City of Kelowna Regular Council Meeting AGENDA



Monday, January 8, 2018 1:30 pm Council Chamber City Hall, 1435 Water Street

# 1. Call to Order

4.

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

# 2. Confirmation of Minutes

PM Meeting - December 11, 2017

Budget Meeting - December 14, 2017

# 3. Development Application Reports & Related Bylaws

	3.1	McCurdy Road 700, Z16-0025 Extension - Silver City Holdings Inc.	18 - 19
		To extend the deadline for adoption of Rezoning Bylaw No. 11283 to October 4, 2018.	
	3.2	Richter Street 1710-1740, DP17-0039 - Meiklejohn Architects Inc	20 - 56
		To consider the form and character of the proposed 108- unit 5-storey multiple dwelling housing project on the subject property (Central Green).	
		avalance and Dan arts & Dalated Dulawa	
•	Non-D	evelopment Reports & Related Bylaws	
	Non-Do 4.1	evelopment Reports & Related Bylaws Budget Adjustments Required for Saucier Avenue Water and Saucier Avenue Sanitary Replacement Projects (Richter to Ethel)	57 - 59
		Budget Adjustments Required for Saucier Avenue Water and Saucier Avenue Sanitary	57 - 59

To transfer budget from the identified 2017 capital projects to meet financial commitments for the Ethel 3 ATC project.

Pages

4 - 17

-0

4-3	Status of Various 2017 Capital Water Utility Projects	63 - 66
	To cancel various Water Utility projects that require re-scoping and transfer budget to the identified 2017 Capital Water Utility projects in order to meet financial commitments.	
4.4	Establishment Bylaw for Aspen Road Local Area Service Project	67 - 68
	To amend at third reading Bylaw No. 11275 being the Establishment and Loan Authorization Bylaw for Local Area Service Aspen Road.	
4.5	BL11275 - Establishment and Loan Authorization Bylaw for LAS Aspen Road	69 - 72
	To amend at third reading Bylaw No. 11275 being Establishment and Loan Authorization Bylaw for Local Area Service Bylaw for Aspen Road.	
4.6	Budget Amendment - Mission Recreation Park Quadplex Viewing Deck	73 - 75
	To advise Council of the status of the project and amend the Financial Plan to provide additional funding for the project.	
4.7	Boyce-Gyro Beach Park Washroom – Scope Revision and Budget Transfers	76 - 94
	To revise the scope and secure additional funding for the above noted project to allow for construction of a new public washroom & change room to replace the existing facility at the centre of Boyce-Gyro Beach Park.	
4.8	Development Cost Charges Bylaw No. 11498 Amendment No. 3 to Development Cost Charge Bylaw No. 10515	95 - 107
	To inform Council about proposed changes to the DCC Wastewater Trunks and Treatment Sector Plans to expand the service area to the north to include the entire north end of the City.	
4.9	BL11498 - Amendment No. 3 to Development Cost Charge Bylaw No. 10515	108 - 114
	To give Bylaw No. 11498 first, second and third readings in order to amend the Development Cost Charge Bylaw No. 10515.	
4.10	Road Closure and Consolidation – Adjacent to 555 Fuller Avenue	115 - 117
	To close a 301.5 square meter portion of excess roadway adjacent to 555 Fuller Avenue.	
4.11	BL11522 - Road Closure and Removal of Hwy Dedication - Portion of Fuller Ave	118 - 120
	To give Bylaw No. 11522 first, second and third readings in order to authorize the City to permanently close and remove the highway dedication of a portion of highway on Fuller Ave.	

4.12	Road Closure – Laneway Adjacent to 815 - 831 Leon Avenue	121 - 123
	To close a 564.4 square meter portion of excess laneway adjacent to 815-831 Leon Avenue.	
4.13	BL11532 - Road Closure and Removal of Hwy Dedication - Portion of Leon Avenue	124 - 125
	To give Bylaw No. 11532 first, second and third readings in order to authorize the City to permanently close and remove the highway dedication of a portion of highway on Leon Avenue.	
4.14	Road Closure and Removal of Hwy Dedication - Portions of Queensway Ave and Water St	126 - 128
	To dispose of 115 m2, of Queensway Avenue and Water Street for consolidation with the adjacent property, 289 Queensway Avenue.	
4.15	BL11516 - Road Closure and Removal of Hwy Dedication - Portions of Queensway Ave and Water St	129 - 130
	To give Bylaw No. 11516 first, second and third readings in order to authorize the City to permanently close and remove the highway dedication of a portion of highway on Queensway Ave and Water St.	

# 5. Mayor and Councillor Items

6. Termination



# City of Kelowna Regular Council Meeting Minutes

Date: Location: Monday, December 11, 2017 Council Chamber City Hall, 1435 Water Street

Members Present

Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack

Staff Present

City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Deputy City Manager, Joe Creron\*; Travis Whiting, Fire Chief\*; Community Planning Department Manager, Ryan Smith\*; Urban Planning Manager, Terry Barton\*; Long Range Planning Manager, James Moore\*; Community Planning & Strategic Investments, Doug Gilchrist\*; Director, Strategic Investments, Derek Edstrom\*; Divisional Director, Financial Services, Genelle Davidson\*; Infrastructure Engineering Manager, Joel Shaw\*; Planner, Melanie Steppuhn\*; Senior Project Manager, Andrew Gibbs\*; Parking Services Manager, Dave Duncan\*; Communications Consultant. Adrian Nieoczym\*; Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

# 1. Call to Order

Mayor Basran called the meeting to order at 1:30 p.m.

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

#### 2. Confirmation of Minutes

Moved By Councillor Gray/Seconded By Councillor Donn

<u>**R1030/17/12/11</u>** THAT the Minutes of the Regular Meetings of December 4, 2017 be confirmed as circulated.</u>

#### Carried

# 3. Public In Attendance

3.1 Value Planning Assignment – 2016-2030 Fire Department Strategic Plan

Staff:

- Introduced the Value Planning Assignment as well as Consultant Daniel Haight, DarkHorse Emergency Services.
- Responded to questions from Council.

Daniel Haight, DarkHorse Emergency Services Analytics Consultant

- Displayed a PowerPoint Presentation summarizing the short term and long term analysis.
- Spoke to recommendations contained in the report.
- Responded to guestions from Council.

Moved By Councillor Hodge/Seconded By Councillor Singh

<u>**R1031/17/12/11</u>** THAT Council receives, for information, the report from the Deputy City Manager, dated December 11, 2017.</u>

AND THAT City Council at the 2018 Budget deliberations consider adding additional resources as per the Fire Chief's budget submissions.

AND THAT the results of the Value Planning Assignment (Appendix 1) be forwarded to the Fire Chief for consideration in updating the Kelowna Fire Department Strategic Plan.

AND THAT the Kelowna Fire Department with the assistance of various City Department's including the City's analytics team continue to monitor and investigate past call volumes, practices, proposed growth and determine what policies and actions be considered for implementation in 2018 and beyond.

Carried

Fire Chief Whiting:

Introduced to Council and the public the two recently hired Deputy Chiefs, Scott Cronquist and Keith Meldrum to Council and the public.

# Development Application Reports & Related Bylaws

4.1 292, 284 & 276 Valley Road, OCP17-0024 & Z17-0099 - Richard & Dianna Smith, Albert Pelat, Cory & Jean Krebs

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

# Moved By Councillor Singh/Seconded By Councillor Donn

**R1032/17/12/11** THAT Official Community Plan Map Amendment Application No. OCP17-0024 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lots 1, 2 & 3 Section 33 Township 26 ODYD Plan 18062, located at 292, 284 & 276 Valley Road, Kelowna, BC from the S2RES - Single / Two Unit Residential designation to the MRL – Multiple Unit Residential (Low Density) designation, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated December 11, 2017;

3

THAT Rezoning Application No. Z17-0099 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 1, 2 & 3 Section 33 Township 26 ODYD Plan 18062, located at 292, 284 & 276 Valley Road, Kelowna, BC from the RR3 – Rural Residential zone to the RM3 – Low Density Multiple Housing zone, be considered by Council;

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

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated December 11, 2017;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration of a SRW for public access to be registered on title for the subject property.

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

#### Carried

#### 4.2 292, 284 & 276 Valley Road, BL11523 (OCP17-0024) - Richard & Dianna Smith, Albert

Moved By Councillor Hodge/Seconded By Councillor Gray

R1033/17/12/11 THAT Bylaw No. 11523 be read a first time;

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

#### Carried

# 4.3 292, 284 & 276 Valley Road, BL11524 (Z17-0099) - Richard & Dianna Smith, Albert

# Moved By Councillor Gray/Seconded By Councillor Hodge

R1034/17/12/11 THAT Bylaw No. 11524 be read a first time.

#### Carried

#### 4.4 1172 Mission Ridge Rd, Z17-0086 - Barbara Jordan

#### Staff:

- Displayed a PowerPoint Presentation summarizing the application.

#### Moved By Councillor Singh/Seconded By Councillor Gray

**R1035/17/12/11** THAT Rezoning Application No. Z17-0086 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 31 Township 29 Osoyoos Division Yale District Plan EPP50904, located at 1172 Mission Ridge Road, Kelowna, BC from the A1 – Agriculture 1 zone and from the RU1 – Large Lot Housing Zone to the RR3 – Rural Residential 3 zone, be considered by Council;

AND FURTHER THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

#### Carried

# 4.5 1172 Mission Ridge Rd, BL11525 (Z17-0086) - Barbara Jordan

# Moved By Councillor Singh/Seconded By Councillor DeHart

R1036/17/12/11 THAT Bylaw No. 11525 be read a first time.

Carried

# 4.6 1642 Commerce Avenue, DP17-0255 - Horizon North on behalf of BC Housing

# Moved By Councillor Stack/Seconded By Councillor Donn

<u>**R1037/17/12/11**</u> THAT Council defer consideration of DP17-0255 for 1642 Commerce Avenue to an afternoon Council meeting in 2018 upon receiving a revised application from BC Housing.

#### Carried

# 4.7 695 Academy Way, DP17-0239 -Meiklejohn Architects (Jim Meiklejohn)

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

# Moved By Councillor Sieben/Seconded By Councillor DeHart

<u>**R1038/17/12/11</u>** THAT Council authorizes the issuance of Development Permit No. DP17-0239 for Lot 4 Section 3 Township 23 Osoyoos Division Yale District Plan EPP53793, located at 695 Academy Way, Kelowna, BC subject to the following:</u>

- 1. The dimensions and siting of the building to be constructed on the land be in accordance with Attachment "A,"
- 2. The exterior design and finish of the building to be constructed on the land, be in accordance with Attachment "B";
- 3. Landscaping to be provided on the land be in accordance with Attachment "C";
- 4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated December 11, 2017;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

# 5. Non-Development Reports & Related Bylaws

5.1 Provisional 2018 Financial Plan

Staff:

- Displayed a PowerPoint Presentation summarizing the Provisional 2018 Financial Plan and responded to questions from Council.

### Moved By Councillor Hodge/Seconded By Councillor Donn

<u>**R1039/17/12/11</u>** THAT Council receives, for information, the presentation from the Divisional Director Financial Services and the Infrastructure Engineering Manager dated Dec.11, 2017 with respect to the Provisional 2018 Financial Plan.</u>

#### Carried

#### 5.2 Okanagan Rail Trail - Status Report

Staff:

- Provided an overview of the Okanagan Rail Trail project and responded to questions from Council.

#### Moved By Councillor Donn/Seconded By Councillor Hodge

<u>**R1040/17/12/11</u>** THAT Council receives for information, the report from the Interjurisdictional Development Team dated December 11, 2017, with respect to the Okanagan Rail Trail - Status Report.</u>

Carried

# 5.3 2017 Budget Amendment - Okanagan Rail Corridor, Canada 150 Grant Funding

#### Staff:

- Provided an overview of the 2017 Budget Amendment for the Okanagan Rail Corridor

# Moved By Councillor Hodge/Seconded By Councillor Given

<u>**R1041/17/12/11</u>** THAT Council receives for information the report from the Senior Project Manager dated December 11, 2017 regarding the 2017 Budget Amendment for the Okanagan Rail Corridor project;</u>

AND THAT the 2017 Financial Plan be amended to include \$80,000 from the Community Futures Development Corporation of the North Okanagan (Community Futures);

AND FURTHER THAT Council approve the additional expenditure for the Okanagan Rail Corridor project for the purposes of procuring and paying for design and construction services associated with development of the rail trail.

#### Carried

The meeting recessed at 3:57 p.m. for Council to tour the Santa Bus.

The meeting reconvened at 4:05 p.m.

# 5.4 815 Lawrence Avenue, Heritage Register Request – Addition

#### Staff:

- Displayed a PowerPoint Presentation summarizing the Heritage Register request.

# Moved By Councillor Given/Seconded By Councillor Hodge

<u>**R1042/17/12/11</u>** THAT Council supports the addition Lot 3, District Lot 138, Plan KAP 3900 ODYD located at 815 Lawrence Avenue, Kelowna BC, to the Kelowna Heritage Register.</u>

# Carried

# 5.5 924 Laurier Avenue, Heritage Register Request – Addition

# Staff:

Displayed a PowerPoint Presentation summarizing the Heritage Register request.

# Moved By Councillor Stack/Seconded By Councillor Singh

<u>**R1043/17/12/11</u>** THAT Council supports the addition Lot B, District Lot 138, KAP48656 ODYD located at 924 Laurier Avenue, Kelowna BC, to the Kelowna Heritage Register.</u>

Carried

# 5.6 Downtown Area Parking Plan Development

# Staff:

- Introduced preliminary information on the development of an updated parking plan for the downtown area.
- Displayed a PowerPoint Presentation summarizing the methodology and communication strategy.
- Introduced Consultant, James Donnelly, Senior Engineer with Urban Systems.
- Spoke to next steps in the process.
- Responded to questions from Council.

James Donnelly, Consultant, Urban Systems

- Displayed a PowerPoint Presentation providing information regarding the updated Parking Plan and options for Council's consideration.
- Responded to questions from Council.
- Introduced preliminary information on the development of an updated parking plan for the downtown area.

# Moved By Councillor Given/Seconded By Councillor Donn

**R1044/17/12/11** THAT Council receives, for information, the Report from the Manager, Parking Services, dated December 11, 2017 with respect to development of an updated parking plan for the downtown area;

AND THAT Council directs staff to research, evaluate and bring back to Council for consideration a number of potential options for enhancements and improvements to the parking system;

AND THAT Council directs staff to explore variable parking rate options, including time of day, zone based and/or incremental rates, guided by occupancy and turnover data;

AND THAT Council directs staff to explore further leveraging of technology to improve the customer experience, including additional options for the display of parking availability, a shift toward the use of mobile applications with reduced reliance on pay stations;

AND THAT Council directs staff to continue focusing on a shift away from the City being the primary supplier of off-street parking and explore additional options to encourage private sector investment and participation in the supply of long term parking;

AND THAT Council directs staff to explore options for an alternative monthly parking permit program that will encourage use of alternative transportation modes;

AND FURTHER THAT Council directs staff to explore options for the use of parking revenue to help fund the purchase of land to support alternative modes of transportation including car share, ride share, pedestrian-oriented infrastructure and bicycles in the downtown area.

Carried

### 5.7 Uptown Rutland Business Improvement Area – BL11504

### Moved By Councillor Sieben/Seconded By Councillor DeHart

**<u>R1045/17/12/11</u>** THAT Council receives for information, the Certificate of Sufficiency from the City Clerk dated December 11, 2017 pertaining to the establishment of the Uptown Rutland Business Improvement Area.

AND THAT Bylaw No. 11504 being the Uptown Rutland Business Improvement Area Bylaw be forwarded for adoption.

Carried

# 5.8 BL11504 - Uptown Rutland Business Improvement Area 2018-2022 Bylaw

Moved By Councillor Sieben/Seconded By Councillor Singh

**<u>R1046/17/12/11</u>** THAT Bylaw No. 11504 be adopted.

**Carried** 

# 6. Mayor and Councillor Items

Councillor DeHart:

- Spoke to the New Vintage Theatre's Classic Holiday Play at the Rotary Centre for the Arts this coming week.

Councillor Sieben:

- Kudos to Laurel D'Andrea, Executive Director of URBA, for the Christmas Light Up Event.

**Councillor Gray:** 

- Spoke to the Sandalwoods Scrooge Breakfast this week.

Councillor Donn:

- Shout out to the Willow Park Church for their Living Nativity event.

Mayor Basran:

- Thanked URBA for the successful Christmas Light Up event.
- Wished everyone a Merry Christmas and Happy Holidays.

7. Termination

This meeting was declared terminated at 5:19 p.m.

2 M Clella GD City Clerk

Mayor

/acm



# City of Kelowna Regular Council Meeting

Minutes

Date: Location: Thursday, De<mark>cember 14,</mark> 2017 City Hall, 1435 W<mark>at</mark>er Stre<mark>et</mark>

Council Members Present: Mayor Colin Basran and Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack

Staff Present

City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Divisional Director, Financial Services, Genelle Davidson; Financial Planning Manager, George King; Budget Supervisor, Melanie Antunes; Divisional Directors\*, Directors\*, Department Managers\*, Managers\* and Supervisors\* of the Infrastructure Division, Financial Services Division, Human Resources Division, Corporate & Protective Services Division, Corporate Strategic Services Division, Active Living & Culture Division and Community Planning & Strategic Investments Division

(\* denotes partial attendance)

# 1. Call to Order

Mayor Basran called the meeting was called to order to 9:08 a.m.

# 2. Budget Discussion Schedule

Note: Page numbers referenced in the resolutions are from the 2018 Financial Plan Provisional -Volume 1 book. The term "star" in the resolutions means may be read as "to defer".

# 2.1 Opening Comments

Mayor Basran, the City Manager and the Divisional Director, Financial Services each provided opening comments.

# 3. Capital Program

# 3.1 Airport - Operating & Capital Program

A motion by Councillor Singh to star the P2 Airport Environment Manager Position on Page 127 for further discussion was lost due to a lack of a seconder.

# 3.2 Fire Department - Operating & Capital Program

There were no amendments to the Fire Department's Operating and Capital Program budgets as presented.

# 3.3 Real Estate & Parking

There were no amendments to the Real Estate & Parking Capital Program budget as presented.

#### 3.4 Building

# Moved By Councillor Hodge/Seconded By Councillor Singh

Boo1/17/12/14 THAT Council star item P2 Water Street Firehall No. 2 Restoration on page 396 for further discussion.

Carried

Councillors DeHart, Donn, Given & Stack – Opposed.

#### 3.5 Parks

Mayor Basran:

- Raised the lack of anticipated \$250,000 in funding in 2017 for Rutland Centennial Park Phases 3 and 4 due to the unsuccessful senior government grant application.
- Would like to have staff cost Phase 3 ad Phase 4.

# Moved By Councillor Sieben/Seconded By Councillor Donn

**B002/17/12/14** THAT Council star consideration of Rutland Centennial Park Phases 3 and 4 to later in the meeting.

Carried

# 3.6 Transportation

# Moved By Councillor Donn/Seconded By Councillor Hodge

**Boo3/17/12/14** THAT Council star item P1 Roads Resurfacing on page 417 for further discussion.

Defeated Mayor Basran and Councillors DeHart, Given, Gray and Stack – Opposed.

# Moved By Councillor Given/Seconded By Councillor Hodge

**Boo4/17/12/14** THAT Council star item P2 Neighbourhood Traffic Calming - Rutland on page 438 for further discussion.

# Carried

The meeting recessed at 10:57 a.m. The meeting reconvened at 11:14 a.m.

# 3.7 Solid Waste

There were no amendments to the Solid Waste Capital Program budget as presented.

# 3.8 Storm Drainage

There were no amendments to the Storm Drainage Capital Program budget as presented.

# 3.9 Information Services

There were no amendments to the Information Services Capital Program budget as presented.

### 3.10 Vehicle & Mobile Equipment

Moved By Councillor Sieben/Seconded By Councillor Hodge

**Boo5/17/12/14** THAT the dollar amounts for the years 2018, 2019 and 2020 for the Pump Operations - Instrument Electrician Term Position on page 473 be deleted under the heading "Taxation" and inserted under the heading "Utility".

# Carried

**Boo6/17/12/14** THAT the dollar amounts for the years 2018, 2019 and 2020 for the Waste & Wastewater Collections Operator Position on page 474 be deleted under the heading "Taxation" and inserted under the heading "Utility".

# Carried

4

# 3.11 Water

There were no amendments to the Water Capital Program budget as presented.

# 3.12 Wastewater

There were no amendments to the Wastewater Capital Program budget as presented.

# 4. Operating Program

# 4.1 Infrastructure

Moved By Councillor Hodge/Seconded By Councillor DeHart

**Boo7/17/12/14** THAT the 2018 cost for the Avocet Wetland Restoration on page 143 be amended by deleting the figure "300,000" and inserting the figure "150,000".

# Carried

# 4.2 Community Planning & Strategic Investments

There were no amendments to the Community Planning & Strategic Investments Operating Program budget as presented.

# 4.3 Active Living & Culture

Moved By Councillor Given/Seconded By Councillor Hodge

**Boo8/17/12/14** THAT Council star item P2 Kelowna Community Theatre - Technical Position on page 182 for further discussion.

# Carried

Councillor Stack – Opposed.

The meeting recessed for the lunch break at 12:22 p.m. The meeting reconvened at 1:05 p.m.

# 4.4 Civic Operations

# Moved By Councillor Given/Seconded By Councillor DeHart

**Boog/17/12/14** THAT Council delete the item P1 Excavator Hired Equipment on page 200 with no impact on taxation as funding was from reserve.

#### Carried

# Moved By Councillor Given/Seconded By Councillor Donn

**B010/17/12/14** THAT Council star item P1 Rotary Centre for the Arts - Building Renewal on page 204 for further discussion.

#### Carried

# Moved By Councillor DeHart/Seconded By Councillor Singh

**B011/17/12/14** THAT Council star item P2 CCTV Security Monitoring on page 2016 for further discussion.

Carried

Defeated

Mayor Basran – Opposed.

# Moved By Councillor Singh/Seconded By Councillor Hodge

**B012/17/12/14** THAT Council star item P2 Graffiti Removal - Ben Lee Skate Park on page 216 for further discussion.

Mayor Basran and Councillors DeHart, Donn, Given, Gray, Sieben and Stack – Opposed.

# 4.5 Financial Services

There were no amendments to the Financial Services Operating Program budget as presented.

# 4.6 Corporate & Protective Services

There were no amendments to the Corporate & Protective Services Operating Program budget as presented.

# 4.7 Human Resources

There were no amendments to the Human Resources Operating Program budget as presented.

# 4.8 Corporate Strategic Services

There were no amendments to the Corporate & Strategic Services Operating Program budget as presented.

# 7. Wrap-Up & Discussion

Moved By Councillor Given/Seconded By Councillor Stack

**B013/17/12/14** THAT Council change the funding source for item P1 Rotary Centre for the Arts - Building Renewal on page 204 from taxation to general building reserve for a reduction in taxation of \$75,000.

#### Carried

# Moved By Councillor Stack/Seconded By Councillor Donn

**B014/17/12/14** THAT Council leave item P2 Water Street Firehall No. 2 Restoration on page 396 as a P2.

Carried

The meeting recessed at 2:37 p.m. The meeting reconvened at 2:50 p.m.

Divisional Director, Financial Services:

- Reviewed the actual and proposed budget amendments that if adopted would result in a 3.60% tax increase.

Moved By Councillor Sieben/Seconded By Councillor Hodge

**Bo15/17/12/14** THAT Council change a portion of the funding source for item P1 Kasugai Gardens Shake Replacement on page 208 from taxation to general capital reserves for a budget taxation reduction of \$25,000.

Councillor Given – Opposed.

# Moved By Councillor Donn/Seconded By Councillor Hodge

**B016/17/12/14** THAT Council amend the provisional budget by moving operating item Kelowna Community Theatre – Technical Position on page 182 from P2 to P1 with an increase to taxation of \$49,780.

**Carried** 

# Moved By Councillor DeHart/Seconded By Councillor Singh

**B017/17/12/14** THAT Council amend the provisional budget by moving operating item CCTV Security Monitoring on page 216 P2 to P1 with an increase to taxation of \$30,000.

### Moved By Councillor Given/Seconded By Councillor Hodge

**Bo18/17/12/14** THAT Council amend the provisional budget by moving capital item Neighbourhood Traffic Calming – Rutland on page 438 from P2 to P1 with an increase to taxation of \$35,000.

#### Carried

Carried

# Moved By Councillor Donn/Seconded By Councillor Sieben

**Bo19/17/12/14** THAT Council directs staff to bring forward, prior to final budget, Rutland Centennial Park Phases 3 and 4 with costing implications.

Carried

# Moved By Councillor Given/Seconded By Councillor Sieben

Bozo/17/12/14 THAT the 2018 Financial Plan, Provisional - Volume 1, as amended by Council, and resulting in a 3.60% tax increase, be approved subject to Final Budget considerations.

Carried

# 8. Termination

The meeting was declared terminated at 3:36 p.m.

Mayor

/scf/slh

7





Date:	January 8, 2017	7		NEIUWIIA
RIM No.	1250-30			
То:	City Manager			
From:	Community Pla	anning Department (TB)	)	
Application:	Z16-0025		Owner:	Silver City Holdings Inc, Inc No 243348
Address:	700 McCurdy Road		Applicant:	Urban Options Planning & Permits
Subject:	Rezoning Exter	nsion Application		
Existing OCP De	signation:	IND - Industrial		
Existing Zone:		A1 – Agriculture 1		
Proposed Zone:		I2 – General Industrial		

# 1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Rezoning Bylaw No. 11283, be extended from October 4, 2017 to October 4, 2018.

AND THAT Council directs Staff to not accept any further extension requests.

# 2.0 Purpose

To extend the deadline for adoption of Rezoning Bylaw No. 11283 to October 4, 2018.

# 3.0 Community Planning

Rezoning Bylaw No. 11283 received second and third readings at a Regular meeting of Council held on Tuesday, on October 4<sup>th</sup>, 2016. Final adoption of the zone amendment bylaw is subject to the applicant meeting the requirements of the Schedule "A": Development Engineering Memorandum. The applicant has made progress on the rezoning application by demolishing the existing house and accessory building but has not yet met all of the engineering requirements. Staff are recommending that Council supports extending the deadline for adoption for the Rezoning Bylaw No. 11283 by one year to October 4<sup>th</sup>, 2018.



# Subject Property Map: 700 McCurdy Road

# 4.0 Application Chronology

Date of Application Received: Date of Second and Third Readings: Date of Extension Received:	April 21, 2016 October 4, 2016 October 4, 2017
Report prepared by:	Trisa Brandt, Planner
Reviewed by:	Terry Barton, Urban Planning Manager
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager



# 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0039 for Lot 1 District Lot 139 ODYD Plan KAP92715, located at 1710 - 1740 Richter St, Kelowna, BC subject to the following:

- 1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
- 2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
- 3. Landscaping to be provided on the land be in accordance with Schedule "C";
- 4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated April 18, 2017;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

# 2.0 Purpose

To consider the form and character of the proposed 108- unit 5-storey multiple dwelling housing project on the subject property (Central Green).

# 3.0 Community Planning

Community Planning Staff are supportive of the proposed 108-unit multiple dwelling housing project on the subject parcel. The application is consistent with the objectives of the Official Community Plan (OCP) Urban Design Guidelines and the design is appropriate for the context of the site within the Central Green Master Site Development Permit. The proposal also meets the OCP's Urban Infill Objectives and it meets all of the Zoning Bylaw Regulations within the CD22 – Central Green Comprehensive Development Zone.

The property is within the Permanent Growth Boundary and is located in the City Centre Urban Centre. The proposed building is situated along Richter street on the outer edge of the Central Green development site. The density should be well supported by the City's efforts to build Rowcliffe Park (to the south) and the close proximity of the shops and services of the downtown.

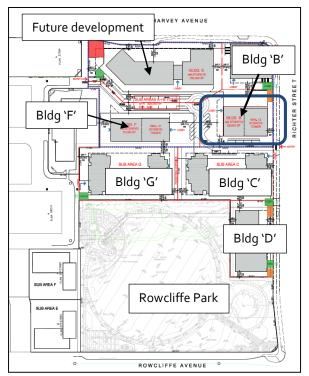
# 4.0 Proposal

# 4.1 <u>Background</u>

Council approved a Text Amendment to the CD22 – Central Green Comprehensive Development Zone in September 2015. Included in the amendment was a reduction to the building height from 20-storeys down to a 12-storey maximum along Harvey Avenue. In doing so, the developer has pulled some of the massing towards the centre of the site by adding two proposed 5-storey buildings 'F' & 'B' along with an access road through the site.

On December 14, 2015, Council approved the Central Green Master Site Development Permit. Since that time, Development Permits have been approved for three strata developed buildings on the Central Green site (Buildings C, D & G) as indicated in Figure 1, which also indicates the current project site (notated by the blue outline) and Building F, which will be rental buildings. The City is also proceeding with the building

of Rowcliffe Park; the first phase of construction was approved in the 2017 Capital Plan.



*Figure 1* – Buildings 'C', 'D' & 'G' have approved development permits. The current proposal location is indicated by the outlined 'blue' area.

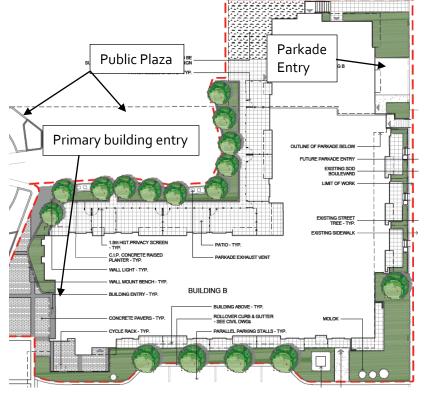
# 4.2 Project Description

The proposed development is for the form and character of the second of four rental apartment buildings to be developed within the Central Green site. The subject five storey, 108-unit building will have 8 twobedroom units, 85 one-bedroom units and 15 bachelor suites. Each unit has a balcony to meet the private amenity space requirements.



# 4.4 Building Layout

The building is laid out with the primary entry facing to the west public plaza area and onto the Central Green internal access road. The underground parkade is contiguous with the approved Building 'F' parkade. There are two entrances, one from Richter Street, with the entry at the northern portion of the building. The second access is via Chapman Place, which is west of the subject property. All of the main floor units have private amenity space in the form of atgrade patios. To provide a cohesive transition across the Central Green site, the same plants species and design elements are utilized. This includes the use of brick masonry and interlocking pavers along with cast in place concrete.



# 4.5 <u>Building Design</u>

The approved buildings currently under construction to the south of the subject project site are designed in a traditional architectural form. The proposed building 'B' design incorporates a modern architectural feel with stronger vertical elements to match approved Building 'F'. The building will be clad in a combination of red brick masonry, cast in place concrete, stucco and hardi-plank siding. The use of metal detailing on the awnings and railings lends to the urban aesthetic, while the 'red brick' is a historic reference to the Central School site located across Richter Street. When viewed from along Richter Street, the style of the Central Green development flows from 'traditional' to a more 'modern' style, with the red brick providing a consistent visual tie throughout the entire project site.



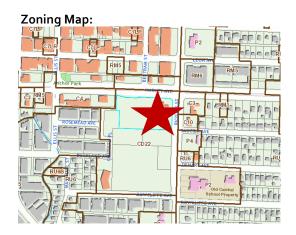
# 4.6 <u>Site Context</u>

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use		
North C4 – Urban Centre Commercial		Food Primary Establishment, Gas Bar		
East	C3 – Community Commercial	Gas Bar		
EdSL	C10 -Service Commercial	Rapid Drive-Thru Vehicle Service		
South	CD22 – Central Green	Multiple Dwelling Housing		
West	RM5 – Medium Density Multiple Housing	Multiple Dwelling Housing		

# Context Map:







# Subject Property Map: 1710 - 1740 Richter Street

# 4.7 Zoning Analysis Table

Zoning Analysis Table							
CRITERIA	PROPOSAL						
Development Regulations							
Floor Area Ratio	4.0	0.69					
Maximum Site Coverage	50%	23.5%					
Maximum Height	72 M	20.5 M					
Front Yard (Harvey Ave)	N/A	Interior of site					
Side Yard (east – Richter St)	3.0 m	3.05 m					
Side Yard (west)	3.0 m	8.1 m					
Rear Yard	3.0 m	10.8 m					
	Other Regulations						
Minimum Parking Requirements	167 stalls	203 stalls					
Bicycle Parking	Class I – 54 stalls required	Class I – 54 stalls provided *					
Bicycle Falkilig	Class II – 11 stalls required	Class II – 11 stalls provided at-grade					
Private Open Space	1269 m²	1295 m²					
* Bicycle stalls are provided within the	underground parking area.						

# 5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

# **Development Process**

**Compact Urban Form.**<sup>1</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

# Comprehensive Development Permit Area Objectives.<sup>2</sup>

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;
- Highlight the significance of community institutional and heritage buildings.

# 6.0 Technical Comments

# 6.1 <u>Building & Permitting Department</u>

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s) / area(s). The drawings submitted for building permit are to clearly identify how this rating will be achieved and where these area(s) are located.
- Fire Department access to site, turn-around requirements for equipment, travel distance from the truck access to the front doors of the units and private hydrant locations if required are to be verified with Kelowna Fire Department. The Fire truck is required to be able to drive up to access the front door within a range of 3 meters to 15 meters on an unobstructed hard surface path.

<sup>&</sup>lt;sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

<sup>&</sup>lt;sup>2</sup> City of Kelowna Official Community Plan, Objectives 14.2 (Urban Design Development Permit Areas Chapter).

- A Hoarding permit is required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP.
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
  - There might need to be a lot line adjustment to accommodate the offset distance from the firewall to the property line.
  - Any alternative solution must be accepted by the Chief Building Inspector prior to the release of the Building Permit.
  - Location, Heights, Colors of mechanical systems and the required screening are to be determined at time of DP.
  - Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
  - Handicap Accessibility to the main floor levels to be provided, ramps may be required.
  - Hard surfaced paths leading from the egress stairwells to a safe area are to be clearly defined as part of the DP.
  - Access to the roofs are required per NFPA and guard rails may be required and should be reflected in the plans if required
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. Minimum building elevations are required to be established prior to the release of the Development Permit. If a soil removal or deposit permit is required, this must be provided at time of Development Permit application.
- This property falls within a defined flood plain area and compliance is required to Mill Creek Bylaw No. 10248 or alternative approval from the subdivision approving officer as per section 5.3 of the bylaw is required prior to issuance of any building permits.
- We strongly recommend that the developer have his professional consultants review and prepare solutions for potential impact of this development on adjacent properties. Any damage to adjacent properties is a civil action which does not involve the city directly. The items of potential damage claims by adjacent properties are items like settlement of foundations (preload), damage to the structure during construction, undermining & underpinning of existing foundation, additional snow drift on neighbour roofs, excessive noise from mechanical units, vibration damage during foundation preparation work, water infiltration systems, etc.
- Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units and all corridors, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits, spatial calculation for any windows in exit stairs, etc.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application.

# 6.2 <u>Development Engineering Department</u>

• Refer to Attachment A.

# 6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template at Kelowna.ca
- . Should a hydrant be required on this property it shall be operational prior to the start of construction and shall be deemed a private hydrant
- This building shall be addressed off of the street it is accessed from.
- A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD
- Fire Department access is to be met as per BCBC 3.2.5. (please review primary entrance distances on drawing to ensure 3.2.5 is achieved and access route.)
- Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met for communications
- Fire alarm system is to be monitored by an agency meeting the CAN/ULC S<sub>5</sub>61 Standard.
- Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- Fire department connection is to be within 45M of a fire hydrant unobstructed.
- Ensure FD connection is clearly marked and visible from the street
- Standpipe connections to be on intermediate landings. Where a standpipe system is to be installed in a building under construction, the system shall be installed progressively and shall not be more than one floor below the highest forms, staging, and similar combustible elements at all times.
- Sprinkler zone valves shall be accessible as per fire prevention bylaw (10760)
- Dumpster/refuse container must be 3 meters from structures or overhangs or in a rated room in the parking garage
- Upon completion, an owners certificate and copy of NFPA 25 shall be provided for the sprinkler system.
- Upon completion, a certificate is required to verify CANULC 561 Compliance.

# 6.4 <u>FortisBC - Electric</u>

• There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Richter Street and within the lane adjacent the subject's west property line. It is recommended that FBC(E) be contacted as soon as possible to determine servicing and land rights requirements for the proposed design. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

# 6.5 Ministry of Transportation and Infrastructure

- The Ministry has reviewed the details provided along with the City of Kelowna and Ministry of Transportation and Infrastructure Agreement and associated "Central Green Matrix" of November 4, 2011.
- Subsequent to our review, we note that the unit number threshold for the 2015 off-site highway improvements has been reached and the following works are triggered:
  - a. Construct EB right-turn lane from Highway 97N to Richter Street.
  - b. Remove crosswalk from east side of Highway 97 at Ellis Street.
- All works are to be designed and constructed to the criteria noted on the "Central Green Matrix" to the Ministry's satisfaction

# 7.0 Application Chronology

Date of Application Received: Date of Amended Drawings Received:	February 21, 2017 August 10, 2017
Report prepared by:	Lydia Korolchuk, Planner
Reviewed by:	Terry Barton, Urban Planning Manager
Reviewed by:	Ryan Smith, Community Planning Department Manager

# Attachments:

Attachment A: Draft Development Permit DP17-0039 Attachment B: Development Engineering Memorandum Attachment C: MOTI Letter Schedule A: Site Plan Schedule B: Conceptual Elevations Schedule C: Landscape Plan

# **Development Permit** DP17-0039

ATTACHI	MENT A
This forms part of	of application
# DP17-0039	🕅
	City of 🎕
Planner Initials LK	Kelown



This permit relates to land in the City of Kelowna municipally known as

1710 – 1740 Richter Street

and legally known as

Lot 1 District Lot 139 ODYD Plan KAP92715

and permits the land to be used for the following development:

# **Multiple Dwelling Housing**

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

Α

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: January 8, 2018 Decision By: **CITY COUNCIL Development Permit Area:** Central Green Comprehensive Development Permit Area This permit will not be valid if development has not commenced by January 8, 2020.

Existing Zone: CD22

Future Land Use Designation: MRM

# This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

# NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

1017476 B.C. LTD., INC. No. BC1017476 Owner:

Meiklejohn Architects Inc. Applicant:

Ryan Smith, Community Planning Department Manager **Community Planning & Strategic Investments** 

Date

# 1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

#### 2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

# 3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) A Certified Cheque in the amount of \$66,078.15 OR
- b) An Irrevocable Letter of Credit in the amount of \$66,078.15

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

# 4. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the CURRENT LAND OV	<u>VNER</u> .					
Security shall <u>ONLY</u> be returned to the signatory <u>of the</u>						
Landscape Agreement or their designates.	ATTACHMENT	Α				
	This forms part of application # DP17-0039					

This forms part of application

ATTACHMENT

# DP17-0039

CITY OF KELOWNA Planner

Initials LK

# MEMORANDUM

Date:April 18, 2017File No.:DP17-0039

**To:** Community Planning (RR & TB)

From: Development Engineering Manager(SM)

Subject: 1710-1740 Richter Street

CD-22

Β

City of

Kelowr

COMMUNITY PLANNIN

Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Sergio Sartori

- 1. Domestic Water and Fire Protection
  - (a) The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
  - (b) The proposed development site is currently serviced with two small diameter water services. Only one service will be permitted for this development and the small water services must be disconnected per City standards.
- 2. <u>Sanitary Sewer</u>
  - (a) Our records indicate that this proposed development site is connected with a 100mm diameter sewer service. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing service and the installation of one new larger service if necessary.
- 3. <u>Storm Drainage</u>
  - (a) The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Subdivision, Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.
  - (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the installation of one new overflow service if required.

# 4. Road Improvements

Planner

# DP17-0039

ATTACHMENT

This forms part of application

Β

City of

Kelow

- (a) Richter Street has been upgraded to an urban standard along the full frontage of community this proposed development. No further upgrades are required other than access upgrades. The condition of this infrastructure must be maintained through the construction process. A tree covenant will be required for proper care of the trees during construction.
- (b) Harvey Ave right turn lane onto Richter Street is required along the frontage of this development. City of Kelowna Transportation and MOTi confirmation and approval is required for this construction. New sidewalk, curb and gutter, storm drainage system road works, landscaped boulevard street lights and re-location or adjustment of existing utility appurtenances will be required to accommodate the upgrading construction.
- (c) Chapman lane will need to be upgraded to current lane standards as per SS-R2.

# 5. <u>Transportation</u>

- a) These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation (MOT) Infrastructure Branch for item 4(b).
- b) The proposed north access to this site is limited to a right turn only in and out onto Richter Street.
- c) The proposed south access to this site is a shared access and is limited to a right turn only in and out & left in onto Richter Street at this time.

#### 6. Subdivision

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) Dedication for the Harvey Ave right turn lane may be required. Confirmation by design drawing is necessary.
- (c) If any road dedication or closure affects lands encumbered by a Utility right-ofway (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

# 7. Electric Power and Telecommunication Services

- a) All proposed distribution and service connections are to be installed underground.
- b) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

# 8. Engineering

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



# 9. Design and Construction

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

#### 10. <u>Servicing Agreements for Works and Services</u>

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

#### 11. <u>Geotechnical Report</u>

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics.
- (b) Site suitability for development, unstable soils, etc.
- (c) Drill and / or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, Identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

# 12. Development Permit and Site Related Issues

# Access and Manoeuvrability

- (i) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
  - Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.

(ii)

ATTACHMENT B This forms part of application # DP17-0039 City of Planner Initials LK LK

Steve Muenz, P. Eng. Development Engineering Manager

SS



City of Kelowna 1435 Water Street Kelowna, British Columbia V1Y 1J4 Canada

BRITISH

#### Re: Proposed Development Permit Approval – Central Green Lot 1, Plan KAP92715 1740 Richter Street, Kelowna, BC

With regard to the proposed 120-unit condominium on the development site known as "Central Green", the Ministry has reviewed the details provided along with the City of Kelowna and Ministry of Transportation and Infrastructure Agreement and associated "Central Green Matrix" of November 4, 2011.

Subsequent to our review, we note the unit number threshold for the 2015 off-site highway improvements has been reached. Per the matrix, the following improvements are triggered:

- Construct EB right-turn lane from Highway 97 to Richter Street (design is currently in progress).
- Remove the crosswalk from the east side of Highway 97 at Ellis Street (please) provide the status of this improvement).

All works are to be designed and constructed, to the criteria noted on the "Central Green Matrix", to the Ministry's satisfaction.

Subsequent to the design approval, please provide your engineer's cost estimate. The Ministry will hold bonding, valued at 150% of the approved estimated costs for construction of the works.

If you have any questions please feel free to call Audrie Henry at (250) 712-3663.

Yours truly,

Sudrie Hen

Audrie Henrv **District Development Technician** 

Local District Address

Kelowna Area Office 300-1358 St. Paul Street Kelowna, BC V1Y 2E1 Canada Phone: (250) 712-3660 Fax: (250) 712-3669

ZONING SUMMARY							
BUILDING B							
ADDRESS	1740 Ric	hter Stree	t Kelowna				
LEGAL DESCRIPTION	LOT 1, Plan 92715						
DEVELOPMENT PERMIT AREA	CENTRAL GREEN DEVELOPMENT PERMIT AREA						
EXISTING ZONING	CD22 CENTRAL GREEN COMPREHENSIVE ZONE						
EXISTING LEGAL USE	VACANT	-					
GRADES	EXISTIN	G AVERA	GE - LEVE	L I	FINISH AVERAGE - LEVEL		
NUMBER OF BUILDINGS	5 STORE	EY RENTA	AL BUILDIN	IG OVER F	PARKADE		
CRITERIA FOR ALL TYPES OF APPLICATION:			RAL GR ANDAR		OMPREHENSIVE ZO PROPOSAL	DNE	
SITE AREA (sm)	14,375				14,375		
SITE WIDTH (m)	N/A				N/A		
SITE DEPTH (m)	N/A				N/A		
OFF-STREET PARKING	99 stall bu	uilding B			203 stall		
	71 stall bu	uilding F					
	170 stall to	otal					
PRIVATE OPEN SPACE	type	sm	# unit	sm	level 1	231.8 sm	
	bachelor	7	15	105	level 2	168.1 sm	
	1 bed	12	85	1020	level 3	168.1 sm	
	2 bed	18	8	144	level 4	168.1 sm	
	total		108	1,269	level 5	168.1 sm	
					building B amenity	904.0 sm	
					building F amenity	391.0 sm	
					landscape area	5,510.0 sm	
					total	6,805.0 sm	
HEIGHT OF BUILDING (S)/# OF STOREYS	72m MAX	х.			±20.5m/5 storeys		
SITE COVERAGE OF BUILDING(S) (%)	50% max	۲.			3,375/ 14,375 = 23.5± %		
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	N/A				N/A		
ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS:	CD22 CENTRAL GREEN COMPREHENSIVE ZONE ZONING STANDARD PROPOSAL				DNE		
NUMBER OF BICYCLE PARKING SPACES	Class I: 0.		lling unit x Total = 54 b		Class I: 54 bike racks with	n parkade	
	Class II: 0		elling unit x Total = 11 b		Class II: 11 stall bike racks		
NUMBER OF LOADING SPACES	N/A				N/A		
DRIVE AISLE WIDTH (m) (IF PROPOSED)	7.0m				6.0m / 7.0m		
SETBACKS TO PARKING (m):							
NORTH (FRONT)	N/A				N/A		
SOUTH (REAR)	N/A				N/A		
WEST (SIDE)	N/A				N/A		
EAST (SIDE)	N/A				N/A		
FLOOR AREA NET	± 57,500	)sm max.	net area		building B = 5,843± sm		
					building F = 4,082sm total = 9,925sm		
FLOOR AREA RATIO (F.A.R.)	4.0 max. AREA A	& B COM	BINED		9,925 / 14,375 = 0.69		
BUILDING (S) SETBACKS (m):					1		
NORTH (HARVEY AVE.)	4.5m				4.5m MIN.		
SOUTH (REAR)		setbacks	to parkade	)	0m (Parkade) 10.8m (Build	ing B)	
WEST (SIDE)			to parkade		0.53m (Parkade) 8.1m (Bu	- /	
EAST (SIDE)			to parkade		5.0 m (Parkade) 3.05m (To	- /	
DAYLIGHT ANGLE (IF A TOWER)	N/A				N/A	,	
PODIUM HEIGHT (IF PROPOSED)	N/A				N/A		
FLOOR PLATE SIZE (IF REQUIRED)	N/A				N/A		

PARKING CALCUL		ONS	6 - Bl	DG	В			
STALL SIZE	WIDTH LENGTH		HEIGH	ΗT	PARKING RATIO	PARKING RATIO		
							required	proposed
FULL SIZE STALL	8'-3"	2.5m	19'-8"	6.0m		6'-6" 2.0m		
MEDIUM SIZE STALL (40% max)	7'-6"	2.3m	15'-9"	4.8m	 		69	37
COMPACT SIZE STALL (10% max)	6'-6"	2.0m	11'-2"	3.4m	0-0		18	22
DISABLED STALL	12'-2"	3.7m	19'-8"	6.0m			2	3
DRIVE AISLES (2-way 90° pkg)	23'-0"	7.0m						
PARKING REQUIREMENTS:								·
	Building B			no of unit		no of stall		
	0.75 stall/ bachelor unit			1	5	11.25		
	0.9 sta	0.9 stalls/ 1 bedrm unit		8	5	76.50		
	1.0 sta	1.0 stalls/ 2 & 3 bedrm unit			8	8.00		
	cru (1	cru (1 stall per 100sm)		107 sm		1.00		
		total unit		108		96.75		
	Buildir	Building F		no of unit		no of stall		
	0.75 s	tall/ bacł	nelor unit		25		18.75	
	0.9 sta	alls/ 1 be	drm unit		3	5	31.5	
	1.0 sta	1.0 stalls/ 2 & 3 bedrm unit			2	0	20	
		total ur		otal unit	8	0	70.25	
	ΤΟΤΑ	L PARKI	NG REQ	UIRED:			167 stall	
	ΤΟΤΑ	TOTAL PARKING PROVIDED:					203 stall	

# BUILDING AND FLOOR AREAS - BLDG B:

	UNIT TYPES	UNIT NFA ±sf	UNIT NFA ±sm	UNIT COUNT
A1	MICRO	312	29.0	15
B1	1 BED	602	55.9	62
B1a	1 BED	623	57.9	5
B1b	1 BED	549	51.0	5
B1c	1 BED	662	61.5	4
B1d	1 BED	641	59.6	5
B4	1 BED	456	42.4	4
C1	1 BED	705	65.5	5
Т	2 BED	895	83.1	3
	TOTAL (BLDG B)	61,751	5,736	108

	resid GFA ±sf	resid GFA ±sm	
PARKADE	600	55.74	6,088 sm
Level 1	15,488	1,438.88	
Level 2	15,840	1,471.58	
Level 3	15,840	1,471.58	
Level 4	15,840	1,471.58	
Level 5	15,840	1,471.58	
TOTAL RESIDENTAL GFA	79,448	7,381	
			•
SITE COVERAGE	sm		
Bldg B - footprint area Level 1 :	±1,439		
Bldg F - footprint area Level 1 :	±1,026		

<u>+</u>910

±3,375

paved area :
total footprint + paved area @ grade:

# SPATIAL SEPARATION:

	NORTH/SOUTH/EAST/WEST WALL
WALL AREA	window openings & walls construction un-restricted.
OPENING AREA	limiting distance exceeds 8.0m in all cases. or building faces a street in accordance with 3.2.3.10.(2)
% PROVIDED	
LIMITING DISTANCE	
% PERMITTED	
CONSTRUCTION TYPE	
CLADDING MATERIAL	
REQUIRED RATINGS	

<b>BUILDING CODE RI</b>	EVIEW					EXIT FACILITIES		3.1 TO 3.6
	BUILDING B			PARKADE:		REQUIRED EXITS	2 MIN. PER FLOOR	
OCCUPANCY	GROUP C	GROUP E	GROUP A2	GROUP F3			REQUIRED WIDTHS	PROVIDED WIDTHS
ARTICLE	3.2.2.50	3.2.2.50	3.2.2.50	3.2.2.78			min. 800mm door width	
NO. OF STOREYS	5 STOREY	5 STOREY	5 STOREY	UNLIMITED			as per 3.4.3.2.(A)	
NO. OF STREETS FACING	1	1	1	1			min. 1100mm stair width	
BUILDING AREAS:	PROPOSED	PROPOSED CODE MAXIMU		PROPOSED	CODE MAXIMUM		as per 3.4.3.2.(A)	
	compartment A: 1,440sm ±1,257sm future compartment B: ±240sm		0sm	6,082 sm	UNLIMITED	PARKADE LEVEL	6.1mm/ person X 133 persons = 811mm	4 doors @ 3'-0" = 12'-0" (3656mm)
						RESIDENTIAL LEVELS:		
NOTE: PARKADE TO BE CONSIDERED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2 FIRE COMPARTMENT B TO HAVE COMBUSTIBLE CONSTRUCTION						LEVEL 1 - 5 (doors)	6.1mm /person x 48 persons max =800 mm	min. 2 doors @ 3'0" width per floor = 6'0" (1829mm)
(ALTERNATE SOLUTION TO BE						LEVEL 1 - 5 (stairs)	8.0mm /person x 48 persons max =1100 mm	min. 2 stairs @ 3'10" width per floor = 7'8" (2337mm)
CONSTRUCTION TYPE	COMBUSTIBL	E		NON-COMBUS	ST.			
SPRINKLERED	YES			YES		RESIDENTIAL UNITS		
ASSEMBLY RATINGS:						EXIT THROUGH LOBBY	yes	3.4.4.2.
FLOOR	1 HR. (2 HR. F	RATING ABOVE	PARKADE)			PANIC HARDWARE REQ'D	yes (at exterior stair & lobby doors)	3.4.6.16.(2)
WALLS / BEARING STRUCTURE	1 HR. (2 HR. F	RATING FOR P	ARKADE)			EXIT EXPOSURE	ok	3.2.3.13.
ROOFS	1 HR					MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
						EXIT RATINGS REQUIRED:		
						STAIR SHAFTS	1 HR (2 HR @ Parkade)	3.4.4.1.
FIRE PROTECTION:				3.2.4./ 3	5.2.5./ 3.2.6.	CORRIDORS	1 HR	3.3.2.6.(4)

BUILDING CODE REV	/IEW					EXIT FACILITIES		3.1 TO 3.6
	BUILDING B			PARKADE:		REQUIRED EXITS	2 MIN. PER FLOOR	
OCCUPANCY	GROUP C	GROUP E	GROUP A2	GROUP F3			REQUIRED WIDTHS	PROVIDED WIDTHS
ARTICLE	3.2.2.50	3.2.2.50	3.2.2.50	3.2.2.78			min. 800mm door width	
NO. OF STOREYS	5 STOREY	5 STORE	Y 5 STOREY	UNLIMITED			as per 3.4.3.2.(A)	
NO. OF STREETS FACING	1	1	1	1			min. 1100mm stair width	
BUILDING AREAS:	PROPOSED	(	CODE MAXIMUM	PROPOSED	CODE MAXIMUM		as per 3.4.3.2.(A)	
	compartment / ±1,257sm future compart		,440sm	6,082 sm	UNLIMITED	PARKADE LEVEL	6.1mm/ person X 133 persons = 811mm	4 doors @ 3'-0" = 12'-0" (3656mm)
	±240sm					RESIDENTIAL LEVELS:		
NOTE: PARKADE TO BE CONSIDERED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2 FIRE COMPARTMENT B TO HAVE COMBUSTIBLE CONSTRUCTION						LEVEL 1 - 5 (doors)	6.1mm /person x 48 persons max =800 mm	min. 2 doors @ 3'0" width per floor = 6'0" (1829mm)
(ALTERNATE SOLUTION TO BE P						LEVEL 1 - 5 (stairs)	8.0mm /person x 48 persons max =1100 mm	min. 2 stairs @ 3'10" width per floor = 7'8" (2337mm)
CONSTRUCTION TYPE	COMBUSTIBL	E		NON-COMBU	ST.			
SPRINKLERED	YES			YES		RESIDENTIAL UNITS		
ASSEMBLY RATINGS:						EXIT THROUGH LOBBY	yes	3.4.4.2.
FLOOR	1 HR. (2 HR. F	RATING ABO	OVE PARKADE)			PANIC HARDWARE REQ'D	yes (at exterior stair & lobby doors)	3.4.6.16.(2)
WALLS / BEARING STRUCTURE	1 HR. (2 HR. F	RATING FOR	R PARKADE)			EXIT EXPOSURE	ok	3.2.3.13.
ROOFS	1 HR		,			MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
						EXIT RATINGS REQUIRED:		
						STAIR SHAFTS	1 HR (2 HR @ Parkade)	3.4.4.1.
FIRE PROTECTION:				3.2.4./ 3	3.2.5./ 3.2.6.	CORRIDORS	1 HR	3.3.2.6.(4)

FIRE PROTECTIO	N:	3.2.4./ 3.2.5./ 3.2.6.
LOCATION OF HYDRANT TO SIAMESE CONNECTION	45 m MAX.	3.2.5.5.
STANDPIPE/HOSE	YES (IN EACH STAIR SHAFT)	3.2.5.8.
SPRINKLERED	YES	
FIRE ALARM SYSTEM	YES	3.2.4.1.(2)(f)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

3.2.3.1.D

OCCUPAN		)	TABLE 3	8.1.17.1.	JANITOR ROOM	Non-Rated Fire Separation		
PARKADE LEVEL:	46sm / PE	RSON X 6,088sm	133 PERSONS					
RESID. LEVELS :					BUILDING FIRE	SAFETY		
LEVEL 1	2 PERSO	NS/SLEEPING RMS x 24 RMS	48 PERSONS		SOFFIT PROTECTION	N/A (SPRINKLERED)	3.2.3.16.	
LEVEL 2 TO 5	2 PERSO	NS/SLEEPING RMS x 23 RMS	46 PERSONS PER FLOOR		FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2	
					METAL DECK ASSEMBLIES	N/A	3.1.14.2.	
TOTAL @ RESIDEN	TIAL BLDG		367 PERSONS		ROOF COVERING			
					CLASSIFICATION	CLASS "A"	3.1.15.2.	
ACCESSI		REQUIREMENTS		3.8.	ATTIC FIRESTOPS	N/A	3.1.11.	
		-		0.0.	MAX. ATTIC AREA	N/A	3.1.11.5.	
		REQUIRED	PROVIDED		MAX. CRAWLSPACE AREA	N/A	3.1.11.6.	
ACCESS TO MAIN E	ENTRANCES	YES	YES		CONCEALED FLOOR AREA	N/A	3.1.11.5.	
ACCESS TO ALL FL	.OORS	NO	YES					
ACCESSIBLE WASH	ROOM	NO	NO					

OCCUPA	NT LOAE	)	TABLE 3.	1.17.1.	JANITOR ROOM	Non-Rated Fire Separation	
PARKADE LEVEL:	46sm / PE	RSON X 6,088sm	133 PERSONS				
RESID. LEVELS :					BUILDING FIRE	SAFETY	
LEVEL 1	2 PERSO	NS/SLEEPING RMS x 24 RMS	48 PERSONS		SOFFIT PROTECTION	N/A (SPRINKLERED)	3.2.3.16.
LEVEL 2 TO 5	2 PERSO	NS/SLEEPING RMS x 23 RMS	46 PERSONS PER FLOOR		FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
					METAL DECK ASSEMBLIES	N/A	3.1.14.2.
TOTAL @ RESIDEN	TOTAL @ RESIDENTIAL BLDG 367 PERSONS				ROOF COVERING		
					CLASSIFICATION	CLASS "A"	3.1.15.2.
		EQUIREMENTS		3.8.	ATTIC FIRESTOPS	N/A	3.1.11.
	DILITI			5.0.	MAX. ATTIC AREA	N/A	3.1.11.5.
		REQUIRED	PROVIDED		MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
ACCESS TO MAIN	ENTRANCES	YES	YES		CONCEALED FLOOR AREA	N/A	3.1.11.5.
ACCESS TO ALL F	LOORS	NO	YES				
ACCESSIBLE WAS	HROOM	NO	NO				

# WASHROOM FIXTURES REQUI

MIN. 1 REQ'D./ DWELLING UNIT

WASHROOM REQUIREMENTS FOR CRU 1 & 2 TO BE CONFIR LEASEHOLD IMPROVEMENT PERMIT APPLICATION (N.I.C.)



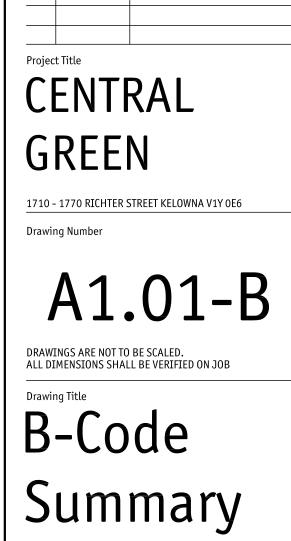
	3.7.2.2.(11)
RMED DURING SEPARATE	

REQUIRED FIRE S	3.1.3.1.		
TENANTS / MAJOR OCCUPANCIES			
GROUP C TO C	1 HR	3.3.1.1.	
GROUP F3 TO C	2 HR	3.2.1.2.	
GROUP E TO C	2 HR		
GROUP A2 TO C	2 HR		
SERVICES ROOMS	1 HR	3.6.2.	
JANITOR ROOM	Non-Rated Fire Separation		

	No. Date	Revision
	01 2016-12-19	Phase 1 Parkade BP
	02 2017-02-14	Building B - DP (4 store
	03 2017-03-27 04 2017-04-03	footings for crane locat Building F - DP
	05 2017-04-03	Ftg + Fdn IFC
	06 2017-05-07	Building B - revised DP
	07 2017-05-15	Building F - revised DP
	08 2017-05-23	IFC suspended slab
E E E E E E E E E E E E E E E E E E E	09 2017-05-26	Building F - revised DP
	10 2017-06-22	Building F - BP
	11 2017-07-06	Building F - IFP
	12 2017-07-14	site plan with landscap
	13 2017-07-24	Bldg B - resubmit DP
Anchor Park	14         2017-07-27           15         2017-07-27	Bldg F - slab edge plan
	15         2017-07-27           16         2017-09-15	Bldg F - slab edge plan Building F - IFC
HARVEYAVE	17 2017-10-11	Building B - revised DP
	18 2017-11-02	progress
	19 2017-11-09	Bldg B - resubmit DP
		-
SAUCIER AVE		
	Project Title	
	CENT	ΏΛΙ
The Part of the Pa		
BUCKLAND AVE	GREE	N
	UNLL	.   N
DEHARTAVE	1/10 - 1//0 RICHTE	R STREET KELOWNA V1Y 0E6
	Drawing Number	
	Λ Λ	$\wedge$ $\wedge$
Cid Central		.01-
School Property School Property		$\bullet \mathbf{U} \mathbf{I}$
THE REAL PROPERTY AND AND ADDRESS OF A DESCRIPTION OF A D		
ROWCLIFFE AVE	DRAWINGS ARE NOT ALL DIMENSIONS SH	TO BE SCALED. ALL BE VERIFIED ON JOB
ROWOLIFFE AVE		
	Drawing Title	_
	B-Co	Jue
	_ •	
	C	
SUTUEDIANDAN		mary
SUTHERLAND AVE	Jun	y in a second
	Date	2017-11-09
	Job No.	m+m 16-1726
	Scale Drawn	AS SHOWN SN
	Checked	JM
	CHECKEU	011

201-75 FRONT STREET PENTICTON, B.C. V2A 1H2 TEL: 250.492.3143 EMAIL: pen-mai@shaw.ca 233 BERNARD AVENUE KELOWNA, B.C. VIY 6N2 TEL: 250.762.3004 EMAIL: kel-mai@shaw.ca  $\sim$ ARCHIT NHO 





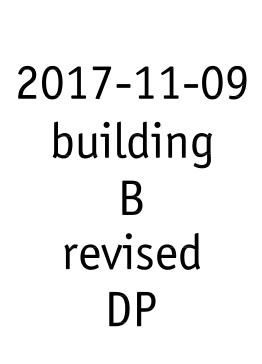
36

<u>NU.</u>	Date	Kevision
01	2016-12-19	Phase 1 Parkade BP
02	2017-02-14	Building B - DP (4 storey)
03	2017-03-27	footings for crane location
04	2017-04-03	Building F - DP
05	2017-04-13	Ftg + Fdn IFC
06	2017-05-07	Building B - revised DP (4 storey)
07	2017-05-15	Building F - revised DP
08	2017-05-23	IFC suspended slab
09	2017-05-26	Building F - revised DP
10	2017-06-22	Building F - BP
11	2017-07-06	Building F - IFP
12	2017-07-14	site plan with landscape to City
13	2017-07-24	Bldg B - resubmit DP
14	2017-07-27	Bldg F - slab edge plan to site
15	2017-07-27	Bldg F - slab edge plan to site
16	2017-09-15	Building F - IFC
17	2017-10-11	Building B - revised DP
18	2017-11-02	progress
19	2017-11-09	Bldg B - resubmit DP

Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used

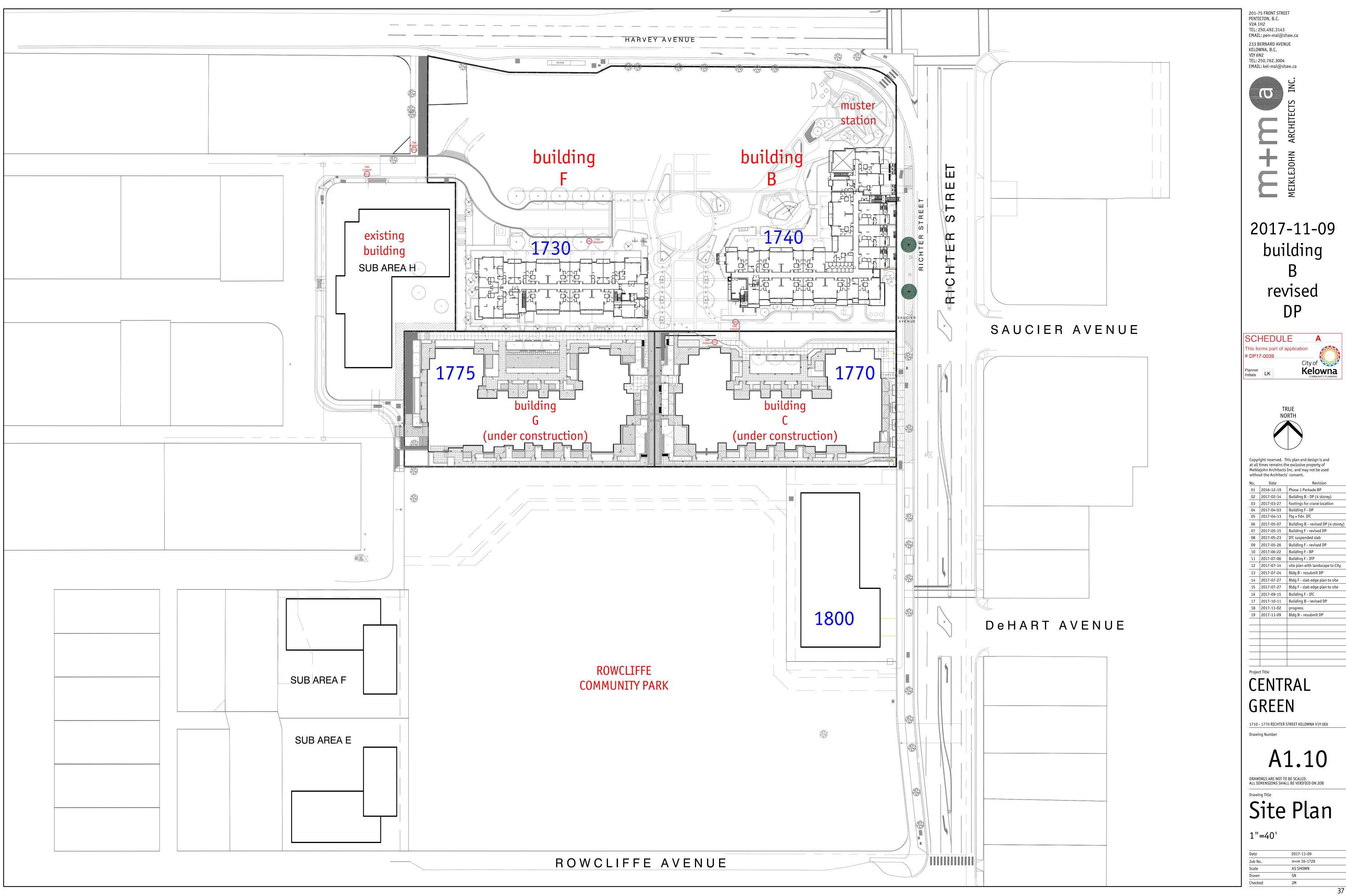
without the Architects' consent.

No. Date





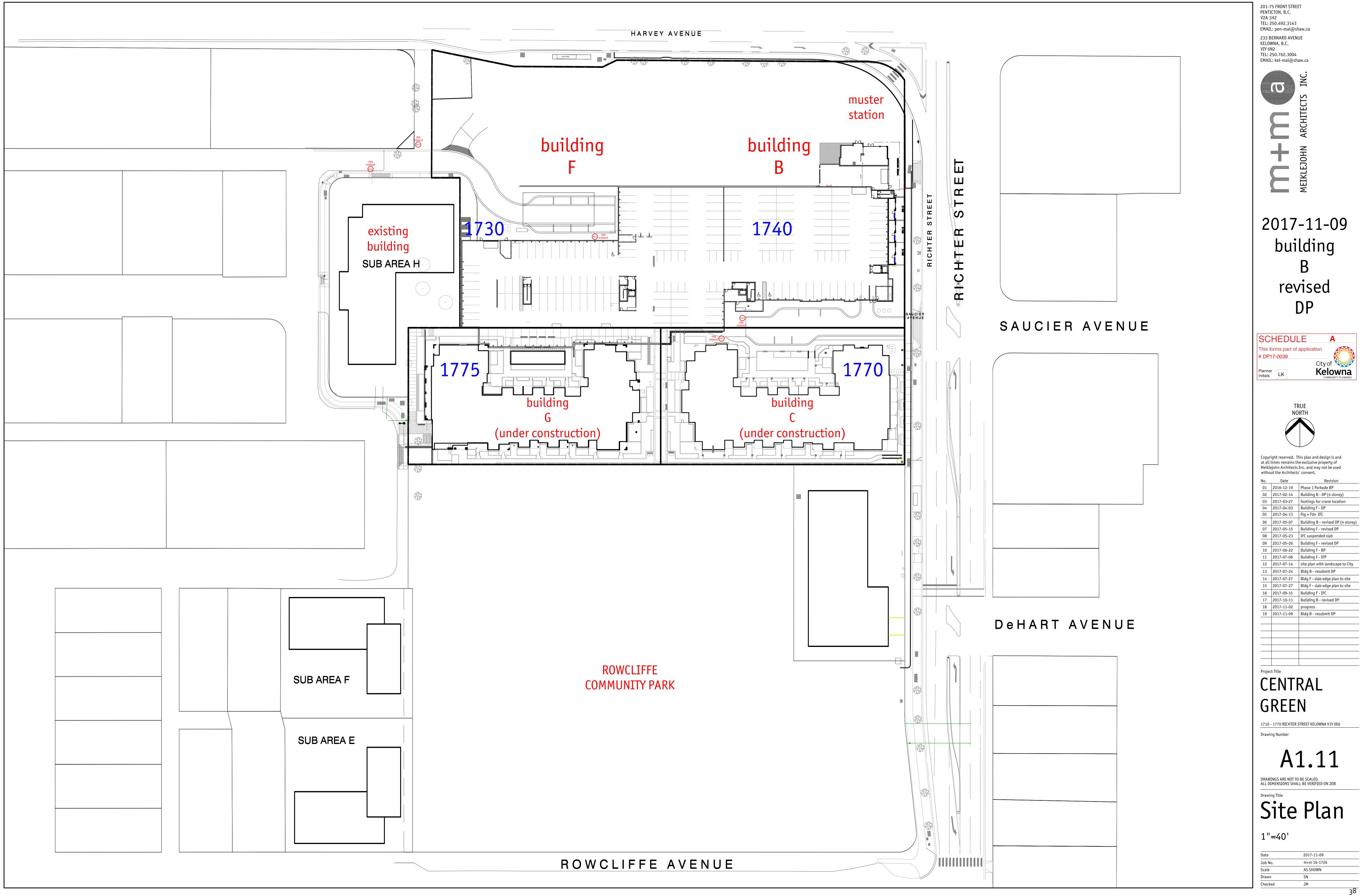
MEIKL



INC.
ECTS
ARCHITECTS
 -
<b>NHOLEJOHN</b>
MEI

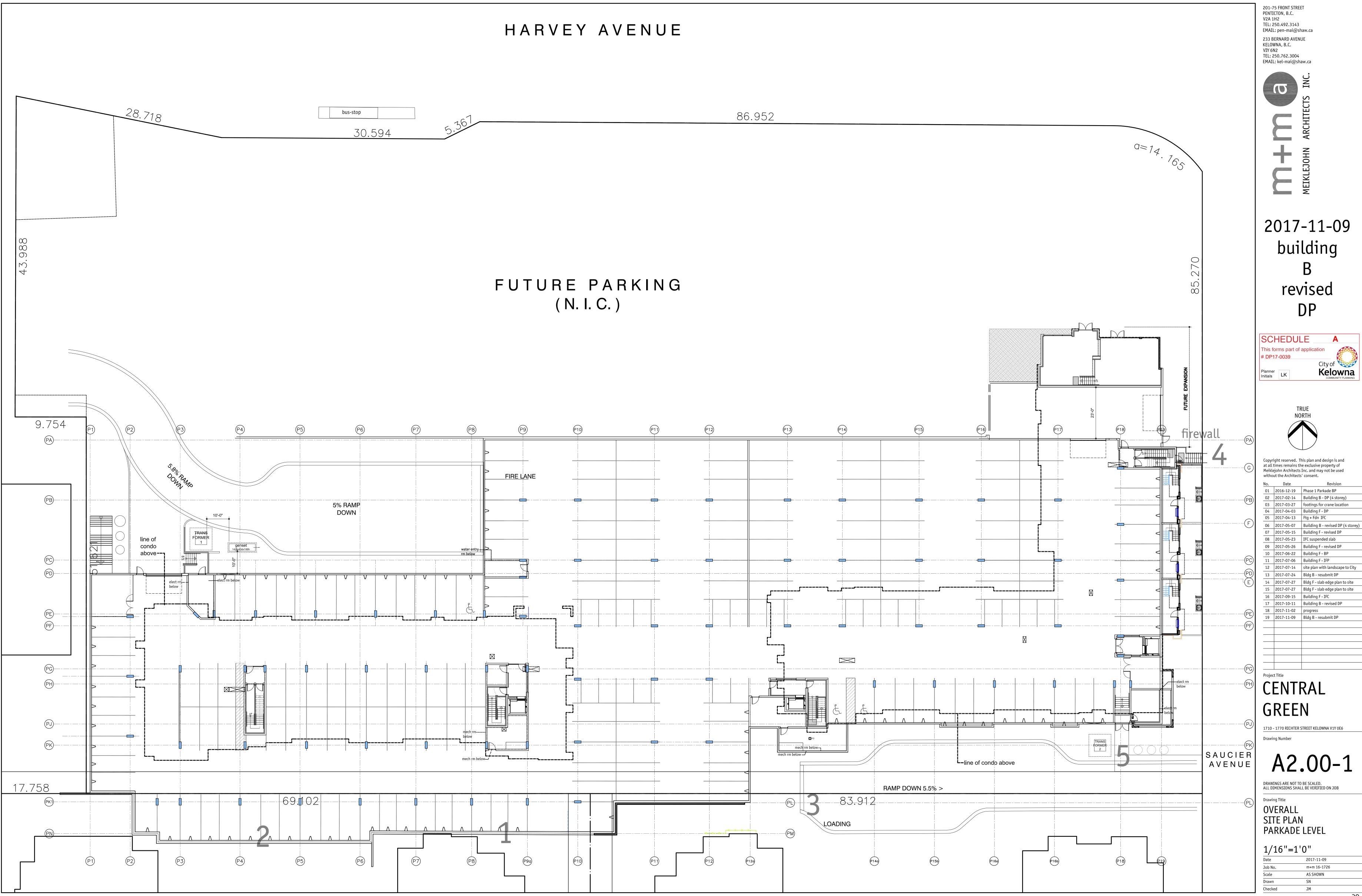
te	Revision
2-19	Phase 1 Parkade BP
2-14	Building B - DP (4 storey)
3-27	footings for crane location
4-03	Building F - DP
4-13	Ftg + Fdn IFC
5-07	Building B - revised DP (4 storey)
5-15	Building F - revised DP
5-23	IFC suspended slab
5-26	Building F - revised DP
6-22	Building F - BP
7-06	Building F - IFP
7-14	site plan with landscape to City
7-24	Bldg B - resubmit DP
7-27	Bldg F - slab edge plan to site
7-27	Bldg F - slab edge plan to site
9-15	Building F - IFC
.0-11	Building B - revised DP
1-02	progress
1-09	Bldg B - resubmit DP

2017-11-09	
m+m 16-1726	
AS SHOWN	
SN	
ЈМ	
	27



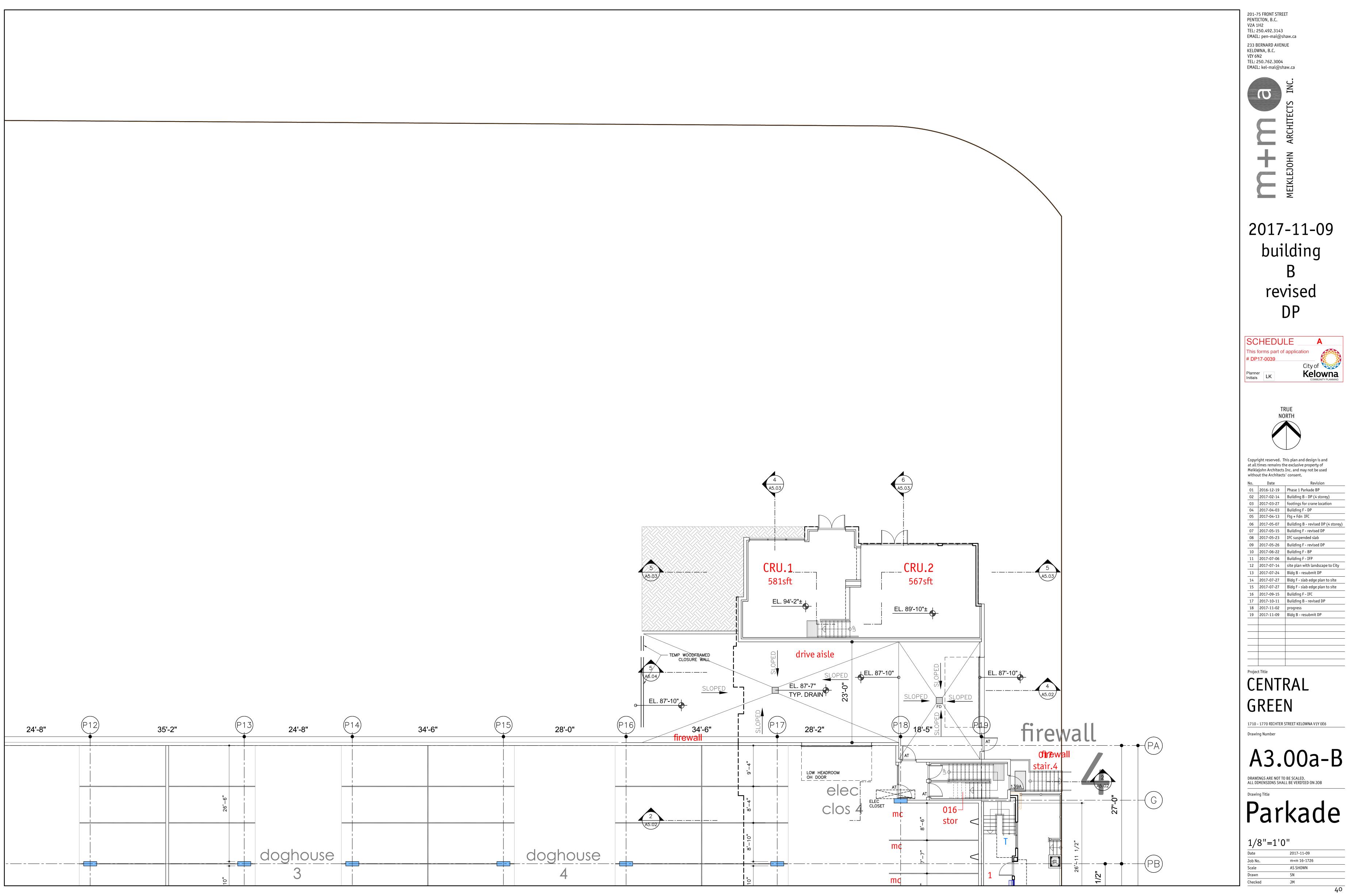
te	Revision
2-19	Phase 1 Parkade BP
2-14	Building B - DP (4 storey)
3-27	footings for crane location
4-03	Building F - DP
4-13	Ftg + Fdn IFC
5-07	Building B - revised DP (4 storey)
5-15	Building F - revised DP
5-23	IFC suspended slab
5-26	Building F - revised DP
6-22	Building F - BP
7-06	Building F - IFP
7-14	site plan with landscape to City
7-24	Bldg B - resubmit DP
7-27	Bldg F - slab edge plan to site
7-27	Bldg F - slab edge plan to site
9-15	Building F - IFC
.0-11	Building B - revised DP
1-02	progress
1-09	Bldg B - resubmit DP

2017-11-09	
m+m 16-1726	
AS SHOWN	
SN	
ЈМ	
	~0



Π
ARCHITECTS
НП
ARC
-
<b>IEIKLEJOHN</b>
KLE.
ЧEII

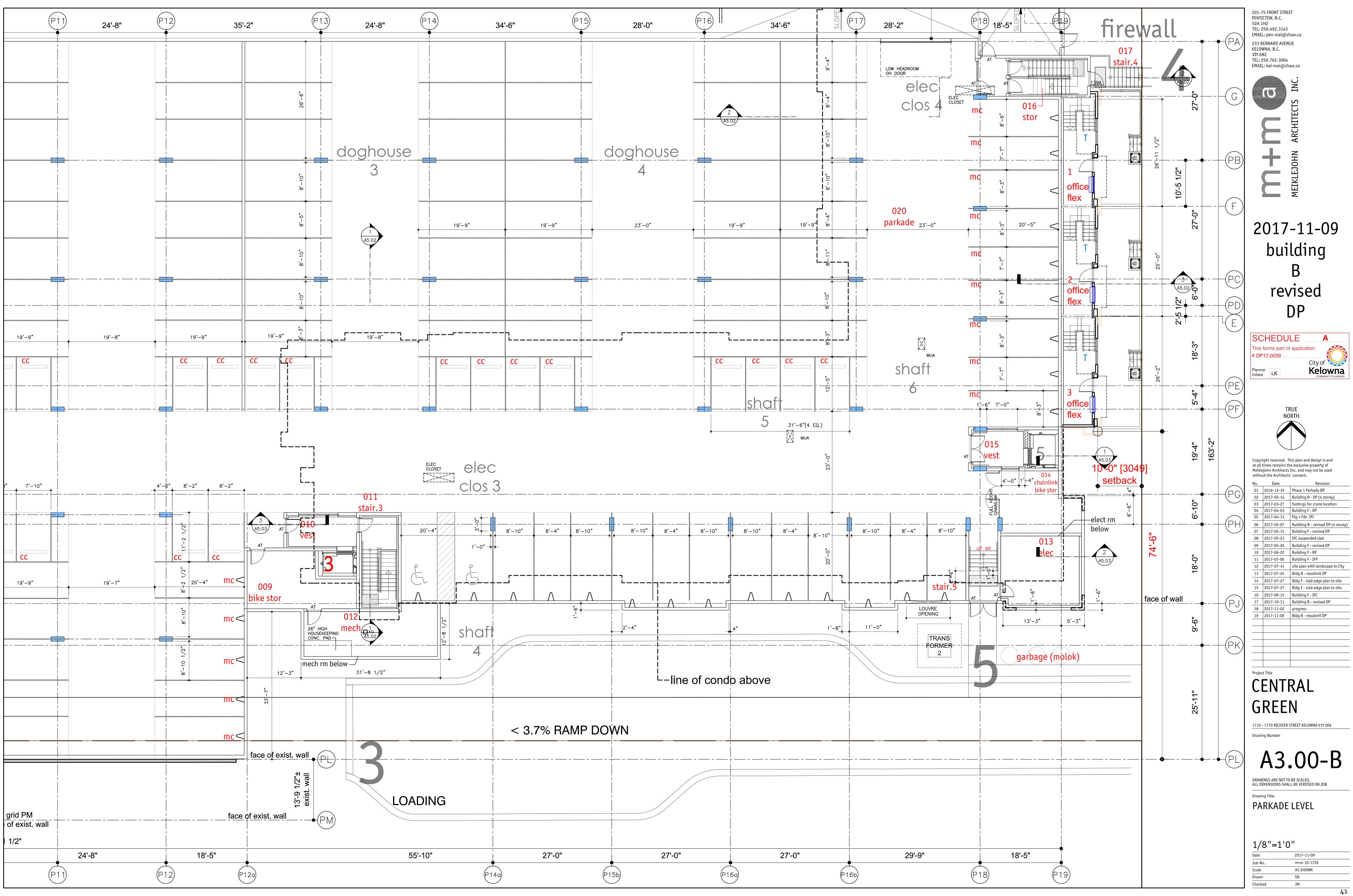
te	Revision
2-19	Phase 1 Parkade BP
2-14	Building B - DP (4 storey)
3-27	footings for crane location
4-03	Building F - DP
4-13	Ftg + Fdn IFC
5-07	Building B - revised DP (4 storey)
5-15	Building F - revised DP
5-23	IFC suspended slab
5-26	Building F - revised DP
6-22	Building F - BP
7-06	Building F - IFP
7-14	site plan with landscape to City
7-24	Bldg B - resubmit DP
7-27	Bldg F - slab edge plan to site
7-27	Bldg F - slab edge plan to site
9-15	Building F - IFC
.0-11	Building B - revised DP
1-02	progress
1-09	Bldg B - resubmit DP
-	



INC.
ARCHITECTS
HITH
AR(
 MEIKLEJOHN
LEJ
<b>NEIK</b>
 ک

te	Revision
2-19	Phase 1 Parkade BP
2-14	Building B - DP (4 storey)
3-27	footings for crane location
4-03	Building F - DP
4-13	Ftg + Fdn IFC
5-07	Building B - revised DP (4 storey)
5-15	Building F - revised DP
5-23	IFC suspended slab
5-26	Building F - revised DP
6-22	Building F - BP
7-06	Building F - IFP
7-14	site plan with landscape to City
7-24	Bldg B - resubmit DP
7-27	Bldg F - slab edge plan to site
7-27	Bldg F - slab edge plan to site
9-15	Building F - IFC
.0-11	Building B - revised DP
1-02	progress
1-09	Bldg B - resubmit DP

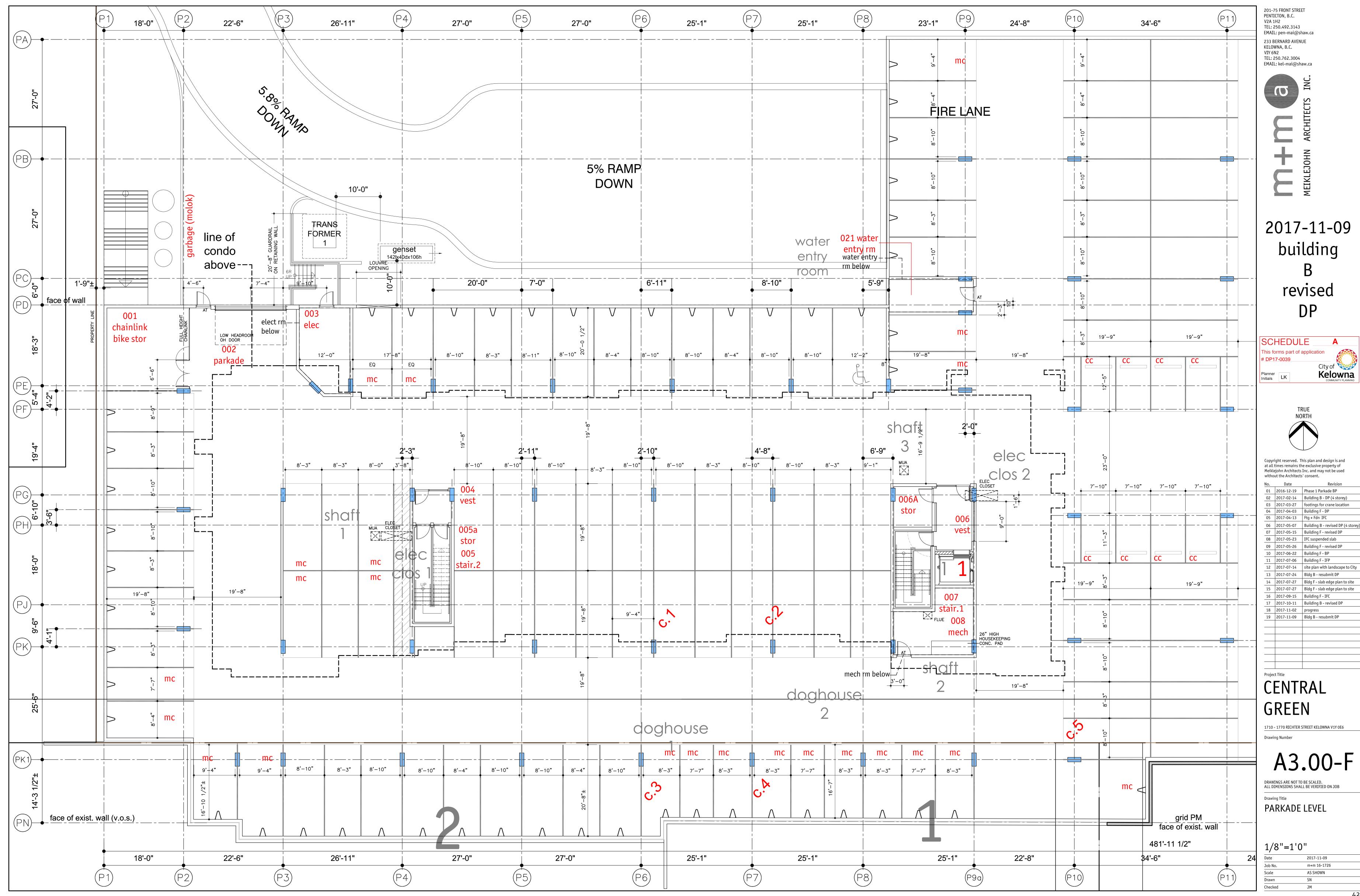
2017-11-09	
m+m 16-1726	
AS SHOWN	
SN	
JM	
	10



	INC
	ARCHITECTS
	ARCH
-	NHOC
	MEIKLEJOHN

te	Revision
2-19	Phase 1 Parkade BP
2-14	Building B - DP (4 storey)
3-27	footings for crane location
4-03	Building F - DP
4-13	Ftg + Fdn IFC
5-07	Building B - revised DP (4 storey)
5-15	Building F - revised DP
5-23	IFC suspended slab
5-26	Building F - revised DP
6-22	Building F - BP
7-06	Building F - IFP
7-14	site plan with landscape to City
7-24	Bldg B - resubmit DP
7-27	Bldg F - slab edge plan to site
7-27	Bldg F - slab edge plan to site
9-15	Building F - IFC
.0-11	Building B - revised DP
1-02	progress
1-09	Bldg B - resubmit DP

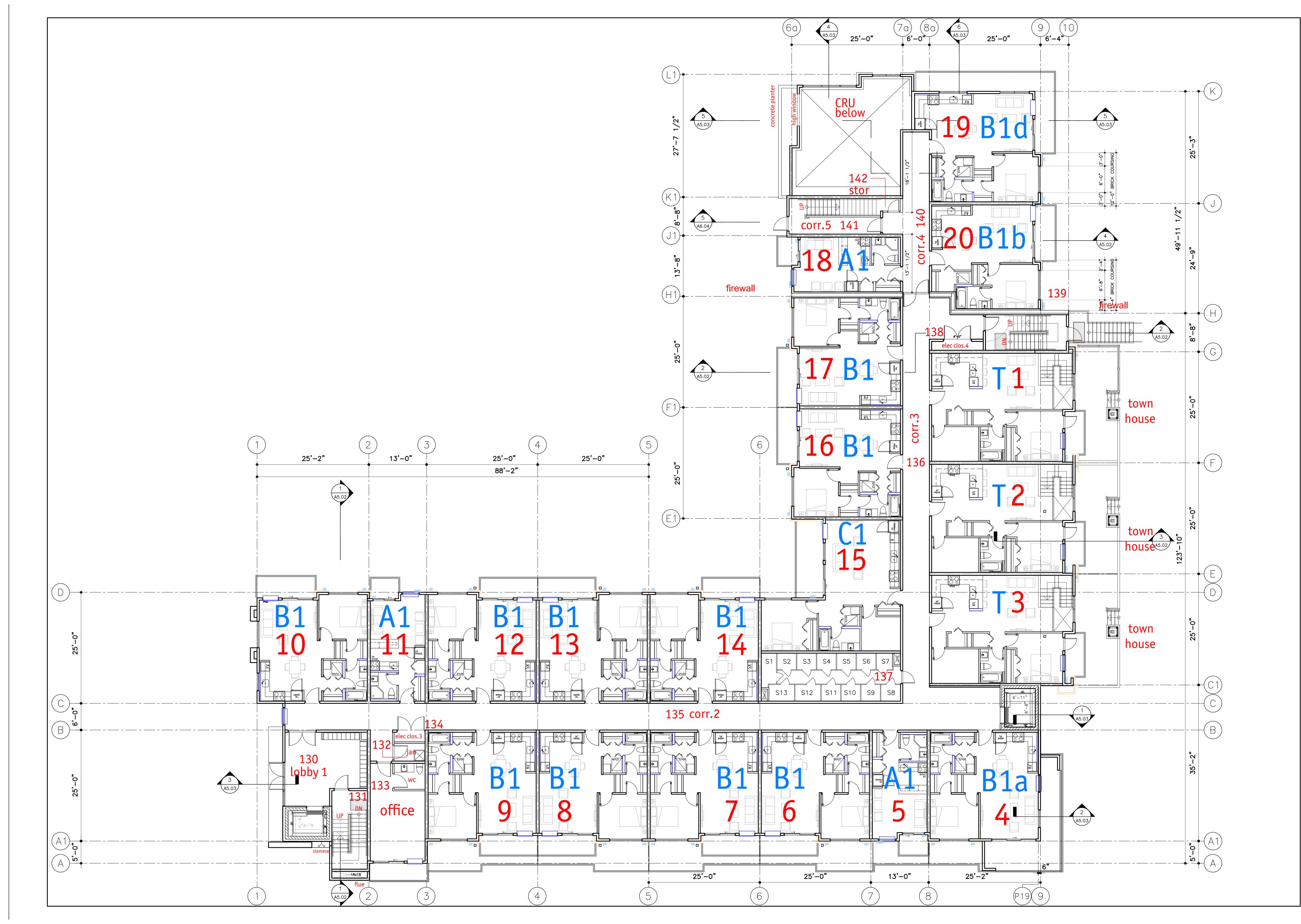
-	U		
		2017-11-09	
		m+m 16-1726	
		AS SHOWN	
		SN	
		JM	
			/,1



INC.
ARCHITECTS
 ARCH
NHOCE
MEIKLEJOHN

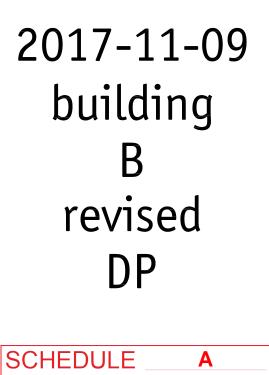
te	Revision	
.2-19	Phase 1 Parkade BP	
2-14	Building B - DP (4 storey)	
3-27	footings for crane location	
4-03	Building F - DP	
4-13	Ftg + Fdn IFC	
5-07	Building B - revised DP (4 storey)	
5-15	Building F - revised DP	
5-23	IFC suspended slab	
5-26	Building F - revised DP	
6-22	Building F - BP	
7-06	Building F - IFP	
7-14	site plan with landscape to City	
7-24	Bldg B - resubmit DP	
7-27	Bldg F - slab edge plan to site	
7-27	Bldg F - slab edge plan to site	
9-15	Building F - IFC	
.0-11	Building B - revised DP	
1-02	progress	
1-09	Bldg B - resubmit DP	

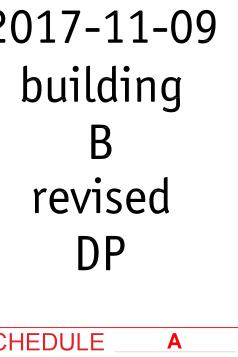
т	U		
		2017-11-09	
		m+m 16-1726	
		AS SHOWN	
		SN	
		JM	
			42





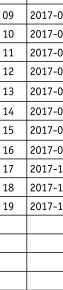
















Date Job No. Scale Drawn Checked







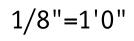
Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used

te	Revision	
2-19	Phase 1 Parkade BP	
2-14	Building B - DP (4 storey)	
3-27	footings for crane location	
4-03	Building F - DP	
4-13	Ftg + Fdn IFC	
5-07	Building B - revised DP (4 storey)	
5-15	Building F - revised DP	
5-23	IFC suspended slab	
5-26	Building F - revised DP	
6-22	Building F - BP	
7-06	Building F - IFP	
7-14	site plan with landscape to City	
7-24	Bldg B - resubmit DP	
7-27	Bldg F - slab edge plan to site	
7-27	Bldg F - slab edge plan to site	
9-15	Building F - IFC	
.0-11	Building B - revised DP	
1-02	progress	
1-09	Bldg B - resubmit DP	

Drawing Number







2017-11-09	
m+m 16-1726	
AS SHOWN	
SN	
JM	
	43







SCHEDULE #<u>DP17-0039</u> Planner Initials LK

 No.
 Dat

 01
 2016-12

 02
 2017-02

 03
 2017-03

 04
 2017-04

 05
 2017-04

 06
 2017-05

 07
 2017-05

 08
 2017-05

 09
 2017-05

 10
 2017-07

 12
 2017-07

 13
 2017-07

 14
 2017-07

 15
 2017-07

 16
 2017-07

 17
 2017-10

 18
 2017-11

 19
 2017-11

\_\_\_\_

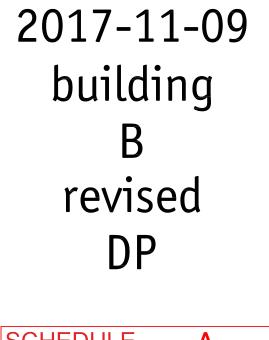
Project Title GREEN Drawing Number

Drawing Title

1/8"=1'0"

Date Job No. Scale Drawn Checked









Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

te	Revision	
2-19	Phase 1 Parkade BP	
2-14	Building B - DP (4 storey)	
3-27	footings for crane location	
4-03	Building F - DP	
4-13	Ftg + Fdn IFC	
5-07	Building B - revised DP (4 storey)	
5-15	Building F - revised DP	
5-23	IFC suspended slab	
5-26	Building F - revised DP	
6-22	Building F - BP	
7-06	Building F - IFP	
7-14	site plan with landscape to City	
7-24	Bldg B - resubmit DP	
7-27	Bldg F - slab edge plan to site	
7-27	Bldg F - slab edge plan to site	
9-15	Building F - IFC	
.0-11	Building B - revised DP	
1-02	progress	
1-09	Bldg B - resubmit DP	



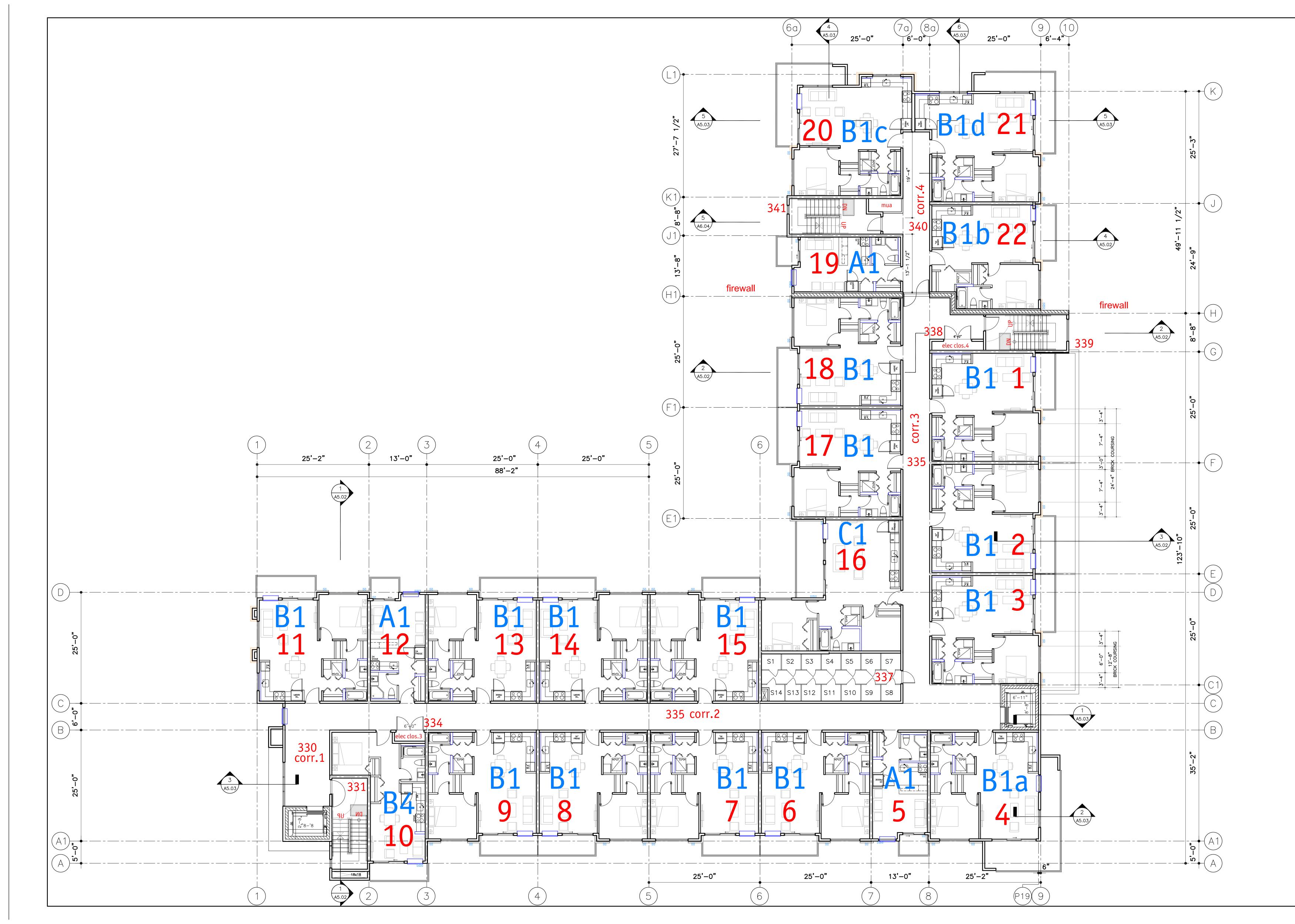
1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6







2017-11-09	
m+m 16-1726	
AS SHOWN	
SN	
JM	
	44



# 233 BERNARD AVENUE KELOWNA, B.C. VIY 6N2 TEL: 250.762.3004 EMAIL: kel-mai@shaw.ca



SCHEDULE #\_DP17-0039\_ Planner Initials LK

 
 No.
 Dat

 01
 2016-12

 02
 2017-02

 03
 2017-03

 04
 2017-04

 05
 2017-04

 06
 2017-05

 07
 2017-05

 08
 2017-05

 09
 2017-05

 10
 2017-07

 12
 2017-07

 13
 2017-07

 14
 2017-07

 15
 2017-07

 16
 2017-07

 17
 2017-10

 18
 2017-11

 19
 2017-11
 \_\_\_\_

Project Title GREEN

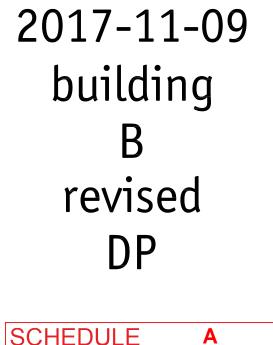
Drawing Title

1/8"=1'0"

Date Job No. Scale Drawn Checked



INC.
ARCHITECTS
ARCH
 NHOC
MEIKLEJOHN
 -







Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

te	Revision	
2-19	Phase 1 Parkade BP	
2-14	Building B - DP (4 storey)	
3-27	footings for crane location	
4-03	Building F - DP	
4-13	Ftg + Fdn IFC	
5-07	Building B - revised DP (4 storey)	
5-15	Building F - revised DP	
5-23	IFC suspended slab	
5-26	Building F - revised DP	
6-22	Building F - BP	
7-06	Building F - IFP	
7-14	site plan with landscape to City	
7-24	Bldg B - resubmit DP	
7-27	Bldg F - slab edge plan to site	
7-27	Bldg F - slab edge plan to site	
9-15	Building F - IFC	
.0-11	Building B - revised DP	
1-02	progress	
1-09	Bldg B - resubmit DP	



1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6 Drawing Number

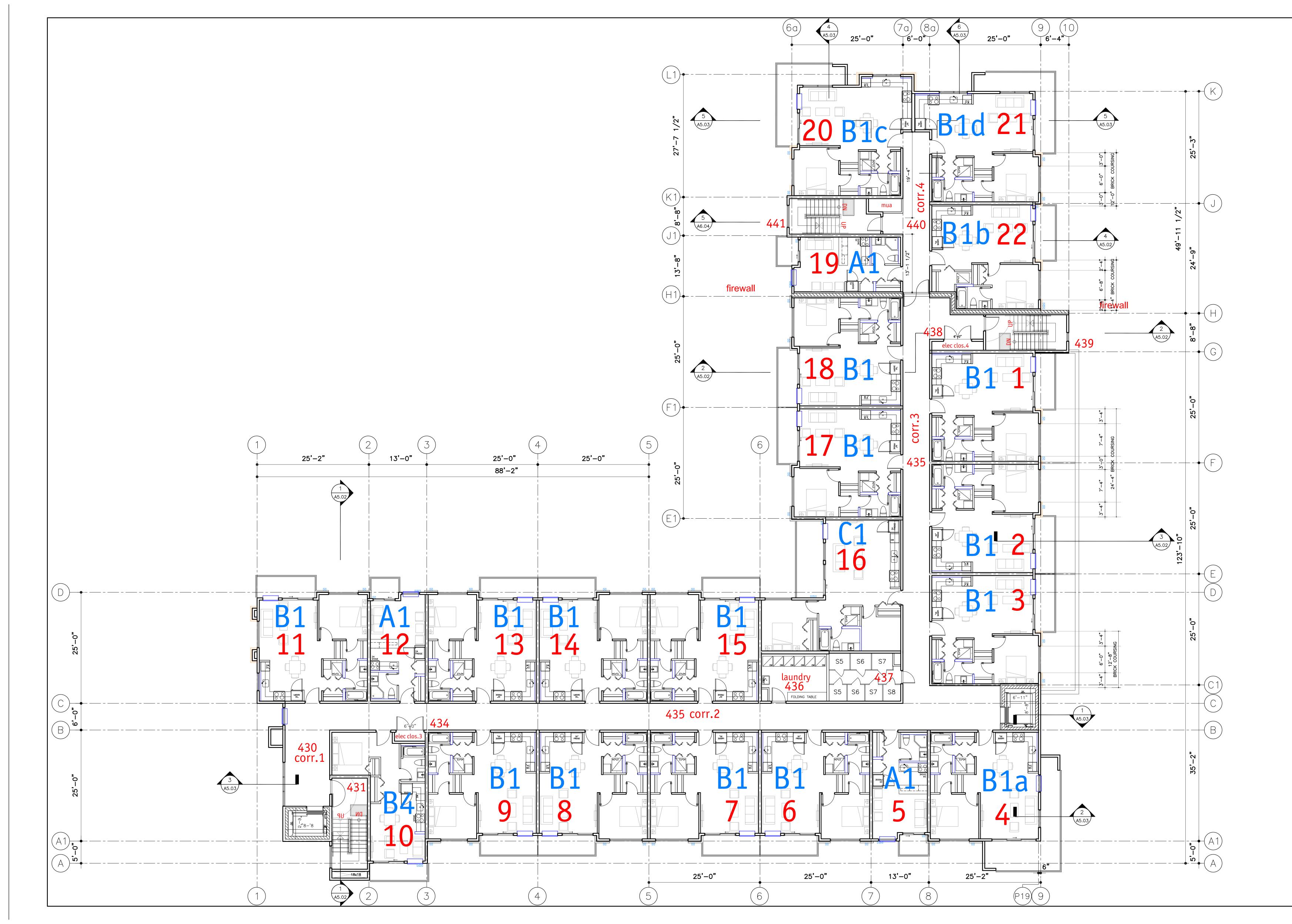








2017-11-09	
m+m 16-1726	
AS SHOWN	
SN	
JM	
	45



# -----------

# DP17-0039

Planner Initials LK

Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.			
No.	Date	Revision	
01	2016-12-19	Phase 1 Parkade BP	
02	2017-02-14	Building B - DP (4 storey)	
03	2017-03-27	footings for crane location	
04	2017-04-03	Building F - DP	
05	2017-04-13	Ftg + Fdn IFC	
06	2017-05-07	Building B - revised DP (4 storey)	
07	2017-05-15	Building F - revised DP	
08	2017-05-23	IFC suspended slab	
09	2017-05-26	Building F - revised DP	
10	2017-06-22	Building F - BP	
11	2017-07-06	Building F - IFP	
12	2017-07-14	site plan with landscape to City	
13	2017-07-24	Bldg B - resubmit DP	
14	2017-07-27	Bldg F - slab edge plan to site	
15	2017-07-27	Bldg F - slab edge plan to site	
16	2017-09-15	Building F - IFC	
17	2017-10-11	Building B - revised DP	
18	2017-11-02	progress	
19	2017-11-09	Bldg B - resubmit DP	

GREEN

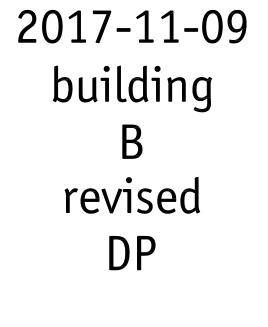
Drawing Title

1/8"=1'0"

Job No. Scale Drawn Checked



IN(
CTS
ARCHITECTS
 ARC
 MEIKLEJOHN
LEJ
IEIK
 $\geq$









1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6 Drawing Number

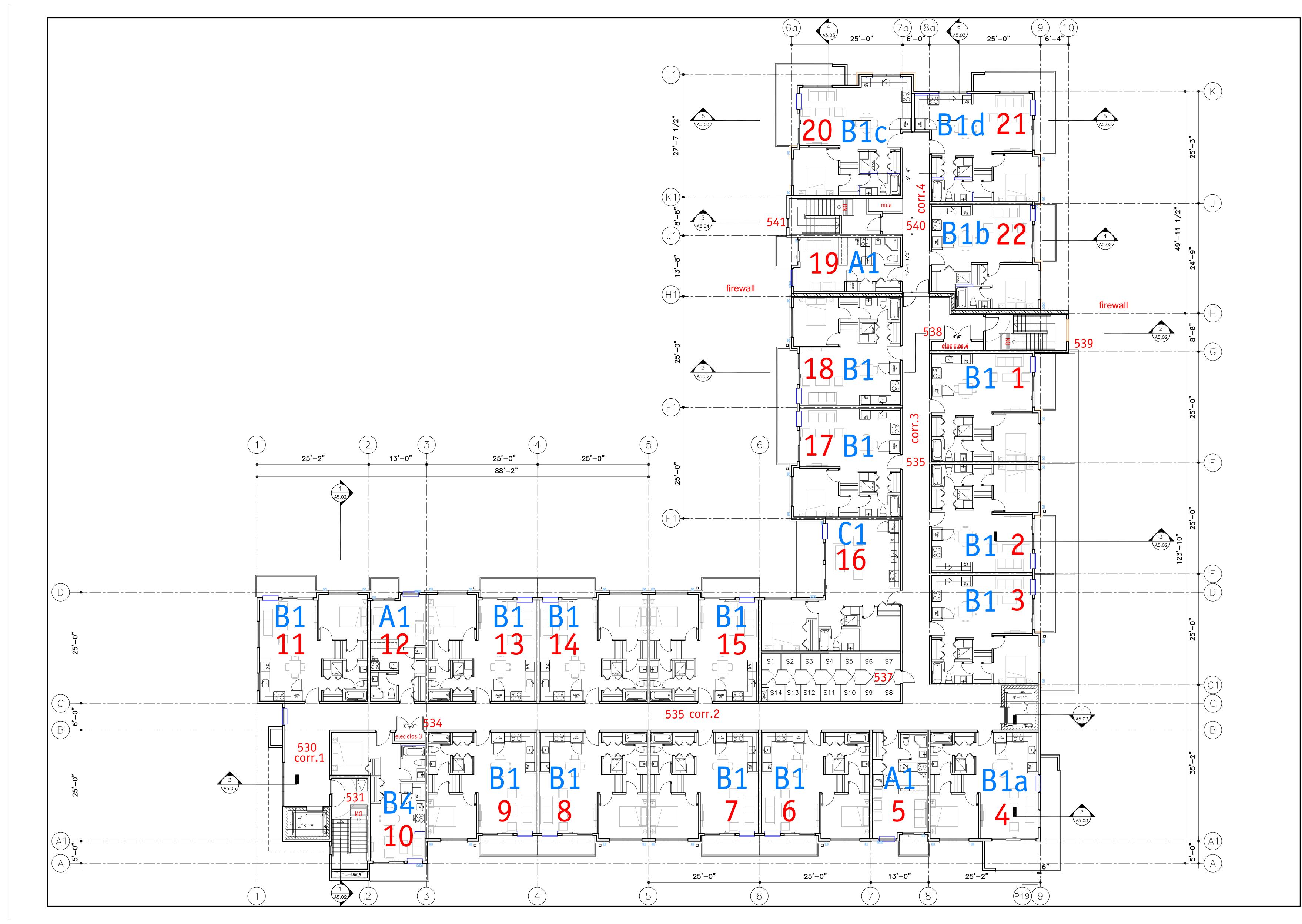








46



# 233 BERNARD AVENUE KELOWNA, B.C. VIY 6N2 TEL: 250.762.3004 EMAIL: kel-mai@shaw.ca



# DP17-0039 Planner Initials LK

 No.
 Dat

 01
 2016-12

 02
 2017-02

 03
 2017-03

 04
 2017-04

 05
 2017-04

 06
 2017-05

 07
 2017-05

 08
 2017-05

 09
 2017-05

 10
 2017-07

 12
 2017-07

 13
 2017-07

 14
 2017-07

 15
 2017-07

 16
 2017-07

 17
 2017-10

 18
 2017-11

 19
 2017-11

Project Title GREEN

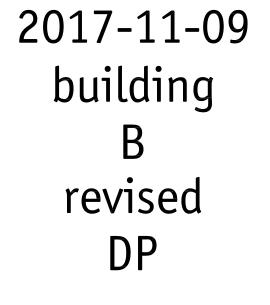
\_\_\_\_

Drawing Title

1/8"=1'0" Date Job No. Scale Drawn Checked



MEIKLEJOHN ARCHITECTS	INC.
	ECTS
	<b>CHIT</b>
MEIKLEJOHN	AF
MEIKLE	 NHO
ننا ک	IKLE.
	Ы М







Copyright reserved. This plan and design is and at all times remains the exclusive property of Meiklejohn Architects Inc. and may not be used without the Architects' consent.

te	Revision	
.2-19	Phase 1 Parkade BP	
2-14	Building B - DP (4 storey)	
3-27	footings for crane location	
4-03	Building F - DP	
4-13	Ftg + Fdn IFC	
5-07	Building B - revised DP (4 storey)	
5-15	Building F - revised DP	
5-23	IFC suspended slab	
5-26	Building F - revised DP	
6-22	Building F - BP	
7-06	Building F - IFP	
7-14	site plan with landscape to City	
)7-24	Bldg B - resubmit DP	
7-27	Bldg F - slab edge plan to site	
7-27	Bldg F - slab edge plan to site	
9-15	Building F - IFC	
.0-11	Building B - revised DP	
1-02	progress	
1-09	Bldg B - resubmit DP	



1710 - 1770 RICHTER STREET KELOWNA V1Y 0E6 Drawing Number







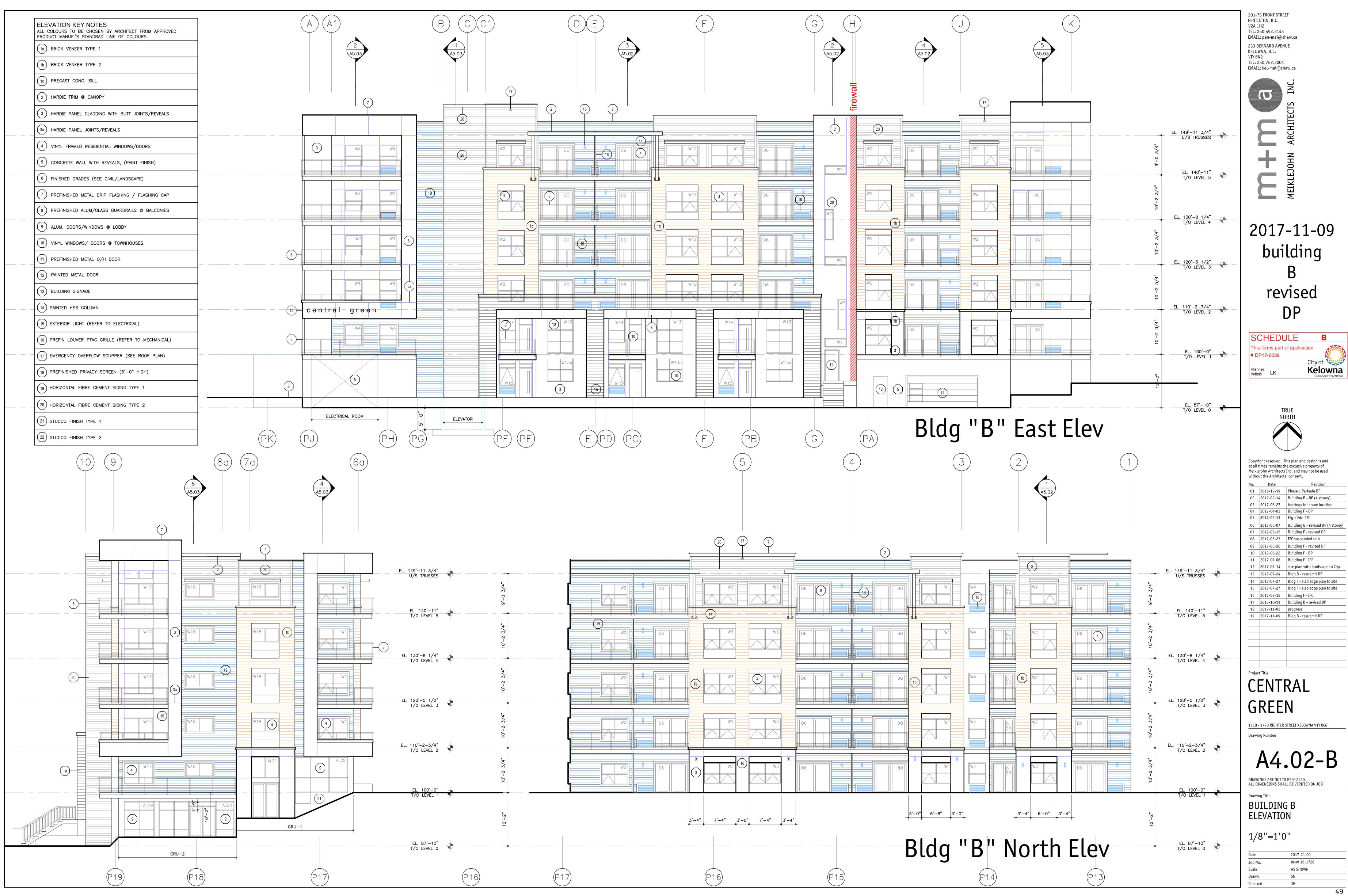
2017-11-09	
m+m 16-1726	
AS SHOWN	
SN	
JM	
	47



INC.
ARCHITECTS
ARCHI
NHOC
MEIKLEJOHN

ite	Revision	
2-19	Phase 1 Parkade BP	
)2-14	Building B - DP (4 storey)	
)3-27	footings for crane location	
04-03	Building F - DP	
)4-13	Ftg + Fdn IFC	
)5-07	Building B - revised DP (4 storey)	
)5-15	Building F - revised DP	
)5-23	IFC suspended slab	
)5-26	Building F - revised DP	
)6-22	Building F - BP	
)7-06	Building F - IFP	
)7-14	site plan with landscape to City	
)7-24	Bldg B - resubmit DP	
)7-27	Bldg F - slab edge plan to site	
)7-27	Bldg F - slab edge plan to site	
)9-15	Building F - IFC	
.0-11	Building B - revised DP	
1-02	progress	
1-09	Bldg B - resubmit DP	

2017-11-09
m+m 16-1726
AS SHOWN
SN
JM



INC
ECTS
ARCHITECTS
ARC
 MEIKLEJOHN
П
EIKI
 Σ

te	Revision	
2-19	Phase 1 Parkade BP	
2-14	Building B - DP (4 storey)	
3-27	footings for crane location	
4-03	Building F - DP	
4-13	Ftg + Fdn IFC	
5-07	Building B - revised DP (4 storey)	
5-15	Building F - revised DP	
5-23	IFC suspended slab	
5-26	Building F - revised DP	
6-22	Building F - BP	
7-06	Building F - IFP	
7-14	site plan with landscape to City	
7-24	Bldg B - resubmit DP	
7-27	Bldg F - slab edge plan to site	
7-27	Bldg F - slab edge plan to site	
9-15	Building F - IFC	
.0-11	Building B - revised DP	
1-02	progress	
1-09	Bldg B - resubmit DP	

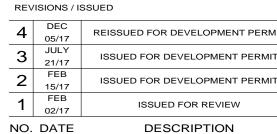


NORTHERN RED OAK

ISSUED FOR REVIEW

DESCRIPTION

PROJECT CENTRAL GREEN CLIENT AL STOBER CONSULTANT



ALLIUM PURPLE SENSATION

HEARTLEAF BERGENIA

MAGNUS CONEFLOWER

1.8m PRIVACY SCREEN (BY ARCHITECT)

HYDRA PRESSED CONCRETE SLABS ON

-DECIDUOUS TREE

- EXISTING TREE TO REMAIN

SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING BEDS

### REPRESENTATIVE PLANT LIST

ME	COMMON NAME	SIZE	ROOT	MATURE SIZE (H x W)
JFS-KW2'	Rugged Charm Maple	60mm Cal.	B&B	6.00m x 4.50m
ids 'Forest Silver'	Forest Silver Aspen	60mm Cal.	B&B	16.00m x 6.00m
	Northern Red Oak	100mm Cal.	B&B	23.00m x 20.00m
ME	COMMON NAME	SIZE	ROOT	MATURE SIZE (H x W)
em'	Green Gem Boxwood	#03	Potted	0.60m x 0.60m
ilhalo'	Ivory Halo Dogwood	#03	Potted	1.50m x 1.50m
'Grow-Low'	Grow-Low Fragrant Sumac	#03	Potted	1.00m x 2.00m
cksii'	Hick's Yew	#03	Potted	3.00m x 1.00m
S				
ME	COMMON NAME	SIZE	ROOT	MATURE SIZE (H x W)
ensation'	Allium Purple Sensation	n/a	Bulbs	0.80m x 0.10m
lia	Heartleaf Bergenia	#01	Potted	0.50m x 0.60m
ırea 'Magnus'	Magnus Coneflower	#01	Potted	1.00m x 0.75m
stifolia 'Hidcote'	Hidcote English Lavender	#02	Potted	0.60m x 0.60m
niopteris	Ostrich Fern	#01	Potted	1.00m x 1.20m
ME	COMMON NAME	SIZE	ROOT	MATURE SIZE (H x W)
acutiflora 'Overdam'	Variegated Reed Grass	#01	Potted	1.25m x 0.75m
pecuriodes	Fountain Grass	#01	Potted	1.00m x 1.00m
ecuriodes 'Little Bunny'	Dwarf Fountain Grass	#01	Potted	0.50m x 0.60m
'Poul Petersen'	Purple Moor Grass 'Poul Petersen'	#01	Potted	0.60m x 0.60m

### LANDSCAPE DEVELOPMENT DATA:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).

2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE. 3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY. 4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.

5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM.

6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.



HIDECOTE ENGLISH LAVENDER



LANDSCAPE ARCHITECTURE URBAN DESIGN PLANNING ENGINEE

540 Leon Ave. Kelowna, BC V1Y 6J6 t: 250.869.1334 f: 250.862.4849 www.mmm.ca

VARIEGATED REED GRASS







SCHEDULE С This forms part of application # DP17-0039 City of Kelowna Planner Initials



	2
	-
The second s	
	2



CG building B

ground oriented townhouses

november 9, 2017 52





CG building B

townhouse deck along richter

3 november 9, 2017 53







# **Report to Council**



Date:	December 11, 2017
File:	1890-10,1880-06
То:	City Manager
From:	Alan Newcombe, Divisional Director, Infrastructure
Subject:	Budget Adjustments Required for Saucier Avenue Water and Saucier Avenue Sanitary Replacement Projects (Richter to Ethel) Report Prepared by: Brian Beach, Infrastructure Delivery Department Manager

#### **Recommendation:**

THAT Council receives for information, the report from the Infrastructure Division Director dated December 11, 2017 regarding the budget adjustments required for the Saucier Avenue Water Main and Sanitary Replacement projects.

AND THAT the 2017 Financial Plan be updated to reflect the transfer of \$150,000 from the Okanagan Avenue Water Replacement project to the Saucier Avenue Water Main Replacement project;

AND THAT the 2017 Financial Plan be updated to reflect the transfer of \$195,000 from the Airport Gravity Main By-Pass project to the Saucier Avenue Sanitary Replacement project;

AND FURTHER THAT Council authorize the additional expenditures totaling \$345,000 for the projects noted above.

#### Purpose:

# To transfer budget from the identified 2017 capital projects, to meet financial commitments for the Saucier Avenue Water Main and Saucier Avenue Sewer Replacement projects.

#### Background:

Ethel Street Active Transportation Corridor – Phase 3 and Saucier Avenue Utility Improvements tender closed April 25, 2017 with only one bid received, approximately 18% above the available budget.

The Saucier Avenue utility projects were tendered together with the Ethel 3 ATC project due their close proximity and in an effort to increase the project size to make it more cost effective and more attractive to contractors.

A number of City capital projects have been delayed this past year due to market conditions, but it was determined by senior staff that this combined project with Ethel ATC Phase 3 was important to move forward in 2017.

Project staff were instructed to look for potential cost savings and scope reductions to reduce the budget shortfall. They have been successful to some degree but other contingency costs have eaten into those savings and other construction issues have materialized. The project is nearing completion and more accurate estimates of total projected costs are now available. The budget shortfall for the two projects is estimated at \$ 345,000.

The following budget transfers are required to meet current commitments.

#### Financial/Budgetary Considerations:

#### Summary of Budget Transfer Requests

Capital Project	Original	Addition	Total
	Budget	Required	Required
Saucier Avenue Water Main Replacement #325201W	\$ 280,000	\$ 150,000	\$ 430,000
Saucier Ave. Sanitary Replacement #325201S	\$ 350,000	<u>\$ 195,000</u>	\$ 545,000
Estimated Total Transfers to Completed Project		\$ 345,000	

#### Notes for Budget Transfer Requests:

#### Saucier Ave. Water Main Replacement (\$150,000)

The Okanagan Boulevard Water Main Replacement project #3258 (budget \$200,000, remaining \$196,278) is being cancelled for 2017. This project needs to be re-scoped and will be brought forward for consideration with the 2019 Capital Budget. Therefore, \$150,000 of this budget will be transferred to the Saucier Avenue Water Main Replacement project. The remaining budget will be used for other water utility projects as detailed in a separate report.

#### Saucier Ave. Sanitary Replacement (\$195,000)

Airport Gravity Main By-Pass (Project # 3165) will begin construction this Winter and the new estimated budget to completion indicates a surplus is available for transfer. The original budget is \$4.23M and the new estimate is \$3.0M. Balance of the surplus budget will be returned to the sanitary utility account.

#### **Internal Circulation:**

Divisional Director, Infrastructure Financial Planning Manager Department Manager, Utilities Planning Department Manager, Infrastructure Administration

#### Considerations not applicable to this report:

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

Submitted by: Brian Beach,

Department Manager, Infrastructure Delivery

Approved for inclusion:

A. Newcombe, Divisional Director, Infrastructure

cc: Divisional Director, Infrastructure Director, Financial Services Financial Planning Manager Department Manager, Transportation Planning Department Manager, Utilities Planning Department Manager, Infrastructure Administration

# **Report to Council**



Date:	December 11, 2017	
File:	1850-30,1890-10	
То:	City Manager	
From:	Alan Newcombe, Divisional Director, Infrastructure	
Subject:	Budget Adjustments Required for Ethel Street Active Transportation Corridor – Phase (Harvey Ave. to Sutherland Ave.)	; 3
	Report Prepared by: Brian Beach, Infrastructure Delivery Department Manager	

#### **Recommendation:**

THAT Council receives for information, the report from the Infrastructure Division Director dated December 11, 2017 regarding the budget adjustments for the Ethel Street Active Transportation Corridor – Phase 3;

AND THAT the 2017 Financial Plan be updated to reflect the transfer of \$80,000 from the Sutherland Avenue ATC project to the Ethel Street Phase 3 ATC Construction project;

AND THAT the 2017 Financial Plan be updated to reflect the transfer of \$80,000 from Ash & Uplands Pressure Reducing Valve project to the Ethel Phase 3 ATC Water Main Replacement project;

AND FURTHER THAT Council authorize the additional expenditures totaling \$160,000 for the projects noted above.

#### Purpose:

To transfer budget from the identified 2017 capital projects to meet financial commitments for the Ethel 3 ATC project.

#### Background:

Ethel Street Active Transportation Corridor – Phase 3 and Saucier Avenue Utility Improvements tender closed April 25, 2017 with only one bid received, approximately 18% above the available budget.

To transfer budget from the identified 2017 capital projects to meet financial commitments for the Ethel 3 ATC project.

The Ethel ATC project is an important multi-phase, multi-year project that will provide a valuable north -south link for active transportation between the downtown core and the South Pandosy town centre.

A number of City capital projects have been delayed this year due to market conditions, but it was determined by senior staff that this project was important to move forward in 2017. This section of Ethel Street is attracting more and more users accessing the completed phases north of Harvey Avenue, so it is important to keep this multi-phase project proceeding as scheduled in the 10 Year Capital Plan.

Project staff were instructed to look for potential cost savings and scope reductions to reduce the budget shortfall. They have been successful to some degree but other contingency costs have eaten into those savings. The project is nearing completion and more accurate estimates of total projected costs are now available. The budget shortfall is projected at \$ 160,000.

The following projects have available budget in order to meet current commitments identified above:

#### Sutherland Avenue ATC Project: (\$80,000)

Detailed design of the Sutherland Avenue ATC project will be delayed until 2018 due to current reevaluation of the ultimate road cross section. As a result of this delay, a portion of the \$300,000 design budget is available for transfer to the Ethel Street Phase 3 ATC construction project. Staff have submitted an additional budget request in the 2018 provisional capital budget for the Sutherland project.

#### Ash & Uplands Pressure Reducing Valves Project (\$80,000)

The Ash & Uplands Pressure Reducing Valves project (budget \$150,000, remaining \$148,147) is being cancelled for 2017. This project needs to be re-scoped and will be brought forward for consideration with the 2019 Capital Budget. Therefore, \$80,000 of this budget will be transferred to the Ethel ATC Water Main Replacement project. The remaining budget will be used for other water utility projects as detailed in a separate report.

#### **Internal Circulation:**

Divisional Director, Infrastructure Financial Planning Manager Department Manager, Utilities Planning Department Manager, Transportation Planning Department Manager, Infrastructure Administration

#### Considerations not applicable to this report:

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

Department Manager, Infrastructure Delivery

Approved for inclusion:

A. N

A. Newcombe, Divisional Director, Infrastructure

cc: Divisional Director, Infrastructure Director, Financial Services Financial Planning Manager Department Manager, Transportation Planning Department Manager, Utilities Planning Department Manager, Infrastructure Administration

# **Report to Council**



Date:	December 11, 2017	Kelow
File:	1890-10	NEIUW
То:	City Manager	
From:	Alan Newcombe, Divisional Director, Infrastructure	
Subject:	Status of Various 2017 Capital Water Utility Projects	
	Report Prepared by: Brian Beach, Infrastructure Delivery Depa	artment Manager

#### **Recommendation:**

THAT Council receives for information, the report from the Infrastructure Division Director dated December 11, 2017 regarding the status of various 2017 Capital Water Utility projects;

AND THAT the 2017 Financial Plan be updated to reflect the transfer of \$445,000 from completed and cancelled projects to active projects requiring additional funds as noted in the Financial/Budgetary Considerations section;

AND THAT Council approve the cancellation of the Okanagan Boulevard Water Main Replacement project and the Ash and Uplands Pressure Reducing Valves project;

AND FURTHER THAT Council authorize the additional expenditures of \$445,000 for those active projects requiring additional funds to complete as noted in the Financial/Budgetary Considerations section.

#### Purpose:

# To cancel various Water Utility projects that require re-scoping and transfer budget to the identified 2017 Capital Water Utility projects in order to meet financial commitments.

#### Background:

Five Water Utility projects were tendered as a package this past year and the tender could not be awarded as all bids received were well over the cumulative project budget. Two of those projects were re-scoped and completed by City Crews below current budget amounts (Knox, Dilworth Sediment Separator and Knox Mountain Reservoir Access Road). Two projects (Morrison Ave. Water Main Replacement and Alta Vista Water Main Replacement) will be carried over and completed next year by City Crews. One project (Okanagan Boulevard Water Main Replacement) will be cancelled and rescoped for future budget submissions. The Ash & Uplands Pressure Reducing Valves project is also being cancelled for 2017. This project needs to be re-scoped as well for above ground installations and will be brought forward for consideration with the 2019 Capital Budget.

Remaining budgets from the completed projects and cancelled projects will be transferred to the following completed capital projects requiring addition budget amounts:

Ethel ATC Water Main Replacement	Description in separate report
Saucier Avenue Water Main Replacement	Description in separate report
Aspen Court LAS Water Main Servicing Project	Description below
Lakeshore 1 - Collett Intersection Water Main Replacement	Description below

#### Aspen Court Local Area Service (LAS) Water Main Servicing Project

This project is providing new City water servicing to an existing six lot cul-de-sac off Lakeshore Road south of Cedar Creek Beach that is currently serviced by a small, private, unreliable system from Okanagan Lake. The project is nearing completion by City Crews and has experienced a number of issues that have increased costs considerably. Some of these costs will be added to the property owners' LAS responsibilities. Others are attributed to system improvements that may benefit the larger service area and will need to be absorbed by the water utility.

Owner related cost increases include issues related to locating and protecting their existing system during construction. Some other costs that were not accounted for in the LAS estimate will need to be covered by the water utility. These include material inflation, installation of meter pits rather than internal water meters and other minor scope increases.

The bulk of the extra costs are attributed to the need for a pressure reducing valve (PRV) at the connection to the Lakeshore Road main. The current operating pressure in the trunk main is high and could affect the integrity of the private service lines and plumbing systems. It is expected that future service connections in the vicinity can benefit from this PRV and some costs can be recovered through connection fees. If this pressure issue can be addressed in the future, the PRV can be repurposed in a different capacity.

#### Lakeshore 1 – Collett Intersection Water Main Replacement

As part of the Lakeshore-Collett Roundabout Project, it was determined during the design process that the existing 150mm asbestos-cement water main that services the hydrant near the Sunshine Market was undersized and could be damaged by the construction process. This was added to the construction scope and completed by City Crews and should be covered by the Water Utility as a routine system upgrade, as it would be much more expense to complete at a later date with the new road and sidewalk improvements.

#### Financial/Budgetary Considerations:

#### Summary of Estimated Budget Transfer Requirements:

	Original	Addition	Total
Capital Project	Budget	Required	Required
Ethel ATC Water Main Replacement #323401W	\$ 350,000	\$ 80,000	\$ 430,000
Saucier Avenue Water Main Replacement #325201W	\$ 280,000	\$ 150,000	\$ 430,000
Aspen Court LAS Water Main Servicing Project #3320	\$ 48,000	\$ 125,000	\$ 173,000
Lakeshore 1 - Collett Intersection Water Main Replacement	\$ Nil	<u>\$ 90,000</u>	\$ 90,000

#### Estimated Total Transfers to Completed Projects

\$ 445,000

\$484,425

Summary of Source Projects and estimated amounts:

Original	Actuals	Budget
Budget	Spent	Available
\$ 135,000	\$~70,000	\$~65,000
\$ 100,000	\$~25,000	\$~75,000
\$200,000	\$ 3,722	\$ 196,278
\$150,000	\$ 1,853	<u>\$ 148,147</u>
	Budget \$ 135,000 \$ 100,000 \$200,000	Budget         Spent           \$ 135,000         \$ ~70,000           \$ 100,000         \$ ~25,000           \$200,000         \$ 3,722

#### **Estimated Total Available from Other Projects**

#### **Internal Circulation:**

Divisional Director, Infrastructure Financial Planning Manager Department Manager, Utilities Planning Department Manager, Infrastructure Administration

#### Considerations not applicable to this report:

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

Submitted by: Brian Beach,

Department Manager, Infrastructure Delivery

Approved	for	inc	usion:
Approved	101	inc	031011.

A. Newcombe, Divisional Director, Infrastructure

cc: Divisional Director, Infrastructure Director, Financial Services Financial Planning Manager Department Manager, Utilities Planning Department Manager, Infrastructure Administration

# **Report to Council**



Date:	December 11, 2017
File:	0600-10
То:	City Manager
From:	City Clerk
Subject:	Establishment Bylaw for Aspen Road Local Area Service Project
	Report Prepared by: C. Boback, Legislative Coordinator

#### **Recommendation:**

THAT Council receive for information the report dated December 11, 2017 from the City Clerk pertaining to Local Area Service project for Aspen Road;

AND FURTHER THAT Council amends at third reading Bylaw No. 11275, Establishment Bylaw for Local Area Service for Aspen Road.

#### Purpose:

To amend at third reading Bylaw No. 11275 being the Establishment and Loan Authorization Bylaw for Local Area Service Aspen Road.

#### Background:

On September 19, 2016 staff forwarded the report to Council for the creation of the Aspen Road Local Area Service (LAS). The owner initiated petition was deemed to be sufficient and the establishment and loan authorization Bylaw No. 11275 was given first three readings.

After third reading the bylaw was sent for approval to the Inspector of Municipalities. The following amendments were requested by the Ministry of Municipal Affairs in order to meet their requirements for adoption:

- the wording to reflect the borrowing for the 20-year term;
- the maximum term for which the debentures are issued; and
- the portion of costs recovered by a local service tax through parcel tax.

The details of the bylaw and the petition, setting out the LAS, identifying the affected area, the works to be done, the term for which the debentures are borrowed and how the debt will be repaid remains the same.

Staff has worked with the Ministry to obtain preliminary approval on the proposed amendments.

Internal Circulation: G. Davidson, Divisional Director, Financial Services

Legal/Statutory Authority:

Community Charter S. 212 – Owner Initiated Petition for a Local Area Service

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

Submitted by:

Stephen Fleming, City Clerk



cc:

G. Davidson, Divisional Director, Financial Services

#### **CITY OF KELOWNA**

#### BYLAW NO. 11275

A bylaw of the City of Kelowna to Establish a Local Area Service, authorize the borrowing of the estimated cost to construct works within the Local Area Service and establish the property owner's portion of the cost within the Local Area Service

#### Local Area Service for Aspen Road

WHEREAS pursuant to the provisions of Section 210 of the *Community Charter*, and amendments thereto, empowers the Council of the City of Kelowna with the authority to establish a local area service within a part of the municipality by establishing a local area service bylaw;

AND WHEREAS pursuant to the provisions of Section 210 of the *Community Charter*, and amendments thereto, empowers the Council of the City of Kelowna with the authority to adopt a local area service bylaw to recover costs from property owner's pursuant to Section 216 of the *Community Charter* and amendments thereto, who derive a particular benefit from the service provided from local improvement works;

AND WHEREAS pursuant to the provisions of Section 211 of the *Community Charter*, and amendments thereto, states that the Council of the City of Kelowna must adopt a bylaw to establish a local area service and its cost recoveries;

AND WHEREAS the local area service works proposed by this bylaw include all things necessary in providing for the installation of a new 150mm PVC Main complete with the necessary Valves, Tee's, and Elbows; installation of new water service to property line complete with new curb stops; installation of a fire hydrant for fire protection; paving of the portion of road that is disturbed by construction; decommission of the existing water system; installation of a Pressure Reducing Valve inside home; installation of a Water Meter inside home; for the local area service as shown on Schedule "A" attached hereto and forming part of this bylaw and hereafter referred to as the "Local Area Service" or "LAS";

AND WHEREAS the Council of the City of Kelowna may borrow sums of money, not exceeding the total cost of the work that may be necessary, pursuant to Section 217 of the Community Charter and amendments thereto;

AND WHEREAS the amount to be borrowed to provide the installation of a new 150mm PVC Main complete with the necessary Valves, Tee's, and Elbows; installation of new water service to property line complete with new curb stops; installation of a fire hydrant for fire protection; paving of the portion of road that is disturbed by construction; decommission of the existing water system; installation of a Pressure Reducing Valve inside home; installation of a Water Meter inside home to the LAS, is the sum of Forty-Eight Thousand Dollars (\$48,000.00) which is the amount of debt intended to be created by this bylaw;

AND WHEREAS the maximum term for the debentures to be issued to secure the monies authorized to be borrowed hereunder is twenty (20) years;

AND WHEREAS the approval of the Inspector of Municipalities has been obtained prior to its adoption, pursuant to Section 179 of the Community Charter;

AND WHEREAS the affected property owners within the LAS were notified, under the owner initiated petitioning process, pursuant to Section 212 of the Community Charter, and amendments thereto, that the Council of the City of Kelowna intends to establish a LAS and install a new 150mm PVC Main complete with the necessary Valves, Tee's, and Elbows; install a new water service to property line complete with new curb stops; install a fire hydrant for fire protection; pave the portion of road that is disturbed by construction; decommission the existing water system; install a Pressure Reducing Valve inside their home; install a Water Meter inside their home on behalf of the affected property owners;

AND WHEREAS the Council of the City of Kelowna has been advised through a report prepared by the Corporate Officer that the elector responses submitted by the affected property owners of the LAS, requesting that Council to proceed with the establishment of a LAS and the borrowing to undertake the installation of a new 150mm PVC Main complete with the necessary Valves, Tee's, and Elbows; install a new water service to property line complete with new curb stops; install a fire hydrant for fire protection; pave the portion of road that is disturbed by construction; decommission the existing water system; install a Pressure Reducing Valve inside their home; install a Water Meter inside their home, are sufficient;

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

1. In this bylaw:

"Annual Costs" shall mean the cost, including management, reserves, administration, rental, operation and maintenance, debt servicing and capital costs of the works;

"Parcel" shall mean any lot, block or other area in which real property is held or into which is subdivided and includes the right or interest of an occupier of land but does not include a highway or portion of a highway. The term parcel; includes strata parcels.

"Group of Parcels" shall mean where a building or other improvement extends over more than one parcel of land, those parcels if contiguous may be treated by the Assessor as one parcel and assessed accordingly;

"Collector" shall mean the Collector for the Municipality duly appointed by the Council of the City of Kelowna pursuant to the provisions of the Local Government Act; and

"Local Area Service" or "LAS" shall mean the local area service works for the local area service as shown on Schedule "A" attached hereto and forming part of this bylaw; and

"Local Area Service Works" shall mean all things necessary in providing for the installation of a new 150mm PVC Main complete with the necessary Valves, Tee's, and Elbows; installation of new water service to property line complete with new curb stops; installation of a fire hydrant for fire protection; paving of the portion of road that is disturbed by construction; decommission of the existing water system; installation of a Pressure Reducing Valve inside home; installation of a Water Meter inside home; for the local service area as shown on Schedule "A" attached hereto and forming part of this bylaw;

- 2. There shall be and is hereby established a LAS under the provision of the Community Charter, and amendments thereto, to be known as the "City of Kelowna Local Area Service for Aspen Road";
- 3. The boundaries of the City of Kelowna LAS for Aspen Road are outlined in Schedule "A" attached to and forming part of this bylaw;
- 4. The City of Kelowna is hereby authorized to provide the installation of a new 150mm PVC Main complete with the necessary Valves, Tee's, and Elbows; installation of new water service to property

line complete with new curb stops; installation of a fire hydrant for fire protection; paving of the portion of road that is disturbed by construction; decommission of the existing water system; installation of a Pressure Reducing Valve inside home; installation of a Water Meter inside home for the LAS as outline in Schedule "A" attached to and forming part of this bylaw;

- 5. The City of Kelowna is hereby authorized to borrow, upon the credit of the City of Kelowna, a sum not exceeding Forty-Eight Thousand Dollars (\$48,000.00) for the purpose of constructing the works more particularly described in Section 4 for the special benefit of the LAS for Aspen Road area for a term of twenty (20) years.
- 6. The City of Kelowna is hereby authorized to acquire all such real property, easements and right-of-ways and to enter into leases, and to obtain other rights and authorities as may be required or desired in connection with the construction of the works described in Section 4 of this bylaw.
- 7. The entire capital costs of the work shall be paid for out of money borrowed, pursuant to the authorization of this bylaw shall be borne by the benefiting area and shall be raised by way of a parcel tax under Section 200 of the Community Charter, levied in 20 annual instalments.
- 8. Should the sums recovered through the levy of the local service tax at any time be insufficient to meet the costs of repayment of the debt, the Council may levy and impose within the local area service an additional rate on land and improvements over and above all other rates sufficient to meet such a deficit in the same manner and time as other general municipal levies.
- 9. Any person whose parcel is subject to being specially charged under Section 7 of this bylaw, may elect to make a one-time payment of the portion of the cost of construction assessed upon their parcel within sixty days of receipt of written instructions from the Collector. The amount of the one-time cash payment after the loan has been incurred will vary depending upon a number of factors including the year of payment, interest rate of the loan and the rates of return on the sinking fund and cash commutation fund.
- 10. This bylaw shall take effect on the date of its adoption by Council.
- 11. This bylaw shall be cited as Bylaw No. 11275 being "Establishment and Loan Authorization Bylaw for Local Area Service Aspen Road".

Read a first, second and third time by the Municipal Council this 19<sup>th</sup> day of September, 2016.

Amended at third reading this

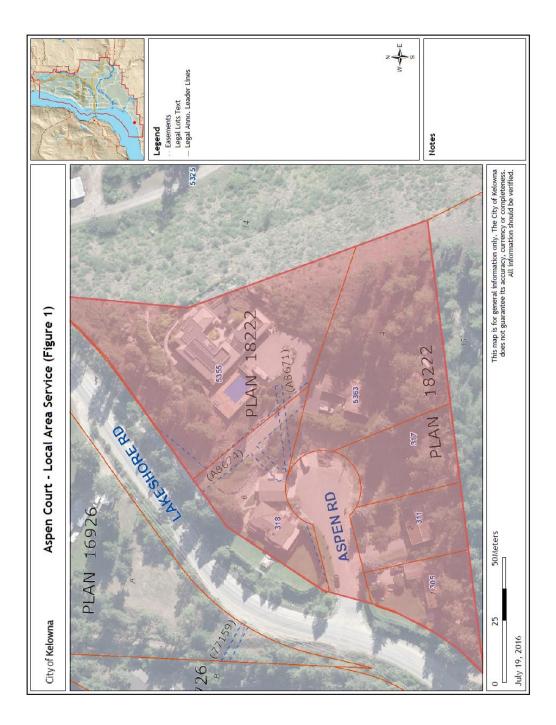
Received the Approval of the Inspector of Municipalities this

Received Approval of the Electors by an Owner Imitated process under the Community Charter this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



### **Report to Council**



Date:	January 8, 2018	
File:	0610-51	
То:	City Manager	
From:	Doug Nicholas, Sport & Event Services Manager	
Subject:	Budget Amendment - Mission Recreation Park Quadplex View	ing Deck

### **Recommendation:**

THAT Council receives for information, the report from the Sport & Event Services Manager dated January 8, 2018, with respect to amending the Mission Recreation Park (MRP) Softball Quadplex Viewing Deck project;

AND THAT the 2018 Financial Plan be amended to include \$100,000 for the MRP Softball Quadplex Viewing Deck project funded from the MRP Softball Facility Reserve, as outlined in this report;

AND FURTHER THAT Council authorize the additional expenditure of \$100,000 for the MRP Softball Quadplex Viewing Deck project from the MRP Softball Facility Reserve.

### **Purpose:**

To advise Council of the status of the project and amend the Financial Plan to provide additional funding for the project.

### Background:

The Kelowna Adult Softball Association (KASA) plays a leadership role for the local adult softball community and serves as the operator of the City's Liquor Primary License at the MRP Softball Quadplex. Net proceeds from liquor sales at the Quadplex are put into the MRP Softball Facility Reserve and are dedicated solely to infrastructure improvements of softball facilities at the MRP site, as per Council Policy 339. City staff meet annually with KASA to review site operations and capital development plans and needs for the MRP softball facilities. Examples of past projects supported by this reserve fund to improve the MRP softball facilities include: increasing the field size of the premier diamond; installing the lights for diamonds 5 and 6; and, installing protective safety netting for the playground structure.

In 2017, an enhanced viewing deck at the MRP Softball Complex was identified as a primary need at the MRP site and a capital budget request was submitted. This request was approved by Council in the 2017 Financial Plan, with a budget of \$300,000; \$100,000 from taxation and \$200,000 from the Reserve. The scope of the project involved expansion of the 2nd story walkway around the centre support building to provide a substantial viewing deck for two of the diamonds and site enhancements to improve the facility infrastructure.

The project was issued for bids in spring 2017. Only one bid was received, with a value of \$463,508. As a result, the tender was cancelled.

Though unable to proceed with the project at that time, KASA continued to support the need for an enhanced viewing deck at the MRP Softball Quadplex and the project remains a priority. KASA strongly believes that the deck will not only provide an expanded viewing opportunity but also enhance the overall softball experience for participants and spectators alike, and rejuvenate the facility as a premier sport event site. City staff agree with KASA that the deck expansion project will improve the MRP Softball Quadplex, and continue to support this initiative as a primary need at the MRP site.

In order to execute the project, there would need to be a reduction in the scope of the improvements and additional funding would be required through the MRP Softball Facility Reserve. To that end, the design of the project is being scaled back to reduce the cost of the viewing deck and associated site enhancements. Furthermore, an additional \$100,000 is being requested from the MRP Softball Facility Reserve.

#### Internal Circulation:

Jim Gabriel, Divisional Director, Active Living & Culture Andrew Gibbs, Senior Project Manager Darren Tompkins, Purchasing Manager George King, Financial Planning Manager Jodie Foster, Communications Manager

Existing Policy: Council Policy 339 – Mission Recreation Park Softball Facility Reserve Fund

### Financial/Budgetary Considerations:

As the MRP Softball Quadplex Viewing Deck project was not completed in 2017, a request will be made of Council on March 12, 2018 to approve a 2017 carryover for this project in order to have it form part of the 2018 Financial Plan.

#### Considerations not applicable to this report:

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

#### Submitted by:

Doug Nicholas, Sport & Event Services Manager

### Approved for inclusion:

Jim Gabriel, Divisional Director, Active Living & Culture

#### Attachments: none

cc: Jim Gabriel, Divisional Director, Active Living & Culture George King, Financial Planning Manager Andrew Gibbs, Senior Project Manager Darren Tompkins, Purchasing Manager

### Report to Council



Date: January 8, 2018

**File:** 1810-30

To: City Manager

From: Robert Parlane, Parks and Buildings Planning Manager

Subject: Boyce-Gyro Beach Park Washroom - Scope revision and budget transfers

Report prepared by: David James, Planner Specialist, Parks and Buildings Planning

### **Recommendation:**

THAT Council receives for information the report from the Parks and Building Planning Manager dated January 8, 2018 with regard to the Boyce-Gyro Beach Park Washroom - scope revision and budget transfers;

AND THAT Council authorize the revision to the scope of the 2017 Parks Infrastructure Renewal - Washroom Renovations project, to replace the renovation with the construction of a new washroom and change room building;

AND THAT Council authorize the cancelation of the Queensway Transit Security Pavilion project;

AND THAT the 2017 Financial Plan be amended to include the transfer of \$224,000 from the Queensway Transit Security Pavilion project to the Parks Infrastructure Renewal - Washroom Renovations;

AND THAT Council authorize the cancelation of the Capital Opportunities and Partnerships Program for Kelowna United;

AND FURTHER THAT the 2017 Financial Plan be amended to include the transfer of \$100,000 from the Capital Opportunities and Partnerships Program project to the Parks Infrastructure Renewal - Washroom Renovations.

### Purpose:

To revise the scope and secure additional funding for the above noted project to allow for construction of a new public washroom & change room to replace the existing facility at the centre of Boyce-Gyro Beach Park.

### Background:

Boyce-Gyro Beach Park has two public washrooms. Boyce-Gyro is one of the most popular beach parks in the City, however both washrooms are old, and in poor condition. The original building is located at the centre of the park, was built in 1969, and renovated around 1989. The second washroom building is at the north end of the park, and was built in 1989. The park is relatively small, and the two washrooms are less than 100m apart. The central washroom has several significant maintenance defects and is reaching the end of its service life.

The 2017 Parks Infrastructure Renewal - Washroom Renovations (Boyce-Gyro Washroom project) identifies \$350,000 of upgrade work within the envelope of the existing central washroom building. The proposed upgrades include: low maintenance floor, wall and ceiling finishes, new water efficient sanitary fixtures and plumbing, high efficiency hand-dryers, safe sharps disposal, waste receptacles, new skylights, as well as some repairs to the masonry skin. The proposed upgrades are meant to provide a cleaner, brighter appearance to interior spaces and to replace aging fixtures. The renovations however, do not include replacing the roof, and do nothing to address the building's aged construction and external appearance.

Rather than renovate an out-dated structure, this report is recommending the full replacement of the central washroom building with a new washroom & change facility at the present location. New design and construction will allow for the incorporation of modern standards in building durability, layout, daylighting, operational and maintenance servicing, and security. The new building will include seasonally available male and female washroom facilities and changing areas. It will also include external showers and small lockers for storing valuables.

More significantly, the new construction will allow for an insulated (frost-free), universally accessible washroom for year-round use. This universal washroom will be beneficial to those with physical or mental disabilities (especially those with a caregiver of the opposite sex), trans-gender, and parents with babies or toddlers requiring baby changing facilities. We also understand from the 2017 'Community for All' park assessment, that the lack of year round washroom facilities in parks can be a major barrier for some seniors, and prevents them from utilising the parks during the winter months.

New construction provides a number of advantages for both the public washroom, as well as the park space overall:

- New construction will provide a washroom building with a design life of 50 years plus. A renovation may only extend the life of the existing building up to 20 years approximately;
- The cost per square foot for new construction provides greater value than renovation;
- A new public washroom will allow current City best management practices for washroom design to be incorporated into the building's design and construction. This will include Crime Prevention Through Environmental Design (CPTED) principles;
- A universally accessible washroom, open year-round, will provide facilities for a variety of different user groups;
- A new fully modernised public washroom will provide a more contemporary appearance befitting one of Kelowna's most popular and heavily used parks.

In order to construct a new washroom building the current budget would need to be increased to \$674,000, based on a recently completed estimate of probable costs. Two sources are proposed for securing the additional \$324,000 in funding. These are:

Firstly, in the 2016 budget, \$250,000 from taxation was approved to fund the addition of public washrooms to the Queensway Transit Security Pavilion (QTSP) project. A Report to Council dated October 2, 2017 requested that Council defer the QTSP project due to higher priorities for the transit system, and that Council re-allocate the Regionally Significant Gas Tax federal grant funds, related to the Queensway project, to the Rutland Transit Exchange - Phase 2 project. Staff are recommending the QTSP project now be cancelled, and the remaining balance from taxation (\$224,000) funding be transferred to the Boyce-Gyro Washroom project.

The second source is from the Capital Opportunities & Partnership Program (COPP). A budget of \$500,000 for the second phase of development to the Kelowna United (KU) Soccer Facility at Mission Recreation Park was originally approved through this program in the 2016 budget. As advised in a Report to Council dated October 2, 2017, the KU partnership has been deferred indefinitely, and the project's Memorandum of Understating has expired. A \$200,000 budget transfer to the Laurel Packinghouse Courtyard was requested and approved at that time. Budget of \$250,670 is remaining within the COPP project. Staff are recommending that this project be cancelled, and that a transfer of \$100,000 be made to the Boyce-Gyro Washroom project.

#### Financial/Budgetary Considerations:

\$224,000 to be transferred from the QTSP project to the Boyce-Gyro Washroom project. \$100,000 to be transferred from the COPP to the Boyce-Gyro Washroom project.

### **Existing Policy:**

Active living opportunities Considering diverse community needs Planning excellence Spectacular parks

### Internal Circulation:

Deputy City Manager Divisional Director, Infrastructure Divisional Director, Financial Services Divisional Director, Active Living & Culture Infrastructure Administration Manager Infrastructure Delivery Department Manager Infrastructure Operations Department Manager Park Services Manager Community Engagement Manager

#### Considerations not applicable to this report:

Alternate Recommendation: Legal/Statutory Authority: Legal/Statutory Procedural Requirements: Personnel Implications: Communications Comments: Submitted by:

Robert Parlane, Parks & Buildings Planning Manager

Approved for inclusion:



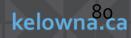
Alan Newcombe, Divisional Director, Infrastructure

Attachments: Boyce Presentation

cc: Deputy City Manager Divisional Director, Infrastructure Divisional Director, Financial Services Divisional Director, Active Living & Culture Infrastructure Administration Manager Infrastructure Delivery Department Manager Infrastructure Operations Department Manager Park Services Manager Community Engagement Manager

### oyce-Gyro Beach Park ublic washroom scope revision budget transfers

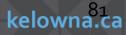
anuary 2018



## Existing Washrooms

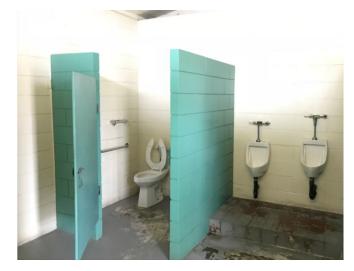






## Central Washroom











### Central Washroom



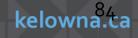




## North Washroom





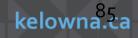


## North Washroom









## North Washroom



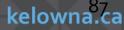




## 2018 Park Improvements







## Renovation

- Low maintenance floor, wall & ceiling finishes
- Water efficient fixtures & plumbing
- New mirrors, hand-dryers, sharps disposal, waste
- New skylights
- Repairs to the exterior envelope
- Cleaner, brighter interior space
- Minimal improvements to the exterior appearance
- Design life 20 years approx.



# New Washroom

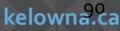
- New construction with a design life of 50+ years
- Construction best value
- Increased number of fixtures
- Insulated, universal washroom for year round access
- Generous daylight in the interior
- Designed to current best management practices
- Crime prevention through environmental design principles
- Contemporary appearance befitting one of our most popular parks



# New Washroom

- ▶ Washroom renovation \$350,000
- ▶ New washroom construction \$674,000





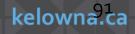
## Recommendations



### Boyce-Gyro Washrooms

### Revise scope to demolition and new construction





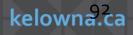
# Recommendations



### Queensway Transit Security Pavilion

- Formal cancelation of the Queensway Transit Security Pavilion project
- \$224,000 transferred to Boyce-Gyro washroom project





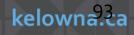
# Recommendations



Capital Opportunities and Partnership Program

- Formal cancelation of the COPP for Kelowna United at Mission Recreation Park
- \$100,000 transferred to the Boyce-Gyro washroom project







### **Report to Council**



Date:	January 8, 2018	
File:	0245-20	
То:	City Manager	
From:	J. Shaw, Infrastructure Engineering Manager	
Subject:	Development Cost Charges Bylaw No. 11498 Amendment No. 3 to Dev Charge Bylaw No. 10515	velopment Cost
	Prepared by: Matt Friesen, Financial Analyst	

### **Recommendation:**

THAT Council receives, for information, the report from the Infrastructure Engineering Manager dated January 8, 2018, with respect to the Development Cost Charge Bylaw No. 11498 Amendment No. 3 to Development Cost Charge Bylaw No. 10515;

AND THAT Bylaw No. 11498 Amendment No. 3 to Development Cost Charge Bylaw No. 10515 be forwarded for reading consideration;

### Purpose:

To inform Council about proposed changes to the DCC Wastewater Trunks and Treatment Sector Plans to expand the service area to the north to include the entire north end of the City.

### Background:

The Development Cost Charge (DCC) Bylaw sets out the charges imposed on developers to offset some of the infrastructure expenditures incurred to service the needs for new development. DCCs are intended to facilitate development by providing a method to finance capital projects related to public roads, water, sanitary sewer, drainage and parkland. The current DCC Bylaw 10515 was adopted by Council June, 2011 in conjunction with the OCP review and amended in July, 2016 to update DCC rates to reflect current construction and land costs.

Included in the DCC bylaw are the Sector maps showing the areas of development where City services will be required.

The purpose of this amendment is to adjust the boundary for both the Wastewater Trunk and Treatment Sector Plans to include the entire north end of the City of Kelowna. This area has recently (2016) been connected to the wastewater network and development will add a burden to the existing system and are therefore subject to DCC's.

Attached as "Schedule A" are the original:

• DCC Wastewater Trunk and Treatment Sector Plans

Attached as "Schedule B" are the proposed:

• DCC Wastewater Trunk and Treatment Sector Plans

The proposed map and bylaw amendment authorize the City to collect Wastewater Trunk and Treatment DCC's from development to support downstream wastewater trunks and treatment facilities needed to support development.

The City did not collect wastewater trunk and treatment DCC's for 279 residential units and 3,474 square metres of commercial space approved for development in the north end. These units were outside the current map boundaries and therefore not part of the original DCC analysis. The current DCC rates will not be affected by inclusion of the north end in the DCC program. Moving forward, the DCC revenue collected from development in the north end will be used to upsize wastewater trunk and treatment capacity.

Staff are not requesting a rate increase or change to projects or type and quantity of developable units in the DCC program. Future growth from the north end will be included in the next major update to the DCC program scheduled to begin in 2019.

McKinley Beach, the major developer in the north end, has been notified of the immediate change to map boundaries and their requirement to pay wastewater DCC's.

### **Internal Circulation:**

Divisional Director, Infrastructure Divisional Director, Community Planning & Real Estate Divisional Director, Corporate & Protective Services Legislative Coordinator City Clerk Divisional Director, Financial Services Development Engineering Manager Community Engagement Management Financial Analyst, Infrastructure Planning

### Legal/Statutory Authority:

The Development Cost Charge (DCC) Bylaw sets out the charges imposed for public roads, water, sanitary sewer, drainage and public park infrastructure when subdividing or constructing, altering or extending a building, pursuant the Local Government Act.

### Legal/Statutory Procedural Requirements:

The Local Government Act requires the Inspector of Municipalities to approve local government DCC bylaws. The following process, which is recommend by DCC Best Practices Guide, is being followed by staff for amending the DCC Bylaw.

- Staff amend service area map and communicate changes to UDI and stakeholders,
- First, second and third reading of proposed DCC Bylaw by Council (January 8, 2018),
- Submission of DCC Bylaw and Supporting Documentation to Ministry of Community Services,
- Statutory approval from Inspector of Municipalities
- Fourth Reading and adoption of DCC Bylaw by Council,
- Bylaw implementation

### **Existing Policy:**

Development Cost Charge Bylaw 10515

### Financial/Budgetary Considerations:

DCC rates are not affected by this amendment.

DCCs contribute to the initial capital cost of growth-related infrastructure, along with taxpayer contributions that account for the benefit of the new infrastructure to the existing community. The subsequent operation, maintenance, capital renewal and the eventual replacement of all infrastructures accrues to general taxation or utility rates.

#### **Personnel Implications:**

There are no personnel implications related to this proposed DCC Update.

### External Agency/Public Comments:

Staff have communicated with the Urban Development Institute and the McKinley Landing Developer regarding the DCC Bylaw amendment

Considerations not applicable to this report:

Communications Comments: Alternate Recommendation:

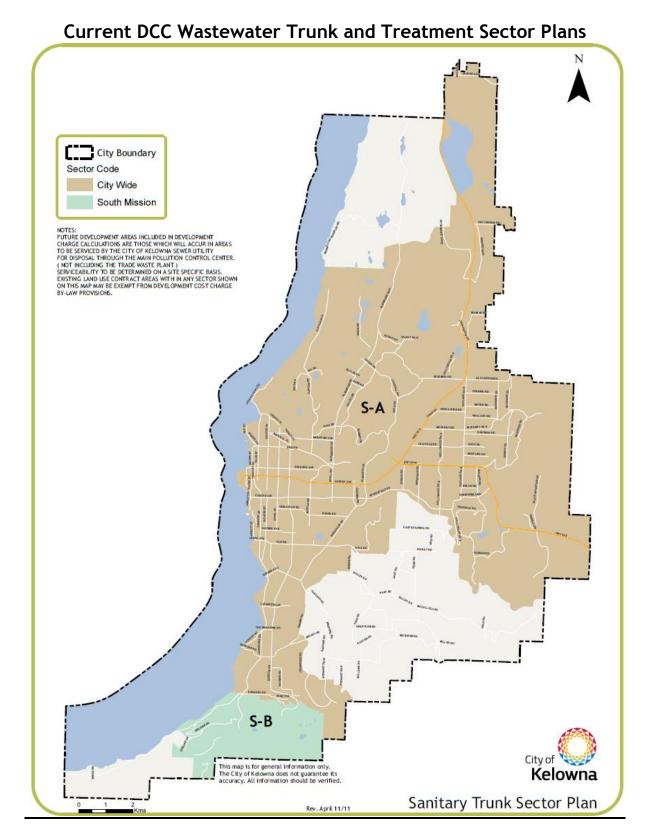
Submitted by:

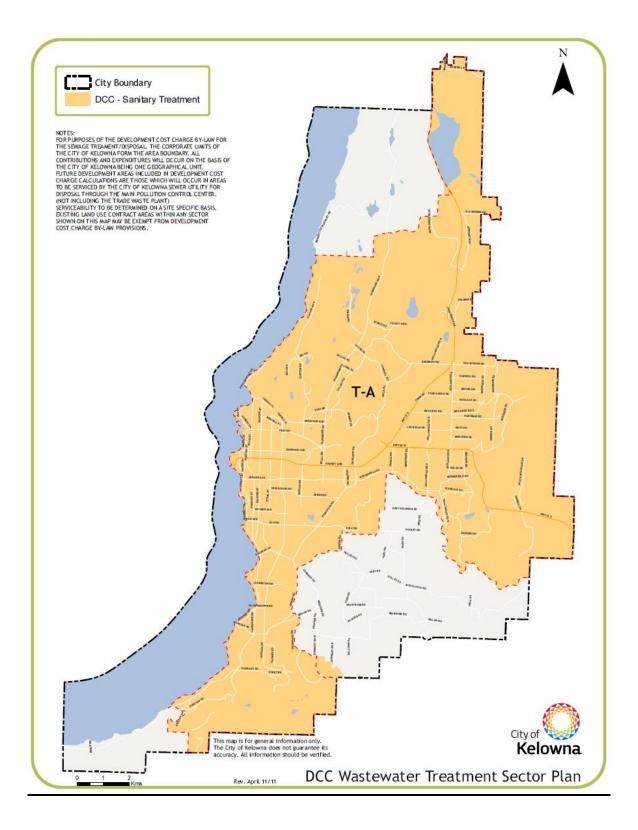
J. Shaw, Infrastructure Engineering Manager

Approved for inclusion:

Alan Newcombe, Divisional Director, Infrastructure

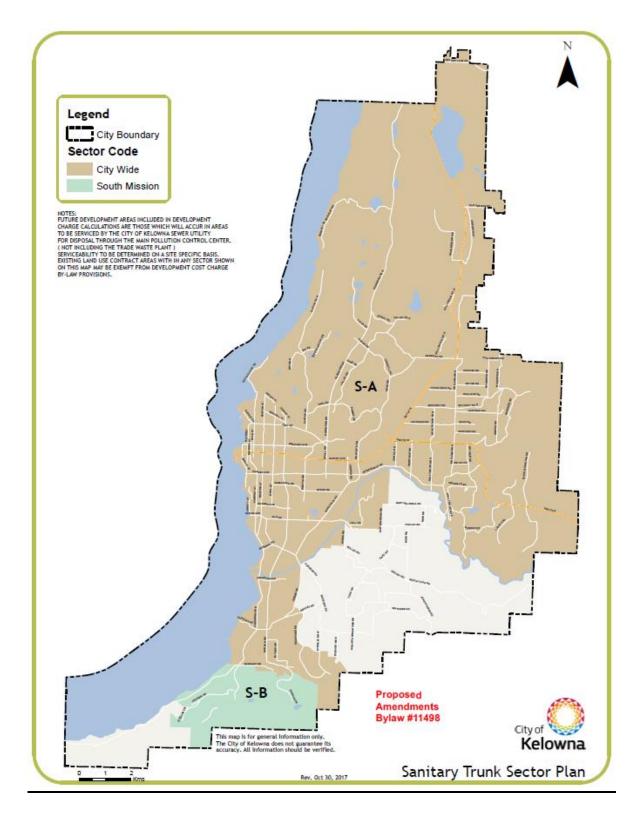
### Schedule A

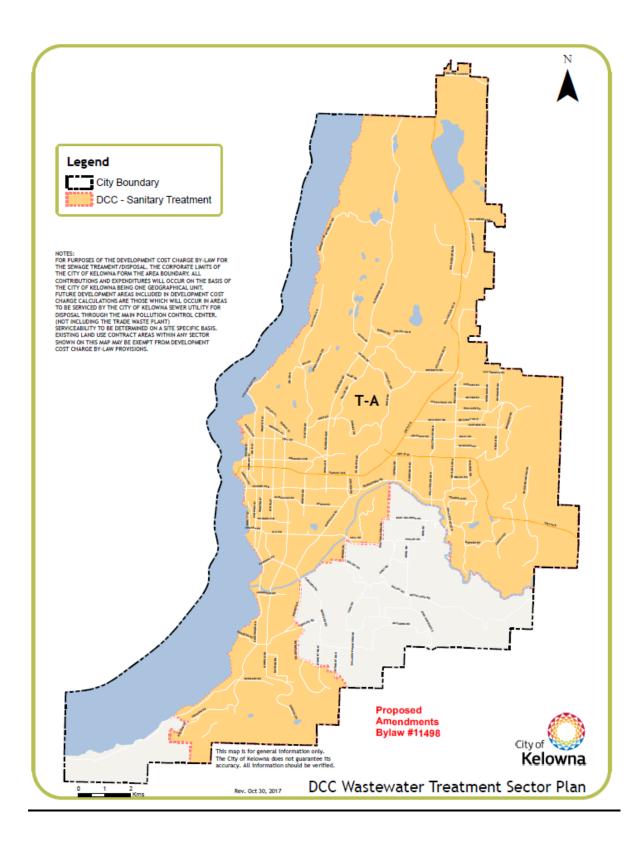




### <u>Schedule B</u>

### Proposed DCC Wastewater Trunk and Treatment Sector Plans







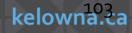
# Development Cost Charge Bylaw Amendment

January 8, 2018

# Background



- Development Cost Charge (DCC) Bylaw
  - Charges paid by Developers to pay for infrastructure servicing and parkland acquisition to accommodate growth
  - Include: Transportation, Water and Wastewater Infrastructure and Parkland acquisition
  - Current DCC bylaw adopted in June 2011
  - Updated in July 2016 to reflect current costs





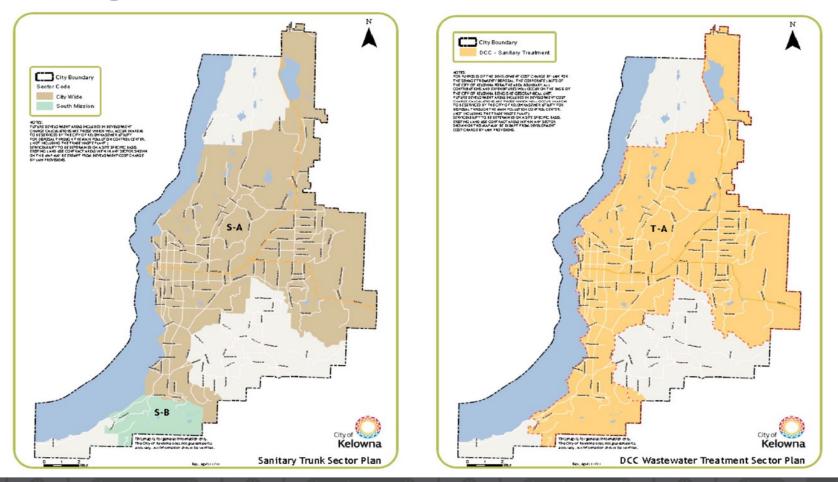
# Purpose of amendment

- Adjust the boundary for:
  - Wastewater Trunk Sector Plan
  - Wastewater Treatment Sector Plan
- Include the entire north end of the City of Kelowna
  - Recent development will add burden to existing system





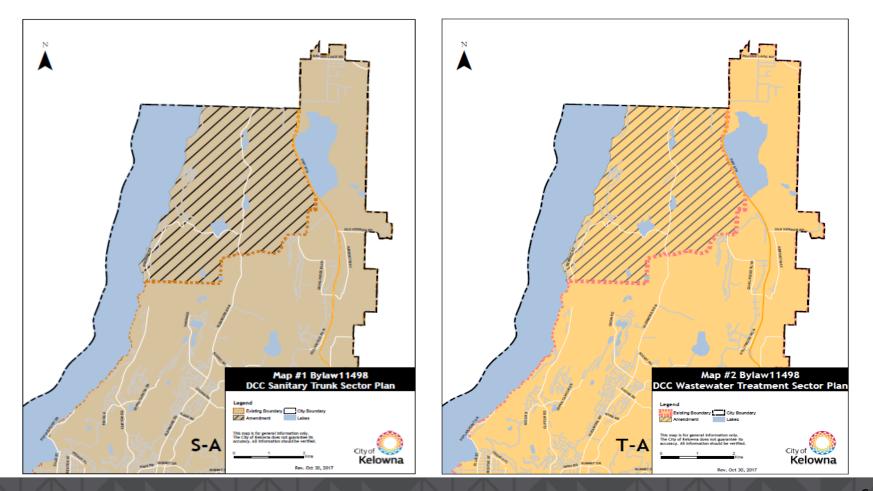
### Original sector maps



kelowna.ca



### Proposed amendments



kelowna.ca



### Questions?

### For more information, visit **kelowna.ca**.

### **CITY OF KELOWNA**

### BYLAW NO. 11498

### Amendment No. 3 to Development Cost Charge Bylaw No. 10515

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Development Cost Charg Bylaw No. 10515 be amended as follows:

- 1. THAT Schedule A be deleted in its entirety and replaced with a new Schedule A as attached to and forming part of this bylaw.
- 2. This bylaw may be cited for all purposes as "Bylaw No. 11498, being Amendment No. 3 to Development Cost Charge Bylaw No. 10515."
- 3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Approved by the Inspector of Municipalities this

Adopted by the Municipal Council this

Mayor

City Clerk

SERVICE AREA	<u>Sector</u>	Residential 1 To 15 Units Hectore (Each Lot or Unit)	Residential 2 >15-35 UnitsHectare (Each Lot or Unit)	Residential 3 >35-85 UnitsHectare (Each Latior Unit)	Residential 4 Greater Than 85 Units/Hectare (Each Lot or Unit)	Residential 5 Meetmum applied to 96 sq. mbs. unit	Residential 5 Per Square Meter of hebitable floor space opplied to units 56 eq. mtrs. or less	<u>Secondary</u> <u>Suites</u> PerUnit	Commercial For 1st 93 sq. mtrs. of foor area or partien; 1.63% the rete for per sq. mtr over 93	<u>Commercial</u> Per Square Meter	Seasonal Agricultural Commercial (See Commercial)	Institutional "A" For 1st 93 sq. intre. of foor area or portion; 1/53% the rate for par sq. introver 93	Institutional "B" For 1 at 93 sq. mbrs. of floor arcs or portion, 1/93rd the rate for per sq. mbr over 93	<u>Industrial/</u> <u>Camporound</u> Mnimums	Industrial/ Camporound PerHectore over minimum Developable Land	<u>Seasonal</u> <u>Agricult,</u> Industrial See Industrial Minimums	<u>Seasonal</u> <u>Agricult.</u> Industrial Per Hedare overminimum
ALL SERVICES								2,500									
ROADS																	
SE Kelowna	R-A	9,243	8,688	6,193	5,823	4,529	81.3		2,843	30.6	1,422	2,843		9,243 - 1st .405 hctr/prtn	22,830	4,621	11,415
South Mission	R-B	26,118	24,550	17,499	16,454	12,798	229.7		8,034	86.5	4,017	8,034		26,118 - 1st .405 hctr/prtn	64,510	13,059	32,255
NE of Inner City	R-C	15,513	14,582	10,394	9,773	7,601	136.4		4,772	51.4	2,386	4,772		15,513 - 1st .405 hctr/prtn	38,317	7,756	19,159
North of Hwy 33	R-D	13,321	12,522	8,925	8,392	6,527	117.2		4,098	44.1	2,049	4,098		13,321 - 1st .405 hctr/prth	32,903	6,661	16,451
North of Inner City	R-E	11,000	10,340	7,370	6,930	5,390	96.7		3,384	36.4	1,692	3,384		11,000 - 1st .405 hctr/prtn	27,169	5,500	13,584
Inner City	R-I	8,338	7,838	5,586	5,253	4,086	73.3		2,565	27.6	1,282	2,565		8,338 - 1st .405 hctr/prtn	20,594	4,169	10,297
WATER																	
Inner City	W-A	1,282	859	615	436	359	6.4		492	53	246	492	492	1,282 -1st .15 hctr/prtn	8,871	641	4,436
South Mission	W-B	833	558	400	283	234	4.2		320	3.4	160	320	320	833 -1st .15 hctr/prtn	5,764	417	2,882
Clifton/Glenmore	W-D	3,584	2,402	1,721	1,219	1,005	18.0		1,376	14.8	688	1,376	1,376	3,584 -1st .15 hctr/prtn	24,804	1,792	12,402
TRUNKS																	
Inner City	S-A	1,541	1,279	863	832	680	12.2		592	6.4	296	592	592	1,541 -1st .15 hctr/prtn	10,666	771	5,333
South Mission	S-B	1,379	1,145	772	745	608	10,9		529	5.7	265	529	529	1,379 -1st 15 hctr/prtn	9,543	690	4,771
TREATMENT																	
Inner City	T-A	3,645	3,025	2,041	1,968	1,606	28.8		1,399	15.1	700	1,399	1,399	3,645 -1st .15 hctr/prtn	25,223	1,823	12,612
South Mission														o annannan - anar a' Malainn Malain.			
PARKS	P-A	5,795	5,795	5,795	5,795	5,795	104.0		Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt

#### NOTES

- Roads - Charges are Net of "Assist Factor" of 15%

- Wastewater Trunks/Treatment - Charges are Net of "Assist Factor" of 1%

- Commercial or Institutional Calculation

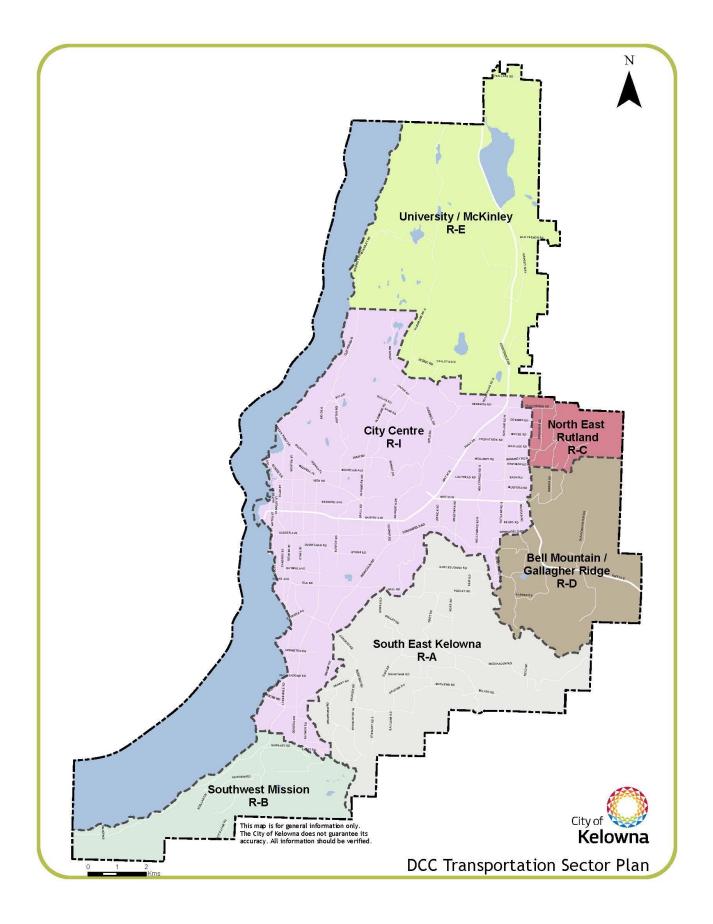
The measurement unit for Commercial and Institutional development is square meters of floor area. The adculation of floor area of a commercial or institutional building is based on the gross floor area which is measured from the outside edge of all exterior walls, less the area used for parking of motor vehicles and bicycles in the building permit application.

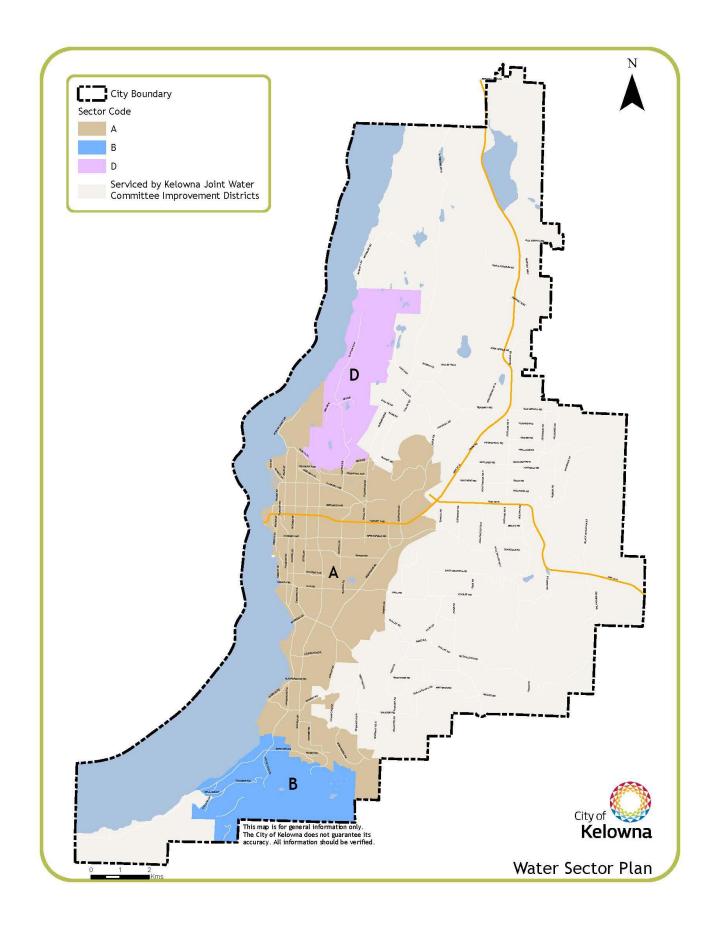
<u>Water</u> - Charges are Net of "Assist Factor" of 1%
 Areas not noted above are provided water by suppliers other than the City

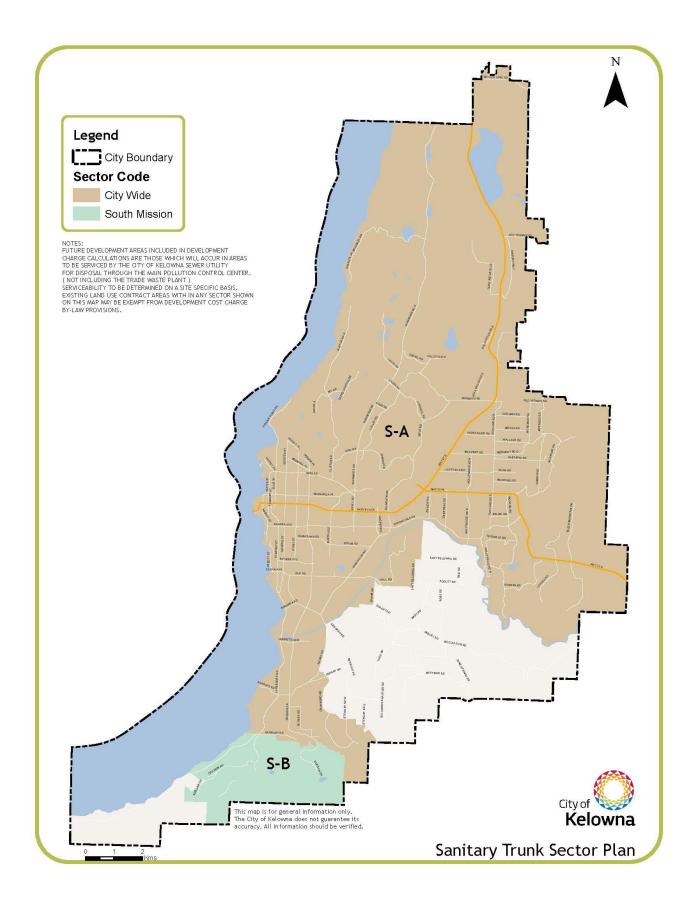
- Parks - Charges are Net of "Assist Factor" of 8%

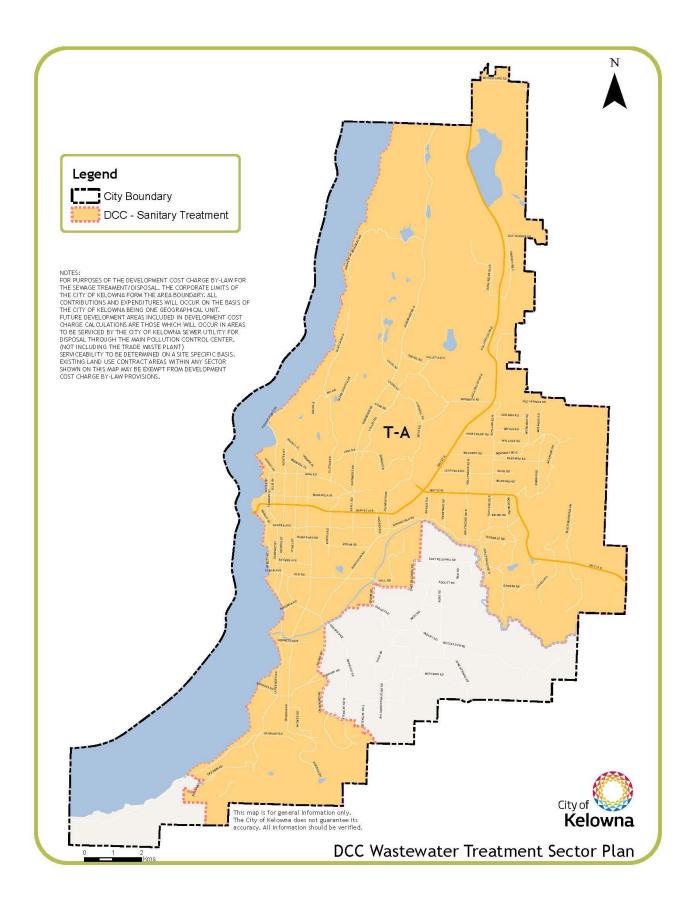
 Industrial Calculation
 The measurement unit for Industrial development is hectares of site area. The calculation of industrial site area is based on the gross area of the site that is proposed for development in a building permit application, including access, parking and loading and excludes landscaped areas and the undeveloped portion of the site that is being held in it's pre-developed state for future additional development (0.405 hectares minimum).

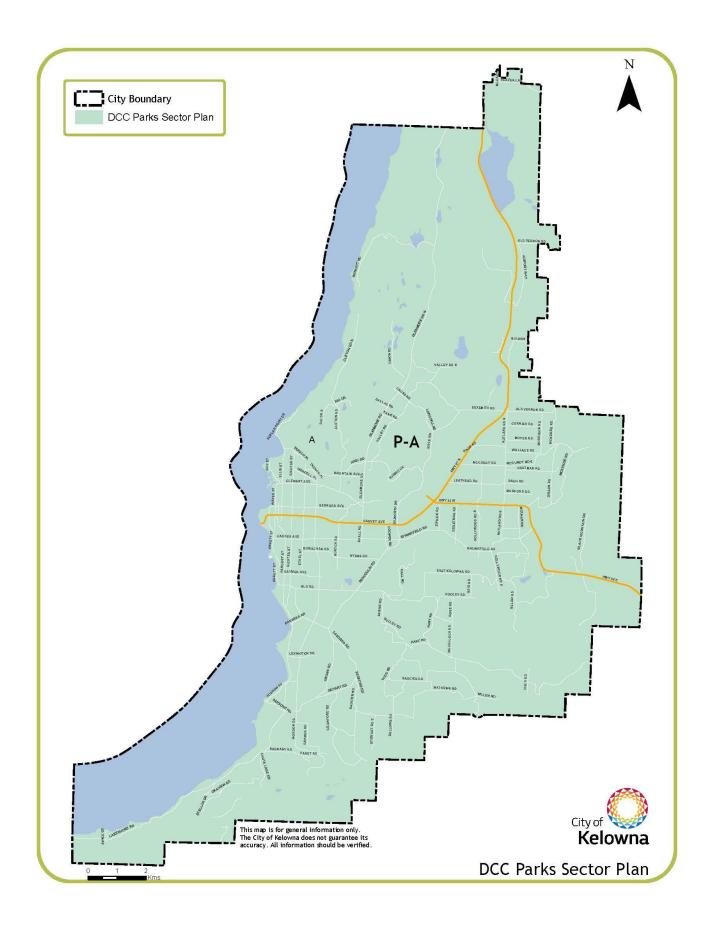
-<u>General</u> - 1,000 square feet is considered to be the equivalent of 92.9 meters - sector designations denote geographical areas as designated on attached Sector maps A1 to A5











# **Report to Council**



Date:	January 8 <sup>th</sup> , 2018
File:	1110-61-029
То:	City Manager
From:	J. Säufferer, Manager, Real Estate Services
Subject:	Road Closure and Consolidation – Adjacent to 555 Fuller Avenue
	Report Prepared by: A. Warrender, Property Officer Specialist

#### **Recommendation:**

THAT Council receives, for information, the Report from the Manager, Real Estate Services dated January 8<sup>th</sup>, 2018, recommending that Council adopt the proposed closure of a portion of roadway adjacent to 555 Fuller Avenue;

AND THAT Bylaw No.11522, being the proposed closure of a portion of roadway adjacent to 555 Fuller Avenue, be given reading consideration.

#### Purpose:

To close a 301.5 square meter portion of excess roadway adjacent to 555 Fuller Avenue.

#### Background:

The road closure area will reduce the portion of Fuller Avenue adjacent to 555 Fuller Avenue from a standard road width to a commercial lane width of 7.6 meters. The road closure area will be consolidated with 555 Fuller Avenue, which is owned by the City of Kelowna, to create a larger development parcel for a future purpose built rental housing project to be facilitated by a third-party partner.

#### Legal/Statutory Authority:

Section 26 and 40, Community Charter

#### Considerations not applicable to this report:

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

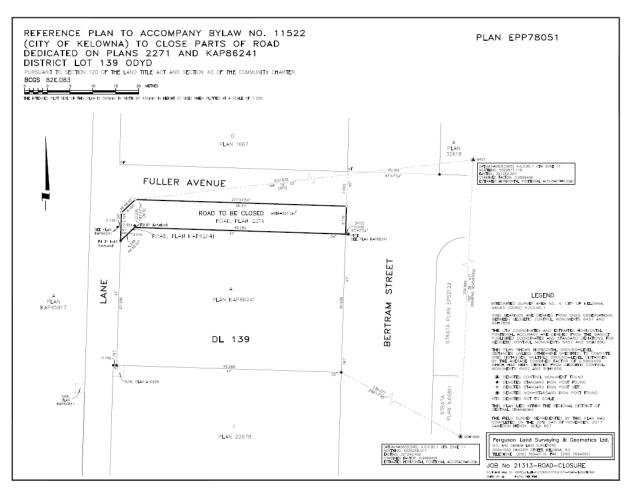
Submitted by: J. Säufferer, Manager, Real Estate Services

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

Attachments: 1. Schedule A – Survey Plan

cc: G. Foy, Manager, Transportation & Mobility J. Kay, Manager, Development Engineering T. Barton, Manager, Urban Planning





## **CITY OF KELOWNA**

## BYLAW NO. 11522

## Road Closure and Removal of Highway Dedication Bylaw (Portion of Fuller Avenue)

## A bylaw pursuant to Section 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of highway on Fuller Avenue

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

- 1. That portion of highway attached as Schedule "A" comprising 301.5m<sup>2</sup> shown in bold black as Road to be Closed on the Reference Plan prepared by Cameron Henry, B.C.L.S., is hereby stopped up and closed to traffic and the highway dedication removed.
- 2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

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

Approved Pursuant to Section 41(3) of the Community Charter this

(Approving Officer-Ministry of Transportation)

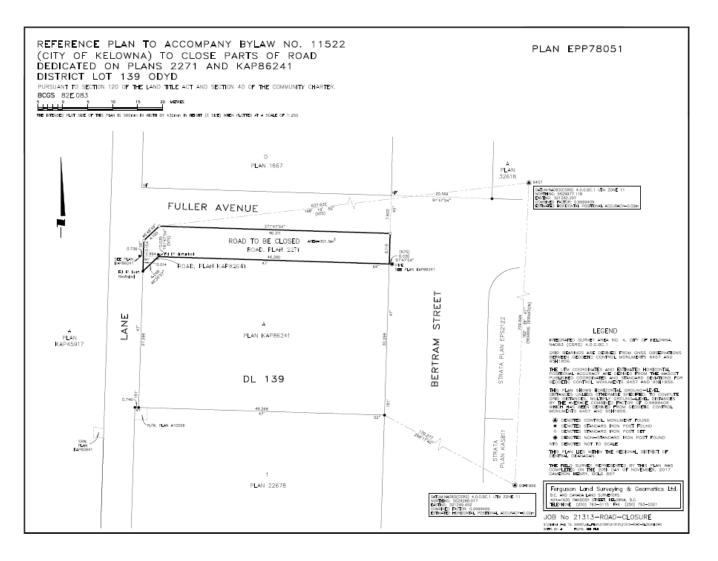
Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Bylaw No. 11522 - Page 2

Schedule "A"



# **Report to Council**



Date:	January 8, 2018	
File:	1125-51-063	
То:	City Manager	
From:	J. Säufferer, Manager, Real Estate Services	
Subject:	Road Closure – Laneway Adjacent to 815 - 831 Leon Avenu	e
	Report Prepared by: A. Warrender, Property Officer Specialist	

#### **Recommendation:**

THAT Council receives, for information, the Report from the Manager, Real Estate Services dated January 8, 2018, recommending that Council adopt the proposed closure of a portion of laneway adjacent to 815-831 Leon Avenue;

AND THAT Bylaw No.11532, being the proposed closure of a portion of laneway adjacent to 815-831 Leon Avenue, be given reading consideration.

#### Purpose:

To close a 564.4 square meter portion of excess laneway adjacent to 815-831 Leon Avenue.

#### Background:

The closure area is a small remnant lane that only services the adjacent properties and will no longer be needed once the consolidation – and associated redevelopment – of the adjacent lands proceeds.

#### Legal/Statutory Authority:

Section 26 and 40, Community Charter

#### Considerations not applicable to this report:

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

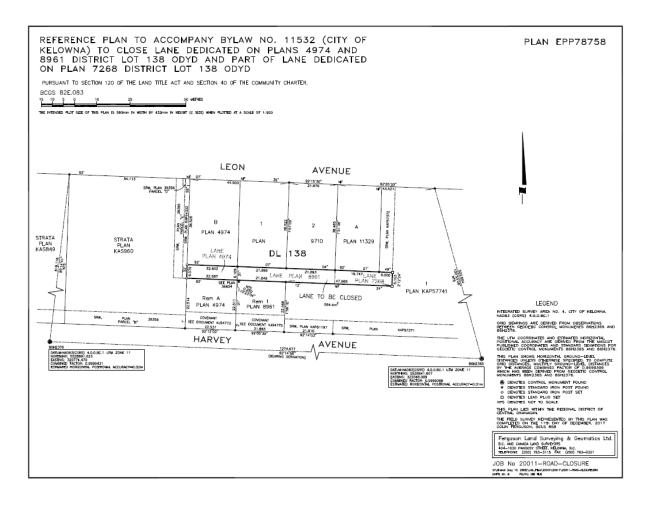
Submitted by: J. Säufferer, Manager, Real Estate Services

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

Attachments: 1. Schedule A – Survey Plan

cc: G. Foy, Manager, Transportation & Mobility J. Kay, Manager, Development Engineering T. Barton, Manager, Urban Planning

### Schedule A



## **CITY OF KELOWNA**

## BYLAW NO. 11532

## <u>Road Closure and Removal of Highway Dedication Bylaw</u> (Portion of Leon Avenue)

## A bylaw pursuant to Section 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of highway on Leon Avenue

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

- 1. That portion of highway attached as Schedule "A" comprising 564.4m<sup>2</sup> shown in bold black as Lane to be closed on the Reference Plan EPP78758 prepared by Colin Ferguson, B.C.L.S., is hereby stopped up and closed to traffic and the highway dedication removed.
- 2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

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

Approved Pursuant to Section 41(3) of the Community Charter this

(Approving Officer-Ministry of Transportation)

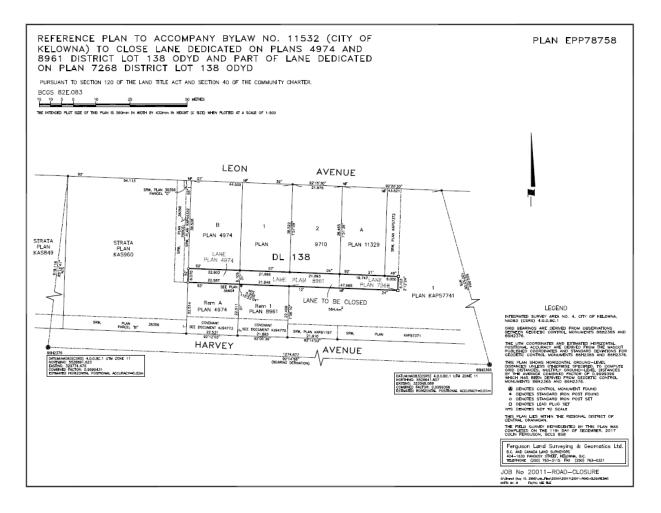
Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Bylaw No. 11532 - Page 2

Schedule "A"



Report to Coun	cil
----------------	-----



Date:	January 8, 2018
File:	1120-61
То:	City Manager
From:	G. Hood, Manager, Strategic Land Development
Subject:	Road Closure – Queensway Avenue

#### **Recommendation:**

THAT Council receives, for information, the Report from the Manager, Strategic Land Development dated January 8, 2018, recommending that Council adopt the proposed closure of a portion of Queensway Avenue and Water Street;

AND THAT Bylaw 11516, being proposed closure of a portion of Queensway Avenue and Water Street adjacent to 289 Queensway Avenue, be given reading consideration;

#### Purpose:

To dispose of 115 m2, of Queensway Avenue and Water Street for consolidation with the adjacent property, 289 Queensway Avenue.

#### Background:

The proposed road closure and disposition (shown as "Closed Road" on the attached Schedule A) is for a portion of Queensway Avenue and Water Street. The revised development plans require an adjustment of the property line which will result in 'net zero' land transfer between the City and the developer. The primary benefit to the City is the widening of the lane adjacent to the development site to improve loading and circulation. The road closure area will be consolidated with the adjacent lands at 289 Queensway Avenue.

#### Considerations not applicable to this report:

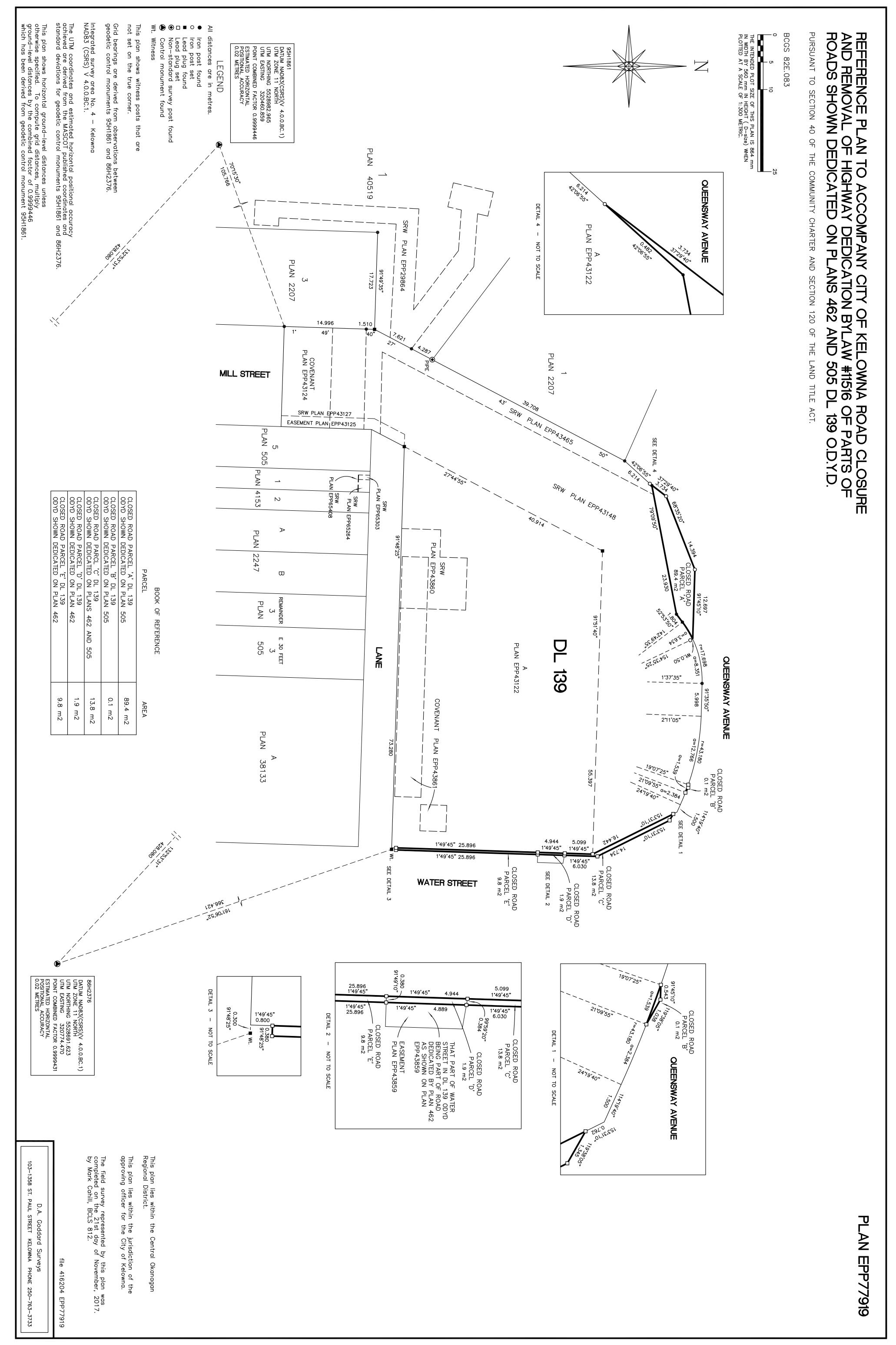
Internal Circulation: Financial/Budgetary Considerations: Alternate Recommendation: Legal/Statutory Procedural Requirements: Legal/Statutory Authority: Existing Policy: Personnel Implications: External Agency/Public Comments: Communications Comments:

Submitted by: G. Hood, Manager, Strategic Land Development

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

Attachments: 1. Schedule A – Road Closure Avenue

- cc: D. Gilchrist, Divisional Director, Community Planning & Strategic Investments A. Newcombe, Divisional Director, Infrastructure
  - G. Davidson, Divisional Director, Financial Services
  - G. Foy, Transportation Engineering Manager
  - J. Kay, Manager, Development Engineering
  - R. Villarreal, Department Manager, Integrated Transportation Services
  - K. O'Rourke, Community Engagement Consultant



SCHEDULE A

## **CITY OF KELOWNA**

## BYLAW NO. 11516

## <u>Road Closure and Removal of Highway Dedication Bylaw</u> (Portion of Queensway Avenue)

## A bylaw pursuant to Section 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of highway on Queensway Avenue

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

- 1. That portion of highway attached as Schedule "A" comprising 115m<sup>2</sup> shown in bold black as Closed Road on the Reference Plan EPP77919 prepared by Mark Cahill, B.C.L.S., is hereby stopped up and closed to traffic and the highway dedication removed.
- 2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

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

Approved Pursuant to Section 41(3) of the Community Charter this

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"

