

## Public Notices

City of Kelowna Council is considering adoption of Revitalization Tax Exemption Program Bylaw No. 12561. The Revitalization Tax Exemption Program reinforces and promotes the prominence of urban centres within Kelowna and foster a community with diverse housing options. The program objective is to incentivize new commercial developments within urban centres and the construction of new Purpose-Built Rental Housing within Kelowna's Core Area and identified Village Centres.

### How the proposed Program is intended to accomplish the objectives:

- Increasing the total amount of commercial floor area, supporting new business growth, and adding net new purpose built rental apartment units.

### The kinds of property, or related activities or circumstances, that will be eligible for a tax exemption under the Program:

- A project located in a Revitalization Area with a value of \$300,000 or greater that results in floor space being added to an existing building, a new building, or a renovation of existing floor space.

### The extent, amounts, and maximum terms of the tax exemptions that may be provided under the Program:

- The amount of an annual Tax Exemption will be equal to 100% or 50% of the Revitalization Amount depending on the Project.
- The maximum term of a Tax Exemption will be 10 years.
- The maximum Tax Exemption must not exceed the Revitalization Amount on the Property between the calendar year before the construction or alteration began and the calendar year in which the construction or alteration is completed.

INFO: 250-469-8645

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

### Public Notice

Council is giving notice of a proposed amendment to Zoning Bylaw No. 12375:

#### 870-872 Mayfair Road

Bylaw No. 12569 (Z23-0032)

**Requested zoning change:** From the RU4 – Duplex Housing zone to the MF1 – Infill Housing zone.

**Date of first reading:** August 28, 2023.

#### 4519 Horak Road

Bylaw No. 12570 (Z23-0030)

**Requested zoning change:** From the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone.

**Date of first reading:** August 28, 2023.

#### 1459 & 1467 Gordon Dr, 1104 – 1130 Lawson Ave and 1488 Aspen Crt

Bylaw No. 12571 (Z23-0022)

**Requested zoning change:** From the RU4 – Duplex Housing zone to the MF3r – Apartment Housing with Rental Only zone.

**Date of first reading:** August 28, 2023.

### More information

Proposed bylaws, Council reports and related materials are available at [kelowna.ca/council](http://kelowna.ca/council) or at the Office of the City Clerk, City Hall from 8 am–4 pm, Monday to Friday, up to and including August 28, 2023.

For more information on this application, go to [kelowna.ca/council](http://kelowna.ca/council), call Development Planning at 250-469-8626, email [planninginfo@kelowna.ca](mailto:planninginfo@kelowna.ca), or visit the second floor at City Hall, 8am–4pm, Monday to Friday (excluding Statutory Holidays).

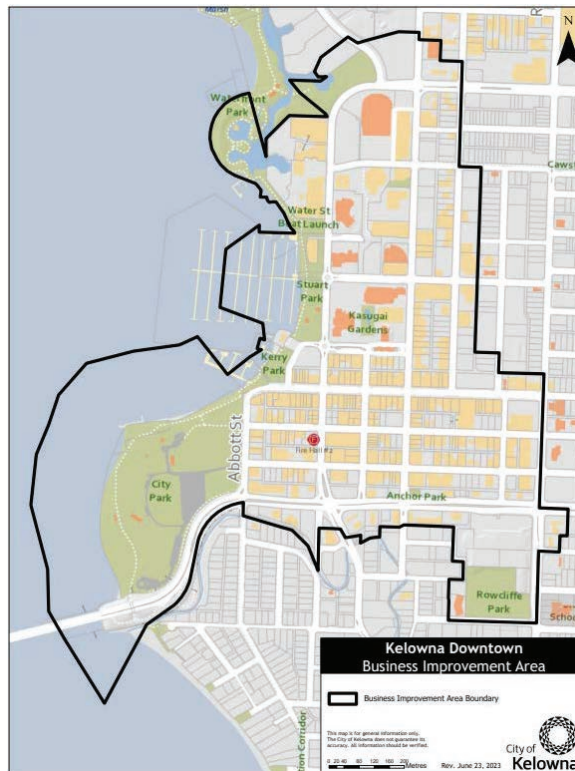
INFO: 250-469-8645

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

### Kelowna Downtown Business Improvement Area

The Downtown Kelowna Association has requested City Council establish a business improvement area for the purpose of annually funding the Kelowna Downtown Business Improvement

Area (BIA) for a five year period commencing in 2024, pursuant to section 215 of the Community Charter of British Columbia.



It is the intention of the Downtown Kelowna Association to conduct a five-year business promotion scheme for the benefit of the BIA during the 2024 to 2028 period. **Properties affected by the proposed Kelowna Downtown Business Improvement Area Bylaw No. 12575 are those lands within the area shown outlined in black on the map.**

A Business Improvement Area allows property owners in an area to pool their efforts and funds for marketing, planning and management activities that can improve the business area. The term "BIA" refers both to the organization (in this case, the Downtown Kelowna Association) that administrates the activities of the BIA and to the geographic area within which property owners and businesses participate in the BIA.

### Annual costs

The annual cost of the BIA will not exceed \$1,503,075.00 and is to be paid for by the benefiting property owners and is recovered on the basis of a rate per \$1,000 of assessed actual value of both land and improvements which fall within Class 5 or 6 of the Assessments - Class Percentage Levels Regulation, B.C. Reg. 438/81. Federal, provincial and municipal owned property used for government purposes is excluded.

The rate shall be calculated in the same manner as the annual general municipal rate and is levied annually during the five year term on the property tax notice. There is no provision to cash commute (prepay) the annual charges of this Kelowna Downtown Business Improvement Area.

### Petitions against

Affected property owners may petition, pursuant to the rules set out in the Community Charter of British Columbia, against the proposed establishment of the Kelowna Downtown BIA as follows:

- Any person who is the owner of a parcel liable to be specially charged may petition against the proposed BIA and unless, within one month from the date this notice is published, a **majority of owners representing at least 50 per cent of the assessed value of the parcels liable to be specially charged petition against it**, Council may proceed with the establishment of the BIA through Bylaw No. 12575.
- Petitions must be in **writing, signed by the owner(s)** of the parcels liable to be specially charged, and show the **legal description of the owner(s)' property**. Where a property is

owned by more than one person, a majority of the owners must sign the petition for it to be counted in relation to that property. Petitions may be by individual letter or may be circulated and contain the names of several affected owners.

- Petitions must be received **on or before Friday, September 29, 2023 at 4 p.m.** in the Office of the City Clerk, 2nd Floor, City Hall, 1435 Water Street, Kelowna, B.C. V1Y 1J4.

**Petition forms are available at the Office of the City Clerk.**

### Tenants

Under current legislation, only property owners are levied charges and can petition against the project from proceeding. However, any tenants objecting to the proposal can write to the Mayor and Council expressing their opinions or concerns. Correspondence can be sent by email to: [mayorandcouncil@kelowna.ca](mailto:mayorandcouncil@kelowna.ca).

### Copies of the bylaw

Copies of all relevant bylaws and legislation pertaining to this notice are available for inspection during normal business hours, 8 a.m. to 4 p.m., Monday through Friday, except holidays, at the Office of the City Clerk.

Individual notices specifying estimated annual charges for individual properties have been mailed to all owners of property within the BIA covered by the proposed Bylaw No. 12575. If you are an owner and you have not received a notice, call the Office of the City Clerk at 250-469-8645.

**INFO: Office of the City Clerk – Clint McKenzie 250 469-8645**

- 2nd Floor City Hall, 1435 Water Street, Kelowna, B.C. V1Y 1J4
- Questions relating to the petitioning procedure

**Financial Services – Patrick Gramiak 250 469-8757**

- 1st Floor City Hall, 1435 Water Street, Kelowna, B.C. V1Y 1J4
- Questions pertaining to the annual charges for the BIA

**Downtown Kelowna Association – Mark Burley 250 862-3515**

- Downtown Kelowna Association, 200-287 Bernard Ave, Kelowna, B.C. V1Y 6N2
- Questions pertaining to the establishment of the Kelowna Downtown BIA or to the business promotion scheme.

INFO: 250-469-8645

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

## Road Closure

### Removal of Highway Dedication

Council will consider the permanent closure and removal of the highway dedication of a portion of Road adjacent to Highway 97 on:

**August 28, 2023, 1:30 pm**

**Kelowna City Hall, 1435 Water Street – Council Chambers**

Pursuant to Section 26 of the Community Charter, the City intends to consolidate with the adjacent City-owned properties the "Closed Road" under Bylaw No. 12550, being a portion of road west of Lot 4 -11 Plan KAP1068, having an area of 4.18 ha.

The public may review copies of the proposed Road Closure and Removal Dedication Bylaw No. 12550, on [kelowna.ca](http://kelowna.ca) or at the Real Estate department at City Hall, 4th Floor, from 8 am–4 pm, Monday to Friday, and/or be given an opportunity to address Council on Monday, August 28th, 2023, pursuant to Section 40 of the Community Charter.

INFO: [realestate@kelowna.ca](mailto:realestate@kelowna.ca)

**Real Estate**

## Announcements

The Council of the City of Kelowna has subleased to 600897 B.C. Ltd. a portion of City property legally described as Lot 3, District Lots 32 and 120, Plan 11796 being 6095 Airport Way, starting December 31, 2024 for a term of thirty (30) years with one 10-year option to renew and a further 20-year option to renew. The rental rate is \$.95 per square foot per annum increasing in accordance with Bylaw 7982. These lands may be used for carrying on aviation related operations.

INFO: 250-807-4300

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