City of Kelowna
Regular Council Meeting
AGENDA

Monday, March 19, 2018

1:30 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. Call to Order

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

2. Confirmation of Minutes 5 - 8

PM Meeting - March 12, 2018

3. Development Application Reports & Related Bylaws

3.1 Diamond Mountain Area Structure Plan Consideration 9 - 32

To receive for information, the Diamond Mountain Area Structure Plan, and to not endorse ASP12-0001 and the corresponding amendments to the Official Community Plan.

3.2 Richter St 1205-1241, OCP18-0001 & Z18-0003 - 1120797 BC Ltd Inc 33 - 65

To amend the Official Community Plan to change the future land use designation of the subject properties from MRM – Multiple Unit Residential (Medium Density) to MRH – Multiple Unit Residential (High Density) and to rezone the subject properties from RU6 – Two Dwelling Housing to RM6 – High Rise Apartment Housing to facilitate the construction of an apartment building.

3.3 Richter St 1205, 1215, 1223, 1229, 1235 & 1241, OCP18-0001 (BL11574) - 1120797 BC Ltd Inc 66 - 66

Requires a majority of all Council (5).
To give Bylaw No. 11574 first reading in order to change the future land use designation from the MRM – Multiple Unit Residential (Medium Density) designation to MRH – Multiple Unit Residential (High Density) designation.

3.4 **Richter St 1205, 1215, 1223, 1229, 1235 & 1241, Z18-0003 (BL11575) - 1120797 BC Ltd Inc** 67 - 67

To give Bylaw No. 11575 first reading in order to rezone the subject property from the RU6 – Two Dwelling Housing zone to RM6 – High Rise Apartment Housing zone.

3.5 **South Ridge Dr 5008, Z17-0114 - Emil Anderson Construction Co. Ltd** 68 - 73

To rescind all three readings given to Rezoning Bylaw No. 11198 and to consider a new application to rezone the subject property from C1 – Local Commercial to C2 – Neighbourhood Commercial.

3.6 **South Ridge Dr 5008, Z15-0064 (BL11198) - Emil Anderson Construction Co** 74 - 74

To rescind first, second and third readings of Bylaw No. 11198 and close the file.

3.7 **South Ridge Dr 5008, Z17-0114 (BL11576) - Emil Anderson Construction Co** 75 - 75

To give Bylaw No. 11576 first reading in order to rezone the subject property from the C1 - Local Commercial zone to the C2 - Neighbourhood Commercial zone.

3.8 **Agassiz Rd 2025, Z16-0052 - Exceling Investments Inc. BC No 1062096** 76 - 77

To extend the deadline for adoption of Rezoning Bylaw No. 11358 to March 7, 2019.

3.9 **Nickel Rd 230, DP17-0095 - James Zeleznik** 78 - 97

To review the form and character Development Permit for a 19-unit townhouse development.

3.10 **Valley Rd 720, DP17-0237 - Kane 2 Resources Ltd., Inc.No. BC0807695** 98 - 140

To consider a Development Permit for the form and character of a 49 unit townhouse project.

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

4.1 **TA16-0002 (BL11552) - General Text Amendments** 141 - 144

To adopt Bylaw No. 11552 in order to make text amendments to ensure Zoning bylaw remains consistent with City Policies, keeping up to date zoning language, correcting inconsistencies and adapting to changes in the community.

5. Non-Development Reports & Related Bylaws

5.1 Downtown Kelowna Association 2018 Budget 145 - 166

To authorize the 2018 levy on Class 5 light industry and Class 6 business/other properties located within the Downtown Business Improvement area.

5.2 Uptown Rutland Business Association 2018 Budget 167 - 187

To authorize the 2018 levy on Class 5 light industry and Class 6 business/other properties located within Uptown Rutland Business Improvements Area.

5.3 Investment of City of Kelowna Funds for 2017 188 - 198

To provide Council with information summarizing the City of Kelowna's 2017 investment portfolio and an overview of the performance of the portfolio as a whole.

5.4 2018 Carryovers - Financial Plan 199 - 312

To present the Volume 2 – 2018 Financial Plan to Council for approval and inclusion in the 2018 Financial Plan.

5.5 Provincial Budget 2018 - Real Estate Taxes 313 - 354

To provide Council background information on the proposed real estate taxes that were identified in the 2018 Provincial budget.

5.6 Complimentary Downtown Parking for 2018 Small Shop Promotion Days 355 - 357

To obtain approval from Council to provide complimentary on-street parking in the downtown area on two (2) dates in 2018.

5.7 Smith Avenue (Library Parkade) Offices Renovation and Fit Out 358 - 372

To seek Council's approval to amend the 2018 Financial Plan in order to proceed with the renovation and fit-out of the Smith Avenue offices.

5.8 Aspen Road Parcel Tax Bylaw No. 11572 and 2018 Parcel Tax Review Panel 373 - 376

To give reading consideration to Bylaw No. 11572 to impose a parcel tax on all benefiting parcels in the Local Area Service No. 41 (Aspen Road) for 20 years starting on July 3, 2018 up to and including the 2037 taxation year, and to set the date, time and location for the 2018 Parcel Tax Roll Review Panel Meeting.

5.9 BL11572 - Parcel Tax Bylaw for Aspen Road Local Area Service 377 - 378

To give Bylaw No. 11572 first, second and third readings in order to create the Parcel Tax Bylaw for the Aspen Road Local Area Service.

6. Mayor and Councillor Items

7. Termination

City of Kelowna
Regular Council Meeting
Minutes

Date:	Monday, March 12, 2018
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Tracy Gray, Gail Given, Charlie Hodge, Brad Sieben*, Mohini Singh* and Luke Stack
Staff Present	City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Urban Planning Manager, Terry Barton*; Fire Chief, Travis Whiting*; Sustainability Coordinator, Michelle Kam*; Long Range Policy Planning Manager, James Moore*; Policy & Planning Department Manager Danielle Noble-Brandt*; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:37 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 Singh

R251/18/03/12 THAT the Minutes of the Regular Meetings of March 5, 2018 be confirmed as circulated.

Carried

Councillor Sieben joined the meeting at 1:39 p.m.

3. Development Application Reports & Related Bylaws

3.1 Springfield Rd 3054, Z17-0078 - Hyung Ja Eo

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

DRAFT

Moved By Councillor Singh/Seconded By Councillor Gray

R252/18/03/12 THAT Rezoning Application No. Z17-0078 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 171, Section 23, Township 26, ODYD, Plan 22418, 3054 Springfield Rd, Kelowna, BC, from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House 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 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 March 12, 2018.

Carried

3.2 Springfield Rd 3054, Z17-0078 (BL11573) - Hyung Ja Eo

Moved By Councillor Hodge/Seconded By Councillor Donn

R253/18/03/12 That Bylaw No. 11573 be read a first time.

Carried

3.3 Text Amendments to the CD12 Airport Zone – Bylaw Extension

Staff:
- Displayed a PowerPoint Presentation summarizing the application and rationale for the extension.

Moved By Councillor Stack/Seconded By Councillor Singh

R254/18/03/12 THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Text Amendment Bylaw No. 11298 be extended from November 1, 2017 to July 31, 2018.

Carried

4. Bylaws for Adoption (Development Related)

4.1 Various Addresses, BL11527 (OCP17-0027) - City of Kelowna

Councillor Singh declared a conflict of interest for items 4.1 and 4.2 as one of the amendments involves the neighbourhood in which she resides and departed the meeting at 1:46 p.m.

Moved By Councillor Gray/Seconded By Councillor Hodge

R255/18/03/12 THAT Bylaw No. 11527 be adopted.

Carried

4.2 Various Addresses, BL11536 (Z17-0107) - City of Kelowna

Moved By Councillor Hodge/Seconded By Councillor DeHart

R256/18/03/12 THAT Bylaw No. 11536 be adopted.

Carried

Councillor Singh returned to the meeting at 1:48 p.m.

DRAFT

4.3 Maple St 1847, BL11541 (Z17-0070) - Robert and Marianne Law

Moved By Councillor Stack/Seconded By Councillor Singh

R257/18/03/12 THAT Bylaw No. 11541 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Contract for Dispatch for Regional District of Central Kootenay

Staff:
- Provided an overview of the contract for dispatch with the Regional District of Central Kootenays.

Moved By Councillor Hodge/Seconded By Councillor Given

R258/18/03/12 THAT Council receives, for information, the report from the Fire Chief dated March 12, 2018 with respect to a contract for dispatch services for the Regional District of Central Kootenay (RDCK);

AND THAT Council approves entering into a contract with the RDCK to provide fire dispatch and records management in the form attached to this report;

AND THAT the Mayor and City Clerk be authorized to execute all documents associated with this transaction;

AND FURTHER THAT the 2018 Financial Plan be amended to reflect the revenues and expenses as outlined in the Financial/Budgetary Considerations section of this report.

Carried

5.2 Healthy Housing Strategy Proposed Actions

Staff:
- Displayed a PowerPoint Presentation summarizing the progress of the Healthy Housing Strategy and proposed actions prior to the second phase of consultation.
- Responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Hodge

R259/18/03/12 THAT Council receives, for information, the report from the Long Range Planning Manager dated March 12, 2018, with respect to the Healthy City Strategy - Healthy Housing Strategy Proposed Actions.

AND THAT Council directs staff to advance the second phase of engagement on the Healthy Housing Strategy.

AND THAT Council directs staff to further investigate and engage on the proposed Policy and Research recommendations outlined in Appendix C.

AND THAT Council directs staff to further investigate and engage on the proposed Zoning recommendations outlined in Appendix C.

AND THAT Council directs staff to further investigate and engage on the proposed Parking recommendations outlined in Appendix C.

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AND THAT Council directs staff to further investigate and engage on the proposed Partnership recommendations outlined in Appendix C.

AND THAT Council directs staff to further investigate and engage on the proposed Financial Tools recommendations outlined in Appendix C.

AND FURTHER THAT Council directs staff to further investigate and engage on the proposed Advocacy recommendations outlined in Appendix C.

Carried

6. Mayor and Councillor Items

Councillor DeHart:
- Spoke to her attendance, along with Mayor Basran, at the COHA Dancing with the Stars Fundraiser.
- Spoke to her attendance at the Army Navy Airforce Veterans Anniversary event.

Councillor Singh:
- Shout out to the organizers of the International Women's Day event last week.
- Made comment that UBCO is hosting an event on 'How we can make Kelowna a more culturally inclusive community' on March 15th at the Capri, 7:00 p.m.

Councillor Sieben:
- Made comment that URBA's AGM takes place Thursday, March 15th.

Councillor Hodge:
- Will be attending a SILGA Board Meeting on March 14th.

Councillor Gray:
- Spoke to her attendance, along with the Mayor, at a fundraiser for a Child Advocacy Centre.
- Made comment that the Chamber of Commerce AGM meeting takes place March 13th.

Councillor Donn:
- Made comment that the BC Health Emergency Plan is reviewing the number of paramedics in Kelowna.

Mayor Basran:
- Will be attending the BC Mayor's Caucus next week.
- Spoke to his attendance at the COHA Dancing with the Stars fundraiser.

7. Termination

This meeting was declared terminated at 3:15 p.m.

Mayor Basran

City Clerk

/acm

DRAFT

Report to Council

Date: March 19, 2018

File: ASP12-0001

To: City Manager

From: Policy & Planning & Utility Services Departments

Subject: Diamond Mountain Area Structure Plan Consideration

1.0 Recommendation:

THAT Area Structure Plan Application No. ASP12-0001 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation for portions of:

- Lot B Section 9 Township 23 ODYD Plan 30819 Except Plan 38902, located at 2250 Galiano Road, Kelowna, BC;
- Lot A Sections 9, 10 and 16 Township 23 ODYD Plan 30819 Except Plan KAP81434, located at 1555 Glenmore Road North, Kelowna, BC; and
- Lot 1 Sections 9 and 10 Township 23 ODYD Plan 1884 Except Plan 31642, located at 855 Packinghouse Road, Kelowna, BC

from the FUR – Future Urban Reserve designation to the REP – Resource Protection Area, S2RES – Single / Two Unit Residential, and S2RESH – Single / Two Unit Residential – Hillside, MRL – Multiple Unit Residential (Low Density), MRM – Multiple Unit Residential (Medium Density), COMM – Commercial, and PARK – Major Park / Open Space (Public) designations, as shown on Map "A" attached to the Report from the Policy & Planning and Utility Services Departments dated March 19, 2018 NOT be considered by Council.;

AND THAT Council direct staff to further investigate the nuisance analysis as it relates to the Glenmore Landfill Fill Plan and report back on mitigation and preventative options as it relates to adjacent land uses, on-site activities, and financial impacts to the City of Kelowna.

2.0 Purpose

To receive for information, the Diamond Mountain Area Structure Plan, and to not endorse ASP12-0001 and the corresponding amendments to the Official Community Plan.

3.0 Corporate Analysis & Summary

The Official Community Plan has designated the subject properties as Future Urban Reserve, with an expectation of exploring development opportunities that would be context sensitive and accommodate growth that would complement the North Glenmore and UBCO campus area needs. The growth strategy of the 2030 OCP anticipated approximately 440 units, which was a very high level estimate and required further technical analysis to more accurately substantiate the full development potential. Through the corresponding Area Structure Plan (ASP) exercise, the applicant team estimates approximately 1,000 residential units would be constructed at full build out of this site.

It is noteworthy to underscore that the development parcels are sited immediately to the south of the Glenmore Landfill, a facility serving the entire Central Okanagan, from Peachland to Big White, which is envisioned to have a life expectancy of up to 75 years. The Glenmore landfill is the only disposal facility serving the Region as identified in the Regional Solid Waste Management Plan. While it was anticipated that some mitigating measures would need to be explored to accommodate development on this greenfield parcel, the complex technical nature of the associated 'nuisances' were not understood, nor investigated, at the time this ASP was included in the OCP (2011). This feasibility analysis is precisely the reason why an ASP process is undertaken. The unique nature of a landfill nuisance analysis added complexity to the review of the ASP and staff have relied on the assistance of third party experts to adequately understand these potential impacts and appropriate development responses.

It has been concluded by accredited technical experts and staff that residential development as proposed will be negatively impacted by visual, odour, noise and dust nuisances created by landfill and composting operations. This is likely to result in complaints to Council and the Ministry of Environment adding pressure to either spend significant tax dollars on modifications, relocate or close City facilities. This conclusion is based on the following:

1. The site is adjacent to the minimum landfill buffer zone as specified in the Landfill Criteria for Municipal Solid Waste. While being outside the buffer zone, this hillside development overlooks the landfill and compost facilities. It will be extremely difficult to screen the facilities resulting in significant visual nuisance;
2. A significant portion of the development is within 400 metres of our existing and future compost site, in contravention of the Provincial "*Compost Facility Requirements Guideline: How to Comply with Part 5 of the Organic Matter Recycling Regulation*" which states that the buffer zone for residential development should be a minimum of 400 to 1,000 metres;
3. Results of nuisance modelling by GHD consultants demonstrating the level of nuisance impact on the site for odour, dust and especially noise. The consultants, based on their professional experience and the results of the modelling study, recommend a zone of residential exclusion that incorporates most of the dwelling units in the proposed ASP;
4. City of Kelowna experience with managing odour nuisance in the area near our Regional Biosolids Composting Facility in Vernon. That facility has lower modelled odour impact with no noise, dust or visual impact yet receives between 80 and 130 complaints per year (2014 – 2017) resulting in significant and costly mitigations imposed on the City by the Ministry of Environment;
5. Experience at other landfills that have allowed residential development too close has resulted in premature closure of those facilities. The Westside Landfill is a local, recent example. There are many other examples across North America.

The range of possible consequences of the nuisances are significant, both to City of Kelowna taxpayers as well as residents including:

1. Reduction or loss of the economic impact to the local economy of managing our own waste of over $3 Billion over the remaining life of the landfill assuming that waste would need to leave the Region for disposal;
2. Significant impact of waste management costs to all regional citizens. If we assume a landfill closure as far away as 2063 and a modest $20 per tonne cost increase to haul and dispose of waste elsewhere, the additional costs to regional citizens would be over $400 million over the planned landfill life;
3. Unplanned early closure will cost in the tens of millions of dollars to cap and cover the landfill. These costs are currently expected to be funded as the landfill is filled. Early closure could result in inadequate funds being set aside by users on a pay as you go basis. The additional funds would be the responsibility of City of Kelowna taxpayers as landfill owners;
4. Ongoing environmental monitoring and maintenance costs which could range from $100,000 to $500,000 per year for up to 200 years, which is a closure requirement of the Ministry of Environment. Funding requirements and long term landfill liability rests with the City of Kelowna;
5. Mitigation costs to either move the compost facility or enclose it in warehouse style buildings estimated to range from $28 to $52 million to reduce odour, dust and noise from compost operations. It is unknown how effective these mitigation efforts would be, but they would not affect nuisance impacts generated from landfilling activities.

While processing this ASP, there have been various points where both staff and the applicant have reviewed opportunities to modify the development concept to address the interface incompatibilities with the Glenmore Landfill. Upon completion of the initial landfill nuisance assessment, there were revisions to the original development concept layout to remove development in high nuisance areas. However, a number of evolving factors continued to raise concerns as the file progressed, which included an updated landfill nuisance assessment and modelling analysis, preliminary preparation of a Permit application for the Regional Biosolids Compost Facility requiring Ministry approvals, and precedent of other facility closures within the region based on nuisance incompatibilities.

While the applicant team and Staff have explored some preliminary options to mitigate this interface incompatibility, it has been concluded that the City considers the risks too great to the landfill and compost operations to accommodate the proposed Area Structure Plan. It should be noted that the current land use pattern submission was completed in response to an earlier nuisance study and is consistent with the recommendations therein. However, given recent experiences and an updated nuisance report, the proposed ASP land use is no longer considered compatible with the recommendations. Accordingly, given the City's potential corporate and financial risks without substantial mitigating measures in place to 'safeguard' the Landfill operations, Staff are of the opinion that residential development as proposed is incompatible with adjacent land use and that the risks to residential quality of life and City operations are too great to allow the proposal to proceed as-is. As noted below, the City must balance the overarching community benefit with the pressures of a development proposal and evaluate the net gain to achieve the long-term community vision.

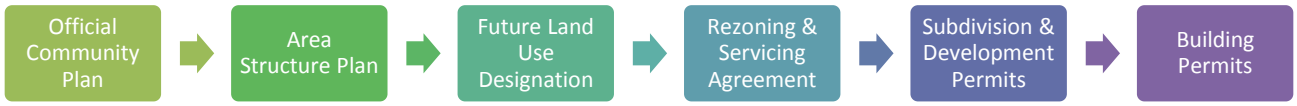
In conclusion, the processing of the Diamond Mountain ASP has been a long, complex exercise that Staff have endeavored to expedite while balancing the many technical aspects that an ASP requires. The overarching goal of an ASP exercise is to influence and guide a development proposal of this magnitude to have the highest degree of 'fit' with the surrounding community, meet the objectives of

the OCP growth strategy, and comprehensively plan to provide a quality of life for the future residents of the neighborhood. However, updated information regarding the potential landfill nuisance impacts leads to the conclusion that the interests of the community-at-large and of the potential future residents of Diamond Mountain would not be served by pursuing residential development on the site. The long-term operational functioning of the Glenmore Landfill and Glengrow compost facility is a vital community asset, and must be factored into consideration when considering this development proposal.

4.1 Background

The 2030 Kelowna Official Community Plan identifies the Diamond Mountain site as an ASP area. On December 3, 2012, Council authorized commencement of the Diamond Mountain ASP in accordance with Council Policy No. 247. Council supported amendments to the ASP boundary and the proposed public consultation strategy on April 15, 2013.

Staff have worked with and provided direction to the applicant team through each step of the ASP process. Generally, an ASP is processed in the following sequences should it be favorably endorsed:



4.2 Project Description

The entire Diamond Mountain ASP envisions approximately 1,000 residential units in a range of residential forms, including single detached, semi-detached, townhouses, low-rise apartments, stacked townhouses and apartments on a natural hillside. The higher density residential areas are located in the northern portion of the site where the topography and site conditions are more suited to development. A small neighbourhood commercial centre is adjacent to the multi-family areas to serve the day to day retail and service convenience needs of area residents. The buffer area immediately south of John Hindle Drive would remain agricultural and include a proposed private berry patch and community garden.

Figure 1 - Diamond Mountain Configuration

A total of 882 residential units would be anticipated in the initial development phases in a mix of densities and building forms in the S2RES – Single / Two Unit Residential, S2RESH – Single / Two Unit

Residential – Hillside, MRL – Multiple Unit Residential (Low Density), MRM – Multiple Unit Residential (Medium Density), and COMM – Commercial Future Land Use designations. The S2RES and S2RESH designations would account for approximately half of all units, with another 40% within the MRM designation. A breakdown of the initial proposed Future Land Use designations with the associated land area and estimated residential units is shown below.

Future Land Use Designation	Approximate Area (ha)	Estimated Units
REP – Resource Protection Area	4.37	n/a
S2RES – Single / Two Unit Residential	12.00	440
S2RESH – Single / Two Unit Residential – Hillside	9.59	
MRL – Multiple Unit Residential (Low Density)	4.75	77
MRM – Multiple Unit Residential (Medium Density)	3.19	350
COMM – Commercial	0.44	15
PARK – Major Park / Open Space (Public)	3.97	n/a
Total	**38.31**	**882**

OCP Objective 5.14 is to provide parks for a diversity of people and a variety of uses, and OCP Policy 7.12.2 outlines criteria for a city-wide network of natural area parks. The development area proposes three neighbourhood parks and a natural open space area under the PARK – Major Park / Open Space (Public) designation. The three neighbourhood parks would be located throughout the site, offering a range of passive recreational opportunities for area residents and visitors. The natural open space area covering the northwestern portion of the site has steeper forested slopes and is adjacent to agricultural land to the west.

4.3 Site Context

The Diamond Mountain ASP area consists of four properties totalling 88.8 ha (219.4 ac) in Kelowna's McKinley City Sector. The site is southeast of the intersection of Glenmore Road and John Hindle Drive, with the Glenmore Landfill located to the north, Robert Lake to the east, open space and agricultural land to the south, and agricultural land and Wilden to the west. John Hindle Drive will provide a connection to the University of British Columbia's Okanagan Campus (UBCO) approximately 2 km to the east. As a whole, Diamond Mountain is considered a hillside development, with topography ranging from gently sloping hillsides and benches to steep slopes and peaks.

The entire site is currently zoned A1 – Agriculture 1 and is undeveloped with the exception of four single family homes and several outbuildings. The northern portion of the site has been used for cattle grazing and a small sawmill operation. The site is outside of the Agricultural Land Reserve (ALR); however, it is surrounded by ALR land to the north, east and west.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	City of Kelowna Glenmore Landfill
East	A1 – Agriculture 1	Agriculture Robert Lake
South	A1 – Agriculture 1	Natural open space Agriculture Single dwelling housing
West	A1 – Agriculture 1 RR1 – Rural Residential 1 RM3 – Low Density Multiple Housing	Agriculture Single dwelling housing Multiple dwelling housing (Yaletown condos)

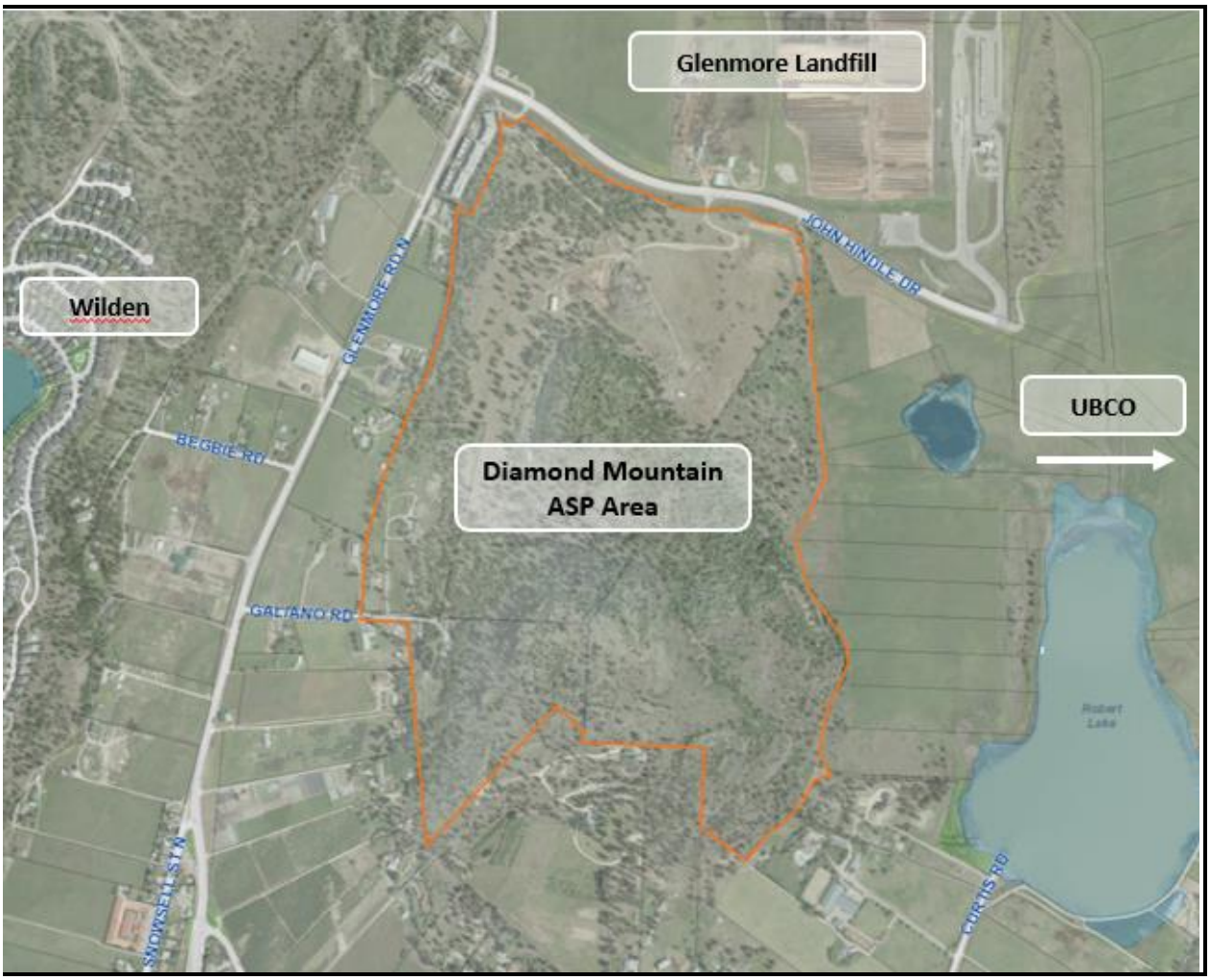


Figure 2 Subject Property Map

4.4 Detailed Application Chronology and Process Challenges

In 2008, the City entertained discussions with the applicant regarding the provision of the subject lands being included in the next OCP update to be designated as an Area Structure Plan. These parcels had not been previously considered as an area to target additional residential units, but after extensive discussions and Council endorsement, it was approved to be included in the latest OCP update (adopted in 2011). At this time the compost facility was located in its current location, and the planned landfill footprint was essentially the same as it is today.

The Diamond Mountain ASP was first initiated in late 2012. Council gave approval to start the ASP and the process began in earnest early in 2013. This officially opened the door to exploring whether, to what extent, and in what form development would be appropriate on the site. No development rights are granted through an ASP. Rather, it is an exploratory process where the results are intended to be incorporated into the OCP.

While the applicant in this case started with a fully-formed concept and detailed plans, the ASP process asks participants to begin with a blank slate and to work jointly to arrive at an appropriate development concept.

ASP Phase 1 – Early 2013 to Summer, 2014

The role of the first phase of the process is to determine the major constraints and conditions that will determine what land is developable and what form of development might be most appropriate. Items such as environmental sensitivity, geotechnical conditions, surrounding development, and heritage features are all examined in this phase.

Initially, the process moved as expected. The first set of challenges arose on the subject of landfill nuisance. The subject had been flagged very generally at first, but more significant concerns were raised later in 2013 and a full analysis was undertaken to understand the risks and options more completely. Considerable work with the applicant, 3rd party engineers, City staff and Council resulted in a proposed nuisance buffer.

Initial public engagement was hosted by the applicant team in the Spring of 2014, and received modest attendance. Approval was then given to begin the next phase of ASP work where the development concept would be created.

ASP Phase 2 – Fall 2014 to Fall, 2016

The second phase of an ASP is meant to build on the results of the first phase. Where the first phase identifies key constraints and context, the second phase begins the detailed planning of the development. This involves items like land use, road network, utilities, parks, amenities, and phasing.

Early in Phase 2, work on the transportation network began, examining the transportation needs generated by the development, both internal to the project, and on the broader City network. This resulted in a number of iterations of Transportation Impact Analyses (TIA) and lengthy discussions to arrive at a final decision. The applicant team took the final decision regarding transportation forward and incorporated it into their plans.

A first draft of the complete ASP was submitted in April of 2016 and a second and final open house was hosted by the applicant team in June. During review of the ASP, further discussions and negotiations were needed to arrive at a suitable parks plan. This issue was resolved, and staff prepared to move forward to Council.

In the final circulation of the ASP in late 2016, further concerns were raised regarding the landfill operation and nuisance impacts on the proposed development area. The process of completing an updated Landfill Fill Plan, including public engagement on the plan, highlighted that the original analysis and solution were inadequate and would put the landfill and compost operations in jeopardy. Further study was conducted and reviewed by the applicant and their staff.

Since the additional nuisance impact concerns were identified, staff and the applicant team have been working to try to find a solution. The processing of this application has incurred a significant amount of complexity, and corresponding processing challenges. Staff from many areas of the corporation aim to be transparent and open to acknowledge that this application has had processing issues which include:

- The initial nuisance technical report was limited in scope, and was inadequate to interpret the spectrum of both current and future community and financial risks;

- Staff turnover which has not resulted in seamless continuity in representing departmental interests;
- Continued planning for the Glenmore Landfill Fill Plan during active processing of this ASP development file.

While Staff endeavor to process each application with consistent and predictable process, the timeline and technical complexities of this file have been a notable procedural challenge. The Glenmore Landfill is one of the City's largest, most valuable and critically important pieces of infrastructure, warranting the detailed review.

4.5 Risk Analysis

During Phase 1 of this application review, Staff raised a significant concern about the potential for nuisance impacts from the regular operation of the Glenmore Landfill on future residents of Diamond Mountain. The City's concerns were two-fold: first, as a fundamental matter of good planning, staff do not wish to place future residents in areas where their quality of life will be impeded; second, there is a liability risk to the City that future residents affected by nuisance could take action against the City, potentially limiting the operation of the Glenmore Landfill and/or compost facility. The challenge at this point was that the City did not have good quality data identifying nuisance generated from the Glenmore Landfill and compost facility beyond anecdotal evidence from complaints and staff experience.

Risk Analysis considers two perspectives: the first is the likelihood or probability of a risk occurring and, the second is the possible range of consequences. Through 2016 much of the staff and developer focus had been on the risk of nuisance and the possible consequences on the development. This risk analysis expands the consequences to include the possible impact of the proposed development on the Kelowna landfill, the City of Kelowna, and citizens of the Regional District of Central Okanagan.

4.5.1 Risk Probability

The identification of risk factors and their probability for this development proposal come from a combination of a review of regulatory guidelines, nuisance modelling and professional experience, including advice from landfill and nuisance experts, as well as the City's and Region's experience with nuisance.

4.5.1.1. Regulatory and Ministry of Environment Indicators

The landfill and compost facility generate nuisances such as noise, odour, dust, vectors (birds) and visual nuisance including light pollution. To help minimize the impact of these nuisances and inform decisions around locating such facilities the Ministry of Environment develops regulations and guidelines to help minimize negative impacts on people and communities. The following two Provincial documents are important to the discussion at hand:

1. Landfill Criteria for Municipal Solid Waste, June 2016. This document is an update to the previous version published in 1993. The most significant change relating to this discussion is an increase of the minimum buffer zone to 500 metres (from 300 metres) between the base of landfilling to "sensitive land use", either planned or existing. A graphic of the 500 metre buffer zone from the approved fill plan is provided as Figure 3

2. Compost Facility Requirements Guideline: How to Comply with Part 5 of the Organic Matter Recycling Regulation, March 2004. Table 4.1 of the Guideline recommends the minimum buffer zone distance from a composting site to residential area be 400 to 1,000 metres. A graphic showing the recommended minimum 400 to 1,000 metre buffer limits is provided as Figure 4. This figure clearly shows much of the proposed residential development is within 400 metres of the existing compost facility and most of the development lands are within 1,000 metres of the existing compost facility.

   The Guideline also states "*it is often favorable to select a site that is not visible to neighbours…*" (page 4-3). Given the nature of the hillside development it will not be practical, perhaps not even possible, to screen either the landfill or compost facilities from the proposed development.

The regulatory guidelines suggest that there is a high risk of nuisance impact from the compost facility and, perhaps to a lesser degree the landfill depending on site lines and other environmental concerns (topography, wind, specific site activities, etc).

The Ministry of Environment can determine if a facility is "polluting" via nuisance such as odour, dust, noise, and can impose significant consequences on the City of Kelowna. The determination of "pollution" can be made based, in part, on nuisance and impact complaints received by the Ministry. In response to their recent review of the 2014 Nuisance Impact Study Ministry staff stated the following:

"*Under the authority of the Operational Certificate and the Environmental Management Act, the City of Kelowna may be required to take actions to prevent unacceptable impacts if the Director is satisfied the landfill operation is resulting in pollution. This could mean for example, relocating the fill boundary of the landfill to distance the principal source of odour. An alternative to limiting the operation of the landfill may be to purchase the properties where the land use conflict is not otherwise feasible to resolve. Given the study results, Kelowna should consider this opportunity to prevent potential development impeding the operation of the landfill and significantly increasing costs*".

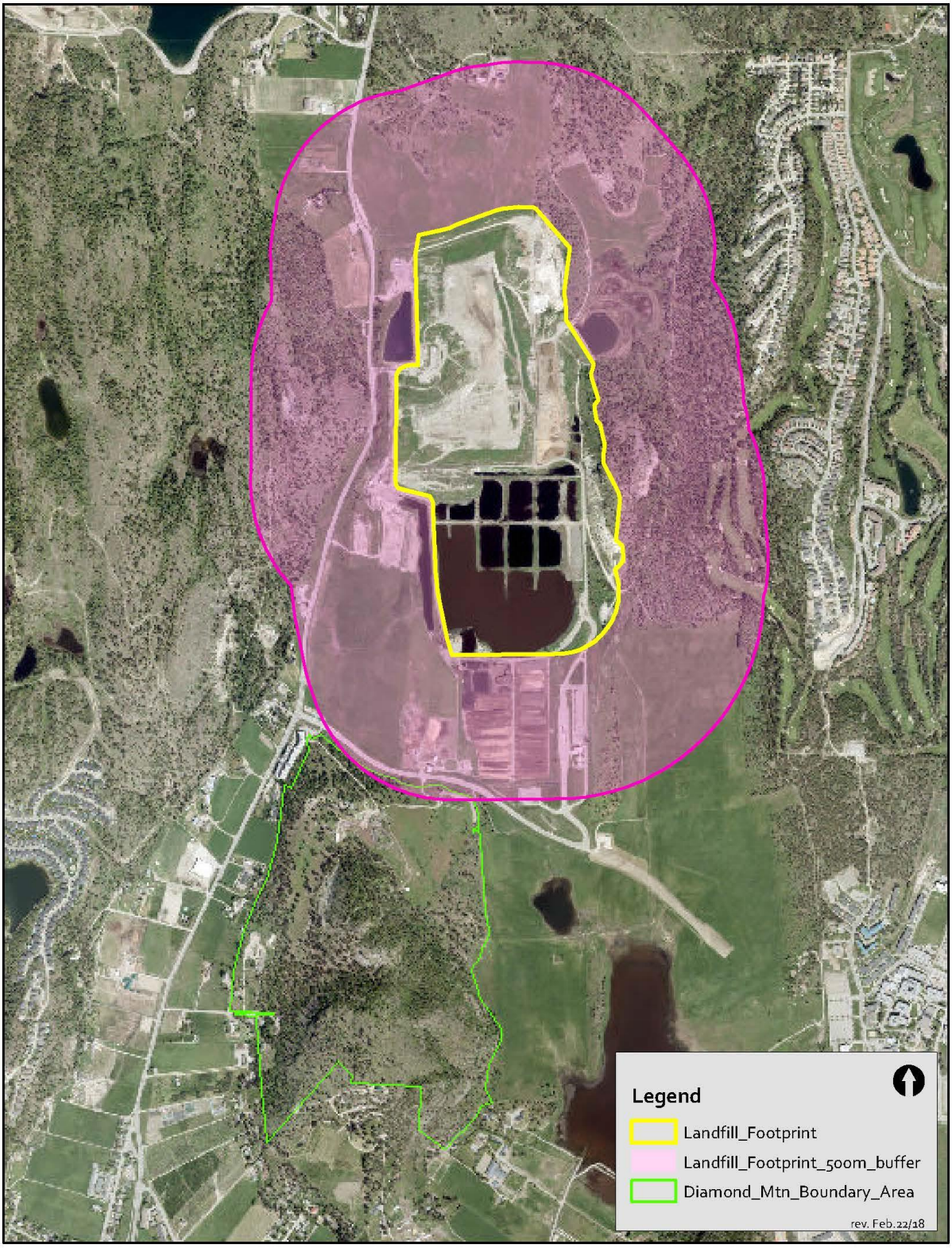


Figure 3 - Regulated landfill buffer zone

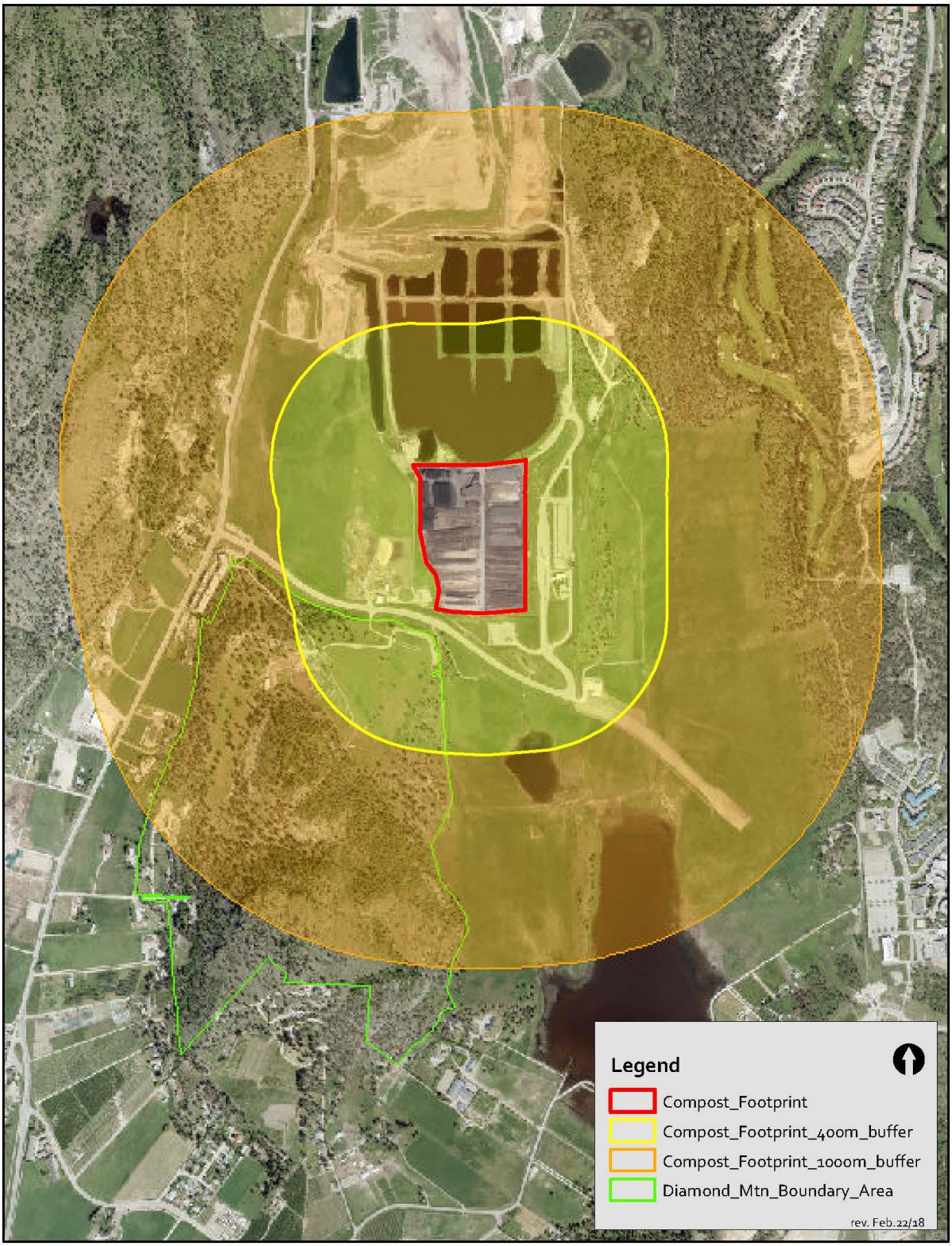


Figure 4 - Minimum Recommended Buffer Zones from Compost Facilities

4.5.1.2. Nuisance modelling and Consultant Recommendations

To help identify and quantify potential nuisance risks, the City hired Conestoga Rovers & Associates (now GHD Consulting) in 2014 to identify and model noise, odour, dust and light risks on the proposed development from the landfill and compost operations. The scope of the study did not include a visual risk assessment (outside of light) although visual impact of landfills is a known significant nuisance risk.

During further analysis of the Landfill Nuisance Study impacts (spring 2017), staff identified that the 2014 nuisance impact study was insufficient to help the understanding the potential nuisance risks for the following reasons:

1. It modelled nuisance impacts based on the existing (2014) configuration of the landfill and compost operations. It did not reflect planned and known relocation of significant nuisance generating operations from the northeast corner of the site to the area operated by compost operations. These relocations were identified in the 2008 Comprehensive Site Development Plan but unfortunately were not included in the 2014 nuisance model.
2. It did not consider growth in landfill or compost operations. Disposal rates in 2014 were approximately 125,000 tonnes per year which is represented in the model. The Fill Plan at that time anticipated a final disposal rate at closure of approximately 400,000 tonnes per year. In comparison, the new fill plan expects to see a disposal rate of up to 600,000 tonnes per year near the time of landfill closure. As the proposed development and the landfill would co-exist for at least 50 years the modelling needed to incorporate a future nuisance scenario based on expected future operations.

As a result, GHD was tasked with updating the 2014 analysis reflecting the imminent relocation of organic and inorganic processing to the southern section of the property and modelling two time-period scenarios; 2017 and 2067 with a corresponding increase in disposal and compost rates. The result is the report "Assessment of Potential Nuisance Levels of Noise, Odour, Dust, Light and Litter" report by GHD (May 11, 2017**).**

Completed by qualified engineers in accordance with industry best practices the report clearly identifies that there are projected to be significant nuisance impacts on the lands around the Glenmore Landfill, particularly those located to the south. Currently, these lands present a limited risk to the City, as the lands are principally agricultural in nature and not defined as "sensitive" under Provincial regulations or siting guidelines. Agricultural land use is generally compatible with landfill and compost operations. However, some of the lands impacted are within the Diamond Mountain ASP area as well as other ASP areas defined in the OCP.

Based on their overall expertise in solid waste management as well as nuisance management related to solid waste facilities, GHD was asked to provide a Professional Opinion on the potential impact on both the development and the City of Kelowna landfill and compost operations. Some relevant quotes that summarize the risk of each of the nuisances modelled are below:

i) Odour

"*From a nuisance risk perspective, any developments within the exclusion zones … have the potential to be negatively impacted by odour. There would be a risk of increased complaints. In addition, potential legal action for loss of enjoyment may occur which may*

lead to capital expenditures required to reduce odour impacts. From a regulatory risk perspective, depending on how the BC government implements future odour compliance regulations, the operations at the facility could be greatly impacted."

ii) Dust

"*Similar to odour, the model shows locations that may be less impacted (i.e. Diamond Mountain Development) however, for conservatism, the mountain to the south was included in the exclusion zone analysis. From a nuisance risk perspective, any developments within the exclusion zones … have the potential to be negatively impacted by dust. There would be a risk of increased complaints due to dust settling on vehicles, outdoor furniture, windows etc. There may also be a nuisance risk for the potential reduced visibility*."

iii) Noise

"There are currently no noise level limits set out by the British Columbia Ministry of Environment or the City of Kelowna's Noise Bylaw. The noise guideline criteria in Ontario are 45 dBA at night and 50 dBA during the day for urban land uses. This is consistent with most jurisdictions that have published noise bylaws, in addition, these levels are typical of background noise levels in an urbanized community.

…*From a nuisance risk perspective, any developments within the exclusion zones… have the potential to be negatively impacted by noise. There would be a risk of increased complaints. In addition, potential legal action for loss of enjoyment may occur which may lead to capital expenditures required to reduce noise impacts*.

From a regulatory risk perspective, depending on how the BC government or the City implements future noise compliance regulations, the operations at the facility could be greatly impacted. Should the 50 dBA day time limit be implemented in BC, mitigation would be required for any developments within the exclusion zone; this would include parts of the Diamond Mountain development.

Noise mitigation could be implemented at the receptor and be the responsibility of Diamond Mountain. This could require the use of noise barrier walls around the north and east extent of the development. Mitigation by the receptor is a typical practice that is planned through the land-use development process."

The referenced Noise Exclusion Zone is shown below as Figure 5.

iv) GHD Conclusions

"Based on GHD's review of the potential impacts, a residential development immediately south of Glenmore (landfill) is not advisable due to the nuisance and regulatory risks. Although there may be boundaries where the risks are modelled to be less, residents would need to travel through higher impacted zones to gain access, therefore it would not be prudent to develop the proposed Diamond Mountain residential development."

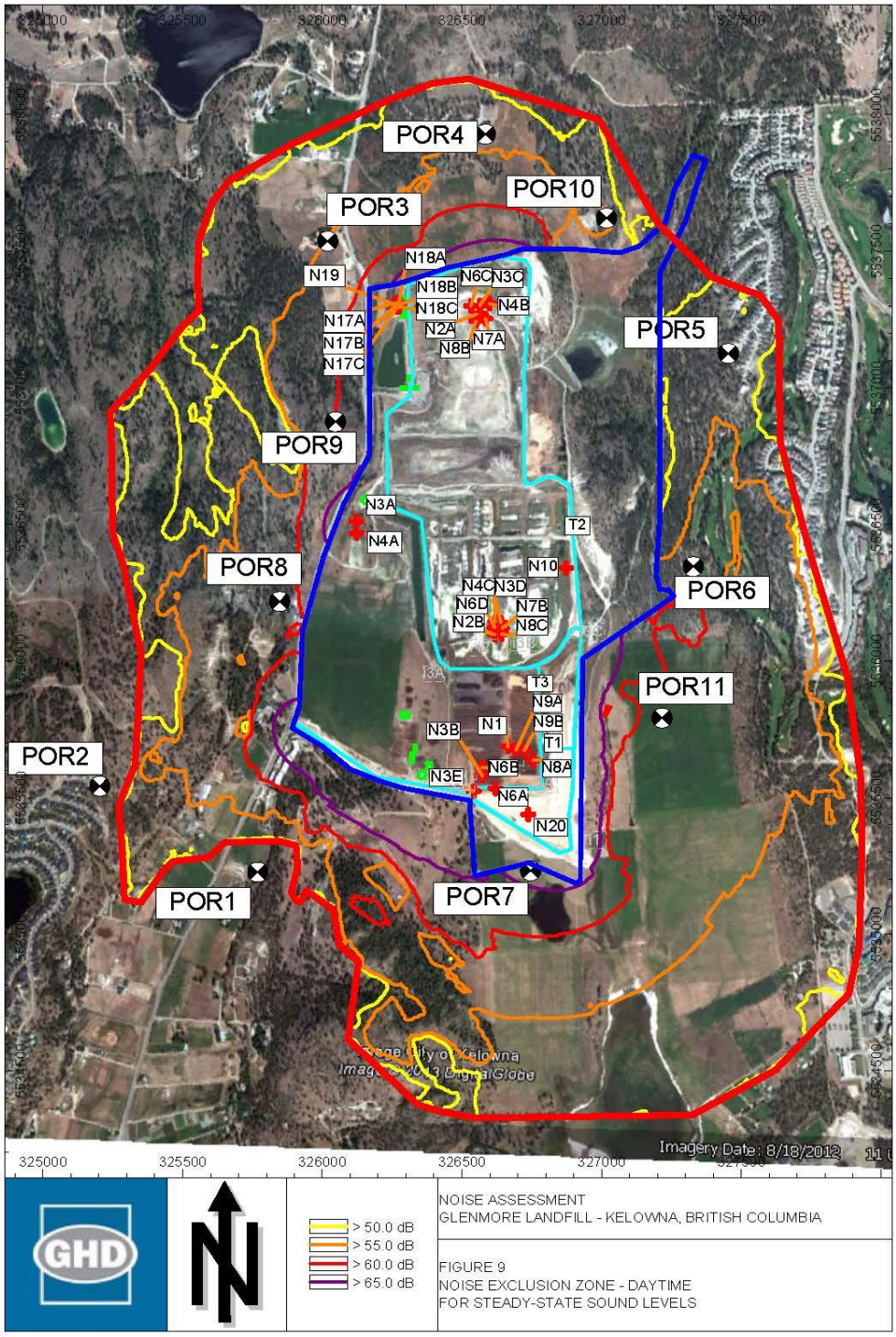


Figure 5 GHD Report Noise Exclusion Zone

It is worth noting that the modelling studies often take a conservative approach to the input parameters. This is a normal modelling practice, especially if the potential consequences are significant, and tries to account for the items that were not anticipated or unintentionally left out of the model. Staff have identified the following nuisance impacts that are considered as part of staff conclusions and recommendations in addition to the specific model results:

1. The modelling exercise includes only nuisances generated from the landfill property itself. Noise, dust and odour from all of the landfill traffic on John Hindle Drive, which will be associated with the landfill by impacted residents, is expected to be significant. Landfill traffic has been a source of complaint in Kelowna and elsewhere. The landfill currently sees between 300 and 1,500 vehicles per day, depending on the season. Unless a waste transfer facility is built in the region to replace many smaller vehicles with large ones the growth rate in traffic is expected to be similar to the growth rate in waste managed (about 400 percent between now and closure);
2. The modelling for odour does not include the impact on temperature inversions, which lock air in the valley bottom and occur a few times per year. During these events, it is acknowledged that the Landfill operations can be smelled/detected far south of the site along Glenmore Road. Temperature inversions will likely increase the frequency and intensity of odour;
3. As the landfill grows higher there may be an increase in landfill noise heard by higher elevation residential properties on the proposed development. This may or may not result in a movement of the recommended development exclusion zone;
4. The modelling does not take into account the visual impacts (nuisance) of the facilities. Seeing the facilities daily, whether while commuting or directly from residences, can compound the impact of other nuisances. This is relevant as the landfill will change over time. What may seem to be a minor visual nuisance now, while landfilling is at the north end of the site, will be a more significant nuisance when landfilling reaches the south end of the fill area.
5. While the modelling takes into account growth in operations (quantity of nuisance) it does not take into account operating hours. Currently the landfill operates 7 days per week, 7:30 am to 4:45 pm. As the landfill disposal rate grows there will be pressure to extend the operating hours. It is foreseeable that the operating hours will be increased to 7 am – 7 pm, or perhaps 8 pm, as many larger landfills have seen the need to do. This will extend the period of nuisance generation, especially noise, into the early evening hours when more people are home. Should the city choose to not extend the hours, due to noise concerns, the resulting impact would likely require more equipment during the current hours, thereby increasing daytime noise.

For these reasons, model results cannot be looked at in isolation, and only form part of the evidence of nuisance that must be considered.

4.5.1.3. City of Kelowna experience with Nuisance

The City of Kelowna has significant experience in both generating nuisance and the resulting consequences. In 2012, the City spent a total of $8 million acquiring properties to the north of the landfill. This ensured that the City owned the buffer zone at the north end of the landfill to address nuisance impacts on those lands and allow the landfill to continue to fill to the existing property line. In the 1990's the City acquired lands on the west side of Glenmore road at a total cost of $1.3 million for similar purposes, as well as to expand Coyote Ridge Park. The lands in questions are all within the landfill buffer zone as defined in Provincial guidelines.

Over the period 2006-2010 the City received an average of 2 complaints per year regarding odour at the wastewater treatment plant. The 2010 plant upgrade included $5 million in odour management works. Complaints now average 0.5 per year. This work was not provincially mandated but a decision of Council demonstrating the political willingness to spend significant funds to address nuisance if the nuisance can be addressed.

The City operates a Biosolids Composting Facility in partnership with the City of Vernon. Both cities, and the Ministry of Environment, receive nuisance complaints (80 per year in 2016 and 2017, higher in earlier years) from a handful of properties. These properties are approximately 1 kilometer away from the site. There is no visual, dust or noise impact from our operation on the reporting properties, only occasional odour. However, the resulting impact has been that the Ministry of Environment has mandated additional odour management mitigation which comes at a significant cost to the cities. Past experience demonstrates that the Ministry of Environment will not hesitate to require mitigation works with little consideration of the cost impact on our operations.

City experience with complaints from existing residents confirms the modelling. We receive some noise complaints from Quail Ridge residents. The modelling shows a lower noise impact to Quail Ridge than the proposed development site. During the Public Engagement around the landfill Fill Plan in early 2017, the City received comments from Quail Ridge residents that were thankful that the inorganic processing activities would move to the south as this would reduce the noise impact of our operations on their properties. We also received a letter from a resident at the corner of Glenmore Road and John Hindle Drive confirming that the nuisances are real.

4.5.1.4. Experience from the RDCO

"The Westside Landfill located off Asquith Road in West Kelowna is closed and stopped receiving waste materials in mid-2010, earlier than anticipated before reaching its full design capacity, in part in response to existing and developing nearby residential neighbourhoods" (RDCO website).

RDCO staff have highlighted the impact of adjacent residences on the Westside Landfill. Residents were "… *successful at getting the landfill closed before it reached capacity*…". It has been concluded that the landfill closure was based on pressure by residents to the local government councillors (District of West Kelowna Councillors and the RDCO Board). Residential development was permitted within a few hundred metres of the landfill and complaints were based on noise, odour, dust and issues related to vector attraction (e.g. birds, etc.). Given this precedent, it serves to act as a caution that residential influence to prematurely close a landfill at the local decision making level can be significant.

There is substantial evidence from Provincial Regulations and Guidelines, recent nuisance modelling efforts, City of Kelowna, Regional and Professional experience with nuisance that indicates that the likelihood of significant nuisance complaints, political pressure on future Councils, MLA's and the Ministry of Environment with residential development on much of the lands proposed for development is inevitable. The facilities will generate nuisances. The extent and frequency of the nuisances will rise with the growth in the landfill and the pressure to act will increase substantially as more people are impacted. It is difficult to appreciate the impact of nuisance now, as the landfill is relatively small and work is at the north end of the site. Purchasers in 5 to 10 years will not be able to adequately envision the final levels of nuisance from the landfill as disposal moves closer and closer to their properties.

4.5.2 Consequences of Risk items

4.5.2.1. Consequences to Kelowna and Regional Citizens

With recent approval of the new Fill Plan, the Glenmore landfill has a remaining capacity of approximately 32 Million tonnes. If we assume a tipping fee of $100 per tonne (2020 rate) the economic impact of the landfill activities in "todays" dollars exceeds $3 Billion over the life of the landfill. This should not be considered revenue for City of Kelowna, but represents the necessary community expenses of managing our waste over the life of the landfill. The value of having the Region's landfill includes:

1. The necessary expense of waste management and $3 billion economic activity remains within the region, supporting jobs and local business;
2. In addition to disposal of garbage, the landfill provides a convenient and important outlet for excavated soil, necessary to support cost effective construction and development;
3. The landfill provides local inorganic processing and recycling for products such as broken concrete, asphalt, clean wood waste, etc. at a convenient and cost effective location for citizens of the region.

Each of the above activities generate nuisance and are part of the overall nuisances impacting the proposed development site.

Early closure of the landfill would have a very significant financial impact on the community at large. This would include:

1. A loss of local economic activity should the City/region need to ship waste outside of the region as the economic activity would move to another community. It is unlikely that a replacement landfill or waste to energy facility would be located within the RDCO. Nobody wants such facilities in their neighbourhoods due to the nuisance impacts. Depending on how much space remains in the landfill, the local economic loss could range up to $3 billion. Even a closure 45 years from now would mean approximately $2 billion in lost local economic activity as the remaining landfill volume is projected to be about 20 million tonnes in 2063.
2. As a result of early closure, waste management costs would rise significantly to pay for the transfer and hauling of garbage to a facility outside of the Region. If we assume a 2063 closure and modest $20 per tonne cost increase with 20 million tonnes of airspace remaining, this would result in an additional expense to citizens of the Region of $400 million for waste management over the remaining planned landfill life (or $12.5 million per year on average).

The economic cost to the other aspects of the economy, such as the cost of disposing of excavation material, or the additional costs of managing used asphalt and concrete is not included in the above analysis and would add to the economic impact.

4.5.2.2. Consequences to City of Kelowna

Early closure of the landfill also carries with it significant financial risk to the City of Kelowna. The City is responsible for landfill closure, which means an impermeable cover placed over the landfill, as well as the long-term management of the gas collection system, leachate management system, and mitigation of any potential issues. The current plan is to progressively close the landfill as it is filled

using operating revenues. Some funds will be set aside for final closure and to act as a sinking fund for annual operating and maintenance costs of the closed landfill.

Early landfill closure could mean that the necessary funds to cap and manage long term operations have not been set aside, exposing City of Kelowna taxpayers to significant liability. Overall landfill closure costs are likely to be in the range of $30 to $50 million based on estimated closure costs for another landfill in the Province. Council will receive an update and detailed cost estimate on this liability when staff report back on the Design, Operating and Closure Plan work currently underway.

In addition to the cost of closing the landfill, the Provincial Landfill Criteria for Municipal Solid Waste (S. 8.3) requires post closure monitoring and maintenance of a facility the size of Glenmore Landfill to occur for 200 years unless determined otherwise based on a risk assessment. Post closure activities include environmental monitoring, site maintenance, leachate pumping and management, site repair / restoration, landfill gas monitoring and management. These costs are being worked on as part of the Design, Operating and Closure Plan report, but are likely to be between $100,000 and $500,000 per year for up to 200 years. To ensure intergenerational equity, the costs of this long-term landfill maintenance should be borne by the current users of the landfill and not future taxpayers. Therefore, a substantial reserve should be created from landfill revenues to fund the ongoing liability. The amount will be presented to Council as part of the Design, Operating and Closure Plan work currently underway. However, we can expect this requirement to be in the tens of millions of dollars. For comparison purposes the Regional District of Nanaimo requirement has been set at $27 million for a landfill 1/7th the Size of Kelowna's (ultimate fill volume).

The Glengrow compost process and storing of finished compost at the landfill site is a very significant source of the identified modelled nuisances. It is currently a $2 million per year operation. Unlike the landfill operation, most of the nuisances (noise and dust) generated by our compost operations could be mitigated by enclosing some or all of the operations indoors. Furthermore, a bio filter could be installed to reduce odours from the indoor facilities. Depending on the amount of the operation to move indoors in large warehouse style facilities, the cost of the mitigation has been estimated to range from $28 to $52 million. This is in addition to the planned $22 million investment in an aerated static pile composting system (similar to the system at the Regional Biosolids Compost Facility) for yard waste composting. It should be noted that mitigation may not be significant enough to eliminate complaints from the facility.

The other option would be to relocate the compost operations. Like the community impact on relocating the landfill, the additional cost of transporting yard waste to the new facility and transport compost to market, would be funded by yard waste composting users. The cost of finding and building a new site must also be considered and has not been estimated.

In summary, the potential financial impact of approving this ASP to the City of Kelowna and to the community at large is extremely high. The direct cost to Kelowna taxpayers could range from $28 to $52 million to mitigate nuisance generated from compost impacts, to many tens of millions of dollars to close and manage the landfill should it be closed sooner than planned. This does not reflect the potential increased disposal costs to residents and businesses of the region that could easily amount to hundreds of millions over the planned landfill life. The economic impact to the community of early landfill closure and relocating disposal operations outside of the region could easily be in the billions of dollars.

4.6 Conclusion

In summary, the Diamond Mountain Area Structure Plan process has endeavored to explore the development feasibility of the subject parcels and determine their best use as they relate to the overarching City's growth strategy. Through this review, the completion of multiple nuisance technical reports, and recent city experience in managing the impact of nuisance at other facilities, it is apparent that the proximity of the subject parcels to the Glenmore Landfill will impose risk to the City and to the community primarily in the form of noise, odour and dust nuisances to future residents and the consequences of those risks can be extremely high. While ideally this conclusion would have been arrived at much earlier in the process, it is the corporate position that development in this form at this location is not in the community's best interest and will impose a significant risk to the Glenmore Landfill.

For the reasons noted above, pursuing development in the form that this ASP proposes is not in the long-term public interest, and therefore the corresponding OCP application and zoning amendments are not supported. Ensuring that a high quality of life for future residents is achievable is a paramount planning objective. Of equal importance is balancing the long-term asset life of the Glenmore Landfill and its critical role that serves citizens of the region. On balance, the risks of interface incompatibility and future mitigation measures outweigh the benefits of accommodating residential units on these parcels and therefore the residential development form is unsupportable.

5.0 Current Development Policies

Development Process
Development must comply with City bylaws and policies, including, but not limited to: Kelowna 2030 – Official Community Plan Bylaw No. 10500, Subdivision, Development & Servicing Bylaw No. 7900 and Zoning Bylaw No. 8000, as amended or replaced. During the ASP process, City staff identified several matters that need further consideration to ensure City policies and bylaws are met. These include drainage, storm water, utilities, transportation, and parks. The applicant is aware of these matters and has chosen to address them at time of rezoning and subdivision, if the application were to proceed to the next stage.

5.1 Kelowna Official Community Plan (OCP)

The subject properties are designated in the Official Community Plan (OCP) for the preparation of an Area Structure Plan. Chapter 3 of the OCP goes further to anticipate the type and density of development on the site, which is linked to the City's 20 Year Servicing Plan. Pending the outcome of this ASP application, an update to the current OCP would examine the subject parcels future land use given the updated technical nuisance analysis as it relates to land use compatibility.

To ensure the long-term viability of local landfills, including the Glenmore Landfill[1].
As has been demonstrated from the nuisance study as described in this report, significant residential development close to the City's landfill places a high risk on the long-term viability of the Glenmore Landfill and Glengrow compost operation.

[1] City of Kelowna Official Community Plan, Chapter 7 (Infrastructure), Objective 7.25.

Provide parks for a diversity of people and a variety of uses[2].

Ensure environmentally sustainable development[3].

Environmentally Sensitive Area Linkages. Ensure that development activity does not compromise the ecological function of environmentally sensitive areas and maintains the integrity of plant and wildlife corridors[4].

Steep Slopes. Prohibit development on steep slopes (+30% or greater for a minimum distance of 10 metres) except where provided for in ASPs adopted or subdivisions approved prior to adoption of OCP Bylaw 10500[5].

Access Through Steep Slopes. Discourage roads (public or private) through +30% slope areas intended to access lands beyond, except in cases where it can be demonstrated the road will be sensitively integrated (visual and aesthetic impacts minimized) with the natural environment and will present no hazards to persons or property, environmental threats or unreasonable servicing or maintenance challenges[6].

Ensure development is compatible with surrounding land uses[7].
As has been demonstrated from the nuisance study as described in this report, significant residential development close to the landfill and compost facility is not compatible with surrounding land uses.

Ensure context sensitive housing development[8].

Cluster Housing[9]. Require new residential development to be in the form of cluster housing on / or near environmentally sensitive areas and areas of steeper slopes to lessen site disturbance and environmental impact on those areas identified on the Future Land Use Map 4.1 as single/two-unit residential hillside. Steeply sloped areas should be retained as natural open space, public or private. The intent of the clustering would be to preserve features identified through the Development Permit process that otherwise might be developed and to maximize open space in order to:

a. Protect environmentally sensitive areas of a development site and preserve them on a permanent basis utilizing the most appropriate tools available;

b. Facilitate creative and flexible site design that is sensitive to the land's natural features and adaptive to the natural topography;

c. Decrease or minimize non-point source (i.e. asphalt roofs, driveways and parking) pollution impacts by reducing the amount of impervious surfaces in site development;

d. Promote overall cost savings on infrastructure installation and maintenance; and

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[2] City of Kelowna Official Community Plan, Objective 5.14 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Objective 5.15 (Development Process Chapter).
[4] City of Kelowna Official Community Plan, Policy 5.15.3 (Development Process Chapter).
[5] City of Kelowna Official Community Plan, Policy 5.15.12 (Development Process Chapter).
[6] City of Kelowna Official Community Plan, Policy 5.15.13 (Development Process Chapter).
[7] City of Kelowna Official Community Plan, Objective 5.19 (Development Process Chapter).
[8] City of Kelowna Official Community Plan, Objective 5.22 (Development Process Chapter).
[9] City of Kelowna Official Community Plan, Policy 5.22.1 (Development Process Chapter).

e. Provide opportunities for social interaction, walking and hiking in open space areas.

6.0 Application Chronology

ASP Application – November 8, 2012

ASP Authorization by Council – December 3, 2012

ASP TOR issued by City Staff– December 21, 2012

Landfill Nuisance issue identified by City Staff – April 26, 2013

Nuisance Study Analysis by Consultant– August, 2013 – February, 2014

Peer Review of Nuisance Study (requested by Troika) – May, 2014 – June 16, 2014

Phase 1 ASP Report Submitted by Troika – July 31, 2014

Initial TIA submitted – June 2, 2015

TIA approved – March 1, 2016

Draft Phase 2 report submitted for review – April 15, 2016

Open House 2 – June 2, 2016

Phase 2 report re-submitted – November, 2016

OCP Amendment Application and Final ASP submission – February/March, 2017

Landfill Nuisance issue re-identified – February 22, 2017

Meetings with applicant team – May, 2017 – February 2018

Financial/Budgetary Considerations:

As noted above, should the development proceed, there may be financial impacts to the Glenmore Landfill operational plan that would require extensive mitigation strategies to be employed. This range in costs is too diverse for Staff to quantify at this time.

Submitted by:

D. Noble-Brandt, Dept. Manager, Policy & Planning
J. Moore, Long Range Planning Manager

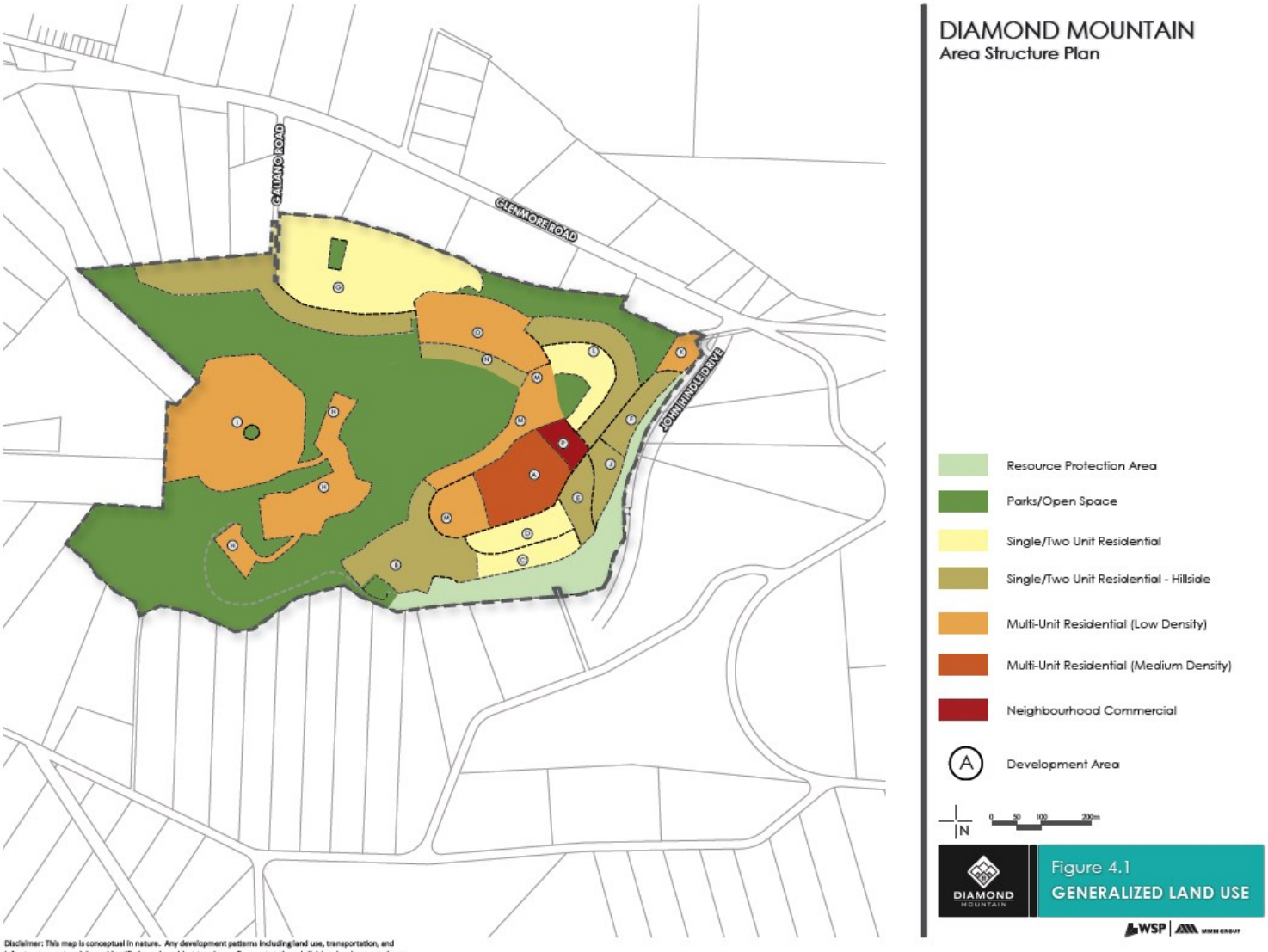
K. Van Vliet, Utility Services Manager

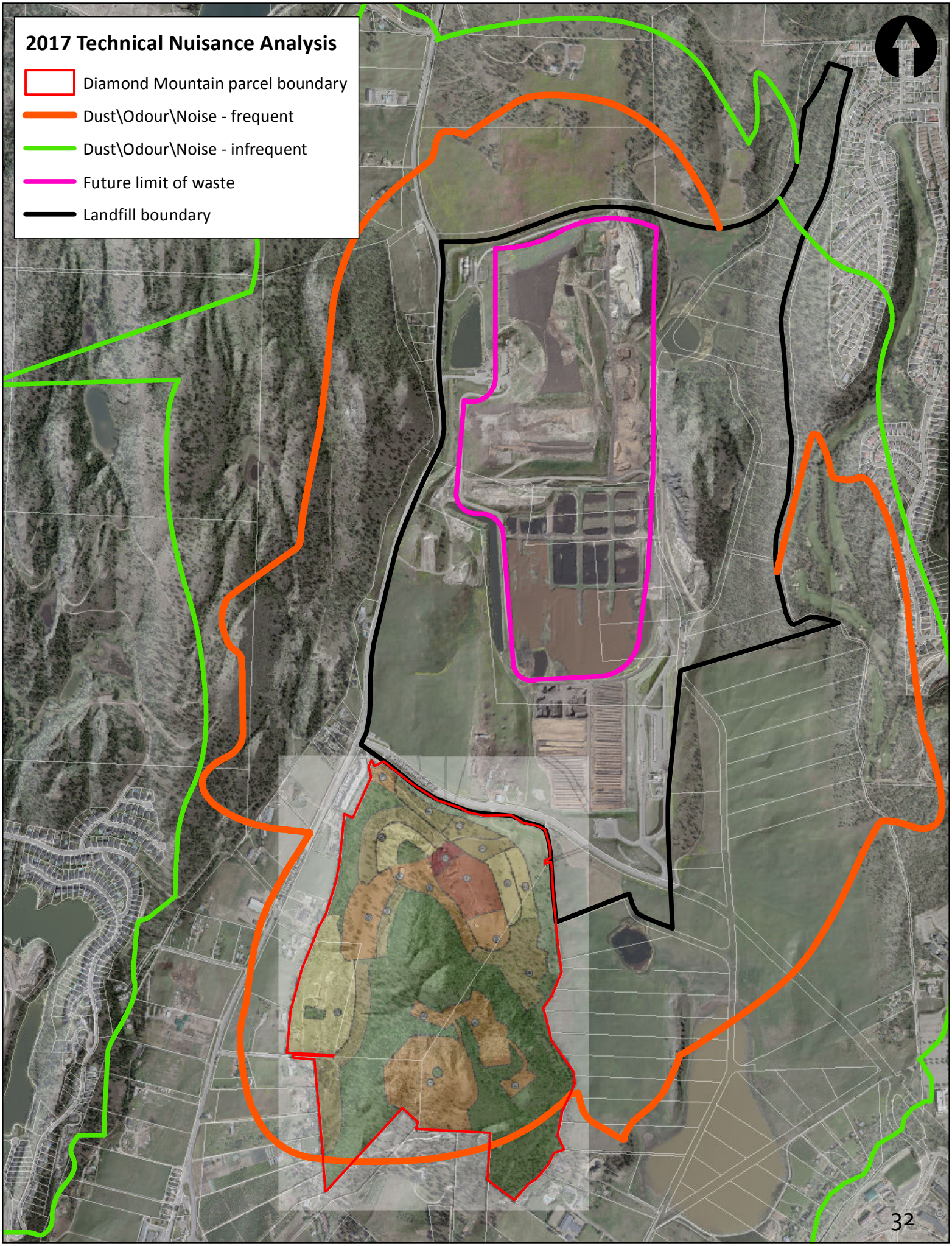
Approved for inclusion: Doug Gilchrist, Divisional Director, CP & SI
Joe Creron, Deputy City Manager

Attachments:

Attachment A: Proposed Land Use Development Concept
Attachment B: Map of Potential Nuisance Levels of Odour, Dust, Noise, Light & Litter Reports, by GHD (May, 2017)

cc:
Divisional Director of Infrastructure
Divisional Director of Financial Services
Utility Services Manager
Department Manager of Community Planning
Solid Waste Supervisor


DIAMOND MOUNTAIN
Area Structure Plan
GALIANO ROAD
GLENMORE ROAD
JOHN HINDLE DRIVE
Resource Protection Area
Parks/Open Space
Single/Two Unit Residential
Single/Two Unit Residential - Hillside
Multi-Unit Residential (Low Density)
Multi-Unit Residential (Medium Density)
Neighbourhood Commercial
Development Area
N
0 50 100 200m
DIAMOND MOUNTAIN
Figure 4.1
GENERALIZED LAND USE
WSP
Disclaimer: This map is conceptual in nature. Any development patterns including land use, transportation, and infrastructure network items identified may be subject to minor refinement at the subdivision development phase.


2017 Technical Nuisance Analysis
Diamond Mountain parcel boundary
Dust\Odour\Noise - frequent
Dust\Odour\Noise - infrequent
Future limit of waste
Landfill boundary

REPORT TO COUNCIL

Date:	March 19, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (AC)		
Application:	OCP18-0001 Z18-0003	**Owners:**	1120797 BC Ltd. Inc. No.
Addresses:	1205-1241 Richter Street	**Applicant:**	Leonard Kerkhoff
Subject:	Official Community Plan Amendment and Rezoning Application		
Existing OCP Designation:	MRM – Multiple Unit Residential (Medium Density)		
Proposed OCP Designation:	MRH – Multiple Unit Residential (High Density)		
Existing Zone:	RU6 – Two Dwelling Housing		
Proposed Zone:	RM6 – High Rise Apartment Housing		

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP18-0001 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of each of the following parcels:

1. Lot 8 District Lot 138 ODYD Plan 1039, located at 1241 Richter Street, Kelowna, BC
2. Lot 9 District Lot 138 ODYD Plan 1039, located at 1235 Richter Street, Kelowna, BC
3. Lot 10 District Lot 138 ODYD Plan 1039, located at 1229 Richter Street, Kelowna, BC
4. Lot 11 District Lot 138 ODYD Plan 1039, located at 1223 Richter Street, Kelowna, BC
5. Lot 12 District Lot 138 ODYD Plan 1039, located at 1215 Richter Street, Kelowna, BC
6. Lot 13 District Lot 138 ODYD Plan 1039, located at 1205 Richter Street, Kelowna, BC

from the MRM – Multiple Unit Residential (Medium Density) designation to the MRH – Multiple Unit Residential (High 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 475 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated March 12, 2018;

THAT Rezoning Application No. Z18-0003 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of each of the following parcels:

1. Lot 8 District Lot 138 ODYD Plan 1039, located at 1241 Richter Street, Kelowna, BC
2. Lot 9 District Lot 138 ODYD Plan 1039, located at 1235 Richter Street, Kelowna, BC
3. Lot 10 District Lot 138 ODYD Plan 1039, located at 1229 Richter Street, Kelowna, BC
4. Lot 11 District Lot 138 ODYD Plan 1039, located at 1223 Richter Street, Kelowna, BC
5. Lot 12 District Lot 138 ODYD Plan 1039, located at 1215 Richter Street, Kelowna, BC
6. Lot 13 District Lot 138 ODYD Plan 1039, located at 1205 Richter Street, Kelowna, BC

from the RU6 – Two Dwelling Housing zone to the RM6 – High Rise Apartment 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 Attachment "A" attached to the Report from the Community Planning Department dated March 12, 2018;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the registration of a height restriction covenant to a maximum of six (6) storeys and a land use restriction covenant on the subject property;

AND FURTHER THAT final adoption of Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject property.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of the subject properties from MRM – Multiple Unit Residential (Medium Density) to MRH – Multiple Unit Residential (High Density) and to rezone the subject properties from RU6 – Two Dwelling Housing to RM6 – High Rise Apartment Housing to facilitate the construction of an apartment building.

3.0 Community Planning

The subject properties are located on the edge of the 'City Centre' Urban Centre at Clement Ave and Richter St. The subject properties, which will be consolidated, are in close proximity to downtown and are well served by nearby amenities including parks, restaurants, and shops. The properties are also in close proximity to the Cawston Ave multi-use corridor with good cycling connectivity to downtown, the Ethel St multi-use corridor, and Rails-with-Trails. The properties' Walk Score is 86 (Very Walkable – most errands can be accomplished on foot) and the Transit Score is 45 (Some Transit – a few nearby public transportation options). The Clement Ave corridor is an area in transition with the recent construction of the RCMP building and a number of other five and six storey developments in the application stage.

The applicant is requesting an Official Community Plan Amendment to MRH – Multiple Unit Residential (High Density) and rezoning to RM6 – High Rise Apartment Housing in order to facilitate the construction of a six-storey apartment building with a proposed FAR of 1.88. The maximum floor area ratio achievable under the RM5 zone, consistent with the properties' current MRM future land use designation, is 1.4. The project's proposed floor area ratio of 1.88 exceeds the maximum permitted floor area ratio in the RM5 zone. In order to proceed with the proposed development an Official Community Plan Amendment and rezoning are required.

In consideration of the subject properties' urban context staff are supportive of the proposed Official Community Plan Amendment to MRH – Multiple Unit Residential (High Density) and rezoning to RM6 – High Rise Apartment Housing to facilitate the construction of a six-storey apartment building. Staff are

supportive of achieving significant density in close proximity to downtown especially when an entire block is assembled and comprehensively developed. The 2012 Housing Strategy called for zoning bylaw amendments to allow buildings up to 6 storeys in height and the associated density increase in consideration of the building code allowing six storey wood frame buildings. Due to high file volumes, Staff have not been able to bring the necessary text amendments to Council for consideration.

Staff have reviewed this application and it may proceed without affecting either the City's Financial Plan or Waste Management Plan.

To fulfill Council Policy No. 367 for 'OCP Minor' and 'Zoning Major' applications, the applicant held a public information session on January 29, 2018 at the Rotary Centre for the Arts from 6:00pm to 8:00pm. The applicant also completed the neighbourhood notification process by contacting all properties within 50m of the subject properties.

4.0 Proposal

4.1 Project Description

The applicant is proposing the construction of a six-storey, 58-unit rental apartment building (Attachment A). The project's proposed floor area ratio of 1.62 an Official Community Plan Amendment and rezoning to RM6 – High Rise Apartment Housing.

While the floor area ratio is suitable for the project, the maximum height of 55.0m or 16 storeys permitted in the RM6 zone is not. To respect the residential properties in the surrounding neighbourhood, the applicant will register a height restricting covenant to six (6) storeys prior to final adoption of zoning.

Staff are tracking two variances with the applicant's proposal. The first variance is to reduce the building setbacks and the second variance is to increase the site coverage variance. These variances are requested in order to accommodate the above ground parkade structure.

Should Council support the OCP Amendment and Rezoning bylaws, staff will bring forward a detailed report evaluating the design guidelines for the Development Permit and the overall merits of the Development Variance Permit for Council's consideration.

4.2 Site Context

The subject properties are located just outside the 'City Centre' Urban Centre on the south side of Clement Ave. The six lots have a combined area of 2,965m² in a neighbourhood with a mix of residential, industrial, and institutional uses. The properties are connected to urban services and are located within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P1 – Major Institutional I2 – General Industrial	RCMP Building Vacant Land
East	RU2 – Medium Lot Housing	Residential
South	RU6 – Two Dwelling Housing	Residential
West	RU6 – Two Dwelling Housing	Residential

Subject Properties Map: 1205-1241 Richter Street

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Goals for A Sustainable Future

Contain Urban Growth.[1] Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Development Process

Complete Communities.[2] Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service – a bus every 30 minutes. (approx. 114 people / hectare proposed).

Compact Urban Form.[3] 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

[1] Goal 1. (Introduction Chapter 1).
[2] Policy 5.2.4 (Development Process Chapter 5).
[3] Policy 5.3.2 (Development Process Chapter 5).

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.

Ensure opportunities are available for greater use of active transportation and transit to: to improve community health; reduce greenhouse gas emissions; and increase resilience in the face of higher energy prices.[4]

6.0 Technical Comments

6.1 Building & Permitting Department

- Full plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- See Attachment 'A', memorandum dated November 21, 2017.

6.3 Fire Department

- No comments related to zoning.

7.0 Application Chronology

Date of Application Received: January 9, 2018
Date Public Consultation Completed: January 29, 2018

Report prepared by: Adam Cseke, Planner Specialist
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 'A' – Development Engineering Memorandum dated November 21, 2017
Schedule 'A & B' – Site Plan and Conceptual Renderings

[4] Objective 5.10 (Development Process Chapter 5).

ATTACHMENT A
This forms part of application
Z18-0003

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: January 19, 2018
File No.: Z18-0003

To: Community Planning (AC)

From: Development Engineering Manager (JK)

Subject: 1205-1241 Richter Street RU6 to RM6

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 Jason Angus.

.1) General

a) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.

b) Provide easements as may be required.

.2) Road Dedication and Subdivision Requirements

a) Provide corner rounding or truncation dedication of 10m radius at Clement Ave and Richter Street.

b) Lot consolidation.

c) Access to the development should be via Laneway from Coronation Ave.

d) All access points should be designed to the SS-C7 standard with a continuous sidewalk at property line.

.3) Geotechnical Study.

(a) Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision. The Geotechnical reports must be submitted to the Development Services Department for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval:

ATTACHMENT A
This forms part of application
Z18-0003
City of Kelowna COMMUNITY PLANNING
Planner Initials AC

i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.

ii. Site suitability for development.

iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).

iv. Any special requirements for construction of roads, utilities and building structures.

v. Recommendations for items that should be included in a Restrictive Covenant.

vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.

vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc

.4) Water

a) The properties are located within the City of Kelowna service area. The existing lots are serviced with small -diameter water services (6). Only one service will be permitted to the site or per property. The applicant, at his cost, will arrange for the removal of all existing services and the installation of one new larger metered water service.

b) The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for residential zoning is 150l/s and is available at the site. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.

c) An approved backflow protection devise must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.

d) A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost

.5) Sanitary Sewer

a) 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 services (6) and the installation of one new larger service.

b) A flow analysis check is required by the developer's civil engineering consultant to determine if there are any down stream impacts to the sewer system triggered by this development.

.6) Drainage

ATTACHMENT A
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Z18-0003
City of Kelowna
COMMUNITY PLANNING
Planner Initials AC

a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.

b) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.

c) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

.7) Roads

a) Clement Ave is designated an urban arterial road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, street lights, treed middle median and left turn bays. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **$59,557.41** <u>not including utility service cost.</u>

b) Richter Street is designated an urban arterial road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, left turn bays, landscaped boulevard complete with underground irrigation system, and street lights, traffic signal upgrades and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading. A modified SS-R6 cross section will be used and provided at the time of design.

c) Coronation Ave is designated an urban collector road. Frontage improvements required include curb and gutter, separate sidewalk, piped storm drainage system, road works, landscaped boulevard complete with underground irrigation system, and street lights, and re-location or adjustment of existing utility appurtenances if required to accommodate the upgrading. A SS-R5 cross section will be used and provided at the tiem of design.

d) The existing north portion of the north-south lane will be closed to Clement Ave. This section of laneway will remain as a utility corridor, walkway, and a Storm Drainage ROW. Construction of a walkway will be required for this section of laneway. All vehicle movement will access the development from Coronation Ave.

e) Provide a Street Sign, Markings and Traffic Control Devices c/w traffic intersection controls and timing design drawings for review and costing. At this time the development will be responsible for the design and

ATTACHMENT A
This forms part of application
Z18-0003
City of Kelowna
COMMUNITY PLANNING
Planner Initials AC

construction of the traffic signal in the Southeast Corner of the Richter Clement intersection.

f) Landscaped boulevards, complete with underground irrigation design drawing as per bylaw, is required on Clement Ave, Coronation & Richter Street.

.9) Power and Telecommunication Services and Street Lights

a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground.

b) Streetlights must be installed on all roads.

c) 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.

d) Remove existing poles and utilities, where necessary. Remove aerial trespass (es).

.10) 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 Development Engineering 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.

.11) Other Engineering Comments

a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands, and for public access to Vaughan Ave via the proposed lane.

b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility

as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

.12) Servicing Agreements for Works and Services

a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings 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

.13) Bonding and Cash-in-lieu Summary

a) Cash-in-lieu

i) General Requirements

1. Traffic Signal Upgrades	**$150,000.00**
2. Clement Improvements	**$59,557.41**

b) Bonding

i) General Requirements

1. Laneway Improvements	**$ TBD**
2. Richter Street Improvements	**$ TBD**
3. Coronation Ave Improvements	**$ TBD**

.14) Charges and Fees

a) Development Cost Charges (DCC's) are payable

b) Fees per the "Development Application Fees Bylaw" include:

i) Street/Traffic Sign Fees: at cost if required (to be determined after design).

ii) Survey Monument, Replacement Fee: $1,200.00 (GST exempt) – only if disturbed.

c) Engineering and Inspection Fee: 3.5% of construction value (plus GST

ATTACHMENT A
This forms part of application
Z18-0003
Planner Initials AC
City of Kelowna
COMMUNITY PLANNING

James Kay, P.Eng.
Development Engineering Manager

JA

SCHEDULE **A & B**

This forms part of application

Z18-0003

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City of Kelowna
COMMUNITY PLANNING

NORTHWEST CORNER VIEW
SCALE: N.T.S.

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2017-11-24	ISSUED FOR R2/DP
2017-10-30	ISSUED FOR OWNER REVIEW
2017-09-12	ISSUED FOR PLANNING REVIEW

REVISIONS

CONSULTANT

CLIENT
KERKOFF DEVELOPMENT LTD.

PROJECT
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1205,1215,1223,1229,1235, 1241 RICHTER STREET, KELOWNA, BC

DRAWING TITLE
RENDERING

DATE **2017.10.24** FILE NO.
DWN. **KS**
CHK. **CH** **1708**

SEAL

SHEET NO.
DP-0.0A

SCHEDULE **A & B**

This forms part of application

Z18-0003

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC

NORTH ELEVATION ALONG CLEMENT AVENUE
SCALE: N.T.S.

WEST ELEVATION ALONG RICHTER STREET
SCALE: N.T.S.

MATERIAL	COLOUR SCHEME
CEMENT BOARD PANEL SIDING	COBBLESTONE, JAMES HARDIE
CEMENT BOARD HORIZONTAL SIDING	LIGHT MIST, JAMES HARDIE
PANEL SIDING & HARDIE CEMENT BOARD	COUNTRY RED
TRIMS	HC-166, KENDALL CHARCOAL - BENJAMIN MOORE
WINDOW FRAMES	IRON GREY
ALUMINUM RAILINGS	CHARCOAL

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2017-11-24 ISSUED FOR R2/DP
2017-10-30 ISSUED FOR OWNER REVIEW
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REVISIONS

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PROJECT
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1205,1215,1223,1229,1235, 1241 RICHTER STREET, KELOWNA, BC

DRAWING TITLE
COLOURED ELEVATIONS

DATE **2017.10.24** FILE NO.
DWN. **KS**
CHK. **CH** **1708**

SEAL

SHEET NO.
DP-0.0B

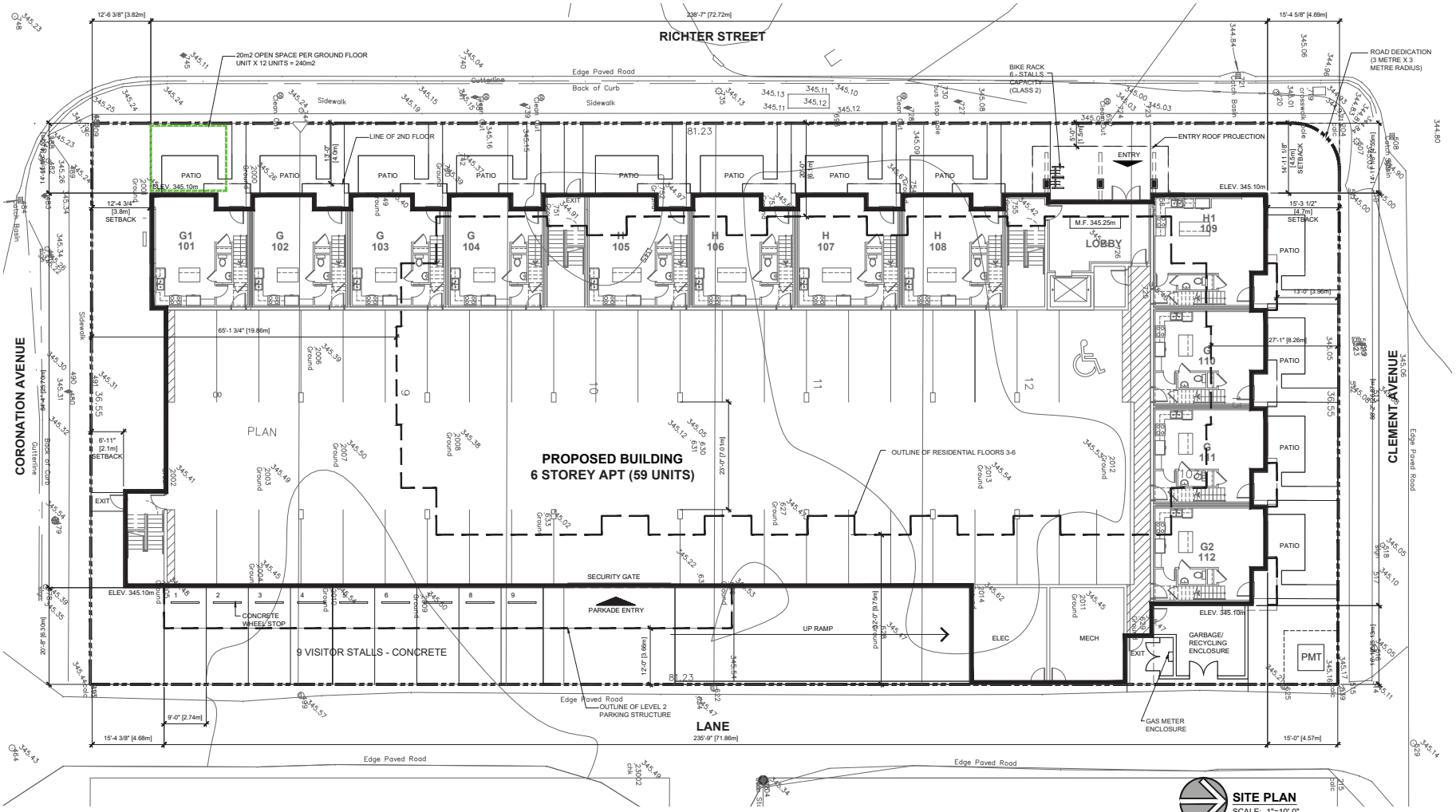
SCHEDULE **A & B**

This forms part of application

Z18-0003

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC



SITE PLAN

SCALE: 1"=10'-0"

SITE RECONCILIATION

CIVIC ADDRESS:
1205, 1215, 1223, 1229, 1235, 1241 Richter Street , Kelowna, BC

LEGAL DESCRIPTION:
LOTS 8,9,10,11,12, 13, DISTRICT LOT 138 PLAN KAP 1039

ZONE: EXISTING: RU6
PROPOSED: RM6

LOT AREAS:
GROSS LOT AREA: 31,911sf / 2,964.6m²
0.73ac / 0.296ha

ROAD DEDICATION: 20.789sf / 1.93 m²
(CORNER RADIUS)
NET LOT AREA: 31,890sf / 2,962.7m²
0.73ac / 0.296ha

DENSITY (FLOOR AREA RATIO):
ALLOWABLE: 1.5 - 2.0 (RM6)

PROPOSED: 5,582 m² / 2,962.7m² = 1.88
(BASED ON RESIDENTIAL FLOOR AREA)

NUMBER OF UNITS: 59 (39 - 2 BED & 20 - 1 BED)

LOT COVERAGE:
ALLOWABLE: 50%

PROPOSED: 69.5%= 2,057.8m² / 2,962.7m² - LEVELS 1 & 2 - (INCL. PARKADE)
39.6%= 1,172.0m² / 2,962.7m² - LEVELS 3 - 6 - (RES. ONLY)

MAXIMUM HEIGHT:
ALLOWABLE: LESSER OF 55.0m or 16.0 STOREYS

PROPOSED: 6 STOREYS (APPROX 19.7m) ROOF ELEV AT APPROX. 364.95m

SETBACKS :

	MINIMUM: REQ'D	PROPOSED: (LEVEL 1-2)	PROPOSED: (LEVEL 3-6)
SOUTH (CORONATION)	6.0m	2.1m / 3.8m	17.8m
NORTH (CLEMENT)	6.0m	3.9m	7.2m
EAST (LANE)	9.0m	0.0m / 5.2m	9.7m
WEST (RICHTER)	6.0m	4.0m	6.1m

PARKING REQUIREMENTS:

RESIDENTS PARKING:
REQUIRED: 39 (2 BED) UNITS x 1.5 = 58.5 CARS
20 (1 BED) UNITS x 1.25 = 25 CARS
TOTAL= 84 CARS
PROVIDED: 84 CARS (42 ON LEVEL 1 & 42 ON LEVEL 2)

VISITOR PARKING:
REQUIRED: 59 UNITS x 0.14 = 8.43 CARS = 9 CARS
PROVIDED: 9 CARS AT LANE

BICYCLE PARKING:
CLASS I REQD: 59 UNITS x 0.5 = 30 SPACES
CLASS I PROVIDED: 38 LOCKERS IN PARKADE LEVEL 2

CLASS II REQD: 59 UNITS x 0.1 = 6 SPACES
CLASS II PROVIDED: 6 SPACES IN RACK AT LOBBY

RESIDENTIAL SUMMARY : GROSS RESIDENTIAL FLOOR AREA:

LEVEL 1=	12 UNITS	7,152 SF
LEVEL 2=	0 UNITS	7,742 SF
LEVEL 3=	12 UNITS	11,555 SF
LEVEL 4=	12 UNITS	11,555 SF
LEVEL 5=	12 UNITS	11,555 SF
LEVEL 6=	11 UNITS	10,547 SF
TOTAL=	59 UNITS	60,106 SF (5,582 m²)

PRIVATE OPEN SPACE:
REQUIRED: 39 (2 BED) UNITS x 18.0m² = 702m²
20 (1 BED) UNITS x 12.0m² = 240m²
TOTAL = 942m²

PROVIDED: 240 m² (LEVEL 1 OUTDOOR)
776 m² (LEVEL 3 OUTDOOR)
51 m² (LEVEL 3 INDOOR)
1,067 m² TOTAL

UNIT SUMMARY

UNIT TYPE	1ST FL.	2ND FL.	3RD FL.	4TH FL.	5TH FL.	6TH FL.	TOTAL	UNIT AREA	TOTAL AREA
A | 1 BED 1BA	0	0	5	5	5	5	20	641 sq.ft.	12,820 sq.ft.
B | 2 BED 2 BA	0	0	3	3	3	3	12	895 sq.ft.	10,740 sq.ft.
C | 2 BED 2 BA	0	0	1	3	3	1	8	939 sq.ft.	7,512 sq.ft.
D | 2 BED 2 BA	0	0	1	1	1	1	4	876 sq.ft.	3,504 sq.ft.
E | 2 BED 1 BA	0	0	2	0	0	0	2	747 sq.ft.	1,494 sq.ft.
F | 2 BED 1 BA	0	0	0	0	0	1	1	1,159 sq.ft.	1,159 sq.ft.
G | 2 BED 1 BA	5	0	0	0	0	0	5	1,049 sq.ft.	5,245 sq.ft.
G1 | 2 BED 1 BA	1	0	0	0	0	0	1	1,074 sq.ft.	1,074 sq.ft.
G2 | 2 BED 1 BA	1	0	0	0	0	0	1	1,074 sq.ft.	1,074 sq.ft.
H | 2 BED+DEN 2.5 BA	4	0	0	0	0	0	4	1,122 sq.ft.	4,488 sq.ft.
H1 | 2 BED+DEN 2.5 BA	1	0	0	0	0	0	1	1,231 sq.ft.	1,231 sq.ft.
	12	0	12	12	12	11	59	TOTAL	50,341 sq.ft.

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2017-11-24 ISSUED FOR R2/DP
2017-10-30 ISSUED FOR OWNER REVIEW
2017-09-12 ISSUED FOR PLANNING REVIEW

REVISIONS

CONSULTANT

CLIENT
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PROJECT
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
1205,1215,1223,1229,1235, 1241 RICHTER STREET, KELOWNA, BC

DRAWING TITLE
SITE PLAN

DATE 2017.10.24 FILE NO.
DWN. KS
CHK. CH 1708

SEAL

SHEET NO.
DP-0.01

SCHEDULE **A & B**

This forms part of application

Z18-0003

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

SITE SURVEY
SCALE: 1"=10'-0"

NORTH

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2017-11-24	ISSUED FOR R2/DP
2017-10-30	ISSUED FOR OWNER REVIEW
2017-09-12	ISSUED FOR PLANNING REVIEW

REVISIONS

CONSULTANT

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KERKOFF DEVELOPMENT LTD.

PROJECT
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1205,1215,1223,1229,1235, 1241 RICHTER STREET, KELOWNA, BC

DRAWING TITLE
SITE SURVEY

DATE **2017.10.24** FILE NO.
DWN. **KS**
CHK. **CH** **1708**

SEAL

SHEET NO.
DP-0.02

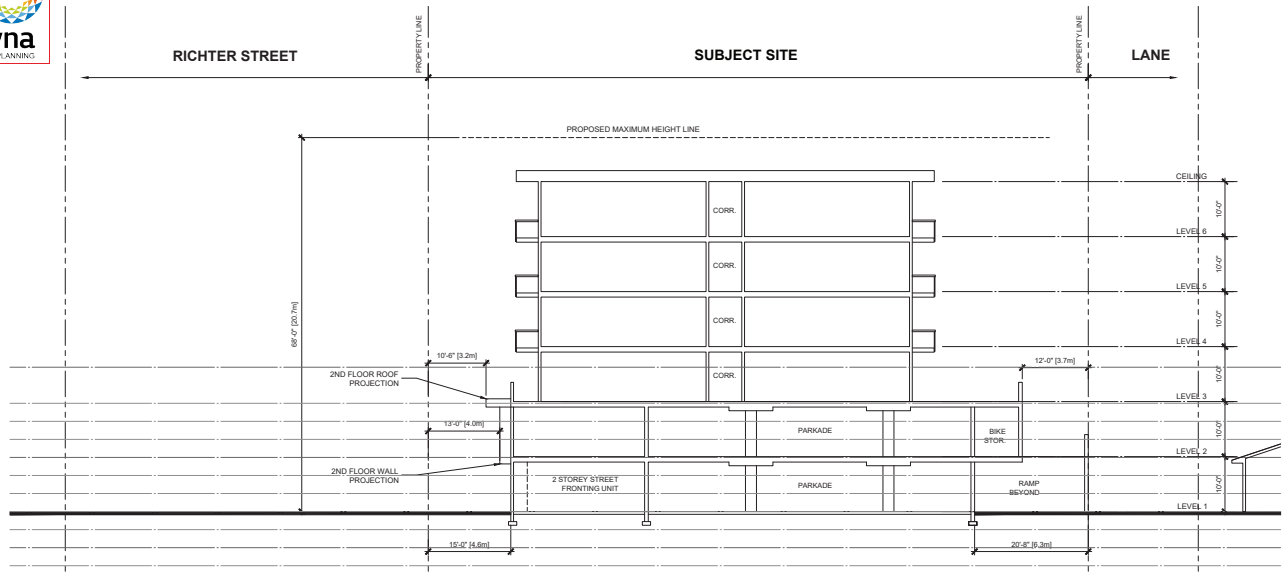
SCHEDULE **A & B**

This forms part of application

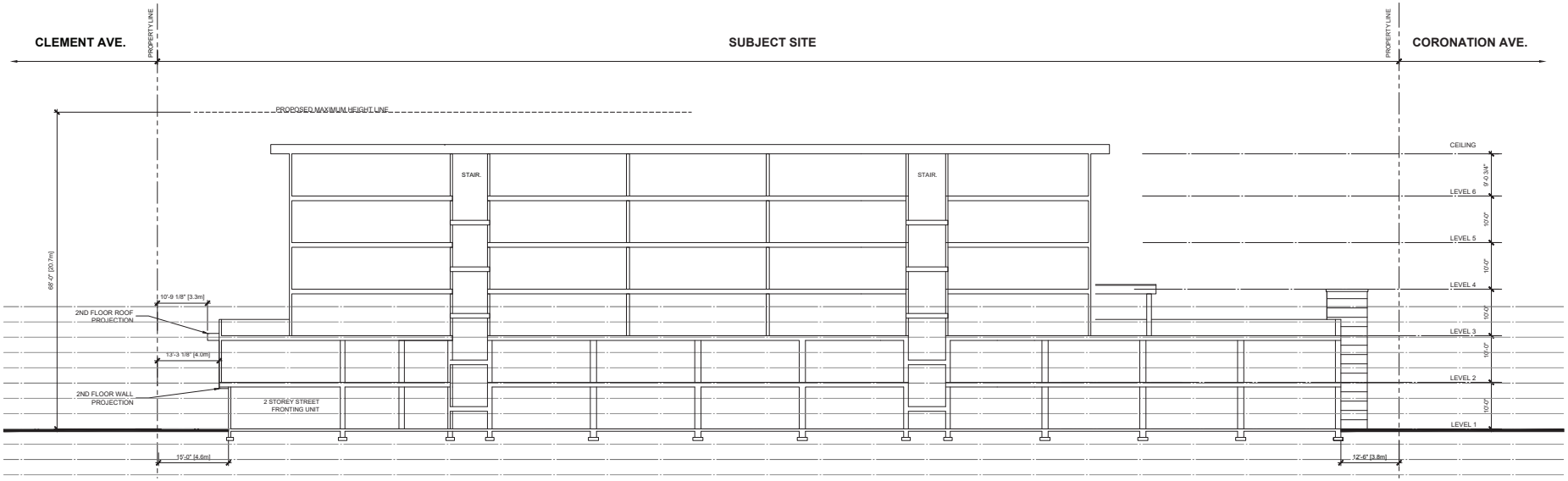
Z18-0003

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC



A SITE SECTION 'A' (ALONG CORONATION STREET)
SCALE: 3/32" = 1'-0"



A SITE SECTION 'B' (ALONG RICHTER STREET)
SCALE: 3/32" = 1'-0"

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2017-11-24 ISSUED FOR R2/DP
2017-10-30 ISSUED FOR OWNER REVIEW
2017-09-12 ISSUED FOR PLANNING REVIEW

REVISIONS

CONSULTANT

CLIENT
KERKOFF DEVELOPMENT LTD.

PROJECT
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
1205,1215,1223,1229,1235, 1241 RICHTER STREET, KELOWNA, BC

DRAWING TITLE
SITE SECTIONS

DATE **2017.10.24** FILE NO.
DWN. **KS**
CHK. **CH** **1708**

SEAL

SHEET NO.
DP-0.03

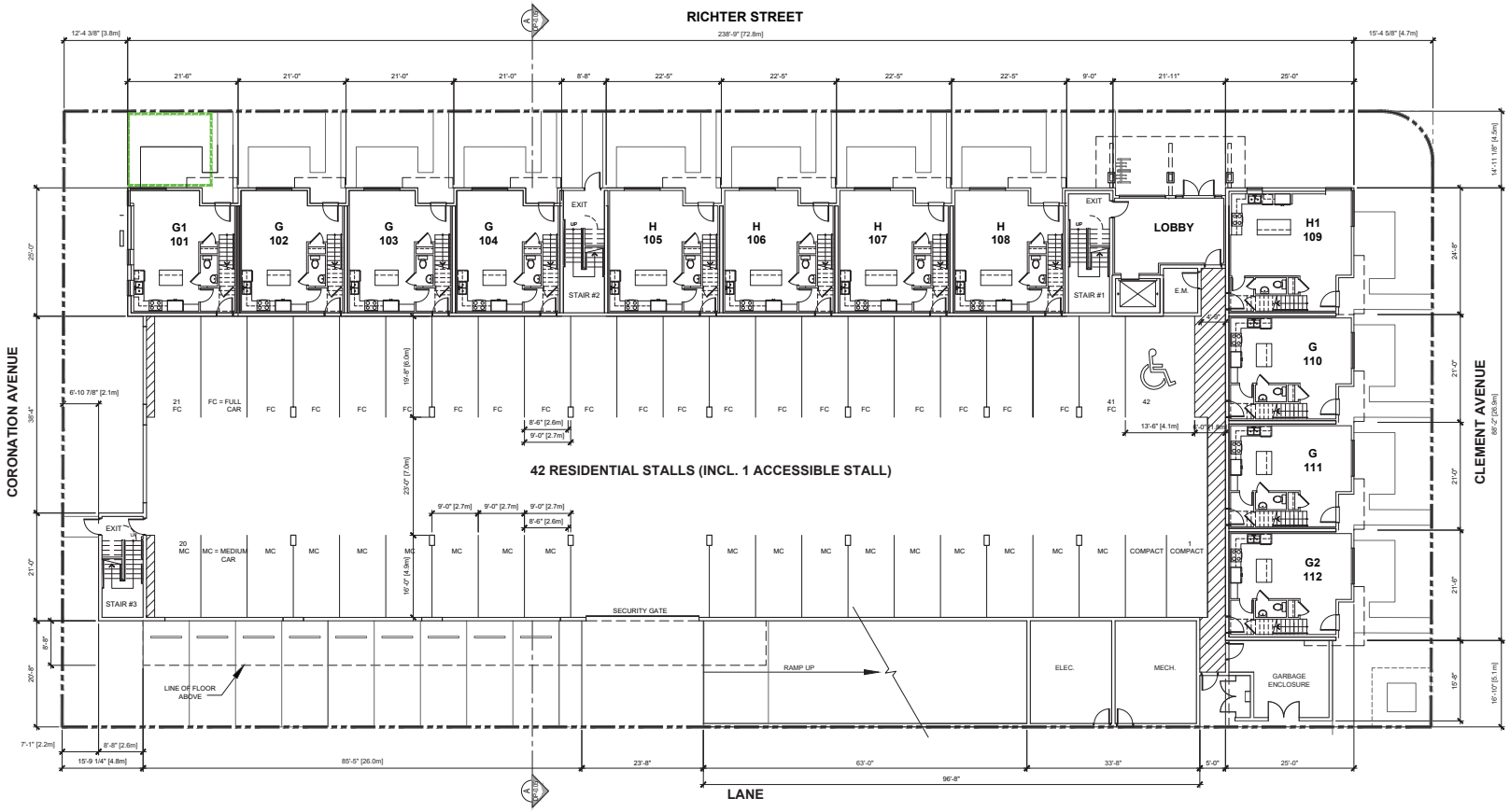
SCHEDULE **A & B**

This forms part of application

Z18-0003

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC



NORTH

LEVEL 1 FLOOR PLAN

SCALE: 3/32" = 1'-0"

GROSS FLOOR AREA (INCL RESIDENTIAL & PARKING): 20,596 SF
GROSS RESIDENTIAL FLOOR AREA: 7,152 SF

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2017-10-30	ISSUED FOR OWNER REVIEW
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REVISIONS

CONSULTANT

CLIENT
KERKOFF DEVELOPMENT LTD.

PROJECT
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1205,1215,1223,1229,1235, 1241 RICHTER STREET, KELOWNA, BC

DRAWING TITLE
LEVEL 1 FLOOR PLAN

DATE **2017.10.24** FILE NO.
DWN. **KS**
CHK. **CH** **1708**

SEAL

SHEET NO.
DP-1.01

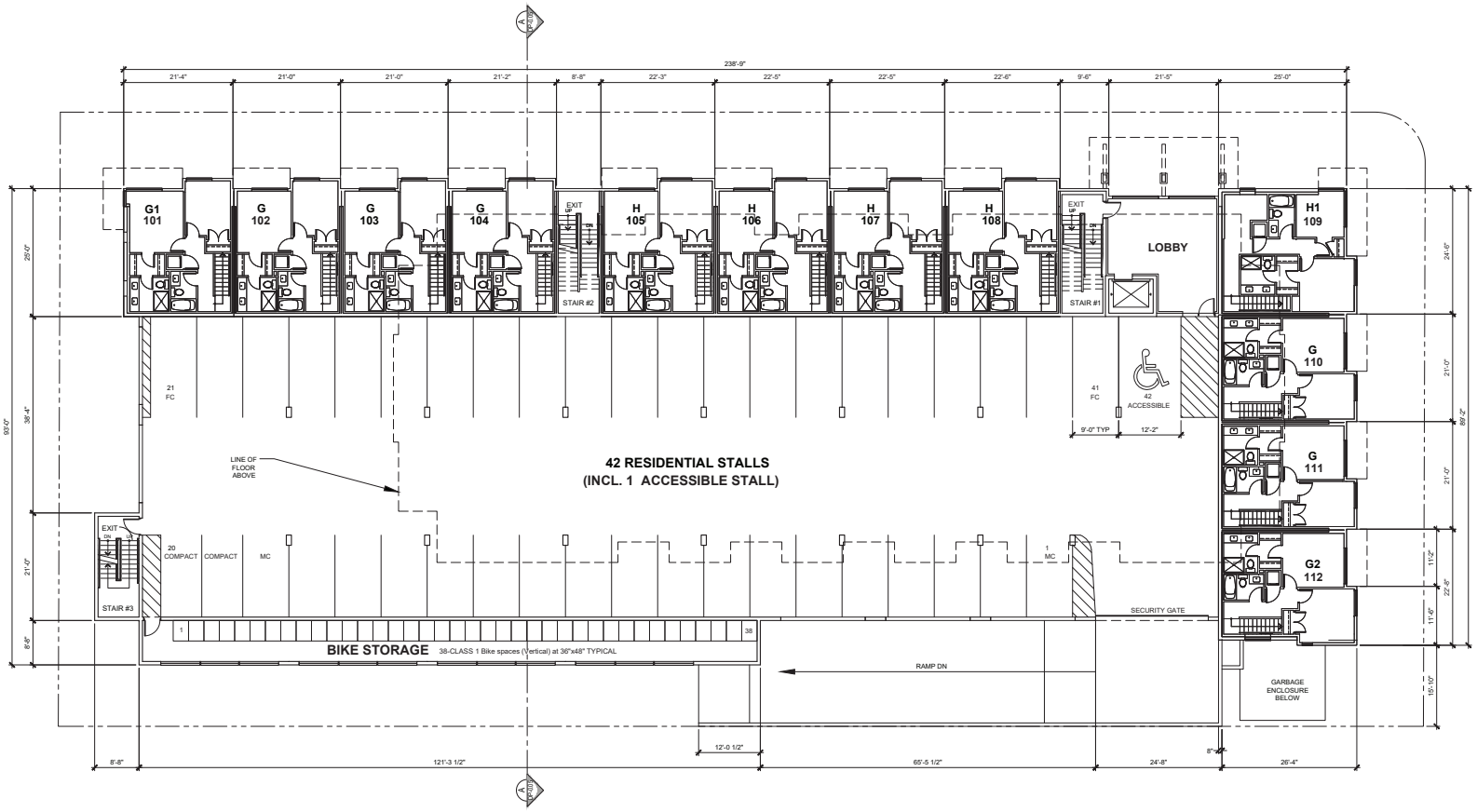
SCHEDULE **A & B**

This forms part of application

Z18-0003

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING



NORTH

LEVEL 2 FLOOR PLAN

SCALE: 3/32" = 1'-0"

GROSS FLOOR AREA (INCL RESIDENTIAL & PARKING): 21,456 SF
GROSS RESIDENTIAL FLOOR AREA: 7,742 SF

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2017-09-12 ISSUED FOR PLANNING REVIEW

REVISIONS

CONSULTANT

CLIENT
KERKOFF DEVELOPMENT LTD.

PROJECT
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1205,1215,1223,1229,1235, 1241 RICHTER STREET, KELOWNA, BC

DRAWING TITLE
LEVEL 2 FLOOR PLAN

DATE **2017.10.24** FILE NO.
DWN. **KS**
CHK. **CH** **1708**

SEAL

SHEET NO.
DP-1.02

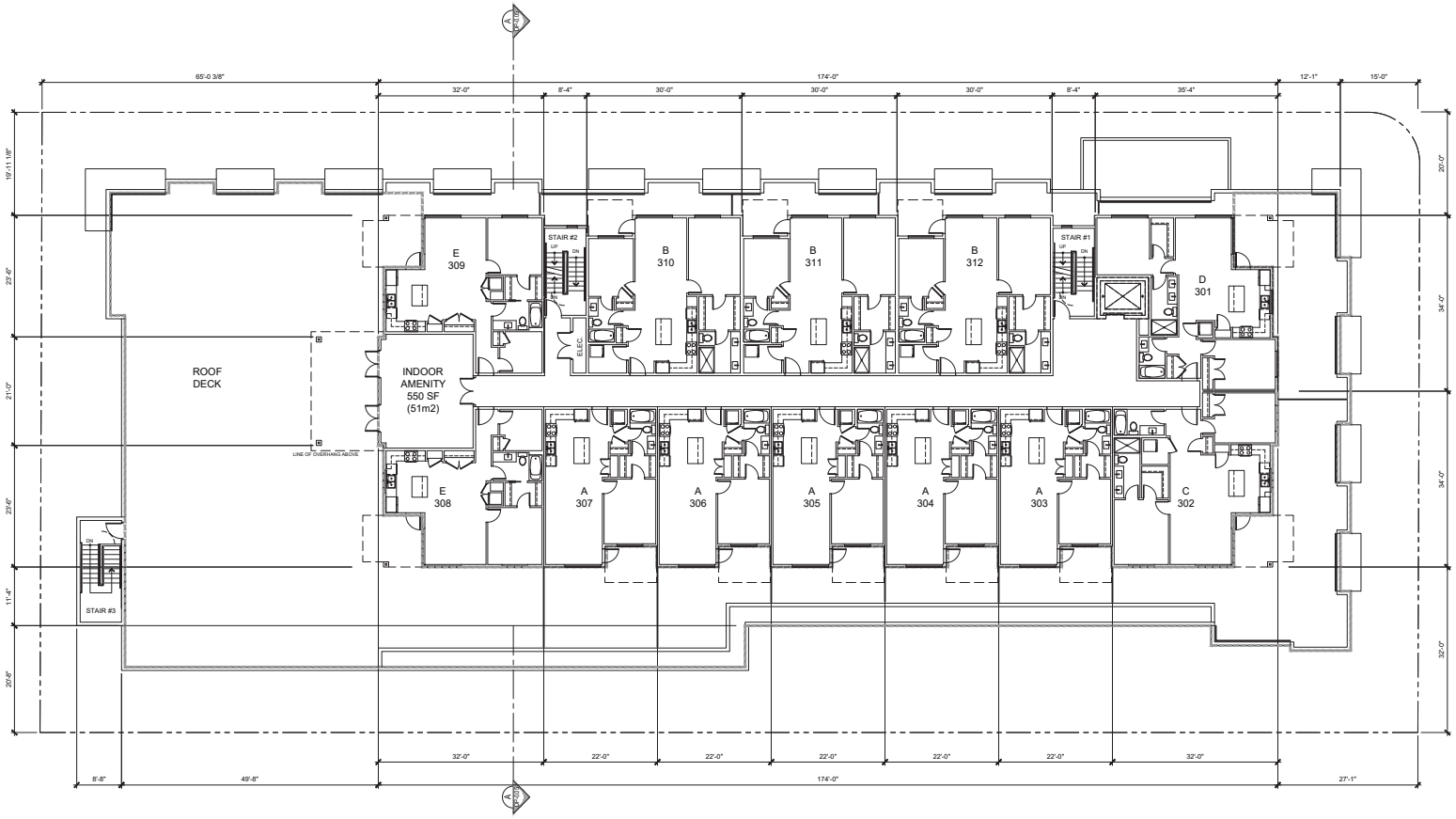
SCHEDULE **A & B**

This forms part of application

Z18-0003

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING



NORTH

LEVEL 3 FLOOR PLAN
SCALE: 3/32" = 1'-0"

GROSS RESIDENTIAL FLOOR AREA: 11,555 SF

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REVISIONS
CONSULTANT

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PROJECT
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1205,1215,1223,1229,1235, 1241 RICHTER STREET, KELOWNA, BC

DRAWING TITLE
LEVEL 3 FLOOR PLAN

DATE **2017.10.24** FILE NO.
DWN. **KS**
CHK. **CH** **1708**

SEAL
SHEET NO.
DP-1.03

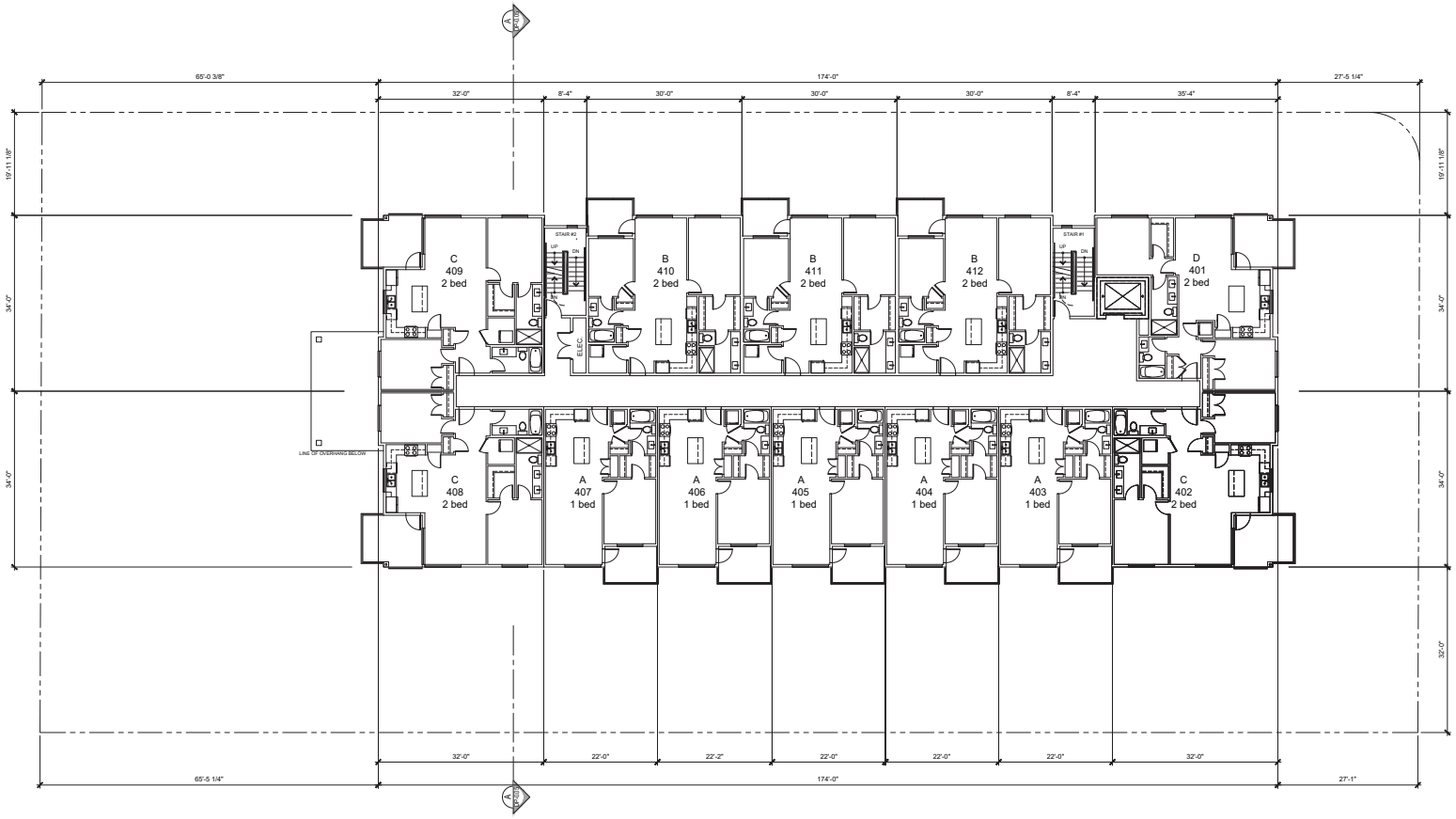
SCHEDULE **A & B**

This forms part of application

Z18-0003

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING



NORTH

LEVEL 4 FLOOR PLAN
SCALE: 3/32" = 1'-0"

GROSS RESIDENTIAL FLOOR AREA: 11,555 SF

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2017-10-30 ISSUED FOR OWNER REVIEW
2017-09-12 ISSUED FOR PLANNING REVIEW

REVISIONS

CONSULTANT

CLIENT
KERKOFF DEVELOPMENT LTD.

PROJECT
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1205,1215,1223,1229,1235, 1241 RICHTER STREET, KELOWNA, BC

DRAWING TITLE
LEVEL 4 FLOOR PLAN

DATE **2017.10.24** FILE NO.
DWN. **KS**
CHK. **CH** **1708**

SEAL

SHEET NO.
DP-1.04

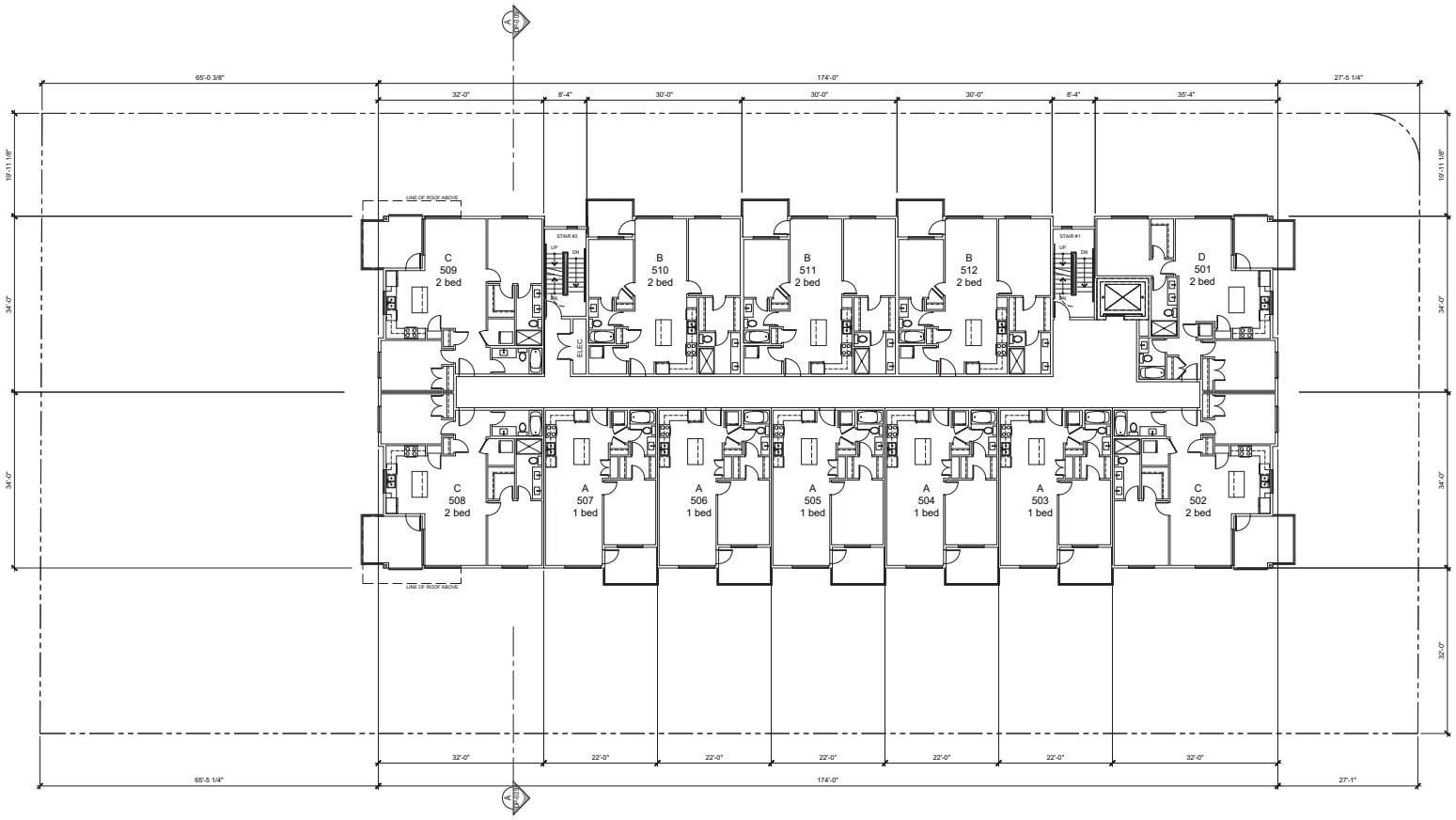
SCHEDULE **A & B**

This forms part of application

Z18-0003

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING



NORTH

LEVEL 5 FLOOR PLAN
SCALE: 3/32" = 1'-0"

GROSS RESIDENTIAL FLOOR AREA: 11,555 SF

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2017-10-30 ISSUED FOR OWNER REVIEW
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CONSULTANT

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PROJECT
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1205,1215,1223,1229,1235, 1241 RICHTER STREET, KELOWNA, BC

DRAWING TITLE
LEVEL 5 FLOOR PLAN

DATE **2017.10.24** FILE NO.
DWN. **KS**
CHK. **CH** **1708**

SEAL
SHEET NO.
DP-1.05

SCHEDULE **A & B**

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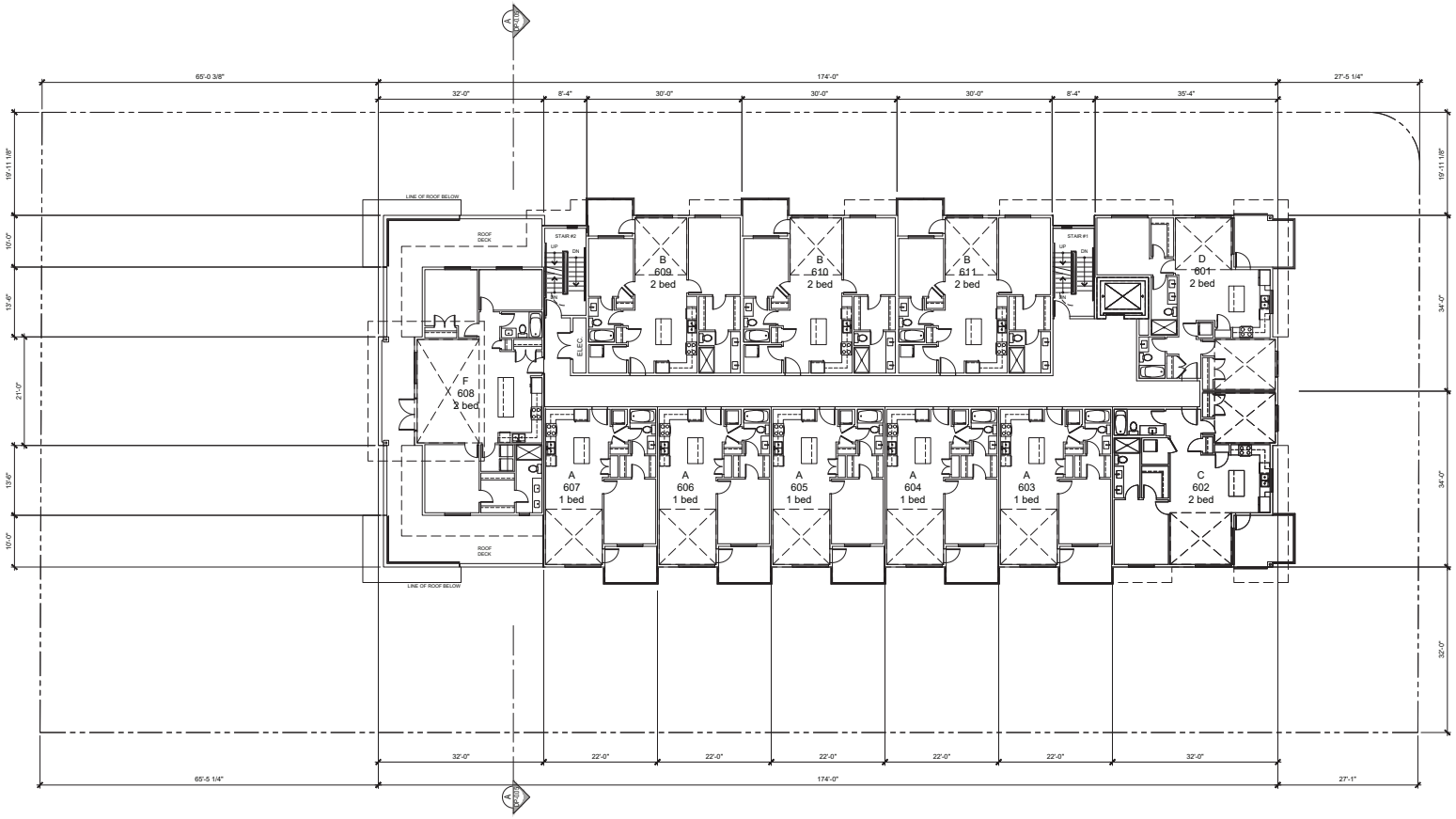
Z18-0003

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING



NORTH

LEVEL 6 FLOOR PLAN
SCALE: 3/32" = 1'-0"

GROSS RESIDENTIAL FLOOR AREA: 11,555 SF

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REVISIONS
CONSULTANT

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PROJECT
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1205,1215,1223,1229,1235, 1241 RICHTER STREET, KELOWNA, BC

DRAWING TITLE
LEVEL 6 FLOOR PLAN

DATE **2017.10.24** FILE NO.
DWN. **KS**
CHK. **CH** **1708**

SEAL
SHEET NO.
DP-1.06

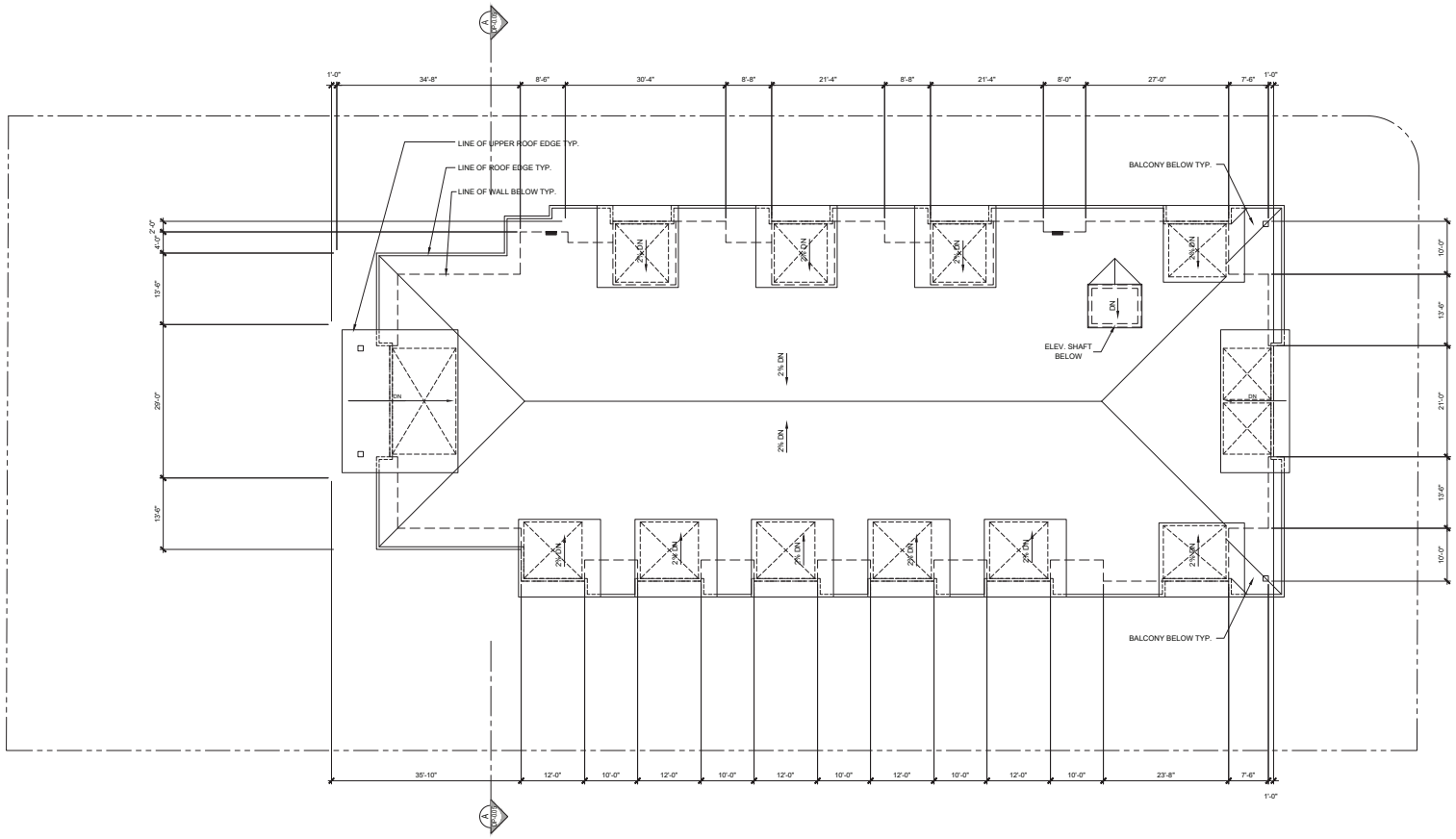
SCHEDULE **A & B**

This forms part of application

Z18-0003

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING



NORTH

ROOF PLAN
SCALE: 3/32" = 1'-0"

GROSS RESIDENTIAL FLOOR AREA: 11,555 SF

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CONSULTANT

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PROJECT
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1205,1215,1223,1229,1235, 1241 RICHTER STREET, KELOWNA, BC

DRAWING TITLE
ROOF PLAN

DATE **2017.10.24** FILE NO.
DWN. **KS**
CHK. **CH** **1708**

SEAL
SHEET NO.
DP-1.07

SCHEDULE **A & B**

This forms part of application

Z18-0003

Planner Initials AC

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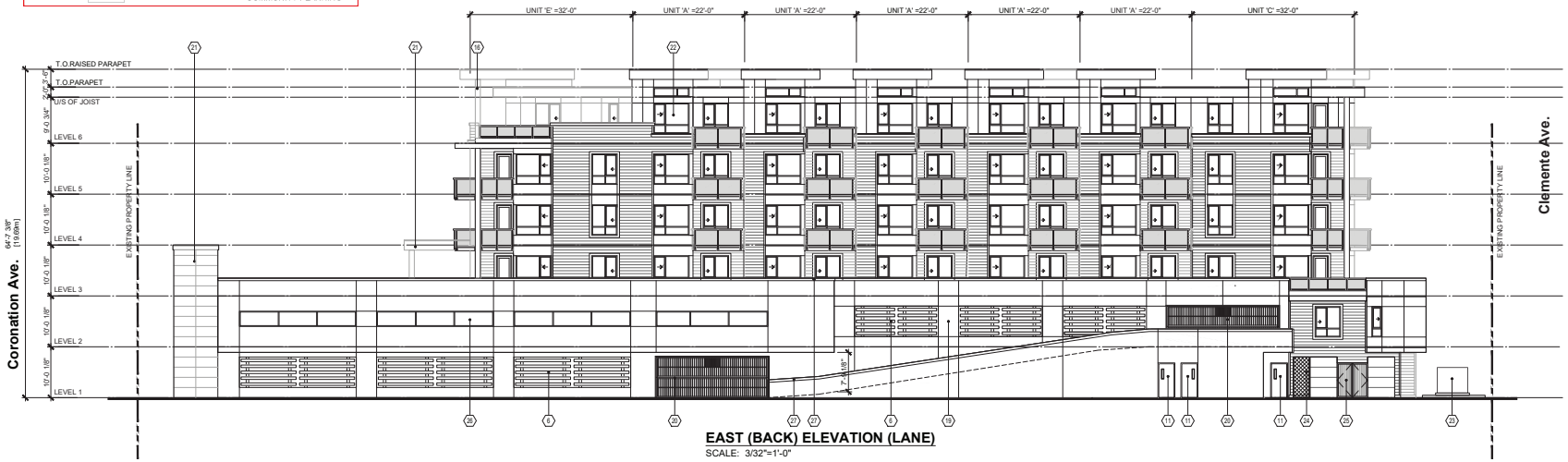

EAST (BACK) ELEVATION (LANE)

SCALE: 3/32"=1'-0"

WEST ELEVATION (RICHTER ST.)

SCALE: 3/32"=1'-0"

MATERIAL	COLOUR SCHEME
CEMENT BOARD PANEL SIDING	COBBLESTONE, JAMES HARDIE
CEMENT BOARD HORIZONTAL SIDING	LIGHT MIST, JAMES HARDIE
PANEL SIDING & HARDIE CEMENT BOARD	COUNTRY RED
TRIMS	HC-166, KENDALL CHARCOAL - BENJAMIN MOORE
WINDOW FRAMES	IRON GREY
ALUMINUM RAILINGS	CHARCOAL

ELEVATION MATERIAL LEGEND

1. 2X12 PAINTED WOOD FASCIA c/w PREFINISHED METAL FLASHING
2. CEMENT BOARD PANEL SIDING
3. CEMENT BOARD HORIZONTAL SIDING
4. PAINTED 3.5" HARDIE TRIM
5. PAINTED 5.5" HARDIE TRIM
6. PAINTED 6" HORIZ. METAL SLATS MOUNTED ON 6" STEEL RECT. HOLLOW SECTIONS
7. METAL THROUGH-WALL FLASHING, PAINTED TO MATCH SIDING
8. SEALED DOUBLE GLAZED P.V.C. WINDOW c/w 2x6 WOOD TRIM
9. SEALED DOUBLE GLAZED P.V.C. DOOR c/w 2x6 WOOD TRIM
10. SEALED DOUBLE GLAZED FRENCH DOOR c/w 2x6 WOOD TRIM
11. PAINTED EXTERIOR STEEL DOOR W/ VIEW LITE, PAINTED 2
12. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM
13. ALUMINUM AND GLASS RAILING
14. 6'x9' PAINTED ALUM. STOREFRONT WINDOWS
15. PAINTED STEEL ENTRY CANOPY
16. CEMENT BOARD PANEL ON BUILT-UP WOOD COLUMN c/w CORNER TRIM
17. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
18. 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
19. PAINTED CONCRETE WALL W/ REVEALS
20. SECURITY GATE
21. CEMENT BOARD HORIZONTAL SIDING W/ 2" REVEALS
22. SEALED DOUBLE GLAZED P.V.C. WINDOW
23. PAD MOUNTED TRANSFORMER
24. CHAIN LINK FENCING FOR GAS METER C/W LOCKABLE GATE
25. GARBAGE ENCLOSURE STEEL GATE DOORS W/ LOCK
26. PAINTED ALUMINUM WINDOWS
27. METAL CAP FLASHING
27. 6" X 6" HORIZ. WOOD SLATS MOUNTED ON 8" X 8" HEAVY TIMBER COLUMNS

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REVISIONS

CONSULTANT

CLIENT
KERKOFF DEVELOPMENT LTD.

PROJECT
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
1205,1215,1223,1229,1235, 1241 RICHTER STREET, KELOWNA, BC

DRAWING TITLE
ELEVATIONS

DATE 2017.10.24 FILE NO. 1708
DWN. KS
CHK. CH

SEAL

SHEET NO.
DP-1.08

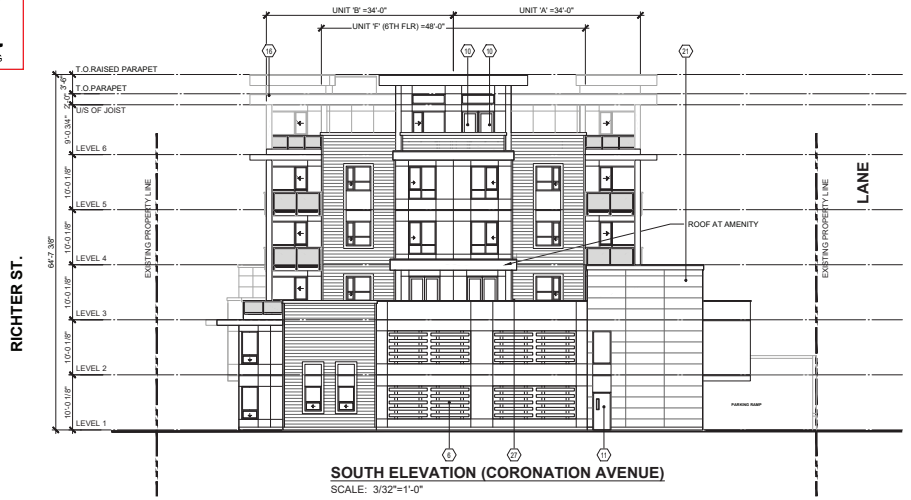
SCHEDULE **A & B**

This forms part of application

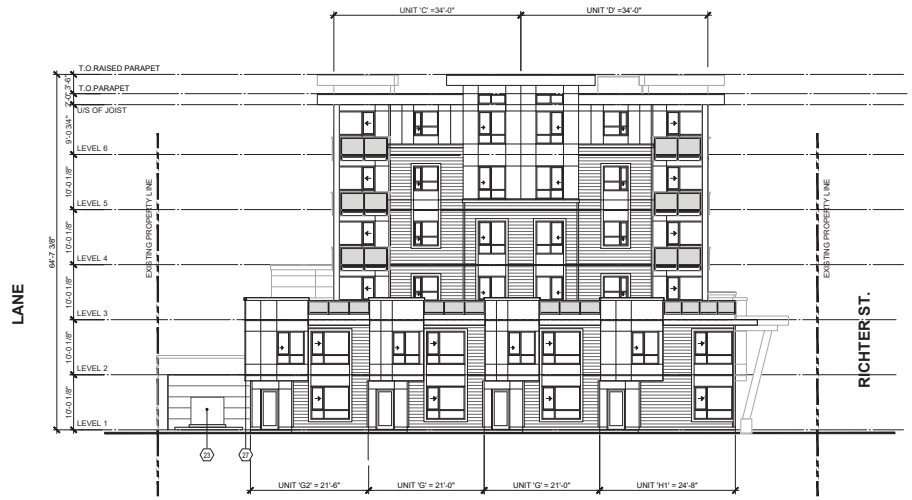
Z18-0003

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING



SOUTH ELEVATION (CORONATION AVENUE)
SCALE: 3/32"=1'-0"



NORTH ELEVATION (CLEMENT AVENUE)
SCALE: 3/32"=1'-0"

MATERIAL	COLOUR SCHEME
CEMENT BOARD PANEL SIDING	COBBLESTONE, JAMES HARDIE
CEMENT BOARD HORIZONTAL SIDING	LIGHT MIST, JAMES HARDIE
PANEL SIDING & HARDIE CEMENT BOARD	COUNTRY RED
TRIMS	HC-166, KENDALL CHARCOAL - BENJAMIN MOORE
WINDOW FRAMES	IRON GREY
ALUMINUM RAILINGS	CHARCOAL

ELEVATION MATERIAL LEGEND

1. 2X12 PAINTED WOOD FASCIA c/w PREFINISHED METAL FLASHING
2. CEMENT BOARD PANEL SIDING
3. CEMENT BOARD HORIZONTAL SIDING
4. PAINTED 3.5" HARDIE TRIM
5. PAINTED 5.5" HARDIE TRIM
6. PAINTED 6" HORIZ. METAL SLATS MOUNTED ON 6" STEEL RECT. HOLLOW SECTIONS
7. METAL THROUGH-WALL FLASHING, PAINTED TO MATCH SIDING
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12. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM
13. ALUMINUM AND GLASS RAILING
14. 6'x9' PAINTED ALUM. STOREFRONT WINDOWS
15. PAINTED STEEL ENTRY CANOPY
16. CEMENT BOARD PANEL ON BUILT-UP WOOD COLUMN c/w CORNER TRIM
17. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
18. 2x12 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
19. PAINTED CONCRETE WALL W/ REVEALS
20. SECURITY GATE
21. CEMENT BOARD HORIZONTAL SIDING W/ 2" REVEALS
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2017-11-24	ISSUED FOR RZ/DP
2017-10-30	ISSUED FOR OWNER REVIEW
2017-09-12	ISSUED FOR PLANNING REVIEW

REVISIONS

CONSULTANT

CLIENT
KERKOFF DEVELOPMENT LTD.

PROJECT
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1205,1215,1223,1229,1235, 1241 RICHTER STREET, KELOWNA, BC

DRAWING TITLE
ELEVATIONS

DATE **2017.10.24** FILE NO.
DWN. **KS**
CHK. **CH** **1708**

SEAL

SHEET NO.
DP-1.09

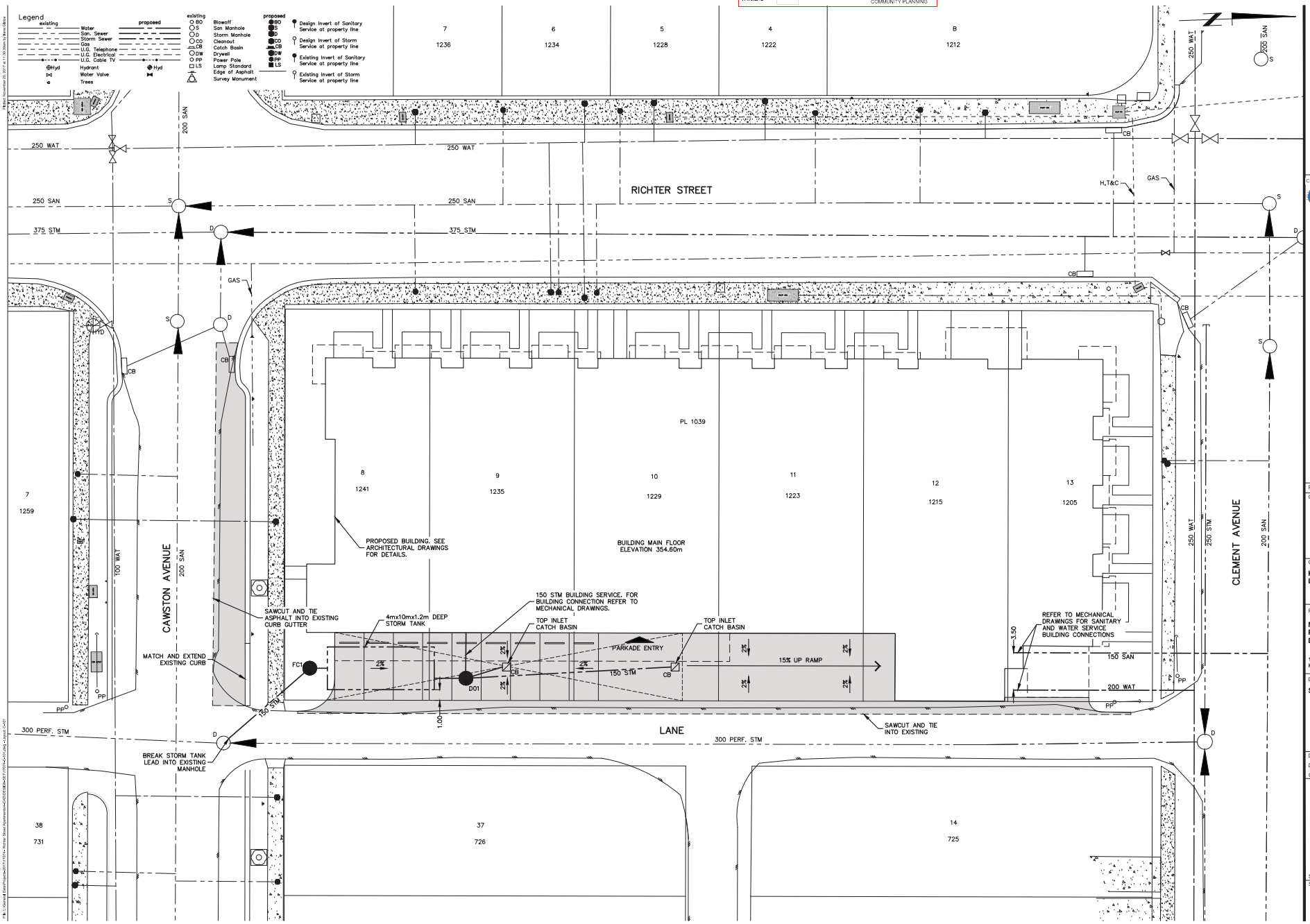
SCHEDULE **A & B**

This forms part of application

Z18-0003

Planner Initials AC

City of Kelowna COMMUNITY PLANNING



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Kelowna, BC, V1Y 2E1
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Fax: 250-979-1232

DEVELOPMENT PERMIT

REVISIONS

CONSULTANT

CLIENT
KERKOFF DEVELOPMENT LTD.

PROJECT
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
1205 - 1241 RICHTER STREET KELOWNA, BC

DRAWING TITLE
SITE SERVICING PLAN

DATE 2017.11.20 FILE NO.
DWN. IG
CHK. ST **17074**

SEAL

SHEET NO.
C-101

Richter and Clement Multi-Family Residential Development

Issued for Development Permit

Contact Information	Other Key Contacts:	
van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, British Columbia, V1M 4B9 t. 604 882 0024 f. 604 882 0042 Primary project contact: Stephen Heller steven@vdz.ca direct. 604 546 0925 Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 882 0024 x22	Kerkhoff Construction Project Owner 202-45389 Luckakuck Way, Chilliwack, BC V2R 3V1 604 824 4122	Focus Architecture Project Building Architecture 109 - 1528 McCallum Road Abbotsford, BC V2S 8A3 604 853 5222

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	LEVEL 1 LANDSCAPE PLAN
L-03	LEVEL 1 PLANTING PLAN
L-04	LEVEL 3 LANDSCAPE PLAN
L-05	LEVEL 3 PLANTING PLAN
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS

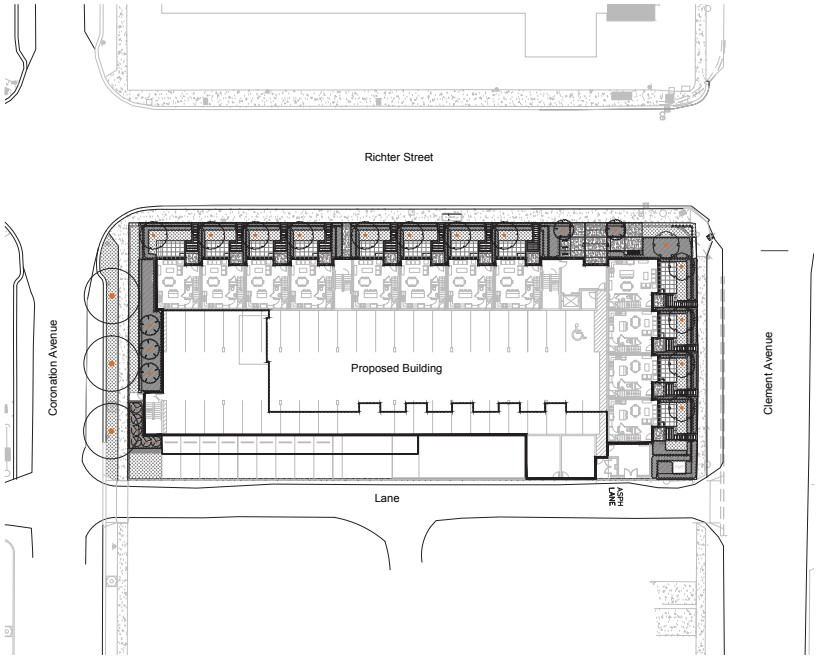
SCHEDULE **A & B**

This forms part of application

Z18-0003

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING



1 SITE PLAN OVERVIEW
Scale 1:300

2 LOCATION MAP
Scale NTS

van der Zalm + associates inc.
Parks & Recreation • Civil Engineering
Urban Design + Landscape Architecture
Suite 1, 20177 97th Avenue
Langley, British Columbia
V1M 4B9
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info@www.vdz.ca

No.	By:	Description	Date
1	DC	For Development Permit	Nov 24, 2017

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Richter and Clement Multi-Family Residential Development

Location:

1205-1241 Richter Street
Kelowna, BC

Drawn: DC

Checked: SH

Approved: MVDZ

Scale: AS SHOWN

Stamp:

Original Sheet Size: 24"x36"

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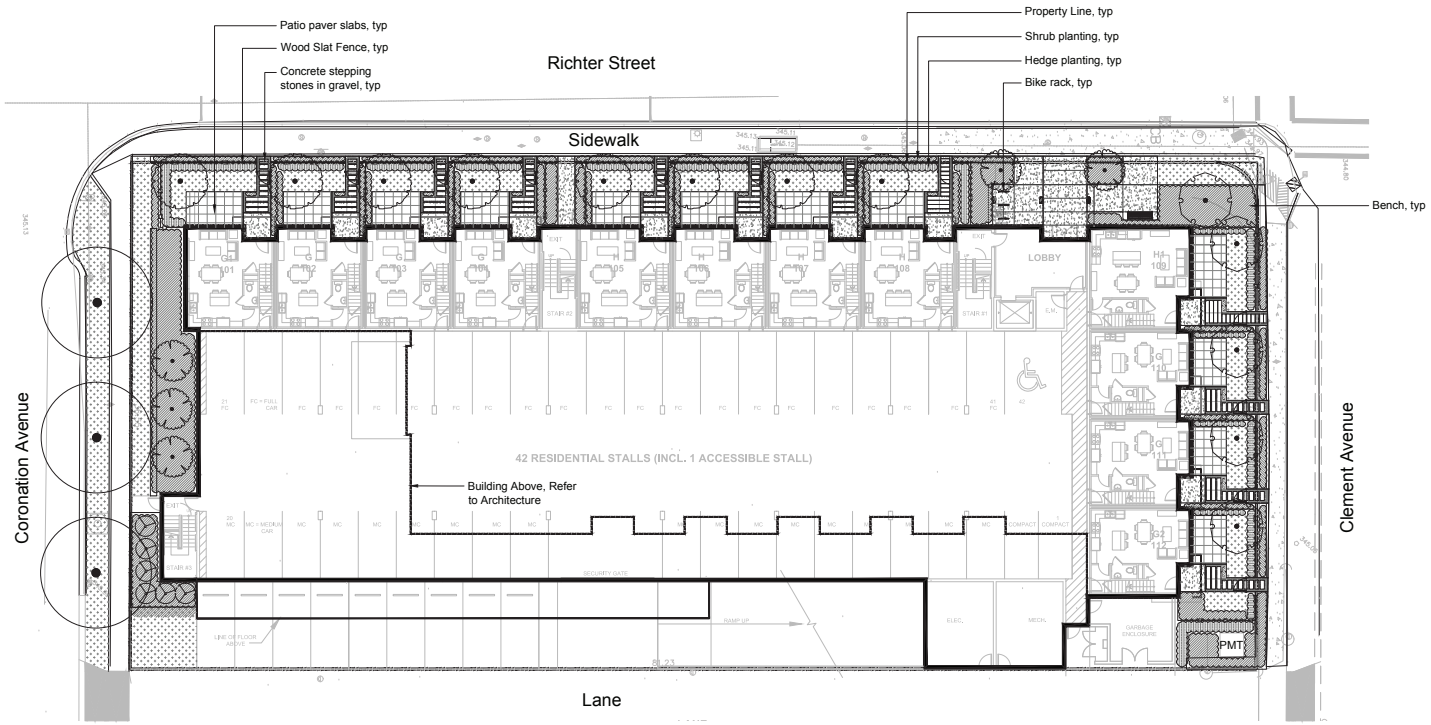
Drawing Title: COVER SHEET

NORTH

VDZ Project #: DP2017-43

Drawing #: L-01

\\VDZ-SERVER\PROJECTS\2DEVELOPMENT PERMITS\ACTIVE\DP2017-43 RICHTER AND CLEMENT\DWG\SHEETS\L-01 COVER SHEET.DWG



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	5 LD-01	CONCRETE SLAB
	8 LD-01	CONCRETE STEPPING STONES IN GRAVEL
	7 LD-01	ARCHITECTURAL SLABS Pattern: Belgravia Smooth Slabs Colour: Charcoal Manufacturer: Exposcrete Supplier: Bumco (250) 769-7731

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		SOD See Critical Landscape Notes for Specifications
	3 LD-01	SHRUB PLANTING
	3 LD-01	HEDGE PLANTING

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Carpinus caroliniana / American Hornbeam	B & B	5
	Fraxinus x 'Northern Treasure' / Northern Treasure Ash	-	3
	Gleditsia triacanthos inermis 'Sunburst' / Sunburst Common Honeylocust	B & B	8
	Populus tremula 'Erecta' / European Columnar Aspen	B & B	6
DECIDUOUS TREES	**BOTANICAL NAME / COMMON NAME**	**CONT**	**QTY**
	Cornus kousa chinensis / Chinese Dogwood	B & B	5

FENCING

KEY	REF.	DESCRIPTION
	3 LD-02	WOOD SLAT FENCE

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	4 LD-02	BENCH Model #: Harpo AX203-01 Manufacturer: Landscape Forms Mount: Surface Mount
	5 LD-02	BIKE RACK Model #: FGP Bike Rack Colour: White Manufacturer: Landscape Forms Mount: Embedded

SCHEDULE **A & B**

This forms part of application
Z18-0003

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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No.	By:	Description	Date
1	DC	For Development Permit	Nov 24, 2017

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Richter and Clement Multi-Family Residential Development

Location:

1205-1241 Richter Street
Kelowna, BC

Drawn: DC

Checked: SH

Approved: MVDZ

Scale: 1:150

Stamp:

Original Sheet Size: 24"x36"

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Drawing Title: LEVEL 1 LANDSCAPE PLAN

NORTH

VDZ Project #: DP2017-43

Drawing #: L-02

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2017-43 RICHTER AND CLEMENT\DWGS\SHEETS\L-02 LEVEL 1 LANDSCAPE PLAN.DWG

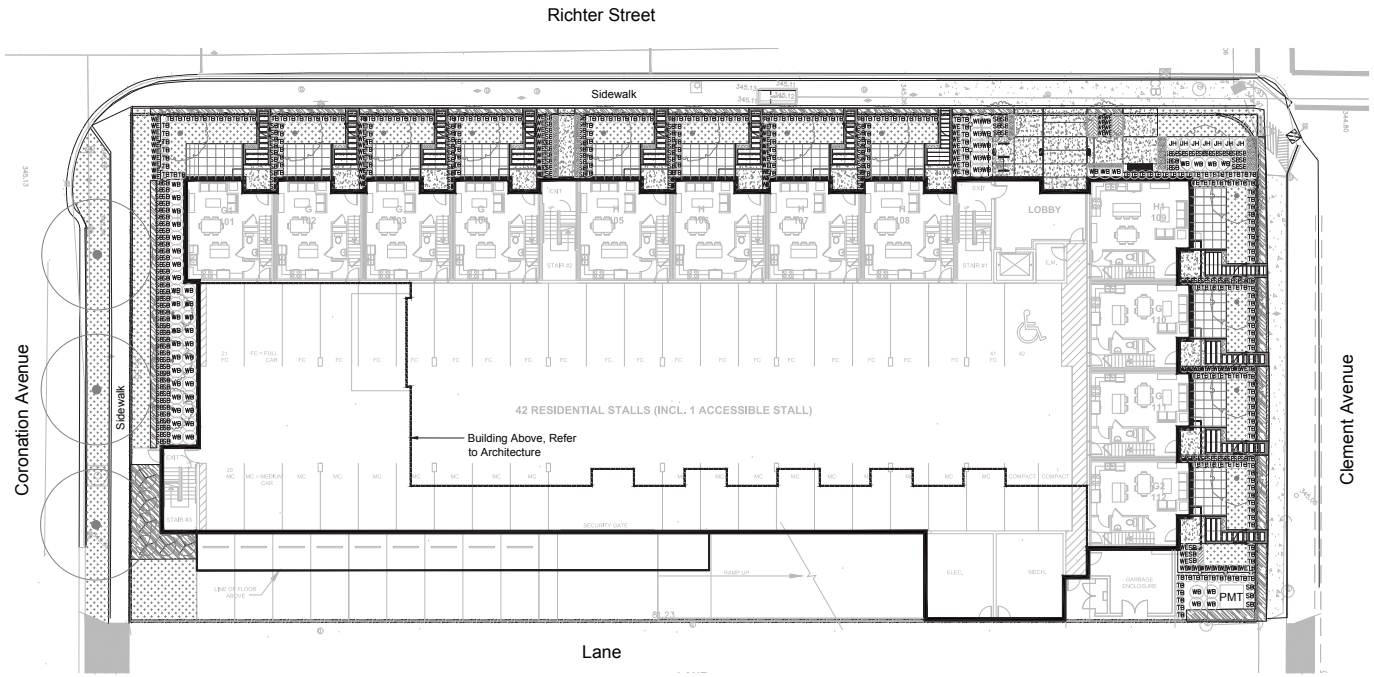
SCHEDULE **A & B**

This forms part of application

Z18-0003

City of Kelowna COMMUNITY PLANNING

Planner Initials AC



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	5 LD-01	CONCRETE SLAB
	8 LD-01	CONCRETE STEPPING STONES IN GRAVEL
	7 LD-01	ARCHITECTURAL SLABS Pattern: Belgravia Smooth Slabs Colour: Charcoal Manufacturer: Exposcrete Supplier: Bumco (250) 769-7731

FENCING

KEY	REF.	DESCRIPTION
	3 LD-02	WOOD SLAT FENCE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		SOD See Critical Landscape Notes for Specifications
	3 LD-01	SHRUB PLANTING
	3 LD-01	HEDGE PLANTING

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	4 LD-02	BENCH Model #: Harpo AX203-01 Manufacturer: Landscape Forms Mount: Surface Mount
	5 LD-02	BIKE RACK Model #: FGP Bike Rack Colour: White Manufacturer: Landscape Forms Mount: Embedded

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT		QTY
JH	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	#2		7
SB	Spiraea x bumalda 'Sparkling Carpet' / Sparkling Carpet Spirea	#2		190
TB	Taxus baccata 'Fastigiata' / Fastiga English Yew	#3		249
WB	Weigela florida 'Bokrasopea' / Pearl Reblooming Weigela	#3		53
WE	Weigela florida 'Elvera' TM / Weigela	#2		79
SHRUB AREAS	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	Heuchera x 'Caramel' / Caramel Coral Bells	#1 pot	300mm	107
	Heuchera x 'Electra / Electra Coral Bells	#1 pot	300mm	45
	Hosta x 'Fireworks' / Fireworks Hosta	#1 pot	300mm	12
GROUND COVERS	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	Pachysandra terminalis / Japanese Spurge	10cm pot	300mm	959

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Richter and Clement Multi-Family Residential Development

Location:

1205-1241 Richter Street
Kelowna, BC

Drawn: DC

Checked: SH

Approved: MVDZ

Scale: 1:150

Stamp:

Original Sheet Size: 24"x36"

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Drawing Title: LEVEL 1 PLANTING PLAN

NORTH

VDZ Project #: DP2017-43

Drawing #: L-03

\\VDZ-SERVER\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2017-43 RICHTER AND CLEMENT\DWGS\SHEETS\L-03 LEVEL 1 PLANTING PLAN.DWG

SCHEDULE **A & B**

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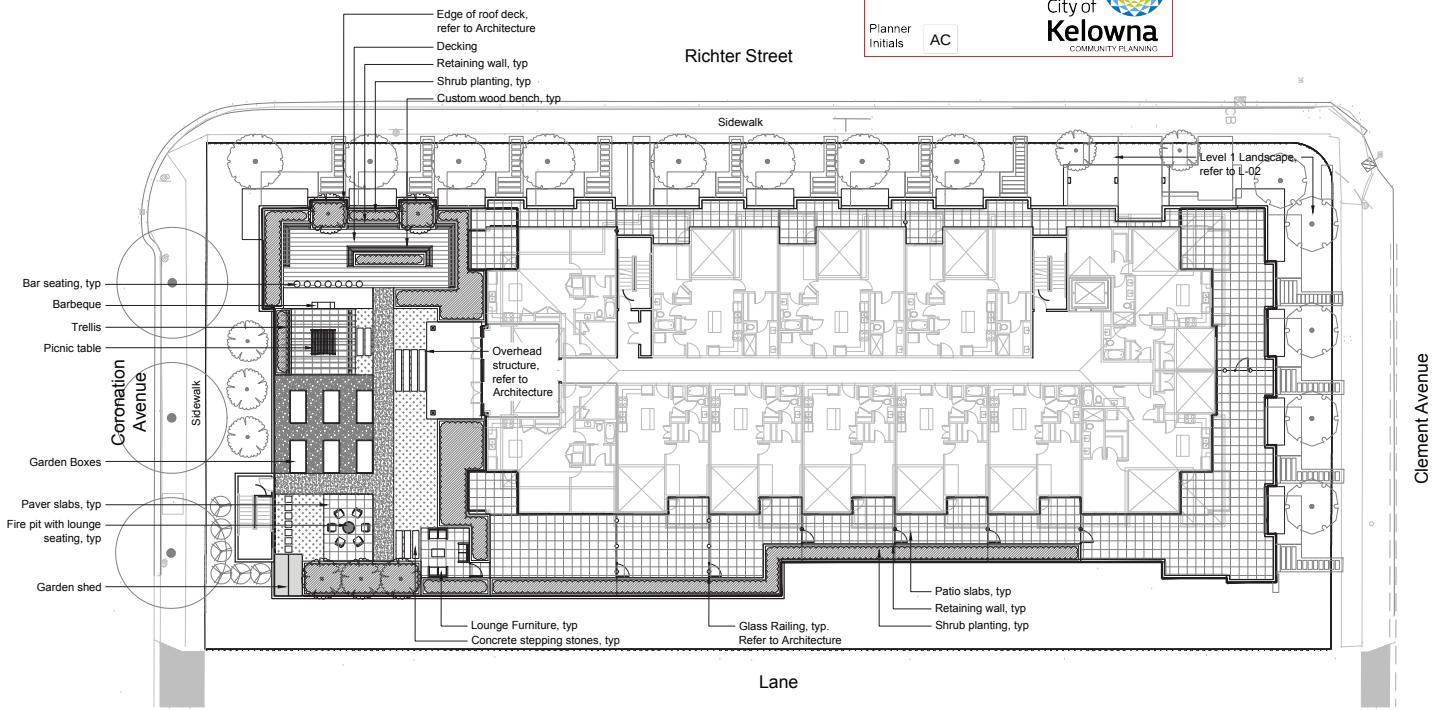

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	6 LD-01	CONCRETE ON SLAB
	6 LD-02	DECKING
	1 LD-02	CONCRETE STEPPING STONES IN LAWN
	8 LD-02	RETAINING WALL Type: Architectures Colour:Ash Manufacturer: Barkman Supplier: Burnco (25) 769-7731
	7 LD-01	ARCHITECTURAL SLABS Pattern: Belgravia Smooth Slabs Colour: Charcoal Manufacturer: Exposrete Supplier: Burnco (250) 769-7731
	2 LD-02	GRAVEL

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		SOD (OPTION OF ARTIFICIAL TURF) See Critical Landscape Notes for Specifications
	# LD-0#	SHRUB PLANTING
	# LD-0#	HEDGE PLANTING

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	7 LD-02	WOOD BENCH
	1 LD-03	PICNIC TABLE Model #: AX002 Harpo Table Colour: Light Grey Supplier: Landscape Forms (800) 430-6209
	2 LD-03	LOUNGE FURNITURE Model #: Aura Set Colour: Ash Fabric with Dark Rum Frame Supplier: Cabana Coast

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Cornus kousa chinensis / Chinese Dogwood	B & B	5

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

No.	By:	Description	Date
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NORTH

Drawing Title: LEVEL 3 LANDSCAPE PLAN

VDZ Project #: DP2017-43

Drawing #: L-04

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SCHEDULE A & B
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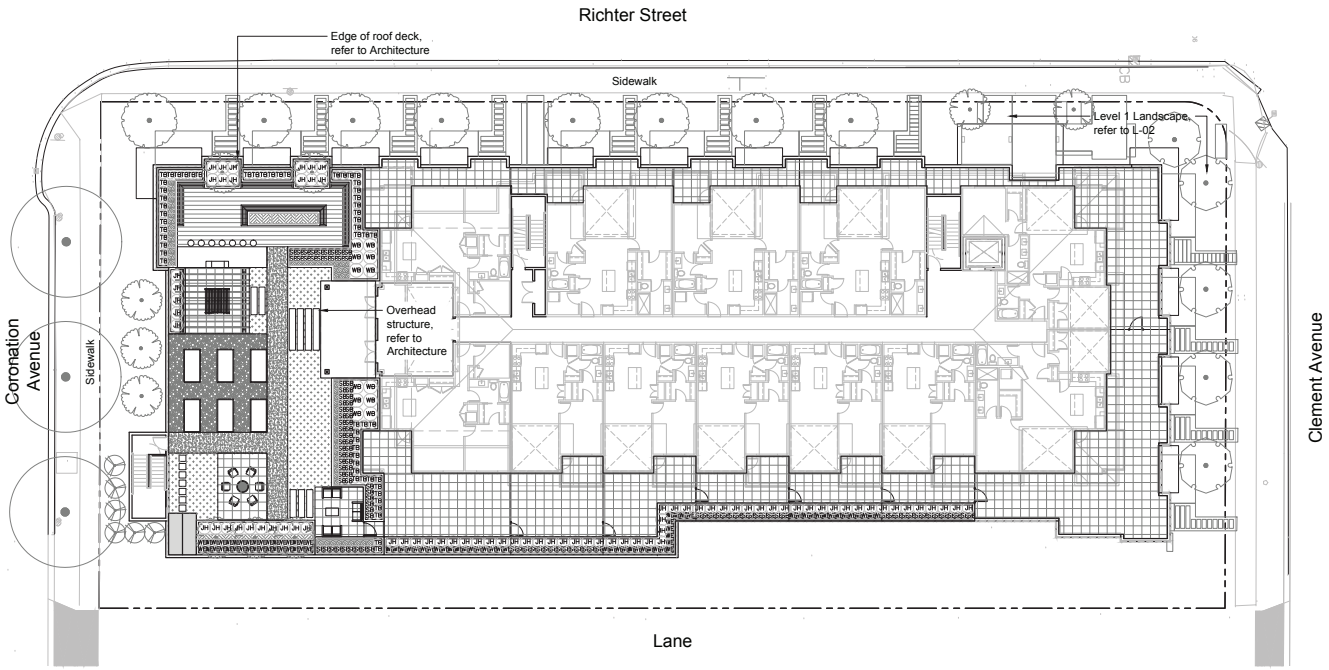

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	6 LD-01	CONCRETE ON SLAB
	6 LD-02	DECKING
	1 LD-02	CONCRETE STEPPING STONES IN LAWN
	8 LD-02	RETAINING WALL Type: Architectures Colour:Ash Manufacturer: Barkman Supplier: Burnco (25) 769-7731
	7 LD-01	ARCHITECTURAL SLABS Pattern: Belgravia Smooth Slabs Colour: Charcoal Manufacturer: Exposrete Supplier: Burnco (250) 769-7731
	2 LD-02	GRAVEL

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		SOD (OPTION OF ARTIFICIAL TURF) See Critical Landscape Notes for Specifications
	# LD-0#	SHRUB PLANTING
	# LD-0#	HEDGE PLANTING

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	7 LD-02	WOOD BENCH
	1 LD-03	PICNIC TABLE Model #: AX002 Harpo Table Colour: Light Grey Supplier: Landscape Forms (800) 430-6209
	2 LD-03	LOUNGE FURNITURE Model #: Aura Set Colour: Ash Fabric with Dark Rum Frame Supplier: Cabana Coast

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT		QTY
JH	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	#2		78
SB	Spiraea x bumalda 'Sparkling Carpet' / Sparkling Carpet Spirea	#2		107
TB	Taxus baccata 'Fastigata' / Fastiga English Yew	#5		57
WB	Weigela florida 'Bokrasopea' / Pearl Reblooming Weigela	#5		12
WE	Weigela florida 'Elvera' TM / Weigela	#2		88
SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
HC	Heuchera x 'Caramel' / Caramel Coral Bells	#1 pot	300mm	104
HEU C45	Heuchera x 'Caramel' / Caramel Coral Bells	4" pot	300mm	24
HE	Heuchera x 'Electra / Electra Coral Bells	#1 pot		7 m²

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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Approved: MVDZ
Scale: 1:150
Stamp:
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Drawing Title: LEVEL 3 PLANTING PLAN

NORTH

VDZ Project #: DP2017-43

Drawing #: L-05

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SCHEDULE **A & B**

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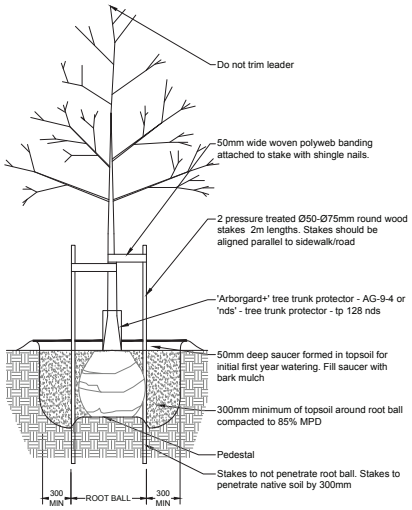
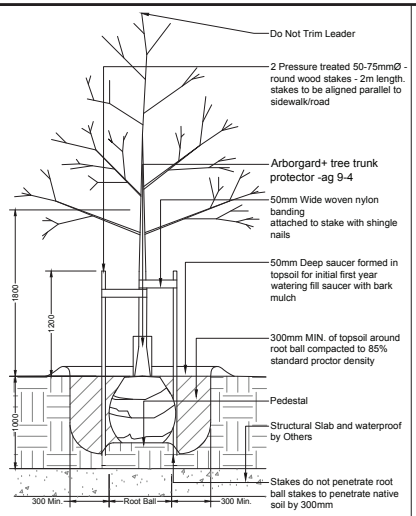


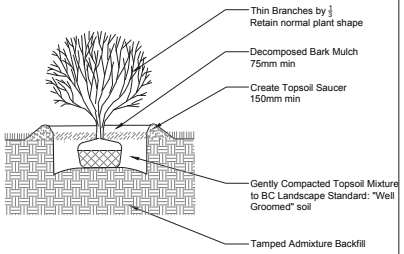
Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

1 DECIDUOUS TREE
Scale 1:25

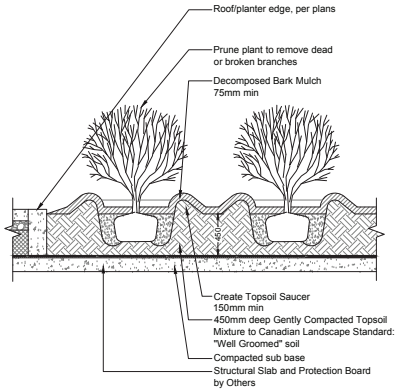


NOTES:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem.

2 DECIDUOUS TREE ON SLAB
Scale 1:25

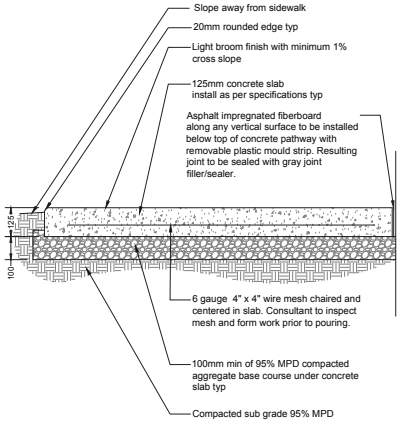


3 SHRUB
Scale 1:25



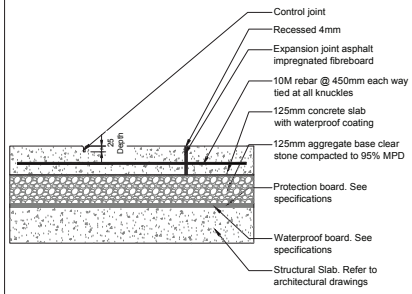
NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil sauces diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

4 DETAIL NAME
Scale 1:1

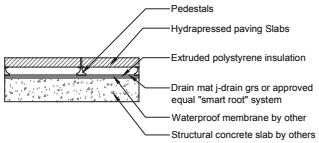


Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures
2. Horizontal scoreline 1500mm o.c. center scoreline on 150mm smooth finish or to match existing concrete pathway

5 CONCRETE
Scale 1:10



6 CONCRETE ON SLAB
Scale 1:10



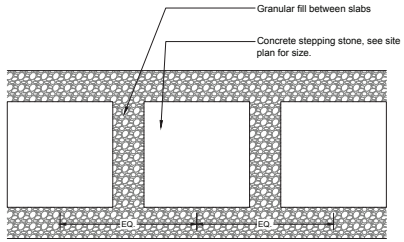
Hydrapressed Slab Details:

Pattern:	Pattern:
Colour:	Colour:
Size:	
Manufacturer	Abbotsford Concrete Products
TEL:	1-800-663-4091
Website:	www.pavingstones.com

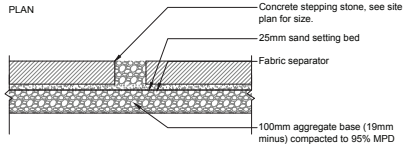
Notes:
1. Contractor to provide shop drawings
2. Install all components as per manufacturer's specifications

7 ARCHITECTURAL SLAB
Scale 1:10

Notes:
1. Slabs to be spaced equally between adjacent surfaces.



PLAN



SECTION

Notes:
1. Install all components as per manufacturer's specifications.
2. Supplier: Abbotsford Concrete or approved Equal
3. Type: Texada
4. Sizes: 610mm x 610mm, 457mm x 457mm
5. Color: Charcoal

8 CONCRETE STEPPING STONES IN GRAVEL
Scale 1:10

No.	By:	Description	Date
1	DC	For Development Permit	Nov 24, 2017

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Richter and Clement Multi-Family Residential Development

Location:

1205-1241 Richter Street
Kelowna, BC

Drawn: DC

Checked: SH

Approved: MVDZ

Scale: AS SHOWN

Stamp:

Original Sheet Size: 24"x36"

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Drawing Title: DETAILS

VDZ Project #: DP2017-43

Drawing #: LD-01

V:\VDZ SERVER\PROJECTS\25-DEVELOPMENT PERMIT\ACTIVE\DP 2017-43 RICHTER AND CLEMENT\DWG SHEETS\LD-01 DETAILS.DWG

SCHEDULE **A & B**

This forms part of application

Z18-0003

City of Kelowna
COMMUNITY PLANNING

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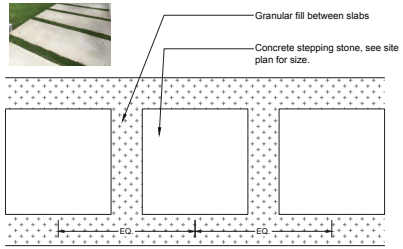
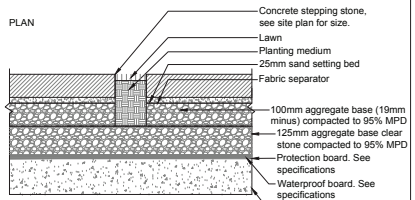
Notes:
1. Slabs to be spaced equally between adjacent surfaces.



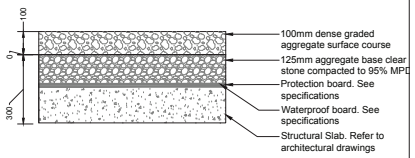
PLAN



SECTION

Notes:
1. Install all components as per manufacturer's specifications.
2. Supplier: Abbotsford Concrete or approved Equal
3. Type: Texada
4. Sizes: 610mm x 610mm, 457mm x 457mm
5. Color: Charcoal

1 CONCRETE STEPPING STONES IN LAWN
Scale 1:10



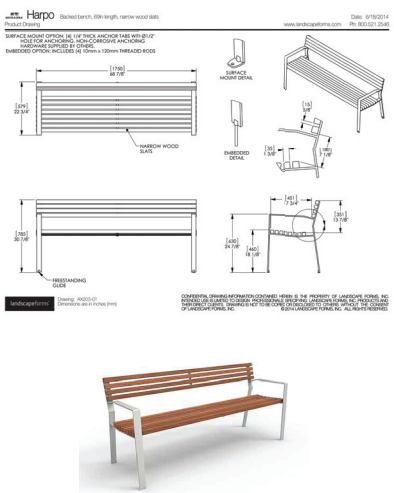
Note:
Material for granular base(aggregate base) to be:
1. 19 mm crushed gravel.
2. Refer to section 02226 of mmcd-aggregates and granular materials for material specifications.

Material for granular subbase(aggregate subbase) to be:
1. select granular subbase.
2. 75mm pit run gravel.
3. 75mm minus crushed gravel.
4. Pit run sand
5. Approved native material.
6. Other approved materials.
7. Refer to Section 02226 of MMCD-Aggregates and granular materials for material specifications.

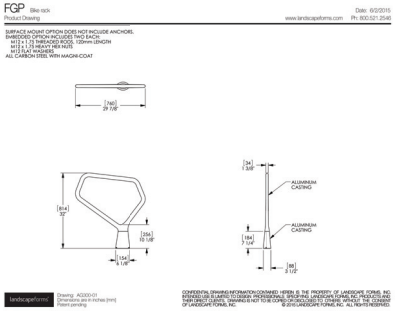
Notes:
1. Contractor to provide shop drawings
2. Install all components as per manufacturer's specifications

2 GRAVEL ON SLAB
Scale 1:25

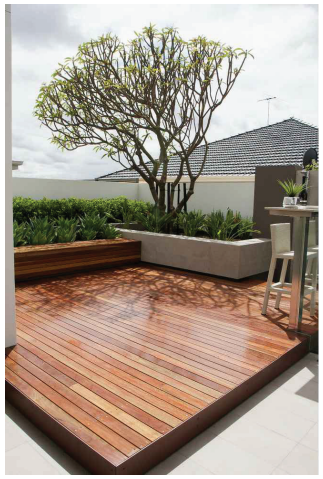
3 FENCE
Scale NTS



4 BENCH
Scale NTS



5 BIKE RACK
Scale NTS



6 DECKING
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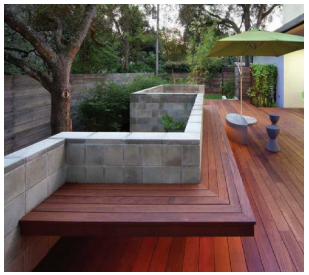
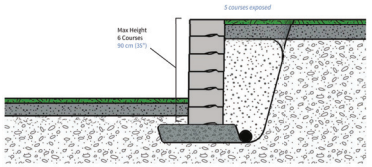


7 WOODEN BENCH
Scale 1:10



Type: Architectures
Colour:Ash
Manufacturer: Barkman
Supplier: Burnco (25) 769-7731

8 RETAINING WALL ON SLAB
Scale NTS

van der Zalm + associates inc.
Parks & Recreation • Civil Engineering
Urban Design + Landscape Architecture
Suite 1, 20177 97th Avenue
Langley, British Columbia
V1M 4B9
P 604.882.0024
F 604.882.0042
info@www.vdz.ca

No.	By:	Description	Date
1	DC	For Development Permit	Nov 24, 2017

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Richter and Clement Multi-Family Residential Development

Location:

1205-1241 Richter Street
Kelowna, BC

Drawn: DC

Checked: SH

Approved: MVDZ

Scale: AS SHOWN

Stamp:

Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PP/HA/BP DRAWINGS MUST NOT BE ISSUED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: DETAILS

VDZ Project #: DP2017-43

Drawing #: LD-02

V:\VDZ-SERVER\PROJECTS\025_DEVELOPMENT PERMIT\ACTIVE\DP2017-43 RICHTER AND CLEMENT\DWG\SHEETS\LD-02 DETAILS.DWG

Model #: AX002 Harpo Table
Colour: Light Grey
Supplier: Landscape Forms
(800) 430-6209

1 PICNIC TABLE
Scale NTS

Model #: Aura Set
Colour: Ash Fabric with Dark Rum Frame
Supplier: Cabana Coast

2 LOUNGE FURNITURE
Scale NTS

SCHEDULE A & B

This forms part of application
Z18-0003

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

van der Zalm + associates inc.
Parks & Recreation + Civil Engineering
Urban Design + Landscape Architecture
Suite 1, 20177 97th Avenue
Langley, British Columbia
V1M 4B9
P 604.882.0024
F 604.882.0042
info@www.vdz.ca

No.	By:	Description	Date
1	DC	For Development Permit	Nov 24, 2017

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Richter and Clement Multi-Family Residential Development

Location:

1205-1241 Richter Street
Kelowna, BC

Drawn: DC

Checked: SH

Approved: MVDZ

Scale: AS SHOWN

Stamp:

Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PA/DVA/BP DRAWINGS MUST NOT BE ISSUED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: DETAILS

VDZ Project #: DP2017-43

Drawing #: LD-03

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CITY OF KELOWNA

BYLAW NO. 11574

Official Community Plan Amendment No. OCP18-0001
1205, 1215, 1223, 1229, 1235 & 1241 Richter Street

A bylaw to amend the "*Kelowna 2030* – Official Community Plan Bylaw No. 10500".

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Lots 8, 9, 10, 11, 12 & 13, District Lot 138, ODYD, Plan 1039 located on Richter Street, Kelowna, B.C., from the MRM – Multiple Unit Residential (Medium Density) designation to the MRH – Multiple Unit Residential (High Density) designation.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11575

Z18-0003 - 1205, 1215, 1223, 1229, 1235 & 1241 Richter Street

---

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lots 8, 9, 10, 11, 12 & 13, District Lot 138, ODYD, Plan 1039 located on Richter Street, Kelowna, B.C., from the RU6 – Two Dwelling Housing zone to the RM6 – High Rise Apartment Housing zone.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

REPORT TO COUNCIL

Date:	March 19, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (TA)		
Application:	Z17-0114	**Owner:**	Emil Anderson Construction Co. Ltd., Inc. No. C172775 Gillen Investments Inc., Inc. No. 528682
Address:	5008 South Ridge Drrive	**Applicant:**	Emil Anderson Construction Co. Ltd.
Subject:	Rezoning		
Existing OCP Designation:	COMM - Commercial		
Existing Zone:	C1 – Local Commercial		
Proposed Zone:	C2 – Neighbourhood Commercial		

1.0 Recommendation

THAT Bylaw No. 11198 be forwarded for rescindment consideration and the file be closed;

AND THAT Rezoning Application No. Z17-0114 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, DL 1688S SDYD Plan KAP68647 located at 5008 South Ridge Drive, Kelowna, BC from the C1 – Local Commercial zone to the C2 – Neighbourhood Commercial 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 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 January 8, 2018;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration of a restrictive covenant on title precluding the use of the property for a gas bar.

2.0 Purpose

To rescind all three readings given to Rezoning Bylaw No. 11198 and to consider a new application to rezone the subject property from C1 – Local Commercial to C2 – Neighbourhood Commercial.

3.0 Community Planning

The application to rezone the subject property was considered by Council under Z15-0064 in 2016. The application and bylaw expired after 3rd reading in November 2017 as the applicant had not satisfied the engineering requirements. As such, the applicant has reapplied and is seeking to move forward with the rezoning and associated requirements.

Staff recommend that Council support the rezoning bylaw and forward it to an upcoming Public Hearing. There is limited commercial land available in the South Ridge neighborhood in the Upper Mission, with only two other commercially designated areas within 3 ½ kilometers. The C2 zone allows for greater commercial uses than C1 but still appropriate for the residential neighbourhood context. The applicant is requesting the greater commerical uses in order to provide flexibility to attract future tenants. The additional commericial uses are not expected to impact negatively on the surrounding residential neighbourhood.

4.0 Proposal

4.1 Background

The subject lot was created as part of the South Ridge neighbourhood. It was designaged C1 – Local Commercial in the Zoning Bylaw, which allows a limited degree of commercial activity. The applicant applied for a rezoning in 2015 and the associated Bylaw No. 11198 was given three readings by Council. The application has since expired as the applicant did not meet the requirements within 1 year of receiving third reading, therefore, the applicant has re-applied for the rezoning.

The applicant has indicated that the uses permitted in the C1 – Local Commercial zone are too limiting, and has applied to amend the bylaw to allow C2 – Neighbourhood commercial uses.

	C1 – Local Commercial	C2- Neighbourhood Commercial
Primary Uses	(a) **agricultural machinery services** (where uses was in existence prior to July 1st, 1998) (b) **child care centre, major** (c) **community garden** (d) **gas bars** (where uses was in existence prior to July 1st, 1998) (e) **personal service establishments** (f) **retail stores, convenience**	(a) **animal clinics, minor** (b) **child care centre, major** (c) **community garden** (d) **financial services** (e) **food primary establishment** (f) **gas bars** (g) **health services** (h) **liquor primary establishment, minor** (i) **offices** (j) **participant recreation services, indoor** (k) **personal service establishments** (l) **public libraries and cultural exhibits** (m) **recycled materials drop-off centres** (n) **retail stores, convenience** (o) **supportive housing**
Secondary Uses	(a) **agriculture, urban** (b) **amusement arcades, minor**	(a) **agriculture, urban** (b) **amusement arcades, minor**

	(c) **apartment housing** (d) **child care centre, minor** (e) **home based businesses, minor** (f) **residential security/operator unit**	(c) **apartment housing** (d) **child care centre, minor** (e) **group homes, minor** (f) **home based businesses, minor** (g) **residential security/operator unit** (h) **retail liquor sales establishment (C2rls only)**

The C2 zone allows several uses which are not permitted in the C1 zone – most notably offices, food establishments and health services.

The C2 zone also allows gas bars. While staff support the C2 zone on the site to allow the majority of uses, staff believe that the traffic and noise impact of a gas bar or car wash at this location would be inappropriate to the neighbourhood. Staff recommend that if the zone is amended from C1 to C2, that it be amended in conjunction with the registration of a restrictive covenant prohibiting the development of a gas bar or car wash.

4.2 Project Description

There is no project currently proposed. The applicant has requested that the zone be amended to attract future tenants. Any commercial development on the site would require a Comprehensive Form and Character Development Permit, which would be subject to Council approval.

4.3 Site Context

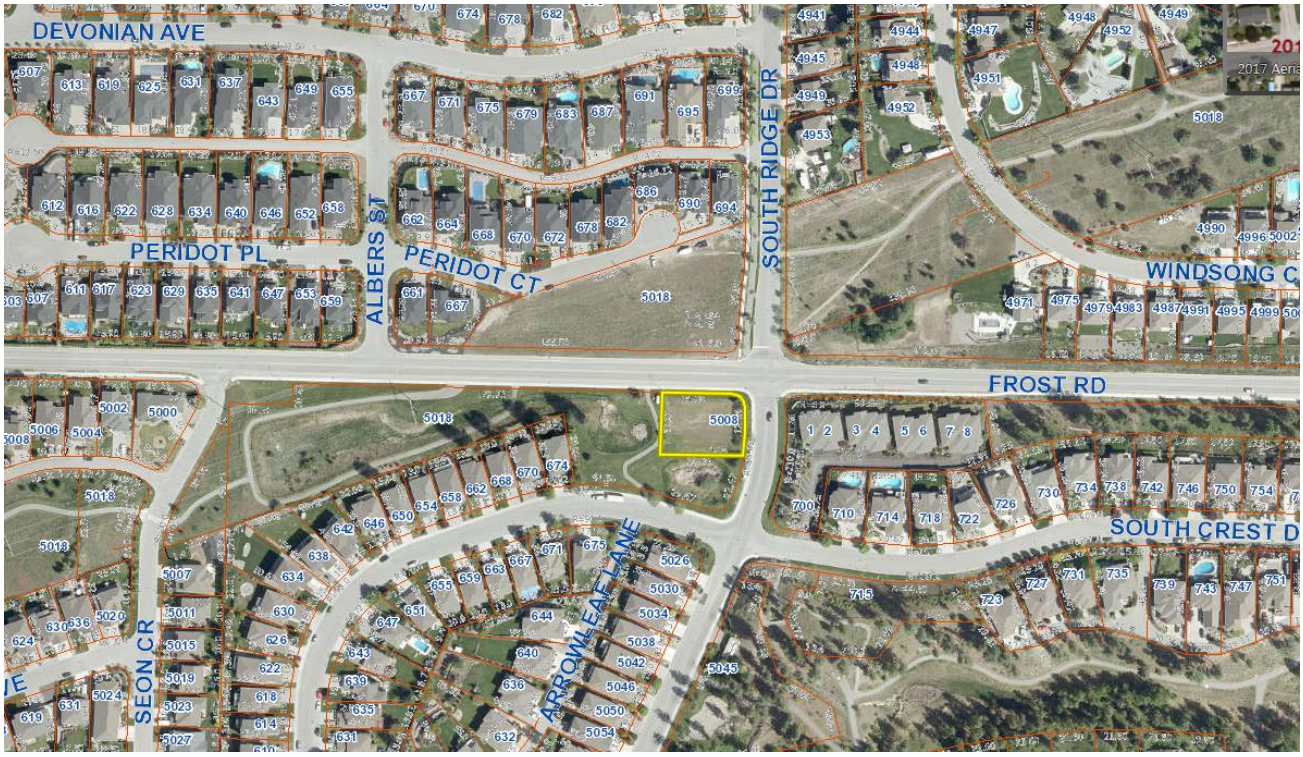
The property is a vacant lot in a developed residential area. The property is bordered on 3 sides by public park and open space, effectively buffering the site from residential development on 3 sides. There is a duplex complex across the road.

The site is well suited for commercial use on the corner of Frost and South Ridge and centrally located within the overall neighbourhood.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space	Park
East	RM2 – Low Density Multiple Unit	Two Unit Residential
South	P4 – Utilities	Park
West	P4 - Utilities	Park

Subject Property Map 5008 South Ridge Drive:



5.0 Technical Comments

5.1 Development Engineering Department

Please see attached Development Engineering Memorandum dated January 8, 2018

6.0 Application Chronology

Date of Application Received: December 4, 2017
Date of Neighbourhood Consultation: January 9, 2018

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:
Schedule "A": Development Engineering Memorandum

SCHEDULE A
This forms part of application
Z17-0114
Planner Initials TA
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: January 8 2018

File No.: Z17-0114

To: Community Planning (TB)

From: Development Engineering Manager (JK)

Subject: 5008 South Ridge Dr. Frost Rd Plan KAP68647 Lot 2 EAC

The Development Engineering Branch comments and requirements regarding this application to rezone from C1 to C2 to allow for a greater variety of neighbourhood level uses are as follows:

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

Domestic Water and Fire Protection

The development site is presently serviced with a 100mm water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements and establish hydrant requirements and service needs. Should service upgrades be required, they will be at the developer's cost and additional bonding will be required. Only one service will be permitted for this subject property.

Sanitary Sewer

The development site is presently serviced with a 100mm-diameter sanitary sewer service. The developer's consulting mechanical engineer will determine servicing the requirements. Should service upgrades be required, they will be at the developer's cost and additional bonding will be required. Only one service will be permitted for the subject property.

Storm Drainage

The subject property presently is not serviced with a storm connection. The developer will be required to engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the Subdivision and Development Bylaw. The storm water management plan must also include provision of lot grading plan and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

Road Improvements

Provide an overhead pedestrian flasher on the west leg of the Frost Road, South Ridge Drive intersection to accommodated the pedestrian and cyclist activity that will be generated by this type of development in the residential environment. This work should include curb let downs at required locations (on the south west corner to align the crosswalk with the existing sidewalk on the north side. Access requirerments will be further reviewed at the development permit stage.

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 a consulting civil engineer. Designs must be submitted to the City Development Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

Servicing Agreements for Works and Services

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.

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.

James Kay, P. Eng.
Development Engineering Manager

JF

CITY OF KELOWNA

BYLAW NO. 11198
Z15-0064 – Emil Anderson Construction Co. Ltd., Inc. No. C172775, Gilmar Management Ltd., Inc. No. 143879, Gillen Investments Inc., Inc. No. 528682
5008 South Ridge Drive

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, District Lot 1688S, SDYD, KAP68647 located on South Ridge Drive, Kelowna, B.C., from the C1 – Local Commercial zone to the C2 – Neighbourhood Commercial zone.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 1st day of Februrary, 2016.

Considered at a Public Hearing on the 16th day of February, 2016.

Read a second and third time by the Municipal Council this 16th day of February, 2016.

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

CITY OF KELOWNA

BYLAW NO. 11576
Z17-0114 5008 South Ridge Drive

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, District Lot 1688S, SDYD, Plan KAP68647 located on South Ridge Drive, Kelowna, B.C., from the C1 – Local Commercial zone to the C2 – Neighbourhood Commercial zone.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

REPORT TO COUNCIL

Date:	March 19, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (TA)		
Application:	Z17-0052	**Owner:**	Excelling Investments Inc. No. BC1062096
Address:	2025 Agassiz Road	**Applicant:**	Cristian Anca
Subject:	Rezoning Application, Extension Request		
Existing OCP Designation:	MRM – Multiple Unit Residential (Medium Density)		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	RM5 – Medium Density Multiple Housing		

1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Rezoning Amending Bylaw No. 11358, be extended from March 7, 2018 to March 7, 2019;

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. 11358 to March 7, 2019.

3.0 Community Planning

Rezoning Bylaw No. 11358 to rezone the subject property from RU1 – Large Lot Housing to RM5 – Medium Density Multiple Housing received second and third readings at a regular meeting of Council held on March 7, 2017. Final adoption of the zone amendment bylaw is to be considered in conjunction with a Development Permit and Development Variance Permit. The applicant has submitted both applications, however, design revisions are still required in order to meet Official Community Plan Design Guidelines and achieve a recommendation of support from Staff. Staff are recommending that Council supports extending the deadline for adoption for the Rezoning Bylaw No. 11358 by one year to March 7, 2019 to allow the applicant additional time for design revisions.

Subject Property Map: 2025 Agassiz Road

4.0 Application Chronology

Date of Application Received:	May 13, 2016
Date of Second and Third Readings:	March 7, 2017
Date of Extension Received:	February 23, 2018

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

REPORT TO COUNCIL

Date:	March 19, 2018		
RIM No.	0940-00		
To:	City Manager		
From:	Community Planning Department (AC)		
Application:	DP17-0095	**Owner:**	554764 BC Ltd.
Address:	200 Nickel Rd	**Applicant:**	James Zeleznik
Subject:	Development Permit Application		
OCP Designation:	MRL – Multiple Unit Residential (Low Density)		
Zone:	RM3 – Low Density Multiple Housing		

1.0 Recommendation

THAT Rezoning Bylaw No. 11429 be amended at third reading to revise the legal description of the subject properties from "Lot A, Section 27, Township 26, ODYD, Plan 25115, located at 230 Nickel Rd, Kelowna, BC, and Lot B, Section 27, Township 26, ODYD, Plan 25115 Except Plan KAP65522, located at 170 Nickel Rd, Kelowna, BC" to "Lot 1, Section 27, Township 26, ODYD, Plan EPP73636 located at 200 Nickel Rd, Kelowna, BC";

AND THAT final adoption of Rezoning Bylaw No. 11429 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0095 for Lot 1, Section 27, Township 26, ODYD, Plan EPP73636 located at 200 Nickel Rd, 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 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 review the form and character Development Permit for a 19-unit townhouse development.

3.0 Community Planning

Staff support the 19-unit townhouse project at 200 Nickel Road. The application meets a majority of the Official Community Plan (OCP) Urban Design Guidelines and the design is adequate for the site. The proposal meets many of the OCP's Urban Infill objectives and it meets all of the Zoning Bylaw Regulations for RM3 – Low Density Multiple Housing.

Staff worked with the applicant over several revisions with the goal of trying to improve the form and character of the development. Key design considerations included the building's interface with the streetscape, and the quality of the building's finishes, materials and details. While the revised design does not meet all the OCP's architectural and design guidelines, a number of improvements to the proposal included: greater articulation of the roofline line with the addition of dormers to reduce the horizontal scale of the building and add greater visual interest; and the addition of pergola structures along Nickel Road to help emphasis each units' front entrance. Council Policy No. 367 with respect to public consultation was undertaken by the applicant and all neighbours within a 50m radius of the subject parcel.

Figure 1: Initial Design

Figure 2: Revised Design

4.0 Proposal

4.1 Project Description

Figure 3: Detailed view of Interior parking showing access to private patios & parking

The development proposal is for a rental row housing project. The project contains two, 2 storey blocks of row houses each side of a central parking plaza is proposed. The row fronting Nickel Rd will provide seven, 2 bedroom units with two, 2 bedroom + den units at either end. These units will have unfinished basements for unit equipment (furnace/ HWT/ HRV) and tenant storage. The back row will provide 8, 3 bedroom units with two, 3 bedroom + den units at either end. These units will have basements finished to provide a bedroom, rec room, and washroom and will include unit equipment (furnace/ HWT/ HRV). The central parking area will allow 2 parking spaces per unit. All units will have 'front' and 'back' doors such that parking area and outdoor private patios and yards may be directly accessed.

The rows of townhouses will be broken vertically and horizontally to provide human scale, shading, weather protection and visual interest. The scale and material selection- 'hardi' board & batten with 'hardi' horizontal lap siding - are selected for their durability and as acknowledgement of the residential setting of the development.

There are no variances associated with this proposal.

4.2 Site Context

The subject property is Rutland between Houghton Road and Highway 33. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Single Detached Housing	Residential
East	RU1 – Single Detached Housing RU6 – Two Dwelling Housing RM3 – Low Density Multiple Housing	Residential
South	RM4 – Transitional Low Density Housing RM3 – Low Density Multiple Housing	Residential
West	RM3 – Low Density Multiple Housing	Residential

Subject Property Map: 200 Nickel Rd

4.3 Zoning Analysis Table

The zoning analysis table shows the requirements of the C7 zone compared to the proposal:

Zoning Analysis Table		
CRITERIA	**RM3 ZONE REQUIREMENTS**	**PROPOSAL**
Development Regulations		
Height	10.0 m / 3 storeys	7.5 m / 2 storeys
Front Yard (east)	6.0m	4.5m
Side Yard (north)	4.0m	4.5m
Side Yard (south)	4.0m (principal) 1.5m (accessory)	4.6m (principal) 1.5m (accessory)
Rear Yard (west)	7.5m	7.5m
Site coverage of buildings	40%	29%
Site coverage of buildings, driveways & parking	60%	59%
FAR	0.75 Max	0.74

Zoning Analysis Table		
CRITERIA	**RM3 ZONE REQUIREMENTS**	**PROPOSAL**
Parking Regulations		
Minimum Parking Requirements	40 stalls	40 stalls
Ratio of Parking Stalls	Full size: 50% Min Medium Size: 50% Max Small Size: 0% Max	Full size: 50% Medium Size: 50% Small Size: 0
Other Regulations		
Minimum Bicycle Parking Requirements	Class 1: 0 bikes Class 2: 0 bikes	Class 1: 0 bikes Class 2: 12 bikes
Private Open Space	25 m^2 / unit	25 m^2 / unit

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	**YES**	**NO**	**N/A**
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?		x	
Are materials in keeping with the character of the region?	x		
Are colours used common in the region's natural landscape?	x		
Does the design provide for a transition between the indoors and outdoors?	x		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	x		
Does interim development consider neighbouring properties designated for more intensive development?			x
Are façade treatments facing residential areas attractive and context sensitive?	x		
Are architectural elements aligned from one building to the next?	x		
For exterior changes, is the original character of the building respected and enhanced?			x
Is the design unique without visually dominating neighbouring buildings?		X	
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	X		
Relationship to the Street			

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do buildings create the desired streetscape rhythm?		X	
Are parkade entrances located at grade?			X
For buildings with multiple street frontages, is equal emphasis given to each frontage?			X
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	X		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?			X
Human Scale			
Are architectural elements scaled for pedestrians?	X		
Are façades articulated with indentations and projections?	X		
Are top, middle and bottom building elements distinguished?	X		
Do proposed buildings have an identifiable base, middle and top?	X		
Are building facades designed with a balance of vertical and horizontal proportions?		X	
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	X		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	X		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			X
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	X		
Are entrances visually prominent, accessible and recognizable?	X		
Are higher quality materials continued around building corners or edges that are visible to the public?		X	
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?		X	
Are elements other than colour used as the dominant feature of a building?	X		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	X		
Are public and private open spaces oriented to take advantage of and protect from the elements?	X		
Is there an appropriate transition between public and private open spaces?	X		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	X		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	X		
Are alternative and active modes of transportation supported through the site design?	X		
Are identifiable and well-lit pathways provided to front entrances?	X		
Do paved surfaces provide visual interest?		X	
Is parking located behind or inside buildings, or below grade?	X		
Are large expanses of parking separated by landscaping or buildings?		X	
Are vehicle and service accesses from lower order roads or lanes?			X
Do vehicle and service accesses have minimal impact on the streetscape and public views?	X		
Is visible and secure bicycle parking provided in new parking structures and parking lots?			X
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?			X
Are green walls or shade trees incorporated in the design?			X
Does the site layout minimize stormwater runoff?			x
Are sustainable construction methods and materials used in the project?	unknown		
Are green building strategies incorporated into the design?		x	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	X		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	X		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			X
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?		X	
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			X
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?			x
Are building materials vandalism resistant?	unknown		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	x		
Are the site layout, services and amenities easy to understand and navigate?	x		
Signs			
Do signs contribute to the overall quality and character of the development?			x
Is signage design consistent with the appearance and scale of the building?			x
Are signs located and scaled to be easily read by pedestrians?			x
For culturally significant buildings, is the signage inspired by historical influences?			x
Lighting			
Does lighting enhance public safety?			x
Is "light trespass" onto adjacent residential areas minimized?			X
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?			X
Is suitably scaled pedestrian lighting provided?			x
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?			x

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- Demolition Permit required for any existing structures.
- 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 Department access to site, turn a rounds requirement for equipment, travel distance from the truck access to the front doors of the units and private hydrant locations if required are too be verified with Kelowna Fire Department. The Fire truck is required to be able to drive up to access the front door(s) within a range of 3 meters to 15 meters on an unobstructed hard surface path.
- 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):
    - 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.
  - Hard surfaced paths leading from the egress stairwells to a safe area are to be clearly defined as part of the DP.
- 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.
- 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 Development Engineering Department

All offsite infrastructure and services upgrades have been addressed in the Rezoning Application Engineering Report under file Z17-0039.

6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template available online at Kelowna.ca
- Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900 - 150 L/sec required. Should another hydrant be required on this property it shall be deemed private and shall be operational at the start of construction.
- Fire Department access is to be met as per BCBC 3.2.5.- ensure the hammerhead is large enough to turn around if over 90 metres - maintain access for emergency response.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- One address off of Nickel Rd with unit numbers for this complex.
- Do not issue BP unless all life safety issues are confirmed.

7.0 Application Chronology

Date of Application Received:	April 21st 2017
Date Public Notification Completed:	May 1st 2017
Date of Zoning Conditions Completed:	Jan 22nd 2018

Report prepared by:	Adam Cseke, Planner Specialist
Reviewed by:	Terry Barton, Urban Planning Manager
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager

Attachments:

Applicant's Design Rationale
DP17-0095

The subject properties are located at 170 & 230 Nickel Rd. in Rutland. The properties are currently zoned RU1. The Owner wishes to consolidate and rezone these properties to RM3 to allow for the development of rental row housing. A development with two, 2 storey blocks of row houses each side of a central parking plaza is proposed.

The row fronting Nickel Rd will provide seven, *2 bedroom* units with two, *2 bedroom + den* units at either end. These units will have unfinished basements for unit equipment (furnace/ HWT/ HRV) and tenant storage. The back row will provide 8, *3 bedroom* units with two, *3 bedroom + den* units at either end. These units will have basements finished to provide a bedroom, rec room, and washroom and will include unit equipment (furnace/ HWT/ HRV). The central parking area will allow 2 parking spaces per unit. All units will have 'front' and 'back' doors such that parking area and outdoor private patios and yards may be directly accessed.

Detail view of east elevation showing 'front' door access to Nickel street and private patios with shade structure over.

Detail view of west elevation showing 'back' door access to private patios and yards

Detail view of Interior (parking plaza) showing access to private patios and parking

The block of rows will be broken vertically and horizontally to provide human scale, shading, weather protection and visual interest. The scale and material selection- 'hardi' board & batten with 'hardi' horizontal lap siding - are selected for their durability and as acknowledgement of the residential setting of the development.

East/West Elevation Detail showing breaks in vertical & horizontal planes. Materials accentuate the breaks and provide additional human scale

Interior (parking plaza) elevation detail showing breaks in vertical & horizontal planes. Materials accentuate the breaks and provide additional human scale

Development Permit
DP17-0095

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

200 Nickel Road

and legally known as

Lot 1, Section 27, Township 26, ODYD, Plan EPP73636

and permits the land to be used for the development with variances to the following sections of the Zoning Bylaw 8000:

N/A

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.

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

Date of Decision:	_____, 2018
Decision By:	CITY COUNCIL
Issued Date:	TBD
Development Permit Area:	Comprehensive Development Permit Area
File Manager:	AC

This permit will not be valid if development has not commenced within 2 years of the council approved Date of Decision.

Existing Zone: RM3 – Low Density Multiple Housing

Future Land Use Designation: MRL – Multiple Unit Residential (Low Density)

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.

Owner:	554764 BC Ltd
Address:	2730 Lower Glenrosa Rd
City:	West Kelowna, BC
Phone:	n/a

_____ _____

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";

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 Council Date of Decision if applicable, or Community Planning Department Manager 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 $74,236.25 OR

b) An Irrevocable Letter of Credit in the amount of $74,236.25

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 OWNER.
Security shall ONLY be returned to the signatory of the Landscape Agreement or their designates.

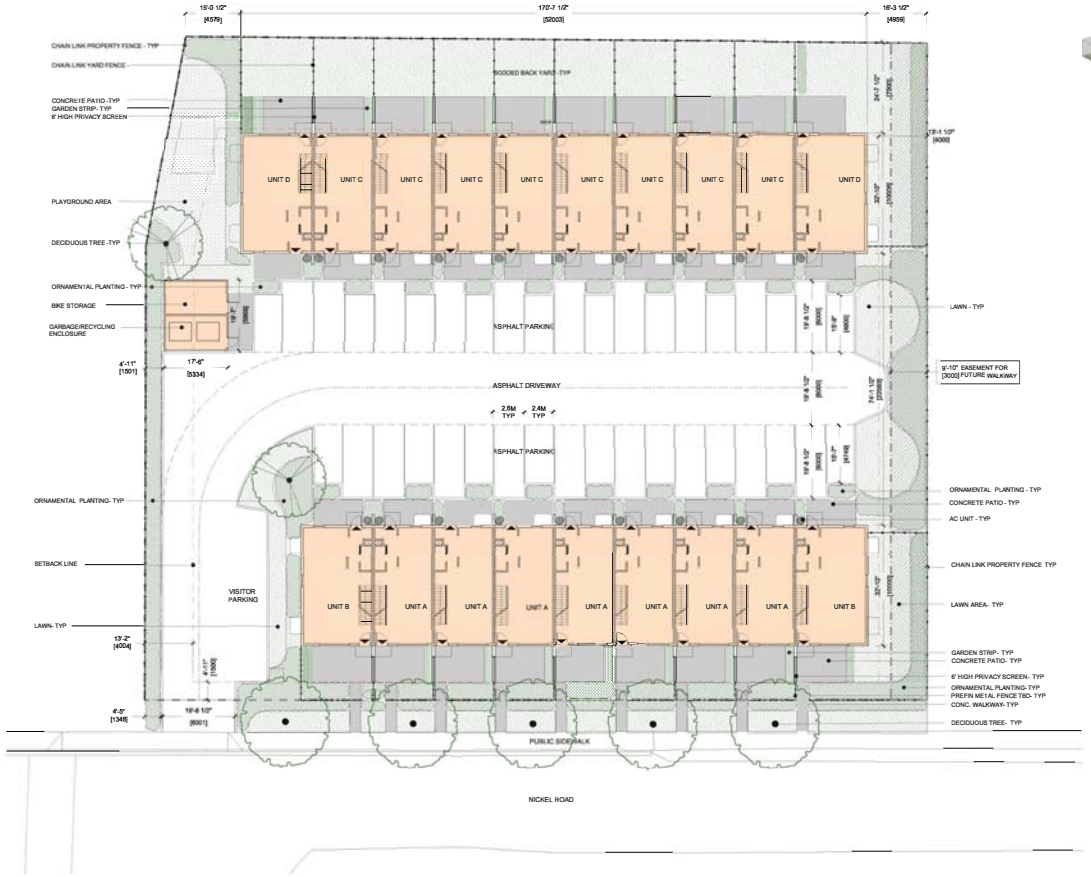
SCHEDULE **A&B**

This forms part of application

DP17-0095

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC



SITE PLAN - 12"=1/16"

SITE AXIOMETRIC - NTS

SITE CONTEXT PLAN - NTS

hugh bit architect

Jazel Homes

Job Title
JAZEL ENTERPRISES LTD
NICKEL ROAD TOWNHOMES
170 + 230 NICKEL RD. KELOWNA
LOT A SEC 27 TP 26 PLAN 25115 & LOT B SEC 27 TP 26 PLAN 25115 except PLAN KAP65522

Sheet Title
SITE PLAN

Drawn HJB
Checked HJB
Job No.

Date 03.31.17
Scale AS NOTED
Addendum # –

Sheet
A1.0
Revision: 08.30.17

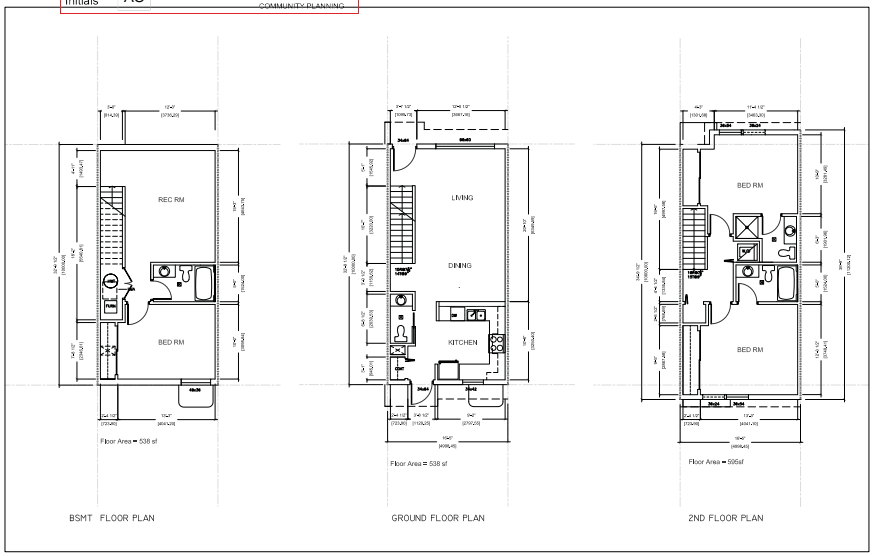
SCHEDULE **A&B**

This forms part of application

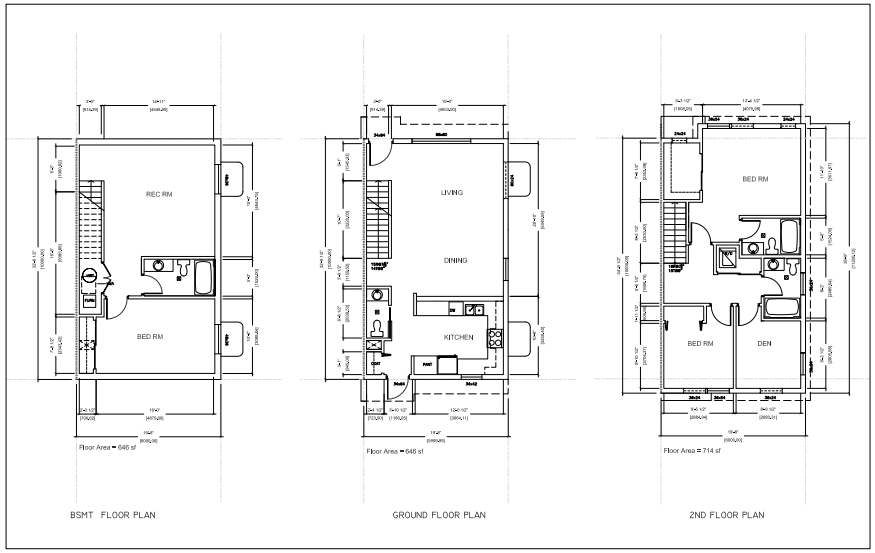
DP17-0095

City of Kelowna
COMMUNITY PLANNING

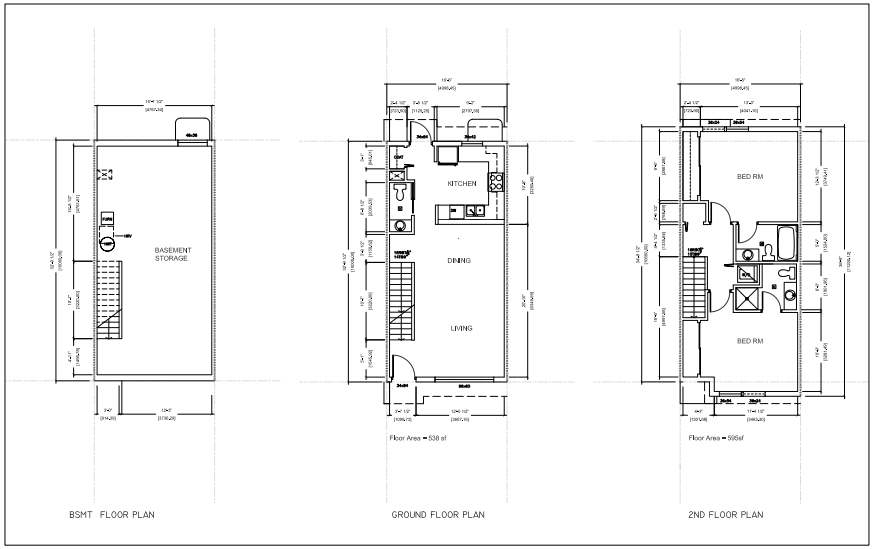
Planner Initials AC



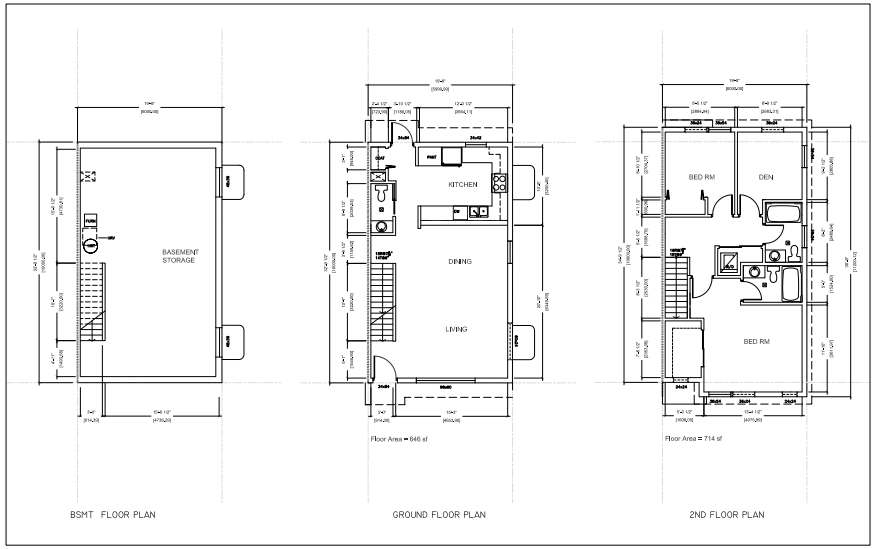
UNIT TYPE C - 3 BED, 3.5 BATH



UNIT TYPE D - 3 BED + DEN, 3.5 BATH



UNIT TYPE A - 2 BED, 1.5 BATH



UNIT TYPE B - 2 BED + DEN, 2.5 BATH

hugh | bitz architect

Jazel Homes

Job Title

JAZEL ENTERPRISES LTD
NICKEL ROAD TOWNHOMES
170 + 230 NICKEL RD, KELOWNA
LOT A SEC 27 TP 26 PLAN 25115 & LOT B SEC 27 TP 26 PLAN 25115 except PLAN KAP65522

Sheet Title

UNIT FLOOR PLANS

Drawn	HJB	Date	03.31.17
Checked	HJB	Scale	12" = 1/8"
Job No.		Adendum #	–

Sheet

A2.0

Revision: DP

SCHEDULE **A&B**

This forms part of application

DP17-0095

City of Kelowna
COMMUNITY PLANNING

Planner Initials AC

West Elevation

North Elevation

East Elevation
Nickel Road

South Elevation

'IKO' Cambridge Shingle
Colour: Dual Black

'Hardie' Fascia & Detail Panel
Colour: Pearl Gray

'Hardie' Horizontal Siding &Trim
Colour: Artic White

'Hardie' Board & Batten Field Field
Colour: Aged Pewter

Detail Colour:
Mountain Sage

Detail Colour:
Deep Ocean

hugh | bitz architect

Jazel Homes

Job Title
JAZEL ENTERPRISES LTD
NICKEL ROAD TOWNHOMES
170 + 230 NICKEL RD, KELOWNA
LOT A SEC 27 TP 26 PLAN 25115 & LOT B SEC 27 TP 26 PLAN 25115 except PLAN KAP65522

Sheet Title
ELEVATIONS

Drawn	HJB	Date	03.31.17
Checked	HJB	Scale	NTS
Job No.		Adendum #	–

Sheet
A3.0
Revision: DP 08.30.17

LEGEND:

- LAWN AREA
- ORNAMENTAL SHRUBS, GRASSES, & PERENNIALS
- VEGETABLE & HERB GARDEN, PLANTED BY HOMEOWNER
- CONCRETE PAVING FINISH: BROOM
- CRUSH GRANULAR WALKWAY
- PROPOSED FENCE HT. VARIES
- EXISTING FENCE

NOTES:

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY THE C.N.L.A. AND THE C.S.L.A. AS WELL AS THE CITY OF KELOWNA LANDSCAPE STANDARDS.
2. THE LANDSCAPE DEIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM CITY OF KELOWNA FORM AND CHARACTER REQUIREMENTS.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY, FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
4. TREES SHALL BE INSTALLED IN DEFINED OPEN PITS OR PLANTING BED AREAS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
5. SHRUB BEDS TO HAVE COMPOSTED, PRE-APPROVED, MULCH, DEPTH 75mm
6. ORNAMENTAL SHRUBS, GRASSES, AND PERENNIALS TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
7. MAINTENANCE EDGE AREAS SHALL HAVE A MIN. DEPTH OF 100mm (3") OF DECORATIVE ROUND ROCK. LANDSCAPE FABRIC SHALL BE NILEX 4545 OR APPROVED EQUAL.
8. TURF AREAS SHALL BE ECO TURF FARMS, COMMART BLEND SOD WITH A MIN. OF 150mm (6") IMPORTED GROWING MEDIUM.
9. A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS, AND SHALL CONFORM TO THE CITY OF KELOWNA'S IRRIGATION STANDARDS IN BYLAW 7900.

PLANT LIST:

TREES

BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
Acer x freemanii 'Jeffersred'	Autumn blaze red maple	B&B, 5cm Cal	As Shown
Cercidiphyllum japonicum	Katsura tree	B&B, 5cm Cal	As Shown

SHRUBS

BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
Forsythia x intermedia 'Lynwood Gold'	Lynwood gold forsythia	#2 Pot	2.0m O.C.
Mahonia aquifolium	Oregon grape	#2 Pot	1.5m O.C.
Philadelphus lewisii	Mock orange	#2 Pot	1.5m O.C.

PERENNIALS

BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
Artemisia schmidtiana 'Silver Mound'	Silver Mound Sage	#1 Pot	0.6m O.C.
Echinacea paradoxa	Yellow coneflower	#1 Pot	0.6m O.C.
Gaillardia aristata	Indian Blanket Flower	#1 Pot	0.5m O.C.
Heuchera villosa 'Caramel'	Caramel Coralbells	#1 Pot	0.5m O.C.
Perovskia atriplicifolia 'Little Spire'	Dwarf Russian Sage	#1 Pot	0.6m O.C.
Nepeta racemosa 'Walker's Low'	Catmint	#1 Pot	0.9m O.C.

GRASSES

BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
Deschampsia caespitosa 'Bronzeschleier'	Bronze veil tufted hair grass	#1 Pot	0.6m O.C.
Miscanthus sinensis 'Adagio'	Dwarf maiden grass	#1 Pot	0.6m O.C.

GROUND COVER

BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
Sedum spurious 'Fuldaglut'	Fuldaglut stonecrop	#1 Pot	0.5m O.C.

SCHEDULE C

This forms part of application

DP17-0095

Planner Initials AC

City of Kelowna
COMMUNITY PLANNING

Revision . Issue		
Issued for DP	April 3	02
Issued for review	Mar 15	01
DESCRIPTION	DATE	NO.

Sarah L. Dickie
Landscape Designer
(250) 300-4286
sarahldickie@gmail.com

PROJECT

Nickel Road Townhomes
Kelowna BC

SHEET TITLE

Landscape Plan

Design by . Sarah L. Dickie

Project Number . 17010

Date . Mar 2017

Scale . 3 /32" = 1'0"

SHEET NUMBER

L-1.0

Sarah L. Dickie
Landscape Designer
Kelowna BC
250 300 4286

Estimate of Probable Cost

Project Name: Nickel Road Townhomes
Project No.: 17-010
Date: April 3, 2017

No.	ITEM	UNIT	QTY	COST	PRICE
1.0	GROWING MEDIUM				
1.1	Tree growing medium - 1 m3 tree pit	m3	9	$45	$405
1.2	Shrub growing medium - 0.45m depth	m3	218	$45	$9,801
1.3	Lawn growing medium - 0.15m depth	m3	79	$45	$3,571
				1.0 Total	$13,777
2.0	MULCH				
2.1	Shrub bed mulch - 0.075m depth	m3	36	$40	$1,452
				2.0 Total	$1,452
3.0	TREES				
3.1	Deciduous trees - 5cm Cal.	ea.	9	$150	$1,350
				3.0 Total	$1,350
4.0	SHRUBS GRASSES & PERENNILAS				
4.1	Plant - #2 pot	ea.	23	$15	$345
4.2	Plant - #1 pot	ea.	3	$8	$24
				4.0 Total	$369
5.0	IRRIGATION				
5.1	Drip irrigation system (head, pipe, valve)	ea.	1	$1,500	$1,500
5.2	Controller	ea.	1	$200	$200
5.3	Point of connection	ea.	1	$400	$400
				5.0 Total	$2,100
6.0	FENCING				
6.1	Perimeter fencing - Ht. 1.8m	l.m.	115	$40	$4,600
6.2	Nickel Rd fencing - Ht. 1.2m	l.m.	50	$65	$3,250
6.3	Screening between units - Ht. 1.2m	l.m.	73	$65	$4,745
				6.0 Total	$12,595
7.0	LANDSCAPE STRUCTURES				
7.1	Play structure	ea.	1	$20,000	$20,000
				7.0 Total	$20,000
				TOTAL	$51,643
				(15%) CONTINGENTCY	$7,746
				GRAND TOTAL	$59,389

* See corresponding development permit drawings L-1 Issued April 3, 2017

SCHEDULE C
This forms part of application
DP17-0095
City of Kelowna
COMMUNITY PLANNING
Planner Initials AC

REPORT TO COUNCIL

Date:	March 19, 2018		
RIM No.	0940-00		
To:	City Manager		
From:	Community Planning Department (LB)		
Application:	DP17-0237	**Owner:**	Kane #2 Resources Ltd., Inc. No. BC0807695
Address:	720 Valley Road	**Applicant:**	Protech Consulting
Subject:	Development Permit Application		
Existing OCP Designation:	MRL – Multiple Unit Residential (Low Density)		
Existing Zone:	RM3 – Low Density Multiple Housing		

1.0 Recommendation

THAT final adoption of Official Community Plan Bylaw No. 11527 be considered by Council;

AND THAT final adoption of Rezoning Bylaw No. 11536 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0237 for Lot E Sections 29 and 32 Township 26 ODYD Plan EPP75038, located at 720 Valley Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the buildings to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the buildings 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 the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permit 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.

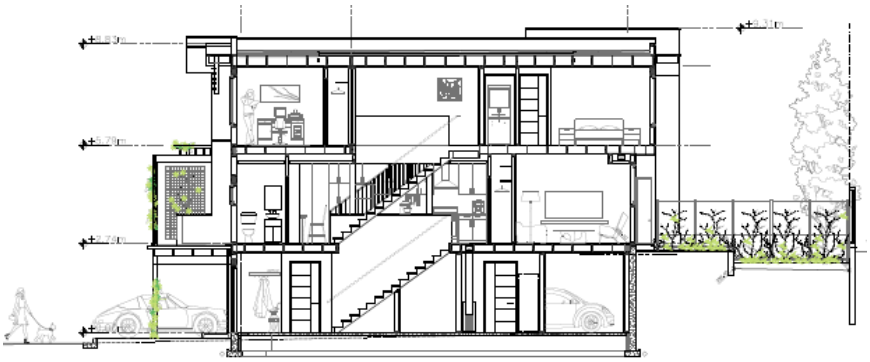
2.0 Purpose

To consider a Development Permit for the form and character of a 49 unit townhouse project.

3.0 Community Planning

Staff support the Development Permit application for the proposed townhouse project. The form and character is in general accordance with the relevant Development Permit objectives and guidelines as well as the Master Development Permit that governs site layout for the 720 Valley Lands project. The purpose of the RM3 zone is to provide for low density multiple housing on urban services, and townhouses and low-rise apartment buildings are typical building forms in this zone.

The form and character of the building and site layout is in keeping with the Comprehensive Development Permit Guidelines. The project provides a transition between the four and five storey apartment buildings to the south to the single storey bareland strata (Chartwell) to the north. To respond to the change in grade and be sensitive to the site context, the townhouses are three storeys at the front and two storeys at the rear, facing Chartwell.



Staff worked with the applicant to achieve appropriate façades facing the public roads in particular, with a front door facing Glenmore Road. Planning policies and the Development Permit guidelines typically encourage the front of buildings and front doors to face the street; however, staff believe it is appropriate for the back of buildings to face Valley Road, recognizing the significant setback and change in grade from Valley Road to protect Brandt's Creek. The applicant created more visual interest to the back of these buildings by using entrances on the end units, decks and overhangs.

Private open space is achieved through small rear yards and patios for the units along the north property line. The units along Valley Road have rooftop patios instead of rear yards because they back onto Brandt's Creek and a protected environmental setback. This helps to maintain privacy for the Chartwell strata to the north, with no rooftop patios directly adjacent to that area.

The change from the Master Development Permit to move the road south of the buildings improves internal circulation and allows for more buffering around the site perimeter, adjacent to the Chartwell strata. A hedge and shade trees will be planted along the north property line and between the backyards of the townhouse units.

4.0 Proposal

4.1 Background

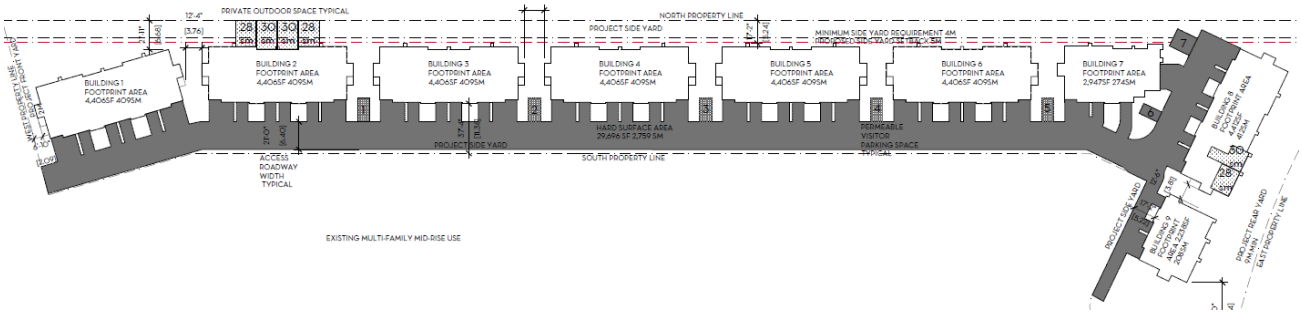
The master planned 720 Valley Lands project is on the site formerly associated with the Conservatory, and this is the fourth lot on the site to come forward for development. Council approved Master Site DP16-0173 on December 5, 2016, which laid out the development layout and common landscape design features of the entire site. Council subsequently approved Development Permits for two apartment buildings and a memory care facility in 2017. An independent living building is proposed for the remaining lot at the corner of Summit Drive and Valley Road. The larger property was subdivided into five separate development sites

in December 2017. Site works have also included realigning, restoring and protecting Brandt's Creek adjacent to Valley Road.

4.2 Project Description

The proposed development consists of nine buildings with a total of 49 townhouse units. Buildings one through seven run along the northern lot line, and buildings eight and nine are along the east lot line, oriented to Valley Road. Ranging in size from approximately 1,500 sq ft to 2,200 sq ft, each unit has at least three bedrooms. The buildings are three storeys tall at the front, transitioning to two storeys along the north property line corresponding to the change in grade. They are clad in hardie panel in neutral natural tones with timber frame decorative features and overhangs.

Vehicular access to the development is via private roads within the 720 Valley Lands site, with connections to Valley Road, Summit Drive and Glenmore Road. Each unit has a two car garage and seven visitor surface parking stalls are also provided. Emergency access is provided along the strata road with retractable bollards at Glenmore Road. A pedestrian pathway is located on the adjacent lots south of the roadway, and public access is provided over the pedestrian network through the entire 720 Valley Lands site. Unit entrances generally face south, with end unit entrances also facing Glenmore Road and Valley Road.



Landscaping includes nearly 50 deciduous trees to provide shade around the site perimeter and between buildings. Shrubs, perennials and ornamental grasses delineate individual yards, and a coniferous hedge creates a privacy screen along the north lot line. The timber features on the front of the buildings include vines to increase shade and plantings on the southern facing elevations. Common turf areas are provided near the pedestrian path beside Brandt's Creek.

The proposal differs from the approved layout in the Master Development Permit in that the access road shifted from north of the buildings to south. The general building layout remains the same.

4.3 Site Context

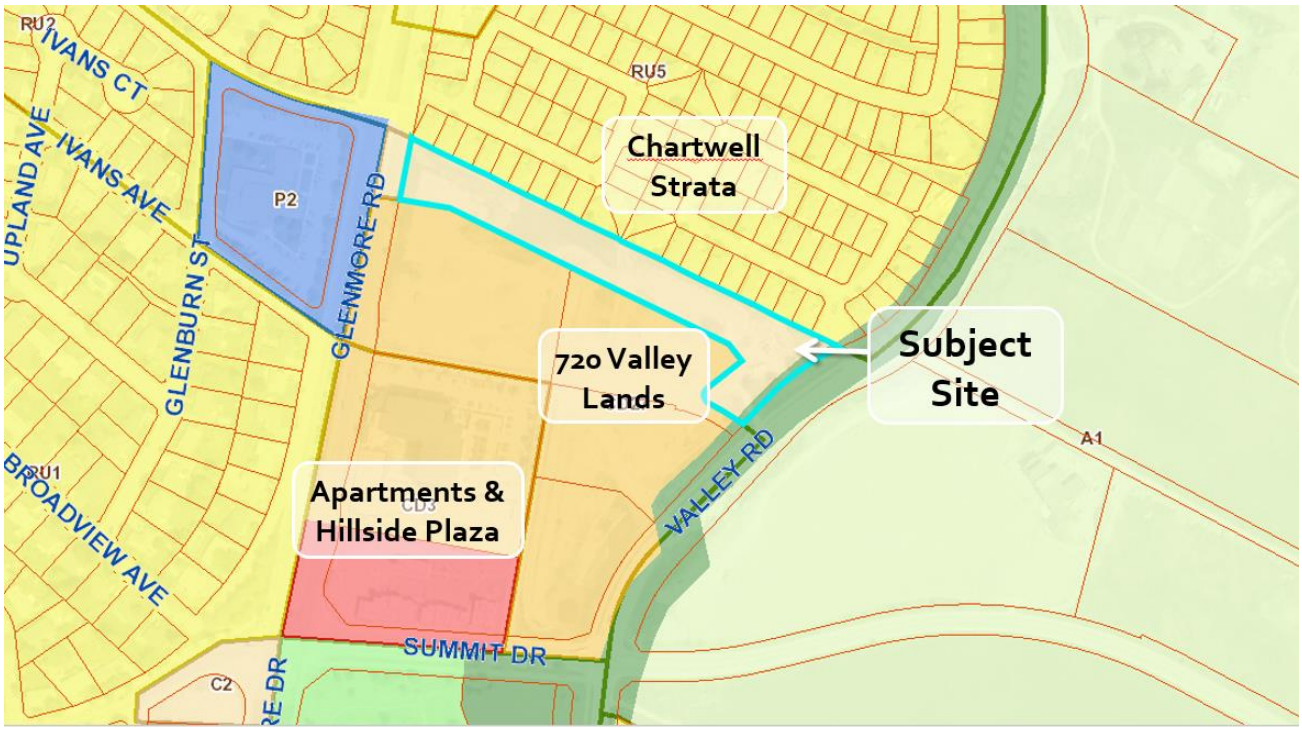
The subject property is 1.08 ha (2.67 ac) in area and is located in the City's Glenmore – Clifton – Dilworth Sector and is within the Permanent Growth Boundary. The 720 Valley Lands project is adjacent to the existing Conservatory rental apartment building, a new rental apartment building and the new Hillside Plaza at the intersection of Glenmore Road and Summit Drive, as well as the Chartwell strata to the north. The surrounding area has a mix of uses, including single detached residential neighbourhoods, elementary schools, a golf course, neighbourhood parks, and agricultural land. The site is within 1.75 km of the commercial area in the Glenmore Village Centre. The lot has frontage on both Glenmore Road and Valley Road, with connections to Brandt's Creek Linear Park and access to transit service.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU5 – Bareland Strata Housing	Single & two dwelling housing (Chartwell)
East	A1 – Agriculture 1	Agriculture
South	CD27 – Valley Land Subdivision	Multiple dwelling housing (720 Valley Lands apartment buildings)
West	P2 – Education and Minor Institutional	Religious assembly (Church of Jesus Christ of Latter Day Saints)

Map 1: Subject Property

Map 2: Surrounding Context



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RM3 ZONE REQUIREMENTS**	**PROPOSAL**
Development Regulations		
Maximum Site Coverage	40%	31%
Maximum Site Coverage (buildings, driveways & parking)	60%	57%
Maximum Floor Area Ratio	0.75	0.75
Maximum Height	10 m / 3 storeys	8.8 m / 3 storeys
Minimum Front Yard	1.5 m (ground-oriented housing)	2.1 m
Minimum Side Yard (south)	4.0 m	11.4 m
Minimum Side Yard (north)	4.0 m	5.2 m
Minimum Rear Yard	7.5 m	9.8 m
Other Regulations		
Minimum Parking Requirements	2 per dwelling + 7 visitor spaces = 105 spaces	2 per dwelling + 7 visitor spaces = 105 spaces
Minimum Private Open Space	25.0 m² per dwelling	minimum 28.0 m² per dwelling

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Policy 5.3.2 Compact Urban Form. 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.

Policy 5.22.6 Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Policy 5.22.11 Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Policy 5.22.13 Family Housing. Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as outdoor space, direct access to grade, workshop space, larger units, safe design, and neighbourhood characteristics (e.g. location and amenities).

6.0 Technical Comments

6.1 Development Engineering Department

- All offsite infrastructure and service upgrades are addressed as part of Subdivision Application S16-0085.
- Glenmore Road frontage to include 1.5 m sidewalk 0.2 m from property line.

6.2 Irrigation District

- Issued detailed letter with conditions of water service on November 7, 2017.

7.0 Application Chronology

Date of Application Received: November 1, 2017

Report prepared by: Laura Bentley, Planner Specialist

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP17-0237 (Schedule A: Site Plan, Schedule B:
Attachment B: Renderings
Attachment C: Development Permit Guidelines Checklist

Development Permit DP17-0237

This permit relates to land in the City of Kelowna municipally known as 720 Valley Road, and legally known as Lot E Sections 29 and 32 Township 26 ODYD Plan EPP75038 and permits the land to be used for the following development: multiple dwelling housing in row housing structures.

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

Date of Decision: _____, _____

Decision By: City of Kelowna Council

Issued Date: _____, _____

Development Permit Area: Comprehensive Development Permit Area

This permit will not be valid if development has not commenced by _____, _____.

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.

Owner: Kane #2 Resources Ltd., Inc. No. BC0807695

Applicant: Protech Consulting

_____ _____, _____

Ryan Smith
Community Planning Department Manager
Community Planning & Strategic Investments

Date

ATTACHMENT A
This forms part of application
DP17-0237
City of Kelowna
COMMUNITY PLANNING
Planner Initials LB

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 _____, _____ 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) An Irrevocable Letter of Credit in the amount of **$237,919.00**

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.

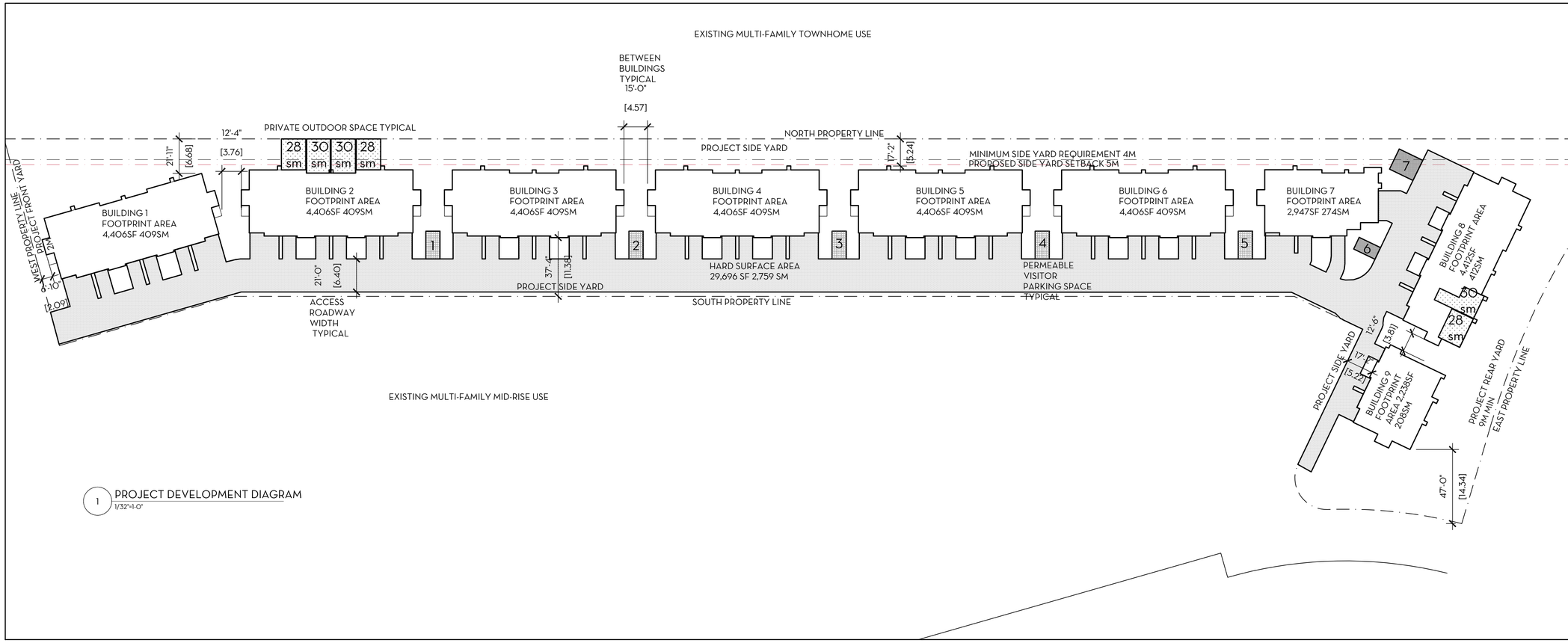
4. INDEMNIFICATION

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 <u>CURRENT LAND OWNER</u>.
Security shall <u>ONLY</u> be returned to the signatory of the
Landscape Agreement or their designates.



1 PROJECT DEVELOPMENT DIAGRAM
1/32"=1-0"

SCHEDULE A

This forms part of application
DP17-0237

Planner Initials LB

City of Kelowna
COMMUNITY PLANNING

PROJECT BYLAW CONFORMANCE ANALYSIS

- SITE AREA: 116,248.55 SF, 10,800 SM
- ZONE: CD 27- BASED ON RM3
- PROPOSED USE: GROUND ORIENTATED ROW HOMES
- DENSITY PERMITTED: .75 FLOOR AREA RATIO = 87,186 SF OR 8,100 SM
- DENSITY PROPOSED:
  50 THREE STOREY TOWNHOMES
  9 BUILDINGS NET FLOOR AREA RATIO =.75 FSR =87,186 SF OR 8,100 SM
- BUILDING COVER PERMITTED = 40% OR 46,500 SF OR 4,320 SM
- BUILDING COVER PROPOSED TOTAL =31%= 36,033 SF 3,347.57 SM
- DRIVEWAYS & ROADS PROPOSED =25% 29,696 SF OR 2,759 SM
- BUILDINGS,DRIVEWAYS & ROAD COVERAGE PERMITTED =60% 69,749 SF OR 6,480 SM
- SITE COVERAGE TOTAL PROPOSED = 57% 65,729 SF OR 6,106 SM
- FRONT YARD SETBACK PERMITTED: 1.5M
- FRONT YARD SETBACK PROPOSED: 2M
- SIDE YARD SETBACK PERMITTED: 4M
- SIDE YARD SETBACK PROPOSED: 5M
- REAR YARD SETBACK PERMITTED: 7.5M
- REAR YARD SETBACK PROPOSED: 9.8M
- HEIGHT PERMITTED: 10M
- HEIGHT PROPOSED: LESS THAN 10M except permitted roof top stairway entrances buildings 8 & 9
- PRIVATE OUTDOOR SPACE REQUIRED: 25 SM PER UNIT
- PRIVATE OUTDOOR SPACE PROPOSED: 28 SM MIN. PER HOME
- PARKING REQUIRED: 2CARS SPACES PER TOWNHOME + $\frac{1}{7}$ VISITORS SPACES = 107 CAR SPACES
- PARKING PROVIDED: 107, TWO PER HOME + 7 VISITOR PARKING SPACES
- PARKING STALL SIZES PERMITTED : FULL SIZED 50% MINIMUM, MEDIUM SIZE 40% MAXIMUM COMPACT SIZE 10% MAXIMUM
- PARKING STALL SIZES PROPOSED: FULL 94.4%, MEDIUM 4.6%, COMPACT 1 % =100%

DAVID TYRELL ARCHITECTURE
14391 Marine Drive, White Rock, BC., v4b1b2
604.853.7375
dta@uniserve.com
www.davidtyrellarchitecture.com

PROJECT NUMBER: 404

FOR CLIENT:
KANE #2 RESOURCES Ltd.

FOR PROJECT:
720 Valley Townhomes Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:
	issued for DP	sep 15.17

DRAWING TITLE:
SITE BY-LAW ANALYSIS

DRAWING
A0.3

SEAL

SCALE: as stated

DATE: SEPT 8. 2017

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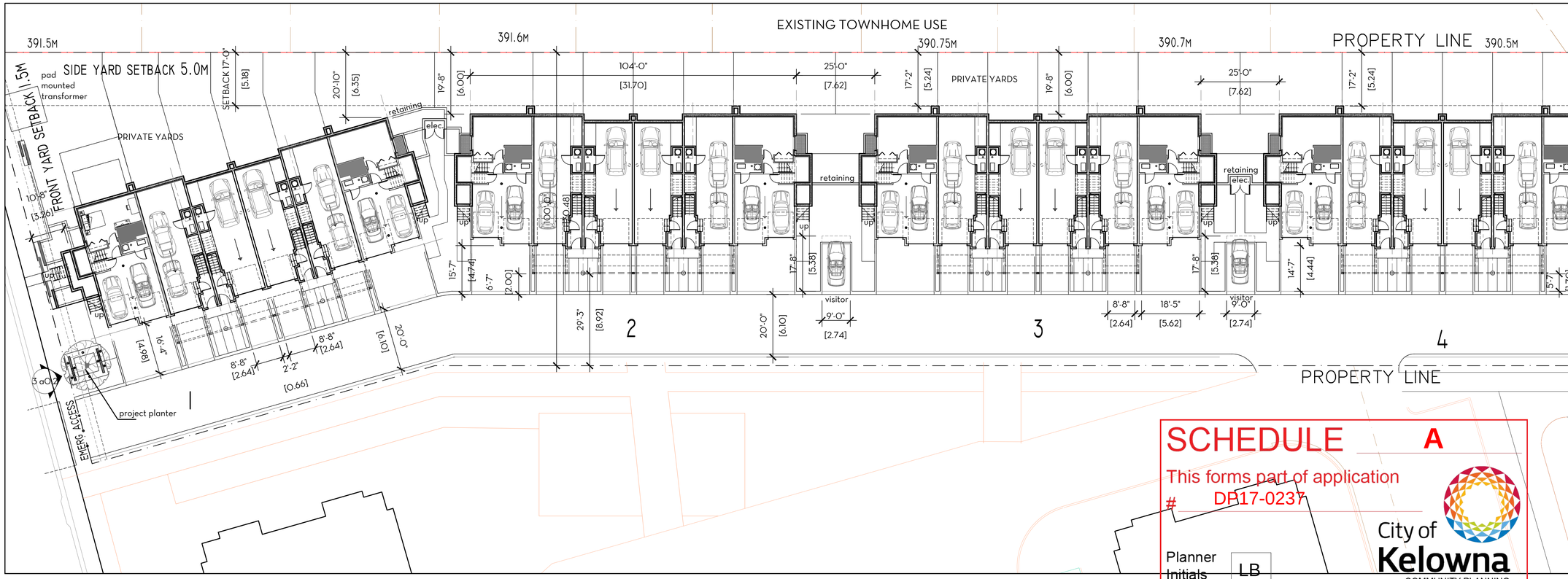


SCHEDULE A

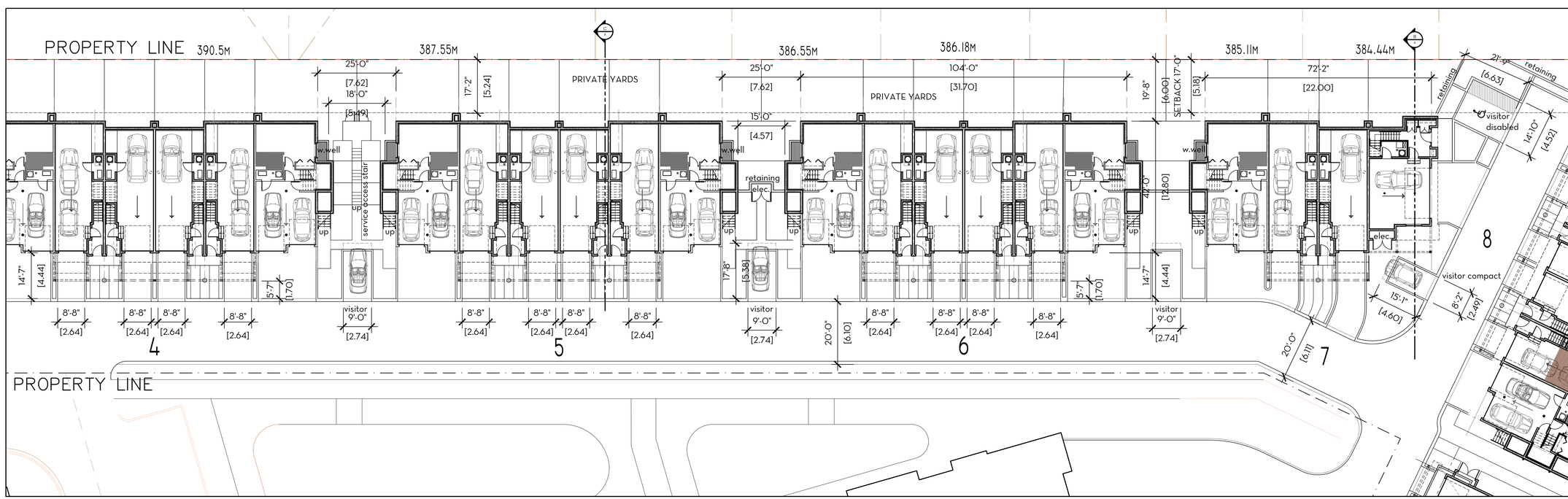
This forms part of application

DP17-0237

Planner Initials LB

City of Kelowna
COMMUNITY PLANNING

1 SITE PLAN- WEST BUILDINGS 1 TO 4
1/16"=1-0"



1 SITE PLAN EAST- BUILDINGS 4 TO 7
1/16"=1-0"

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KANE #2
RESOURCES Ltd.

FOR PROJECT:

720 Valley
Townhomes
Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:
	issued for DP	sep 15.17
	reissued for DP	dec 6.17

DRAWING TITLE:

SITE PLAN
DETAIL

DRAWING: A0.1

SEAL

SCALE: as stated

DATE: DEC. 06 . 2017

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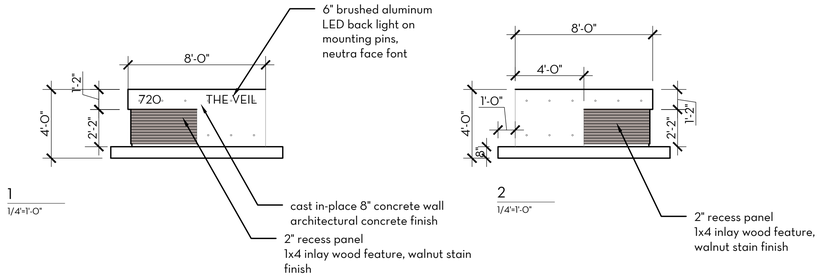

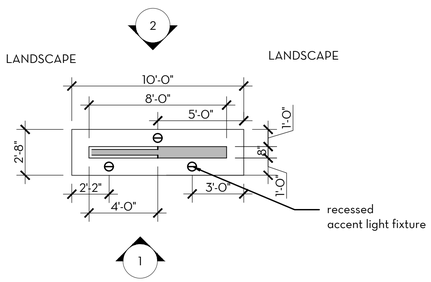

1 SITE PROJECT SIGN AT VALLEY ROAD ENTRY
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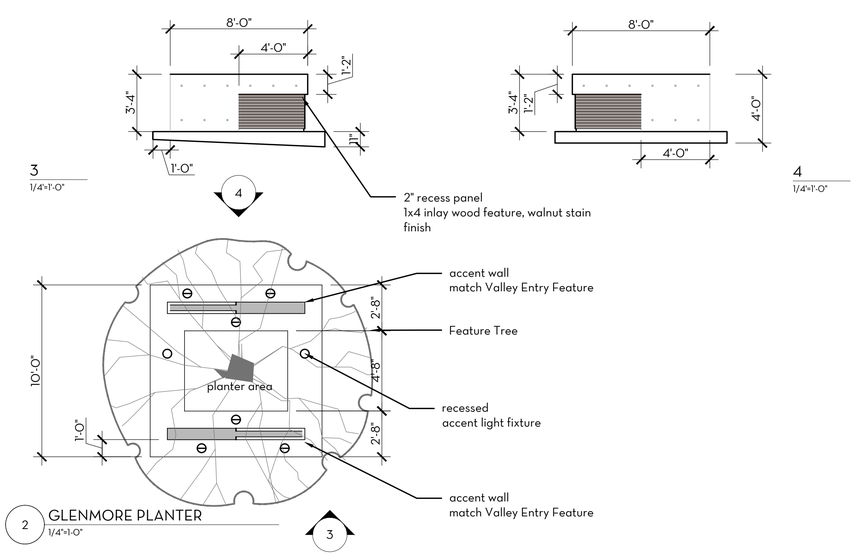

2 GLENMORE PLANTER
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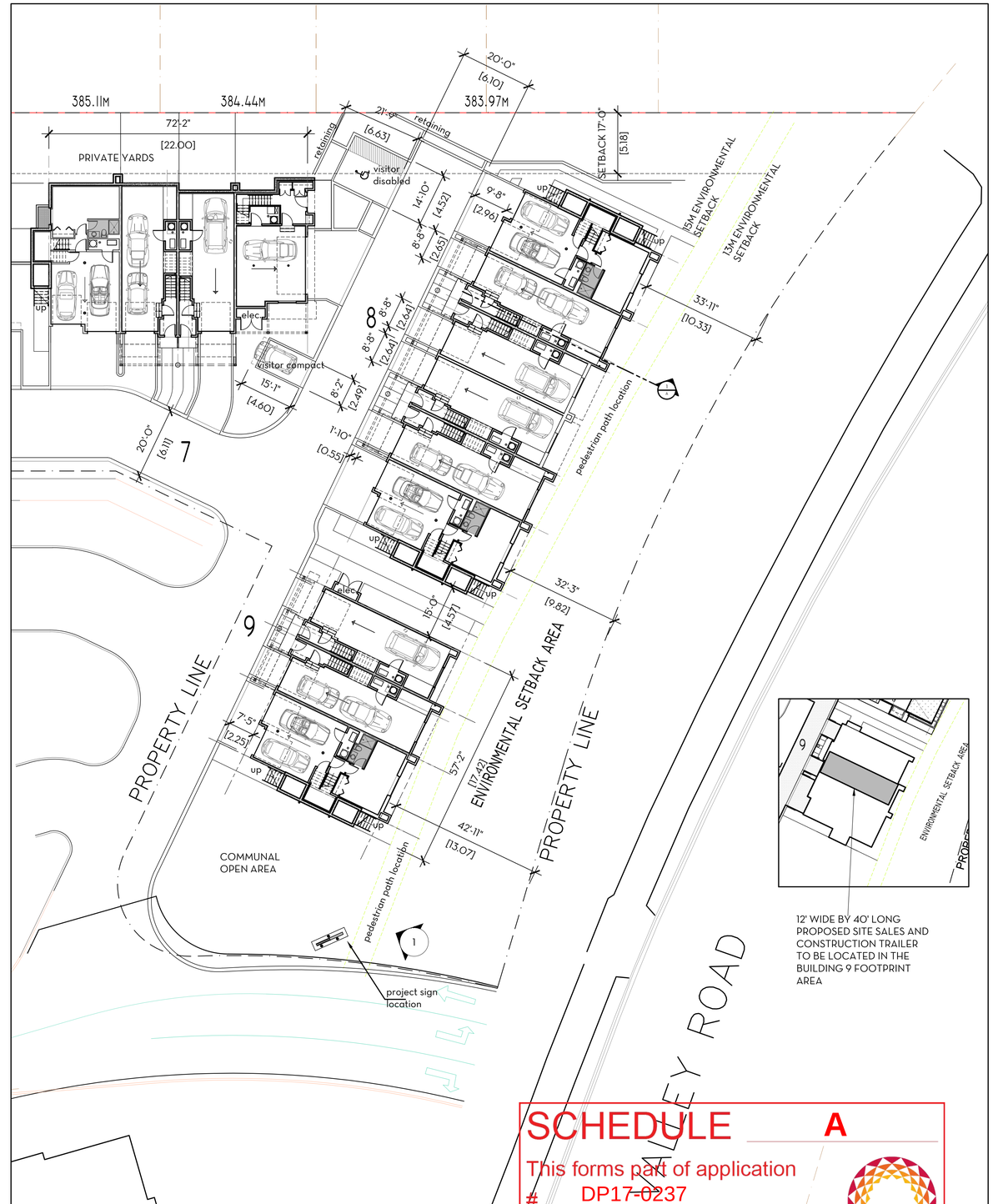

3 SITE PLAN EAST- BUILDINGS 7 TO 9
1/16"=1-0"

SCHEDULE A
This forms part of application
DP17-0237
Planner Initials LB
City of Kelowna
COMMUNITY PLANNING

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FOR CLIENT:
KANE #2 RESOURCES Ltd.

FOR PROJECT:
720 Valley Townhomes Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:
	issued for DP	sep 15.17
	reissued for DP	dec 6.17

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SITE PLAN DETAIL & PROJECT SIGNS

DRAWING: AO.2
SEAL:
SCALE: as stated
DATE: DEC. 06 . 2017

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ACCESS ROAD B PROJECT ELEVATION

1 ACCESS ROAD B PROJECT ELEVATION
3/16"=1'-0"

SCHEDULE B

This forms part of application
DP17-0237

Planner Initials LB

City of Kelowna
COMMUNITY PLANNING

ACCESS ROAD B PROJECT ELEVATION

2 ACCESS ROAD A PROJECT ELEVATION
3/16"=1'-0"

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KANE #2
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FOR PROJECT:

720 Valley
Townhomes
Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:
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DRAWING TITLE:

PROJECT
ELEVATIONS

DRAWING
A0.5

SEAL

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MATERIALS:
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a1, COBBLESTONE a2, SAIL CLOTH a3. RICH ESPRESSO
b - TIMBER FRAME- PSL LUMBER FINISH QUALITY, STAIN FINISH - WALNUT
c - METAL PANEL & COLUMN SCREEN- BY GREENSCREEN CO.- SILVER OR APPROVED EQUAL
d- METAL & GLASS GUARD-PREFINISHED METAL, YELLOW
e - WOOD GARAGE DOOR- STAIN FINISH WALNUT
f - PAINTED GARAGE DOOR- MATCH ADJACENT SIDING, COBBLESTONE
g- PAINTED FRENCH DOOR- FROSTED, MATCH RICH ESPRESSO OR COBBLESTONE
h- TIMBER TRELLIS- STAIN FINISH WALNUT
i - TIMBER SHADE- STAIN FINISH WALNUT
j - PAINTED METAL POST- PAINT FINISH YELLOW
k- CAST IN-PLACE CONCRETE WALL
m- COATED CHAN LINK FENCE- BLACK VINYL WITH PRIVACY SLATS
o - PREFINISHED METAL AND GLASS PRIVACY SCREEN- YELLOW FRAME FROSTED GLASS
p - TIMBER & CONCRETE STAIR- STAIN FINISH WALNUT
q - PREFINISHED DOWNSPOUT-MATCH SIDING COLOR
r - 1X3 TIMBER FEATURE INLAY, STAIN- WALNUT
s - METAL GATE-PREFINISHED ALUMINUM
t - BRUSHED ALUMINUM SIGN, ILLUMINATED, PIN MOUNT, NEUTRA FACE FONT

SCHEDULE B
This forms part of application
DP17-0237
Planner Initials LB
City of Kelowna
COMMUNITY PLANNING

1 SOUTH ELEVATION
NTS

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PROJECT NUMBER: 404

FOR CLIENT:
KANE #2 RESOURCES Ltd.

FOR PROJECT:
720 Valley Townhomes Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:
	issued for DP	sep 15.17
	reissued for DP	dec 6.17

DRAWING TITLE:
BUILDING 1 SOUTH ELEVATION

DRAWING A5

SEAL

SCALE: as stated

DATE: DEC. 06 . 2017

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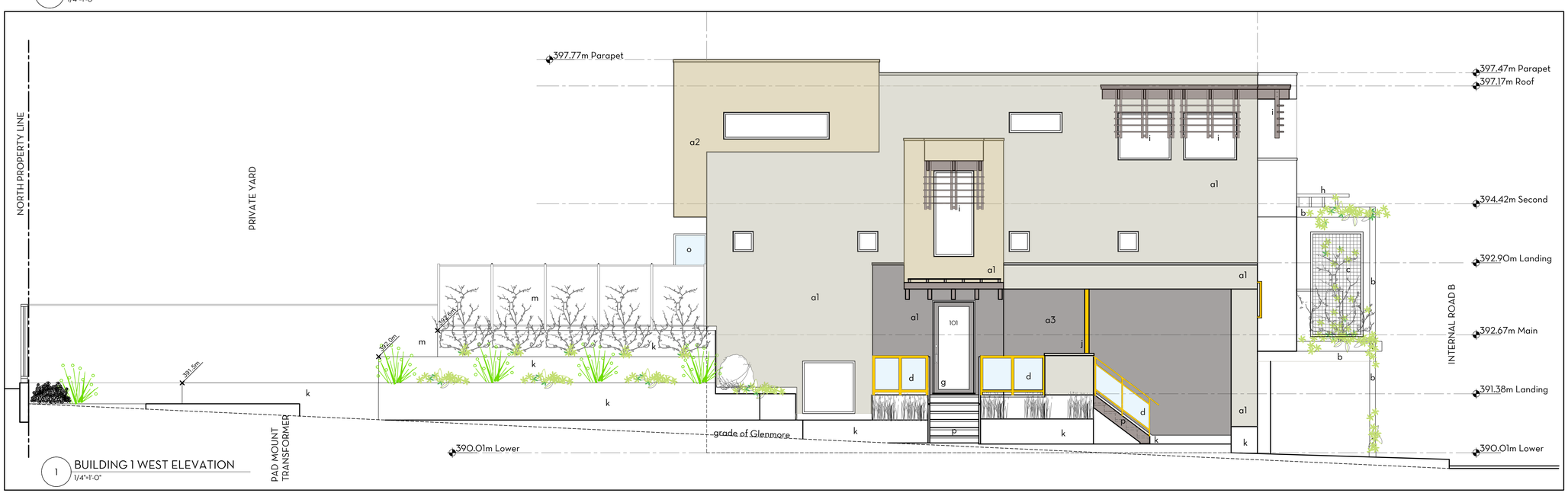
q - PREFINISHED DOWNSPOUT-MATCH SIDING COLOR
r - 1X3 TIMBER FEATURE INLAY, STAIN- WALNUT
s - METAL GATE-PREFINISHED ALUMINUM
t - BRUSHED ALUMINUM SIGN, ILLUMINATED, PIN MOUNT, NEUTRA FACE FONT

SCHEDULE B
This forms part of application
DP17-0237
Planner Initials LB
City of Kelowna
COMMUNITY PLANNING

1 BUILDING 1 WESTw/foreground fence
1/4"=1'-0"



1 BUILDING 1 WEST ELEVATION
1/4"=1'-0"

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FOR PROJECT:
720 Valley
Townhomes
Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:
	issued for DP	sep 15.17
	reissued for DP	dec 6.17

DRAWING TITLE:
BUILDING 1
WEST ELEVATION

DRAWING: A6
SEAL:
SCALE: as stated
DATE: DEC. 06 . 2017

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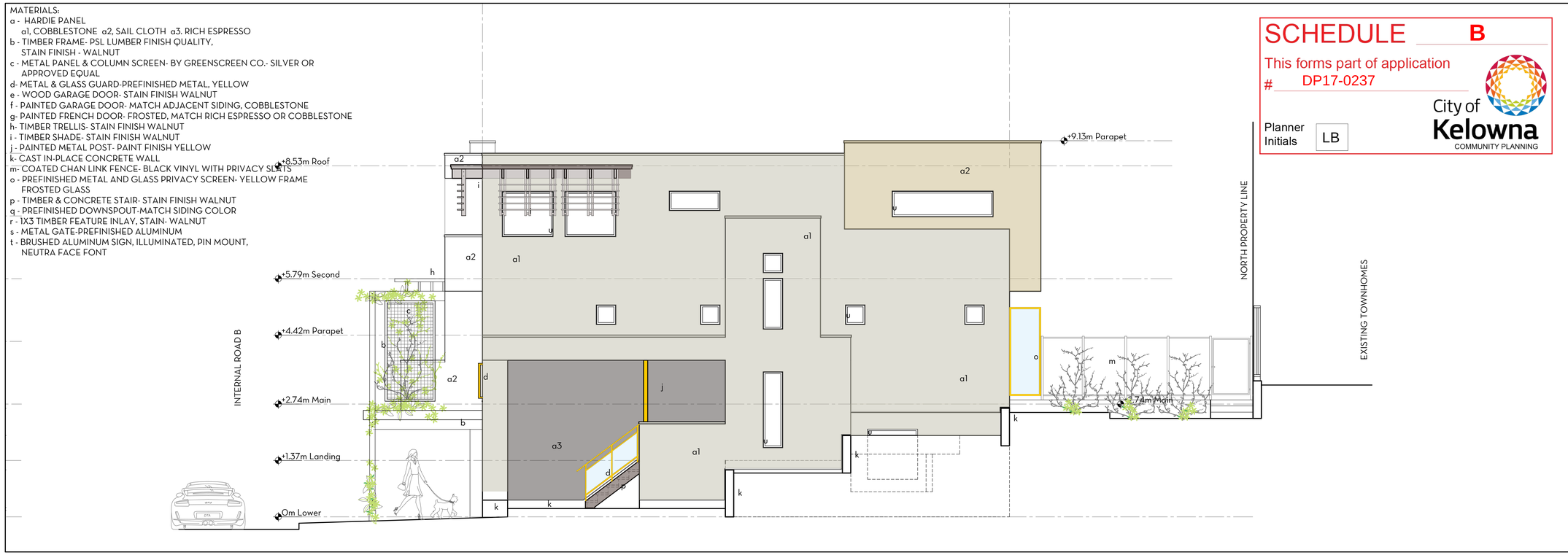
a - HARDIE PANEL
a1, COBBLESTONE a2, SAIL CLOTH a3. RICH ESPRESSO
b - TIMBER FRAME- PSL LUMBER FINISH QUALITY, STAIN FINISH - WALNUT
c - METAL PANEL & COLUMN SCREEN- BY GREENSCREEN CO.- SILVER OR APPROVED EQUAL
d- METAL & GLASS GUARD-PREFINISHED METAL, YELLOW
e - WOOD GARAGE DOOR- STAIN FINISH WALNUT
f - PAINTED GARAGE DOOR- MATCH ADJACENT SIDING, COBBLESTONE
g- PAINTED FRENCH DOOR- FROSTED, MATCH RICH ESPRESSO OR COBBLESTONE
h- TIMBER TRELLIS- STAIN FINISH WALNUT
i - TIMBER SHADE- STAIN FINISH WALNUT
j - PAINTED METAL POST- PAINT FINISH YELLOW
k- CAST IN-PLACE CONCRETE WALL
m- COATED CHAN LINK FENCE- BLACK VINYL WITH PRIVACY SLATS
o - PREFINISHED METAL AND GLASS PRIVACY SCREEN- YELLOW FRAME FROSTED GLASS
p - TIMBER & CONCRETE STAIR- STAIN FINISH WALNUT
q - PREFINISHED DOWNSPOUT-MATCH SIDING COLOR
r - 1X3 TIMBER FEATURE INLAY, STAIN- WALNUT
s - METAL GATE-PREFINISHED ALUMINUM
t - BRUSHED ALUMINUM SIGN, ILLUMINATED, PIN MOUNT, NEUTRA FACE FONT



1 BUILDING 1 EAST ELEVATION
1/4"=1'-0"

2 BUILDING 1 NORTH ELEVATION
1/4"=1'-0"

SCHEDULE B
This forms part of application
DP17-0237
Planner Initials LB
City of Kelowna
COMMUNITY PLANNING

DAVID TYRELL ARCHITECTURE
14391 Marine Drive, White Rock, BC., v4b1b2
604.853.7375
dta@uniserve.com
www.davidtyrellarchitecture.com

PROJECT NUMBER: 404

FOR CLIENT:
KANE #2 RESOURCES Ltd.

FOR PROJECT:
720 Valley Townhomes Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:
	issued for DP	sep 15.17
	reissued for DP	dec 6.17

DRAWING TITLE:
BUILDING 1

DRAWING
A7

SEAL

SCALE: as stated
DATE: DEC. 06 . 2017

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MATERIALS:
a - HARDIE PANEL
a1, COBBLESTONE a2, SAIL CLOTH a3. RICH ESPRESSO
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STAIN FINISH - WALNUT
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APPROVED EQUAL
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e - WOOD GARAGE DOOR- STAIN FINISH WALNUT
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FROSTED GLASS
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s - METAL GATE-PREFINISHED ALUMINUM
t - BRUSHED ALUMINUM SIGN, ILLUMINATED, PIN MOUNT,
NEUTRA FACE FONT

SCHEDULE B
This forms part of application
DP17-0237
Planner Initials LB
City of Kelowna
COMMUNITY PLANNING

1 SOUTH ELEVATION
1/4"=1'-0"

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PROJECT NUMBER: 404

FOR CLIENT:
KANE #2
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FOR PROJECT:
720 Valley
Townhomes
Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:
	issued for DP	sep 15.17
	reissued for DP	dec 6.17

DRAWING TITLE:
BUILDING ELEVATIONS
Buildings 2 & 3

SOUTH

DRAWING
A7.5

SEAL

SCALE: as stated
DATE: DEC. 06 . 2017

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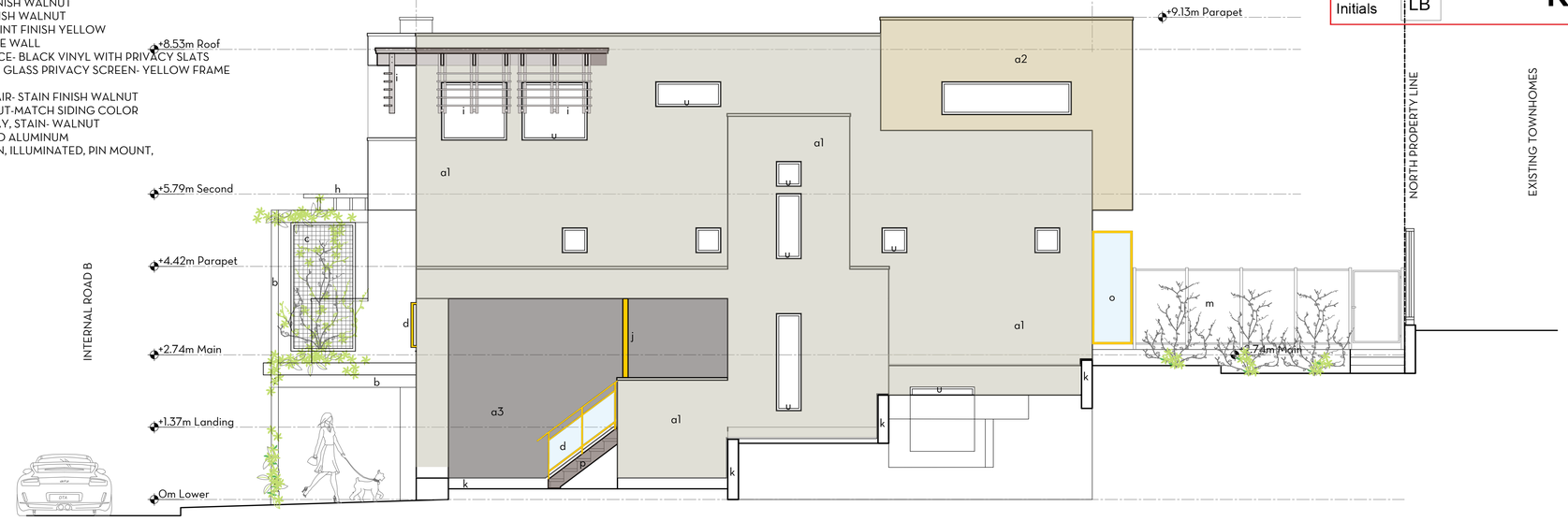
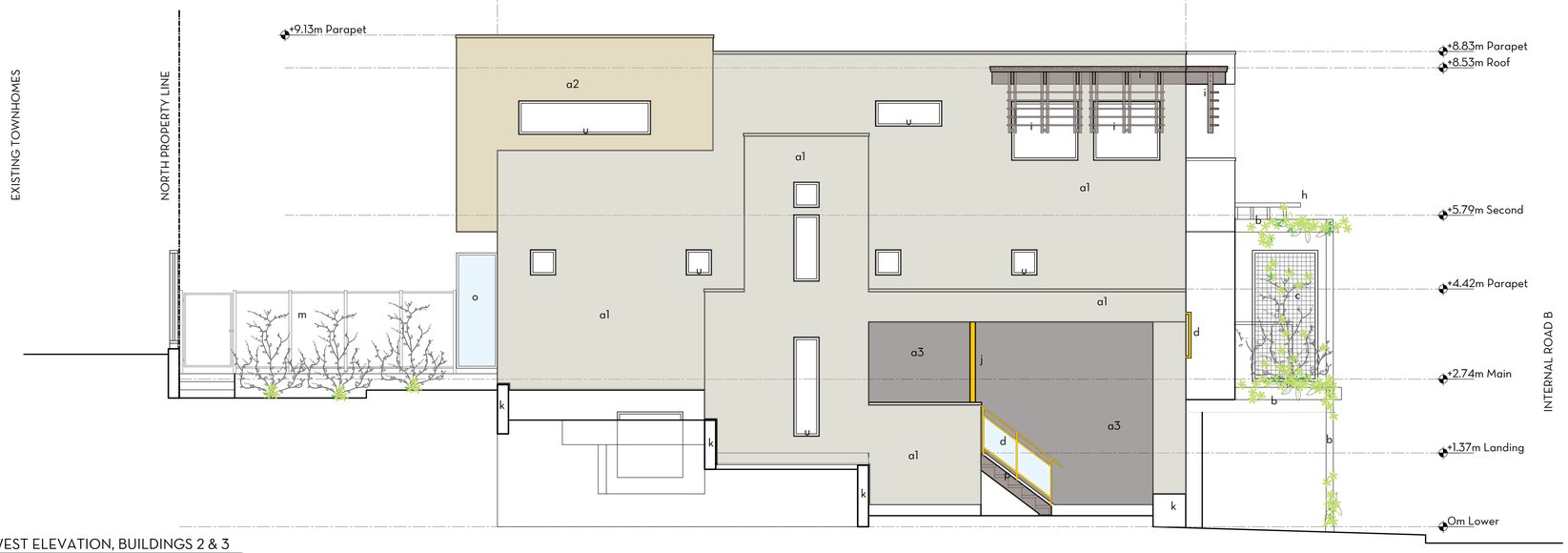
SCHEDULE B
This forms part of application
DP17-0237
Planner Initials LB
City of Kelowna
COMMUNITY PLANNING



1 EAST ELEVATION, Buildings 1, 2, & 3
1/4"=1'-0"



2 WEST ELEVATION, BUILDINGS 2 & 3
1/4"=1'-0"

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PROJECT NUMBER: 404

FOR CLIENT:
KANE #2
RESOURCES Ltd.

FOR PROJECT:
720 Valley
Townhomes
Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:
	issued for DP	sep 15.17
	reissued for DP	dec 6.17

DRAWING TITLE:
BUILDING ELEVATIONS
Buildings 2 & 3
EAST & WEST

DRAWING
A7.6

SEAL

SCALE: as stated
DATE: DEC. 06 . 2017

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FROSTED GLASS
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q - PREFINISHED DOWNSPOUT-MATCH SIDING COLOR
r - 1X3 TIMBER FEATURE INLAY, STAIN- WALNUT
s - METAL GATE-PREFINISHED ALUMINUM
t - BRUSHED ALUMINUM SIGN, ILLUMINATED, PIN MOUNT,
NEUTRA FACE FONT

SCHEDULE B
This forms part of application
DP17-0237
Planner Initials LB
City of Kelowna
COMMUNITY PLANNING

1 NORTH ELEVATION
1/4"=1'-0"

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PROJECT NUMBER: 404

FOR CLIENT:
KANE #2
RESOURCES Ltd.

FOR PROJECT:
720 Valley
Townhomes
Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:
	issued for DP	sep 15.17
	reissued for DP	dec 6.17

DRAWING TITLE:
BUILDING ELEVATIONS
Buildings 2 & 3

NORTH

DRAWING
A7.7

SEAL

SCALE: as stated
DATE: DEC. 06 . 2017

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SCHEDULE B

This forms part of application
DP17-0237

Planner Initials LB

City of Kelowna
COMMUNITY PLANNING

MATERIALS:
a - HARDIE PANEL color 1, 2, 3
b - TIMBER FRAME
c - METAL SCREEN
d- METAL & GLASS GUARD
e - WOOD GARAGE DOOR
f - PAINTED GARAGE DOOR
g- PAINTED FRENCH DOOR
h- TIMBER TRELLIS
i - TIMBER SHADE
j - PAINTED METAL POST
k- CAST IN-PLACE CONCRETE WALL
m- COATED CHAN LINK FENCE
o - METAL AND GLASS PRIVACY SCREEN
p - TIMBER & CONCRETE STAIR
q - PAINTED DOWNSPOUT

1 SOUTH ELEVATION
1/4"=1'-0"

DAVID TYRELL ARCHITECTURE

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PROJECT NUMBER: 404

FOR CLIENT:
KANE #2
RESOURCES Ltd.

FOR PROJECT:
720 Valley
Townhomes
Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:

DRAWING TITLE:
BUILDING ELEVATIONS
Buildings 4, 5 & 6

DRAWING
A12

SEAL

SCALE: as stated

DATE: SEPT 8. 2017

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SCHEDULE B

This forms part of application
DP17-0237

Planner Initials LB

City of Kelowna
COMMUNITY PLANNING

MATERIALS:
a - HARDIE PANEL color 1, 2, 3
b - TIMBER FRAME
c - METAL SCREEN
d- METAL & GLASS GUARD
e - WOOD GARAGE DOOR
f - PAINTED GARAGE DOOR
g- PAINTED FRENCH DOOR
h- TIMBER TRELLIS
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m- COATED CHAN LINK FENCE
o - METAL AND GLASS PRIVACY SCREEN
p - TIMBER & CONCRETE STAIR
q - PAINTED DOWNSPOUT

1 EAST ELEVATION
1/4"=1'-0"

DAVID TYRELL ARCHITECTURE

14391 Marine Drive, White Rock, BC., v4b1b2
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dta@uniserve.com
www.davidtyrellarchitecture.com

PROJECT NUMBER: 404

FOR CLIENT:
KANE #2
RESOURCES Ltd.

FOR PROJECT:
720 Valley
Townhomes
Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:

DRAWING TITLE:
BUILDING ELEVATIONS
Buildings 4, 5 & 6

DRAWING
A13

SEAL

SCALE: as stated

DATE: SEPT 8, 2017

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SCHEDULE B

This forms part of application
DP17-0237

Planner Initials LB

City of Kelowna
COMMUNITY PLANNING

MATERIALS:
a - HARDIE PANEL color 1, 2, 3
b - TIMBER FRAME
c - METAL SCREEN
d- METAL & GLASS GUARD
e - WOOD GARAGE DOOR
f - PAINTED GARAGE DOOR
g- PAINTED FRENCH DOOR
h- TIMBER TRELLIS
i - TIMBER SHADE
j - PAINTED METAL POST
k- CAST IN-PLACE CONCRETE WALL
m- COATED CHAN LINK FENCE
o - METAL AND GLASS PRIVACY SCREEN
p - TIMBER & CONCRETE STAIR
q - PAINTED DOWNSPOUT

1 NORTH ELEVATION
1/4"=1'-0"

DAVID TYRELL ARCHITECTURE
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dta@uniserve.com
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PROJECT NUMBER: 404

FOR CLIENT:
KANE #2
RESOURCES Ltd.

FOR PROJECT:
720 Valley
Townhomes
Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:

DRAWING TITLE:
BUILDING ELEVATIONS
Buildings 4, 5 & 6

DRAWING
A14

SEAL

SCALE: as stated

DATE: SEPT 8. 2017

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SCHEDULE B

This forms part of application
DP17-0237

Planner Initials LB

City of Kelowna
COMMUNITY PLANNING

MATERIALS:
a - HARDIE PANEL color 1, 2, 3
b - TIMBER FRAME
c - METAL SCREEN
d- METAL & GLASS GUARD
e - WOOD GARAGE DOOR
f - PAINTED GARAGE DOOR
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m- COATED CHAN LINK FENCE
o - METAL AND GLASS PRIVACY SCREEN
p - TIMBER & CONCRETE STAIR
q - PAINTED DOWNSPOUT

1 WEST ELEVATION
1/4"=1'-0"

DAVID TYRELL ARCHITECTURE

14391 Marine Drive, White Rock, BC., v4b1b2
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dta@uniserve.com
www.davidtyrellarchitecture.com

PROJECT NUMBER: 404

FOR CLIENT:
KANE #2
RESOURCES Ltd.

FOR PROJECT:
720 Valley
Townhomes
Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:

DRAWING TITLE:
BUILDING ELEVATIONS
Buildings 4, 5 & 6

DRAWING
A15

SEAL

SCALE: as stated

DATE: SEPT 8. 2017

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SCHEDULE B

This forms part of application
DP17-0237

Planner Initials LB

City of Kelowna
COMMUNITY PLANNING

MATERIALS:
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1 SOUTH ELEVATION
1/4"=1'-0"

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FOR CLIENT:
KANE #2
RESOURCES Ltd.

FOR PROJECT:
720 Valley
Townhomes
Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:

DRAWING TITLE:
BUILDING ELEVATIONS
Building 7

DRAWING
A21

SEAL

SCALE: as stated

DATE: SEPT 8. 2017

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SCHEDULE B

This forms part of application
DP17-0237

Planner Initials LB

City of Kelowna
COMMUNITY PLANNING

MATERIALS:
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1 EAST ELEVATION
1/4"=1'-0"

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FOR CLIENT:
KANE #2
RESOURCES Ltd.

FOR PROJECT:
720 Valley
Townhomes
Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:

DRAWING TITLE:
BUILDING ELEVATIONS
Building 7

DRAWING
A22

SEAL

SCALE: as stated

DATE: SEPT 8. 2017

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SCHEDULE B

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Planner Initials LB

City of Kelowna
COMMUNITY PLANNING

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1 NORTH ELEVATION
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FOR PROJECT:
720 Valley
Townhomes
Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:

DRAWING TITLE:
BUILDING ELEVATION
Building 7

DRAWING
A23

SEAL

SCALE: as stated

DATE: SEPT 8, 2017

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SCHEDULE B

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DP17-0237

Planner Initials LB

City of Kelowna
COMMUNITY PLANNING

MATERIALS:
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1 WEST ELEVATION
1/4"=1'-0"

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FOR CLIENT:
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RESOURCES Ltd.

FOR PROJECT:
720 Valley
Townhomes
Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:

DRAWING TITLE:
BUILDING ELEVATIONS
Building 7

DRAWING
A24

SEAL

SCALE: as stated

DATE: SEPT 8. 2017

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SCHEDULE B
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DP17-0237
Planner Initials LB
City of Kelowna
COMMUNITY PLANNING

1 WEST ELEVATION
1/4"=1'-0"

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FOR PROJECT:
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Townhomes
Kelowna

LIST OF UPDATES & WHEN ISSUED

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DRAWING TITLE:
BUILDING ELEVATIONS
Building 8

DRAWING
A30

SEAL

SCALE: as stated
DATE: DEC. 06 . 2017

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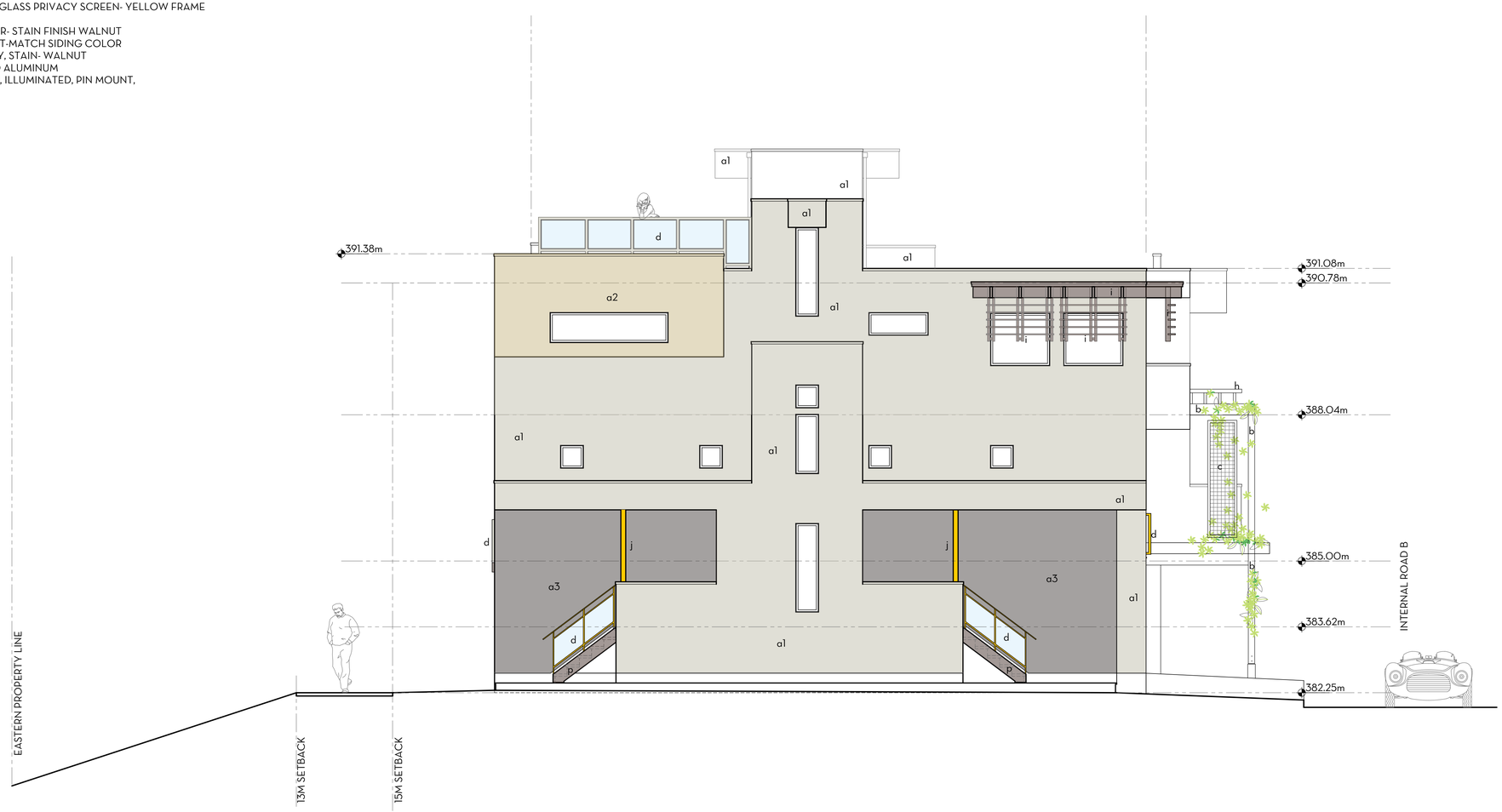
o - PREFINISHED METAL AND GLASS PRIVACY SCREEN- YELLOW FRAME
FROSTED GLASS
p - TIMBER & CONCRETE STAIR- STAIN FINISH WALNUT
q - PREFINISHED DOWNSPOUT-MATCH SIDING COLOR
r - 1X3 TIMBER FEATURE INLAY, STAIN- WALNUT
s - METAL GATE-PREFINISHED ALUMINUM
t - BRUSHED ALUMINUM SIGN, ILLUMINATED, PIN MOUNT,
NEUTRA FACE FONT

SCHEDULE B
This forms part of application
DP17-0237
Planner Initials LB
City of Kelowna
COMMUNITY PLANNING



1 NORTH ELEVATION
1/4"=1'-0"

DAVID TYRELL ARCHITECTURE
14391 Marine Drive, White Rock, BC., v4b1b2
604.853.7375
dta@uniserve.com
www.davidtyrellarchitecture.com

PROJECT NUMBER: 404

FOR CLIENT:
KANE #2
RESOURCES Ltd.

FOR PROJECT:
720 Valley
Townhomes
Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:
	issued for DP	sep 15.17
	reissued for DP	dec 6.17

DRAWING TITLE:
BUILDING ELEVATIONS
Building 8

DRAWING
A31

SEAL

SCALE: as stated
DATE: DEC. 06 . 2017

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MATERIALS:
a - HARDIE PANEL
a1, COBBLESTONE a2, SAIL CLOTH a3. RICH ESPRESSO
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APPROVED EQUAL
d- METAL & GLASS GUARD-PREFINISHED METAL, YELLOW
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SCHEDULE B
This forms part of application
DP17-0237
Planner Initials LB
City of Kelowna
COMMUNITY PLANNING

1 EAST ELEVATION
1/4"=1'-0"

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Townhomes
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LIST OF UPDATES & WHEN ISSUED

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DRAWING TITLE:
BUILDING ELEVATIONS
Building 8

DRAWING
A32

SEAL

SCALE: as stated
DATE: DEC. 06 . 2017

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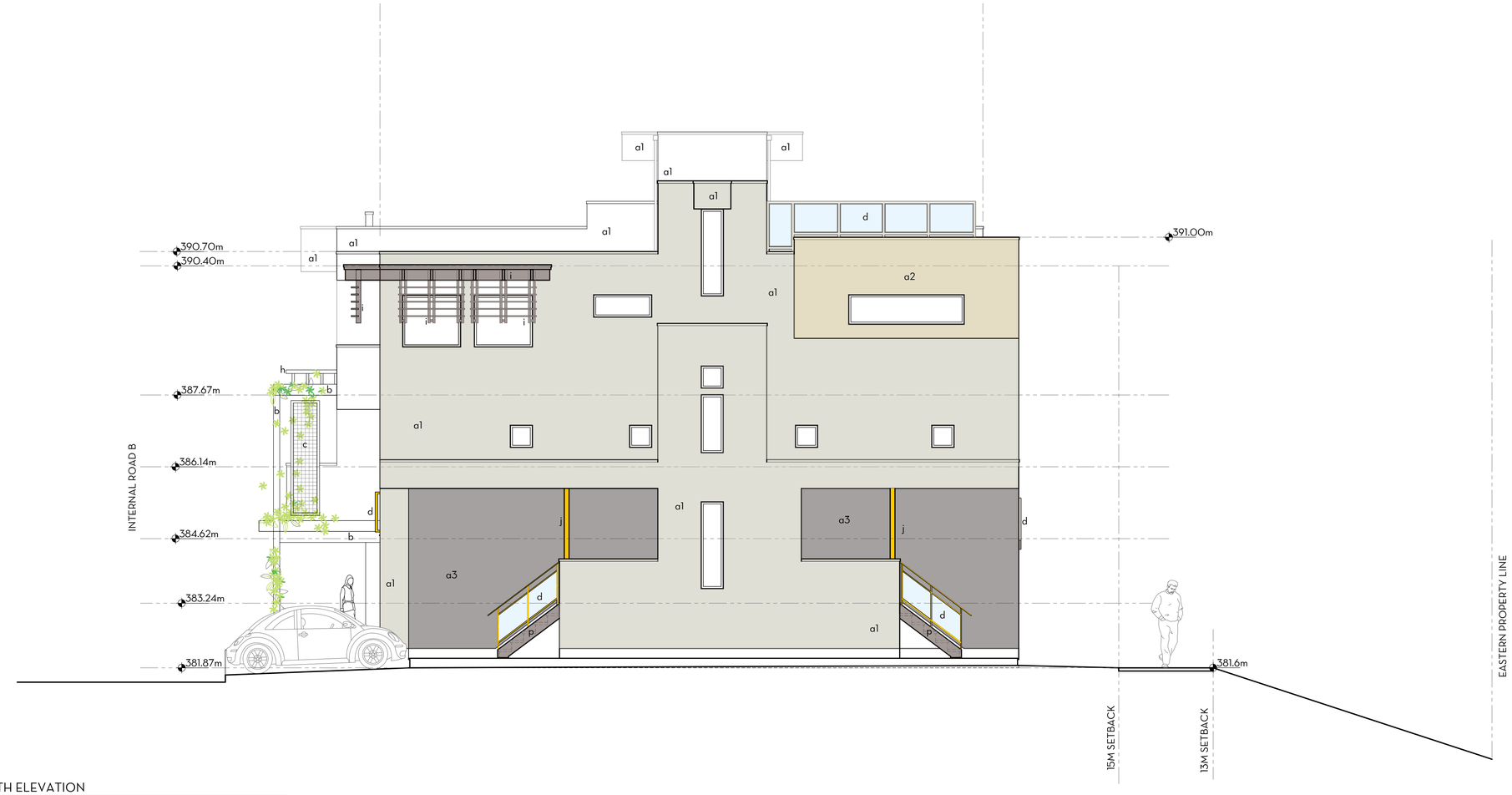
SCHEDULE B
This forms part of application
DP17-0237
Planner Initials LB
City of Kelowna
COMMUNITY PLANNING



1 SOUTH ELEVATION
1/4"=1'-0"

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DRAWING TITLE:
BUILDING ELEVATIONS
Building 8

DRAWING
A33

SEAL

SCALE: as stated

DATE: DEC. 06 . 2017

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NEUTRA FACE FONT

SCHEDULE B
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DP17-0237
Planner Initials LB
City of Kelowna
COMMUNITY PLANNING

1 WEST ELEVATION
1/4"=1'-0"

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No.	DESCRIPTION:	DATE:
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DRAWING TITLE:
BUILDING ELEVATIONS
Building 9

DRAWING
A39

SEAL

SCALE: as stated
DATE: DEC. 06 . 2017

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SCHEDULE B
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DP17-0237
Planner Initials LB
City of Kelowna
COMMUNITY PLANNING

1 NORTH ELEVATION
1/4"=1'-0"

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FOR PROJECT:
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Townhomes
Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:
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	reissued for DP	dec 6.17

DRAWING TITLE:
BUILDING ELEVATIONS
Building 9

DRAWING
A40

SEAL

SCALE: as stated

DATE: DEC. 06 . 2017

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SCHEDULE B
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DP17-0237
Planner Initials LB
City of Kelowna
COMMUNITY PLANNING

1 EAST ELEVATION
1/4"=1'-0"

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PROJECT NUMBER: 404

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FOR PROJECT:
720 Valley
Townhomes
Kelowna

LIST OF UPDATES & WHEN ISSUED

No.	DESCRIPTION:	DATE:
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	reissued for DP	dec 6.17

DRAWING TITLE:
BUILDING ELEVATIONS
Building 9

DRAWING
A41

SEAL

SCALE: as stated
DATE: DEC. 06 . 2017

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SCHEDULE B
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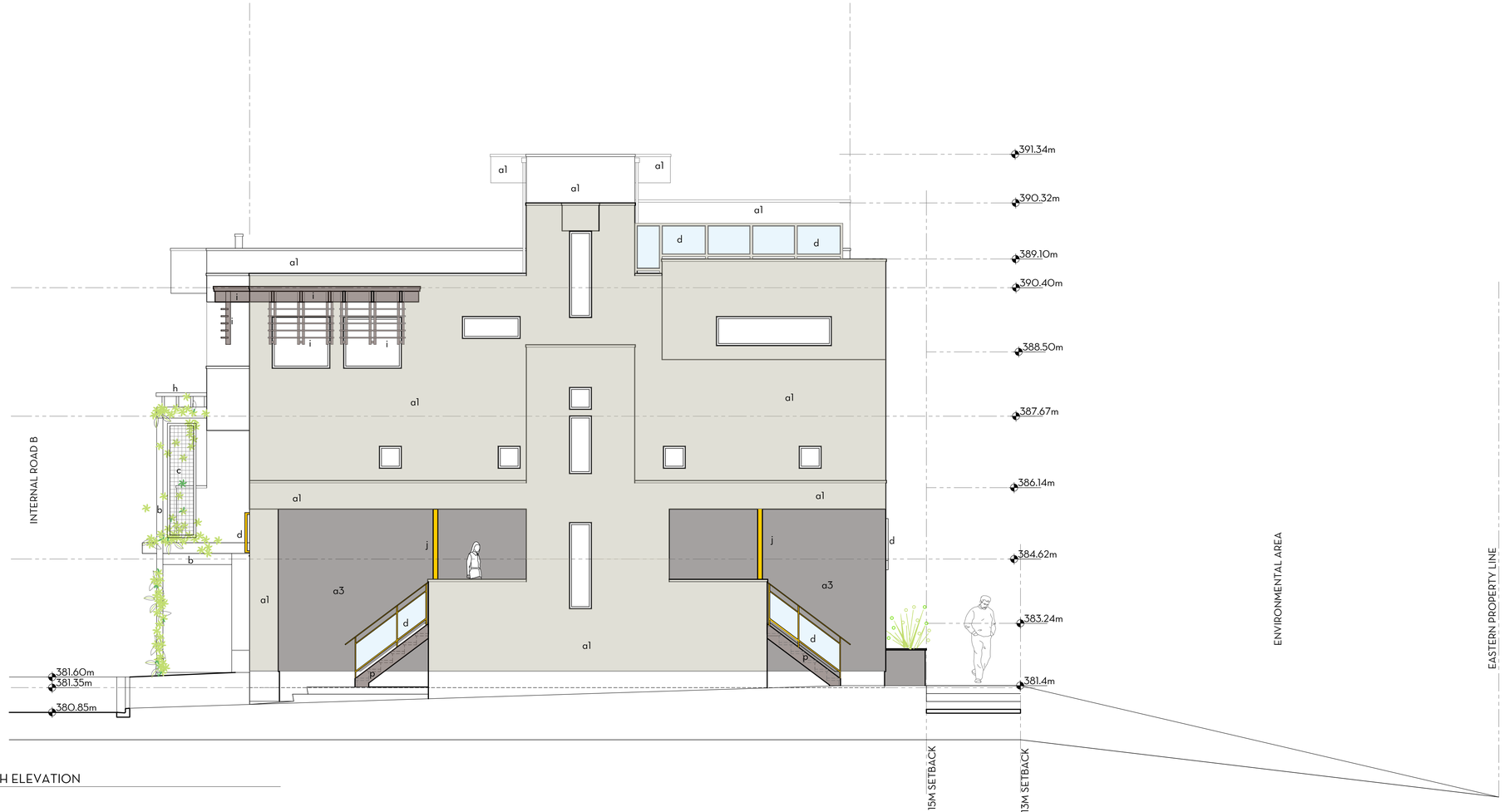
DP17-0237
Planner Initials LB
City of Kelowna
COMMUNITY PLANNING



1 SOUTH ELEVATION
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DRAWING TITLE:
BUILDING ELEVATIONS
Building 9

DRAWING
A42

SEAL

SCALE: as stated
DATE: DEC. 06 . 2017

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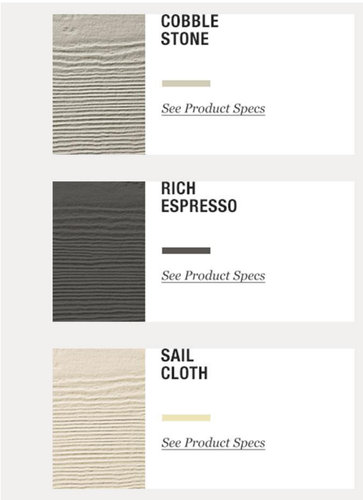
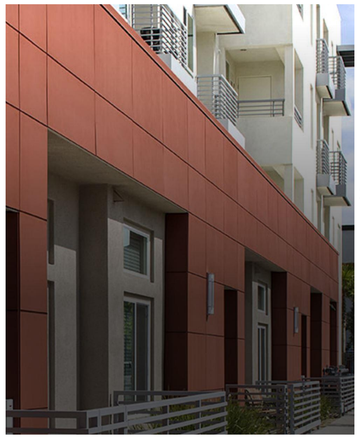
MATERIALS AND COLOURS
720 VALLEY ROAD



SIDING MATERIAL 1a - Hardie Panel, Smooth Finish

SIDING MATERIAL 1c - Hardie Panel, Smooth Finish

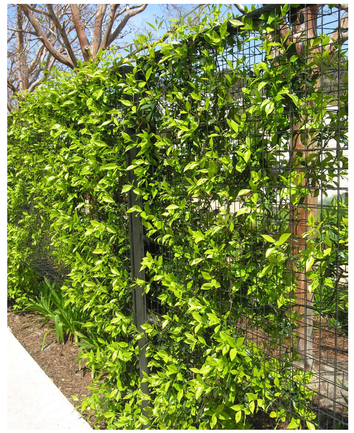
SIDING MATERIAL 1b - Hardie Panel, Smooth Finish

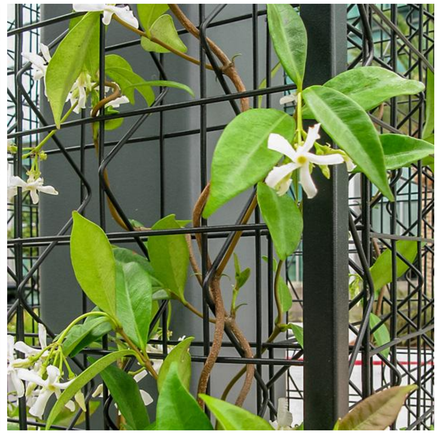


SIDING MATERIAL TYPE IMAGE - Hardie Panel, Reveal System

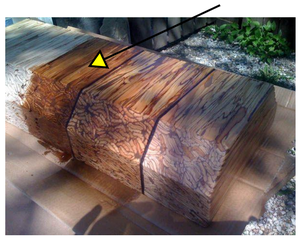
WINDOW AND DOOR FRAME COLOR- Window frames to match surrounding panel colour, most typical will be Stone Grey within the Cobblestone siding.

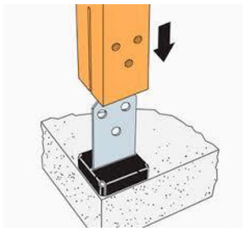
GREEN SCREEN ELEMENTS CONSITING OF PANELS AND COLUMNS
IN MATTE BLACK FINISH

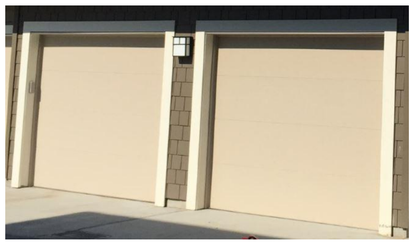




TIMBER FRAME CONSITING OF 2X WOOD IN PSL AND OR FIR, STAIN
SEMI-TRANSPARENT WALNUT, WITH KNIFE PLATE STRUCTURAL CONNECTIONS

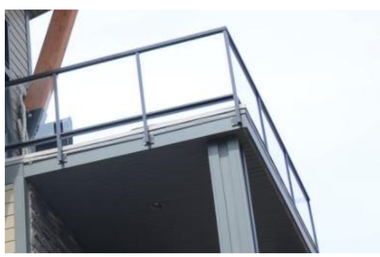






GARAGE DOORS AT MID BLOCK
PAINT FINISH TO MATCH COBBLESTONE SIDING

GARAGE DOORS AT ENDS OF BLOCK
WOOD CLAD STAIN WALNUT



TYPICAL GUARD CONFIGURATION AND
COLOUR

SCHEDULE B
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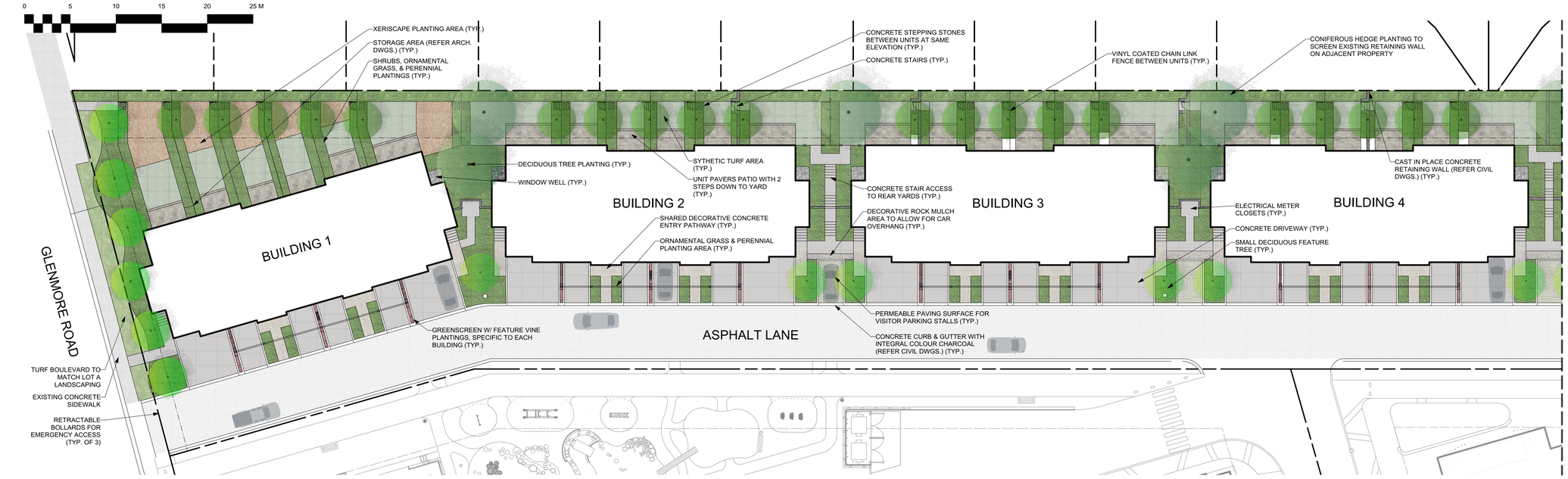
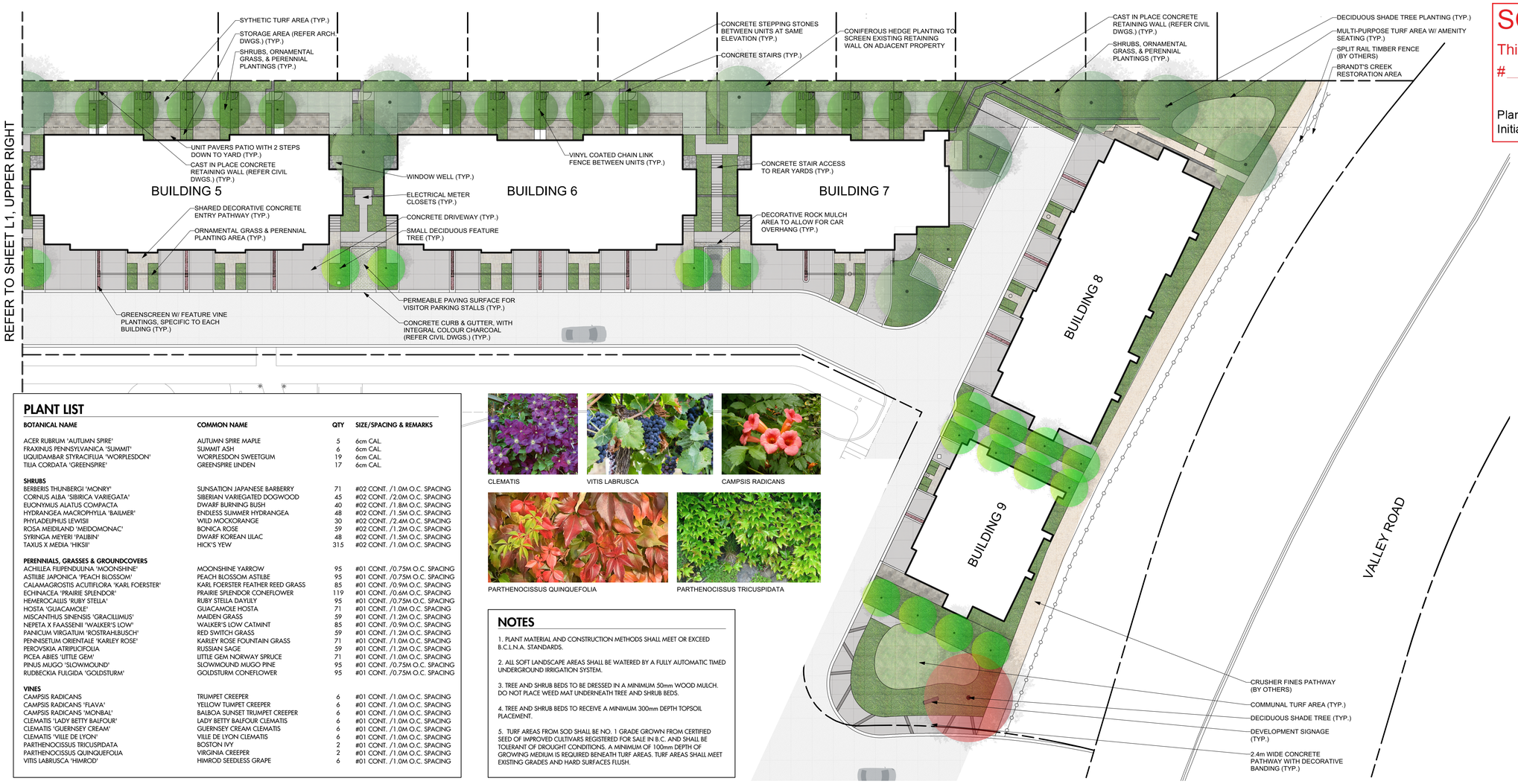
Planner Initials LB
City of Kelowna
COMMUNITY PLANNING





PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
ACER RUBRUM 'AUTUMN SPIRE'	AUTUMN SPIRE MAPLE	5	6cm CAL.
FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT ASH	6	6cm CAL.
LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEETGUM	19	6cm CAL.
TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	17	6cm CAL.
SHRUBS			
BERBERIS THUNBERGI 'MONRY'	SUNSATION JAPANESE BARBERRY	71	#02 CONT. /1.0M O.C. SPACING
CORNUS ALBA 'SIBIRICA VARIEGATA'	SIBERIAN VARIEGATED DOGWOOD	45	#02 CONT. /2.0M O.C. SPACING
EUONYMUS ALATUS COMPACTA	DWARF BURNING BUSH	40	#02 CONT. /1.8M O.C. SPACING
HYDRANGEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER HYDRANGEA	48	#02 CONT. /1.5M O.C. SPACING
PHYLADELPHUS LEWISII	WILD MOCKORANGE	30	#02 CONT. /2.4M O.C. SPACING
ROSA MEIDILAND 'MEIDOMONAC'	BONICA ROSE	59	#02 CONT. /1.2M O.C. SPACING
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	48	#02 CONT. /1.5M O.C. SPACING
TAXUS X MEDIA 'HIKSII'	HICK'S YEW	315	#02 CONT. /1.0M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ACHILLEA FILIPENDULINA 'MOONSHINE'	MOONSHINE YARROW	95	#01 CONT. /0.75M O.C. SPACING
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	95	#01 CONT. /0.75M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	85	#01 CONT. /0.9M O.C. SPACING
ECHINACEA 'PRAIRIE SPLENDOR'	PRAIRIE SPLENDOR CONEFLOWER	119	#01 CONT. /0.6M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	95	#01 CONT. /0.75M O.C. SPACING
HOSTA 'GUACAMOLE'	GUACAMOLE HOSTA	71	#01 CONT. /1.0M O.C. SPACING
MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	59	#01 CONT. /1.2M O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	85	#01 CONT. /0.9M O.C. SPACING
PANICUM VIRGATUM 'ROSTRAHLBUSCH'	RED SWITCH GRASS	59	#01 CONT. /1.2M O.C. SPACING
PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	71	#01 CONT. /1.0M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	59	#01 CONT. /1.2M O.C. SPACING
PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	71	#01 CONT. /1.0M O.C. SPACING
PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	95	#01 CONT. /0.75M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	95	#01 CONT. /0.75M O.C. SPACING
VINES			
CAMPSIS RADICANS	TRUMPET CREEPER	6	#01 CONT. /1.0M O.C. SPACING
CAMPSIS RADICANS 'FLAVA'	YELLOW TUMPET CREEPER	6	#01 CONT. /1.0M O.C. SPACING
CAMPSIS RADICANS 'MONBAL'	BALBOA SUNSET TRUMPET CREEPER	6	#01 CONT. /1.0M O.C. SPACING
CLEMATIS 'LADY BETTY BALFOUR'	LADY BETTY BALFOUR CLEMATIS	6	#01 CONT. /1.0M O.C. SPACING
CLEMATIS 'GUERNSEY CREAM'	GUERNSEY CREAM CLEMATIS	6	#01 CONT. /1.0M O.C. SPACING
CLEMATIS 'VILLE DE LYON'	VILLE DE LYON CLEMATIS	6	#01 CONT. /1.0M O.C. SPACING
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	2	#01 CONT. /1.0M O.C. SPACING
PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	2	#01 CONT. /1.0M O.C. SPACING
VITIS LABRUSCA 'HIMROD'	HIMROD SEEDLESS GRAPE	6	#01 CONT. /1.0M O.C. SPACING

CLEMATIS

VITIS LABRUSCA

CAMPSIS RADICANS

PARTHENOCISSUS QUINQUEFOLIA

PARTHENOCISSUS TRICUSPIDATA

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

SCHEDULE C

This forms part of application
DP17-0237

Planner Initials LB

City of Kelowna
COMMUNITY PLANNING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca

N

PROJECT TITLE

720 VALLEY TOWNHOMES

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	17.09.11	Review
2		
3		
4		
5		

PROJECT NO	17-088
DESIGN BY	KG
DRAWN BY	NG
CHECKED BY	FB
DATE	SEP. 11, 2017
SCALE	1:200

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L1/1

ISSUED FOR REVIEW ONLY

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ATTACHMENT **B**

This forms part of application

DP17-0237

City of Kelowna
COMMUNITY PLANNING

Planner Initials LB

ATTACHMENT C
This forms part of application
DP17-0237
Planner Initials LB
City of Kelowna
COMMUNITY PLANNING

DEVELOPMENT PERMIT GUIDELINES

Comprehensive Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?	✓		
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?			✓
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?	✓		
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?	✓		
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are top, middle and bottom building elements distinguished?			✓
Do proposed buildings have an identifiable base, middle and top?			✓
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			✓
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?	✓		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?		✓	
Are elements other than colour used as the dominant feature of a building?	✓		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	✓		
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?		✓	
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?	✓		
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?		✓	
Is parking located behind or inside buildings, or below grade?	✓		
Are large expanses of parking separated by landscaping or buildings?			✓
Are vehicle and service accesses from lower order roads or lanes?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?	✓		
Are green walls or shade trees incorporated in the design?	✓		
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?		✓	
Are green building strategies incorporated into the design?	✓		
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?			✓
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?			✓
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	✓		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?	✓		
• Enhance the pedestrian environment and the sense of personal safety?		✓	
• Screen parking areas, mechanical functions, and garbage and recycling areas?			✓
• Respect required sightlines from roadways and enhance public views?	✓		
• Retain existing healthy mature trees and vegetation?	✓		
• Use native plants that are drought tolerant?	✓		
• Define distinct private outdoor space for all ground-level dwellings?	✓		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Do parking lots have one shade tree per four parking stalls?			✓
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?	✓		
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?		✓	
Are the site layout, services and amenities easy to understand and navigate?	✓		
Lakeside Development			
Are lakeside open spaces provided or enhanced?			✓
Are lake views protected?			✓
Does lakeside development act as a transition between the lake and inland development?			✓
Signs			
Do signs contribute to the overall quality and character of the development?	✓		
Is signage design consistent with the appearance and scale of the building?	✓		
Are signs located and scaled to be easily read by pedestrians?	✓		
For culturally significant buildings, is the signage inspired by historical influences?			✓
Lighting			
Does lighting enhance public safety?	✓		
Is "light trespass" onto adjacent residential areas minimized?	✓		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	✓		
Is suitably scaled pedestrian lighting provided?	✓		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?			✓

CITY OF KELOWNA

BYLAW NO. 11552
TA16-0002 – General Housekeeping Amendments

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT **Section 1 – General Administration Section 18 – Comprehensive Development Zones** be amended by:

   a) Adding in its appropriate location under Section 13- Urban Residential the following:

RU7	Infill Housing

   b) deleting the following:

CD25	Capri Centre Comprehensive Development Zone

   And replacing it with:

CD26	Capri Centre Comprehensive Development Zone

   c) Adding the following in its appropriate location:

CD27	Valley Land Subdivision

2. AND THAT **Section 2 – Interpretation** be amended by:

   a) Adding a new definition for "**AGRICULTURAL LAND COMMISSION (ALC)"** in its appropriate location that reads as follows:

   "AGRICULTURAL LAND COMMISSION (ALC) means the provincial governing body assigned to administer regulations and policies which relate to the preservation of agricultural land. The ALC was previously referred to as the **Land Reserve Commission (LRC),** and references as such in this Bylaw should be deemed to now refer to the **Agricultural Land Commission (ALC),** as applicable."

   b) Deleting the following definition of **AUTOMOTIVE RENTALS** that reads:

   "AUTOMOTIVE RENTALS means an establishment where new and used vehicles are rented and may also include the sales and servicing of vehicles as ancillary uses."

   c) Deleting the definition for "**Land Reserve Commission**" in its entirety that reads:

   "LAND RESERVE COMMISSION (LRC) means the provincial governing body assigned to administer regulations and policies which relate to the preservation of agricultural land. The LRC was previously referred to as the Agricultural Land Commission (ALC), and references as such in this Bylaw should be deemed to now refer to the **Land Reserve Commission (LRC),** as applicable."

d) Deleting all references throughout the bylaw of "**Land Reserve Commission**" or "**LRC**" and replacing it with "**Agricultural Land Commission**" or "**ALC**" as appropriate;

e) Deleting the word "laundries" from the definition "**PERSONAL SERVICES STABLISHEMENTS**" and replace it with the word "laundromats";

f) Deleting the definition name "**RETAIL STORE – CONVENIENCE**" and replacing it with "**RETAIL STORE, CONVENIENCE";**

g) Adding a new definition in its appropriate location for **URBAN RESIDENTIAL ZONES** that reads:

"URBAN RESIDENTIAL ZONES are any zones described in Section 13 of this Bylaw or any CD zone in which the predominant use, as determined by its general purpose and list of permitted uses, is of an urban residential nature."

3. AND THAT **Section 7 – Minimum Landscape Buffer, 7.6.1 (e)** be amended by deleting the following:

"This standard may be replaced or modified as a result of conditions of a decision by the Land Reserve Commission. The buffer area shall not be included in the required setback for Rural and Urban Residential zones."

And replacing it with:

"This standard may be replaced or modified as a result of conditions of a decision by the **Agricultural Land Commission**. The buffer area shall be in addition to the required setback for Rural and Urban Residential zones."

4. AND THAT **Section 11 – Agricultural Zone, 11.1.3 Secondary Uses** be amended by deleting sub-section "**(g) care centres, intermediate**" and replacing it with "**(g) child care centre, mino**r".

5. AND THAT **Section 13 – Urban Residential Zones, 13.14 RH1 – Hillside Large Lot Residential, 13.14.4 Secondary Uses** be amended by deleting "**care centres, minor**" and replacing it with "**child care centre, minor**";

6. AND THAT **Section 13 – Urban Residential Zones, 13.15 RH2 – Hillside Two Dwelling Housing, 13.15.4 Secondary Uses** be amended by deleting "**care centres, minor**" and replacing it with "**child care centre, minor**";

7. AND THAT **Section 13 – Urban Residential Zones, 13.16 RH3 –Hillside Cluster Housing, 13.16.4 Secondary Uses** be amended by deleting "**care centres, minor**" and replacing it with "**child care centre, minor**";

8. AND THAT **Section 13 – Urban Residential Zones, RU7 – Infill Housing** be amended by:

a) Deleting the title "**RU7 – Infill Housing"** and replacing it with "**13.17 RU7 – Infill Housing';**
b) Deleting "**1.2 Permitted Uses**" and replacing it with "**13.17.2 Permitted Uses**";
c) Deleting "**1.3 Secondary Uses**" and replacing it with "**13.17.3 Secondary Uses**";
d) Deleting "**1.4 Buildings and Structures Permitted**" and replacing it with "**13.17.4 Buildings and Structures Permitted**";
e) Deleting "**1.5 Subdivision Regulations**" and replacing it with "**13.17.5 Subdivision Regulations**";
f) Deleting "**1.6 Development Regulations**" and replacing it with "**13.17.6 Development Regulations**";
g) Deleting "**1.7 Density Regulations**" and replacing it with "**13.17.7 Density Regulations**";
h) Deleting "**1.8 Other Regulations**" and replacing it with "**13.17.8 Other Regulations**"; and

i) Adding **Section 13 – Urban Residential Zones, RU7 – Infill Housing** after **Section 13 Urban Residential Zones – RU6 – Two Dwelling Housing/RU6b – Two Dwelling Housing with Boarding or Lodging House.**

9. AND THAT **Section 14 – Commercial Zones, 14.3 C3 – Community Commercial, 14.3.2 Principal Uses** be amended by adding in its appropriate location a new subparagraph "**temporary shelter services**" and renumbering all subsequent subparagraphs;

10. AND THAT **Section 14 – Commercial Zones, 14.9 C9– Tourist Commercial, 14.9.2 Principal Uses** be amended by adding in its appropriate location a new subparagraph "**temporary shelter services**" and renumbering all subsequent subparagraphs;

11. AND THAT **Section 14 – Commercial Zones, 14.10 C10– Service Commercial, 14.10.2 Principal Uses** be amended by adding in its appropriate location new subparagraphs for "**supportive housing**" and "**temporary shelter services**" and renumbering all subsequent subparagraphs;

12. AND THAT **Section 15 – Industrial Zones, 15.2 I2 – General Industrial, 15.2.2 Principal Uses** be amended by adding in its appropriate location a new subparagraph "**temporary shelter services**" and renumbering all subsequent subparagraphs;

13. AND THAT **Section 15 – Industrial Zones, 15.4 I4 – Central Industrial, 15.4.2 Principal Uses** be amended by adding in its appropriate location a new subparagraph "**temporary shelter services**" and renumbering all subsequent subparagraphs;

14. AND THAT **Section 16 – Public & Institutional Zones, 16.2 P2 – Education and Minor Institutional, 16.2.2 Principal Uses** be amended by adding in its appropriate location a new subparagraphs for "**supportive housing**" and "**temporary shelter services**" and renumbering all subsequent subparagraphs;

15. AND THAT **Schedule B – Comprehensive Development Zones, CD25 – Capri Centre Comprehensive Development Zone,** be amended by:

    a) Deleting the title "**CD25 – Capri Centre Comprehensive Development Zone**" and replacing it with "**CD26 – Capri Centre Comprehensive Development Zone**";

    b) Deleting in **1.3 Design Guidelines** the following:

    "The CD 25 - Capri Comprehensive Development 25 Zone has been designated as a Development Permit Area by "Kelowna 2030 – Official Community Plan Bylaw No. 10500" for the purpose of guiding the form and character of development. The guidelines applicable to the CD 25 – Capri Comprehensive Development 25 Zone are annexed to this Bylaw as Annexure "1" and entitled "CD 25 Development Area Guidelines."

    And replacing it with:

    "The CD 26 - Capri Comprehensive Development 26 Zone has been designated as a Development Permit Area by "Kelowna 2030 – Official Community Plan Bylaw No. 10500" for the purpose of guiding the form and character of development. The guidelines applicable to the CD 26 – Capri Comprehensive Development 26 Zone are annexed to this Bylaw as Annexure "1" and entitled "CD 26 Development Area Guidelines."

c) Adding the word "The" before the words "Principal uses in this zone are:" in **1.4 Principal Uses;**

d) Deleting in **1.4 Principal Uses** the following:

"(g) care centres, major
(h) Child Care"

And replace it with:

"(g) child care centres, major"

and renumber subsequent subparagraphs.

e) Deleting in **1.5 Secondary Uses** the following:

"(b) care centres, minor"

And replacing it with:

"(b) child care centres, minor"

f) Deleting in **1.14 Parking and Loading** the reference to "CD25" in sub-paragraph (a) and (b) and replacing it with "CD26"; and

g) Deleting from the Capri Centre Design Guidelines, "Annexure 1 CD25 – Development Area Guidelines" and replacing it with "Annexure 1 CD26– Development Area Guidelines".

16. AND THAT Bylaw No. 11440 being TA16-0002 – General Housekeeping Amendments to Zoning Bylaw No. 8000 is hereby repealed.

17. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 5th day of February, 2018.

Considered at a Public Hearing on the 6th day of March, 2018.

Read a second and third time by the Municipal Council this 6th day of March, 2018.

Approved under the Transportation Act this 13th day of March, 2018.

Audrie Henry
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council

Date: March 19, 2018

File: 0280-04

To: City Manager

From: Angie Schumacher, Revenue Supervisor

Subject: DOWNTOWN KELOWNA ASSOCIATION 2018 BUDGET

Report Prepared by: Jeremy Hunt, Accountant

Recommendation:

THAT Council approves the Downtown Kelowna Association 2018 Budget as outlined in the report of the Accountant dated March 19, 2018;

AND THAT Council approves the 2018 levy of $887,407 on Class 5 and Class 6 properties located within the boundaries of the Kelowna Downtown Business Improvement Area.

Purpose:

To authorize the 2018 levy on Class 5 light industry and Class 6 business/other properties located within the Downtown Business Improvement area.

Background:

On September 30, 2013 Council approved the Kelowna Downtown Business Improvement Area Bylaw #10880. Bylaw #10880 established the local area (Refer to Schedule A) for the purpose of annually funding the activity of the Downtown Kelowna Association for a period of 5 years, 2014 to 2018. Council may approve the DKA's annual budget request to a maximum amount of $887,407 per annum in order for the City to tax the affected properties within the improvement area boundary.

Attached is a copy of the 2017 Financial Statements as reviewed by KPMG LLP Chartered Professional Accountants, the Downtown Kelowna Association's 2018 Budget and a list of the Board of Directors for 2017/2018 (Refer to Schedule B).

City of Kelowna staff have not participated in or assisted the Downtown Kelowna Association in preparation of their annual budget.

A representative from the Downtown Kelowna Association will be present at the Council meeting to answer any questions.

Legal/Statutory Authority:
Council may, by bylaw, grant money to a corporation or other organization that has, as one of its aims, functions or purposes, the planning and implementation of a business promotion scheme, with the establishment of a Business Improvement Area in accordance with Division 5 Section 215 of the Community Charter.

Legal/Statutory Procedural Requirements:
Council may, by bylaw, impose a parcel tax in accordance with Division 4 Section 200 of the Community Charter to provide all or part of the funding for a service.

Considerations not applicable to this report:
Internal Circulation
Existing Policy
Financial/Budgetary Considerations
Personnel Implications
External Agency/Public Comments
Communications Comments
Alternate Recommendation

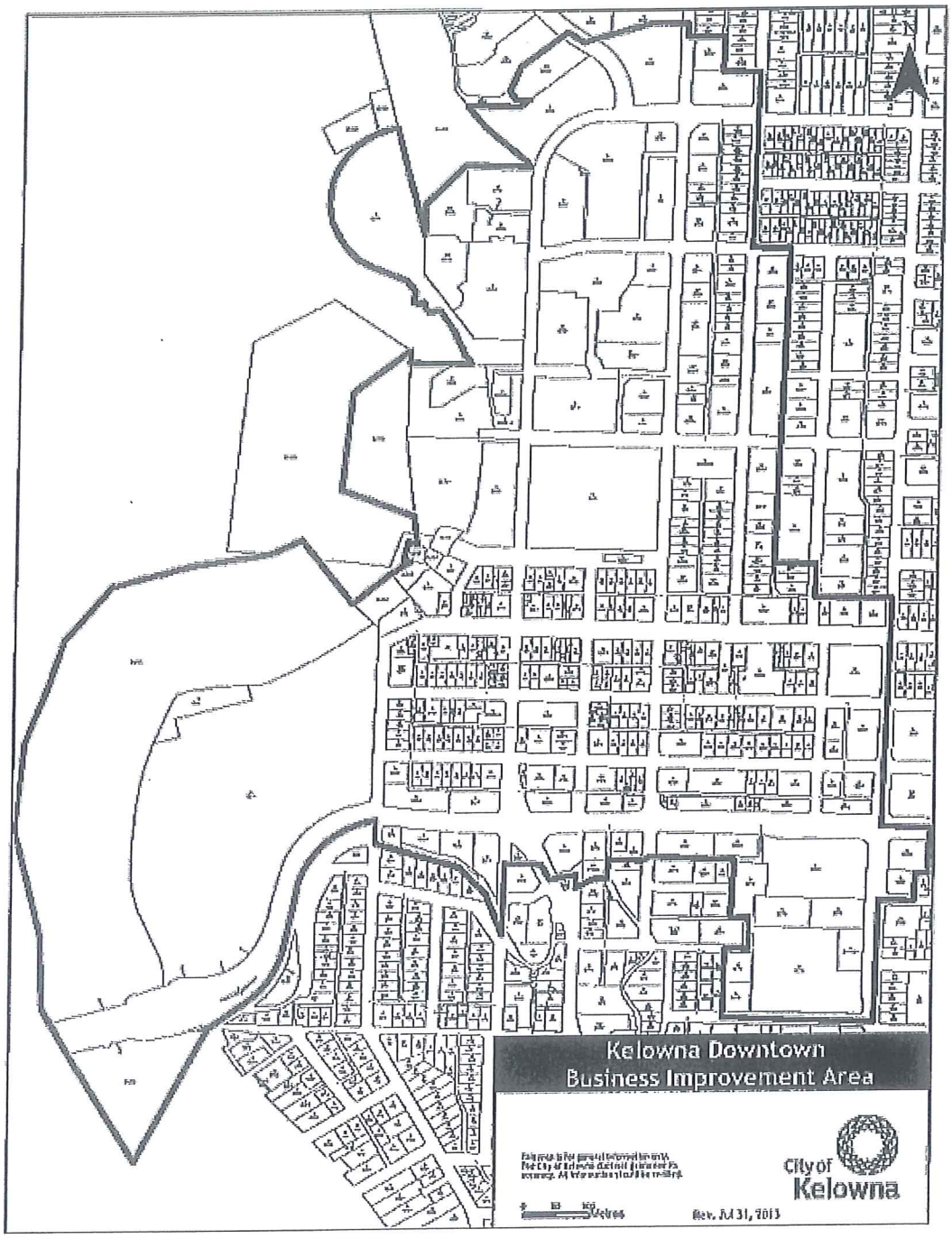
Submitted by:

A. Schumacher, Revenue Supervisor

Approved for inclusion: Genelle Davidson, Divisional Director, Financial Services

Attachments:
Schedule A – Kelowna Downtown Business Improvement Area Map
Schedule B – Downtown Kelowna Association Financials

SCHEDULE A - Map



Schedule B

Financial Statements of

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)

Year ended December 31, 2017
(Unaudited)

KPMG LLP
200-3200 Richter Street
Kelowna BC V1W 5K9
Canada
Tel (250) 979-7150
Fax (250) 763-0044

INDEPENDENT PRACTITIONERS' REPORT

To the Members of Kelowna Downtown Business Improvement Area Society

We have reviewed the accompanying financial statements of Kelowna Downtown Business Improvement Area Society (operating as Downtown Kelowna Association) (the "Society"), which comprise the statement of financial position as at December 31, 2017, the statements of operations and changes in net assets and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Practitioner's Responsibility

Our responsibility is to express a conclusion on the accompanying financial statements based on our review. We conducted our review in accordance with Canadian generally accepted standards for review engagements, which require us to comply with relevant ethical requirements.

A review of financial statements in accordance with Canadian generally accepted standards for review engagements is a limited assurance engagement. The practitioner performs procedures, primarily consisting of making inquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluates the evidence obtained.

The procedures performed in a review are substantially less in extent than, and vary in nature from, those performed in an audit conducted in accordance with Canadian generally accepted auditing standards. Accordingly, we do not express an audit opinion on these financial statements.

KPMG LLP, is a Canadian limited liability partnership and a member firm of the KPMG network of independent member firms affiliated with KPMG International Cooperative ("KPMG International"), a Swiss entity
KPMG Canada provides services to KPMG LLP.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the financial statements do not present fairly, in all material respects, the financial position of the Society as at December 31, 2017, and its results of operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Report on other legal and regulatory requirements

As required by Section 117(1)(b) of the Societies Act (British Columbia), we are required to state whether these financial statements are prepared on a basis consistent with the basis on which the financial statements that related to the preceding period were prepared. Based on our review, nothing has come to our attention that causes us to believe that the significant accounting policies applied in preparing these financial statements have not been applied on a basis consistent with that of the preceding year.

KPMG LLP

Chartered Professional Accountants

Kelowna, Canada

March 14, 2018

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
Statement of Financial Position

December 31, 2017, with comparative information for 2016
(Unaudited)

	2017	2016
Assets		
Current assets:		
Cash	$ 117,372	$ 86,081
Restricted cash and cash equivalents	40,721	40,657
Accounts receivable	32,647	11,110
Prepaid expenses and deposits	6,340	12,993
	197,080	150,841
Capital assets (note 2)	11,190	39,629
	$ 208,270	$ 190,470
Liabilities		
Current liabilities:		
Accounts payable and accrued liabilities	$ 48,185	$ 27,805
Current portion of long-term debt	17,812	17,805
	65,997	45,610
Long-term debt (note 3)	599	17,891
	66,596	63,501
Net assets:		
Invested in capital assets	-	3,933
Internally restricted	40,721	40,657
Unrestricted	100,953	82,379
	141,674	126,969
Commitments (note 4)		
	$ 208,270	$ 190,470

See accompanying notes to financial statements.

On behalf of the Board:

Director

Director

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
Statement of Operations

Year ended December 31, 2017, with comparative information for 2016
(Unaudited)

	2017	2016
Revenue:		
City of Kelowna - membership levy	$ 857,261	$ 828,626
Downtown on call	45,000	45,000
Clean team	47,462	40,150
Events	45,932	37,663
Downtown concierge	7,636	11,058
Other	4,045	2,679
	1,007,336	965,176
Expenses:		
Amortization of capital assets	33,747	40,971
Business recruitment	6,198	6,450
Clean team	156,330	118,552
Communications	4,092	4,597
Downtown concierge	18,517	19,884
Downtown on call	244,455	222,250
Events	73,766	72,857
Insurance	7,966	7,882
Interest on long-term debt	864	1,395
Marketing and promotion	77,099	131,079
Office and administration	37,319	34,700
Professional development	8,804	6,765
Professional fees	17,241	8,559
Rent	28,295	28,425
Wages and benefits	277,938	266,150
	992,631	970,516
Excess (deficiency) of revenue over expenses	$ 14,705	$ (5,340)

See accompanying notes to financial statements.

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY
(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
Statement of Changes in Net Assets

Year ended December 31, 2017, with comparative information for 2016
(Unaudited)

December 31, 2017	Invested in capital assets	Internally restricted	Unrestricted	Total
Net assets, beginning of year	$ 3,933	$ 40,657	$ 82,379	$ 126,969
Excess (deficiency) of revenue over expenses	(33,747)	64	48,388	14,705
Purchase of capital assets	5,308	-	(5,308)	-
Repayment of long-term debt	17,285	-	(17,285)	-
Transfers of net assets	7,221	-	(7,221)	-
Net assets, end of year	$ -	$ 40,721	$ 100,953	$ 141,674

December 31, 2016	Invested in capital assets	Internally restricted	Unrestricted	Total
Net assets, beginning of year	$ 23,077	$ 20,321	$ 88,911	$ 132,309
Excess (deficiency) of revenue over expenses	(40,971)	336	35,295	(5,340)
Purchase of capital assets	4,713	-	(4,713)	-
Repayment of long-term debt	17,114	-	(17,114)	
Transfer of net assets	-	20,000	20,000	-
Net assets, end of year	$ 3,933	$ 40,657	$ 82,379	$ 126,969

See accompanying notes to financial statements.

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
Statement of Cash Flows

Year ended December 31, 2017, with comparative information for 2016
(Unaudited)

	2017	2016
Cash provided by (used in):		
Operating activities:		
Cash received from City of Kelowna	$ 929,294	$ 912,035
Cash received from other revenues	56,505	46,739
Cash paid to suppliers and employees	(930,987)	(931,744)
Interest paid	(864)	(1,395)
	53,948	25,635
Financing activities:		
Repayment of long-term debt	(17,285)	(17,114)
Investing activities:		
Transfer to restricted cash and cash equivalents	(64)	(20,336)
Purchase of capital assets	(5,308)	(4,713)
	(5,372)	(25,049)
Increase (decrease) in cash	31,291	(16,528)
Cash, beginning of year	86,081	102,609
Cash, end of year	$ 117,372	$ 86,081

See accompanying notes to financial statements.

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
Notes to Financial Statements

Year ended December 31, 2017
(Unaudited)

Kelowna Downtown Business Improvement Area Society (operating as Downtown Kelowna Association) (the "Society") is a non-profit association, registered under the Society Act (British Columbia), of businesses and individuals whose purpose is to promote the downtown as a safe and desirable place to conduct business, live, work and play through the cooperative and collective efforts of its members and government. The Society is a non-profit organization under the Income Tax Act and, accordingly, is exempt from income taxes, provided certain requirements of the Income Tax Act are met.

1. Significant accounting policies:

These financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations. The Society's significant accounting policies are as follows:

(a) Internally restricted net assets:

Internally restricted net assets consists of a contingency reserve established by the Board for approved expenses. The reserve is fully funded at all times and interest earned is retained within the reserve.

(b) Cash and cash equivalents:

Cash and cash equivalents includes cash and short-term, liquid instruments readily convertible into cash.

(c) Capital assets:

Capital assets are recorded at cost, less accumulated amortization. Contributed capital assets are recorded at fair value at the date of contribution. When Society's management determines that some or all of its capital assets no longer contribute to the Society's ability to carry out its operations, the carrying amount of the capital assets are written down to their residual value. Amortization is provided using the straight-line method and the following annual rates:

Asset	Rate
Equipment	10-30%
Furniture and fixtures	25%
Computer equipment	30%
Leasehold improvements	lesser of remaining lease term and 20%

1. Significant accounting policies (continued):

(d) Revenue recognition:

The Society follows the deferral method of accounting for contributions, which include membership levy and government grants. Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount can be reasonably estimated and collection is reasonably assured.

(e) Contributed services:

Individuals and organizations contribute numerous volunteer hours each year to assist the Society in carrying out its operations. Because of the difficulty in determining the fair value of the contributed services, they are not recognized in these financial statements.

(f) Use of estimates:

The preparation of the financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the year. Significant items subject to such estimates and assumptions include the useful lives of the Society's capital assets. Actual results could differ from those estimates.

(g) Financial instruments:

Financial instruments are recorded at fair value on initial recognition and subsequently recorded at cost or amortized cost, unless management has elected to carry the instruments at fair value. The Society has not elected to carry any such financial instruments at fair value. Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the straight-line method.

2. Capital assets:

			2017	2016
	Cost	Accumulated amortization	Net book value	Net book value
Equipment	$ 185,812	$ 185,812	$ -	$ 28,262
Furniture and fixtures	45,320	38,213	7,107	4,731
Computer equipment	4,734	3,345	1,389	2,146
Leasehold improvements	8,981	6,287	2,694	4,490
	$ 244,847	$ 233,657	$ 11,190	$ 39,629

3. Long-term debt:

	2017	2016
City of Kelowna sidewalker sweeper acquisition loan, payable in monthly instalments of $1,374, including interest at 3.5%, due December 2018	$ 16,016	$ 31,505
Tenant improvement loan, non-interest bearing and payable in monthly instalments of $150, due April 2019	2,395	4,191
	18,411	35,696
Less current portion due within the next fiscal year	17,812	17,805
	$ 599	$ 17,891

Scheduled principal payments on long term debt to maturity are as follows:

2018	$ 17,812
2019	599
	$ 18,411

4. Commitments:

The Society leases its office space under an operating lease, expiring April 30, 2019. The lease terms provide for base annual rent of $16,596 plus additional lease costs for common area costs, utilities, property taxes and management fees. The total base annual rent over the remaining lease term totals approximately $22,100.

5. Remuneration paid to directors, employees and contractors:

In accordance with the Societies Act (British Columbia) Section 36.1 and Societies Regulation 9.2(b):

The Directors of the Society receive no remuneration for the performance of their responsibilities as Directors.

For fiscal year ending December 31, 2017, the Society did not pay annual remuneration of $75,000 or greater to any employees. Remuneration includes wages and taxable benefits.

6. Financial risks:

(a) Economic dependence:

The Society receives funding from the City of Kelowna through a member levy charged and collected by the City through its property tax system. The Society also receives other grant funding from the City and from federal and provincial government programs. Future operations of the Society depend on the continuation of funding from the City of Kelowna and renewal of the City's membership levy by-law. The current by-law was renewed for a five year term, expiring December 31, 2018.

(b) Liquidity risk:

Liquidity risk is the risk that the Society will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Society manages its liquidity risk by monitoring its operating requirements. The Society prepares budget and cash forecasts to ensure it has sufficient funds to fulfill its obligations. There has been no change to the risk exposures from 2016.

DOWNTOWN KELOWNA BUSINESS IMPROVEMENT AREA SOCIETY
2018 BUDGET

Revenue	**2018 Budget**	**2017 Year End**
Membership Levy	887,407	857,261
Downtown On Call	45,000	45,000
Downtown Clean Team	50,000	47,462
Events	42,750	45,932
Downtown Concierge	3,700	7,636
Marketing and Promotions, Other	2,200	3,747
Interest	165	298
	1,031,222	**1,007,336**
Expenses		
Amortization	-	33,747
Business Recruitment	7,175	6,198
Clean Team	194,622	156,330
Communications	4,800	4,092
Downtown Concerige	9,050	18,517
Downtown On Call	343,662	244,455
Events	82,220	73,766
Insurance	8,200	7,966
Interest on long term debt	308	864
Marketing and Promotions	71,300	77,099
Office and Administration	36,690	35,320
Professional Development	3,250	8,804
Professional Fees	13,200	17,241
Rent	32,130	28,295
Wages and Benefits	291,393	277,938
	1,098,000	**990,632**
Excess/Loss of revenues over expenses	**(66,778)**	**16,704**
Net assets, beginning of Year	**143,673**	**126,969**
Net assests, end of Year	**76,895**	**143,673**

Downtown Kelowna Association Board of Directors (DKA)

Our AGM is held beginning of June each year and Board members (may) change at that time.

Jan 1 2016 - Jun 7 2017

President – Dan Allen, Doc Willoughby's Public House
Vice President – Yarden Gershony, Rush Ihas Hardwick LLP
Treasurer – Rob Collins, Grant Thornton LLP
Secretary – Angie Bricker, Georgie Girl Vintage
Past President - Dustin Sargent, Davara Enterprises & Streaming Café
Ex-Officio - Councillor Maxine Dehart, City of Kelowna
Brent Lobson, Imperial Parking
Jan Johnson, Tigerlily Fashions
Jason Guyitt, Delta Hotels by Marriott Grand
Jim Meiklejohn, Meiklejohn Architects
Nikki Csek, Csek Creative & KelownaNow
Renata Mills, Festivals Kelowna
Renee Wasylyk, Troika Developments
Trevor Neill, Mosaic Books

Jun 7 2017 - Dec 31 2017

President – Dan Allen, Doc Willoughby's Public House
Vice President – Yarden Gershony, Rush Ihas Hardwick LLP
Treasurer – Rob Collins, Grant Thornton LLP
Secretary – Nikki Csek, Csek Creative & KelownaNow
Past President - N/A
Ex-Officio - Councillor Maxine Dehart, City of Kelowna
Brent Lobson, Imperial Parking
Brian Stephenson, Pushor Mitchell
Jan Johnson, Tigerlily Fashions
Jason Guyitt, Delta Hotels by Marriott Grand
Kyle Spence, Downtown Marina & Westcorp
Nikki Csek, Csek Creative & KelownaNow
Renata Mills, Festivals Kelowna
Shane Austin, Okanagan coLab
Teghan Gordy, Naked Café
Trevor Neill, Mosaic Books

Downtown Kelowna

Business Improvement Area

2018 Budget

Bylaw No. 10880

- Council approved Bylaw No. 10880 on September 30, 2013
  - Term of 2014 to 2018
  - Maximum levy $887,407
  - Class 05 light industry and 06 business/other

Budget

- Requesting $887,407 for the final year

YEAR	Downtown Kelowna Business Improvement Area
2014	$780,850
2015	$804,276
2016	$828,404
2017	$857,398
2018	$887,407

Levy

- Based on assessment values totaling approximately $714 million for class 05 and 06

- A general levy of 1.24 dollars per thousand of assessed value of land.
  - For example: $124 would be levied on land that is assessed at 100,000

Questions?

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

Report to Council

Date: March 19, 2018

File: 0280-04

To: City Manager

From: Angie Schumacher, Revenue Supervisor

Subject: UPTOWN RUTLAND BUSINESS ASSOCIATION 2018 BUDGET

Report Prepared by: Jeremy Hunt, Accountant

Recommendation:

THAT Council approve the Uptown Rutland Business Association 2018 Budget as outlined in the report of the Accountant dated March 19, 2018;

AND THAT Council approve the 2018 levy of $180,564 on the Class 5 and Class 6 properties located within the boundaries of the Uptown Rutland Business Improvement Area.

Purpose:

To authorize the 2018 levy on Class 5 light industry and Class 6 business/other properties located within Uptown Rutland Business Improvements Area.

Background:

On December 11, 2017 Council approved the Uptown Rutland Business Improvement Area Bylaw #11504. Bylaw #11504 established the local area (Refer to Schedule A) for the purpose of annually funding the activity of the Uptown Rutland Business Association for a period of 5 years, 2018 to 2022. Council may approve the Uptown Rutland Business Association's annual budget request to a maximum amount of $204,172 per annum in order for the City to tax the affected properties within the improvement area boundary.

Attached is a copy of the 2017 Financial Statements as reviewed by BDO Canada LLP, the Uptown Rutland Business Association's 2018 Budget and a list of the Board of Directors for 2017/2018 (Refer to Schedule B).

City of Kelowna staff have not participated in or assisted the Uptown Rutland Business Association in preparation of their annual budget.

A representative from the Uptown Rutland Business Association will be present at the Council meeting to answer any questions.

Legal/Statutory Authority:
Council may, by bylaw, grant money to a corporation or other organization that has, as one of its aims, functions or purposes, the planning and implementation of a business promotion scheme, with the establishment of a Business Improvement Area in accordance with Division 5 Section 215 of the Community Charter.

Legal/Statutory Procedural Requirements:
Council may, by bylaw, impose a parcel tax in accordance with Division 4 Section 200 of the Community Charter to provide all or part of the funding for a service.

Considerations not applicable to this report:
Internal Circulation
Existing Policy
Financial/Budgetary Considerations
Personnel Implications
External Agency/Public Comments
Communications Comments
Alternate Recommendation

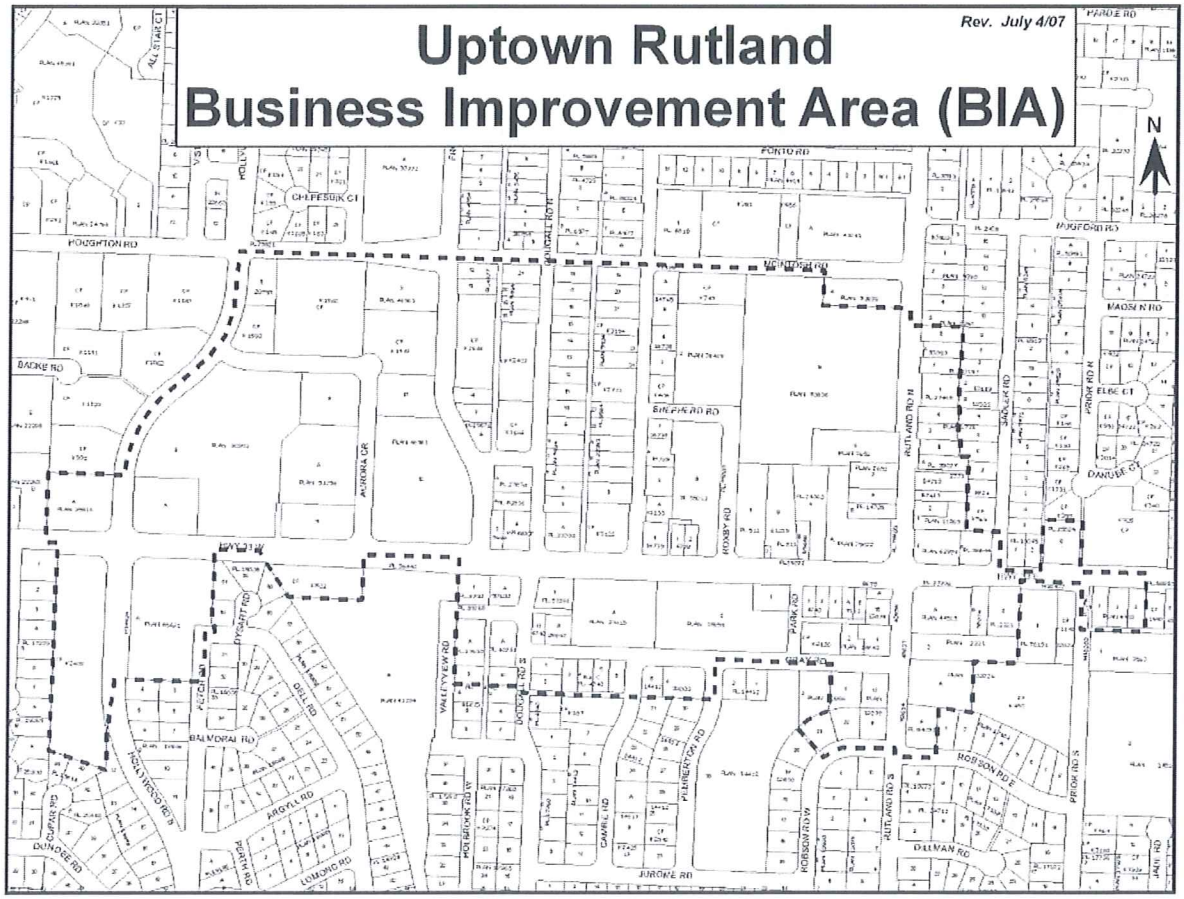
Submitted by:

A. Schumacher, Revenue Supervisor

Approved for inclusion: Genelle Davidson, Divisional Director, Financial Services

Attachments:
Schedule A – Uptown Rutland Business Improvement Area Map
Schedule B – Uptown Rutland Business Association Financials

Schedule A – Map



Schedule B

Uptown Rutland Business Association
Financial Statements
For the Year Ended December 31, 2017
(Unaudited)

Uptown Rutland Business Association
Financial Statements
For the Year Ended December 31, 2017
(Unaudited)

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BDO

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BDO Canada LLP
1631 Dickson Avenue, Suite 400
Kelowna, BC V1Y 0B5 Canada

Independent Practitioner's Review Engagement Report

To the directors of Uptown Rutland Business Association

We have reviewed the accompanying financial statements of Uptown Rutland Business Association that comprise the statement of financial position as at December 31, 2017, and the statements of operations and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements
Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Practitioner's Responsibility
Our responsibility is to express a conclusion on the accompanying financial statements based on our review. We conducted our review in accordance with Canadian generally accepted standards for review engagements, which require us to comply with relevant ethical requirements.

A review of financial statements in accordance with Canadian generally accepted standards for review engagements is a limited assurance engagement. The practitioner performs procedures, primarily consisting of making inquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluates the evidence obtained.

The procedures performed in a review are substantially less in extent than, and vary in nature from, those performed in an audit conducted in accordance with Canadian generally accepted auditing standards. Accordingly, we do not express an audit opinion on these financial statements.

Without modifying our opinion, we draw attention to Note 2 of the financial statements which describes that Uptown Rutland Business Association adopted Part III accounting standards for not-for-profit organizations on January 1, 2017 with a transition date of January 1, 2016. These standards were applied retrospectively by management to the comparative information in these financial statements, including the statements of financial position as at December 31, 2016 and January 1, 2016, and the statements of operations and changes in net assets and cash flows for the year ended December 31, 2016, and related disclosures. We were not engaged to report on the restated comparative information, and as such, they are neither audited nor reviewed.

BDO Canada LLP, a Canadian limited liability partnership, is a member of BDO International Limited, a UK District limited by guarantee, and forms part of the international BDO network of independent member firms.

BDO

Conclusion
Based on our review, nothing has come to our attention that causes us to believe that the financial statements do not present fairly, in all material respects, the financial position of Uptown Rutland Business Association as at December 31, 2017, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

BDO Canada LLP

Chartered Professional Accountants

Kelowna, British Columbia
February 21, 2018

Uptown Rutland Business Association
Statement of Financial Position
(Unaudited)

	December 31 2017	December 31 2016	January 1 2016
Assets			
Current			
Cash	$ 65,858	$ 46,649	$ 43,460
Accounts receivable	1,575	-	-
Prepaids and deposits	2,396	2,405	2,405
	69,829	49,054	45,865
Capital Assets (Note 3)	12,285	16,472	22,956
Intangible Assets(Note 4)	10,206	11,776	13,346
	$ 92,320	$ 77,302	$ 82,167
Liabilities and Net Assets			
Current			
Accounts payable and accrued liabilities (Note 5)	$ 13,769	$ 9,371	$ 7,738
Net Assets	78,551	67,931	74,429
	$ 92,320	$ 77,302	$ 82,167

On behalf of the Board:

Chairman

Director

The accompanying notes are an integral part of these financial statements.

Uptown Rutland Business Association
Statement of Operations
(Unaudited)

For the year ended	2017	2016
Revenue		
Municipal tax levy	$ 176,160	$ 172,700
Special events and sponsorships	28,592	24,199
	204,752	196,899
Expenses		
Advertising and promotion	32,987	31,921
Amortization of capital assets	4,187	6,484
Amortization on intangible assets	1,570	1,570
Beautification / Streetscape	7,664	12,049
Insurance	1,860	1,856
Interest and bank charges	114	90
Office	11,313	9,002
Professional fees	9,133	5,218
Rental	12,389	12,323
Repairs and maintenance	340	255
Salaries and wages	82,317	90,770
Special events	19,132	21,633
Telephone	4,442	3,809
Training	4,870	4,261
Travel	1,855	2,191
	194,173	203,432
Excess (deficiency) of revenues over expenses	10,579	(6,533)
Other income		
Interest income	41	35
Excess (deficiency) of revenues over expenses	10,620	(6,498)
Net assets, beginning of the year	67,931	74,429
Net assets, end of the year	$ 78,551	$ 67,931

The accompanying notes are an integral part of these financial statements.

Uptown Rutland Business Association
Statement of Cash Flows
(Unaudited)

For the year ended	2017	2016
Cash flows from operating activities		
Cash receipts from customers	$ 203,177	$ 196,899
Cash paid to suppliers and employees	(184,009)	(193,745)
Interest received	41	35
	19,209	3,189
Net increase in cash	19,209	3,189
Cash, beginning of the year	46,649	43,460
Cash, end of the year	$ 65,858	$ 46,649

The accompanying notes are an integral part of these financial statements.

December 31, 2017

1. Significant Accounting Policies

Nature and Purpose of Organization

The Uptown Rutland Business Association is a non-profit organization, incorporated without share capital under the British Columbia Society Act on December 14, 2005.

The Uptown Rutland Business Association is funded primarily by a municipal tax levy and services the uptown Rutland Business Improvement Area by providing a forum for members to share their vision for the community and ensuring that the voice of the business community is heard by municipal, provincial and federal governments.

Basis of Accounting

The financial statements have been prepared using Canadian accounting standards for not-for-profit organizations.

Capital Assets

Purchased capital assets are stated at cost less accumulated amortization. Contributed capital assets are recorded at fair value at the date of contribution and are amortized, unless fair value is not determinable in which case contributed tangible capital assets are recorded at nominal value at the date of contribution. Expenditures for repairs and maintenance are expensed as incurred. Betterments that extend the useful life of the capital asset are capitalized.

Amortization based on the estimated useful life of the asset is calculated as follows:

	Method	Rate
Banners	Straight-line	3 years

Intangible Assets

Intangible assets reflect assigned values related to brands and logos acquired by Uptown Rutland Business Association. These assets have a finite life and are amortized on a straight-line basis over their estimated useful life of 10 years.

1. Significant Accounting Policies (continued)

Revenue Recognition

The Uptown Rutland Business Association follows the deferral method of accounting for contributions.

Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Amounts received, which relate to a subsequent fiscal period are recorded as deffered revenue in the year of receipt and classified as such on the Statement of Financial Position.

Use of Estimates

The preparation of financial statements in accordance with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from management's best estimates and those estimates and may have impact on future periods.

Financial Instruments

All financial instruments are reported at cost or amortized cost less impairment, if applicable. Financial assets are tested for impairment when changes in circumstances indicate that assets could be impaired

Contributed Services

Volunteers and local businesses contribute many hours per year to assist the Uptown Rutland Business Association in carrying out its activities. These in-kind donations are recognized at fair value when this value can be reasonably estimated, the goods or services can be used in the Association's regular operation and the goods or services would otherwise be purchased.

2. Re-adoption of Accounting Standards for Not-for-Profit Organizations

Effective January 1, 2017, the Uptown Rutland Business Association adopted the requirements of the accounting framework, Canadian Accounting Standards for Not-for-Profit Organizations (ASNPO) or Part III of the requirements of the Chartered Professional Accountants of Canada (CPA Canada) Handbook - Accounting. The association had previously adopted accounting standards for not-for-profit organization but chose not to continue with the standard for their December 31, 2016 fiscal year end and, therefore, the transitional provisions of Section 1501, First-time Adoption have been applied again. Section 1501 requires retrospective application of the accounting standards with certain elective exemptions and retrospective exceptions. The accounting policies set out in Note 1 - Significant Accounting Policies have been applied in preparing the financial statements for the year ended December 31, 2017. The comparative information presented in these financial statements for the year ended December 31, 2016 and in the preparation of an opening ASNPO statement of financial position at the date of transition of January 1, 2016 were not reviewed.

The re-adoption of ASNPO did not result in any adjustments to the previously reported assets, liabilities, net assets, excess of revenue over expenses and cash flows of the association.

3. Capital Assets

	2017		2016	
	Cost	Accumulated Amortization	Cost	Accumulated Amortization
Banners	$ 32,682	$ 20,397	$ 32,682	$ 16,210
		$ 12,285		$ 16,472

4. Intangible Assets

	2017		2016	
	Cost	Accumulated Amortization	Cost	Accumulated Amortization
Logo	$ 15,701	$ 5,495	$ 15,701	$ 3,925
		$ 10,206		$ 11,776

5. Government Remittances

Included in accounts payable and accrued liabilities are government remittances payable of $1,095 (2016 - $2,052).

6. Economic Dependence

86% of the Association's revenues reported in the year (2016 - 88%) are related to a municipal tax levy that is collected by the City of Kelowna on behalf of the Association.

7. Commitments

The Association has entered into an agreement to lease its premises until November 2022 at a minimum monthly rent of $800.00.

8. Related Party Transactions

The Uptown Rutland Business Association and Olympia Greek Taverna are organizations under common control as they share the same director.

During the year, the Uptown Rutland Business Association made purchases from Olympica Greek Taverna totaling $1,277 (2016 - $783). All these transactions were carried out in the normal course of operations and are recorded at fair value on the date of purchase.

UPTOWN RUTLAND BUSINESS IMPROVEMENT ASSOCIATION
BUDGET 2018

REVENUE		**2018 BUDGET**		**2017 YEAR END**
Membership Levy	$	180,564.00	$	176,160.00
Events & Promotions & Grants	$	50,400.00	$	28,592.00
Unallocated Funds	$	10,579.00		
TOTAL REVENUE	**$**	**241,543.00**	**$**	**204,752.00**
EXPENSES				
Administration & Office Expense	$	153,951.00	$	134,390.00
Beautification/Screetscape	$	34,000.00	$	7,664.00
Community Safety	$	4,000.00	$	-
Events Promotions	$	33,571.00	$	32,987.00
Marketing	$	12,000.00	$	19,132.00
TOTAL EXPENSES	**$**	**237,522.00**	**$**	**194,173.00**
	$	**4,021.00**	**$**	**10,579.00**

2018 Board of Directors

Proposed Board of Directors for 2018 AGM will be held on Wed March 14th 2018		
NAME	**TITLE**	**BUSINESS NAME**
Dawn Thiessen	President	Aphrodite In Me Spa
Mike Koutsantonis	Past President	Olympia Greek Taverna
Jamie Needham	1st Vice President	Interior Savings Credit Union
Mark Beaulieu	Director	Flashpoint Tattoo Company
Garry Benson	Director	Benson Law LLP
Chandan (Ruby) Dulay	Director	Centex Gas
June Forman	Director	MCC Thrift
Shelley Kvamme -MacDonald	Director	CPA
Kamal Shoranick	Director	MKS Resources
Frank Pohland	Director (Appointed)	CTQ Consultants
Kevin MacDougall	Director (Appointed)	RCMP
Brad Sieben	Ex-Officio	City of Kelowna Councillor
Tracy Gray	Ex-Officio Alternate	City of Kelowna Councillor
Laurel D'Andrea	Executive Director	URBA
Nick Naylor	Administrative Assistant	URBA

2017 Constitution & Bylaws allow for 11 voting and 4 nonvoting Directors

- 1 or 2 of these 3 will be voted in as a Director

Nick Aubin – Business Owner– Aubin & Associates

Dallas Crick - Realtor – Century 21 Assurance Realty Ltd

Deb Lynn - Manager – Family Practice & Associates

Uptown Rutland

Business Improvement Area

2018 Budget

Bylaw No. 11504

- Council approved Bylaw No. 11504 on December 11, 2017
  - Term of 2018 to 2022
  - Maximum levy $204,172
  - Class 05 light industry and 06 business/other

Budget

- Requesting $180,564 for the first year

YEAR	**Uptown Rutland Business Improvement Area** (anticipated levy)
2018	$180,564
2019	$185,079
2020	$189,706
2021	$194,449
2022	$204,172

Levy

- Based on assessment values totaling approximately $167 million for class 05 and 06

- A general levy of 1.08 dollars per thousand of assessed value of land.
  - For example: $108 would be levied on land that is assessed at 100,000

Questions?

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

Report to Council

Date: March 19, 2018

File: 0255-01

To: City Manager

From: James Sexton, Financial Analyst

Subject: Investment of City of Kelowna Funds for 2017

Recommendation:

THAT Council receives, for information, the Investment of City of Kelowna Funds for 2017 Report from the Financial Analyst as presented on March 19, 2018 in alignment with Council's strong financial management priority.

Purpose:

To provide Council with information summarizing the City of Kelowna's 2017 investment portfolio and an overview of the performance of the portfolio as a whole.

Background:

Economic Review

2017 saw a strengthening in our national economy, which was echoed with the Bank of Canada increasing the overnight interest rate in September to 1% in a continued attempt to balance inflation to the Bank of Canada's 2% target rate. The current economic outlook has been strong and the economy is operating close to capacity. However, uncertainty about the future of NAFTA is weighing increasingly on our economic outlook and the Bank of Canada has projected a negative impact on business investment and trade.

The Consumer Price Index (CPI) inflation rate for Canada increased from 1.4% in 2016 to 1.9% in 2017. The inflation rate is predicted to fluctuate in the coming months due to uncertainty, but is expected to remain close to the Bank of Canada's 2% target rate.

The economic outlook is expected to warrant higher interest rates over time. The interest rates will fluctuate as needed to keep the economy operating close to potential and the inflation rate on target. The Bank of Canada overnight interest rate saw a second increase in January 2018 to 1.25%.

Investment of Surplus Funds

The Investment Policy aligns with current best practices and ensures the continued commitment to provide an optimal blend of investment return and security. The City of Kelowna has a fund value of $388.8 million as of Dec. 31, 2017. The funds are used toward the City's operating and capital programs and help offset taxation impact to residents. The portfolio is diversified into: 53% ($206.4 million) long term investments, 46% ($177.5 million) short term investments and 1% ($4.8 million) internally financed projects.

Last year we saw the Investment portfolio grow slightly overweight in its corporate holdings. The corporate bank debt offerings continue to provide the highest fixed income returns and are considered a strong financial investment. The portfolio constraints are in line with best practices and industry standards.

The City of Kelowna continues to utilize a laddered 10-year strategy and balanced approach for investment holdings and duration. The laddered strategy ensures that the bonds mature at a smooth and predictable rate, that yields are maximized and that investment income and maturing investments provide ongoing liquidity. This balanced approach results in the City having sufficient levels of income and funding available to meet the municipality's annual requirements.

Portfolio Performance

As at Dec. 31, 2017 the City of Kelowna Investment Portfolio had a weighted average term to maturity of 4.3 years and an average investment quality rating of AAA. This represents the highest credit worthiness of corporate and government bonds.

The City has selected five market indicators as benchmarks to determine the investment portfolio's performance. The benchmarks are compared to the City's average rate of return earned on the entire investment portfolio. These benchmarks are the CPI Index Average, the FTSE TMX Canada 91-Day T-Bill, the median money market return, and the MFA Money Market and Intermediate Funds. In 2017, the City of Kelowna's 2.08% average rate of return was greater than performance indicators in each of these benchmarks.

Fortis Shares

In 2013 the City of Kelowna purchased Fortis Inc. shares in the amount of $55.0 million from the sale of the City's Electric Utility. To date, the city has used this investment to support capital projects such as the City's Dark Fibre Optic Network. In 2017, the City reinvested dividends in the amount of $3.0 million and sold shares in the amount of $1.6 million to support City operations. As of Dec. 31, 2017, the Fortis investment has a book value of $60.7 million and a current market value of $85.1 million.

The Year Ahead

2018 investment objectives include continued monitoring of the U.S. dollar and Canadian economic climate in order to safeguard and accurately position financial assets, and seeking investment opportunities that can increase the City's investment revenues while remaining within Council's investment policy.

Internal Circulation:
Controller
Financial Planning Manager
Communications Consultant

Legal/Statutory Procedural Requirements:
The Financial Officer will provide Council with an annual report on the performance of the Investment of City of Kelowna Funds portfolio in the first quarter of the following year.

Existing Policy:
Council Policy Number 316

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

Submitted by:

J. Sexton, Financial Analyst

Approved for inclusion: Genelle Davidson CPA CMA, Divisional Director Financial Services

Attachments:

Appendix A. Presentation to Council

2017 Investment Report

March 19, 2018

Portfolio summary

Fund Summary at December 31, 2017	Amount
Long Term Investments	$ 206,428,180
Internally Financed Projects	4,837,852
Short Term Investments	177,546,838
Total Fund Value	**$ 388,816,174**

Compliance report

Diversification

Rating	Amount	Percentage	Maximum	Over/(Under)
AAA	276,166,675	73%	100%	(27%)
AA	75,838,244	20%	80%	(60%)
A	26,615,576	7%	60%	(53%)
Grand Total	**378,620,495**	**100%**		

Compliance report

City of Kelowna

Exposure

Rating - Government	%	Max.%	Over/(Under)
AAA	19%	70%	(51%)
AA	21%	50%	(29%)
A	25%	30%	(5%)
Grand Total	**64%**		

Includes bonds from Government of Canada, Provincial and Municipal, and the Canada Housing Trust.

Compliance report

City of Kelowna

Exposure

Rating - Corporate	%	Max.%	Over/(Under)
AA	34%	30%	4%
A	2%	20%	(18%)
Grand Total	36%		

Includes bonds from all commercial banks.

Performance objectives

City of Kelowna

Average rate of return

Benchmark	Rate	City of Kelowna Average Rate
CPI Index Average	1.90%	2.10%
FTSE TMX Canada 91-Day T-Bill	0.60%	
Median Money Market Return	0.85%	
MFA Money Market Fund	0.97%	
MFA Intermediate Fund	0.78%	

Fortis share summary

Fortis Investment at December 31, 2017	Amount
Share Summary	$ 60,654,317

Questions?

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

Report to Council

City of Kelowna

Date: March 19, 2018

File: 0220-20

To: Mayor & Council

From: City Manager

Subject: VOLUME 2 – CARRYOVERS, 2018 FINANCIAL PLAN

Report Prepared by: Financial Planning Manager

Recommendation:
THAT the 2018 Financial Plan be increased by $8,614,340 to provide for operating carryover projects and $139,472,230 for capital carryover projects as summarized in Financial Plan Volume 2.

Purpose:
To present the Volume 2 – 2018 Financial Plan to Council for approval and inclusion in the 2018 Financial Plan.

Background:
The operating and capital projects listed in Volume 2 of the 2018 Financial Plan represent projects that were not able to be completed in 2017 or were originally planned to be completed over multiple years. These projects, in all cases, result in no additional taxation demand. The projects are funded from reserves, debt, and other levels of Government and/or other contributions. The timing of this budget volume is after the fiscal year-end so carryover projects can be presented with certainty of costs.

All of the capital project and operating program carryover requests were reviewed by the Financial Planning Team to ensure they met the criteria outlined in the Carryover Guidelines that were formalized corporately this year. The projects and programs that met the Carryover Guidelines were then reviewed by the Senior Leadership Team and are included in the 2018 Carryover Volume 2 for Council approval.

There are various reasons for a project being delayed or not completed. Of all projects, the majority are multi-year (84%), and the remaining projects are consolidated into a general "Other" category (16%). A summary of operating carryover requests greater than $100,000 and capital carryover requests greater than $500,000 is attached to provide Council with an indication of the reasons for those larger carryover projects.

Provided in Volume 2 of the 2018 Financial Plan is:

1. Summary of 2018 Large Carryover Projects.
2. A summary of operating projects for the general and utility funds.
3. Operating budget details for the general and utility funds.

4. A summary of capital projects for the general and utility funds.
5. Capital project details for the general and utility funds.

A detailed discussion of projects contained in Volume 2 is not planned; however, should members of Council have questions or concerns regarding any specific project, please contact George King, Financial Planning Manager, at gking@kelowna.ca or x8564 who will arrange for a division representative to be in attendance at the Council meeting.

Financial/Budgetary Considerations:
A consolidated 2018-2022 Five Year Financial Plan will be brought to Council for adoption by bylaw at Final Budget on April 30, 2018. This will immediately precede adoption of the 2018 property tax bylaw, in accordance with Section 165 of the Community Charter.

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

Submitted by:

R.L. (Ron) Mattiussi, MCIP
City Manager

Attach.

2018 Financial Plan

Carryover - Volume 2

Kelowna, British Columbia
March 2018

City of Kelowna

kelowna.ca

City Hall | 1435 Water Street | Kelowna BC V1Y 1J4 | 250-469-8542 | financialplanning@kelowna.ca

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*Page numbering shown above is in anticipation of inserting the Carryover - Volume 2 into the 2018 Financial Plan Provisional - Volume 1.

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CARRYOVER SUMMARIES

Summary of large carryover projects

The following table lists the operating carryovers over $100,000 and capital carryovers over $500,000. Most carryover requests are for projects that span multiple years. Other reasons for carryovers include scheduling demands, external events, design option changes, council approved requests and awaiting information on grant approvals.

Carryover title	Multi-Year	Other	Total
Operating > $100,000			
Concrete Crushing - Landfill	-	230,000	230,000
Flood Recovery 2017 - Operating	3,889,620	-	3,889,620
Homeless-Serving System Strategy	169,300	-	169,300
Long Term Shoreline Plan - Mission Creek Area	122,440	-	122,440
MicroFiche Scanning Project	329,140	-	329,140
Okanagan Gateway Plan	-	512,500	512,500
Regional Air Quality	165,810	-	165,810
Regional Strategic Transportation Plan - Phase 2	568,580	-	568,580
Transportation Master Planning Program	213,790	-	213,790
Water Integration Long-Range Plan	462,050	-	462,050
Operating total	**5,920,730**	**742,500**	**6,663,230**
Capital > $500,000			
Additional Land Purchases	570,000	-	570,000
AIF Program - Beyond 2020	1,735,200	-	1,735,200
Airport Gravity Main Bypass DCC	2,950,860	-	2,950,860
Asset Management System	1,501,690	-	1,501,690
Boyce-Gyro Park Parking Lot and Improvements	2,012,450	-	2,012,450
Dewdney Park Expansion	-	3,690,000	3,690,000
Drive to 1.6 Million Passengers Program	14,910,740	-	14,910,740
Equipment and Vehicle - New	-	1,082,380	1,082,380
Equipment and Vehicle Replacement	-	1,723,480	1,723,480
Fibre Optic Network, Phase II	3,469,760	-	3,469,760
Flood Recovery 2017 - Capital	6,614,840	-	6,614,840
Integrated Utility Billing and Property Tax System Software	1,001,370	-	1,001,370
John Hindle Drive (2,3,4) DCC	9,089,850	-	9,089,850
McCulloch Area DCC (KLO/Hall/Spiers)	1,551,710	-	1,551,710
Okanagan Rail Trail	1,167,600	-	1,167,600
Parkland Acquisition	640,040	-	640,040
Parks Infrastructure Renewal - Washroom Renovations	-	670,710	670,710
Parks Land - Natural/Linear	597,130	-	597,130
Police Services Building	1,509,210	-	1,509,210
Richter Street Water Main Replacement	-	651,420	651,420
Rowcliffe Park	-	1,630,590	1,630,590
Rutland Transit Ph 2, Shepherd Rd Extension	1,342,750	-	1,342,750
Sector B Roads Top Lift Paving DCC	-	706,450	706,450
SEKID Integration	38,408,840	-	38,408,840
SEKID Integration Land Acquisition	1,004,710	-	1,004,710
South End Water Upgrades	18,391,170	-	18,391,170
Stockpiles and Reprocessing Areas Relocation	3,000,000	-	3,000,000
Street Lighting Retrofit	3,915,710	-	3,915,710
Capital total	**115,385,630**	**10,155,030**	**125,540,660**
Large operating and capital projects total	**121,306,360**	**10,897,530**	**132,203,890**

Carryover request three-year comparison (millions)

The table below splits the last three years of carryovers between operating, capital, general fund and utility funds. The trend will show if total carryover value is increasing or decreasing year to year.

	2018	2017	2016
Total Carryover	$148	$84	$149
Operating	$9 = 6%	$4 = 5%	$3 = 2%
Capital	$139 = 94%	$80 = 95%	$146 = 98%
General Fund	$66 = 44%	$50 = 59%	$91 = 61%
Utility Funds	$82 = 56%	$34 = 41%	$58 = 39%

Operating Budget

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2018 Operating Requests Carryover Budget Summary - General Fund

Page	Description	Amount	Reserve	Borrow	Gov/Contr	Revenue	Utility	Reason
Infrastructure Division								
527	City Yards Accommodation Study	15,780	(15,780)	0	0	0	0	SCHED
527	Future Buildings Planning	29,720	(29,720)	0	0	0	0	SCHED
528	Heritage Asset Restoration Plans	47,000	(47,000)	0	0	0	0	SCHED
528	Long Term Shoreline Plan - Mission Creek Area	122,440	(122,440)	0	0	0	0	MULTIYEAR
529	Regional Strategic Transportation Plan - Phase 2	568,580	0	0	0	(568,580)	0	MULTIYEAR
529	Safety and Operations, Investigation	82,830	(82,830)	0	0	0	0	SCHED
530	Regional Air Quality	165,810	(57,970)	0	(24,790)	(83,050)	0	MULTIYEAR
530	CN Rail Corridor - Long Term Plan	10,320	(20)	0	0	(10,300)	0	MULTIYEAR
531	Miscellaneous Drainage	52,850	(52,850)	0	0	0	0	EXT EVENT
531	Bylaw 7900 - Update to Design and Construction Standards	40,000	(40,000)	0	0	0	0	MULTIYEAR
532	Flood Recovery 2017 - Operating	3,889,620	(2,590,000)	0	(1,299,620)	0	0	MULTIYEAR
532	Water Integration Long-Range Plan	462,050	0	0	(383,500)	0	(78,550)	MULTIYEAR
533	Water Integration Project SEKID	42,260	(34,590)	0	0	0	(7,670)	MULTIYEAR
533	Asset Management	40,480	(40,480)	0	0	0	0	MULTIYEAR
534	Kelowna Integrated Water Asset Management	25,000	0	0	0	0	(25,000)	MULTIYEAR
534	Transportation Master Planning Program	213,790	(213,790)	0	0	0	0	MULTIYEAR
535	Storm Drainage Odour on Cerise Drive	34,740	(34,740)	0	0	0	0	EXT EVENT
552	** Okanagan Gateway Plan*	412,500	(25,000)	0	(362,500)	(25,000)	0	WAITGRANT
	Division Total	6,255,770	(3,387,210)	0	(2,070,410)	(686,930)	(111,220)	
Community Planning & Strategic Investments Division								
535	Land Strategy and Revitalization	20,650	(20,650)	0	0	0	0	MULTIYEAR
536	CN Discontinuance	98,810	(98,810)	0	0	0	0	EXT EVENT
536	Strategic Land Development Projects	96,360	(96,360)	0	0	0	0	MULTIYEAR
537	Imagine Kelowna	82,750	(82,750)	0	0	0	0	MULTIYEAR
537	Building Height Policy and Regulation Review	29,430	(29,430)	0	0	0	0	MULTIYEAR
538	MicroFiche Scanning Project	329,140	(329,140)	0	0	0	0	MULTIYEAR
538	Capri-Landmark Urban Centre Plan	71,010	(59,010)	0	(12,000)	0	0	MULTIYEAR
539	Climate Action Plan	27,380	(13,505)	0	(13,875)	0	0	MULTIYEAR
539	Healthy Housing Strategy	30,470	(30,470)	0	0	0	0	MULTIYEAR
540	Hospital Area Plan Phase 2	14,180	(14,180)	0	0	0	0	SCHED
540	Thomson Flats	38,500	0	0	0	(38,500)	0	MULTIYEAR
541	Chapman Parkade Expansion - Additional Levels	94,680	(94,680)	0	0	0	0	EXT EVENT
541	Parking Strategy - Downtown Area Plan Development & Governance Review	33,960	(33,960)	0	0	0	0	MULTIYEAR

Page	Description	Amount	Reserve	Borrow	Gov/Contr	Revenue	Utility	Reason
	Division Total	967,320	(902,945)	0	(25,875)	(38,500)	0	
	Active Living & Culture Division							
542	Homeless-Serving System Strategy	169,300	(94,300)	0	0	(75,000)	0	MULTIYEAR
542	Paddle Trail Project	41,270	(41,270)	0	0	0	0	EXT EVENT
543	Community Sport Plan	28,850	(28,850)	0	0	0	0	SCHED
	Division Total	239,420	(164,420)	0	0	(75,000)	0	
	Civic Operations Division							
543	H2O Sign Repairs	49,350	(49,350)	0	0	0	0	SCHED
544	Parks Flooring Replacement	30,000	(30,000)	0	0	0	0	SCHED
544	Stores Renovation	30,000	(30,000)	0	0	0	0	SCHED
545	Concrete Crushing - Landfill	230,000	(230,000)	0	0	0	0	DESIGNOPT
	Division Total	339,350	(339,350)	0	0	0	0	
	Financial Services Division							
545	Corporate Update - Financial Services Oversight	60,000	(60,000)	0	0	0	0	SCHED
546	GST Compliance Review	62,250	(62,250)	0	0	0	0	MULTIYEAR
546	Tangible Capital Assets	78,190	(78,190)	0	0	0	0	MULTIYEAR
	Division Total	200,440	(200,440)	0	0	0	0	
	Corporate & Protective Services Division							
547	CP - Contract Management and Governance Implementation	45,350	(45,350)	0	0	0	0	SCHED
547	Enhancement of Corporate Purchasing Card Program Term Position	25,000	(25,000)	0	0	0	0	SCHED
	Division Total	70,350	(70,350)	0	0	0	0	
	Corporate & Protective Services Division							
	Fire Department							
548	Predictive Modeling Dynamic Deployment Systems (PM/DDS)	19,210	(19,210)	0	0	0	0	EXT EVENT
	Division Total	19,210	(19,210)	0	0	0	0	
	Human Resources Division							
548	Recruitment Consultant	60,000	(60,000)	0	0	0	0	MULTIYEAR
549	Return/Stay at Work Management System	16,450	(16,450)	0	0	0	0	SCHED
	Division Total	76,450	(76,450)	0	0	0	0	

Page	Description	Amount	Reserve	Borrow	Gov/Contr	Revenue	Utility	Reason
	Corporate Strategic Services Division							
549	Corporate Performance Management System (CPMS)	55,000	(55,000)	0	0	0	0	DESIGNOPT
550	Corporate Strategy Services Consulting	12,620	(12,620)	0	0	0	0	BASE C APP
550	ProjectPLAN	13,570	(13,570)	0	0	0	0	MULTIYEAR
	Division Total	81,190	(81,190)	0	0	0	0	
	Sub-Total	8,249,500	(5,241,565)	0	(2,096,285)	(800,430)	(111,220)	

* italics – denotes that this is a shared (part of another department) operating request. In the originating department, the title is denoted by an '*'.

PROJECTS UNDER $10,000

Page	Description	Amount	Reserve	Borrow	Gov/Contr	Revenue	Utility	Reason
	Infrastructure Division							
	Bellevue Creek Trail Design	7,830	(7,830)	0	0	0	0	MULTIYEAR
	Leon-Lawrence Urban Design and Transportation Study	5,680	(5,680)	0	0	0	0	DESIGNOP
	Division Total	13,510	(13,510)	0	0	0	0	
	Community Planning & Strategic Investments Division							
	Agriculture Plan Update Implementation	3,990	(3,990)	0	0	0	0	MULTIYEAR
	OCP Update	8,000	(8,000)	0	0	0	0	MULTIYEAR
	Division Total	11,990	(11,990)	0	0	0	0	
	Human Resources Division							
	Risk Assessment & Safe Work Procedures Development	3,830	(3,830)	0	0	0	0	EXT EVENT
	Contractor Safety Project	7,150	0	0	0	(7,150)	0	EXT EVENT
	Training and Investigation	10,000	(10,000)	0	0	0	0	MULTIYEAR
	Division Total	20,980	(13,830)	0	0	(7,150)	0	
	Corporate Strategic Services Division							
	Crisis Communication Plan	5,000	(5,000)	0	0	0	0	MULTIYEAR
	Citizen Survey	3,560	(3,560)	0	0	0	0	BASE C APP
	Division Total	8,560	(8,560)	0	0	0	0	
	Grand Total	8,304,540	(5,289,455)	0	(2,096,285)	(807,580)	(111,220)	

2018 Operating Requests
Carryover Budget
Summary - Utility Funds

Page	Description	Amount	Reserve	Borrow	Gov/Contr	Revenue	Utility	Reason
Water								
551	Filtration Exclusion, Particle Size Study	59,310	(59,310)	0	0	0	0	SCHED
551	Knox Mountain Transmission Main Condition Assessment	65,000	(65,000)	0	0	0	0	SCHED
552	Water Master Plan Update	75,000	(75,000)	0	0	0	0	SCHED
533	**# Water Integration Project SEKID*	0	0	0	0	0	0	MULTIYEAR
534	**# Kelowna Integrated Water Asset Management*	0	0	0	0	0	0	MULTIYEAR
	Division Total	199,310	(199,310)	0	0	0	0	
Airport								
552	Okanagan Gateway Plan	100,000	(100,000)	0	0	0	0	WAITGRANT
	Division Total	100,000	(100,000)	0	0	0	0	
	Sub-Total	299,310	(299,310)	0	0	0	0	

* italics – denotes that this is a shared (part of another department) operating request. In the originating department, the title is denoted by an '*'.

where there are zero amounts in all columns, this denotes the project is included in the general fund with funding from the utility as seen in the general fund summary.

PROJECTS UNDER $10,000

Page	Description	Amount	Reserve	Borrow	Gov/Contr	Revenue	Utility	Reason
Water								
	Value Planning Review of Kelowna Water Systems	5,400	(5,400)	0	0	0	0	SCHED
	Division Total	5,400	(5,400)	0	0	0	0	
Wastewater								
	Sewer Connection Area Bylaw Review	5,090	(5,090)	0	0	0	0	SCHED
	Division Total	5,090	(5,090)	0	0	0	0	
	Grand Total	309,800	(309,800)	0	0	0	0	

2018 Operating Request Details

Division: Infrastructure Reason: Scheduling Demands
Department: Parks & Buildings Planning

Title: City Yards Accommodation Study CARRYOVER

Justification:

Due to staff turnover and a delay in the filling of vacant positions the accommodation study for City Yards was not completed in 2017. Carryover is requested for consultant services to assess current and future accommodation needs at City Yards, and for how future growth can be accommodated at this location or alternates. Work is anticipated to commence in Spring 2018 once the position has been filled.

2017 Budget:	15,780
2017 Expenditures:	0
Carryover Requested:	15,780

Corporate Framework: Resilient, well-managed infrastructure - Planning excellence

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	15,780	(15,780)	0	0	0	0	0

Division: Infrastructure Reason: Scheduling Demands
Department: Parks & Buildings Planning

Title: Future Buildings Planning CARRYOVER

Justification:

Carryover is requested to meet the City's existing contractual obligations with the consultants for the long-term accommodation needs for municipal office staff. Due to staff turnover and a delay in the filling of vacant positions both projects did not commence until Fall 2017, and are now expected to be completed in Winter 2018.

2017 Budget:	30,000
2017 Expenditures:	280
Carryover Requested:	29,720

Corporate Framework: Resilient, well-managed infrastructure - Planning excellence

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	29,720	(29,720)	0	0	0	0	0

2018 Operating Request Details

Division: Infrastructure Reason: Scheduling Demands
Department: Parks & Buildings Planning

Title: Heritage Asset Restoration Plans CARRYOVER

Justification:

Carryover is requested to continue the ongoing work on the Heritage Asset Restoration Program; specifically, an Expression of Interest for partners for the adaptive reuse of Cameron House. Originally planned for 2017, due to staff turnover and a delay in the filling of vacant positions this Expression of Interest was not issued. Once the vacancy has been filled, it is expected to be issued in Winter 2018. The outcome of this project and the Surtees property currently under construction, will then be used to inform a master plan for the other City-owned heritage assets.

2017 Budget:	48,000
2017 Expenditures:	1,000
Carryover Requested:	47,000

Corporate Framework: An active, inclusive city - Honouring our history

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	47,000	(47,000)	0	0	0	0	0

Division: Infrastructure Reason: Multi-Year
Department: Parks & Buildings Planning

Title: Long Term Shoreline Plan - Mission Creek Area CARRYOVER

Justification:

This is a multi-year study to develop a Long Term Shoreline Plan from Mission Creek to Rotary Beach in partnership with the Province and neighbouring landowners. The City has a contractual commitment to consultants for this study, and work is anticipated to continue until Summer 2018.

2017 Budget:	142,890
2017 Expenditures:	20,450
Carryover Requested:	122,440

Corporate Framework: A clean healthy environment - Protecting our natural land & water resources

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	122,440	(122,440)	0	0	0	0	0

2018 Operating Request Details

Division: Infrastructure Reason: Multi-Year
Department: Integrated Transportation

Title: Regional Strategic Transportation Plan - Phase 2 CARRYOVER

Justification:

The Regional Strategic Transportation Plan is a multi-year project that provided the opportunity to collaborate in modeling with the Highway study carried over by the Ministry of Transportation. The project was delayed due to staff vacancies, but is scheduled to start in Winter 2018. Work includes engagement, regional land use scenarios, the Regional Cycling and Trails Plan, defining the regional transportation network, community capacity building, disruptive mobility toolbox, and coordination with the first phase of the Okanagan Gateway Transportation Study. Other components such as regional transportation project identification and evaluation, prioritization methodology, funding and governance strategies, and final endorsement are expected to be delivered in 2019.

2017 Budget:	593,960
2017 Expenditures:	25,380
Carryover Requested:	568,580

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	568,580	0	0	0	0	(568,580)	0

Division: Infrastructure Reason: Scheduling Demands
Department: Integrated Transportation

Title: Safety and Operations, Investigation CARRYOVER

Justification:

Carryover is requested to complete the Network Safety Screening Report and the Roundabout Planning Study partnership with ICBC. The Network Safety Screening report is expected to be complete by Spring 2018 while the Roundabout Planning Study partnership should be complete by Summer 2018.

2017 Budget:	200,050
2017 Expenditures:	117,220
Carryover Requested:	82,830

Corporate Framework: A well-run City - Responsive customer service

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	82,830	(82,830)	0	0	0	0	0

2018 Operating Request Details

Division: Infrastructure Reason: Multi-Year
Department: Integrated Transportation

Title: Regional Air Quality CARRYOVER

Justification:

Carryover is requested to continue development and implementation of Regional Air Quality programs to be delivered in 2018. Programs such as Agricultural Chipping, Clean Air Strategy, Mobile Emissions project and the Wood Stove Exchange are managed by the City of Kelowna on behalf of the regional partners. Applications for available grants that were submitted and received by the City of Kelowna in 2017 will be administered in 2018.

2017 Budget:	251,530
2017 Expenditures:	85,720
Carryover Requested:	165,810

Corporate Framework: A clean healthy environment - Improved air quality

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	165,810	(57,970)	0	(24,790)	0	(83,050)	0

Division: Infrastructure Reason: Multi-Year
Department: Infrastructure Delivery

Title: CN Rail Corridor - Long Term Plan CARRYOVER

Justification:

Carryover of this multi-year project is requested for consulting services and to administer development of the rail trail. Work is expected to be complete by Fall 2018.

2017 Budget:	33,720
2017 Expenditures:	23,400
Carryover Requested:	10,320

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	10,320	(20)	0	0	0	(10,300)	0

2018 Operating Request Details

Division: Infrastructure Reason: External Event
Department: Infrastructure Delivery

Title: Miscellaneous Drainage CARRYOVER

Justification:

With the extra work that occurred during flooding, city crews were only able to schedule and complete a few miscellaneous drainage projects that were planned. In addition, external quotes came in over budget causing scope to be renegotiated. Carryover is requested so city crews and civil contractors can complete the remaining projects by Summer 2018.

2017 Budget:	100,000
2017 Expenditures:	47,150
Carryover Requested:	52,850

Corporate Framework: A safe city - Flood protection

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	52,850	(52,850)	0	0	0	0	0

Division: Infrastructure Reason: Multi-Year
Department: Infrastructure

Title: Bylaw 7900 - Update to Design and Construction Standards CARRYOVER

Justification:

Carryover of consulting base budget is requested to complete the Bylaw 7900 Update to Design and Construction Standards project. Schedules 4 & 5 of the Subdivision Development and Servicing Manual (Bylaw 7900) pertains to the design and construction standards for all new infrastructure work in the city. These standards are referenced by private developers and city staff when building new infrastructure. The last update to these standards was several years ago and it is time to complete a thorough review to ensure standards reflect good engineering practice and are relevant and practical to Kelowna's growing community. This project will review schedules 4 & 5 of Bylaw 7900, compare against best practice, recommend changes and implement those changes in revisions to the bylaw.

2017 Budget:	50,000
2017 Expenditures:	0
2017 Budget Not Required:	10,000
Carryover Requested:	40,000

Corporate Framework: A well-run City - Performance excellence

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	40,000	(40,000)	0	0	0	0	0

2018 Operating Request Details

Division: Infrastructure Reason: Multi-Year
Department: Infrastructure

Title: Flood Recovery 2017 - Operating CARRYOVER

Justification:

Carryover is requested for this multiyear project for engineering, geotechnical, and environmental services, design, & construction to repair damaged infrastructure resulting from the 2017 Flooding. High priority projects will be completed in 2018 with all works to be completed by year end 2019.

2017 Budget:	3,923,770
2017 Expenditures:	34,150
Carryover Requested:	3,889,620

Corporate Framework: A safe city - Flood protection

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	3,889,620	(2,590,000)	0	(1,299,620)	0	0	0

Division: Infrastructure Reason: Multi-Year
Department: Infrastructure

Title: Water Integration Long-Range Plan CARRYOVER

Justification:

Carryover is requested for this multi-year project for consulting and other necessary work related to the Water Integration Long-Range Plan. Work is expected to be complete at the end of 2019.

2017 Budget:	500,000
2017 Expenditures:	37,950
Carryover Requested:	462,050

Corporate Framework: A safe city - Clean drinking water

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	462,050	0	0	(383,500)	0	0	(78,550)

2018 Operating Request Details

Division: Infrastructure Reason: Multi-Year
Department: Infrastructure

Title: Water Integration Project SEKID CARRYOVER

Justification:

Carryover is requested for this multiyear project to continue planning the city-wide water integration process and informing the community of the outcome of this work. Work is expected to be complete by Summer 2018.

2017 Budget:	179,080
2017 Expenditures:	136,820
Carryover Requested:	42,260

Corporate Framework: A safe city - Clean drinking water

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	42,260	(34,590)	0	0	0	0	(7,670)

Division: Infrastructure Reason: Multi-Year
Department: Infrastructure Engineering

Title: Asset Management CARRYOVER

Justification:

Carryover is requested for consulting support to assist with the procurement, implementation and training for a computerized asset management system. This is a multi-year project which is scheduled for completion in 2019.

2017 Budget:	40,710
2017 Expenditures:	230
Carryover Requested:	40,480

Corporate Framework: Resilient, well-managed infrastructure - Planning excellence

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	40,480	(40,480)	0	0	0	0	0

2018 Operating Request Details

Division: Infrastructure Reason: Multi-Year
Department: Infrastructure Engineering

Title: Kelowna Integrated Water Asset Management CARRYOVER

Justification:

Carryover is requested for this multi-year project for consulting and other necessary work related to the Kelowna Integrated Water Asset Management project. Work is expected to be complete at the end of 2019.

2017 Budget:	25,000
2017 Expenditures:	0
Carryover Requested:	25,000

Corporate Framework: A safe city - Clean drinking water

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	25,000	0	0	0	0	0	(25,000)

Division: Infrastructure Reason: Multi-Year
Department: Integrated Transportation

Title: Transportation Master Planning Program CARRYOVER

Justification:

Carryover is requested for this multi-year project. Project approval was delayed in 2017 until the new project manager could be hired and begin work. This approval was received in November 2017 and the project is expected to be developed over a two-year planning horizon, with completion expected at the end of 2019. Remaining budget will help to fund staff time in 2018 and the procurement of consultants and communications materials.

2017 Budget:	254,620
2017 Expenditures:	40,830
Carryover Requested:	213,790

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	213,790	(213,790)	0	0	0	0	0

2018 Operating Request Details

Division: Infrastructure Reason: External Event
Department: Infrastructure Engineering

Title: Storm Drainage Odour on Cerise Drive CARRYOVER

Justification:

Staff are waiting for a technical review from the consultant for the Storm Drainage Odour on Cerise Drive project. Carryover is requested to implement minor mitigation measures and complete further testing if required. Work is expected to be complete by Spring 2018.

2017 Budget:	75,000
2017 Expenditures:	40,260
Carryover Requested:	34,740

Corporate Framework: Resilient, well-managed infrastructure - Well-maintained utilities

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	34,740	(34,740)	0	0	0	0	0

Division: Community Planning & Strategic Investments Reason: Multi-Year
Department: Enterprise Kelowna

Title: Land Strategy and Revitalization CARRYOVER

Justification:

Carryover is requested to support a number of multi-year projects, including the Land Strategy, the Surtees Revitalization and the Serwa Land Strategy.

2017 Budget:	50,400
2017 Expenditures:	29,750
Carryover Requested:	20,650

Corporate Framework: Resilient, well-managed infrastructure - Planning excellence

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	20,650	(20,650)	0	0	0	0	0

2018 Operating Request Details

Division: Community Planning & Strategic Investments Reason: External Event
Department: Enterprise Kelowna

Title: CN Discontinuance CARRYOVER

Justification:

Ongoing property negotiations for acquisitions and outstanding certificates of pending litigation have resulted in the need to access funds for legal and survey costs beyond 2017. This project is expected to be completed in 2018.

2017 Budget:	148,210
2017 Expenditures:	49,400
Carryover Requested:	98,810

Corporate Framework: An active, inclusive city - Active living opportunities

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	98,810	(98,810)	0	0	0	0	0

Division: Community Planning & Strategic Investments Reason: Multi-Year
Department: Enterprise Kelowna

Title: Strategic Land Development Projects CARRYOVER

Justification:

Carryover funding will be used to achieve substantive milestones on Council approved multi-year land reinvestment projects such as: RCMP site redevelopment, Central Green Leadership in Energy and Environmental Design (LEED) certification, McDonalds site redevelopment, and other proposed dispositions. Surveying, subdivision, and design are components that will be funded in 2018 with this carryover.

2017 Budget:	182,500
2017 Expenditures:	86,140
Carryover Requested:	96,360

Corporate Framework: A well-run City - Pioneering leadership

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	96,360	(96,360)	0	0	0	0	0

2018 Operating Request Details

Division: Community Planning & Strategic Investments Reason: Multi-Year
Department: Community Planning & Strategic Investments

Title: Imagine Kelowna CARRYOVER

Justification:

Carry over is requested to complete the Imagine Kelowna project in 2018. Various purchase orders are still outstanding to complete videos, market research, consulting and for staff support. Staff availability to work on the project was affected by the summer emergencies and vacancies in the various departments involved in delivering the project. The last two phases of the project "Affirm" and "Integrate" are expected to occur in the first quarter of the year. The project is expected to be finalized by the first quarter of 2018.

2017 Budget:	207,610
2017 Expenditures:	124,860
Carryover Requested:	82,750

Corporate Framework: A well-run City - Pioneering leadership

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	82,750	(82,750)	0	0	0	0	0

Division: Community Planning & Strategic Investments Reason: Multi-Year
Department: Community Planning

Title: Building Height Policy and Regulation Review CARRYOVER

Justification:

Carryover is requested for the internal project Building Height Policy and Regulation review. First steps are to initiate consultant review of the City's current policy and regulatory direction with regard to building heights and recommend improvements. Finally, goals are to develop process improvement and efficiencies; improve inter-departmental relationships with regard to building - facilitated processes.

Various City divisions will be involved: Civic Operations, Infrastructure, Community Planning, and Development Engineering to improve communication, respect, and outcomes.

2017 Budget:	42,400
2017 Expenditures:	12,970
Carryover Requested:	29,430

Corporate Framework: Resilient, well-managed infrastructure - Planning excellence

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	29,430	(29,430)	0	0	0	0	0

2018 Operating Request Details

Division: Community Planning & Strategic Investments Reason: Multi-Year
Department: Development Services

Title: MicroFiche Scanning Project CARRYOVER

Justification:

Carryover is requested for this two-year project ending in 2018 that is aimed at modernizing the City's historical building drawings inventory.

2017 Budget:	364,700
2017 Expenditures:	35,560
Carryover Requested:	329,140

Corporate Framework: A well-run City - Responsive customer service

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	329,140	(329,140)	0	0	0	0	0

Division: Community Planning & Strategic Investments Reason: Multi-Year
Department: Policy & Planning

Title: Capri-Landmark Urban Centre Plan CARRYOVER

Justification:

This is a multi-year project that will span into 2018. These funds have been allocated to various consulting services in order to complete this project, as approved by Council. The majority of these funds will be spent by April 2018. The final adoption of this Plan is expected September 2018 by Council.

2017 Budget:	146,700
2017 Expenditures:	75,690
Carryover Requested:	71,010

Corporate Framework: Resilient, well-managed infrastructure - Livable urban density

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	71,010	(59,010)	0	(12,000)	0	0	0

2018 Operating Request Details

Division: Community Planning & Strategic Investments Reason: Multi-Year
Department: Policy & Planning

Title: Climate Action Plan CARRYOVER

Justification:

This is a multi-year project that is anticipated to be completed by March 31, 2018. Council has endorsed a public engagement strategy and budget for select consulting services to complete this plan, of which the vast majority of these costs will be incurred in 2018.

2017 Budget:	44,850
2017 Expenditures:	17,470
Carryover Requested:	27,380

Corporate Framework: A clean healthy environment - Greenhouse gas reduction

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	27,380	(13,505)	0	(13,875)	0	0	0

Division: Community Planning & Strategic Investments Reason: Multi-Year
Department: Policy & Planning

Title: Healthy Housing Strategy CARRYOVER

Justification:

This carryover request provides an important share of the funding needed to complete a major multi-year project which forms a part of the Healthy City Strategy. This project is a high priority for Council, and anticipated to be completed by June 2018.

2017 Budget:	42,340
2017 Expenditures:	11,870
Carryover Requested:	30,470

Corporate Framework: An active, inclusive city - Housing diversity

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	30,470	(30,470)	0	0	0	0	0

2018 Operating Request Details

Division: Community Planning & Strategic Investments Reason: Scheduling Demands
Department: Policy & Planning

Title: Hospital Area Plan Phase 2 CARRYOVER

Justification:

This carryover is requested in support of the ongoing work of Phase 2 of the Hospital Area Plan. This project is in partnership with Interior Health and due to the complex nature of the shared data analysis, additional time is needed for this project to reach completion. This project will be finalized in 2018.

2017 Budget:	29,280
2017 Expenditures:	15,100
Carryover Requested:	14,180

Corporate Framework: Resilient, well-managed infrastructure - Planning excellence

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	14,180	(14,180)	0	0	0	0	0

Division: Community Planning & Strategic Investments Reason: Multi-Year
Department: Policy & Planning

Title: Thomson Flats CARRYOVER

Justification:

This carryover is requested as part of the developer-driven Area Structure Plan (ASP) process. The funding was provided by the developer to allow City staff to draw from when additional consultant work is needed to support review of the ASP technical work for file processing. Use of the funding is administered by Policy & Planning subject to a formal agreement between the City and the developer.

2017 Budget:	43,940
2017 Expenditures:	5,440
Carryover Requested:	38,500

Corporate Framework: Resilient, well-managed infrastructure - Livable urban density

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	38,500	0	0	0	0	(38,500)	0

2018 Operating Request Details

Division: Community Planning & Strategic Investments Reason: External Event
Department: Enterprise Kelowna

Title: Chapman Parkade Expansion - Additional Levels CARRYOVER

Justification:

When the Chapman Parkade was constructed in 2002, the structure was designed with potential to add additional floors. A consultant was retained in 2016 to provide a high level evaluation of available options. This request will allow for completion of a detailed design development report to establish costs and feasibility of the project. Postponement until 2018 has been recommended to allow for release of the new BC building code.

2017 Budget:	95,000
2017 Expenditures:	320
Carryover Requested:	94,680

Corporate Framework: Resilient, well-managed infrastructure - Efficient civic buildings & facilities

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	94,680	(94,680)	0	0	0	0	0

Division: Community Planning & Strategic Investments Reason: Multi-Year
Department: Enterprise Kelowna

Title: Parking Strategy - Downtown Area Plan Development & Governance Review CARRYOVER

Justification:

The City wide Parking Strategy identified the Downtown area as a neighborhood requiring a detailed parking management area plan to deal with current and emerging/future issues. Development of this plan along with a governance review of the parking function began in 2017 and are scheduled for completion in 2018.

2017 Budget:	105,000
2017 Expenditures:	71,040
Carryover Requested:	33,960

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	33,960	(33,960)	0	0	0	0	0

2018 Operating Request Details

Division: Active Living & Culture Reason: Multi-Year
Department: Active Living & Culture

Title: Homeless-Serving System Strategy CARRYOVER

Justification:

The Journey Home Strategy was designed as a multi-year project that would conclude in June of 2018. This request is to carryover funds to complete the project as planned.

2017 Budget:	**250**,900
2017 Expenditures:	81,600
Carryover Requested:	**169**,300

Corporate Framework: An active, inclusive city - Considering diverse community needs

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	169,300	(94,300)	0	0	0	(75,000)	0

Division: Active Living & Culture Reason: External Event
Department: Active Living & Culture

Title: Paddle Trail Project CARRYOVER

Justification:

The plan for the Paddle Trail Project was to first install wayfinding buoys then the trail amenities however, due to the spring flooding, installation was delayed and not completed until late in 2017. Work still to be done includes producing materials for self-guided tours which highlight the various points of interest along the trail, signage on the beach to indicate launch points and an official launch event in Spring 2018. This request is to carryover funds to complete the project.

2017 Budget:	50,000
2017 Expenditures:	8,730
Carryover Requested:	41,270

Corporate Framework: An active, inclusive city - Active living opportunities

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	41,270	(41,270)	0	0	0	0	0

2018 Operating Request Details

Division: Active Living & Culture
Department: Sport & Event Services
Reason: Scheduling Demands

Title: Community Sport Plan
CARRYOVER

Justification:

The Community Sport Plan project progressed well in 2017 however due to scheduling challenges will not be complete until 2018. Carryover is requested to complete the final stages of plan development and commence the integration project in the first quarter of 2018.

2017 Budget:	60,000
2017 Expenditures:	31,150
Carryover Requested:	28,850

Corporate Framework: An active, inclusive city - Active living opportunities

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	28,850	(28,850)	0	0	0	0	0

Division: Civic Operations
Department: Civic Operations
Reason: Scheduling Demands

Title: H2O Sign Repairs
CARRYOVER

Justification:

Due to workload, the scope of repairs was not finalized until November 2017. A contractor has been selected to complete the repairs and work is anticipated to start in early 2018.

2017 Budget:	50,000
2017 Expenditures:	650
Carryover Requested:	49,350

Corporate Framework: Resilient, well-managed infrastructure - Efficient civic buildings & facilities

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	49,350	(49,350)	0	0	0	0	0

2018 Operating Request Details

Division: Civic Operations Reason: Scheduling Demands
Department: Civic Operations

Title: Parks Flooring Replacement CARRYOVER

Justification:

Due to delays in filling a vacant staff position and increasing workload, the Parks flooring replacement project was not completed in 2017. Work is anticipated to start in Spring 2018 once staffing positions are filled.

2017 Budget:	30,000
2017 Expenditures:	0
Carryover Requested:	30,000

Corporate Framework: Resilient, well-managed infrastructure - Efficient civic buildings & facilities

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	30,000	(30,000)	0	0	0	0	0

Division: Civic Operations Reason: Scheduling Demands
Department: Civic Operations

Title: Stores Renovation CARRYOVER

Justification:

A new Purchasing Management Supervisor position was approved in 2017 and is expected to be filled in early 2018. Once filled, the Supervisor will review the Store`s operation, make recommendations and provide direction on completing the renovations in 2018.

2017 Budget:	30,000
2017 Expenditures:	0
Carryover Requested:	30,000

Corporate Framework: Resilient, well-managed infrastructure - Efficient civic buildings & facilities

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	30,000	(30,000)	0	0	0	0	0

2018 Operating Request Details

Division: Civic Operations Reason: Design Option
Department: Utility Services

Title: Concrete Crushing - Landfill CARRYOVER

Justification:

Carryover is requested to prepare material for internal road building and for construction of a recycling pad. The decision to construct a recycling pad was delayed in 2016 and a conceptual design was completed in 2017. The recycling pad conceptual design and road alignment are now finalized. A portion of the concrete stockpile was utilized for road building preparation in 2017 without additional crushing. These projects will be completed in 2018.

2017 Budget:	250,000
2017 Expenditures:	20,000
Carryover Requested:	230,000

Corporate Framework: A clean healthy environment - Solid waste reduction

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	230,000	(230,000)	0	0	0	0	0

Division: Financial Services Reason: Scheduling Demands
Department: Financial Services

Title: Corporate Update - Financial Services Oversight CARRYOVER

Justification:

The City Manager has initiated a review of the structure of the corporate finance function. At present key aspects of financial management at the City are decentralized to certain operating departments. The City has grown to be a large corporation with significant financial responsibilities and it is recognized that the current structure has been in place for a long time and may not be representing the current financial standards for a corporation of this size. The City provides multi-faceted services requiring consistent financial oversight, quality and agility. Corporate financial risk should be minimized through strong consistent, financial management practices across the corporation. This project was delayed while awaiting an appropriate consultant, however it has now started and the initial phase is expected to complete in March 2018.

2017 Budget:	60,000
2017 Expenditures:	0
Carryover Requested:	60,000

Corporate Framework: A well-run City - Strong financial management

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	60,000	(60,000)	0	0	0	0	0

2018 Operating Request Details

Division: Financial Services Reason: Multi-Year
Department: Financial Services

Title: GST Compliance Review CARRYOVER

Justification:

During the year a GST consultant was hired to update the compliance process, system and contracts with third parties. Due to time constraints and the large volume of contracts only a sample of contracts were reviewed leaving a significant number of contracts still to be reviewed. The GST consultant recommended the purchase of additional reference material and registration for training courses for staff which will enable them to have sufficient resources available. Throughout the year various other GST issues have been recognized where future consulting services will be needed to resolve these issues. It is anticipated that the second phase will be completed by 2019.

2017 Budget:	93,870
2017 Expenditures:	31,620
Carryover Requested:	62,250

Corporate Framework: A well-run City - Strong financial management

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	62,250	(62,250)	0	0	0	0	0

Division: Financial Services Reason: Multi-Year
Department: Financial Services

Title: Tangible Capital Assets CARRYOVER

Justification:

This multi-year initiative provides for the continued accounting of the City's assets to match legislated requirements. The City's tangible capital asset portfolio was successfully uploaded to the Agresso Fixed Asset module in December of 2016 and the module was used for amortization calculations for 2016 and 2017. Carryover of the remaining budget is requested for additional staffing to assist with the automation of work in progress and new asset set up and the alignment with the new Asset Management Software scheduled for 2018

2017 Budget:	86,510
2017 Expenditures:	8,320
Carryover Requested:	78,190

Corporate Framework: A well-run City - Strong financial management

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	78,190	(78,190)	0	0	0	0	0

2018 Operating Request Details

Division: Corporate & Protective Services Reason: Scheduling Demands
Department: Purchasing

Title: CP - Contract Management and Governance Implementation CARRYOVER

Justification:

Due to resource availability (new Purchasing Manager mid-year and Purchasing Supervisor not hired until 2018) this project was unable to proceed. As Contract governance and management solutions are still required, the new purchasing exempt staff will be able to utilize the funds in 2018.

2017 Budget:	50,000
2017 Expenditures:	4,650
Carryover Requested:	45,350

Corporate Framework: A well-run City - Strong financial management

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	45,350	(45,350)	0	0	0	0	0

Division: Corporate & Protective Services Reason: Scheduling Demands
Department: Purchasing

Title: Enhancement of Corporate Purchasing Card Program Term Position CARRYOVER

Justification:

Due to scheduling issues, the corporate purchasing card program term position was not filled in 2017. A Procurement Manager Supervisor position was approved in 2017 to coordinate corporate strategic programs, provide a higher level of customer service, enhance the City's reputation, and provide critical efficiencies within the Purchasing Branch. This project will be completed by the Procurement Manager Supervisor position in 2018.

2017 Budget:	25,000
2017 Expenditures:	0
Carryover Requested:	25,000

Corporate Framework: A well-run City - Performance excellence

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	25,000	(25,000)	0	0	0	0	0

2018 Operating Request Details

Division: Corporate & Protective Services Reason: External Event
Department: Fire Department

Title: Predictive Modeling Dynamic Deployment Systems (PM/DDS) CARRYOVER

Justification:

Carryover is requested to implement the 3rd and 4th modules of the Predictive Modeling & Dynamic Deployment System. This project was originally expected to be completed by the vendor in 2015, however software upgrades by the supplier delayed the delivery dates of the modules. Work was then delayed in 2017 due to the extended state of local emergency and the City focus on analytics. This project is scheduled to be completed in 2018.

2017 Budget:	19,210
2017 Expenditures:	0
Carryover Requested:	19,210

Corporate Framework: A safe city - Fire protection & prevention

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	19,210	(19,210)	0	0	0	0	0

Division: Human Resources Reason: Multi-Year
Department: Corporate HR Services

Title: Recruitment Consultant CARRYOVER

Justification:

Carryover is requested in order to complete recruiting activities started in 2017 and anticipated to be completed by summer 2018.

2017 Budget:	60,000
2017 Expenditures:	0
Carryover Requested:	60,000

Corporate Framework: A well-run City - Performance excellence

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	60,000	(60,000)	0	0	0	0	0

2018 Operating Request Details

Division: Human Resources Reason: Scheduling Demands
Department: Risk Management

Title: Return/Stay at Work Management System CARRYOVER

Justification:

In 2017 two reports were received and reviewed with an number of recommendations, one from a consultant and one from WorksafeBC. Due to scheduling and unavailability of key staff required, implementing the recommendations will take place in 2018. The remaining funds will be used for the second phase of the work to complete the project.

2017 Budget:	25,000
2017 Expenditures:	8,550
Carryover Requested:	16,450

Corporate Framework: A well-run City - Passionate public service

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	16,450	(16,450)	0	0	0	0	0

Division: Corporate Strategic Services Reason: Design Option
Department: Corporate Strategy & Performance

Title: Corporate Performance Management System (CPMS) CARRYOVER

Justification:

In 2017, a one-time budget request was approved to purchase a software solution that would serve as a common repository for all City performance measures and provide a common set of performance measurement tools, support business and strategic plan development, and lay the groundwork for future internal and external facing dashboards. Along with the one-time amount, an ongoing budget amount was approved to cover software licensing costs for a phased deployment of the CPMS software solution across the City. During the year, as staff learned more, the scope and approach of the project was changed, creating an intentional delay in the procurement of the software. It is anticipated that staff will be ready to purchase the software in 2018, and as such, request the amounts budgeted in 2017 be carried over into 2018.

2017 Budget:	55,000
2017 Expenditures:	0
Carryover Requested:	55,000

Corporate Framework: A well-run City - Performance excellence

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	55,000	(55,000)	0	0	0	0	0

2018 Operating Request Details

Division: Corporate Strategic Services Reason: Council Approved
Department: Corporate Strategy & Performance

Title: Corporate Strategy Services Consulting CARRYOVER

Justification:

A one-time budget transfer of $50,000 was approved in 2017 to provide funds to facilitate strategic planning for Corporate Strategy & Performance as well as Council and corporate strategic planning and priorities sessions. This carryover is being requested to complete the sessions scheduled for January and February of 2018 which will revisit Council and corporate priorities for the last year of Council's term.

2017 Budget:	50,000
2017 Expenditures:	37,380
Carryover Requested:	12,620

Corporate Framework: Resilient, well-managed infrastructure - Planning excellence

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	12,620	(12,620)	0	0	0	0	0

Division: Corporate Strategic Services Reason: Multi-Year
Department: Corporate Strategy & Performance

Title: ProjectPLAN CARRYOVER

Justification:

Throughout 2016 and 2017, staff developed and operationalized a City of Kelowna customized and right sized project management methodology, referred to as ProjectPLAN. Funds were carried over from 2016 to support the rollout and training in 2017. This request is to carryover the remaining unspent amount to be used for the first year of an ongoing program of project management training to be completed in April 2018. Subsequent budget for project management training will be provided through the HR corporate training budget.

Good project management skills and delivering successful projects are highly correlated. Investing in staff to develop this skill will improve the quality and overall business value obtained from delivering projects.

2017 Budget:	15,000
2017 Expenditures:	1,430
Carryover Requested:	13,570

Corporate Framework: A well-run City - Performance excellence

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	13,570	(13,570)	0	0	0	0	0

2018 Operating Request Details

Division: Infrastructure Reason: Scheduling Demands
Department: Infrastructure Engineering

Title: Filtration Exclusion, Particle Size Study CARRYOVER

Justification:

Due to staff changes, testing and reporting for this project has been on hold. This work aligns with the South East Kelowna Irrigation District (SEKID) integration project which was recently awarded its Design-Build contract. A finalized report will be delivered by the City's consultant outlining the particle sizes at all city intakes to meet Interior Health Authority drinking water objectives. Carryover is requested to construct a model that replicates a city wide water system to determine water quality. This project will be completed by end of Summer 2018.

2017 Budget:	80,000
2017 Expenditures:	20,690
Carryover Requested:	59,310

Corporate Framework: A clean healthy environment - Protecting our natural land & water resources

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	59,310	(59,310)	0	0	0	0	0

Division: Infrastructure Reason: Scheduling Demands
Department: Infrastructure Engineering

Title: Knox Mountain Transmission Main Condition Assessment CARRYOVER

Justification:

Although a consultant for this project has been selected, the necessary equipment for the project is not available until February 2018. Carryover is requested to complete the pipe condition assessment on the transmission main and for the delivery of the final report. Work is expected to be complete by the end of Spring 2018.

2017 Budget:	65,000
2017 Expenditures:	0
Carryover Requested:	65,000

Corporate Framework: A safe city - Clean drinking water

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	65,000	(65,000)	0	0	0	0	0

2018 Operating Request Details

Division: Infrastructure Reason: Scheduling Demands
Department: Infrastructure Engineering

Title: Water Master Plan Update CARRYOVER

Justification:

Carryover is requested to update the City utility 10 year master plan to accommodate the many anticipated changes from the implementation of the Kelowna Integrated Water Project. These include incorporating some of the new capital funding challenges of the agricultural system. Given the delays in the Design-Build process, the master water plan updates will proceed in the Summer 2018.

2017 Budget:	75,000
2017 Expenditures:	0
Carryover Requested:	75,000

Corporate Framework: Resilient, well-managed infrastructure - Well-maintained utilities

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	75,000	(75,000)	0	0	0	0	0

Division: City Manager Reason: Awaiting Grant
Department: Airport

Title: Okanagan Gateway Plan CARRYOVER

Justification:

The Okanagan Gateway Transportation Study's primary objective will be to identify a future multi-model transportation network for the Okanagan Gateway area. Investments in transportation assets that support economic activity and the movement of goods and people is a focus for the 'Investing in Canada Plan', administered by Transport Canada. Funding for this project is needed to be secured prior to submitting the Grant Application to the National Trade Corridor Fund for this project. This project is shared between the Airport ($100,000) and Infrastructure ($412,500).

2017 Budget:	**512,500**
2017 Expenditures:	0
Carryover Requested:	**512,500**

Corporate Framework: A strong economy - International airport development

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2018	512,500	(125,000)	0	(362,500)	0	(25,000)	0

Capital Budget

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2018 Capital Requests Carryover Budget Summary - General Fund

Page	Project	Description	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Reason
Real Estate and Parking Capital									
560	308204	Library Plaza Parkade - Commercial Unit Renovation	21,600	(21,600)	0	0	0	0	DESIGNO
560	308201	Parking Equipment, Downtown	66,600	(66,600)	0	0	0	0	SCHED
561	2002	Road & Sidewalk, Land Acquisition	22,350	(22,350)	0	0	0	0	MULTIYE
561	2000098	4690 Hwy 97 N Acquisition and Planning	125,890	(125,890)	0	0	0	0	MULTIYE
		Cost Center Totals	236,440	(236,440)	0	0	0	0	
Building Capital									
562	3174	City Hall Improvements	262,500	(262,500)	0	0	0	0	DESIGNO
562	317401	City Hall Temporary Relocation	42,530	(42,530)	0	0	0	0	DESIGNO
563	3179	Cook Road Boat Launch	105,490	(105,490)	0	0	0	0	EXT
563	3279	Kelowna Community Theatre Outdoor Digital Screens	32,920	(32,920)	0	0	0	0	SCHED
564	3069	Parkinson Recreation Centre	130,780	(130,780)	0	0	0	0	MULTIYE
564	3281	Parks Infrastructure Renewal - Washroom Renovations	670,710	(670,710)	0	0	0	0	SCHED
565	3221	Water Street Firehall No. 2 Restoration	51,710	(51,710)	0	0	0	0	DESIGNO
565	3062	Library Parkade, Expansion	299,910	(299,910)	0	0	0	0	DESIGNO
566	3278	Mission Recreation Park Softball Quadplex Viewing Deck Expansion	296,780	(296,780)	0	0	0	0	DESIGNO
566	3276	Windsor Road & City Works Yard Renovation	25,590	(25,590)	0	0	0	0	MULTIYE
567	3277	Art Walk Extension	64,800	(64,800)	0	0	0	0	MULTIYE
567	3280	Kelowna Community Theatre Audio Visual Improvements	96,000	(96,000)	0	0	0	0	SCHED
568	3227	Kerry Park, Utility Servicing	27,620	(27,620)	0	0	0	0	EXT
568	3063	Memorial Parkade	488,500	0	(488,500)	0	0	0	EXT
569	306301	Memorial Parkade Office Space Construction	367,270	(367,270)	0	0	0	0	EXT
569	3158	Police Services Building	1,509,210	0	(1,509,210)	0	0	0	MULTIYE
		Cost Center Totals	4,472,320	(2,474,610)	(1,997,710)	0	0	0	
Parks Capital									
570	328201	Boyce-Gyro Park Public Art	150,000	(150,000)	0	0	0	0	MULTIYE
570	3184	Cemetery Improvements	140,000	(140,000)	0	0	0	0	SCHED
571	3002	City Park - Foreshore Protection	373,830	(373,830)	0	0	0	0	EXT
571	3134	Irrigation Infrastructure Renewal	188,280	(188,280)	0	0	0	0	SCHED
572	3181	Knox Mountain Park Improvements	125,580	(125,580)	0	0	0	0	EXT
572	2031047	Munson Pond	36,230	(36,230)	0	0	0	0	EXT
573	3286	Parking Infrastructure Renewal	203,340	(203,340)	0	0	0	0	SCHED
573	3287	Sutherland Park - Shore Stabilization	194,830	(194,830)	0	0	0	0	EXT
574	3282	Boyce-Gyro Park Parking Lot and Improvements	2,012,450	(2,012,450)	0	0	0	0	MULTIYE
574	2030046	Dewdney Park Expansion	3,690,000	(738,000)	(2,952,000)	0	0	0	EXT
575	3284	Dog Beaches	35,490	(35,490)	0	0	0	0	MULTIYE
575	2917	Glenmore Recreation Park	150,500	(150,500)	0	0	0	0	MULTIYE
576	3285	Lost Creek Park - Neighbourhood	221,980	(110,990)	0	0	(110,990)	0	EXT

Page	Project	Description	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Reason
		Partnership							
576	2030	Parkland Acquisition	640,040	(640,040)	0	0	0	0	MULTIYE
577	3208	Rowcliffe Park	1,630,590	(1,630,590)	0	0	0	0	DESIGNO
577	3228	Kerry Park Improvements	163,360	(163,360)	0	0	0	0	DESIGNO
578	2030045	Lakeshore Road 4020	78,050	(78,050)	0	0	0	0	EXT
578	3283	Laurel Packinghouse Courtyard - Museum Partnership	475,940	(325,940)	0	0	(150,000)	0	EXT
579	2031	Parks Land - Natural/Linear	597,130	(597,130)	0	0	0	0	MULTIYE
579	3231	Upper Mission Trail Building Partnership	271,610	(115,990)	0	0	(155,620)	0	SCHED
		Cost Center Totals	11,379,230	(8,010,620)	(2,952,000)	0	(416,610)	0	
Transportation Capital									
580	2086	Bridge Rehabilitation	210,610	(210,610)	0	0	0	0	EXT
580	2083	Roads Resurfacing	345,750	(345,750)	0	0	0	0	SCHED
581	3289	Sidewalk and Bikeway Renewal	48,190	(48,190)	0	0	0	0	SCHED
581	3233	Street Light Renewal	145,630	(145,630)	0	0	0	0	EXT
582	3300	Street Lighting Retrofit	3,915,710	(3,360,590)	0	(555,120)	0	0	MULTIYE
582	3138	Transportation Infrastructure Renewal	167,030	(167,030)	0	0	0	0	SCHED
583	209801R	Clement 1 DCC (St.Paul - Graham)	315,700	(315,700)	0	0	0	0	SCHED
583	310001A	Dilworth DCC Active Transportation Corridor	211,760	(211,760)	0	0	0	0	SCHED
584	323401A	Ethel 3 DCC (Harvey-Sutherland), ATC	132,990	(132,990)	0	0	0	0	EXT
584	329001A	Ethel 4 DCC (Sutherland-Springfield), ATC	10,450	(10,450)	0	0	0	0	MULTIYE
585	308102R	John Hindle Drive (2,3,4) DCC	9,089,850	(2,255,390)	0	(6,834,460)	0	0	MULTIYE
585	308101	John Hindle Drive, DCC	276,190	(276,190)	0	0	0	0	MULTIYE
586	3081L	John Hindle Way, Phase 3 Land	314,750	(314,750)	0	0	0	0	MULTIYE
586	286602R	Lakeshore 1 DCC (Collett Road Intersection), Road	58,860	(58,860)	0	0	0	0	EXT
587	316701R	McCulloch Area DCC (KLO/Hall/Spiers)	1,551,710	(1,551,710)	0	0	0	0	MULTIYE
587	323801A	Rails with Trails DCC Active Transportation Corridor Extension	93,250	(93,250)	0	0	0	0	SCHED
588	3291	Sector B Roads Top Lift Paving DCC	706,450	(706,450)	0	0	0	0	SCHED
588	321002R	Stewart 3 DCC (Crawford-Swamp), Road	199,860	(199,860)	0	0	0	0	MULTIYE
589	321001R	Stewart 3 DCC, Road	41,340	(41,340)	0	0	0	0	MULTIYE
589	323601A	Sutherland 1 DCC (Gordon-Ethel), ATC	23,410	(23,410)	0	0	0	0	MULTIYE
590	323602A	Sutherland 2 DCC (Pandosy-Ethel) ATC	220,000	(220,000)	0	0	0	0	MULTIYE
590	3168	Traffic Control Infrastructure	100,150	(100,150)	0	0	0	0	SCHED
591	2085	Active Transportation Corridor	170,750	(170,750)	0	0	0	0	SCHED
591	208542	Alternate Hwy 97 Multi-use Pathway Access to UBC Campus	90,250	(90,250)	0	0	0	0	SCHED
592	3145	Major Traffic Safety Projects	279,000	(279,000)	0	0	0	0	SCHED
592	3326	Okanagan Rail Trail	1,167,600	(583,800)	0	(583,800)	0	0	MULTIYE
593	219806	Rutland Transit Ph 2, Shepherd Rd Extension	1,342,750	(1,092,250)	0	(250,500)	0	0	MULTIYE
593	2084	Sidewalk Network Expansion	61,550	(61,550)	0	0	0	0	MULTIYE
		Cost Center Totals	21,291,540	(13,067,660)	0	(8,223,880)	0	0	

Page	Project	Description	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Reason
Solid Waste Capital									
594	3293	Stockpiles and Reprocessing Areas Relocation	3,000,000	(3,000,000)	0	0	0	0	MULTIYE
594	3296	Landfill Frontage, Landscaping	196,860	(196,860)	0	0	0	0	SCHED
595	3244	Mechanic Shop	257,610	(257,610)	0	0	0	0	DESIGNO
		Cost Center Totals	3,454,470	(3,454,470)	0	0	0	0	
Storm Drainage Capital									
595	3246	Dilworth Drive - Oil/Water Separator	88,650	(88,650)	0	0	0	0	EXT
596	3344	Flood Recovery 2017 - Capital	6,614,840	(664,240)	0	(5,950,600)	0	0	MULTIYE
596	3245	Lakeshore Road - Barnaby to Vintage Terrace	122,540	(122,540)	0	0	0	0	SCHED
597	3193	Sutherland Ave, Oil/Water Separator	48,550	(48,550)	0	0	0	0	SCHED
597	3299	Chichester Pond - Sediment Forebay	150,000	(150,000)	0	0	0	0	SCHED
598	3297	Gopher Creek Pre-Design and Land Acquisition	325,000	(325,000)	0	0	0	0	SCHED
598	3298	Sutherland Outfall - Oil/Grit Chamber	90,000	(90,000)	0	0	0	0	EXT
		Cost Center Totals	7,439,580	(1,488,980)	0	(5,950,600)	0	0	
Information Services Capital									
599	3301	Asset Management System	1,501,690	(1,125,320)	0	0	0	(376,370)	MULTIYE
599	330101	Asset Management System - Policy, Framework and Assessment	35,700	0	0	(35,700)	0	0	MULTIYE
600	3249	City´s Website - Online Platform Development	15,990	(15,990)	0	0	0	0	EXT
600	3250	Class Registration Software Replacement	43,980	(43,980)	0	0	0	0	EXT
601	2132	Communications Networks (Network Upgrades)	137,930	(137,930)	0	0	0	0	MULTIYE
601	309502	HR/Payroll Streamlining Project	34,440	(34,440)	0	0	0	0	EXT
602	3273	Integrated Utility Billing and Property Tax System Software	1,001,370	(528,970)	0	0	0	(472,400)	MULTIYE
602	3251	Fibre Optic Network, Phase II	3,469,760	(3,469,760)	0	0	0	0	MULTIYE
		Cost Center Totals	6,240,860	(5,356,390)	0	(35,700)	0	(848,770)	
Vehicle & Mobile Equipment									
603	2803XX	Equipment and Vehicle Replacement	1,723,480	(1,723,480)	0	0	0	0	SCHED
603	2804XX	Equipment and Vehicle - New	1,082,380	(147,530)	0	0	(139,500)	(795,350)	SCHED
		Cost Center Totals	2,805,860	(1,871,010)	0	0	(139,500)	(795,350)	
Fire Capital									
604	3302	End User Radio Replacement	166,000	(166,000)	0	0	0	0	EXT
604	3141	Predictive Modeling Dynamic Deployment System (PM/DDS)	45,990	(45,990)	0	0	0	0	EXT
		Cost Center Totals	211,990	(211,990)	0	0	0	0	
		Sub-Total	57,532,290	(36,172,170)	(4,949,710)	(14,210,180)	(556,110)	(1,644,120)	

PROJECTS UNDER $10,000

Project	Description	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Reason
Transportation Capital								
207602	Transit - New Equipment	8,270	(8,270)	0	0	0	0	EXT EVENT
	Cost Center Totals	8,270	(8,270)	0	0	0	0	
Information Services Capital								
2133	Back Office Equipment (Server Upgrades)	4,680	(4,680)	0	0	0	0	SCHED
	Cost Center Totals	4,680	(4,680)	0	0	0	0	
	Grand Total	57,545,240	(36,185,120)	(4,949,710)	(14,210,180)	(556,110)	(1,644,120)	

2018 Capital Requests Carryover Budget Summary - Utility Funds

Page	Project	Description	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Reason
Airport Capital									
605	2901	Air Terminal Complex Capital Replacements	211,590	(211,590)	0	0	0	0	SCHED
605	222166	Apron 1 Glycol Mitigation Valves	20,570	(20,570)	0	0	0	0	SCHED
606	3006	Integrated Software Management System	38,220	(38,220)	0	0	0	0	SCHED
606	3274	AIF Program - Beyond 2020	1,735,200	(1,735,200)	0	0	0	0	MULTIYE
607	3219	Airport West Lands Roads and Servicing	342,390	(342,390)	0	0	0	0	EXT
607	222165	Dark Fibre Installation	11,050	(11,050)	0	0	0	0	SCHED
608	2968	Drive to 1.6 Million Passengers Program	14,910,740	(11,506,080)	0	0	(3,404,660)	0	MULTIYE
608	3270	East Side Lands Development - Phase 1	464,280	(464,280)	0	0	0	0	SCHED
609	3264	Hwy 97 and Airport Way Intersection	73,390	(73,390)	0	0	0	0	EXT
609	3070	Additional Land Purchases	570,000	(570,000)	0	0	0	0	MULTIYE
610	3079	Electronic Advertising System	86,140	(86,140)	0	0	0	0	SCHED
610	3267	Loader Mounted Snow Blower Attachment	55,420	(55,420)	0	0	0	0	EXT
		Cost Center Totals	18,518,990	(15,114,330)	0	0	(3,404,660)	0	
Water Capital									
611	3256	Alta Vista Road - West Section	107,480	(107,480)	0	0	0	0	SCHED
611	3257	Martin Avenue - Richter to Ethel	75,000	(75,000)	0	0	0	0	SCHED
612	310302	Morrison Ave (Richter to Ethel) Watermain	491,640	(491,640)	0	0	0	0	SCHED
612	3306	Richter Street Water Main Replacement	651,420	(651,420)	0	0	0	0	SCHED
613	3323	Skyline Pump Station Repairs	225,850	(225,850)	0	0	0	0	SCHED
613	3321	SEKID Integration	38,408,840	(1,584,910)	0	(31,879,340)	(4,944,590)	0	MULTIYE
614	3321XX	SEKID Integration Land Acquisition	1,004,710	(1,004,710)	0	0	0	0	MULTIYE
614	3322	South End Water Upgrades	18,391,170	(6,305,290)	0	(10,380,160)	(1,705,720)	0	MULTIYE
615	3320	Aspen Road Local Area Service	27,590	(27,590)	0	0	0	0	EXT
		Cost Center Totals	59,383,700	(10,473,890)	0	(42,259,500)	(6,650,310)	0	
Wastewater Capital									
615	3308	Edwards Sewer Lift Station Upgrade	183,060	(183,060)	0	0	0	0	EXT
616	3309	Lane North of Fuller Sanitary Replacement	430,700	(430,700)	0	0	0	0	EXT
616	3310	Lane North of Stockwell Sanitary Replacement	435,040	(435,040)	0	0	0	0	EXT
617	3165	Airport Gravity Main Bypass DCC	2,950,860	(2,950,860)	0	0	0	0	MULTIYE
617	3327	North Clifton Sanitary Sewer Extension	24,640	(24,640)	0	0	0	0	EXT
		Cost Center Totals	4,024,300	(4,024,300)	0	0	0	0	
		Sub-Total	81,926,990	(29,612,520)	0	(42,259,500)	(10,054,970)	0	

2018 Capital Request Details

Department: Capital Projects Reason: Design Option
Cost Center: Real Estate and Parking Capital 10 Year Capital Plan Reference: L3

Title: Library Plaza Parkade - Commercial Unit Renovation CARRYOVER

Justification:

Due to the expiration of the lease at the Active Living & Culture Glenmore office in April 2018, it is proposed the existing commercial retail unit located within the Library Plaza Parkade be used. Carryover is requested so the design can continue and construction can commence as soon as possible in 2018, after additional funding has been identified.

2017 Budget:	185,720
2017 Expenditures:	8,400
2017 Budget Not Required:	155,720
Carryover Requested:	21,600

Corporate Framework: Resilient, well-managed infrastructure - Efficient civic buildings & facilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
21,600	(21,600)				

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Real Estate and Parking Capital 10 Year Capital Plan Reference:

Title: Parking Equipment, Downtown CARRYOVER

Justification:

Carryover is requested to complete the following capital projects:

1) Library Parkade - Complete installation of Security Cameras and license plate recognition to monitor compliance.

2) Chapman Parkade - Installation of vehicle counting system and dynamic signage to display number of stalls available.

3) Replacement of parking meters with pay stations as part of an on-going renewal program for equipment that has reached the end of its service life and to add additional pay stations in new locations. These projects were postponed due to delays with the Library Parkade expansion and Memorial Parkade construction projects.

2017 Budget:	145,600
2017 Expenditures:	79,000
Carryover Requested:	66,600

Corporate Framework: Resilient, well-managed infrastructure - Planning excellence

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
66,600	(66,600)				

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Real Estate and Parking Capital 10 Year Capital Plan Reference:
Title: Road & Sidewalk, Land Acquisition CARRYOVER

Justification:

The City continues to address a priority list of sidewalk acquisitions with a primary focus in the South Pandosy area. This carryover is requested in order to have funds available to purchase the remaining land when it becomes available. The carryover also facilitates the purchase of land at development when right of way in excess of twenty meters is required.

2017 Budget:	156,520
2017 Expenditures:	134,170
Carryover Requested:	22,350

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
22,350	(22,350)				

Department: Capital Projects Reason: Multi-Year
Cost Center: Real Estate and Parking Capital 10 Year Capital Plan Reference:
Title: 4690 Hwy 97 N Acquisition and Planning CARRYOVER

Justification:

Carryover is requested to perform a comprehensive site plan for the recently acquired property. The site planning exercise is required to ensure City objectives are met for agricultural land preservation and alternative land uses including future transportation networks. To complete this exercise, investment is required for planning, appraisal, legal, survey and other professional services.

2017 Budget:	14,800,000
2017 Expenditures:	14,674,110
Carryover Requested:	125,890

Corporate Framework: Resilient, well-managed infrastructure - Planning excellence

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
125,890	(125,890)				

2018 Capital Request Details

Department: Capital Projects Reason: Design Option
Cost Center: Building Capital 10 Year Capital Plan Reference: B3

Title: City Hall Improvements CARRYOVER

Justification:

As the City Hall renovations were paused for further study on the long-term accommodation needs of municipal office staff, both within and outside of City Hall, $1.2 million was transferred out of this project to assist with the 2017 flood damage repairs. Pending the outcome of the long-term accommodation study, a request for the balance of funding will be submitted for consideration in the 2019 budget, with construction work proposed for 2019. The carryover request is to cover the accommodation study, temporary improvements and furniture.

2017 Budget:	1,284,400
2017 Expenditures:	21,890
2017 Budget Not Required:	1,000,010
Carryover Requested:	262,500

Corporate Framework: Resilient, well-managed infrastructure - Efficient civic buildings & facilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
262,500	(262,500)				

Department: Capital Projects Reason: Design Option
Cost Center: Building Capital 10 Year Capital Plan Reference: B4

Title: City Hall Temporary Relocation CARRYOVER

Justification:

Phase IV City Hall improvements will not proceed in 2018, therefore, carryover is requested to continue the lease for the temporary office space on Lawrence Avenue throughout 2018 to meet staff accommodation needs. Subject to the outcome of the long-term accommodation study an operating budget request for the further lease of this space may be submitted for consideration in the 2019 budget.

2017 Budget:	99,570
2017 Expenditures:	57,040
Carryover Requested:	42,530

Corporate Framework: Resilient, well-managed infrastructure - Efficient civic buildings & facilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
42,530	(42,530)				

2018 Capital Request Details

Department: Capital Projects Reason: External Event
Cost Center: Building Capital 10 Year Capital Plan Reference: B1

Title: Cook Road Boat Launch CARRYOVER

Justification:

A second round of dredging was completed in 2017. Due to the continued migration of sand into the boat launch, another round of dredging is required for 2018 in an effort to keep the boat launch operational for the summer boating season. The dredging will be completed by March 31, 2018.

2017 Budget:	234,240
2017 Expenditures:	128,750
Carryover Requested:	105,490

Corporate Framework: Resilient, well-managed infrastructure - Efficient civic buildings & facilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
105,490	(105,490)				

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Building Capital 10 Year Capital Plan Reference: B2

Title: Kelowna Community Theatre Outdoor Digital Screens CARRYOVER

Justification:

Due to staff turnover, the project was delayed while vacant positions were being filled. Staff are now in place and the project will be rescheduled for 2018. The anticipated completion date is Fall 2018.

2017 Budget:	33,000
2017 Expenditures:	80
Carryover Requested:	32,920

Corporate Framework: An active, inclusive city - Cultural experiences

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
32,920	(32,920)				

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Building Capital 10 Year Capital Plan Reference: B1

Title: Parkinson Recreation Centre CARRYOVER

Justification:

Carryover is requested to meet existing contractual commitment with consultants, and to continue exploration of partnership potential with School District 23 and other partners. This is a multi-year project and it is anticipated that the study of the partnership structure, financing and governance options and the indicative design will continue throughout 2018.

2017 Budget:	185,980
2017 Expenditures:	55,200
Carryover Requested:	130,780

Corporate Framework: An active, inclusive city - Active living opportunities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
130,780	(130,780)				

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Building Capital 10 Year Capital Plan Reference: B1

Title: Parks Infrastructure Renewal - Washroom Renovations CARRYOVER

Justification:

Due to staff turnover, carryover is requested to complete the design development of the central washrooms at Boyce-Gyro Beach Park. The design has resumed in the Fall of 2017, and construction is anticipated to commence in the Summer of 2018, after the peak season for this popular park. The design will be coordinated with the other park improvements proposed in 2018.

2017 Budget:	674,000
2017 Expenditures:	3,290
Carryover Requested:	670,710

Corporate Framework: Resilient, well-managed infrastructure - Planning excellence

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
670,710	(670,710)				

2018 Capital Request Details

Department: Capital Projects Reason: Design Option
Cost Center: Building Capital 10 Year Capital Plan Reference: B3

Title: Water Street Firehall No. 2 Restoration CARRYOVER

Justification:

Carryover is requested for the consultants to review the scope of work and prepare a revised cost estimate during the first half of 2018, in preparation for a reduced budget submission for the 2019 budget.

2017 Budget:	53,270
2017 Expenditures:	1,560
Carryover Requested:	51,710

Corporate Framework: Resilient, well-managed infrastructure - Efficient civic buildings & facilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
51,710	(51,710)				

Department: Capital Projects Reason: Design Option
Cost Center: Building Capital 10 Year Capital Plan Reference: B4

Title: Library Parkade, Expansion CARRYOVER

Justification:

Carryover is requested to meet the City's contractual commitments for the installation of public art on the parkade facades. Engineering and fabrication of mounting hardware was delayed due to a variance between as-built dimensions of art frames vs. dimensions supplied to the artist by the contractor. This work is expected to be completed in Winter 2018.

2017 Budget:	773,940
2017 Expenditures:	474,030
Carryover Requested:	299,910

Corporate Framework: Resilient, well-managed infrastructure - Efficient civic buildings & facilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
299,910	(299,910)				

2018 Capital Request Details

Department: Capital Projects Reason: Design Option
Cost Center: Building Capital 10 Year Capital Plan Reference: B1

Title: Mission Recreation Park Softball Quadplex Viewing Deck Expansion CARRYOVER

Justification:

The project was tendered in 2017 and the one tender received was significantly above the budget amount. Carryover is requested as the project will be adjusted to reduce costs where possible and then re-tendered in 2018, with completion scheduled for the end of 2018.

2017 Budget:	300,000
2017 Expenditures:	3,220
Carryover Requested:	296,780

Corporate Framework: An active, inclusive city - Spectacular parks

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
296,780	(296,780)				

Department: Capital Projects Reason: Multi-Year
Cost Center: Building Capital 10 Year Capital Plan Reference: B3

Title: Windsor Road & City Works Yard Renovation CARRYOVER

Justification:

The Windsor Road renovation component of the project is complete. The next phase of the project is re-purposing the vacated Carpenter, Paint and Sign Shops at the City Works Yard. Design is complete, construction is progressing with an anticipated completion date of Spring 2018.

2017 Budget:	210,000
2017 Expenditures:	184,410
Carryover Requested:	25,590

Corporate Framework: Resilient, well-managed infrastructure - Efficient civic buildings & facilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
25,590	(25,590)				

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Building Capital 10 Year Capital Plan Reference: B2

Title: Art Walk Extension CARRYOVER

Justification:

Consultants are currently undertaking a feasibility study for the proposed Performing Arts Centre as a replacement for the aging Kelowna Community Theatre. This study will also confirm if the future site identified in the 2016 Cultural District Plan is sufficient to meet the community needs for this Centre. Carryover is requested as the schematic design for the Art Walk will commence in Winter 2018 once this first study is concluded and will then be incorporated in the disposition requirements for the RCMP site. Due to the temporary lease of the Doyle Street building by the RCMP deferring demolition and disposition, construction of the Art Walk extension has been deferred to 2019 in the 10-year Capital plan.

2017 Budget:	65,000
2017 Expenditures:	200
Carryover Requested:	64,800

Corporate Framework: An active, inclusive city - Cultural experiences

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
64,800	(64,800)				

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Building Capital 10 Year Capital Plan Reference: B2

Title: Kelowna Community Theatre Audio Visual Improvements CARRYOVER

Justification:

Carryover is requested as the project was delayed due to staff turnover. Staff are now in place and the project will be rescheduled for 2018. The anticipated completion date to upgrade the audio visual (A/V) experience offered within the Theatre is Summer 2018.

2017 Budget:	96,000
2017 Expenditures:	0
Carryover Requested:	96,000

Corporate Framework: An active, inclusive city - Cultural experiences

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
96,000	(96,000)				

2018 Capital Request Details

Department: Capital Projects Reason: External Event
Cost Center: Building Capital 10 Year Capital Plan Reference: B6

Title: Kerry Park, Utility Servicing CARRYOVER

Justification:

In 2017, site preparation and sanitary forcemain relocation was taken in advance of construction of the Tourism Kelowna building at the end of Queensway Avenue. Carryover is requested to complete utility service connections to the Tourism Kelowna building once it is closer to completion. This work should be completed by May 2018.

2017 Budget:	39,290
2017 Expenditures:	11,670
Carryover Requested:	27,620

Corporate Framework: A strong economy - Building & maintaining partnerships

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
27,620	(27,620)				

Department: Capital Projects Reason: External Event
Cost Center: Building Capital 10 Year Capital Plan Reference: B4

Title: Memorial Parkade CARRYOVER

Justification:

The parkade was completed in 2017, with project cleanup remaining. Landscape remediation, security screens, and revised lighting programs are to be completed in 2018. Work remaining was not completed due to weather and safety concerns that were not known until the facility had some time to operate. Also to be completed in 2018, is a revised sprinkler layout to provide the required 2.0m minimum clearance in the ground level parking area. Work is due to be completed in Winter of 2018.

2017 Budget:	2,278,400
2017 Expenditures:	1,789,900
Carryover Requested:	488,500

Corporate Framework: Resilient, well-managed infrastructure - Efficient civic buildings & facilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
488,500		(488,500)			

2018 Capital Request Details

Department: Capital Projects Reason: External Event
Cost Center: Building Capital 10 Year Capital Plan Reference: B4

Title: Memorial Parkade Office Space Construction CARRYOVER

Justification:

Office construction and fit-out is complete with a small amount of furniture and equipment remaining to make the office space work for Human Resources and Bylaw. Delays to millwork completion and furniture delivery prevented the move of staff into the area until just prior to Christmas. Time is required in the new year to discover areas that need attention. Work to be completed in Winter of 2018.

2017 Budget:	1,176,550
2017 Expenditures:	809,280
Carryover Requested:	367,270

Corporate Framework: Resilient, well-managed infrastructure - Efficient civic buildings & facilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
367,270	(367,270)				

Department: Capital Projects Reason: Multi-Year
Cost Center: Building Capital 10 Year Capital Plan Reference: B3

Title: Police Services Building CARRYOVER

Justification:

While the majority of the work for the Police Services building was completed in 2017, carryover is requested to cover millwork and electrical additions and security installations by RCMP. The outstanding work is expected to be completed by Spring 2018.

Carryover is also requested for installation of public art at the building entrance in accordance with the original scope for the building. The original Call to Artists was unsuccessful in yielding any acceptable proposals. Following extensive review, the invitation has been overhauled and will be reissued in Winter 2018. Construction of the piece is anticipated to extend through 2018, with installation in 2019.

2017 Budget:	10,974,820
2017 Expenditures:	9,465,610
Carryover Requested:	1,509,210

Corporate Framework: Resilient, well-managed infrastructure - Efficient civic buildings & facilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
1,509,210		(1,509,210)			

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Parks Capital 10 Year Capital Plan Reference: B2

Title: Boyce-Gyro Park Public Art CARRYOVER

Justification:

Funding for this project was primarily dependent on the disposition of land, which was finalized in Fall 2017. During this time, a review was undertaken of public art procurement in order to improve the quality and diversity of responses. A Call to Artists, based on these findings, will be issued in Spring 2018. Construction of the piece is anticipated to extend through 2018, with installation in 2019.

2017 Budget:	150,000
2017 Expenditures:	0
Carryover Requested:	150,000

Corporate Framework: An active, inclusive city - Active living opportunities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
150,000	(150,000)				

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Parks Capital 10 Year Capital Plan Reference: P9

Title: Cemetery Improvements CARRYOVER

Justification:

A number of Cemetery site improvement projects were not completed due to crew scheduling demands. Carryover is requested to complete irrigation and landscaping of the expansion of the G7 Burial area. Work is expected to be complete in Spring 2018.

2017 Budget:	559,000
2017 Expenditures:	101,000
2017 Budget Not Required:	318,000
Carryover Requested:	140,000

Corporate Framework: An active, inclusive city - Spectacular parks

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
140,000	(140,000)				

2018 Capital Request Details

Department: Capital Projects Reason: External Event
Cost Center: Parks Capital 10 Year Capital Plan Reference: P8

Title: City Park - Foreshore Protection CARRYOVER

Justification:

Project work began in February of 2017 with a Ministry of Forests, Lands and Natural Resource Operations requirement to have the work complete in early 2017. The majority of the work was done within the approved work window with the exception of importing additional sand. The high water in 2017 curtailed the ability to do this. The consulting engineer has now determined, the need to import not only the planned additional sand, but even more sand to replace what was lost during high water in 2017. The plan is to spend the balance of the funding in 2018 prior to the lake level rising this Spring.

2017 Budget:	457,420
2017 Expenditures:	83,590
Carryover Requested:	373,830

Corporate Framework: An active, inclusive city - Spectacular parks

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
373,830	(373,830)				

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Parks Capital 10 Year Capital Plan Reference: P8

Title: Irrigation Infrastructure Renewal CARRYOVER

Justification:

Higher than expected quotes in 2016, along with staff workload in 2017, have bumped the schedule of this multiyear program. Carryover funds will be used to complete the detail design and tender the next project in this multiyear program including replacement of the irrigation system at Kinsmen Ball Diamonds at Mission Recreation Park for construction by October 2018.

2017 Budget:	544,770
2017 Expenditures:	356,490
Carryover Requested:	188,280

Corporate Framework: An active, inclusive city - Spectacular parks

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
188,280	(188,280)				

2018 Capital Request Details

Department: Capital Projects Reason: External Event
Cost Center: Parks Capital 10 Year Capital Plan Reference: P7

Title: Knox Mountain Park Improvements CARRYOVER

Justification:

Trail construction in Knox Mountain Park in 2017 was limited by abnormally wet conditions in the spring and extreme fire hazard in the summer. The development of a more accessible Paul's Tomb Trail began in November 2017 and the improvements to the Ogopogo Trail will be undertaken in Spring 2018.

2017 Budget:	160,610
2017 Expenditures:	35,030
Carryover Requested:	125,580

Corporate Framework: An active, inclusive city - Spectacular parks

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
125,580	(125,580)				

Department: Capital Projects Reason: External Event
Cost Center: Parks Capital 10 Year Capital Plan Reference: P6

Title: Munson Pond CARRYOVER

Justification:

Carryover is requested to allow the City to fulfill commitments made to the property owner through the acquisition process. Demolition of an old farm house was completed in December 2015. Various fencing quotes were solicited in 2016; however installation was not completed in 2017 due to higher-than-expected costs as a result of high water table levels and excessive undergrowth. Staff have created a revised fencing plan that accommodates the existing topography and vegetation on the property and anticipate having the work completed in Spring 2018.

2017 Budget:	36,760
2017 Expenditures:	530
Carryover Requested:	36,230

Corporate Framework: Resilient, well-managed infrastructure - Distinctive community identities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
36,230	(36,230)				

2018 Capital Request Details

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Parks Capital 10 Year Capital Plan Reference: P8

Title: Parking Infrastructure Renewal CARRYOVER

Justification:

Carryover is requested due to weather limitations and scheduling demands for paving contractors who were very busy this past season with internal City capital road paving projects, extensive private developments and Ministry of Transportation projects. Completion of these paving projects will be in the Spring of 2018.

2017 Budget:	240,000
2017 Expenditures:	36,660
Carryover Requested:	203,340

Corporate Framework: An active, inclusive city - Spectacular parks

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
203,340	(203,340)				

Department: Capital Projects Reason: External Event
Cost Center: Parks Capital 10 Year Capital Plan Reference: P8

Title: Sutherland Park - Shore Stabilization CARRYOVER

Justification:

Carryover is requested due to spring 2017 flooding, which delayed the assessment of the foreshore. The foreshore assessment from the consultant is underway and any recommended restoration work will be required to take place within the approved low water work window by March 2018.

2017 Budget:	200,000
2017 Expenditures:	5,170
Carryover Requested:	194,830

Corporate Framework: A clean healthy environment - Protecting our natural land & water resources

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
194,830	(194,830)				

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Parks Capital 10 Year Capital Plan Reference: P6

Title: Boyce-Gyro Park Parking Lot and Improvements CARRYOVER

Justification:

Funding for this project was primarily dependent on the disposition of land, which was finalized in Fall 2017. Once this disposition was concluded, the detailed design commenced. Construction is expected to be completed by the end of June 2018.

2017 Budget:	2,045,000
2017 Expenditures:	32,550
Carryover Requested:	2,012,450

Corporate Framework: An active, inclusive city - Active living opportunities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
2,012,450	(2,012,450)				

Department: Capital Projects Reason: External Event
Cost Center: Parks Capital 10 Year Capital Plan Reference: P1

Title: Dewdney Park Expansion CARRYOVER

Justification:

The acquisition of this parkland was agreed upon in 2016 pending the first phase of subdivision. The timing is therefore determined by the developer and has been delayed until late 2017. The developer is still in the process of finalizing the survey delineating the boundaries of the proposed park. A draft survey of the park has been completed and completion of the land acquisition expected in early 2018.

2017 Budget:	3,690,000
2017 Expenditures:	0
Carryover Requested:	3,690,000

Corporate Framework: An active, inclusive city - Spectacular parks

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
3,690,000	(738,000)	(2,952,000)			

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Parks Capital 10 Year Capital Plan Reference: P6

Title: Dog Beaches CARRYOVER

Justification:

Design and construction of the planned improvements were completed in 2017. Carryover is requested in order to continue water quality monitoring at Lake Avenue, which is the dog beach trial, and to conduct follow-up public feedback on the trial at the end of 2018.

2017 Budget:	65,000
2017 Expenditures:	29,510
Carryover Requested:	35,490

Corporate Framework: An active, inclusive city - Considering diverse community needs

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
35,490	(35,490)				

Department: Capital Projects Reason: Multi-Year
Cost Center: Parks Capital 10 Year Capital Plan Reference: P5

Title: Glenmore Recreation Park CARRYOVER

Justification:

Carryover is requested to complete additional work to prepare for the proposed 2018 work including sport field construction, site roadway and sidewalk construction. This is a multi-year project with estimated completion for Summer 2018.

2017 Budget:	2,924,020
2017 Expenditures:	2,773,520
Carryover Requested:	150,500

Corporate Framework: An active, inclusive city - Active living opportunities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
150,500	(150,500)				

2018 Capital Request Details

Department: Capital Projects Reason: External Event
Cost Center: Parks Capital 10 Year Capital Plan Reference: P9

Title: Lost Creek Park - Neighbourhood Partnership CARRYOVER

Justification:

Carryover is requested due to procurement challenges including high 2017 construction prices, which forced the project to be split between City Crews and contractors to control costs. City Crews undertook site preparation and grading work in Fall 2017 and the remainder of the park improvement work including landscaping, irrigation, playground will be tendered during the winter of 2017-2018 in an attempt to get more competitive pricing. Construction completion is scheduled for early Summer 2018.

2017 Budget:	250,000
2017 Expenditures:	28,020
Carryover Requested:	221,980

Corporate Framework: An active, inclusive city - Strengthening our neighbourhoods

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
221,980	(110,990)			(110,990)	

Department: Capital Projects Reason: Multi-Year
Cost Center: Parks Capital 10 Year Capital Plan Reference: P1

Title: Parkland Acquisition CARRYOVER

Justification:

Carryover is requested to support the City's multi-year parkland acquisition program for active parks in accordance with the Council approved DCC Parkland Acquisition Strategy.

2017 Budget:	1,200,000
2017 Expenditures:	559,960
Carryover Requested:	640,040

Corporate Framework: An active, inclusive city - Spectacular parks

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
640,040	(640,040)				

2018 Capital Request Details

Department: Capital Projects Reason: Design Option
Cost Center: Parks Capital 10 Year Capital Plan Reference: P4

Title: Rowcliffe Park CARRYOVER

Justification:

Budget challenges and coordination of design with adjacent development properties necessitated additional coordination and design work that took longer than originally scheduled. Carryover funding will be used for construction of the initial phase of park construction, construction of the north edge of the park, including the playground, landscaping and pedestrian connections to adjacent residential development. This work will be completed in Summer 2018.

2017 Budget:	1,700,000
2017 Expenditures:	69,410
Carryover Requested:	1,630,590

Corporate Framework: An active, inclusive city - Spectacular parks

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
1,630,590	(1,630,590)				

Department: Capital Projects Reason: Design Option
Cost Center: Parks Capital 10 Year Capital Plan Reference: P6

Title: Kerry Park Improvements CARRYOVER

Justification:

Work during the year was stopped, started and changed several times in response to the status of design on adjacent development projects (i.e. Tourism Kelowna and Westcorp Mixed-Use). Carryover funding is requested in order to complete the detail design for the park and get the phase I park improvements at the end of Queensway Ave out to tender early in 2018.

2017 Budget:	252,900
2017 Expenditures:	89,540
Carryover Requested:	163,360

Corporate Framework: An active, inclusive city - Spectacular parks

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
163,360	(163,360)				

2018 Capital Request Details

Department: Capital Projects Reason: External Event
Cost Center: Parks Capital 10 Year Capital Plan Reference: P1

Title: Lakeshore Road 4020 CARRYOVER

Justification:

Due to the terms of the acquisition, demolition of the remaining houses on site could not commence until Fall 2017 and was concluded in Winter 2017. Carryover is requested for any further remedial works such as fencing or removal of overgrown vegetation identified for safety or security purposes in early 2018 in advance of the interim park access works identified in the 2018 budget.

2017 Budget:	120,270
2017 Expenditures:	42,220
Carryover Requested:	78,050

Corporate Framework: An active, inclusive city - Spectacular parks

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
78,050	(78,050)				

Department: Capital Projects Reason: External Event
Cost Center: Parks Capital 10 Year Capital Plan Reference: P9

Title: Laurel Packinghouse Courtyard - Museum Partnership CARRYOVER

Justification:

The detailed design phase of this assignment was delayed due to funding issues. In October 2017 Council approved additional budget in order to complete the project as proposed. Detailed design resumed in November 2017. Tender of the project is scheduled for early 2018, with construction completion in Fall 2018.

2017 Budget:	515,000
2017 Expenditures:	39,060
Carryover Requested:	475,940

Corporate Framework: An active, inclusive city - Cultural experiences

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
475,940	(325,940)			(150,000)	

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Parks Capital 10 Year Capital Plan Reference: P2

Title: Parks Land - Natural/Linear CARRYOVER

Justification:

Carryover is requested to support the City's multi-year acquisition program for natural area parks and linear parks in accordance with the Council approved Parkland Acquisition Strategy, Official Community Plan and Linear Park Master Plan. There are a several specific properties which are currently under contract which will conclude in early 2018.

2017 Budget:	1,119,200
2017 Expenditures:	522,070
Carryover Requested:	597,130

Corporate Framework: An active, inclusive city - Spectacular parks

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
597,130	(597,130)				

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Parks Capital 10 Year Capital Plan Reference: P7

Title: Upper Mission Trail Building Partnership CARRYOVER

Justification:

The scheduled native tree planting with City crews fell through due to scheduling challenges. Supply, install and establishment watering of native plant material will be undertaken by contracted staff in Spring 2018.

2017 Budget:	333,340
2017 Expenditures:	61,730
Carryover Requested:	271,610

Corporate Framework: An active, inclusive city - Spectacular parks

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
271,610	(115,990)			(155,620)	

2018 Capital Request Details

Department: Capital Projects Reason: External Event
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T4

Title: Bridge Rehabilitation CARRYOVER

Justification:

Carryover is requested to complete the 2017 Bridge Condition Assessment report and implement recommendations. Due to consultant work load the report will be completed in early 2018. Remaining budget will be utilized for the design, inspection and tendering of priority repair projects identified in the bridge inspection report. The tender of planned rehabilitation work on the Bellevue Bridge at Lakeshore Road resulted in costs higher than anticipated. Therefore, limited repairs were completed to extend the life of the bridge. Recommendations from the report suggest a preliminary design be completed for full bridge replacement in the future.

2017 Budget:	366,520
2017 Expenditures:	155,910
Carryover Requested:	210,610

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
210,610	(210,610)				

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T4

Title: Roads Resurfacing CARRYOVER

Justification:

Two programs within the Roads Resurfacing Project were not completed due to weather and scheduling. The millings program, that is usually completed early in the season, was delayed due to the extended spring street sweep that ran into May, spring flooding issues, followed by committments to construction projects for the remainder of the season. The Crack Filler Program contractor was scheduled to be in Kelowna in mid July, but their schedule was impacted by the wet spring and forest fires around the province. Crack filling is subject to air temperature and will be re-scheduled to Summer 2018, while millings work will be completed in Winter 2018.

2017 Budget:	2,971,000
2017 Expenditures:	2,625,250
Carryover Requested:	345,750

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
345,750	(345,750)				

2018 Capital Request Details

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T4

Title: Sidewalk and Bikeway Renewal CARRYOVER

Justification:

Carryover is requested to complete cycling improvements on Richter Street. Completion of this project was delayed to allow coordination with the water main installation, pedestrian signal installation at the Richter Street and Doyle Avenue intersection and road resurfacing. The project and all related work has been rescheduled to Summer 2018.

2017 Budget:	198,400
2017 Expenditures:	150,210
Carryover Requested:	48,190

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
48,190	(48,190)				

Department: Capital Projects Reason: External Event
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T4

Title: Street Light Renewal CARRYOVER

Justification:

The City has taken over street light maintenance from FortisBC and have agreed to purchasing inventory from Fortis. On July 24th, 2017 Council approved a one-time budget increase of $100,000 to purchase this inventory, while existing budget would cover the remainder. Carryover is requested to support the inventory purchase due to external negotiation delays.

2017 Budget:	239,070
2017 Expenditures:	93,440
Carryover Requested:	145,630

Corporate Framework: Resilient, well-managed infrastructure - Planning excellence

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
145,630	(145,630)				

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T4

Title: Street Lighting Retrofit CARRYOVER

Justification:

Design was completed in October 2017 and the Request For Proposal closed in December. Carryover is requested to complete the installation of approximately 10,000 street lights. Installation is projected to be complete in the Summer 2018.

2017 Budget:	3,953,000
2017 Expenditures:	37,290
Carryover Requested:	3,915,710

Corporate Framework: A clean healthy environment - Energy conservation

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
3,915,710	(3,360,590)		(555,120)		

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T7

Title: Transportation Infrastructure Renewal CARRYOVER

Justification:

The program budget to complete the Spiers Road Improvements is requested for carryover as the project was not completed due to staff vacancies. The consultant was engaged to begin the study in 2017 and the construction work is planned for completion in the Summer of 2018.

2017 Budget:	281,600
2017 Expenditures:	114,570
Carryover Requested:	167,030

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
167,030	(167,030)				

2018 Capital Request Details

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T1

Title: Clement 1 DCC (St.Paul - Graham) CARRYOVER

Justification:

Clement Avenue requires a cross-section and plan layout for corridor design in advance of development in this area. Due to staff availability and other projects, work was postponed to 2018. Significant development pressure in this area has now increased the priority of this project. Thirty per cent design and intersection analysis is expected to be completed by Fall 2018.

2017 Budget:	335,820
2017 Expenditures:	20,120
Carryover Requested:	315,700

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
315,700	(315,700)				

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T2

Title: Dilworth DCC Active Transportation Corridor CARRYOVER

Justification:

Design works in 2017 have not been completed due to considerations for re-scope of the initially planned project to account for new circumstances including the newly proposed Mid-Town Transit exchange and updated traffic data. Staff resources were not available to initiate this re-scoping project in early 2017 and was initiated late 2017 based on available resources. The consultant is actively completing the route analysis and prioritization which will include public engagement for the Active Transportation Corridor projects connecting the Rails with Trails corridor to the Mission Creek Greenway as per the results of this study. This 2018 project will identify required scope, design works and cost estimates for the selected priority corridor and recommended treatments for secondary corridors.

2017 Budget:	213,140
2017 Expenditures:	1,380
Carryover Requested:	211,760

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
211,760	(211,760)				

2018 Capital Request Details

Department: Capital Projects Reason: External Event
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T2

Title: Ethel 3 DCC (Harvey-Sutherland), ATC CARRYOVER

Justification:

This project was substantially completed and the road re-opened to traffic at the end of November. Carryover is requested to fulfill commitments with the consultant for completion of record drawings and confirm administration of construction deficiencies. The outstanding construction work was delayed due to low temperatures and will be completed in Spring, 2018.

2017 Budget:	2,680,410
2017 Expenditures:	2,547,420
Carryover Requested:	132,990

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
132,990	(132,990)				

Department: Capital Projects Reason: Multi-Year
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T2

Title: Ethel 4 DCC (Sutherland-Springfield), ATC CARRYOVER

Justification:

Detailed design assignment was awarded in the Fall 2017 and is anticipated to be complete in January 2018. The construction tender is scheduled to go out in February 2018 and completion of this project is anticipated in the Fall 2018.

2017 Budget:	100,000
2017 Expenditures:	89,550
Carryover Requested:	10,450

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
10,450	(10,450)				

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T1

Title: John Hindle Drive (2,3,4) DCC CARRYOVER

Justification:

Carryover is requested to fulfill the City's commitment on a cost share agreement with the Province of BC and the Federal Government on this multi-year project. The project is being administered by the Ministry of Transportation and Infrastructure and upon completion the roadway will be turned over to the City of Kelowna. The roadway project is approximately 60 per cent complete and is anticipated to be complete by the end of 2018.

2017 Budget:	9,255,390
2017 Expenditures:	165,540
Carryover Requested:	9,089,850

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
9,089,850	(2,255,390)		(6,834,460)		

Department: Capital Projects Reason: Multi-Year
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T2

Title: John Hindle Drive, DCC CARRYOVER

Justification:

Carryover is requested to complete pedestrian/cycle connectivity in 2018. Planning of the network has evolved over the past year with new multi-use pathway network alternatives coming to the fore front in 2017. Projects such as the pending construction of the Okanagan Rail Trail and proposed delivery of a pedestrian overpass spanning John Hindle Drive has created a number of new pedestrian/cycle options for students, faculty and staff serving UBCO campus. The delivery of the network connections is scheduled to coincide with the opening of the extension of John Hindle Drive in Summer 2018.

2017 Budget:	277,940
2017 Expenditures:	1,750
Carryover Requested:	276,190

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
276,190	(276,190)				

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T1

Title: John Hindle Way, Phase 3 Land CARRYOVER

Justification:

Carryover is requested to provide the necessary time to finalize a number of minor land rights details that remain outstanding as part of the John Hindle Drive project. Major land components have completed but a road closure and transfer and final GEID Statutory Right of Way have not yet been fully completed and registered in the Land Titles Office. It is anticipated that all of the land components will be completed in 2018.

2017 Budget:	340,440
2017 Expenditures:	25,690
Carryover Requested:	314,750

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
314,750	(314,750)				

Department: Capital Projects Reason: External Event
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T1

Title: Lakeshore 1 DCC (Collett Road Intersection), Road CARRYOVER

Justification:

Carryover is requested to allow completion of the street lighting and roundabout island landscaping. The roundabout at Lakeshore and Collett Roads was substantially complete at the end of September, however delays in the delivery and installation of the street lighting and irrigation system prevented this project from being completed in 2017. The project is expected to be complete by the Summer 2018.

2017 Budget:	901,930
2017 Expenditures:	843,070
Carryover Requested:	58,860

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
58,860	(58,860)				

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T1

Title: McCulloch Area DCC (KLO/Hall/Spiers) CARRYOVER

Justification:

Carryover is requested for this multi-year project. The conceptual design study is nearing completion and property acquisition is currently underway. The design report and property purchases are expected to be complete in 2018. Detailed design and construction will be submitted for budget consideration in 2019 and 2020.

2017 Budget:	1,617,090
2017 Expenditures:	65,380
Carryover Requested:	1,551,710

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
1,551,710	(1,551,710)				

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T2

Title: Rails with Trails DCC Active Transportation Corridor Extension CARRYOVER

Justification:

Staff resources were not available to initiate this project in early 2017, however, it has now been initiated and a consultant is acquired to complete a routing study to connect Houghton Active Transportation Corridor to Rails With Trails corridor. This routing study and 30 per cent design/costing is planned to be complete by June 2018. This project is a DCC project and is planned for construction in 2019. Outcomes from this study will assist in refining future project scope/budget.

2017 Budget:	95,440
2017 Expenditures:	2,190
Carryover Requested:	93,250

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
93,250	(93,250)				

2018 Capital Request Details

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T1

Title: Sector B Roads Top Lift Paving DCC CARRYOVER

Justification:

The 2017 top lift paving program included four priority roads; however, not all were completed as anticipated due to scheduling with other capital projects. Carryover is requested to complete the top lift paving on Stewart Road West and Gordon Drive south of Frost Road. These road sections will be completed in coordination with the South East Kelowna Irrigation District (SEKID) Water Integration Project where water main upgrading is required. Schedule for the water construction work is subject to award of the Design-Build contract in February 2018. Construction completion is anticipated in 2018 and 2019.

2017 Budget:	834,000
2017 Expenditures:	127,550
Carryover Requested:	706,450

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
706,450	(706,450)				

Department: Capital Projects Reason: Multi-Year
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T1

Title: Stewart 3 DCC (Crawford-Swamp), Road CARRYOVER

Justification:

This is a multi-year project that requires carryover. The conceptual design undertaken in 2017 is expected to be complete by Spring 2018. Due to the overlapping boundaries and coordination of work, the detailed design and construction of Phase 1 will be completed in 2018 as part of the South East Kelowna Irrigation District (SEKID) Water Integration Project Design-Build Contract. Phase 1 is targeted for completion prior to the Spring 2019 opening of the South Perimeter Road.

2017 Budget:	200,000
2017 Expenditures:	140
Carryover Requested:	199,860

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
199,860	(199,860)				

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T1

Title: Stewart 3 DCC, Road CARRYOVER

Justification:

Conceptual design is nearing completion. Detailed design and construction of Phase 1 will be completed in 2018 as part of the South East Kelowna Irrigation Water Integration Project Design-Build Contract due to the overlapping boundaries and coordination of work. Phase 1 is targeted for completion prior to the opening of the South Perimeter Road which will increase traffic on the corridor.

2017 Budget:	71,970
2017 Expenditures:	30,630
Carryover Requested:	41,340

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
41,340	(41,340)				

Department: Capital Projects Reason: Multi-Year
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T2

Title: Sutherland 1 DCC (Gordon-Ethel), ATC CARRYOVER

Justification:

Carryover is requested to move forward with this multi-year project. The conceptual design is complete and review is in progress. Detailed design of phase 1 will be completed in 2018 with construction planned for 2019 budget consideration.

2017 Budget:	44,050
2017 Expenditures:	20,640
Carryover Requested:	23,410

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
23,410	(23,410)				

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T2

Title: Sutherland 2 DCC (Pandosy-Ethel) ATC CARRYOVER

Justification:

Carryover is requested to move forward with this multi-year project. The conceptual design is complete and review is in progress. Detailed design of phase 1 will be completed in 2018 with construction planned for 2019 budget consideration.

2017 Budget:	220,000
2017 Expenditures:	0
Carryover Requested:	220,000

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
220,000	(220,000)				

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T8

Title: Traffic Control Infrastructure CARRYOVER

Justification:

Carryover is requested to complete the works at the Doyle Avenue and Richter Street intersection to include installation of a half signal. Due to design and coordination with utility works, pedestrian safety and cycling improvements and road overlay, work was postponed to 2018. This project and all related work has been rescheduled to the Summer of 2018.

2017 Budget:	907,030
2017 Expenditures:	806,880
Carryover Requested:	100,150

Corporate Framework: A safe city - Public safety programs

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
100,150	(100,150)				

2018 Capital Request Details

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T5

Title: Active Transportation Corridor CARRYOVER

Justification:

Carryover of the 2017 program budget is requested. Design work for bike lanes and sidewalk on Banks Road will continue into 2018. Construction of the Bernard Avenue bike lane was delayed due to adverse weather conditions and scheduling challenges. The Gordon/Casorso bike crossing improvements still requires asphalt work that will be scheduled for completion in Spring 2018 once asphalt is available.

2017 Budget:	333,200
2017 Expenditures:	162,450
Carryover Requested:	170,750

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
170,750	(170,750)				

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T5

Title: Alternate Hwy 97 Multi-use Pathway Access to UBC Campus CARRYOVER

Justification:

The Bulman Road/UBCO multi-use pathway was substantially complete in 2016. Carryover is requested to complete outstanding work - hard surface rest areas, wayfinding signage, benches and trash receptacles. This work was delayed to allow coordination with the Okanagan Rail Trail, John Hindle Drive Pedestrian Overpass and John Hindle Drive multi-use pathway - all scheduled for completion in 2018.

2017 Budget:	155,000
2017 Expenditures:	64,750
Carryover Requested:	90,250

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
90,250	(90,250)				

2018 Capital Request Details

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T7

Title: Major Traffic Safety Projects CARRYOVER

Justification:

Carryover is requested to construct Doyle/Richter Intersection Improvements. This program will fund installation of a pedestrian signal to improve safety at the Richter Street and Doyle Avenue intersection. Completion of this safety project was delayed to allow coordination with the water main installation, bike lane improvements and road resurfacing on Richter Street. The project and all related work has been scheduled for Summer 2018.

2017 Budget:	590,140
2017 Expenditures:	311,140
Carryover Requested:	279,000

Corporate Framework: A strong economy - Building & maintaining partnerships

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
279,000	(279,000)				

Department: Capital Projects Reason: Multi-Year
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T5

Title: Okanagan Rail Trail CARRYOVER

Justification:

Carryover is requested to complete this multi-year, multi-phase project funded in part by a BikeBC grant. Design and construction work began in 2017 and is scheduled to carry over into 2018. The remaining work includes construction of a crushed aggregate multi-use trail in two phases - from Dilworth Drive to Bulman Road and from Bulman Road to Airport Way including safe road crossings and signage. Works will be completed in Spring 2018.

2017 Budget:	1,554,870
2017 Expenditures:	387,270
Carryover Requested:	1,167,600

Corporate Framework: An active, inclusive city - Active living opportunities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
1,167,600	(583,800)		(583,800)		

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T9

Title: Rutland Transit Ph 2, Shepherd Rd Extension CARRYOVER

Justification:

Carryover is requested to complete the planning, design and construction of the Rutland Transit Exchange and extension of Shepherd Road. City Council approved this project in November 2017. Completion of this project is anticipated in the Fall 2018.

2017 Budget:	1,345,920
2017 Expenditures:	3,170
Carryover Requested:	1,342,750

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
1,342,750	(1,092,250)		(250,500)		

Department: Capital Projects Reason: Multi-Year
Cost Center: Transportation Capital 10 Year Capital Plan Reference: T6

Title: Sidewalk Network Expansion CARRYOVER

Justification:

Carryover is requested to continue the annual sidewalk program. Sidewalk construction along Graham Road, High Road and Spall Road were completed in 2017; however, the Gordon Drive (Clement to Trench) sidewalk construction was delayed due to design changes from public engagement with adjacent stakeholders. Design for 2018 sidewalk construction projects is currently underway and includes Hollywood Road South, Rutland Road South and Banks Road.

2017 Budget:	521,200
2017 Expenditures:	459,650
Carryover Requested:	61,550

Corporate Framework: Resilient, well-managed infrastructure - Balanced transportation systems

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
61,550	(61,550)				

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Solid Waste Capital 10 Year Capital Plan Reference: SW2

Title: Stockpiles and Reprocessing Areas Relocation CARRYOVER

Justification:

This project was delayed in 2017 due to the development of the updated Fill Plan approved by Council in October 2017. This allowed for the completion of an organics management and stockpile relocation conceptual design to improve efficiency of composting operations, increase processing capacity and move non-landfill operations outside of the ultimate landfill footprint. Carryover is requested for the initial earthworks, final design report and completion of the detailed design and construction to be started in 2018. This first stage of the project is part of a 8 year process in the Phasing Plan of the Conceptual Design.

2017 Budget:	3,000,000
2017 Expenditures:	0
Carryover Requested:	3,000,000

Corporate Framework: Resilient, well-managed infrastructure - Efficient civic buildings & facilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
3,000,000	(3,000,000)				

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Solid Waste Capital 10 Year Capital Plan Reference: SW2

Title: Landfill Frontage, Landscaping CARRYOVER

Justification:

Landscaping and buffer zones are requirements of the landfill permit. This project is the second phase of landscaping along John Hindle Drive to complete work that was started in 2016. The landscaping design and RFP documents are completed; however this was not issued in 2017 due to scheduling issues. Carryover is requested for preparation of the soil berms, installation of irrigation systems, hydroseeding and planting of trees and shrubs. Once tendered, work can be scheduled for either late spring or early fall of 2018.

2017 Budget:	200,000
2017 Expenditures:	3,140
Carryover Requested:	196,860

Corporate Framework: Resilient, well-managed infrastructure - Well-maintained utilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
196,860	(196,860)				

2018 Capital Request Details

Department: Capital Projects Reason: Design Option
Cost Center: Solid Waste Capital 10 Year Capital Plan Reference: SW2

Title: Mechanic Shop CARRYOVER

Justification:

This project was delayed in 2017 due to additional engineering, geotechnical considerations, and changes to landfill staging plans. The original location planned for this building is now scheduled for landfill operations as part of the revised Fill Plan approved by Council in October 2017. The new location is more advantageous for long term landfill operations and building has been designed to be constructed in a phased approach as the needs of the landfill increase. This project includes the replacement of existing end-of-life operations buildings. An updated architectural specification and estimate are completed, and this carryover along with a supplemental budget request will be required to get this project fully funded in 2018.

2017 Budget:	299,600
2017 Expenditures:	41,990
Carryover Requested:	257,610

Corporate Framework: Resilient, well-managed infrastructure - Efficient civic buildings & facilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
257,610	(257,610)				

Department: Capital Projects Reason: External Event
Cost Center: Storm Drainage Capital 10 Year Capital Plan Reference: D2

Title: Dilworth Drive - Oil/Water Separator CARRYOVER

Justification:

Staff continue to review options provided for the Dilworth Drive location before finalizing the detailed design. This delay was primarily due to waiting for the revised Rails with Trails design at Dilworth Drive crossing to be completed. It is necessary to coordinate construction with the Rails with Trails contract and Mill Creek Bridge Improvements for greater cost efficiency and to minimize delays to the travelling public. The Separator still needs to be purchased and installed using internal equipment, labor and external sub-contracts. The work should be completed by Fall 2018.

2017 Budget:	88,650
2017 Expenditures:	0
Carryover Requested:	88,650

Corporate Framework: A clean healthy environment - Protecting our natural land & water resources

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
88,650	(88,650)				

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Storm Drainage Capital 10 Year Capital Plan Reference: D3

Title: Flood Recovery 2017 - Capital CARRYOVER

Justification:

Carryover is requested for this multiyear project for engineering, geotechnical, and environmental services, design and construction to repair damaged infrastructure resulting from the 2017 Flooding. High priority projects will be completed in 2018 with remaining works completed by year end 2019.

2017 Budget:	6,735,260
2017 Expenditures:	120,420
Carryover Requested:	6,614,840

Corporate Framework: A safe city - Flood protection

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
6,614,840	(664,240)		(5,950,600)		

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Storm Drainage Capital 10 Year Capital Plan Reference: D3

Title: Lakeshore Road - Barnaby to Vintage Terrace CARRYOVER

Justification:

Work on this project was scheduled to be coordinated with the new Lakeshore/Collett roundabout during the Summer of 2017 when traffic on Lakeshore Road is considered more manageable. The roundabout project was delayed, and City Crews were unable to schedule the project due to all the re-scheduling of other workload demands caused by the flooding. The installation/construction has been rescheduled to March 2018 during spring break when water levels are low and there is little school traffic. City Crews will be using internal equipment, labour and external sub-contractors to complete this project.

2017 Budget:	154,910
2017 Expenditures:	32,370
Carryover Requested:	122,540

Corporate Framework: A safe city - Flood protection

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
122,540	(122,540)				

2018 Capital Request Details

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Storm Drainage Capital 10 Year Capital Plan Reference: D2

Title: Sutherland Ave, Oil/Water Separator CARRYOVER

Justification:

The Oil/Water Separator was purchased in 2017, however City crews were unable to complete the installation due to re-scheduling of other workload demand caused by the flooding. The installation/construction will take place in Summer 2018 when water levels are low using internal equipment, labour and external sub-contractors. The project will be completed by Fall of 2018.

2017 Budget:	48,550
2017 Expenditures:	0
Carryover Requested:	48,550

Corporate Framework: A clean healthy environment - Protecting our natural land & water resources

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
48,550	(48,550)				

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Storm Drainage Capital 10 Year Capital Plan Reference: D2

Title: Chichester Pond - Sediment Forebay CARRYOVER

Justification:

Staff are reviewing design options for Chichester Pond including a settling pond or installing an underground off line grit separator. This process was delayed by staff changes in Infrastructure Planning. Carryover is requested to hire a consultant, an environmental monitor and contractor to complete design and construction by Fall 2018.

2017 Budget:	150,000
2017 Expenditures:	0
Carryover Requested:	150,000

Corporate Framework: A clean healthy environment - Protecting our natural land & water resources

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
150,000	(150,000)				

2018 Capital Request Details

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Storm Drainage Capital 10 Year Capital Plan Reference: D1

Title: Gopher Creek Pre-Design and Land Acquisition CARRYOVER

Justification:

The design was not completed in 2017 due to staff turnover. Carryover is requested to complete the pre-design which will include more up-to-date data flow records for Gopher Creek given the flood levels in 2017. This work will be completed by Fall 2018.

2017 Budget:	325,000
2017 Expenditures:	0
Carryover Requested:	325,000

Corporate Framework: A clean healthy environment - Protecting our natural land & water resources

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
325,000	(325,000)				

Department: Capital Projects Reason: External Event
Cost Center: Storm Drainage Capital 10 Year Capital Plan Reference: D2

Title: Sutherland Outfall - Oil/Grit Chamber CARRYOVER

Justification:

This stormwater installation was deferred due to delays related to the 2017 flood recovery. The construction conditions, which included high groundwater levels, were not conducive to installing the unit on the outfall system. The separator will be installed using internal equipment, labor and external sub-contracts. The work is to be completed by Fall 2018.

2017 Budget:	90,000
2017 Expenditures:	0
Carryover Requested:	90,000

Corporate Framework: A clean healthy environment - Protecting our natural land & water resources

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
90,000	(90,000)				

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Information Services Capital 10 Year Capital Plan Reference: I3

Title: Asset Management System CARRYOVER

Justification:

This is a multi-year project to procure and implement an enterprise asset management system (AMS). The AMS will replace the current operations tracking software (TRM), provide maintenance tracking on City-owned assets, record asset condition and predict asset renewal timeframes. This request covers software licenses and staff resources for the implementation phase in 2018 and 2019. The project is expected to be completed in 2019.

2017 Budget:	1,504,260
2017 Expenditures:	2,570
Carryover Requested:	1,501,690

Corporate Framework: A well-run City - Performance excellence

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
1,501,690	(1,501,690)				

Department: Capital Projects Reason: Multi-Year
Cost Center: Information Services Capital 10 Year Capital Plan Reference: I3

Title: Asset Management System - Policy, Framework and Assessment CARRYOVER

Justification:

The City received a grant from the Federation of Canadian Municipalities in September 2017 in the amount of $50,000 to update the City's asset management policy and framework. This work will be completed in 2018 in coordination with the implementation of Asset Management System.

2017 Budget:	50,000
2017 Expenditures:	14,300
Carryover Requested:	35,700

Corporate Framework: A well-run City - Performance excellence

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
35,700			(35,700)		

2018 Capital Request Details

Department: Capital Projects Reason: External Event
Cost Center: Information Services Capital 10 Year Capital Plan Reference: I3

Title: City´s Website - Online Platform Development CARRYOVER

Justification:

The City launched a new website in December of 2016 as part of an enhanced virtual presence. Carryover is requested to complete outstanding work by the consultant to meet the expected project deliverables for anticipated enhancements and functionality, including online survey and search capabilities. The work is in progress and should be complete by Summer 2018.

2017 Budget:	65,680
2017 Expenditures:	49,690
Carryover Requested:	15,990

Corporate Framework: A well-run City - Performance excellence

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
15,990	(15,990)				

Department: Capital Projects Reason: External Event
Cost Center: Information Services Capital 10 Year Capital Plan Reference: I3

Title: Class Registration Software Replacement CARRYOVER

Justification:

As a result of contractor delays, some reports for the Class Registration System could not be completed within the project timeframe. Carryover is requested to complete these final reports by Spring 2018.

2017 Budget:	244,690
2017 Expenditures:	200,710
Carryover Requested:	43,980

Corporate Framework: A well-run City - Performance excellence

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
43,980	(43,980)				

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Information Services Capital 10 Year Capital Plan Reference: I4

Title: Communications Networks (Network Upgrades) CARRYOVER

Justification:

In 2017, Information Services started a project to replace all of the Cisco telephone network switches which were approximately 12 years old. Good progress was made on this project with approximately 50% of the network switches replaced, but due to the volume of work not all of the switches were replaced in 2017. Carryover is requested as the remainder will be completed early in 2018.

2017 Budget:	246,070
2017 Expenditures:	108,140
Carryover Requested:	137,930

Corporate Framework: A well-run City - Performance excellence

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
137,930	(137,930)				

Department: Capital Projects Reason: External Event
Cost Center: Information Services Capital 10 Year Capital Plan Reference: I3

Title: HR/Payroll Streamlining Project CARRYOVER

Justification:

Carryover is requested due the consultant identifying additional hours required to complete the remaining components of the project. Agresso consultants will be engaged and the outstanding items will be completed in 2018.

2017 Budget:	86,330
2017 Expenditures:	51,890
Carryover Requested:	34,440

Corporate Framework: A well-run City - Strong financial management

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
34,440	(34,440)				

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Information Services Capital 10 Year Capital Plan Reference: I3

Title: Integrated Utility Billing and Property Tax System Software CARRYOVER

Justification:

The Utility Billing component of this project went live in 2017. Carryover is requested for the Property Tax System which is projected to go live in Spring 2018.

2017 Budget:	1,682,990
2017 Expenditures:	681,620
Carryover Requested:	1,001,370

Corporate Framework: A well-run City - Performance excellence

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
1,001,370	(1,001,370)				

Department: Capital Projects Reason: Multi-Year
Cost Center: Information Services Capital 10 Year Capital Plan Reference: I4

Title: Fibre Optic Network, Phase II CARRYOVER

Justification:

This project involves civil work and fibre installation to achieve Phase II of the Fibre Optic Plan. It is a multi-year plan that is contingent on the completion of the John Hindle extension between the Landfill and UBCO. The design work was completed in 2017. The tenders for the construction work are now out. The work is planned to be completed by late Summer 2018.

2017 Budget:	3,587,550
2017 Expenditures:	117,790
Carryover Requested:	3,469,760

Corporate Framework: A well-run City - Pioneering leadership

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
3,469,760	(3,469,760)				

2018 Capital Request Details

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Vehicle & Mobile Equipment 10 Year Capital Plan Reference: V2

Title: Equipment and Vehicle Replacement CARRYOVER

Justification:

Carryover is requested for equipment and vehicle replacements that were approved and ordered in 2017, but will be invoiced and delivered in 2018.

2017 Budget:	1,723,480
2017 Expenditures:	0
Carryover Requested:	1,723,480

Corporate Framework: A well-run City - Responsive customer service

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
1,723,480	(1,723,480)				

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Vehicle & Mobile Equipment 10 Year Capital Plan Reference: V1V2

Title: Equipment and Vehicle - New CARRYOVER

Justification:

Carryover is requested for new equipment and vehicles that were approved in 2017 but will be purchased and delivered in 2018.

2017 Budget:	1,082,380
2017 Expenditures:	0
Carryover Requested:	1,082,380

Corporate Framework: A well-run City - Responsive customer service

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
1,082,380	(942,880)			(139,500)	

2018 Capital Request Details

Department: Capital Projects Reason: External Event
Cost Center: Fire Capital 10 Year Capital Plan Reference: F3

Title: End User Radio Replacement CARRYOVER

Justification:

Regional District of Central Okanagan (RDCO) is responsible for all fire radio infrastructure, including towers & repeaters. Each fire department within the RDCO is responsible for their respective end user equipment, including portable (handheld) and mobile (vehicle) radios, batteries, and programming. Budget was requested to replace the current handheld radios, batteries, and mobile radios that are end of life.

Carryover is requested as this project was not able to be undertaken in 2017 due to the extended state of local emergency due to flooding and the wildfire season and key fire department staffing shortages.

2017 Budget:	166,000
2017 Expenditures:	0
Carryover Requested:	166,000

Corporate Framework: A well-run City - Performance excellence

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
166,000	(166,000)				

Department: Capital Projects Reason: External Event
Cost Center: Fire Capital 10 Year Capital Plan Reference:

Title: Predictive Modeling Dynamic Deployment System (PM/DDS) CARRYOVER

Justification:

Carryover is requested to complete the 3rd & 4th modules of the Predictive Modeling & Dynamic Deployment System. These were originally to be implemented in 2015 but were delayed by software upgrades by the supplier.

This work was expected to be completed in 2017 but due to the extended state of local emergency and the City focus on data analytics it could not be completed.

2017 Budget:	67,870
2017 Expenditures:	21,880
Carryover Requested:	45,990

Corporate Framework: A safe city - Fire protection & prevention

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
45,990	(45,990)				

2018 Capital Request Details

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Airport Capital 10 Year Capital Plan Reference: A1

Title: Air Terminal Complex Capital Replacements CARRYOVER

Justification:

Carryover is requested to continue the necessary modifications to the older areas of the air terminal to match the overall design of the new build, including replacement of certain mechanical equipment that has reached the end of its life cycle. The remaining work is anticipated to be completed in early 2018.

2017 Budget:	417,860
2017 Expenditures:	206,270
Carryover Requested:	211,590

Corporate Framework: A strong economy - International airport development

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
211,590	(211,590)				

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Airport Capital 10 Year Capital Plan Reference: A3

Title: Apron 1 Glycol Mitigation Valves CARRYOVER

Justification:

This project consists of the purchase and installation of drain blockers to prevent glycol from going into the Airport's storm water management system. Carryover is requested to allow for completion of the project in early Spring 2018.

2017 Budget:	21,600
2017 Expenditures:	1,030
Carryover Requested:	20,570

Corporate Framework: A strong economy - International airport development

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
20,570	(20,570)				

2018 Capital Request Details

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Airport Capital 10 Year Capital Plan Reference: A1

Title: Integrated Software Management System CARRYOVER

Justification:

The number and complexity of Kelowna International Airport (YLW) information technology systems continue to grow with changes in global technology requirements combined with the need to upgrade YLW's older and manually intensive systems. Certain projects planned for 2017 were delayed but are anticipated to be completed in 2018.

2017 Budget:	74,950
2017 Expenditures:	36,730
Carryover Requested:	38,220

Corporate Framework: A strong economy - International airport development

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
38,220	(38,220)				

Department: Capital Projects Reason: Multi-Year
Cost Center: Airport Capital 10 Year Capital Plan Reference: A2

Title: AIF Program - Beyond 2020 CARRYOVER

Justification:

In 2017, the Airport commenced this multi-year project to complete design and obtain order of magnitude costing estimates for projects proposed to be included in the next Airport Improvement Fee (AIF) capital program. This phase of the program is anticipated to be completed in 2018.

2017 Budget:	2,300,000
2017 Expenditures:	564,800
Carryover Requested:	1,735,200

Corporate Framework: A strong economy - International airport development

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
1,735,200	(1,735,200)				

2018 Capital Request Details

Department: Capital Projects Reason: External Event
Cost Center: Airport Capital 10 Year Capital Plan Reference: A1

Title: Airport West Lands Roads and Servicing CARRYOVER

Justification:

Certain work on the Airport West Lands cannot be completed until the subdivision is registered. As the subdivision registration is under review with the Ministry of Transportation and Infrastructure, carryover has been requested so this work can be completed subsequent to the subdivision being registered. The project is estimated to be completed by the end of 2018.

2017 Budget:	1,287,190
2017 Expenditures:	944,800
Carryover Requested:	342,390

Corporate Framework: A strong economy - International airport development

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
342,390	(342,390)				

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Airport Capital 10 Year Capital Plan Reference: A3

Title: Dark Fibre Installation CARRYOVER

Justification:

This project is to connect the City's dark fibre network into the Kelowna International Airport (YLW) network. Carryover is requested due to scheduling demands and difficulties encountered with the conduit. This project will be completed by Spring 2018.

2017 Budget:	14,340
2017 Expenditures:	3,290
Carryover Requested:	11,050

Corporate Framework: A strong economy - International airport development

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
11,050	(11,050)				

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Airport Capital 10 Year Capital Plan Reference: A2

Title: Drive to 1.6 Million Passengers Program CARRYOVER

Justification:

In 2015, the budgets for the Drive to 1.6 Million Passengers and the Flight to 2020 programs were combined. The remaining projects to be completed within these programs are the Departures Enhancements, the Combined Operations building, New Navigational Aids and the Airfield lighting. These projects are anticipated to be completed by 2020.

2017 Budget:	30,016,140
2017 Expenditures:	15,105,400
Carryover Requested:	14,910,740

Corporate Framework: A strong economy - International airport development

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
14,910,740	(11,506,080)			(3,404,660)	

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Airport Capital 10 Year Capital Plan Reference: A1

Title: East Side Lands Development - Phase 1 CARRYOVER

Justification:

The development of the East Side Lands is in accordance with the Airport's Master Plan and will promote commercial development for additional aviation support services. The conceptual and detailed design necessary for the East Side Lands to be viable for future leasing is anticipated to be completed in 2018.

2017 Budget:	475,000
2017 Expenditures:	10,720
Carryover Requested:	464,280

Corporate Framework: A strong economy - International airport development

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
464,280	(464,280)				

2018 Capital Request Details

Department: Capital Projects Reason: External Event
Cost Center: Airport Capital 10 Year Capital Plan Reference: A1

Title: Hwy 97 and Airport Way Intersection CARRYOVER

Justification:

The concept development and detailed design to reconfigure Airport Way was postponed in 2017 due to the impact of discussions with the Ministry of Transportation and Infrastructure on the West Lands. This project is anticipated to be completed in 2018.

2017 Budget:	131,250
2017 Expenditures:	57,860
Carryover Requested:	73,390

Corporate Framework: A strong economy - International airport development

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
73,390	(73,390)				

Department: Capital Projects Reason: Multi-Year
Cost Center: Airport Capital 10 Year Capital Plan Reference: A1

Title: Additional Land Purchases CARRYOVER

Justification:

In order to meet the Airport's 2025 and 2045 Master Plan requirements, additional land must be purchased for future expansion as it becomes available. Carryover is requested for potential acquisitions in 2018.

2017 Budget:	570,000
2017 Expenditures:	0
Carryover Requested:	570,000

Corporate Framework: A strong economy - International airport development

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
570,000	(570,000)				

2018 Capital Request Details

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Airport Capital 10 Year Capital Plan Reference: A1

Title: Electronic Advertising System CARRYOVER

Justification:

This request is to change the Airport's backlit advertising signs to LED signs, which is anticipated to result in increased energy efficiency and cost savings. This work was postponed in 2017 to obtain insight from the Airport's new advertising contractor and is anticipated to be completed in 2018.

2017 Budget:	100,000
2017 Expenditures:	13,860
Carryover Requested:	86,140

Corporate Framework: A strong economy - International airport development

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
86,140	(86,140)				

Department: Capital Projects Reason: External Event
Cost Center: Airport Capital 10 Year Capital Plan Reference: A1

Title: Loader Mounted Snow Blower Attachment CARRYOVER

Justification:

Carryover is requested to complete the purchase of a Loader Mounted Snow Blower which will be mounted on the Front-End Loader purchased in 2016 and will be used for the clearing of snow from the runaway, taxiway and apron.

2017 Budget:	280,000
2017 Expenditures:	224,580
Carryover Requested:	55,420

Corporate Framework: A strong economy - International airport development

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
55,420	(55,420)				

2018 Capital Request Details

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Water Capital 10 Year Capital Plan Reference: W6

Title: Alta Vista Road - West Section CARRYOVER

Justification:

This project was tendered in 2017 as a package with other water projects. Tender results were significantly over the available budget due to the high workload of contractors with both public and private sector projects and City crews were not available to complete the work. Carryover is requested as the work will be completed by the City crew in 2018.

2017 Budget:	110,000
2017 Expenditures:	2,520
Carryover Requested:	107,480

Corporate Framework: Resilient, well-managed infrastructure - Well-maintained utilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
107,480	(107,480)				

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Water Capital 10 Year Capital Plan Reference: W6

Title: Martin Avenue - Richter to Ethel CARRYOVER

Justification:

Design was completed in preparation for tender in 2017. After seeing the results of recent City tenders and the cost estimate, it was determined that the budget was not sufficient to proceed with the tender. As City crews were not available to complete the work in 2017, carryover is requested as the work will be completed in 2018.

2017 Budget:	75,000
2017 Expenditures:	0
Carryover Requested:	75,000

Corporate Framework: Resilient, well-managed infrastructure - Well-maintained utilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
75,000	(75,000)				

2018 Capital Request Details

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Water Capital 10 Year Capital Plan Reference: W6

Title: Morrison Ave (Richter to Ethel) Watermain CARRYOVER

Justification:

This project was tendered in 2017 as a package with other water projects. Tender results were significantly over the available budget due to the high workload of contractors with both public and private sector projects. As City crews were not available to complete the work in 2017, carryover is requested as the work will be completed in 2018.

2017 Budget:	500,000
2017 Expenditures:	8,360
Carryover Requested:	491,640

Corporate Framework: Resilient, well-managed infrastructure - Well-maintained utilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
491,640	(491,640)				

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Water Capital 10 Year Capital Plan Reference: W6

Title: Richter Street Water Main Replacement CARRYOVER

Justification:

Design was completed in preparation for tender in 2017. After seeing results of recent City tenders and the cost estimate, it was determined that the budget was not sufficient to proceed with the tender. As City crews were not available to complete the work in 2017, carryover is requested as the work will be completed in Summer 2018.

2017 Budget:	700,000
2017 Expenditures:	48,580
Carryover Requested:	651,420

Corporate Framework: Resilient, well-managed infrastructure - Well-maintained utilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
651,420	(651,420)				

2018 Capital Request Details

Department: Capital Projects Reason: Scheduling Demands
Cost Center: Water Capital 10 Year Capital Plan Reference: W6

Title: Skyline Pump Station Repairs CARRYOVER

Justification:

Carryover is requested to complete engineering and base mapping which was delayed due to internal scheduling. In 2018, work for the project will include engineering, equipment purchases, and construction, with completion anticipated by the end of Spring 2018.

2017 Budget:	235,000
2017 Expenditures:	9,150
Carryover Requested:	225,850

Corporate Framework: Resilient, well-managed infrastructure - Well-maintained utilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
225,850	(225,850)				

Department: Capital Projects Reason: Multi-Year
Cost Center: Water Capital 10 Year Capital Plan Reference: W6

Title: SEKID Integration CARRYOVER

Justification:

Carryover is requested for this multi-year project to integrate the South East Kelowna Irrigation District (SEKID). The Design-Build teams have been short listed to three proponents and the Request for Proposal is in progress. Construction is scheduled to begin in Spring 2018 and be completed in 2019.

2017 Budget:	39,492,000
2017 Expenditures:	1,083,160
Carryover Requested:	38,408,840

Corporate Framework: Resilient, well-managed infrastructure - Well-maintained utilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
38,408,840	(1,584,910)		(31,879,340)	(4,944,590)	

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Water Capital 10 Year Capital Plan Reference: W6

Title: SEKID Integration Land Acquisition CARRYOVER

Justification:

Carryover is requested for this multi-year project to integrate the South East Kelowna Irrigation District (SEKID). Many land acquisitions are in progress and expected to be completed by the end of 2018.

2017 Budget:	3,083,777
2017 Expenditures:	2,079,067
Carryover Requested:	1,004,710

Corporate Framework: Resilient, well-managed infrastructure - Well-maintained utilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
1,004,710	(1,004,710)				

Department: Capital Projects Reason: Multi-Year
Cost Center: Water Capital 10 Year Capital Plan Reference: W6

Title: South End Water Upgrades CARRYOVER

Justification:

Carryover is requested for this large multi-year project. Design-Build teams have short listed three proponents and the Request for Proposal is in progress. Construction is scheduled to begin in Spring 2018 and be completed by the end of Fall 2019.

2017 Budget:	18,982,000
2017 Expenditures:	590,830
Carryover Requested:	18,391,170

Corporate Framework: Resilient, well-managed infrastructure - Well-maintained utilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
18,391,170	(6,305,290)		(10,380,160)	(1,705,720)	

2018 Capital Request Details

Department: Capital Projects Reason: External Event
Cost Center: Water Capital 10 Year Capital Plan Reference: W7

Title: Aspen Road Local Area Service CARRYOVER

Justification:

It was determined during the design and construction process that high pressures exist in the trunk water main on Lakeshore Road that may affect the integrity of existing private service connections and plumbing systems. It was decided to install a pressure reducing valve (PRV) to protect the homes until such time that the pressure in the trunk main could be altered. Carryover is requested as delivery and installation of PRV components have been delayed to early in 2018.

2017 Budget:	173,000
2017 Expenditures:	145,410
Carryover Requested:	27,590

Corporate Framework: Resilient, well-managed infrastructure - Well-maintained utilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
27,590	(27,590)				

Department: Capital Projects Reason: External Event
Cost Center: Wastewater Capital 10 Year Capital Plan Reference: WW6

Title: Edwards Sewer Lift Station Upgrade CARRYOVER

Justification:

The flooding in the spring delayed the planning and review of this sewer lift station renewal project. Once the project was reviewed it was determined that a replacement constructed in an area less prone to flooding would be a more effective solution. Carryover is requested to allow for the acquisition of land for the new lift station and to complete a detailed design by the end of 2018.

2017 Budget:	200,000
2017 Expenditures:	16,940
Carryover Requested:	183,060

Corporate Framework: Resilient, well-managed infrastructure - Well-maintained utilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
183,060	(183,060)				

2018 Capital Request Details

Department: Capital Projects Reason: External Event
Cost Center: Wastewater Capital 10 Year Capital Plan Reference: WW5

Title: Lane North of Fuller Sanitary Replacement CARRYOVER

Justification:

Detailed design has been completed. Given the poor tender results in the later half of 2017 (high prices and limited bids due to contractor workload) it was decided to delay the tender until Winter 2018 so a more flexible schedule could be offered. This project will be tendered along with the Lane North of Stockwell project for efficiency and value.

2017 Budget:	440,000
2017 Expenditures:	9,300
Carryover Requested:	430,700

Corporate Framework: Resilient, well-managed infrastructure - Well-maintained utilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
430,700	(430,700)				

Department: Capital Projects Reason: External Event
Cost Center: Wastewater Capital 10 Year Capital Plan Reference: WW5

Title: Lane North of Stockwell Sanitary Replacement CARRYOVER

Justification:

Detailed design has been completed. Given the poor tender results with high prices and limited bids due to contractor workload, it was decided to delay the tender until early 2018 so a more flexible schedule could be offered. This project will be tendered along with the Lane North of Fuller project for efficiency and value.

2017 Budget:	450,000
2017 Expenditures:	14,960
Carryover Requested:	435,040

Corporate Framework: Resilient, well-managed infrastructure - Well-maintained utilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
435,040	(435,040)				

2018 Capital Request Details

Department: Capital Projects Reason: Multi-Year
Cost Center: Wastewater Capital 10 Year Capital Plan Reference: WW1

Title: Airport Gravity Main Bypass DCC CARRYOVER

Justification:

Detailed design is complete for phase I of the trunk main portion of the project and an environmental application has been submitted. Once environmental approval is obtained, phase I of the project will be tendered and constructed. Phase II can then be designed and completed as well. All work planned to be completed by the end of 2018.

2017 Budget:	3,000,000
2017 Expenditures:	49,140
Carryover Requested:	2,950,860

Corporate Framework: Resilient, well-managed infrastructure - Well-maintained utilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
2,950,860	(2,950,860)				

Department: Capital Projects Reason: External Event
Cost Center: Wastewater Capital 10 Year Capital Plan Reference: WW6

Title: North Clifton Sanitary Sewer Extension CARRYOVER

Justification:

The majority of the Clifton sewer project was completed in December 2017. Carryover is requested to ensure there is budget available for any final issues arising from construction in Spring 2018 and until the one year inspection is completed.

2017 Budget:	400,000
2017 Expenditures:	375,360
Carryover Requested:	24,640

Corporate Framework: Resilient, well-managed infrastructure - Well-maintained utilities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
24,640	(24,640)				

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MAINTAIN
RENEW

GROWTH

NEW

2018 Financial Plan

Volume 2 - carryovers

#KelownaBudget

2018 Financial Plan
Carryovers overview

- Does not add to taxation demand
- $148 million carryover total
- $65.8 million (44%) from general fund sources
- $82.2 million (56 %) from self funding sources:
  - Airport, Water and Wastewater

2018 Financial Plan

>$100,000 Operating Carryovers

Carryover title	Multi-Year	Other	Total
Operating > $100,000			
Concrete Crushing - Landfill	-	230,000	230,000
Flood Recovery 2017 - Operating	3,889,620	-	3,889,620
Homeless-Serving System Strategy	169,300	-	169,300
Long Term Shoreline Plan - Mission Creek Area	122,440	-	122,440
MicroFiche Scanning Project	329,140	-	329,140
Okanagan Gateway Plan	-	512,500	512,500
Regional Air Quality	165,810	-	165,810
Regional Strategic Transportation Plan - Phase 2	568,580	-	568,580
Transportation Master Planning Program	213,790	-	213,790
Water Integration Long-Range Plan	462,050	-	462,050
Operating total	**5,920,730**	**742,500**	**6,663,230**

2018 Financial Plan

>$500,000 Capital Carryovers

Carryover title	Multi-Year	Other	Total
Capital > $500,000			
Additional Land Purchases	570,000	-	570,000
AIF Program - Beyond 2020	1,735,200	-	1,735,200
Airport Gravity Main Bypass DCC	2,950,860	-	2,950,860
Asset Management System	1,501,690	-	1,501,690
Boyce-Gyro Park Parking Lot and Improvements	2,012,450	-	2,012,450
Dewdney Park Expansion	-	3,690,000	3,690,000
Drive to 1.6 Million Passengers Program	14,910,740	-	14,910,740
Equipment and Vehicle - New	-	1,082,380	1,082,380
Equipment and Vehicle Replacement	-	1,723,480	1,723,480
Fibre Optic Network, Phase II	3,469,760	-	3,469,760
Flood Recovery 2017 - Capital	6,614,840	-	6,614,840
Integrated Utility Billing and Property Tax System Software	1,001,370	-	1,001,370
John Hindle Drive (2,3,4) DCC	9,089,850	-	9,089,850
McCulloch Area DCC (KLO/Hall/Spiers)	1,551,710	-	1,551,710
Okanagan Rail Trail	1,167,600	-	1,167,600
Parkland Acquisition	640,040	-	640,040
Parks Infrastructure Renewal - Washroom Renovations	-	670,710	670,710
Parks Land - Natural/Linear	597,130	-	597,130
Police Services Building	1,509,210	-	1,509,210
Richter Street Water Main Replacement	-	651,420	651,420
Rowcliffe Park	-	1,630,590	1,630,590
Rutland Transit Ph 2, Shepherd Rd Extension	1,342,750	-	1,342,750
Sector B Roads Top Lift Paving DCC	-	706,450	706,450
SEKID Integration	38,408,840	-	38,408,840
SEKID Integration Land Acquisition	1,004,710	-	1,004,710
South End Water Upgrades	18,391,170	-	18,391,170
Stockpiles and Reprocessing Areas Relocation	3,000,000	-	3,000,000
Street Lighting Retrofit	3,915,710	-	3,915,710
Capital total	**115,385,630**	**10,155,030**	**125,540,660**

2018 Financial Plan

Carryover request three-year comparison

	2018	2017	2016
Total Carryover	$148	$84	$149
Operating	$9 = 6%	$4 = 5%	$3 = 2%
Capital	$139 = 94%	$80 = 95%	$146 = 98%
General Fund	$66 = 44%	$50 = 59%	$91 = 61%
Utility Funds	$82 = 56%	$34 = 41%	$58 = 39%

(millions)

Questions?

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

Report to Council

Date:	March 19, 2018
File:	0100-01-002
To:	City Manager
From:	Johannes Saufferer, Real Estate Services Manager
Subject:	Provincial Budget 2018 - Real Estate Taxes

Recommendation:

THAT Council receives, for information, the report from the Real Estate Services Manager dated March 19, 2018, with respect to the Provincial Budget 2018 - Real Estate Taxes;

AND THAT Council support issuance of a letter from the Mayor to the appropriate Provincial Ministry in a form consistent with the recommendations in this report;

AND THAT the Province consider provincial equity with respect to application of any new real estate related taxes and remove the geographic delineations proposed;

AND THAT the Province consider implementation of a transactional speculation tax as opposed to a tax that acts as a vacant home tax, in a form similar to what was recommended in the UBCM policy paper, *A Home for Everyone: A Housing Strategy for British Columbians*;

AND THAT the Province consider utilizing the taxation revenue generated from any new real estate related taxation in Kelowna for affordable housing initiatives in Kelowna as a means to assist with housing affordability and homelessness challenges;

AND THAT the Province consider providing clarity on all the detailed terms and exemptions of the Speculation Tax in an expedient timeframe to reduce the impact on Kelowna's local real estate market due to the uncertainty it has caused;

AND FURTHER THAT the Province consider, through local consultation, an economic assessment of the potential unintended impacts of the proposed new Speculation Tax, which acts as a vacant home tax, if the Province aims to bring forward the associated legislation.

Purpose:

To provide Council background information on the proposed real estate taxes that were identified in the 2018 Provincial budget.

Background:

On February 20th, the Provincial Government released *Budget 2018*, which outlines the government's fiscal priorities and objectives over the next year. Key focus areas targeted in the budget included child care, housing and affordability.

As a cornerstone of *Budget 2018,* the government released a 30-point plan for housing affordability in British Columbia. The 30-points contained in this plan were broken down into the following five categories:

- Stabilizing the market;
- Cracking down on tax fraud and closing loopholes;
- Building the homes people need;
- Security for renters; and,
- Supporting partners to build and preserve affordable housing.

A total of 7 specific initiatives were identified to assist in accomplishing the first objective of stabilizing the market. Of these, 4 initiatives are anticipated to have the most significant impact on our local community and are further discussed in the balance of this report. These specific initiatives are:

- Increasing the property transfer tax on the value of homes over $3 million;
- Increasing the foreign buyers tax to 20%;
- Expanding the foreign buyers tax to areas outside of Metro Vancouver; and,
- Taxing speculators.

While *Budget 2018* appears to have support from the general public[1] and a number of non-profit agencies and groups, real estate specific groups, such as the Urban Development Institute and the BC Chamber of Commerce voiced significant concerns regarding its impact on the real estate sector in particular, and the larger economy in general.

INCREASE IN PROPERTY TRANSFER TAX RATE

Description

Budget 2018 increases the property transfer tax rate for residential properties from 3% to 5% for the portion of fair market value in excess of $3 million. A summary of the property transfer tax rate structure before, and after, *Budget 2018*, is provided below.

	Property Transfer Tax Rate	
Portion of Fair Market Value	**Before Budget 2018**	**After Budget 2018**
0-$200,000	1%	1%
$200,000 - $2,000,000	2%	2%
$2,000,000 - $3,000,000	3%	3%
$3,000,000 +	3%	5%

[1] See Appendix E

Intended Purpose

As stated in *Budget 2018*, the intended purpose of the change to the property transfer tax rate is to stabilize the housing market.

Property Specific Impacts

As the rate increase only affects that portion of the market value in excess of $3m, the vast majority of properties within the City of Kelowna will be unaffected. Of the +/-54,000 residential properties in Kelowna identified by BC Assessment, around 400 properties, or less than 1%, are assessed at over $3m.

For those properties that are affected by the increase in the luxury tax rate, the table below shows the impact of *Budget 2018* on the theoretical sale of a $4m property.

	Property Transfer Tax Payable	
Portion of Fair Market Value	**Before Budget 2018**	**After Budget 2018**
0-$200,000	$2,000	$2,000
$200,000 - $2,000,000	$36,000	$36,000
$2,000,000 - $3,000,000	$30,000	$30,000
$3,000,000 +	$30,000	$50,000
Total Property Transfer Tax Payable	**$98,000**	**$118,000**
Net difference due to tax change	*$20,000*	

Market Impact

Statistics from the Multiple Listing Service ("MLS") show that there were a total of 6 property sales in the City of Kelowna in 2017 with a sale price of over $3,000,000. In 2016 there were 14 sales that exceeded this threshold within the City, and in 2015 there were 8. The cumulative impact of *Budget 2018* on these historical sales would been in the range of $150,000 to $300,000 per year, as shown below.

	2015	2016	2017
Residential sales > $3m	8	14	6
Cumulative difference in PTT due to Budget 2018	$325,000	$250,000	$160,000

Assuming the number and value of future sales in excess of $3m is in line with historical trends, the overall impact of Budget 2018 on Property Transfer Tax revenue collected from that portion of sales in excess of the $3m threshold may be in the range of $200,000 to $300,000 per year.

Potential Implications

The implications of the changes to the property transfer tax rate on the Kelowna real estate market and the overall community are anticipated to be relatively nominal. The reasons for this are three-fold:

1. The portion of residential properties affected by the change is a small sub-set of the overall market (less than 1%).

2. The impact of the change on those properties that are affected constitutes a small portion of the overall acquisition price (an additional $20,000 on a $4m acquisition); as a result, the change is not likely to act as a deterrent to those individuals engaged in these type of sales.

3. The increase to the property transfer tax rate will be implemented on a province-wide basis; as such, there will be no incentive to make an acquisition in a different area of the province to avoid the impact of this tax.

Summary

- The proposed changes to the property transfer tax rate are not expected to have a material impact on the local real estate market, or the larger community.

FOREIGN BUYERS TAX

Description

In addition to the property transfer tax, *Budget 2018* dictates that foreign nationals, foreign corporations and taxable trustees must pay an additional tax on residential properties that transfer within specified areas of the province[2]. Prior to *Budget 2018*, the foreign buyers tax applied only to Metro Vancouver, and the applicable tax rate was 15% of the fair market value of the property. *Budget 2018* increased the tax rate from 15% to 20% of the property's fair market value, and expanded the applicable areas to include the following:

- Capital Regional District;
- Fraser Valley Regional District;
- Greater Vancouver Regional District;
- Regional District of Central Okanagan; and,
- Regional District of Nanaimo.

The following municipalities are included within the Regional District of Central Okanagan:

- Lake Country;
- Kelowna;
- Peachland; and,
- West Kelowna.

[2] A foreign buyers tax is one of a number of policies available to governments to limit non-resident owner of residential property. A summary of initiatives limiting and restricting investment to foreign non-residents is shown in Appendix A.

Intended Purpose

The stated purpose of the foreign buyers tax is to ensure foreign buyers contribute more for the high quality of life they enjoy when they move to the province.

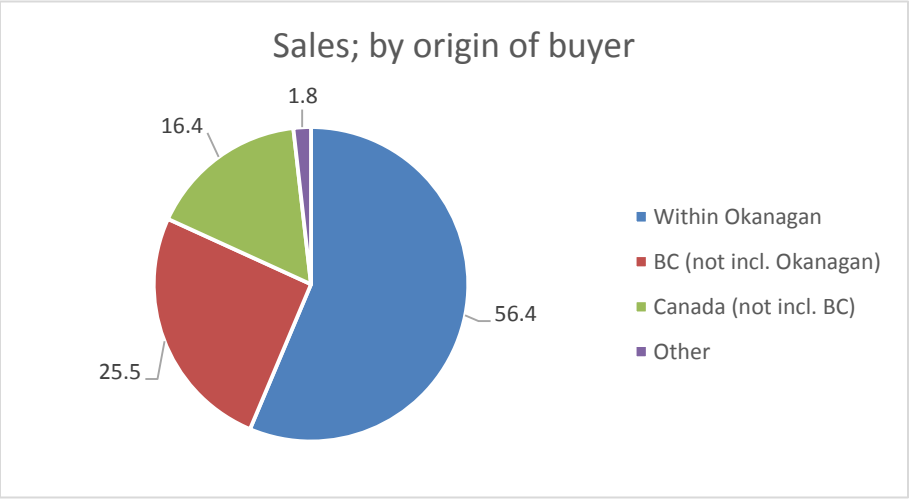
Property Specific Impacts

As a result of *Budget 2018*, a 20% one-time, transaction tax will apply to non-domestic purchasers of residential property within the City of Kelowna. As shown in the table below, the impact of this additional tax on each of the three typical property types within Kelowna is significant.

	Typical Condo	Typical SF Home	Waterfront Home
Market Value	$332,000	$680,000	$3,000,000
Tax Rate	20%	20%	20%
Additional Tax	$66,400	$136,000	$600,000

Market Impact

According to the Okanagan Mainline Real Estate, buyer statistics in 2017 (by origin) are as follows:



The 2017 data aligns with historical averages which suggest that approximately 2% of residential purchasers within the Okanagan Region are from outside of Canada[3].

According to the MLS, there were approximately 3,400 residential property sales in the region in 2017. There were approximately 4,000 residential property sales in 2016 and 3,200 in 2015. In addition to MLS based sales, anecdotal evidence suggests approximately 15% of sales are non-MLS based (e.g. for sale by owner, direct sale by developer, etc.). Assuming 2% of residential transactions were completed by non-domestic purchasers, the total number of acquisitions of Kelowna residential real estate by foreign entities over the last three years is summarized as follows:

[3] See Appendix B

	2015	2016	2017
Residential MLS Sales	3,200	4,000	3,400
Residential Non-MLS Sales	480	600	510
Total Residential Sales	**3,680**	**4,600**	**3,910**
Estimated Number of Foreign Buyers	74	92	78

The anticipated impact of the inclusion of Kelowna within the specified area to which the Foreign Buyers Tax applies are twofold:

1. Negative impact on sales due to a reduction in purchases by foreign buyers; and,

2. Increased taxation revenue due to implementation of foreign buyers tax on the sales by 'foreign' buyers that do occur.

Reduction in Purchases by Foreign Buyers

Statistics from the Metro Vancouver region suggest that the number of foreign buyers decreased by approximately 75% when the Foreign Buyers Tax was first implemented in that region in August of 2016[4]. However, this reduction was short-term in nature and much of the foreign buyer market has returned. Assuming the same ratio holds for Kelowna, the number of foreign buyers is anticipated to decrease from around 70-90 per year to approximately 20-25 per year, as shown in the table below.

	2015	2016	2017	2018 (f)
Total Residential Sales	3,680	4,600	3,910	4,000
Est. Number of Foreign Buyers	74	92	78	25

Estimated Tax Revenue Generated in Kelowna

Based on the typical market value of a single family home in Kelowna, the anticipated additional tax revenue generated as a result of *Budget 2018* can be calculated as follows:

(number of sales) x (typical price per sale) x (tax rate)
25 x $680,000 x 20%
$3,400,000 per year

Note that the estimated additional tax revenue could be substantially higher if either more foreign buyers continue to be active in the local market (i.e. the reduction in foreign buyers is less than 75%), or if the average purchase by a foreign buyer is not reflective of the average single family home price of $680,000. If either of these assumptions are too conservative, the net taxation impact of this tax could increase substantially.

[4] See Appendix C

Potential Implications

Given the annual sales volume of +/-4,000 residential units, the anticipated "loss" of 50-70 sales per year to non-domestic purchasers is not anticipated to have a significant impact on overall market supply/demand conditions within the community. Nevertheless, there are a number of important factors to be aware of with respect to the foreign buyers tax:

- While a significant portion of local real estate market participants buy *and sell* as part of their market activity (e.g. family selling townhouse to upside to a single family home or empty nesters selling single family home to downsize to a condominium), the loss of foreign buyers represents loss of 'pure' additional demand on the local housing market. As such, the loss of 50-70 sales may have a disproportionate – though still relatively minor – impact on the local market.

- Anecdotal evidence suggests that foreign buyers target higher-end or luxury type properties. Given the limited demand for properties of this nature, the foreign buyers tax may have a material impact on the luxury market within the City.

- Given that the foreign buyers tax is applicable to specific communities within the province, implementation of *Budget 2018* may cause foreign buyers to pursue acquisitions in nearby, or similar communities, not impacted by the tax. For instance, following the implementation of the foreign buyers tax in Metro Vancouver, the ratio of foreign buyers in the Capital Region (which was not impacted by the original tax) appeared to increase[5]. Similarly, the proposed implementation of the tax within Kelowna may result in increased foreign buyer activity in nearby communities such as Vernon, Penticton, or Kamloops.

- The foreign buyers tax may have a negative impact on the City of Kelowna's international reputation as a community that seeks to attract and welcome a diverse array of market participants.

Summary

- While the foreign buyers tax is not anticipated to have a significant impact on the local real estate market, or the larger community as a whole, certain areas of the market – particularly luxury properties – may be disproportionately impacted.

- As a result of the magnitude of the foreign buyers tax (20% of the fair market value of the property), revenue collected by the provincial government from the sale of properties within the City of Kelowna will likely be substantial. Conservative revenue estimates are in the range of $3.5m - $5m per year.

- The most significant effect of the foreign buyers tax will likely be the negative impact on the City of Kelowna's overall reputation and desirability as a destination for international buyers. The

[5] See Appendix D

effects of this may reach beyond the real estate market and impact the local economy as a whole, due to the associated loss in business and commercial investment.

SPECULATION TAX

Description

Budget 2018 introduces a speculation tax that targets foreign and domestic speculators in BC. The speculation tax will apply to the Metro Vancouver, Fraser Valley, Capital and Nanaimo Regional District, as well as the municipalities of Kelowna and West Kelowna. The Province will administer the new speculation tax outside of the property tax system and property tax cycle.

In 2018, the tax rate will be $5 per $1,000 of assessed value. In 2019, the rate will increase to $20 per $1,000 of assessed value.

The majority of BC homeowners will be exempt from this tax via three identified exemptions:

1. Exemptions for principal residences
2. Exemptions for qualifying long-term rental properties
3. Exemptions for certain special cases

For those BC residents to which the above exemptions do not apply, a non-refundable income tax credit will help offset the impact of the speculation tax. At the time of publication of this report, information regarding the terms relating to these exemptions, particularly, what will constitute a long-term rental, were not available.

Intended Purpose

To temper speculation and the associated distortion of the provincial housing market.
To encourage homeowners to add their vacant properties to the province's long-term housing stock.

Property Specific Impacts

The table below summarizes the impact of the speculation tax on three typical properties types within the City of Kelowna. Note that as previously discussed, the speculation tax rate is proposed to increase from 0.5% of assessed value in 2018, to 2% of assessed value in 2019 (and in subsequent years).

	Typical Condo	Typical SF Home	Waterfront Home
Market Value	$332,000	$680,000	$3,000,000
Annual Property Tax (approximate)	$1,800	$3,600	$16,000
Annual Speculation Tax	**$6,640**	**$13,600**	**$60,000**

Market Impact

The proposed Speculation Tax is anticipated to impact the Kelowna market in three distinct ways, as further discussed below.

#1 – Impact on BC resident home-owners that do not qualify for an exemption

Original wording in *Budget 2018* suggested that BC residents that do not qualify for one of the tax exemptions (e.g. Vancouver resident who owns a non-primary residence in Kelowna that is not rented out long-term) will get relief from the new tax in the form of income tax credits that helps offset the tax. Further to public concern regarding the whether or not the tax credits would off-set all or a portion of the speculation tax, it appears that the provincial government is now considering ensuring that British Columbians that pay income tax in BC are not subject to the speculation tax.

#2 – Impact on buyers from outside of BC

Based on the total of 3,910 residential property sales in 2017, and based on the estimated 18.2% of purchasers that were either outside of BC or outside of Canada, an estimated 712 units were purchased in the Kelowna area by non-BC residents. While it is expected that the majority of these purchasers would either eventually move to BC or rent their units long-term, the proposed speculation tax will likely deter a portion of these 712 individuals from purchasing in Kelowna. If one considers that there remains 1in3 to 1in4 purchasers that are removed from the market as they would not be willing to rent their unit or do not intend to reside in Kelowna, this would have a decrease in unit demand of 33% to 25% of the 712units. The loss of 235 units (at the high end) may represent a moderate loss of 6% of the 3,910 residential property sales in the Kelowna area. This potential unit demand decrease is not linearly proportionate to a commensurate decrease in pricing, particularly in light of the current sellers' market for real estate in Kelowna.

#3 – Impact on residential vacancy in Kelowna

As stated in *Budget 2018*, one of the key intentions of the speculation tax is to encourage home-owners to add their vacant properties to the local rental housing stock. Based on the 2016 census data, of the 57,433 private dwellings in the City of Kelowna, approximately 3,530 (or 6.1%) were unoccupied. Statistics Canada identifies unoccupied dwellings in the 2016 Census are defined as "unoccupied" or "occupied solely by foreign residents and/or temporary present residents". Of these 3,530 units, a significant portion are owned by BC residents who will likely not be affected by the speculation tax, due to the proposed income tax credit. Estimating a 50% BC-ownership rate of the occupied units suggests that 1,765 unoccupied units are owned by non-BC residents. These individuals will have four primary choices with respect to the speculation tax:

- Sell the property;
- Move to Kelowna and occupy the property;
- Make the unit available for rent; or,
- Pay the tax.

Assuming somewhere between 25-50% of non-BC owners decide to make their property available for rent in the local market, between 450 and 900 rental units would be added to the local market. The current inventory of rental units in Kelowna is 17,136. All things being equal, this supply increase would represent a 3-5% increase in the number of units available on the market.

Potential Implications

Key implications with respect to the proposed speculation tax are summarized below:

- The tax may have limited impact on addressing speculative purchases in the form of property flipping. The proposed tax is based on an annual assessment and is not transactionally based (e.g. a "true" speculation transfer tax). The short term nature of such speculation holdings (via property resales or 'flips') may limit the tax's intended consequences. Conversely, a tax based on annual assessment encourages property speculators to flip the property sooner to avoid the ongoing tax and does not address the market distortion caused by property flipping.

- The speculation tax appears to act more like a vacant home tax than its intended purpose of addressing speculation in the marketplace. If the goal of the tax is to address speculation, other, arguably more effective, tools are available.

- The speculation tax targets those holding property from outside of the province and encourages them to either rent the property, move to the province, or divest the property to a local.

- Market data suggest that the speculation tax will have a moderate impact in reducing purchases of Kelowna residential real estate by out of province buyers.

- Despite the anticipated moderate quantitative impact, qualitative factors around perception and uncertainty could have a significant impact on the local community. The associated implication that out-of-province buyers are not welcome in certain communities compared to others, and the uncertainty around tax rules until they have been fully adopted, may have a significant impact on Kelowna's real estate market in 2018. This was demonstrated in Vancouver with the introduction of the foreign buyers tax. Providing clarity on the speculation tax in an expedient manner, and treating all areas across the province equitably with the tax would help mitigate this impact.

- Inequity of areas impacted by the speculation tax will drive buyers to certain municipalities at the expense of others. Opportunities lost to Kelowna as a result of the speculation tax will likely benefit the neighboring communities of Lake Country, Vernon, and Penticton, as they are not subject to the tax. It is conceivable that an entrepreneur would choose to setup a business, technology focused or otherwise, near their secondary residence as they transition to a new community. This would put Kelowna and West Kelowna at a disadvantage in attracting these entrepreneurs compared to other areas of the region.

- The tax may have a positive impact on the availability of rental housing, with a focus on the higher end of the housing spectrum. Based on data provided from Statistics Canada,

implementation of the speculation tax could result in a reasonable number of units currently vacant being added to the local seasonal rental housing stock.

Summary

- The speculation tax's intention to temper demand and housing prices may have a different effect in the Okanagan than in the Lower Mainland, due to a different buyer demographic.

- From the perspective of solely achieving the goal of reducing speculation, the concept of an ongoing tax based on assessment value is likely not the best tool to address "flipping" of real estate.

- The proposed speculation tax will have an impact much more reflective of a vacancy tax. Without a more thorough analysis and consultation on the impact of a vacancy tax in the Okanagan, there will very likely be unintended economic consequences.

- Uncertainty of the tax changes will likely cause a significant decrease in out of province purchasers due to perception, lack of clarity, and concerns that the tax rules may change again in the coming years.

- UBCM has identified the need to manage speculative demand in their policy paper, A Home For Everyone: A Housing Strategy for British Columbians. The document identifies targeted needs and recommendations of how to address concerns in a collaborative manner. Excerpts from the UBCM policy paper are included in the addendum to this memorandum.

CONCLUSION

Budget 2018 introduced three significant real estate tax changes. While it is anticipated that the proposed foreign buyers tax and the increase in the luxury tax rate will have limited impact on the local market, the proposed speculation tax, in its current form has the potential to have a significant impact. Unfortunately, due to its structure, the speculation tax is not likely to be successful in reducing speculation and 'flipping' of property in the housing market. Instead, the speculation tax will have its greatest impact as a vacancy tax, once the terms of the new tax are clearly defined. In the meantime, the lack of clarity and perception of the tax will have a negative impact on the local real estate market from out of province purchasers.

Internal Circulation:

Divisional Director, Financial Services
Divisional Director, Corporate Strategic Services
Divisional Director, Community Planning and Strategic Investments

Considerations not applicable to this report:
Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:

Existing Policy:
Financial/Budgetary Considerations:
Personnel Implications:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation:

Submitted by: J. Saufferer, Real Estate Services Manager

Approved for inclusion: D. Edstrom, Strategic Investments Director

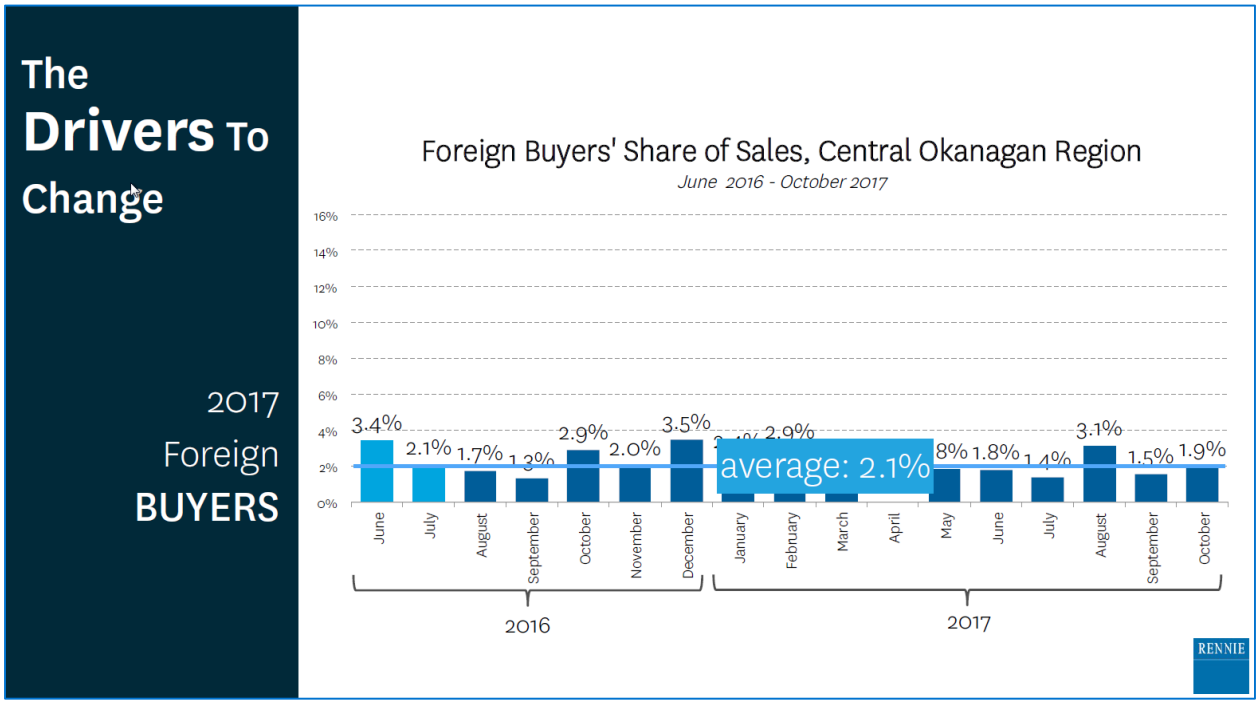
Appendix A - Approach to Non-Resident Ownership of Real Estate, by Jurisdiction

	COUNTRY	APPROACH TO NON-RESIDENT OWNERSHIP OF REAL ESTATE
RESTRICTORS AND LEVIERS	Australia	Foreign non-residents are generally not permitted to purchase established dwellings for residential, vacation, or rental homes, although consent may be granted if the property purchase will result in a genuine increase of the housing stock. Foreigners selling property in three states are subject to stamp duties. Victoria also imposes an absentee surcharge on non-resident-owned dwellings left vacant for more than six months.
	China	Foreigners in many parts of China are required to prove they have been residents and/or employees of a local company for a number of years in order to obtain the right to use the land. Different regions also impose financial duties on foreigners purchasing a home, such as requiring up-front payment of two years' income tax or social security contributions.
	Hong Kong	Non-permanent residents are charged various stamp duties on residential property acquisitions and on additional levies on properties sold within three years. In addition, under the "Hong Kong Property for Hong Kong People" policy, foreigners are prohibited from buying homes in certain areas of the city.
	Singapore	Foreigners are prohibited from owning landed residential property; however, there are no limits placed on foreign ownership of private apartments and condominiums. Special permission to purchase landed residential property may be granted to those that make "adequate economic contribution" to Singapore. Non-residents are subject to a 15% Additional Buyer's Stamp Duty when purchasing any type of residential property as well as a Sellers Stamp Duty on residential properties sold in less than four years.
RESTRICTORS	Switzerland	Foreigners are prohibited from purchasing residential real estate without special authorization from relevant authorities. A quota of permits is made available to foreigners purchasing secondary/vacation homes in designated tourist areas.
	Denmark	Anyone without a permanent address in Denmark or who has not been a resident for at least five years is required to seek permission of the Minister of Justice in order to acquire real property in Denmark as either a full-time residence or a secondary/vacation home.
	New Zealand	Foreigners are required to register all real estate acquisitions with the New Zealand government, but there are no restrictions on foreigners purchasing residential property unless the property is on land considered to be sensitive. Non-residents' applications to purchase such land, protected for environmental, cultural or historical reasons, are assessed on a case-by-case basis.
	Mexico	There are no restrictions on foreigners purchasing and owning residential property in Mexico, although there are special requirements for land located along Mexican borderers and coastlines. In these areas, non-residents are only able to purchase land by way of a 50-year renewal trust agreement with a Mexican bank (i.e., a fideicomiso) whereby the foreign purchaser retains all rights, responsibilities, and privileges of ownership, but the bank holds legal title to the land.
	Costa Rica	Foreigners have equal rights as residents to purchase, own and sell residential real estate in all areas except beachfront properties.

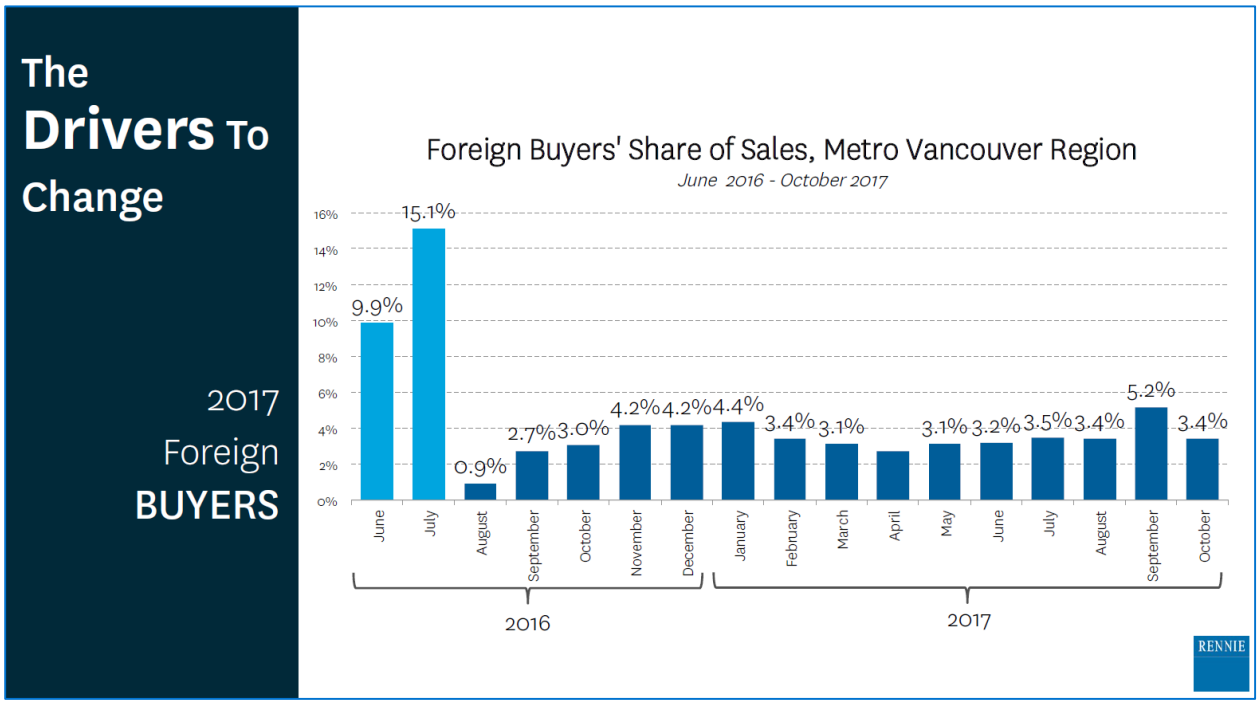
LEVIERS	United States	Properties sold, exchanged, gifted, transferred, or liquidated by a foreigner are subject to a withholding tax of 15% of the selling price. In many states, additional withholding obligations apply.
	United Kingdon	Non-resident homebuyers pay up to 28% in capital gains tax upon selling property in the UK. In some areas, absentee owners are subject to a 50% surcharge on local council tax for homes left empty for more than two years.
OPEN DOORS	Japan	There are no restrictions placed on non-residents purchasing or owning residential property/buildings. Unless they intend to use the property for a family/employee residence or as a place of business, foreigners are just required to notify the Minister of Finance of property acquisitions.
	Nicaragua	Foreigners have equal rights under the law to purchase, own and use property without limitation.
	France	There are no restrictions on foreigners acquiring residential real estate. Differential capital tax levies for foreigners have recently been abolished.

Source: Real Estate Institue of BC; Policies on Non-resident Property Ownership

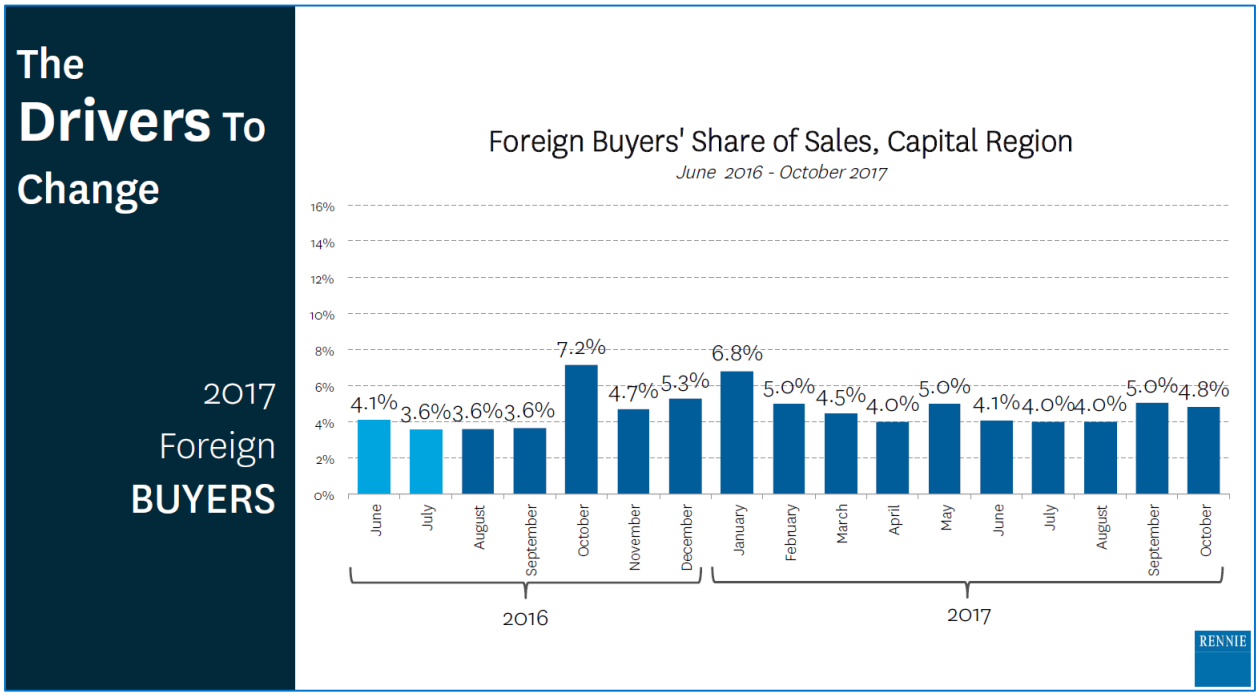
Appendix B - Foreign Buyers' Share of Sales, Central Okanagan Region



Appendix C - Foreign Buyers' Share of Sales, Metro Vancouver Region

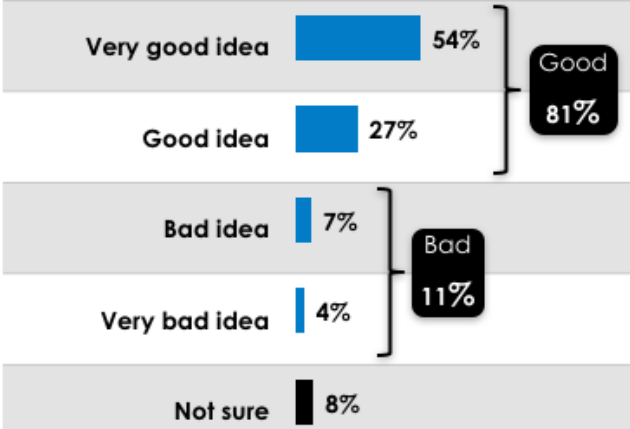


Appendix D - Foreign Buyers' Share of Sales, Capital Region



Appendix E – Insights West Poll

Do you think each of the following items included in the Government of British Columbia's budget is a good idea or a bad idea? – *Introducing a "speculation tax" of 2% of a property's assessed value for vacant homes whose homeowners pay no income tax in BC*



	Primary Residence		Vote in 2017 Election		
	Rent	Own	BC Liberals	BC NDP	BC Greens
Very good idea	61%	53%	44%	64%	59%
Good idea	24%	29%	31%	26%	20%
Bad idea	4%	7%	10%	3%	11%
Very bad idea	1%	6%	8%	2%	4%
Not sure	11%	4%	8%	5%	7%

Simplified *Understanding*

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Insights West

EXECUTIVE SUMMARY

British Columbia needs to change its approach to housing policy.

We need actions to address the key issues behind the current crisis in affordability.

These issues are:

1. ***Too little rental housing is being built***
   For decades, British Columbia and federal housing policy has placed a priority on homeownership. Current housing price levels are forcing a new approach as homeownership is simply out of reach for many households across the province, whether in urban centres, resource dependent communities or tourist dependent communities. Building additional purpose-built rental housing will increase the variety of housing options for British Columbians and presents a viable short to mid-term approach to improving affordability.

2. ***Housing prices need to be stabilized***
   Available data suggest that housing prices have been driven up by investor demand and speculation. While this has created wealth for existing homeowners, it has also placed the possibility of purchasing a home out of reach for many British Columbians. This in turn creates pressure on the rental stock and other forms of housing, increasing competition for an ever-smaller number of units for moderate to low-income individuals and families. All too often these options run out and too many people face the reality of homelessness. People deserve housing options aligned with incomes in their communities. Taxation measures to address both foreign and domestic speculation should be considered to stabilize housing prices.

3. ***Too many people become homeless and stay homeless for too long***
   While appropriate services must be provided to those who are currently homeless, research suggests that relying primarily on such services while ignoring pathways into and out of homelessness is both expensive and ineffective. Effectively addressing homelessness will require a broader perspective, encompassing poverty reduction and mental health, among other factors.

4. ***All orders of government need to work together***
   Governments, be they federal, provincial or local, have not fully gauged the magnitude of this issue as it has been building. It is now at a scale where all orders of government are going to need to creatively and collaboratively use the full array of tools available to them. As part of this, we recognize the need for local governments to be ready, willing partners in finding solutions.

We have identified four major policy shifts as priority action areas that span a continuum from addressing homelessness, through to creating substantial new rental housing stock, and stabilizing the ownership market so that the possibility of homeownership once again becomes realistic for a greater number of British Columbians:

1 *A Rental Housing Strategy*

This would substantially increase the amount of rental housing available to British Columbians over the next decade. We agree that the provincial government's stated commitment of 114,000 units over 10 years is approximately what is needed, and provide recommendations for how this can be done while respecting the diverse needs of local communities.

2 *A Demand Managment Strategy*

The purpose of this strategy would be to adopt an evidence-based approach to address both foreign and domestic speculation. This approach should have the short-term goal of stabilizing housing prices, and the long-term goal of increasing the diversity of housing options to ensure that affordable options are available to British Columbians.

3 *A Comprehensive Homelessness Strategy*

The emphasis of this strategy is to prevent, not manage, homelessness, through comprehensive measures to address poverty, mental health, addiction and other key drivers of homelessness. It would be designed around substantially reducing the number of people who are homeless by reducing pathways into homelessness and increasing pathways out of homelessness while continuing to provide appropriate services to those who are currently homeless.

4 *An All Government Approach Towards Housing Affordability*

Local governments welcome the direction and commitments that the federal and provincial governments are now making in housing. Local governments understand the diverse needs at the community level and are here to collaborate and advance housing with the federal and provincial governments for the provision of affordable housing solutions.

In implementing these shifts, we emphasize the importance of retaining local choice, to ensure that the specific needs of individual communities are met.

2. MANAGING SPECULATIVE DEMAND

The narrative surrounding the affordability crisis has in recent years been almost exclusively framed as deriving from limits on housing supply. This argument has intuitive appeal because it points towards the supposedly simple solutions of reducing development processing times and associated fees (see above topic boxes). What it ignores is a substantial body of evidence built up over a decade highlighting the role of speculative demand – both foreign and domestic – in driving prices upwards. This not only impacts home ownership, but by driving ownership out of the reach of many households, it creates additional pressure on already limited rental and affordable housing stocks, resulting in a ripple effect across the housing continuum.

Because excessive demand is driven by global flows of capital looking for a place to park, it is not a problem unique to B.C.[4], but has also driven prices upwards in global city regions such as London, Singapore, Melbourne and others. This in turn has led to an international body of policy development and research that can be drawn upon when considering the effectiveness of alternative policy solutions.

This body of evidence points towards three interrelated policy directions:

1. The effectiveness of taxation tools in moderating prices.
2. The likely need to employ multiple tools and/or make adjustments over time to ensure the desired impacts and balance the following objectives:
    a. ensuring a soft landing for investors that have a substantial portion of their savings tied up in real estate,
    b. minimizing the impact of increased transaction costs on those truly in need of increased affordability,
    c. closing loopholes to limit tax avoidance,
    d. potentially expanding the geographic scope of implementation to limit spill-over effects between regions, and
    e. potentially adjusting rates upwards to address weakening impacts over time as a tax becomes viewed as a cost of business.
3. The need for high quality data to guide decision-making and policy development.

In recognition of these policy directions, it is recommended that the federal and provincial governments follow an evidence-based approach to demand management that includes the following components:

- ***2.1 Taxation tools to address speculation-*** These tools should be adopted with the short-term goal of stabilizing prices, and the long term goal of increasing the diversity of housing options to ensure that affordable options are available to British Columbians:

- ***2.2 Taxation to address foreign Investment pressures on demand:***
  - Remove condominium presale exemptions from the existing foreign-buyers tax to ensure equity,
  - Revisit the foreign buyers tax rate to ensure that it is sufficient to curb rebounding rates of demand and potentially expand the geographic scope of implementation to limit spill-over effects between regions, and
  - Require declaration of beneficial ownership for transactions that are currently not registered at the Land Title Office (e.g. bare land trust agreements), to close a major loophole in the current foreign-buyers tax.

- ***2.3 Taxation targeting speculation more broadly (foreign and domestic):***
  - Review the existing property transfer tax, to:
    - make it more progressive – consider approximately maintaining current revenue levels from the tax while introducing a sliding scale of rates according to transaction cost,
    - dedicate revenues from the tax towards affordable housing, and
    - ensure regional equity in distribution of affordability funds – recognizing that residents of some areas will inevitably pay higher or lower tax rates on average.
  - Update Federal capital gains exemption regulations for primary residences, to:
    - limit the number of times they can be used, and
    - set a maximum value on the limit.

  It is recommended that these changes be applied going forward (non-retroactively) so as not to penalize beneficiaries of past transactions.

- ***2.4 Consider penalizing rapid speculative resale-*** we recommend that the Province consider the application of a seller's tax that would penalize rapid speculative re-sale. Such a tax could decline to zero after a set period of time so as not to negatively impact long term residents selling their property. Alternately, consideration should be given to scaling the property transfer tax for the same purposes.

- ***2.5 Improved data collection, data development and data sharing-*** these are necessary to support evidence based policy and ensure accountability. It is recommended that the Province and federal government work together to address these needs, including:
  - Creation of a pre-sale registry.
  - Publication of aggregate data on pre-sales.
  - Investigation and follow-up on the findings of reports such as "Low Incomes and High House Prices in Metro Vancouver"[5] to identify additional data needs and actions to address tax avoidance in real estate.
  - Ensuring better co-ordination of agencies responsible for monitoring and regulating the relations between property transactions and capital flows, including CRA, FINTRAC, the banks, and the Real Estate Council of BC.

UBCM Resolution: Encouraging the Use of Residential Property for Housing - Victoria, 2017

Therefore be it resolved that the Province of British Columbia and Government of Canada take action to introduce effective fiscal and taxation tools to encourage the use of residential property to provide housing, and discourage speculation, "flipping," commodity investment and other market distortions that contribute toward a sharp escalation in the price of housing;

And be it further resolved that the Province of British Columbia adjust the (1) Property Transfer Tax and (2) Capital Gains Tax Exemption for primary residences, to encourage residential occupancy and discourage speculation, including the option of a phased-in Capital Gains Tax exemption for primary residences that increases over time to encourage residential occupancy and discourage speculation, and guarantee a dedicated and fixed portion of revenues from Capital Gains, Property Transfer and Land Value Capture taxes for municipal affordable housing and transit infrastructure.

Short-Term Rentals

The proliferation of short-term rental opportunities through platforms such as Airbnb has had the impact of contributing towards demand by making investment in residential real estate more desirable, and further drawing down already limited long-term rental stock in communities across the province.

A range of regulatory approaches have been adopted by B.C. local governments – both in large urban areas, and smaller resort/tourist focused communities, including among others: Penticton, Tofino, Whistler, Richmond, Sechelt, Rossland, Nelson, Fernie and the Regional District of Okanagan-Similkameen.

Approaches include:

- Perhaps most commonly, business licenses are required for individuals seeking to rent out a property as a short-term rental (e.g. Nelson, Richmond, among many others).
- Regulations are often set in place for different classes of vacation rentals (e.g. Penticton), or for short-term rentals falling within different land use zones (e.g. Nelson).
- Non-compliance fines vary, but may be substantial (e.g. $1,000 per day in Richmond, $500 per day in Nelson).

While taking leadership on the situation through such approaches, local governments need support from other orders of government to address areas of regulatory uncertainty, to minimize enforcement costs, and to ensure tax fairness. We recommend that the Province:

- ***2.6 Investigate options for regulating short term rentals-*** The Province should investigate, in consultation with local governments, options for regulating short term rentals with the goals of:
  - enforceability,
  - retaining local government choice, and
  - providing local governments with more clarity, and regulatory power where needed, to address uncertainty regarding the applicability of business license approaches to companies like Airbnb, particularly where these platforms are based outside of the local government in question.

Options for consideration should include:

- *Adoption of platform accountability-* requiring that all hosts have a license or permit and only allow websites like Airbnb to list and advertise properties that have a permit number ('Platform accountability', approach favoured by Fairbnb[6]).
- *Placing a cap on the number of days per year a property is rented as a short-term rental-* requiring that short-term rental platforms automatically delist property listings that host beyond a specified upper limit of rental nights (e.g. 60 as in Amsterdam).

- ***2.7 Address tax fairness-*** We recommend that the Province investigate and implement policy to address the current tax fairness issue whereby residential properties currently used for commercial purposes as short-term rentals cannot be subject to property taxation that properly reflects the use of the property.

- ***2.8 Good practices for short-term rentals-*** We recommend that the Province create a good-practices guide for local governments to raise awareness of existing approaches to regulation of short-term rentals.

UBCM Resolution: Split Classification for Short Term Commercial Accommodation - Tofino, 2017

Therefore be it resolved that the Province amend legislation so that all residential properties used for short-term overnight accommodation be eligible to be split-classified between Class 1 and Class 6 [to reflect the dual residential and commercial use of properties], and that classification methodology for short-term rentals be developed in consultation with stakeholders.

BC Budget 2018

Proposed Tax Changes: Impact & Analysis

Overview

- *Budget 2018*
  - Background and intentions
- Discussion & Analysis
  - Luxury tax
  - Foreign buyers tax
  - Speculation tax
- Conclusion

City of Kelowna

Increase in Luxury Tax Rate

<u>What</u>

Increase in property tax rate for that portion of fair market value >$3m from 3% to 5%.

<u>Why</u>

Stabilize the housing market.

City of Kelowna

Increase in Luxury Tax Rate - Analysis

	Property Transfer Tax Rate	
Portion of Fair Market Value	Before Budget 2018	After Budget 2018
0-$200,000	1%	1%
$200,000 - $2,000,000	2%	2%
$2,000,000 - $3,000,000	2%	2%
$3,000,000 +		

	2015	2016	2017
Residential Sales > $3m	8	14	6
Cumulative Difference in PTT due to Budget 2018	$325,000	$250,000	$160,000

City of Kelowna

Increase in Luxury Tax Rate - Implications

- Anticipated market impact: minor

- Rational:
  - Less than 1% of residential properties affected
  - Additional taxation is modest (compared to the overall transactional value)
  - Province-wide implementation

City of Kelowna

Foreign Buyers Tax

<u>What</u>

Non-resident tax of 20% of fair market value of property.

<u>Why</u>

Ensure foreign buyers contribute more for the high quality of life they enjoy.

City of Kelowna

Foreign Buyers Tax - Analysis

- Impact on typical property types:

	Typical Condo	Typical Single Family Home	Waterfront Home
Market Value	$332,000	$680,000	$3,000,000
Tax Rate	*20%*	*20%*	*20%*
Additional Tax	$66,400	$136,000	$600,000

City of Kelowna

Foreign Buyers Tax - Analysis

- Size of market: ~2% of sales
  - = ~80 units/year out of 4,000 units/year sold in Kelowna
- Anticipated reduction in volume due to tax
  - Short-term decrease of 50%-75% of unit sales
  - Decrease likely not permanent

	2015	2016	2017	2018 (f)
Total Residential Sales	3,680	4,600	3,910	4,000
Est. Number of "Foreign" Purchasers	74	92	78	

Avg. of 80 units/year

decrease to

City of Kelowna

Foreign Buyers Tax - Implications

- Anticipated market impact: minor
  - Greater impact on luxury/high-end market
  - Reputational risk

- Rational:
  - Relatively small decrease in sales volume: 50-75 units/year.
  - Foreign buyers traditionally target higher-end properties.
  - Demand may shift to areas outside of tax implementation zone.

City of Kelowna

Speculative Tax

<u>What</u>

Annual tax of 2% of assessed value of non-exempt properties.

<u>Why</u>

(1) Temper speculation and associated distortion of housing market.

(2) Encourage homeowners to add vacant properties to long-term housing stock.

City of Kelowna

Speculation Tax - Analysis

- Speculation tax vs. vacancy tax
- Tax rate: $20 per $1,000 of assessed value (2%)

	Typical Condo	Typical SF Home	Waterfront Home
Market Value	$332,000	$680,000	$3,000,000
Annual Property Tax (approximate)	$1,800	$3,600	$16,000
Annual Speculation Tax	**$6,640**	**$13,600**	**$60,000**

- Applicable exemptions:
  - Principle residence
  - "Long term" rental property
  - Special cases

City of Kelowna

Speculation Tax - Analysis

<u>Impact #1:</u>

Non-exempt BC resident home-owners

- Likely no impact:
  - Income tax credit to off-set all/portion of speculation tax
  - Potential exemption for BC residents
- Details still forthcoming

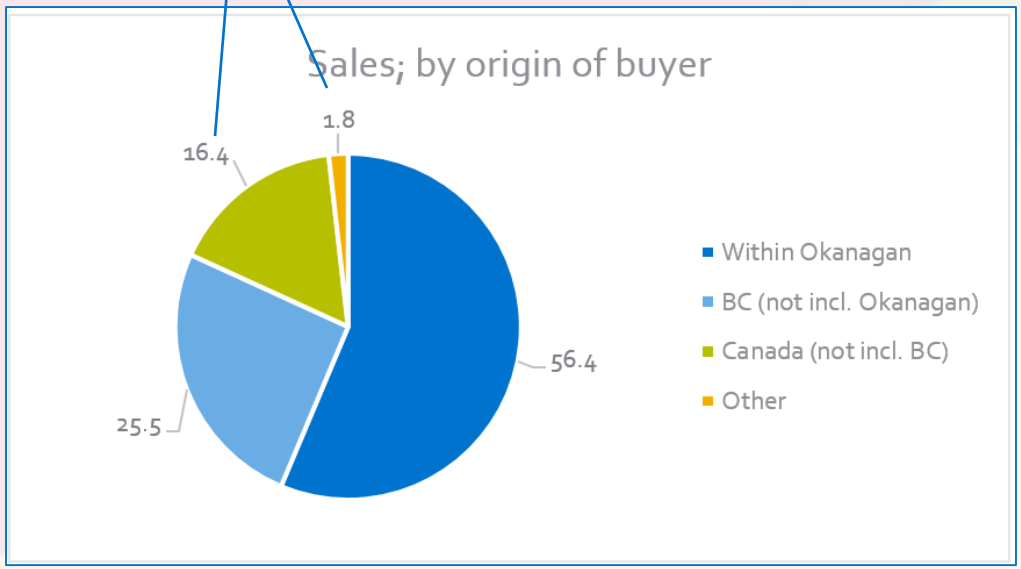
City of Kelowna

Speculation Tax - Analysis

<u>Impact #2:</u>

Buyers from outside BC

- Comprise ~18.2% of total market



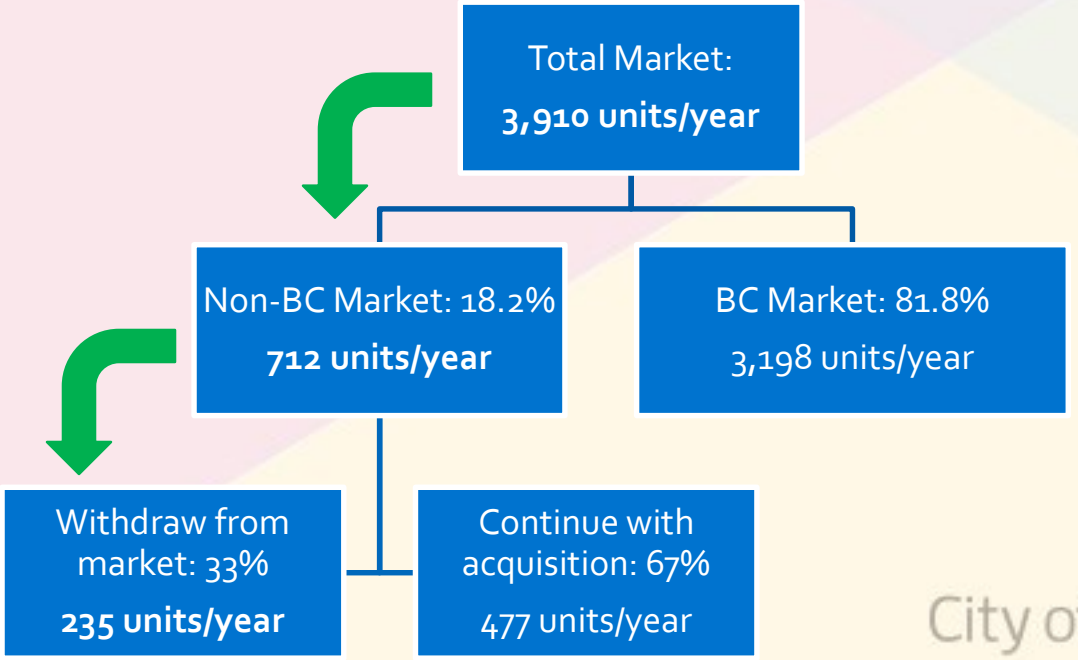
City of Kelowna

Speculation Tax - Analysis

<u>Impact #2:</u>

Buyers from outside BC

- potential loss of ~235 units/year



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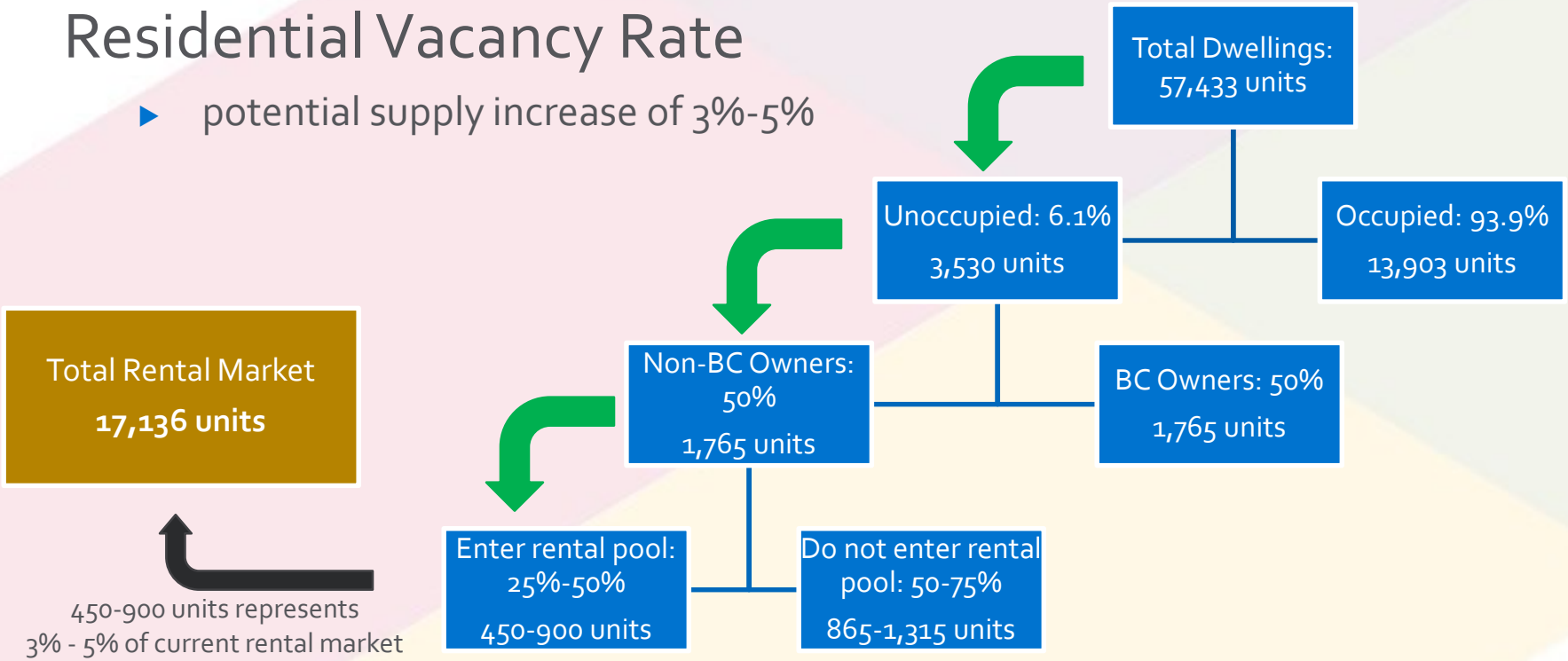
Speculation Tax - Analysis

Impact #3:

Residential Vacancy Rate

- potential supply increase of 3%-5%



City of Kelowna

Speculation Tax - Implications

- Moderate *quantitative* impact on local real estate market
  - Loss of up to 235 units/year out of 3,910 unit sales/year (~6%)
- Potentially significant *qualitative* impact on local market and economy
  - Uncertainty regarding impact of tax rules
  - Temper Kelowna's reputation as a welcoming & open community

City of Kelowna

Speculation Tax - Implications

- Shift in buyer demand to adjacent, non-tax impacted communities
  - May benefit Lake Country, Vernon & Penticton
- Potentially material increase in rental housing stock
  - +3-5% of current inventory
- Limited impact on true 'speculative' market activity
  - Vacant home tax vs. speculation tax
  - Consideration of true speculation tax as recommended in UBCM document

City of Kelowna

Conclusions

- Luxury Tax Rate Increase
  - Limited impact on local market
- Foreign Buyers Tax
  - Limited impact on local market
    - Potentially material impact on key sub-markets (e.g. high-end & luxury properties)
- Speculation Tax
  - Probability of positive impact on rental market
  - Likely limited quantitative impact on real estate market
  - Potentially significant qualitative impact on real estate market & larger economy
    - Substantial market uncertainty
    - Negative reputational risk/tax 'stigma'
  - Unlikely to deter true speculation (i.e. "flipping")
    - vacancy tax vs. true speculation tax

City of Kelowna

Report to Council

Date: March 19, 2018

File: 1862-01

To: City Manager

From: D. Duncan, Manager, Parking Services

Subject: Complimentary Downtown Parking for 2018 Small Shop Promotion Days

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Recommendation:

THAT Council receives, for information, the report from the Manager, Parking Services, dated March 19, 2018, with respect to no-charge downtown parking on two (2) days in 2018;

AND THAT Council approves waiving on-street parking fees in the downtown area on the following two (2) dates:

Saturday, March 24, 2018
Saturday, November 24, 2018.

Purpose:

To obtain approval from Council to provide complimentary on-street parking in the downtown area on two (2) dates in 2018.

Background:

In 2017, Council approved complimentary on-street parking in support of the "Small Shop" initiative, at the request of the Downtown Kelowna Association (DKA). Off-street parking in most downtown area City-owned lots and parkades is currently no charge on Saturdays, with the exception of the Water St boat launch, Police Services and City Hall parking lots and during special events (that generally occur in the evening).

The Downtown Kelowna Association has requested the City's approval for complimentary downtown on-street parking again in 2018 to support the 6th year of their Small Shop program.

Financial/Budgetary Considerations:

Total estimated impact on downtown parking reserve contribution - $9,600 (Downtown on-street revenues in January 2018 averaged $4,800 per day)

External Agency/Public Comments:

Request letter received from the Executive Director of the Downtown Kelowna Association.

Communications Comments:

Press release will be issued to notify the public

Considerations not applicable to this report:
Internal Circulation
Legal/Statutory Authority
Legal/Statutory Procedural Requirements
Existing Policy
Personnel Implications
Alternate Recommendation

Submitted by: D. Duncan, Manager, Parking Services

Approved for inclusion: D. Edstrom, Director, Strategic Investments

Attachment: 1. Letter received from Ninette Ollgaard, Executive Director, Downtown Kelowna Association

cc: T. Wilson, Corporate Communications Manager

DOWNTOWN
KELOWNA

March 5, 2018

Dave Duncan
City of Kelowna
435 Water Street
Kelowna, BC V1Y 1J4

Re: Free Saturday Parking Request

Dear Dave Duncan,

Please accept this letter as our formal request to offer free Saturday parking in Downtown Kelowna to our visitors in conjunction with the 6th year of Downtown Kelowna Association's Small Shop program.

Downtown Kelowna recognizes that small businesses play a vital role in Kelowna's local economy by providing jobs and preserving the Downtown neighbourhood. The Downtown Kelowna Association will be coordinating two Small Shop promotional days in 2018 to promote shopping local, supporting small businesses and the local economy.

We kindly request complimentary Downtown Kelowna parking all-day on Saturday, March 24, 2018 and Saturday, November 24, 2018. This is an important value added initiative for our Downtown merchants. We appreciate the City's support and approval on this very important program.

Please do not hesitate to call if you have any questions or concerns. Thank you in advance for your time and attention to this request.

Sincerely,

Ninette Ollgaard EXECUTIVE DIRECTOR

Cc: Councillor Maxine Dehart

200 – 287 Bernard Avenue
Kelowna, British Columbia V1Y 6N2
downtownkelowna.com
T. 250.862.3515 F. 250.862.5204

Report to Council

Date: March 19 2018

File: 1810-30

To: City Manager

From: Robert Parlane, Parks & Buildings Planning Manager

Subject: Smith Avenue (Library Parkade) Offices Renovation and Fit Out

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Recommendation:

THAT Council receives, for information, the report from the Parks & Buildings Planning Manager dated March 19, 2018, with respect to Smith Avenue (Library Parkade) Offices Renovation and Fit Out;

AND THAT the 2018 Financial Plan be amended to include up to $625,000 from the Civic Facilities Reserve, for the renovation and fit out of the Smith Avenue offices;

AND FURTHER THAT the 2018 Financial Plan be amended to reduce the annual operating budget by $59,300 as outlined in the Financial/Budgetary Considerations section of this report.

Purpose:

To seek Council's approval to amend the 2018 Financial Plan in order to proceed with the renovation and fit-out of the Smith Avenue offices.

Background:

The space under consideration is the lease space located at the southwest corner of the Library Parkade. Since constructed, it has been used by several different tenants, the most recent was the Green Room Bistro, which closed in 2014. Located away from the main thoroughfare of Ellis Street, it is more challenging to lease as a retail space.

Known by a variety of names, it will be referred in this report as the Smith Avenue offices. The renovation of the Smith Avenue offices is the final phase of the Library Parkade addition, and its' reuse for municipal staff has now been identified as the best use for the future of this space.

A group of Active Living & Culture Division (AL&C) staff have been located at a leased space on Glenmore Drive since 2012. The term for this lease ended in December 2017, and was extended for an additional three months to the end of March 2018. There is no opportunity to

extend this lease further. Other staff from the AL&C team were located on Level 3 of City Hall, however this space is also required for the expansion of other departments.

The long-range space solution for up to fourteen AL&C staff is to house staff from Social Development, Strong Neighbourhoods, Cultural Services, Partnerships and Grants & Special Projects in the Smith Avenue offices. The remaining staff from the Glenmore location (Community & Neighbourhood Services) are being relocated to Parkinson Recreation Centre.

In the interim, the AL&C team are temporarily housed in offices in the Garden Level of City Hall.

The Smith Avenue offices are a favourable solution for the AL&C staff team for the following reasons:

- The location provides good public access and visibility for the important services provided by this team. It is also in close proximity to other public services located at City Hall and in the downtown core.
- Frequent relocations have been a challenge for this team in the past few years, both for staff and the public accessing these services. Moving into a space which is city-owned, rather than leased, reduces the likelihood of the team having to move again in the near future.
- Rather than having this team fragmented in multiple locations, they are housed together. Having staff from Social Development, Strong Neighbourhoods, Cultural Services, Partnerships and Grants & Special Projects co-located in one office facilitates: shared clerical support, operational synergies, and administrative efficiencies.
- For the first time since 2008/09, Cultural Services offices will be within the Cultural District. An accessible, storefront location creates more opportunities for interaction with the cultural community, and eliminates the need to commute for meetings. This will save significant staff time and expense.

The existing space is 140m^2, but long and thin with a 27.5m street frontage, and a high ceiling with a sloping soffit. The space requires significant work to bring it to current code for a basic shell, including insulation to the internal walls and soffit, new HVAC system, sprinkler system, new washroom, and new glazing and entrance door to one exterior bay. From this basic shell the fit-out works will provide four offices, a small four person meeting room, ten workstations and a small kitchenette. It also includes furniture, fixtures, security, data and other costs associated with the relocation.

The estimated cost for these total works is $625,000, which is split approximately $300,000 for the renovation of the shell, and $325,00 for the fit-out, furniture, equipment, etc. Due to the inherent risk of unknown problems associated with any renovation within an existing shell, and the volatility of today's construction economy, these estimates also include a 12% construction contingency. Should the contingency not be required, the funds would remain in the Civic Facilities Reserve.

Financial/Budgetary Considerations:

In the 2016 Financial Plan Council authorized renovations to the commercial unit at the Library Plaza Parkade in the amount of $160,000 to be funded from the Parking Reserve. The

intent was to recoup the costs over seven years through a market lease at approximately $23,000 per year. The current cost estimate identifies, due to the existing deficiencies, that this figure was insufficient to bring the space up to shell standard for lease, and that $300,000 would be necessary.

Staff have now determined that the existing commercial unit would be better utilized as office space for municipal use, so funding from the Parking Reserve is no longer appropriate as the City doesn't entertain internal rental transfer payments. Given the new use of the facility, staff are now recommending that the renovation and fit-out of the Smith Avenue offices be funded 100 per cent from the Civic Facilities Reserve.

Annual lease costs for the Glenmore Drive offices were approximately $48,000, with an additional $18,000 shared external operating costs (property tax, snow clearing, landscaping, etc) and $13,000 for utilities and internal maintenance. The ongoing utility and maintenance costs for the Smith Avenue offices are estimated at $19,700. Therefore, as of March 31, 2018 the City's Financial Plan will be amended by the difference of $59,300, as these funds are no longer required.

Internal Circulation:

Divisional Director, Infrastructure
Divisional Director, Financial Services
Divisional Director, Active Living & Culture
Divisional Director, Community Planning & Strategic Investments
Director, Strategic Investments
Financial Planning Manager
Partnerships Manager
Social Development Manager
Cultural Services Manager
Property Management Manager
Parking Services Manager
Infrastructure Operations Department Manager
Community Engagement Manager

Considerations not applicable to this report:

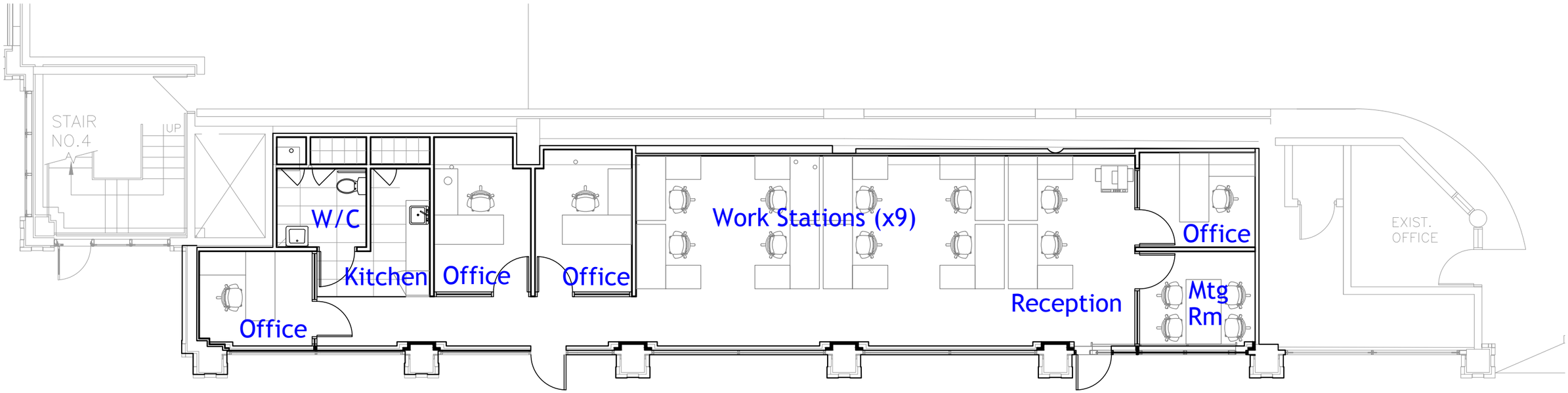
Legal/Statutory Authority
Legal/Statutory Procedural Requirements
Existing Policy
Personnel Implications
Communications Comments

Submitted by:
Robert Parlane, Parks & Buildings Planning Manager

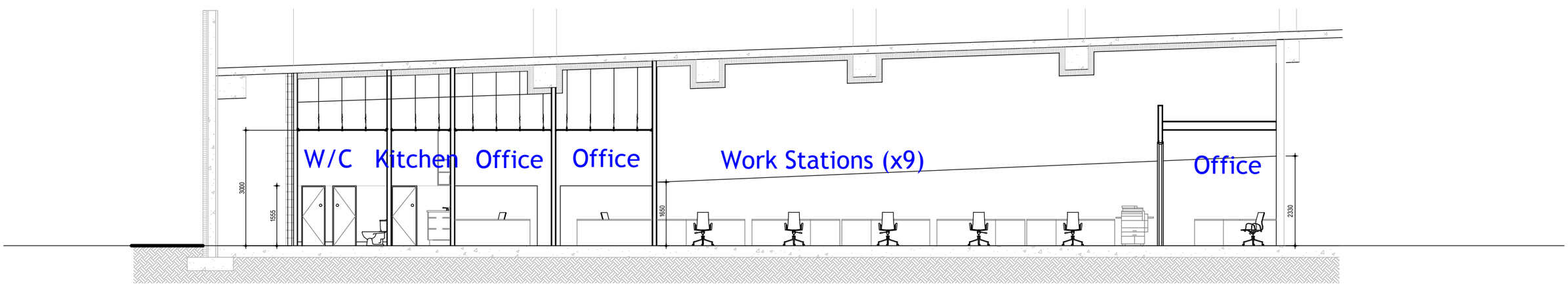
Approved for inclusion: Alan Newcombe, Divisional Director, Infrastructure

Attachment 1 – Smith Avenue offices – Floor Plan
Attachment 2 – Smith Ave Offices Presentation

cc: Divisional Director, Infrastructure
Divisional Director, Financial Services
Divisional Director, Active Living & Culture
Divisional Director, Community Planning & Strategic Investments
Divisional Director, Corporate Strategic Services
Director, Strategic Investments
Infrastructure Operations Department Manager
City Clerk



FLOOR PLAN



BUILDING SECTION

Smith Avenue Offices

Active Living & Culture office renovations & fit-out

March 19, 2018

Cultural District

Active Living & Culture

- Social Development
- Strong Neighbourhoods
- Cultural Services
- Partnerships
- Grants & Special Projects

Active Living & Culture

- Improve public access and visibility
- City-owned home
- Co-located office with shared facilities
- Three minutes from City Hall
- Located downtown in Cultural District

Existing Office Exterior

Existing Office Interior

Capital Costs

City of Kelowna

Shell costs	$300,000
Insulation, HVAC, sprinklers, washrooms, exterior glazing	
Includes 12% contingency	
Fit out costs	$325,000
Offices, kitchenette, meeting room, finishes, lighting, furniture, fixtures, security and data	
Includes 12% contingency	
Total	$625,000

Operational Costs

City of Kelowna

Glenmore Drive offices

Lease costs	($48,000)
Shared operational costs	($18,000)
Property tax, snow clearing, landscaping, etc	
City operating costs	($13,000)
Utilities, cleaning, maintenance	

Smith Avenue offices

Operating costs	$19,700
Utilities, cleaning, maintenance	

Total	**($59,300)**

Recommendations

- Authorize expenditure $625,000 for renovations
- Transfer $625,000 from Civic Facilities Reserve
- Omit $59,300 from annual operating budget

City of
Kelowna

Report to Council

Date: March 19, 2018

File: 0615-02

To: City Manager

From: City Clerk

Subject: Aspen Road Parcel Tax Bylaw No. 11572 and 2018 Parcel Tax Review Panel

Report Prepared by: Legislative Coordinator

Recommendation:

THAT Council receives for information the report from the City Clerk dated March 19, 2018 directing staff to impose a parcel tax under Section 200 of the *Community Charter* on the benefiting parcels in the Aspen Road Local Service Area.

AND THAT Bylaw No. 11572, being the Aspen Road Local Area Service Parcel Tax be forwarded for reading consideration.

AND FURTHER THAT Council set the 2018 Parcel Tax Roll Review Panel meeting for April 11, 2018 at 11:45am in meeting room 4A-Knox Mountain, 4th Floor, City Hall, 1435 Water Street, Kelowna, BC.

Purpose:

To give reading consideration to Bylaw No. 11572 to impose a parcel tax on all benefiting parcels in the Local Area Service No. 41 (Aspen Road) for 20 years starting on July 3, 2018 up to and including the 2037 taxation year, and to set the date, time and location for the 2018 Parcel Tax Roll Review Panel Meeting.

Background:

On February 16, 2018 Council received the Approval of the Electors by an Owner Initiated process under the Community Charter, and the LAS establishment and loan authorization Bylaw No. 11275 was adopted. The loan authorization was for improvements which included 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; and installation of a Water Meter inside home.

Since adoption of the bylaw, the works on the Local Area Service for Aspen Road have now been completed. A parcel tax on all the benefiting parcels within this Local Area Service will be set for 20 years starting July 3, 2018 up to and including the 2037 taxation year.

Before Bylaw No. 11572 can be adopted, a Parcel Tax Roll Review will have to be held to provide property owners in a local area service with the opportunity to review the assessment roll. The members appointed by Council to the Parcel Tax Review Panel are Councillor DeHart, Councillor Hodge and Councillor Singh.

The Parcel Tax Roll Review Panel is held to provide property owners in a local service area with the opportunity to review the assessment roll. The Panel must consider any complaints based on one or more of the following grounds for the parcel tax roll:

a) there is an error or omission respecting a name or address on the parcel tax roll;
b) there is an error or omission respecting the inclusion of a parcel;
c) there is an error or omission respecting the taxable area; or
d) an exemption has been improperly allowed or disallowed.

The Parcel Tax Roll Review Panel will hear any complaints on the following completed local service area identified on Schedule "A" as attached to this report.

If a property owner wishes to file a complaint on the above noted properties, they must provide written notice of the complaint to the Revenue Supervisor by 4pm Friday, April 6, 2018.

Internal Circulation:
Financial Services

Legal/Statutory Authority:
Community Charter, Sections 200, 201, 202, 204 and 205.

Legal/Statutory Procedural Requirements:
Before a parcel tax is imposed for the first time, a parcel tax roll review panel must consider any complaints respecting the parcel tax roll.

Community Charter, Section 94 – Post on a notice board and advertise 2 consecutive weeks in a local newspaper.

The required advertisements will be placed in the Daily Courier Wednesday, March 28 and Wednesday, April 4, 2018.

Community Charter, Section 204(3) – Financial Services will mail letters to owners of affected parcels 14 days prior to the Parcel Tax Review Panel meeting date stating:

a) the service in relation to which the parcel tax is to be imposed;
b) the taxable area;

c) the time and place of the sitting of the review panel; and
d) that the parcel tax roll is available for inspection at the municipal hall during its regular business hours.

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

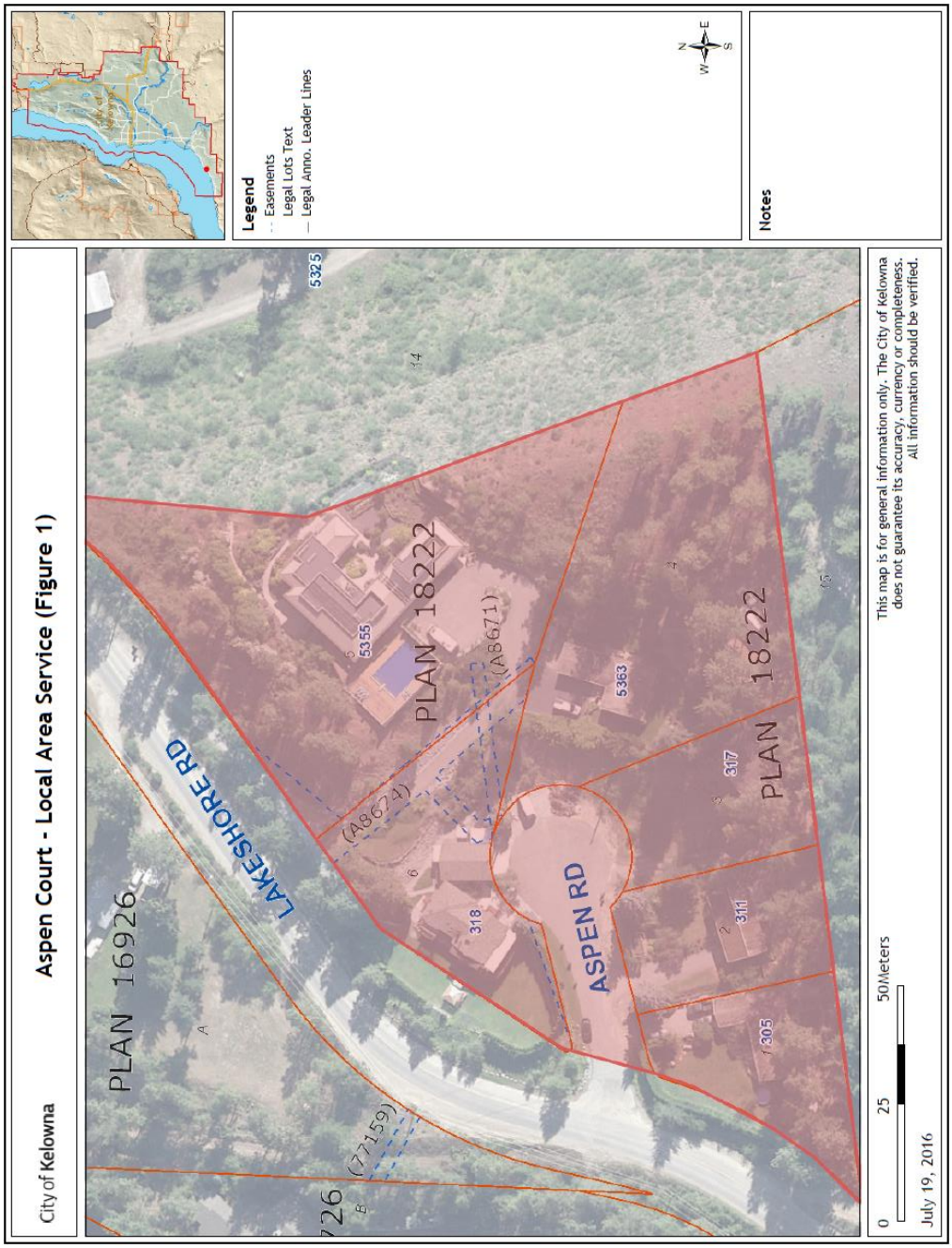
Submitted by:

S. Fleming, City Clerk

Approved for inclusion: R. Mayne, Divisional Director, Corporate & Protective Services

cc:
A. Schumacher, Revenue Supervisor
B. G. Filafilo, Accounting Operations Manager

Schedule A


City of Kelowna
Aspen Court - Local Area Service (Figure 1)
PLAN 16926
LAKESHORE RD
(77159)
(A8674)
318
5355
PLAN 18222
(A8671)
5325
ASPEN RD
5363
317
PLAN 18222
311
305
Legend
Easements
Legal Lots Text
Legal Anno. Leader Lines
Notes
0
25
50Meters
July 19, 2016
This map is for general information only. The City of Kelowna does not guarantee its accuracy, currency or completeness. All information should be verified.

CITY OF KELOWNA

BYLAW NO. 11572

Local Area Service No. 41 (Aspen Road) Parcel Tax Bylaw

WHEREAS the City of Kelowna Council is authorized to impose by bylaw a parcel tax under Section 200 of the *Community Charter* on the benefiting parcels in the Local Area Service for Aspen Road;

AND WHEREAS the Council of the City of Kelowna has, by the Aspen Road Local Area Service Establishment and Loan Authorization Bylaw No. 11275 authorized the construction of local improvements under Part 7 of the *Community Charter* and has provided that a portion of the capital costs of local improvement authorized will be paid by a parcel tax based on area of the parcel levied in twenty (20) annual instalments within the benefiting area created by the bylaw;

AND WHEREAS the Council now is desirous of imposing the parcel tax herein provided;

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

1. In this bylaw:

   "**Benefiting Area**" means the area described in Schedule "A" of "Aspen Road Establishment and Loan Authorization Bylaw No. 11275".

   "**City**" means the City of Kelowna.

   "**Collector**" means the Collector of Taxes for the City.

   "Single Family Equivalent or SFE" means the equivalent of a single residential dwelling unit that is not intended to be occupied by more than one family, or buildings or properties of various land use designations or zoning categories that have been calculated to be equivalent to a single residential dwelling unit, as outline in Section 4 of this bylaw.

   "Parcel" means any lot, block or other area, in which land is held or into which it is subdivided but does not include highway as per the Community Charter, as amended.

2. Aspen Road Local Area Service Establishment and Loan Authorization Bylaw No. 11275 authorized the construction of local improvements under Part 7 of the *Community Charter.* The real properties immediately benefited by works undertaken as local improvements pursuant to Bylaw No. 11275 are identified as the Aspen Road Local Area Service Tax Assessment Roll.

3. The annual parcel tax levied on each **parcel** under Section 2 of this bylaw, in each of the twenty (20) years, shall be equal to (A ÷ B) x C, where:

   A= the annual payment (which for the initial calculation of this bylaw is $3,420.00) required to be made in that year for the repayment of principal and interest on the debt authorized by the Aspen Road Local Area Service No. 41 – Bylaw No. 11275.

   B= the total number of **Single Family Equivalent** within the **benefiting area** (which for the initial calculation purposes of this bylaw is 6 **SFEs**); and

   C= the number of **SFEs** allocated to the **parcel** in accordance with Section 4 of this bylaw.

4. For the purpose of calculation of the number of **SFEs** allocated to a **parcel** under this bylaw, the following shall apply:

   - Single Family Home: 1 home = 1 SFE

5. The parcel tax under section 3 of this bylaw shall be waived in respect of a **parcel**, when any present or previous owner of the **parcel** has paid all debt and debt charges, including interest, in respect of that portion of the water service sytem of the municipality that serves the **parcel**.

6. The Collector for the City of Kelowna shall prepare the parcel tax roll for the purpose of imposing the parcel tax described in this bylaw, and shall include each **parcel** within the **benefiting area**. The parcel tax shall be shown by the Collector on the real property tax notices for the **parcels** and payment of the parcel tax shall be made in the same manner and before the same dates as the real property tax.

7. This bylaw shall come into full force and effect and be binding on all persons for the 2018 taxation year for a period of twenty (20) years up to and including the 2037 taxation year.

8. This bylaw shall be cited as "Local Area Service No. 41 (Aspen Road) Parcel Tax Bylaw No. 11572".

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

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk