SECONDARY SUITES & CARRIAGE HOUSES

Council is considering changes to existing secondary suite and carriage house regulations. These include:

- Allowing a suite entrance to face the same road as the principal dwelling entrance, provided the suite entrance is subordinate in appearance.
- Permitting suites within the RC3, CD1(C), CD1(D), CD1(E) and CD3(A) zones, provided that the parcel has a minimum lot size of 550 m² (5,902.2 ft²) or greater.
- Reducing the requirement for landscape or fence screening along parcel boundaries for parcels where carriage houses are constructed adjacent to residential or rural zones.
- Removing the requirement for sign-off of all shared access owners, easement holders or strata councils where suites or carriage houses are accessed from these private roads.

Council first implemented secondary suite regulations in 2010 and allowed carriage houses beginning in 2015. Find out more about at westkelownacity.ca/secondarysuites and westkelownacity.ca/carriagehouses.

Have Your Say, West Kelowna!

Join us at an Open House seeking input into the proposed changes to secondary suite and carriage house regulations:

Tuesday April 25, 2017
3:30 to 6 pm
Constable Neil Bruce School Gym
2010 Daimler Rd, West Kelowna

This is an opportunity for citizens to ask questions, provide feedback and offer ideas!

Additionally, a Public Hearing for the potential changes will be held at 6 pm on Wednesday, May 17, 2017 at the Westbank Lions Hall, 2466 Main Street, West Kelowna. Citizens will be able to provide feedback on the proposed changes directly to Council.

Also, you can provide your input by taking a short online survey available on the City’s website at www.westkelownacity.ca. Look for the link on the homepage.

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Celebrating Canada’s 150!

On March 14, MP Dan Albas presented Council with flags to be flown at city facilities in recognition of Canada’s 150th anniversary of confederation, which will be officially celebrated July 1, 2017.
New Rose Valley Trails
Sure To Please

Hiking and biking enthusiasts will want to check out a recent addition to the City of West Kelowna’s park system, the Rose Valley Trails. In partnership with Recreation Trails and Sites BC, the City has sanctioned these trails for mountain bikers, trail runners and hikers alike. All the sanctioned trails have been marked with trail markers, while other trails have been decommissioned in an effort to protect environmental sensitive areas and the drinking water reservoir. Trail users who enjoy a moderate to challenging experience on single track trails will be rewarded with scenic views of grassland plateaus, wooded forests, steep cliffs and panoramic views of Rose Valley, Okanagan Lake, and Kelowna beyond. With over 40km of trails, ranging from blue square to double black diamond, trail visitors can choose how far they want to venture, be it around the entire Rose Valley Reservoir, or a shorter loop near the parking lot/trailhead on Rosewood Drive.

Proposed Zoning Bylaw Amendment for Commercial Marihuana Facilities

Council is considering amending the Zoning Bylaw to update the provisions for commercial marihuana facilities. The proposed amendments include:

• An updated definition for commercial marihuana facilities to include the production, processing, storage and distribution of marihuana (covers commercial production and personal/designated person production).
• An updated definition of ‘greenhouse or plant nursery’ to clarify that marihuana plants are excluded from the definition which will reduce confusion and ensure all commercial production, processing, storage and distribution of marihuana falls within a single definition and associated zoning regulations.
• The requirement for air filtration and security provisions for commercial marihuana facilities (including personal or designated production for more than one registrant on the premises but does not include personal production of medical marihuana for a resident of the premises). This provision is recommended to reduce odour and improve security measures to reduce public safety risks associated with marihuana production and storage.
• The clarification of language regarding the use of multi-tenant buildings to ensure commercial marihuana facilities are prohibited in buildings with multiple occupancies unless all of the occupancies in the building are commercial marihuana facilities.
• The prohibition of dispensaries (by clarifying that no retail use includes the production, storage or distribution of marihuana unless licensed under the Pharmacy Operations and Drug Scheduling Act).

Citizen Input – You Speak, We Listen!

For more information on the proposed amendment, or to view the draft amendment in its entirety, please contact Development Services at 778-797-8830. A public hearing is tentatively scheduled for May 23 to obtain feedback on the proposed amendments. Further advertisements will confirm details of the public hearing.
**IN THE NEWS**

**ANNETTE BEAUDREAU AMPHITHEATRE**
Council agreed to name the amphitheatre in Memorial Park the “Annette Beaudreau Amphitheatre” after the City’s Recreation Manager and long-time employee of the Regional District of Central Okanagan, who passed away in October 2016 after a lengthy battle with cancer. The move is to commemorate Mrs. Beaudreau’s contributions to her community including creating Music in the Park and acting as a City liaison with the Communities In Bloom competition and Westside Daze. A dedication ceremony will be held later this year.

**DAM SAFETY**
The City conducted dam safety reviews for the Westbank and Lakeview Water Systems in 2014 for 13 dams that require safety reviews, one being the Rose Valley Reservoir Dam. The review of the Rose Valley Dam indicates that the dam is safe, but that a recommendation to install a draw down ditch be investigated. The City will review the installation of a draw down ditch in conjunction with development of a new treatment plant, see Mayor’s Message (page 4) for more.

**TRANSIT SURVEILLANCE**
The City installed surveillance cameras at its two transit exchanges to help discourage inappropriate behaviour and ensure the safety of users. The cameras will monitor the Westbank Transit Exchange on Elliott Road in downtown West Kelowna and the Boucherie Mountain Transit Exchange located on Westgate Road in Boucherie Centre. The cameras will operate 24 hours a day, 7 days a week and will help deter vandalism, theft or other crimes. The cameras can capture important details that can be provided to West Kelowna RCMP if necessary.

**PLANNING THE FUTURE OF GELLATLY BAY**
Council is considering amending the OCP to include a new Growth Management Designation specifically for portions of five properties in Gellatly Bay, a premier destination at West Kelowna’s Waterfront. The proposed amendment seeks to outline the vision for the future development of Gellatly Bay as a mixed use village comprised of small-scale commercial uses (cafes, boutique shops and local services operated year-round), multi-residential uses (apartments and townhouses), public parking (vehicular and boat/trailer) and public spaces (promenades and plazas) as envisioned within the 2011 Waterfront Plan and 2017 Gellatly Village Study. Provide your input by taking an online survey at: www.westkelownacity.ca. The survey will be available until April 29th, 2017. You can also attend or submit information to a public hearing being held May 17, 2017 at 6 p.m. at the Westbank Lions Hall, 2466 Main Street, West Kelowna. Call Development Services at 778-797-8830 for more information.

**Wine Trail - Boucherie Road - Upgrade**
The City is completing design of the Wine Trail - Boucherie Road Upgrade Phase 2 project with construction to follow. After public consultation in 2016, the recommended conceptual plan is intended to balance the needs of all users of the multi-modal corridor. A roundabout is proposed for the Hudson and Boucherie Roads intersection, sidewalks on one side and on both sides where fronting development and includes a separate cycling lane along the route. The budget for this portion of the Boucherie Upgrade, from Stuart to Ogden Roads, is just over $5 million.

**Shannon Lake Bridge Replacement**
The City will be replacing Shannon Lake Road Bridge over McDougall Creek beginning this summer. The project is expected to take eight weeks and to result in the closure of Shannon Lake Road at the bridge location during construction. The $1.3 million project will ensure the bridge can handle all vehicle weights and will widen and improve the alignment of this portion of Shannon Lake Road. Motorists should plan alternate routes during construction. Signage will be placed advising residents when the road closure is imminent.

**IN THE WORKS**

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**Don’t Miss A Thing!**

Sign up for e-Notification to get project information emailed directly to you. Visit westkelownacity.ca/notifyme or find us on Facebook @cityofwestkelowna or Twitter @westkelownacity
Mayor’s Message: Wonderful Water News

On March 17, the City of West Kelowna received a massive grant through the Clean Water and Wastewater Fund and I couldn’t be happier to advise that nearly 12,000 of our residents will soon have access to guaranteed safe, clean drinking water within a few years.

The $41 million federal and provincial grant will make the construction of the Rose Valley Water Treatment Plant a reality at least five years ahead of schedule.

I have expressed to our provincial and federal representatives that this community is grateful beyond words for this generous contribution, which will put us on the fast track to building a state of the art facility with the aim of bringing water quality assurances to the entire northern half of our city.

The current Rose Valley facility is a small plant that was built in 1977 and provides only chlorination treatment which no longer meets federal and provincial guidelines for drinking water. The new treatment plant will provide multi barrier treatment including processes such as flocculation, sedimentation, filtration and chlorination and guarantee clean, clear, safe drinking water for nearly 12,000 people being served by the Lakeview System.

The City of West Kelowna also plans to connect West Kelowna Estates, Pritchard and Sunnyside water systems to the new treatment facility. Once the plant and the connections to the three other systems are completed, the highest possible quality of drinking water will be distributed to more than 18,000 residents, over 300 businesses, seven schools, City Hall, our future public works yard, our two arenas, and Interior Health’s Brookhaven Extended Care Facility.

Construction of the $53.5 million Rose Valley Water Treatment Plant and interconnections will be the largest single construction project the City of West Kelowna has ever undertaken. The Government of Canada is contributing 50% of the funding and the Province of British Columbia is contributing 33% of the funding for the plant and the City of West Kelowna will provide 17% of the funding, or $12.5 million, for the plant and interconnections. Council agreed on March 28 to fund the City’s portion through the use of internal funds (reserves, Development Cost Charges, Capital Expenditure Charges) and short term borrowing of $1.63 million.

The City of West Kelowna originally intended to start construction on Rose Valley Water Treatment Plant in 2022, as outlined in the 10-year financial plan, but after a 14-week water quality advisory, which was the result of an unprecedented algae bloom in Rose Valley Reservoir and led to increased turbidity, generated public requests for the construction timeline to be advanced. The federal and provincial governments launched the Clean Water and Wastewater Fund in September 2016 enabling the City of West Kelowna to apply under the program in the hopes of advancing construction timelines.

The City of West Kelowna will issue a request for proposals within the next month seeking a qualified project management firm to oversee the design-build process.

It is important to note that this construction will take some time and Lakeview System users may still be faced with water quality advisories in the coming months, but it is tremendous to know that a much-needed, permanent solution to improve water security for the Lakeview, West Kelowna Estates, Sunnyside and Pritchard water systems is on the horizon.

Find project updates at our webpage dedicated to the Rose Valley Water Treatment Plan at www.westkelownacity.ca/rvwtp.