to cross Abbott next to the Hwy.
36. Area of Hot Sands Beach, at the south end, close to the Bridge is "very noisy because of the traffic. If you could plant some trees by using some of the beach area, or put up some kind of noise barrier, it would be a much more pleasant and more relaxing, and more people would use that south area of Hot Sands Beach
37. More picnic spaces; more trees and indigenous plants
38. Abundance of native species to preserve our community's heritage
39. Particularly object to the expansion of the children's playground and spray park on the corner of the park - monopolizes highest and best use area
40. Include more washrooms; proposed bike path between Cold Sands and Hot Sands Beaches would be better meandering among the trees - keep them away from the walkways; don't do a boardwalk due to high maintenance costs
41. Relocate playground from the Point to interior allowing more room for crowd around small kiosk vendors and local performance vendors
42. More walk/run/cycle/blade/board pathways; like a seawall; also a fortress type playground like Quichena Park
43. More walkways/bike lanes; respect for the history and heritage
44. Separate walkway lane from bicycle and roller board lane

45. Skatepark should have a stair and a half pipe
46. Bowl; pool; flat rails; down rails
47. Some place would be made available for tour bus depot within the park - more convenient for elderly tour bus users
48. Farmers market; also small vendors

**5. What component of the proposed Plan would you like to see implemented in the near-term?**

1. Diving tower and boardwalk
2. Mixed use pathways
3. Separate paths for cyclists and pedestrians
4. Building the point
5. Upgraded water park; interactive play area; diving tower and walkway
6. Bike routes
7. New skate park
8. Skate park; slush machine
9. Skate park; slush machine; foam pit
10. Diving tower
11. Bike and pedestrian traffic along boardwalk
12. Parking
13. Bike/pedestrian separation
14. Pickleball lines
15. Bike path
16. Activity area (skateboard/water/fitness)
17. Picnic area; activity areas
18. Skateboard park
19. Mannie pads
20. Playground; diving structures; bike/walking path along waterfront
21. Separate bike and pedestrian lanes
22. Ease of access for small families and seniors
23. Walking paths to the stage
24. Skatepark
25. Skatepark
26. Skatepark
27. Skatepark
28. Refurbished playground and water park
29. Separate biking and walking paths
30. Skateboard park
31. Dual bike path and pedestrian path
32. Skatepark
33. The activities along the pathway - skatepark and courts
34. Pathways

35. None
36. more bike lock-up locations
37. Shared pathway
38. Bike trail separate of pedestrians

6. Do you feel there has been sufficient opportunity for public input into the Concept Plan?

Total Responses: 43    \_\_37\_\_ Yes    \_\_6\_\_ No

7. If No, how could the process have been better?

1. Offer an option of no change
2. Put notices in the park so that regular users could keep informed; provide email and phone numbers for info and input
3. Mailouts
4. Less reliance on Internet and "asking them to come to you". You eliminate a good number of citizens who have no computer access, mobility (and parking!) issues.
5. Some of the "artwork" may be expensive and unnecessary
6. Advertise more
7. Advertise over Facebook

8. Is the information presented legible and understandable?

Total Responses: 48    \_\_45\_\_ Yes    \_\_3\_\_ No

9. If No, how could it have been better presented?

1. Maps and overheads should face same way
2. The diagrams (printing) is hard to read
3. Some computer concept with visual; small model would give a clear picture of concept
4. Another concept map; old people are blocking everyone's view
5. Have another panel to show the old area as it was
6. Map with hard to read script
7. You could turn the maps and diagrams so that they all face the same way. The handwritten diagram map was very hard to read
8. Brail
9. Maps should all have the same orientation
10. When we went to the open house, not 1 city employee spoke to us and it was not busy at that time. They spent a lot of time talking among themselves blocking walkways.



## Attachment E: 2014-11-03 Online Feedback

The questionnaire was posted from September 11, to September 21, 2014.

**Total number of surveys submitted: 46**

**1. Do you feel the Concept Plan preserves City Park's status as Kelowna's premier park?**

**Total Responses: 32    \_\_25\_\_Yes**

**\_\_7\_\_No**

**2. Do you feel the Concept Plan addresses Park infrastructure needs over the next decade?**

**Total Responses: 31**

**\_\_24\_\_Yes    \_\_7\_\_No**

**3. Do you feel the Concept Plan meets the needs of all age groups?**

**Total Responses: 32**

**\_\_24\_\_Yes    \_\_8\_\_No**

**4. How do you think the Concept Plan could be improved?**

1. A little bit more detail as to where and how big the new activity areas will be.
2. Allowance for outdoor lane swimming at north waterfront of park (near proposed boardwalk)
3. also off-leash beach for dogs...either at south end next to bridge...or in small park south of bridge near mill creek that is currently used primarily for less community-minded activities
4. An off-leash fenced dog park, particularly one with beach access, maybe near the tunnel, is needed. Downtown Kelowna is becoming a high density area, and a lot of people have dogs, e.g. in the Madison, and the grass across from the Madison is being removed. Free parking would really help the lower-income families. I don't think the rose garden is needed. Spend the money on the most used areas, such as the water park for kids.
5. Any plans for the park should be reviewed by an independent engineering company to reassure the kelowna taxpayers we don't end up with 800,000 bathrooms.. Moving facilities that have already been built like the waterpark is a huge waste of money and should not be done.
6. careful with the separation of cyclists and pedestrians - do only the pedestrians get to enjoy the waterfront? are cyclists forced to remain on the inside of the park, unable to access the waterfront pathways completely?
7. I don't see any space for our beloved dogs? what's the deal there?
8. Examine community/business/corporate sponsorship of parts of the park similar to Nelson waterfront park
9. I would like to see the "street" that runs through the Park be named Veterans Way.
10. For the skateboard park get input from local skateboard shops so that its something that will get used instead of having it done by an engineer or architect and having something to look at but not skateable .
11. I think the bicycle lane unless I am reading the plan wrong ends at the north point. It needs to run along side the pedestrian lane - just like on Abbott St. Your comments on the walkway from the north point to the entrance on city park by Bernard Ave along area 3 says it will be pedestrian only. Right now City Park is used by bicycles from under the bridge to

Bernard Ave - just like pedestrians so that needs to stay the same I believe. There are other walkways and they could use a bike lane too
12. Improve the active uses in the N.E corner of the park. By showing an active exciting park at the corner near the sails, people will be encouraged to enter the park. Also, it could offer some great synergy opportunities for events in that corner.
13. It's not much of a plan, since it looks essentially the same as before, but since I am not a park planner, I don't know how it could be improved. Looks fine though.
14. Let's make sure that the Skatepark is a top tier attraction. As a 40 year old skateboarder a good skatepark is a destination in many different towns.
15. More Trees - along the lines of an arboretum featuring rare and distinct Okanagan trees
16. More use of Okanagan Lake e.g. aquatic Center.
17. Parking! The planned improvements are really good, BUT, the parking in City Park is already stressed during the summer. Somehow, more parking must be created to allow comfortable use of the planned upgrades.
18. Reduce the amount of concrete and parking. For example get rid of the road that loops through past the fields
19. Remove skateboard elements in favour of classic park elements for young children and families.
20. The downtown skatepark should be redone or improved with the addition of outdoor lights as to provide amenities for the youth and young people visiting Kelowna.
21. The parking issue will be solved once the city implements the downtown shuttle service that it proposes. More parking in the park is not an alternative as it would be very detrimental to the large trees and other living things in the park. A fenced off dog park area at the tunnel end of the walk way will not interfere with non dog peoples activities or use of the park, it will however reduce the driving that law abiding people have to do to cool off their friends.
22. The plan looks nice, but it isn't anything special. Is the goal to plan for the next decade or for the next several decades i.e. will the bike path / walking path be sufficient for many decades? Please plan for walking / biking paths that are wide enough to accommodate population and tourism growth that comes from the development of the downtown area. Also, what is the plan to address the problem of drug use and homelessness that is occurring in City Park?
23. The present Lawn Bowling Clubhouse is in need of improvement or updating. A new clubhouse with perhaps a restaurant to attract people to the sport, a meeting room, it could be a focal point in the park, attracting all ages to the sport.
24. The proposed plan does not differ significantly from the existing park. This is just a basic upgrade of the pathways and playground areas - which is much needed. I don't know why a master planning process was required to come up with what amounts to little more than routine maintenance. It doesn't address any of the original issues that necessitated the redesign in the first place. Very underwhelming.
25. When I was a kid we could take our Grandpa for a drive thru the park. The City took it away and that is sad. A lot of older people or people with disabilities is not able to enjoy. Please think about people who want to sit or drive thru and enjoy the green area.

**5. What component of the proposed Plan would you like to see implemented in the near-term?**

1. Building a new skate park with lights in the next year. (2)
--

2. Elements which have least budgetary impact and best benefit for young children and families should be implemented first.
3. I spend a lot of time in city park. It needs a new and up to date, skate park with lights, and a covered bowl section, within the next year. This would be a massive attraction.
4. I spend a lot of time in city park. It needs a new and up to date, skate park with lights, and a covered bowl section, within the next year. This would be a massive attraction.
5. I would like to see the water park greatly expanded, as it is one of the most popular parts of the park. In particular, more water slides, and bigger ones. Also, a bigger dry land playground is needed, with lots of various play areas, forts, etc. No big expensive buildings -- keep the park as a park, with outdoor space for everyone to enjoy. For example, the Tourist Information Centre should be on the highway where the tourists can see it, and stop and find out what they can do in Kelowna.
6. improvements to the north portion of the park where a lock block retaining wall currently exists
7. Of course the skatepark. It is the one attraction that is very dated. Almost to the point that is embarrassing to City park. Although Center of gravity is not in my interest due to my age. I could see a Skatepark the size of Penticton Being a huge assets for events like this.
8. Playground / Water Park area; Biking / Walking paths
9. Playground; diving towers; walkways
10. Playground, skate park and diving boards
11. Refurbishment of the Jubilee Bowl.
12. Removal of parking to nearby parade..out of the park
13. separated bike and walking path along waterfront
14. Skate Park with Lights
15. The Abbott streetscape and park access/ introduction. For example the main access from Abbott is currently mainly for cars. the sign is small and the boardwalk from the sails is tiny and crammed with tiky tacky sellers. Create an beautiful grand park entrance for people on foot and bike.
16. The skatepark expanded or redone as to accommodate the population of skateboarders in Kelowna due to limited space to skateboard legally without bothering other citizens and business owners who do not want us skateboarding on their property.
17. There should be a more challenging skate park built at the site where the children's play ground is, so as to separate the age groups that use the facility's. To rebuild the old jubilee bowl site is just silly, the authorities have made it clear that this is not a build site as it is difficult to monitor the activity's there. A better spot would be where the proposed new basketball courts are shown. The change rooms should be include in that build not left as an option for a later date.
18. Updated play area/playground
19. A skateboard park with lights within the next year will bring families to downtown.
20. If the park is going to see a retro fit then do it all at once. Cost wise It will be a smart move.
21. All upgrades located near the lake
22. An improved exit and entry from the park by vehicles, such as a roundabout, similar to the one on Queensway and Water St. At the moment one takes extra caution and then some to exit the park to make a left on Abbott St or cross to Leon Avenue, especially during rush hours.
23. Bike path and pedestrian paths separated sooner than later

**6. Do you feel there has been sufficient opportunity for public input into the Concept Plan?**

**Total Responses: 31    \_\_19\_\_Yes    \_\_12\_\_No**

**7. If No, how could the process have been better?**

1. Better advertisement of open house days should have been provided for all age groups and had been advertised accordingly to said age groups including the youth.
2. I am sure it was advertise properly on castanet, however I have been on Shuswap lake for a while, so this is the first I've heard of public input.
3. I feel that to much public input has been given. However the city's ideas have been way off base with this plan so I guess it's good... The plan is starting to look piece-meal and tacked together rather and one grand vision. I wish the city would work more diligently to create a grand vision for a beautiful mid sized city rather than the status quo.
4. I use the park frequently but I also work two jobs and was unable to attend any open houses
5. If people are interested they will find ways to get involved in processes
6. Interesting that this was not available during tourist season...since significant expenditures are involved this should also be discussed during the election
7. Local businesses that have a vested interest in the park could have had survey forms to have their customers fill out and submit.
8. mailout?
9. More advertising, paper, tv. and the radio.
10. More public outreach specifically geared to individual issues. There should be reps educated on the pros and cons of specific individual and separate issues so that they can canvas the park on a regular basis to determine peoples input by poll and survey. This may lead to more manpower necessary but if each issue is presented to people and businesses that are passionate about certain areas, they may be willing to support by offering volunteers.
11. Must get out to all areas of the community
12. newspaper ads
13. should be much longer and more public
14. The comments sections in this survey have a limit on the number of characters, so I couldn't include everything I wanted to say.
15. There should have been volunteers walking around city park asking people for their input. Since the people currently using the park are the people that would have the best idea of how to improve it.
16. There was only the one day that it was open to the public. There needs to be more time allotted I believe to the public's input. Besides this forum.
17. A much longer time and at different times of the day and week and possibly different locations are required so that everyone has a chance to view and give their opinion.
18. almost impossible to access the information on the website

**8. Is the information presented legible and understandable?**

**Total Responses: 31    \_\_25\_\_Yes    \_\_6\_\_No**

**9. If No, how could it have been better presented?**



1. I understand its only a concept plan, but with the crazy colouring its difficult to see, and really even hardly legible. Therefore its tough to accurately answer the previous questions.
2. A better drawing with Proper colouring, and an easier to read font. Layed out in such away, that all the same coloured arrows don't cross each other.
3. In this area, electronic, better relationship should be available between the maps and diagrams and descriptions. Currently very hard to make connections.
4. more presentation boards. Seniors hog the viewing opportunities by standing too close because they can't see, thereby taking away opportunities for others to provide input.
5. The printing on the city park concept plan is incredibly difficult to read.
6. Too much of a hodgepodge mixture...no focus.
7. Tough to read the hand writing on the plan and see the features (know what's new and what's changed), rather than an artist's rendering, maybe a computer illustrated plan would've been better for this process

## Attachment F: 2014-11-03 Engagement Process Summary

The City of Kelowna *My City Park* engagement process was conducted in two phases which began in January 2013. In each phase, a concept plan was presented to the community for input and sharing of information related to the infrastructure upgrades required to the park over the next 10 years. The first phase of feedback from the public resulted in the modification of the plan in June 2013 with the removal of the Visitor Centre.

The goal of involving the public and stakeholders during the refinement of the plan was to make sure concerns and aspiration were considered. The compiling of the feedback for this project will be considered to the technical, financial and environmental considerations in the longer term.

This process outlines the commitments made to citizens and stakeholders and techniques and tools that align with the goal of public engagement.

### ***Timelines***

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Date	Activity
June 25, 2014	Community workshop
June 6 to July 4	Getinvolved.kelowna.ca - "We love City Park" Photo-share
September 11 to 29, 2014	GetInvolved.Kelowna.ca - "See the latest City Park Concept Plan
September 11, 2014	Open house

A community workshop was held on June 25 which 47 stakeholders and public-at-large participated to explore park uses and helping achieve a balance and inform the concept design.

From June 6 to July 4 a photo-share feature was utilized on the City's online engagement platform GetInvolved.kelowna.ca to create awareness and inspire the urban design team around the elements that make a great park.

An open house was held with the preferred concept plan on September 11 and posted to the City's getinvolved.kelowna.ca from September 11 to the 29 for feedback which included the survey that was offered to attendees to complete at the open house.

## Public Input Summary

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### Community Workshop

Purpose of workshop was to talk about the future of the park and build on the existing public input received during the first phase community input. Objectives of the workshop was to:

- Refine the City Park Concept Plan given the decision to remove a proposed Visitor Centre from the original City Park Concept Plan.
- Seek direction from participants regarding how space in the park can be organized to attract and benefit park users and guide future infrastructure investments.

### Composition and format of workshop

- Residents were invited to register for the workshop through a mix of channels including: two news releases, an advertisement in the local paper and announcements through eSubscriber system and getinvolved.kelowna.ca including social media posts
- 53 residents opted-in and 26 names were randomly selected by the Infrastructure Division
- Representatives of 13 user groups were invited to attend. Key City staff acted as resource personnel
- A formal presentation covered background, assessment and plans to date followed by a plenary discussion of vehicle circulation needs. Participants broke into six groups, each with a table facilitator
- The groups used base plans prepared by the consultant as the starting points for more discussion on how the park could be developed. Each group presented back to the plenary group.
- Participants identified their preferred plan and noted specific ideas

Representatives	
Downtown Kelowna Association	Accessibility Advisory Committee
Festivals Kelowna	Community Action Towards Children's Health
WestBank First Nation	Wet Ape Productions (Center of Gravity)
Kelowna and Area Cycling Coalition	Kelowna Minor Basketball Association
Kelowna Skate Park Coalition	Veendam Sister City Association
Community Heritage Committee	Lawn Bowling Club (regrets)

## ***Communication Channels***

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### **City Website**

- The project web page was updated throughout the process and received 2,840 views with half of those views from June to September
- Webpages include: background, public input opportunities, project history, financial considerations and next steps.

### **Notification (letters and/or eSubscribe bulletins)**

- Letters to adjacent property owners along Abbott Street
- Three separate notification from the City's eSubscribe to 1150 subscribers (June 6, September 5 and September 26)

*See Appendix D for letters and eSubscribe bulletins*

### **Advertising**

Date	Media Outlet	Purpose
June 6	Capital Newspaper	Workshop registration open to public
September 5	Capital Newspaper	Promote open house September 11
September 8	Castanet	Events Calendar (free promotion)

*See Appendix "X" for ad copies*

### **News releases and Public Service Announcements**

Date	Type	Purpose
June 6	News Release	Workshop registration open
June 16	Public Service Announcement	Last call for workshop registration
September 5	News Release	Promote open house September 11
September 11	Public Service Announcement	City Park Concept Plan online

## ***Online Engagement & Social Media***

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### **Get Involved Kelowna**

Get Involved Kelowna was utilized to create awareness and encourage feedback related to the concept plan on two occasions. From June 6 to July 4 a photo-share feature was activated. There were 32 photos shared through this topic by participants which had 638 views and 107 interactions (comments/likes).



The preferred plan was presented only September 11 to 29 which received 1,919 views and 46 completed surveys and 17 comments.

### **Social Media**

Four postings occurred leading up to the open house and online engagement on the City's Facebook and Twitter social media channels reaching an audience of approximately 1,940.

### ***Summary of Feedback***

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#### **June 25 Workshop**

The workshop participants reviewed two design options for City Park. The major difference between the two options was the placement of a ring road through the park as way to accommodate improved access to the park. Participants agreed overwhelmingly to retain the current road alignment which was supported by emergency services and outdoor event organizers.

The Lawn Bowling facilities and Veendam Way are unaffected by the update plan.

#### **Open House**

The open house on September 11 was well attended with over 100+ visitors. The outdoor venue near the Sails Plaza was an ideal location to introduce the concept plan and receive feedback.

There were 67 surveys completed. A majority of respondents felt the Concept Plan preserves City Park's status as Kelowna's premier park, addresses infrastructure needs over the next 10 years and meets the needs of all age groups.

#### **Get Involved Kelowna**

The concept plan was posted to the City's Get Involved Kelowna online engagement platform for comment and invited to complete the survey from September 11 to 28.

A total of 46 surveys were completed online which reflected similar outcomes of the open house but marginally lower support.



## News Releases

### my Downtown

#### [City Park Concept Plan Workshop](#)

06/06/2014 01:00 PM PDT

#### **Register to take part**

The City of Kelowna will host a community workshop to help refine the City Park Concept Plan on June 25 from 5 to 8 p.m. at the Coast Capri Hotel.

Kelowna residents are invited to take part in shaping the Downtown's signature waterfront park by registering through the following methods:

- online at [kelowna.ca/mycitypark](http://kelowna.ca/mycitypark)
- email [pmccormick@kelowna.ca](mailto:pmccormick@kelowna.ca)
- phone 250-469-8605

With the decision to remove a proposed Visitor Centre from the original City Park Concept Plan, further community input is being sought to reconsider how space in the park can be organized to attract and benefit park users and guide future investments in the Park.

"The workshop will build on the community input that has been received to date and is intended to refine the earlier version of the plan that included the Visitor Centre. It will be a hands-on exercise with attendees participating in small groups to discuss the future for the Park," said project manager, Patrick McCormick. "Facilitators will assist each group. The aim is to generate a preferred plan and bring it forward to Council for consideration sometime in the fall."

**Space is limited;** registration closes at noon on Wednesday, June 18. Residents will be randomly selected and notified by June 20.

September 5, 2014



## News Releases

### my Downtown

#### [Open house for updated City Park Concept Plan](#)

09/05/2014 08:45 AM PDT

#### News Release

The City of Kelowna invites residents to review the preferred concept design that will guide future investment decisions for City Park over the course of the next decade.

An open house will be held Thursday, Sept. 11, near the Sails Plaza under the City tent from 4 to 7 p.m.

"We're asking residents to drop by to speak to staff and see what's being planned for the future of City Park," said Terry Barton, Park and Building Planning Manager. "The updated plan sees the expansion of picnic areas, basketball courts, pathways, flexible event and aquatic facilities. Lawn bowling amenities and Veendam Way will also be retained."

Staff needed to update the concept plan after a proposed a Visitor Centre in the park was removed. A workshop held in June with 47 community stakeholders helped shape the future of Downtown's iconic waterfront park. The result of that work is now being presented to the community for feedback.

Visit [kelowna.ca/mycitypark](http://kelowna.ca/mycitypark) for more information.

September 26, 2014



**City of Kelowna**

**e-Update** ✉

**my Downtown**

Have you shared your feedback on the City Park Concept Plan? It's not too late. A conceptual site drawing and display panels are available online and Kelowna residents are invited to complete a short survey. The proposed plan will be brought forward for Council endorsement later this fall.

The plan will guide investment decisions in the Downtown's iconic waterfront park over the next decade.

Input will be received until Sunday, September 28.

Visit [getinvolved.kelowna.ca](http://getinvolved.kelowna.ca) to take the survey or [kelowna.ca/mycitypark](http://kelowna.ca/mycitypark) to learn more about the project.

**City Park Concept Plan survey closes Sunday, Sep 28.**

**kelowna.ca**

September 10 - Downtown Kelowna Association email bulletin



# DOWNTOWN KELOWNA

INSIDER

## IN THIS ISSUE

First Thursdays  
Small Shop Saturday  
November After 5 Opportunity  
DKA Open House  
Welcome to Downtown Kelowna  
Taste of Downtown Results  
City Park Open House  
EDC Business Walk

## FIND US

Facebook   
Twitter   
Flickr 

# CITY PARK CONCEPT PLAN



## OBJECTIVE

- ▶ To guide infrastructure investments over the next 10 years





## PARK FUNCTIONS

- ▶ a green space
- ▶ an activity centre
- ▶ an events venue



# CONCEPT PLAN COMPONENTS

## 1) Existing Trees







## CONCEPT PLAN COMPONENTS

- 1) Trees
- 2) **Separate Pedestrian and Bicyclist Pathways**







# CONCEPT PLAN COMPONENTS

- 1) Trees
- 2) Separated Waterfront Pathways
- 3) **Abbott Street Upgrade**











# CONCEPT PLAN COMPONENTS

- 1) Trees
- 2) Separate Pedestrian and Bicyclist Pathways
- 3) Abbott Street Upgrade
- 4) Enhanced Pathway System**













# CONCEPT PLAN COMPONENTS

- 1) Trees
- 2) Separated Waterfront Pathways
- 3) Abbott Street Upgrade
- 4) Enhanced Pathway System
- 5) **An Activity Zone**







# CONCEPT PLAN COMPONENTS

- 1) Trees
- 2) Separated Waterfront Pathways
- 3) Abbott Street Upgrade
- 4) Enhanced Pathway System
- 5) An Activity Zone

## 6) A Flex / Picnic Area



# CONCEPT PLAN COMPONENTS

- 1) Trees
- 2) Separated Waterfront Pathways
- 3) Abbott Street Upgrade
- 4) Enhanced Pathway System
- 5) An Activity Zone
- 6) A Flex / Picnic Area

## 7) The Point





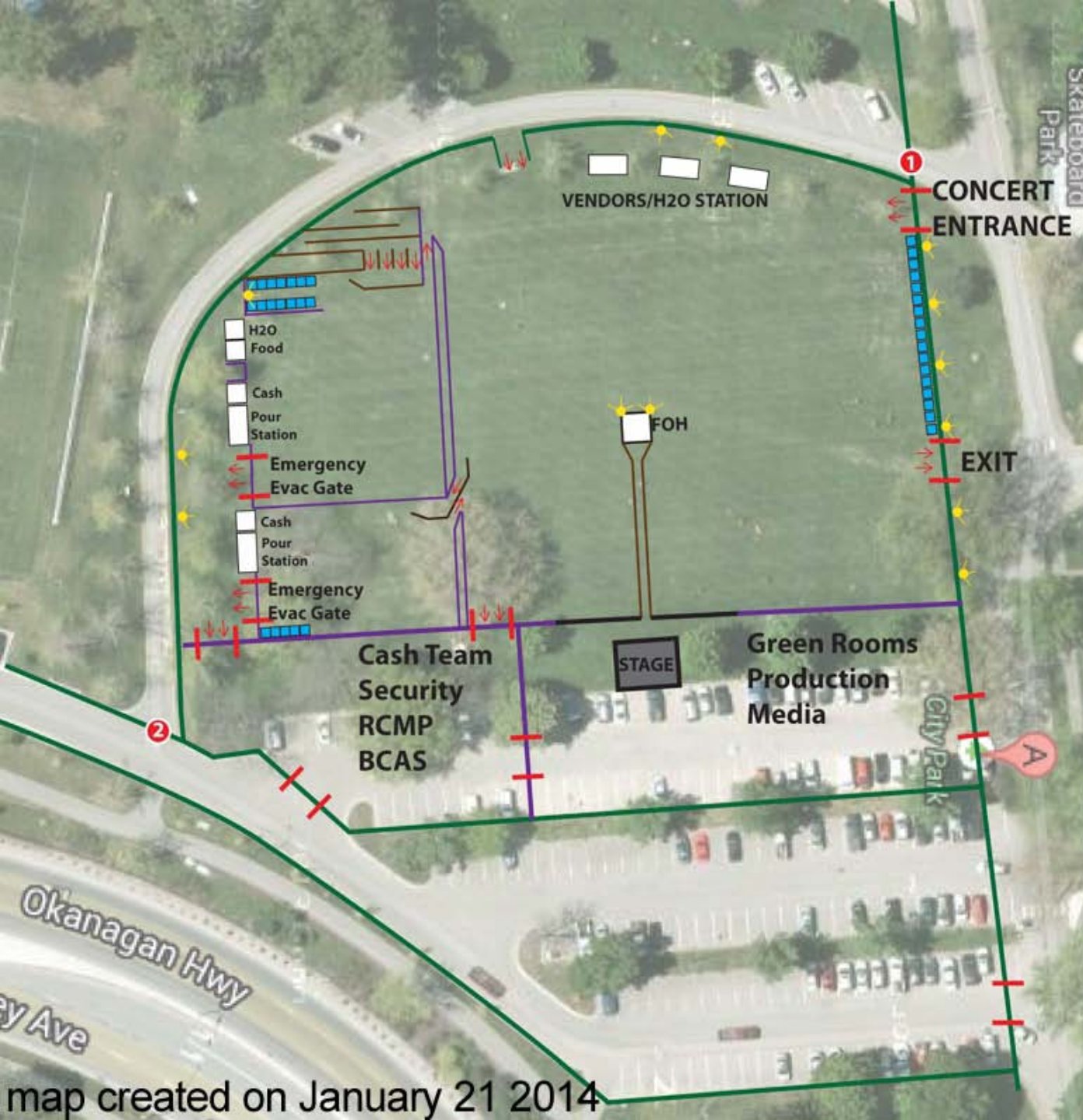


# CONCEPT PLAN COMPONENTS

- 1) Trees
- 2) Separated Waterfront Pathways
- 3) Abbott Street Upgrade
- 4) Enhanced Pathway System
- 5) An Activity Zone
- 6) A Flex / Picnic Area
- 7) The Point
- 8) The Events Field**







## LEGEND

- 8 Ft Fence
- 6 Ft Fence
- 4 Ft Fence
- 20Ft Gate
- Flood Lighting
- Washrooms



**JULY 25 - 27 2014**  
**Kelowna, BC**

map created on January 21 2014



# HIGHLIGHTS

- 1) Trees
- 2) Separated Waterfront Pathways
- 3) Abbott Street Upgrade
- 4) Enhanced Pathway System
- 5) An Activity Zone
- 6) A Flex / Picnic Area
- 7) The Point
- 8) The Events Field

## 9) The Jubilee Bowl









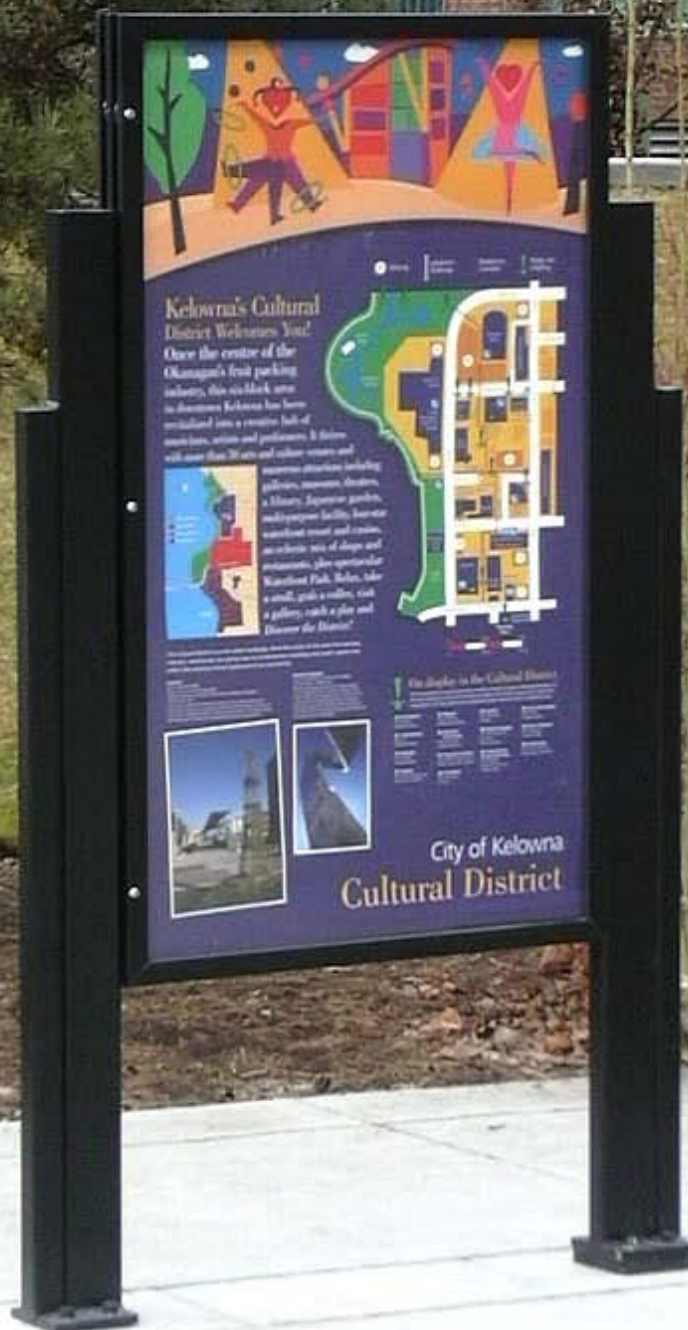
EVENT WASHROOMS



# HIGHLIGHTS

- 1) Trees
- 2) Separated Waterfront Pathways
- 3) Abbott Street Upgrade
- 4) Enhanced Pathway System
- 5) An Activity Zone
- 6) A Flex / Picnic Area
- 7) The Point
- 8) The Events Field
- 9) The Jubilee Bowl

## 10) Signage



## HIGHLIGHTS

- 1) Trees
- 2) Separated Waterfront Pathways
- 3) Abbott Street Upgrade
- 4) Enhanced Pathway System
- 5) An Activity Zone
- 6) A Flex / Picnic Area
- 7) The Point
- 8) The Events Field
- 9) The Jubilee Bowl
- 10) Signage

## 11) Hot Sands Beach - North End





# HIGHLIGHTS

- 1) Trees
- 2) Separated Waterfront Pathways
- 3) Abbott Street Upgrade
- 4) Enhanced Pathway System
- 5) An Activity Zone
- 6) A Flex / Picnic Area
- 7) The Point
- 8) The Events Field
- 9) The Jubilee Bowl
- 10) Signage
- 11) Hot Sands Beach - North End

## 12) Hot Sands Beach - South End







# HIGHLIGHTS

- 1) Trrs
- 2) Separated Waterfront Pathways
- 3) Abbott Street Upgrade
- 4) New Pathway System
- 5) An Activity Zone
- 6) A Flex / Picnic Area
- 7) The Point
- 8) The Events Field
- 9) The Jubilee Bowl
- 10) Signage
- 11) North End - Hot Sands Beach
- 12) South End - Hot Sands Beach

## 13) Lawn Bowling Facility



# HIGHLIGHTS

- 1) Trees
- 2) Separated Waterfront Pathways
- 3) Abbott Street Upgrade
- 4) New Pathway System
- 5) An Activity Zone
- 6) A Flex / Picnic Area
- 7) The Point
- 8) The Events Field
- 9) The Jubilee Bowl
- 10) Signage
- 11) North End - Hot Sands Beach
- 12) South End - Hot Sands Beach
- 13) Lawn Bowling Facility

## 14) Parking





MAX  
5 MIN  
PARKING  
DROP  
OFF  
ZONE  
ONLY  
NO WAIT  
ZONE





# HIGHLIGHTS

- 1) Separated Waterfront Pathways
- 2) Abbott Street Upgrade
- 3) New Pathway System
- 4) An Activity Zone
- 5) A Flex / Picnic Area
- 6) The Point
- 7) The Events Field
- 8) The Jubilee Bowl
- 9) Signage
- 10) North End - Hot Sands Beach
- 11) South End - Hot Sands Beach
- 12) Lawn Bowling Facility
- 13) Parking
- 14) Veendam Way & the Cenotaph

## 15) The Highway Edge





# HIGHLIGHTS

- 1) Trees
- 2) Separated Waterfront Pathways
- 3) Abbott Street Upgrade
- 4) New Pathway System
- 5) An Activity Zone
- 6) A Flex / Picnic Area
- 7) The Point
- 8) The Events Field
- 9) The Jubilee Bowl
- 10) Signage
- 11) North End - Hot Sands Beach
- 12) South End - Hot Sands Beach
- 13) Lawn Bowling Facility
- 14) Parking
- 15) The Highway Edge

## 16) CPTED & Emergency Services









# HIGHLIGHTS

- 1) Trees
- 2) Separated Waterfront Pathways
- 3) Abbott Street Upgrade
- 4) New Pathway System
- 5) An Activity Zone
- 6) A Flex / Picnic Area
- 7) The Point
- 8) The Events Field
- 9) The Jubilee Bowl
- 10) Signage
- 11) North End - Hot Sands Beach
- 12) South End - Hot Sands Beach
- 13) Lawn Bowling Facility
- 14) Parking
- 15) The Highway Edge
- 16) CPTED & Emergency Services

## 17) Historical References







## There are only few and scattered records of the first Chinese settlers in the Kelowna area.

**Historical photo of the Gallagher Canyon area, showing the early Chinese mining operations.**

Over the next few decades, various mining districts and operations were established. It was the area's Chinese population was largely made up of miners and domestic workers. In 1880, the first Chinese miners arrived in the Kelowna area, and by 1885, the Chinese population had grown to 100. The Chinese population in Kelowna was largely made up of miners and domestic workers. In 1880, the first Chinese miners arrived in the Kelowna area, and by 1885, the Chinese population had grown to 100.

Kelowna's Chinese population was largely made up of miners and domestic workers. In 1880, the first Chinese miners arrived in the Kelowna area, and by 1885, the Chinese population had grown to 100. The Chinese population in Kelowna was largely made up of miners and domestic workers. In 1880, the first Chinese miners arrived in the Kelowna area, and by 1885, the Chinese population had grown to 100.

# HIGHLIGHTS

- 1) Trees
- 2) Separated Waterfront Pathways
- 3) Abbott Street Upgrade
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- 10) Signage
- 11) North End - Hot Sands Beach
- 12) South End - Hot Sands Beach
- 13) Lawn Bowling Facility
- 14) Parking
- 15) The Highway Edge
- 16) CPTED & Emergency Services
- 17) Historical References

## 18) Bicyclist Facilities







# HIGHLIGHTS

- 1) Trees
- 2) Separated Waterfront Pathways
- 3) Abbott Street Upgrade
- 4) New Pathway System
- 5) An Activity Zone
- 6) A Flex / Picnic Area
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- 9) The Jubilee Bowl
- 10) Signage
- 11) North End - Hot Sands Beach
- 12) South End - Hot Sands Beach
- 13) Lawn Bowling Facility
- 14) Parking
- 15) The Highway Edge
- 16) CPTED & Emergency Services
- 17) Historical References
- 18) Bicyclist Facilities

## 19) Public Art



# HIGHLIGHTS

- 1) Trees
- 2) Separated Waterfront Pathways
- 3) Abbott Street Upgrade
- 4) New Pathway System
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- 12) South End - Hot Sands Beach
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- 14) Parking
- 15) The Highway Edge
- 16) CPTED & Emergency Services
- 17) Historical References
- 18) Bicyclist Facilities
- 19) Public Art

## 20) Public Seating







