

City of Kelowna

Regular Council Meeting

AGENDA



Monday, April 30, 2018

9:30 am

Knox Mountain Meeting Room (#4A)

City Hall, 1435 Water Street

Pages

1. **Call to Order**

2. **Confirmation of Minutes**

2 - 6

Regular AM Meeting - April 23, 2018

3. **Reports**

3.1 **2040 OCP Facts in Focus – Financing the Plan**

30 m

7 - 28

To proceed with Part 4 of the Facts in Focus series as it relates to topic-based background papers on the 2040 OCP update. The fourth installment of the Facts in Focus topics being introduced is Financing the Plan.

4. **Resolution Closing the Meeting to the Public**

THAT this meeting be closed to the public pursuant to Section 90(1) (a) and (e) Section 90(2) (b) of the Community Charter for Council to deal with matters relating to the following:

- Position Appointment
- Acquisition, Disposition or Expropriation of Lands or Improvements
- Confidential Negotiations with the Province

5. **Adjourn to Closed Session**

6. **Reconvene to Open Session**

7. **Issues Arising from Correspondence & Community Concerns**

7.1 **Mayor Basran, re: Communities on the Move Declaration**

30 m

8. **Termination**



City of Kelowna Regular Council Meeting Minutes

Date: Monday, April 23, 2018
 Location: Knox Mountain Meeting Room (#4A)
 City Hall, 1435 Water Street

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

Members Absent: Councillor Ryan Donn

Staff Present: Acting City Manager, Joe Creron; City Clerk, Stephen Fleming; Divisional Director, Corporate Strategic Services, Carla Weaden*; Information Services Department Manager, Rob Entwistle*; Applications Systems Manager, Laurie Smith*; Sponsorship & Advertising Manager, Janine Taylor*

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 9:34 a.m.

2. Reports

- 2.1 Divisional Director, Corporate Strategic Services, verbal update, re: Smart Cities Challenge Initiative

Staff:

- Today's presentation is further to information provided to Council in February 2018.
- Provided an update on the City's submission that is being submitted tomorrow; five finalists will be announced.
- Grant becomes public once submitted in competition for the \$10 million grant.
- Provided overview of grant submission timelines and process including interactions with community partners and stakeholders.
- Distributed information graphic "The Smart Cities Challenge" and spoke to information contained in the handout.
- Regardless of the grant outcome, the exercise positions the City well for future grant opportunities and work in this area.
- Responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor DeHart

R411/18/04/23 THAT Council receives for information, the verbal report from the Divisional Director, Corporate Strategic Services, on April 23, 2018, regarding the Smart Cities Challenge grant application;

AND THAT Council endorse the Smart Cities Challenge grant application.

Carried

3. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Gray

R412/18/04/23 THAT the Minutes of the Regular AM Meeting of April 16, 2018 be confirmed as circulated.

Carried

4. Resolution Closing the Meeting to the Public

Moved By Councillor Stack/Seconded By Councillor Hodge

R413/18/04/23 THAT this meeting be closed to the public pursuant to Section 90(1) (a) and (f) of the Community Charter for Council to deal with matters relating to the following:

- City Manager Recruitment
- Law Enforcement

Carried

5. Adjourn to Closed Session

The meeting adjourned to a closed session at 10:08 a.m.

6. Reconvene to Open Session

The meeting reconvened to an open session at 10:22 a.m.

7. Issues Arising from Correspondence & Community Concerns

7.1 Mayor Basran, re: Memorial Cup Host Update

Mayor Basran

- Provided an update due to recent media announcement from Kelowna Rockets that they are pursuing hosting the 2020 Memorial Cup.

7.2 Mayor Basran, re: BC Tech Summit

Moved By Councillor Gray/Seconded By Councillor Hodge

R414/18/04/23 THAT Council authorize the Mayor to attend the BC Tech Summit in Vancouver, B.C., Tuesday, May 15, 2018.

Carried

7.3 Mayor Basran, re: Mobile Sign

Staff:

- Confirmed mobile signs are permitted so long as the vehicle does not park with the sign.

7.4 Mayor Basran, re: Nickel Road 200, DP17-0095 - James Zeleznik

Mayor Basran:

- Referenced correspondence circulated to Council.

Moved By Councillor Stack/Seconded By Councillor Hodge

R415/18/04/23 THAT Council waive the six-month re-application restriction for DP17-0095, 200 Nickel Road;

AND THAT the application be placed on a Monday afternoon Council meeting.

Carried

7.5 Councillor Hodge, re: Demonstration Signs

Councillor Hodge:

- Asked if protestors can use placards and sandwich boards.

Staff:

- Confirmed placards are permitted so long as other public use of the space isn't hindered or blocked and signs are subject to the Sign Bylaw.

7.6 Councillor Hodge, re: Downtown Farmers Market

Councillor Hodge:

- Contacted by the owner of Pulp Fiction inquiring if there are plans for a Downtown Farmer's Market this summer.

Moved By Councillor Hodge/Seconded By Councillor Stack

R416/18/04/23 THAT Council direct staff to provide information on any plans for a downtown farmer's market in 2019.

Carried

7.7 Councillor Sieben, re: Cyber Security

Councillor Sieben:

- Spoke to his attendance at a recent cyber security conference.

7.8 Councillor Sieben, re: Blasting

Councillor Sieben:

- Would like to know staff's perspective on the City's role with respect to blasting.
- Made reference to an earlier staff email response regarding blasting from 2010.

Moved By Councillor Sieben/Seconded By Councillor Stack

R417/18/04/23 THAT Council direct staff to provide information on blasting regulations.

Carried

7.9 Mayor Basran, re: Black Mountain Ground Water Correspondence

Mayor Basran:

- Neighbourhood Representative has been appointed to assist with interactions between the neighbourhood, developer and City.

7.10 Councillor Given, re: West Kelowna Urgent Care Centre

Councillor Given:

- Provided comment on West Kelowna public lobbying for an Urgent Care Centre to be located on the west side.

Acting City Manager:

- West Kelowna has sent a letter requesting City support for a west side Urgent Care Centre.

Mayor Basran:

- Will meet with IHA and report to Council.

7.11 Councillor Gray, re: Storage Containers

Councillor Gray:

- Raised concern with placement of storage containers and stacking of them along the property line.

Acting City Manager:

- Staff to provide an information memo on storage centre regulations for both customers and businesses.

7.12 Councillor Gray, re: Kinsman Park

Councillor Gray:

- Inquired where this park falls on the priority list.

Acting City Manager:

- Will confirm and advise Council.

7.13 Councillor DeHart, re: Westcorp – Downtown Sidewalks

Councillor DeHart:

- Raised concern with level of sidewalk cleaning for Bernard Avenue and other areas of downtown.

Mayor Basran:

- Have already raised this with the Acting City Manager who is looking into it.

7.14 Councillor Hodge, re: SILGA

Councillor Hodge:

- The Conference starts later in the week and encouraged Council to relay any concerns or positions on any of the resolutions on the conference agenda to him.

7.15 Councillor Sieben, re: Outstanding Council SR's

Councillor Sieben:

- Would like a list of outstanding Council SR's

Acting City Manager:

- Will provide a list of SR's to Council.

7.16 Councillor Singh, re: Senior Learning Centre

Councillor Singh:

- Raised concerns with the condition of the parking lot and walkway.

Mayor Basran:

- Submit concern as a Service Request.

7.17 Acting City Manager, re: EOC

Acting City Manager:

- Confirmed EOC is conducting Freshet preparedness and proactive works.
- Numerous trees have been removed along Mill Creek and other creeks.
- Responded to questions from Council.

Council:

- Would like to make sure they are informed of EOC operations at a high level.

8. Termination

The meeting was declared terminated at 11:16 a.m.

Mayor Basran

/sf/acm

City Clerk

DRAFT

Report to Council



Date: April 30, 2018
File: 1200-31
To: City Manager
From: Danielle Noble-Brandt, Policy & Planning Department Manager
Subject: 2040 OCP Facts in Focus – Financing the Plan

Recommendation:

THAT Council receives, for information, the report from the Policy & Planning Department Manager dated April 30, 2018 with respect to the 2040 OCP Facts in Focus – Financing the Plan.

Purpose:

To proceed with Part 4 of the Facts in Focus series as it relates to topic-based background papers on the 2040 OCP update. The fourth installment of the Facts in Focus topics being introduced is Financing the Plan.

Background:

The public launch of the 2040 OCP update commenced in February 2018 and this OCP update is an opportunity to harness the community's vision and shape the growth of Kelowna over a 20-year time horizon. In preparation for the first phase of public engagement on growth scenarios, Policy & Planning have developed eight Facts in Focus papers to promote a broad understanding of the key issues and opportunities of the core OCP topic areas.

The Facts in Focus topic papers that have been presented to Council to date include:

1. Purpose of an OCP
2. Population and Housing
3. Building Complete Communities
4. Transportation
5. A Changing Climate
6. Natural Environment
7. Agriculture and Rural Areas

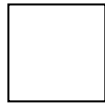
This Council Report highlights that last Facts in Focus paper titled '*Financing the Plan*'. Over the next 20 years the City of Kelowna is expected to grow by 50,000 people, providing significant benefits to the region, but also putting substantial pressure on the City to finance and build new infrastructure to support this growth. The decisions around where these residents are encouraged to live in Kelowna will determine the infrastructure that will be required and the financial impact to the City and taxpayers. The City's greatest challenge in planning and budgeting for the future is to optimize our resources to maintain basic services while responding to the expanding needs of our growing population with limited fiscal resources.

This concludes the Facts in Focus topic papers, which has aimed to create a baseline knowledge of current policy direction, areas of challenge and future opportunities for the 2040 OCP update. These resources can be found on the City's Imagine Next website (www.kelowna.ca/imaginenext), which will be supplemented with additional resources as they are created throughout the 2-year update process. By understanding the wide spectrum of topics that must be balanced, it is envisioned that Council and the public will have a higher understanding of the tradeoffs when selecting a growth management concept. As a whole, the OCP will provide a framework to shape and guide proposed development and infrastructure investments towards the long-term goal for achieving a vibrant, livable and resilient city.

Submitted by:

Danielle Noble-Brandt
Department Manager of Policy & Planning

Approved for inclusion:



Doug Gilchrist, CP & SI Divisional Director

Attachment:

- 1) Facts in Focus – Financing the Plan

cc:

Divisional Director, Community Planning & Strategic Investments
Divisional Director, Infrastructure
Divisional Director, Human Resources
Divisional Director, Financial Services
Divisional Director, Corporate Strategic Services
Divisional Director, Corporate and Protective Services
Divisional Director, Active Living and Culture
Director, Strategic Investments
Department Manager, Integrated Transportation
Infrastructure Engineering Manager
Community Planning Department Manager
Communications Advisor



Facts in Focus



2018

FACTS IN FOCUS

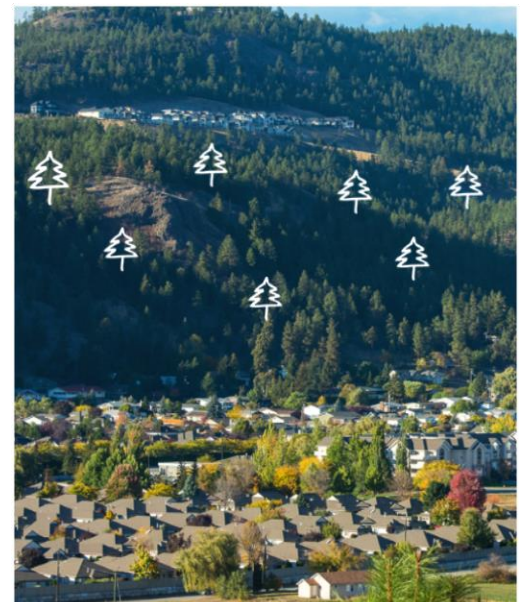
DID YOU KNOW?

Financing the Plan

Over the next 20 years the City of Kelowna is expected to grow by 50,000 people, providing significant benefits to the region, but also putting substantial pressure on the City to finance and build new infrastructure to support this growth. The decisions around where these residents are encouraged to live in Kelowna will determine the infrastructure that will be required and the financial impact to the City and taxpayers.

Funding is needed to support growth be it in the form of parks and public spaces, utilities, transportation systems, and climate change adaptation measures. Financing the growth-related infrastructure requires multiple sources of funding, from property taxes, development cost charges (DCCs) to other funding streams. However, by aligning the City's financial planning with its growth management strategy the City will be able to enhance property values, attract new business, raise investor confidence, and ensure community resiliency.

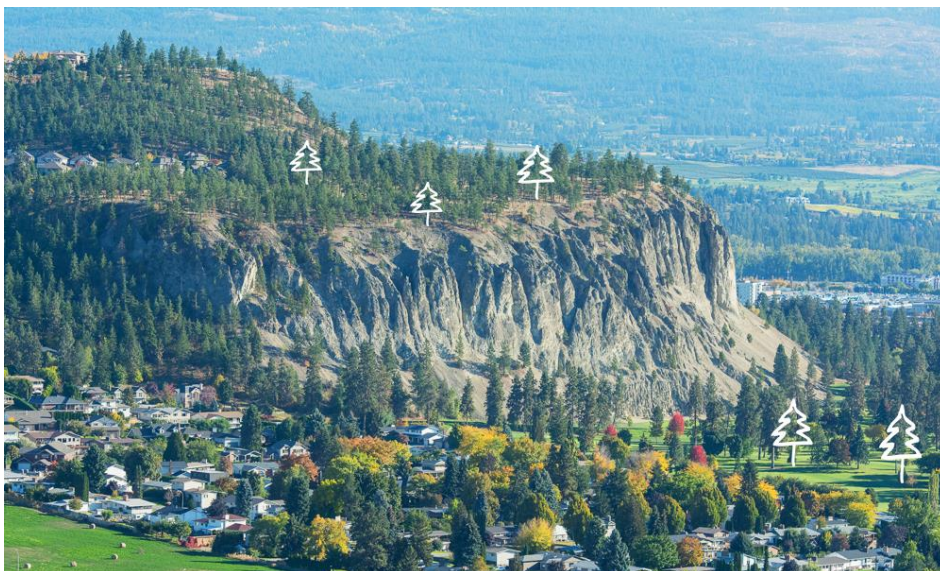
Network infrastructure such as roads, sewer, water, gas, hydro, fibre-optic, and natural gas are described as linked networks. In the urban core, infill development is able to connect to existing infrastructure, reducing the capital costs for new development. In suburban areas, the same network infrastructure does not exist, requiring major up-front capital costs to extend utilities and roads to the edge of the city. These up-front capital costs are largely borne by the developer; however, the City subsidizes these projects by contributing tax dollars to larger network infrastructure projects and is



Evidence clearly shows that people who live in spread-out car dependent neighbourhoods are likely to walk less, weigh more, and suffer from obesity and high blood pressure and consequent diabetes, cardiovascular and other diseases, compared to people who live in more efficient higher density communities. ⁱⁱ

INFRASTRUCTURE

Green infrastructure such as linear parks like the Mill Creek linear park system delivers on a range of city goals including: improved stormwater management and flood protection, access to green spaces, improved active transportation routes as well as the various nature and wildlife benefits.ⁱⁱⁱ



also responsible for the lifecycle costs (long-term replacement and operating and maintenance costs) of City infrastructure. There are also other indirect costs related to suburban development often shouldered by the public in the form of loss of agricultural and naturalized lands, health impacts, and increased greenhouse gas emissions.ⁱ In contrast, the development of complete communities in urban areas has many public benefits related to supporting sustainable transportation, encouraging healthy communities and attracting economic investment. By optimizing growth, the City of Kelowna can make efficient and effective use of infrastructure, ensuring a better return on investment for taxpayers and supporting the growth of complete communities.

What does the Current OCP Say?

The 2030 Official Community Plan (OCP) introduced a number of policies to support long-term growth management and sound infrastructure planning. The section below describes key OCP themes related to growth management as well as the planning and financing of infrastructure.

Key Policy Themes

- **Housing Mix:** Deliver services and infrastructure and create financial structures that will support the aim of having 57 per cent of new housing units in the form of townhouses and apartments.
- **DCC Framework:** Continue to structure DCC's so as to encourage centrally located, denser forms of housing to be built in complete communities that are well served by green infrastructure (parks and trees), sidewalks, bicycle lanes and transit.
- **Urban Centres and Densifying Neighborhoods:** Allocate resources to ensure civic capital is, as a priority, invested in Urban Core Areas with the purpose of making these areas safe, accessible, high quality living and working environments.
 - Transportation Infrastructure Priority: Transportation infrastructure will be funded, designed, constructed and maintained to meet the needs of users in the following priority:
 - Active Transportation (walking/cycling)
 - Transit
 - Movement of Goods & Services
 - High Occupancy Vehicles
 - Single Occupancy Vehicles

DID YOU KNOW?



It is estimated that a new home built in a sprawl scenario incurs about \$18,000 in infrastructure costs, while one built in a smart growth scenario incurs \$8,000.^{vi}



A Florida study conducted by James Duncan found that when compared to sprawl patterns, compact development reduces capital costs of roads by 60 per cent and utilities by 40 per cent.^v

- **Active Park Standard:** Using DCC revenue to provide 2.2 ha of parks for every 1,000 new residents.
- **Life cycle design analysis for key infrastructure planning:** The introduction of a holistic approach that accounts for the initial capital investment and long-term operation, maintenance and infrastructure replacement costs ensures the City takes a comprehensive view to understand the impacts of infrastructure investments.
- **Invest in infrastructure that supports multiple objectives:** Because the City has limited resources and numerous policy priorities, projects should be prioritized based on their ability to meet a range of City goals (i.e. transportation, sustainability, health, economic).

The OCP provides the baseline direction that informs the corresponding 20 Year Servicing Plan. For the current 2030 OCP, the total cost of the major servicing program was estimated to be \$784.7 million. To summarize, the cost of the program is as follows:

Arterial Roads Program	\$461.4
Water Pumping/Distribution/Reservoir	\$60.0
Sewer Collection/Lift Station System	\$41.1
Sewer Treatment/Disposal System	\$85.7
Parkland Acquisition Program	\$136.4
<hr/>	
Total	\$784.7

The above costs do not reflect the cost of capital improvements to water systems by the Water Improvement Districts to accommodate growth which is to occur within their service delivery boundaries.

What’s Working

The current OCP establishes many of the tools required for effective growth management and long-term infrastructure planning. The Permanent Growth Boundary has been an effective tool for limiting future development at the edge of the City. At the same time, the City has started to see a shift to development in the urban core where infrastructure and services are already in place. The City has a well-established DCC program that requires different types and location of projects to pay varying rates based on relative costs of servicing. For example, projects at the periphery of the City pay higher transportation DCC rates than projects in the urban core of the city.^{iv}

Areas to Explore

Looking ahead 20 years with a resiliency lens, Kelowna will be challenged to come up with the funding and resources to respond to the many critical issues facing the City. For example, chronic issues such as homelessness and affordable housing will need to be balanced with critical asset renewal needs and emergency response associated with wildfires or floods.

FAST FACTS

35%

The 2030 Infrastructure Plan anticipates that 35 per cent of infrastructure investments will be allocated toward replacement and renewal of existing infrastructure.

\$784.7 million

For the current 2030 OCP, the total cost of the major servicing program was estimated to be \$784.7 million

50%

At the site scale, the use of rain gardens, permeable pavers, bio-retention planters and other features can mitigate the amount of runoff by close to 50 per cent.

Accordingly, the City's ability to take a financial planning approach that supports community resiliency and economic stability will be of critical importance.

Due to the significant infrastructure deficits in the Urban Core, the City will also need to investigate options for new funding tools to augment the DCC program to deliver the necessary infrastructure to ensure a high quality of life.¹ The City will be forced to make tough decisions given as not all areas of the City can be developed to the same standard that was pursued for the Downtown.

Furthermore, as cities prepare for the increasing number of extreme weather events, many are investing in networks of green infrastructure. Green infrastructure describes the various ways a city can manage lands at a city, neighbourhood, and site scale to reduce runoff and limit the amount of water that ends up in the city's stormwater infrastructure. From a neighbourhood perspective, green infrastructure includes development of parks or urban creeks that can improve livability and act as detention ponds during major rain or flood events. At the site scale, the use of rain gardens, permeable pavers, bio-retention planters and other features can mitigate the amount of runoff by close to 50 per cent. Green infrastructure improves water quality and increases groundwater recharge, while providing amenities that contribute to a healthier and more livable community.

Notably, green infrastructure delivers the following features:

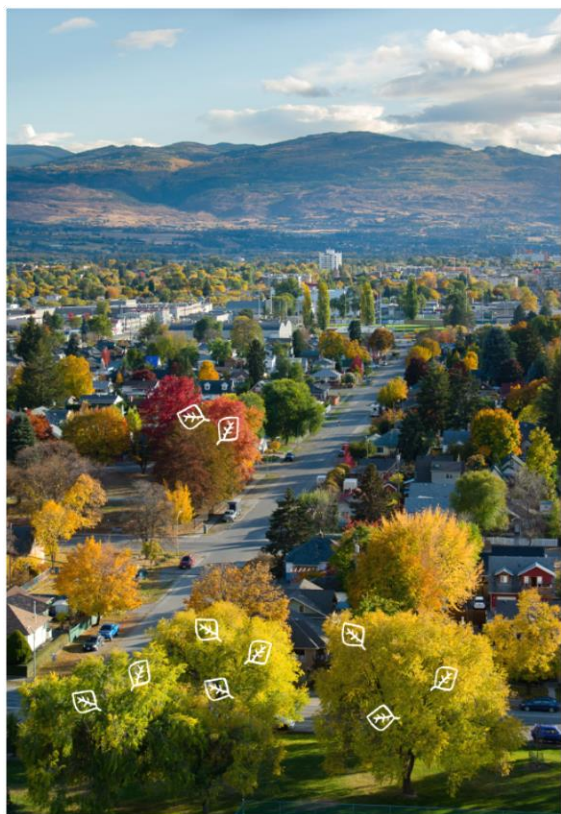
1. **Multifunctional:** Green infrastructure such as creeks and wetlands provides the advantages of ecosystem functions, improving water and air quality with no cost to the public.
2. **Adaptive:** In both its natural and engineered forms, green infrastructure can be applied at different scales to improve stormwater management and community resiliency.
3. **Sustainable:** Green infrastructure provides a range of different benefits including environmental, social, economic and public health benefits. One of the most important benefits is the ability of green infrastructure to reduce the capital, maintenance and replacement costs for utility infrastructure.

In summary, future infrastructure investments must achieve multiple City objectives to ensure each dollar invested provides the greatest possible return to the community.

Imagine Kelowna

The City and community partners recently undertook the most extensive public engagement process to date to create a new community vision for the future. *Imagine Kelowna* is a vision for building a prosperous and sustainable city in the face of an uncertain future. The City will use *Imagine Kelowna* to help shape its short and long-term planning priorities and provide the foundation for future strategies, plans and projects.





Key themes that relate to financing the 2040 OCP:

Principle: Connected

- **Goal:** Embrace diverse transportation options to shift away from our car-centric culture

Principles: Responsible

- **Goal:** Concentrate on growing vibrant urban centres and stop facilitating urban sprawl
- **Goal:** Strengthen the protection of our land, water and air resources

Implications for future action

Imagine Kelowna affirms many of the core ideas of the 2030 OCP, highlighting the urgency of actions to reduce development in car dependent areas, protect the environment and encourage the growth of complete communities. To restrict suburban development, the City's Permanent Growth Boundary should be adhered to and future development must financially pay for its corresponding impacts. By removing subsidies that are indirectly facilitating suburban

development, the City will also be able to make redevelopment in the Urban Core more financially competitive. Additionally, the City can continue to leverage strategic infrastructure investments (ie. streetscape, parks) in the urban centres to attract private sector investment in the Urban Core.

Looking Ahead: Future Trends

The past is no longer a good predictor of the future. As Kelowna looks ahead to a growth pattern that responds to the impacts of a changing climate, demographic shifts, and rapid technological shifts the City will need to ensure its approach to financing growth also continues to evolve.

- **Urban infill vs greenfield:** As more people choose to live in walk-able urban communities in close proximity to services and amenities,^{vii} the City will need to tailor its financing strategies to reflect the trend of urban infill and urban centre re-development.
- **Asset Management:** The 2030 Infrastructure Plan anticipates that 35 per cent of infrastructure investments will be allocated toward replacement and renewal of existing infrastructure.^{viii}
- **Shifting demographics:** Average household sizes are declining nationally alongside rising costs for single-family housing.^{ix} This trend will likely increase the demand for new multi-family housing options in Kelowna.
- **Climate Change:** The increase in global temperature will result in more extreme weather events in Kelowna.^x For this reason, Kelowna needs to explore how to make investments (e.g. green infrastructure) that will prepare the City for increasing extreme weather events (flooding, extreme rain, etc) associated with climate change.
- **Autonomous vehicles:** The roll-out of autonomous vehicles (AVs) in the near future will impact travel behaviour and car ownership.^{xi} The degree to which cities encourage car-sharing in coordination with AVs will affect future vehicle usage rates. It will be important to ensure that AVs do not facilitate sprawl, fueling higher lifecycle infrastructure costs for the City.

Key Directions for 2040

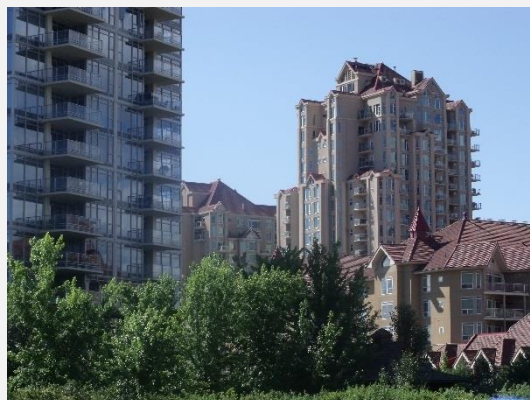
Using the lessons learned through the successes and challenges in delivering previous policies, and the call to action from Imagine Kelowna, the following key directions emerge to help inform our action for the next 20 years:

- **Strengthen the protection of our land, water and air resources**
- **Review land use planning from a fiscal lens:** Ensure the City is examining future land use planning goals from a financial planning perspective to ensure the City's growth management strategy is placing the City on a fiscally sustainable path.
- **Focus development in less car dependent areas:** The City can adjust policies and regulations to reduce transportation subsidies that are facilitating suburban development and contributing to higher lifecycle infrastructure costs.
- **Prioritize investment in Urban Core:** Ensure the DCC program and Capital plan are prioritizing strategic investments (streetscaping, public space, and transportation improvements) to address the infrastructure deficit and attract growth in the Urban Core.
- **Update funding strategies to support urban centre growth:** Review options for new revenue streams to offset costs of much needed urban centre amenities (parks and public space) and transportation infrastructure (sidewalks, streetscaping, transit, & bike lanes).
- **Review DCC program principals:** Investigate options for how to structure the DCC program to ensure all development pays a fair share and indirect subsidies for suburban development are reduced.
- **Integrate green infrastructure:** Integrate green infrastructure into whole-systems infrastructure design.



DCC PROGRAM

The DCC program is often profiled as a program that is largely funded by development, but many “DCC” projects have significant taxation impacts. For example, the infrastructure planned as part of the DCC program is valued at \$785 million with 66 per cent or \$518 million developer funded and the remainder funded from the City through taxation, utility funding or government grants.



Challenges and Opportunities

Ultimately, the servicing plan that will be established to service the 2040 OCP will need to be developed with the goal of balancing the need to maintain and improve City services, while making the right investments to help meet the future needs of a growing and changing City. The City’s current funding tools are limited, and the City will need to explore new revenue options to deliver on the many requirements of a growing City.

To ensure efficient and effective use of infrastructure, the City must prioritize the development of complete communities in urban centres. As the City shifts more growth toward the urban core, the approach to policy and infrastructure investments will need to be recalibrated. For example, the total amount of investment in transportation may be similar, but funding may shift from roads and highways to transit and active transportation routes. To encourage this growth, the City’s key financing tools must be configured in a way that ensures all new development is paying its fair share. The city’s primary funding tool for the OCP is the 2030 DCC / 20 Year Financing strategy and the City’s long-term infrastructure plans must be aligned to support the city’s growth management goal of building vibrant urban centres.

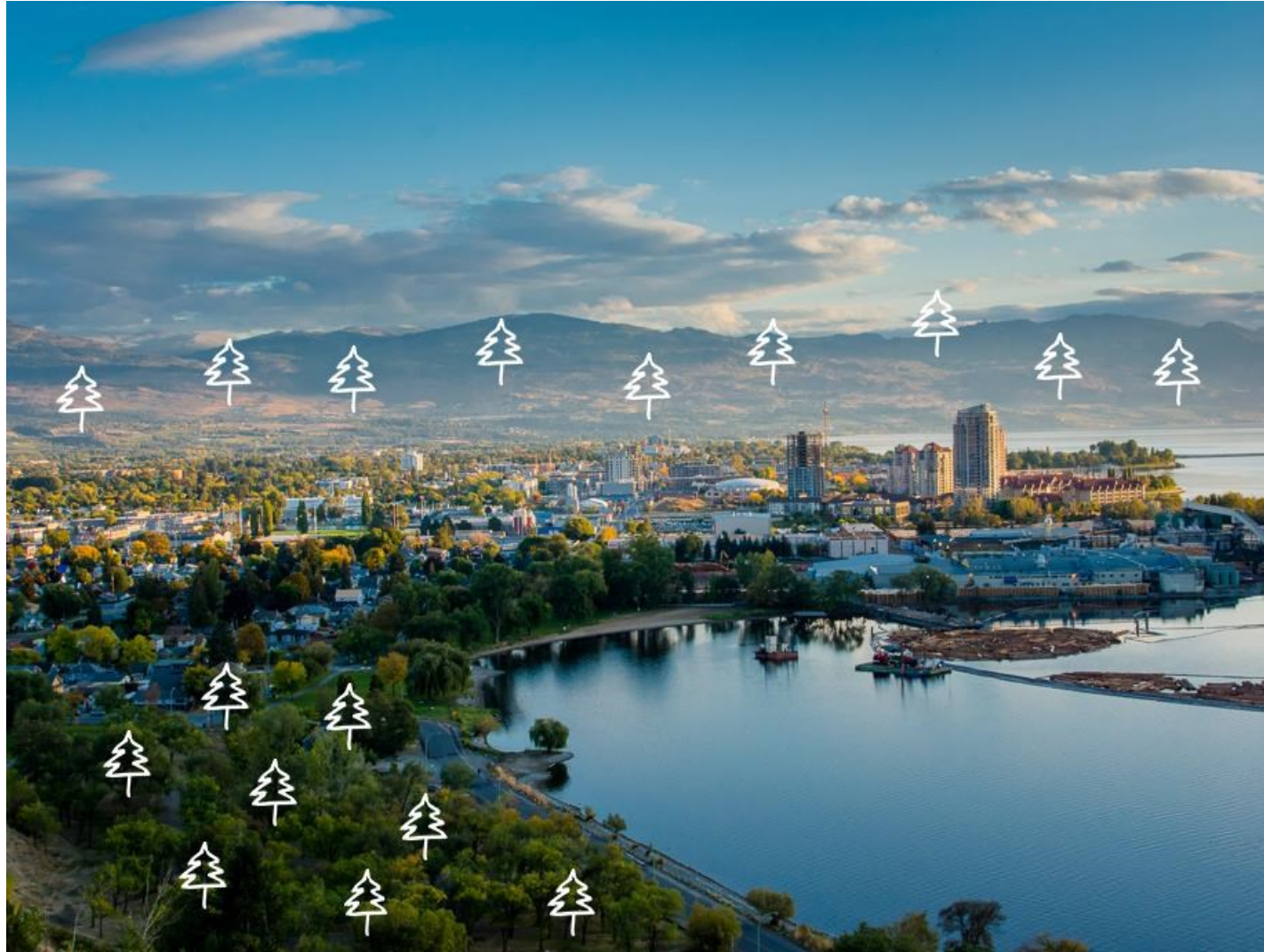
The City’s greatest challenge in planning and budgeting for the future is to optimize our resources to maintain basic services while responding to the expanding needs of our growing population. The City must continually balance the need to provide services, facilities and infrastructure as prioritized by the community and Council with limited fiscal resources. However, the long-term financial capacity of the City is heavily influenced by the growth strategy direction that Council endorses. It will require a commitment to strong financial discipline and strategic capital investments that will achieve the City’s vision and benefit the greatest majority of our residents.

Explore the Story Map: [Financing the Plan](#) or visit kelowna.ca/ImagineNext to see how you can influence *Our Kelowna as we Grow*, the Kelowna 2040 Official Community Plan update.

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- ⁱ Blais, Pamela. 2010. *Perverse Cities: Hidden subsidies, wonky policy and urban sprawl*, UBC Press.
- ⁱⁱ Bray et al. 2005. *Report on Public Health and Urban Sprawl in Ontario*. Environmental Health Committee, Ontario College of Family Physicians.
- ⁱⁱⁱ City of Kelowna, 2017. *A Changing Climate: Special Edition Community Trends Report 2017*.
- ^{iv} City of Kelowna, 2011. *20-year Servicing Plan and Financing Strategy, Development Cost Charge Rates*.
- ^v Burchell R.W., et al, (1998). *The Costs of Sprawl--Revisited*. Transit Cooperative Research Program (TCRP) Report 39, published by Transportation Research Board, Washington.
- ^{vi} Centre for Energy and Environment, 1999. *Minnesotans for an Energy-Efficient Economy, and 1000 friends of America. Two Roads Diverge: Analyzing Growth Scenarios for the Twin Cities Region. Two Roads Diverge: Analyzing Growth Scenarios*.
- ^{vii} Resonance Consultancy, 2017. *Future of BC Housing: A Study of buyer and renter sentiment in British Columbia*
- ^{viii} City of Kelowna, 2016. *2030 Infrastructure Plan*.
- ^{ix} City of Kelowna, 2017. *Our Homes Today and Tomorrow: A Housing Needs Assessment*.
- ^x City of Kelowna, 2017. *A Changing Climate: Special Edition Community Trends Report 2017*.
- ^{xi} Senate of Canada, Standing Senate Committee on Transport and Communications, 2018. *Driving Change: Technology and the Future of the Automated Vehicle*.

Our Kelowna

Facts in Focus: Financing the Plan



Kelowna's population is expected to add 50,000 new residents by 2040



Funding is needed to support growth-related infrastructure



The Role of Municipal Infrastructure



- ▶ Real Property Assets
 - ▶ Provide the physical structure of municipal services

- ▶ Play a critical role:
 - ▶ Achieving quality of life
 - ▶ Enhancing competitiveness & prosperity
 - ▶ Being innovative & adaptable
 - ▶ Protecting the environment
 - ▶ Achieving community goals


- ▶ Substantial part of taxation and budget

20 Year Servicing Plan

- ▶ Purpose: To provide a detailed analysis of the major servicing needs req'd to service growth projections as per the OCP
- ▶ Integrates the servicing & financing strategy with the growth plan to ensure that the OCP is affordable in the form that Council and the community is being asked to support

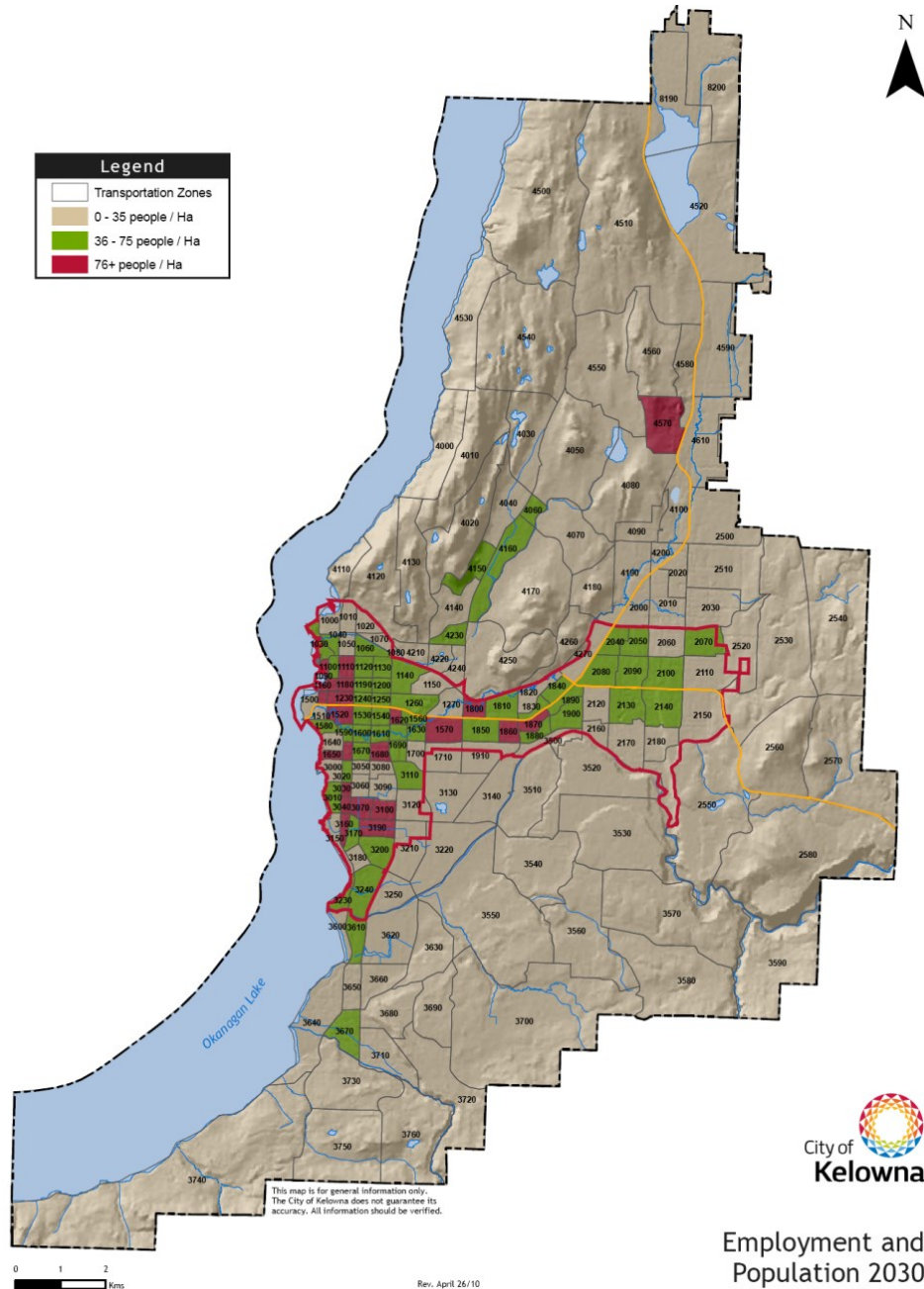
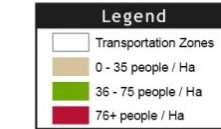
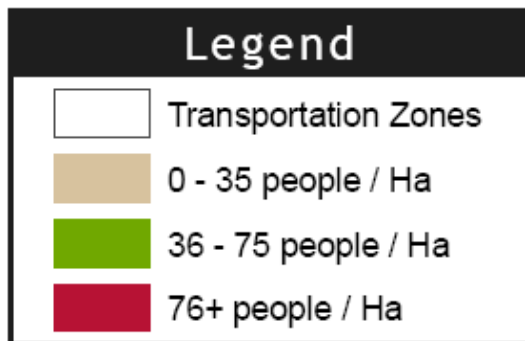
Varying Costs to Service Growth

Naturalized Rural Suburban Urban Core Downtown

A large blue double-headed arrow pointing left and right, spanning the width of the slide, positioned below the labels.

- ▶ Capital Costs higher for rural/ suburban areas
- ▶ Long-term replacement & operation costs increasing
- ▶ Indirect costs: loss of agricultural lands, health impacts and GHG emissions in rural/suburban areas

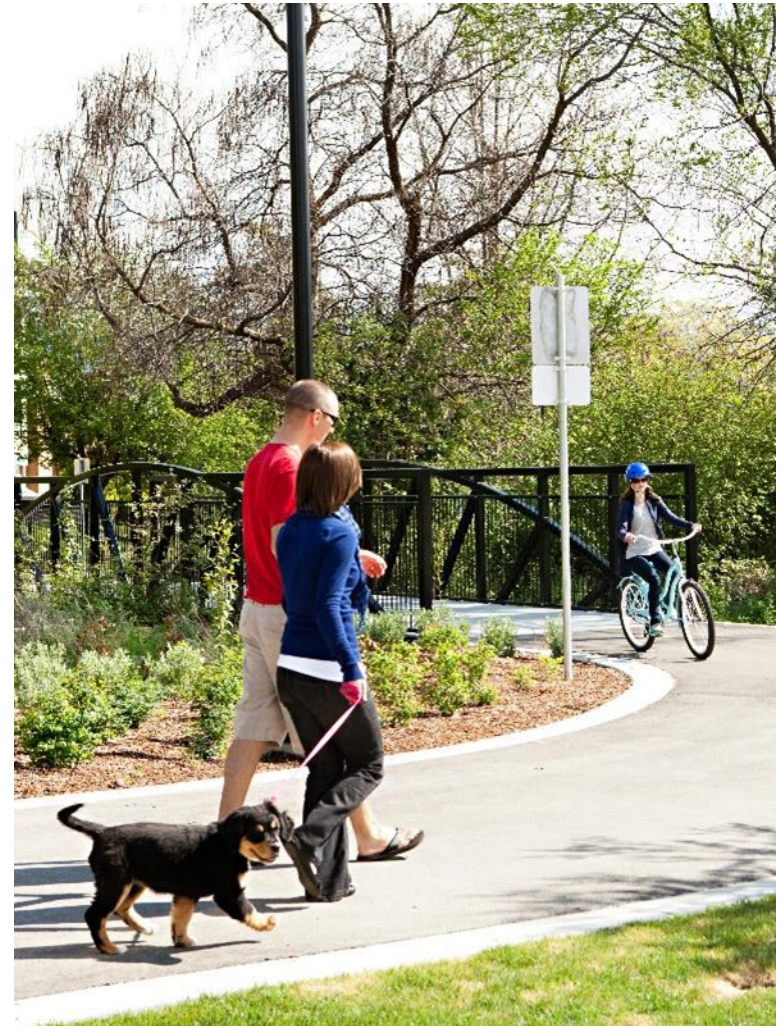
2030 OCP Goal: *Prioritize higher density of Urban Core*



Build on OCP 2030 Directions



- ▶ Growth in Urban Centres
- ▶ Housing mix
- ▶ DCC framework
- ▶ Life cycle costs for infrastructure
- ▶ Infrastructure that supports multiple objectives



Areas to explore

- ▶ Many priorities
limited resources
- ▶ DCC principals
- ▶ New funding tools
- ▶ Green infrastructure
& climate adaptation



Looking Ahead: Future Trends



Kelowna council confronted by reality of climate change

By John McDonald



Key 2040 Directions:

- ▶ Strengthen the protection of our land, water and air resources
- ▶ Review land use planning from a fiscal lens
- ▶ Focus development in less car dependent areas
- ▶ Prioritize investment in Urban Core
- ▶ Update funding strategies to support urban centre growth
- ▶ Review DCC program principals
- ▶ Integrate green infrastructure



Questions?

For more information, visit kelowna.ca/imagenext