

City of Kelowna
Regular Council Meeting
AGENDA



Monday, March 22, 2021
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend Council meetings in-person. As an open meeting, a live audio-video feed is being broadcast and recorded on kelowna.ca.

2. Confirmation of Minutes

6 - 13

PM Meeting - March 15, 2021

3. Committee Reports

3.1. 46th Annual Civic and Community Awards Finalist Announcement

14 - 16

To announce the 46th annual Civic & Community Awards Finalists and the revised format for the award presentations.

4. Development Application Reports & Related Bylaws

4.1. Chute Lake Rd 4870 - A20-0003 - Stephen Cipes

17 - 70

The Mayor to invite the Applicant, or Applicant's Representative, to participate online.

To support an application to the Agricultural Land Commission for a "Non-Farm Use" under Section 20(2) of the Agricultural Land Commission Act.

4.2. Glenmore Rd N 3755 - A20-0010 - Rosa Perretta

71 - 155

The Mayor to invite the Applicant, or Applicant's Representative, to participate online.

To consider a Staff recommendation to NOT support an application to exclude the subject property from Agricultural Land Reserve (ALR).

- 4.3. **Vaughan Ave 889, Clement Ave 880 890 - TA20-0024 - 1568447 Alberta Ltd., Inc.No. A0093042** 156 - 173
- The Mayor to invite the Applicant, or Applicant's Representative, to participate online.**
- To consider a Staff recommendation to NOT support a site-specific text amendment to change the minimum allowable distance for a cannabis production facility to lots that have a residential use as a principal use from 60 metres to 30 metres.
- 4.4. **Valley Rd 368 - Z20-0097 (BL12190) - Gregory S. Baytalan** 174 - 202
- To rezone the subject property from the RR3 – Rural Residential 3 zone to the RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) zone to facilitate the development of a purpose-built rental apartment.
- 4.5. **Valley Rd 368 - BL12190 (Z20-0097) - Gregory S. Baytalan** 203 - 203
- To give Bylaw No. 12190 first reading in order to rezone the subject property from the RR3 – Rural Residential 3 zone to the RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) zone.
- 4.6. **Pacific Ave 1220 1230 - Z20-0094 (BL12191) - Great A and A Properties Ltd., Inc.No. BCo888141** 204 - 229
- To rezone the subject properties from the RU6 – Two Dwelling Housing zone to the C4 – Urban Centre Commercial zone to facilitate the development of a 5 storey apartment building, and to waive the Public Hearing.
- 4.7. **Pacific Ave 1220 1230 - BL12191 (Z20-0094) - Great A and A Properties Ltd., Inc.No. BCo888141** 230 - 230
- To give Bylaw No. 12191 first reading in order to rezone the subject properties from the RU6 – Two Dwelling Housing zone to the C4 – Urban Centre Commercial zone, and to waive the Public Hearing.
- 4.8. **Infill Neighbourhood and RU7 Zone Changes** 231 - 251
- To amend the Official Community Plan (OCP) and Zoning Bylaw to make changes to the RU7 – Infill Housing design guidelines, site coverage, and secondary uses.
- 4.9. **BL12185 (TA21-0004) - Amendment to Chapter 14 - Urban Design DP Guidelines** 252 - 253
- Requires a majority of all members of Council (5).**
- To give Bylaw No. 12185 first reading in order to amend Chapter 14 of the Official Community Plan.

4.10.	BL12186 (TA21-0003) - Amendment to Section 13 - Urban Residential Zones - RU7 - Infill Housing	254 - 255
	To give Bylaw No. 12186 first reading in order to amend Section 13 of Zoning Bylaw No. 8000.	
4.11.	Aberdeen St, Burnett St, Glenwood Ave, Woodlawn St - OCP21-0001 (BL12188) Z20-0083 (BL12189) - Multiple Owners	256 - 286
	To rezone 70 properties in the Hospital Area to the RU7 – Infill Housing zone and to change the future land use designation of these lots to SIH – Sensitive Infill Housing to accompany the change in zone. Also, to consider rezoning 44 additional properties to the RU7- Infill Housing zone that had previously been identified as having high potential to be incorporated in the zone.	
4.12.	Aberdeen St, Burnett St, Glenwood Ave and Woodlawn St - BL12188 (OCP21-0001) - Multiple Owners	287 - 293
	Requires a majority of all members of Council (5).	
	To give Bylaw No. 12188 first reading in order to change the future land use designations of the subject properties from the S2RES - Single/Two Unit Residential designation to the SIH - Sensitive Infill Housing designation.	
4.13.	Aberdeen St, Burnett St, Glenwood Ave and Woodlawn St - BL12189 (Z20-0083) - Multiple Owners	294 - 299
	To give Bylaw No. 12189 first reading in order to rezone the subject properties from the RU6 - Two Dwelling Housing zone to the RU7 - Infill Housing zone.	
4.14.	Supplemental Report - Bedford Rd 4255 - Z20-0089 (BL12171) - Patrick Wiercioch	300 - 301
	To receive a summary of correspondence for Rezoning Bylaw No. 12171 and to give the bylaw further reading consideration.	
4.15.	Bedford Rd 4255 - BL12171 (Z20-0089) - Patrick Wiercioch	302 - 302
	To give Bylaw No. 12171 second and third reading in order to rezone the subject property from the RR1 – Rural Residential 1 zone to the RR1c – Rural Residential 1 with Carriage House zone.	
4.16.	Supplemental Report - Gordon Dr 4355 - Z20-0077 (BL12179) - 1253097 BC Ltd., Inc.No. BC1253097	303 - 304
	To receive a summary of correspondence for Rezoning Bylaw No. 12179 and to give the bylaw further reading consideration.	

4.17.	Gordon Dr 4355 - BL12179 (Z20-0077) - 1253097 BC Ltd., Inc.No.BC1253097	305 - 305
	To give Bylaw No. 12179 second and third reading in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.	
5.	Non-Development Reports & Related Bylaws	
5.1.	2021 Financial Plan - Carryover Budget	306 - 430
	To present the 2021 Financial Plan – Carryover Budget to Council for approval and inclusion in the 2021 Financial Plan.	
5.2.	Water Regulation Bylaw Amendments Bylaw 12153	431 - 438
	To amend the Water Regulation Bylaw to address identified billing issues.	
5.3.	BL12153 Amendment No. 13 to Water Regulation Bylaw No.10480	439 - 445
	To give Bylaw No. 12153 first, second and third reading.	
5.4.	Delegation of Authority, Property Management	446 - 447
	To amend the Delegation of Authority Bylaw No. 11250 in order to allow staff to enter into agreements with public sector institutions and not-for-profit organizations that have an existing contract or agreement with the City of Kelowna.	
5.5.	BL12182 Amendment No. 4 to the Delegation of Authority to Enter into Leases and Licences of Occupation Bylaw No. 11250	448 - 448
	To give Bylaw No. 12182 first, second and third reading.	
5.6.	Non Market Lease Agreement - Kelowna Paddle Center	449 - 506
	To approve entering into a five (5) year Non-Market Lease Agreement with the Kelowna Outrigger Racing Canoe Club Association, for the City-owned properties at 3020, 3030, 3040 and 3050 Abbott Street.	
5.7.	MRDT Renewal and Tourism Partnership	507 - 525
	To provide background information about partnership arrangements with Tourism Kelowna and the process to renew the Municipal and Regional District Tax.	
5.8.	School Trustee By-Election Procedures	526 - 528
	To approve procedures for the school trustee by-election and to authorize staff to request ministerial orders to provide exemptions to certain requirements in response to the COVID-19 pandemic.	

5.9. BL12192 - 2021 By-Election Procedures 529 - 530
To give Bylaw No. 12192 first, second and third reading.

5.10. BL12195 - Amendment No. 2 to the Automated Voting Machines Authorization Bylaw No. 10970 531 - 532
To give Bylaw No. 12195 first, second and third reading.

6. Bylaws for Adoption (Non-Development Related)

6.1. Harvey Ave 969, BL12174 - Housing Agreement Authorization Bylaw - The Evangel Family Rental Housing Society, Inc. No. S16918 533 - 540
To adopt Bylaw No. 12174.

7. Mayor and Councillor Items

8. Termination



**City of Kelowna
Regular Council Meeting
Minutes**

Date:	Monday, March 15, 2021
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben, Mohini Singh, Councillor Stack* and Loyal Wooldridge*
Members Absent	Councillor Charlie Hodge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith*, Urban Planning Manager, Jocelyn Black*; Planner, Andrew Ferguson*; Corporate Strategy & Performance Department Manager, Mike McGreer*; Performance Improvement Consultant, Sigrun Geirsdottir*; Financial Planning Manager, Kevin Hughes*; Long Range Policy Planning Manager, James Moore*; Policy & Planning Department Manager, Danielle Noble-Brandt*; Planner Specialist, Ross Soward*; Planner, Arlene Janousek*; Divisional Director, Active Living & Culture, Jim Gabriel*; Sport & Event Services Manager, Doug Nicholas*; Event Development Supervisor, Chris Babcock*; Planner Specialist, David James*; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:41 p.m.

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend Council meetings in-person. As an open meeting, a live audio-video feed is being broadcast and recorded on kelowna.ca.

2. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor Donn

R0289/21/03/15 THAT the Minutes of the Regular Meetings of March 8, 2021 be confirmed as circulated.

Carried

Mayor Basran provided comments that due to the current Microsoft 365 outage Teams is not accessible and therefore Councillors who usually attend remotely cannot access the meeting.

Mayor Basran deferred items 3.1, 3.2 and 3.3 as the Applicants for each of these items cannot present due to Teams being down.

3. Development Application Reports & Related Bylaws

- 3.1 Chute Lake Rd 4870 - A20-0003 - Stephen Cipes
- 3.2 June Springs Rd 4350 - Z20-0032 - Frank Robert Vezer
- 3.3 Longhill Rd 2825 - A19-0014 - Carol Grassmick
- 3.4 Glenmore Dr 888 and 892 - Z20-0071 (BL12184) - A and S Infinity Homes Ltd., Inc. No. BC1159817

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0290/21/03/15 THAT Rezoning Application No. Z20-0071 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 12, Section 29, Township 26 ODYD Plan 4101, located at 888 Glenmore Drive, Kelowna BC and Lot 13 Section 29 Township 26 ODYD Plan 4101, located at 892 Glenmore Drive, Kelowna BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated March 15, 2021;

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

Carried

- 3.5 Glenmore Dr 888 and 892 - BL12184 (Z20-0071) - A and S Infinity Homes Ltd., Inc. No. BC1159817

Moved By Councillor DeHart/Seconded By Councillor Donn

R0291/21/03/15 THAT Bylaw No. 12184 be read a first time.

Carried

- 3.6 Supplemental Report - Cadder Ave 377 - Z20-0105 (BL12169) - Kevin O'Brien and Wendy Holt-O'Brien

Staff:

- Confirmed one letter of support received.

Moved By Councillor Donn/Seconded By Councillor DeHart

R0292/21/03/15 THAT Council receives, for information, the report from the Office of the City Clerk dated March 15, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12169;

AND THAT Rezoning Bylaw No. 12169 be forwarded for further reading consideration.

Carried

3.7 Cadder Ave 377 - BL12169 (Z20-0105) - Kevin O'Brien and Wendy Holt-O'Brien

Moved By Councillor Donn/Seconded By Councillor DeHart

R0293/21/03/15 THAT Bylaw No. 12169 be read a second and third time.

Carried

3.8 Supplemental Report - Yates Rd 350 - Z21-0001 (BL12170) - Loyal William Wooldridge and Ian Alexander Roth

Councillor Wooldridge declared a conflict of interest for items 3.8 and 3.9 as he is a co-owner of the subject property and departed the meeting at 1:48 p.m.

Moved By Councillor Sieben/Seconded By Councillor DeHart

R0294/21/03/15 THAT Council receives, for information, the report from the Office of the City Clerk dated March 15, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12170;

AND THAT Rezoning Bylaw No. 12170 be forwarded for further reading consideration.

Carried

3.9 Yates Rd 350 - BL12170 (Z21-0001) - Loyal William Wooldridge and Ian Alexander Roth

Moved By Councillor DeHart/Seconded By Councillor Donn

R0295/21/03/15 THAT Bylaw No.12170 be read a second and third time and be adopted.

Carried

Councillor Wooldridge returned to the meeting at 1:49 p.m.

3.10 Coronation Ave 1036 - Z17-0117 (BL11731) - Extension Request

Moved By Councillor Given/Seconded By Councillor Singh

R0296/21/03/15 THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Rezoning Amending Bylaw No. 11731, for Lot 1 District Lot 138 and Section 30 Township 26 ODYD Plan EPP97719 for 1036 Coronation Avenue, Kelowna, BC, be extended from February 25, 2021 to February 25, 2022;

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

Carried

Councillor Stack joined the meeting at 1:50 p.m.

3.11 Findlay Rd 1308 - Z18-0107 (BL11920) - Additional Extension Request

Moved By Councillor Sieben/Seconded By Councillor Donn

R0297/21/03/15 THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Rezoning Amending Bylaw No. 11920, for Lot B Section 34, Township 26 ODYD Plan 14612 located at 1308 Findlay Road, Kelowna, BC, be extended for 6 months from February 27, 2021 to August 27, 2021;

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

Carried

4. Bylaws for Adoption (Development Related)

4.1 Hwy 97 N 2690 - BL12067 (LUCT20-0002) - Miltco Investments Limited, Inc. No. 0111450

Moved By Councillor Sieben/Seconded By Councillor DeHart

R0298/21/03/15 THAT Bylaw No. 12067 be adopted.

Carried

4.2 Hwy 97 N 2690 - BL12068 (Z20-0061) - Miltco Investments Limited, Inc. No. 0111450

Moved By Councillor DeHart/Seconded By Councillor Donn

R0299/21/03/15 THAT Bylaw No. 12068 be adopted.

Carried

4.3 Fenwick Rd 2821 - BL12158 (LUCT20-0008) McIntosh Properties Ltd., Inc.No. 0846631

Moved By Councillor Sieben/Seconded By Councillor DeHart

R0300/21/03/15 THAT Bylaw No.12158 be adopted.

Carried

4.4 Fenwick Rd 2821 - BL12159 (Z20-0073) - McIntosh Properties Ltd., Inc.No. 0846631

Moved By Councillor Donn/Seconded By Councillor DeHart

R0301/21/03/15 THAT Bylaw No. 12159 be adopted.

Carried

4.5 Fleming Rd 395 - BL12155 (Z20-0099) - Terry Orlan and Karen Shalom Peters

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0302/21/03/15 THAT Bylaw No. 12155 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

Mayor Basran deferred item 5.1 to later in the meeting.

5.2 Urban Infill Updates

Staff:

- Displayed a PowerPoint Presentation outlining the upcoming bylaw amendments regarding urban infill development and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0303/21/03/15 THAT Council receives, for information, the report from the Development Planning Department dated March 15, 2021, with respect to forthcoming proposed bylaw amendments relating to urban infill development;

AND that Council instruct Staff to bring forth the necessary proposed Zoning Bylaw regulations changes as identified in the report from the Development Planning Department dated March 15, 2021 for Council consideration.

Carried

Items 5.3 and 5.4 were removed from the Agenda and will be brought forward to a future Agenda.

5.3 Amendment No. 11 to Development Application Fees Bylaw No 10560 (BL12173)

5.4 BL12173 Amendment No. 11 to Development Application Fees Bylaw No. 10560

Item 5.1 deferred from earlier in the meeting.

5.1 Reporting Progress on Council Priorities 2019 – 2022

Staff:

- Displayed a PowerPoint Presentation summarizing the progress report on the 2020 Council Priorities and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Singh

R0304/21/03/15 THAT Council receive the report from the Corporate Strategy & Performance Department dated March 15, 2021 with respect to reporting progress in 2020 on Council Priorities 2019-2022;

AND THAT Council direct staff to report back on the 2021 progress for Council Priorities in spring 2022.

Carried

5.5 Investment of Kelowna Funds 2020

Staff:

- Displayed a PowerPoint Presentation summarizing the City of Kelowna's 2020 investment portfolio and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Given

R0305/21/03/15 THAT Council receives, for information, the Investment of Kelowna Funds for 2020 Report from the Corporate Financial Planning Manager as presented on March 15, 2021 in alignment with Council's strong financial management priority.

Carried

5.6 Rental Housing Agreement - Evangel Family Rental Housing Society

Councillor Stack declared a perceived conflict of interest for items 5.6 and 5.7 as the organization he works for applies for tax exemptions from time to time and departed the meeting at 2:39 p.m.

Staff:

- Provided an overview of the rental housing grants.

Moved By Councillor Sieben/Seconded By Councillor Donn

R0306/21/03/15 THAT Council, receives, for information, the Report from Policy and Planning dated March 15, 2021 recommending that Council adopt a Housing Agreement Bylaw to secure 46 purpose-built rental housing units;

AND THAT Bylaw No. 12174 authorizing a Housing Agreement between the City of Kelowna and The Evangel Family Rental Housing Society, INC. NO.S-16918 which requires the owners to designate 46 dwelling units in a purpose-built rental housing for Lot A District Lot 138 ODYD Plan 31933 Except Plan 36604; located at 969 Harvey Avenue, Kelowna, BC be forwarded for reading consideration.

Carried

5.7 Harvey Ave 969, BL12174 - Housing Agreement Authorization Bylaw - The Evangel Family Rental Housing Society, Inc. No. S16918

Moved By Councillor Singh/Seconded By Councillor Wooldridge

R0307/21/03/15 THAT Bylaw No. 12174 be read a first, second and third time.

Carried

Councillor Stack returned to the meeting at 2:40 p.m.

5.8 Annual Housing Report - 2020 Update

Staff:

- Displayed a PowerPoint Presentation summarizing the 2020 housing market and progress on the Healthy Housing Strategy and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Stack

R0308/21/03/15 THAT Council receives, for information, the report from Policy and Planning dated March 15, 2021, with respect to Kelowna's Annual Housing Report.

Carried

5.9 2021 Bernard Avenue Program

Staff:

- Displayed a PowerPoint Presentation regarding plans for the potential closure of the 400 and 500 blocks of Bernard Avenue and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor DeHart

R0309/21/03/15 THAT Council receive, for information, the report from Sport & Event Services dated March 15, 2021 regarding the activities related to the potential closure of the 400 and 500 blocks of Bernard Avenue;

AND THAT Council approve the development and animation plans of a pedestrian 'green street' program on the 400 and 500 blocks of Bernard Avenue, as described in the report;

AND THAT Council support staff to execute all documents necessary to complete the Canada Healthy Communities Initiatives grant;

AND THAT the 2021 Financial Plan be amended to include the grant revenue upon notification of a successful grant application;

AND FURTHER THAT the 2021 Financial Plan be amended to include \$50,000 of General Reserve funding if the grant application is not successful.

Carried

6. Bylaws for Adoption (Non-Development Related)

6.1 BL12162 - Amendment No. 9 to the Revitalization Tax Exemption Program Bylaw No. 9561

Councillor Stack declared a perceived conflict of interest as the organization he works for applies for tax exemptions from time to time and departed the meeting at 3:32 pm

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0310/21/03/15 THAT Bylaw No. 12162 be adopted.

Carried

Councillor Stack returned to the meeting at 3:33 p.m.

6.2 BL12167 Amendment No. 2 to the Municipal Properties Tree Bylaw No. 8042

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0311/21/03/15 THAT Bylaw No. 12167 be adopted.

Carried

6.3 BL12172 - Amendment No. 26 to Bylaw Notice Enforcement Bylaw No. 10475

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0312/21/03/15 THAT Bylaw No. 12172 be adopted.

Carried

6.4 BL12181 - Amendment No. 9 to the Development Applications Procedures Bylaw No. 10540

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0313/21/03/15 THAT Bylaw No. 12181 be adopted.

Carried

7. Mayor and Councillor Items

Councillor Donn:

- Made comment on some concerns with affordability issues identified in the Annual Housing Report.

Mayor Basran:

- Reminder of the Public Hearing tomorrow evening.

8. Termination

This meeting was declared terminated at 3:35 p.m.

Mayor Basran

/acm



City Clerk

DRAFT

Report to Council



Date: March 22, 2021
To: Council
From: City Manager
Subject: 46th Annual Civic & Community Awards Finalist Announcement
Department: Active Living & Culture

Recommendation:

THAT Council receives, for information, the report from Active Living & Culture, dated March 22, 2021, that announces the finalists for the 46th Annual Civic & Community Awards.

Purpose:

To announce the 46th annual Civic & Community Awards Finalists and the revised format for the award presentations.

Background:

The City of Kelowna's Annual Civic & Community Awards recognize the outstanding achievements and contributions made in our city each year. The program includes 13 awards that honour volunteers, artists, athletes, environmentalists and businesses. Up to three finalists are selected in each category, with one recipient being announced during the awards presentation. As outlined in the Report to Council dated December 7, 2020, the sport sector was impacted particularly hard by COVID-19 in 2020 and nominations for the Male & Female Athletes of the Year and Team of the Year will be combined with the 2021 nominations and recognized next year. Likewise, the Augie Ciancone Memorial Awards for high school athletes will not be awarded this year.

The eight categories that will be awarded during the 46th Annual Awards presentation are listed below:

- Bob Giordano Memorial Award – Coach or Sport Administrator of the Year
- Teen Honour in the Arts
- Honour in the Arts
- Champion for the Environment
- Corporate Community of the Year
- The Central Okanagan Foundation - Volunteer Organization of the Year
- Young Citizen of the Year
- The Fred Macklin & Sarah Donalda-Treadgold Memorial Award - Citizen of the Year

Discussion:

Due to the COVID-19 pandemic and associated response measures to ensure public safety, the 46th Annual Civic & Community Awards ceremony will be adapted to avoid a public gathering. The

format for the awards will utilize online channels and City council meetings to highlight this year’s nominees and recipients. The recipients will be announced over three weeks during the Public in Attendance section of the Monday afternoon Council meetings in April. The week prior to the announcement, short video vignettes will be released that highlight the category and the three finalists. These will be streamed via social media, the City’s website, and local media outlets. The weekly announcements at Council are anticipated to take about 10 to 15 minutes and will include the videos and an opportunity for Council to recognize the finalists and winners.

The timeline for presenting the 2020 Civic & Community Awards is outlined below:

Category	Date videos released online	Date recipients announced at Council
Honour in the Arts Youth Honour in the Arts Coach / Administrator of the Year	April 6	April 12
Champion of the Environment Corporate Community of the Year Volunteer Organization of the Year	April 13	April 19
Youth Citizen of the Year Citizen of the Year Anita Tozer Memorial*	April 20	April 26

*Award bestowed by Mayor and Council at Council’s discretion

Two categories also have scholarship components, with recipients in the Young Citizen of the Year Award receiving scholarships from the Payton and Dillon Budd Memorial Fund Youth Scholarship, and the recipient of the Teen Honour in the Arts Award receiving an entrance scholarship to UBC Okanagan.

Conclusion:

While this year’s awards will look different, they will still recognize and celebrate the many outstanding individuals and organizations that have shown excellence and resiliency through a challenging year.

Each year the award recipients are further recognized at Jim Stuart Park, with their names on an individual name plate.

Internal Circulation:

Communications

Considerations applicable to this report:

Existing Policy: Policy No. 382 – Civic & Community Awards

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: M. Siggers, Community & Neighbourhood Services Manager

Approved for inclusion:

JG

cc:

L.Ruether, Communications

REPORT TO COUNCIL



Date: March 1, 2021
To: Council
From: City Manager
Department: Development Planning
Application: A20-0003 **Owner:** Stephen Cipes
Address: 4870 Chute Lake Road **Applicant:** CTQ Consultants Ltd., Ed Grifone
Subject: Application to the ALC for "Non-Farm Use"
Existing OCP Designation: REP – Resource Protection
Existing Zone: A1 – Agriculture

1.0 Recommendation

THAT Agricultural Land Reserve Application No. A20-0003 for Lot 1, Sections 24 and 25, Township 28, Plan KAP78562 located at 4870 Chute Lake Road, Kelowna, BC for a "Non-Farm Use" under Section 20(2) of the Agricultural Land Commission Act, be supported by Council;

AND THAT Council direct Staff to forward the subject application to the Agricultural Land Commission for consideration.

2.0 Purpose

To consider a staff recommendation to support an application to the Agricultural Land Commission for a "Non-Farm Use" under Section 20(2) of the Agricultural Land Commission Act.

3.0 Development Planning

Development Planning Staff recommend support for the proposed Non-Farm Use application and that it be forwarded onto the Agricultural Land Commission for consideration. The overall proposal, focused on a new educational culinary facility, is unique with few comparables within the province or nationally. Due to its general scope and scale, the proposed facility can generally be considered an urban use which does not meet a number of agricultural objectives outlined in the City's Official Community Plan (OCP) and Agricultural Plan. However, upon a detailed assessment of the proposal, staff surmise that the proposal has potential to generate alternative agricultural value to the City and the region in providing for a rare opportunity for value-added agricultural amenities. The proposal could advance agricultural objectives such as the promotion of local farming through research and education, including local foods and agricultural products. The proposed educational culinary facility has the potential to play an important role in shaping a

community's identity and pride making agriculture more accessible and ultimately highly valued by the public. The facility can add to the 'sense of place' of the region and the community's feelings of what makes the area attractive to visit and live in.

Should this application be supported by the City and approved by the ALC, a text amendment application would be required to come forth to Council for consideration of the specific uses and details of the proposal.

3.1 Background

The subject property has been owned and operated as Summerhill Pyramid Winery since 1995 when the original winery building was constructed. The site currently has the main building, tasting room, offices, restaurant, outdoor events area and the pyramid wine cellar. It is accessed from Chute Lake Road and has a variety of surface parking to service the winery and agricultural operation. The current owner also owns a number of directly adjacent parcels which make up the farm unit and have a mix of agricultural and residential uses. Approximately 48.6 acres are utilized for active vineyard production.

3.2 Site Context

The subject property is located in the City's South Okanagan Mission Sector. The Future Land Use is REP – Resource Protection is zoned A1 – Agriculture and it is within the Agricultural Land Reserve. It is located outside of the Permanent Growth Boundary (PGB) however has available City services (sanitary and water) and is a small agricultural block surrounded by the PGB. The property is approximately 62.3 acres in size with its primary access being Chute Lake Road. It has a variety of agricultural and agri-tourism uses including a winery, restaurant & ballroom, agricultural storage and existing parking.

3.3 Project Description

The proposed development is for a culinary education facility at the existing Summerhill Pyramid Winery location. The "Culinary College for Humanity" at Summerhill consists of several stated uses including culinary facility, educational stays, wine tasting, food producing gardens, and parking. These uses would be accommodated in a structure designed specifically for the unique nature of the proposal.

Proposed Structure & Non-Farm Use

The siting of the proposed structure is located in the north west corner of the property next to the Summerhill Pyramid Winery. It would utilize the same access and be primarily within already disturbed land that is not currently being used for crop production.

The proposed structure is to be constructed on top of the existing wine production and warehousing building. The existing buildings footprint is approximately 20,000 ft² with a proposed 15,000 ft² addition to support the remaining floors. The at grade and parkade level would consist of wine production and large parkade. The culinary school facilities including large kitchen and classrooms are located on the main floor along with the administrative offices and wine tasting rooms. In addition, a large atrium and First Nations cultural space in the centre of the building would be located on the 4th floor and provide for conference centre seating capacity. A total of 150 rooms ranging from 250-450ft² in size for accommodation of students and faculty are located in various configurations on floors 2, 3, 5 and 6. The rooms would be restricted to registered students and faculty only and used for accommodation based on the program curriculum. In addition, gardens aimed at producing biodiverse food are incorporated to every level of the proposed structure to a total of approximately 37,000 ft² of proposed food producing area.

Soil Capability

The soils on the property are 4A (CLI) as per latest BC Agricultural Capability Map (Updated July 2018). The property is currently being utilized for grape production and would potentially support a number of agricultural crops.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR2 – Rural Residential 2	Residential
East	A1 – Agriculture 1 & RR1 – Rural Residential 1	Agriculture/Residential
South	RR2 – Rural Residential 2	Residential
West	A1 - Agriculture	Agriculture/Residential

3.4 Development Planning

Policy Considerations

The proposed development is reviewed primarily against the OCP's Agricultural Policies and recommendations of the City's Agricultural Plan (2017), and secondly against overall city-wide policies and objectives. The overall scope and scale of the proposal is considered unique with few local comparables in the province or nationally. In analysis of the policy framework the project is not considered to meet a number of objectives in preserving agricultural lands, however, is considered to meet some overall policies and objectives which are considered in more detail later in the report.

The primary use of the property is being retained as agriculture through the 48 acres of vineyard and winery which a permitted farm use or directly associated with agriculture. Vineyards and wineries are a permitted farm uses that can be restricted but not prohibited by local government under the ALC Act and Regulations. The proposed culinary facility is considered an urban scale project and therefore would not meet policy objectives given its scope and scale. Policy aimed at urban scale uses directs this form of development away from agricultural lands to better suited properties within the Permanent Growth Boundary. Even though the existing vineyard and winery would be maintained the proposal could shift the primary use of the property to the facility itself.

In review of all Non-Farm Use applications the most directly applicable OCP policy is 5.33.6 which lists several criteria to help evaluate the proposal. A general analysis using the criteria is listed below:

Is it consistent with the Zoning and OCP? The zoning and land use of the subject property does not currently support the use or type of structure proposed in this application. A rezoning text amendment would be required subsequently to approval of the Non-Farm Use application if Council and the ALC chose to do so.

Does it provide significant benefits to local agriculture? Regarding use of land directly for food production, either through livestock or crops, the proposal is not considered to provide direct benefit to local agriculture or food security. However, it could be considered to help promote local agriculture through research and education purposes including local foods and agricultural products.

Can it be accommodated using existing municipal infrastructure? Connection to City services would be required for a proposal of this scale. Water and Sewer mains are available on Chute Lake Road however further confirmation of capacity and upgrades would be required to be proven out by the applicant's consultants.

Does it minimize impacts on productive agricultural lands? The proposed structure is to be constructed primarily on the footprint of the existing winery storage building and its surrounding area not currently used for agricultural production. Some expansion of the building footprint is proposed however no additional vineyard is to be removed at this time. In this regard the proposal does minimize the impact on productive agricultural lands. Indirect impacts such as increased speculative pressures and interface conflicts could result from development of this type of facility.

Will it preclude future use of the lands for agriculture? Given the nature of the proposal it would likely preclude a number of potential agricultural uses for the property. Traditional types of agriculture would likely not be viable or desirable adjacent to the proposal. Given the sites current use as a vineyard, the proposal would not likely preclude any use of the existing agricultural operation.

Will it harm adjacent farm operations? The proposed building is in the north portion of the subject property. The properties directly adjacent to the north are residential and the east and west sides of the property is buffered by Chute Lake Road and Lakeshore Road. To the east and across Chute Lake Road there is a large apple orchard currently in production. Potential impacts to the adjacent agricultural operation could result from increased traffic and result in further agricultural interface conflicts.

Approval Process

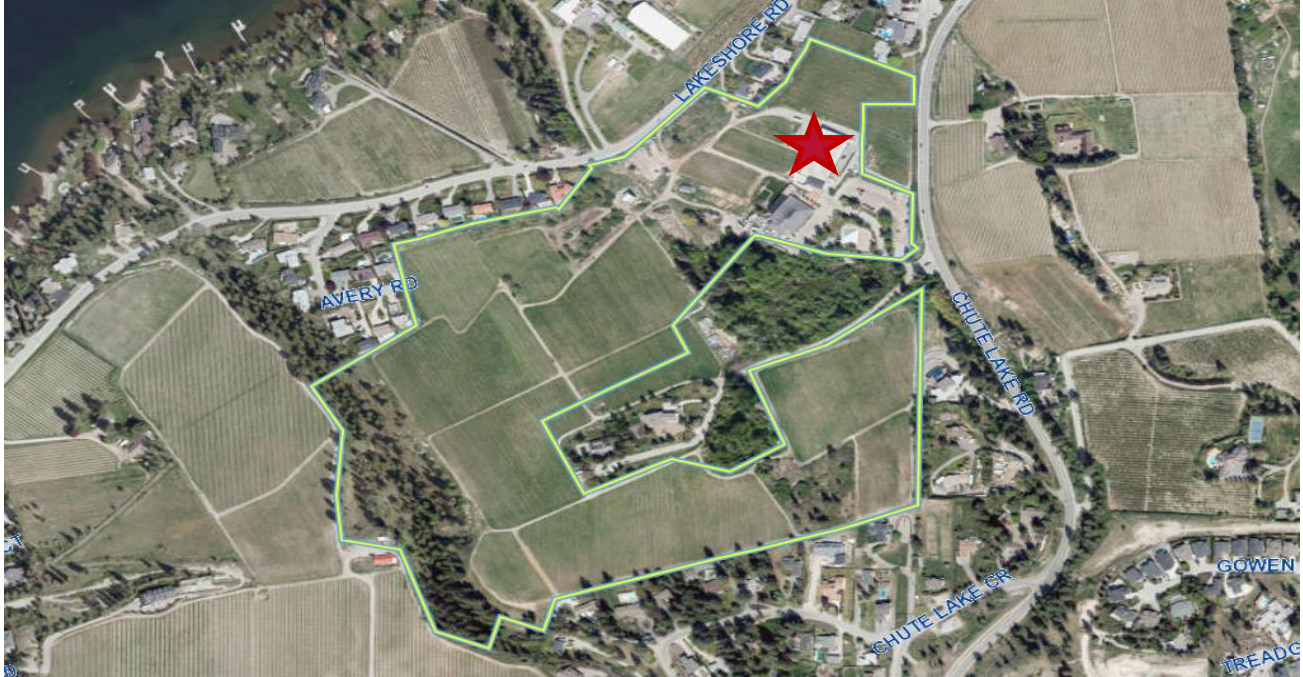
The application being considered at this time is a Non-Farm Use ALC application. The application would be forwarded onto the Agricultural Land Commission for approval if Council chooses to do so. If approved by Council and the ALC the application would be required to apply to the City for a Text Amendment to the A1 Zone (or a Comprehensive Development Zone) to allow for the proposed uses, use restrictions, building height, and any restrictions imposed by the ALC. This application would be reviewed by the Agricultural Advisory Committee, require public consultation and formal public hearings related to the Text Amendment.

Due to the proposals unique nature and scope, consideration of the Non-Farm Use application prior to the Text Amendments provides Council with an opportunity to review the proposal under a broader policy and at a conceptual level. In addition, if the ALC chooses to approve the use, it may impose a range of restrictions which would need to be accommodated within the Text Amendment. Staff and Council would consider those items at the next stage of process while still having an opportunity for further community input.

Development Cost Charges and Taxation

Development cost charges for a structure and use as proposed would be considered Commercial and charged at a square foot rate as per Development Cost Charge Bylaw No.10515. Taxation for similar facilities would be assessed and taxed as commercial use.

Subject Property Map: 4870 Chute Lake Road



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Objective 5.33 Protect and enhance local agriculture.

Objective 5.33 Protect and Enhance Local Agriculture

Policy .1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Policy .3 Urban Uses. Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

Policy .5 Agri-tourism, Wineries, Cideries, Retail Sales. Support agri-tourism uses that can be proven to be in aid of and directly associated with established farm operations. Permit wineries, cideries and farm retail sales (inside and outside the ALR) only where consistent with existing ALC policies and regulations.

Policy .6 Non-Farm Uses. Restrict non-farm uses that do not directly benefit agriculture. Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:

- 1.0 are consistent with the Zoning Bylaw and OCP;
- 2.0 provide significant benefits to local agriculture;
- 3.0 can be accommodate using existing municipal infrastructure;
- 4.0 minimize impacts on productive agricultural lands;

5.0 will not preclude future use of the lands for agriculture;

6.0 will no harm adjacent farm operations.

5.0 Technical Comments

5.1 Development Engineering Department

5.1.1 See attached memorandum dated March 22, 2020.

5.2 Ministry of Agriculture

5.2.1 See attached letter dated March 3, 2020.

5.3 Regional District of Central Okanagan

RDCO has reviewed the referral and provides the following comments on this proposal with a recommendation of non-support for this application:

It is noted that the proposed culinary facility, educational stays, wine tasting, food producing gardens and parking includes space not associated with agriculture (non-farm use) and as such does not achieve the goal or policies of the Regional Growth Strategy Bylaw No. 1336's (e.g. 'Our Food' Issue Area, such as Policy No. 3.2.5.7 "Protect the supply of agricultural land and promote agricultural viability.")

The Central Okanagan has strong agricultural roots and this sector has been important in defining the region and its growth pattern. With changes in population, pressures of development, increased climate impacts, water pressures, and more focus on local food production for sustainability, these changes have raised more awareness on food systems.

RDCO supports the preservation of the agricultural land base and the retention of large continuous blocks of agricultural land and discourages fragmentation.

6.0 Application Chronology

Date of Application Received: February 20, 2020

Date of Amended Application: December 2, 2020

Agricultural Advisory Committee August 13, 2020

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on August 13, 2020 and the following recommendations were passed:

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Application No. A20-0003 for the property located at 4870 Chute Lake Road to allow for a "Non-Farm Use" under Section 20(2) of the Agricultural Land Commission Act.

Anecdotal comments were that the Agricultural Advisory Committee (AAC) have concerns with the size of the facility (consider a smaller size facility), impact to the neighbouring agricultural properties, the accommodations being used for tourism versus teaching, how much primary food production would be emphasized, that wineries were being given more ability to have non-agricultural uses than other and that

this facility would set a precedent. Further, the AAC requested that Council continue to make compliance and enforcement for non-compliance uses a priority.

Report prepared by: Wesley Miles, Planner Specialist
Approved for Inclusion: Dean Strachan, Community Planning and Development Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum

Attachment B: Ministry of Agriculture Letter

Attachment C: Rationale and Concept Designs

CITY OF KELOWNA MEMORANDUM

ATTACHMENT **A**

This forms part of application

A20-0003

Planner
Initials

WN



Date: March 22 2020
File No.: A20-0003
To: Land Use Planning Manager (WM)
From: Development Engineering Manager (JK)
Subject: 4870 Chute Lake Road, Lakeshore Rd Summerhill Winery Lot 1 Plan 78562

Development Engineering has the following comments at this point in time with regard to this application for Non-Farm Use –Culinary facility, educational stays, wine tasting, food producing gardens and parking.

Potential requirements are provided for information only and are subject to the policies in effect at the time when a formal building permit application is made by the owners.

1. General

- a) A development of this magnitude, when developed on agricultural lands, has a major impact on all existing municipal infrastructure as well as the electrical, telecommunication systems and road network

2. Domestic water and fire protection.

- a) The property is located within the City of Kelowna South Mission Water ESA 14 service area.
- b) 129 EDU's are currently available for the Adams Reservoir
- c) At present, servicing is provided from an on-site well.
- d) The water system must be capable of supplying domestic and fire flow demands of the proposed project in accordance with the Subdivision, Development & Servicing Bylaw.
- e) Fire protection requirements of this proposed commercial development, including hydrant and service needs shall be determined by the developer's engineering consulting
- f) Major upgrades to the existing 150mm diameter AC water infrastructure system will likely be required to achieve the required fire flows.

3. Sanitary Sewer.

- a) This subject parcel is within the City sewer connection Area No. 28 (Okaview) .
- b) Sanitary sewage is presently handled with a on-site sewage disposal system.
- c) The developer's consulting engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted.
- d) A flow analysis check is required by the developer's civil engineering consultant to determine if there are any downstream impacts to the sewer system triggered by this development.

James Kay, P.Eng.
Development Engineering Manager
JF



March 3, 2020

File: A20-0003

City of Kelowna
1435 Water Street
Kelowna BC V1Y 1J4
E-mail: planninginfo@kelowna.ca

Re: ALC Non-Farm Use Application A20-0003 4870 Chute Lake Road

To the City of Kelowna,

Thank you for providing the B.C. Ministry of Agriculture the opportunity to comment on the ALC Non-Farm Use application at 4870 Chute Lake Road. I have reviewed the documents you have provided. From an agricultural perspective I can provide the following comments for your consideration:

- Ministry of Agriculture staff have concerns regarding this application. The size and scope of the proposed development and its associated conference centre, sleeping units, atrium/gallery, onsen pond/spas, parking and administrative area appear disproportionate to the primary agricultural activity taking place on this ALR parcel. While Ministry staff recognize the proposal's educational component and appreciation for agriculture, the beneficial improvement for agricultural production, when the proposed non-agricultural uses could be developed outside of the ALR, is uncertain.
- If this development as proposed were to proceed, the potential for conflict between existing agricultural and non-agricultural land uses and users could also increase and become problematic as the existing agricultural practices may not be compatible with the planned commercial accommodation/event enterprise. In particular, the large number of accommodation units could greatly impact the primary activity on the farm and become in itself the parcel's primary activity.
- The experience of Ministry staff is that developing additional infrastructure of this type on wineries could dramatically change the nature of the business away from the intent of any agri-tourism or educational activity as permitted by the *Agricultural Land Commission Act* and its regulations. Ministry staff note there may also be tax differences in locating this type of business on the ALR compared to a similar business in another zone.

If you have any questions, please contact me directly at christina.forbes@gov.bc.ca or 250-861-7201.

Sincerely,

Christina Forbes, P.Ag
Regional Agrologist
B.C. Ministry of Agriculture – Kelowna
Office: (250) 861-7201
E-mail: christina.forbes@gov.bc.ca

Email copy: ALC Planner, ALC.Okanagan@gov.bc.ca

CULINARY COLLEGE for HUMANITY

WHERE GREAT FOOD BEGINS



Kelowna, BC

A Sustainable Model for the Next Dimension of Agriculture

Submission of a Non-Farm Use Application Pursuant to:

Section 20 (2), ALC Act, BC

PROVINCIAL AGRICULTURAL LAND COMMISSION

January, 2020

For: 4870 Chute Lake Road, Kelowna, BC

CTQ Consultants
Agent

Summerhill Pyramid Winery

Stephen Cipes (Proprietor)

1334 St. Paul Street
Kelowna BC, V1Y 2E1

250 - 979 - 1221 26

Executive Summary

“IN MY LIFETIME, THE POPULATION OF THE PLANET HAS GROWN FROM 2.5 BILLION TO 7.7 BILLION. HOW DO WE FEED OURSELVES? OUR FOOD SYSTEM IS ONE OF THE MAIN CAUSES OF CLIMATE CHANGE AND ENVIRONMENTAL DEGRADATION. LET’S STOP TALKING ABOUT IT; LET’S OPEN A WORLD FORUM ON SUSTAINABLE FOOD PRODUCTION IN THIS PRISTINE CULINARY PARADISE!”

-STEPHEN CIPES, APPLICANT

Kelowna is THE ideal location for the Culinary College for Humanity, as it is the breadbasket of BC’s interior, with local produce, meats, fruits, wine, and dairy, and with fresh fish from inland lakes and farms and from the nearby coast. As a model to the world of organic and local, the entire world will be inspired. We envision an international gathering place in this ideal setting, to develop sustainable food culture for the future of humanity. A headquarters for world food production education with a holistic immersive concept to entice food production entrepreneurs, activists, and executives from around the world to enroll.

Change does not start with governments. Change comes from individual leadership. The Culinary College for Humanity is a place for leaders from around the world to gather and to learn the technology of regenerative agriculture which will restore nutrient levels. The setting and concepts are designed for participants to develop and share knowledge, and to network with each other.

The Culinary College for Humanity will be programmed with a series of retreats and workshops focusing on bringing together culinary and agricultural change-makers and learners from around the world. Both professional and consumer designed courses will be offered to support sustainable, localized food systems, including in subjects as varied as nose-to-tail preparation of animals, urban farming, food preservation, vegetable forward meal preparation, eliminating food waste, and regenerative and organic agricultural systems.

At Summerhill Vineyard the farm is the classroom, with Permaculture style, no-till vegetable gardens, diverse perennial food forests, nature-preserves for wild harvesting native edibles, beehives, chickens, insectary gardens, large scale composting, and famous for highest quality Demeter certified biodynamic vineyards.

Designed with the guidance of the Sparking Hill Swarovski Management Team, this beacon of light to the world, the Culinary College for Humanity will not displace a single square foot of arable land and will be built atop Summerhill’s already existing concrete wine cellar and its production area. The new building will feature architecturally integrated food production to increase the arable acreage of Summerhill Vineyard and demonstrate the potential of urban agriculture. A teaching kitchen, four storey mini conference centre, and educational stays are important concept ingredients of the vision.

The concept for the Culinary College for Humanity is based on the premise of our Mission Statement: **To impact major change to the planet by building a model of growing and eating organic food and wine with a focus to include all climates, and inviting food production executives and farmers to attend world food production conferences in the four story First Nations lecture theatre.**

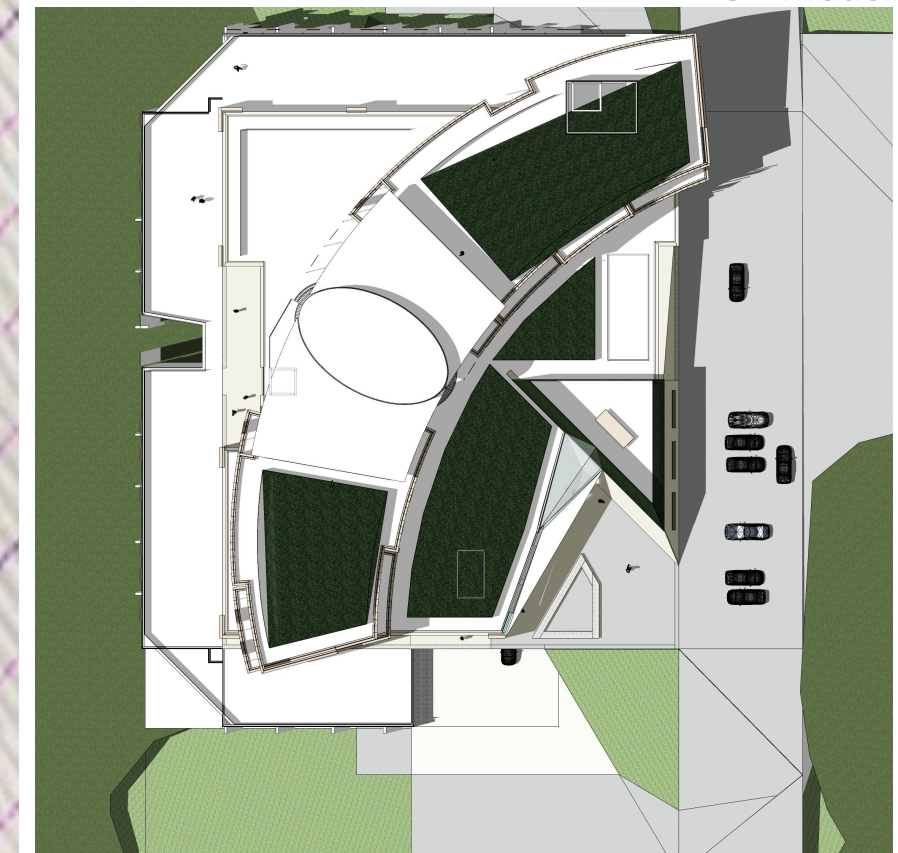
We have drawn from other examples of culinary facilities and schools around the world as a foundation for programing, but the Culinary College for Humanity has a specific focus which is to build a program based on a fully regionalized, zero waste, organic food system. This opens the opportunity for this local growing region to flourish, with the utilization of the many unproductive ALR acres, as well as opening a model to inspire 21st century sustainable food systems for all of humanity. We have the ideal pristine model of how food production can be in harmony with nature. This model is vital for the food industry to adopt. Some of, but not all, the highlights follow:

- ❖ Fostering responsible stewardship of our lands and oceans, encouraging ethical animal husbandry, and supporting pollinators (responsible for roughly 88% of flowering plants), the Culinary College for Humanity (CCH) strives for the ultimate health and well-being of our planet and humanity. CCH strives to be a driver for change by providing an education of sustainable agriculture, and organic growing practices.
- ❖ Large scale industrial farming as well as globalized transportation of food commodities is responsible for significant environmental degradation and greenhouse gas emissions. CCH will demonstrate a model of a regionalized food system with regenerative agricultural practices that aid in soil carbon sequestration and fertility and reduce long distance transportation.
- ❖ Offering a curriculum that combines culinary techniques for food preparation relying on 100% regionalized ingredients that are grown in harmony with the environment, CCH is the ultimate culinary school that connects the dots between the field and the plate for a sustainable future. The curriculum includes seasonal menu planning, food preservation, zero waste food preparation, and butchering and using the whole animal, alongside courses around sustainable food production, including in Permaculture design principles and techniques, animal integration and regenerative agriculture, urban agriculture, and encouragement of pollinators.
- ❖ Great food and great taste extend beyond the walls of a classroom. They extend to the sea, farm, market, vineyard, and beyond. The chefs of the 21st Century need to know more than culinary techniques and management. They need to have knowledge of where raw ingredients come from, what it means to be organic and sustainable, and gain an understanding of true farm to table cuisine. The importance of animal husbandry and responsible stewardship of our lands and oceans must be conveyed to the next generation to secure sustainable agriculture practices that will in turn continue to nurture our nation for decades to come.
- ❖ The CCH will be an innovative school and think tank located on an urban mixed use farm featuring a biodynamic vineyard, annual vegetable gardens, perennial food producing “food forest”, large scale biodynamic composting, apiary, pollinator sanctuaries, and small scale animal husbandry, with a four-season architecturally integrated food producing garden.

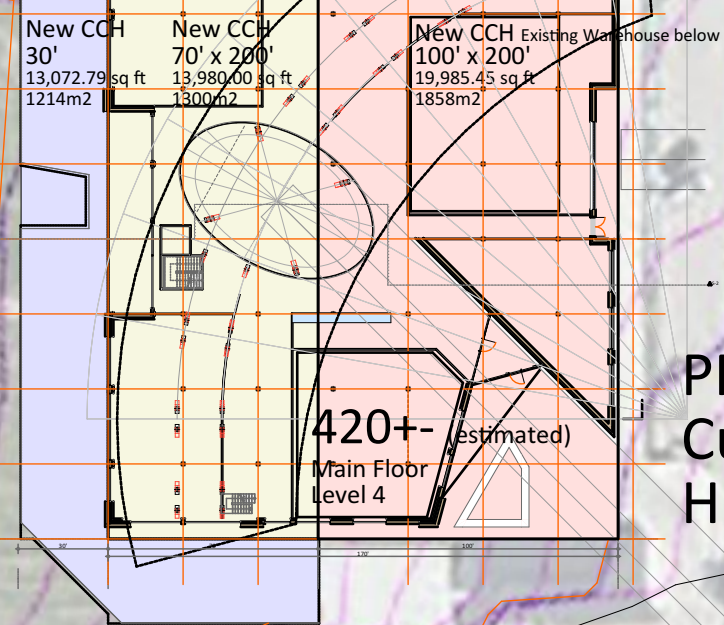
- ❖ A variety of programs, from short courses to semester long professional courses, will take place on the farm rather than in a traditional college/university setting. Students will learn about the life of a farmer with hands-on participation in harvesting and planting. The extraordinary experience will be a catalyst for humanity to realize the importance of good nutrition and sustainable agriculture on the planet.
- ❖ The dramatic First Nations inspired four story atrium lecture theatre is the ideal setting for presentations of innovative changes in food production technology and food systems. Based in an inspiring comfortable year-round setting where leaders from all over the world come together in Kelowna, the Culinary Capitol of Canada.
- ❖ The programs offer participants a forward-thinking approach to the best practices in agriculture and culinary techniques, providing an opportunity to develop lifelong understanding of food and agriculture. The latest innovations and research from the world's top culinary, sustainability, and agricultural leaders in this spectacular college paves the way to catapult the new trends and new commercial models that are already replacing today's unsustainable systems.

Existing	Area	
Site	0000 m ²	000,000 sf
Level 1 Warehouse	1858 m ²	20,000 sf
Level 3 Parkade (uncovered)	1858 m ²	20,000 sf
Proposed (Includes Existing)	Building Floor Area	
Height	8 Storeys	32 m 105 ft (4 Storeys @ East Elev / 7 Storeys @ West Elev)
Basement	1300 m ²	14,000 sf
Level 1 Warehouse / Stays	4320 m ²	46,500 sf (4,000 sf at grade - 10,000 sf cantilevered)
Level 2 Stays	1161 m ²	12,500 sf
Level 3 Stays / Covered Parkade	4320 m ²	46,500 sf (includes 3159 m ² / 34,000 sf Parkade)
Level 4 CCH / Atrium	2576 m ²	27,732 sf
Level 5 Stays / Learning / Greenhouse	1417 m ²	15,253 sf (includes 130 m ² / 1,400 sf Greenhouse)
Level 6 Stays / Learning	1287 m ²	13,854 sf
Level 7 Private Tasting	424 m ²	4,540 sf
TOTAL Building Floor Area	16805 m²	180,893 sf
Proposed	Program Area	
Stays	150 units	@ 250 sf - 450 sf each
Food Production Greenery Planting	2023 m ²	21,776 sf Rooftop
Food Production Greenery Planting	1411 m ²	15,400 sf Basement and Greenhouse
TOTAL Food Production Area	3454 m²	37,176 sf
NEW Site Coverage / Building Footprint	3530 m²	38,000 sf (includes Existing)
TOTAL Incremental Agricultural Growing Area	1781 m²	19,176 sf (3453 m ² / 37,176 sf - 1672 m ² / 18,000 sf)

3D Model



Key Plan



PROPOSED Culinary College for Humanity

EXISTING Summerhill Pyramid Winery

EXISTING Pyramid



Sample Images Rooftop Food Production & Private Tasting



Project Architect

Project

Culinary College for Humanity

Project Address 4870 Chute Lake Road Kelowna BC

Drawing By SNH



Drawing Title North Elevation

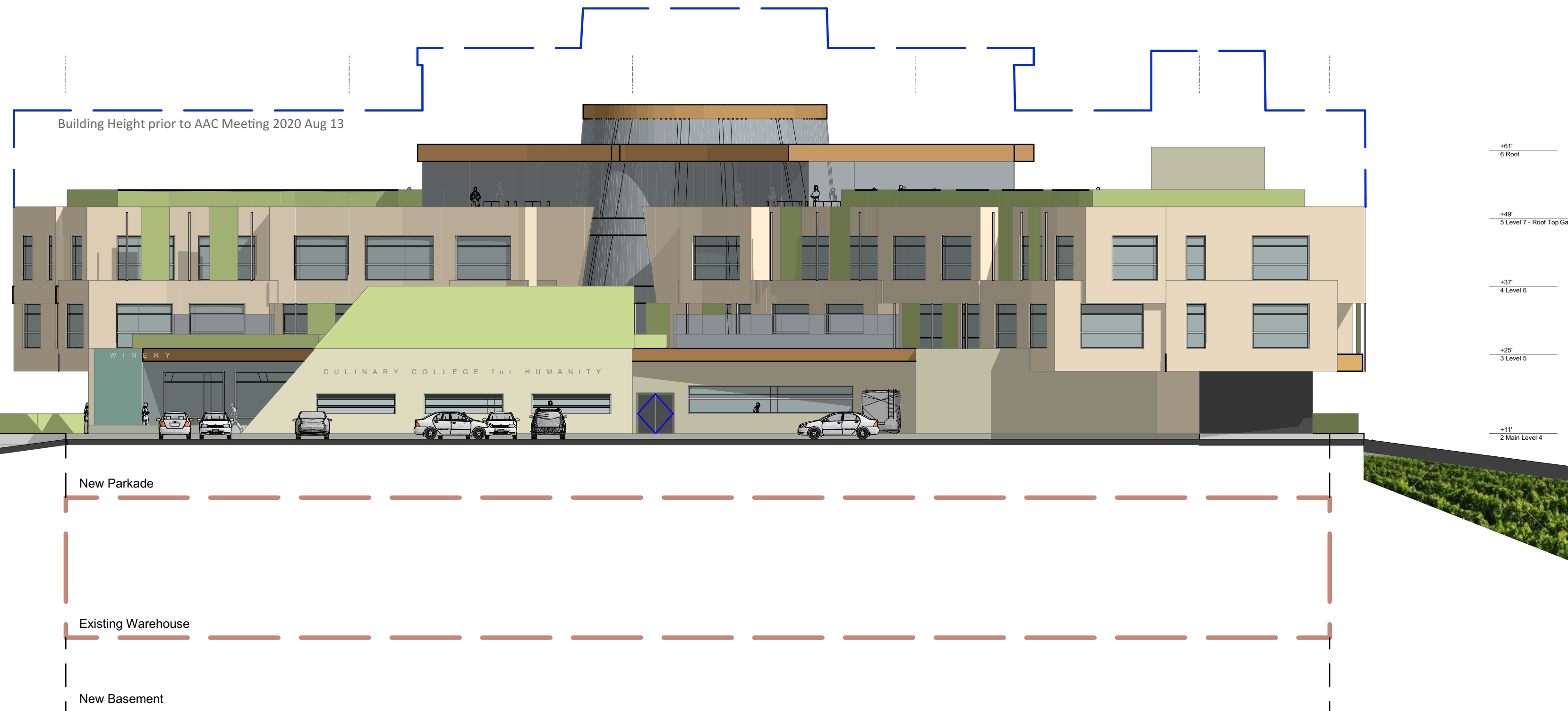
Date 2021 01 18

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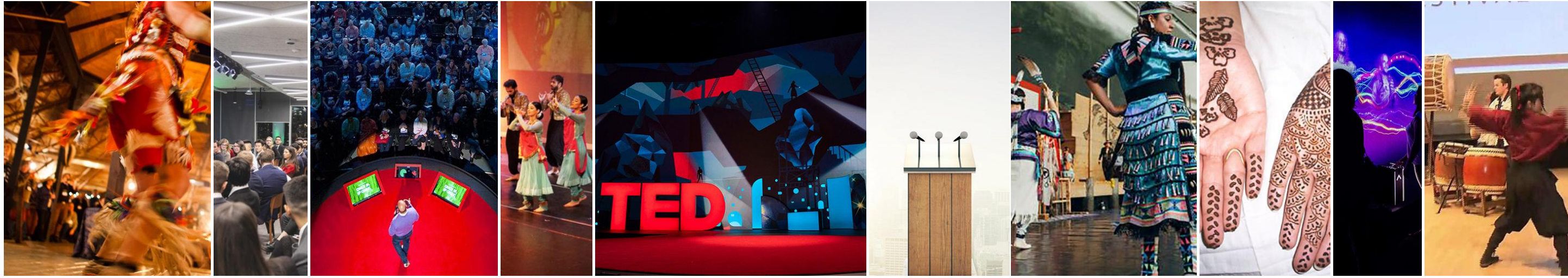
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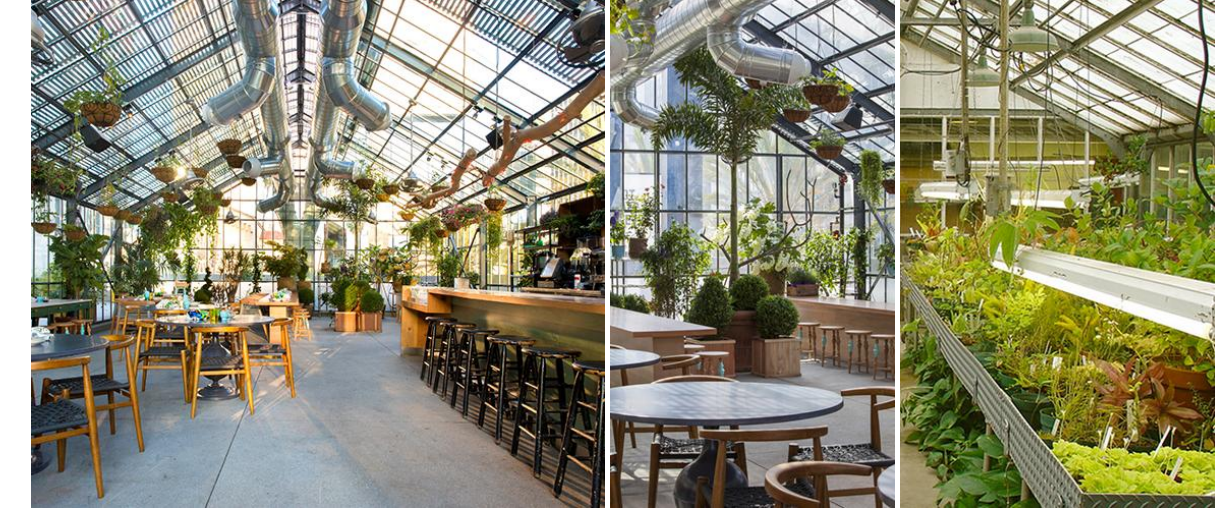
Sample Images Teaching Kitchens & Private Tasting



Sample Images Food Production



Sample Images Cultural Events Hosting



Sample Images Greenhouse

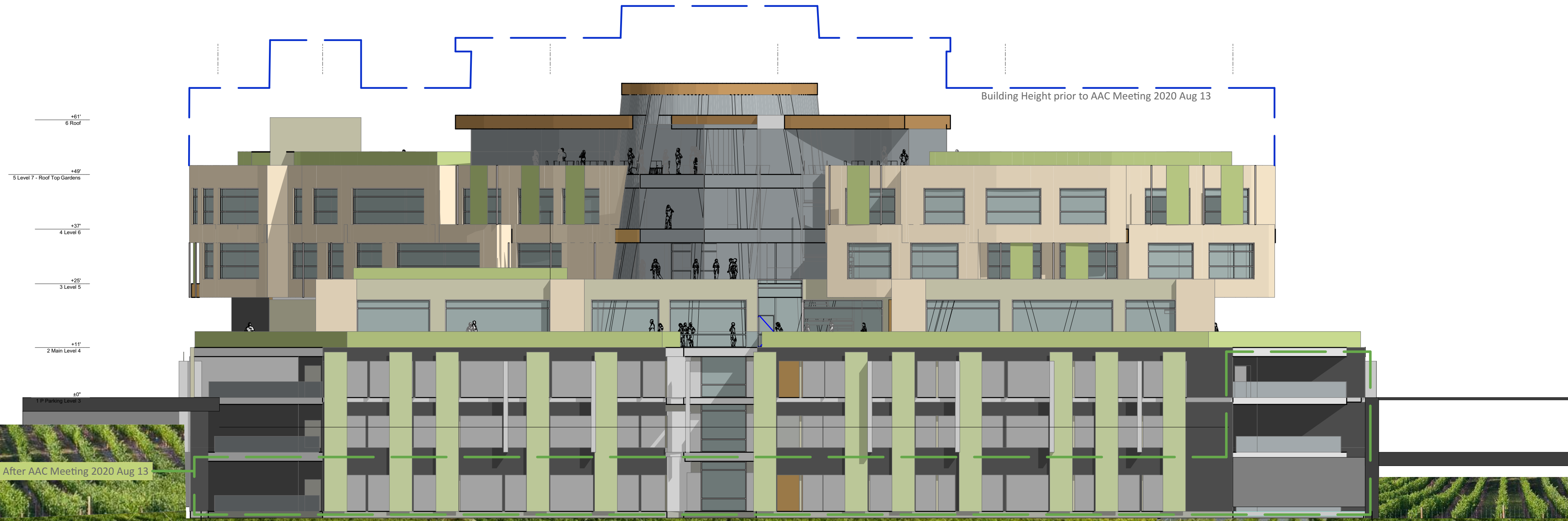


Sample Images CCH Stays





Sample Images CCH Stays



Building Height prior to AAC Meeting 2020 Aug 13

Building Area Added After AAC Meeting 2020 Aug 13



Sample Images Teaching Kitchens & Private Tasting

Rammed Earth Wall Exterior



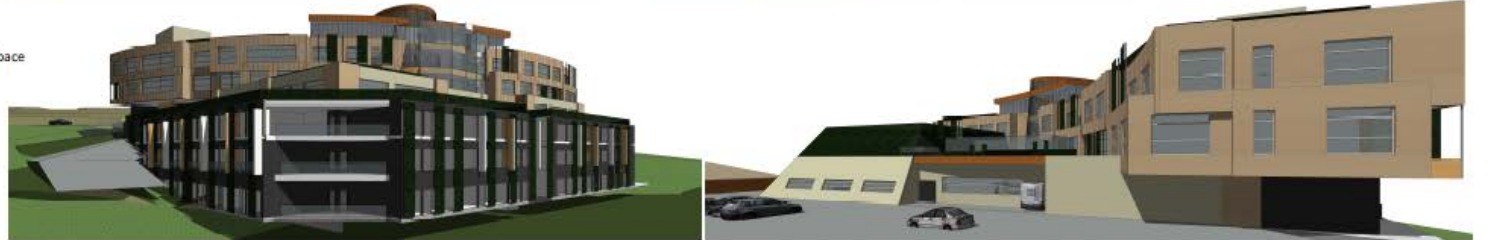
Wood Panel Exterior



SAMPLE PHOTO CLT - Cross Laminated Timber Construction



- A Tasting Room
- B Elliptical Shaped Atrium - First Nations Cultural Space
- C Rammed Earth Concrete Exterior Walls Level 1
- D Food Producing Gardens on Roof Decks
- E CLT Timber Construction
- F Onsen Pond + Spas
- G Tasting & Learning Centre
- H Culinary Kitchens
- I Path to Summerhill Winery and Pyramid
- J Outdoor Decks Seating
- K Existing Storage
- L Existing Equipment Storage
- M New Parkade



Project Architect

Project

Culinary College for Humanity

Project Address 4870 Chute Lake Road Kelowna BC

Drawing By SNH



Drawing Title 3D Model

Date 2021 01 18

File Name Bnt CCH 2021 01 18.pln

Drawing No. A0.1



A20-0003 4870 Chute Lake Road

Application to the ALC for a Non-Farm Use

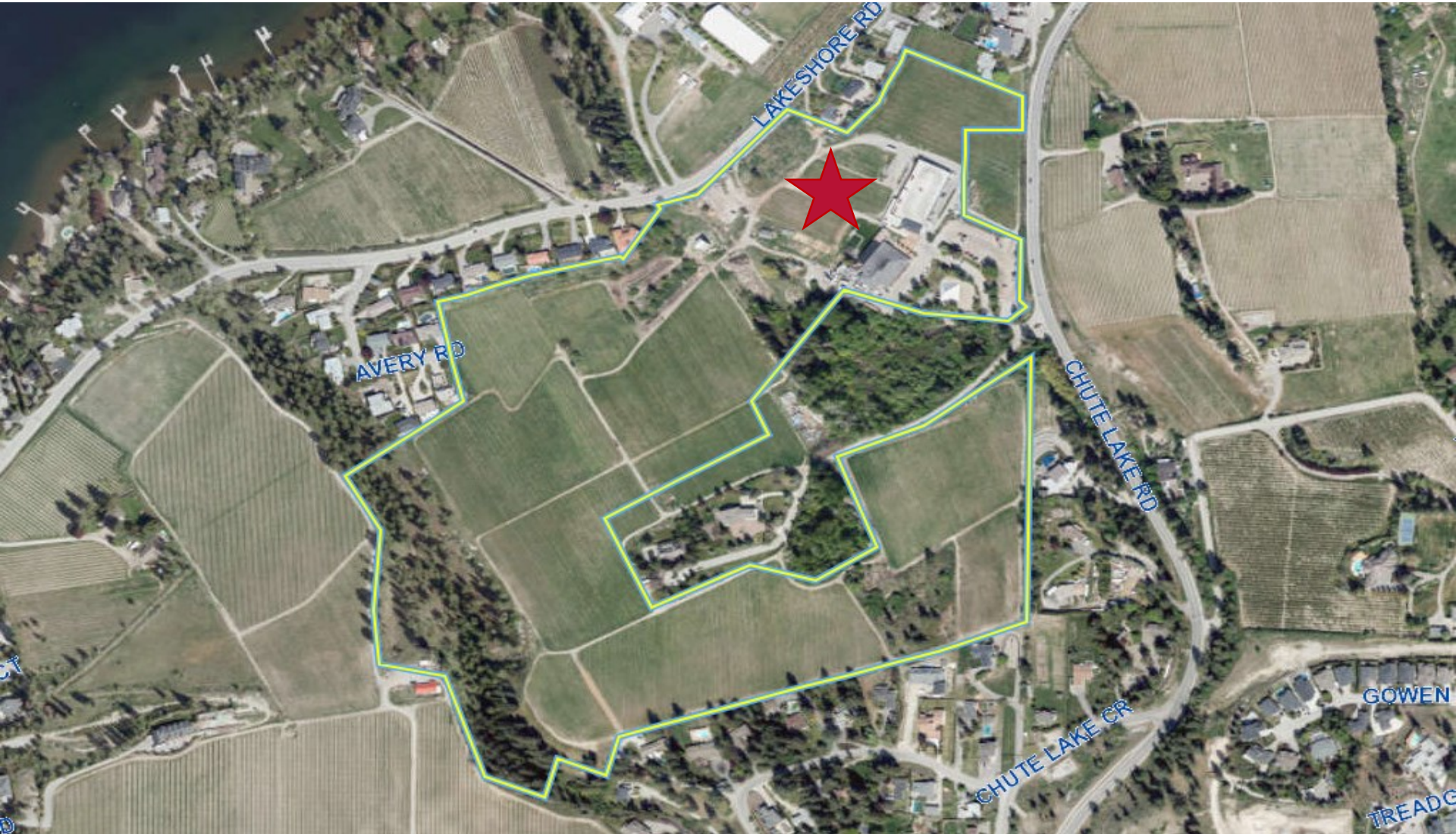
Proposal

- ▶ An application to the ALC for a Non-Farm Use at 4870 Chute Lake Road for a culinary facility, educational stays, wine tasting, food producing gardens, and parking.

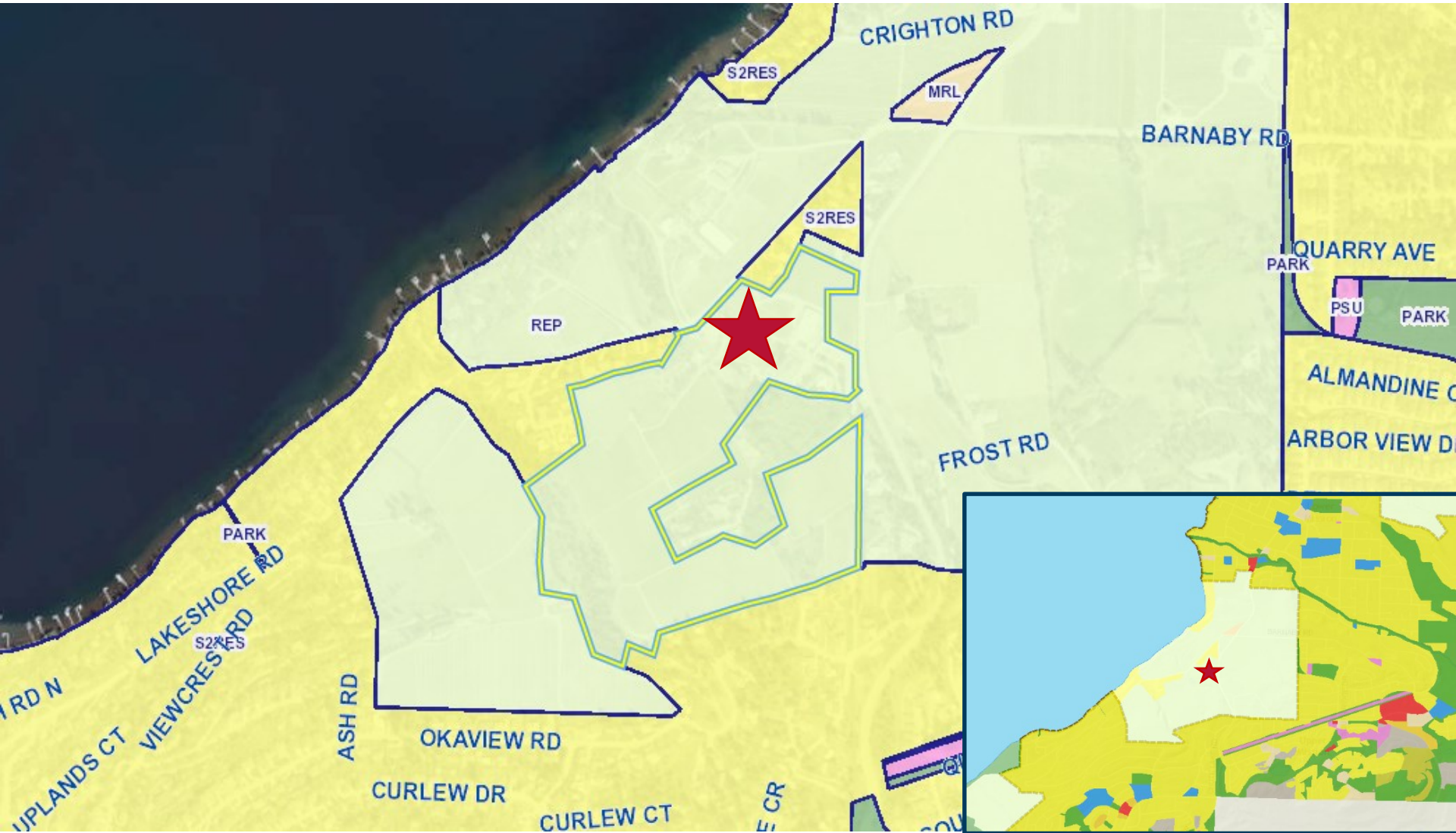
Development Process



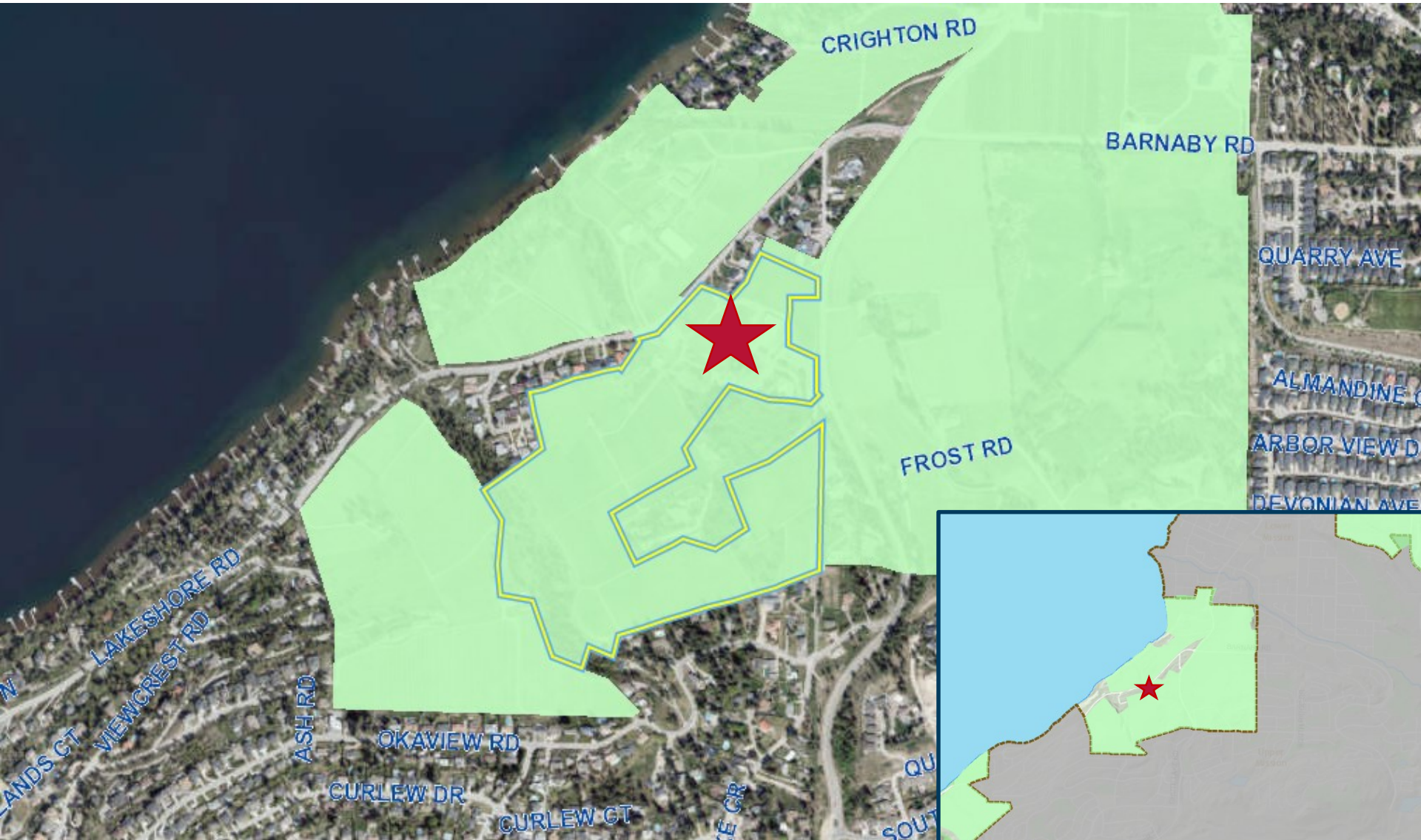
Context Map



OCP Future Land Use / Zoning



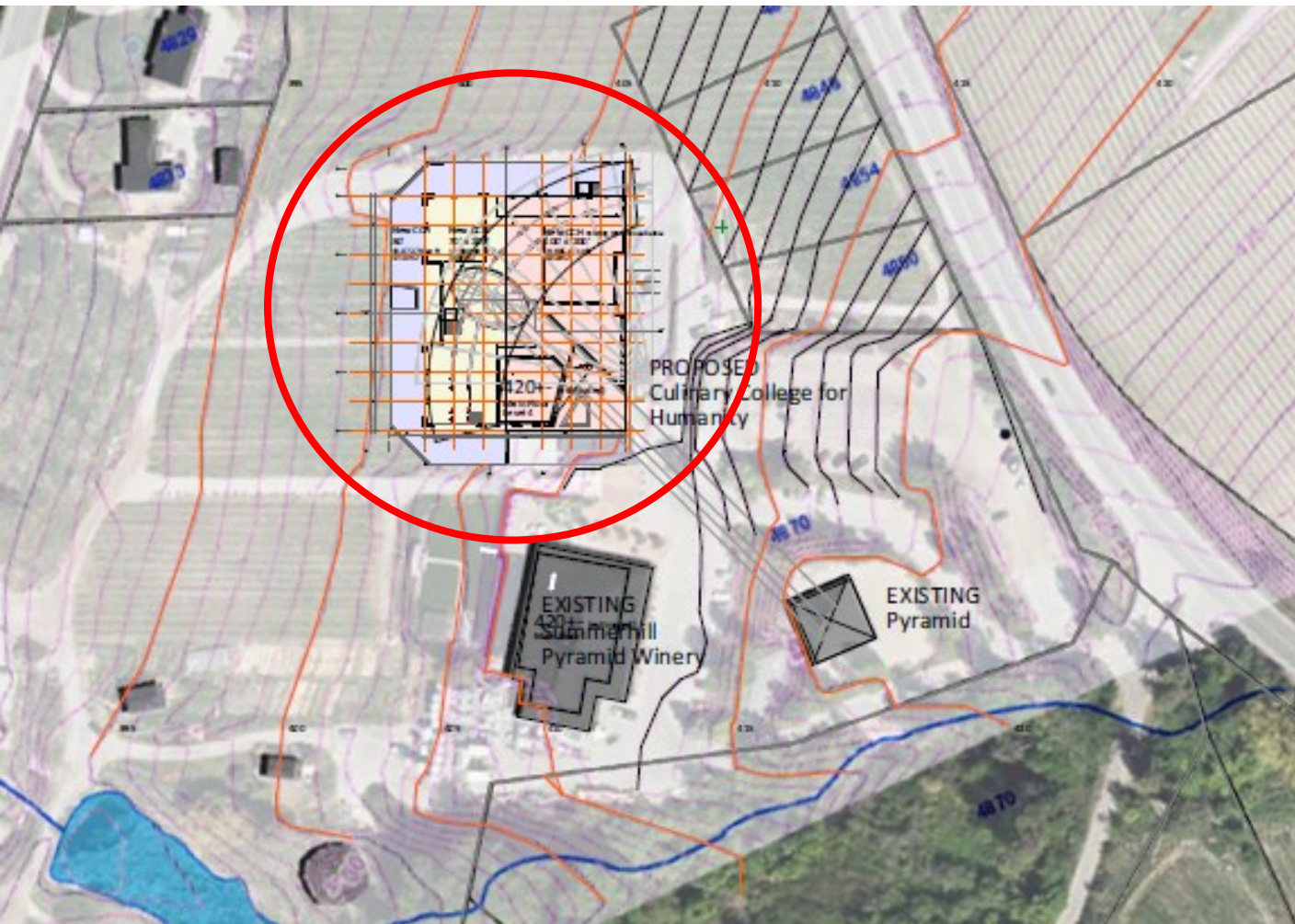
Agricultural Land Reserve



Existing Land Use



Proposed Structure & Non-Farm Use



Item	Area	Area (sqm)
Proposed Culinary College for Humanity	4820	2,700
Proposed Summerhill Pyramid Winery	4854	2,700
Proposed Pyramid	4870	2,700
Proposed Summerhill Pyramid Winery	4870	2,700
Proposed Pyramid	4870	2,700
Proposed Summerhill Pyramid Winery	4870	2,700



Proposed Structure & Conceptual Renderings

Rammed Earth Wall Interior



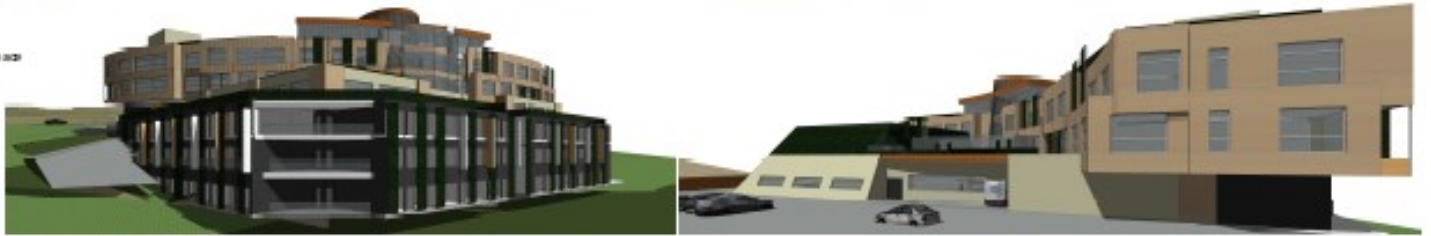
Wood Panel Interior



SAPPHIRE PHOTO CLT - Oak Laminated Timber Construction



- A Tasting Room
- B Elliptical Shaped Atrium - First Nations Cultural Space
- C Rammed Earth Concrete Exterior Walls Level 1
- D Food Producing Garden on Roof Deck
- E CLT Timber Construction
- F Open Pond + Spas
- G Tasting & Learning Centre
- H Culinary Kitchens
- I Path to Summerhill Winery and Pyramid
- J Outdoor Decks Seating
- K Existing Storage
- L Existing Equipment Storage
- M New Parkade



Proposed Structure & Non-Farm Use Conceptual Elevations:



Proposed Structure & Non-Farm Use Conceptual Elevations:



Project Detail Summary

- ▶ Property is approx. 62 ha in size with approx. 48 acres of active vineyard production
- ▶ Proposed 35,000 ft² (footprint) structure on top of the existing 20,000 ft² wine production and warehouse building
- ▶ 6 stories on top of existing warehouse building with a total of 8 stories from the west elevation.
- ▶ Large kitchen, classroom facilities and administrative offices focused on education
- ▶ Large atrium and First Nations cultural space
- ▶ 150 educational stay rooms and parkade

Policy

- ▶ **OCP Objective/Policies 5.33.1,.3,.5**
- ▶ **OCP Policy 5.33.6 Non-Farm Uses.** Restrict non-farm uses that do not directly benefit agriculture. Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:
 - ▶ are consistent with the Zoning Bylaw and OCP;
 - ▶ provide significant benefits to local agriculture;
 - ▶ can be accommodate using existing municipal infrastructure;
 - ▶ minimize impacts on productive agricultural lands;
 - ▶ will not preclude future use of the lands for agriculture;
 - ▶ will no harm adjacent farm operations.

AAC Recommendation

- ▶ The AAC (Aug 13, 2020) Meeting recommended to Council that it support the proposed Non-Farm Use.
- ▶ Discussion:
 - ▶ size of the facility;
 - ▶ impact to the neighbouring agricultural properties;
 - ▶ accommodations being used for tourism versus teaching;
 - ▶ how much primary food production would be emphasized;
 - ▶ wineries were being given favour and setting precedent; and
 - ▶ compliance and enforcement. |

Other Considerations

- ▶ Development Cost Charges for the structure would be applied at a Commercial Rate by square footage as per DCC Bylaw
- ▶ Taxation would be applied to the building as Commercial.

Process Review

- ▶ Application will be forwarded to ALC should Council support it;
- ▶ Text Amendment to the A₁ zone (or CD Zone) for Council consideration if ALC supports the application.
 - ▶ Including proposed uses, use restrictions building height, any restrictions imposed by the ALC; and
 - ▶ AAC review and recommendation.

Staff Recommendation

- ▶ Staff are recommending support for the proposed Non-Farm Use:
 - ▶ The overall proposal is focused on a new educational culinary facility;
 - ▶ The proposal has potential to generate alternative agricultural value to the City and the region in providing for a rare opportunity for value-added agricultural amenities;
 - ▶ Aims advance agricultural objectives such as the promotion of local farming through research and education, including local foods and agricultural products;
 - ▶ Integrate well into the existing vineyard and winery operation and create a 'sense of place' within the region and add value to the agricultural community.



Conclusion of Staff Remarks

Culinary College for Humanity

The Centre for Sustainable Global Food Systems



Culinary College for Humanity
@Summerhill Pyramid Winery
4870 Chute Lake Road
Kelowna, British Columbia
Canada

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WELCOME TO THE CULINARY COLLEGE FOR HUMANITY

The Centre for Sustainable Global Food Systems

From fostering the health of our communities to responsible stewardship of our lands and oceans, ethical animal husbandry and butchery, and supporting pollinators, the Culinary College for Humanity (CCH) is the centre for the ultimate health and well-being of our planet and humanity.

For the future of humanity, we must shift from a globalized, industrialized, commodity-based food system, to a regionalized, organic, human based food system. Each course in CCH's curriculum demonstrates how to achieve this transformation.

The world's lands and oceans are severely affected by industrialized agriculture with synthetic fertilizers and pesticides, contributing to the loss of ecosystems and biodiversity and having long-term devastating effects on both our planet and human health¹. Food production and transport as it exists on the planet today has the biggest impact on planetary warming. CCH is a driver for change by providing an education and laboratory for sustainable regionalized agriculture, organic growing practices, and connecting the raw ingredients we cook to their origins.

CCH addresses the present epidemics related to food production. CCH will provide knowledge and a forum of engagement for chefs, industry leaders, and individuals to transform our food systems to be regionalized and organic. Offering a curriculum that combines culinary technique with responsible agricultural practices, CCH is the ultimate culinary school that connects the dots between the field, the plate, and the larger environment.

Fashioned after Hollyhock, with its rich history of cultivating major green business changes, and with the blessing of two of its founders Dana and Joel Solomon, CCH's ultimate wisdom lies in the co-mingling synergies of its international students.

¹ Effects of Pesticides on the Environment (*Research Gate*) Retrieved from https://www.researchgate.net/publication/286042190_Effects_of_Pesticides_on_Environment

The Ultimate Farm to Table Course: Professional Chefs Culinary Arts Program

Great food and great taste extend beyond the four walls of the classroom to the sea, farm, market, vineyard, and beyond. The chefs of the 21st century need to know more than culinary techniques and management. They need to have knowledge of where raw ingredients come from, what it means to be organic and sustainable, how to create a sustainable, regionalized supply chain and offer true farm to table cuisine. The importance of ethical animal husbandry and butchery and responsible stewardship of our lands and oceans must be imparted to the next generation to secure sustainable agriculture practices that will continue to nurture our nation and planet for generations to come.

The Culinary College for Humanity (CCH) is an innovative school located on an urban commercial organic and biodynamic farm with vineyard and wine production, culinary gardens, food forests, apiary, small livestock, and a four-season rooftop garden—a natural environment for promoting an education of farm to table² cooking.

The various programs take place on the farm, rather than in a traditional college/university setting. Students learn about the life of a farmer with hands-on participation in harvesting and planting. To become a great chef and ambassador of sustainability is to become fluent in what is happening on the land and in the water, and to be intimately connected to the source of ingredients and the impact on the environment.

These programs offer participants a forward-thinking approach to the best practices in agriculture and culinary techniques that will sustain humanity in harmony with the earth, provide an opportunity to develop a lifelong understanding of food and agriculture, and gain an understanding of recipes from field to pasture. Emphasis is placed on zero waste use of garden growth and animal proteins, including “nose to tail³” cooking that utilize whole ingredients to their fullest capacity and ultimate flavour.

Join us at CCH for the Ultimate Farm to Table Course and learn how to make a connection between the bounty of the land and culinary techniques.

YOUR PATH TO BECOMING A CHEF OF THE 21st CENTURY BEGINS WITH CCH’S UNIQUE TOTAL IMMERSION APPROACH

In our Professional Culinary Arts program, you will be immersed in the classic cooking techniques that form the building blocks of Western and global cuisines from day one. Your educators are chef-instructors who are

² Also known as “Farm to Fork,” Farm to Table is defined as a social movement that promotes the use of local and natural (often organic) ingredients in food production; a system “in which food production, processing, distribution, and consumption are integrated to enhance the environmental, economic, social and nutritional health of a particular place” (Rutgers *Farm to Fork*; Retrieved from njaes.rutgers.edu/food-nutrition-health/farm-to-fork.php)

³ The utilization of the “whole beast” in butchery and meat cookery; using every part of the animal so that nothing is wasted. “Nose to Tail” (or “Beak to Feet”) is a term coined for “the traditions of using the entire animal, respecting its life even in death” (Lexicon of Food, n.d; retrieved from lexiconoffood.com/thefoodlist/nose-tail)

passionate, accomplished leaders eager to share their expertise. You'll enjoy the kind of hands-on experience, personal attention, and support that will build your confidence and skills. Thanks to The CCH'S unique Total Immersion approach, you will amass an incredible amount of knowledge and ability in a very short time.

The CCH'S Professional Culinary Arts program combines both hands-on instruction and theory into one comprehensive program. Each class begins with a short lesson from your chef-instructor, who will outline terminology, relevant food history, the reasons behind various cooking techniques, and the rationale behind following procedures in a specific order.

LET'S TAKE IT OUTSIDE

The Culinary Arts + Farm-To-Table program builds upon your newfound skills and techniques by connecting your training as a chef from the beginning of the food chain to the end. The program begins in the kitchen, where our Professional Culinary Arts curriculum teaches you fundamental techniques, high-volume production, food costing and the skill of replicating a proven dish.

From early in the program, your classroom will extend outside to the chicken coops, apiary, a forest garden, nature preserves, and an organic production garden, all located on the property of an award-winning winery. Here the standards are set. You will begin learning the techniques that will serve as the foundation of your entire culinary career. You will become familiar with the sustainable supply chain, equipment and tools, and the brigade system of organization and teamwork — the core of every serious kitchen.

PREPARE:

Vegetables & Starches
Salads and vinaigrettes
Fish & Shellfish
Poultry
Beef
Pork

Lamb
Plant-based
Food Preservation
Seasonal Menu Planning
Zero Waste Food Production
Whole Animal Butchery

TECHNIQUES:

Poaching
Grilling
Frying
Blanching

Glazing
Baking
Puréeing
Pickling & Fermenting

LEARN THE BASICS:

Knife Skills:

Learn which knives are best for which jobs, and proper care for them. Through tailiage (cutting vegetables into even sizes and shapes), you'll learn different techniques such as émincer (thin slice), batonnet (small sticks), brunoise (small dice) and paysanne (tile-shaped).

Food Safety:

You'll gain an understanding of the general rules of hygiene as well as comprehensive food handling and safety issues for a kitchen environment, earning the valuable National Restaurant Association's ServSafe® Food Protection Manager Certification.

Ingredient Identification and Classification:

Use all your senses as you identify and classify a wide range of proteins, vegetables, starches, grains, herbs and spices.

Learn to Grow:

Learn how to grow using sustainable practices, regenerative agriculture, urban agriculture, permaculture design and organic growing philosophy and techniques

Food Preservation:

Brining, pickling, confit and dehydration used to prevent food from spoiling in pre-refrigeration days; today, we rely on these methods for the complex flavors they infuse into dishes and to eat locally year-round.

INTRODUCTION TO PERMACULTURE DESIGN (two-week course)

Permaculture design is based on principles derived from a close consideration of nature. Applying these principles to human systems reminds us that we, too, are nature, and brings us closer into harmony with all of our relations.



Permaculture design is an ethically based, whole-systems design approach to create sustainable human settlements and institutions. Although rooted in agriculture, permaculture design also touches on regional and urban planning, ecology, technology, architecture, and social organization. The design principles learned can be applied to your home's landscaping, a farm, business, public space, civic systems, village, or even the way we organize ourselves in our businesses and institutions.

The two-week CCH Introduction to Permaculture Design is offered in collaboration with Okanagan College. Participants completing the course work will be awarded a Certificate of Completion and will be eligible to embark upon a recognized Permaculture Diploma by completing an independent two-year practicum with the mentorship of a Permaculture Design instructor.

WHAT YOU'LL LEARN

- Permaculture Design Principles in theory and in action
- “Zones” planning approach
- Stacking functions
- Recycle like nature does
- Raised bed mulched gardening
- Forest Gardens and perennial systems
- Green building
- Tools for a healthy community

The Culinary College for Humanity

Three Day Courses



HOLISTIC FARMING THINK TANK

The theory and practice of growing our food in harmony with our planet's natural systems are explored in these three-day conferences that explore how to feed humanity sustainably, including understanding living soils and the importance of biodiversity on our farms and in our communities.

Featuring keynote addresses from global food and sustainability leaders, participants are leaders themselves.

WHAT YOU'LL LEARN

- Soil Ecosystems
- Composting
- Introduction to Regenerative Agriculture
- Introduction to Biodynamics
- Diversity and Integrated Pest Management
- Forest Gardening
- No-till Gardening
- Sustainable ocean harvesting and fish farming
- Understanding certifications: Organic, Biodynamic, and Certified Naturally Grown

INTRODUCTION TO URBAN FARMING

Encompassing community and backyard gardens, rooftop and balcony gardening, growing in vacant lots, right-of-ways, and parks, aquaculture, hydroponics, fruit and nut trees, market farms, raising small livestock, and beekeeping, Urban Farming is a viable commercial and / or community venture integral to healthy communities and secure, sustainable food systems in the 21st century.

Through experiencing the various systems of urban growing in and around the Culinary College for Humanity, Summerhill Vineyard, and field trips to nearby commercial urban agriculture enterprises, this three day course will inspire you to grow wherever you live or work, either on a personal, community, or commercial scale.

WHAT YOU'LL LEARN

- Soil Quality

- Composting and Vermicomposting
- Intensive spacing, Square-Foot Gardening, & Small-Plot Intensive Farming (SPIN)
- Intercropping
- Greenhouses, hoop houses, and high tunnels
- Aquaponics
- Controlled Environment / Vertical farming
- Small livestock and bees
- Integrated Pest Management

SOLID FOUNDATIONS: ZERO WASTE CULINARY TECHNIQUES

In day or evening classes, you'll learn from the same accomplished chef-instructors who teach our career students and enjoy the same pristine kitchens. As you become immersed in the course and touch on more advanced cooking techniques, terminology will become second language, precision knife work will be your trusted skill.

This program incorporates many of the essential skills introduced in CCH's career food production awareness program, Professional Culinary Arts, including the culinary techniques of preparing stocks and sauces, cooking meat, fish and vegetables and executing classic recipes. And if you're inspired to go further, Culinary Techniques may allow you to enter our Professional Culinary Arts career course with advanced standing.

PREPARE:

Vegetables & Starches
Salads and vinaigrettes
Fish & Shellfish
Poultry
Beef
Pork

Lamb
Plant-based
Food Preservation
Seasonal Menu Planning
Zero Waste Food Production
Whole Animal Butchery

TECHNIQUES:

Poaching
Grilling
Frying
Blanching

Glazing
Baking
Puréeing
Pickling & Fermenting

LEARN THE BASICS:

Knife Skills:

Learn which knives are best for which jobs, and proper care for them. Through *tailiage* (cutting vegetables into even sizes and shapes), you'll learn different techniques, such as *émincer* (thin slice), *batonnet* (small sticks), *brunoise* (small dice) and *paysanne* (tile-shaped).

Food Safety:

General rules of hygiene as well as comprehensive food handling and safety issues for a kitchen environment.

Ingredient Identification and Classification:

Use all your senses as you identify and classify a wide range of proteins, vegetables, starches, grains, herbs and spices.

ARTISANAL BREAD BAKING

Get ready to channel your inner bread baker: this inspiring class will teach you the proper mixing, kneading and professional bread baking techniques to make breads from around the world.

Breathe in the aroma of freshly baked loaves and realize your dough-making dreams in this CCH course devoted to the art of producing beautiful baguettes, fresh focaccia, crusty ciabatta and braided challah, to name a few of the artisanal breads in the curriculum. Choose to take the five sessions in a one-week immersion by day, or spread over three weeks in the evenings, depending on your schedule.

Come to class each day, slip on your baker's whites and get ready to mix, ferment, fold, shape, score, finish and bake. Even if you have no prior experience making bread, you'll discover the joy of baking and unleash its mysteries, while learning techniques for a spectrum of tastes and textures. Under the close supervision of CCH's accomplished chef-instructors, you'll be challenged to learn more about professional bread baking than you ever thought possible.

WHAT YOU'LL LEARN

- In five intense and enjoyable classes, you'll gain knowledge in:
- The proper mixing, fermentation, shaping, proofing, scoring and baking techniques for a variety of breads
- The critical importance of dough temperature
- The keys to baking an assortment of breads and viennoiseries, including baguettes, bagels, brioche, challah, croissants, traditional loaf breads, pizza, focaccia and ciabatta
- Ancient grains
- Visit local farms and a local flour mill

BIODYNAMIC GRAIN & LEGUME GROWING

Crops like corn and soy dominate vast tracts of land across North America, with much of the yield destined for highly processed industrial food. But these nutrient dense foods, along with other species like lentils, chickpeas, beans, rice, and wheat, can be grown at any scale, from backyards to environmentally harmonious commercial operations.

Explore these plants in detail from a biodynamic perspective, and experience examples of growing staple food crops in sustainable ways in this in-depth three-day course.

BIODYNAMIC ANIMAL HUSBANDRY & HOLISTIC FARM INTEGRATION

The great cycles of nature involve birth, death, eating, and digesting. The cycles of life in the soil are no different.

Learn how animals can be integrated into biodynamic poly-cultural farm systems to prepare land for planting, reduce pest pressure on tree fruit crops, and regenerate soil life in this three-day course.

INTEGRATING INDIGENOUS KNOWLEDGE: TRADITIONAL FOOD HARVESTING & PREPARATION

Gain insight into a completely different relationship with nature, one where humans are a harmonious part of the world around us, rather than dominating and controlling it. In this three-day course you will learn directly from Indigenous wisdom keepers and scholars about the sophisticated food systems and relationships that fed local communities before colonization. Learn about harvesting and preparation of Okanagan Indigenous foods like salmon, roots, and berries, and prepare food staples from different regions such as acorn flour and pemmican.

FUNDAMENTALS OF WINE

Like any great field of study, wine appreciation is a life-long endeavor. It can start out intimidating and mysterious, but with structured guidance, a fascinating world of smell, taste and flavor can awaken. In this intensive 3-day program, learn to taste and describe wine as we travel through commercially important wine regions of the world.

We begin with an overview of the organic winemaking process from field to cellar at Summerhill Pyramid Winery. Then the historical context of the great regions of Europe and explored, with benchmark tasting examples of the classic styles – from sparkling to still to fortified. We'll make sense of how these wines came to be and their current relevance in the global wine market.

Not to be outdone, the regions we refer to as the New World, the Americas, the Antipodes, Canadian Wines and South Africa, have an equally compelling story to tell. We'll taste the *New Classics* and draw comparisons to, and discern differences from, their Old-World predecessors. With our three-day intensive training, you'll begin to think differently about the business of wine and – to your great pleasure – eat and drink more deeply with your new life skills.

USING THE WHOLE ANIMAL: CHARCUTERIE & PATES

Imagine setting out beautifully arranged plates of pâtés, saucisson and prosciutto—all made at home in your very own kitchen. At CCH, you can learn the elements of the craft of the charcutier, a trade that has been around for centuries. Getting a taste of life as a charcutier doesn't have to take a big bite out of your schedule. This introduction into whole animal butchery will have you learning about all parts of the animal and see it in a way you have never looked at it before. Don your own set of chef's whites, enter our professional kitchens, and listen as chef-instructors share the techniques, tips and trade secrets that took them years to learn.

You'll walk away with hands-on knowledge to make fresh-cured bacon, prosciutto, fresh and dry-cured sausages, pâtés, pork rillettes and duck and ham confit. Among the subjects discussed will be the traditions of charcuterie; an overview of pig anatomy and butchery; methods used to salt, smoke and cure meats; and techniques of working with seasonings, casings and more.

The Culinary College for Humanity

A la Carte Day Classes

ORGANIC WINE UNCORKED

Spend time in the organic vineyard and wine cellar to learn how great wine is made in harmony with the land and community. Then enjoy an afternoon learning about the vast world of wine in a lively and rewarding fashion. Learn to describe wine – wine as a second language! Then we'll taste, talk and decide on our preferences. We're on our own personal learning curves.

Students must be at least 19 years of age to enroll in this course.

LOCAL & ORGANIC YEAR-ROUND: FRUIT AND VEGETABLE PRESERVES

Preserve local seasonal fruits and vegetables to be enjoyed year-round, from fermenting to canning and pickling fruits and vegetables. The importance of using all that you grow and harvest so you can truly be local year round.

VEGETABLE FORWARD DINING: SECRETS OF SPICES

Properly utilized spices can elevate plant-based dishes to be as satisfying and delicious as anything!

Warning: This culinary class may not be for the faint of nose. In just four hours, you'll acquire skills to properly match spices with dishes—not always an easy task, especially if a recipe calls for exotic international spices that you've never used.

Indulge your senses in a hands-on experience, with exotic spices from around the world. Learn how to maximize flavor and prepare spice combinations. You'll cook (and eat!) a three-course meal that shows how the right spices can make even your regular dinner routine irresistible.

What's Cooking:

- Grilled Vegetables in a Curry Vinaigrette with Granny Smith Apples
- Traditional Lentil Dahl
- Exotic Spice Fruit Soup with Spiced Cake and Mascarpone Cream

ZERO WASTE SEAFOOD: MEXICAN CUISINE

Ceviche techniques will allow you to use the whole fish with zero waste. Also, the Okanagan Valley is home to some of the best tomatoes and corn. This course will show you how to integrate world flavours into local products.

Escape to the coastal regions of Mexico in a one-day cooking class for a flavourful introduction to cooking with seafood in Mexican cuisine. In this hands-on class, you'll learn to make three classic dishes and the signature sides to accompany everyone's favorites!

From the refreshing flavors of a Sinaloa style ceviche, to a hearty wild organic shrimp soup with fresh vegetables, Chef will teach you to make two appetizers highlighting ceviche. Then you'll learn to make homemade tortillas, the perfect vessel for delicious Blackened Fish Tacos, which you'll learn to make from start to finish, including Chili Lime Salsa to accompany it. By the end of the class, you'll have tasted all your hard work and be equipped with the skills to host an authentic meal for your next dinner party!

What's Cooking

- House made Tortillas
- Aguachile de Camarón (Sinaloa Style Ceviche)
- Blackened Fish Tacos with a Chili Lime Salsa

ZERO WASTE RAMEN AND GYOZA

These traditional dishes are a great way to integrate the whole locally raised animal – bones and all - and what would otherwise be vegetable food waste, into delicious, nourishing broths and dishes.

North America is known for mouth-watering burgers, Italy for rustic pastas, and France for its fromage. The Japanese have their own cultural obsession: ramen. Japanese ramen chefs are detail-oriented perfectionists, and the ramen lovers they serve are a discerning bunch who can pick out their favorite ramen from the thousands of restaurants and stands that dot the landscape.

Glean insight into the fascinating—and delicious—art of ramen and learn to prepare two popular styles (shoyu and miso) in this hands-on class with a Japanese cooking authority.

What's Cooking

The lesson begins by learning how to make flavorful stock from pork, chicken, beef bone, and “ugly vegetables”. Great flavours can be built from all types of food! You will learn how to make ramen noodles. After that, you'll build your dish, adding perfectly cooked noodles, boiled egg, vegetables and tender cashew pork. You'll also learn how to make gyoza, tasty pork and vegetable filled potsticker dumplings that often accompany a bowl of noodles.

HANDMADE PASTA

From fresh farm eggs to locally milled flour, you will learn the different shapes and styles of pasta, starting with fresh noodles and learning about how pasta can be a vessel for all of your kitchen's odds and ends, integrating the zero-waste philosophy for all proteins and vegetables.

You'll make a basic noodle dough, which can be cut and formed into an infinite variety of shapes, and a more elastic dough that can be filled and folded into ravioli or tortellini. Round out your education by preparing seasonal fillings and sauces using mouth-watering ingredients with light flavors and textures designed to complement the pastas you've created.

COOKING IN THE LOCAL SEASON

Learn culinary techniques for cooking the bounty of the season!

You'll learn how to use all the products you are working with, whether it's roots, tubers, apples, pears and hardy greens in the colder months; asparagus, peas and strawberries in the spring; or corn, zucchini, tomatoes and peaches in the warmer months.

This class will not just teach you recipes—it will change the way you look at ingredients, as you use techniques to transform and deconstruct each seasonal ingredient into delicious dishes. (You may never discard those apple peels or celery root tops again!)

KNIFE SKILLS

Sharpen your knives—and your skills—while learning to execute essential knife cuts for precision in the kitchen. This one-day workshop, designed to give you greater consistency and confidence, will combine the techniques learned to complete a dish you can add to your repertoire at home.

WHAT YOU'LL LEARN

- Knife sharpening / Honing your knife on a steel
- To correctly hold your knife
- To properly cut an onion and shallot
- To properly and safely use a mandolin (taught using potato for waffle cut)
- Utilizing the above techniques to complete a dish in class
- Knife cuts (taught using assorted vegetables) include:
 - Julienne
 - Baton cut
 - Large dice
 - Medium dice
 - Small dice
 - Brunoise
 - Chiffonade

URBAN FOOD FORESTRY

Reimagine how we landscape our parks, boulevards, and yards.

Not only are nut trees beautiful, but the food they produce can be a staple part of a healthy diet. These underutilized, low maintenance species have sustained communities for generations, and can again. By the same token, some fruit tree crops require very little maintenance, in particular native species like Elderberry and Saskatoon Berry trees.

On a backyard scale, these plants can produce food and medicine for your family and neighbours. On a community scale, these plants can provide not only food, but also jobs for underserved community members.

Whether you are a landscape architect, City staff member, or a homeowner, learn how to integrate these plants and more into your designs to not only create beautiful urban forests, but productive and nourishing ones!

ALL ABOUT POLLINATORS!

Make your yard or garden a haven for pollinators! Learn about plants that encourage the presence of bumble bees and other earth-friendly insects, then plant them at home to contribute to a healthy insect population. Build a home beehive to have fresh honey on tap, and watch your colony thrive.

Pollinators such as honeybees are essential to food production, but there has been a significant decrease in the population of pollinators documented since the late 19th century (Berenbaum, 2016)⁴ first due to urbanization and then the introduction of “conventional” agriculture. Honeybees have suffered widespread loss (Neumann and Carreck, 2010)⁵ due to the chemicals that are commonly used in commercial agriculture, with other populations of insects dwindling at an alarming rate since the introduction of synthetic pesticides (Oerke, 2006)⁶.

WHAT YOU'LL LEARN

- Pollinator Identification
- What plants to grow in your lawn or garden to encourage the presence of pollinators
- Learn about various wildflowers native to our province, and important to pollinator survival
- What methods to use to maintain your yard and garden and encourage insect biodiversity
- How to spot a bumblebee nest, and how to make one!
- Create a ‘bee bath’ to attract bees and other beneficial insects (butterflies, ladybugs...)
- How to make a homemade beehive, and harvest honey for home consumption safely
- Gain knowledge of culinary applications for honey

Participants will have the opportunity to taste harvested wild bee honey and compare its flavour and texture to that of the commercial brands. When learning about the various garden plants that encourage pollinators, participants will spend time in the garden and vineyard and enjoy a fresh organic lunch using fresh honey as an ingredient! There are many culinary applications for honey, and since CCH bases food production on seasonal growth, the meal served will be dependant on what foods are in season at the time of participation in the course.

4 Berenbaum, 2016 M.R. Berenbaum

Does the honeybee “risk cup” runneth over? Estimating aggregate exposures for assessing pesticide risks to honeybees in agroecosystems

J. Agric. Food Chem., 64 (2016), pp. 13-20

5 Neumann and Carreck, (2010) P. Neumann, N.L. Carreck

Honeybee colony losses

J. Apic. Res., 49 (2010), pp. 1-6

6 Oerke, (2006) E.-C. Oerke

Crop losses to pests

J. Agric. Sci., 144 (2006), pp. 31-43

ALL ABOUT BUTTERFLIES!

PESTICIDE FREE HOME GARDENING, LAWN CARE, & HOW TO CREATE A BUTTERFLY GARDEN

This course is perfect for any ‘green thumb’ who wants to learn the valuable practices of keeping a ‘natural wilderness’ at home. This one-day course is all about butterflies and how to foster a beautiful natural home ‘wilderness’, with pesticide free gardening, and practices that encourage growth of native plants and wildflowers (which also nurtures other beneficial insects such as pollinators).

Many people are unaware of how important butterflies, and certain moths, are to our ecosystems — in fact, the number of butterflies and moths in a geographic region is an indicator of the health of the ecosystems in that place. Butterflies and moths serve an important role in the food chain, and scientists have used their population levels as an indicator for the health of the planet for many years⁷.

By creating a habitat for butterflies, you are helping to restore the population of these important insects by offsetting the impact of urban development and pesticide use in agriculture, as well as our lawns and gardens. Encourage the butterfly and moth population and learn how to grow and maintain your very own butterfly garden!

WHAT YOU’LL LEARN

Learn about a variety of butterflies and moths native to our region and how to encourage population growth of the species to encourage healthy ecosystems

Identify plants that attract butterflies, and other beneficial insects

Gain a basic understanding of how to maintain a habitat that will encourage breeding

Identify species that migrate and those that do not (hibernate) and the importance of nectar for both important cycles

Spend time in the CCH butterfly garden and gain inspiration and insight for your own

Gain knowledge of natural home lawn and garden care without the use of pesticides (and other chemicals) that can be harmful to butterflies (and other important insects)

Learn WHY the practice of using chemical pesticides threatens biodiversity and insect populations

Students will enjoy a fresh organic lunch outdoors (weather pending) in the butterfly garden using ingredients grown that are attractants to our winged friends — such as lavender, tomatoes, strawberries, kale, multi-coloured chards, fennel, cherries, blueberries, and garlic chives — so you can have your butterfly garden, and eat it too!

⁷ Why Butterflies Matter (*Butterfly Conservation*) Retrieved from

<https://butterfly-conservation.org/butterflies/why-butterflies-matter>

REPORT TO COUNCIL



Date: March 22, 2021

To: Council

From: City Manager

Department: Development Planning Department

Application: A20-0010

Owner: Rosa Perretta

Address: 3755 Glenmore Road N

Applicant: Kent-Macpherson

Subject: Agricultural Land Reserve Application

Existing OCP Designation: REP – Resource Protection Area

Existing Zone: A1 – Agriculture 1

1.0 Recommendation

THAT Agricultural Land Reserve Application No. A20-0010 for Parcel A (DD W18607) of the Southeast ¼ of Section 33 Township 23 ODYD, located at 3755 Glenmore Road North, Kelowna, BC for an exclusion of agricultural land in the Agricultural Land Reserve pursuant to Section 29(1) of the Agricultural Land Commission Act, NOT be supported by Council;

AND THAT Council directs Staff NOT to forward the subject application to the Agricultural Land Commission of consideration.

2.0 Purpose

To consider a Staff recommendation to NOT support an application to exclude the subject property from Agricultural Land Reserve (ALR).

3.0 Development Planning

Development Planning Staff does not support the proposed ALR exclusion for the subject property. The proposal does not meet a number of Official Community Plan (OCP) or Agricultural Plan objectives and policies in regards to protection of agricultural lands.

In a Staff review of agricultural lands within the north Glenmore area, there are three small ALR pockets including the one associated with the subject property. All the areas considered do have limitations on their agricultural capability which can include soil capability, topography, and waterbodies. In light of this, the subject property is still considered to have adequate size and capability for some agricultural purposes. OCP policy states that ALR exclusions should only be considered in extraordinary circumstances where such exclusions are consistent with the goals, objectives, and other policies of this OCP. Staff do not

consider this application to be consistent with the policy as it does not aim to achieve any other significant goals or objectives.

Staff acknowledges the challenges associated with developing the property and the complicated approval process necessary to allow for the construction of a single-family dwelling in this particular case. However, staff do not see the community or agricultural benefit to the exclusion and suggest that it is not the appropriate tool to achieve the best utilization of the property. Exclusion of the subject property from the ALR may also lead to increased land speculation and development pressure on similar properties within the north Glenmore area.

4.0 Proposal

4.1 Project Description

The applicant is seeking Council support to remove the property from the Agricultural Land Reserve. The property does not have any active agriculture and is currently vacant. Previously the northern portion of the property was farmed up until the 1990’s. The property consists of wetlands and steep slopes. As per the ALC submission 34% of the property is outside of the ALR, 34% is physically under water and 32% is land fragmented with poor farming viability (limited/no access and topography limitations). Satellite images dating back to 2000 show that the water level varies each year, however, there has been progressively more water annually since 2012. If the exclusion is successful, the applicant has indicated that owner would like to build a single-family home under the existing zone.

4.2 Site Context

The subject property lies within the McKinley OCP Sector and is partially within the ALR. It is outside of the Permanent Growth Boundary and is zoned A1 – Agriculture 1. The Future Land Use Designation is entirely REP – Resource Protection Area. The property is relatively flat on the western portion of the property, however, as of 2019, this part was flooded and remains a wetland. The eastern and southern portions of the property are steep and creates topographical issues. The property is vacant and there are no accessory structures or dwellings on the property.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1 (non-ALR)	Single-Family Home / Gravel Pit
East	A1 – Agriculture 1 (ALR)	Single-Family Home / Livestock
South	A1 – Agriculture 1 (ALR)	Vacant
West	A1 – Agriculture 1 (non-ALR)	Single-Family Home / Vacant

Subject Property Map: 3755 Glenmore Drive



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.33 Protect and enhance local agriculture.

Policy .2 ALR Exclusions. The City of Kelowna will not support ALR exclusion applications to the ALC except in extraordinary circumstances where such exclusion is otherwise consistent with the goals, objectives, and other policies of this OCP. Soil capability alone should not be used as justification for exclusion.

6.0 Application Chronology

Date of Application Received:	September 2 nd , 2020
Agricultural Advisory Committee	February 25 th , 2021

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on February 25th, 2021 and the following recommendations were passed:

THAT the Committee recommend Council not support the subject property being excluded from the ALR.

Anecdotal comments from the Agricultural Advisory Committee (AAC) are that they recognize the bureaucratic processes that the owner is facing, however, the Committee remains concerned with supporting the removal of the subject property from the ALR given there is no means to protect the lands afterwards. The Committee believes supporting the application for removal sets a precedent as a large property requesting exclusion from the ALR.

7.0 Alternate Recommendation

THAT Agricultural Land Reserve Application No. A20-0010 for Parcel A (DD W18607) of the Southeast ¼ of Section 33 Township 23 ODYD, located at 3755 Glenmore Road North, Kelowna, BC for an exclusion of agricultural land in the Agricultural Land Reserve pursuant to Section 29(1) of the Agricultural Land Commission Act, be supported by Council;

AND THAT Council directs Staff to forward the subject application to the Agricultural Land Commission for consideration.

Report prepared by: Tyler Caswell, Planner I
Wesley Miles, Planner Specialist

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

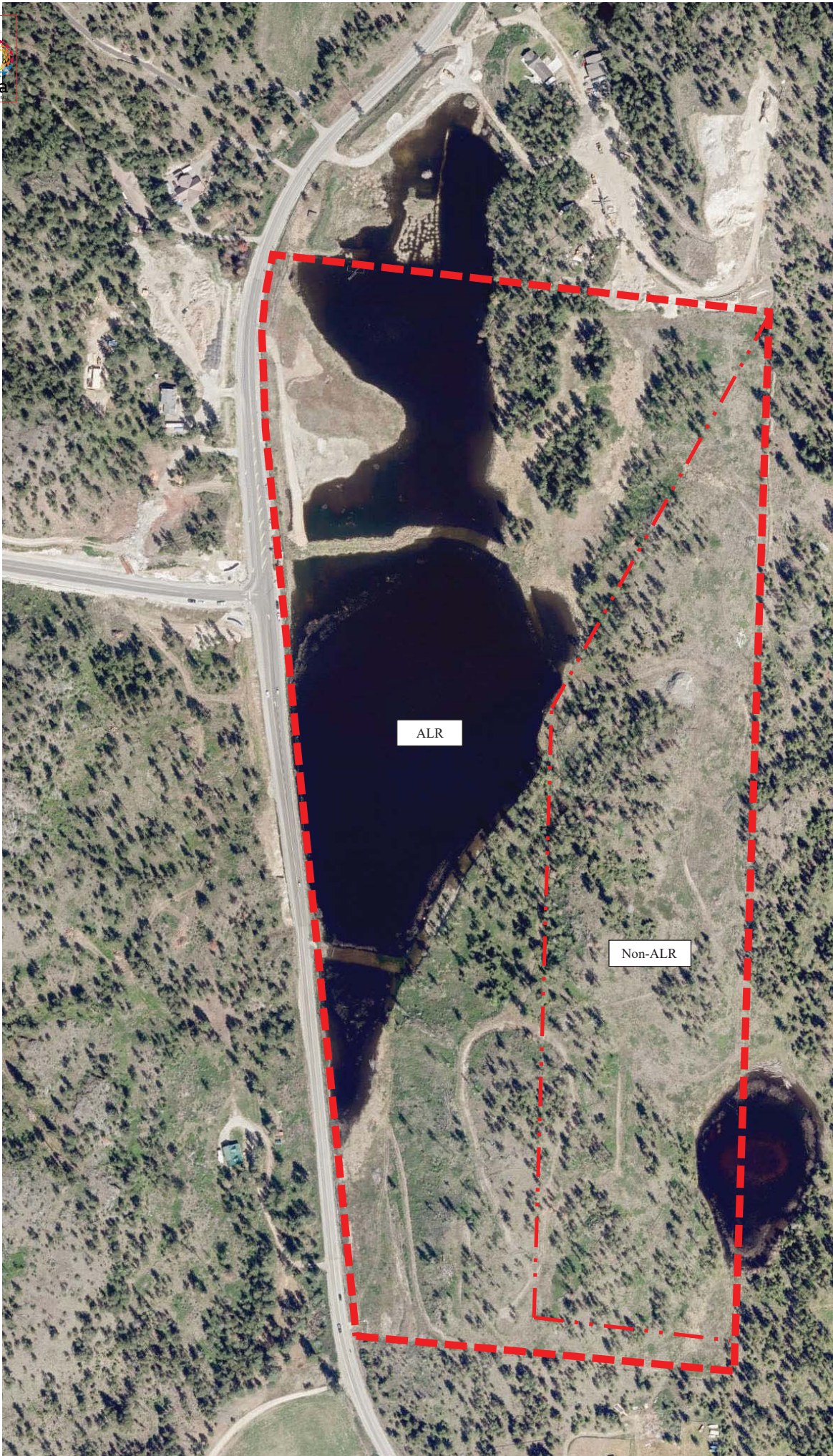
Attachments:

Attachment A – Site Plan

Attachment B – ALC Application

Attachment C – Letter from Ministry of Agriculture

Attachment D – Agricultural Capability Assessment Report



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 61097

Application Status: Under LG Review

Applicant: Rosa Perretta

Agent: Kent-Macpherson

Local Government: City of Kelowna

Local Government Date of Receipt: 08/07/2020

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Exclusion

Proposal: To exclude the existing 17.6 ha of land from the ALR.

Agent Information

Agent: Kent-Macpherson

Mailing Address:

304-1708 Dolphin Ave

Kelowna, BC

V1Y 9S4

Canada

Primary Phone: (250) 763-2236

Email: jhettinga@kent-macpherson.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple
Parcel Identifier: 010-963-669
Legal Description: Parcel A of the Southeast 1/4 of Section 33 Township 23 ODYD
Parcel Area: 26.6 ha
Civic Address: 3755 Glenmore Road, Kelowna, BC
Date of Purchase: 01/01/2005
Farm Classification: No
Owners
 1. **Name:** Rosa Perretta
Address:
2438 Mount Baldy Drive
Kelowna, BC
V1V 2J2
Canada
Phone: (250) 868-3323
Email: rg_ogopogo@hotmail.com

Current Use of Parcels Under Application

- 1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**
Not currently farmed.
- 2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**
Property is fully fenced.
- 3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**
Currently the property is vacant.

Adjacent Land Uses

North

Land Use Type: Industrial
Specify Activity: Gravel Extraction

East

Land Use Type: Agricultural/Farm
Specify Activity: Range Land

South

Land Use Type: Residential
Specify Activity: House on Acreage

West

Land Use Type: Residential
Specify Activity: Houses on Acreages

Proposal

- 1. How many hectares are you proposing to exclude?**
17.6 ha
- 2. Does any land under application share a common property line with land in another Local or First Nation Government?**
- 3. What is the purpose of the proposal?**
To exclude the existing 17.6 ha of land from the ALR.
- 4. Explain why you believe that the parcel(s) should be excluded from the ALR.**
The subject property is 34% out of the ALR, 34% physically under water, and the remaining 32% of land fragmented with poor farming viability (due to topography limitation) with limited to no access.

The historical portion of land that was farmed in the 90's is the portion that is now permanently under water and cannot be used due to it being considered protected wetlands.

Of the current ALR designated land, ~46% is underwater and ~40% is limited by topography.



Applicant Attachments

- Agent Agreement - Kent-Macpherson
- Proof of Signage - 61097
- Professional Report - Ag Capability Assessment
- Proof of Serving Notice - 61097
- Site Photo - Site Photos
- Proposal Sketch - 61097
- Proof of Advertising - 61097
- Certificate of Title - 010-963-669

ALC Attachments

None.

Decisions

None.



ATTACHMENT C

This forms part of application
A20-0010

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

September 10, 2020

File No: A20-0010

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
Via E-mail: planninginfo@kelowna.ca

Dear City of Kelowna,

Re: 3755 Glenmore Road - A20-0010

Thank you for providing B.C. Ministry of Agriculture staff the opportunity to comment on the proposed Agricultural Land Reserve (ALR) exclusion application for the above noted property. We note that the subject property presents some significant physical challenges to farming with regard to excess water and topography in particular. There may also be economic challenges associated with making the improvements required to increase the agricultural capability of the parcel; however, it should be noted that economic circumstances may change over time and do not necessarily constitute a reason for exclusion of land from the ALR in the present.

The agrologist report does note that up to 35% of the property has an improved capability rating of up to Class 3 to Class 1, which could provide opportunity for a range of potential agriculture uses, including tree fruits. In addition, although topography is typically considered an unimprovable limitation in the Canada Land Inventory rating system, in this region some farmers are recontouring sites for high-value orchard production, particularly cherries. The agrologist report did suggest that improvements made to portions of the property currently rated as Class 6T may be improvable to Class *3T which could be suitable for tree fruit, but that many of the improvable areas were fragmented. It is unclear from the information provided if recontouring of the 6T rated areas is feasible and whether or not this may address the issue of the fragmented improvable areas. The report suggests that a limited portion of the site may be available for non-soil based agriculture. .

The area proposed for exclusion is quite a large portion of the available ALR in the immediate area. A significant concern is that exclusion of this parcel may create speculation pressure on the remaining ALR parcels.

If you have any questions, please contact us directly by email or phone.

Sincerely,

- 2 -



Alison Fox, P.Ag.
Land Use Agrologist
BC Ministry of Agriculture
Alison.Fox@gov.bc.ca
(778) 666-0566



Christina Forbes, P.Ag.
Regional Agrologist
B.C. Ministry of Agriculture – Kelowna
Office: (250) 861-7201
E-mail: christina.forbes@gov.bc.ca

Email copy: Sara Huber, Regional Planner, ALC Sara.Huber@gov.bc.ca

**Agricultural Capability Assessment
3755 Glenmore Rd.
Kelowna BC**

**For: Rosa Perretta
2438 Mt. Baldy Dr.
Kelowna, B.C.
V1V 2J2**

File: 15E006

June 2015

ATTACHMENT **D**

This forms part of application

A20-0010

Planner
Initials

TC

City of
Kelowna
DEVELOPMENT PLANNING



Executive Summary

Valhalla Environmental Consulting Inc. (VEC) was retained by Rosa Perretta, owner of 3755 Glenmore Rd. Kelowna BC (subject Property) to perform an Agricultural Capability Assessment on a portion of the Property (17.6 ha) that is contained within the ALR. The Property is located in the City of Kelowna, BC. The Client requested this inspection to confirm the agricultural capability of the Subject Parcel with respect to potential exclusion from the Agricultural Land Reserve (ALR).

The 26.7 hectare (ha) Property is partially contained within the ALR. Approximately 17.6 ha of the property is within the ALR and the remainder, 9.1 ha is outside of the ALR. The owner wishes to exclude the 17.6 ha that remains in the ALR.

The findings of this assessment indicate that agricultural capability of the Subject Parcel is limited by a) topography, b) excess water, c) soil moisture deficiencies d) fertility; and d) stoniness.

- a) This assessment rated the **topography limitation** at Class 6T for 41% of the ALR portion of the Property. This area has steep and complex slopes. Of this area approximately half has slopes <30% which is considered Class *3T. *The * indicates improved capability with limitation classifications for tree fruits and grapes.* Topographic limitations are not considered improvable.
- b) This assessment rated the **excess water limitation** at Class 6W and Class 7W. A permanent groundwater supplied pond on the property lies in a topographic depression with significant near surface and surrounding bedrock. This area covers approximately 3.7 ha (22%) of the ALR portion of the Property. This area is not considered improvable under normal farm practice.
- c) This assessment rated the **soil moisture deficiencies** at Class 4A and 5A (unimproved) for 6.6 ha (38%) of the ALR lands on the Property. Of the 6.6 ha, improvements up to Classes 1 to 3 are feasible for 6.3 ha (35%) of the ALR portion of the property with irrigation. Variations in the improved soil moisture deficiency ratings across the Property were related to site-specific soil conditions (eg. soil texture) and anticipated responses to supplemental moisture. It should be noted that while improvements for soil moisture are feasible, the availability of water for irrigation may be an issue and may prove cost prohibitive for an agricultural operation, details below.
- d) This assessment found limitations for **soil fertility** due to alkalinity at Class 4F and 5F on 4.4 ha (25%) of the ALR portion of the property. While improvements are possible they may not be feasible without negatively impacting the protected pond on the property. Improvements would require acidifying soil amendments to raise the fertility Class to 2F and 3F respectively for these areas.

- e) This assessment rated the **stoniness limitation** at Class 4P (*3P for tree fruits and grapes) for 0.35 ha (2%) of the ALR portion of the Property. Stoniness in this case is due in part to gravel <2.5cm to 5cm in size. Stoniness limitations are not considered improvable for small gravel 2.5cm or less in diameter.

Potential improvements on the Property included supplemental moisture (irrigation) during the dry months, and soil amendments for fertility. The results of this assessment suggest that these improvements would be feasible for 6.3 ha (35%) of the ALR portion of the property and the agricultural capability ratings are expected to improve from:

- Class 5 to Class 3 for 19% of the parcel,
- Class 4 to Class 2 for 6% of the parcel,
- Class 4 to Class 1 for 10% of the parcel, and

The remaining +/- 65% of the ALR land on the Property is not considered improvable.

The Property is located in a rural area of the City of Kelowna, BC. The Property has had pasture use for a small cattle herd (+/- 12 head annually).

With diverse topography, hydrology and soils characteristics this Property is highly variable demonstrating unimproved ratings from Class 4 to 7. Approximately 35% of the ALR lands on this property can be improved to Class 1 to 3. The remaining 65% of the ALR lands are not considered improvable and will remain class 5-7. Where there is potential for improvement (+/- 35% of the ALR lands) the ALR portion of the property exhibits areas of moderate to good agricultural capability. However in the areas that may not be improved (+/- 65% of the ALR lands) the property exhibits poor to very poor agricultural capability.

As a result of the topographical and hydrologic limitations, the areas suitable to agriculture are fragmented. As well, soil characteristics vary greatly over a relatively small area. Management and implementation of soils based agriculture at this location is expected to be complex. Availability of water for irrigation may be an issue. The ponds on the property are fed by near surface groundwater but are habitat features and are likely not a viable irrigation source. The City of Kelowna has zoning authority over this property but does not have foreseeable plans to service this area with water without a significant investment from the owner. The Glenmore-Ellison Improvement District is nearby but, reportedly has no plans to service this area (RP – pers.comm.). Drilling a well is possible in the area but nearby well data indicates significant bedrock and unpredictable flow for developed wells. The nearest well south of the property was initially drilled to 120 feet and deepened to 300 feet for a reported flow of 0.5 gallons per minute. All of the options for irrigation may prove cost prohibitive for an agricultural operation.

Habitat protection has made 4.672 ha (27%) of the ALR lands on the Property unavailable to Agriculture. This area is covered by an alkali pond and a designated 15 meter buffer area. The protected area coincides with areas of low capability (Class 6-7) and areas of with complex management needs due to fertility. Amendments for soil fertility in this area would require soil acidification which may have a deleterious effect on the protected alkali pond habitat.

As the property has exhibited limited historic pasture use, exclusion of this parcel from the ALR would represent a minor decrease in local agricultural capacity.

TABLE 6: 3755 Glenmore Rd, BC- Site Inspection: Agricultural Capability Ratings

Soil Unit	Ag Capability Unit	TP	Unimproved Ag Capability ²	Improved Overall Ag Capability ²	Area (ha)	% Total Area ³
I	1	1	4A	1	0.786	4%
II	2	2&4	5A5F	3F	3.363	19%
III	3	3	5A4P	5A*3P	0.356	2%
IV	1	5	4A	1	1.116	6%
V	4	6	4A4F	2F	1.015	6%
VI	5	-	6T	5:6T 5*3T	7.188	41%
VII	6	-	6W	6W	1.328	8%
VIII	7	-	7W	7W	2.399	14%
Total					17.551	100%

¹ Ratings based on lab results & field investigation. See Table 7 for class descriptions

² See appendix C for Capability descriptions

³ Estimates based on lab results, field investigations and aerial photography

* Modified Land Capacity Classification for Tree Fruits and Grapes

Not available to Agriculture

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APPENDICES

APPENDIX A: Maps & Figures

APPENDIX B: Site & Soil Pit Photos

APPENDIX C: Agricultural Capability Reference Documents (Excerpts)

APPENDIX D: Analytical Data

APPENDIX E: Resume

1 Introduction

1.1 Report Description

Valhalla Environmental Consulting Inc. (VEC) was retained by Rosa Perretta, owner of 3755 Glenmore Rd. Kelowna BC (subject Property) to perform an Agricultural Capability Assessment on a portion of the Property (17.6 ha) that is contained within the ALR. The Property is located in the City of Kelowna, BC. The Client requested this inspection to confirm the agricultural capability of the Subject Parcel with respect to potential exclusion from the Agricultural Land Reserve (ALR).

1.2 Proposed Land Use & Agricultural Development Plan

The 26.7 hectare (ha) Property is partially contained within the ALR. Approximately 17.6 ha of the property is within the ALR and the remainder, 9.1 ha is outside of the ALR. The owner wishes to exclude the 17.6 ha that remains in the ALR, see Figures 1 and 2 for the location. See Figure 3 for the size and shape of the assessment area.

1.3 Statement of Qualifications

Matthew Davidson, P.Ag., Senior Environmental Scientist, **Assessor**

Matthew is an Environmental Scientist and consulting Professional Agrologist with 14 years experience in environmental assessments, impact assessments, soil surveys, land remediation, reclamation and ecological restoration. Matthew has been a registered Professional Agrologist (PAG) in British Columbia since 2008.

2 Site Conditions & Land Use

2.1 Site Conditions

The Property encompasses +/- 26.5 ha (66 acres). The Property is partially within the ALR and is comprised of a single lot. The Property legal description is below:

- Parcel A, Part SE ¼, PCL A (DD W18607F), PID 010-963-669

It is apparent that some amount of agricultural use has occurred on this Property with fencing and historic pen structures present on the northwest portion of the Property. At the time of inspection the property was unused for agricultural purposes. The central portion of the main field area is comprised of a permanent large groundwater supplied pond. The pond fluctuates in size annually and has flooded historically (2000). The pond including a 15 m buffer above the high water mark is a protected habitat feature in the City of Kelowna, making this area unavailable to agriculture. The current land owners have not farmed the property since purchasing it in 2005, finding the conditions too challenging. Of the 26.5 ha approximate 18 ha remain forested it is assumed this area has not been farmed due to steep and complex terrain, and areas of shallow and protruding bedrock. There are no structures on the property. The current land owners have started development of this property by constructing dirt roads and trails to access the eastern portion of the Property from Glenmore Road. Fill soils have been deposited to create dirt roads crossing the western fields and roads have been cut into the toe of the slope and constructed on the hillside leading to the east part of the property.

Figure 2 shows the current ALR footprint for this region.

2.2 Land Use: Subject Property and Surrounding Area

According to City of Kelowna Mapping, the properties in the Subject Parcel are zoned Agricultural "A1". A variety of land uses are found in the vicinity. The area is dominated by rural residential development. The adjacent property to the north has been developed to include a gravel extraction area. Properties to the east and west are primarily undeveloped forested land. The majority of surrounding land is outside of the ALR.

Table 1, below summarizes land uses, the surrounding property sizes and ALR status. Refer to Appendix A Figure 2 ALR map, for more detail.

TABLE 1: 3755 Glenmore Rd. Kelowna BC - Surrounding Land Use			
Location	Land Use	ALR Status	Approximate Lot Size ha
Subject Property	Former Pasture / Undeveloped	In	17.6
		Out	9.1
North	Hay / Gravel	Out	24
East	Range	In	14.6
		Out	149.4
South	Residential	In	10.1
		Out	3.3
East	Large Lot Residential Subdivision	Out	13 to 120

2.3 Historic Land Use

The Perretta family purchased this property in 2005 and has not used the property for agricultural purposes. The previous owner was Cliff Serwa (owner for approximately 35 years) who reported using the property as a Cattle pasture for an average herd of 12 Cattle. Reportedly the upland portions of the property were used for pasture as suitable fodder did not grow on the lower alkaline and wetted soils. It is reported by both land owners that other agricultural uses have not been attempted by either land owner due to agricultural limitations of the property.

3 Soils Information

Soil conditions are a key factor in determining the overall agricultural capability and suitability of any given site. The soil conditions on the Subject Parcel are described in this section including; published government survey information and a description of the existing soil conditions, based on the lab data and observations made during the on-site inspection, conducted on March 26, 2015.

3.1 Government of British Columbia – Soil survey

Baseline soils information was obtained from the BC Ministry of Environment (MOE) soil map titled Soils of the Okanagan Similkameen Valleys 1:20,000 scale mapping (MOE, 1983), mapsheet 82E.093. Mapping indicates a highly variable soil landscape including; Gammil (GM), Inkameep (IK), Parkill (PR), Postill (PL), Tanaka (TA) and Trout Creek (TC) soils. The study area soils map is found on Figure 4.

TABLE 2: BC Soil Survey Mapping

Site Map Polygon	Location	Landform	Description	Soil Profile Drainage	Stone Content	Agricultural Suitability	Soils
Gammil (GM)	Various north end of the lot	Very Gently to extremely sloping fluvioglacial deposits	10-25 cm of sandy loam or loamy sand over very gravelly loamy sand or very gravelly sand	Rapid	5-60%	Limited by stoniness, low water holding capacity and some topography	Eluvated Eutric Brunisol
Inkameep (IK)	Surrounding and north of the wetland on the property	Nearly level to moderately sloping fluvial fan deposits	100 cm or more of interbedded sandy loam, loam and silt loam	Dominantly imperfect, ranging to moderately well: fluctuating ground water table	0-20%	Generally well suited with artificial drainage measures	Gleyed Humic Regosol
MLC	North Central, east and southern portions of the lot and	Exposed Bedrock areas covered by less than 10 cm of mineral soil				None	
Postill (PL)	Eastern portion of the property	Coluvial veneer over moderately to extremely sloping bedrock	10 to 100 cm of stony, Gravelly loamy sand or gravelly sandy loam over bedrock	Well to rapid	0-55%	Poorly suited due to stoniness, topography and bedrock	Eluviated Eutric Brunisol: lithic phase
Parkill (PR)	Western and central portion of	Very Gently to Strongly	100 cm or more of loamy sand	Rapid	0-5%	Well suited with nutrient	Eluviated Eutric Brunisol

	the property	sloping fluvioglacial deposits	or sand			and water holding limitations	
Tanaka (TA)	Central West portion of the lot and southeast corner	Nearly level and very gently sloping fluvial fan deposits	20 to 100 cm of sandy loam, silt loam or silty clay loam over sandy loam or minor gravelly sandy loam	Poor to very poor, high water table, subject to flooding	0-2%	Limited due to high water table	Rego Humic Gleysol: calcareous phase
Trout Creek (TC)	Northwest portion of the property	Nearly level to extremely sloping fluvioglacial deposits	60 to 100 cm of sandy loam or loamy sand over gravelly loamy sand	Well to rapid	0-5%	Well suited for tree fruits and grapes	Eluviated Eutric Brunisol

Technical Report 18, "Soils of the Okanagan and Similkameen Valleys, 82E.093, MoE, (1986)

3.2 Soils on Site Inspection – Methods

Six soil test pits (TP1 to TP6) were excavated to depths of up to 130 cm by a tracked excavator on March 26 2015. All test pits were located at sites that represented variations in topography, vegetation, land use and, or mapped soil characteristics. The soil test pits and site features were mapped and photographed (Appendix A, Figure 6; and Appendix B). The soil profiles were examined and described according to conventions from the *Canadian System of Soil Classification, Third Edition* (Soil Classification Working Group, 1998). It was not within the scope of this assessment to examine the soils for the purposes of classification at the Series level. A total of 10 representative soil samples were taken from the test pits and submitted for laboratory analysis of one or more of the following parameters: various soil nutrients, pH, electrical conductivity, available water storage capacity, and soil particle sizes/textures. (Appendix D).

Eight soil units were identified on the Subject Parcel (as indicated by Roman numerals I - VIII) through the detailed soils assessment at a mapping scale intensity of +/- 1:3,000 (Appendix A, Figure 8; and Table 3, below). Information obtained during the site inspection was combined with the lab results to provide site-specific details that were used to refine the soils data presented in Technical Report 18, "Soils of the Okanagan and Similkameen Valleys", 82E.093, MoE, (1986), which was based on mapping at 1:20,000. The soil units were primarily defined by soil physical and morphological properties. The profiles at each test pit, within each unit shared a number of similarities including horizon properties, depths and sequences. Detailed test pit logs and photographs have been included with this report (Appendix B).

TABLE 3: 3755 Glenmore Rd Kelowna BC - Site Inspection : Soil Unit Summary for ALR Lands

Soil Unit	Test Pits	Top Soil Depth (cm) / Colour	Soil Profile Texture ¹	Stone Content ²	Soil Profile Drainage	Topography	Land Use	Area (ha)	%Total Area	Notes
I	1	50/ Br	Loam	0%	Rapidly Drained	1%	Unused	0.786	4.5	Weak to moderate fine granular soils constrained in a narrow draw between bedrock outcrops
II	2 & 4	34 / Br /RBr	Loam / Silt Loam	0%	Poorly Drained	4%	Pasture / Unused recently	3.363	19.2	High water table encountered at 56cm
III	3	14 / Br	Loamy Sand / Sand / Sand Gravel	40%	Imperfectly Drained	3%	Pasture / Unused recently	0.356	2.0	Small sand and gravel deposition, gravel up to 40%
IV	5	36/Br	SiL/SiL/SL	0%	Rapidly Drained	<1%	Pasture / Unused recently	1.116	6.4	Silty Clay Loam with gravel to 76cm depth /soils are moderate, medium and subangular blocky
V	6	36/ Dk Br Dk Gr	Clay Loam/Silty Loam/Silty Loam	15% gravel	Moderately Well Drained	Variable up to 15%	Unused	1.015	5.8	Ap topsoil layer in currently unused area / Moderate, fine, grainy to subangular blocky soil.
VI	-	-	-	-	-	>30% Complex Slopes	Forested	7.188	41.0	Topographically limited with rock outcrops
VII	-	-	-	-	-	0%	Pond	1.328	7.6	This area is a wetland (upper perimeter)
VIII	-	-	-	-	-	0%	Pond	2.399	13.7	This area is a wetland (pond wetted perimeter)

¹ based by laboratory testing

² visual observation

¹ City of Kelowna contour mapping

Includes only areas on the Subject Parcel within the ALR

3.3 Comparison to BC Government Soil Survey & Mapping

The distribution of soil types as identified in the site inspection was generally consistent with the information presented in soil mapping. In general, the minor differences in soil mapping have been attributed to the different scale intensities as they applied to the site. The BC Soil Survey is based on generalized mapping at a scale of 1:20,000, which is too broad to capture all the subtle variations in site conditions that were identified during the site inspection which was conducted at a detailed mapping scale intensity of +/- 1:3,000.

4 Climatic Capability for Agriculture

Climatic capability for agriculture is based on the limitations associated with the combined influence of the climate and soil moisture regimes as well as the thermal limitations for any given location. Climatic capability is a modifying component used in determining the overall agricultural capability and suitability of a given site. The climatic capability for agriculture of the Property is described in this section; beginning with published government information, followed by that obtained during the on-site inspection.

4.1 Government of British Columbia – Climatic Capability

General reference information as well as baseline climatic data for the Kelowna area was found in Climatic Capability for Agriculture (BC Ministry of Environment, 1981), and Land Capability Classification for Agriculture in British Columbia, Manual 1 (BC Ministry of Agriculture and Food and Ministry of Environment, 1983).

It is important to note that the climatic capability ratings are based entirely on climatic conditions (primarily precipitation and temperature) at a given site. Soil characteristics and other site conditions are not considered in these ratings. The overall agricultural capability of the Subject Parcel is addressed in Section 5 of this report.

The MOE Technical Paper 4; Climate Capability Classification for Agriculture in British Columbia and accompanying mapping 82E/NW indicates the area of the Subject Parcel as Classes 5A(1cG), with an estimated annual climatic moisture deficit (CMD) of 350 mm (BC MOE, 1981, Table 1).

Areas in Class 1cG have freeze free periods between above 150 days, however they experience insufficient heat units during the growing season.

Climate normals for the nearest weather station (Winfield) indicate an average of 121.5 freeze free days from 1981 to 2010. This station sits at a similar elevation (510m) to the subject property is and the nearest Government of Canada Station at 4.88 km from the Property. In applying this local climate data to the site we find a climate Class of 1aG with fewer freeze free days than indicated by government reporting and insufficient heat units during the growing season.

4.2 Site Inspection

Site-specific climatic capability for agriculture was determined using data from the test pits, which are located in, and representative of, different soil units throughout the Subject Parcel. Lab data obtained for the soil samples was used in conjunction with published regional data to calculate the available water storage capacity (AWSC) and soil moisture deficit (SMD) values for the upper 50 cm of the soil profiles. The results were used to determine site-specific climatic and soil capability ratings for agriculture on the Subject Parcel which have been summarized in Table 4,

below. A description of agricultural/climatic capability classifications is found in Appendix C.

TABLE 4: 3755 Glenmore Rd., Kelowna BC - Soil Moisture Balance & Climatic Capability Ratings

Site & Soil Horizon	Soil Moisture Balance							Climate Capability Rating				
	Total Depth	Matrix Texture	Matrix AWSC ¹	Matrix Fraction	CF Adjusted AWSC	Interval AWSC	Climate H ₂ O Deficit ²	Soil H ₂ O Balance ³	Unimproved H ₂ O Subclass ⁴	Improved H ₂ O Subclass ⁴	Thermal Rating ²	Improved Overall Subclass
	cm	lab	mm/cm	lab	mm/cm	mm	mm	mm				
TP 1/ SU-I												
	50	L	1.91	0.997	1.90	95.21						
Interval	50					95.21	350	-254.79	4A	1	1aG	1
TP 2/ SU-II												
AP	17	L	2.21	0.75	1.67	28.33						
AB	17	SiL	2.39	0.82	1.96	33.28						
B	6	SL	1.02	0.81	0.83	4.96						
C	10	LS	0.63	0.96	0.60	6.04						
Interval	50					72.60	350	-277.40	5A	1	1aG	1
TP 3/ SU-III												
Ap	14	LS	0.66	0.96	0.63	8.87						
AB	29	S	0.33	0.88	0.29	8.45						
B	7	S	0.33	0.98	0.32	2.27						
Interval	50					19.59	350	-330.41	5A	5A	1aG	5A
TP 4 / SU-II												
AP	17	L	2.21	0.75	1.67	28.33						
AB	17	SiL	2.39	0.82	1.96	33.28						
B	6	SL	1.02	0.81	0.83	4.96						
C	10	LS	0.63	0.96	0.60	6.04						
Interval	16					72.60	350	-277.40	5A	1	1aG	1
TP 5/ SU-IV												
Ap	24	L	1.91	0.997	1.90	45.70						
AB	15	L	1.91	0.997	1.90	28.56						
B	11	SL	1.19	0.98	1.17	12.88						
Interval	50					87.15	350	-262.85	4A	1	1aG	1
TP 6/ SU-V												
Ap	21	CL	3.17	0.52	1.65	34.75						
AB	24	SiL	2.88	0.79	2.26	54.26						
B	5	SiL	2.88	0.79	2.26	11.30						
Interval	50					100.31	350	-249.69	4A	1	1aG	1

¹ From Lab Data

² Technical Paper 4, 1981, MoE Climatic Capability Classification for Agriculture in British Columbia

³ (Interval AWSC) - (Climate H₂O Deficit) = Deficit (negative) or Surplus (positive)

⁴ Based on - MoE Manual 1 (BC Ministry of Environment, 1983)

4.3 Comparison of BC Government and On-Site Inspection Ratings for Climatic Capability

In general the site inspection findings and analysis show that the climatic capability for the Subject Parcel has the similar unimproved rating as the government mapping, class 4A and 5A across the parcel. In general greater improvements were noted during the site inspection than were indicated by government mapping.

Differences between the improved ratings for this assessment and the government mapping are due to site specific soil characteristics which indicate limited AWSC for portions of this property. The limitations are primarily due to water availability which is improved by irrigation. Generally speaking irrigation improvements for this property will raise the climatic capability from Class 4A and 5A to between Class 1. One area was deemed un-improvable (class 5A) as the soils were dominated by sand and gravel with very low holding capacity.

Climatic capability is one component of over all Agricultural Capability, which will be discussed in greater detail in section 5 of this report.

Please see Section 5.3 for a comparison between the regional agricultural capability mapping by MoE (including climatic capability) and the parcel specific agricultural capability as determined by this assessment.

5 Agricultural Capability

Agricultural capability ratings are site-specific and based primarily on the influence of soils and climate, as modified by topography for any given location. The Canada Land Inventory (CLI) rating system uses a variety of measurable parameters (some of which are listed below) to provide objective classifications of agricultural capability:

- Slope angle and complexity;
- Depth to bedrock;
- Soil moisture deficits;
- Excess soil moisture;
- Coarse fragment content (stoniness);
- Soil texture;
- Depth to groundwater;
- Soil fertility; and
- Soil salinity

This interpretive system groups soils into seven classes according to potential and limitations for agriculture (See Appendix C for capability class and limitation descriptions). Lands in Classes 1 to 4 inclusive are considered capable of sustained production of common cultivated field crops. Class 5 lands are capable of use only for producing perennial forage crops or specially adapted crops. Class 6 lands are capable of only providing sustained natural grazing for domestic livestock. Class 7 lands are incapable of use for either arable culture or grazing. (BC Ministry of Agriculture and Food, and Ministry of Environment, April 1983).

In most cases, both “unimproved” and “improved” agricultural capability ratings are determined for the area that is under consideration. The unimproved rating reflects the capability of the property in its natural or current state. The improved rating is theoretical and represents the anticipated agricultural capability of the property after improvements (eg. irrigation, enhanced drainage, soil amendments, fill placement, stone-picking, and/or subsoil decompaction) are made to mitigate the limitations. Some limitations, such as shallow bedrock, slope complexity and slope angle, are not considered to be improvable under “typical farming practices”.

5.1 Government of British Columbia – Agricultural Capability

General reference information for agricultural capability was provided by Land Capability Classification for Agriculture in British Columbia, Manual 1 (BC Ministry of Agriculture and Food and Ministry of Environment, 1983; Appendix C). Site-specific agricultural capability mapping for the Subject Parcel was found on Mapsheet 82E/093 @1:20,000 (BC Ministry of Environment, 1981). (Appendix A, Figure 4).

The MOE agricultural capability polygons align with the soil polygons mapped in Soil Survey Technical Reports No. 18 and are summarized in Table 5, below.

TABLE 5: 3755 Glenmore Rd., Kelowna BC, BC- MOE Agricultural Capability Mapping @ 20,000

Location	Agricultural Capability Rating	
	Unimproved	Improved
Northwestern and northeastern	5A	*3A/*3AP
North and Central	5W / 4AW	3WF / 2W
North Central & South	6TR / 7R	6TR / 7R
Central	5A / 4A / 5RA	*3A / *2A / *3AT
Southwest	5A	3A

A - Soil Moisture Deficiency
 D - Soil Structure
 P - Stoniness
 R - Bedrock or Rockiness
 T - Topography
 W - Excess Water

5.2 Soils on Site Inspection

The overall agricultural capability ratings for the Subject Parcel were mapped and then compared to the soil unit polygons as defined by the site inspection (Section 3.2, above). (Appendix A, Figures 8 and 9).

Information obtained from the field inspection was combined with published soils, topography and climate data (as described in Sections 3.0 and 4.0) then applied to the criteria presented in MOE Manual 1 to determine the site-specific agricultural capability ratings at a mapping scale intensity of +/-1:3,000. The agricultural capability ratings for the Subject Parcel, based on the site inspection are summarized in Table 6, below.

TABLE 6: 3755 Glenmore Rd, BC- Site Inspection: Agricultural Capability Ratings

Soil Unit	Ag Capability Unit	TP	Unimproved Ag Capability ²	Improved Overall Ag Capability ²	Area (ha)	% Total Area ³
I	1	1	4A	1	0.786	4%
II	2	2&4	5A5F	3F	3.363	19%
III	3	3	5A4P	5A*3P	0.356	2%
IV	1	5	4A	1	1.116	6%
V	4	6	4A4F	2F	1.015	6%
VI	5	-	6T	5:6T 5*3T	7.188	41%
VII	6	-	6W	6W	1.328	8%
VIII	7	-	7W	7W	2.399	14%
Total					17.551	100%

¹ Ratings based on lab results & field investigation. See Table 7 for class descriptions

² See appendix C for Capability descriptions

³ Estimates based on lab results, field investigations and aerial photography

* Modified Land Capacity Classification for Tree Fruits and Grapes

Excess Water and Topography were the most severe limitations to agricultural capability on the Property. Soil moisture deficits during the growing season, soil Fertility and Stoniness were identified as the less severe limitations to agricultural capability on the Property.

AC Unit 1 (including Soil Unit I & IV), accounts for +/- 10% (1.902 ha) of the ALR land on the Property. This area was rated at Class 4 (unimproved) due to a soil moisture deficit ("A"). Irrigation is expected to raise the soil moisture deficit limitations throughout this agricultural capability unit to class 1.

AC Unit 2 (including Soil Unit II) accounts for +/- 19% (3.363 ha) of the ALR land on the Property. This area was rated at Class 5 (unimproved) due to a soil moisture deficit and Poor Fertility due to alkaline soils. This area is improvable to Class 3 with the addition of irrigation and acidifying soil amendments.

AC Unit 3 (including Soil Unit III) accounts for +/- 2% (0.356 ha) of the ALR land on the Property. This area was rated at Class 5 (unimproved) due to a soil moisture deficit and has a Class 4 limitation for stoniness. Due to very high sand and gravel content this area is not improvable by irrigation.

AC Unit 4 (including Soil Units V) accounts for +/- 6% (1.015 ha) of the ALR land on the Property. This area was rated at Class 4 (unimproved) due to a soil moisture deficit and soil fertility. This area is improvable to Class 2 with the addition of irrigation and soil amendments.

AC Unit 5 (including Soil Units VI) accounts for +/- 41% (7.188 ha) of the ALR land on the Property. This area was rated at Class 6 (unimproved) due to topography with steep and complex slopes. This area is not improvable. Approximately 50% of this area which has slightly lower slope angles would be classified as *3T. *The * indicates the modified classification for Tree Fruits and Grapes.*

AC Unit 6 (including Soil Units VII) accounts for +/- 8% (1.328 ha) of the ALR land on the Property. No test pits were excavated in this soil unit as it represents the upper region of fluctuating permanent pond. This area was rated at Class 6 (unimproved) due to excess water. This area is not considered improvable.

AC Unit 7 (including Soil Units VIII) accounts for +/-14% (2.399 ha) of the ALR land on the Property. No test pits were excavated in this soil unit as it represents the wetted region of a permanent pond. This area was rated at Class 7 (unimproved) due to excess water. This area is not considered improvable.

5.3 Comparison of BC Government and On-Site Inspection Ratings

The unimproved and improved agricultural capability ratings applied to the ALR land on the Property, based on the on-site inspection were somewhat consistent with the

ratings ascribed by the MoE mapping, as summarized below (See also Tables 5 and 6; and Appendix A, Figures 5, 8 and 9).

While similar to the MoE mapping, the on-site agricultural capability ratings revealed greater limitations to Agricultural Capability due to Excess Water, and a greater area limited due to Topography. As well, a limitation for fertility was noted on the Property. The on-site assessment identified areas of soil moisture deficiencies with an unimproved rating of 4A and 5A across the assessed land. The improved agricultural capability ratings are:

- Class 7W for +/- 14% of the ALR land on the Property,
- Class 6W for +/- 8% of ALR land on the Property,
- Class 6T for +/- 21% of ALR land on the Property,
- Class 5A for +/- 2% of the ALR land on the Property,
- Class *3T for +/- 20% of ALR land on the Property,
- Class 3F for +/- 19% of the ALR land on the Property
- Class 2F for +/- 6% of the ALR land on the Property, and
- Class 1 for +/- 10% of the ALR land on the Property.

In summary, the on-site inspection agricultural capability ratings were somewhat consistent with the overall MOE agricultural capability ratings. The limitations due to topography and Excess water were underrepresented on the MoE mapping both in area and severity. The fertility limitation was not included in the MoE mapping. The difference in site level details is likely primarily due to the differences in regional scale of the mapping detail between the 1:20,000 & 1:100,000 reference maps provided by MoE and our 1:3000 scale assessment mapping.

5.4 Feasibility of Improvements

All improvements provided are theoretical in nature and based on best management practices as outlined the MOE Manual 1.

Much of the Property is limited by topography and excess water. Topographic improvements are not considered practical for farming purposes. Ditching used for improvements to excess water is not considered feasible for this location as the excess water is in a localized depression with land rising in all directions. As well the land surrounding the pond is largely bedrock and it is apparent that the pond if a groundwater supplied feature.

The Property is further limited by available water. Irrigation is the primary improvement required to overcome this limitation. One small area in the NW corner is not deemed improvable by irrigation due to very high sand and gravel content in the soil. The availability of water for irrigation may be an issue. The ponds on the property are fed by near surface groundwater but are habitat feature and are likely not a viable irrigation source. The City of Kelowna has zoning authority over this property but does not have foreseeable plans to service this area with water without a significant investment from the owner. The Glenmore-Ellison Improvement District

is nearby but, reportedly has no plans to services this area (RP – pers.comm.). Drilling a well is possible in the area but nearby well data indicates significant bedrock and unpredictable flow for developed wells. The nearest well south of the property was initially drilled to 120 feet and deepened to 300 feet for a reported flow of 0.5 gallons per minute. All of the options for irrigation may be cost prohibitive for an agricultural operation.

Other agricultural capability limitations are due to soil fertility and stoniness. The alkaline soils at this location may be treated to acidify the soils and improve soil fertility. The application of acidifying amendments may be limited by the presence of the permanent pond which is a mapped habitat feature at this location. So while improvements are feasible in this regard they may be limited in application due to potential deleterious effects to a protected habitat.

Stoniness on this property is quite localized but is due in part to gravel from <2.5cm to 5cm in diameter. Improvements with small gravel are not considered practical for farming purposes.

6 Agricultural Suitability

Agricultural suitability is related to agricultural capability, but involves the interpretation of a wider variety of factors as they relate to the potential for specific uses on a given property. While agricultural capability is based on physical features and measurable parameters, agricultural suitability assessments include a range of site conditions and external influences. The following factors were considered in assessing the agricultural suitability of the Subject Parcel:

- Feasibility of improvements;
- Availability of additional good quality topsoil;
- Overall size of the Subject Parcel;
- Location and context of the Subject Parcel (proximity to urban/suburban/rural land use and zoning);
- Land use on subject property – historical, current and future plans;
- Land use in surrounding area – historical, current and future plans;
- Diversifications, innovations and improvements to date;
- MoE agricultural capability ratings (at 1:20,000 mapping scale); and
- Agricultural capability ratings as determined by this assessment (at +/- 1:3,000 mapping scale).

In consideration of suitability of these lands the area subject to habitat protection by the City of Kelowna and the Province is noted. These areas represent 4.672 ha (27%) as this area is unavailable to agriculture.

The suitability of the Subject Parcel for various agricultural purposes has been evaluated In terms of the factors listed above and has been summarized in Table 7, below:

TABLE 7: 3755 Glenmore Rd, Kelowna, BC – Site Inspection: Agricultural Suitability

AC Unit	Area (ha)	% Total Area	Ag Capability Unimproved (Improved)	Suitability for Agriculture Activities
Soil Bound Agriculture				
1	1.902	10%	Class 4 (Class 1)	<p>This region is small, irregularly shaped and topographically fragmented. The shape and location of this area would make it a challenging location for soil bound agriculture. However with irrigation AC unit 1 may be improved to Class 1 area. The significant fragmentation combined with good likely yields demonstrates a moderate suitability for soil bound agriculture in this AC Unit.</p> <p>Development of irrigation may be cost prohibitive for this location as noted in the feasibility of improvements</p>
2	3.363	19%	Class 5 (Class 3)	<p>This area is limited by water availability and soil fertility due to alkaline soils. Irrigation and acidifying soil amendments will make this area moderately suitable for soil bound agriculture but this area does require special management and will have a restricted range of crops. Improvement options may be limited in this area due to potential impacts to nearby habitat. Acidifying amendments may have potential deleterious affects to nearby the nearby Alkali pond environment.</p> <p>Development of irrigation may be cost prohibitive for this location as noted in the feasibility of improvements</p> <p>A portion of this AC unit is covered by a Habitat Protection Buffer and is protected by the City of Kelowna and the Province of BC. This area is Unavailable to Agriculture.</p>
3	0.356	2%	Class 5 (Class 5)	<p>This area is limited by available water as the water holding capacity of the soils is very low. This location is not improvable with irrigation. Further a stoniness limitation in this area is not considered improvable by normal farming practice. This small localized area would require intensive management to grow a severely limited range of crops. Due to the small area and strong management considerations this area is not considered suitable for soil bound agriculture.</p>
4	1.015	6%	Class 4 (Class 2)	<p>This area is limited by water availability and soil fertility. Irrigation and acidifying soil amendments will make this area moderately suitable for soil bound agriculture but this area does require special management and will have a restricted range of crops. Improvement options may be limited in this area due to potential impacts to nearby habitat. Acidifying amendments may have potential deleterious affects to nearby the nearby Alkali pond environment.</p> <p>Development of irrigation may be cost prohibitive for this location as noted in the feasibility of improvements</p> <p>A portion of this AC unit is covered by a Habitat Protection Buffer and is protected by the City of Kelowna and the Province of BC. The protected area is Unavailable to Agriculture.</p>
5	7.188	41%	Class 6 (50% Class 6 / 50% Class*3)	<p>This largest AC unit is primarily limited by topography. Approximately half of this area has complex slopes steeper than 30% (Class 6) which is unsuitable for cultivation or farm machinery use. The remainder has irregular areas with slightly lower slope grades possibly suitable for Tree Fruits and Grapes (Class *3). These steep slopes are poorly suited for most soil base agriculture and while pockets of these hillsides may support Tree Fruits and Grapes they may prove challenging to implement in patches on steep slopes.</p>

				A portion of this AC unit is covered by a Habitat Protection Buffer and is protected by the City of Kelowna and the Province of BC. The protected area is Unavailable to Agriculture.
6	1.328	8%	Class 6 (Class 6)	This portion of the property is part of a permanent pond. No persistent surface flow to the pond is evident so it is expected to be primarily groundwater supplied. The pond is present year round and is considered a habitat feature. This area of the pond is the upper region which is seasonally inundated with water. As this pond is in a topographic depression and appears to be groundwater supplied, improvements are not considered feasible. This area is not suitable for soil based agriculture. This area is designated as a protected wetland by the City of Kelowna and Province of BC and is Unavailable to agriculture.
7	2.399	14%	Class 7 (Class 7)	
Intensive Soil Bound Livestock - Operations which depend, in whole, or in part, on growing their own feed for livestock production				
(eg. Beef cattle (cow, calf or feeder), dairy cows, sheep, goats, and other livestock at a commercial scale)				
1	1.902	10%	Class 4 (Class 1)	The Property has very diverse soils and is topographically fragmented which may prove challenging for Soil Bound Livestock at a commercial scale. The property has a history of pasture uses for a small herd of 12 head. It is unlikely that an intensive soil bound livestock operation would be successful at this location. Due to management consideration and agricultural limitations this area of the Property is poorly suited to Intensive Soil Bound Livestock operations. Though a small pasture operation has been demonstrated as feasible. A portion of these AC units is covered by a Habitat Protection Buffer and is protected by the City of Kelowna and the Province of BC. This area is Unavailable to Agriculture.
2	3.363	19%	Class 5 (Class 3)	
3	0.356	2%	Class 5 (Class 5)	
4	1.015	6%	Class 4 (Class 2)	
5	7.188	41%	Class 6 (50% Class 6 / 50% Class*3)	Portions of this area may be too steep to for Intensive Soil Bound Livestock. This area is poorly suited to intensive soil bound livestock operations. A portion of this AC unit is covered by a Habitat Protection Buffer and is protected by the City of Kelowna and the Province of BC. This area is Unavailable to Agriculture.
6	1.328	8%	Class 6 (Class 6)	This area is designated as a protected wetland by the City of Kelowna and Province of BC and is unavailable to agriculture.
7	2.399	14%	Class 7 (Class 7)	
Intensive Non-Soil Bound Livestock - Uses which do not rely on growing crops in soil to support the enterprise				
(eg. Beef feedlots, hog production and poultry ie. Eggs and meat birds)				
1	1.902	10%	Class 4 (Class 1)	The ALR portion of this Property is topographically fragmented and inundated with water which may prove challenging for Intensive Non-Soil Bound Livestock at a commercial scale. Soft soils near the centre of the property may not support and overlying barn structure. Conflict with proposed nearby development may be a concern with an operation of this intensity. The groundwater fed pond and shallow groundwater will require special management considerations to ensure no impact from a feedlot scale operation on surface water or groundwater quality in the region. A portion of these AC units is covered by a Habitat Protection Buffer and is protected by the City of Kelowna and the Province of BC. This protected area is Unavailable to Agriculture. Due to water quality concerns and the potential for conflict this
2	3.363	19%	Class 5 (Class 3)	
3	0.356	2%	Class 5 (Class 5)	
4	1.015	6%	Class 4 (Class 2)	

5	7.188	41%	Class 6 (50% Class 6 / 50% Class*3)	location is poorly suited for Intensive Non-Soil Bound Livestock.
6	1.328	8%	Class 6 (Class 6)	
7	2.399	14%	Class 7 (Class 7)	
Intensive Non-soil bound Horticultural Agriculture				
(eg. green houses and container nursery)				
1	1.902	10%	Class 4 (Class 1)	Some soils in this area may be too soft to support some greenhouse structures. However generally, these areas of the Property would be suitable for greenhouse or container nursery operations.
2	3.363	19%	Class 5 (Class 3)	
3	0.356	2%	Class 5 (Class 5)	A portion of these AC units is covered by a Habitat Protection Buffer and is protected by the City of Kelowna and the Province of BC. This protected area is Unavailable to Agriculture.
4	1.015	6%	Class 4 (Class 2)	
5	7.188	41%	Class 6 (50% Class 6 / 50% Class*3)	This portion of the Subject Parcel would not be suitable for greenhouse or container nursery operations due to steep topography
6	1.328	8%	Class 6 (Class 6)	This area is designated as a protected wetland by the City of Kelowna and Province of BC and is unavailable to agriculture.
7	2.399	14%	Class 7 (Class 7)	

7 Impact Analysis

The potential impacts associated with the exclusion of the Subject Parcel from the ALR on the local and regional agricultural context have been summarized in Table 8, below.

TABLE 8: 3755 Glenmore Rd., Kelowna BC – Potential Impacts of Inclusion	
Area of Concern	Anticipated Impacts from Proposed Exclusion
Development of Subject Parcel on Surrounding Lands	<p>None of the directly adjacent properties are being used for intensive agricultural purposes. The property adjacent to the north has a sand and gravel operation and residential use. Nearby there are smaller residential lots and large undeveloped most of which remain forested likely due to complex and steep terrain. There is a small hobby farm south of the property with a residential use. Development of this property may increase traffic and the local population.</p> <p>The parcel has been used historically as cattle pasture for up to 12 yearlings</p>
Residential Development of Surrounding Lands on Subject Parcel	Residential development of the surrounding lands on the subject parcel as intensive agricultural uses are limited.
Regional and Local Agricultural Capacity	The Property has a low to moderate agricultural capability, and large areas that are non arable and very difficult to farm. As the property is not currently farmed it does not currently contribute to the local Agricultural Capacity. However a small decline to potential local agricultural capacity is expected should the subject parcel be developed.
Surrounding Agricultural Operations	There are no directly adjacent agricultural operations. Two nearby properties do have land in the ALR. A hay crop is apparent on a field to the southwest.
Precedent of Exclusion for Triggering Future Applications	<p>Adjacent properties to the south and southwest are partially contained in the ALR. The property to the south appears to be a hobby farm while the property to the southwest appears to be farmed for hay. These two properties do not appear to have the same topographic and excess water limitation of the subject Property. For these properties a precedent is not evident.</p> <p>Another property to the east has a small portion in the ALR and does appear to have similar characteristics to the subject Property. It is also apparent that this area has never been farmed. A precedent may exist for this location.</p>

8 Summary and Conclusions

8.1 Subject Property

The Property has a history of pasture use for a small cattle herd (12 head). Currently the Property is unused for Agriculture. The total property size is 26.7 hectare (ha). Of the 26.7 ha approximately 17.6 ha is within the ALR, and the remainder, 9.1 ha is outside of the ALR.

The ALR portion of the Property (17.6 ha) features numerous agricultural limitations including non improvable topographic limitations on ~7.2 ha (41%) of this area, and excess water on ~3.6 ha (22%) of this area. Irrigation improvements and soils amendments for alkalinity would be needed to farm the remaining ALR portions of the Property, approximately 6.3 ha (37%) of the ALR area. This remaining area is not contiguous and has highly variable soil and moisture conditions which will lead to a complex management regime.

In addition to the agricultural limitations approximately 4.672 ha (27%) of the property is a protected as a sensitive habitat feature by the City of Kelowna and Province of BC making this area unavailable to Agriculture. These areas overlap primarily with regions of low capability (the pond) and nearby areas with significant management requirements due to fertility.

8.2 Soils and Agricultural Capability

The findings of this assessment indicate that agricultural capability of the Subject Parcel is limited by a) topography, b) excess water, c) soil moisture deficiencies d) fertility; and e) stoniness.

- a) This assessment rated the topography limitation at Class 6T for 41% of the ALR portion of the Property. This area has steep and complex slopes. Of this area approximately half has slopes <30% which is considered Class *3T. *The * indicates improved capability with limitation classifications for tree fruits and grapes.* Topographic limitations are not considered improvable.
- b) This assessment rated the excess water limitation at Class 6W and Class 7W. A permanent, apparently groundwater supplied pond on the property lies in a topographic depression with significant near surface and surrounding bedrock. This area covers approximately 3.7 ha (22%) of the ALR portion of the Property. This area is not considered improvable under normal farm practice.
- c) This assessment rated the soil moisture deficiencies at Class 4A and 5A (unimproved) for 6.6 ha (38%) of the ALR lands on the Property. Of the 6.6 ha, improvements to up to Classes 1 to 3 are feasible for 6.3 ha (35%) of the ALR portion of the property with irrigation. Variations in the improved soil moisture deficiency ratings across the Property were related to site-specific

soil conditions (eg. soil texture) and anticipated responses to supplemental moisture.

- d) This assessment found limitations for soil fertility due to alkalinity at Class 4F and 5F on 4.4 ha (25%) of the ALR portion of the property. While improvements are possible they may not be feasible without negatively impacting the protected pond on the property. Improvements would require acidifying soil amendments to raise the fertility Class to 2F and 3F respectively for these areas.
- e) This assessment rated the stoniness limitation at Class 4P (*3P for tree fruits and grapes) for 0.35 ha (2%) of the ALR portion of the Property. Stoniness in this case is due in part to gravel <2.5cm to 5cm in size. Stoniness limitations are not considered improvable for small gravel 2.5cm or less in diameter.

Potential improvements on the Property included supplemental moisture (irrigation) during the dry months, and soil amendments for fertility. The results of this assessment suggest that these improvements would be feasible for 6.3 ha (35%) of the ALR portion of the property and the agricultural capability ratings are expected to improve from:

- o Class 5 to Class 3 for 19% of the parcel,
- o Class 4 to Class 2 for 6% of the parcel,
- o Class 4 to Class 1 for 10% of the parcel, and

The remaining +/- 65% of the ALR land on the Property is not considered improvable.

8.3 Conclusion

The Property is located in a rural area of the City of Kelowna, BC. The Property has had pasture use for a small cattle herd (+/- 12 head annually).

With diverse topography, hydrology and soils characteristics this Property is highly variable demonstrating unimproved ratings from Class 4 to 7. Approximately 35% of the ALR lands on this property can be improved to Class 1 to 3. The remaining 65% of the ALR lands are not considered improvable and will remain class 5-7. Where there is potential for improvement (+/- 35% of the ALR lands) the ALR portion of the property exhibits areas of moderate to good agricultural capability. However in the areas that may not be improved (+/- 65% of the ALR lands) the property exhibits poor to very poor agricultural capability.

As a result of the topographical limitations, the areas suitable to agriculture are fragmented. As well, soil characteristics vary greatly over a relatively small area. Management and implementation of soils based agriculture at this location is expected to be complex. As well, the availability of water for irrigation may prove cost prohibitive for an agricultural operation.

Habitat protection has made 4.672 ha (27%) of the ALR lands on the Property unavailable to Agriculture. This area is covered by an alkali pond and designated 15 m buffer area. The unavailable, protected area coincides with areas of low capability (Class 6-7) and areas of with complex management needs due to fertility. Amendments for soil fertility for agricultural purposes in this area would require soil acidification which may have a deleterious effect on the alkali habitat which is protected.

As the property has exhibited limited historic pasture use, exclusion of this parcel from the ALR would represent a minor decrease in local agricultural capacity.

9 References

BC Ministry of Agriculture and Food and Ministry of Environment, April 1983. *Land Capability for Agriculture in British Columbia*. MOE Manual 1. Surveys and Resource Mapping Branch and Soils Branch: Kelowna, BC

BC Ministry of Environment, 1981. *Climatic Capability Classification for Agriculture in British Columbia*. Climatology Unit - Air Studies Branch; Victoria, BC

City of Kelowna, 2030 Official Community Plan, <http://www.kelowna.ca/CM/Page2616.aspx>

BC Ministry of the Environment, 1986, Technical Report 18, *Soils of the Okanagan and Similkameen Valleys*, Map 82E.093,

10 Limitations

I, Matthew Davidson certify that I supervised and carried out the work as described in this report. The report is based upon and limited by circumstances and conditions referred to throughout the report and upon information available at the time of the site investigation. I have exercised reasonable skill, care and diligence to assess the information acquired during the preparation of this report. I believe this information is accurate but cannot guarantee or warrant its accuracy or completeness. Information provided by others was believed to be accurate but cannot be guaranteed.

The information presented in this report was acquired, compiled and interpreted exclusively for the purposes described in this report. I do not accept any responsibility for the use of this report, in whole or in part, for any purpose other than intended or to any third party for any use whatsoever. This report is valid for one year only after the date of production.

Respectfully Submitted,



Matthew Davidson, P.Ag.
Senior Environmental Scientist
Valhalla Environmental Consulting Inc.

Appendix A – Maps and Figures

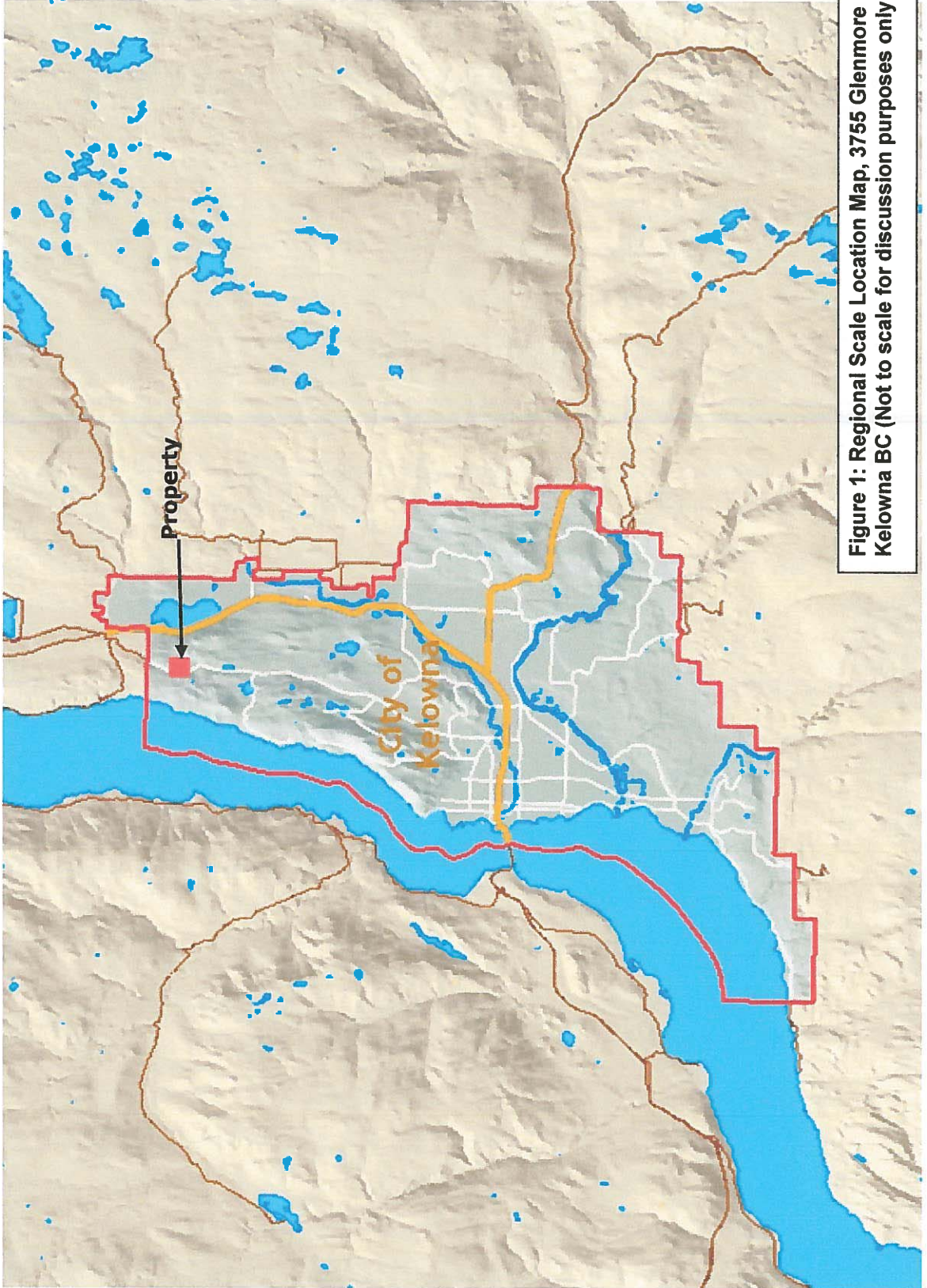
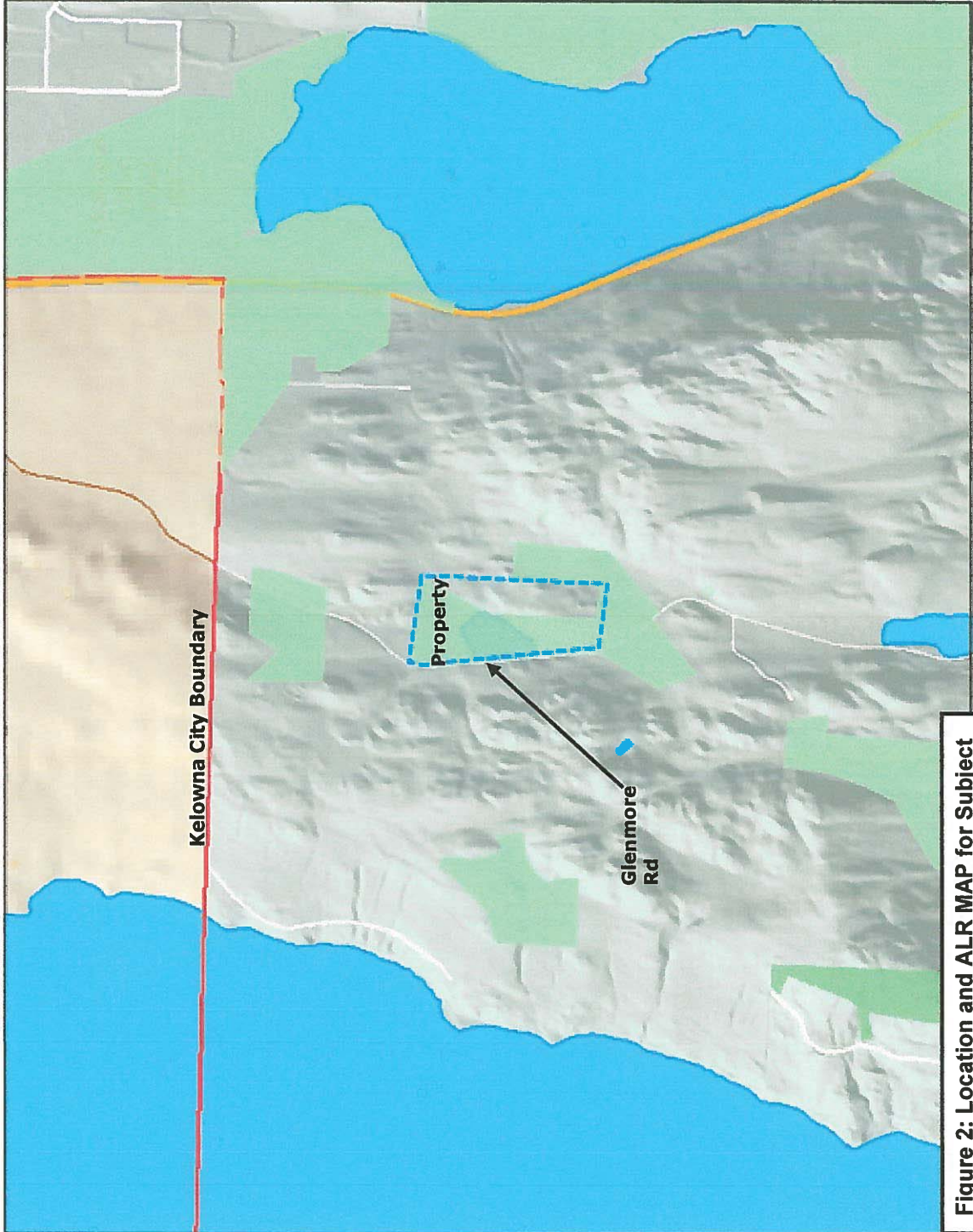


Figure 1: Regional Scale Location Map, 3755 Glenmore Rd. Kelowna BC (Not to scale for discussion purposes only)



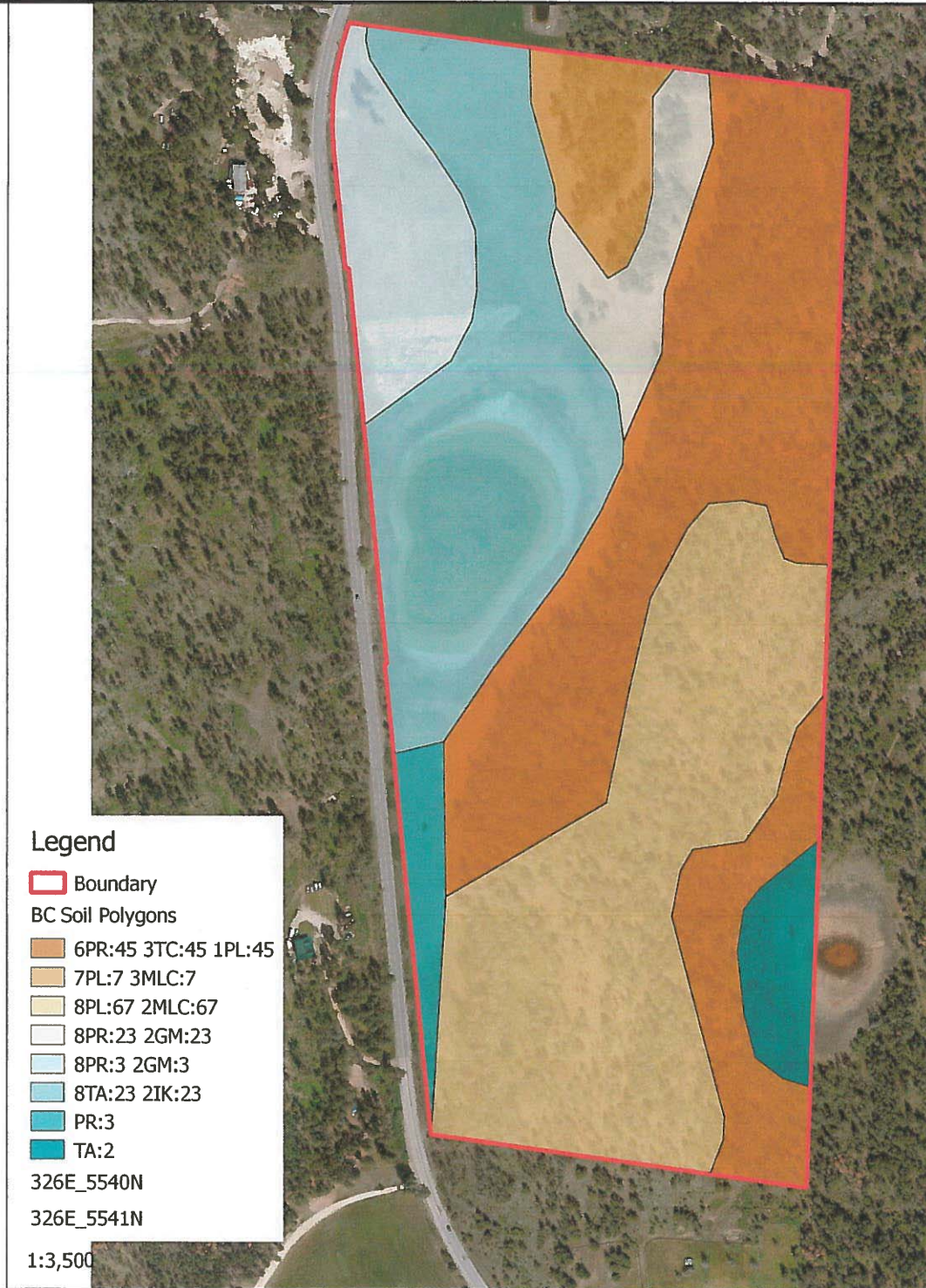
ALR site

Figure 2: Location and ALR MAP for Subject Property, 3755 Glenmore Rd. Kelowna



Figure 3: Property Boundary and Assessment Area, 3755 Glenmore Rd. Kelowna

Figure 4: BC Soils Mapping digitized from 1:20,000 map sheet, 3755 Glenmore Rd. Kelowna
Source Soils of the Okanagan and Similkameen Valleys Mapsheet 82E.093



CAPABILITY CLASSIFICATIONS

5AP - Unimproved Rating

(3AP) - Improved Rating

*The asterisk is used with the Modified Land Capability Classification for Tree Fruits and Grapes.

It indicates the modified topography and/or stoniness classes have been used.

CLASS RATINGS

1. Land in this class either has no or only very slight limitations that restrict its use for the production of common agricultural crops.
2. Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.
3. Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
4. Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
5. Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.
6. Land in this class is nonarable but is capable of producing native and/or uncultivated perennial forage crops.
7. Land in this class has no capability for arable culture or sustained natural grazing.

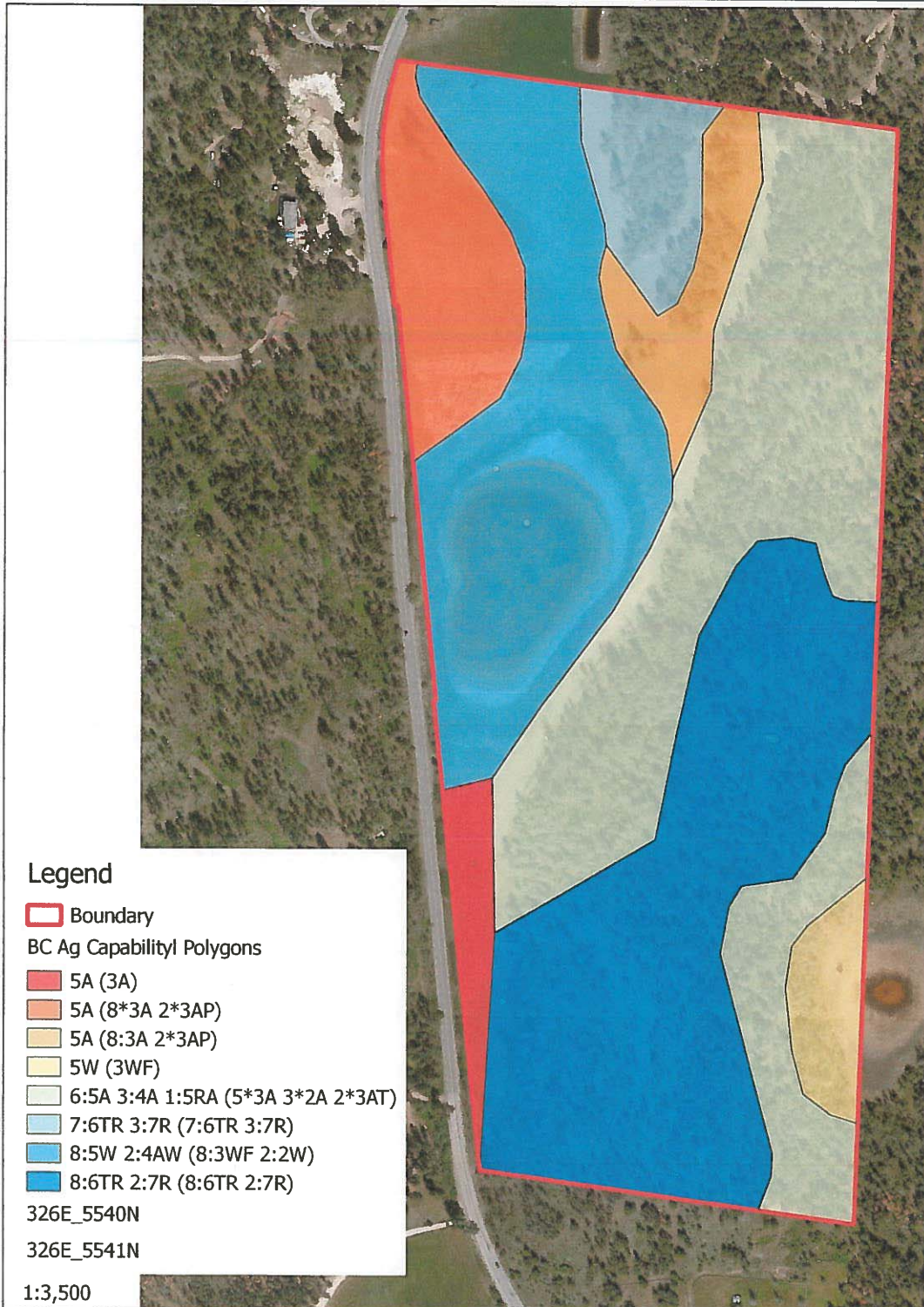


Figure 5: BC Agricultural Capability Mapping digitized from 1:20,000 map sheet, 3755 Glenmore Rd. Kelowna,

Source I and Capability for Agriculture of the Okanagan and Similkameen Valleys Mansheet 82F 093

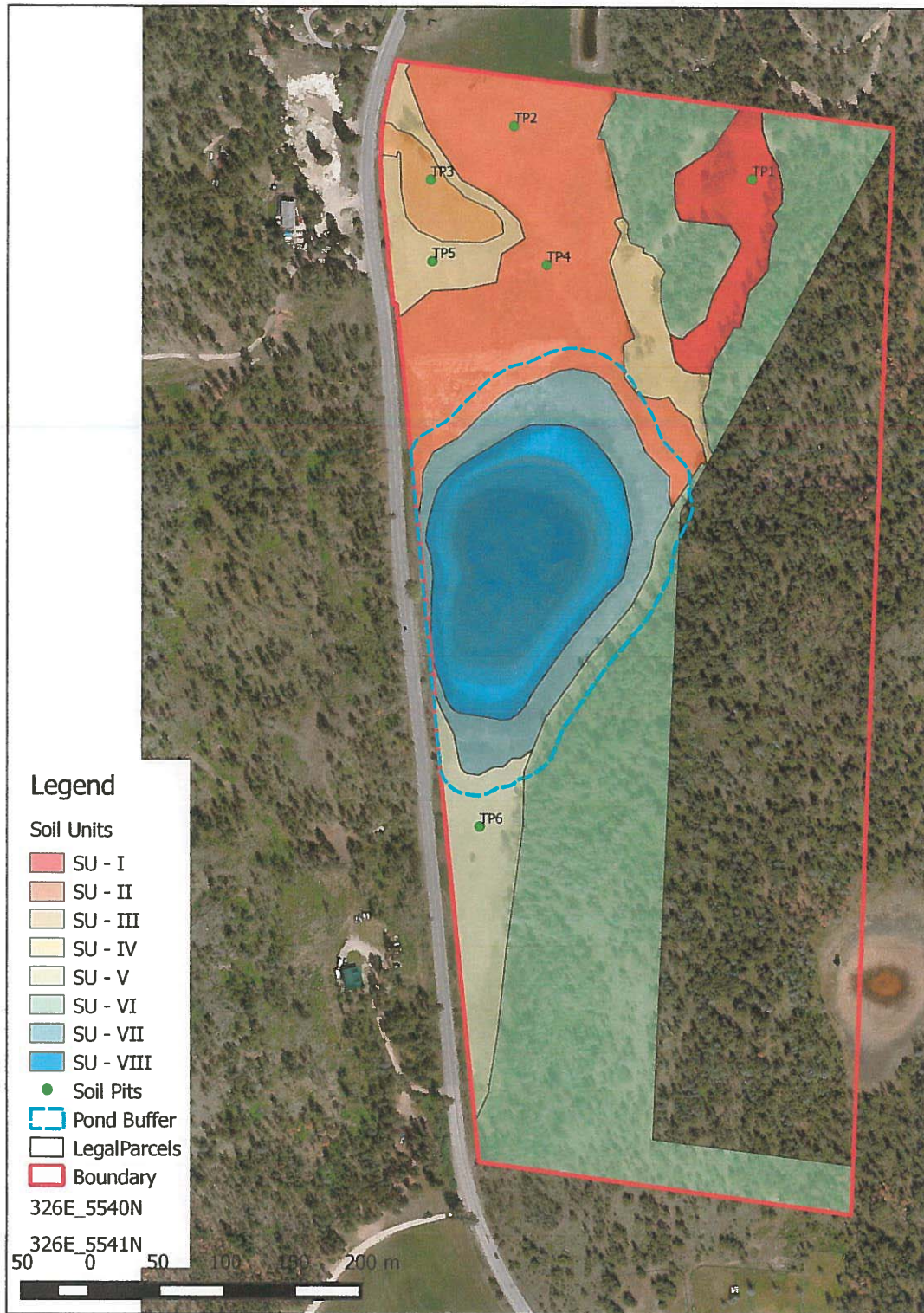


Figure 6: Soil Units determined during Agricultural Capability Assessment, Area within Pond Buffer is unavailable to Agriculture, 3755 Glenmore Rd. Kelowna BC

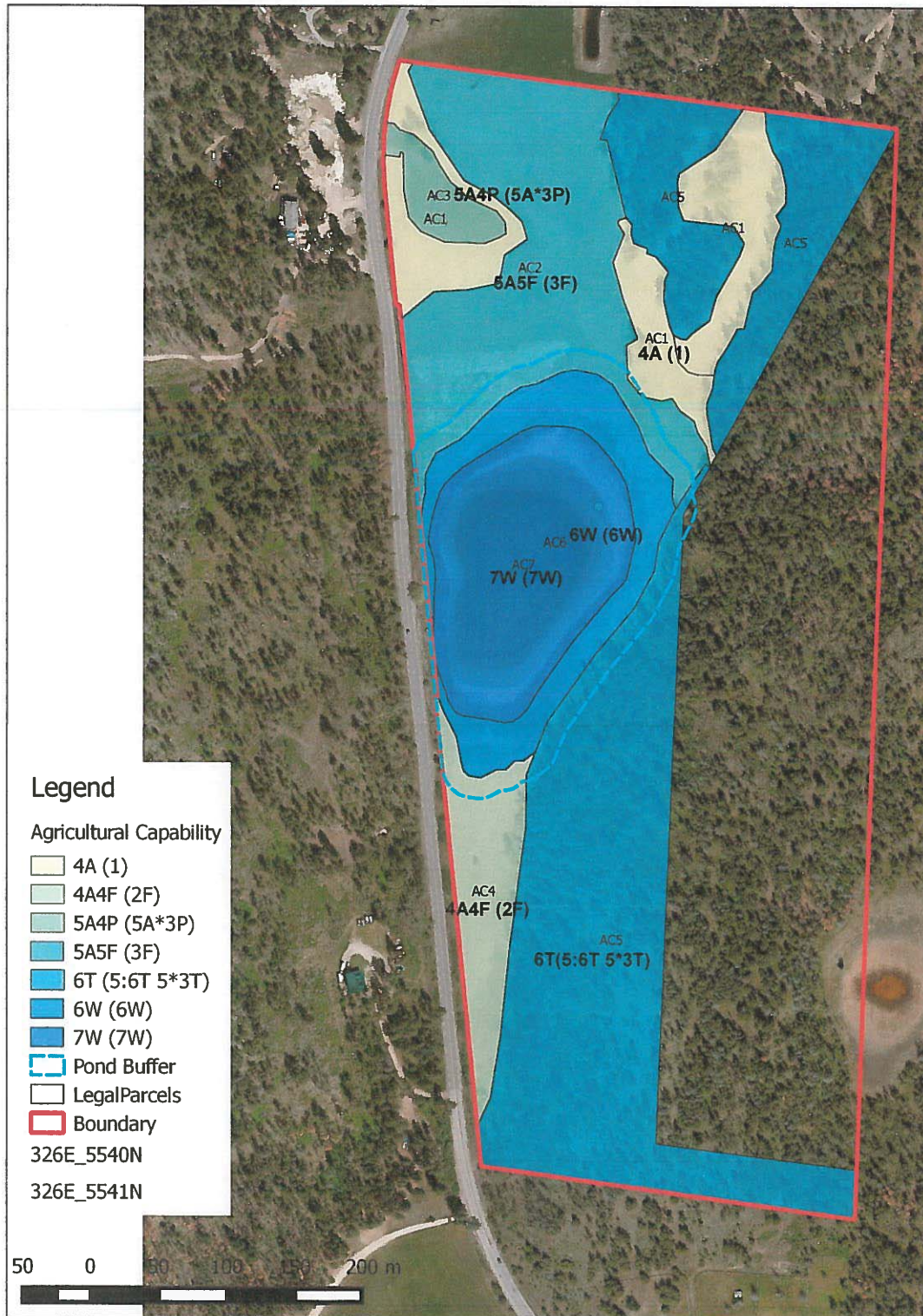


Figure 7: Agricultural Class Units and Agricultural Capability determined in Assessment, Area within Pond Buffer is unavailable to Agriculture, 3755 Glenmore Rd. Kelowna BC

Appendix B – Photo and Soil Pits



Photo 1: Upper Portion of the lot near test pit 1. Partially forested narrow grassland. Aspect northward



Photo 2: Lower Field near test pit 2. Aspect northward

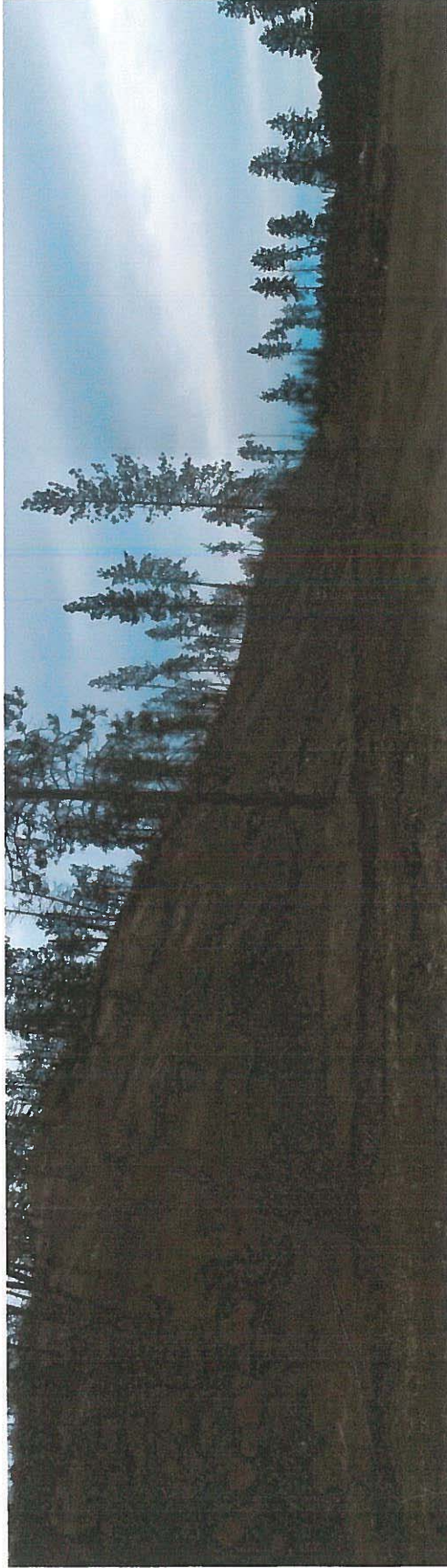


Photo 3: Steep slopes near the southern portion of the lot. Aspect southward

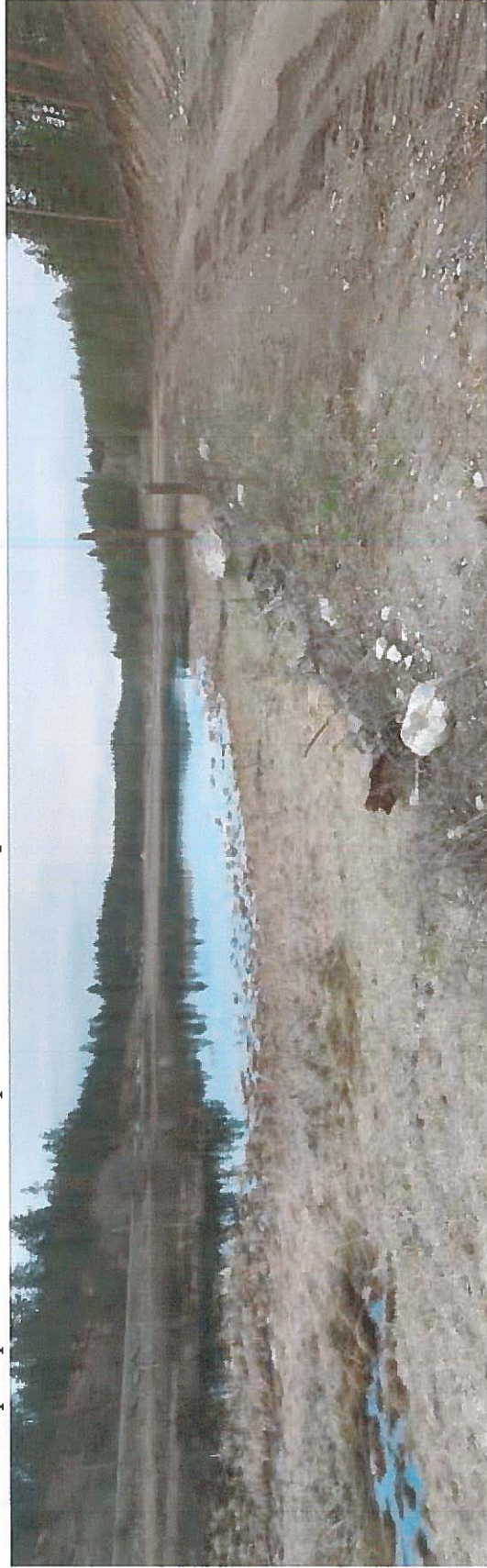


Photo 4: Pond and dirt road on southern portion of the property. Aspect northward

Project 15E006		TP #1	Slope S 1% (gentle)		26-Mar-15	Clear 5° C	
Depth	Horizon	Texture	Consistence	Colour	Mottles	Structure	Comments
3-0		-	-	-	-		grassland vegetation
0-60	A	L	Soft	Br	Few	wm.f.gr	very gentle, hummocky, mid slope
60-90	B	SiCL	Slightly Hard	LtBr	Fw/Fn	m.vff.ma	
90+	C	LS	Soft	LtBr	None	wm.f.gr	

Notes: Soil textures determined by laboratory testing, Colour (wet soils)

Land Use: Unused

*Coarse fragments are estimated visually

Vegetation: Grassland

Rapidly Drained



Project 15E006		TP #2	Slope 0%		26-Mar-15	Clear 5° C	
Depth	Horizon	Texture	Consistence	Colour	Mottles	Structure	Comments
5-0		-		-			sedges and grasses
0-17	AP	L	Friable	DkBr	Fw/Fn	wm.fm.gr	moist
17-34	AB	SiL	Firm	Lt GrBr	Fw/Fn	wm.f.pl	moist
34-40	B	SL	Slightly Sticky	Gleyed	Fw/Fn	wm.fm.gr	wet
40+	C	LS		Y	none		
Water table at 56 cm BGS							

Notes: Soil textures determined by laboratory testing, Colour (wet soils)

Land Use: Pasture

*Coarse fragments are estimated visually

Vegetation: Grasses and sedges

Poorly Drained



Project 15E006		TP #3	Slope 3%		26-Mar-15	Clear 5° C	
Depth	Horizon	Texture	Consistence	Colour	Mottles	Structure	Comments
3-0		-		-			grass and weeds
0-14	AP	LS	Loose	Br	-	w.f.gr	
14-43	AB	S	Loose	RBr	-	w.f.sgr	Medium sand
43+	B	S	Loose		-	w.fm.sgr	Coarse Sand. 40% Gravel

Notes: Soil textures determined by laboratory testing, Colour (wet soils)

Land Use: Pasture

*Coarse fragments are estimated visually

Vegetation: Grasses and weeds

Rapidly Drained



Project 15E006		TP #4	Slope 0%		26-Mar-15	Clear 5° C	
Depth	Horizon	Texture	Consistence	Colour	Mottles	Structure	Comments
5-0		-		-			sedges and grasses
0-17	AP	L	Friable	DkBr	Fw/Fn	wm.fm.gr	moist
17-34	AB	SiL	Firm	Lt GrBr	Fw/Fn	wm.f.pl	moist
34-40	B	SL	Slightly Sticky	Gleved	Fw/Fn	wm.fm.gr	wet
40+	C	LS		Y	none		
Water table at 130 cm BGS							

Notes: Soil textures determined by laboratory testing, Colour (wet soils)

Land Use: Pasture

*Coarse fragments are estimated visually

Vegetation: Grasses and sedges

Poorly Drained



Project 15E006		TP #5	Slope <1% E		26-Mar-15	Clear 5° C	
Depth	Horizon	Texture	Consistence	Colour	Mottles	Structure	Comments
5-0		-		-			grass/thatch
0-24	Ap	SiL	Soft	Br	Fw/Fn	wm.f.gr	Rooting to 30cm
24-39	AB	SiL	Loose	Lt Br	Fw/Fn	wm.f.gr	Moist
39-69	B	SL	Loose	Lt Br	Fw/Fn	wf.gr	Moist
69+	C	S	Loose	Y	-	wf.gr	Moist

Notes: Soil textures determined by laboratory testing, Colour (wet soils)

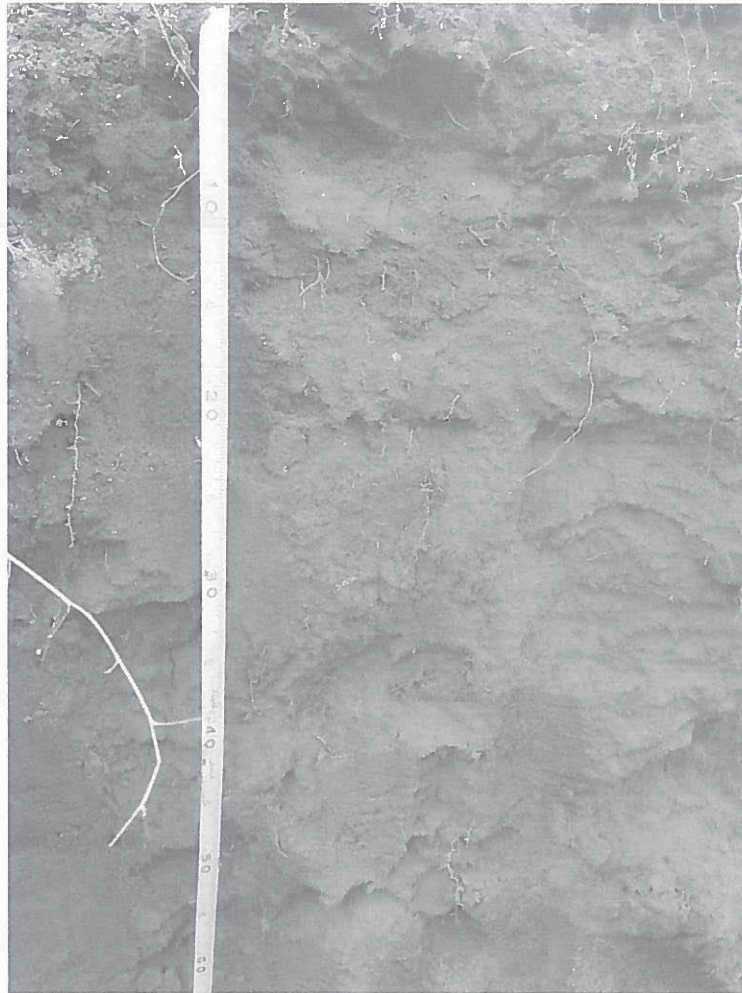
Land Use: Pasture

Gravel Portion <2.5 to 5 cm diameter

Vegetation: Grasses and weeds

*Coarse fragments are estimated visually

Rapidly Drained



Project 15E006		TP #6	Slope 0		26-Mar-15	Clear 5° C	
Depth	Horizon	Texture	Consistence	Colour	Mottles	Structure	Comments
5-0		-		-			grass/thatch
0-21	Ap	CL	Firm	Dk Br	-	m.f.gr	Moist
21-36	AB	SiL	Firm	Dk Gr	C/Fn	m.vff.m	V. Moist
36-46	B	SiL	Firm	Lt Gr	C/Fn	m.vff.m	V. Moist
46-62	C	SiCL	Sticky	White	C/M	m.vff.m	Wet
Water Table at 62 cm BGS							

Notes: Soil textures determined by laboratory testing, Colour (wet soils)

Land Use: Pasture

Gravel Portion <2.5 to 5 cm diameter

Vegetation: Grasses and weeds

*Coarse fragments are estimated visually

Very Poorly Drained



Appendix C – Agricultural and Climatic Capability Class Descriptions

LAND CAPABILITY CLASSES FOR MINERAL SOILS

CLASS 1: LAND IN THIS CLASS EITHER HAS NO OR ONLY VERY SLIGHT LIMITATIONS THAT RESTRICT ITS USE FOR THE PRODUCTION OF COMMON AGRICULTURAL CROPS.

Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops.

CLASS 2 : LAND IN THIS CLASS HAS MINOR LIMITATIONS THAT REQUIRE GOOD ONGOING MANAGEMENT PRACTISES OR SLIGHTLY RESTRICT THE RANGE OF CROPS, OR BOTH.

Land in class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which does not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.

CLASS 3: LAND IN THIS CLASS HAS LIMITATIONS THAT REQUIRE MODERATELY INTENSIVE MANAGEMENT PRACTISES OR MODERATELY RESTRICT THE RANGE OF CROPS, OR BOTH.

The limitations are more severe than for Class 2 land and management practises are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

CLASS 4: LAND IN THIS CLASS HAS LIMITATIONS THAT REQUIRE SPECIAL MANAGEMENT PRACTISES OR SEVERELY RESTRICT THE RANGE OF CROPS, OR BOTH.

Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practises are required. The limitations may seriously affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

CLASS 5: LAND IN THIS CLASS HAS LIMITATIONS THAT RESTRICT ITS CAPABILITY TO PRODUCING PERENNIAL FORAGE CROPS OR OTHER SPECIALLY ADAPTED CROPS.

Land in Class 5 is generally limited to the production of perennial crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions. Note that in areas which are climatically suitable for growing tree fruits and grapes the limitations of stoniness and/or topography on some Class 5 lands are not significant limitations to these crops.

CLASS 6: LAND IN THIS CLASS IS NONARABLE BUT IS CAPABLE OF PRODUCING NATIVE AND OR UNCULTIVATED PERENNIAL FORAGE CROPS.

Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practises. Some unimproved Class 6 lands can be improved by draining and/or diking.

CLASS 7: LAND IN THIS CLASS HAS NO CAPABILITY FOR ARABLE OR SUSTAINED NATURAL GRAZING.

All classified areas not included in Classes 1 to 6 inclusive are placed in this class. Class 7 land may have limitations equivalent to Class 6 land but they do not provide natural sustained grazing by domestic livestock due to climate and resulting unsuitable natural vegetation. Also included are rockland, other nonsoil areas, and small water-bodies not shown on maps. Some unimproved Class 7 land can be improved by draining or diking.

Source: ALC http://www.alc.gov.bc.ca/alr/ag_cap_details.htm

Appendix D – Analytical Data



Analytical Report

Bill To: Valhalla Environmental	Project:	Lot ID: 1071533
Report To: Valhalla Environmental	ID: 15E006_Perrete	Control Number: 196-1001
2503 35th Avenue	Name: Ag. Cap	Date Received: May 25, 2015
Vernon, BC, Canada	Location: Kelowna	Date Reported: Jun 18, 2015
V1T 2S6	LSD:	Report Number: 2016791
Attn: Matt Davidson	P.O.:	
Sampled By: Matt Davidson	Acct code:	
Company: Valhalla		

	Reference Number	1071533-1	1071533-2	1071533-3	
	Sample Date	May 11, 2015	May 11, 2015	May 11, 2015	
	Sample Time	NA	NA	NA	
	Sample Location				
	Sample Description	TP 1 / TP 1-1 / 0-50 /	TP 2 / TP 2-1 / 0-17 /	TP 2 / TP 2-2 / 17-34	
	Matrix	cm Soil	cm Soil	/ cm Soil	
Analyte	Units	Results	Results	Results	Nominal Detection Limit
Physical and Aggregate Properties					
Moisture at 1/3 bar	%	31.3	41.8	34.4	0.1
Moisture at 15 bar	%	12.2	19.7	10.5	0.1
Texture		Loam	Loam	Silt Loam	
Sand	50 µm - 2 mm	% by weight	48.0	36.0	27.0
Silt	2 µm - 50 µm	% by weight	43.6	42.0	50.0
Clay	<2 µm	% by weight	8.4	22.0	23.0
Particle Size Analysis - Dry Sieve					
4.75 mm sieve	% Retained	% by weight	0.3	0.8	0.5
2.0 mm sieve	% Retained	% by weight		23.8	17.6



Analytical Report

Bill To: Valhalla Environmental	Project:	Lot ID: 1071533
Report To: Valhalla Environmental	ID: 15E006_Perrete	Control Number: 196-1001
2503 35th Avenue	Name: Ag. Cap	Date Received: May 25, 2015
Vernon, BC, Canada	Location: Kelowna	Date Reported: Jun 18, 2015
V1T 2S6	LSD:	Report Number: 2016791
Attn: Matt Davidson	P.O.:	
Sampled By: Matt Davidson	Acct code:	
Company: Valhalla		

Analyte	Matrix	Units	Reference Number	Sample Date	Sample Time	Sample Location	Results	Results	Nominal Detection Limit
			1071533-2	May 11, 2015	NA	TP 2 / TP 2-1 / 0-17 / TP 6 / TP 6-1 / 0-21 /			
Aggregate Organic Constituents									
Organic Matter		% by weight				cm Soil	4.1	6.2	0.1
Available Nutrients									
Nitrate - N	Farmsoil	ppm				cm Soil	9	8	2
Phosphorus	Farmsoil	ppm					15	15	5
Potassium	Farmsoil	ppm					>600	222	25
Sulfate-S	Farmsoil	ppm					14	113	1
Copper	FS Micro-nutrients	ppm					0.8	0.6	0.1
Iron	FS Micro-nutrients	ppm					10	10	2
Manganese	FS Micro-nutrients	ppm					3.1	1.9	0.1
Zinc	FS Micro-nutrients	ppm					<0.5	<0.5	0.5
Base saturation	FS Base Saturation	%					<100	100	
Calcium	FS Base Saturation	%					<60.0	69.8	
Magnesium	FS Base Saturation	%					<29.6	22.0	
Sodium	FS Base Saturation	%					<5.6	6.4	
Potassium	FS Base Saturation	%					>4.7	1.8	
TEC	FS Base Saturation	meq/100g					>33.0	31.9	
Calcium	FS Macro-nutrients	ppm					3970	4460	30
Magnesium	FS Macro-nutrients	ppm					1190	854	5
Sodium	FS Macro-nutrients	ppm					430	470	30
Boron	FS Micro-nutrients	ppm					0.3	<0.2	0.1
Hot Water Soluble									
Boron	FS Micro-nutrients	ppm					0.3	<0.2	0.1
Soil Acidity									
pH	1:2 Soil:Water	pH					9.0	8.5	
Electrical Conductivity	Sat. Paste equiv based on 1:2	dS/m at 25 C					0.79	1.35	0.02
Water Soluble Parameters									
Chloride	Available	mg/kg					7.6	118	0.5
Lime Requirement									
pH	SMP	pH					Not Required	Not Required	
Lime		T/ac					0	0	

Analytical Report

Bill To: Valhalla Environmental	Project:	Lot ID: 1071533
Report To: Valhalla Environmental	ID: 15E006_Perrete	Control Number: 196-1001
2503 35th Avenue	Name: Ag. Cap	Date Received: May 25, 2015
Vernon, BC, Canada	Location: Kelowna	Date Reported: Jun 18, 2015
V1T 2S6	LSD:	Report Number: 2016791
Attn: Matt Davidson	P.O.:	
Sampled By: Matt Davidson	Acct code:	
Company: Valhalla		

	Reference Number	1071533-4	1071533-5	1071533-6		
	Sample Date	May 11, 2015	May 11, 2015	May 11, 2015		
	Sample Time	NA	NA	NA		
	Sample Location					
	Sample Description	TP 2 / TP 2-3 / 34-40	TP 2 / TP 2-4 / 40+ /	TP 3 / TP 3-1 / 0-14 /		
	Matrix	/ cm Soil	cm Soil	cm Soil		
Analyte	Units	Results	Results	Results	Nominal Detection Limit	
Physical and Aggregate Properties						
Moisture at 1/3 bar	%	14.0	9.2	10.7	0.1	
Moisture at 15 bar	%	3.8	2.9	4.1	0.1	
Texture		Sandy Loam	Loamy Sand	Loamy Sand		
Sand	50 µm - 2 mm	% by weight	61.0	81.0	77.0	0.1
Silt	2 µm - 50 µm	% by weight	32.0	15.0	19.0	0.1
Clay	<2 µm	% by weight	7.0	4.0	4.0	0.1
Particle Size Analysis - Dry Sieve						
4.75 mm sieve	% Retained	% by weight	1.3	0.5	0.2	0.1
2.0 mm sieve	% Retained	% by weight	17.6	3.7	3.8	0.1

Analytical Report

Bill To: Valhalla Environmental	Project:	Lot ID: 1071533
Report To: Valhalla Environmental	ID: 15E006_Perrete	Control Number: 196-1001
2503 35th Avenue	Name: Ag. Cap	Date Received: May 25, 2015
Vernon, BC, Canada	Location: Kelowna	Date Reported: Jun 18, 2015
V1T 2S6	LSD:	Report Number: 2016791
Attn: Matt Davidson	P.O.:	
Sampled By: Matt Davidson	Acct code:	
Company: Valhalla		

	Reference Number	1071533-7	1071533-8	1071533-9	
	Sample Date	May 11, 2015	May 11, 2015	May 11, 2015	
	Sample Time	NA	NA	NA	
	Sample Location				
	Sample Description	TP 3 / TP 3-2 / 14-43	TP 5 / TP 5-3 / 39-50	TP 6 / TP 6-1 / 0-21 /	
	Matrix	/ cm Soil	/ cm Soil	cm Soil	
Analyte	Units	Results	Results	Results	Nominal Detection Limit
Physical and Aggregate Properties					
Moisture at 1/3 bar	%	5.7	18.2	59.7	0.1
Moisture at 15 bar	%	2.4	6.3	28.0	0.1
Texture		Sand	Sandy Loam	Clay Loam	
Sand	50 µm - 2 mm % by weight	90.0	72.6	25.0	0.1
Silt	2 µm - 50 µm % by weight	8.0	23.4	46.6	0.1
Clay	<2 µm % by weight	2.0	4.0	28.4	0.1
Particle Size Analysis - Dry Sieve					
4.75 mm sieve	% Retained % by weight	1.6	0.3	<0.1	0.1
2.0 mm sieve	% Retained % by weight	10.1	1.3	47.8	0.1



Analytical Report

Bill To: Valhalla Environmental	Project:	Lot ID: 1071533
Report To: Valhalla Environmental	ID: 15E006_Perrete	Control Number: 196-1001
2503 35th Avenue	Name: Ag. Cap	Date Received: May 25, 2015
Vernon, BC, Canada	Location: Kelowna	Date Reported: Jun 18, 2015
V1T 2S6	LSD:	Report Number: 2016791
Attn: Matt Davidson	P.O.:	
Sampled By: Matt Davidson	Acct code:	
Company: Valhalla		

Reference Number 1071533-10
Sample Date May 11, 2015
Sample Time NA
Sample Location
Sample Description TP 6 / TP 6-2 / 21-46
 / cm
Matrix Soil

Analyte	Units	Results	Results	Results	Nominal Detection Limit
Physical and Aggregate Properties					
Moisture at 1/3 bar	%	48.5			0.1
Moisture at 15 bar	%	19.7			0.1
Texture		Silt Loam			
Sand	50 µm - 2 mm	% by weight	26.0		0.1
Silt	2 µm - 50 µm	% by weight	50.0		0.1
Clay	<2 µm	% by weight	24.0		0.1
Particle Size Analysis - Dry Sieve					
4.75 mm sieve	% Retained	% by weight	<0.1		0.1
2.0 mm sieve	% Retained	% by weight	21.5		0.1

Approved by: *Anthony Neumann*
 Anthony Neumann, MSc
 Laboratory Operations Manager

Methodology and Notes

Bill To: Valhalla Environmental	Project:	Lot ID: 1071533
Report To: Valhalla Environmental	ID: 15E006_Perrete	Control Number: 196-1001
2503 35th Avenue	Name: Ag. Cap	Date Received: May 25, 2015
Vernon, BC, Canada	Location: Kelowna	Date Reported: Jun 18, 2015
V1T 2S6	LSD:	Report Number: 2016791
Attn: Matt Davidson	P.O.:	
Sampled By: Matt Davidson	Acct code:	
Company: Valhalla		

Method of Analysis

Method Name	Reference	Method	Date Analysis Started	Location
Boron in farm soil	McKeague	* Hot Water Soluble Boron - Azomethine-H Method, 4.61	26-May-15	Exova Edmonton
Chloride in farmsoil	SSSA Book Series, no. 3	* Testing Soils for Sulfur, Boron, Molybdenum, and Chlorine, Chapter 10	26-May-15	Exova Edmonton
Macronutrients in Farm Soils	McKeague	* Ammonium Acetate Extractable Cations, 4.51	26-May-15	Exova Edmonton
Micronutrients in Farm Soil	McKeague	* DTPA-TEA Extractable Elements, 4.65	26-May-15	Exova Edmonton
Nutrients in Farm Soil	Comm. Soil Sci. Pl. Anal.	* Modified Kelowna Soil Test, Vol 26, 1995	26-May-15	Exova Edmonton
Organic Matter by Ignition	McKeague	* Loss on Ignition (LOI), 3.8	26-May-15	Exova Edmonton
Particle Size Analysis - GS	Carter	* Hydrometer Method, 55.3	26-May-15	Exova Edmonton
Particle Size Analysis - GS	McKeague	* pH in 0.01M Calcium Chloride, 3.11	26-May-15	Exova Edmonton
Particle Size by Dry Sieve	Carter	* Sieve Analysis (Mechanical Method), 55.4	26-May-15	Exova Edmonton
pH and Conductivity in farm soil	McKeague	* 1:2 Soil:Water Ratio, 4.12	26-May-15	Exova Edmonton
SMP Lime Requirements	Carter	* Shoemaker-Mclean-Pratt Single-Buffer Method, 12.2	26-May-15	Exova Edmonton
Sulfate in Farm Soil	McKeague	* Sulfate Extractable by 0.1M CaCl ₂ , 4.47	26-May-15	Exova Edmonton
Water Retention Curves	Agronomy No 9, Part 1	* Water Retention: Laboratory Methods, 26-6	27-May-15	Exova Edmonton

* Reference Method Modified

References

Agronomy No 9, Part	Methods of Soil Analysis, Part 1
APHA	Standard Methods for the Examination of Water and Wastewater
Carter	Soil Sampling and Methods of Analysis.
Comm. Soil Sci. Pl.	Communications in Soil Science and Plant Analysis
McKeague	Manual on Soil Sampling and Methods of Analysis
SSSA Book Series,	Soil Testing and Plant Analysis

Comments:

- Report was issued to include addition of 4.75mm sieve analysis on all samples requested by Matt Davidson of Valhalla Environmental. Previous report 2012707.

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T6B 3J4, Canada

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E: Edmonton@exova.com
W: www.exova.com



Methodology and Notes

Bill To:	Valhalla Environmental	Project:		Lot ID:	1071533
Report To:	Valhalla Environmental	ID:	15E006_Perrete	Control Number:	196-1001
	2503 35th Avenue	Name:	Ag. Cap	Date Received:	May 25, 2015
	Vernon, BC, Canada	Location:	Kelowna	Date Reported:	Jun 18, 2015
	V1T 2S6	LSD:		Report Number:	2016791
Attn:	Matt Davidson	P.O.:			
Sampled By:	Matt Davidson	Acct code:			
Company:	Valhalla				

Please direct any inquiries regarding this report to our Client Services group.

Results relate only to samples as submitted.

The test report shall not be reproduced except in full, without the written approval of the laboratory.

Appendix E – Resume

Matthew Davidson BSc., P.Ag., EP., ASCT. – Environmental Scientist

Matthew Davidson is an Environmental Scientist with a background in environmental biology, environmental assessment, agricultural assessment and contaminated sites. With a diverse work history Matthew has worked for clients in various sectors including oil and gas, forestry, agriculture, land development, construction, recycling, and waste management industries. Project work has taken Matthew throughout British Columbia, into Alberta and the North West Territories. Matthew is a Partner at Valhalla Environmental Consulting Inc. in Coldstream, BC

Environmental Work Experience

Partner / Environmental Scientist Valhalla Environmental Consulting Ltd, Coldstream, BC	July 2011
Owner / Environmental Scientist Sage Environmental Consulting Ltd, Vernon, BC	January 2008
Environmental Scientist TerraWest Environmental Consultants Ltd., Victoria, BC	August 2005
Field Foreman Alpine Environmental Ltd. Fort St. John, BC	May 2001

Education

BSc. Environmental Science, Royal Roads University	2005
Dipl.Tech. Environmental Science, Camosun College	2002
A.S. Biology, Camosun College	1999

Professional Associations

P.Ag. – British Columbia Institute of Agrologists (BCIA)
ASCT. – Applied Science Technologists and Technicians of British Columbia (ASTTBC)
E.P. – Environmental Professional (Eco Canada)
A5 - Restoration & Reclamation
A7 - Environmental Protection Management
SER – Member of the Society for Ecological Restoration

Environmental Work Summary

- Agricultural Land Capability Assessments (ALR)
- Unmanned Aerial Vehicle Pilot / Photogrammetry and GIS
- Habitat Assessment and Mapping
- Ecological Restoration Project Design and Management
- Environmental Impact Assessments
- Riparian Areas Assessments
- Stage 1 & 2 preliminary site investigations (PSI), Detailed Site Investigations (DSI) & Land Remediation
- Environmental Monitoring for Construction Projects and Instream Works
- Erosion and Sediment Control Design, Implementation and Monitoring
- Spill response, and remediation of terrestrial and aquatic spills
- Policy writing & application package preparation
- Facility audit design and implementation for environmental compliance and performance
- Environmental Sampling Program Design and Implementation
- Instructor for Malaspina College; WHMIS, TDG, Spill Response and Environmental Awareness courses
- Site assessments and inspections for pipelines right of way and oil and gas well sites
- Industrial waste management, for the upstream Oil & Gas Industry
- Groundwater / Water Quality Monitoring Design and Implementation

Select Project Portfolio

Agricultural Land Capability Assessments (ALR Applications) – North and Central Okanagan, BC 2011-2015: Scope of services includes; ALR soil mapping review, on site soil survey, review of agricultural operations analytical testing, agricultural capability assessment and reporting prepared for the Agricultural Land Commission

Section 9 Application and Notification – Environmental Assessments for In-Stream Work – Multiple Sites 2010 to present
– Services include site assessment and preparation of and site specific environmental assessment for in-stream works on lakes and streams in the BC Interior

Construction Environmental Monitoring – Regional District of Central Okanagan BC 2014 – Provided on site support for the construction of the RDCO Fire Boat House in Okanagan Lake. Duties included daily logging and summary reporting that were provided to the client and Ministry of Forests Lands and Natural Resource Operations. Habitat restoration measures were outlined to ensure a no-net loss outcome for this project.

Construction Environmental Monitoring – Bridge Construction Two Sites BC 2012 – Services included environmental monitoring for two bridge construction projects over fish bearing streams in BC's southern interior. Daily logging and summary reporting were provided to the client and Ministry of Forests Lands and Natural Resource Operations.

Environmentally Sensitive Areas Assessment and Terrestrial Habitat Mapping – Vernon BC 2011/2012 – Provided habitat mapping of the Foothills Neighbourhood in Vernon BC to inform the City of Vernon neighbourhood plan development. Services included review of existing TEM and SEI 1:20000 mapping, confirmation field visits to updated and correct existing mapping to current conditions, creation of site specific 1:3000 habitat mapping, invasive species survey, rare and endangered species survey, and reporting.

Spill Remediation Confirmation Analysis – West Kootenay BC 2011/2012 – Scope of services induced; sampling plan design to meet MoE standards, sampling for laboratory analysis, contractor liaison regarding remediation measures, compliance analysis with BC CSR, and confirmation of remediation reporting

Spill Remediation Confirmation Analysis – CSRD BC 2011 – Scope of services induced; sampling plan design to meet MoE standards, sampling for laboratory analysis, contractor liaison regarding remediation measures, compliance analysis with BC CSR, and confirmation of remediation reporting

Contaminated Site Investigation and Remediation Various Clients, Multiple Locations BC 2005 to Present: Stage 1 & 2
Preliminary Site Investigations (Phase 1&2 ESAs), Detailed Site Investigations, Land Remediation

Spill Response/Remediation/Habitat Restoration – Cherryville, (Gagney Creek), BC – 2009 (Currently in Monitoring Phase): Scope of services included; emergency spill response, installation of water treatment, land remediation, instream works, environmental monitoring, habitat reconstruction and ecological restoration, long term monitoring, regulatory liaison, environmental, freshwater invertebrate surveys

Environmentally Sensitive Areas Assessments – Various Clients, Okanagan BC – 2010 / 2011: Identify, classify, rate and map terrestrial ecosystems based on vulnerability and scarcity. Provide GIS mapping, interpretation and methods reporting including mitigation measures for proposed development projects.

Environmental Impact Assessment - Environmental Assessment - Private Agricultural Land Owner Land, (Grandon Creek), Qualicum, BC 2006: Developed and implemented a sampling program to determine the impact to soils and surface water on a farm that was subject to composted biosolid application. This project involved designing a sampling plan and method, laying out a representative predetermined sample plan with GIS before conducting sampling, GPS location and confirmation of sample point, collection of soil and surface water samples, soil profiling, determining appropriate laboratory analyses, interpretation of analytical results, and synthesis of a final report.

Environmental Impact Assessment, Facility Design and Construction Monitoring - Composting Operation, Ladysmith BC 2007: Designed and performed an Environmental Impact Assessment for a proposed composting facility to meet the requirements of the Organic Materials Recycling Regulation, assisted in facility design to ensure efficient operation and minimize environmental impacts, developed and implemented a long term surface and groundwater monitoring program.

Groundwater Monitoring Cowichan, (Gordon River), BC 2005-2007: Surface Water and Groundwater sampling, analysis and interpretation for impacts to groundwater and freshwater aquatic habitat due to numerous wood waste landfills

Groundwater Monitoring, Chasm, BC 2005-2008: West Fraser Mills - Conducted groundwater monitoring for on site woodwaste landfills at the Chasm Mill

Spill Remediation - EnviroWest, Nanaimo BC 2006: Spill response on a property bordering a salt water marsh, duties included supervision of response activities, sampling of impacted soils and nearby surface water, sample analysis prescription, delineating spill extent, manifested removal of impacted soils to approved treatment facility, reconstruction of the damaged site, analysis interpretation and final report synthesis.

Riparian Areas Regulation QEP - Various Clients, Southern BC 2006 to Present: Duties include habitat and site assessment, riparian habitat enhancement measures, impact mitigation management, regulatory liaison, reporting, environmental monitoring, variance applications.

Environmental Impact Assessment - Land Lessee, Quaaout Reserve, (Little Shuswap Lake), BC - 2009: Comprehensive EIA performed to review a riparian construction project on Quaaout Reserve. EIA for the project was approved by INAC and DFO.

Environmental Impact Assessment - Land Owner, Central Okanagan, (Okanagan Lake,) BC - 2009: Comprehensive EIA performed to review a riparian construction project on Okanagan Lake. EIA for the project was approved by RDCO and MoE.

Construction Environmental Monitoring Vernon, BC with Naito Environmental, 2010: Provided daily monitoring during the demolition of a bridge over Vernon Creek. Including on-site technical support, mitigation measure design and implementation, creek condition monitoring, regulatory liaison and reporting.

Construction Environmental Monitoring Okanagan, (Kalamalka Lake) BC Parks with Naito Environmental, 2010: Daily Monitoring during the installation of two wharf structures in Kalamalka Lake with bedrock drilled piers in an area of high quality fish habitat. Services included onsite technical support, environmental mitigation measures, reporting, and regulatory liaison.

Construction Environmental Monitoring for – Katchmar Construction, (Sheridan Lake, Staley Lake, Staley Lake Ck) BC – March 2008 to April 2008: Provided on-site environmental monitoring for a wetland crossing road construction project. Duties included: daily monitoring, daily log, reporting, regulatory liaison, onsite advice and restoration design

Skills and Certifications

Fieldwork

- Stream surveys & Riparian Areas Assessment
- Freshwater, groundwater, and marine water sampling
- Monitoring well and drill sampling supervision
- Soil texturing, profiling and sampling
- Soil vapour sampling
- Sediment sampling
- Site assessment, descriptions and mapping
- Spill response, investigation, assessment and remediation
- Orienteering and survival knowledge

Equipment

- Sensefly SwingeletCAM – (UAV)
- Field meters, multi meters, monitoring apparatus, high flow and low flow purging and sample pumps
- GPS field operator
- SCBA, and SCUBA
- ATV, snowmobile and helicopter awareness
- Small engine use and repair
- Boating 200+ hours (marine and freshwater)

I.T.

- GIS, CAD
- Web page development
- Office suite competency
- Statistical analysis software
- Data base development
- Data analysis applications

Courses and Certificates

- Contaminated Site Investigation
- Soil Bioengineering
- Soil Vapour Assessment
- Environmental Monitoring for Construction
- Erosion and Sediment Control
- Riparian Area Regulation Training
- Pleasure Craft Operator
- Streamkeeper Training
- Level 1 First Aid
- Radio telephone operator certificate
- P.A.D.I. advanced open water diver
- R.I.C. certified level 3 GPS field operator
- Class 5 drivers license
- Defensive driving course
- Ecological Control for Invasive Species

ATTACHMENT D

This forms part of application
A20-0010

Planner
Initials TC



**City of
Kelowna**
DEVELOPMENT PLANNING



A20-0010

3755 Glenmore Road

Application to the ALC for Exclusion

Proposal

- ▶ To consider a Staff recommendation to NOT support an application to exclude the subject property from the Agricultural Land Reserve (ALR)

Development Process

Aug, 2020

Public Notification



Sept 2, 2020

Development Application Submitted



Staff Review & Circulation



Feb 25, 2021

Agricultural Advisory Committee

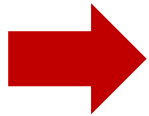


Mar 22, 2021

Council Consideration

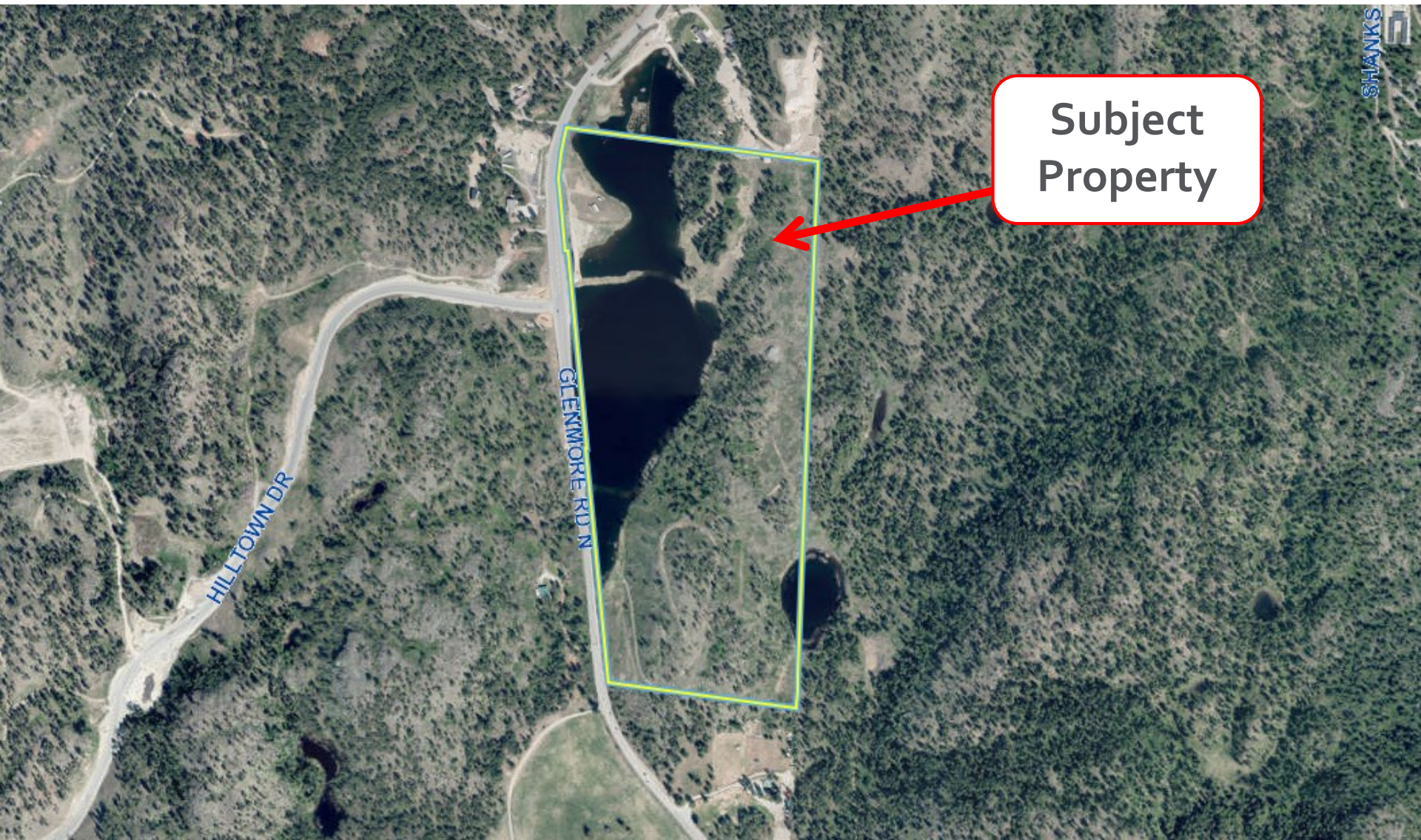


Agricultural Land Commission

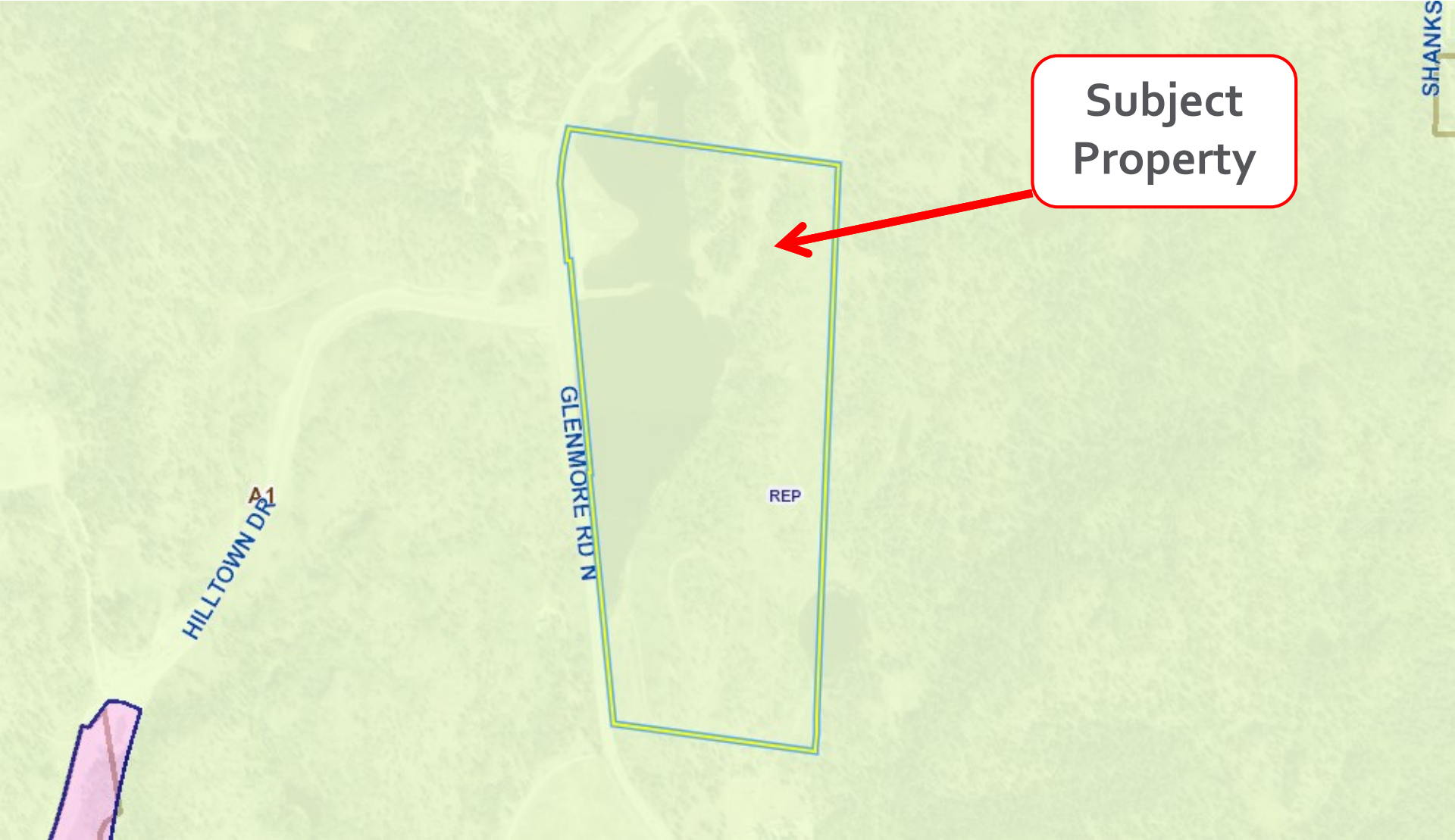


} Council
Consideration

Context Map

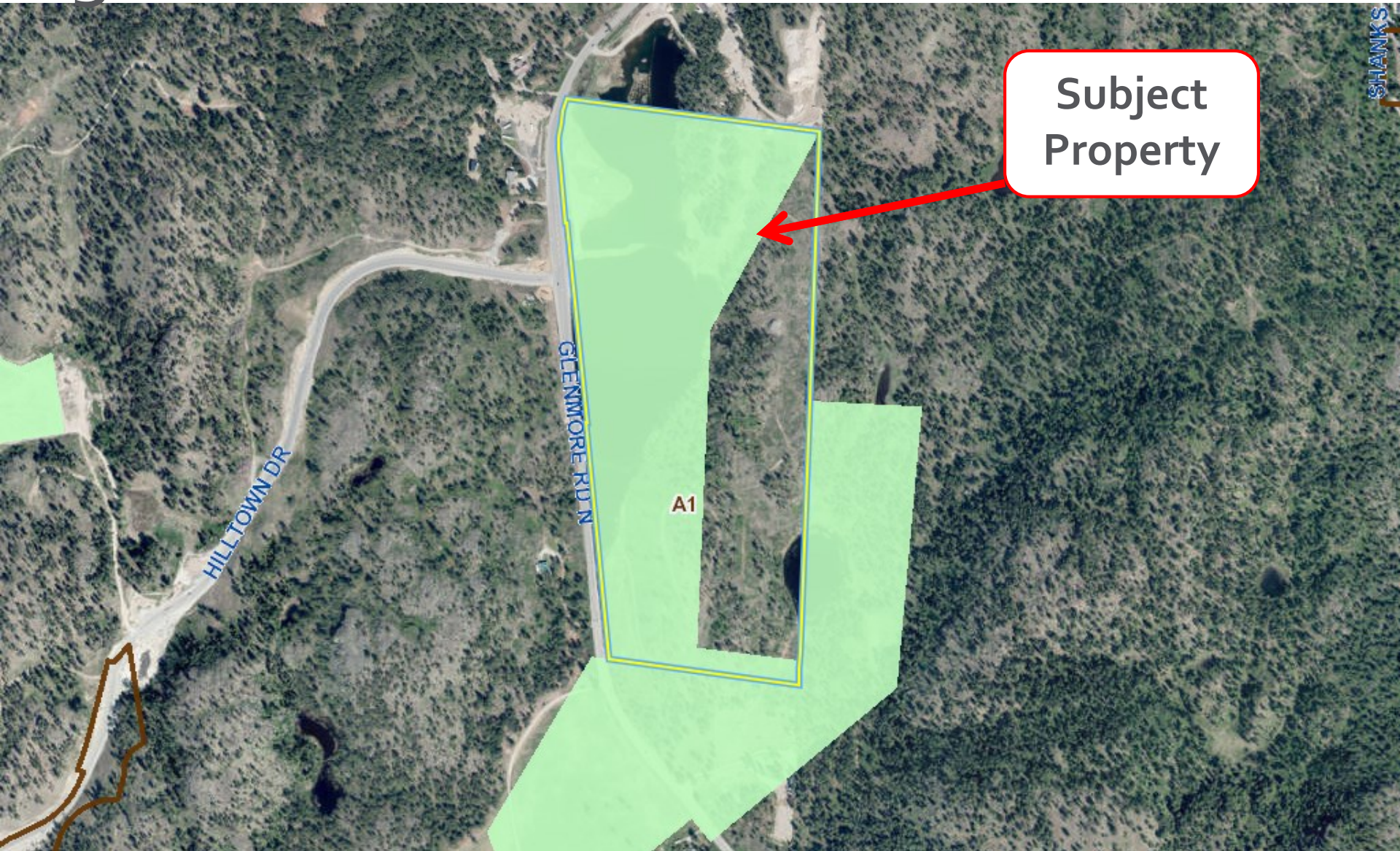


OCP Future Land Use / Zoning

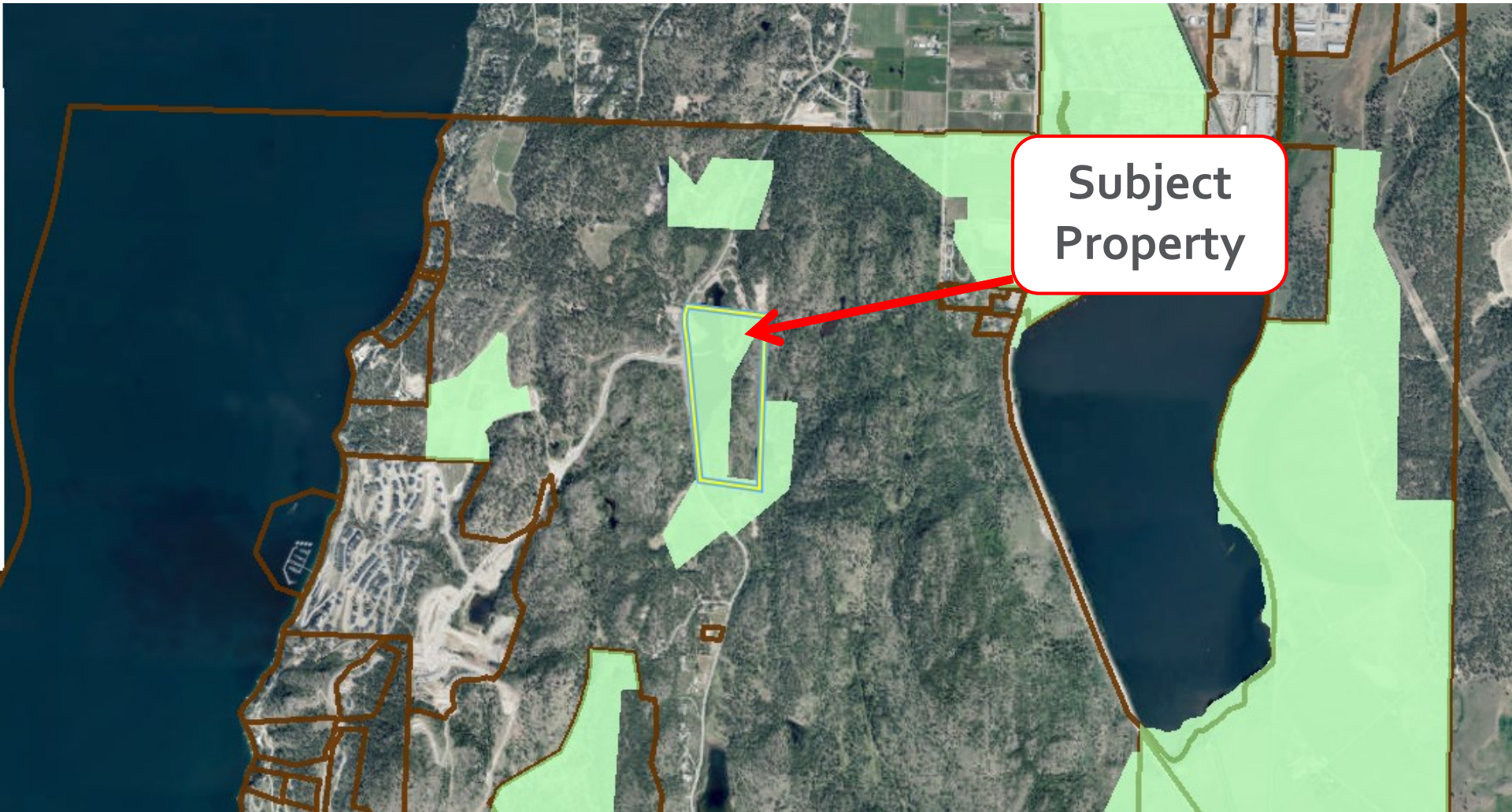


SHANKS

Agricultural Land Reserve



Agricultural Land Reserve



Project Detail Summary

- ▶ Property is 26.6 ha in size with the proposal to exclude 17.6 ha to accommodate future rural residential/single family dwelling
- ▶ The property has been historically used for cattle grazing with no current agricultural activity
- ▶ An Agricultural Impact Assessment has been conducted
- ▶ Property has long standing water bodies with fluctuating water levels
- ▶ Initial public consultation has been completed as required by the ALC and will form part of the application.

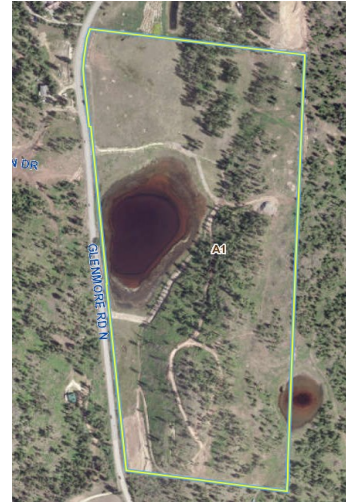
Water Bodies Over Time



2020



2017



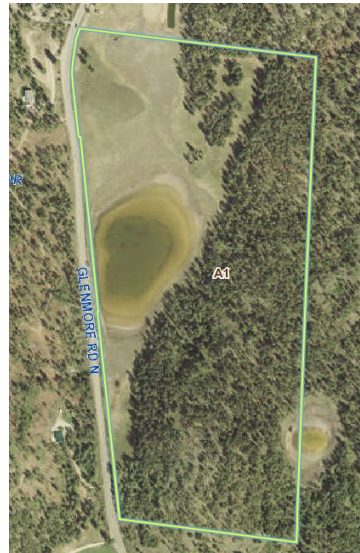
2015



2012



2009



2006



2003



2000

City of Kelowna

Policy

- ▶ **OCP Objective/Policies 5.33.1,.2**
- ▶ **OCP Policy 5.33.1** ALR Exclusions. The City of Kelowna will not support ALR exclusion applications to the ALC except in extraordinary circumstances where such exclusions are otherwise consistent with the goals, objectives and other policies of this OCP. Soil capability alone should not be used as justification for exclusion.

AAC Recommendation

- ▶ AAC recommended to not support the application to exclude the property from the ALR.
 - ▶ They recognized the bureaucratic processes the owner is facing, however, AAC is concerned with the protection of the land.
 - ▶ They also believe this could set a negative precedent for a large property requesting exclusion from the ALR.

Staff Recommendation

- ▶ Staff recommend that this application **NOT** be supported by Council.
 - ▶ Subject property still has adequate size and capability for some agricultural purposes.
 - ▶ This exclusion does not meet the OCP policies surrounding ALR exclusions.
 - ▶ Could lead to further exclusion applications of Glenmore ALR islands.



Conclusion of Staff Remarks

REPORT TO COUNCIL



Date: March 22, 2021

To: Council

From: City Manager

Department: Development Planning

Application: TA20-0024 **Owner:** 1568447 Alberta LTD.

Address: 889 Vaughan Ave, 880 and 890 Clement Ave **Applicant:** Ernest Jason Broome

Subject: Text Amendment Application

Existing OCP Designation: Industrial

Existing Zone: I4c – Central Industrial (Retail Cannabis Sales)

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA20-0024 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Development Planning Department dated March 22, 2021 of all land shown on Strata Plan EPS7283, located at 880 and 890 Clement Avenue and 889 Vaughan Avenue, Kelowna, BC NOT be considered by Council.

2.0 Purpose

To consider a Staff recommendation to NOT support a site-specific text amendment to change the minimum allowable distance for a cannabis production facility to lots that have a residential use as a principal use from 60 metres to 30 metres.

3.0 Development Planning

Staff is recommending non-support for the proposed site-specific text amendment. The proposal requires a text amendment to the specific use regulations for cannabis production facilities in Section 9.15.1 of the Zoning Bylaw:

9.15.1 Cannabis Production Facilities may not be located within 60 metres of any lot that has a residential use as a principal use, measured from closest lot line to closest lot line.

The proposed subject property is located approximately 30 m from closest lot line to closest lot line of 8 properties that have a residential use as a principle use. Additionally, 7 properties that have a residential use as a principle use are located within 60 m. Currently, these properties are zoned RU6 – Two Dwelling Housing,

but have a Future Land Use of MRM – Multiple Unit Residential (Medium Density), suggesting the density in this area may increase. The minimum distance of 60 metres is intended to limit the negative impacts of cannabis production on residential properties and the application to reduce the minimum distance by half does not meet the intent of our regulations.

4.0 Proposal

4.1 Project Description

A cannabis production facility is proposed in a new industrial development fronting onto Clement Ave and Ethel St. The proposed use for the site is to produce edible cannabis products.

4.2 Site Context

The property is in the Central City OCP sector on the North side of Clement Ave, between Richter St. and Ethel St. The proposed site is located within the building on the south-east corner of the property. The surrounding area is comprised of industrial, commercial, and residential uses.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I4 – Central Industrial	Wholesale trader
East	I4 – Central Industrial	Processing plant Gas station
South	RU6 – Two Dwelling Housing	Single family housing
West	I4- Central Industrial	General industrial

Subject Property Map: 889 Vaughan Ave



5.0 Application Chronology

Date of Application Received: October 12, 2020
Date Public Consultation Completed: January 07, 2021

6.0 Alternate Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA20-0024 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated March 22, 2021, located at 880 and 890 Clement Avenue and 889 Vaughan Avenue, Kelowna, BC be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;

Report prepared by: Bronwyn Wydeman, Planner I

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Site Specific Amendment to City of Kelowna Zoning Bylaw No. 8000

Attachment A: Applicant's Rationale

Schedule "A" – Site Specific Amendment to City of Kelowna Zoning

Bylaw No. 8000 TA20-0024

Section	Current Wording	Proposed Wording	Reason for Change								
<p>Section 9 – Specific Use Regulations – 9.15 CANNABIS PRODUCTION FACILITIES</p>	<p>9.15.1 Cannabis Production Facilities may not be located within 60 metres of any lot that has a residential use as a principal use, measured from closest lot line to closest lot line.</p>	<p>9.15.2 Site Specific Uses and Regulations Uses and regulations apply to the Cannabis Production Facilities on a site-specific basis as follows:</p> <table border="1" data-bbox="890 594 1619 1076"> <thead> <tr> <th></th> <th><i>Legal Description</i></th> <th><i>Civic Address</i></th> <th><i>Regulation</i></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>See Diagram A</td> <td>889 Vaughan Avenue, 880 and 890 Clement Avenue</td> <td>To allow for a cannabis production facility within a minimum of 30 metres of lots that have a residential use as a principal use, measured from closest lot line to closest lot line.</td> </tr> </tbody> </table>		<i>Legal Description</i>	<i>Civic Address</i>	<i>Regulation</i>	1	See Diagram A	889 Vaughan Avenue, 880 and 890 Clement Avenue	To allow for a cannabis production facility within a minimum of 30 metres of lots that have a residential use as a principal use, measured from closest lot line to closest lot line.	<p>To allow for a cannabis production facility within 60m of lots that have a residential use as a principal use with the addition of a new section for a site-specific text amendment.</p>
	<i>Legal Description</i>	<i>Civic Address</i>	<i>Regulation</i>								
1	See Diagram A	889 Vaughan Avenue, 880 and 890 Clement Avenue	To allow for a cannabis production facility within a minimum of 30 metres of lots that have a residential use as a principal use, measured from closest lot line to closest lot line.								

SCHEDULE A

This forms part of application
TA20-0024

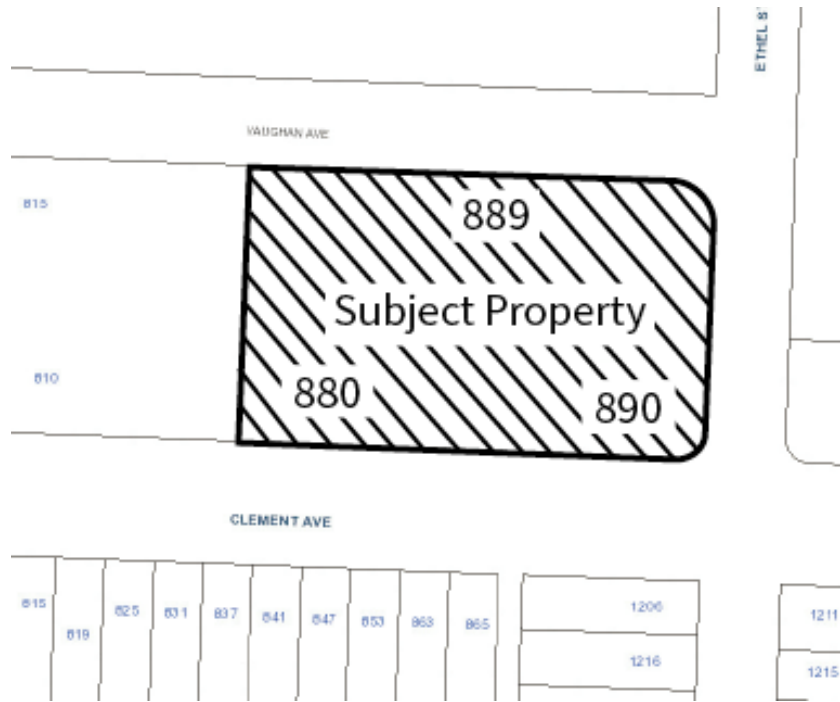
Planner
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City of Kelowna
DEVELOPMENT PLANNING

Diagram A – 889 Vaughan Avenue, 880 and 890 Clement Avenue



Submitted Rationale Statement by Applicant:

HYTN Beverage Inc., is a Cannabis 2.0 Companies whose focus is producing Cannabis infused beverages and edible products. Our process involves taking Cannabis distillate produced by other licence holders in the Cannabis space which has no smell. That oil is packaged into gummies and beverages with normal industrial practices that produce normal industrial odors and sounds. Additionally we will have incremental odour mitigation strategies federally required that will further mitigate any food based odor issue that could arise, something sun rype and the 4-5 breweries next door do not and will not have.

Finally we are committed to the community and committed to bringing high paying manufacturing jobs to our community in keeping with the OCP and the current zoning of the property in question.

ATTACHMENT **A**

This forms part of application
TA20-0024

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Initials **BW**

City of
Kelowna
DEVELOPMENT PLANNING





TA20-0024 889 Vaughan Ave

Text Amendment



Proposal

- ▶ To consider non-support of a site specific text amendment to change the minimum allowable distance for a cannabis production facility to lots that have a residential use as a principal use from 60 metres to 30 metres.

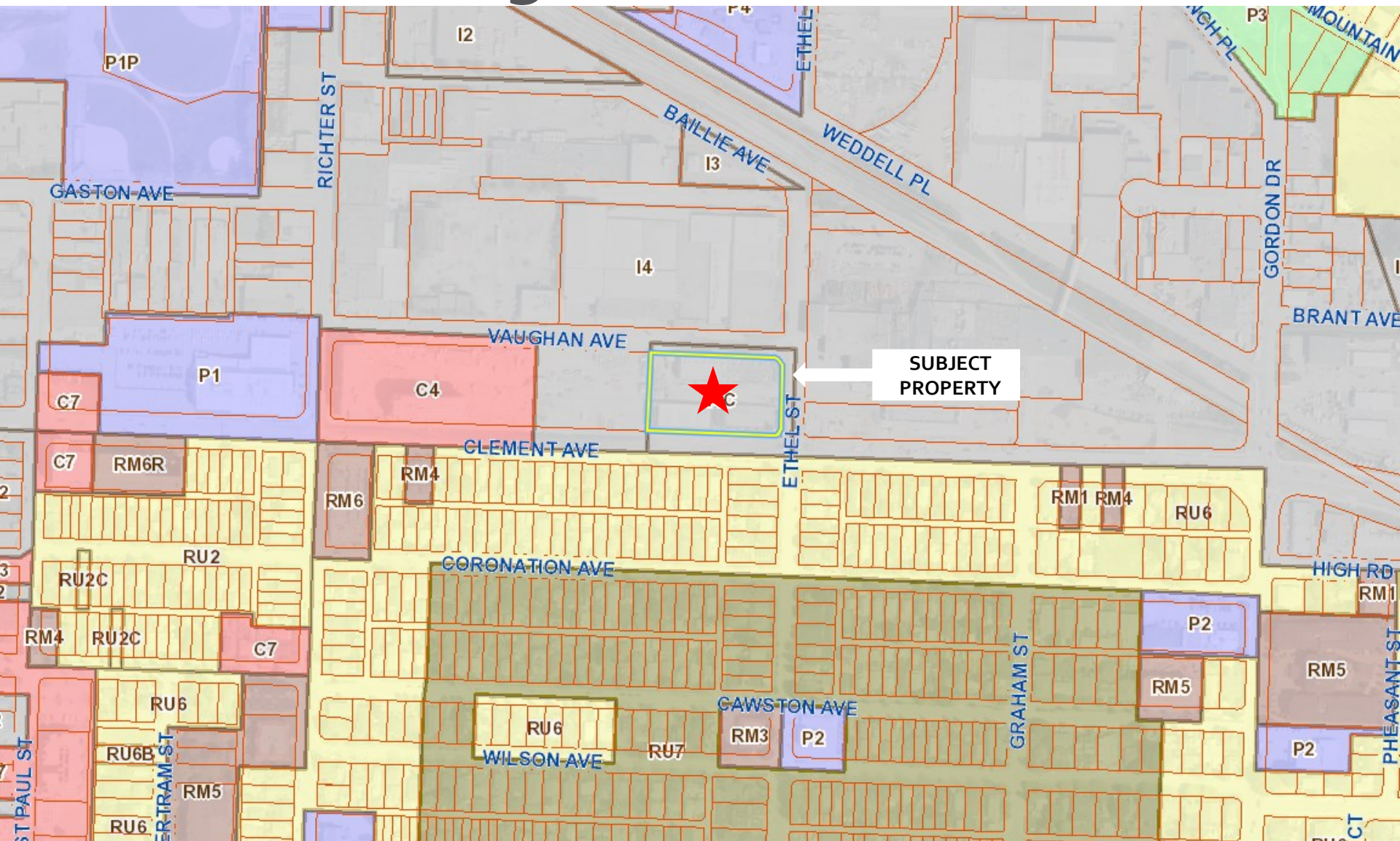
Development Process



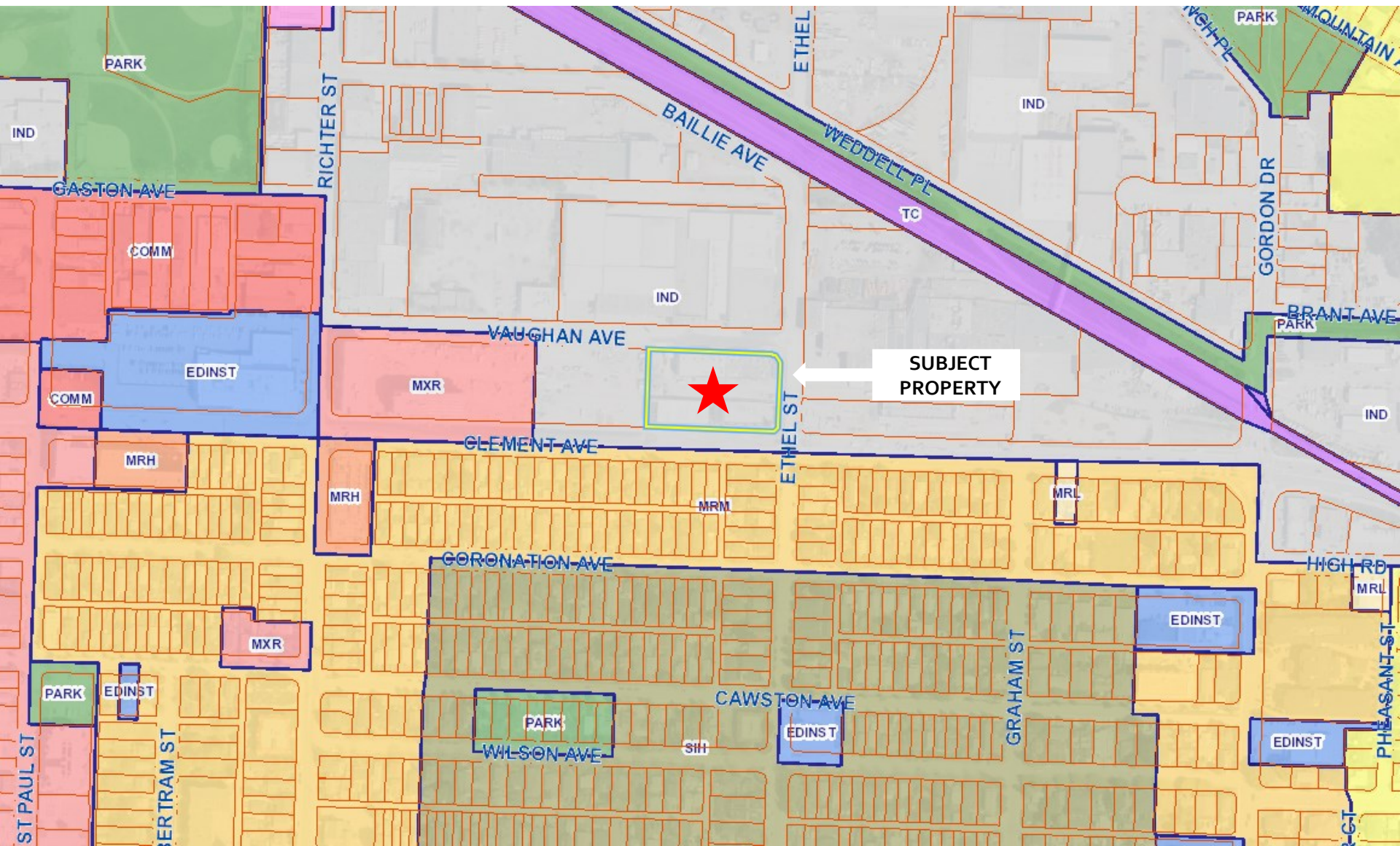
Context Map



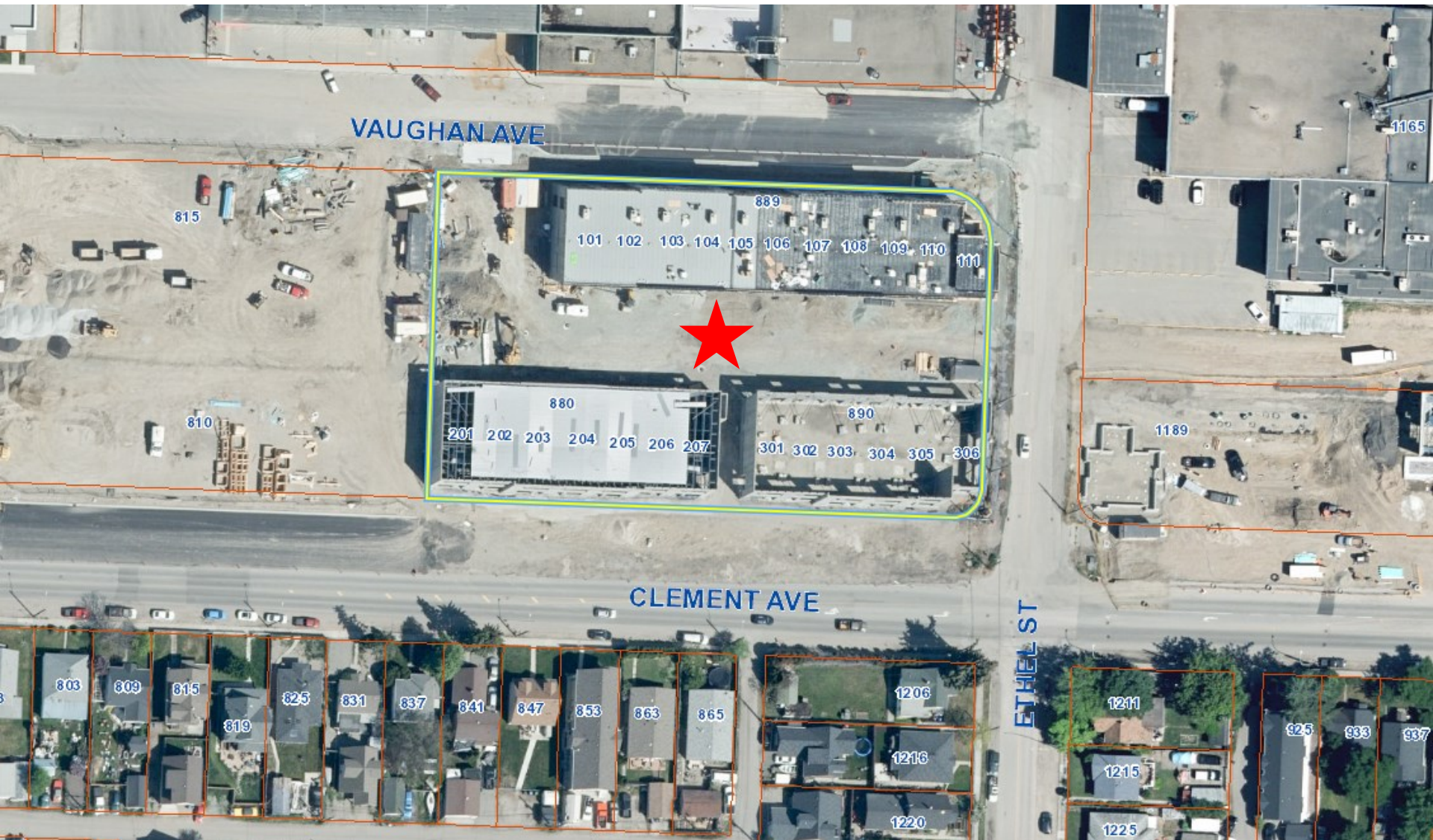
Current Zoning

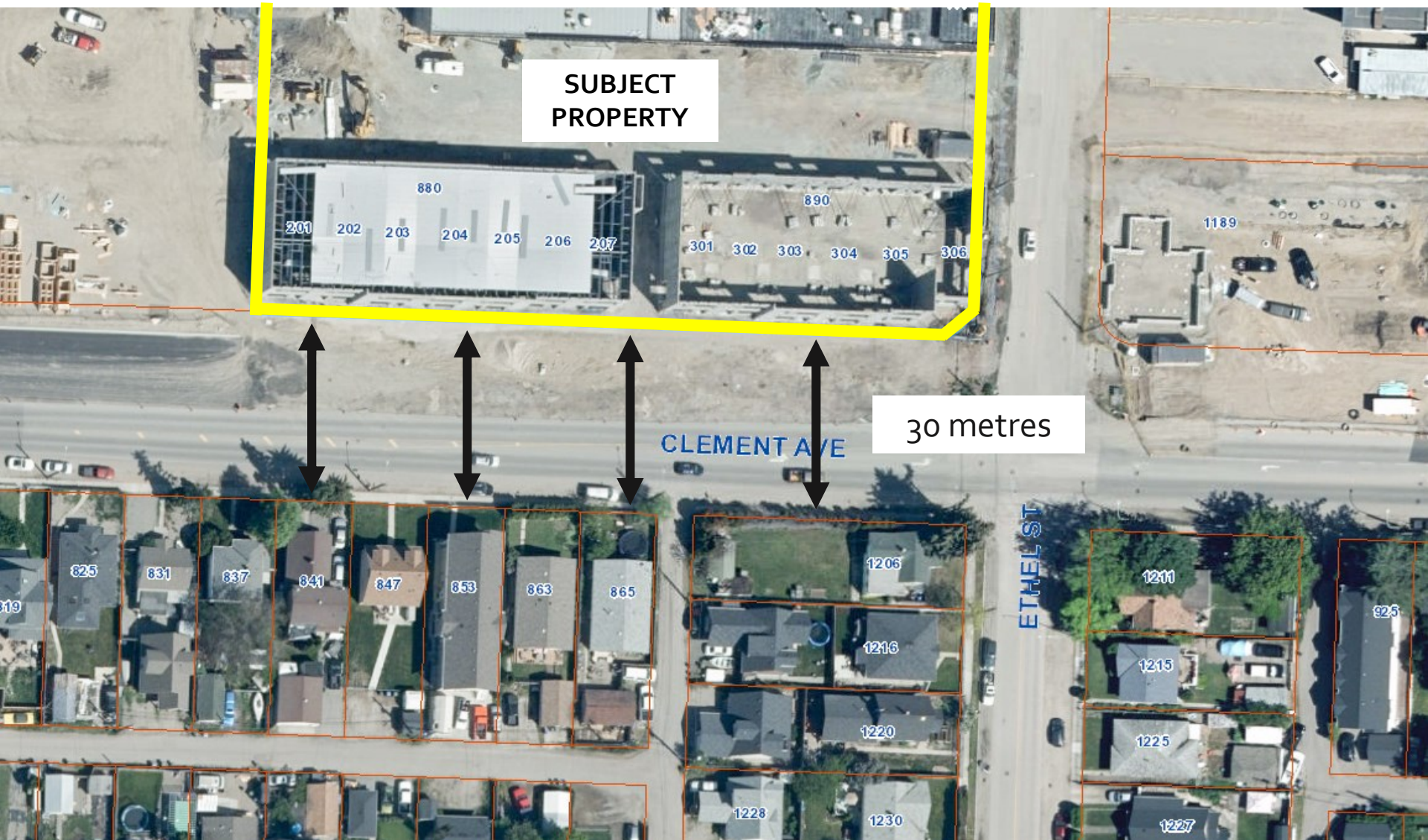


OCP Future Land Use



Subject Property Map





**SUBJECT
PROPERTY**

30 metres

CLEMENT AVE

ETHEL ST

Project/technical details

- ▶ The applicant proposes a cannabis production facility on the subject property.
- ▶ The property is within 60m of lots that have a residential use as a principal use, measured lot line to closest lot line.
- ▶ Having cannabis production facilities within 60m of residential properties is not permitted.
 - ▶ Therefore, the application requires a site specific text amendment to allow a cannabis production facility on the subject property.

Development Policy

- ▶ Zoning Bylaw – Section 9.15.1 Cannabis Production Facilities
 - ▶ Cannabis Production Facilities may not be located within 60 metres of any lot that has a residential use as a principal use, measured from closest lot line to closest lot line.
 - ▶ The minimum distance is intended to limit the negative impacts associated with cannabis production on residential properties.

Staff Recommendation

- ▶ Staff recommend **non-support** of the proposed text amendment
 - ▶ Avoid negative impacts on residential properties
 - ▶ Proposed distance to residential properties is half of current regulations
- ▶ Recommend that the bylaws not receive 2nd & 3rd Readings



Conclusion of Staff Remarks

REPORT TO COUNCIL



Date: March 22, 2021
To: Council
From: City Manager
Department: Development Planning
Application: Z20-0097
Address: 368 Valley Road
Subject: Rezoning Application
Owner: Gregory S. Baytalan
Applicant: Michael Culos
Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)
Existing Zone: RR3 – Rural Residential 3
Proposed Zone: RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only)

1.0 Recommendation

THAT Rezoning Application No. Z20-0097 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Parcel A (DD 130155F and Plan B6158) of Lot 2 Section 33 Township 26 ODYD Plan 4043, located at 368 Valley Road, Kelowna, BC from the RR3 – Rural Residential 3 zone to the RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) 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 22, 2021;

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

2.0 Purpose

To rezone the subject property from the RR3 – Rural Residential 3 zone to the RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) zone to facilitate the development of a purpose-built rental apartment.

3.0 Development Planning

Development Planning supports the proposal to rezone the lot to RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) to facilitate the development of a purpose-built rental apartment.

The applicant has applied for funding from BC Housing. If successful, this would be a subsidized rental apartment building ensuring affordable housing.

The site is in the Glenmore Valley Village Centre and in an area of the city where existing infrastructure is able to accommodate more intensive residential development in line with the RM5r zone. Also, the site has good access to commercial and employment opportunities, as there is a community commercial node directly to the west on Kane Rd. With respect to transportation, the site is within a 5 minute walk of a major transit corridor along Glenmore Rd. Finally, there are several parks and schools nearby in the neighbourhood. Accordingly, the site has a future land use designation of MRM – Multiple Unit Residential Medium Density which does accommodate the RM5r zone.

In addition, since the applicant seeks to rezone the lot to the residential rental only sub-designation, this would ensure the development would be purpose-built rental; a form of tenure that has been identified as a significant need in the city.

Finally, provided the project is successful in receiving funding from BC Housing, that would ensure the development would be affordable rental housing—another variety of housing that has been identified as a significant need in the city.

4.0 Proposal

4.1 Project Description

The applicant proposes to rezone the subject property to RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) to facilitate the development of a purpose-built rental apartment. A Development Permit application has not been submitted at this point. However, the applicant has submitted conceptual drawings demonstrating to Staff's satisfaction that a development under the RM5r zone is feasible on the site.

4.2 Site Context

The subject property is in the Glenmore City Sector on the eastern edge of the Glenmore Valley Village Centre at the intersection of the major collector roads Kane Rd. and Valley Rd. Mid-rise apartment developments under the RM5 zone lie to the north and northwest. Also, the property abuts a community commercial node on Kane Rd. Agricultural property lies to the east and south, across Valley Rd. There are schools and parks nearby in the neighbourhood, and the site is within a 5 minute walk of Glenmore Rd., an arterial road considered to be a major transit corridor.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 – Medium Density Multiple Housing	Multiple Dwelling Housing
East	A1 – Agriculture 1	Farming
South	A1 – Agriculture 1	Farming
West	RM5 – Medium Density Multiple Housing	Multiple Dwelling Housing

Subject Property Map: 368 Valley Rd.



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

1. Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.
2. Address Housing Needs of All Residents – Address housing needs of all residents by working towards an adequate supply of a variety of housing.

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .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 per ha located within a 400m 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

Objective 5.9 Support the creation of affordable and safe rental, non-market and/or special needs housing.

Objective 5.22 Ensure context sensitive housing development.

Policy .11 Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Chapter 10: Social Sustainability

Objective 10.3 Support the creation of affordable and safe rental, non-market and/or special needs housing.

Policy .1 Housing Availability. Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional, age in place, emergency shelter).

5.2 Healthy Housing Strategy (HHS)

Key Direction 1. Promote and protect rental housing.

Action 4. Reduce the cost of developing affordable, purpose-built rental housing

Key Direction 3. Build the right supply.

Action 4. Support a greater variety of housing tenures.

6.0 **Technical Comments**

6.1 Development Engineering Department

- See Schedule A

7.0 Application Chronology

Date of Application Received: November 13, 2020

Date Public Consultation Completed: December 14, 2020

Report prepared by: A.D. Thibeault, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Applicant Rationale

Attachment B: Conceptual Drawing Package

CITY OF KELOWNA
MEMORANDUM

Date: November 19, 2020
File No.: Z20-0097
To: Land Use Management Department (AT)
From: Development Engineering Manager (JK)
Subject: 368 Valley Rd. Plan 4043 Lot 2 RR3 to RM5R

SCHEDULE **A**

This forms part of application
Z20-0097

Planner Initials AT



City of Kelowna
COMMUNITY PLANNING

Development Engineering has the following comments and requirements associated with this application to A Rezoning application to rezone the lot to RM5r Medium Density Multiple Housing (Residential Rental Tenure Only) to facilitate the development of a mid-rise apartment building

The road and utility upgrading requirements outlined in this report will be a requirement of this application. All servicing and Road requirements will be address in this Rezoning memo.

Technologist for this project is Ryan O'Sullivan.

The following Works & Services are required for this Rezoning:

.1) General

- a) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.
- b) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- c) Due to the restrictive access of common driveways and emergency and maintenance issues, we recommend that all lots have direct physical access to a public road rather than by common driveways, unless accepted by the Approving Officer.
- d) The Fire Department and Environment Division requirements and comments are addressed separately by them.


.2) Geotechnical Report

- a) Provide a comprehensive geotechnical report (3 copies), 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**

SCHEDULE A

This forms part of application # **Z20-0097**

Planner Initials **AT**



City of Kelowna
COMMUNITY PLANNING

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 Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (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) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- (vi) Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- (vii) Identify slopes greater than 30%.
- ii) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- iii) Recommendations for items that should be included in a Restrictive Covenant.
- iv) Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- v) Any items required in other sections of this document.
- vi) Recommendations for erosion and sedimentation controls for water and wind.
- vii) Recommendations for roof drains and perimeter drains.

.3) Water

- a) The property is located within the GEID service area.
- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. Two of the three Service connection must be removed. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this.
- c) Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.



- d) Hydrants are to be spaced at 200m but also must be located within 100m of a building. Due to the length of the common driveway access and the distance of homes from the roads, another watermain may be required within the common driveway to service hydrants closer to the homes.
- e) Design drawings must be reviewed by GEID prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

.4) Sanitary Sewer

- a) Our records indicate that these properties are currently serviced with a 100mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

.5) Drainage

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) Provide the following drawings:
- i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this subdivision; and,
 - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) Significant banks are located on this site. The slopes appear to be sensitive to erosion; temporary and permanent measures must be taken to prevent erosion and sediment transport.
- e) Identify clearly on a contour map, or lot grading plan, the top of bank(s). Provide cross sections along the top of the bank at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.
- f) Where ditches are provided they must be adequately lined and protected for the design flows.
- g) The drainage gullies are to be protected by way of Statutory Rights-of Way suitable to the Drainage Manager.

SCHEDULE A

This forms part of application
Z20-0097

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City of Kelowna
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.6) Roads

- a) Only one access will be allowed to this property. Sight line must be checked by a Civil Engineer.
- b) Right turn lane into development will be required on Valley Road.
- c) Valley Road Landscaping must be completed with frontage offsite works this will include street trees.

.7) 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) Street lights must be installed on all roads.
- c) Before making application for approval of your subdivision plan, please make arrangements with Fortis BC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application.
- d) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

.8) 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.

.9) 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.

.10) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as FortisGas, 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.

.11) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) None of the Works & Services required are items included in the DCC calculations and therefore not eligible for DCC credits.
- c) 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 Fee: \$50.00 per newly created lot (HST exempt).
 - iii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iv) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

James Kay, P. Eng.
 Development Engineering Manager
 RO

SCHEDULE A

This forms part of application
 # Z20-0097

Planner
Initials

AT



**City of
Kelowna**
COMMUNITY PLANNING

Rationale – 368 Valley Road

This application is to rezone the subject property from its existing zone of RR3 to RM5 Medium Density Multi-family in order to accommodate the construction of a 44 unit apartment/condominium. The building will be market rent available for single tenants and families. The building will be owned by Freedom's Door.

The development makes optimal use of an irregular shaped property as an infill development. It is ideally located in the heart of Glenmore with a wide range of amenities including a full service shopping centre, professional offices and financial institutions all within walking distance removing any reliance on a car.

While RM5 will allow for increased height to 18 metres from the previous single family zoning of RR3, we do not feel that we are introducing anything into the area in height, size or scale that would be new to this area given the adjacent condominium and shopping centre.

This development helps to support the initiatives of the City of Kelowna's *Healthy Housing Strategy* in that it provides an affordable rental option. In addition, given the proximity to services as mentioned above, there will be a low reliance on motorized transportation and an assumed higher utilization of public transportation therefore reduce pressure on City roads.

All in all we feel this sustainable development located near a major road corridor, near parks and amenities enhances this area of Glenmore and at the same time provides good utilization of an otherwise challenging property.

ATTACHMENT		A
This forms part of application		
# Z20-0097		
Planner Initials	AT	 City of Kelowna COMMUNITY PLANNING



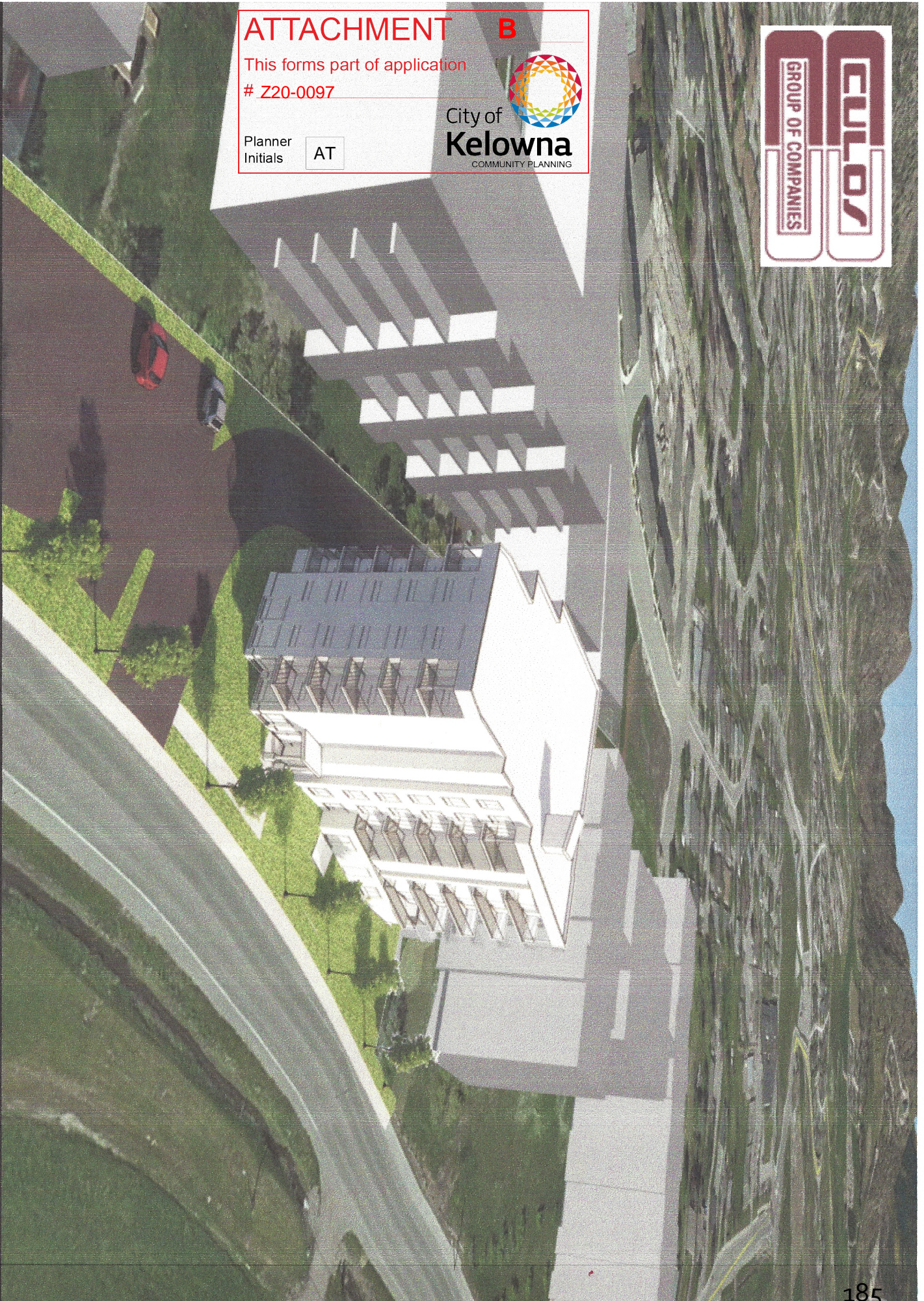
ATTACHMENT B

This forms part of application
Z20-0097



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials



north facing view

proposed development
368 valley road, kelowna

ATTACHMENT B

This forms part of application
Z20-0097

Planner Initials **AT**

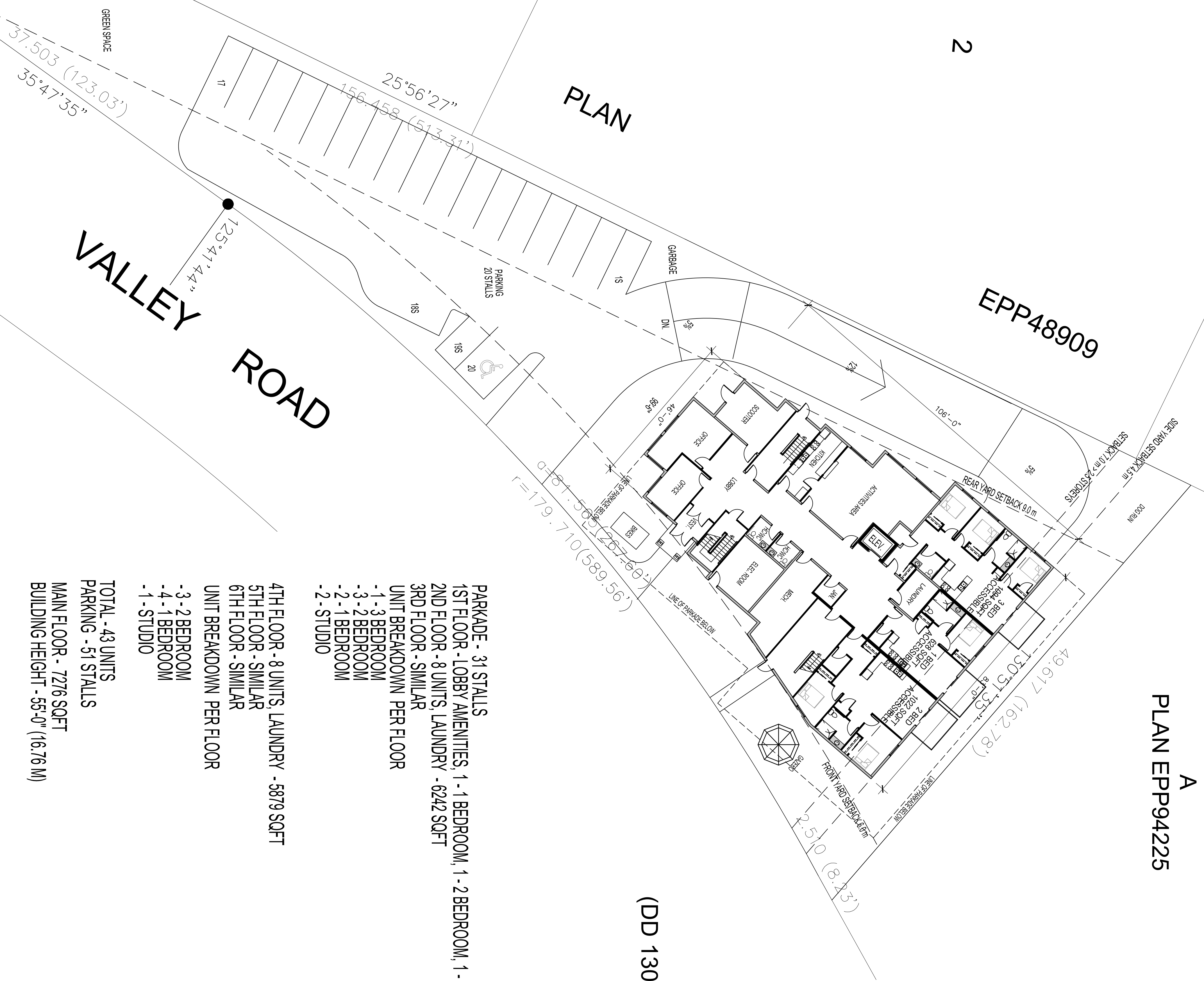


PLAN 1
EPP45609

PLAN 2

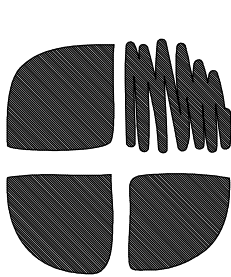
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PLAN A
EPP94225

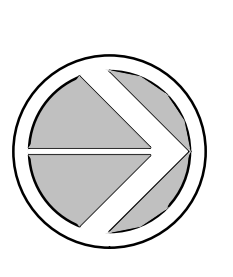


- PARKADE - 31 STALLS
- 1ST FLOOR - LOBBY AMENITIES, 1 - 1 BEDROOM, 1 - 2 BEDROOM, 1 - 3 BEDROOM - 7250 SQFT
- 2ND FLOOR - 8 UNITS, LAUNDRY - 6242 SQFT
- 3RD FLOOR - SIMILAR
- UNIT BREAKDOWN PER FLOOR
- 1 - 3 BEDROOM
- 3 - 2 BEDROOM
- 2 - 1 BEDROOM
- 2 - STUDIO
- 4TH FLOOR - 8 UNITS, LAUNDRY - 5879 SQFT
- 5TH FLOOR - SIMILAR
- 6TH FLOOR - SIMILAR
- UNIT BREAKDOWN PER FLOOR
- 3 - 2 BEDROOM
- 4 - 1 BEDROOM
- 1 - STUDIO
- TOTAL - 43 UNITS
- PARKING - 51 STALLS
- MAIN FLOOR - 7276 SQFT
- BUILDING HEIGHT - 55'-0" (16.76 M)

PARCEL A
(DD 130155F AND PLAN B6158)
OF LOT 2
PLAN 4043



Richard Hunter
ARCHITECT INC.
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KAMLOOPS, BC V2C 2C7
PHONE 250.372.8845
richard@hunterarchitect.com



2020
CULOS DEVELOPMENT
GLENMORE SITE
PROJECT

HOUSING PROJECT
388 VALLEY ROAD
KELOWNA, BC

No	Revision	By	Date
1	PARKADE OPTION	HAM	22/10/20
2	REVIEW	HAM	31/08/20
3	REVIEW	HAM	19/08/20
4	REVIEW	HAM	09/08/20
5	REVIEW	HAM	29/07/20

SITE PLAN
MAIN FLOOR LEVEL

Date: **JUNE 2020**

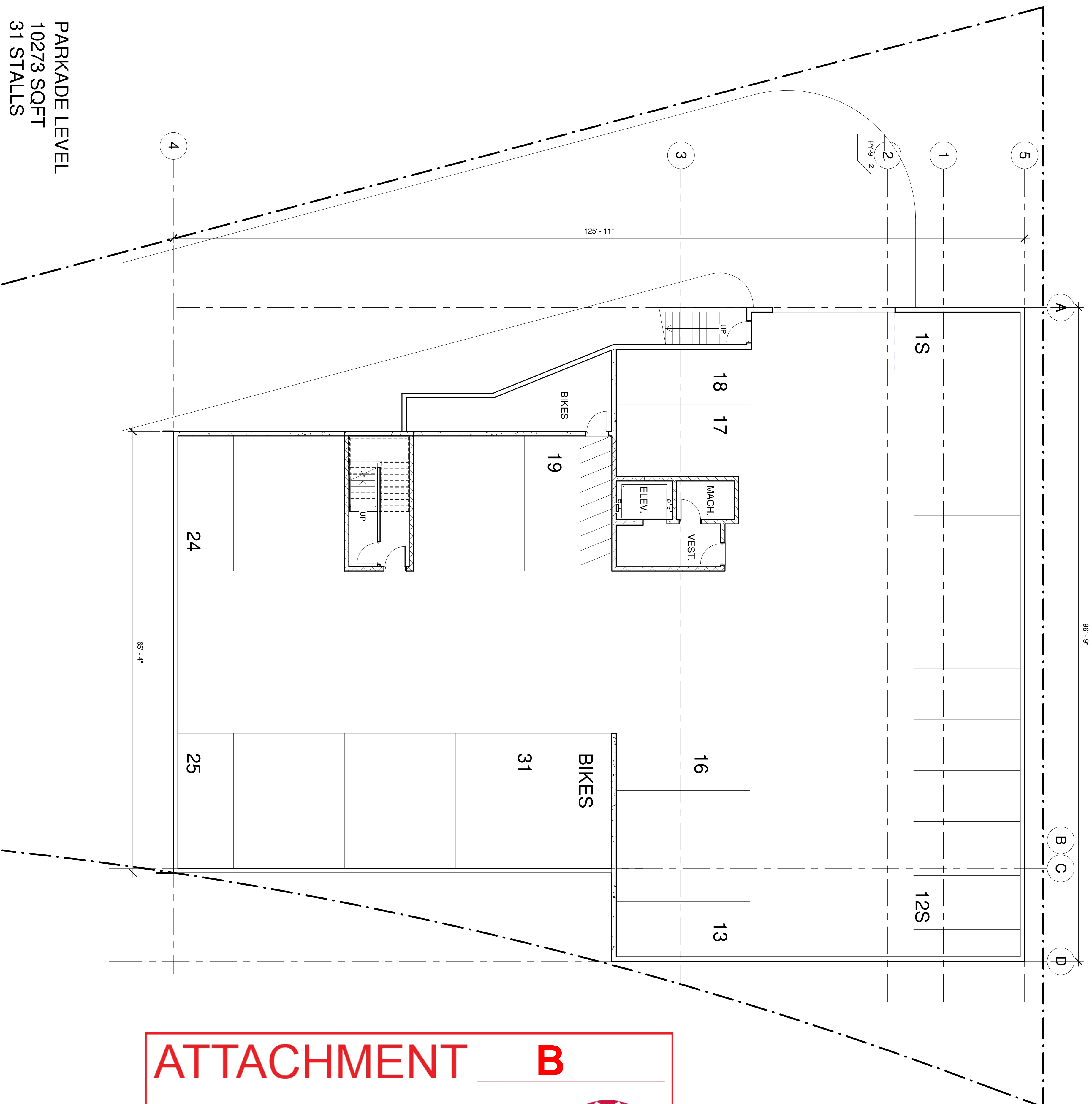
Drawn: **HAM**

Checked: **RH**

Project: **PH**

Drawing No. **PV-1**

PARKADE LEVEL
10273 SQFT
31 STALLS

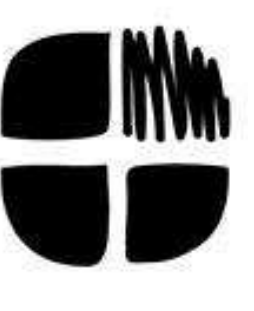


ATTACHMENT B

This forms part of application
Z20-0097

Planner Initials AT

City of Kelowna
COMMUNITY PLANNING



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KAMLOOPS, BC V2C 2C7
PHONE 250.372.8845
richard@hunterarchitect.com

2020
GLENMORE SITE
FOR
CULOS DEVELOPMENTS

388 VALLEY ROAD
KELOWNA, BC.

Scale	1/8" = 1'-0"
Author	
Checker	
Project Number	
Revision	
By	
Date	

Task	DATE
Drawn	AUGUST 2020
Checked	
Project	
Revision	
By	
Date	

PARKADE

Scale: 1/8" = 1'-0"

Project Number

PY2



Level 1
SCALE: 1/8" = 1'-0"
3 UNITS

ATTACHMENT B

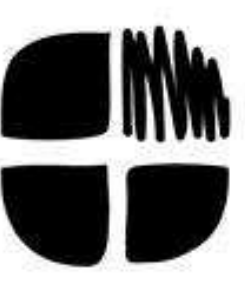
This forms part of application
Z20-0097

Planner Initials

AT



City of Kelowna
COMMUNITY PLANNING



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2020
GLENMORE SITE
FOR
CULOS DEVELOPMENTS

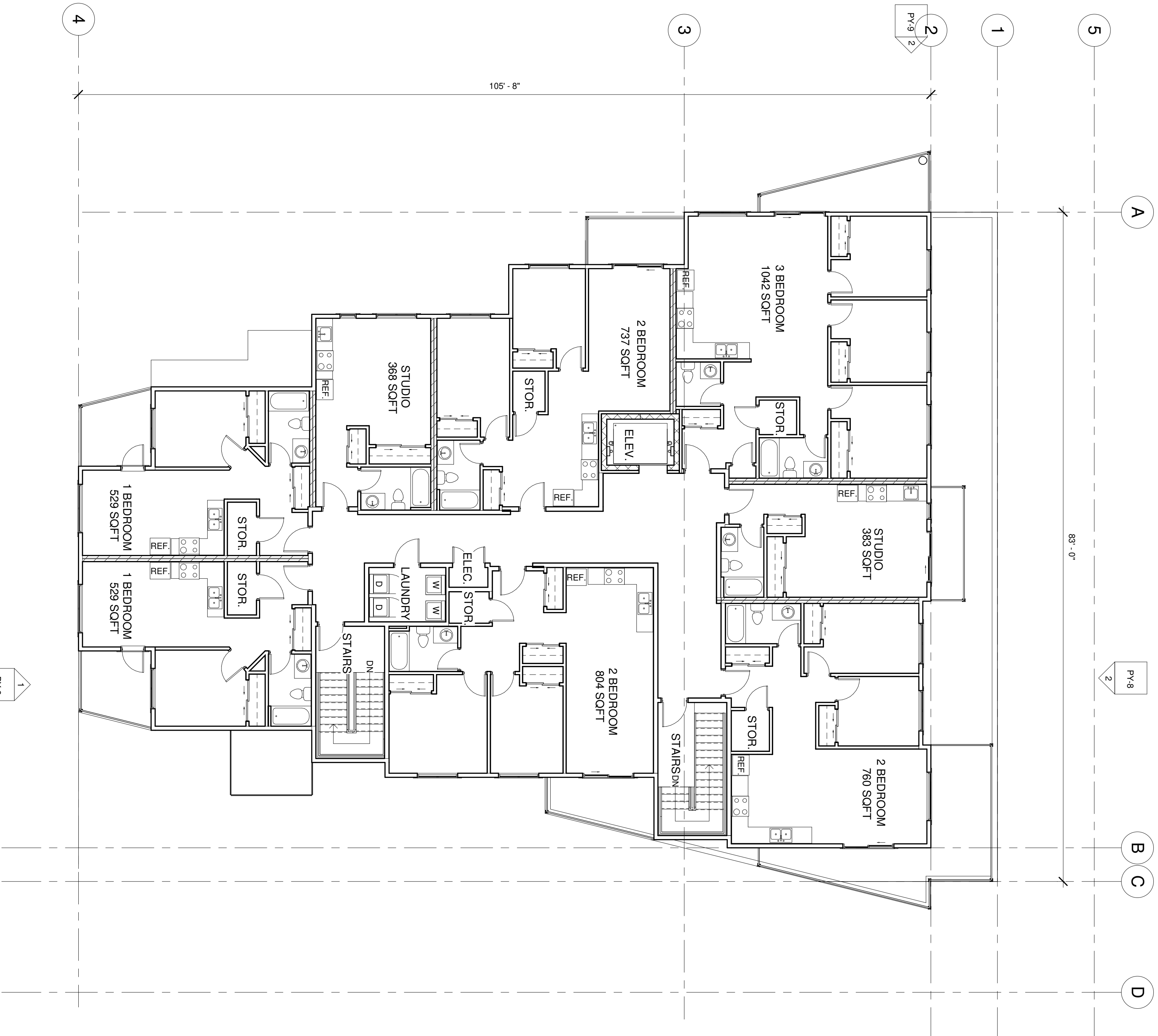
388 VALLEY ROAD
KELOWNA, BC.

MAN FLOOR

Scale: 1/8" = 1'-0"

Drawn	AUGUST 2020
Checked	Author
Project	Project Number

PV3



1 Level 2 8 UNITS
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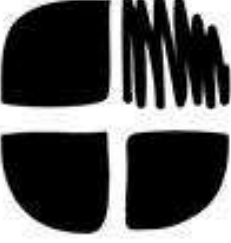
ATTACHMENT B

This forms part of application
Z20-0097

Planner Initials **AT**



City of Kelowna
COMMUNITY PLANNING



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richard@hunterarchitect.com

2020
GLENMORE SITE
FOR
CILUS DEVELOPMENTS

388 VALLEY ROAD
KELOWNA, BC.

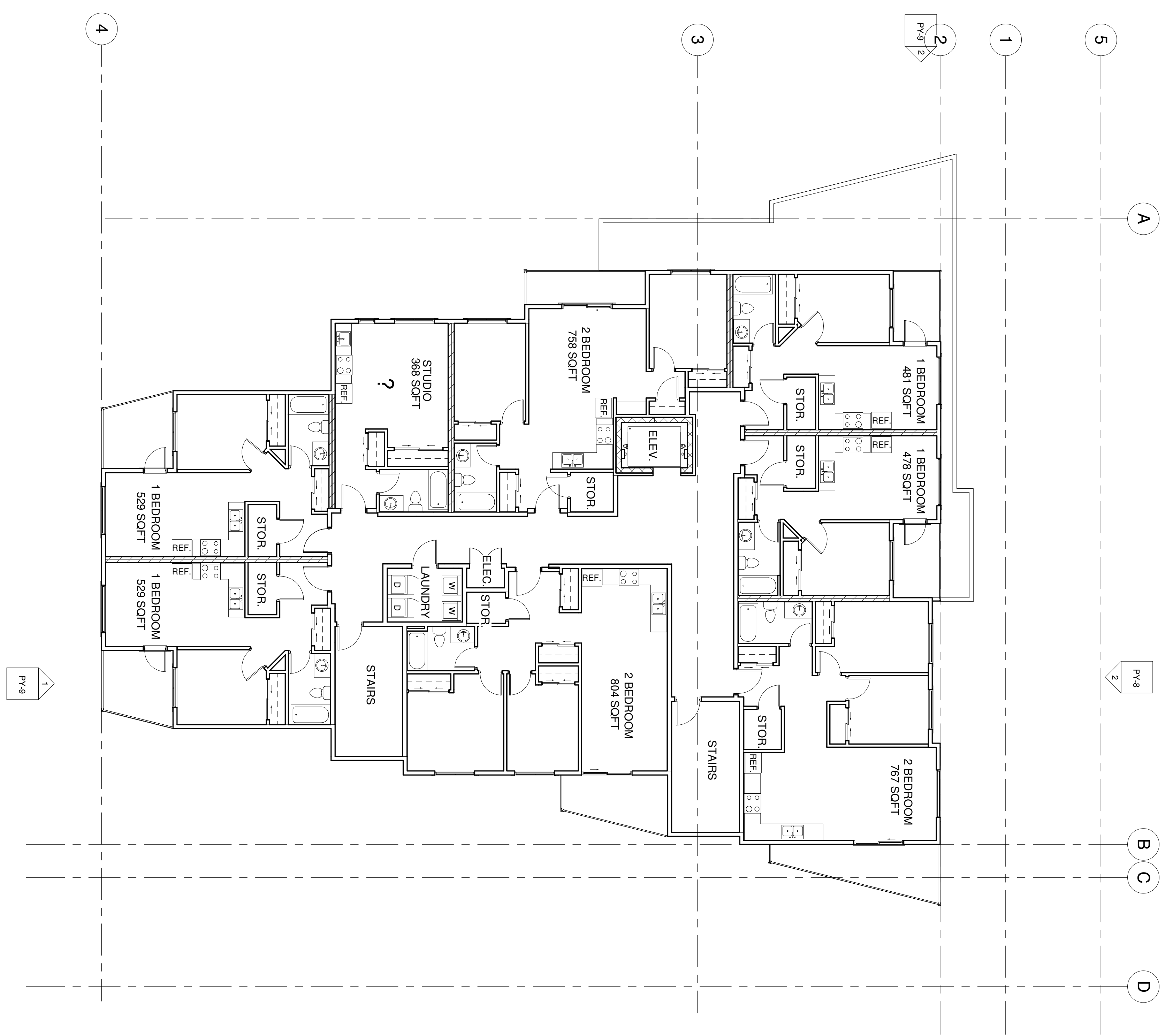
Rev	By	Date	Scale
1	227/10/20		
2			
3			
4			
5			
6			
7			
8			
9			
10			

2 FLOOR PLAN

Scale: 1/8"=1'-0"

Date	Author
AUGUST 2020	
Checked	Checker
Project	Project Number

PY4



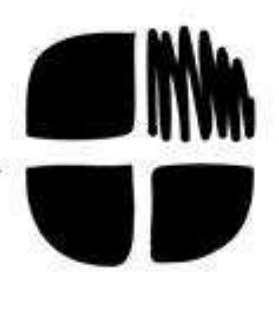
Level 4
 SCALE: 1/8" = 1'-0"
8 UNITS

ATTACHMENT B

This forms part of application
 # **Z20-0097**

Planner
 Initials **AT**

City of Kelowna
 COMMUNITY PLANNING



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 richard@hunterarchitect.com

2020
 GLENMORE SITE
 FOR
 CILOS DEVELOPMENTS

388 VALLEY ROAD
 KELOWNA, BC.

SCALE	OPTION	BY	DATE

Sheet Title: **UPPER FLOORS**

Scale: 1/8" = 1'-0"

Date:	AUGUST 2020
Drawn:	Author
Checked:	Checker
Project:	Project Number
Working Set:	
	PY-5



Z20-0097 368 Valley Rd.

Rezoning Application



Proposal

- ▶ To rezone the subject property from the RR3 – Rural Residential 3 zone to the RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) zone to facilitate the development of a purpose-built rental apartment.

Development Process

Nov. 13, 2020

Development Application Submitted



Staff Review & Circulation



Dec. 14, 2020

Public Notification Received



Mar. 22, 2021

Initial Consideration



Public Hearing
Second & Third Readings



Final Reading
DP & Variances

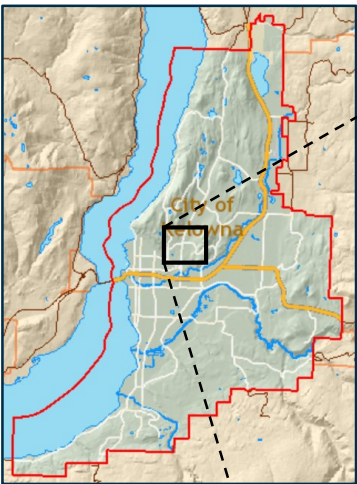


Building Permit



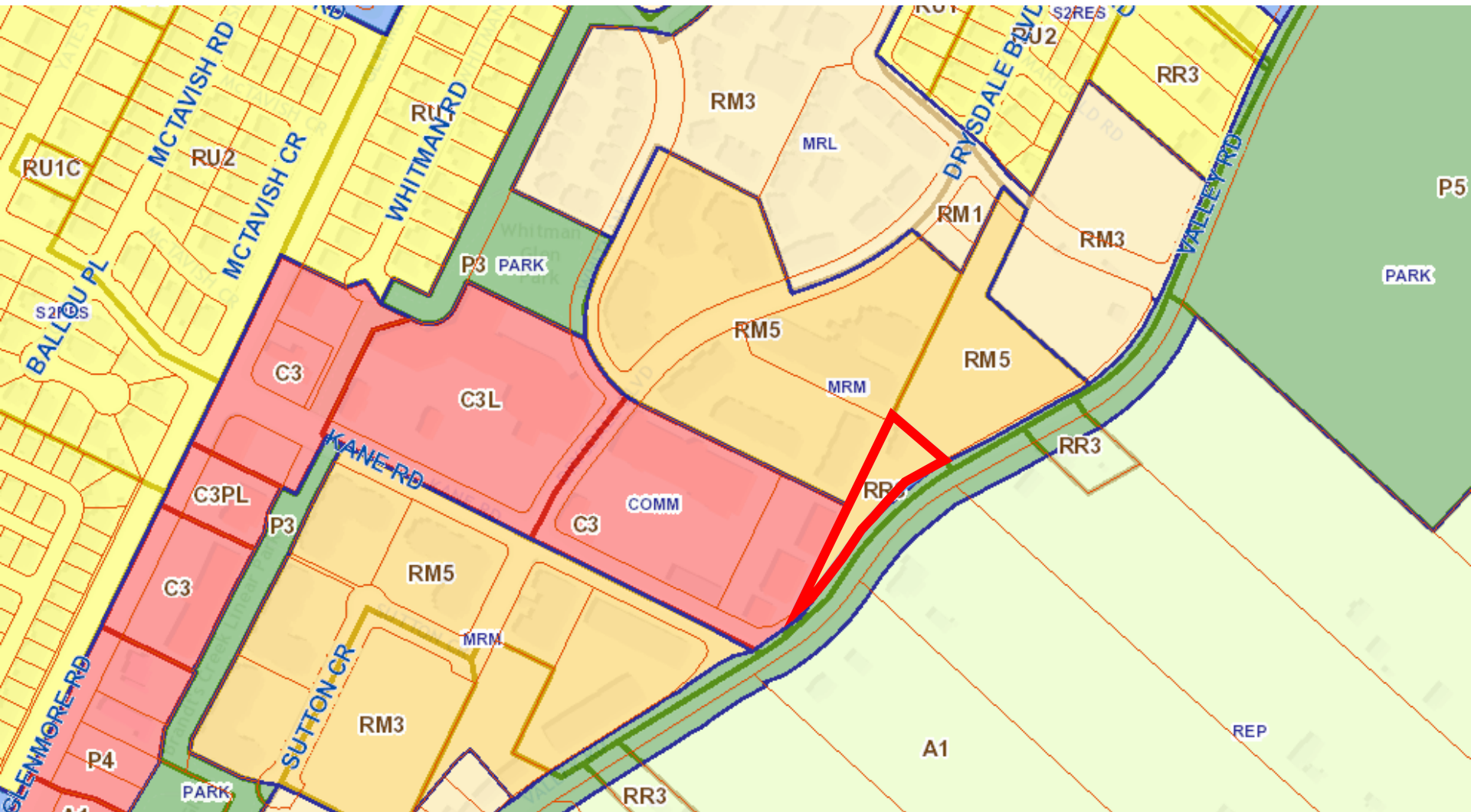
Council
Approvals

Context Map



Subject Property

OCP Future Land Use / Zoning



Subject Property Map



Project/technical details

- ▶ Rezone the lot to RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) to facilitate a purpose-built rental apartment.
- ▶ Applicant has applied for funding from BC Housing. If successful, this would be a subsidized rental apartment building ensuring affordable housing.
- ▶ Applicant has submitted conceptual drawings demonstrating to Staff's satisfaction that a development under the RM5r zone is feasible on the site.

Conceptual Site Plan

A
PLAN EPP94225



PARCEL A
(DD 130155F AND PL
OF LOT 2
PLAN 4043

- PARKADE - 31 STALLS
- 1ST FLOOR - LOBBY AMENITIES, 1-1 BEDROOM, 1-2 BEDROOM, 1-3 BEDROOM - 7250 SQFT
- 2ND FLOOR - 8 UNITS, LAUNDRY - 6242 SQFT
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- UNIT BREAKDOWN PER FLOOR
- 3 - 2 BEDROOM
- 4 - 1 BEDROOM
- 1 - STUDIO

- TOTAL - 43 UNITS
- PARKING - 51 STALLS
- MAIN FLOOR - 7276 SQFT

Conceptual Rendering



Development Policy

- ▶ Focus growth in urban and village centres
- ▶ Develop a compact urban form that maximizes use of existing infrastructure
- ▶ Future Land Use designation is MRM – Multiple Unit Residential Medium Density which supports the proposed RM5r zone
 - ▶ In Glenmore Valley Village Centre
 - ▶ Community commercial node to west
 - ▶ Good transit access (Glenmore Rd. a major transit corridor)
 - ▶ Schools and parks nearby
- ▶ Both OCP and Healthy Housing Strategy (HHS) recognize need for rental housing, and affordable housing

Staff Recommendation

- ▶ Staff support the proposed RM5r zone to facilitate the development of a purpose-built rental apartment
 - ▶ Growth in a village centre
 - ▶ Promotes a compact urban form through maximizing existing infrastructure
 - ▶ Future Land Use designation is MRM, which supports the RM5r zone



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12190

Z20-0097

368 Valley Road

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 Parcel A (DD 130155F and Plan B6158) of Lot 2 Section 23 Township 26 ODYD Plan 4042 located at Valley Road, Kelowna, BC from the RR2 – Rural Residential 3 zone to the RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) 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 22, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0094 **Owner:** Great A & A Properties Ltd.,
Inc.No. BCo888141

Address: 1220 and 1230 Pacific Avenue **Applicant:** Jamela Van Steinburg; VLS
Developments

Subject: Rezoning Application

Existing OCP Designation: MXR – Mixed Use Residential / Commercial

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: C4 – Urban Centre Commercial

1.0 Recommendation

THAT Rezoning Application No. Z20-0094 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 2 and 3 Section 19 Township 26 ODYD Plan 6634, located at 1220 and 1230 Pacific Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the C4 – Urban Centre Commercial zone, be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw;

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 Development Planning Department dated March 22, 2021;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

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

2.0 Purpose

To rezone the subject property from the RU6 – Two Dwelling Housing zone to the C₄ – Urban Centre Commercial zone to facilitate the development of a 5 storey apartment building, and to waive the Public Hearing.

3.0 Development Planning

Development Planning supports the proposal to rezone the property C₄ – Urban Centre Commercial to facilitate the development of a 5 storey apartment building.

The property is in the Capri-Landmark Urban Centre one block south of Capri Mall. This is an area of the city where existing infrastructure and current policy supports substantial infill development in line with the C₄ zone. The property is less than a 5 minute walk from Capri Mall, with a large offering of commercial and employment opportunities. Also, the property is a very short walk from the arterial Gordon Dr., considered to be a major transit corridor. The property also has excellent access to active transportation infrastructure as it has good access to the city's bike network, and is a short distance from the Ethel St. Active Transportation Corridor. Accordingly, the property has a future land use designation of MXR – Mixed Use Residential / Commercial which does support the proposed C₄ zone. To reinforce this, the Capri-Landmark Urban Centre Plan also supports a mix of uses in this area, and is thus also supportive of the C₄ zone.

With respect to land use, the C₄ zone does permit commercial uses; however, the development being proposed is strictly residential. Further to this point, the C₄ zone requires commercial uses at grade for property on a collector or arterial road. In this case, the property in question is on a local road and the surrounding neighbourhood is mainly residential. As such, residential use at grade is permitted under the zone and considered to be acceptable in this context.

4.0 Proposal

4.1 Project Description

The applicant proposes to rezone the property to C₄ – Urban Centre Commercial to facilitate the development of a 5 storey apartment building.

The C₄ zone does permit commercial uses; however, the development being proposed is strictly residential. The reason for pursuing the C₄ zone is mainly the added density permitted and reduced parking requirements associated with the zone, thought to be appropriate for the city's urban centres.

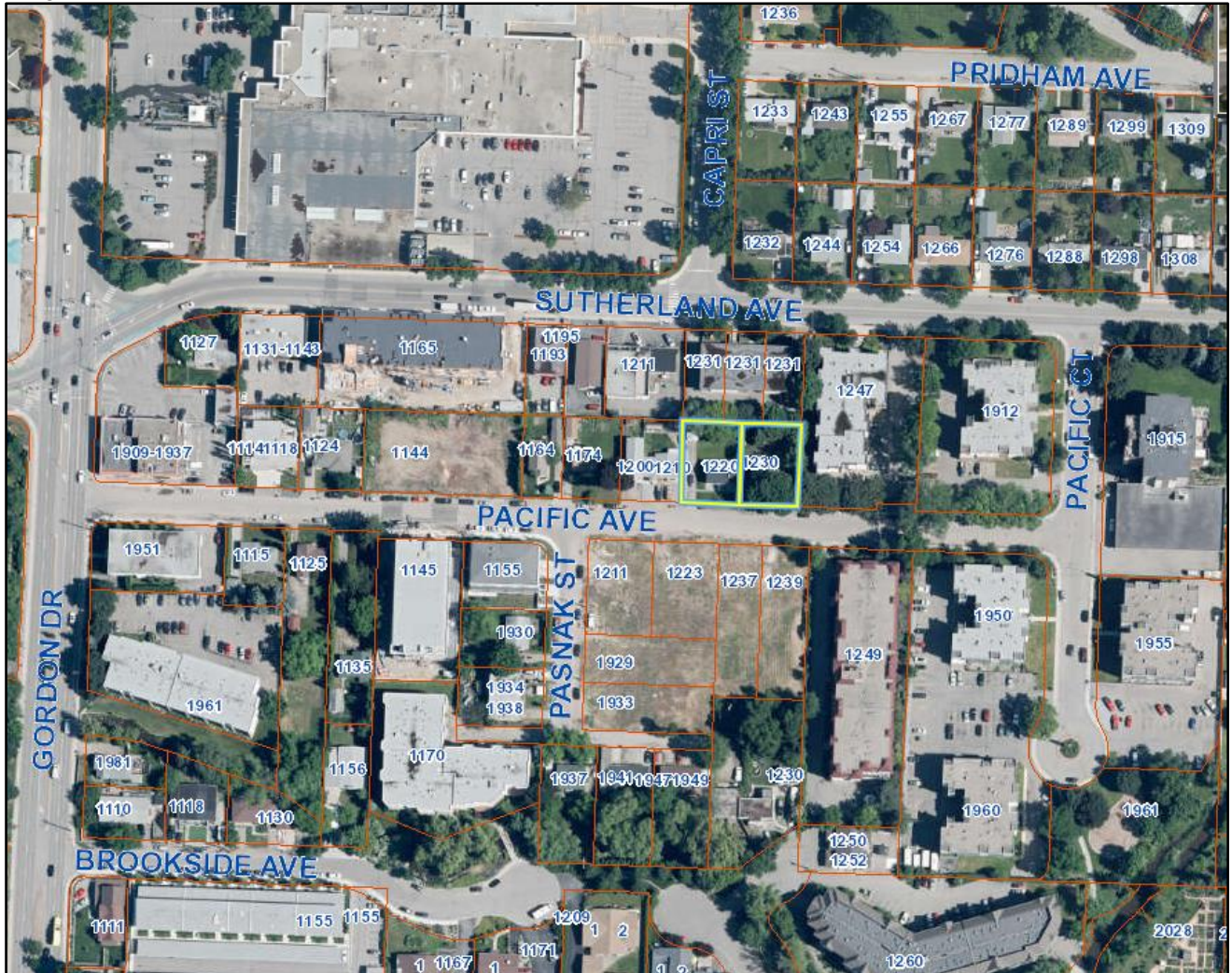
4.2 Site Context

The property is in the Central City Sector in the Capri-Landmark Urban Centre a block south of Capri Mall. The nearest major intersection is Gordon Dr. and Sutherland Ave. Gordon Dr. is considered to be a major transit corridor and Sutherland Ave. supports a bus route. The site also has very good access to the city's active transportation network.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM ₅ – Medium Density Multiple Housing	Multiple Dwelling Housing
East	RM ₅ – Medium Density Multiple Housing	Multiple Dwelling Housing
South	RU ₆ – Two Dwelling Housing	Vacant
West	RU ₆ – Two Dwelling Housing	Single Dwelling Housing

Subject Property Map: 1220-1230 Pacific Ave.



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

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

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .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 per ha located within a 400m 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.

5.2 Capri-Landmark Urban Centre Plan

Section 5: Community Structure

Land Use & Housing: Future Land Use Map (p. 54)

Section 6: Area Specific Policy Direction

Sub-Area 4: Five Bridges

Vision: Areas adjacent to the Capri-Centre Mall will provide a mid-rise transition from the high density redevelopment of the Capri-Centre Mall, buffering nearby townhouse and low-rise development in the area.

6.0 **Technical Comments**

6.1 Development Engineering Department

- See Schedule A

7.0 **Application Chronology**

Date of Application Received: November 3, 2020

Date Public Consultation Completed: March 1, 2021

Report prepared by: A.D. Thibeault, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Applicant Rationale

Attachment B: Conceptual Drawing Package

CITY OF KELOWNA
MEMORANDUM

Date: November 9, 2020
File No.: Z20-0094
To: Community Planning (AT)
From: Development Engineering Manager (JK)
Subject: 1220-1230 Pacific Ave.


SCHEDULE A

This forms part of application
Z20-0094

City of
Kelowna
COMMUNITY PLANNING

Planner Initials AT

RU6 to C4




The Development Engineering Department has the following comments and requirements associated with this rezoning 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 Aaron Sangster.

1. Site Related Issues

- (a) The following requirements are valid for one (1) years from the reference date of this memo, or until the PLR and/or application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- (b) These Development Engineering comments/requirements are subject to the review and requirements from the Ministry of Transportation and Infrastructure (MoTI).
- (c) Dedicate ~2.25m width along the full frontage of Pacific Ave. to achieve a 20.0m ROW.
- (d) As per bylaw 7900 only one driveway will be permitted on this development.

2. Domestic Water and Fire Protection

- a) These properties are currently serviced with 13mm-diameter water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicant's cost.
- b) A water meter is mandatory for this development and must be installed inside the 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. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system
- c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The

SCHEDULE		A
This forms part of application		
# Z20-0094		
Planner Initials	AT	 City of Kelowna COMMUNITY PLANNING

City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

3. **Sanitary Sewer**

Our records indicate that these properties are currently serviced with a 100mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicant's cost.

4. **Storm Drainage**

- a) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b) Ground water will not be allowed to be pumped to City drainage system.
- c) The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems

5. **Road Improvements**

- (a) Pacific Ave must be upgraded to an urban standard along the full frontage of this proposed development, including barrier curb and gutter, 1.8m sidewalk, irrigated landscaped boulevard, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. Road cross section to be used is a SS-R5.

6. **Road Dedication and Subdivision Requirements**

- (a) Grant Statutory Rights of Way if required for utility services.
- (b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

7. **Electric Power and Telecommunication Services**

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as this site is located within the Capri Landmark Urban Centre.
- b) Streetlights must be installed on Pacific Ave. if needed.
- 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.

SCHEDULE		A
This forms part of application # Z20-0094		
Planner Initials	AT	 City of Kelowna <small>COMMUNITY PLANNING</small>

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

8. Design and Construction

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

9. Servicing Agreement 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.

10. Erosion Servicing Control Plan

- a) Provide a detailed ESC Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- b) The developer must engage a consulting civil engineer to provide an ESC plan for this site which meets the requirements of the City Subdivision Development and Servicing Bylaw 7900.
- c) Civil consultant is responsible for all inspection and maintenance.
- d) A Security Deposit for ESC Works equal to 3.0% of the Consulting Engineer's opinion of probable costs of civil earthworks and infrastructure will be added to the Servicing Agreement.

11. Geotechnical Report

- a) Provide a comprehensive 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 report must be submitted prior to submission of Engineering drawings or application for subdivision approval.

- 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. Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- vi. Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- vii. Identify slopes greater than 30%.
- viii. Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- ix. Recommendations for items that should be included in a Restrictive Covenant.
- x. Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- xi. Any items required in other sections of this document.
- xii. Recommendations for erosion and sedimentation controls for water and wind.
- xiii. Recommendations for roof drains and perimeter drains.
- xiv. Recommendations for construction of detention or infiltration ponds if applicable.

SCHEDULE		A
This forms part of application		
# Z20-0094		
Planner Initials	AT	 City of Kelowna COMMUNITY PLANNING

12. 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.
 - (iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

James Kay, P. Eng.
Development Engineering Manager

AS

SCHEDULE		A
This forms part of application		
# Z20-0094		
Planner Initials	AT	 City of Kelowna COMMUNITY PLANNING



October 7, 2020

Prepared for:
Development Permit Application

Project:
1220 + 1230 PACIFIC AVE, Kelowna, BC

Re:
Design Rationale

ATTACHMENT		A
This forms part of application		
# Z20-0094		
Planner Initials	AT	 City of Kelowna COMMUNITY PLANNING

1.0 PROJECT DESCRIPTION

The building site is located in the Capri Landmark Urban Centre of Kelowna. The site has access to the south along Pacific Avenue. The proposal is to build a 28-unit, 5 level condominium building with street accessed townhomes. The upper 4 storeys of wood-frame construction sit on a single level above-grade concrete parking structure masked behind the proposed townhomes.

The building is designed to be 'timeless', using traditional architectural details within modern forms. The intention is to meld within the character of Pacific Avenue with its new modern counterpart. This will include a mixture of materials including exposed concrete, classic red brick masonry and board and batten siding. The height and massing of the building steps back from the streetscape incrementally to provide sensitivity to its neighbors. Special attention has been paid to the main building entry off Pacific Ave to make it both attractive and sensible. Pedestrian scaled design is important along this corridor and has been emphasized along the street frontage. For the ground accessed townhomes, there is a balance between scale and aesthetic, forming a base to the building that is both intimate yet pronounced. The play of massing and design help the building blend into its context and is integral to this pedestrian scaled approach.

For the parkade access and refuse collection, access has been provided off a driveway to the east. Consideration has been made to beautify these elements using in-ground Molak refuse bins along with privacy fencing via half walls and vegetation.

The project has an abundance of space on the podium that provides extensive landscaped open space. This will be used for private yard space for all the residents. The circulation and surrounding garden space for gardening, planting, and socializing which will encourage outdoor social interaction. Utilizing the area of the parkade podium for garden space provides a good opportunity for softer landscaping. The growing medium would be raised planters.

Having the rear windows and decks looking over the greenspace has the benefits of additional resident safety and security. The immediate presence and visibility from windows will help discourage undesirable behavior.

SITE ACCESS

The project parking is located within a secured concrete parking structure along the rear yard. This is accessed by drive aisle located off the side yard to the east. There is are two accessible parking stalls located near the rear lobby entrance. Access from the private garage to the building is facilitated by the elevator.

The front facade along Pacific Avenue has ground oriented access to the street while all residences have access to the podium level communal greenspace; accessible by use of the lobby elevator or stairwells.

2.0 URBAN CONNECTIVITY

The project is in the Capri Landmark Urban Centre, allowing pedestrians and cyclists easy access to all the shopping and recreational opportunities in that area. Located between Sutherland Avenue and Springfield, the project is near a major corridor for pedestrian, cycling & automobiles to downtown/Lake Okanagan. Transit is available on both Harvey and Springfield. When going further from the immediate area, and a car is the only option, Springfield and Harvey (Highway 97) offer excellent connectivity to the rest of the City and the region.

ATTACHMENT A

This forms part of application # **Z20-0094**



City of **Kelowna**

Planner Initials **AT**

3.0 SUSTAINABILITY

The use of naturally sourced materials is used to a large extent, and thereby reduces the carbon footprint as much as possible. Envelope details that prevent water and moisture ingress while still allowing the assemblies to dry are being incorporated. Minimizing thermal bridging combined with appropriate continuous insulation will reduce heating and cooling loads. South and west facing windows will be specified to have appropriate shading and glazing coefficients to utilize the summer sun by blocking the heat while still allowing the winter sun to penetrate, reducing cooling and heating loads in the summer and winter seasons respectively.

4.0 CRIME PREVENTION

The intentions of CPTED have been addressed with well-maintained entrances and frontages that promote pride in ownership amongst the residents, and with the reduced setback increasing the buildings presence. The sight lines of the occupants from decks and windows will discourage vandalism and crime.

Site lighting along Pacific Avenue and the side yards will be balanced to provide enough illumination to ensure there are no high contrast areas that could conceal potential offenders, but not so much that the site is excessively contributing to local light pollution.

5.0 LANDSCAPING

The Owner has selected Outland Design Landscape Architecture to create an interesting and aesthetically pleasing landscape solution that responds to the architectural style of the project. This will also compliment the character of the surrounding neighborhood. Several annual and perennial shrubs have been selected for along the planters throughout the site, and in special groupings on the podium.

The landscape concept for the setback areas will be appropriate for the size of space and daylighting

potential. The rear yard in this case has been designed as 0m setback as there is little potential for any vegetation to grow between the parking structure and neighboring parking lot. This was a suggestion by City staff.

6.0 SUMMARY

Great A&A Properties and Bluegreen Architecture's design team feel that the combination of a modern design esthetic coupled with pedestrian friendly landscape features and contemporary building materials will provide a very functional and highly desirable residential neighborhood project.

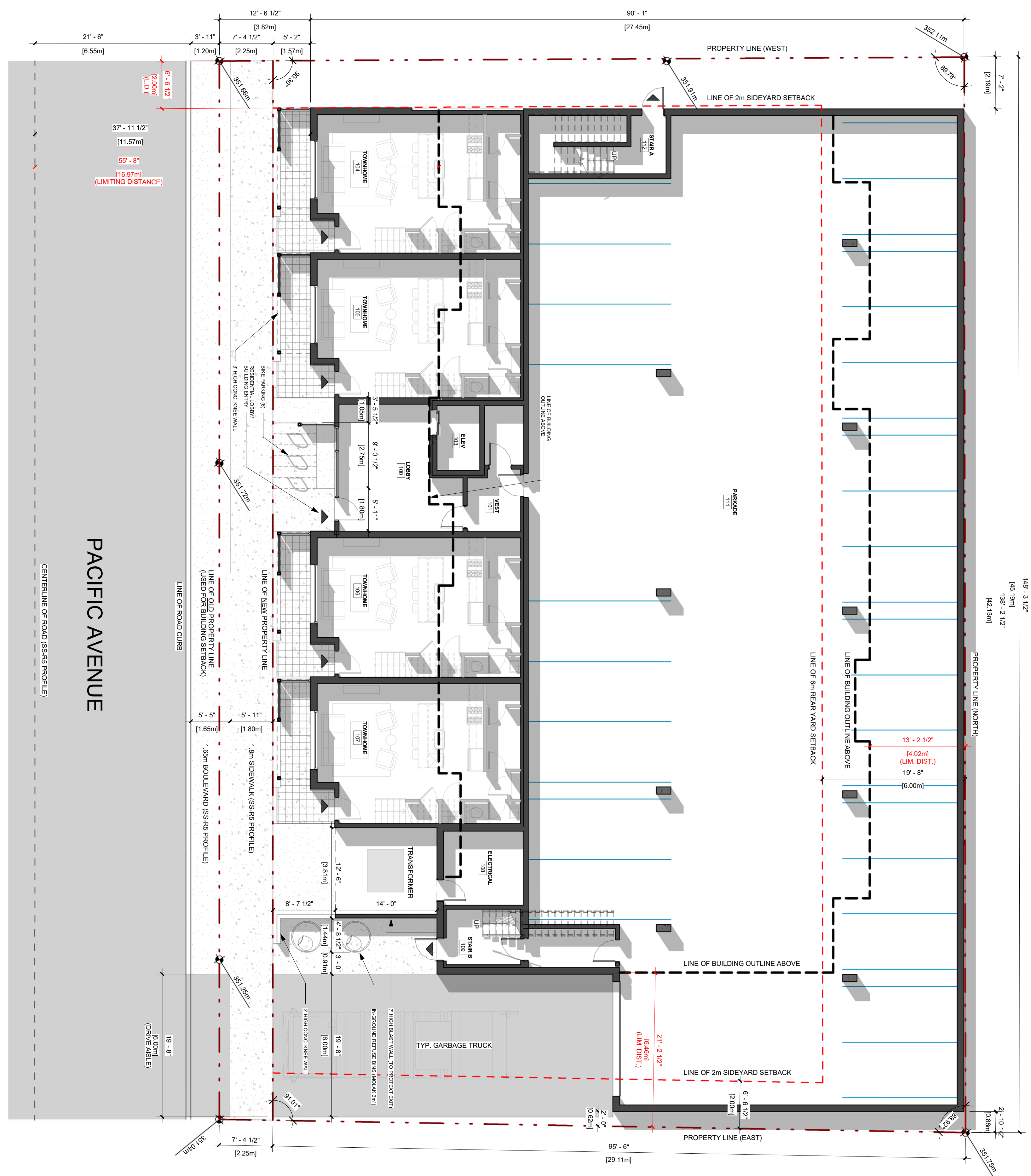
By providing a higher density of residences in an Urban Centre we feel our intent for this project will set precedent for future development in the area to follow a model and similar approach.

We look forward to your support for all this project brings to our community, and this unique opportunity to address and create an affordable living experience.

Respectfully submitted,

Aaron Whalen, Associate & Project Designer, Bluegreen Architecture





1 SITE PLAN
1:100

ATTACHMENT B

This forms part of application # **Z20-0094**

Planner Initials **AT**

City of Kelowna
COMMUNITY PLANNING

GROSS BUILDING AREA (NIC PARKADE)	
Name	Area
BUILDING LEVEL 1	3321 SF
BUILDING LEVEL 2	7446 SF
BUILDING LEVEL 3	6440 SF
BUILDING LEVEL 4	6440 SF
BUILDING LEVEL 5	6373 SF
TOTAL	30020 SF



NOT FOR CONSTRUCTION

BLU GREEN ARCHITECTURE INC.
www.bluegreenarch.com
100 1353 ELLIS STREET
KELOWNA, BC V1Y 1Z9
250.862.9350

ISSUED FOR DEVELOPMENT PERMIT

GREAT A&A PERMITTING LTD.

Client: _____

Consultants: _____

Seal: _____

NO.	DATE	DESCRIPTION
1	20 10 07	ISSUED FOR PP
2	21 02 22	ISSUED FOR PP REVISONS

Project: **PACIFIC AVE CONDOS**
MIXED USE DEVELOPMENT
1220-1230 PACIFIC AVE
KELOWNA, BC

Sheet Title: **SITE PLAN**

Job Number: 20812
Date: 10/07/20
Scale: 1:100
Revision Number: 0
Drawing Number: **A1.0**

2021-02-22 3:22:34 PM



PERSPECTIVE LOOKING NORTH FROM PACIFIC AVE

ATTACHMENT **B**

This forms part of application
Z20-0094

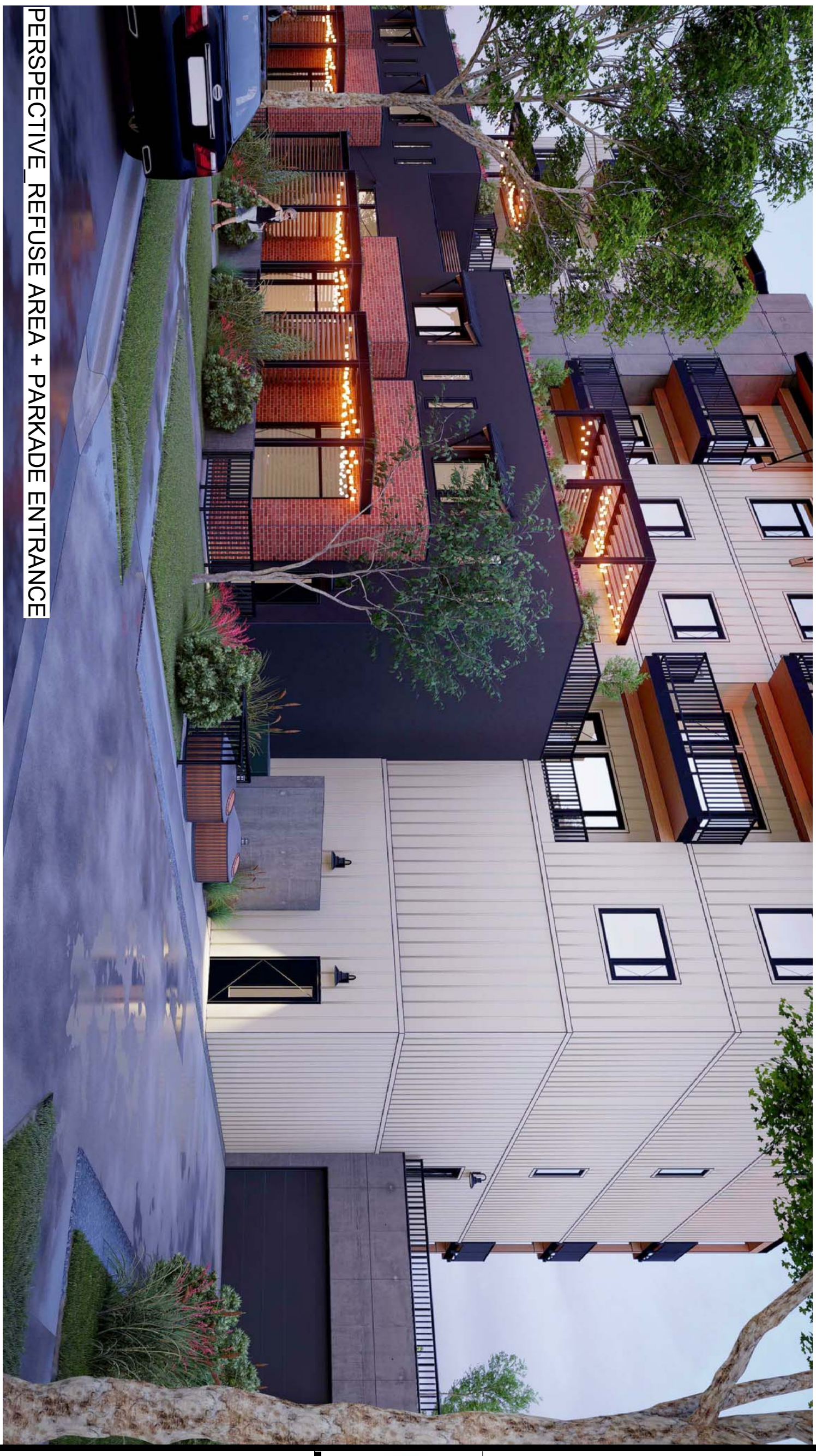


City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **AT**



PERSPECTIVE TOWNHOUSE + LOBBY ENTRANCE



PERSPECTIVE REFUSE AREA + PARKADE ENTRANCE



PERSPECTIVE LOOKING EAST

NOT FOR CONSTRUCTION

BLUEGREEN
ARCHITECTURE INC

www.bluegreenarch.com
100 1835 ELLIS STREET
KELOWNA, BC V1Y 1Z9
250.862.8300

ISSUED FOR
DEVELOPMENT
PERMIT

-THIS DRAWING MUST NOT BE SCALED
-VERIFY ALL DIMENSIONS AND DIMENSIONS
-RENDER ALL DIMENSIONS AND DIMENSIONS
-TO THE ARCHITECT
-DIMENSIONS AND DIMENSIONS ARE
-DIMENSIONS FROM THE ARCHITECT
-THIS DRAWING IS THE EXCLUSIVE
-PROPERTY OF THE ARCHITECT
-ANY REPRODUCTION MUST BEAR THEIR
-OWN RESPONSIBILITY



Consultants



NO.	DATE	DESCRIPTION
2	21.02.22	ISSUED FOR PERMITS
1	20.10.07	ISSUED FOR GP

Project
**PACIFIC AVE
CONDOS**
MIXED USE DEVELOPMENT
1220-1230 PACIFIC AVE
KELOWNA, BC

Sheet title
**BUILDING
PERSPECTIVES**
Job Number 20.812
Date 10/07/20
Scale
Revision Number 0
Drawing Number
A3.3



Z20-0094 1220-1230 Pacific Ave.

Rezoning Application



Proposal

- ▶ To rezone the subject property from the RU6 – Two Dwelling Housing zone to the C₄ – Urban Centre Commercial zone to facilitate the development of a 5 storey apartment building.

Development Process

Nov. 3, 2020

Development Application Submitted



Staff Review & Circulation



Mar. 1, 2021

Public Notification Received



Mar. 22, 2021

Initial Consideration



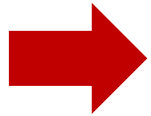
Public Hearing
Second & Third Readings



Final Reading
DP & Variances

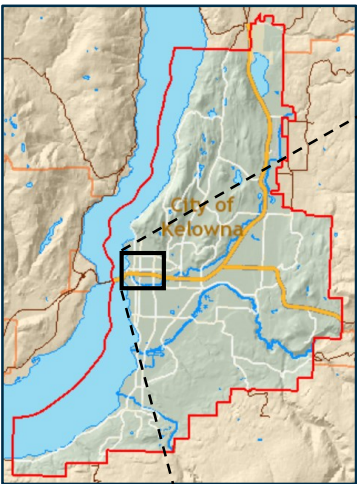


Building Permit

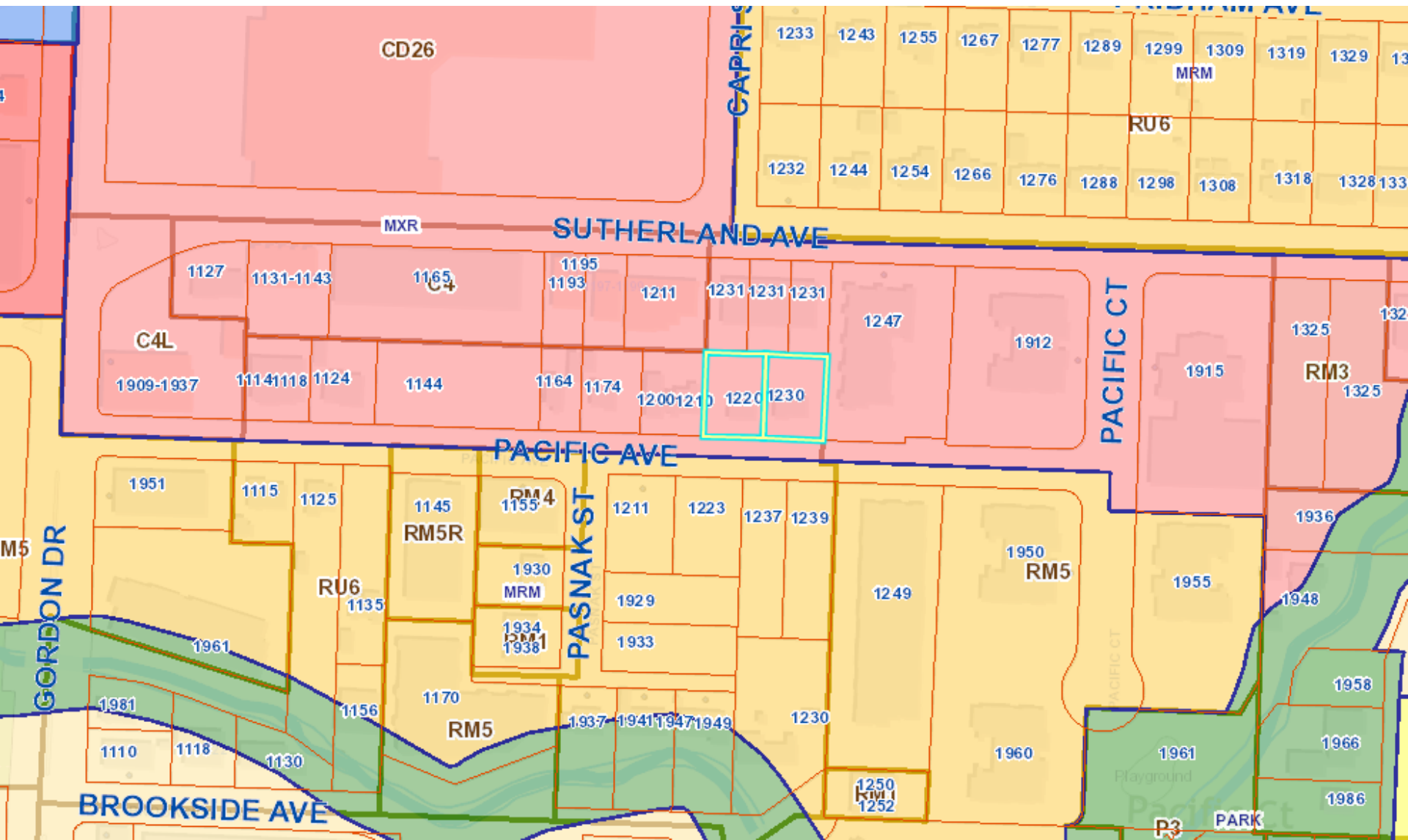


Council
Approvals

Context Map



OCP Future Land Use / Zoning



Subject Property Map



Project/technical details

- ▶ Rezone to C₄ – Urban Centre Commercial to facilitate a 5 storey apartment building.
- ▶ C₄ zone permits commercial uses; however, the development being proposed is strictly residential.

Conceptual Render



Land Use

- ▶ C₄ zone requires commercial uses at grade for property on a collector or arterial road.
- ▶ Property in question is on a local road and the surrounding neighbourhood is mainly residential.
- ▶ As such, residential use at grade is permitted under the zone and considered to be acceptable in this context.

Development Policy

- ▶ Focus growth in urban and village centres
- ▶ Develop a compact urban form that maximizes use of existing infrastructure
- ▶ Future Land Use designation is MXR – Mixed Use Residential / Commercial which does support the proposed C₄ zone.
 - ▶ In the Capri-Landmark Urban Centre
 - ▶ Block south of Capri Mall with commercial and employment opportunities
 - ▶ Good transit access (Gordon Dr. is major transit corridor)
 - ▶ Good access to active transportation (on bike network and short distance from Ethel St. ATC)

Staff Recommendation

- ▶ Staff support the proposed rezoning to C₄
 - ▶ Growth in an urban centre
 - ▶ Promotes a compact urban form through maximizing existing infrastructure
 - ▶ Future Land Use designation is MXR, which supports the C₄ zone



Conclusion of Staff Remarks

Conceptual Rendering



CITY OF KELOWNA
BYLAW NO. 12191
Z20-0094
1220 and 1230 Pacific Avenue

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:
 - a) Lot 2 Section 19 Township 26 ODYD Plan 6634; and
 - b) Lot 3 Section 19 Township 26 ODYD Plan 6634located at Pacific Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the C4 – Urban Centre 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

Public Hearing waived by the Municipal Council this

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: March 22, 2021
To: Council
From: City Manager
Subject: Changes to RU7 – Infill Housing Zone (TA21-0003, TA21-0004)
Department: Development Planning

Recommendation:

THAT Official Community Plan Text Amendment Application No. TA21-0004 to amend Kelowna 2030 – Official Community Plan Bylaw No. 10500 as outlined in Schedule “A” attached to the Report from the Development Planning Department dated March 22, 2021, be considered by Council;

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

THAT Zoning Bylaw Text Amendment Application No. TA21-0003 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule “B” attached to the Report from the Development Planning Department dated March 22, 2021 be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration.

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

Purpose:

To amend the Official Community Plan (OCP) and Zoning Bylaw to make changes to the RU7 – Infill Housing design guidelines, site coverage, and secondary uses.

Background:

On January 16, 2017, Council adopted the RU7 – Infill Housing zone and its associated design guidelines and processes. This marked the conclusion of a collaborative design competition process called the Infill Challenge that has resulted in the creation of new “missing middle” housing in Kelowna under the new zone.

As an innovative pilot program, regular updates and adjustments were always anticipated to ensure the outcomes of development achieve the objectives of the program. Through regular interactions with all

parties involved in infill housing, Staff have identified issues that should be addressed with regards to the RU7 program. These issues, and the changes needed to address them, were originally presented to Council on July 13, 2020, and Council endorsed the proposed changes.

The purpose of this Report is to summarize the issues and have Council adopt the necessary changes in the Official Community Plan (OCP) and the Zoning Bylaw.

Discussion:

Issue 1: Repetition of Design

It has been noted that certain designs (including, but not limited to, the 2 fast-track designs) are being used repeatedly on the same block and often next door to one another. This repetition creates a monotony that is undesirable. It is recommended that design guidelines be introduced that would limit the repetition of design.

Issue 2: Site Coverage

The RU7 zone includes a regulation limiting site coverage for buildings but does not include a regulation limiting site coverage for buildings, driveways and parking areas (as all other multi-family zones do). It has been noted that some developments have taken advantage of this and are including far more driveway and parking area on site than anticipated (at the expense of green space). In order to remedy this, it is recommended that a regulation limiting site coverage for buildings, driveways and parking areas be introduced into the zone that is consistent with other zones.

Issue 3: Landscaping

The fast-track process does not currently require applicants to include a landscape bond with their application. It has been noted that the failure to require a landscape bond has resulted in some developments having far less landscaping than indicated on design drawings—with no appropriate measures in place to remedy the situation. It is recommended that measures be introduced to require a landscape bond with fast-track applications.

Issue 4: Secondary Suites

Secondary suites are permitted in the RU7 zone only if they are grandfathered in (legally in existence prior to December 4, 2017) as they pose challenges with regards to servicing at redevelopment. As such, property owners with a single-family home who wish to add a secondary suite without redeveloping the property are unable to do so. This was not the intent of excluding secondary suites from the zone, and is recognized to be an undue hardship. As such, it is recommended that a single-family home on an RU7 parcel be permitted to add a secondary suite (a maximum of one secondary suite would be permitted on an RU7 parcel).

Issue 5: Lighted Paths

The RU7 zone does not currently require dwellings located at the back of a lot to be accessed from the front of the lot via a lighted pathway. The Fire Department has expressed concern over this as the

presence of a lighted pathway helps emergency responders access these units. For this reason, it is recommended that a regulation be introduced in the RU7 zone requiring dwellings to have a lighted pathway extending to the front of the lot.

Issue 6: Major Home-Based Businesses

Minor home-based businesses are permitted in the RU7 zone, but major home-based businesses are not. The reason being it was thought that the requirement of a parking stall for a major home-based business would create problems for lots with 3 or 4 units. As such, property owners with only one or two dwellings, where an extra parking stall could be accommodated, are unable to have a major home-based business. This was not the intent of eliminating major home-based businesses from the zone and is recognized as being an undue hardship. As such, it is recommended that major home-based businesses be permitted on lots with two or fewer dwellings (major home-based businesses would not be permitted under any other circumstances).

Conclusion:

As an innovative pilot program, regular updates and adjustments to the RU7 zone were always anticipated to ensure the outcomes of development achieve the objectives of the program. Through regular interactions with all parties involved, Staff have identified a number of issues that can and should be addressed now with regards to the RU7 program. These issues, and the changes needed to address them, were originally presented to Council on July 13, 2020, and Council endorsed the proposed changes. The necessary changes are presented above, and it is asked that Council approve these changes.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: A.D. Thibeault, Planner II

Approved for inclusion:

Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: TA21-0004 – Proposed Text Amendments to Official Community Plan Bylaw No. 10500

Schedule B: TA21-0003 – Proposed Text Amendments to Zoning Bylaw No. 8000

Schedule A – Proposed Text Amendments to Official Community Plan Bylaw No. 10500

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Chapter 14: Urban Design DP Guidelines E. Infill Neighbourhood Design Guidelines EXEMPTIONS	A Development Permit will not be required if the development consists of the following: • A technical subdivision for lot consolidation or road widening; • Construction of a pre-approved Infill Design as endorsed by Council through the Infill Challenge process.	A Development Permit will not be required if the development consists of the following: • A technical subdivision for lot consolidation or road widening; • Construction of a pre-approved Infill Design as endorsed by Council through the Infill Challenge process.	Remove the exemption of a Development Permit for pre-approved fast track infill designs. Fast track applications must be considered Development Permit applications in order to legally require a landscape bond. Landscape bonding is required in order to ensure developments construct the landscaping shown on application drawings.
2.	Chapter 14: Urban Design DP Guidelines E. Infill Neighbourhood Design Guidelines GUIDELINES 1.0 Neighbourhood Context		<u>1.2 The repetition of a building design should be avoided on the same block and especially on neighbouring properties. Also, fast track infill designs must not be repeated on any neighbouring property, nor appear on any corner lot.</u>	Introduce a guideline to limit the repetition of building designs. (Please renumber all items beyond 1.2 to accommodate the change).

SCHEDULE A

This forms part of application
TA21-0003, TA21-0004

Planner Initials

AT



City of
Kelowna
COMMUNITY PLANNING

Revised Date: 2020-02-24

Schedule B – Proposed Text Amendments to Zoning Bylaw No. 8000

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 13 – 13.17 RU7 – Infill Housing 13.17.4 Buildings and Structures Permitted	(a) single detached house which may contain a secondary suite if the secondary suite was legally in existence prior to December 4, 2017. (b) duplex housing (c) semi-detached housing (d) three-plex housing (e) four-plex housing (f) permitted accessory buildings or structures NOTE: A maximum of four dwelling units is permitted, as allowed by Section 13.17.7 Density Regulations.	(a) single detached house which may contain a secondary suite if the secondary suite was legally in existence prior to December 4, 2017. (b) duplex housing (c) semi-detached housing (d) three-plex housing (e) four-plex housing (f) permitted accessory buildings or structures NOTE: A maximum of four dwelling units is permitted, as allowed by Section 13.17.7 Density Regulations.	Remove the restriction limiting secondary suites to those legally in existence prior to December 4, 2017. New regulations regarding the circumstances under which secondary suites are permitted are included in the section below.
2.	Section 13 – 13.17 RU7 – Infill Housing 13.17.3 Secondary Uses	The permitted secondary uses in this zone are: (a) child care centre, minor (b) group homes, minor (c) home based businesses, minor (d) secondary suite (e) short term rental accommodation subject to Section 9.17 of this	The permitted secondary uses in this zone are: (a) child care centre, minor (b) group homes, minor <u>(only in circumstances described in Section 13.17.8(a))</u> (c) home based businesses, minor (d) home based	Allow 'home based businesses, major' as a permitted secondary use. It is customary in this zone for uses that are only permitted under special circumstances for these circumstances to be described in the Other Regulations section

SCHEDULE B

This forms part of application
TA21-0003, TA21-0004

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		bylaw	businesses, major (only in circumstances described in Section 13.17.8(b)) (e) secondary suite (only in circumstances described in Section 13.17.8(c)) (f) short term rental accommodation subject to Section 9.17 of this bylaw	(13.17.8). That practice is continued here, and notes are included next to the uses to ensure these qualifiers are not missed. (Please ensure existing item (e) is re-lettered to (f))
3.	Section 13 – 13.17 RU7 – Infill Housing 13.17.8 Other Regulations	(a) Minor group homes are only permitted in single dwelling housing . (b) Where a site has access to a lane , vehicular access is only permitted from the lane . Otherwise, vehicular access may be taken from the front yard , or where a property has two street frontages , access shall be taken from the street frontage which is not the front yard . (c) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into	(a) Minor group homes are only permitted in single dwelling housing . (b) Home based businesses, major are only permitted where two or fewer dwellings exist on the parcel. (c) a secondary suite is only permitted in a single-detached house, where a maximum of one secondary suite is permitted per parcel. (d) Where a site has access to a lane , vehicular access is only permitted from the lane . Otherwise, vehicular access may be taken from the front yard , or where a property has two street frontages ,	Permit 'home based-businesses, major' only where two or fewer dwellings exist on the parcel. Restrict secondary suites to single-detached housing, and permit only one secondary suite per parcel. Introduce a lit pathway to each unit in order to help emergency services access the units. (Please re-letter the current item (b) to (d); and also re-letter the current item (c) to (f) to accommodate the

SCHEDULE B

This forms part of application
TA21-0003, TA21-0004



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		yards, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.	access shall be taken from the street frontage which is not the front yard . <u>(e) A minimum 1.1m wide lit pathway must be provided between the front lot line and the entrance of each dwelling unit.</u>	changes).
4.	Section 13 – 13.17 RU7 – Infill Housing 13.17.6 Development Regulations	(a) The maximum site coverage is 55%.	(a) The maximum site coverage is 55% provided that the maximum site coverage of buildings, driveways, and parking areas is 60%. This may be increased by 5% (to a maximum of 65%) for permeable drive surfaces and parking.	Introduce a regulation limiting site coverage for buildings, driveways and parking areas.

SCHEDULE _____ **B**

This forms part of application
TA21-0003, TA21-0004 _____

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TA21-0003 & TA21-0004 Changes to RU7 Infill Housing Zone

Text Amendment Application

Purpose

- ▶ To adopt text amendments to the Official Community Plan (OCP) and Zoning Bylaw to accommodate changes to the RU7 – Infill Housing zone.

Background

- ▶ On January 16, 2017, Council adopted the RU7 – Infill Housing zone and its associated design guidelines and processes
- ▶ The RU7 zone was designed to better accommodate a diversity of housing forms, better known as ‘missing middle’ housing
 - ▶ RU7 allows for up to 4 dwellings on a lot

Background



Background



Background

- ▶ Updates and adjustments to RU7 zone were anticipated to ensure the outcomes of development achieve the objectives of the program
- ▶ Staff have identified issues that should be addressed with regards to the RU7 program now
- ▶ These issues, and the changes needed, were originally presented to Council on July 13, 2020
- ▶ The purpose of this Report is to summarize the issues and have Council adopt the necessary changes in the Official Community Plan (OCP) and Zoning Bylaw

Issue 1: Repetition of Design

- ▶ Certain designs are being used repeatedly on the same block and often next door to one another
- ▶ Creates a monotony that is undesirable
- ▶ Recommend that design guidelines be introduced to limit repetition of design



Issue 2: Site Coverage

- ▶ RU7 zone does not have a reg. limiting site coverage for buildings, driveways and parking areas
- ▶ Some developments have taken advantage of this (at the expense of green space)
- ▶ Recommend a reg. limiting site coverage for buildings, driveways and parking areas consistent with other zones

Issue 3: Landscaping

- ▶ Fast-track process does not require applicants to include a landscape bond with their application
- ▶ Resulted in some developments with less landscaping than indicated on design drawings—with no appropriate measures to remedy situation
- ▶ Recommend measures to require a landscape bond with fast-track applications



Issue 4: Lighted Paths

- ▶ RU7 zone does not require dwellings located at back of lot be accessed from front of lot via a lighted pathway
- ▶ Fire Department has expressed concern over this
 - ▶ lighted pathway helps emergency responders access these units
- ▶ Recommend a reg. be introduced requiring dwellings have a lighted pathway extending to the front of the lot

Issue 5: Secondary Suites

- ▶ Secondary suites permitted in RU7 zone only when grandfathered in
- ▶ Property owners with a single-family home wishing to add a secondary suite w/o redeveloping unable to do so
- ▶ Recognized to be an undue hardship
- ▶ Recommend that a single-family home on an RU7 parcel be permitted to add a secondary suite

Issue 6: Home-Based Businesses

- ▶ Major home-based businesses not permitted in RU7
- ▶ Rationale: requirement of a parking stall for major home-based business would create problems for lots with 3 or 4 dwellings
- ▶ Property owners with only one or two dwellings, where an extra parking stall could be accommodated, are unable to have a major home-based business
- ▶ Recognized as being an undue hardship
- ▶ Recommend that major home-based businesses be permitted on lots with two or fewer dwellings

Staff Recommendation

- ▶ Staff recommend that Council adopt the proposed Text Amendments to improve the RU7 – Infill Housing zone



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12185

Official Community Plan Amendment No. TA21-0004 Amendment to Chapter 14 – Urban Design DP Guidelines

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 **Chapter 14 – Urban Design DP Guidelines, E. INFILL NEIGHBOURHOOD DESIGN GUIDELINES, EXEMPTIONS** be amended by deleting the following:

- “• A technical subdivision for lot consolidation or road widening; or
- Construction of a pre-approved Infill Design as endorsed by Council through the Infill Challenge process.”

And replacing it with:

- “• A technical subdivision for lot consolidation or road widening.”

2. AND THAT **Chapter 14 – Urban Design DP Guidelines, E. INFILL NEIGHBOURHOOD DESIGN GUIDELINES, GUIDELINES, 1.0 Neighbourhood Context** be amended by deleting the following:

- “1.2 Design buildings to limit the real or perceived height difference between adjacent properties;
- 1.3 Locate developments to minimize the amount of shadow cast onto the private open space of adjacent properties;
- 1.4 Respect the privacy of adjacent properties through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence;
- 1.5 Locate parking and garages within the rear yard with direct access from the lane.
- 1.6 Enhance interior daylighting without creating overlook into adjacent properties, with elements such as skylights, clerestory windows or obscured glazing.
- 1.7 Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness.”

And replacing it with:

- “1.2 The repetition of a building design should be avoided on the same block and especially on neighbouring properties. Also, fast track infill designs must not be repeated on any neighbouring property, nor appear on any corner lot.
- 1.3 Design buildings to limit the real or perceived height difference between adjacent properties;
- 1.4 Locate developments to minimize the amount of shadow cast onto the private open space of adjacent properties;
- 1.5 Respect the privacy of adjacent properties through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence;
- 1.6 Locate parking and garages within the rear yard with direct access from the lane.
- 1.7 Enhance interior daylighting without creating overlook into adjacent properties, with elements such as skylights, clerestory windows or obscured glazing.
- 1.8 Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness.”
- 3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first 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. 12186

TA21-0003 – Amendment to Section 13 - Urban Residential Zones RU7 – Infill Housing

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

1. THAT **Section 13 – Urban Residential Zones, Section 13.17 RU7 – Infill Housing, 13.17.3 Secondary Uses** be amended by deleting the following:

- “(b) **group homes, minor**
- “(c) **home based businesses, minor**
- “(d) **secondary suite**
- “(e) **short term rental accommodation** subject to Section 9.17 of this bylaw”

And replacing it with:

- “(b) **group homes, minor** (only in circumstances described in Section 13.17.8(a))
- “(c) **home based businesses, minor**
- “(d) **home based businesses, major** (only in circumstances described in Section 13.17.8(b))
- “(e) **secondary suite** (only in circumstances described in Section 13.17.8(c))
- “(f) **short term rental accommodation** subject to Section 9.17 of this bylaw”

2. AND THAT **Section 13 – Urban Residential Zones, Section 13.17 RU7 – Infill Housing, 13.17.4 Buildings and Structures Permitted** be amended by deleting the following:

- “(a) **single detached house** which may contain a **secondary suite** if the secondary suite was legally in existence prior to *(date subject Bylaw is adopted)*. ”

And replacing it with:

- “(a) **single detached house**”

3. AND THAT **Section 13 – Urban Residential Zones, Section 13.17 RU7 – Infill Housing, 13.17.6 Development Regulations** be amended by deleting the following:

- “(a) The maximum site coverage is 55%.”

And replacing it with:

- “(a) The maximum site coverage is 55% provided that the maximum site coverage of buildings, driveways, and parking areas is 60%. This may be increased by 5% (to a maximum of 65%) for permeable drive surfaces and parking.”

4. AND THAT **Section 13 – Urban Residential Zones, Section 13.17 RU7 – Infill Housing, 13.17.8 Other Regulations** be amended by deleting the following:

- “(a) Minor group homes are only permitted in **single dwelling housing**.

- (b) Where a **site** has access to a **lane**, vehicular access is only permitted from the **lane**. Otherwise, vehicular access may be taken from the **front yard**, or where a property has two **street frontages**, access shall be taken from the **street frontage** which is not the **front yard**.
- (c) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9."

And replacing it with:

- "(a) Minor group homes are only permitted in **single dwelling housing**.
 - (b) **Home based businesses, major** are only permitted where two or fewer dwellings exist on the parcel.
 - (c) A **secondary suite** is only permitted in a single-detached house, where a maximum of one **secondary suite** is permitted per parcel.
 - (d) Where a **site** has access to a **lane**, vehicular access is only permitted from the **lane**. Otherwise, vehicular access may be taken from the **front yard**, or where a property has two **street frontages**, access shall be taken from the **street frontage** which is not the **front yard**.
 - (e) A minimum 1.1m wide lit pathway must be provided between the front lot line and the entrance of each dwelling unit.
 - (f) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9."
5. 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

Approved under the Transportation Act this

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: March 22, 2021
To: Council
From: City Manager
Department: Development Planning
Application: OCP21-0001 Z20-0083 **Owner:** Multiple Owners
Address: Aberdeen St, Burnett St, **Applicant:** City of Kelowna
Glenwood Ave, Woodlawn St
Subject: RU7 – Infill Housing, Additional City-Initiated Rezoning

1. Recommendation:

THAT Council receives, for information, the report from the Development Planning Department dated March 22, 2021, with respect to rezoning select properties to the RU7 Infill Housing zone;

AND THAT Official Community Plan Map Amendment Application No. OCP21-0001 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of the lots listed in Schedule “A” from the S2RES - Single / Two Unit Residential designation to the SIH – Sensitive Infill Housing 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 Rezoning Application No. Z20-0083 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of the lots listed in Schedule “A” from the RU6 – Two Dwelling Housing zone to the RU7 – Infill Housing zone, be considered by Council;

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

AND FURTHER THAT Council direct Staff to consult with the property owners of 44 additional properties under consideration for rezoning to the RU7 zone as outlined in the RU7 Rezoning Report from the Development Planning Department, dated March 22, 2021.

2. Purpose:

To rezone 70 properties in the Hospital Area to the RU7 – Infill Housing zone in accordance with previous Council direction; and to change the future land use designation of these lots to SIH – Sensitive Infill Housing to accompany the change in zone. Also, to consider rezoning 44 additional

properties to the RU7- Infill Housing zone that had previously been identified as having high potential to be incorporated in the zone.

3. Background:

On January 16, 2017, Council adopted the RU7 – Infill Housing zone and its associated design guidelines and processes. The RU7 zone was designed to better accommodate a diversity of housing forms, better known as 'missing middle' housing, in areas of the Urban Core that had previously accommodated only single and two unit housing. Among the zone's prominent features are the following: the zone was designed to allow for between 2-4 units on a single lot, depending on lot size; to allow for relaxed parking requirements; and to exhibit high-quality design, based on an open design competition.

On January 16, 2017, Council also rezoned over 800 properties in the city to the new RU7 zone. The 800+ properties were located in neighbourhoods near Downtown and South Pandosy, where the new zone was deemed to be most appropriate. These properties are shown in Attachment A. From the beginning, numerous other properties in these neighbourhoods were identified as having high potential to be rezoned to RU7. However, for a host of reasons, it was decided to wait until a further date to consider rezoning these properties.

4. Adding Select Properties to the RU7 Zone

4a. Properties in the Hospital Area

A significant number of properties identified early on as having high potential to be rezoned to the RU7 zone are located in the vicinity of the Kelowna General Hospital (KGH). Since staff were then planning a comprehensive plan for the Hospital Area to address land use, it was decided to wait until the Hospital Area Plan was complete to determine which properties to recommend rezoning to RU7.

Once complete, the Hospital Area Plan determined that 70 properties are appropriate to be rezoned to RU7 at this stage. The 70 properties were presented to Council on January 28, 2019, and Council endorsed the staff recommendation to rezone these properties. The properties are show in Map 1 below and listed in Appendix A. Updated consultation with the Development Engineering Department has confirmed that the additional density can be accommodated in the area, and there may be an opportunity to include some green infrastructure as redevelopment occurs to handle stormwater drainage. One recommendation of this Report is that Council give 1st and 2nd Reading to the Bylaw to rezone these properties to RU7, and that the Bylaw be forwarded to Public Hearing.

Map 1.

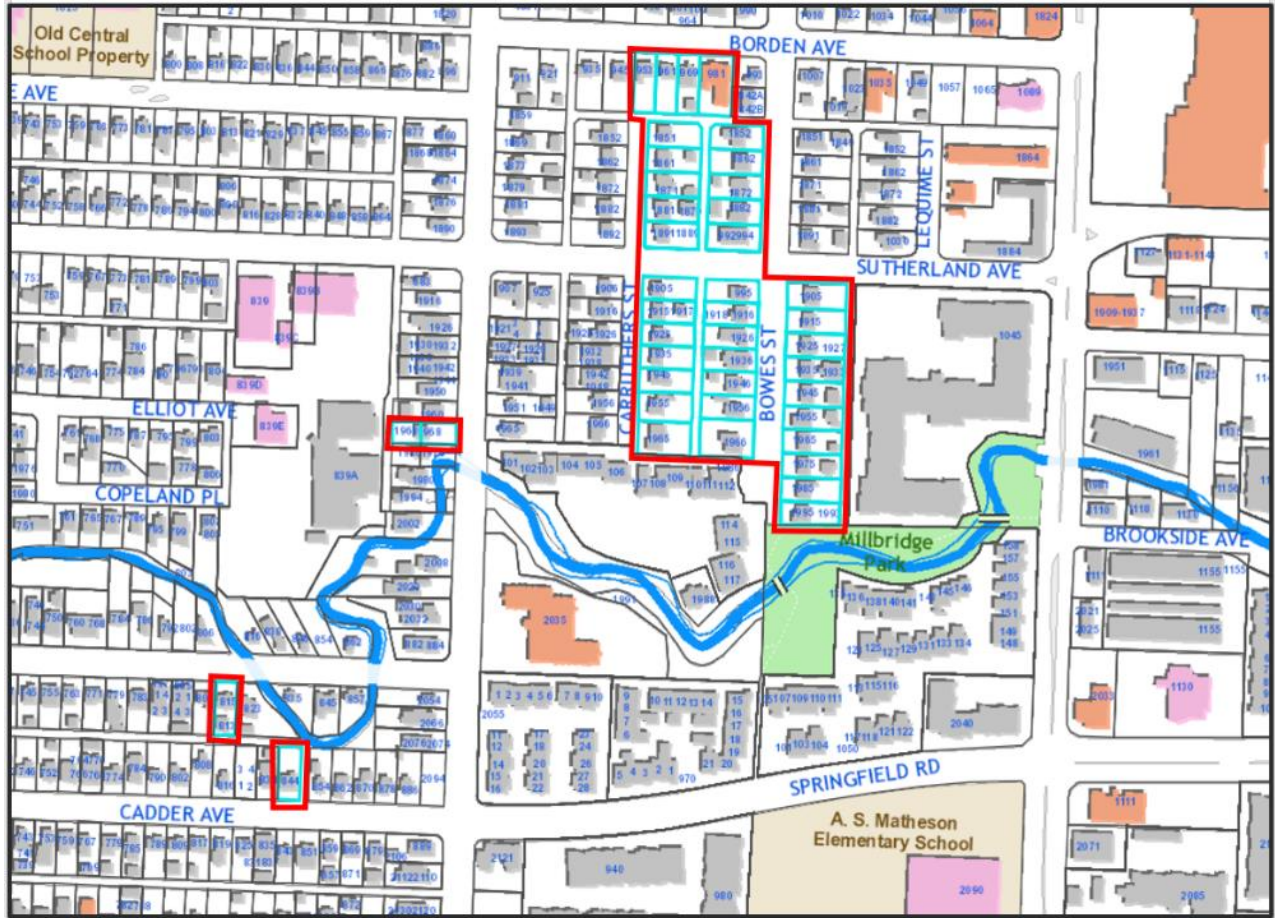


4b. Additional Properties

Aside from the properties in the Hospital Area, several other properties in neighbourhoods near Downtown were also identified early on as having high potential to be rezoned to RU7. For various reasons, mostly related to site specific issues, it was decided to wait until a further review of these properties could be completed before any might be recommended to be rezoned to RU7. The site specific issues considered included lot size; access to a laneway; proximity to major corridors; proximity to community amenities; and complications caused by proximity to Mill Creek.

The review of these properties is now complete and those considered to be appropriate candidates to rezone to RU7 have been identified. The 44 properties are shown in Maps 2 & 3 below. Staff recommend that the property owners of these lots be consulted regarding the proposed rezoning. Specifically, Staff would send a mail-out informing the property owners of the proposed rezoning, and offer opportunities for giving feedback. Staff would then report back to Council with the results of the public consultation process, and further recommendations for moving forward.

Map 2:



Map 3.



5. Summary

The RU7 zone has largely proven to be a successful way to integrate missing middle housing forms into existing neighbourhoods close to transit, services and amenities. The RU7 zone continues to expand the variety of housing options available to Kelowna residents in these zoned areas.

This report recommends rezoning 70 properties in the Hospital Area to the RU7 zone in accordance with direction previously given by Council. Staff have also identified 44 additional properties that are suitable to be rezoned to RU7 and recommend that the City begin consultations with landowners.

6. Internal Circulation:

- Policy & Planning Department Manager
- Development Planning Department Manager
- Planning Manager
- Building & Permitting Manager
- Development Engineering Manager

Submitted by: A.D. Thibeault

Approved for inclusion: Terry Barton, Development Planning Department Manager

cc:

Attachments:

Schedule A: Legal and Civic Addresses of Lots to be Rezoned and Future Land Use Changed

Attachment A: Map of Lots Originally Zoned RU7 – Infill Housing

Attachment B: Engineering Memo

SCHEDULE

A

This forms part of application

OCP21-0001 Z20-0083



City of
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RU7 Hospital Area Rezoning Civic Addresses and Legal Addresses

Planner
Initials AT

2155 Aberdeen St	LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2156 Aberdeen St	LOT 37 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2159 Aberdeen St	LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2163 Aberdeen St	LOT 3 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2165 Aberdeen St	LOT 4 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2166 Aberdeen St	LOT 36 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2175 Aberdeen St	LOT 5 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT AND DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2180 Aberdeen St	LOT 35 SECTION 29 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2184 Aberdeen St	LOT 34 SECTION 29 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2192 Aberdeen St	LOT 33 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2200-2202 Aberdeen St	LOT 32 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2206 Aberdeen St	LOT 31 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2212 Aberdeen St	LOT 30 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2219 Aberdeen St	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2221 Aberdeen St	LOT 7 DISTRICT LOT 136 AND OF SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2222 Aberdeen St	LOT 29 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2227 Aberdeen St	LOT 8 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2231-2233 Aberdeen St	LOT 9 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2232 Aberdeen St	LOT 28 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2238-2240 Aberdeen St	LOT 27 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2242 Aberdeen St	LOT 26 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2245 Aberdeen St	LOT 10 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2256 Aberdeen St	LOT 25 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2259 Aberdeen St	LOT 11 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2262 Aberdeen St	LOT 24 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2264 Aberdeen St	LOT 23 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2267 Aberdeen St	LOT 12 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2150 Burnett St	LOT 13 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 11811
2170 Burnett St	LOT 11 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 11811
2180 Burnett St	LOT 10 DISTRICT LOT 136 AND SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 11811

SCHEDULE A

This forms part of application
OCP21-0001 Z20-0083



2220 Burnett St	LOT 7 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 11811
2250 Burnett St	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 11811
729 Glenwood Ave	LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN KAP74953
735 Glenwood Ave	LOT A SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 16129
793 Glenwood Ave	LOT 38 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2157 Woodlawn St	LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2161 Woodlawn St	LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2164 Woodlawn St	LOT B SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 16129
2165 Woodlawn St	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2177 Woodlawn St	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2178 Woodlawn St	LOT 4 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3171
2184-2186 Woodlawn St	LOT 5 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3171
2187 Woodlawn St	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2191-2193 Woodlawn St	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2194 Woodlawn St	LOT 6 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3171
2203 Woodlawn St	LOT 7 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2209 Woodlawn St	LOT 8 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2214 Woodlawn St	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3238
2215 Woodlawn St	LOT 9 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2223 Woodlawn St	LOT 10 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2226 Woodlawn St	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 2726
2231-2233 Woodlawn St	LOT 11 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2234 Woodlawn St	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 2726
2241-2243 Woodlawn St	LOT 12 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2246 Woodlawn St	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 2726
2247 Woodlawn St	LOT 13 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2252 Woodlawn St	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3250
2253-2255 Woodlawn St	LOT 14 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2258 Woodlawn St	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3250
2263 Woodlawn St	LOT 15 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2268-2270 Woodlawn St	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3250
2271 Woodlawn St	LOT 16 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2274 Woodlawn St	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3766

SCHEDULE A

This forms part of application
OCP21-0001 Z20-0083



2158 Burnett St	STRATA LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1219 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2160 Burnett St	STRATA LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1219 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2188 Burnett St	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2968 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2190 Burnett St	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2968 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2208 Burnett St	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3290 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2210 Burnett St	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3290 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2228 Burnett St	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3295 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2230 Burnett St	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3295 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2236 Burnett St	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS5106 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2240 Burnett St	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS5106 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2260 Burnett St	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS231 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

2266 Burnett St	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS231 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2200 Woodlawn St	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS6280 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2206 Woodlawn St	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS6280 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

SCHEDULE A

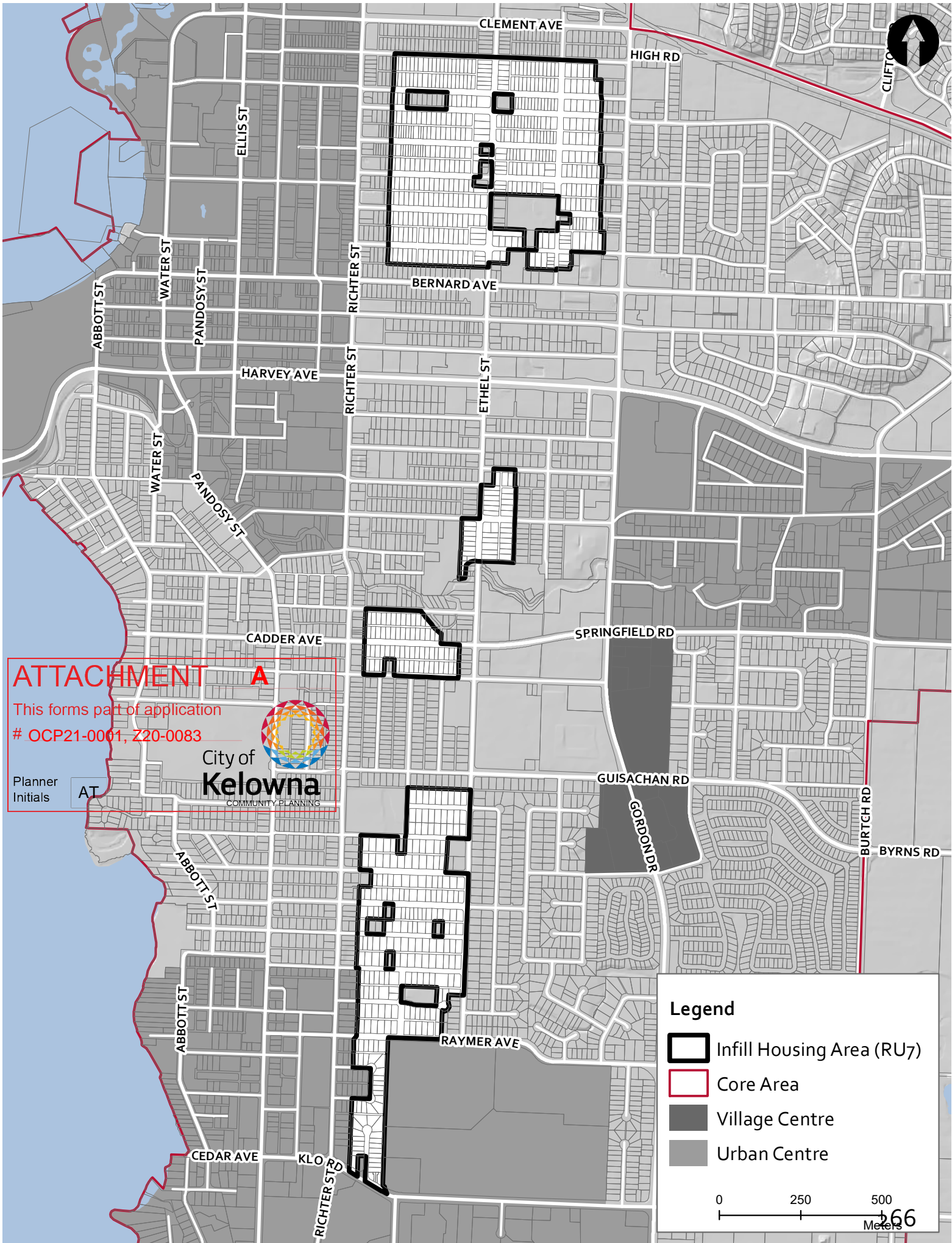
This forms part of application
OCP21-0001 Z20-0083

Planner
Initials

AT



City of
Kelowna
COMMUNITY PLANNING



ATTACHMENT A





This forms part of application
OCP21-0001, Z20-0083

Planner Initials
AT



City of
Kelowna
COMMUNITY PLANNING

Legend

-  Infill Housing Area (RU7)
-  Core Area
-  Village Centre
-  Urban Centre

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CITY OF KELOWNA
MEMORANDUM

Date: November 17, 2020
File No.: Z20-0083
To: Urban Planning (AT)
From: Development Engineering Manager (JK)
Subject: Aberdeen St., Burnett St., Glenwood Ave., Woodlawn St.

ATTACHMENT B

This forms part of application
OCP21-0001, Z20-0083

Planner Initials AT

City of
Kelowna
COMMUNITY PLANNING



RU6 to RU7

The Development Engineering Branch has 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. A City initiative to rezone 70 properties in the Hospital Area from the RU6 Two Dwelling Housing zone to the RU7 Infill Housing zone.

1) SITE-RELATED ISSUES

- a) Aberdeen St. road cross-section should be designed to a SS-R7.
- b) Burnett St. road cross-section should be designed to a SS-R3. An evenly reduced boulevard on both sides of Burnett St. will achieve the SS-R3 design based off the centreline.
- c) Woodlawn St. road cross-section should be designed to a SS-R4 with a 15.0m ROW. 0.57m road dedication will be required along all properties on each side on Woodlawn St.
- d) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.
- e) Consideration for garbage collection and emergency services should be addressed prior to rezoning of this area.

2) ROAD IMPROVEMENTS

- a) All properties within this rezoning application will be required to pay a cash-in-lieu payment for their frontage works based off a City of Kelowna calculation from Development Engineering prior to the Building Permit being issued.
- b) Lane upgrades will be required as this will now be the primary access for this RU7 area.

3) WATER

- a) Comments from Utility Planning
 - i. The existing potable water supply network servicing the subject area provides adequate capacity during existing and future scenarios, even when including

the proposed rezoning of the 70 properties in question. No capacity upgrades are recommended at this time. Given the existing materials and age, it is noted that some of the existing infrastructure will be coming to the end of its ultimate usable service life during the 2030 future scenario.

4) SANITARY

a) Comments from Utility Planning

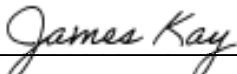
- i. The existing sanitary sewer network servicing the subject area provides adequate hydraulic capacity during existing and future scenarios, even when including the proposed rezoning of the 70 properties in question. It is noted that design capacity is nearly reached during the proposed future scenario; and given the flat nature of the existing sewers in the area, any further densification will likely trigger upsizing of the downstream sewers leading to Lift Station. Background research on the Birch Lift Station confirms that the current configuration of the station and its respective force-main would provide adequate hydraulic capacity for the future scenario with approximately 50 l/s firm capacity. Given the existing materials and age, it is noted that the existing infrastructure will be coming to the end of its ultimate usable service life during the 2040 future scenario.

5) DRAINAGE

- a) A neighbourhood SWMP design is recommended to avoid any unintended drainage/flood risk within this rezoning area.

6) POWER AND TELECOMMUNICATION SERVICES

- a) All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.
- b) A full analysis of the full build out of this RU7 block should be completed by Forties electric to identify all upgrades that would be required, such as new transformer, pole locations, etc... This cost should be equally distributed to each development per road.



 James Kay, P. Eng.
 Development Engineering Manager
 AS

ATTACHMENT B

This forms part of application
 # OCP21-0001, Z20-0083

Planner
Initials

AT


City of Kelowna
COMMUNITY PLANNING



Z20-0083 & OCP21-0001 Multiple Addresses

Rezoning and OCP Amendment Application



Proposal

- ▶ To rezone 70 properties in the Hospital Area to the RU7 – Infill Housing zone in accordance with previous Council direction;
- ▶ And to change the future land use designation of these lots to SIH – Sensitive Infill Housing to accompany the change in zone.
- ▶ Also, to consider rezoning 44 additional properties to the RU7- Infill Housing zone that had previously been identified as having high potential to be incorporated in the zone.

Development Process

Sept. 18, 2021

Development Application Submitted



Staff Review & Circulation



Mar. 9, 2021

Public Notification Received



Mar. 22, 2021

Initial Consideration



Public Hearing
Second & Third Readings



Final Reading
DP & Variances



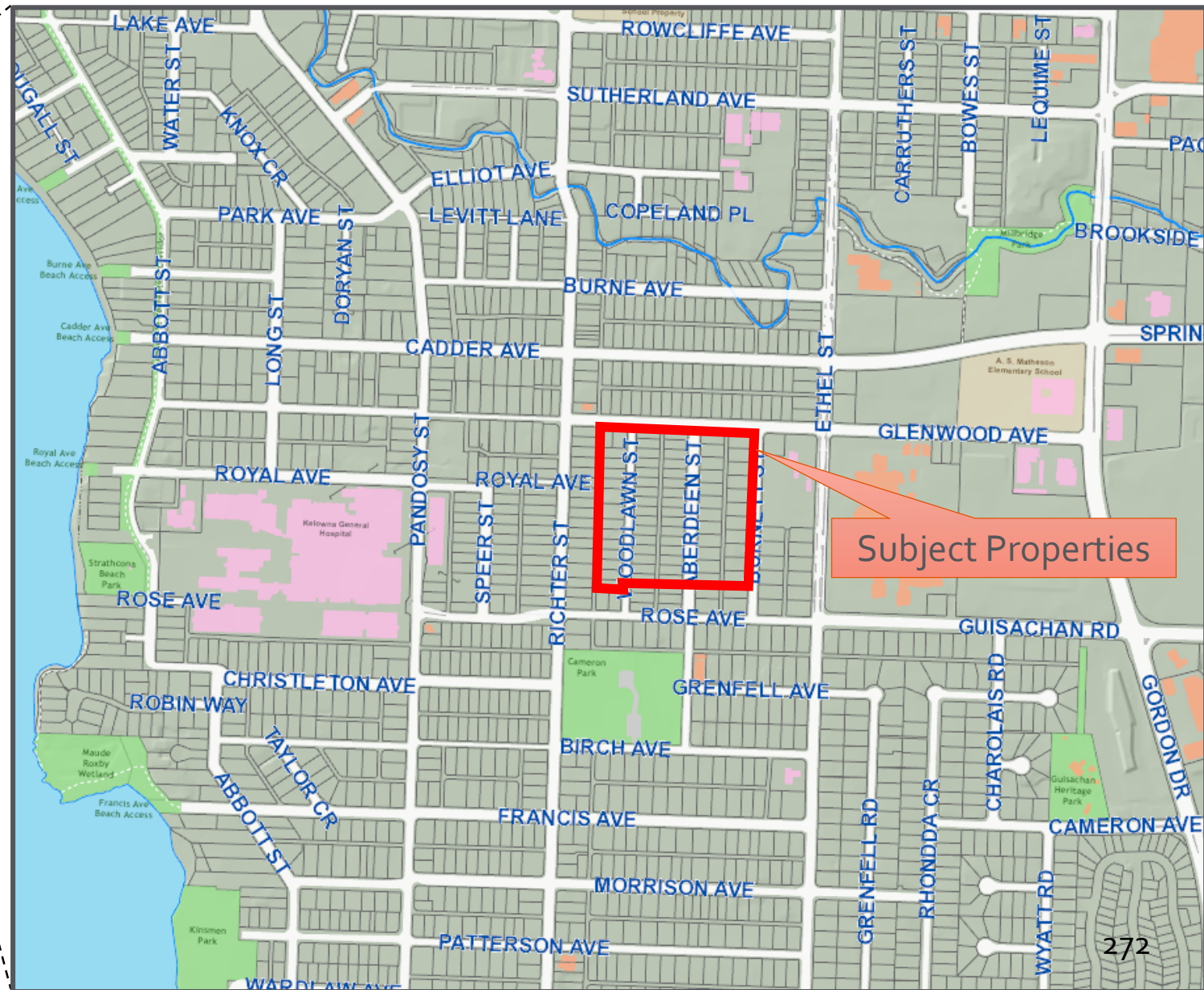
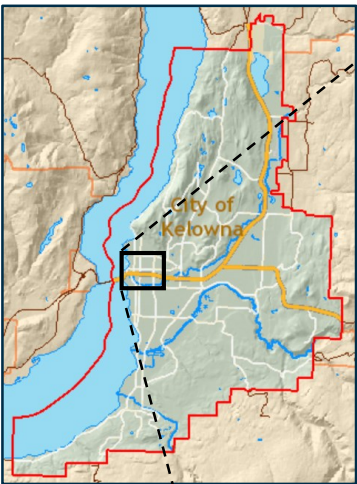
Building Permit



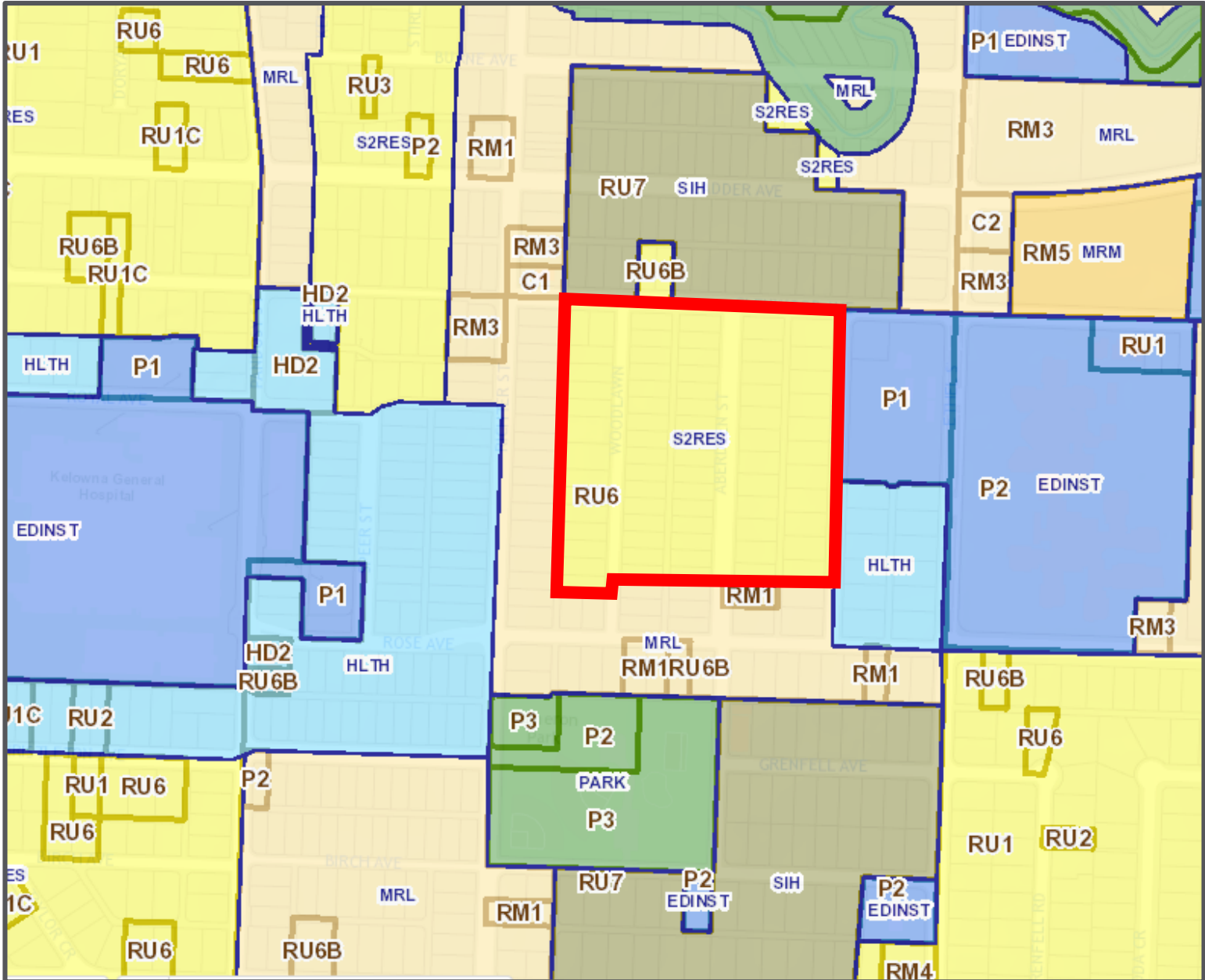
Council
Approvals



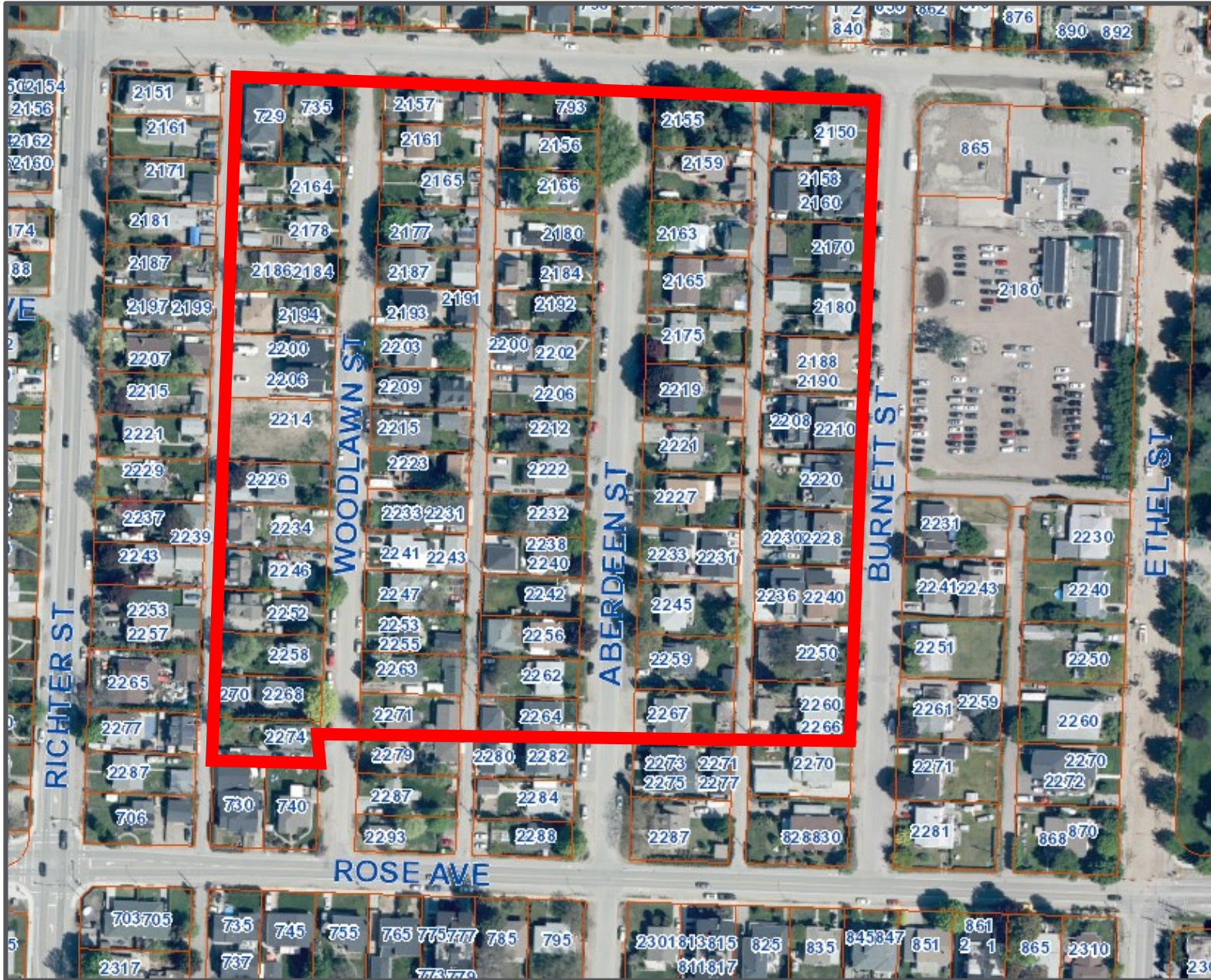
Context Map



OCP Future Land Use / Zoning



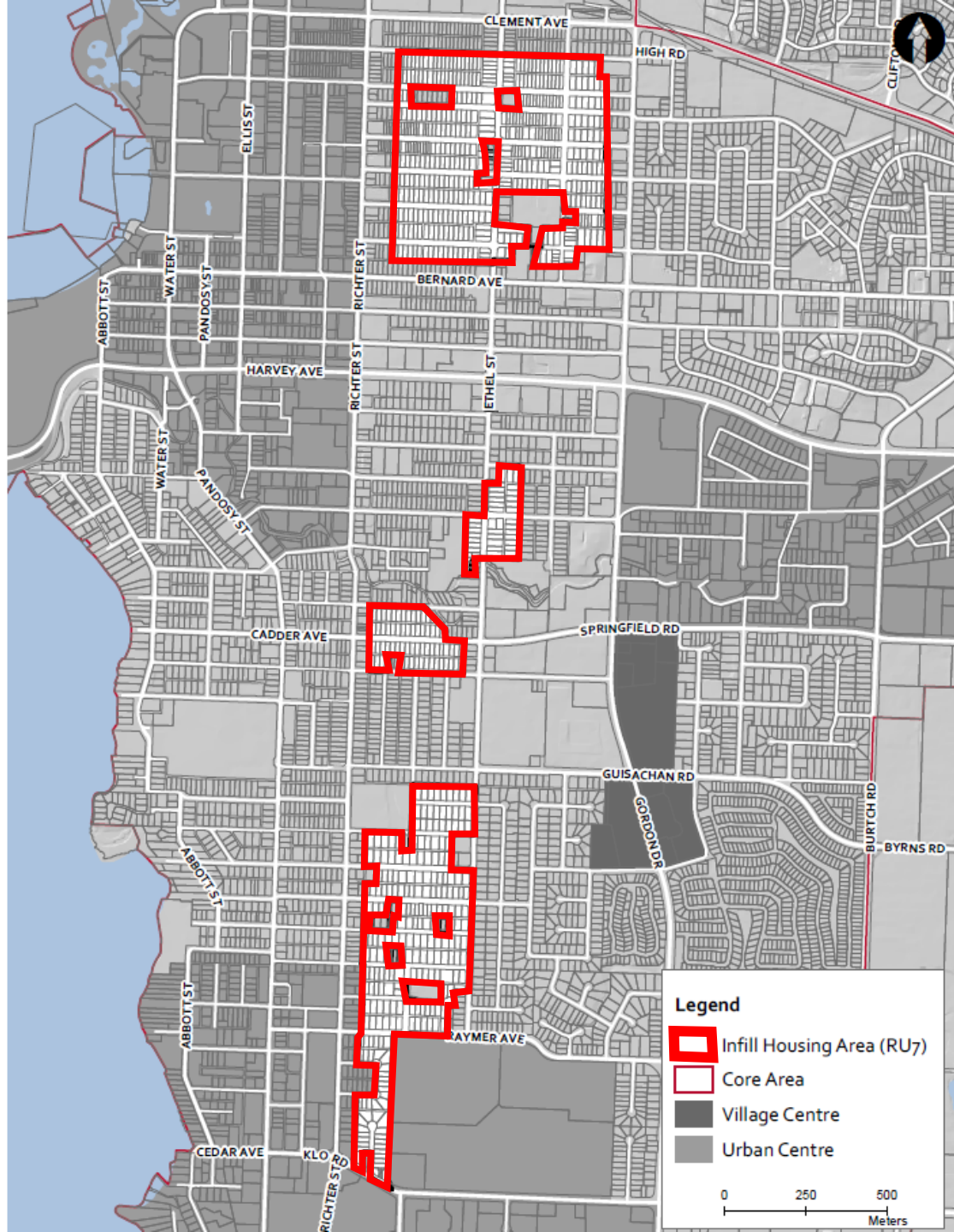
Subject Property Map



Background

- ▶ On January 16, 2017, Council adopted the RU7 – Infill Housing zone and its associated design guidelines and processes.
- ▶ The RU7 zone was designed to better accommodate a diversity of housing forms, better known as ‘missing middle’ housing
 - ▶ RU7 allows for up to 4 dwellings on a lot
- ▶ On January 16, 2017, Council also rezoned over 800 properties in the city to the new RU7 zone
 - ▶ Downtown & South Pandosy

Properties Originally Zoned RU7



Background

- ▶ Numerous other properties were identified as having high potential to be rezoned to RU7
- ▶ A significant number in the vicinity of the Kelowna General Hospital (KGH).
- ▶ Staff were then planning a comprehensive plan for the Hospital Area, and it was decided to wait until the Hospital Area Plan (with associated public consultation) was complete to determine which properties to recommend rezoning to RU7

Background

- ▶ Once complete, the Hospital Area Plan determined that 70 properties are appropriate to be rezoned to RU7 at this stage
- ▶ The 70 properties were presented to Council on January 28, 2019
 - ▶ Council endorsed the Staff recommendation to rezone these properties
- ▶ Updated consultation with Dev. Engineering Dept. confirms the additional density can be accommodated in the area
 - ▶ May be an opportunity to include some green infrastructure as redevelopment occurs to handle stormwater drainage

Project/technical details

- ▶ It is now asked that Council give 1st and 2nd Reading to the Bylaw to rezone these properties to RU7
 - ▶ With accompanying OCP Amendment to SIH – Sensitive Infill Housing
- ▶ And that the Bylaw be forwarded to Public Hearing

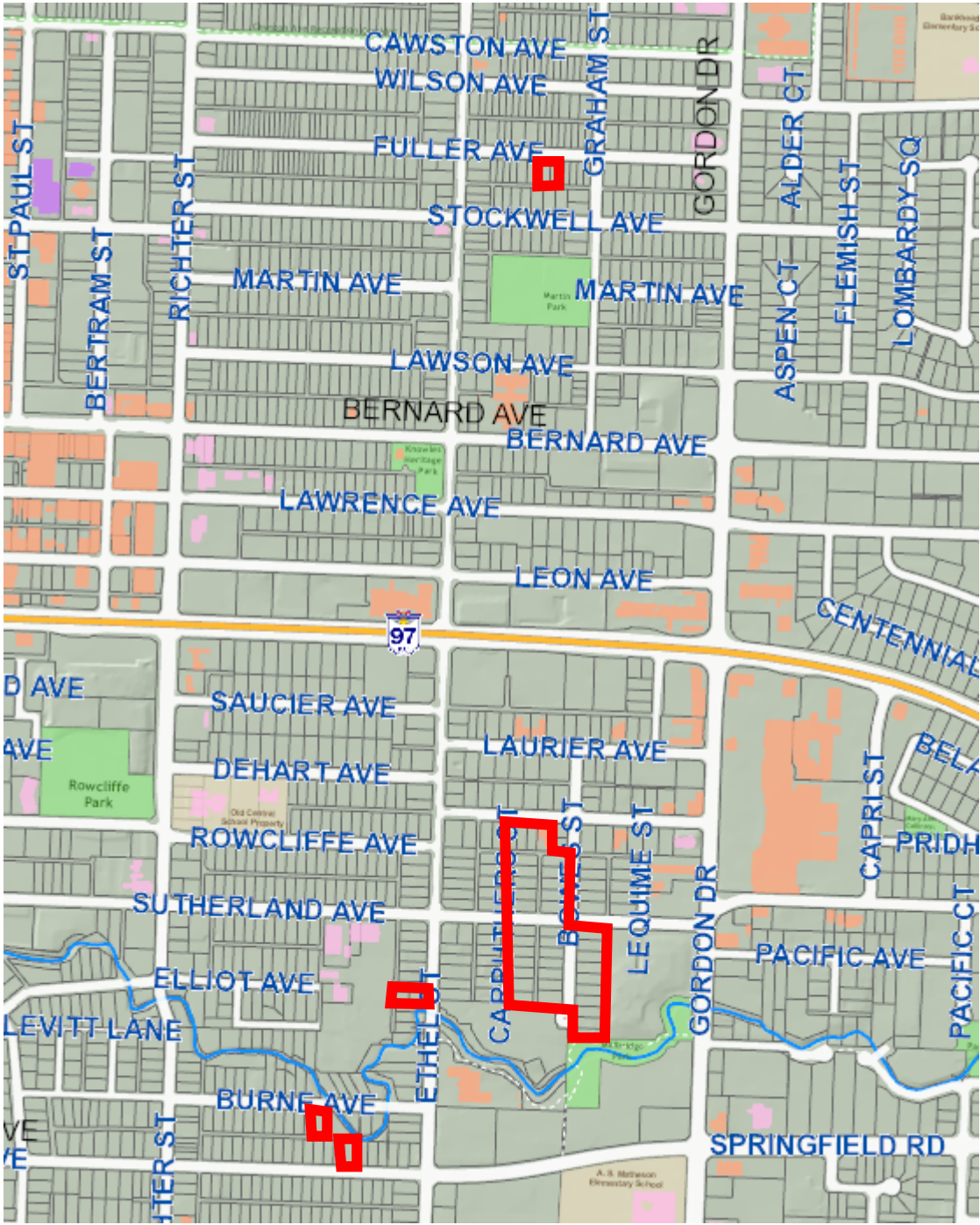
Additional Properties

- ▶ Several other properties in neighbourhoods near Downtown were also identified early on as having high potential to be rezoned to RU7
- ▶ For site specific issues, it was decided to wait until a further review of these properties could be completed before any might be recommended to be rezoned to RU7
 - ▶ Lot size
 - ▶ Access to a laneway
 - ▶ Proximity to major corridors
 - ▶ Proximity to community amenities
 - ▶ Complications caused by proximity to Mill Creek

Additional Properties

- ▶ After review, 44 additional properties have been identified as being appropriate to be incorporated in the RU7 zone.
- ▶ These properties are shown in the Map below:

Additional Properties



Additional Properties

- ▶ Staff recommend the property owners of these lots be consulted regarding the proposed rezoning
- ▶ Staff would then report back to Council with the results of the public consultation process, and further recommendations for moving forward

Development Policy

- ▶ Rezoning properties to RU7 in select areas:
 - ▶ Promotes compact urban form as it makes use of existing infrastructure
 - ▶ Promotes sensitive infill in areas previously confined to single and two unit housing

Staff Recommendation

- ▶ Staff support rezoning the 70 properties in the Hospital Area to RU7
- ▶ Additionally, Staff are in favour of beginning public consultation with the property owners of the 44 additional properties identified as being appropriate to be rezoned to RU7



Conclusion of Staff Remarks

CITY OF KELOWNA

BYLAW NO. 12188

Official Community Plan Amendment No. OCP21-0001 Aberdeen St, Burnett St, Glenwood Ave and Woodlawn St

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 parcels outlined in Schedule 'A' attached to and forming part of this bylaw, located on Aberdeen Street, Burnett Street, Glenwood Avenue and Woodlawn Street, Kelowna, B.C., from the S2RES – Single/Two Unit Residential designation to the SIH – Sensitive Infill Housing 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

Schedule A: OCP21-0001

No.	Legal Description	Address	Parcel Identifier Number	Current Future Land Use	Proposed Future Land Use
1.	LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2155 Aberdeen Street	010-561-935	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
2.	LOT 37 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2156 Aberdeen Street	006-915-191	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
3.	LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2159 Aberdeen Street	010-561-943	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
4.	LOT 3 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2163 Aberdeen Street	008-001-049	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
5.	LOT 4 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2165 Aberdeen Street	010-561-951	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
6.	LOT 36 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2166 Aberdeen Street	006-589-090	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
7.	LOT 5 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT AND DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2175 Aberdeen Street	010-561-994	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
8.	LOT 35 SECTION 29 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2180 Aberdeen Street	011-793-023	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
9.	LOT 34 SECTION 29 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2184 Aberdeen Street	011-793-015	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
10.	LOT 33 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2192 Aberdeen Street	011-793-007	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
11.	LOT 32 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2200-2202 Aberdeen Street	011-792-990	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
12.	LOT 31 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2206 Aberdeen Street	011-792-981	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
13.	LOT 30 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2212 Aberdeen Street	006-814-093	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
14.	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2219 Aberdeen Street	010-562-028	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
15.	LOT 7 DISTRICT LOT 136 AND OF SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2221 Aberdeen Street	008-418-560	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
16.	LOT 29 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2222 Aberdeen Street	001-476-904	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
17.	LOT 8 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2227 Aberdeen Street	010-562-036	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)

18.	LOT 9 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2231-2233 Aberdeen Street	010-562-052	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
19.	LOT 28 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2232 Aberdeen Street	011-792-973	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
20.	LOT 27 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2238-2240 Aberdeen Street	001-657-861	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
21.	LOT 26 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2242 Aberdeen Street	011-792-965	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
22.	LOT 10 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2245 Aberdeen Street	010-562-061	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
23.	LOT 25 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2256 Aberdeen Street	011-792-957	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
24.	LOT 11 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2259 Aberdeen Street	008-420-203	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
25.	LOT 24 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2262 Aberdeen Street	011-792-949	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
26.	LOT 23 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2264 Aberdeen Street	005-486-211	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
27.	LOT 12 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2267 Aberdeen Street	010-562-079	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
28.	LOT 13 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2150 Burnett Street	009-456-490	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
29.	LOT 11 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2170 Burnett Street	002-764-806	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
30.	LOT 10 DISTRICT LOT 136 AND SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2180 Burnett Street	009-456-465	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
31.	LOT 7 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2220 Burnett Street	009-456-431	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
32.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2250 Burnett Street	009-456-392	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
33.	LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN KAP74953	729 Glenwood Avenue	025-847-830	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
34.	LOT A SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 16129	735 Glenwood Avenue	008-694-729	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
35.	LOT 38 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	793 Glenwood Avenue	008-939-292	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
36.	LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2157 Woodlawn Street	005-814-472	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)

37.	LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2161 Woodlawn Street	001-993-275	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
38.	LOT B SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 16129	2164 Woodlawn Street	008-694-737	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
39.	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2165 Woodlawn Street	002-981-980	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
40.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2177 Woodlawn Street	001-717-723	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
41.	LOT 4 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3171	2178 Woodlawn Street	010-941-118	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
42.	LOT 5 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3171	2184-2186 Woodlawn Street	006-517-081	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
43.	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2187 Woodlawn Street	011-792-825	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
44.	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2191-2193 Woodlawn Street	011-792-841	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
45.	LOT 6 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3171	2194 Woodlawn Street	006-496-253	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
46.	LOT 7 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2203 Woodlawn Street	011-792-850	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
47.	LOT 8 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2209 Woodlawn Street	011-792-868	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
48.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3238	2214 Woodlawn Street	010-873-724	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
49.	LOT 9 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2215 Woodlawn Street	001-696-548	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
50.	LOT 10 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2223 Woodlawn Street	011-792-876	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
51.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 2726	2226 Woodlawn Street	010-970-690	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
52.	LOT 11 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2231-2233 Woodlawn Street	011-792-884	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
53.	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 2726	2234 Woodlawn Street	010-970-711	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
54.	LOT 12 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2241-2243 Woodlawn Street	011-792-892	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
55.	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 2726	2246 Woodlawn Street	010-970-720	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
56.	LOT 13 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2247 Woodlawn Street	011-792-906	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)

57.	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3250	2252 Woodlawn Street	001-469-673	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
58.	LOT 14 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2253-2255 Woodlawn Street	004-578-155	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
59.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3250	2258 Woodlawn Street	003-442-349	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
60.	LOT 15 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2263 Woodlawn Street	011-792-914	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
61.	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3250	2268-2270 Woodlawn Street	010-870-296	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
62.	LOT 16 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2271 Woodlawn Street	001-585-533	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
63.	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3766	2274 Woodlawn Street	010-735-101	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
64.	STRATA LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1219 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2158 Burnett Street	029-066-298	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
65.	STRATA LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1219 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2160 Burnett Street	029-066-301	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
66.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2968 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2190 Burnett Street	026-586-495	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
67.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2968 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2188 Burnett Street	026-586-509	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)

68.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3290 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2210 Burnett Street	027-194-710	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
69.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3290 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2208 Burnett Street	027-194-728	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
70.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3295 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2228 Burnett Street	027-209-547	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
71.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3295 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2230 Burnett Street	027-209-555	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
72.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS5106 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2240 Burnett Street	031-051-383	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
73.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS5106 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2236 Burnett Street	031-051-391	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
74.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS231 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2260 Burnett Street	028-300-394	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
75.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS231 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2266 Burnett Street	028-300-408	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)

76.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS6280 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2200 Woodlawn Street	030-942-934	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
77.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS6280 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2206 Woodlawn Street	030-942-942	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)

CITY OF KELOWNA

BYLAW NO. 12189

Z20-0083

Aberdeen St, Burnett St, Glenwood Ave and Woodlawn St

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 parcels outlined in Schedule "B" attached to and forming part of this bylaw located on Aberdeen Street, Burnett Street, Glenwood Avenue and Woodlawn Street, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RU7 – Infill 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

Schedule B: Z20-0083

No.	Legal Description	Address	Parcel Identifier Number	Current Zoning	Proposed Zoning
1.	LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2155 Aberdeen Street	010-561-935	RU6 – Two Dwelling Housing	RU7 – Infill Housing
2.	LOT 37 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2156 Aberdeen Street	006-915-191	RU6 – Two Dwelling Housing	RU7 – Infill Housing
3.	LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2159 Aberdeen Street	010-561-943	RU6 – Two Dwelling Housing	RU7 – Infill Housing
4.	LOT 3 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2163 Aberdeen Street	008-001-049	RU6 – Two Dwelling Housing	RU7 – Infill Housing
5.	LOT 4 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2165 Aberdeen Street	010-561-951	RU6 – Two Dwelling Housing	RU7 – Infill Housing
6.	LOT 36 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2166 Aberdeen Street	006-589-090	RU6 – Two Dwelling Housing	RU7 – Infill Housing
7.	LOT 5 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT AND DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2175 Aberdeen Street	010-561-994	RU6 – Two Dwelling Housing	RU7 – Infill Housing
8.	LOT 35 SECTION 29 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2180 Aberdeen Street	011-793-023	RU6 – Two Dwelling Housing	RU7 – Infill Housing
9.	LOT 34 SECTION 29 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2184 Aberdeen Street	011-793-015	RU6 – Two Dwelling Housing	RU7 – Infill Housing
10.	LOT 33 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2192 Aberdeen Street	011-793-007	RU6 – Two Dwelling Housing	RU7 – Infill Housing
11.	LOT 32 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2200-2202 Aberdeen Street	011-792-990	RU6 – Two Dwelling Housing	RU7 – Infill Housing
12.	LOT 31 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2206 Aberdeen Street	011-792-981	RU6 – Two Dwelling Housing	RU7 – Infill Housing
13.	LOT 30 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2212 Aberdeen Street	006-814-093	RU6 – Two Dwelling Housing	RU7 – Infill Housing
14.	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2219 Aberdeen Street	010-562-028	RU6 – Two Dwelling Housing	RU7 – Infill Housing
15.	LOT 7 DISTRICT LOT 136 AND OF SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2221 Aberdeen Street	008-418-560	RU6 – Two Dwelling Housing	RU7 – Infill Housing
16.	LOT 29 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2222 Aberdeen Street	001-476-904	RU6 – Two Dwelling Housing	RU7 – Infill Housing
17.	LOT 8 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2227 Aberdeen Street	010-562-036	RU6 – Two Dwelling Housing	RU7 – Infill Housing
18.	LOT 9 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2231-2233 Aberdeen Street	010-562-052	RU6 – Two Dwelling Housing	RU7 – Infill Housing

19.	LOT 28 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2232 Aberdeen Street	011-792-973	RU6 – Two Dwelling Housing	RU7 – Infill Housing
20.	LOT 27 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2238-2240 Aberdeen Street	001-657-861	RU6 – Two Dwelling Housing	RU7 – Infill Housing
21.	LOT 26 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2242 Aberdeen Street	011-792-965	RU6 – Two Dwelling Housing	RU7 – Infill Housing
22.	LOT 10 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2245 Aberdeen Street	010-562-061	RU6 – Two Dwelling Housing	RU7 – Infill Housing
23.	LOT 25 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2256 Aberdeen Street	011-792-957	RU6 – Two Dwelling Housing	RU7 – Infill Housing
24.	LOT 11 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2259 Aberdeen Street	008-420-203	RU6 – Two Dwelling Housing	RU7 – Infill Housing
25.	LOT 24 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2262 Aberdeen Street	011-792-949	RU6 – Two Dwelling Housing	RU7 – Infill Housing
26.	LOT 23 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2264 Aberdeen Street	005-486-211	RU6 – Two Dwelling Housing	RU7 – Infill Housing
27.	LOT 12 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2267 Aberdeen Street	010-562-079	RU6 – Two Dwelling Housing	RU7 – Infill Housing
28.	LOT 13 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2150 Burnett Street	009-456-490	RU6 – Two Dwelling Housing	RU7 – Infill Housing
29.	LOT 11 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2170 Burnett Street	002-764-806	RU6 – Two Dwelling Housing	RU7 – Infill Housing
30.	LOT 10 DISTRICT LOT 136 AND SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2180 Burnett Street	009-456-465	RU6 – Two Dwelling Housing	RU7 – Infill Housing
31.	LOT 7 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2220 Burnett Street	009-456-431	RU6 – Two Dwelling Housing	RU7 – Infill Housing
32.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2250 Burnett Street	009-456-392	RU6 – Two Dwelling Housing	RU7 – Infill Housing
33.	LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN KAP74953	729 Glenwood Avenue	025-847-830	RU6 – Two Dwelling Housing	RU7 – Infill Housing
34.	LOT A SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 16129	735 Glenwood Avenue	008-694-729	RU6 – Two Dwelling Housing	RU7 – Infill Housing
35.	LOT 38 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	793 Glenwood Avenue	008-939-292	RU6 – Two Dwelling Housing	RU7 – Infill Housing
36.	LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2157 Woodlawn Street	005-814-472	RU6 – Two Dwelling Housing	RU7 – Infill Housing
37.	LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2161 Woodlawn Street	001-993-275	RU6 – Two Dwelling Housing	RU7 – Infill Housing
38.	LOT B SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 16129	2164 Woodlawn Street	008-694-737	RU6 – Two Dwelling Housing	RU7 – Infill Housing

39.	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2165 Woodlawn Street	002-981-980	RU6 – Two Dwelling Housing	RU7 – Infill Housing
40.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2177 Woodlawn Street	001-717-723	RU6 – Two Dwelling Housing	RU7 – Infill Housing
41.	LOT 4 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3171	2178 Woodlawn Street	010-941-118	RU6 – Two Dwelling Housing	RU7 – Infill Housing
42.	LOT 5 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3171	2184-2186 Woodlawn Street	006-517-081	RU6 – Two Dwelling Housing	RU7 – Infill Housing
43.	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2187 Woodlawn Street	011-792-825	RU6 – Two Dwelling Housing	RU7 – Infill Housing
44.	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2191-2193 Woodlawn Street	011-792-841	RU6 – Two Dwelling Housing	RU7 – Infill Housing
45.	LOT 6 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3171	2194 Woodlawn Street	006-496-253	RU6 – Two Dwelling Housing	RU7 – Infill Housing
46.	LOT 7 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2203 Woodlawn Street	011-792-850	RU6 – Two Dwelling Housing	RU7 – Infill Housing
47.	LOT 8 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2209 Woodlawn Street	011-792-868	RU6 – Two Dwelling Housing	RU7 – Infill Housing
48.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3238	2214 Woodlawn Street	010-873-724	RU6 – Two Dwelling Housing	RU7 – Infill Housing
49.	LOT 9 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2215 Woodlawn Street	001-696-548	RU6 – Two Dwelling Housing	RU7 – Infill Housing
50.	LOT 10 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2223 Woodlawn Street	011-792-876	RU6 – Two Dwelling Housing	RU7 – Infill Housing
51.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 2726	2226 Woodlawn Street	010-970-690	RU6 – Two Dwelling Housing	RU7 – Infill Housing
52.	LOT 11 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2231-2233 Woodlawn Street	011-792-884	RU6 – Two Dwelling Housing	RU7 – Infill Housing
53.	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 2726	2234 Woodlawn Street	010-970-711	RU6 – Two Dwelling Housing	RU7 – Infill Housing
54.	LOT 12 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2241-2243 Woodlawn Street	011-792-892	RU6 – Two Dwelling Housing	RU7 – Infill Housing
55.	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 2726	2246 Woodlawn Street	010-970-720	RU6 – Two Dwelling Housing	RU7 – Infill Housing
56.	LOT 13 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2247 Woodlawn Street	011-792-906	RU6 – Two Dwelling Housing	RU7 – Infill Housing
57.	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3250	2252 Woodlawn Street	001-469-673	RU6 – Two Dwelling Housing	RU7 – Infill Housing
58.	LOT 14 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2253-2255 Woodlawn Street	004-578-155	RU6 – Two Dwelling Housing	RU7 – Infill Housing

59.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3250	2258 Woodlawn Street	003-442-349	RU6 – Two Dwelling Housing	RU7 – Infill Housing
60.	LOT 15 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2263 Woodlawn Street	011-792-914	RU6 – Two Dwelling Housing	RU7 – Infill Housing
61.	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3250	2268-2270 Woodlawn Street	010-870-296	RU6 – Two Dwelling Housing	RU7 – Infill Housing
62.	LOT 16 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2271 Woodlawn Street	001-585-533	RU6 – Two Dwelling Housing	RU7 – Infill Housing
63.	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3766	2274 Woodlawn Street	010-735-101	RU6 – Two Dwelling Housing	RU7 – Infill Housing
64.	STRATA LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1219 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2158 Burnett Street	029-066-298	RU6 – Two Dwelling Housing	RU7 – Infill Housing
65.	STRATA LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1219 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2160 Burnett Street	029-066-301	RU6 – Two Dwelling Housing	RU7 – Infill Housing
66.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2968 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2190 Burnett Street	026-586-495	RU6 – Two Dwelling Housing	RU7 – Infill Housing
67.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2968 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2188 Burnett Street	026-586-509	RU6 – Two Dwelling Housing	RU7 – Infill Housing
68.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3290 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2210 Burnett Street	027-194-710	RU6 – Two Dwelling Housing	RU7 – Infill Housing
69.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3290 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2208 Burnett Street	027-194-728	RU6 – Two Dwelling Housing	RU7 – Infill Housing

70.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3295 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2228 Burnett Street	027-209-547	RU6 – Two Dwelling Housing	RU7 – Infill Housing
71.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3295 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2230 Burnett Street	027-209-555	RU6 – Two Dwelling Housing	RU7 – Infill Housing
72.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS5106 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2240 Burnett Street	031-051-383	RU6 – Two Dwelling Housing	RU7 – Infill Housing
73.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS5106 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2236 Burnett Street	031-051-391	RU6 – Two Dwelling Housing	RU7 – Infill Housing
74.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS231 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2260 Burnett Street	028-300-394	RU6 – Two Dwelling Housing	RU7 – Infill Housing
75.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS231 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2266 Burnett Street	028-300-408	RU6 – Two Dwelling Housing	RU7 – Infill Housing
76.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS6280 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2200 Woodlawn Street	030-942-934	RU6 – Two Dwelling Housing	RU7 – Infill Housing
77.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS6280 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2206 Woodlawn Street	030-942-942	RU6 – Two Dwelling Housing	RU7 – Infill Housing

Report to Council



Date: March 22, 2021
To: Council
From: City Manager
Subject: Rezoning Bylaw No. 12171 for Z20-0089 Summary of Correspondence
Department: Office of the City Clerk

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated March 22, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12171;
 AND THAT Rezoning Bylaw No. 12171 be forwarded for further reading consideration.

Purpose:

To receive a summary of correspondence for Rezoning Bylaw No. 12171 and to give the bylaw further reading consideration.

Background:

On January 11, 2021, Council passed a resolution directing staff to recommend that Council waive the Public Hearing for rezoning applications that are consistent with the Official Community Plan, have a recommendation of support from staff and are not expected to generate significant public input based on correspondence received. This resolution is in effect until the Order of the Provincial Health Officer regarding gatherings and events is rescinded or replaced to allow for in-person attendance at public hearings or until Council provides further direction on waiving public hearings.

The public has the opportunity to submit written correspondence for applications where the Public Hearing has been waived. Notification is done through signage on the subject property, newspaper advertisements, and mailouts in accordance with the *Local Government Act* and Development Application Procedures Bylaw No. 10540.

Previous Council Resolution

Resolution	Date
AND THAT Council direct staff to recommend that Council waive the public hearing for rezoning applications that are consistent with the Official	January 11, 2021

Community Plan, have a recommendation of support from staff, and are not expected to generate significant public input based on correspondence received at the time of the report to Council;	
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Discussion:

Rezoning Application Z20-0089 for 4255 Bedford Road was brought forward to Council for initial consideration on March 1, 2021. At this meeting, Council passed a resolution to waive the Public Hearing and correspondence was accepted between March 3, 2021 and March 15, 2021.

The Office of the City Clerk received one piece of correspondence and this has been circulated to Council. They are summarized as follows:

- one letter of support

This application was brought forward with a recommendation of support from the Development Planning Department. Staff are recommending Council proceed with further readings of the Bylaw.

Conclusion:

Following the public notification period, staff are recommending that Council give Rezoning Bylaw No. 12171, located at 4255 Bedford Road, further reading consideration.

Internal Circulation:

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act s. 464(2)

Legal/Statutory Procedural Requirements:

Following the notification period under s. 467 of the *Local Government Act* and upon considering correspondence submitted, Council may choose to:

- give a bylaw further reading consideration,
- advance the bylaw to a Public Hearing, or
- defeat the bylaw.

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: R. Van Huizen, Legislative Technician

Approved for inclusion: S. Fleming, City Clerk

cc: Development Planning

CITY OF KELOWNA

BYLAW NO. 12171

Z20-0089

4255 Bedford Road

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 Section 22 Township 29 ODYD Plan KAP76256 located at Bedford Road, Kelowna, BC from the RR1 – Rural Residential 1 zone to the RR1c – Rural Residential 1 with Carriage House 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 March, 2021.

Public Hearing waived by the Municipal Council this 1st day of March, 2021.

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 22, 2021
To: Council
From: City Manager
Subject: Rezoning Bylaw No. 12179 for Z20-0077 Summary of Correspondence
Department: Office of the City Clerk

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated March 22, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12179;
 AND THAT Rezoning Bylaw No. 12179 be forwarded for further reading consideration.

Purpose:

To receive a summary of correspondence for Rezoning Bylaw No. 12179 and to give the bylaw further reading consideration.

Background:

On January 11, 2021, Council passed a resolution directing staff to recommend that Council waive the Public Hearing for rezoning applications that are consistent with the Official Community Plan, have a recommendation of support from staff and are not expected to generate significant public input based on correspondence received. This resolution is in effect until the Order of the Provincial Health Officer regarding gatherings and events is rescinded or replaced to allow for in-person attendance at public hearings or until Council provides further direction on waiving public hearings.

The public has the opportunity to submit written correspondence for applications where the Public Hearing has been waived. Notification is done through signage on the subject property, newspaper advertisements, and mailouts in accordance with the *Local Government Act* and Development Application Procedures Bylaw No. 10540.

Previous Council Resolution

Resolution	Date
AND THAT Council direct staff to recommend that Council waive the public hearing for rezoning applications that are consistent with the Official	January 11, 2021

Community Plan, have a recommendation of support from staff, and are not expected to generate significant public input based on correspondence received at the time of the report to Council;	
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Discussion:

Rezoning Application Z20-0077 for 4355 Gordon Drive was brought forward to Council for initial consideration on March 1, 2021. At this meeting, Council passed a resolution to waive the Public Hearing and correspondence was accepted between March 3, 2021 and March 15, 2021.

The Office of the City Clerk received one piece of correspondence and this has been circulated to Council. They are summarized as follows:

- one letters of concern/opposition

This application was brought forward with a recommendation of support from the Development Planning Department. Staff are recommending Council proceed with further readings of the Bylaw.

Conclusion:

Following the public notification period, staff are recommending that Council give Rezoning Bylaw No. 12179, located at 4355 Gordon Drive, further reading consideration.

Internal Circulation:

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act s. 464(2)

Legal/Statutory Procedural Requirements:

Following the notification period under s. 467 of the *Local Government Act* and upon considering correspondence submitted, Council may choose to:

- give a bylaw further reading consideration,
- advance the bylaw to a Public Hearing, or
- defeat the bylaw.

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: R. Van Huizen, Legislative Technician

Approved for inclusion: S. Fleming, City Clerk

cc: Development Planning

CITY OF KELOWNA

BYLAW NO. 12179

Z20-0077

4355 Gordon 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 6 District Lot 258 Osoyoos Division Yale District Plan 16742 located at Gordon Drive, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling 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 1st day of March, 2021.

Public Hearing waived by the Municipal Council this 1st day of March, 2021.

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 22, 2021
To: Council
From: City Manager
Subject: 2021 Financial Plan – Carryover budget
Department: Financial Planning

Recommendation:

THAT the 2021 Financial Plan be increased by \$7,636,160 to provide for operating carryover projects and \$164,876,050 for capital carryover projects as summarized in Financial Plan Volume 2.

Purpose:

To present the 2021 Financial Plan - Carryover Budget to Council for approval and inclusion in the 2021 Financial Plan.

Background:

The operating and capital projects listed in the Carryover Budget of the 2021 Financial Plan represent projects that were not able to be completed in 2020 or were originally planned to be completed over multiple years.

As these projects were previously approved by Council, they do not add to the taxation demand for 2021. The projects are funded from reserves, debt, 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 the capital project and operating program carryover requests have been reviewed by the Financial Planning Department to ensure alignment with the criteria outlined in the Carryover Guidelines.

For 2021, 61% of the carryover funding is for projects that were delayed due to external events. This is largely due to the ongoing effects of the COVID-19 pandemic which slowed the progress on many projects in 2020. With respect to the remainder of the projects, 28% are projects that were approved as multi-year, 7% had internal scheduling challenges, 2% are awaiting grant information, 1% for changes in project design and 1% are Council approved or have a policy that direct the carryover of remaining budget.

A detailed discussion of projects included in this volume is not planned. Should Council have questions regarding any specific carryover and would like it discussed at the March 22 meeting, please advise the City Manager in advance and he will arrange for a division representative to be in attendance at the Council meeting.

Considerations applicable to this report:

Financial/Budgetary Considerations:

A consolidated 2021-2025 Five Year Financial Plan will be brought to Council for adoption by bylaw at Final Budget on April 26, 2021. This will immediately precede adoption of the 2021 property tax bylaw, in accordance with Section 165 of the Community Charter.

Considerations not applicable to this report:

Discussion:

Conclusion:

Internal Circulation:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

External Agency/Public Comments:

Communications Comments:

Submitted by:

M. Antunes, Budget Supervisor

Approved for inclusion:



G. Davidson, CPA, CMA Divisional Director Financial Services

Attachment:

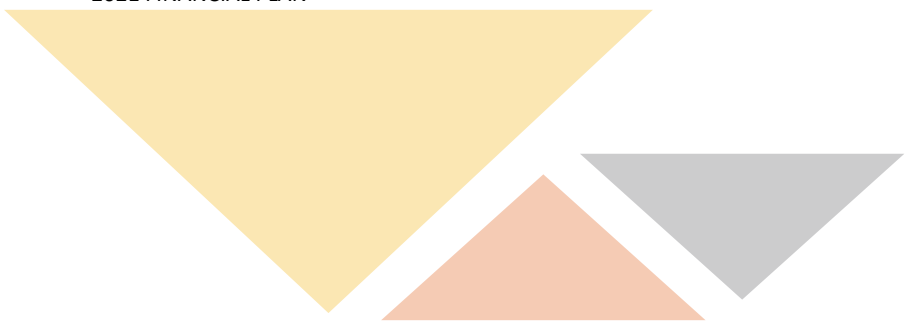
- 1: 2021 Financial Plan – Carryover – Volume 2
- 2: 2021 Financial Plan – Carryover Council Presentation

CITY OF KELOWNA



2021 FINANCIAL PLAN

Kelowna, British Columbia
Carryovers - Volume 2



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CARRYOVER SUMMARIES

Carryovers represent projects that were unable to be completed in 2020 due to various reasons and budget is requested to be carried over into the following year to allow for continuation of the project. In 2021, the total value of the Carryover volume is \$172.5M. This will increase the 2021 operating program by \$7.6M and capital program by \$164.9M with no effect on taxation as these projects were previously approved by Council.

Some of the projects helping to advance Council | Corporate Priorities and the Imagine Kelowna vision are:

- Vibrant Neighbourhoods - Enhancement of City Park to create a destination playground, pier, gathering circle, replacement of the promenade and redevelopment of the shoreline.
- Environmental Protection - Continued support of the SEKID (South East Kelowna Irrigation District) water project that will integrate this water supply with the City Water Utility.
- Social & Inclusive - Development and implementation of the PEOPLE Peer Navigator Capacity Building Program providing employment opportunities and supporting people experiencing a variety of vulnerabilities, including those with lived and living experience of homelessness and/or substance use.

Carryover request three-year comparison (\$ millions)

The table below splits the last three years of carryovers between operating, capital, general fund and utility funds.

	2021	2020	2019
Total Carryover	\$173	\$126	\$143
Operating	\$8 = 5%	\$7 = 6%	\$8 = 6%
Capital	\$165 = 95%	\$119 = 94%	\$135 = 94%
General Fund	\$73 = 42%	\$71 = 56%	\$57 = 40%
Utility Funds	\$100 = 58%	\$55 = 44%	\$86 = 60%

The overall Carryover value has increased from 2020 most notably in the Utility Funds. This is largely driven by the multi-year program within the Airport Fund titled Soaring Beyond 2.5 Million Passengers AIF Program. This program is now expected to be completed in 2032 due to the negative impacts of COVID-19 on the Airport's operations.

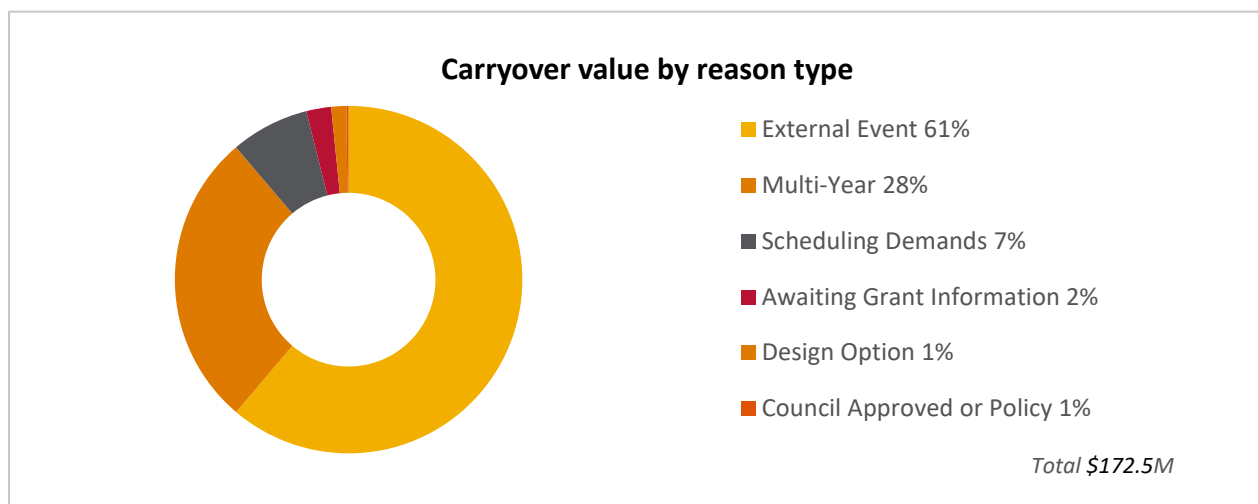


Carryover projects by reason type

There are several reasons why operating and capital projects are requested to be carried over. At the City of Kelowna, all budget carryover requests must meet one of the following criteria:

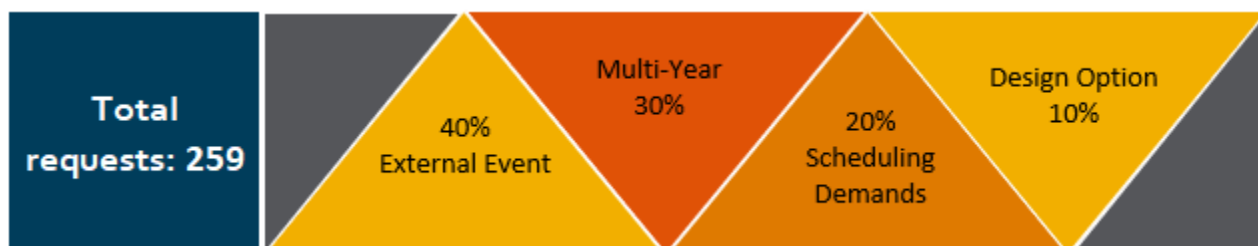
- Design Option: A one-time operating or capital project that is waiting for a design decision or is being re-scoped due to a change in circumstances.
- External Event: A one-time operating or capital project that is delayed due to an unanticipated external event.
- Multi-Year: A one-time operating or capital project that is planned over multiple years and has been identified as such in the original budget request.
- Scheduling Demands: A one-time operating or capital project that is delayed due to internal scheduling conflicts.
- Awaiting Grant Information: A one-time operating or capital project that is on hold pending grant approval.
- Ongoing Base Budget: An operating project with a base budget that has been approved by Council to be used as funding for a project on a one-time basis.
- Policy: An operating project with a base budget that has a Council endorsed policy to support a carryover.

The graph below displays the carryover reason types by percentage of total value of carryover requests for 2021.



The External Event carryover reason type makes up the greatest value of requests in 2021. This is largely due to the ongoing effects of the COVID-19 pandemic which slowed the progress on many projects in 2020. The second reason type with the greatest value of carryovers is multi-year. Multi-year is generally the biggest reason carryovers are requested as projects require longer than one year to complete especially for larger capital projects.

The graphic below displays the percentage of each carryover reason type based on the total count of carryovers requested.



Summary of multi-year projects

Below are tables that list the multi-year operating and capital projects that have been requested for carryover. These lists include the original year of budget for the project beside the year of expected completion. These requests are not printed in detail in the Financial Plan as they were identified as multi-year when originally approved by Council.

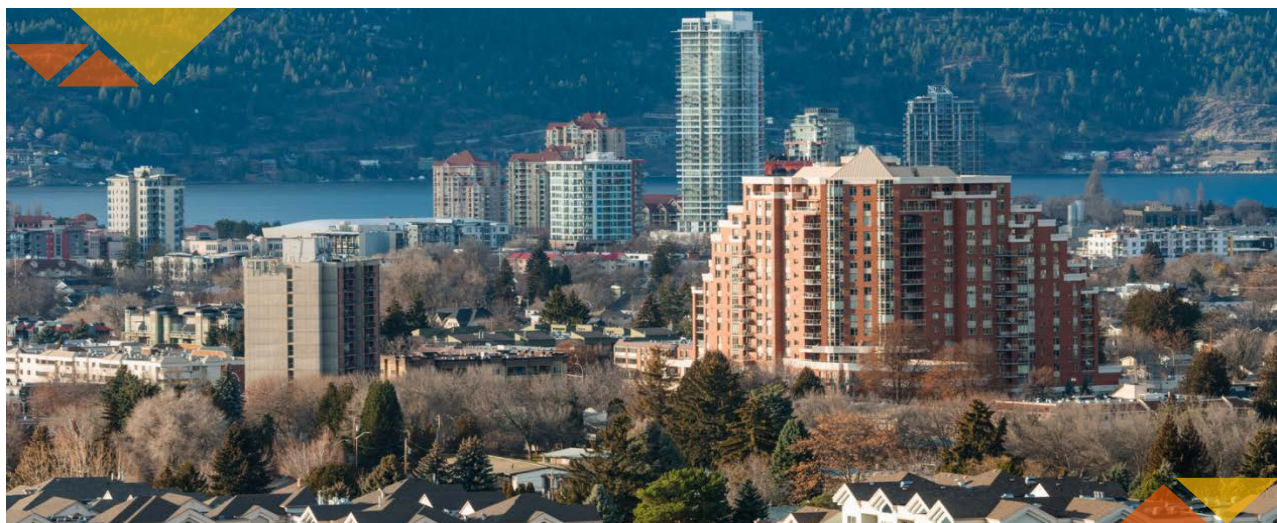
Multi-year operating projects

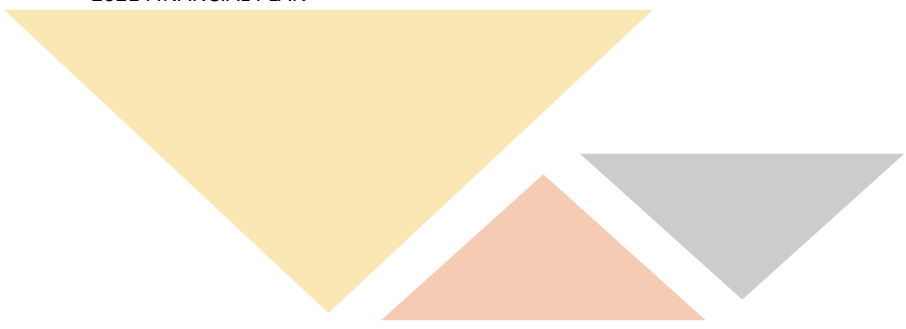
	Project Amount	Funding Source	Original Budget Year	Expected Completion
COVID-19 Community Response Fund	8,500	FED/PROV	2020	2021
PEOPLE Peer Navigators Capacity Building: Health Canada Grant	663,000	FED/PROV	2020	2023
Active Living & Culture Total	671,500			
RCMP Mobile Command Centre	142,400	RESERVE	2019	2021
Business Continuity COVID Response	535,500	FED/RES	2020	2021
City Wellness Benefits	10,000	RESERVE	2020	2021
Corporate & Protective Services Total	687,900			
20 Year Servicing Plan and DCC Bylaw Update	243,000	RESE/UTIL	2018	2021
ICIP Joint Study Project	195,400	RESERVE	2019	2021
Regional Air Quality	280,700	FED/RES/REV	2020	2021
Safety and Operations, Investigation	4,400	RESERVE	2018	2021
Time Series Data Extraction from SCADA	110,200	RES/UTIL	2019	2022
Water Integration Long-Range Plan	201,100	FED/RES/UTIL	2017	2021
Transportation Master Plan Implementation	47,600	RESERVE	2020	2021
Midtown Core Optimization	99,700	RESERVE	2020	2021
Orchard Park Exchange	177,000	RESERVE	2020	2021
Transit Maintenance Facility	175,000	RESERVE	2020	2021
Asset Management Consulting Support	11,800	REC/RES/UTIL	2020	2021
Area Based Water Management Plan	272,500	RESE/UTIL	2020	2022
Infrastructure Total	1,818,400			
Parkinson Rec Centre/SD23 Partnership	340,200	RES/REV	2018	2021
Parks Development DCC Bylaw	53,200	RESERVE	2019	2021
Land Strategy and Revitalization	16,600	RESERVE	2017	2021
Long Term Shoreline Plan	23,000	RESERVE	2016	N/A
Microsoft Dynamics 365 Project SOW	20,000	RESERVE	2020	2021
Prospera Place Market Study	97,800	RESERVE	2020	2021
Partnerships & Investments Total	550,800			
Climate Action Plan	88,900	FED/REC/RES	2018	2021
Partnership & Research - Indigenizing the OCP Update	5,300	RESERVE	2020	2021
2040 OCP Update and Position	80,800	RESERVE	2017	2021
Infill Design Competition	20,000	RESERVE	2020	2021
Planning & Development Services Total	195,000			
Total multi-year operating request	3,923,600			

Multi-year capital projects

Project Amount	Project Amount	Funding Source	10Y Capital Plan Ref	Original Budget Year	Expected Completion
Parking Equipment and Facilities	166,500	RESERVE	L3	2018	2021
Property Acquisition - Brookside and Pasnak	61,900	RESERVE	L1	2020	2021
Property Acquisition of 1345 St. Paul Street	13,900	RESERVE	L1	2020	2021
Property Acquisition of 1951 Cross Road	58,800	RESERVE	L1	2020	2021
Real Estate and Parking Capital Total	301,100				
Art Walk Extension	33,000	RESERVE	B2	2017	2023
City Hall Improvements	221,000	RESERVE	B3	2017	2022
Parkinson Recreation Centre	23,400	RESERVE	B1	2016	2021
Building Capital Total	277,400				
Irrigation Infrastructure Renewal	138,300	RESERVE	P8	2020	2021
City Park Promenade Design and Construction - Phase 2	2,002,800	RESERVE	P6	2020	2022
Glenmore Recreation Park, Phase 3	1,414,400	RESERVE	P5	2020	2021
Gopher Creek Linear Park - DCC Park Development	373,200	RESERVE	P7	2020	2021
Pandosy Waterfront Park, DCC City-wide Park Development Phase 1	4,337,100	RESERVE	P4	2020	2021
Parkland Acquisition	2,756,600	RESERVE	P1	2020	2021
Ponds Community Park, Sports Field Construction - DCC Park Development	776,700	RESERVE	P4	2018	2021
Shoreline Restoration - Flood Damage	594,400	RESERVE	P7	2020	2022
Parks Capital Total	12,393,500				
Bridge Rehabilitation	43,200	RESERVE	T4	2019	2021
Casorso 4 DCC (Raymer - KLO), ATC	21,200	RESERVE	T2	2019	2021
Clement 1 DCC (St.Paul - Graham)	353,700	RESERVE	T1	2015	2021
Ethel 3C DCC (Rose - Raymer), ATC	2,228,700	RES/GRANT	T2	2020	2021
Lakeshore 1 DCC Bridge at Bellevue Creek	812,500	RESERVE	T1	2019	2021
McCulloch Area DCC (KLO/Hall/Spiers)	500,500	RESERVE	T1	2016	2021
Abbott (Rose Ave - Cedar Ave) Protected Bike Lane Project	46,600	RESERVE	T5	2020	2021
Casorso 3 DCC (KLO Rd - Barrera Rd), ATC	121,200	RESERVE	T2	2020	2021
Houghton 2 DCC (Hollywood Rd - Rutland Rd), ATC	43,300	RESERVE	T2	2020	2021
KLO Rd Mission Creek Bridge Replacement	272,100	RESERVE	T4	2020	2021
Lakeshore 1 DCC (DeHart - Vintage Terrace) , ATC	188,300	RESERVE	T2	2020	2021
Lakeshore 1 DCC (DeHart - Vintage Terrace), Road	311,700	RESERVE	T1	2020	2021
Street Light Renewal-LED Retrofit	932,200	RESERVE	T4	2020	2023
Transportation Capital Total	5,875,200				
Compost Facility, Biosolids Leachate Containment	199,800	DEV/UTILITY	SW4	2018	2023
Commonage - Pavement Repairs	441,400	DEV/UTILITY	SW6	2020	2022
Road Construction	232,700	RESERVE	SW7	2020	2021
Solid Waste Capital Total	873,900				
Mill Creek Flood Protection	2,754,700	RES/GRANT	D1	2019	2028
Knox Mountain Geotechnical Engineering	580,200	RESERVE	D1	2020	2021
Mill Creek Storage	908,200	RES/GRANT	D1	2020	2027
Storm Drainage Capital Total	4,243,100				

<i>continued</i>					
Asset Management System	533,800	RES/UTILITY	I3	2017	2022
Integrated Utility Billing and Property Tax System Software	545,600	RES/UTILITY	I3	2016	2021
Major Systems Projects - Planning and Permitting	1,407,900	RESERVE	I3	2018	2021
Records and Information Management System	832,200	RESERVE	I3	2018	2023
Council Video Conferencing System/Audio Upgrades	20,500	RESERVE	I1	2020	2021
Information Services Capital Total	3,340,000				
Tenders 1 and 4	553,200	RESERVE	F1	2019	2021
Engine 3	437,000	RESERVE	F1	2020	2021
Fire Capital Total	990,200				
Kettle Valley Reservoir Upgrade	100,000	RESERVE	W7	2018	2021
Offsite & Oversize - Water	215,700	RESERVE	W4	2018	2021
South End Water Upgrades	6,194,800	RES/GRANT	W7	2017	2021
Water Meter Replacement Program	1,808,900	RESERVE	W6	2020	2021
Ethel 3C DCC Water	475,800	RESERVE	W6	2020	2021
Poplar Point to Dilworth Mountain Transmission Upgrade Design	297,900	RESERVE	W1	2020	2021
Poplar Point UV System Assessment and Modifications	75,700	RESERVE	W6	2020	2021
SEKID Separation	2,989,200	RES/GRANT	W7	2017	2021
Water Capital Total	12,158,000				
Flintoft Avenue - Sanitary Replacement	471,100	RESERVE	WW5	2018	2021
Guy St Lift Station Renewal DCC	1,013,800	RESERVE	WW2	2019	2021
Manhattan Dr - Sanitary Replacement	1,319,600	RESERVE	WW5	2018	2021
Offsite & Oversize Wastewater	199,900	RESERVE	WW4	2018	2021
Water Street DCC Force Main	187,800	RESERVE	WW1	2020	2021
Wastewater Capital Total	3,192,200				
Total multi-year capital projects	43,644,600				





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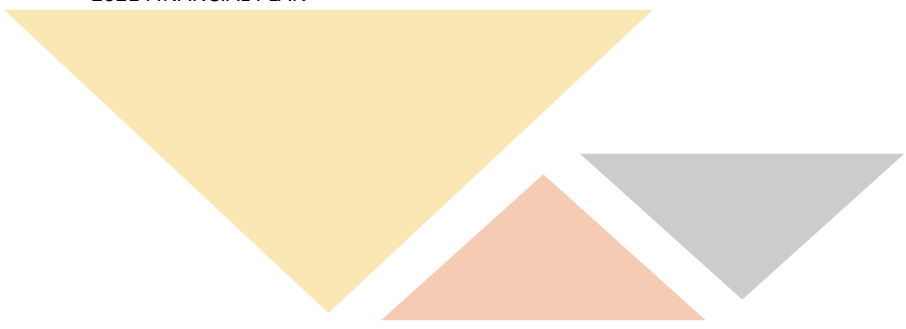


Parkinson Recreation Centre

1800 Parkinson Way



Operating Budget



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2021 Operating Requests

Carryover Budget

Summary - General Fund

Page Description	Amount	Reserve	Borrow	Gov/Contr	Revenue	Utility	Reason
<u>City Clerk</u>							
505 * SEKID Transition Team	71,100	0	0	0	0	(71,100)	SCHED
Division Total	71,100	0	0	0	0	(71,100)	
<u>Planning & Development Services Division</u>							
~ 2040 OCP Update and Position	80,800	(80,800)	0	0	0	0	MULTIYEAR
~ Climate Action Plan	88,900	(24,200)	0	(58,700)	(6,000)	0	MULTIYEAR
479 Heritage Conservation Guidelines Update	20,600	(20,600)	0	0	0	0	SCHED
479 Housing Reserve Grants	159,500	(159,500)	0	0	0	0	EXT EVENT
~ Infill Design Competition	20,000	(20,000)	0	0	0	0	MULTIYEAR
480 Development Technician Term Position - Engineering	51,700	(51,700)	0	0	0	0	SCHED
Division Total	421,500	(356,800)	0	(58,700)	(6,000)	0	
<u>Partnerships & Investments Division</u>							
480 Heritage Preservation & Adaptive Re-Use	46,700	(46,700)	0	0	0	0	SCHED
481 Housing for Those With Complex Needs	41,000	(34,800)	0	(6,200)	0	0	DESIGNOPT
~ Land Strategy and Revitalization	16,600	(16,600)	0	0	0	0	MULTIYEAR
481 Provision of Shelter Services - Optimization of Physical Locations	45,500	(45,500)	0	0	0	0	DESIGNOPT
482 Community Health Centre Public Art	41,400	(20,700)	0	0	(20,700)	0	DESIGNOPT
482 Future Buildings Planning	21,000	(21,000)	0	0	0	0	EXT EVENT
~ Long Term Shoreline Plan	23,000	(23,000)	0	0	0	0	MULTIYEAR
~ Parkinson Rec Centre/SD23 Partnership	340,200	(296,300)	0	0	(43,900)	0	MULTIYEAR
~ Parks Development DCC Bylaw	53,200	(53,200)	0	0	0	0	MULTIYEAR
483 Parks Master Plan	100,000	(100,000)	0	0	0	0	SCHED
483 Public Art - Kelowna Art Gallery	20,000	(20,000)	0	0	0	0	EXT EVENT
~ Microsoft Dynamics 365 Project SOW	20,000	(20,000)	0	0	0	0	MULTIYEAR
484 UBC Collaboration	14,500	(14,500)	0	0	0	0	EXT EVENT
484 Accessible Parking Program Review	11,800	(11,800)	0	0	0	0	EXT EVENT
485 Parking Strategy - Capri-Landmark Area Plan Development	27,200	(27,200)	0	0	0	0	EXT EVENT
485 Legacy Funds Investment Strategy	41,900	(41,900)	0	0	0	0	DESIGNOPT
~ Prospera Place Market Study	97,800	(97,800)	0	0	0	0	MULTIYEAR
Division Total	961,800	(891,000)	0	(6,200)	(64,600)	0	

Page	Description	Amount	Reserve	Borrow	Gov/Contr	Revenue	Utility	Reason
<u>Infrastructure Division</u>								
486	Bylaw Update	45,900	(45,900)	0	0	0	0	SCHED
486	Preliminary Design Program	97,500	(97,500)	0	0	0	0	SCHED
~	Regional Air Quality	280,700	(116,200)	0	(13,700)	(150,800)	0	MULTIYEAR
487	Reid's Corner Sidewalk & Landscaping	12,600	(9,700)	0	0	(2,900)	0	DESIGNOPT
487	Bylaw 7900 - Update to Design and Construction Standards	39,800	(39,800)	0	0	0	0	SCHED
~	Water Integration Long-Range Plan	201,100	0	0	(156,700)	0	(44,400)	MULTIYEAR
488	Avocet Wetland Restoration	150,000	0	0	0	(150,000)	0	EXT EVENT
~	20 Year Servicing Plan and DCC Bylaw Update	243,000	(222,600)	0	0	0	(20,400)	MULTIYEAR
~	Asset Management Consulting Support	11,800	(5,500)	0	0	(2,100)	(4,200)	MULTIYEAR
488	Kelowna Integrated Water Asset Management	75,500	0	0	0	0	(75,500)	SCHED
~	Transportation Master Plan Implementation	47,600	(47,600)	0	0	0	0	MULTIYEAR
~	Area Based Water Management Plan	272,500	(103,700)	0	0	0	(168,800)	MULTIYEAR
489	North End Industrial Area Servicing Plan	58,400	0	0	0	0	(58,400)	EXT EVENT
489	Survey Data Classification	20,000	(20,000)	0	0	0	0	SCHED
~	Time Series Data Extraction from SCADA	110,200	(37,000)	0	0	0	(73,200)	MULTIYEAR
~	ICIP Joint Study Project	195,400	(195,400)	0	0	0	0	MULTIYEAR
~	Midtown Core Optimization	99,700	(99,700)	0	0	0	0	MULTIYEAR
~	Orchard Park Exchange	177,000	(177,000)	0	0	0	0	MULTIYEAR
~	Transit Maintenance Facility	175,000	(175,000)	0	0	0	0	MULTIYEAR
490	Transit Marketing and Promotion	16,400	(10,000)	0	(6,400)	0	0	EXT EVENT
504	* Kelowna Integrated Water Project	65,600	0	0	0	0	(65,600)	SCHED
Division Total		2,395,700	(1,402,600)	0	(176,800)	(305,800)	(510,500)	

Civic Operations Division

490	Facility Condition Assessments	50,800	(50,800)	0	0	0	0	EXT EVENT
491	Kelowna Memorial Cemetery - Business Review	36,000	(36,000)	0	0	0	0	EXT EVENT
491	Edith Gay Park Sewer Connection	38,500	(38,500)	0	0	0	0	EXT EVENT
492	CRI Firesmart Community Funding	26,300	0	0	(26,300)	0	0	SCHED
492	Biofilter Cover	50,000	(50,000)	0	0	0	0	SCHED
493	Landfill and Nuisance SCADA	100,000	(100,000)	0	0	0	0	SCHED
493	Roberts Lake Environmental Management	37,400	(37,400)	0	0	0	0	SCHED
494	Commonage - Odour Management Plan Update	50,000	0	0	0	(16,700)	(33,300)	EXT EVENT
494	Contract Services - Fleet	44,000	(44,000)	0	0	0	0	SCHED
495	Odour Remediation - Cerise Drive	30,900	(30,900)	0	0	0	0	DESIGNOPT
~	* Climate Action Plan	0	0	0	0	0	0	MULTIYEAR
488	* Avocet Wetland Restoration	0	0	0	0	0	0	EXT EVENT
~	* Asset Management Consulting Support	0	0	0	0	0	0	MULTIYEAR

Page Description	Amount	Reserve	Borrow	Gov/Contr	Revenue	Utility	Reason
Division Total	463,900	(387,600)	0	(26,300)	(16,700)	(33,300)	
<u>Active Living & Culture Division</u>							
495 Community Grant Policy	100,300	(100,300)	0	0	0	0	BASE POL
496 Creative Hub Feasibility Study	44,200	(36,500)	0	(7,700)	0	0	EXT EVENT
496 Cultural Plan Implementation	13,300	(13,300)	0	0	0	0	EXT EVENT
497 Theatre Consultation	15,900	(15,900)	0	0	0	0	EXT EVENT
497 Community Shelter Plan	16,000	(16,000)	0	0	0	0	EXT EVENT
~ PEOPLE Peer Navigators Capacity Building: Health Canada Grant	663,000	0	0	(663,000)	0	0	MULTIYEAR
498 Event Support Policy	260,400	(260,400)	0	0	0	0	BASE POL
Division Total	1,113,100	(442,400)	0	(670,700)	0	0	
<u>Corporate & Protective Services Division</u>							
~ Business Continuity COVID Response	535,500	(500,000)	0	(35,500)	0	0	MULTIYEAR
498 Consulting, Insurance Valuations	10,500	(10,500)	0	0	0	0	EXT EVENT
499 Lived Experience Peer Employment	32,000	(32,000)	0	0	0	0	EXT EVENT
499 Risk Assessment & Safe Work Procedures Development	16,300	(16,300)	0	0	0	0	EXT EVENT
505 * <i>SEKID Transition Team</i>	56,600	0	0	0	0	(56,600)	SCHED
Division Total	650,900	(558,800)	0	(35,500)	0	(56,600)	
<u>Corporate & Protective Services Division</u>							
<i>Community Safety</i>							
~ RCMP Mobile Command Centre	142,400	(142,400)	0	0	0	0	MULTIYEAR
500 Community Safety Plan	33,600	(33,600)	0	0	0	0	EXT EVENT
Division Total	176,000	(176,000)	0	0	0	0	
<u>Corporate & Protective Services Division</u>							
<i>Fire Department</i>							
500 Volunteer Firefighters - Paid on Call Grant	50,000	(50,000)	0	0	0	0	EXT EVENT
Division Total	50,000	(50,000)	0	0	0	0	
<u>Corporate Strategic Services Division</u>							
501 Corporate Vision and Culture	17,300	(17,300)	0	0	0	0	EXT EVENT
504 * <i>Kelowna Integrated Water Project</i>	122,200	0	0	0	0	(122,200)	SCHED
Division Total	139,500	(17,300)	0	0	0	(122,200)	

Page Description	Amount	Reserve	Borrow	Gov/Contr	Revenue	Utility	Reason
<u>Financial Services Division</u>							
501 Value for Money Engagement	26,300	(26,300)	0	0	0	0	EXT EVENT
502 Financial Planning System and Process Review	25,100	(25,100)	0	0	0	0	SCHED
502 ERP Development - Consulting for Payroll Archiving	25,660	(25,660)	0	0	0	0	EXT EVENT
503 Payroll System Improvements	68,400	(68,400)	0	0	0	0	EXT EVENT
503 Enhancement of Corporate Purchasing Card Program	52,900	(52,900)	0	0	0	0	EXT EVENT
504 Kelowna Integrated Water Project	43,200	0	0	0	0	(43,200)	SCHED
504 Unit 4 Business World Approval Workflow	56,500	(56,500)	0	0	0	0	EXT EVENT
505 SEKID Transition Team	87,500	0	0	0	0	(87,500)	SCHED
Division Total	385,560	(254,860)	0	0	0	(130,700)	
Sub-Total	6,829,060	(4,537,360)	0	(974,200)	(393,100)	(924,400)	

~ denotes request details not included in carryover volume.

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PROJECTS UNDER \$10,000

Page	Description	Amount	Reserve	Borrow	Gov/Contr	Revenue	Utility	Reason
<u>Planning & Development Services Division</u>								
~	Review & Re-Write of Business Licence	7,500	(7,500)	0	0	0	0	EXT EVENT
~	Capri-Landmark Plan Implementation	8,800	(8,800)	0	0	0	0	EXT EVENT
~	Healthy Housing Strategy Implementation	3,500	(3,500)	0	0	0	0	EXT EVENT
~	Partnership & Research - Indigenizing the OCP Update	5,300	(5,300)	0	0	0	0	MULTIYEAR
Division Total		25,100	(25,100)	0	0	0	0	
<u>Partnerships & Investments Division</u>								
~	City Signage Design Options	4,000	(4,000)	0	0	0	0	DESIGNOP
~	Kelowna Cultural Facilities Masterplan	5,500	(5,500)	0	0	0	0	EXT EVENT
Division Total		9,500	(9,500)	0	0	0	0	
<u>Infrastructure Division</u>								
~	Safety and Operations, Investigation	4,400	(4,400)	0	0	0	0	MULTIYEAR
~	Rick Hansen Foundation Accessibility Grant - Ben Lee Park	3,200	0	0	(3,200)	0	0	EXT EVENT
Division Total		7,600	(4,400)	0	(3,200)	0	0	
<u>Active Living & Culture Division</u>								
~	COVID-19 Community Response Fund	8,500	0	0	(8,500)	0	0	MULTIYEAR
~	Social Policy Framework	3,700	(3,700)	0	0	0	0	EXT EVENT
Division Total		12,200	(3,700)	0	(8,500)	0	0	
<u>Corporate & Protective Services Division</u>								
~	Centralized Training Carryover	3,300	(3,300)	0	0	0	0	SCHED
~	City Wellness Benefits	10,000	(10,000)	0	0	0	0	MULTIYEAR
Division Total		13,300	(13,300)	0	0	0	0	
Grand Total		6,896,760	(4,593,360)	0	(985,900)	(393,100)	(924,400)	

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2021 Operating Requests

Carryover Budget

Summary - Utility Funds

Page	Description	Amount	Reserve	Borrow	Gov/Contr	Revenue	Utility	Reason
<u>Water</u>								
506	Emergency Response Plan Update - Water	50,000	(50,000)	0	0	0	0	EXT EVENT
506	Poplar Point Electrical Motor Replacement	57,000	(57,000)	0	0	0	0	EXT EVENT
507	Drought Management Plan	34,800	(34,800)	0	0	0	0	EXT EVENT
507	Water Integration Planning	70,000	(70,000)	0	0	0	0	EXT EVENT
508	Water Master Plan Update	58,200	(58,200)	0	0	0	0	SCHED
508	Water Shortage Management Planning	150,000	(150,000)	0	0	0	0	EXT EVENT
509	Source Water Protection Plan	12,700	0	0	(12,700)	0	0	SCHED
509	Waterwise Landscape Material Program	21,100	(21,100)	0	0	0	0	SCHED
504	* Kelowna Integrated Water Project	0	0	0	0	0	0	SCHED
~	* Water Integration Long-Range Plan	0	0	0	0	0	0	MULTIYEAR
~	* 20 Year Servicing Plan and DCC Bylaw Update	0	0	0	0	0	0	MULTIYEAR
~	* Asset Management Consulting Support	0	0	0	0	0	0	MULTIYEAR
488	* Kelowna Integrated Water Asset Management	0	0	0	0	0	0	SCHED
~	* Area Based Water Management Plan	0	0	0	0	0	0	MULTIYEAR
489	* North End Industrial Area Servicing Plan	0	0	0	0	0	0	EXT EVENT
~	* Time Series Data Extraction from SCADA	0	0	0	0	0	0	MULTIYEAR
505	* SEKID Transition Team	0	0	0	0	0	0	SCHED
Department Total		453,800	(441,100)	0	(12,700)	0	0	
<u>Wastewater</u>								
510	Mechanical Equipment Replacement - Trade Waste Treatment Facility	87,000	0	0	0	(87,000)	0	EXT EVENT
510	Burtch Sewer Condition Assessment	98,600	(98,600)	0	0	0	0	EXT EVENT
494	* Commonage - Odour Management Plan Update	0	0	0	0	0	0	EXT EVENT
~	* 20 Year Servicing Plan and DCC Bylaw Update	0	0	0	0	0	0	MULTIYEAR
~	* Asset Management Consulting Support	0	0	0	0	0	0	MULTIYEAR
489	* North End Industrial Area Servicing Plan	0	0	0	0	0	0	EXT EVENT
~	* Time Series Data Extraction from SCADA	0	0	0	0	0	0	MULTIYEAR
Department Total		185,600	(98,600)	0	0	(87,000)	0	

Page Description	Amount	Reserve	Borrow	Gov/Contr	Revenue	Utility Reason
<u>Airport</u>						
511 Airport Foam Purchase and Disposal	90,000	(90,000)	0	0	0	0 EXT EVENT
Department Total	90,000	(90,000)	0	0	0	0
Sub-Total	729,400	(629,700)	0	(12,700)	(87,000)	0

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PROJECTS UNDER \$10,000

Page	Description	Amount	Reserve	Borrow	Gov/Contr	Revenue	Utility	Reason
<u>Airport</u>								
~	Airport - 4150 Old Vernon Road	10,000	(10,000)	0	0	0	0	EXT EVENT
	Department Total	10,000	(10,000)	0	0	0	0	
	Grand Total	739,400	(639,700)	0	(12,700)	(87,000)	0	

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2021 Operating Request Details

Division:	Planning & Development Services	Priority: 1	Reason: Scheduling Demands
Department:	Policy & Planning		ONE-TIME
Title:	Heritage Conservation Guidelines Update		CARRYOVER

Justification:

A review of the Heritage Conservation Area has begun later than expected due to staffing changes. A consultant has begun the work and it is expected to be concluded by the end of Q2, 2021. This project will support the final endorsement of the 2040 OCP Update.

2020 Budget:	22,200
2020 Expenditures:	1,600
Carryover Requested:	20,600

Strategic Direction: Vibrant neighbourhoods - Site design & architecture is high quality, context sensitive

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	20,600	(20,600)	0	0	0	0	0

Division:	Planning & Development Services	Priority: 1	Reason: External Event
Department:	Policy & Planning		ONE-TIME
Title:	Housing Reserve Grants		CARRYOVER

Justification:

To encourage rental housing, the City offers developers who pursue purpose-built rental housing the opportunity to obtain grant funding as a measure to offset Development Cost Charges. This program ensures a steady and stable supply of rental housing is added to our inventory to meet multiple City objectives. A select group of projects that applied for these grants require an extension into 2021 to benefit from this program.

2020 Budget:	240,000
2020 Expenditures:	80,500
Carryover Requested:	159,500

Strategic Direction: Vibrant neighbourhoods - Affordable & attainable housing mix options

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	159,500	(159,500)	0	0	0	0	0

2021 Operating Request Details

Division:	Planning & Development Services	Priority: 1	Reason: Scheduling Demands
Department:	Development Services		ONE-TIME
Title:	Development Technician Term Position - Engineering		CARRYOVER

Justification:

Development Engineering's 2-year term Development Technologist position from 2019-2020 was vacant for a portion of 2020 due to a delay in re-hiring. Carryover is requested to extend the term to June 2021.

2020 Budget:	98,770
2020 Expenditures:	<u>47,070</u>
Carryover Requested:	51,700

Strategic Direction: People - Ability to attract, select & retain talent

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	51,700	(51,700)	0	0	0	0	0

Division:	Partnerships & Investments	Priority: 1	Reason: Scheduling Demands
Department:	Real Estate		ONE-TIME
Title:	Heritage Preservation & Adaptive Re-Use		CARRYOVER

Justification:

Carryover is requested to continue the ongoing work on the Heritage Preservation and Adaptive Re-Use. A number of buildings are currently in significant state of disrepair, most notably the Cameron House and the Grist Mill Properties. Staff will continue to explore adaptive re-use opportunities relating to these two sites in 2021.

2020 Budget:	46,700
2020 Expenditures:	<u>0</u>
Carryover Requested:	46,700

Strategic Direction: Vibrant neighbourhoods - Key sites are proactively planned

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	46,700	(46,700)	0	0	0	0	0

2021 Operating Request Details

Division:	Partnerships & Investments	Priority: 1	Reason: Design Option
Department:	Real Estate		ONE-TIME
Title:	Housing for Those With Complex Needs		CARRYOVER

Justification:

Carryover is requested to complete the advocacy paper intended to holistically address the complex needs among the most vulnerable members of our community. Additional third-party consultant services are required with the implementation and development of concrete strategic initiatives resulting from the advocacy paper. This work is scheduled to be completed in 2021.

2020 Budget:	125,000
2020 Expenditures:	84,000
Carryover Requested:	41,000

Strategic Direction: Social & inclusive - Policy guides where the city invests resources

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	41,000	(34,800)	0	(6,200)	0	0	0

Division:	Partnerships & Investments	Priority: 1	Reason: Design Option
Department:	Real Estate		ONE-TIME
Title:	Provision of Shelter Services - Optimization of Physical Locations		CARRYOVER

Justification:

The City has been in on-going discussions with a variety of organizations and community groups to optimize the delivery of shelter services in a coordinated and strategic manner. Carryover is requested to continue with expenses for consulting and project management to support different models for shelter sites and a review of how existing shelter resources could be allocated in a manner that best meets the needs of our community. This project is anticipate to be completed in 2021.

2020 Budget:	100,000
2020 Expenditures:	54,500
Carryover Requested:	45,500

Strategic Direction: Social & inclusive - Policy guides where the city invests resources

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	45,500	(45,500)	0	0	0	0	0

2021 Operating Request Details

Division:	Partnerships & Investments	Priority: 1	Reason: Design Option
Department:	Parks & Buildings Planning		ONE-TIME
Title:	Community Health Centre Public Art		CARRYOVER

Justification:

This public art piece was procured in partnership with Bentall Kennedy and Interior Health. The installation was completed in Q4 2020. Carryover is requested to conclude outstanding work on the Statutory Right of Way, signage and long-term maintenance. Upon conclusion, there is a contractual obligation to return 50% of any unspent funds back to Bentall Kennedy. Anticipated completion Q2 2021.

2020 Budget:	91,420
2020 Expenditures:	<u>50,020</u>
Carryover Requested:	41,400

Strategic Direction:	Other - Council Resolution						
	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	41,400	(20,700)	0	0	0	(20,700)	0

Division:	Partnerships & Investments	Priority: 1	Reason: External Event
Department:	Parks & Buildings Planning		ONE-TIME
Title:	Future Buildings Planning		CARRYOVER

Justification:

Carryover is requested to fund consultants for preparatory building studies in support of the forthcoming Buildings Masterplan to commence in 2021. Significant delay due to staff turnover in the first half of 2020 and Emergency Accommodation Planning due to COVID-19. Project is expected to be completed by Q4 of 2022.

2020 Budget:	21,000
2020 Expenditures:	<u>0</u>
Carryover Requested:	21,000

Strategic Direction:	Other - Council Resolution						
	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	21,000	(21,000)	0	0	0	0	0

2021 Operating Request Details

Division:	Partnerships & Investments	Priority: 1	Reason: Scheduling Demands
Department:	Parks & Buildings Planning		ONE-TIME
Title:	Parks Master Plan		CARRYOVER

Justification:

Due to staff vacancies throughout the year, the start of the Parks Masterplan was delayed in 2020. Internal preparation and the scope of work for Segment 1 of the Masterplan was completed in Q4. Budget for Segment 2 was approved in the 2021 Provisional Budget, and it was determined to issue the Request for Quote (RFQ) for both segments together as it is anticipated to generate a greater interest from consultants and potentially better value for the City. Carryover is requested for Segment 1 of the Parks Masterplan with an anticipated completion of Q4 2021 with the overall Parks Masterplan completion anticipated to be completed in 2022.

2020 Budget:	100,000
2020 Expenditures:	<u>0</u>
Carryover Requested:	100,000

Strategic Direction: Vibrant neighbourhoods - Animated parks & public spaces

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	100,000	(100,000)	0	0	0	0	0

Division:	Partnerships & Investments	Priority: 1	Reason: External Event
Department:	Parks & Buildings Planning		ONE-TIME
Title:	Public Art - Kelowna Art Gallery		CARRYOVER

Justification:

Carry over is requested to honor the City's commitment to Kelowna Art Gallery for the installation of "Gold, Silver, Lead". Installation was scheduled for Q4 2020, but was delayed by the Art Gallery due to COVID travel restrictions for the artist. Installation is anticipated in Q2 2021.

2020 Budget:	20,000
2020 Expenditures:	<u>0</u>
Carryover Requested:	20,000

Strategic Direction: Other - Council Resolution

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	20,000	(20,000)	0	0	0	0	0

2021 Operating Request Details

Division:	Partnerships & Investments	Priority: 1	Reason: External Event
Department:	Business and Entrepreneurial Development		ONE-TIME
Title:	UBC Collaboration		CARRYOVER

Justification:

Consultant availability in 2020 caused delays in the delivery of the protocol agreement on enhanced collaboration between the City of Kelowna and the University of British Columbia - Okanagan. Anticipated completion is Q1 of 2021.

2020 Budget:	14,500
2020 Expenditures:	<u>0</u>
Carryover Requested:	14,500

Strategic Direction: Clear direction - Common understanding of future direction

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	14,500	(14,500)	0	0	0	0	0

Division:	Partnerships & Investments	Priority: 1	Reason: External Event
Department:	Real Estate		ONE-TIME
Title:	Accessible Parking Program Review		CARRYOVER

Justification:

A review and update to the accessible parking program and related policies, bylaws and systems began in 2020. Progress on this work was slowed due to pandemic related priorities and staff redirection to priority initiatives such as the temporary closure of Bernard Ave. Carryover of this budget will allow the project to be completed in the first half of 2021.

2020 Budget:	30,000
2020 Expenditures:	<u>18,200</u>
Carryover Requested:	11,800

Strategic Direction: Social & inclusive - Inclusivity and diversity are increasing

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	11,800	(11,800)	0	0	0	0	0

2021 Operating Request Details

Division:	Partnerships & Investments	Priority: 1	Reason: External Event
Department:	Real Estate		ONE-TIME
Title:	Parking Strategy - Capri-Landmark Area Plan Development		CARRYOVER

Justification:

The Citywide Parking Strategy identified Capri-Landmark as a neighborhood that requires a detailed Parking Management Area Plan to deal with current and emerging/future issues. An initial collection of occupancy data was complete in the fall of 2020, however the project has been slowed due to the impact of the pandemic on parking demand. Carryover of this budget will allow development of the detailed area plan to continue in 2021, once parking usage/demand patterns normalize.

2020 Budget:	38,000
2020 Expenditures:	<u>10,800</u>
Carryover Requested:	27,200

Strategic Direction: Transportation & mobility - Investments are connecting high density areas

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	27,200	(27,200)	0	0	0	0	0

Division:	Partnerships & Investments	Priority: 1	Reason: Design Option
Department:	Partnerships & Investments		ONE-TIME
Title:	Legacy Funds Investment Strategy		CARRYOVER

Justification:

This carryover is for consulting fees for the Legacy Funds Investments Strategy project that started Q4 of 2020. The project is expected to be completed in 2021.

2020 Budget:	41,900
2020 Expenditures:	<u>0</u>
Carryover Requested:	41,900

Strategic Direction: Economic resiliency - City policies are enabling investment

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	41,900	(41,900)	0	0	0	0	0

2021 Operating Request Details

Division:	Infrastructure	Priority: 1	Reason: Scheduling Demands
Department:	Integrated Transportation		ONE-TIME
Title:	Bylaw Update		CARRYOVER

Justification:

Carryover is requested to complete the Kelowna Subdivision, Development & Servicing Bylaw Update project as the review process took additional time to address concerns for the complex stakeholders. While several quick-win updates were made and endorsed by Council in 2020, the larger review for staff to coordinate technical recommendations with internal and external stakeholder input was delayed. Schedule 4 of the Subdivision Development and Servicing Manual (Bylaw 7900) pertains to the design and construction standards for all new transportation infrastructure work in the city. A thorough technical review to ensure standards reflect good engineering practices that are relevant to Kelowna's growing community is ongoing. The updated schedule 4 of Bylaw 7900 specific to transportation, updated cross-section development and stakeholder engagement is anticipated to be completed late summer of 2021.

2020 Budget:	95,020
2020 Expenditures:	49,120
Carryover Requested:	45,900

Strategic Direction: Community Safety - Data and analysis is used to understand problems & target responses

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	45,900	(45,900)	0	0	0	0	0

Division:	Infrastructure	Priority: 1	Reason: Scheduling Demands
Department:	Integrated Transportation		ONE-TIME
Title:	Preliminary Design Program		CARRYOVER

Justification:

The Transportation Master Plan delays resulted in uncertainty around priority projects, scope and options within the Preliminary Design Program. With clarity coming from the Council's endorsement of Scenario 2, work on this project proceeded in late 2020. It is expected that detailed traffic analysis, options evaluation, public engagement and preliminary designs for the Burtch Road Extension will be completed by the end of 2021.

2020 Budget:	100,000
2020 Expenditures:	2,500
Carryover Requested:	97,500

Strategic Direction: Transportation & mobility - Investments are connecting high density areas

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	97,500	(97,500)	0	0	0	0	0

2021 Operating Request Details

Division:	Infrastructure	Priority: 1	Reason: Design Option
Department:	Infrastructure Delivery		ONE-TIME
Title:	Reid's Corner Sidewalk & Landscaping		CARRYOVER

Justification:

The delivery of the landscaping at Reid's Corner was handed over from the Ministry of Transportation and Infrastructure to the City of Kelowna for completion. In 2020, staff began the process of installing a landscape meadow at Reid's Corner. This type of landscape treatment requires multiple seasons for implementation and successful establishment. Due to the design selected the project was not completed in 2020 and is expected to be completed in the Fall of 2021.

2020 Budget:	69,680
2020 Expenditures:	57,080
Carryover Requested:	12,600

Strategic Direction: Vibrant neighbourhoods - Accessible and multi-purpose amenities

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	12,600	(9,700)	0	0	0	(2,900)	0

Division:	Infrastructure	Priority: 1	Reason: Scheduling Demands
Department:	Infrastructure		ONE-TIME
Title:	Bylaw 7900 - Update to Design and Construction Standards		CARRYOVER

Justification:

Carryover is requested to complete this project to update design and construction standards in Bylaw 7900. Significant work was accomplished in 2020 with updates to Stormwater, Street Light Traffic Signals standards as well as the Approved Products List, however the stakeholder engagement required to update the Transportation section was delayed due to internal scheduling. Work on the Transportation standards is ongoing and expected to be complete by the end of 2022.

2020 Budget:	39,890
2020 Expenditures:	90
Carryover Requested:	39,800

Strategic Direction: Clear direction - Services, processes & business activities are transformed

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	39,800	(39,800)	0	0	0	0	0

2021 Operating Request Details

Division:	Infrastructure	Priority: 1	Reason: External Event
Department:	Infrastructure Engineering		ONE-TIME
Title:	Avocet Wetland Restoration		CARRYOVER

Justification:

This project is for detail design and regulatory approvals in order to provide suitable alternate habitat for the Avocet outside of landfill operational limits. The work was not completed due to COVID-19 site restrictions. Work is expected to be complete in 2021.

2020 Budget:	150,000
2020 Expenditures:	<u>0</u>
Carryover Requested:	150,000

Strategic Direction: Environmental protection - Predictive modelling & forecasting

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	150,000	0	0	0	0	(150,000)	0

Division:	Infrastructure	Priority: 1	Reason: Scheduling Demands
Department:	Infrastructure Engineering		ONE-TIME
Title:	Kelowna Integrated Water Asset Management		CARRYOVER

Justification:

Carryover is requested for this project in conjunction with the water integration of South East Kelowna Irrigation. Project was delayed due to waiting for the Kelowna Integrated Water project to be substantially complete. The construction is nearing completion and the asset management work is underway. This project is expected to be complete at the end of 2021.

2020 Budget:	99,100
2020 Expenditures:	<u>23,600</u>
Carryover Requested:	75,500

Strategic Direction: Clear direction - Common understanding of future direction

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	75,500	0	0	0	0	0	(75,500)

2021 Operating Request Details

Division:	Infrastructure	Priority: 1	Reason: External Event
Department:	Infrastructure Engineering		ONE-TIME
Title:	North End Industrial Area Servicing Plan		CARRYOVER

Justification:

Carryover is requested for staff to continue to undertake an area plan combining servicing of the north industrial area (Jim Bailey), Okanagan Indian Band, Lake Country, and development community. Work and discussions with Okanagan Indian Band, Lake Country and development community has been taking longer than anticipated which caused the delay in 2020. Staff continue to work on the project internally, however 2021 work will involve engagement, consultants, legal and discussions with different levels of government. The project is expected to be complete by summer 2021.

2020 Budget:	66,600
2020 Expenditures:	8,200
Carryover Requested:	58,400

Strategic Direction: Clear direction - Common understanding of future direction

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	58,400	0	0	0	0	0	(58,400)

Division:	Infrastructure	Priority: 1	Reason: Scheduling Demands
Department:	Infrastructure Engineering		ONE-TIME
Title:	Survey Data Classification		CARRYOVER

Justification:

High resolution Light Detection and Ranging (LiDAR) data was obtained throughout the Okanagan in 2018 in partnership with the Province and Okanagan Basin Water Board. The information is a valuable tool for a variety of infrastructure and environmental modeling and operational processes in the City. The data is currently in a raw form, and further data extraction and processing is required through consultants and suppliers to create useful layers of information. The work was not completed in 2020 due to COVID-19 restrictions and prioritization of work away from data management with Information Services. This work will be completed in 2021.

2020 Budget:	20,000
2020 Expenditures:	0
Carryover Requested:	20,000

Strategic Direction: Clear direction - Services, processes & business activities are transformed

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	20,000	(20,000)	0	0	0	0	0

2021 Operating Request Details

Division:	Infrastructure	Priority: 1	Reason: External Event
Department:	Integrated Transportation		ONE-TIME
Title:	Transit Marketing and Promotion		CARRYOVER

Justification:

Carryover is requested to support the ongoing delivery of Youth and Adult 50+ Transit Travel Training pilot program. In 2018 staff developed the Transit Travel Training Action Plan and in 2019 were successful in securing Healthy Communities grant funding from the Ministry of Health. Adult training originally slated to begin in June of 2019 was postponed to September due to Covid-19. Over the summer staff developed a video based training module as a resource to ensure training could continue in the fall. Training at two local secondary schools went ahead in October however most adult in person training was once again cancelled. Video-based training will continue to be promoted over the winter months and in-person training sessions have been rescheduled for March 2021.

2020 Budget:	25,000
2020 Expenditures:	<u>8,600</u>
Carryover Requested:	16,400

Strategic Direction: Transportation & mobility - People of all ages & abilities can easily get around

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	16,400	(10,000)	0	(6,400)	0	0	0

Division:	Civic Operations	Priority: 1	Reason: External Event
Department:	Civic Operations		ONE-TIME
Title:	Facility Condition Assessments		CARRYOVER

Justification:

Carryover is requested to continue updating the Facility Condition Assessment inventory for major civic facilities. This work was interrupted in 2020 due to COVID-19. The bulk of the work is completed by Consultants and with travel restrictions the work was temporarily paused.

2020 Budget:	148,500
2020 Expenditures:	<u>97,700</u>
Carryover Requested:	50,800

Strategic Direction: Economic resiliency - City policies are enabling investment

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	50,800	(50,800)	0	0	0	0	0

2021 Operating Request Details

Division:	Civic Operations	Priority: 1	Reason: External Event
Department:	Civic Operations		ONE-TIME
Title:	Kelowna Memorial Cemetery - Business Review		CARRYOVER

Justification:

The Kelowna Memorial Park Cemetery business review was delayed in 2020 due to the operational challenges resulting from the COVID-19 pandemic. The delayed start was due to ensuring necessary staff and resources, including the contractor, were available and able to work remotely. Carryover is requested to complete the evaluation of the current business model, review progress since the 2015 Cemetery Master Plan and make recommendations for the future. Completion of plan is expected by in early 2021.

2020 Budget:	50,000
2020 Expenditures:	14,000
Carryover Requested:	36,000

Strategic Direction: Financial management - Non-tax revenues are increasing

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	36,000	(36,000)	0	0	0	0	0

Division:	Civic Operations	Priority: 1	Reason: External Event
Department:	Civic Operations		ONE-TIME
Title:	Edith Gay Park Sewer Connection		CARRYOVER

Justification:

Contractor availability has been limited to be able to complete the trenchless sewer installation at Edith Gay Park. As part of the work, Moyer Road will require a large excavation for the receiving pit and connection to the manhole requiring a pavement patch, as well as, restoring turf immediately following the work. To ensure the quality and cost effectiveness for the project, work will commence in the Spring to ensure contractor availability and optimal weather for pavement patching.

2020 Budget:	38,500
2020 Expenditures:	0
Carryover Requested:	38,500

Strategic Direction: Vibrant neighbourhoods - Accessible and multi-purpose amenities

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	38,500	(38,500)	0	0	0	0	0

2021 Operating Request Details

Division:	Civic Operations	Priority: 1	Reason: Scheduling Demands
Department:	Civic Operations		ONE-TIME
Title:	CRI Firesmart Community Funding		CARRYOVER

Justification:

A carryover is required as the completion of policy and procedure updates to the Wildfire Development Permit process and related guidelines is complex due to multiple departmental input. The work has also required coordination with ongoing Official Community Plan 2040 development which is now in final stages. Work is anticipated to be completed by Spring 2021.

2020 Budget:	248,620
2020 Expenditures:	<u>222,320</u>
Carryover Requested:	26,300

Strategic Direction: Vibrant neighbourhoods - Animated parks & public spaces

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	26,300	0	0	(26,300)	0	0	0

Division:	Civic Operations	Priority: 1	Reason: Scheduling Demands
Department:	Utility Services		ONE-TIME
Title:	Biofilter Cover		CARRYOVER

Justification:

This work was not completed due to internal resource and staffing issues. The project has been re-assigned and will be in progress early in 2021. This is expected to be constructed in Q3 of 2021.

2020 Budget:	50,000
2020 Expenditures:	<u>0</u>
Carryover Requested:	50,000

Strategic Direction: Other - Supports Base Business

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	50,000	(50,000)	0	0	0	0	0

2021 Operating Request Details

Division:	Civic Operations	Priority: 1	Reason: Scheduling Demands
Department:	Utility Services		ONE-TIME
Title:	Landfill and Nuisance SCADA		CARRYOVER

Justification:

Supervisory Control and Data Acquisition (SCADA) upgrades to the landfill nuisance monitoring system were delayed in 2020 due to staffing levels. Staff are now in place to continue this project to have monitoring equipment installed and operational in Q4 of 2021.

2020 Budget:	100,000
2020 Expenditures:	0
Carryover Requested:	100,000

Strategic Direction: Other - Supports Base Business

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	100,000	(100,000)	0	0	0	0	0

Division:	Civic Operations	Priority: 1	Reason: Scheduling Demands
Department:	Utility Services		ONE-TIME
Title:	Roberts Lake Environmental Management		CARRYOVER

Justification:

Due to staffing levels and the COVID-19 pandemic, work to study impacts of the 2018 flood release from the Landfill to Roberts Lake was not undertaken in 2020. This will be coordinated with Infrastructure Planning for 2021 work and completed by Q4.

2020 Budget:	37,400
2020 Expenditures:	0
Carryover Requested:	37,400

Strategic Direction: Other - Supports Base Business

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	37,400	(37,400)	0	0	0	0	0

2021 Operating Request Details

Division:	Civic Operations	Priority: 1	Reason: External Event
Department:	Utility Services		ONE-TIME
Title:	Commonage - Odour Management Plan Update		CARRYOVER

Justification:

The Commonage odour monitoring system's hardware and software was set to be upgraded in 2020, but was delayed due to the system manufacturer no longer supporting the hardware so a full replacement was required. The new system is to be installed in the Spring of 2021. The new system operates and outputs data differently which will affect the regulatory reporting thresholds. The new system will require calibration once the installation is complete to match the reporting thresholds. The required updated Odour Management Plan was submitted to the Ministry of Environment in 2020, however due to the new system being installed further revisions will be necessary to account for upcoming changes to the odour monitoring system which is a permit requirement. Project completion is expected in May 2021.

2020 Budget:	50,000
2020 Expenditures:	0
Carryover Requested:	50,000

Strategic Direction: Other - Supports Base Business

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	50,000	0	0	0	0	(16,700)	(33,300)

Division:	Civic Operations	Priority: 1	Reason: Scheduling Demands
Department:	Civic Operations		ONE-TIME
Title:	Contract Services - Fleet		CARRYOVER

Justification:

The Fleet Services Internal Equipment Rate Model Review was delayed in 2020 due to the capacity of internal project teams. A project agreement has been approved and preliminary meetings commenced late 2020. The project is expected to be completed in 2022.

2020 Budget:	44,000
2020 Expenditures:	0
Carryover Requested:	44,000

Strategic Direction: Other - Supports Base Business

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	44,000	(44,000)	0	0	0	0	0

2021 Operating Request Details

Division:	Civic Operations	Priority: 1	Reason: Design Option
Department:	Utility Services		ONE-TIME
Title:	Odour Remediation - Cerise Drive		CARRYOVER

Justification:

All investigative works and initial mitigative measures have been completed. The City has installed hydrogen sulfide (H₂S) monitors in the area and the carryover request allows for continued monitoring of H₂S levels to ensure the measures implemented were successful and to look for any seasonal impacts. With the design selection, H₂S monitoring is required and is expected to continue until late Spring 2021. Any additional H₂S mitigation measures required (if needed) would be delivered Summer 2021.

2020 Budget:	30,900
2020 Expenditures:	<u>0</u>
Carryover Requested:	30,900

Strategic Direction: Environmental protection - Resiliency & adaptability to climate change

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	30,900	(30,900)	0	0	0	0	0

Division:	Active Living & Culture	Priority: 1	Reason: Policy
Department:	Cultural Services		ONE-TIME
Title:	Community Grant Policy		CARRYOVER

Justification:

Per the Community Grant Policy No. 380, funds not expended in a focus area in any given year will be automatically carried over and retained for use in the same focus area in the subsequent year.

2020 Budget:	514,623
2020 Expenditures:	<u>414,323</u>
Carryover Requested:	100,300

Strategic Direction: Other - Council Resolution

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	100,300	(100,300)	0	0	0	0	0

2021 Operating Request Details

Division:	Active Living & Culture	Priority: 1	Reason: External Event
Department:	Cultural Services		ONE-TIME
Title:	Creative Hub Feasibility Study		CARRYOVER

Justification:

Carryover is requested for a feasibility study regarding a Creative Hub in the community amenity space at 350 Doyle Ave. The study was approved by Council November 4, 2019 with a completion date in 2020 but was delayed due to COVID-19. This was funded 50% by a grant from Canadian Heritage in 2020 and required the City of Kelowna to match the funding. The anticipated completion date is June 2021.

2020 Budget:	70,670
2020 Expenditures:	<u>26,470</u>
Carryover Requested:	44,200

Strategic Direction: Vibrant neighbourhoods - Key sites are proactively planned

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	44,200	(36,500)	0	(7,700)	0	0	0

Division:	Active Living & Culture	Priority: 1	Reason: External Event
Department:	Cultural Services		ONE-TIME
Title:	Cultural Plan Implementation		CARRYOVER

Justification:

COVID-19 impacted the ability to action projects and while good traction was made in late 2020, projects started were not completed by the end of the year. Carryover is requested to complete these projects. Program is expected to be caught up in 2021 and all funds fully expended including carryover.

2020 Budget:	13,580
2020 Expenditures:	<u>280</u>
Carryover Requested:	13,300

Strategic Direction: Vibrant neighbourhoods - Animated parks & public spaces

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	13,300	(13,300)	0	0	0	0	0

2021 Operating Request Details

Division:	Active Living & Culture	Priority: 1	Reason: External Event
Department:	Cultural Services		ONE-TIME
Title:	Theatre Consultation		CARRYOVER

Justification:

Carryover is requested for consulting fees to assess and improve Kelowna Community Theatre's programming model. Last year Council supported a Value for Money audit of the theatre. This was delayed due to COVID-19. The remaining work required is part of phase III identified in this audit. Remaining consulting is expected to be completed near end of March, 2021.

2020 Budget:	33,360
2020 Expenditures:	<u>17,460</u>
Carryover Requested:	15,900

Strategic Direction: Vibrant neighbourhoods - Key sites are proactively planned

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	15,900	(15,900)	0	0	0	0	0

Division:	Active Living & Culture	Priority: 1	Reason: External Event
Department:	Active Living & Culture		ONE-TIME
Title:	Community Shelter Plan		CARRYOVER

Justification:

Consultant work on stakeholder engagement and development of the Community Shelter Plan was delayed due to COVID-19 impacts. Carryover is requested with anticipated completion Q2 2021.

2020 Budget:	16,000
2020 Expenditures:	<u>0</u>
Carryover Requested:	16,000

Strategic Direction: Social & inclusive - Homelessness is decreasing

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	16,000	(16,000)	0	0	0	0	0

2021 Operating Request Details

Division:	Active Living & Culture	Priority: 1	Reason: Policy
Department:	Sport & Event Services		ONE-TIME
Title:	Event Support Policy		CARRYOVER

Justification:

Per the Event Support Policy No. 381, funds not expended in a focus area in any given year will be automatically carried over and retained for use in the same focus area in the subsequent year.

2020 Budget:	262,259
2020 Expenditures:	1,859
Carryover Requested:	260,400

Strategic Direction:	Other - Council Resolution						
	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	260,400	(260,400)	0	0	0	0	0

Division:	Corporate & Protective Services	Priority: 1	Reason: External Event
Department:	Risk Management		ONE-TIME
Title:	Consulting, Insurance Valuations		CARRYOVER

Justification:

Insurance valuation is an ongoing program to apprise buildings on a priority & rotating basis to ensure accuracy of insured values. It allows accuracy of values to be maintained in a dynamic construction environment and as we procure new assets. The risk of inaccurate values could result in underinsurance at the time of a loss. 2020 valuation work was put on hold as inspections were not able to be completed due to travel restrictions. Catch up of the 2020 work missed will need to be completed in 2021 along with regularly planned appraisals.

2020 Budget:	10,500
2020 Expenditures:	0
Carryover Requested:	10,500

Strategic Direction:	Other - Supports Base Business						
	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	10,500	(10,500)	0	0	0	0	0

2021 Operating Request Details

Division:	Corporate & Protective Services	Priority: 1	Reason: External Event
Department:	Risk Management		ONE-TIME
Title:	Lived Experience Peer Employment		CARRYOVER

Justification:

Carryover is requested to complete the development of the social enterprise business component of this initiative and provide training to the operating staff. The project was paused in 2020 due to COVID-19. This project will be completed in 2021.

2020 Budget:	37,870
2020 Expenditures:	<u>5,870</u>
Carryover Requested:	32,000

Strategic Direction: Social & inclusive - Inclusivity and diversity are increasing

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	32,000	(32,000)	0	0	0	0	0

Division:	Corporate & Protective Services	Priority: 1	Reason: External Event
Department:	Corporate HR Services		ONE-TIME
Title:	Risk Assessment & Safe Work Procedures Development		CARRYOVER

Justification:

Good progress has been made with multiple departments in the development, update and review of safety documentation in 2020. Due to COVID-19 work planned at the beginning of 2020 was deferred. A full year to work on the project in 2021 should result in project completion at the end of 2021.

2020 Budget:	29,330
2020 Expenditures:	<u>13,030</u>
Carryover Requested:	16,300

Strategic Direction: Community Safety - Data and analysis is used to understand problems & target responses

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	16,300	(16,300)	0	0	0	0	0

2021 Operating Request Details

Division:	Corporate & Protective Services	Priority: 1	Reason: External Event
Department:	Community Safety		ONE-TIME
Title:	Community Safety Plan		CARRYOVER

Justification:

Carryover requested for this initiative as it was delayed due to COVID-19 and the call of the Provincial Election in Fall 2020. Work is expected to be completed in 2021.

2020 Budget:	44,690
2020 Expenditures:	<u>11,090</u>
Carryover Requested:	33,600

Strategic Direction: Social & inclusive - Policy guides where the city invests resources

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	33,600	(33,600)	0	0	0	0	0

Division:	Corporate & Protective Services	Priority: 1	Reason: External Event
Department:	Fire Department		ONE-TIME
Title:	Volunteer Firefighters - Paid on Call Grant		CARRYOVER

Justification:

Carryover is requested for the Firefighter Volunteer - Paid on Call Grant for training. Due to the impacts of the change in Provincial First Responders programs, resignation of members and restrictions caused by COVID-19, recruitment, retention and training did not move forward as planned in 2020. Additional hiring and training is expected to occur in 2021/22.

2020 Budget:	151,854
2020 Expenditures:	80,154
2020 Budget Not Required:	<u>21,700</u>
Carryover Requested:	50,000

Strategic Direction: Community Safety - Residents feel safe

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	50,000	(50,000)	0	0	0	0	0

2021 Operating Request Details

Division:	Corporate Strategic Services	Priority: 1	Reason: External Event
Department:	Corporate Strategic Services		ONE-TIME
Title:	Corporate Vision and Culture		CARRYOVER

Justification:

Carryover is requested to continue the launch of the corporate Vision and Values program. This work is identified as a corporate priority for 2019 - 2022 as "Organizational values prepare us for the future." The work was started but the rollout was delayed due to the COVID-19 pandemic. All launch activities were completed - the sustaining phase moved into 2021 and will be completed by the end of 2021.

2020 Budget:	75,160
2020 Expenditures:	57,860
Carryover Requested:	17,300

Strategic Direction: Clear direction - Common understanding of future direction

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	17,300	(17,300)	0	0	0	0	0

Division:	Financial Services	Priority: 1	Reason: External Event
Department:	Financial Services		ONE-TIME
Title:	Value for Money Engagement		CARRYOVER

Justification:

Value for money audits help support safeguarding assets and align with Council priorities for strong financial management.

Selecting a project for 2020's value for money engagement was delayed due to COVID-19. Once the project was selected, additional time was required to receive and evaluate proposals. Information gathering started in late 2020; this engagement is expected to be completed in February 2021.

2020 Budget:	26,300
2020 Expenditures:	0
Carryover Requested:	26,300

Strategic Direction: Financial management - Cost to deliver services is quantified

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	26,300	(26,300)	0	0	0	0	0

2021 Operating Request Details

Division:	Financial Services	Priority: 1	Reason: Scheduling Demands
Department:	Financial Planning		ONE-TIME
Title:	Financial Planning System and Process Review		CARRYOVER

Justification:

Carryover is requested to continue the review to replace the current excel and legacy based budget system with a robust financial planning software product. This project was delayed until the Corporate Financial Planning manager position was filled in the Fall of 2020. This phase of the project is expected to be completed in Summer of 2021.

2020 Budget:	60,000
2020 Expenditures:	<u>34,900</u>
Carryover Requested:	25,100

Strategic Direction: Clear direction - Services, processes & business activities are transformed

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	25,100	(25,100)	0	0	0	0	0

Division:	Financial Services	Priority: 1	Reason: External Event
Department:	Purchasing		ONE-TIME
Title:	ERP Development - Consulting for Payroll Archiving		CARRYOVER

Justification:

This project is to improve payroll performance by creating an archiving process for historic transactions. The work was started in December 2019 when consultants were available. COVID-19 redirected resources in 2020 and work will resume mid 2021 with completion by the end of 2021.

2020 Budget:	25,660
2020 Expenditures:	<u>0</u>
Carryover Requested:	25,660

Strategic Direction: Other - Supports Base Business

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	25,660	(25,660)	0	0	0	0	0

2021 Operating Request Details

Division:	Financial Services	Priority: 1	Reason: External Event
Department:	Purchasing		ONE-TIME
Title:	Payroll System Improvements		CARRYOVER

Justification:

The project to improve payroll configurations was delayed due to COVID-19 and resourcing being redirected to essential service levels. This project will begin with a new consultant in Q2 of 2021 with completion targeted by year end.

2020 Budget:	92,080
2020 Expenditures:	<u>23,680</u>
Carryover Requested:	68,400

Strategic Direction: Financial management - Lower value activities are improved or stopped

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	68,400	(68,400)	0	0	0	0	0

Division:	Financial Services	Priority: 1	Reason: External Event
Department:	Purchasing		ONE-TIME
Title:	Enhancement of Corporate Purchasing Card Program		CARRYOVER

Justification:

This project began early 2020 but quickly lost momentum when COVID-19 refocused project resources to essential services only. The project is expected to commence in mid 2021 with completion expected prior to year end.

2020 Budget:	55,000
2020 Expenditures:	<u>2,100</u>
Carryover Requested:	52,900

Strategic Direction: Financial management - Lower value activities are improved or stopped

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	52,900	(52,900)	0	0	0	0	0

2021 Operating Request Details

Division:	Financial Services	Priority: 1	Reason: Scheduling Demands
Department:	Purchasing		ONE-TIME
Title:	Kelowna Integrated Water Project		CARRYOVER

Justification:

Carryover is requested for this multi-year project for consulting and other necessary work related to the Kelowna Integrated Water project. Given the size and complexity of the system and the short timeline for construction (driven by the grant deadlines), operational issues were anticipated during the 2020 transition year. However, the specific nature of the issues and the extent were unknown. A higher than anticipated demand has been realized, and the remaining project components must be finalized. Work will be complete at the end of June 2021. The integration team consists of Purchasing, Finance, Water utility, Infrastructure and Communications.

2020 Budget:	255,551
2020 Expenditures:	<u>24,551</u>
Carryover Requested:	231,000

Strategic Direction: Clear direction - Common understanding of future direction

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	462,000	(231,000)	0	0	0	0	(231,000)

Division:	Financial Services	Priority: 1	Reason: External Event
Department:	Purchasing		ONE-TIME
Title:	Unit 4 Business World Approval Workflow		CARRYOVER

Justification:

This project is about 80% complete and will take more time to fully implement. Resourcing challenges for this project and COVID-19 impacts slowed progress of the project. Completion is expected by Q3 of 2021.

2020 Budget:	68,910
2020 Expenditures:	<u>12,410</u>
Carryover Requested:	56,500

Strategic Direction: Other - Supports Base Business

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	56,500	(56,500)	0	0	0	0	0

2021 Operating Request Details

Division:	Financial Services	Priority: 1	Reason: Scheduling Demands
Department:	Controller		ONE-TIME
Title:	SEKID Transition Team		CARRYOVER

Justification:

Carryover is requested for this multi-year project for consulting and other necessary work related to the South East Kelowna Irrigation District (SEKID) Transition Team project. Given the size and complexity of the system and the short timeline for construction (driven by the grant deadlines), operational issues were anticipated during the 2020 transition year. However, the specific nature of the issues and the extent were unknown. A higher than anticipated demand has been realized, and the remaining project components must be finalized. Work will be complete at the end of June 2021. The Transition Team carryover includes: Financial Services, Legislative Services, and Human Resources.

2020 Budget:	221,760
2020 Expenditures:	6,560
Carryover Requested:	215,200

Strategic Direction: Clear direction - Common understanding of future direction

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	430,400	(215,200)	0	0	0	0	(215,200)

2021 Operating Request Details

Division:	Civic Operations	Priority: 1	Reason: External Event
Department:	Utility Services		ONE-TIME
Title:	Emergency Response Plan Update - Water		CARRYOVER

Justification:

Carryover is requested to commence the emergency response plan update for water operations in 2021. The project was delayed in 2020 due to COVID-19 regulations preventing staff planning sessions as well as higher priority projects restricting staff time. Anticipated completion of the plan update is Q4 of 2021.

2020 Budget:	50,000
2020 Expenditures:	0
Carryover Requested:	50,000

Strategic Direction: Environmental protection - Emergency response & preparation

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	50,000	(50,000)	0	0	0	0	0

Division:	Civic Operations	Priority: 1	Reason: External Event
Department:	Utility Services		ONE-TIME
Title:	Poplar Point Electrical Motor Replacement		CARRYOVER

Justification:

Poplar Point is the main pump station feeding the majority of the City Water Utility north of Mission Creek. To ensure reliable water supply a replacement 500 horsepower electrical motor is required. Carryover is requested due to internal delays with staff priorities, both capital and operating as well, supplier interruptions due to COVID. Estimate for Q2 2021 completion.

2020 Budget:	57,000
2020 Expenditures:	0
Carryover Requested:	57,000

Strategic Direction: Other - Supports Base Business

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	57,000	(57,000)	0	0	0	0	0

2021 Operating Request Details

Division:	Infrastructure	Priority: 1	Reason: External Event
Department:	Infrastructure Engineering		ONE-TIME
Title:	Drought Management Plan		CARRYOVER

Justification:

The initial assessment of work for the drought management plan was completed the summer of 2019, with recommendations for the plan to be expanded as a Water Shortage Management Plan to include drought, operational shut-downs and irrigation decision protocols. Work was initiated in early 2020, however interactions with Water Operations Staff became restricted due to COVID-19 protocols. Carryover is requested to complete the project with an anticipated completion late 2022. The plan will require Council participation and endorsement in 2021 and 2022.

2020 Budget:	34,800
2020 Expenditures:	<u>0</u>
Carryover Requested:	34,800

Strategic Direction: Environmental protection - Emergency response & preparation

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	34,800	(34,800)	0	0	0	0	0

Division:	Infrastructure	Priority: 1	Reason: External Event
Department:	Infrastructure Engineering		ONE-TIME
Title:	Water Integration Planning		CARRYOVER

Justification:

This budget will be used in conjunction with the Kelowna Water Integration Plan budget to complete a number of water capital planning initiatives leading to a Water Integration Plan that works across the community. 2020 work got delayed due to COVID-19 and completion of other plans. This budget will be used to look at modifications to the Water Quality Enhancement Fund and associated bylaw to build reserves to achieve the long term budget needs. The work will be completed by end of 2021.

2020 Budget:	85,620
2020 Expenditures:	<u>15,620</u>
Carryover Requested:	70,000

Strategic Direction: Environmental protection - Predictive modelling & forecasting

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	70,000	(70,000)	0	0	0	0	0

2021 Operating Request Details

Division:	Infrastructure	Priority: 1	Reason: Scheduling Demands
Department:	Infrastructure Engineering		ONE-TIME
Title:	Water Master Plan Update		CARRYOVER

Justification:

Carryover is requested to continue the update of the City utility 10 year Water Master Plan to accommodate the changes from the implementation of the Kelowna Integrated Water Project. This includes the new capital funding needs of the agricultural system, including the 12 new dams acquired as part of the South East Kelowna Integration District (SEKID) integration. The work was not completed in 2020 due to COVID-19 delays and the re-evaluation of both the 2020 budget and 10 Year Capital plan. The Water Master Plan updates will be coordinated with the Kelowna Water Integration Plan and the Area Based Water Management Plan. It is anticipated that this project will be complete by end of 2021.

2020 Budget:	58,200
2020 Expenditures:	<u>0</u>
Carryover Requested:	58,200

Strategic Direction: Environmental protection - Predictive modelling & forecasting

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	58,200	(58,200)	0	0	0	0	0

Division:	Infrastructure	Priority: 1	Reason: External Event
Department:	Infrastructure Engineering		ONE-TIME
Title:	Water Shortage Management Planning		CARRYOVER

Justification:

A Water Shortage Management Plan was a key recommendation from the Water Audit commissioned by the Provincial Auditor General. Budget is also requested to develop a drought model process to predict water usage in the agricultural areas and link it back to water supply in the upper reservoirs. This process will be used in conjunction with water meter data to better understand and control water allocations throughout the irrigation system. The work was initiated in spring 2020, but COVID-19 restrictions deferred Utility Services participation until 2021. The plan will provide risk analysis and aid with setting development limits in the agricultural zones. Plans are scheduled for completion in 2021.

2020 Budget:	150,000
2020 Expenditures:	<u>0</u>
Carryover Requested:	150,000

Strategic Direction: Environmental protection - Resiliency & adaptability to climate change

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	150,000	(150,000)	0	0	0	0	0

2021 Operating Request Details

Division:	Civic Operations	Priority: 1	Reason: Scheduling Demands
Department:	Utility Services		ONE-TIME
Title:	Source Water Protection Plan		CARRYOVER

Justification:

Carryover is requested to continue implementing initiatives that were outlined in the environmental consultant plan. Project completion was delayed due to timing and scheduling of the remaining work as it requires a coordinated effort between multiple departments and external agencies. The project is expected to be complete in 2021.

2020 Budget:	12,700
2020 Expenditures:	<u>0</u>
Carryover Requested:	12,700

Strategic Direction: Environmental protection - Resiliency & adaptability to climate change

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	12,700	0	0	(12,700)	0	0	0

Division:	Civic Operations	Priority: 1	Reason: Scheduling Demands
Department:	Utility Services		ONE-TIME
Title:	Waterwise Landscape Material Program		CARRYOVER

Justification:

Delay in the completion of this project was due to a longer than anticipated program roll-out from rebate promotion, collection and vetting of applications, hiring of contractors by residents, completion of landscape projects, and finalized with an on-site assessment by a City representative. Final assessments are expected to be completed in 2021.

2020 Budget:	30,000
2020 Expenditures:	<u>8,900</u>
Carryover Requested:	21,100

Strategic Direction: Environmental protection - Resiliency & adaptability to climate change

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	21,100	(21,100)	0	0	0	0	0

2021 Operating Request Details

Division:	Civic Operations	Priority: 1	Reason: External Event
Department:	Utility Services		ONE-TIME
Title:	Mechanical Equipment Replacement - Trade Waste Treatment Facility		CARRYOVER

Justification:

Due to COVID-19 restrictions, this project was not started in 2020. Plans are underway to purchase and install a new power transformer and aerator propeller. Anticipated completion is Fall of 2021.

2020 Budget:	87,000
2020 Expenditures:	<u>0</u>
Carryover Requested:	87,000

Strategic Direction: Other - Supports Base Business

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	87,000	0	0	0	0	(87,000)	0

Division:	Infrastructure	Priority: 1	Reason: External Event
Department:	Infrastructure Engineering		ONE-TIME
Title:	Burtch Sewer Condition Assessment		CARRYOVER

Justification:

Carryover is requested to complete the condition assessment on the Burtch Road concrete transmission main. Work was deferred due to COVID-19 restrictions on contractor site work. A suitable contractor will be selected, and work will be initiated with an anticipated completion of late 2021.

2020 Budget:	100,000
2020 Expenditures:	<u>1,400</u>
Carryover Requested:	98,600

Strategic Direction: Other - Supports Base Business

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	98,600	(98,600)	0	0	0	0	0

2021 Operating Request Details

Division:	City Manager	Priority: 1	Reason: External Event
Department:	Airport		ONE-TIME
Title:	Airport Foam Purchase and Disposal		CARRYOVER

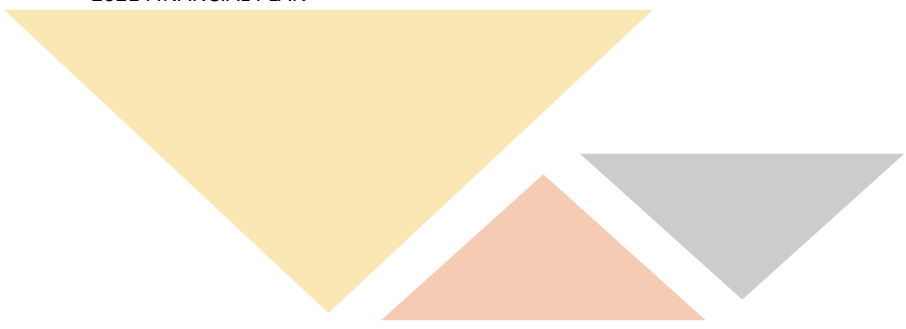
Justification:

The Airport is transitioning to a fire extinguishing foam that meets new environmental standards while still meeting the International Civil Aviation Organization (ICAO) requirements. The purchase was not completed in 2020 due to delayed information on foam choices from the supplier. Carryover is requested to allow for the purchase of the new foam and disposal of the old foam by September 30, 2021.

2020 Budget:	90,000
2020 Expenditures:	0
Carryover Requested:	90,000

Strategic Direction: Environmental protection - Emergency response & preparation

	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Revenue	Utility
2021	90,000	(90,000)	0	0	0	0	0

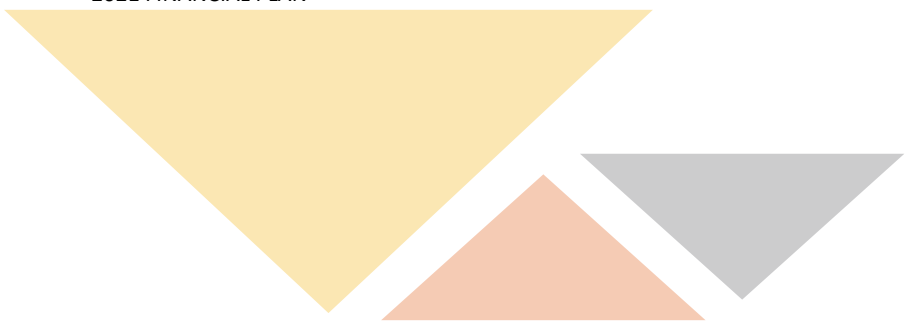


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Capital Budget



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2021 Capital Requests Carryover Budget Summary - General Fund

Page Type	Description	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility Reason
<u>Real Estate and Parking Capital</u>							
~ New	Property Acquisition - Brookside and Pasnak	61,900	(61,900)	0	0	0	0 MULTIYEAR
525 Renew	Property Acquisition - Dickson Ave 1514	11,200	(11,200)	0	0	0	0 SCHED
525 Renew	Property Acquisition 1475 Ellis Street	208,300	(208,300)	0	0	0	0 DESIGNOPT
~ New	Property Acquisition of 1345 St. Paul Street	13,900	(13,900)	0	0	0	0 MULTIYEAR
~ New	Property Acquisition of 1951 Cross Road	58,800	(58,800)	0	0	0	0 MULTIYEAR
L1 - General Land		354,100	(354,100)	0	0	0	0
526 Growth	Electric Vehicle Charging Stations - Parkades & Lots	135,000	(135,000)	0	0	0	0 EXT EVENT
526 New	Library and Chapman Parkades - Accessible Door Openers	112,600	(112,600)	0	0	0	0 DESIGNOPT
527 Renew	Library and Chapman Parkades - LED Lighting Retrofit	137,100	(137,100)	0	0	0	0 EXT EVENT
~ Renew	Parking Equipment and Facilities	166,500	(166,500)	0	0	0	0 MULTIYEAR
L3 - Parking Infrastructure		551,200	(551,200)	0	0	0	0
527 New	Property Acquisition - 380 Harvey Avenue	89,200	(89,200)	0	0	0	0 EXT EVENT
L4 - Strategic Land Redevelopment		89,200	(89,200)	0	0	0	0
Cost Center Totals		994,500	(994,500)	0	0	0	0
<u>Building Capital</u>							
528 Renew	H2O Boiler Replacement	382,200	(382,200)	0	0	0	0 EXT EVENT
528 Growth	Mission Recreation Park Softball Quadplex Viewing Deck Expansion	14,400	(14,400)	0	0	0	0 EXT EVENT
529 New	Mission Recreation Park, Capital News Centre - Expansion	230,000	(230,000)	0	0	0	0 SCHED
~ Renew	Parkinson Recreation Centre	23,400	(23,400)	0	0	0	0 MULTIYEAR
529 New	Rutland Centennial Park, Washroom	542,000	(542,000)	0	0	0	0 EXT EVENT
B1 - Parks and Recreation Buildings		1,192,000	(1,192,000)	0	0	0	0
~ New	Art Walk Extension	33,000	(33,000)	0	0	0	0 MULTIYEAR
530 Renew	Kelowna Library, Chiller - Replacement	483,500	(483,500)	0	0	0	0 SCHED
530 Renew	Theatre Sound System, Hearing Loop, Dance Floor, Stage Risers	16,200	(16,200)	0	0	0	0 EXT EVENT
B2 - Community and Cultural Buildings		532,700	(532,700)	0	0	0	0
~ Renew	City Hall Improvements	221,000	(221,000)	0	0	0	0 MULTIYEAR
531 Renew	Police Services Building - Public Art	73,300	(73,300)	0	0	0	0 DESIGNOPT
531 Renew	Water St Firehall #2 - Repairs	804,600	(804,600)	0	0	0	0 EXT EVENT
B3 - Civic/Protective Service Buildings		1,098,900	(1,098,900)	0	0	0	0
532 Renew	City Yards Office - Renovation	150,000	(75,000)	0	0	0	(75,000) SCHED

Page	Type	Description	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Reason
532	New	Planning Water Support Facilities - Yards Location	210,900	0	0	0	0	(210,900)	EXT EVENT
B4 - Transportation and Public Works			360,900	(75,000)	0	0	0	(285,900)	
533	Renew	Building Systems Automation & Performance Optimization	116,900	(116,900)	0	0	0	0	SCHED
533	Renew	Kelowna Family Y Renewal	45,300	(45,300)	0	0	0	0	EXT EVENT
534	Renew	Memorial Arena Chiller and Dehumidifier Replacement	67,100	(67,100)	0	0	0	0	EXT EVENT
534	Renew	Municipal Buildings Roofing Renewal	44,400	(44,400)	0	0	0	0	EXT EVENT
535	Renew	Yards Chemical Storage	299,600	(299,600)	0	0	0	0	DESIGNOPT
B7 - Renewal, Rehabilitation & Infra.			573,300	(573,300)	0	0	0	0	
Cost Center Totals			3,757,800	(3,471,900)	0	0	0	(285,900)	

Parks Capital

~	Growth	Parkland Acquisition	2,756,600	(2,756,600)	0	0	0	0	MULTIYEAR
P1 - DCC Parkland Acquisition			2,756,600	(2,756,600)	0	0	0	0	
535	Growth	Rowcliffe Park - DCC Park Development	226,100	(226,100)	0	0	0	0	EXT EVENT
P3 - Neighbourhood Park Development			226,100	(226,100)	0	0	0	0	
~	Renew	Pandosy Waterfront Park, DCC City- wide Park Development Phase 1	4,337,100	(4,337,100)	0	0	0	0	MULTIYEAR
~	New	Ponds Community Park, Sports Field Construction - DCC Park Development	776,700	(776,700)	0	0	0	0	MULTIYEAR
536	New	Rutland Centennial Park - DCC Park Development	1,086,600	(1,086,600)	0	0	0	0	EXT EVENT
P4 - Community Park Development			6,200,400	(6,200,400)	0	0	0	0	
~	Growth	Glenmore Recreation Park, Phase 3	1,414,400	(1,414,400)	0	0	0	0	MULTIYEAR
P5 - Recreation Park Development			1,414,400	(1,414,400)	0	0	0	0	
~	New	City Park Promenade Design and Construction - Phase 2	2,002,800	(2,002,800)	0	0	0	0	MULTIYEAR
536	Renew	City Park, Phase 2 - Design & Construction	3,997,000	(1,067,000)	0	(2,930,000)	0	0	WAITGRAN
537	Growth	Sarson's Beach Park - Expansion	13,100	(13,100)	0	0	0	0	EXT EVENT
537	Renew	Strathcona Park	393,300	(139,270)	0	(254,030)	0	0	EXT EVENT
P6 - City-wide Park Development			6,406,200	(3,222,170)	0	(3,184,030)	0	0	
~	Growth	Gopher Creek Linear Park - DCC Park Development	373,200	(373,200)	0	0	0	0	MULTIYEAR
538	Renew	Knox Mountain Park, Paul's Tomb Trail	117,100	(117,100)	0	0	0	0	DESIGNOPT
~	Renew	Shoreline Restoration - Flood Damage	594,400	(594,400)	0	0	0	0	MULTIYEAR
P7 - Linear/Natural Area Park Development			1,084,700	(1,084,700)	0	0	0	0	
~	Renew	Irrigation Infrastructure Renewal	138,300	(138,300)	0	0	0	0	MULTIYEAR
P8 - Renewal, Rehabilitation & Infra			138,300	(138,300)	0	0	0	0	

Page Type	Description	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility Reason
538 New	Boyce-Gyro Park Public Art	117,800	(117,800)	0	0	0	0 DESIGNOPT
539 Renew	Kelowna Memorial Cemetery - Improvements	280,200	(280,200)	0	0	0	0 EXT EVENT
P9 - Capital Opportunities Partnership		398,000	(398,000)	0	0	0	0
Cost Center Totals		18,624,700	(15,440,670)	0	(3,184,030)	0	0
<u>Transportation Capital</u>							
~ Growth	Clement 1 DCC (St. Paul - Graham)	353,700	(353,700)	0	0	0	0 MULTIYEAR
539 Growth	Gordon 1 DCC (Frost - South Perimeter), Road	1,842,900	(555,000)	(1,287,900)	0	0	0 EXT EVENT
540 Growth	Hollywood 7 DCC (Sexsmith - Appaloosa) Improvements	1,776,400	(1,776,400)	0	0	0	0 EXT EVENT
~ Growth	Lakeshore 1 DCC (DeHart - Vintage Terrace), Road	311,700	(311,700)	0	0	0	0 MULTIYEAR
~ Growth	Lakeshore 1 DCC Bridge at Bellevue Creek	812,500	(812,500)	0	0	0	0 MULTIYEAR
~ Growth	McCulloch Area DCC (KLO/Hall/Spiers)	500,500	(500,500)	0	0	0	0 MULTIYEAR
540 Growth	South Perimeter 1 DCC (Gordon Dr - Stewart 1), Road	7,756,600	(1,885,900)	(5,870,700)	0	0	0 EXT EVENT
T1 - DCC Roads		13,354,300	(6,195,700)	-7158600	0	0	0
~ Growth	Casorso 3 DCC (KLO Rd - Barrera Rd), ATC	121,200	(121,200)	0	0	0	0 MULTIYEAR
~ Growth	Casorso 4 DCC (Raymer - KLO), ATC	21,200	(21,200)	0	0	0	0 MULTIYEAR
541 New	Dilworth DCC Active Transportation Corridor	131,600	(131,600)	0	0	0	0 SCHED
~ Growth	Ethel 3C DCC (Rose - Raymer), ATC	2,228,700	(1,816,200)	0	(412,500)	0	0 MULTIYEAR
541 Growth	Ethel 5 DCC (Springfield-Rose), ATC	468,500	(468,500)	0	0	0	0 SCHED
542 Renew	Houghton 1 DCC (Nickel - Rails with Trails), ATC	101,200	(101,200)	0	0	0	0 EXT EVENT
~ Renew	Houghton 2 DCC (Hollywood Rd - Rutland Rd), ATC	43,300	(43,300)	0	0	0	0 MULTIYEAR
~ Growth	Lakeshore 1 DCC (DeHart - Vintage Terrace), ATC	188,300	(188,300)	0	0	0	0 MULTIYEAR
542 Growth	Sutherland 1 DCC (Gordon - Burtch), ATC	571,500	(571,500)	0	0	0	0 EXT EVENT
543 Growth	Sutherland 2 DCC (Lake - Gordon), ATC	1,068,600	(1,068,600)	0	0	0	0 SCHED
T2 - DCC Roads - Active Transportation		4,944,100	(4,531,600)	0	(412,500)	0	0
543 Growth	Burtch & Harvey Intersection Improvements	199,900	(49,900)	0	0	(50,000)	0 SCHED
544 Renew	City of Kelowna Highway Signage	99,800	0	0	(99,800)	0	0 SCHED
544 Renew	Deferred Revenue Projects	614,600	(136,600)	0	0	(478,000)	0 SCHED
T3 - Non-DCC Roads		914,300	(186,500)	0	(99,800)	(528,000)	(100,000)
~ Renew	Bridge Rehabilitation	43,200	(43,200)	0	0	0	0 MULTIYEAR
~ Renew	KLO Rd Mission Creek Bridge Replacement	272,100	(272,100)	0	0	0	0 MULTIYEAR
545 Renew	Roads Resurfacing	311,100	(311,100)	0	0	0	0 EXT EVENT
545 Renew	Street Light Renewal	193,900	(193,900)	0	0	0	0 SCHED
~ Renew	Street Light Renewal-LED Retrofit	932,200	(932,200)	0	0	0	0 MULTIYEAR
546 Renew	Transit - Equipment Renewal	47,400	(47,400)	0	0	0	0 SCHED
546 New	Urban Centre Improvements	95,400	(95,400)	0	0	0	0 SCHED

Page Type	Description	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility Reason
	T4 - Transportation System Renewal	1,895,300	(1,895,300)	0	0	0	0
~	Renew Abbott (Rose Ave - Cedar Ave) Protected Bike Lane Project	46,600	(46,600)	0	0	0	0 MULTIYEAR
547	Renew Active Transportation Corridor	377,600	(377,600)	0	0	0	0 EXT EVENT
547	Growth Central Green - Hwy 97 Right Turn Lane to Pandosy	147,200	(147,200)	0	0	0	0 DESIGNOPT
548	Growth Clement & Gordon Intersection Improvements	120,000	(120,000)	0	0	0	0 EXT EVENT
548	Renew Okanagan Rail Trail	168,000	(16,400)	0	(151,600)	0	0 EXT EVENT
549	New Okanagan Rail Trail - Connection to Waterfront Park Pathway	10,100	(10,100)	0	0	0	0 DESIGNOPT
549	Renew UBCO-University South Pedestrian-Cycling Bridge	62,400	(62,400)	0	0	0	0 EXT EVENT
	T5 - Bicycle Network	931,900	(780,300)	0	(151,600)	0	0
550	Growth Central Green - Pedestrian Overpass	276,200	(276,200)	0	0	0	0 EXT EVENT
550	New Sidewalk Network Expansion	137,700	(137,700)	0	0	0	0 SCHED
	T6 - Sidewalk Network	413,900	(413,900)	0	0	0	0
551	New Crosswalk Safety - Signals and Flashers	69,900	(69,900)	0	0	0	0 SCHED
551	Renew Pedestrian and Road Safety Projects	119,100	(119,100)	0	0	0	0 SCHED
552	New Traffic Calming	30,400	(30,400)	0	0	0	0 EXT EVENT
552	Growth Traffic Signal - Spall at Springfield	127,600	(127,600)	0	0	0	0 DESIGNOPT
	T7 - Safety and Operational Improvements	347,000	(347,000)	0	0	0	0
553	New Traffic Signals and Roundabouts	123,500	(123,500)	0	0	0	0 SCHED
	T8 - Traffic Control Infrastructure	123,500	(123,500)	0	0	0	0
553	New Transit - New Equipment	118,400	(118,400)	0	0	0	0 SCHED
	T9 - Transit Facilities	118,400	(118,400)	0	0	0	0
	Cost Center Totals	23,042,700	(14,592,200)	(7,158,600)	(663,900)	(528,000)	0
<u>Solid Waste Capital</u>							
554	Growth General Site Works and Investigations	96,650	(96,650)	0	0	0	0 EXT EVENT
554	New Landfill Liner Design and Construction	1,029,700	(1,029,700)	0	0	0	0 EXT EVENT
555	Growth Mechanic Shop	42,200	(42,200)	0	0	0	0 DESIGNOPT
	SW2 - Site Improvement	1,168,550	(1,168,550)	0	0	0	0
555	Renew Leachate and Landfill Gas Header	207,300	(207,300)	0	0	0	0 EXT EVENT
	SW3 - Gas Management	207,300	(207,300)	0	0	0	0
~	New Compost Facility, Biosolids Leachate Containment	199,800	0	0	0	(97,350)	(102,450) MULTIYEAR
	SW4 - Leachate Management	199,800	0	0	0	(97,350)	(102,450)
556	Renew Drainage & Groundwater Management	50,000	(50,000)	0	0	0	0 SCHED
556	Renew Landfill Drainage & Groundwater Management	44,200	(44,200)	0	0	0	0 SCHED

Page Type	Description	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility Reason
	SW5 - Drainage & Groundwater Management	94,200	(94,200)	0	0	0	0
557 New	Commonage - Exterior Biosolids Tipping Bay	75,000	0	0	0	(25,000)	(50,000) SCHED
~ Growth	Commonage - Pavement Repairs	441,400	0	0	0	(148,600)	(292,800) MULTIYEAR
557 New	Commonage - Pond Pump Kiosk	100,000	0	0	0	(33,300)	(66,700) SCHED
	SW6 - Recycling & Waste Management	616,400	0	0	0	(206,900)	(409,200)
~ New	Road Construction	232,700	(232,700)	0	0	0	0 MULTIYEAR
	SW7 - Landfill Area Development	232,700	(232,700)	0	0	0	0
Cost Center Totals		2,518,950	(1,702,750)	0	0	(304,250)	(511,950)

Storm Drainage Capital

~ Renew	Knox Mountain Geotechnical Engineering	580,200	(580,200)	0	0	0	0 MULTIYEAR
~ New	Mill Creek Flood Protection	2,754,700	(1,844,700)	0	(910,000)	0	0 MULTIYEAR
~ New	Mill Creek Storage	908,200	(544,900)	0	(363,300)	0	0 MULTIYEAR
	D1 - Hydraulic Upgrading Program	4,243,100	(2,969,800)	0	(1,273,300)	0	0
558 New	Chichester Pond - Sediment Forebay	151,700	(151,700)	0	0	0	0 EXT EVENT
558 New	Containment Devices	193,800	(193,800)	0	0	0	0 SCHED
	D2 - Storm Drainage Quality Program	345,500	(345,500)	0	0	0	0
559 New	Adams Rd Drainage Improvement	65,700	(65,700)	0	0	0	0 DESIGNOPT
559 Renew	Jean Road Drainage Improvements	165,500	(165,500)	0	0	0	0 EXT EVENT
560 New	Smith Outfall Vault Power Supply	88,000	(88,000)	0	0	0	0 DESIGNOPT
	D3 - Storm Water Renewal	319,200	(319,200)	0	0	0	0
Cost Center Totals		4,907,800	(3,634,500)	0	(1,273,300)	0	0

Information Services Capital

~ Renew	Council Video Conferencing System/Audio Upgrades	20,500	(20,500)	0	0	0	0 MULTIYEAR
	I1 - Front Office Equipment	20,500	(20,500)	0	0	0	0
560 Renew	Server and Data Storage Equipment	170,500	(170,500)	0	0	0	0 EXT EVENT
	I2 - Server & Data Storage	170,500	(170,500)	0	0	0	0
~ Renew	Asset Management System	533,800	(315,290)	0	0	0	(218,510) MULTIYEAR
561 Renew	Class Registration Software Replacement	41,300	(41,300)	0	0	0	0 EXT EVENT
~ Renew	Integrated Utility Billing and Property Tax System Software	545,600	(288,220)	0	0	0	(257,380) MULTIYEAR
~ Renew	Major Systems Projects – Planning and Permitting	1,407,900	(1,407,900)	0	0	0	0 MULTIYEAR
561 Renew	Major Systems Projects – Web/Service Request	186,500	(186,500)	0	0	0	0 EXT EVENT
~ New	Records and Information Management System	832,200	(832,200)	0	0	0	0 MULTIYEAR
	I3 - Major System Projects	3,547,300	(3,071,410)	0	0	0	(475,890)
562 Renew	Communications Networks Upgrades	69,900	(69,900)	0	0	0	0 EXT EVENT

Page	Type	Description	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility Reason
562	New	Fibre Optic Network, Phase II & III	1,211,300	(1,211,300)	0	0	0	0 EXT EVENT
563	New	Fibre Optic Service Line	50,000	0	0	0	(50,000)	0 EXT EVENT
I4 - Communications Systems			1,331,200	(1,281,200)	0	0	(50,000)	0
Cost Center Totals			5,069,500	(4,543,610)	0	0	(50,000)	(475,890)
<u>Vehicle & Mobile Equipment</u>								
563	Renew	Equipment and Vehicle Replacement	5,317,600	(5,277,600)	0	0	0	(40,000) SCHED
V2 - Vehicle / Equipment Renewal			5,317,600	(5,277,600)	0	0	0	(40,000)
Cost Center Totals			5,317,600	(5,277,600)	0	0	0	(40,000)
<u>Fire Capital</u>								
~	Renew	Engine 3	437,000	(437,000)	0	0	0	0 MULTIYEAR
564	Renew	Fire Equipment	50,100	(50,100)	0	0	0	0 EXT EVENT
~	Renew	Tenders 1 and 4	553,200	(553,200)	0	0	0	0 MULTIYEAR
F1 - Vehicle / Equipment Renewal			1,040,300	(1,040,300)	0	0	0	0
Cost Center Totals			1,040,300	(1,040,300)	0	0	0	0
Sub-Total			65,273,850	(50,698,030)	(7,158,600)	(5,121,230)	(882,250)	(1,313,740)

~ denotes request details not included in carryover volume.

* *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

Type	Description	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Reason
<u>Real Estate and Parking Capital</u>								
~New	Property Acquisition of 1746 Water Street - McDonalds	8,100	(8,100)	0	0	0	0	DESIGNOP
	L4 - Strategic Land Redevelopment	8,100	(8,100)	0	0	0	0	
	Cost Center Totals	8,100	(8,100)	0	0	0	0	
<u>Building Capital</u>								
~Renew	Capital Opportunities & Partnership Program	10,000	(10,000)	0	0	0	0	EXT EVENT
	B6 - Capital Opportunities and Partnerships	10,000	(10,000)	0	0	0	0	
	Cost Center Totals	10,000	(10,000)	0	0	0	0	
<u>Parks Capital</u>								
~Renew	Boyce-Gyro Park - Final Phase	4,800	(4,800)	0	0	0	0	DESIGNOP
	P8 - Renewal, Rehabilitation & Infra	4,800	(4,800)	0	0	0	0	
~New	Laurel Packinghouse Courtyard - Museum Partnership	6,800	(6,800)	0	0	0	0	DESIGNOP
	P9 - Capital Opportunities Partnership	6,800	(6,800)	0	0	0	0	
	Cost Center Totals	11,600	(11,600)	0	0	0	0	
<u>Information Services Capital</u>								
~Renew	Financial Reporting System	6,200	(6,200)	0	0	0	0	EXT EVENT
	I3 - Major System Projects	6,200	(6,200)	0	0	0	0	
	Cost Center Totals	6,200	(6,200)	0	0	0	0	
	Grand Total	65,309,750	(50,733,930)	(7,158,600)	(5,121,230)	(882,250)	(1,313,740)	

~ denotes request details not included in carryover volume.

* 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.

2021 Capital Requests

Carryover Budget

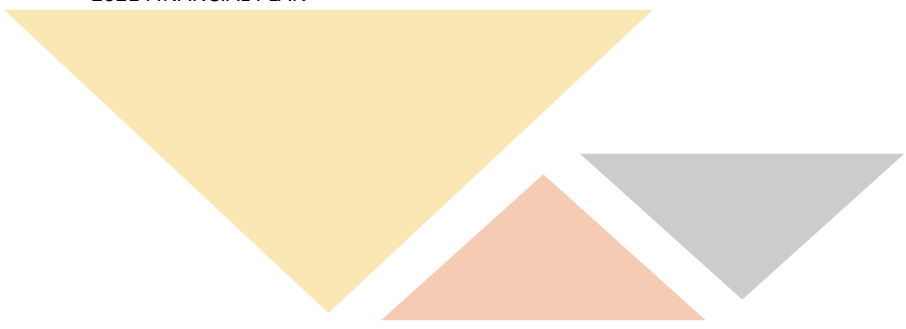
Summary - Utility Funds

Page	Type	Description	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility Reason
<u>Airport Capital</u>								
565	New	Airport Small Capital	20,000	(20,000)	0	0	0	0 SCHED
		A1 - Airside	20,000	(20,000)	0	0	0	0
565	New	Airport - 4150 Old Vernon Road Acquisition	52,700	(52,700)	0	0	0	0 EXT EVENT
566	Renew	Airport Convair Way Parking Lot Upgrades	2,528,700	(2,528,700)	0	0	0	0 EXT EVENT
		A2 - Groundside	2,581,400	(2,581,400)	0	0	0	0
566	Renew	Air Terminal Building Capital Replacement & Improvement	95,000	(95,000)	0	0	0	0 EXT EVENT
567	Renew	Airport Roof Replacement Program	1,618,900	(1,618,900)	0	0	0	0 EXT EVENT
567	Renew	Integrated Security Network	37,500	(37,500)	0	0	0	0 EXT EVENT
		A3 - Terminal	1,751,400	(1,751,400)	0	0	0	0
568	Renew	Drive to 1.6 Million Passengers AIF Program	110,000	(110,000)	0	0	0	0 EXT EVENT
568	Growth	Soaring Beyond 2.5 Million Passengers AIF Program	77,169,300	(77,169,300)	0	0	0	0 EXT EVENT
		A4 - AIF	77,279,300	(77,279,300)	0	0	0	0
Cost Center Totals			81,632,100	(81,632,100)	0	0	0	0
<u>Water Capital</u>								
~	Growth	Poplar Point to Dilworth Mountain Transmission Upgrade Design	297,900	(297,900)	0	0	0	0 MULTIYEAR
		W1 - DCC Pipes (Mains)	297,900	(297,900)	0	0	0	0
569	Renew	Skyline Pump Station DCC - Electrical Building Upgrades	684,200	(684,200)	0	0	0	0 DESIGNOPT
		W2 - DCC Booster Stations & PRVs	684,200	(684,200)	0	0	0	0
~	Growth	Offsite & Oversize - Water	215,700	(215,700)	0	0	0	0 MULTIYEAR
		W4 - DCC Reservoirs & Filling Stations	215,700	(215,700)	0	0	0	0
~	Growth	Ethel 3C DCC Water	475,800	(475,800)	0	0	0	0 MULTIYEAR
569	Renew	Lakeshore Upgrade (Bellevue Creek - Collett)	350,000	(350,000)	0	0	0	0 EXT EVENT
~	Renew	Poplar Point UV System Assessment and Modifications	75,700	(75,700)	0	0	0	0 MULTIYEAR
570	Renew	Skyline Pump Station Repairs	77,900	(77,900)	0	0	0	0 DESIGNOPT
~	Renew	Water Meter Replacement Program	1,808,900	(1,808,900)	0	0	0	0 MULTIYEAR
570	Renew	Watermain Renewals	510,500	(510,500)	0	0	0	0 SCHED
		W6 - Network and Facility Renewal	3,298,800	(3,298,800)	0	0	0	0
571	Renew	Data Radio Replacement - Water	16,000	(16,000)	0	0	0	0 SCHED
~	Growth	Kettle Valley Reservoir Upgrade	100,000	(100,000)	0	0	0	0 MULTIYEAR
571	New	Mobile Water Refill Station	20,000	(20,000)	0	0	0	0 EXT EVENT
~	Renew	SEKID Separation	2,989,200	(2,653,500)	0	(335,700)	0	0 MULTIYEAR

Page Type	Description	Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility Reason
~	Growth South End Water Upgrades	6,194,800	(1,924,700)	0	(4,270,100)	0	0 MULTIYEAR
572	New Water Meter Reading and Servicing Repatriation	78,500	(78,500)	0	0	0	0 SCHED
	W7 - Network and Facility Improvements	9,398,500	(4,792,700)	0	(4,605,800)	0	0
572	Renew Dam Repairs - Irrigation Intake	172,300	(172,300)	0	0	0	0 SCHED
573	Renew Hydrants	17,600	(17,600)	0	0	0	0 SCHED
573	Renew Irrigation System Upgrades	198,500	(198,500)	0	0	0	0 SCHED
	W8 - Irrigation Network Improvements	388,400	(388,400)	0	0	0	0
	Cost Center Totals	14,283,500	(9,677,700)	0	(4,605,800)	0	0
Wastewater Capital							
~	Growth Water Street DCC Force Main	187,800	(187,800)	0	0	0	0 MULTIYEAR
	WW1 - DCC Pipes (Mains)	187,800	(187,800)	0	0	0	0
~	Renew Guy St Lift Station Renewal DCC	1,013,800	(1,013,800)	0	0	0	0 MULTIYEAR
	WW2 - DCC Lift Stations	1,013,800	(1,013,800)	0	0	0	0
~	Renew Offsite & Oversize Wastewater	199,900	(199,900)	0	0	0	0 MULTIYEAR
	WW4 - DCC Oversize	199,900	(199,900)	0	0	0	0
~	Renew Flintoft Avenue - Sanitary Replacement	471,100	(471,100)	0	0	0	0 MULTIYEAR
~	Renew Manhattan Dr - Sanitary Replacement	1,319,600	(1,319,600)	0	0	0	0 MULTIYEAR
574	Renew Pipe Replacement	277,900	(277,900)	0	0	0	0 EXT EVENT
574	Renew Sewer Lift Station SCADA Integration	73,500	(73,500)	0	0	0	0 EXT EVENT
575	New Wastewater Support Facilities	107,100	(107,100)	0	0	0	0 EXT EVENT
	WW5 - Network and Facility Renewal	2,249,200	(2,249,200)	0	0	0	0
	Cost Center Totals	3,650,700	(3,650,700)	0	0	0	0
	Sub-Total	99,566,300	(94,960,500)	0	(4,605,800)	0	0

~ denotes request details not included in carryover volume.

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2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: Scheduling Demands
 Cost Center: Real Estate and Parking Capital 10 Yr Cap Plan Ref: 2019 L1
 Title: Property Acquisition - Dickson Ave 1514 CARRYOVER

Justification:

Carryover is requested to complete significant landscaping of the overgrown vegetation. Internal scheduling delays occurred due to new staff training and COVID-19 impacts on the department. The anticipated completion is Q4 2021.

2020 Budget:	11,200
2020 Expenditures:	<u>0</u>
Carryover Requested:	11,200

Strategic Direction: Transportation & mobility - Investments are connecting high density areas

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
11,200	(11,200)				

Department: Capital Projects Priority: 1 Reason: Design Option
 Cost Center: Real Estate and Parking Capital 10 Yr Cap Plan Ref: Not included L1
 Title: Property Acquisition 1475 Ellis Street CARRYOVER

Justification:

Renovations are complete and an Occupancy Permit has been issued. Unit 300 requires furniture, data hardware, dark fibre installation, and security. Unit 301 requires temporary outfitting requirements with new furniture, security, data hardware and wiring, elevator card access and HVAC repairs. The work is to be procured separately and installed by Q2 of 2021.

2020 Budget:	1,111,470
2020 Expenditures:	<u>903,170</u>
Carryover Requested:	208,300

Strategic Direction: People - Ability to attract, select & retain talent

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
208,300	(208,300)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Real Estate and Parking Capital	10 Yr Cap Plan Ref: Not included L3	
Title:	Electric Vehicle Charging Stations - Parkades & Lots	CARRYOVER	

Justification:

This project has been on hold pending the result of a grant application that was unsuccessful. Carryover of this budget is requested to allow for installation of additional charging stations in 2021. Without grant or partnership funds, this budget will allow for installation of up to eight additional level two charging stations. Staff will continue to pursue partnership and grant opportunities.

2020 Budget:	135,000
2020 Expenditures:	<u>0</u>
Carryover Requested:	135,000

Strategic Direction: Environmental protection - Greenhouse gas emissions are decreasing

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
135,000	(135,000)				

Department:	Capital Projects	Priority: 1	Reason: Design Option
Cost Center:	Real Estate and Parking Capital	10 Yr Cap Plan Ref: Not included L3	
Title:	Library and Chapman Parkades - Accessible Door Openers	CARRYOVER	

Justification:

Carryover is requested as the detailed design of the project presented several design challenges that were unaccounted for in the conceptual design and budgeting for the project. Due to the nature of the parkade construction, concrete and shallow floor to ceiling clearance heights, several design iterations were required to ensure a suitable low-profile all weather door opener was available for the Kelowna climate. The project has been priced and is currently being negotiated with the preferred proponent. It is anticipated that following award Q4 2020 the project will be complete in Q2 2021.

2020 Budget:	134,000
2020 Expenditures:	<u>21,400</u>
Carryover Requested:	112,600

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
112,600	(112,600)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Real Estate and Parking Capital	10 Yr Cap Plan Ref: Not included L3	
Title:	Library and Chapman Parkades - LED Lighting Retrofit		CARRYOVER

Justification:

Carryover is requested to complete the conversion of 180 light fixtures at the Chapman Parkade and 310 fixtures at the Library Parkade to Light Emitting Diode (LED) technology. After detailed design and verification of the proposed fixtures for available Fortis rebates, the contract was awarded, and as a result of the current pandemic the contractor has experienced supply chain delays, resulting in a delay to the project completion. Following the second shipment of fixtures in early 2021 the project is anticipated to be completed Q1 2021.

2020 Budget:	269,000
2020 Expenditures:	<u>131,900</u>
Carryover Requested:	137,100

Strategic Direction: Clear direction - Services, processes & business activities are transformed

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
137,100	(137,100)				

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Real Estate and Parking Capital	10 Yr Cap Plan Ref: Not included L4	
Title:	Property Acquisition - 380 Harvey Avenue		CARRYOVER

Justification:

Carryover is requested due to project delays, including but not limited to additional Ministry of Transportation and Infrastructure requirements for environmental cleanup. The environmental component is estimated to be completed Q3 of 2021.

2020 Budget:	124,520
2020 Expenditures:	<u>35,320</u>
Carryover Requested:	89,200

Strategic Direction: Vibrant neighbourhoods - Key sites are proactively planned

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
89,200	(89,200)				

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Building Capital 10 Yr Cap Plan Ref: Not included B1
 Title: H2O Boiler Replacement CARRYOVER

Justification:

Procurement delays for heat exchanges manufactured in the US have caused delays in completing the project. Work continues and anticipated completion is Q4 2021.

2020 Budget:	1,089,540
2020 Expenditures:	<u>707,340</u>
Carryover Requested:	382,200

Strategic Direction: Other - Extraordinary or Unforeseen Obligation

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
382,200	(382,200)				

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Building Capital 10 Yr Cap Plan Ref: 2017 B1
 Title: Mission Recreation Park Softball Quadplex Viewing Deck Expansion CARRYOVER

Justification:

Contract work was unable to be completed in 2020, but is expected to be completed in Q2 2021.

2020 Budget:	71,260
2020 Expenditures:	<u>56,860</u>
Carryover Requested:	14,400

Strategic Direction: Vibrant neighbourhoods - Animated parks & public spaces

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
14,400	(14,400)				

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: Scheduling Demands
 Cost Center: Building Capital 10 Yr Cap Plan Ref: 2020 B1
 Title: Mission Recreation Park, Capital News Centre - Expansion CARRYOVER

Justification:

A carryover is requested for the program and schematic design for the expansion of the Capital News Centre to provide two new ice sheets and additional sports facilities. This project was delayed due to staff vacancies and completing priorities. The program, schematic design and cost plan will be completed in 2021.

2020 Budget:	230,000
2020 Expenditures:	<u>0</u>
Carryover Requested:	230,000

Strategic Direction: Vibrant neighbourhoods - Accessible and multi-purpose amenities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
230,000	(230,000)				

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Building Capital 10 Yr Cap Plan Ref: 2020 B1
 Title: Rutland Centennial Park, Washroom CARRYOVER

Justification:

The design of the washroom facility completed by the consultant was delayed. Carryover is requested to complete the washroom Q3, 2021.

2020 Budget:	600,000
2020 Expenditures:	<u>58,000</u>
Carryover Requested:	542,000

Strategic Direction: Vibrant neighbourhoods - Animated parks & public spaces

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
542,000	(542,000)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: Scheduling Demands
Cost Center:	Building Capital	10 Yr Cap Plan Ref: 2019 B2	
Title:	Kelowna Library, Chiller - Replacement		CARRYOVER

Justification:

Procurement delays in early 2020 resulted in scheduling issues as a certain weather window is required to install the equipment. 2021 expenditures will be for construction services. Expected completion is Q3 2021.

2020 Budget:	514,300
2020 Expenditures:	<u>30,800</u>
Carryover Requested:	483,500

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
483,500	(483,500)				

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Building Capital	10 Yr Cap Plan Ref: Not included B2	
Title:	Theatre Sound System, Hearing Loop, Dance Floor, Stage Risers		CARRYOVER

Justification:

The dance floor, stage risers and sound system were purchased and installed at Kelowna Community Theatre in 2020. Carryover is requested for the installation of the Auris Hearing Loop which requires replacement of carpet on the stairs in the main auditorium which was delayed due to COVID-19. It is now scheduled for early February 2021. Completion date is expected to be Q1 2021.

2020 Budget:	345,000
2020 Expenditures:	<u>328,800</u>
Carryover Requested:	16,200

Strategic Direction: Vibrant neighbourhoods - Accessible and multi-purpose amenities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
16,200	(16,200)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: Design Option
Cost Center:	Building Capital	10 Yr Cap Plan Ref: 2018 B3	
Title:	Police Services Building - Public Art	CARRYOVER	

Justification:

Design extended for re-engineering of structural components of artwork to Q2 2020. Fabrication began in Q3 of 2020 with installation scheduled for Q2 of 2021. Project completion anticipated for Q3 of 2021 pending easing of pandemic restrictions on travel for artist.

2020 Budget:	150,250
2020 Expenditures:	<u>76,950</u>
Carryover Requested:	73,300

Strategic Direction: Vibrant neighbourhoods - Site design & architecture is high quality, context sensitive

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
73,300	(73,300)				

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Building Capital	10 Yr Cap Plan Ref: 2019 B3	
Title:	Water St Firehall #2 - Repairs	CARRYOVER	

Justification:

A masonry condition assessment of this iconic heritage building in downtown Kelowna was completed in 2014 with several recommendations to maintain or improve the exterior envelope of the building. This report was later updated in 2019 to re-confirm the scope of work to rehabilitate the exterior envelope and prepare design documentation associated with the work. The project was initially tendered in 2020, negotiations with the preferred proponent fell through limiting the available trades and schedule to complete the work in 2020, the project was re-tendered in Q4 2020. Carryover is requested to advance procurement for construction services. Construction will commence in Q2 once the weather is conducive for exterior work. The construction is scheduled to be complete Q4 2021.

2020 Budget:	823,100
2020 Expenditures:	<u>18,500</u>
Carryover Requested:	804,600

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
804,600	(804,600)				

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: Scheduling Demands
 Cost Center: Building Capital 10 Yr Cap Plan Ref: Not included B4
 Title: City Yards Office - Renovation Planning CARRYOVER

Justification:

A budget carryover is requested for the code compliance review and schematic design for the optimum use of the existing buildings to meet the increasing demands. This project was delayed due to staff vacancies and competing priorities. The schematic design and cost plan will be completed in 2021.

2020 Budget:	150,000
2020 Expenditures:	<u>0</u>
Carryover Requested:	150,000

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
150,000	(75,000)				(75,000)

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Building Capital 10 Yr Cap Plan Ref: Not included B4
 Title: Water Support Facilities - Yards Location CARRYOVER

Justification:

This project is predicated on the restructuring of the current water and wastewater divisions, with dependencies on the Yards Accommodation review and master plan for space allocation to suit the reorganization. Work to relocate the Water Supply group to the Yards has been delayed due supply chain issues with equipment and contractor scheduling. Utilities Construction was successfully relocated to the former SEKID property in 2020 and the Vacuum Truck Building is currently in construction with anticipated completion Q2 2021.

2020 Budget:	295,500
2020 Expenditures:	<u>84,600</u>
Carryover Requested:	210,900

Strategic Direction: Environmental protection - Predictive modelling & forecasting

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
210,900	(210,900)				

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: Scheduling Demands
 Cost Center: Building Capital 10 Yr Cap Plan Ref: Not included B7
 Title: Building Systems Automation & Performance Optimization CARRYOVER

Justification:

Scheduling constraints didn't allow for as much parallel work as initially expected. Instead of being able to complete the automation upgrades at several facilities simultaneously they had to be done in series - i.e. one after another which increased completion time. Carryover is requested to complete the projects in 2021. Expected completion is Q4 2021.

2020 Budget:	200,000
2020 Expenditures:	<u>83,100</u>
Carryover Requested:	116,900

Strategic Direction: Environmental protection - Predictive modelling & forecasting

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
116,900	(116,900)				

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Building Capital 10 Yr Cap Plan Ref: Not included B7
 Title: Kelowna Family Y Renewal CARRYOVER

Justification:

The COVID-19 pandemic shifted the YMCA shutdown to Spring instead of Fall which delayed the projects associated with this request. Carryover is requested to complete building envelope repairs. Expected completion is Q4 2021.

2020 Budget:	200,000
2020 Expenditures:	<u>154,700</u>
Carryover Requested:	45,300

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
45,300	(45,300)				

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Building Capital 10 Yr Cap Plan Ref: 2020 B7
 Title: Memorial Arena Chiller and Dehumidifier Replacement CARRYOVER

Justification:

To ensure best value for the City, the Dehumidifier and Chiller replacement projects at the Memorial Arena were tendered in separate competitions. As the chiller replacement was an operational requirement it was prioritized and completed prior to the season in Q3 2020. The dehumidifier replacement was priced and awarded in Q3 2020 but contractor equipment scheduling delays have plagued the project. The dehumidifier is scheduled to be completed in Q1 2021.

2020 Budget:	350,000
2020 Expenditures:	<u>282,900</u>
Carryover Requested:	67,100

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
67,100	(67,100)				

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Building Capital 10 Yr Cap Plan Ref: 2019 B7
 Title: Municipal Buildings Roofing Renewal CARRYOVER

Justification:

Delays in 2020 due to COVID-19 shifted the start date of projects into later in the year. Carryover is requested to complete the remaining projects such as the Kelowna Family Y. Expected completion is Q4 2021.

2020 Budget:	491,050
2020 Expenditures:	<u>446,650</u>
Carryover Requested:	44,400

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
44,400	(44,400)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: Design Option
Cost Center:	Building Capital	10 Yr Cap Plan Ref: Not included B7	
Title:	Yards Chemical Storage	CARRYOVER	

Justification:

Project is still in planning phase as the road marking chemicals that precipitated this request have changed. Additional work is required to understand the implications of this change prior to the project moving forward. Expected completion Q4 2021

2020 Budget:	300,000
2020 Expenditures:	<u>400</u>
Carryover Requested:	299,600

Strategic Direction: Vibrant neighbourhoods - Key sites are proactively planned

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
299,600	(299,600)				

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Parks Capital	10 Yr Cap Plan Ref: Not included P3	
Title:	Rowcliffe Park - DCC Park Development	CARRYOVER	

Justification:

The utility and site works for the public washroom was completed in fall 2020, but the washroom structure will not be manufactured and shipped until January 2021. A carryover is requested to install this structure in spring 2021. This will mark completion of the multi-phased development of this park.

2020 Budget:	280,000
2020 Expenditures:	<u>53,900</u>
Carryover Requested:	226,100

Strategic Direction: Vibrant neighbourhoods - Animated parks & public spaces

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
226,100	(226,100)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Parks Capital	10 Yr Cap Plan Ref: 2020 P4	
Title:	Rutland Centennial Park - DCC Park Development	CARRYOVER	

Justification:

The contractor was not able to complete construction of this phase of the park before the earlier than anticipated onset of winter and cold conditions, and the design of the washroom facility took longer than expected. A carryover is requested in order to complete the park in the spring and the washroom in the fall of 2021.

2020 Budget:	1,798,630
2020 Expenditures:	<u>712,030</u>
Carryover Requested:	1,086,600

Strategic Direction: Vibrant neighbourhoods - Animated parks & public spaces

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
1,086,600	(1,086,600)				

Department:	Capital Projects	Priority: 1	Reason: Awaiting Grant
Cost Center:	Parks Capital	10 Yr Cap Plan Ref: 2019 P6	
Title:	City Park, Phase 2 - Design & Construction	CARRYOVER	

Justification:

Carryover is requested for the City's required contribution for the Provincial/Federal Community, Culture and Recreation Grant Program, for which Council approved the grant submission on September 14, 2020. The grant, if successful, will fund a destination playground at City Park, as well as a pier and a gathering circle at the point of City Park. Staff expect to be informed of the results of the grant application mid-2021, at which time planning would be initiated for the project.

2020 Budget:	3,997,000
2020 Expenditures:	<u>0</u>
Carryover Requested:	3,997,000

Strategic Direction: Vibrant neighbourhoods - Animated parks & public spaces

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
3,997,000	(1,067,000)		(2,930,000)		

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Parks Capital	10 Yr Cap Plan Ref: 2020 P6	
Title:	Sarson's Beach Park - Expansion		CARRYOVER

Justification:

Carryover is requested for this multi-year project. Fortis metering requirements changed midway through the construction at Sarsons Beach Park and discussions with Fortis to accept the original metering kiosk delayed approvals. The approved electrical work is now ready for Fortis to disconnect/reconnect the power. Anticipated completion is Spring/Summer of 2021.

2020 Budget:	230,000
2020 Expenditures:	<u>216,900</u>
Carryover Requested:	13,100

Strategic Direction: Vibrant neighbourhoods - Animated parks & public spaces

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
13,100	(13,100)				

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Parks Capital	10 Yr Cap Plan Ref: Not included P6	
Title:	Strathcona Park		CARRYOVER

Justification:

Work on this project was started in the Spring during low water, but the discovery of an archaeological artifact halted construction. Subject to timely and positive archaeological permitting in process now, construction would resume during low water in Spring 2021, with completion of all works in Summer 2021.

2020 Budget:	503,460
2020 Expenditures:	<u>110,160</u>
Carryover Requested:	393,300

Strategic Direction: Vibrant neighbourhoods - Animated parks & public spaces

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
393,300	(139,270)		(254,030)		

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: Design Option
Cost Center:	Parks Capital	10 Yr Cap Plan Ref: Not included P7 - \$2019	
Title:	Knox Mountain Park, Paul's Tomb Trail		CARRYOVER

Justification:

The original design proposed for 2020 construction was in excess of the budget. A new plan has been prepared, but not in time to secure a construction contract in 2020. Carryover is requested to complete construction by the end of 2021.

2020 Budget:	210,630
2020 Expenditures:	<u>93,530</u>
Carryover Requested:	117,100

Strategic Direction: Vibrant neighbourhoods - Animated parks & public spaces

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
117,100	(117,100)				

Department:	Capital Projects	Priority: 1	Reason: Design Option
Cost Center:	Parks Capital	10 Yr Cap Plan Ref: Not included P9	
Title:	Boyce-Gyro Park Public Art		CARRYOVER

Justification:

Carryover is requested to honour existing contractual commitments. This project was originally scheduled to be installed at the end of 2020. Longer than anticipated design development (DDP) to address design and maintenance concerns have extended estimated completion into 2021. DDP is complete with fabrication and installation remaining. Completion of artwork fabrication is anticipated for Q2 of 2021 with installation in Q3 of 2021.

2020 Budget:	141,970
2020 Expenditures:	<u>24,170</u>
Carryover Requested:	117,800

Strategic Direction: Vibrant neighbourhoods - Site design & architecture is high quality, context sensitive

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
117,800	(117,800)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Parks Capital	10 Yr Cap Plan Ref: Not included P9	
Title:	Kelowna Memorial Cemetery - Improvements		CARRYOVER

Justification:

The Cemetery has an irrigation renewal program to replace its aging infrastructure. Phases 1 and 2 of this mutli-year program were completed in 2018 and 2019. The work slated for 2020, to be undertaken by City crews, was not able to be done due to allocation of staff resources to another irrigation renewal project and the impacts of Covid-19 on the ability to secure needed pipe welding training and certification for crews. Carryover is requested to enable City crews to construction this phase of cemetery irrigation renewal in 2021.

2020 Budget:	301,590
2020 Expenditures:	<u>21,390</u>
Carryover Requested:	280,200

Strategic Direction: Vibrant neighbourhoods - Animated parks & public spaces

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
280,200	(280,200)				

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref: Not included T1	
Title:	Gordon 1 DCC (Frost - South Perimeter), Road		CARRYOVER

Justification:

Carryover is requested for the design and construction of Gordon Drive from its current endpoint to the South Perimeter Road. This is a component of the larger South Perimeter Road Project. Following Council's approval to proceed, the design was completed in Spring 2019 and environmental and archaeological permits were pursued throughout 2020, however awaiting the permits delayed the project. Both permits are forthcoming and final negotiations with the Proponent are underway. Construction is anticipated to start in Q1 2021.

2020 Budget:	1,842,900
2020 Expenditures:	<u>0</u>
Carryover Requested:	1,842,900

Strategic Direction: Economic resiliency - Top talent is living in Kelowna

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
1,842,900	(555,000)	(1,287,900)			

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref: Not included T1	
Title:	Hollywood 7 DCC (Sexsmith - Appaloosa) Improvements		CARRYOVER

Justification:

Carryover is requested to continue the design of the Hollywood 7 DCC Project. In 2020 design was completed to a conceptual level, land acquisition areas were defined and the future construction budget updated. Real estate discussions with adjacent landowners continued through 2020 to facilitate required right of ways. In 2021 land acquisitions will be pursued and the planning of the overall corridor completed.

2020 Budget:	1,848,830
2020 Expenditures:	<u>72,430</u>
Carryover Requested:	1,776,400

Strategic Direction: Transportation & mobility - People of all ages & abilities can easily get around

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
1,776,400	(1,776,400)				

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref: Not included T1	
Title:	South Perimeter 1 DCC (Gordon Dr - Stewart 1), Road		CARRYOVER

Justification:

Carryover is requested for the design and construction of South Perimeter Road from Gordon Drive to Stewart Road West. Following Council's approval to proceed, the design was completed in Spring 2019 and environmental and archaeological permits were pursued throughout 2020, however awaiting the permits delayed the project. Both permits are forthcoming and final negotiations with the Proponent are underway. Construction is anticipated to start in Q1 2021.

2020 Budget:	7,842,040
2020 Expenditures:	<u>85,440</u>
Carryover Requested:	7,756,600

Strategic Direction: Economic resiliency - Top talent is living in Kelowna

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
7,756,600	(1,885,900)	(5,870,700)			

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: Scheduling Demands
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref:	Not included T2
Title:	Dilworth DCC Active Transportation Corridor		CARRYOVER

Justification:

Carryover is requested to continue planning for the Dilworth Active Transportation Corridor (ATC). Delayed completion of this project was triggered by a combination of staff availability and the complex and constrained nature of the corridor, making the identification of viable concepts challenging. The 2030 Infrastructure Plan identified the Dilworth ATC as the priority corridor to connect the Okanagan Rail Trail and Mission Creek Greenway. Work has been completed to confirm Dilworth as the priority corridor; ATC connections along Leckie and Cooper will also be developed but over a longer time frame while considering adjacent transit planning and development. Concept plan layouts will be finalized in 2021 to facilitate implementation and coordination with future development in the area.

2020 Budget:	169,840
2020 Expenditures:	<u>38,240</u>
Carryover Requested:	131,600

Strategic Direction: Transportation & mobility - More trips by transit, carpooling, cycling & walking

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
131,600	(131,600)				

Department:	Capital Projects	Priority: 1	Reason: Scheduling Demands
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref:	Not included T2
Title:	Ethel 5 DCC (Springfield-Rose), ATC		CARRYOVER

Justification:

Completion of Ethel 5 was delayed due to repairs on the 500mm water distribution trunk, which must be completed outside of the irrigation season, as well as Fortis power connections. Construction is substantially complete. Carryover is requested to close out the project including final invoicing, consultant record drawings and project completion documentation. Project completion is anticipated by the end of Q1 2021.

2020 Budget:	2,814,740
2020 Expenditures:	<u>2,346,240</u>
Carryover Requested:	468,500

Strategic Direction: Transportation & mobility - More trips by transit, carpooling, cycling & walking

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
468,500	(468,500)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref: Not included T2	
Title:	Houghton 1 DCC (Nickel - Rails with Trails), ATC	CARRYOVER	

Justification:

Carryover is requested to complete the design of an Active Transportation Corridor (ATC) between the existing Houghton ATC and the Okanagan Rail Trail. Budget was reduced in 2020 to design only to help offset the financial impacts of the COVID-19 pandemic. Detailed design and property acquisition are in progress. Funds for construction are included in the 2021 budget proposals. Grant funding is also being pursued.

2020 Budget:	250,340
2020 Expenditures:	<u>149,140</u>
Carryover Requested:	101,200

Strategic Direction: Vibrant neighbourhoods - Accessible and multi-purpose amenities

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
101,200	(101,200)				

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref: Not included T2	
Title:	Sutherland 1 DCC (Gordon - Burtch), ATC	CARRYOVER	

Justification:

Carryover is requested to complete a detailed design and construct the Sutherland Active Transportation Corridor (ATC) from Gordon to Burtch with interim materials. Construction of the ultimate ATC cannot proceed ahead of redevelopment due to land requirements and utility works. Since development did not proceed in 2019/20, the ATC will be implemented in 2021 using interim materials by the City. The development of the Capri Centre did not proceed as planned, so the City did not receive developer contributions. Due to this the budget of \$2.4M from developer contribution identified in the Capri Mall servicing agreement is not available at this time. The ultimate ATC is still a requirement of the Capri Mall redevelopment and will be completed with redevelopment of the Capri site.

2020 Budget:	3,022,860
2020 Expenditures:	57,960
2020 Budget Not Required:	<u>2,393,400</u>
Carryover Requested:	571,500

Strategic Direction: Transportation & mobility - More trips by transit, carpooling, cycling & walking

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
571,500	(571,500)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: Scheduling Demands
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref:	Not included T2
Title:	Sutherland 2 DCC (Lake - Gordon), ATC		CARRYOVER

Justification:

Carryover is requested to complete detailed design and construct the Sutherland Active Transportation Corridor (ATC) from Ethel to Gordon with ultimate and interim materials. This section of the Sutherland ATC fills an important network gap in the ATC network. Construction of the ultimate ATC can not proceed ahead of redevelopment due to utility works. However, since the development did not proceed in 2019/20, it is proposed that the Sutherland ATC be implemented in 2021 using interm materials. The ultimate ATC would be completed with the redevelopment of the Capri site.

2020 Budget:	1,373,160
2020 Expenditures:	<u>304,560</u>
Carryover Requested:	1,068,600

Strategic Direction: Transportation & mobility - More trips by transit, carpooling, cycling & walking

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
1,068,600	(1,068,600)				

Department:	Capital Projects	Priority: 1	Reason: Scheduling Demands
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref:	Not included T3
Title:	Burtch & Harvey Intersection Improvements		CARRYOVER

Justification:

Carryover is requested to undertake the planning and design for improvements at the intersection of Burtch and Harvey. The need for improvements at this intersection was identified in the Capri-Landmark Urban Centre Plan; subsequently Burtch has been flagged as a key north-south corridor in the Regional and Kelowna Transportation plans. This project was delayed to allow consideration of the Regional Transportation Master Plan and the ongoing Transportation Master Plan. Planning and design will be initiated in the spring of 2021, including coordination with the Ministry of Transportation and Infrastructure; final recommendations and concept design is anticipated in early 2022.

2020 Budget:	100,000
2020 Expenditures:	<u>100</u>
Carryover Requested:	99,900

Strategic Direction: Transportation & mobility - Investments are connecting high density areas

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
199,900	(49,900)			(50,000)	

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: Scheduling Demands
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref:	Not included T3
Title:	City of Kelowna Highway Signage		CARRYOVER

Justification:

Carryover is requested for replacement of City signage removed during the Highway 97 6-laning project. Project was delayed due to scheduling demands with other projects and staff shortages in 2020. Designs for the City Sign Public Art were presented to Council in November 2020. Council did not support proceeding with the City sign as public artwork; therefore, this carryover will remove the funding from the Public Art Reserve. Design for replacement signage will occur in 2021 with construction following in 2022.

2020 Budget:	249,800
2020 Expenditures:	0
2020 Budget Not Required:	<u>150,000</u>
Carryover Requested:	99,800

Strategic Direction: Vibrant neighbourhoods - Site design & architecture is high quality, context sensitive

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
			(99,800)		

Department:	Capital Projects	Priority: 1	Reason: Scheduling Demands
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref:	Not included T3
Title:	Deferred Revenue Projects		CARRYOVER

Justification:

Carryover is requested to complete 2020 Deferred Revenue Projects: Fordham Rd Sidewalk, Union Road Sidewalk (Summerhill Place - Valley Road) - south side, Ethel Frontage North of Clement, and 747 Fitzpatrick Rd Urbanization. Projects were delayed due to staff resources, awarding contracts and industry capacity. Design and construction will be underway in the beginning of 2021 with expected completion by the summer of 2021.

2020 Budget:	1,087,850
2020 Expenditures:	<u>473,250</u>
Carryover Requested:	614,600

Strategic Direction: Transportation & mobility - Travel times are optimized

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
614,600	(136,600)			(478,000)	

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref: Not included T4	
Title:	Roads Resurfacing	CARRYOVER	

Justification:

Carryover is requested to complete road resurfacing projects that were delayed due to contractor scheduling. Planned 2020 projects are expected to be completed in Summer of 2021.

2020 Budget:	4,174,330
2020 Expenditures:	<u>3,863,230</u>
Carryover Requested:	311,100

Strategic Direction:	Other - Supports Base Business
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Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
311,100	(311,100)				

Department:	Capital Projects	Priority: 1	Reason: Scheduling Demands
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref: Not included T4	
Title:	Street Light Renewal	CARRYOVER	

Justification:

Due to staffing operational challenges and work impacts from the COVID-19 pandemic, the streetlight maintenance contractor was unable to complete all scheduled pole replacements in 2020. Carryover is requested to complete remaining 2020 street light pole replacements in Q1-Q2 of 2021.

2020 Budget:	520,880
2020 Expenditures:	<u>326,980</u>
Carryover Requested:	193,900

Strategic Direction:	Other - Supports Base Business
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Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
193,900	(193,900)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: Scheduling Demands
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref:	Not included T4
Title:	Transit - Equipment Renewal		CARRYOVER

Justification:

Carryover is requested to complete improvements at three bus stops: 1. Springfield - Civil improvements complete, landscaping, shelter and electrical installation may extend into early 2021 following application to BC Transit's bus shelter cost share program. 2. Cadder/Richter eastbound - Construction delayed to 2021 to coordinate with adjacent sidewalk project. 3. Rutland/Mugford - Construction delayed to 2021 to coordinate with adjacent crosswalk improvements.

2020 Budget:	115,240
2020 Expenditures:	<u>67,840</u>
Carryover Requested:	47,400

Strategic Direction: Transportation & mobility - More trips by transit, carpooling, cycling & walking

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
47,400	(47,400)				

Department:	Capital Projects	Priority: 1	Reason: Scheduling Demands
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref:	Not included T4
Title:	Urban Centre Improvements		CARRYOVER

Justification:

Carryover is requested to complete the planning, process and design work that was initiated in 2020. Due to competing priorities, staff availability was limited which caused project delay. Public engagement and a potential Local Area Service request would proceed in 2021.

2020 Budget:	100,000
2020 Expenditures:	<u>4,600</u>
Carryover Requested:	95,400

Strategic Direction: Vibrant neighbourhoods - Key sites are proactively planned

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
95,400	(95,400)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref: Not included T5	
Title:	Active Transportation Corridor	CARRYOVER	

Justification:

Carryover is requested to complete the bike lanes on Ellis St (Leon to Buckland) and Kneller Rd (at Hwy 33). Project completion requires approval from the Ministry of Transportation, application approvals are underway, and approval is expected over the winter with installation planned for Spring 2021.

2020 Budget:	659,110
2020 Expenditures:	<u>281,510</u>
Carryover Requested:	377,600

Strategic Direction: Transportation & mobility - More trips by transit, carpooling, cycling & walking

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
377,600	(377,600)				

Department:	Capital Projects	Priority: 1	Reason: Design Option
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref: Not included T5	
Title:	Central Green - Hwy 97 Right Turn Lane to Pandosy	CARRYOVER	

Justification:

Carryover is requested for a right turn lane from Highway 97 to Pandosy Street to improve traffic flow. This project was a Ministry of Transportation and Infrastructure (MoTI) condition for the City, tied to approval of the Central Green development. Design is underway but the cost estimate is greater than available funds. Options to optimize the project scope to meet budget are being reviewed. As works are on Highway 97, final design will require approval by MoTI.

2020 Budget:	204,440
2020 Expenditures:	<u>57,240</u>
Carryover Requested:	147,200

Strategic Direction: Transportation & mobility - Travel times are optimized

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
147,200	(147,200)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref: Not included T5	
Title:	Clement & Gordon Intersection Improvements	CARRYOVER	

Justification:

Carryover is requested for the construction of improvements to improve the safety of Okanagan Rail Trail users through the intersection of Gordon and Clement. In 2020, the design and project budget/estimate were completed.

Construction is awaiting completion of a real estate purchase and resolution of Fortis right of ways which has delayed the project. The land transaction is expected to be completed in early 2021 which will facilitate construction later in the year.

2020 Budget:	125,940
2020 Expenditures:	<u>5,940</u>
Carryover Requested:	120,000

Strategic Direction: Transportation & mobility - More trips by transit, carpooling, cycling & walking

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
120,000	(120,000)				

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref: Not included T5	
Title:	Okanagan Rail Trail	CARRYOVER	

Justification:

Carryover is requested to complete the missing rail-trail connection from Old Vernon Rd to Commonwealth Rd at the border of Lake Country through Okanagan Indian Band (OKIB) lands. Completion of this project has been delayed due to going discussions with the Federal Government and OKIB settling ownership of the rail lands. Completion is estimated by the end of 2021.

2020 Budget:	203,870
2020 Expenditures:	<u>35,870</u>
Carryover Requested:	168,000

Strategic Direction: Transportation & mobility - People of all ages & abilities can easily get around

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
168,000	(16,400)		(151,600)		

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: Design Option
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref: Not included T5	
Title:	Okanagan Rail Trail - Connection to Waterfront Park Pathway		CARRYOVER

Justification:

Carryover is requested to complete detailed design and support construction in 2021. Multiple design iterations with planning an adjacent site delayed completion of detailed design. Design is now projected to be complete by the end of Q1 2021 and constructed by the end of Q3.

2020 Budget:	20,000
2020 Expenditures:	<u>9,900</u>
Carryover Requested:	10,100

Strategic Direction: Transportation & mobility - More trips by transit, carpooling, cycling & walking

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
10,100	(10,100)				

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref: Not included T5	
Title:	UBCO-University South Pedestrian-Cycling Bridge		CARRYOVER

Justification:

In 2020 toad movement monitoring data was used to develop a fencing plan to guide toads towards an existing culvert under John Hindle Drive. Fencing was installed in Q4 2020 within environmental construction windows. In addition, the initial bridge inspection of the pedestrian overpass (Structure 89) recommended coating the deck to maximize its design life of 75 years. Project was delayed in 2020 due to environmental approvals and unsuitable weather conditions. Carryover is requested to apply deck coating in Q2 of 2021 dependent on weather.

2020 Budget:	109,570
2020 Expenditures:	<u>47,170</u>
Carryover Requested:	62,400

Strategic Direction: Transportation & mobility - More trips by transit, carpooling, cycling & walking

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
62,400	(62,400)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref: Not included T6	
Title:	Central Green - Pedestrian Overpass	CARRYOVER	

Justification:

Carryover is requested to continue detailed design work started in 2020 on the Central Green Pedestrian / Cyclist Overpass. Project was delayed due to a lengthy land acquisition process which pushed the detailed design schedule. The overpass will create a grade-separated pedestrian and cycling connection over Harvey Ave / Hwy 97 between Rowcliffe Park and Downtown via the Central Green site. In Q1 a consultant was retained as the design consultant for the overpass. Design work has continued through 2020 and is targeted for completion in Q2 2021. Project tendering will follow and construction is planned to start in 2021, extending into 2022.

2020 Budget:	500,000
2020 Expenditures:	<u>223,800</u>
Carryover Requested:	276,200

Strategic Direction: Transportation & mobility - Investments are connecting high density areas

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
276,200	(276,200)				

Department:	Capital Projects	Priority: 1	Reason: Scheduling Demands
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref: Not included T6	
Title:	Sidewalk Network Expansion	CARRYOVER	

Justification:

Carryover is requested for sidewalk construction along Cadder Ave concurrent with water main upgrades in 2021. Construction was not completed in 2020 to avoid concurrent detours and conflicts with a nearby sanitary sewer force main project, both of which impacted Richter.

2020 Budget:	552,560
2020 Expenditures:	<u>414,860</u>
Carryover Requested:	137,700

Strategic Direction: Transportation & mobility - More trips by transit, carpooling, cycling & walking

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
137,700	(137,700)				

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: Scheduling Demands
 Cost Center: Transportation Capital 10 Yr Cap Plan Ref: Not included T7
 Title: Crosswalk Safety - Signals and Flashers CARRYOVER

Justification:

Carryover is requested to complete crosswalk upgrades planned for 2020 but not constructed due to internal delays in ordering material resulting in a later start to construction. Final designs are complete and remaining materials will be ordered early in 2021 with construction anticipated to be complete by the summer of 2021.

2020 Budget:	205,140
2020 Expenditures:	<u>135,240</u>
Carryover Requested:	69,900

Strategic Direction: Transportation & mobility - People of all ages & abilities can easily get around

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
69,900	(69,900)				

Department: Capital Projects Priority: 1 Reason: Scheduling Demands
 Cost Center: Transportation Capital 10 Yr Cap Plan Ref: Not included T7
 Title: Pedestrian and Road Safety Projects CARRYOVER

Justification:

Carryover is requested to complete construction of safety improvements at Bernard and Glenmore and complete designs for Clifton and Clement. These safety improvements were identified by the Kelowna Intersection Safety Study. In 2020 improvements at Enterprise and Spall were constructed. Construction at Bernard and Glenmore is expected in the summer of 2021 and the design of Clifton and Clement will be completed over the winter and inform 2021 construction. These project were not completed in 2020 due to the availability of internal staff.

2020 Budget:	151,000
2020 Expenditures:	<u>31,900</u>
Carryover Requested:	119,100

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
119,100	(119,100)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref: Not included T7	
Title:	Traffic Calming	CARRYOVER	

Justification:

Carryover is requested to continue consultation and construction on the top priority locations identified through the traffic calming warrant selection process. Due to COVID-19 the traffic data collection did not take place in the spring and was delayed to the fall. Analysis and prioritization of locations is ongoing and public engagement and implementation of priority locations is expected in the 2021 construction season.

2020 Budget:	115,850
2020 Expenditures:	<u>85,450</u>
Carryover Requested:	30,400

Strategic Direction: Community Safety - Residents feel safe

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
30,400	(30,400)				

Department:	Capital Projects	Priority: 1	Reason: Design Option
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref: Not included T7	
Title:	Traffic Signal - Spall at Springfield	CARRYOVER	

Justification:

Study of the Springfield / Spall intersection in 2019 recommended several adjustments to the intersections operations that resulted in final design delays. Signal changes were completed in 2020. Carryover is requested for the road and median components of this project. Design and construction is expected to be completed in 2021.

2020 Budget:	144,690
2020 Expenditures:	<u>17,090</u>
Carryover Requested:	127,600

Strategic Direction: Transportation & mobility - More trips by transit, carpooling, cycling & walking

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
127,600	(127,600)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: Scheduling Demands
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref:	Not included T8
Title:	Traffic Signals and Roundabouts		CARRYOVER

Justification:

Carryover is requested for the Traffic Signals and Roundabouts budget to complete ongoing design and construction processes that were delayed due to scheduling conflicts. The Kane and Valley roundabout design is approaching completion, and environmental permitting is almost complete. Tender drawings and updated cost estimates are expected in early 2021 and will inform future budget requests.

2020 Budget:	151,090
2020 Expenditures:	<u>27,590</u>
Carryover Requested:	123,500

Strategic Direction: Transportation & mobility - Travel times are optimized

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
123,500	(123,500)				

Department:	Capital Projects	Priority: 1	Reason: Scheduling Demands
Cost Center:	Transportation Capital	10 Yr Cap Plan Ref:	Not included T9
Title:	Transit - New Equipment		CARRYOVER

Justification:

Planned 2020 bus stop enhancements at Richter/Saucier were deferred pending outcomes from the Pandosy / Richter Corridor Pre-Design Study in 2021. Funding was reallocated to improve safety at the Enterprise/Banks stop. Construction at Enterprise/Banks began in the fall but will extend into 2021, including removal of the existing stop, electrical/shelter installation and landscape remediation.

2020 Budget:	173,370
2020 Expenditures:	<u>54,970</u>
Carryover Requested:	118,400

Strategic Direction: Transportation & mobility - More trips by transit, carpooling, cycling & walking

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
118,400	(118,400)				

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Solid Waste Capital 10 Yr Cap Plan Ref: 2020 SW2
 Title: General Site Works and Investigations CARRYOVER

Justification:

Due to the COVID-19 pandemic and available staff having to re-prioritize daily operations, this work was not completed in 2020. Work is expected to be completed by the end of 2021.

2020 Budget:	96,650
2020 Expenditures:	<u>0</u>
Carryover Requested:	96,650

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
96,650	(96,650)				

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Solid Waste Capital 10 Yr Cap Plan Ref: 2020 SW2
 Title: Landfill Liner Design and Construction CARRYOVER

Justification:

Paving was delayed until Spring 2021 as the weather caused issues with achieving compaction of subgrade. The cost to remove subgrade and replace with imported structural fill was significant and the extra time to do this work would have exceeded the paving window. As there were no operational issues with having the road remain unpaved for the winter, the paving will be completed in Spring of 2021.

2020 Budget:	4,588,720
2020 Expenditures:	<u>3,559,020</u>
Carryover Requested:	1,029,700

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
1,029,700	(1,029,700)				

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: Design Option
 Cost Center: Solid Waste Capital 10 Yr Cap Plan Ref: 2016 SW2
 Title: Mechanic Shop CARRYOVER

Justification:

The project was re-scoped in 2020 with changes to HVAC programming requiring additional time to complete. The contractor has now completed phase one and two of the construction for the Mechanic's shop, and an Occupancy Permit has been issued with carryover requested to clean up deficiencies in 2021.

2020 Budget:	1,292,120
2020 Expenditures:	<u>1,249,920</u>
Carryover Requested:	42,200

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
42,200	(42,200)				

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Solid Waste Capital 10 Yr Cap Plan Ref: 2020 SW3
 Title: Leachate and Landfill Gas Header CARRYOVER

Justification:

Due to the Covid-19 pandemic scheduling delays, this work was not completed in 2020. The remaining works to be completed in late 2021.

2020 Budget:	825,750
2020 Expenditures:	<u>618,450</u>
Carryover Requested:	207,300

Strategic Direction: Environmental protection - Greenhouse gas emissions are decreasing

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
207,300	(207,300)				

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: Scheduling Demands
 Cost Center: Solid Waste Capital 10 Yr Cap Plan Ref: 2020 SW5
 Title: Drainage & Groundwater Management CARRYOVER

Justification:

Carryover is requested as shifting priorities resulted in staff being redirected at the Landfill. The project is the continuation and detailed work to manage water in the Glenmore Basin associated with the Landfill. Conceptual work was completed in 2020 and the detailed design and permit applications for this will be initiated in 2021 through 2022.

2020 Budget:	50,000
2020 Expenditures:	<u>0</u>
Carryover Requested:	50,000

Strategic Direction: Environmental protection - Resiliency & adaptability to climate change

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
50,000	(50,000)				

Department: Capital Projects Priority: 1 Reason: Scheduling Demands
 Cost Center: Solid Waste Capital 10 Yr Cap Plan Ref: 2019 SW5
 Title: Landfill Drainage & Groundwater Management CARRYOVER

Justification:

Carryover is requested as shifting priorities resulted in staff being redirected at the Landfill. Conceptual design and initial culvert installation was completed in 2020; however, additional detailed design work needs to be initiated in 2021. Anticipated completion is Q4 2021.

2020 Budget:	194,850
2020 Expenditures:	<u>150,650</u>
Carryover Requested:	44,200

Strategic Direction: Environmental protection - Predictive modelling & forecasting

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
44,200	(44,200)				

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: Scheduling Demands
 Cost Center: Solid Waste Capital 10 Yr Cap Plan Ref: Not included SW6
 Title: Commonage - Exterior Biosolids Tipping Bay CARRYOVER

Justification:

Work was not completed in 2020 due to several earlier projects taking longer than planned, causing this project to be delayed until 2021. Work in 2021 will include the design of the tipping bay, followed by construction later in the year. Project completion expected by Fall 2021.

2020 Budget:	75,000
2020 Expenditures:	<u>0</u>
Carryover Requested:	75,000

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
75,000	(50,000)			(25,000)	

Department: Capital Projects Priority: 1 Reason: Scheduling Demands
 Cost Center: Solid Waste Capital 10 Yr Cap Plan Ref: Not included SW6
 Title: Commonage - Pond Pump Kiosk CARRYOVER

Justification:

Work was not completed in 2020 due to several earlier projects taking longer than planned, causing this project to be delayed. The existing pump kiosk is in poor shape and will need to be replaced in 2021. Work in 2021 will include design in Spring and construction in the Summer. It is expected that this will be complete by Fall 2021.

2020 Budget:	100,000
2020 Expenditures:	<u>0</u>
Carryover Requested:	100,000

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
100,000	(66,700)			(33,300)	

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Storm Drainage Capital 10 Yr Cap Plan Ref: Not included D2
 Title: Chichester Pond - Sediment Forebay CARRYOVER

Justification:

Significant delays from manufacturers of vital materials, pushed the project into 2021. The project needs to be completed in the dry season to limit the costs for dewatering so it is scheduled for July/August 2021.

2020 Budget:	163,820
2020 Expenditures:	<u>12,120</u>
Carryover Requested:	151,700

Strategic Direction: Environmental protection - Resiliency & adaptability to climate change

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
151,700	(151,700)				

Department: Capital Projects Priority: 1 Reason: Scheduling Demands
 Cost Center: Storm Drainage Capital 10 Yr Cap Plan Ref: Not included D2
 Title: Containment Devices CARRYOVER

Justification:

This project will provide an Oil-Grit Separator (water quality enhancement) for the storm water outfall to Bellevue Creek as part of the upcoming Lakeshore Road Bridge improvement project. Project completion has been delayed so work for both projects could be completed together. Completion of both projects is expected in the Fall of 2021.

2020 Budget:	200,000
2020 Expenditures:	<u>6,200</u>
Carryover Requested:	193,800

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
193,800	(193,800)				

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: Design Option
 Cost Center: Storm Drainage Capital 10 Yr Cap Plan Ref: Not included D3
 Title: Adams Rd Drainage Improvement CARRYOVER

Justification:

Drainage improvements commenced in 2020, however the project required a design change due to the City being unsuccessful in a grant application. The project will be completed in the spring of 2021, prior to spring freshet.

2020 Budget:	92,850
2020 Expenditures:	<u>27,150</u>
Carryover Requested:	65,700

Strategic Direction: Environmental protection - Emergency response & preparation

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
65,700	(65,700)				

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Storm Drainage Capital 10 Yr Cap Plan Ref: Not included D3
 Title: Jean Road Drainage Improvements CARRYOVER

Justification:

This project was started in late 2020 due to delays in negotiations and signing of the statutory right of way that had to be completed prior to construction. Contract work was unable to start right away and due to weather constraints, paving was unable to be completed in the winter. Work will be completed in 2021.

2020 Budget:	185,140
2020 Expenditures:	<u>19,640</u>
Carryover Requested:	165,500

Strategic Direction: Environmental protection - Emergency response & preparation

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
165,500	(165,500)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: Design Option
Cost Center:	Storm Drainage Capital	10 Yr Cap Plan Ref: Not included D3	
Title:	Smith Outfall Vault Power Supply	CARRYOVER	

Justification:

This project is intended to supply an electrical outlet to power storm drain pumps near the Water Street boat launch for temporary pumping during high lake elevation events to drain downtown. The project was delayed due to project costing. The project has been re-designed, is on schedule, and Fortis BC has provided the necessary information and access to complete the work in Winter 2020. The final wrap up and testing will be complete in Spring 2021.

2020 Budget:	100,000
2020 Expenditures:	<u>12,000</u>
Carryover Requested:	88,000

Strategic Direction: Environmental protection - Emergency response & preparation

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
88,000	(88,000)				

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Information Services Capital	10 Yr Cap Plan Ref: 2020 I2	
Title:	Server and Data Storage Equipment	CARRYOVER	

Justification:

The City is shifting and moving more services, applications and some storage items to cloud services. With that shift, and the COVID-19 pandemic that shifted some priorities, work will be completed by 2021. Information Services plans to upgrade end of life components of the corporate virtualization infrastructure and increase back end data storage capacity to keep up with increasing corporate data growth. These upgrades will position the City to implement enhanced security, business continuity and disaster recovery capability.

2020 Budget:	290,000
2020 Expenditures:	<u>119,500</u>
Carryover Requested:	170,500

Strategic Direction: Clear direction - Services, processes & business activities are transformed

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
170,500	(170,500)				

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Information Services Capital 10 Yr Cap Plan Ref: 2016 I3
 Title: Class Registration Software Replacement CARRYOVER

Justification:

This project is a software replacement solution for program registration, rentals and admissions programs used by Active Living and Culture. As a result of contractor delays, some reports for the Class Registration System could not be completed within the project time frame. Carryover is requested to allow for the final report development requests to be addressed and change programming items due to COVID-19. This will be completed in 2021.

2020 Budget:	42,850
2020 Expenditures:	<u>1,550</u>
Carryover Requested:	41,300

Strategic Direction: Clear direction - Services, processes & business activities are transformed

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
41,300	(41,300)				

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Information Services Capital 10 Yr Cap Plan Ref: 2019 I3
 Title: Major Systems Projects – Web/Service Request CARRYOVER

Justification:

This is a multi-year project to update the service request system for improved customer experience for both internal and external users. Due to COVID-19 the project changed in how services will be delivered. Enhancements will be delivered through 2021 and 2022.

2020 Budget:	341,310
2020 Expenditures:	<u>154,810</u>
Carryover Requested:	186,500

Strategic Direction: Clear direction - Services, processes & business activities are transformed

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
186,500	(186,500)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Information Services Capital	10 Yr Cap Plan Ref: 2020 I4	
Title:	Communications Networks Upgrades		CARRYOVER

Justification:

With the COVID-19 pandemic the City shifted Information Services priorities. The network needs to be ready for high bandwidth and low latency connections. Carryover is requested for the renewal and expansion of the City's communication network environment. The communication network supports high speed data connections within and between City facilities, wireless access in City facilities as well as connections to the internet. Upgrades to some components were delayed due to pandemic access to facilities. New technologies will be deployed to improve security, service levels and replace components that have reached the end of their serviceable life. To be completed by end of 2021.

2020 Budget:	130,000
2020 Expenditures:	<u>60,100</u>
Carryover Requested:	69,900

Strategic Direction: Clear direction - Services, processes & business activities are transformed

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
69,900	(69,900)				

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Information Services Capital	10 Yr Cap Plan Ref: 2016 I4	
Title:	Fibre Optic Network, Phase II & III		CARRYOVER

Justification:

This project involves civil work and fibre installation to achieve Phase 2 and 3 of the Fibre Optic Plan. The network provides direct benefit to the City by connecting all major City facilities together with high speed data links. The majority of this project is completed. Carryover is requested to complete the short remaining section, which was delayed due to shifting priorities related to COVID-19. Anticipated completion is the end of 2021.

2020 Budget:	1,263,870
2020 Expenditures:	<u>52,570</u>
Carryover Requested:	1,211,300

Strategic Direction: Clear direction - Services, processes & business activities are transformed

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
1,211,300	(1,211,300)				

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Information Services Capital 10 Yr Cap Plan Ref: 2020 I4
 Title: Fibre Optic Service Line CARRYOVER

Justification:

Installation of fibre lines for new customers requires capital works from City infrastructure into the client's building. Information Services will at times contract the work and bill back the amount to the customer. This project was put on hold due to COVID-19. Carryover is requested to allow for the initial payment for the contracted work. To be completed by end of 2021.

2020 Budget:	50,000
2020 Expenditures:	<u>0</u>
Carryover Requested:	50,000

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
				(50,000)	

Department: Capital Projects Priority: 1 Reason: Scheduling Demands
 Cost Center: Vehicle & Mobile Equipment 10 Yr Cap Plan Ref: Not included V2
 Title: Equipment and Vehicle Replacement CARRYOVER

Justification:

Carryover is requested for both equipment and vehicles that were approved and ordered in 2020 but will be invoiced and delivered in 2021. These were delayed for various reasons including internal scheduling, vendor availability and review of design options.

2020 Budget:	6,463,350
2020 Expenditures:	<u>1,145,750</u>
Carryover Requested:	5,317,600

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
5,317,600	(5,317,600)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Fire Capital	10 Yr Cap Plan Ref: Not included F1	
Title:	Fire Equipment	CARRYOVER	

Justification:

A carryover is requested for fire equipment which includes base radio upgrades, GPS units, and replacement paging system. The department has developed a long term replacement strategy that is funded from reserve. Due to limitations and restrictions caused by COVID-19, staff were unable to work with external partners to source and plan for required equipment.

Completion expected in 2021.

2020 Budget:	129,100
2020 Expenditures:	<u>79,000</u>
Carryover Requested:	50,100

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
50,100	(50,100)				

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: Scheduling Demands
 Cost Center: Airport Capital 10 Yr Cap Plan Ref: 2020 A1
 Title: Airport Small Capital CARRYOVER

Justification:

Two small capital projects (Apron Edge Lighting and Disabled Aircraft Remover) were not able to be completed in 2020 due to weather and timing of delivery. A carryover is requested to allow these projects to be completed by June 2021.

2020 Budget:	33,500
2020 Expenditures:	<u>13,500</u>
Carryover Requested:	20,000

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
20,000	(20,000)				

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Airport Capital 10 Yr Cap Plan Ref: Not included A2
 Title: Airport - 4150 Old Vernon Road Acquisition CARRYOVER

Justification:

In 2020, the Airport purchased the land and building at 4150 Old Vernon Rd. for the purposes of development as part of the 2045 Kelowna International Airport Master Plan. Budget was approved to purchase the property and cover demolition costs. The remaining budget represents the budget for demolition costs. Development of this property has been delayed as a result of COVID-19 so the building on the property has not been demolished yet. The development and associated demolition is anticipated to be completed by the end of 2022.

2020 Budget:	790,000
2020 Expenditures:	<u>737,300</u>
Carryover Requested:	52,700

Strategic Direction: Other - Council Resolution

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
52,700	(52,700)				

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Airport Capital 10 Yr Cap Plan Ref: 2019 A2

Title: Airport Convair Way Parking Lot Upgrades CARRYOVER

Justification:

The completion of the Airport Convair Way Parking Lot Upgrades was deferred as a part of the Airport's cost saving initiatives implemented in response to the significant impact of COVID-19. This project is anticipated to be completed in 2022.

2020 Budget:	2,778,140
2020 Expenditures:	<u>249,440</u>
Carryover Requested:	2,528,700

Strategic Direction: Financial management - Non-tax revenues are increasing

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
2,528,700	(2,528,700)				

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Airport Capital 10 Yr Cap Plan Ref: 2020 A3

Title: Air Terminal Building Capital Replacement & Improvement CARRYOVER

Justification:

Certain modifications to the Air Terminal Building (ATB) and the equipment within it were not able to be completed in 2020 due to shipping delays and scheduling delays due to COVID-19. This project is forecasted to come in under budget, so only the budget required to complete the project has been requested to be carried over. The remaining work is anticipated to be completed by June 30, 2021.

2020 Budget:	490,030
2020 Expenditures:	265,770
2020 Budget Not Required:	<u>129,260</u>
Carryover Requested:	95,000

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
95,000	(95,000)				

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Airport Capital 10 Yr Cap Plan Ref: 2018 A3
 Title: Airport Roof Replacement Program CARRYOVER

Justification:

The roof replacement program is a multi-year project that is anticipated to be completed in 2023. The work that was planned for 2020 was deferred as a part of the Airport's cost saving initiatives implemented in response to the significant impact of COVID-19. A carryover of the remaining budget is requested to allow for completion of the work planned for future years.

2020 Budget:	1,621,860
2020 Expenditures:	<u>2,960</u>
Carryover Requested:	1,618,900

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
1,618,900	(1,618,900)				

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Airport Capital 10 Yr Cap Plan Ref: Not included A3
 Title: Integrated Security Network CARRYOVER

Justification:

The Integrated Security Network project was not completed in 2020 as a result of the competing priorities due to the significant, negative impact that COVID-19 had on the Airport's operations. Carryover is requested to allow this project to be completed in Q1 2021. This project is forecasted to come in under budget, so only the budget required to complete the project has been requested to be carried over.

2020 Budget:	250,000
2020 Expenditures:	127,710
2020 Budget Not Required:	<u>84,790</u>
Carryover Requested:	37,500

Strategic Direction: Community Safety - Data and analysis is used to understand problems & target responses

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
37,500	(37,500)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Airport Capital	10 Yr Cap Plan Ref: 2010 A4	
Title:	Drive to 1.6 Million Passengers AIF Program		CARRYOVER

Justification:

In 2015, the budgets for the Drive to 1.6 Million Passengers and the Flight to 2020 Airport Improvement Fee (AIF) programs were combined. The remaining projects to be completed within these multi-year programs are the Outbound Baggage Hall, Navigational Aids and Airfield Lighting. These projects were anticipated to be completed in 2020 but there were competing priorities due to the significant, negative impact that COVID-19 had on the Airport's operations and carryover is requested to allow these projects to be completed in 2021. These programs will come in under budget, so only the budget required to complete the remaining projects has been requested to be carried over.

2020 Budget:	1,478,840
2020 Expenditures:	418,010
2020 Budget Not Required:	<u>950,830</u>
Carryover Requested:	110,000

Strategic Direction: Economic resiliency - Key economic sector impact is increasing

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
110,000	(110,000)				

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Airport Capital	10 Yr Cap Plan Ref: 2020 A4	
Title:	Soaring Beyond 2.5 Million Passengers AIF Program		CARRYOVER

Justification:

The Soaring Beyond 2.5 Million Passenger Airport Improvement Fee (AIF) Program is a multi-year program that consists of design and construction for a variety of capital projects. A carryover of the remaining budget is requested to allow for the completion of design and construction for certain projects within the program. Many of the projects with the Soaring Beyond 2.5 Million Passenger AIF Program have been deferred due to the significant, negative impacts of COVID-19 on the Airport's operations. As a result, the program is now anticipated to be completed in 2032 instead of 2029.

2020 Budget:	80,630,860
2020 Expenditures:	<u>3,461,560</u>
Carryover Requested:	77,169,300

Strategic Direction: Economic resiliency - Key economic sector impact is increasing

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
77,169,300	(77,169,300)				

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: Design Option
 Cost Center: Water Capital 10 Yr Cap Plan Ref: 2019 W2
 Title: Skyline Pump Station DCC - Electrical Building Upgrades CARRYOVER

Justification:

The Skyline Pump Station multi-year project was re-designed to remove all mechanical and electrical components from the underground facility following a valve failure and flood event in 2016. The Skyline Pump Station DCC Electrical Upgrades will be installed in addition to other elements in 2021 as part of a single contract. The work will be complete by the end of 2021.

2020 Budget:	895,780
2020 Expenditures:	<u>211,580</u>
Carryover Requested:	684,200

Strategic Direction: Environmental protection - Predictive modelling & forecasting

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
684,200	(684,200)				

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Water Capital 10 Yr Cap Plan Ref: Not included W6
 Title: Lakeshore Upgrade (Bellevue Creek - Collett) CARRYOVER

Justification:

The Lakeshore Water Upgrades were deferred one year due to scheduling demands from COVID-19 and other budgetary alignments. The work will be completed as part of the upcoming Lakeshore bridge at Bellevue Creek upgrade project. The estimated completion date remains the end of 2021.

2020 Budget:	350,000
2020 Expenditures:	<u>0</u>
Carryover Requested:	350,000

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
350,000	(350,000)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: Design Option
Cost Center:	Water Capital	10 Yr Cap Plan Ref: 2018 W6	
Title:	Skyline Pump Station Repairs	CARRYOVER	

Justification:

Complexities in the detailed design initiated a budget request to suit construction in 2021. Detailed design of the entire build out of the facility was completed in Q2 2020. Advance procurement of major equipment has been completed in Q3/Q4 2020 and the construction tender is slated to close in Q1 2021. Phase 1 Electrical Room construction will commence late Q1 with completion prior to the major irrigation season and demands of the station. Advance procurement of the equipment in 2020 is a strategic approach to condense the construction schedule.

2020 Budget:	147,950
2020 Expenditures:	<u>70,050</u>
Carryover Requested:	77,900

Strategic Direction: Environmental protection - Predictive modelling & forecasting

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
77,900	(77,900)				

Department:	Capital Projects	Priority: 1	Reason: Scheduling Demands
Cost Center:	Water Capital	10 Yr Cap Plan Ref: Not included W6	
Title:	Watermain Renewals	CARRYOVER	

Justification:

Old cast iron watermains are being replaced along the Ethel Active Transportation Corridor phase 5 and 6 corridor and adjacent streets. Work had to be staged to limit adjacent road closures. This budget is part of the Ethel capital budgeting and work will be completed in Summer 2021.

2020 Budget:	564,400
2020 Expenditures:	<u>53,900</u>
Carryover Requested:	510,500

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
510,500	(510,500)				

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: Scheduling Demands
 Cost Center: Water Capital 10 Yr Cap Plan Ref: Not included W7
 Title: Data Radio Replacement - Water CARRYOVER

Justification:

Full implementation of this project has been delayed by the demands for testing and commissioning of the phase 1 integrated water projects. As well as the on-going construction of the phase 2 components of the integrated water project. Completion expected Q2 of 2021.

2020 Budget:	80,240
2020 Expenditures:	<u>64,240</u>
Carryover Requested:	16,000

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
16,000	(16,000)				

Department: Capital Projects Priority: 1 Reason: External Event
 Cost Center: Water Capital 10 Yr Cap Plan Ref: Not included W7
 Title: Mobile Water Refill Station CARRYOVER

Justification:

Project was delayed due to contractor negotiations in 2020. Plans are to engage another contractor in early 2021 to build and deliver the unit to the City's specifications. It is anticipated that the project will be completed by July 2021.

2020 Budget:	20,000
2020 Expenditures:	<u>0</u>
Carryover Requested:	20,000

Strategic Direction: People - Organizational values prepare us for the future

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
20,000	(20,000)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: Scheduling Demands
Cost Center:	Water Capital	10 Yr Cap Plan Ref:	Not included W7
Title:	Water Meter Reading and Servicing Repatriation		CARRYOVER

Justification:

The new water meter department was set up in late 2019 with the intention of having everything in place by the end of 2020. Initially, the meter department was set up in a portable unit at the WWTF until such a time that permanent space and renovations were made at Yards. That move was put on hold in 2020 due to the slow transition of the City Construction crew moving out to the SEKID office, limited shop space that first required renovation, and COVID-19 restrictions that forced existing Yards staff to make use of the intended office space for other purposes. All of these factors have culminated into the metering department set up being delayed in 2020. Carryover is requested with anticipated completion by end of 2021 pending progress towards removing COVID-19 restrictions.

2020 Budget:	91,410
2020 Expenditures:	<u>12,910</u>
Carryover Requested:	78,500

Strategic Direction: Environmental protection - Predictive modelling & forecasting

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
78,500	(78,500)				

Department:	Capital Projects	Priority: 1	Reason: Scheduling Demands
Cost Center:	Water Capital	10 Yr Cap Plan Ref:	Not included W8
Title:	Dam Repairs - Irrigation Intake		CARRYOVER

Justification:

Structural design is complete for safety upgrades to pressure reducing valve chamber access hatches associated with the South Kelowna irrigation system. These upgrades are designed to meet WorkSafeBC safety standards. Construction has been delayed due to workload. The work will be completed in Summer 2021.

2020 Budget:	250,000
2020 Expenditures:	<u>77,700</u>
Carryover Requested:	172,300

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
172,300	(172,300)				

2021 Capital Request Details

Department: Capital Projects Priority: 1 Reason: Scheduling Demands
 Cost Center: Water Capital 10 Yr Cap Plan Ref: Not included W8
 Title: Hydrants CARRYOVER

Justification:

Work was not completed on this hydrant project due to limited resources. Carryover is requested to install six new hydrants where infrastructure is already in place. This will allow for the least amount of intrusion and interruption within the road network. Anticipated completion by September 2021.

2020 Budget:	25,725
2020 Expenditures:	<u>8,125</u>
Carryover Requested:	17,600

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
17,600	(17,600)				

Department: Capital Projects Priority: 1 Reason: Scheduling Demands
 Cost Center: Water Capital 10 Yr Cap Plan Ref: Not included W8
 Title: Irrigation System Upgrades CARRYOVER

Justification:

Structural design is complete for safety upgrades to pressure reducing valve chamber access hatches associated with the South Kelowna irrigation system. These upgrades are designed to meet WorkSafeBC safety standards. Construction has been delayed due to workload. The work will be completed in Summer 2021.

2020 Budget:	200,000
2020 Expenditures:	<u>1,500</u>
Carryover Requested:	198,500

Strategic Direction: Other - Supports Base Business

Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
198,500	(198,500)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Wastewater Capital	10 Yr Cap Plan Ref: 2020 WW5	
Title:	Pipe Replacement		CARRYOVER

Justification:

Budget is requested to be carried over to complete vitrified clay pipe replacement and other renewal projects slated for 2021 completion. Delay occurred in 2020 due to COVID-19 restrictions, and works will be completed in the 2021 construction season.

2020 Budget:	350,000
2020 Expenditures:	<u>72,100</u>
Carryover Requested:	277,900

Strategic Direction:	Other - Supports Base Business
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Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
277,900	(277,900)				

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Wastewater Capital	10 Yr Cap Plan Ref: Not included WW5	
Title:	Sewer Lift Station SCADA Integration		CARRYOVER

Justification:

This project was delayed due to COVID-19 restrictions and some unforeseen data communication issues. The data communication issues have been rectified and the project is on track for completion in Spring 2021.

2020 Budget:	200,000
2020 Expenditures:	<u>126,500</u>
Carryover Requested:	73,500

Strategic Direction:	Other - Supports Base Business
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Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
73,500	(73,500)				

2021 Capital Request Details

Department:	Capital Projects	Priority: 1	Reason: External Event
Cost Center:	Wastewater Capital	10 Yr Cap Plan Ref: 2019 WW5	
Title:	Wastewater Support Facilities	CARRYOVER	

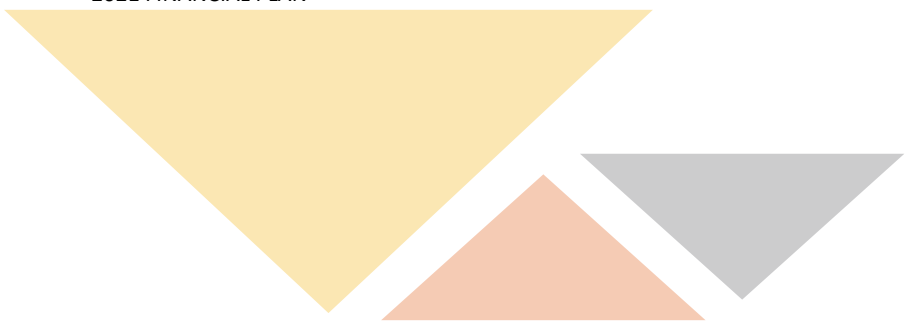
Justification:

Construction of the new Wastewater Treatment Facility Vacuum Truck building commenced late in Q3 2020 following detailed design and permitting approvals. The project was not completed in 2020 due to contractor and supply chain delays. Due to the nature and timeframe to construct the facility, substantial completion will occur early Q1 2021. Following the substantial and total completion of the building, landscaping, final paving, grading and concrete work (which is weather dependent) will be completed in Q2 2021.

2020 Budget:	794,930
2020 Expenditures:	<u>687,830</u>
Carryover Requested:	107,100

Strategic Direction:	Environmental protection - Predictive modelling & forecasting
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Amount	Reserve	Borrow	Fed/Prov	Dev/Com	Utility
107,100	(107,100)				



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2021 Financial Plan Carryover

Mar. 22, 2021
Council Chambers

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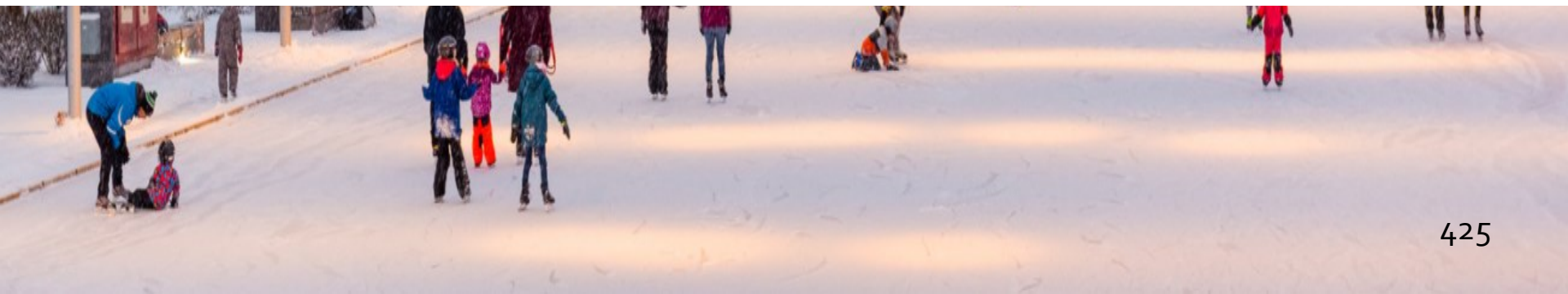




2021 Financial Plan

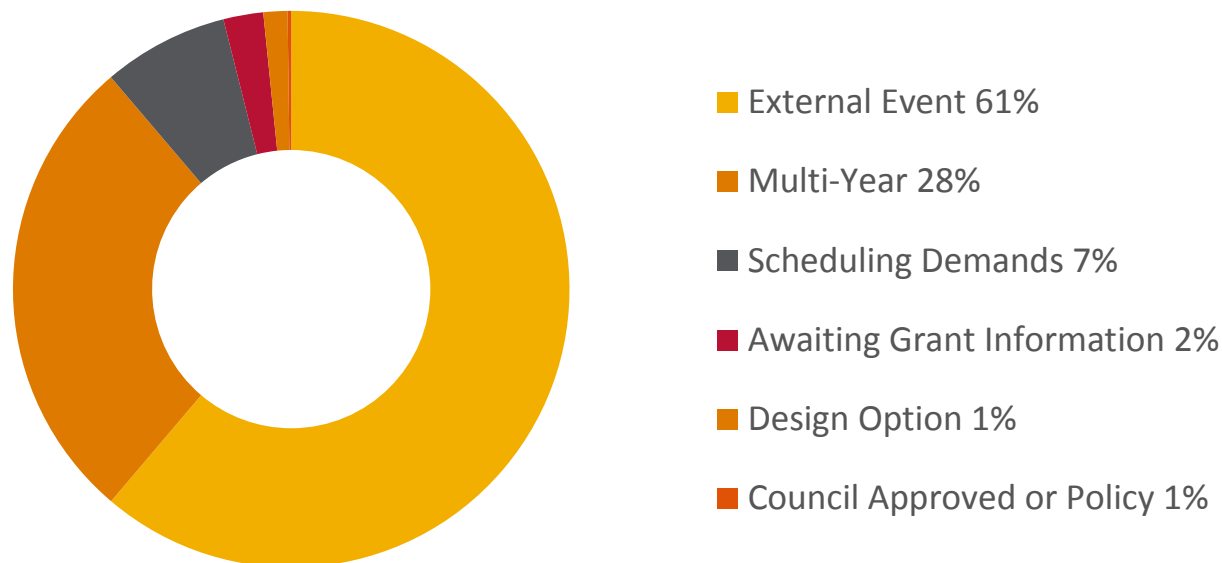
Carryovers overview

- ▶ \$173 million carryover total
- ▶ \$73 million (42%) from general fund sources
- ▶ \$100 million (58 %) from self supporting funds:
 - ▶ Water, Wastewater and Airport
- ▶ Does not add to taxation demand



2021 Financial Plan

Carryover value by reason type



Total \$172.5M

2021 Financial Plan

Large operating carryovers

- ▶ Operating projects
 - ▶ PEOPLE Peer Navigators Capacity Building \$663k
 - ▶ Business Continuity COVID Response \$536k
 - ▶ Parkinson Rec Centre/SD23 Partnership \$340k

2021 Financial Plan

Large capital carryovers

▶ Capital projects

- ▶ Soaring Beyond 2.5 Million Passengers AIF Program \$77M
- ▶ South Perimeter 1 DCC (Gordon Dr – Stewart 1), Road \$8M
- ▶ South End Water Upgrades \$6M

2021 Financial Plan

Carryover request three-year comparison

Carryover	2021	2020	2019
Operating	\$8M = 5%	\$7M = 6%	\$8M = 6%
Capital	\$165M = 95%	\$119M = 94%	\$135M = 94%
Total	\$173M	\$126M	\$143M
General Fund	\$73M = 42%	\$71M = 56%	\$57M = 40%
Municipal Funds	\$100M = 58%	\$55M = 44%	\$86M = 60%



Questions?

For more information, visit
kelowna.ca/budget

Report to Council



Date: March 22, 2021
To: Council
From: City Manager
Subject: Water Regulation Bylaw Amendment
Department: Utility Services

Recommendation:

THAT Council receives for information, the report from Utility Services dated March 22, 2021, pertaining to the Water Regulation Bylaw updates;

AND THAT Bylaw No. 12153 being Amendment No. 13 to Water Regulation Bylaw No. 10480 be forwarded for reading consideration.

Purpose:

To amend the Water Regulation Bylaw to address identified billing issues.

Background:

On November 2, 2021, Council approved amendments to the Water Regulation Bylaw to reflect changes to the Water Utility brought about by taking on the former South East Kelowna Irrigation District (SEKID), the South Okanagan Mission Improvement District (SOMID) and the new infrastructure built to provide potable water to southeast Kelowna. The new bylaw reflects the fact that the City now has two water systems, one potable and one non-potable. In addition, there are significantly more service types and configurations that did not exist before the SEKID and SOMID mergers.

In applying the new bylaw in late 2020 and early this year it has become apparent that there are some further bylaw adjustments required to address some unanticipated water billing impacts on customers throughout the City, including former SEKID customers.

Discussion:

The bylaw amendments are driven by three main issues that should be addressed:

- 1. Farm properties outside of the former SEKID service area that have alternate sources of water for irrigation.**

When implementing the bylaw to properties with Farm Status in the city service area, staff discovered a few dozen properties that only have small potable services for their home or commercial use but get their irrigation water from an alternate source such as a well. The potable system in these areas was not designed to provide irrigation quantities for these large lots. However, implementation of the bylaw as worded would not only allow potable use for irrigation but would encourage it due to the low farm rates. Proposed wording changes clarify that only properties having an "Allotment" of irrigation water from the City would be eligible for the farm rates. Properties that have not historically used the City's potable water for irrigation would not be provided an Allotment. They would continue to pay residential or commercial water rates and be expected to use their existing alternative source for irrigation.

2. Large residential properties in the former SEKID service area that only have access to the potable system.

The goal of Phase 1 of the Water Integration Project was to ensure that all properties in southeast Kelowna had access to potable water that meets Canadian Drinking Water Quality Guidelines. Implementation included twinning much of the existing SEKID system with new, smaller potable water mains. Some areas were not twinned as the cost of twinning could not be justified therefore potable water is also used for irrigation in limited areas. The City's implementation plan for potable service was consistent with the former SEKID plan in this regard and brought potable water to roughly 2,000 homes

Most larger lots, especially those that were being farmed, have access to both water systems. The non-potable system is intended for agricultural use at a lower cost. All properties with Farm Status and an Allotment of water for irrigation will pay the farm rate; even where the City can only provide potable water.

Residents in southeast Kelowna that have only potable water supply and live on smaller lots will typically pay less for water under the City rates than they did in the past. It has been difficult for staff to predict the impact of water consumption for most larger lot owners as they were never metered. Property owners of ½ to 1 acre lots will have water costs like many other water users in the City area such as those in Crawford Estates.

There are some large (generally over 2 acres) residential lots using only potable water that have a separate, metered seasonal irrigation service installed by SEKID. Analysis of these properties using 2020 irrigation volumes and the 2021 rates show that some properties will pay similar amounts to what they used to pay – however, some will see water bills significantly higher than they are used to. Early analysis indicates that the most heavily impacted customers, representing about 1% of customers in the area or approximately 15 households, could see an annual cost increase of several thousands of dollars or more depending on their water use.

These properties were developed and landscaped under a different water paradigm than customers in the rest of the utility service area as they had access to inexpensive water and their use and landscaping investment reflect this. On our current path, these property owners will see significant rate increases without time to make reasonable adjustments to change their landscaping and irrigation if they choose to. Significant changes to landscaping on these large lots will take time and substantial investment. While some property owners may not wish to make landscaping changes to avoid higher water costs, they should be given sufficient time and opportunity to do so.

It is proposed that the 2021 Tier 4 water rate for properties greater than 1.0 acre in size in the former SEKID service area be reduced to be equal to the Tier 3 water rate and increase annually over the next three years so that there is one utility-wide Tier 4 rate by 2024. This would allow a three-year transition period for these property owners to adjust. This timeframe is consistent with the City's timeframe to have the Beaver Lake Industrial area water rates also aligned with the rest of the City.

City staff will communicate directly to this small group of impacted customers via direct mail immediately following Council's decision, so they can make informed decisions about changing their water consumption prior to engaging in their normal spring watering habits.

Adjusting the Tier 4 rates across the City is not recommended as the loss of revenue would be substantial and would require an increase in other rate categories. Tier 3 water rates, at \$1.02 per cubic metre, are twice the Tier 1 rate (\$0.50 per cubic metre) and still provide significant incentive to support water conservation. Tier 3 rates are half the Tier 4 water rate (\$2.05 per cubic metre).

3. Developing farms.

The cost of potable water could be a significant deterrent to developing farm status for properties that are not yet farming, as perennial crops take time to establish before providing revenue. However, during this time farmers can apply for "Developing Farm" status which, if granted by BC Assessment, will give Farm Classification to the property. This can result in our domestic water rates being applied for the first year of a developing farm's growing season. It is recommended that the Water Regulation Bylaw allow property owners with newly acquired Farm Class status (which will include "Developing Farm" status) to apply for Agricultural rates for the year in which Farm Class status is granted by BC Assessment.

Conclusion:

Larger residential lots in the former SEKID service area would benefit from a graduated adoption to Tier 4 water rates to provide an opportunity for them to make informed decisions regarding their property landscaping and irrigation under the new rate structure.

Internal Circulation:

Community Communications
Revenue
Utility Planning

Considerations applicable to this report:

Financial/Budgetary Considerations:

A reduction in water rates for larger lot, former SEKID properties will reduce overall revenues to the Utility. Given the small number of affected properties the overall impact is manageable. A credit for a property using potable water that obtains farm status could amount to a few thousand dollars per property, however few properties are expected to obtain farm status each year.

Communications Comments:

Staff will inform property owners affected by the lower Tier 4 rates by letter.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:
Existing Policy:
External Agency/Public Comments:

Submitted by:

K. Van Vliet, Utility Services Manager

Approved for inclusion:

JC

J. Creron Deputy City Manager

cc:

A. Schumacher, Revenue Supervisor

Bylaw 10480 – Proposed Text Amendments

No.	Section	Current Wording	Proposed Wording	Reason for Change
1. Example	Part 1 – Introduction Section 1.2 – Interpretation	"Agricultural" means land classified as Farm, as of December 31 of the preceding year, under the Assessment Act, R.S.B.C. 1996, c. 20 as amended or replaced from time to time	"Agricultural" means land assigned an Allotment and is classified as Farm, as of December 31 of the preceding year, under the Assessment Act, R.S.B.C. 1996, c. 20 as amended or replaced from time to time	Ensures that only properties that the utility has planned and can accommodate irrigating farm land receive the Agricultural rate.
2.		Not applicable	"Irrigation Service Connection" means a seasonal Service Connection that only provides water for irrigation purposes.	Need to define seasonal irrigation service connections to differentiate them from year-round domestic services.
3.	Part 2 – Water Service Section 2.4 Construction of Service Connection. Clause 2.4.3	Each Property shall have one Service Connection unless reviewed and approved by the Manager	Each Property shall have one potable water Service Connection unless additional connections, either potable or non-potable, are reviewed and approved by the Manager	Update to reflect two water systems and increased frequency of having multiple services to a property
4.	Part 2 – Water Service Section 2.7 Turn On of Water Supply. Clause 2.7.3	Services on the Non Potable Water System that require winterization will be turned on prior to May 1 and turned off after September 30 of each year.	Irrigation Service Connections that require winterization will be controlled by the utility and turned on prior to May 1 and turned off after September 30 of each year.	Clarify that irrigation services are operated by the Utility and deadlines for having them operating. Irrigation services can be potable or non-potable.
5.	Clause 2.8.1	Every Property owner shall keep all pipes, valves and	Every Property owner shall keep all pipes, valves and	Simplify and modernize language

		other fixtures on their Property in good order and repair and protected from frost at their own expense, and when any premises is vacated the stop cock on the inside wall of the premises shall be turned off by the departing Property owner.	other fixtures on their Property in good order and repair and protected from frost at their own expense, and when any premises is vacated the shut off valve on the inside wall of the premises shall be turned off by the departing Property owner.	
6.	SCHEDULE A Section 1. Intro text	All properties, excluding: a. Agricultural properties that do not have Access to the Non-Potable System; b. properties in the Beaver Lake Industrial Area; and c. properties in the SEKID Service Area for the duration of the year 2020; shall pay the following bi-monthly flat rate charge for each Potable Water System Service Connection based on Water Meter size as follows	All properties, excluding: a. Agricultural properties that do not have Access to the Non-Potable System; and b. properties in the Beaver Lake Industrial Area; shall pay the following bi-monthly flat rate charge for each Potable Water System Service Connection based on Water Meter size as follows (Irrigation Service Connections are exempt from the flat rate charge)	Removal of 2020 rate clause for SEKID properties. Also remove the flat fee for potable dedicated irrigation services so that they are treated in a similar manner as non-potable irrigation services.
7.	Consumption rate table, Single Family, Single-Family Strata, Agricultural	Balance of Cubic metres: \$2.046	Balance of Cubic metres (except properties over 1 acre in size in SEKID Service Area): \$2.046	This changes the Tier 4 water rate for larger single family residential properties in the SEKID

			Balance of Cubic metres (properties over 1 acre in size in SEKID service area): \$1.022	area to equal the Tier 3 rate for 2021.
8.	SCHEDULE A Section 3 Agricultural Properties	Agricultural Properties shall pay the following:	3.1 Agricultural Properties shall pay the following:	Inserting more text as 3.2, so appropriate to identify subsections.
9.		a) Agricultural Customers with only one Service Connection that do not have Access to the Non-Potable System will pay an additional bi-monthly fixed fee of \$66.42 to reflect the cost of domestic water supply including a fixed meter fee, the Water Quality Enhancement Fee and an assumed domestic consumption of 40 cubic metres bi-monthly;	a) Agricultural Customers with only one Service Connection that is not dedicated to irrigation and that do not have Access to the Non-Potable System will pay an additional bi-monthly fixed fee of \$66.42 to reflect the cost of domestic water supply including a fixed meter fee, the Water Quality Enhancement Fee and an assumed domestic consumption of 40 cubic metres bi-monthly; or,	Ensure that properties with only 1 service connection and Farm Status pay for domestic water unless the one service is only used for irrigation. This could happen on a lot with no home, only crops.
10.		b) Agricultural Customers with multiple Service Connections that do not have Access to the Non-Potable System will pay the fees in Section 1 and Section 4 for each Service Connection serving one or more Residential Units in spite of Section 1a	b) Agricultural Customers with multiple Service Connections that do not have Access to the Non-Potable System will pay the fees in Section 1 and Section 4 for each Service Connection not dedicated to irrigation in spite of Section 1a	Change clarifies that the Ag rate will only apply to potable water services that are dedicated to irrigation when a property has more than one potable service.
11.	Section 3.2 (new)	Not applicable	Properties that achieve Farm Class as defined by BC Assessment are eligible to request of the Manager that the Agricultural water rates in Section 3.1 be applied for the year in which Farm Classification was achieved.	Allows for properties developing Farm Status to receive the Agricultural rate in the year that BC Assessment approves the farm as a Developing Farm.

<p>12.</p>	<p>Section 4. Water Quality Enhancement Reserve Fund Contribution</p>	<p>All properties, excluding Agricultural properties that do not have Access to the Non-Potable System, and Park Use properties, shall pay the following bi-monthly flat rate charge for each Potable Water System Service Connection based on Water Meter size as follows:</p>	<p>All properties, excluding Agricultural properties with only one Service Connection that do not have Access to the Non-Potable System, and Park Use properties, shall pay the following bi-monthly flat rate charge for each Potable Water System Service Connection (excluding Irrigation Service Connections) based on Water Meter size as follows:</p>	<p>Clarify that Irrigation Service Connections, which are seasonal and used for irrigation only, not pay the Water Quality Enhancement Fee as the user does not need water meeting Canadian Drinking Water Quality Guidelines.</p>
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CITY OF KELOWNA
BYLAW NO. BL12153

Amendment No. 13 to Water Regulation Bylaw No. 10480

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Water Regulation Bylaw No. 10480 be amended as follows:

1. THAT **PART 1 – INTRODUCTION, Section 1.2 Interpretation** be amended by:
 - (a) deleting the definition for "Agricultural" and replacing it with:

"Agricultural" means land assigned an Allotment and is classified as Farm, as of December 31 of the preceding year, under the Assessment Act, R.S.B.C. 1996, c. 20 as amended or replaced from time to time";
 - (b) adding the following definition for "Irrigation Service Connection":

"Irrigation Service Connection" means a seasonal Service Connection that only provides water for irrigation purposes;
2. AND THAT **PART 2– WATER SERVICE, Section 2.4 Construction of Service Connection, 2.4.3** be deleted in its entirety and replaced with the following:

"2.4.3 Each Property shall have one potable water Service Connection unless additional connections, either potable or non-potable, are reviewed and approved by the Manager;"
3. AND THAT **PART 2- WATER SERVICE, Section 2.7 Turn On of Water Supply, 2.7.3** be deleted in its entirety and replaced with the following:

"2.7.3 Irrigation Service Connections will be controlled by the utility and turned on prior to May 1 and turned off after September 30 of each year";
4. AND THAT **PART 2- WATER SERVICE, Section 2.8 Maintenance of On-site Works, 2.8.1** delete "stop cock" and replace it with "shut off valve";
5. AND THAT **Schedule "A"** be deleted in its entirety and be replaced with the Schedule "A" attached to and forming part of this bylaw;
6. This bylaw may be cited for all purposes as "Bylaw No. 12153, being amendment No. 13 to Water Regulation Bylaw No. 10480."
7. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"

Customers shall pay the following **rates** and charges for each water Service Connection with 2021 rates effective for all billing dates on or after January 1, 2021:

1. All properties, excluding:
 - a. Agricultural properties that do not have Access to the Non-Potable System; and
 - b. properties in the Beaver Lake Industrial Area;

shall pay the following bi-monthly flat rate charge for each Potable Water System Service Connection based on Water Meter size as follows (Irrigation Service Connections are exempt from the flat rate charge):

Meter Size	Bi-Monthly Flat Charge	
	2020	2021
15 mm (5/8")	\$27.66	\$29.32
20 mm (3/4")	\$33.10	\$29.32
25 mm (1")	\$43.44	\$46.05
37 mm (1½")	\$65.05	\$68.95
50 mm (2")	\$104.83	\$111.12
75 mm (3")	\$343.40	\$364.00
100 mm (4")	\$468.57	\$496.68
150 mm (6")	\$791.53	\$839.02
200 mm (8")	1042.81	\$1105.38

Plus a consumption charge per cubic metre consumed bi-monthly according to the following table:

Customer type - Metered	2020	Jan 1, 2021
Single Family, Single-Family Strata, Agricultural		
First 60 cubic metres	\$0.473	\$0.501
Next 100 cubic metres	\$0.636	\$0.674
Next 90 cubic metres	\$0.964	\$1.022
Balance of Cubic metres (except properties over 1 acre in size in the SEKID Service Area)	\$1.930	\$2.046
Balance of Cubic Metres (Properties over 1 acre in size in the SEKID Service Area)		\$1.022
All other Customer types	2020	Jan 1, 2021
Multi-Family Residential Properties – 3 or more dwelling units on a single property	\$0.473	\$0.501
Mixed Use properties	\$0.536	\$0.568
Commercial, Industrial and Institutional	\$0.546	\$0.579
Park Use	\$0.412	\$0.437

2. **Beaver Lake Industrial Area Properties**

A combined bi-monthly flat rate charge for each Service Connection plus a consumption charge for all properties within the Beaver Lake Industrial Area as follows:

Meter Size	Bi-Monthly Flat Charge	
	2020	2021
15 mm (5/8")	\$22.38	\$24.91
20 mm (3/4")	\$32.63	\$24.91
25 mm (1")	\$43.35	\$44.82
37 mm (1½")	\$91.37	\$86.56
50 mm (2")	\$147.39	\$139.12
75 mm (3")	\$348.50	\$353.17
100 mm (4")	\$565.82	\$549.33
150 mm (6")	\$1192.66	\$1105.05
200 mm (8")	\$1452.04	\$1366.17

Plus a consumption charge of \$0.331 per cubic metre for 2020 and \$0.408 per cubic metre for 2021.

3. Agricultural Properties

3.1 Agricultural Properties shall pay the following:

	2021	Units / Comments
Annual Allotment Fee	\$296.30	Per hectare of Allotment per year billed annually.
Agricultural Over Consumption Rates for water use over the designated Allotment:		
Tier A – 0-19.99% over annual Allotment	\$0.30	per cubic metre
Tier B – 20-49.99% over annual Allotment	\$0.60	per cubic metre
Tier C – Over 50% over annual Allotment	\$1.00	per cubic metre

Plus

- a. Agricultural Customers with only one Service Connection that is not dedicated to irrigation and that do not have Access to the Non-Potable System will pay an additional bi-monthly fixed fee of \$66.42 to reflect the cost of domestic water supply including a fixed meter fee, the Water Quality Enhancement Fee and an assumed domestic consumption of 40 cubic metres bi-monthly; or,
 - b. Agricultural Customers with multiple Service Connections that do not have Access to the Non-Potable System will pay the fees in Section 1 and Section 4 for each Service Connection not dedicated to irrigation in spite of Section 1a.
- 3.2 Properties that achieve Farm Class as defined by BC Assessment are eligible to request of the Manager that the Agricultural water rates in Section 3.1 be applied for the year of development prior to achieving farm status.

4. Water Quality Enhancement Reserve Fund Contribution

All properties, excluding Agricultural properties with only one Service Connection that do not have Access to the Non-Potable System, and Park Use properties, shall pay the following bi-monthly flat rate charge for each Potable Water System Service Connection (except Irrigation Service Connections) based on Water Meter size as follows:

Meter Size	Bi-Monthly Flat Charge	
	2020	2021
15 mm (5/8")	\$17.06	\$17.06
20 mm (3/4")	\$17.06	\$17.06
25 mm (1")	\$35.06	\$35.06
37 mm (1½")	\$77.35	\$77.35
50 mm (2")	\$125.21	\$125.21
75 mm (3")	\$293.28	\$293.28
100 mm (4")	\$400.47	\$400.47
150 mm (6")	\$676.39	\$676.39
200 mm (8")	\$891.12	\$891.12

5. Non-Potable Services

All Customers, excluding Agricultural Customers, shall pay a consumption charge of \$0.30 per cubic metre of water used by each Non-Potable System Service Connection:

6. Fire Protection Use

For **Fire Protection Use**, use a bi-monthly flat rate charge of \$62.34.

7. Bulk Water Filling Station Use

The cost of a card for use of the **Bulk Water Filling Stations** is \$20.00, non-refundable.

For **Bulk Water Filling Stations**, a consumption charge of \$1.02 per cubic metre of water used.

8. Temporary Use

For Temporary Use of water during construction. The following rates and charges will apply beginning two months after approval of each New Construction Building Permit and end upon the first of either the installation of the Water Meter or the project is deemed substantially complete as defined by the British Columbia Builder's Lien Act on:

Single Family residential properties a flat charge of \$45.47 bi-monthly.

For non-residential properties and Multi-Family Residential properties a bi-monthly flat charge of \$121.26.

For Projects deemed to be complete as defined above and that do not have a Water Meter, then rates will be twenty (20) times the applicable Temporary Use rate.

9. Manual Read fee

Properties that choose to have their meter read manually, where the option to have the meter read remotely has been provided or requested by the City, shall pay a fee of \$40.00 per bi-monthly billing period. These customers acknowledge that in choosing to have their meters read manually there will be no adjustment for the cost of water lost because of a water leak on their property.

10. All Properties in the SEKID Service Area

All Properties, in the SEKID Service Area must pay the following charges until December 31, 2020:

1. Properties classified as Farm under the Assessment Act an annual charge of \$96.30 per acre of Allotment with a minimum fee of \$96.30 per parcel if smaller than 1 acre; or
2. A bi-monthly charge of \$16.05 per acre of Allotment with a minimum fee of \$16.05 per parcel if smaller than 1 acre; and
3. All customers will also pay one of the following charges depending on Customer Type:
 - i. Commercial, Industrial and Institutional Customers that are metered:
 - i. A minimum charge of \$110.30 per service connection;
 - ii. A metered rate of \$0.9537 per cubic metre consumed; and
 - iii. A water upgrade project Fee of \$64.00 per service connection.
 - ii. Mobile Home Parks (unmetered):
 - i. A charge of \$110.30 per pad; and
 - ii. A water upgrade project fee of \$64.00 per service connection
 - c) Single Family, Single Family Strata, and Multi-Family Residential:
 - i. A charge of \$110.30 per dwelling unit (excluding secondary suites);
 - ii. A charge of \$55.15 per secondary suite and farm help accommodation units; and
 - iii. A water upgrade project fee of \$64.00 per service connection per dwelling unit except farm help accommodations up to 807 square feet and secondary suites up to 1,000 square feet.

11. Water Integration Project Fee for 2021

Properties in the SEKID Service Area shall pay a fee of \$80.00 per bi-monthly billing period for each Residential Unit beginning January 1, 2021.

Report to Council



Date: March 22, 2021
To: Council
From: City Manager
Subject: Delegation of Authority Amendment – Property Management
Department: Real Estate

Recommendation:

THAT Council receives, for information, the report from the Real Estate department dated March 22, 2021, with respect to minor changes to Council’s delegation of authority bylaw;

AND THAT Bylaw No. 12182 being Amendment No. 4 to the Delegation of Authority to Enter into Leases and Licenses of Occupation Bylaw No. 11250, be forwarded for reading consideration.

Purpose:

To amend the Delegation of Authority Bylaw No. 11250 in order to allow staff to enter into agreements with public sector institutions and not-for-profit organizations that have an existing contract or agreement with the City of Kelowna.

Background:

In July 2016, Council approved Bylaw No. 11250, Delegation of Authority to Enter into Leases and Licenses of Occupation, in an effort to increase efficiency and enhance the lease development process. The delegation of authority allows staff to, within established parameters, approve transactions for leases and licences of occupation over lands and buildings owned or vested by the City of Kelowna (the “City”) in addition to buildings and land to be leased by the City as required for municipal undertakings.

In January of this year, Council approved an amendment to the bylaw increasing the delegated authority up to a maximum value of \$60,000 per year.

Discussion:

The Delegation of Authority Bylaw as currently approved does not allow staff to enter into non-market agreements, including ones that are administrative in nature. To increase the efficiency of the bylaw, staff are requesting a further amendment to allow agreements to be executed if they are with an entity which falls into either one of the classes below:

Class 1 – Contracts and agreements with public sector institutions that the City has a formal working relationship with, and which fulfill key City objectives.

Class 2 – Minor amendments and/or modifications to contracts and agreements with not-for-profit organizations that have an existing lease relationship with the City of Kelowna.

For clarity, any substantial new leases or license of occupation with not-for-profits that do not fall into this description will be presented to Council for approval.

Conclusion:

Delegation of authority for a number of 'base business' applications related to the City's administration of real estate assets represents significant efficiencies for both City Staff and Council. This aligns with Corporate priorities of "lower value activities are improved or stopped" and "services, processes & business activities are transformed". In order to maintain the efficiencies associated with the Delegation of Authority bylaw No. 11250, Staff are recommending to amend the bylaw to allow for non-market agreements that are administrative in nature and fall within the two classifications as outlined in this report.

Considerations not applicable to this report:

Internal Circulation:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: J. Adamson, Manager, Property Management

Approved for inclusion: J. Säufferer, Real Estate Department Manager

CITY OF KELOWNA

BYLAW No. 12182

Amendment No. 4 to Delegation of Authority to Enter into Leases and Licences of Occupation Bylaw No. 11250

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Delegation of Authority to Enter into Leases and Licences of Occupation No. 11250 be amended as follows:

1. THAT **Section 1 – Introduction, 1.2 Definitions, 1.2.1** be amended by:
 - a) Adding new definitions in their appropriate location for '**Class 1**' and '**Class 2**' that read:

"**Class 1 Transaction** – Contracts and agreements with public sector institutions that the City has a formal working relationship with, and which fulfill key City objectives.";

"**Class 2 Transaction** – Minor amendments and/or modifications to contracts and agreements with not-for-profit organizations that have an existing lease relationship with the City of Kelowna. For clarity, any substantial new leases or license of occupation with not-for-profits that do not fall into this description will be presented to Council for approval.";
2. AND THAT **Section 2 – Authorized Signatories for Specific Real Property Transactions** be amended by adding in its appropriate location a new sub-section 2.7 as follows:

"2.7 The **Manager, Property Management** and the **Real Estate Department Manager** are authorized to approve on behalf of the **City**, transactions and the Mayor and **City Clerk** are authorized to execute contracts, agreements and other documents necessary or desirable to complete these transactions for leases and licences of occupation defined as a **Class 1 Transaction** or a **Class 2 Transaction**."
3. This bylaw may be cited for all purposes as "Bylaw No. 12182, being Amendment No. 4 to Delegation of Authority to Enter into Leases and Licences of Occupation Bylaw No. 11250."
4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: March 22, 2021
To: Council
From: City Manager
Subject: Kelowna Paddle Centre, Non-Market Lease Agreement
Department: Real Estate

Recommendation:

THAT Council approves the City entering into a five (5) year Non-Market Lease Agreement with the Kelowna Outrigger Racing Canoe Club Association, in the form attached to the Report of the Real Estate department dated March 22, 2021;

AND THAT the Mayor and City Clerk be authorized to execute the lease agreement and all documents necessary to complete this transaction.

Purpose:

To approve entering into a five (5) year Non-Market Lease Agreement with the Kelowna Outrigger Racing Canoe Club Association, for the City-owned properties at 3020, 3030, 3040 and 3050 Abbott Street.

Background:

The highly anticipated Pandosy Waterfront Park (PWP) is currently under construction. In 2019, new Parks Development Cost Charges (DCC's) were introduced and this new funding stream has allowed the City of Kelowna (the "City") to expedite construction of PWP. As a result, the PWP is about 5-years in advance of when it was previously scheduled in the ten-year Capital Plan.

The Kelowna Outrigger Racing Canoe Club Association, known broadly as the Kelowna Paddle Centre (KPC), a non-profit society has leased a City owned building within the future PWP since 2014. KPC offers programs and services in conjunction with the City to provide safe, accessible paddling sports for families and individuals.

Earlier this year, the City entered into a Memorandum of Understanding (MOU) with KPC outlining the roles and responsibilities of both parties during the initial park construction and operations phases. As part of the MOU, KPC agreed to use the next 5-years to fundraise, design and permit a new purpose-

built Paddle Centre facility. To provide time for KPC to fundraise and design the new facility, staff are recommending entering into an interim five-year lease of the existing structure. The primary goal of the MOU is that KPC will be ready to start construction of the new building within five years. The MOU provides that a longer-term lease will be negotiated for occupation and operation of the new building subject to future approval by Council.

Discussion:

The portion of the lake fronting PWP is neither well suited for swimming, nor for motorboats, making it a perfect location to support recreational activities such as paddling. With its integration in the park, KPC will greatly increase access to Okanagan Lake for park users by equipping and educating them to safely paddle and explore the lake.

KPC has already become a key provider of affordable and accessible paddle opportunities in the community. In a relatively short period of time, KPC has grown to approximately 350 members and offers additional programming to over 1,000 non-members each year. A new building will enable KPC to continue to grow their membership and programs, increasing opportunities for all to access the lake.

Schedule A shows KPC's footprint during the proposed interim five-year lease for the existing structure. The lease footprint is an irregular shape to allow construction of Phase 2 of PWP to weave around the KPC. The perimeter fencing along the property lines will come down, and the foreshore directly in front of the Paddle Centre will become part of the park and open for public use. As KPC is operating from a building that was originally a house, it is unable to accommodate all the storage needs for its paddle craft within the existing buildings. Therefore, the MOU outlines that a new fence will be built to protect their equipment during the interim lease term. The existing temporary gravel parking on the south eastern portion of the property will be used by KPC users, and as a construction staging area by the City. After October 2023, the gravel parking lot will be available for all users of park until the start of construction of the new facility.

Schedule B illustrates the use of land once a new Paddle Centre facility is constructed within the Designated Park Area. While the Designated Park Area is 10,000ft², KPC will only be allowed to construct a building with a footprint of 6,000ft². To accommodate a modern, forward-thinking building design, flexibility was required with regard to building placement. Once the facility is designed, the City will be responsible for park infrastructure around the remaining space within the Designated Park Area not being used for the facility. The image also shows the future Northern Community Parking Lot. This parking lot is for the use of all park users. This location maintains a view corridor along Newsom Ave looking west out onto the lake, provides a pedestrian link at the northern edge of the park, and moves vehicle movements away from the vibrancy of paddlecraft, programming and kids at the heart of the park.

When the park is open to the public, an existing washroom at the KPC will be modified and open to the public for use. The temporary washroom facility will be operated and maintained by the City until the existing structure is removed. Maintenance includes daily opening and closing of the washrooms, and

the provision of security. The design for the new Paddle Centre facility will include new public park washrooms designed to City's standards. As this will be a public asset, the cost for the washroom will be paid for by the City.

Integrating KPC into PWP will create an important full-service hub for Kelowna's 28 km Paddle Trail spanning from McKinley Beach to Bertram Creek Park.

Key terms of the interim lease agreement with KPC are summarized below.

Kelowna Paddle Centre Summary of Proposed Non-Market Lease Terms	
Civic Address of Premises	3020, 3030, 3040 & 3050 Abbott Street
Commencement Date	May 1, 2021
Term	Five (5) years
Option to Renew	None
Rent	Nominal (\$1)
Permitted Use	Operation of a Paddle Centre

Existing Policy:

Council's 2019-2022 priorities identified measures supporting staff's recommendations in this report. Specifically, relevant to this report:

- Site design & architecture is high quality, context sensitive;
- Accessible and multi-purpose amenities;
- Key sites are proactively planned; and
- Animated parks and public spaces.

The proposed non-market facility lease aligns with Council Policy 347 – Non-Market Leasing of Civic Lands and Buildings. For this reason, staff are recommending a non-market lease agreement.

Internal Circulation:

Parks Planning
Parks Operations
Active Living & Culture Division
Communications

Considerations not applicable to this report:

Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Financial/Budgetary Considerations:
External Agency/Public Comments:
Communications Comments:

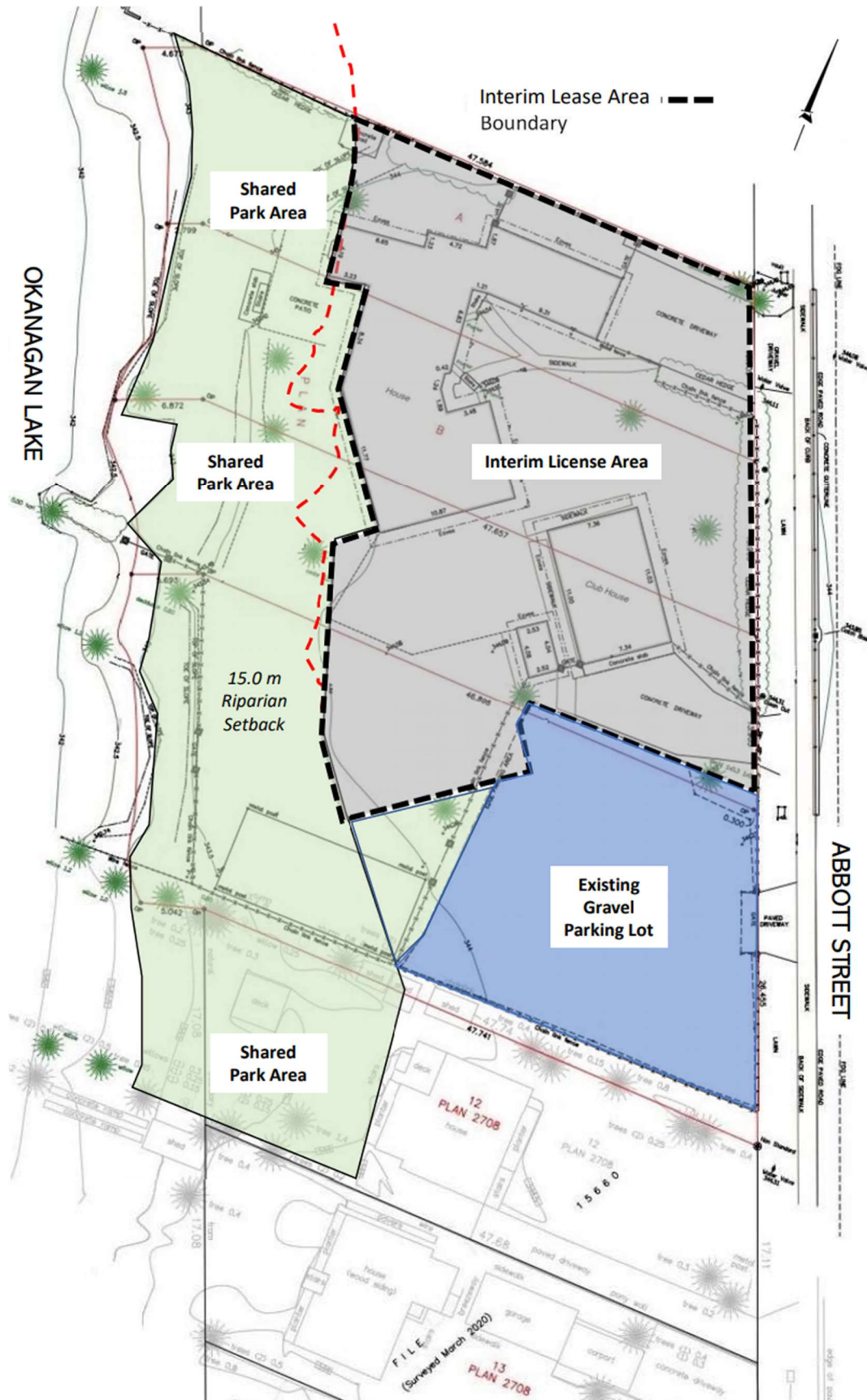
Submitted by: J. Adamson, Manager, Property Management

Approved for inclusion: J. Säufferer, Real Estate Department Manager

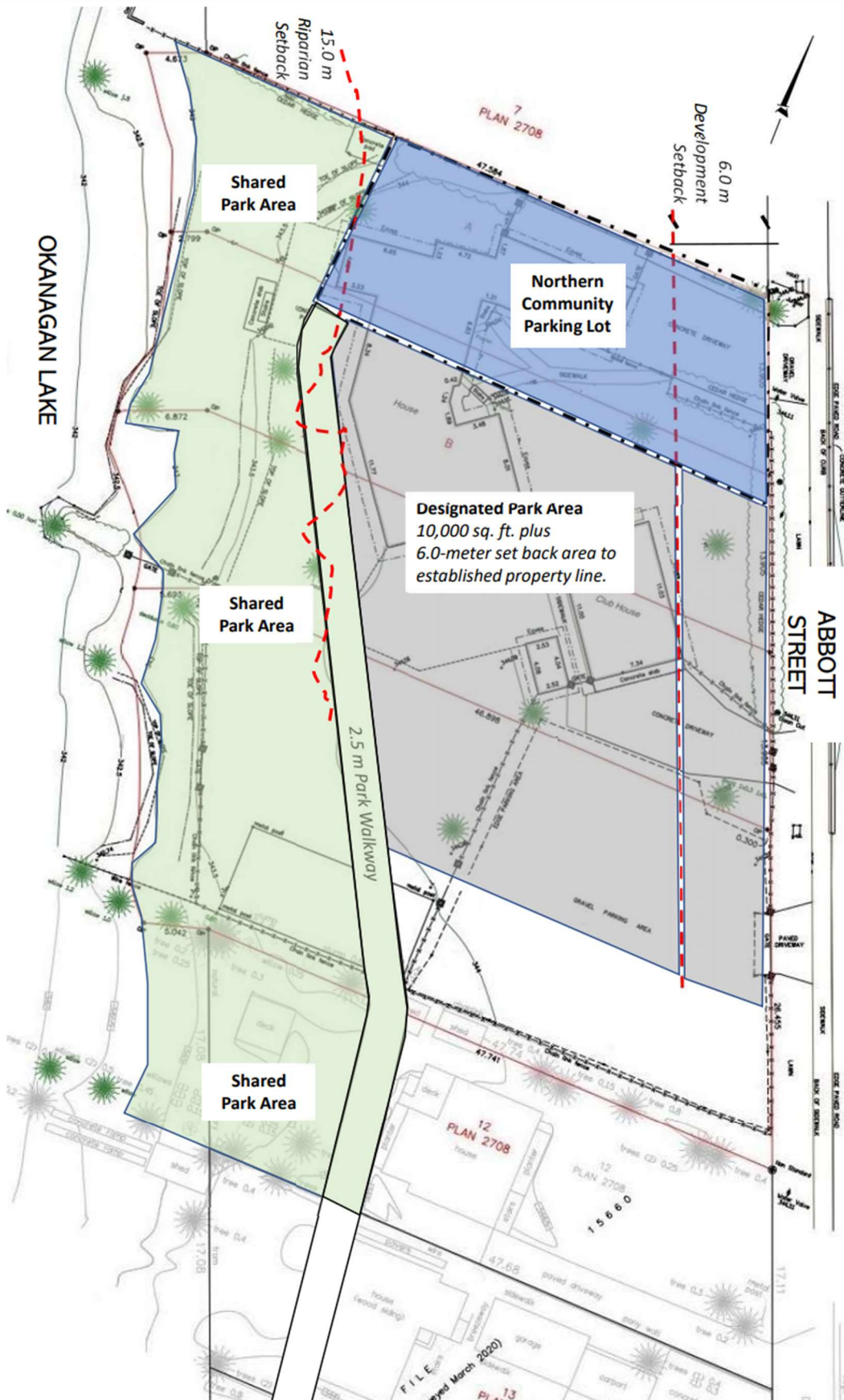
- Attachments:**
1. Schedule A – Interim Lease Areas
 2. Schedule B – Future Lease Areas
 3. Schedule C – Non-Market Lease Agreement
 4. Schedule D – PowerPoint Presentation

Schedule A

Interim Lease Areas



Schedule B Future Lease Areas



NON-MARKET MUNICIPAL FACILITY LEASE

BETWEEN:

CITY OF KELOWNA

a municipal corporation having offices at
1435 Water Street, Kelowna, BC V1Y 1J4

(the "City")

OF THE FIRST PART

AND:

KELOWNA OUTRIGGER RACING CANOE CLUB ASSOCIATION (S-0049788)

dba Kelowna Paddle Center,
3020 Abbott Street, Kelowna, BC V1Y 1G9

(the "Society")

OF THE SECOND PART

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THIS LEASE, dated the _____, _____, is made and entered into by the City and the Society named herein who, in consideration of the covenants herein contained, agree as follows:

1. BASIC TERMS, SCHEDULES, AND DEFINITIONS

1.1 Basic Terms:

- | | |
|-------------------------------------|---|
| (a) City: | CITY OF KELOWNA |
| Address of City: | City Hall, 1435 Water Street
Kelowna, B.C. V1Y 1J4
Fax: 250-862-3349
Email:
propertymanagement@kelowna.ca |
| (b) Society: | KELOWNA OUTRIGGER RACING CANOE CLUB ASSOCIATION (S-0049788) |
| Address of Society: | 3020 Abbott Street, Kelowna, BC V1Y 1G9 |
| (c) Premises: | The home and garage located at
3020/3030/3040/3050 Abbott Street

Lot A, B, C, & D Plan EPP96732 District Lot
14 Land District 41
(see Schedule A) |
| (d) License Areas as on Schedule A: | Interim License Area and Shared Park License (see Schedule A) |
| (e) Term: | 5 years |
| Commencement Date: | May 1, 2021 |
| (f) Option to Renew | None |
| (g) Rent / Tax: | \$1.00, plus GST |
| (h) Security/Performance Deposit: | N/A |
| (i) Property Taxes: | Society to pay unless approved under -
Permissive Tax Exemption Bylaw |
| (j) Utilities: | All are the Society's responsibility |
| (k) Permitted Use: | The Society shall only use the Premises for
the sole purpose of operating a Paddle
Centre in accordance with the Operating
Requirements in Schedule E |

The foregoing Basic Terms are approved by the parties. Each reference in this Lease to any of the Basic Terms shall be construed to include the provisions set forth above as well as all of the additional terms and conditions of the applicable sections of this Lease where such Basic Terms are more fully set forth.

1.2 Schedules

All Schedules to this Lease are incorporated into and form an integral part of this Lease and are as follows:

SCHEDULE	SUBJECT
A	Site Plan of Premises and License Area
B	Definitions
C	City & Society Responsibility Checklist
D	Certificate of Insurance
E	Operating Requirements
F	Required Society and City Activities During Park Construction

1.3 Definitions

In this Lease, the words, phrases and expressions set forth in Schedule B are used with the meanings defined therein.

2. **PREMISES AND LICENSE AREA**

In consideration of the rents, covenants, and agreements hereinafter reserved and contained on the part of the Society to be paid, observed, and performed, the City hereby demises and leases to the Society, and the Society leases from the City, the Premises for the Term.

The City furthermore grants two licenses to the Society:

- i. "Interim License Area" as outlined in Schedule A, for purposes necessarily related to the permitted use of the Premises, and
- ii. "Shared Park License" as outlined in Schedule A. The Society agrees to the use of the Shared Park License as outlined Schedule E, Section 7.

3. **TERM**

3.1 Term

The Term of this Lease, Interim License Area and Shared Park License, shall be for the period set out in sub-clause 1(e), beginning on the Commencement Date, and subject to earlier termination or renewal on the terms and conditions as set out herein.

3.2 Option to Renew

There are no further options to renew.

4. RENT

4.1 Rent

The Society shall pay to the City:

- (a) annual rent in the amount of \$1.00, plus any and all applicable taxes, payable on the first day of the Term and each anniversary thereafter (the "Base Rent"); and
- (b) all sums of money to be paid by the Society to the City under this Agreement (the "Additional Rent");

(collectively, the "Rent"). The Society shall pay Additional Rent monthly, plus any and all applicable taxes, within 15 days of the Society's receipt of an invoice from the City.

4.2 No Deductions

The Society shall pay the Base Rent and the Additional Rent without deduction, abatement, set-off or withholding whatsoever, despite any law or statute now or in the future to the contrary. The Society's obligation to pay the Base Rent, the Reserve Fund Contribution and the Additional Rent survives the expiry or earlier termination of this Agreement.

4.3 Payment of Taxes, Utilities and Other Expenses

The Society covenants and agrees with the City to pay all charges, costs, duties, expenses, rates, sums, assessments, taxes (including property taxes), telephone, electrical, gas water, sewage and garbage disposal and other utility charges and payments for work and materials in any way relating to the Buildings and the Interim License Area and that to the extent of any such amounts remain unpaid after they come due, such amounts shall be deemed as Additional Rent and may be collected by the City as Rent. In addition, the Society agrees to pay the City any and all applicable taxes in respect of Base Rent, Additional Rent or any other services that may be paid from time to time.

4.4 Interest

All payments due by the Society to the City under this Lease shall bear interest at a rate of 1.5% per month (18% annually) from the date due until paid.

5. SOCIETY'S COVENANTS

5.1 Society's Covenants

The Society covenants and agrees with the City as follows:

- (a) Rent and other Costs

- i. to pay all costs and expenses of any kinds whatsoever associated with and payable in respect of the Premises, the Society's trade fixtures and all equipment, furniture and other personal property brought onto the Premises by the Society and any business or activity conducted on or from the Premises, including without limitation, all taxes, levies, charges and assessments, permit and license fees, repair and maintenance costs, administration and service fees, telephone, electrical, gas, internet, phone, water, sewage disposal and other utility charges and payments for work and materials;
- (b) Occupancy and Use
- i. to take possession of and occupy the Premises and commence to carry on business in all or substantially all of the Premises no later than 30 days after the Commencement Date;
 - ii. to use the Premises, Interim License Area and Shared Park License only for the purposes set out in this Lease and not for any other purpose and shall comply with all operating requirements set out in Schedule E. Any changes to the components of the Society's business plan and/or operating requirements as outlined in Schedule E require the express written permission of the City;
 - iii. to provide all equipment, furnishings and supplies that may be required to use the Premises and the Interim License Area for its purposes;
 - iv. to carry on and conduct its activities in, on and from the Premises in a good, efficient and business-like manner;
- (c) Waste and Nuisance
- i. not to do, commit or permit any thing in, on or from the Premises, Interim License Area and Shared Park License that may be or become a nuisance or annoyance to the owners, occupiers or users of land or premises adjacent to or near the Premises, Interim License Area and Shared Park License or to the public, including accumulation of rubbish or unused personal property of any kind;
 - ii. not to do, suffer or permit any act or neglect that may in any manner directly or indirectly cause injury to the Premises, Interim License Area and Shared Park License.
- (d) Park Setting
- i. to understand that the Society is operating their organization in a City Park and that they are not permitted to maintain or alter the vegetation, etc.
- (e) Insurance Risks

- i. not to do, omit to do, or permit to be done or omitted to be done upon the Premises, Interim License Area and Shared Park License anything which would cause the City's cost of insurance to be increased (and, without waiving the foregoing prohibition, the City may demand, and the Society shall pay to the City upon demand, the amount of any such increase of cost caused by anything so done or omitted to be done) or which shall cause any policy of insurance to be subject to cancellation;
 - ii. to obtain and maintain during the Term insurance in accordance with the requirements of section 11. For clarity, the insurance requirements set out in section 11 are minimum requirements and are not to be interpreted in a manner that limits the Society's obligations under this Lease and the Society shall be responsible for obtaining and maintaining such additional insurance as would a prudent tenant having similar obligations to those of the Society under the terms of this Lease;
- (f) Cleanliness
- i. to keep the Premises and Interim License Area in a safe, tidy and sanitary condition, to the satisfaction of the City;
 - ii. to maintain and repair the Premises and Interim License Area and any improvements therein so that they are at all times in a good condition and state of repair;
 - iii. to keep the Premises, Interim License Area and Shared Park License free of any rubbish, litter resulting from the Society's operation and use of the areas;
 - iv. to keep all grass, gardens and other landscaped areas within the Interim License Area in a good condition in accordance with community standards prevailing from time to time, as determined by the City;
 - v. to keep all reasonable precautions to ensure the safety of all Society Participants using the Premises, Interim License Area and Shared Park License;
 - vi. to keep all outdoor walkways and parking areas within the Interim Licensee clear of snow;
- (g) Compliance with Laws
- to carry on and conduct its activities in, on and from the Premises, Interim License Area and Shared Park License in compliance with any and all laws, statutes, enactments, bylaws, regulations, orders and requirements from time to time in force, and to obtain all required approvals and permits thereunder, and not to do or omit to do anything in, on or from the Premises, Interim License Area and Shared Park License in contravention thereof;

(h) Exclusive Sponsorship Agreement

the City reserves the right to enter into exclusive sponsorship agreements and the Society will honour the terms of any such agreement. The Society is aware that at the time of entering into this agreement, the City has an agreement with a beverage provider;

(i) Installations

to permit the City during the Term, at the Society's cost to install any equipment in or make alterations to the Premises and Interim License Area necessary to comply with any and all statutes, laws, bylaws, ordinances, orders, regulations, permits, or requirements from time to time in force;

(j) Activity During Park Construction

to permit the City, during the Term, to undertake the activities agreed to and outlined in Schedule E, "Required KPC and City Activities During Park Construction".

(k) Overholding

that if the Society shall continue to occupy the Premises and the License Area after the expiration of this Lease, then, without any further written agreement and without objection by the City, the Society shall be a monthly tenant paying monthly rent equal to $\frac{1}{12}$ of 125% of the Rent payable by the Society during the last month of the Term and subject always to the other provisions in this Lease insofar as the same are applicable to a month-to-month tenancy and nothing shall preclude the City from taking action for recovery of possession of the Premises;

(l) Signs

not to erect or place any sign or advertising of any kind on or within the Premises, Interim License Area and Shared Park License without the prior written approval of the City, which may be withheld at the City's sole discretion;

(m) Endorsements

enter into sponsorship, media or advertising agreements ("Endorsements") involving the Premises or the programs and services provided that the Endorsements are:

- i. appropriate for families and children;
- ii. consistent with the City's and Society's joint values of equality, accessibility, health, respect and the dignity of the individual;
- iii. respectful of the neighbourhoods surrounding the Premises and all scheduled programs and services at the Premises;

- iv. appropriate to the aesthetics of the Premises; and
 - v. the Society is required to consult with the City and adhere to the requirements of Council Policy 376 – Corporate Sponsorship and Advertising and Council Policy 343 – Civic Community Facility Naming Policy, as amended from time to time, prior to entering into any naming agreement for any portion of any Premises. This requirement does not apply to any interior room in any facility which was named prior to execution of this Agreement.
- (n) Inspection and Access
- i. to permit the City and its officers, employees, contractors and agents at any time and from time to time to enter the Premises and Interim License Area for the purpose of inspection or making repairs, alterations, or improvements to the Premises and Interim License Area as the City may deem necessary or desirable, or as the City may be required to make by law, and to inspect the Society's compliance with this Lease and for the purpose of exercising the City's rights under this Lease;
 - ii. the City shall be allowed to take into the Premises and the Interim License Area all material which may be required for such purpose and the Rent reserved shall in no way abate while such repairs, alterations or improvements are being made by reason of interruption of the business of the Society. The City shall exercise reasonable diligence as to minimize the disturbance or interruption of the Society's operation;
- (o) Showing Premises
- to permit the City and its officers, contractors, authorized agents and employees to show the Premises and Interim License Area to prospective tenants during the normal business hours of the last three months of the Term; and
- (p) Tobacco and Marijuana Sales
- The Society will not permit the sale of tobacco and/or Marijuana products on the Premises, Interim License Area and/or Shared Park License.
- (q) Builder's Liens
- to promptly discharge any builders lien which may be filed against the title to the Land or Premises or that might otherwise affect the Land or Premises, and to comply at all times with the *Builders Lien Act* (British Columbia), in respect of any improvements, work or other activities undertaken in, on or to the Premises.
- (r) Status of the Society
- The Society shall at all times be in good standing as a registered not-for-profit society under the *Societies Act* (British Columbia).

6. REPAIRS, MAINTENANCE AND CHANGES TO THE PREMISES

6.1 Maintenance and Repairs

In addition to the requirements of Schedule C, throughout the Term, the Society must, at its sole expense, keep the Premises and Interim License Area, and all fixtures and appurtenances thereon, in good repair consistent with standards of repair generally accepted in British Columbia with respect to comparable premises. The Society is responsible for and must do all routine maintenance and repairs with respect to the Premises and Interim License Area necessary for the Society's use, occupation and operation of the Premises and Interim License Area. Upon written notice from the City, the Society must make such repairs as are required by the City in the notice. At the end of the Term, the Society must surrender the Premises and Interim License Area to the City in good repair, excepting reasonable wear and tear.

6.2 Minimum Work Standards

The Society must ensure that any repairs or work with respect to the Premises and the Interim License Area done by or on behalf of the Society:

- i. do not affect any structural or foundation elements of the Premises and Interim License Area;
- ii. meet or exceed the standards of material and construction employed in the original construction of the Premises and Interim License Area; and
- iii. comply with all applicable laws, statutes, enactments, regulations, bylaws and orders from time to time in force, including the applicable building code and bylaws of the City of Kelowna.

6.3 Society's Construction of Premises, Structures and Other Improvements

There are a number of activities that the Society must perform for the Kelowna Paddle Centre to integrate seamlessly into the new Pandosy Waterfront Park. These activities are listed in a document called "Required KPC and City Activities During Park Construction" (Schedule E). Other than the activities, listed in Schedule E, the Society must not construct, erect or install or cause to be constructed, erected or installed any buildings, structures, improvements, extensions, installations, alterations, additions, renovations or other constructions in, on, over, under, around and to the Premises, Interim License Area or Shared Park License, or alter the existing state of the Premises in any way, without the prior written consent of the City, which consent may be withheld for any reason at the City sole discretion. If the City gives such consent, the Society must obtain the City's prior approval of drawings and specifications for such work, must do such work strictly in accordance with the approved drawings and specifications and must comply with any conditions the City imposes with that approval.

6.4 Ownership of Improvements at Termination

At the expiry of the Term or earlier termination of this Agreement, any improvements, extensions, installations, alterations, renovations or additions to the Premises, and Interim License Area, whether done by or on behalf of the Society or not, are forfeited to and become the permanent property of the City.

6.5 Builders Liens

The Society shall promptly discharge any builders' lien or other lien or claim of lien which may be filed against title to the Lands relating to any improvements, work or construction that the Society undertakes on the Lands and to comply at all times with the *Builders Lien Act* (British Columbia) in respect of any improvements, work or construction undertaken on the Lands.

6.6 No Capital Liabilities

Despite any other provision of this Agreement, nothing in this Agreement obligates the City to make any expenditure of a capital nature and nothing in this Agreement shall be interpreted in a manner that results in the City having expressly or implicitly incurred a 'liability of a capital nature' as that phrase is used in the *Municipal Liabilities Regulation*, B.C. Reg. 254/2004.

7. ACCOUNTING, RECORDS AND REPORTING

7.1 Annual Reporting Requirements

By March 31 of each year during the Term, the Society will provide to the City an annual report, in the City's prescribed format, which includes (but is not limited to) the following information relating to the prior calendar year (the "Annual Report"). The City will provide to the Society the prescribed format of the Annual Report no later than January 31.

- (a) Professionally prepared annual financial statements, approved by the Society's Board of Directors, for the most recent fiscal year end.
- (b) Proof of insurance as specified in Section 13;
- (c) Current year revenue and expenditure budget, as approved by the Society's Board of Directors, with actuals or forecast to March 31;
- (d) Program information, in a form acceptable to the City which includes;
 - i. Statistical summary of people served by the Society in the prior year which may take the form of registration, attendance, visitation, participation, membership or a combination thereof;
 - ii. Highlights of particular achievements and successes in the prior calendar year with a focus on the impact of the Society's programs in the community;

- (e) Identification of active partnerships or collaborations, and the beneficial outcomes of same;
- (f) Governance and planning information which includes:
 - i. A list of the Society's directors;
 - ii. An organizational chart indicating key management and staff roles and staffing levels; and
 - iii. Objectives for the current calendar year.

The City may request, at its sole discretion, that the Society provide a public-in-attendance report to the City's Council in a prescribed format, which will reflect the reporting information listed in this section.

7.2 City Feedback on Reporting

Upon reviewing the Annual Report, in each calendar year the City may, at its sole discretion, make specific recommendations and requests to be fulfilled by the Society, which the Society shall implement within a reasonable period of time, upon receipt of such recommendations and requests. The City's feedback is intended to be constructive and offered in the spirit of learning and improvement.

Recommendations and requests made by the City under this section or during the course of other discussions, meetings or communications between the Society staff, officers or board members and the City do not constitute direction or instructions by the City staff, agents or council. The Society is responsible for the direction and governance of all its operations.

8. CITY'S COVENANTS

8.1 City's Covenants

The City covenants and agrees with the Society as follows:

(a) Quiet Enjoyment

The City shall permit the Society, so long as the Society is not in default of the Society's obligations under this Lease, to peaceably possess and enjoy the Premises for the Term, without any interruption or disturbance from the City or its assigns, or any other person or persons lawfully, claiming by, from, through, or under the City, except for the City's express rights under this Lease to enter upon and use the Premises or to permit others to do so.

9. REPAIR, DAMAGE, AND DESTRUCTION

9.1 City's Repairs

With the exception of services normally provided by the City acting in its capacity as the City of Kelowna, to the Premises and Interim License Area and those services specifically mentioned in the terms set out in the City & Society Responsibility Checklist attached to this Lease as Schedule C, the City will not be obliged to furnish any additional services or facilities or to make repairs or alterations in or to the Premises and Interim License Area and the Society hereby assumes the full and sole responsibility for the condition, operation, repair, replacement, maintenance, and management of the Premises and Interim License Area.

9.2 Substantial Destruction and Abatement

The Society and City covenant and agree as follows:

- (a) the partial destruction or damage by fire or other casualty of the Premises and Interim License Area will not terminate this Lease or entitle the Society to surrender possession of the Premises and Interim License Area or to demand any abatement or reduction of the Rent or other charges payable under this Lease, any law or statute now or in the future to the contrary;
- (b) if the Premises and Interim License Area are completely or substantially damaged or destroyed by any cause, then either the City or the Society may at its option, exercisable by written notice to the Society or City within 30 days after the occurrence of such damage or destruction, terminate this Lease, in which event neither the City nor the Society shall be bound to repair, replace or restore such building in accordance with this Lease.

10. LICENSES, ASSIGNMENTS, AND SUBLETTING

10.1 Subletting and Assigning

The Society may not assign this Lease or the benefits of this Lease in whole or in part.

11. FIXTURES AND IMPROVEMENTS

11.1 Installation of Fixtures and Improvements

The Society will not make, erect, install, or alter any improvements (including the Leasehold Improvements) or fixtures in or to the Premises, Interim License Area and/or Shared Park License, without the City's prior written approval, which may be withheld at the City's sole discretion.

11.2 Removal of Fixtures and Improvements

- i. All Leasehold Improvements, alterations, fixtures and any other improvements to, in or upon the Premises and Interim License Area done by or on behalf of the Society during the Term shall, without compensation to the Society, become the permanent property of the City as they are constructed, installed or placed in, on or under the Premises and Interim License Area unless the Society and the City have otherwise agreed in writing.

- ii. Notwithstanding anything to the contrary in this Lease, the City may, by providing written notice to the Society within 21 days following termination or expiry of this Lease, require that the Society remove any or all improvements done by or on behalf of the Society during the Term. Upon such notice, the specified improvements shall become the property of the Society and the Society shall remove such improvements within 21 days of receipt of such notice, failing which the City may, without notice or compensation to the Society, dispose of such improvements as it sees fit and the Society shall reimburse the City for its costs of doing so (including a 15% administration fee) within 21 days of receipt of an invoice from the City. The City's rights and the Society's obligations under this section shall survive the expiry or earlier termination of this Lease.

11.3 State of Premises at Termination

Upon the expiry or earlier termination of this Lease, the Society shall leave the Premises and Interim License Area in a good, neat and tidy condition and otherwise in the condition they are required to be kept by the Society during the Term under the provisions of this Lease. If the Society does not do so, the City may do so on behalf of the Society and the Society shall pay all of the City's costs (including a 15% administration fee) in that regarding within 21 days of receipt of an invoice. The City's rights and the Society's obligations under this section shall survive the expiry or earlier termination of this Lease.

11.4 Alterations by City

The City reserves the right from time to time to make alterations and additions to the Premises, provided that in exercising any such rights, the City will take reasonable steps to minimize any interference cause to the Society's operations in the Premises or Interim License Area, but by exercising any such rights, the City shall not be deemed to have constructively evicted the Society or otherwise to be in breach of this Lease, nor shall the Society be entitled to any abatement of Rent or other compensation from the City.

12. MINIMUM WORK STANDARDS AND DESIGN REQUIREMENTS

12.1 Minimum Work Standards

The Society shall ensure that any repairs or work with respect to the Premises or Interim License Area, including any improvements or alterations approved by the City, done by or on behalf of the Society:

- (a) do not affect any structural or foundation elements of any improvements comprised in the Premises or Interim License Area;
- (b) meet or exceed the standards of materials and construction employed in the original construction of the improvements comprised in the Premises and the Interim License Area; and

- (c) comply with all applicable laws, statutes, enactments, regulations, bylaws, and orders from time to time in force, including the applicable building code and City of Kelowna bylaws.

12.2 Design Requirements

In the case of improvements or alterations to the Premises and the Interim License Area approved by the City and with respect to other work required to be done by the Society under this Lease, the City may require that the Society cause detailed drawings and specifications, acceptable to the City, to be prepared for such work. In such circumstances the Society shall, prior to commencing the contemplated work, submit for approval by the City drawings and specifications for such work, prepared by and under seal of an appropriately qualified professional engineer or registered architect acceptable to the City and shall cause such drawings and specifications to be revised as necessary in order to obtain the City's approval before commencing such work.

13. INSURANCE AND LIABILITY

13.1 Society To Provide

The Society shall procure and maintain during the Term, at its own expense and cost, the insurance policies listed in section 13.2 of this Lease. For clarity, the insurance requirements set out in section 13.2 are minimum requirements and are not to be interpreted in a manner that limits the Society's obligations under this Lease and the Society shall be responsible for obtaining and maintaining such additional insurance as would a prudent Society having similar obligations to those of the Society under the terms of this Lease.

13.2 Insurance

As a minimum, the Society shall, without limiting its obligations or liabilities under any other contract with the City, procure and maintain, at its own expense and cost, the following insurance policies:

- (a) Workers' Compensation Insurance

Covering all employees of the Society engaged in the agreement, services and/or occupancy in accordance with the statutory requirements of the province or territory having jurisdiction over such employees.

- (b) Comprehensive General Liability Insurance

- i. providing for an inclusive limit of not less than \$5,000,000.00 for each occurrence or accident;
- ii. providing for all sums which the Society shall become legally obligated to pay for damages because of bodily injury (including death at any time resulting there from) sustained by any person or persons or because of damage to or destruction of property caused by an occurrence or

accident arising out of or related to this agreement, services and/or occupancy or any operations carried on in connection with this agreement;

- iii. including coverage for Products/Completed Operations, Blanket Contractual, Contractor's Protective, Personal Injury, Contingent Employer's Liability, Broad Form Property Damage, and Non-Owned Automobile Liability;
- iv. including a Cross Liability clause providing that the inclusion of more than one Insured shall not in any way affect the rights of any other Insured hereunder, in respect to any claim, demand, suit or judgement made against any other Insured.

13.3 Automobile Liability Insurance

Covering all motor vehicles, owned, operated and used or to be used by the Society directly or indirectly in the performance of this agreement, services and/or occupancy. The limit of liability shall not be less than \$5,000,000 inclusive, for loss or damage including personal injuries and death resulting from any one accident or occurrence.

13.4 The City Named As Additional Insured

The policies required by section 11.2(b) shall provide that the City is named as an "Additional Insured" thereunder and that said policies are primary without any right of contribution from any insurance otherwise maintained by the City.

13.5 Society's Sub-contractors

The Society shall require each of its sub-contractors to provide comparable insurance to that set forth under section 2 of Schedule D.

13.6 Certificates of Insurance

The Society agrees to submit Certificates of Insurance in the form attached as Schedule D for itself and all of its sub-contractors to the City prior to the commencement of this agreement, services and/or occupancy. Such Certificates shall provide that 30 days' written notice shall be given to the City, prior to any material changes or cancellations of any such policy or policies.

13.7 Other Insurance

After reviewing the Society's Certificates of Insurance, the City may require other insurance or alterations to any applicable insurance policies in force during the period of this contract and will give notifications of such requirement. Where other insurances or alterations to any insurance policies in force are required by the City and result in increased insurance premium, such increased premium shall be at the Society's expense.

13.8 Additional Insurance

The Society may take out such additional insurance, as it may consider necessary and desirable. All such additional insurance shall be at no expense to the City. The Society shall ensure that all of its sub-contractors are informed of and comply with the City's requirements set out in this Schedule D.

13.9 Insurance Companies

All insurance, which the Society is required to obtain with respect to this agreement, shall be with insurance companies registered in and licensed to underwrite such insurance in the Province of British Columbia.

13.10 Failure to Provide

If the Society fails to do all or anything which is required of it with regard to insurance, the City may do all that is necessary to effect and maintain such insurance in the name and at the expense of the Society and the Society shall repay any and all costs expended by the City within 21 days of receipt of an invoice. For clarity, the City has no obligation to obtain any insurance required to be maintained by the Society under this Lease.

13.11 Non-payment of Losses

The failure or refusal to pay losses by any insurance company providing insurance on behalf of the Society or any sub-contractor shall not be held to waive or release the Society or sub-contractor from any of the provisions of the Insurance Requirements or this agreement, with respect to the liability of the Society otherwise. Any insurance deductible maintained by the Society or any sub-contractor under any of the insurance policies is solely for their account and any such amount incurred by the City will be recovered from the Society as stated in section 13.10.

13.12 Indemnification

The Society must indemnify and hold harmless the City, its elected and appointed officials, officers, agents and employees (the "Indemnitees"), from and against all liabilities, losses, damages, actions, causes of action, costs (including legal fees and costs) or expenses in connection with loss of life, personal injury or damage to any person or property arising from the performance of this Lease, any occurrence on the Premises, or occupancy or use of the Premises, or caused by or arising from any act or omission of the Society, its officers, agents, employees, customers, invitees, or subcontractors. This indemnity shall survive the expiry or earlier termination of this Lease.

14. ENVIRONMENTAL MATTERS

14.1 Definitions

In section 12, the following terms shall have the following meanings:

- (a) **"Contaminants"** means:

- i. as defined in the *Environmental Management Act*: any biomedical waste, contamination, effluent, pollution, recyclable material, refuse, hazardous waste or waste and any radioactive materials, asbestos materials, urea formaldehyde, underground or above ground tanks, pollutants, contaminants, deleterious substances, dangerous substances or goods, hazardous, corrosive or toxic substances, special waste or waste of any kind or any other substance the storage, manufacture, disposal, treatment, generation, use, transport, remediation or Release into the Environment of which is now or hereafter prohibited, controlled or regulated under Environmental Laws;
- (b) **"Environment"** includes the air (including all layers of the atmosphere), land (including soil, sediment deposited on land, fill and lands submerged under water) and water (including oceans, lakes, rivers, streams, ground water and surface water);
- (c) **"Environmental Laws"** means any past, present or future common laws, enactments, statutes, laws, regulations, orders, bylaws, standards, guidelines, permits and other lawful requirements of any federal, provincial, municipal or other governmental authority having jurisdiction relating in any way to the Environment, environmental protection, health, occupational health and safety, product liability or transportation of dangerous goods, including the principles of common law and equity; and
- (d) **"Release"** includes any release, spill, leak, pumping, pouring, emission, emptying, discharge, injection, escape, leaching, migration, disposal or dumping.

14.2 Society's Representations and Warranties

The Society represents and warrants to the City, and acknowledges that the City is relying on such representations and warranties in entering into this Lease, that as of the date of this Lease:

- (a) except as disclosed to the City in writing, the Society is not, and has never been, subject to any charge, conviction, notice of defect or non-compliance, work order, pollution abatement order, remediation order or any other proceeding under any Environmental Laws; and
- (b) except as disclosed to and approved in writing by the City, the Society's business at the Premises does not involve the sale, storage, manufacture, disposal, handling, treatment, generation, use, transport, refinement, processing, production, remediation, Release into the Environment of, or any other dealing with any Contaminants.

If any of the representations and warranties contained in this section are untrue or incorrect in any material respect, the same shall constitute a breach of this Lease by the Society and shall be subject to the provisions of Section 17.1 of this Lease.

14.3 Condition of Premises

The Society acknowledges and agrees that the City has made no representations or warranties with respect to the environmental condition of the Premises and is leasing the Premises to the Society under this Lease on an "as is, where is" basis with respect to their environmental condition. Prior to taking possession of the Premises under this Lease, the Society has performed such investigations of the Premises as it considered appropriate and is satisfied as to their environmental condition.

14.4 Compliance with Environmental Laws and Use of Contaminants

The Society covenants and agrees with the City to:

- (a) carry on and conduct its activities in, on and from the Premises in compliance with all Environmental Laws;
- (b) not permit the storage, use, handling, manufacture, unloading, loading, treatment, disposal or introduction into the environment of any Contaminants in, on, under or from the Premises, except in compliance with all Environmental Laws;
- (c) immediately notify the City of the occurrence of any of the following and provide the City with copies of all relevant documentation in connection therewith:
- (d) a release of Contaminants in, on or about the Premises, Interim License Area or Shared Park License or any adjacent land; or
- (e) the receipt of any citation, directive, order, claim, litigation, investigation, proceeding, judgment, letter or other communication from any person that is related to any Environmental Law;
- (f) promptly provide to the City a copy of any environmental site assessment, audit, report or test results relating to the Premises or Interim License Area at any time by or for the Society;
- (g) if the City suspects that the Society has not complied with its obligations under this section, obtain from an independent environmental consultant approved by the City an environmental site assessment, audit, report or testing of the Premises or Interim License Area and conduct or cause to be conducted any additional investigations that the environmental consultant may recommend all in order to determine compliance of the Premises or Interim License Area License with Environmental Laws; and
- (h) promptly remove any Contaminants arising from the Society's use or occupation of the Premises or Interim License Area in a manner that conforms to Environmental Laws governing their removal.

14.5 Confidentiality of Environmental Reports

The Society shall maintain all environmental site investigations, assessments, audits and reports relating to the Premises and Interim License Area in strict confidence and shall not disclose their terms or existence to any third party (including without limitation, any governmental authority) except as required by law, to the Society's professional advisers and lenders on a need to know basis or with the prior written consent of the City, which consent may be unreasonably withheld.

14.6 Authorizations

The Society shall promptly provide to the City on request such written authorizations as the City may require from time to time to make inquiries of any governmental authorities regarding the Society's compliance with Environmental Laws.

14.7 Ownership of Contaminants

Notwithstanding any rule of law to the contrary, any Contaminants or leasehold improvements or goods containing Contaminants brought onto, used at, or Released from, the Premises by the Society or any person for whom it is in law responsible shall be and remain the sole and exclusive property of the Society and shall not become the property of the City, notwithstanding the degree of their affixation to the Premises and notwithstanding the expiry or earlier termination of this Lease. This section supersedes any other provision of this Lease to the contrary.

14.8 Survival of Society's Obligations

The obligations of the Society under this section 12 (including, without limitation, the Society's indemnity, its obligation to remove and remediate Contaminants and its covenant of confidentiality) shall survive the expiry or earlier termination of this Lease.

15. SUBORDINATION, ATTORNMENT, REGISTRATION, AND CERTIFICATES

15.1 Society's Covenants

The Society agrees with the City that:

(a) Sale or Financing of Premises

The rights of the City under this Lease may be mortgaged, charged, transferred, or assigned to a purchaser or purchasers, or to a mortgagee or trustee for bond holders, and in the event of a sale or of default by the City under any mortgage, trust deed, or trust indenture and the purchaser, mortgagee, or trustee, as the case may be, duly entering into possession of the Premises, the Society agrees to attorn to and become the Society of such purchaser or purchasers, mortgagee, or trustee under the terms of this Lease.

(b) Registration

The Society agrees that the City shall not be obliged to at any time deliver this Lease or any instrument creating this Lease to the Society in a form registrable under the *Land Title Act* (British Columbia).

(c) Certificates

The Society agrees with the City that the Society shall promptly whenever requested by the City from time to time execute and deliver to the City and, if required by the City, to any mortgagee (including any trustee under a trust deed or trust indenture) or prospective purchaser (as designated by the City) a

certificate in writing as to the status of this Lease at that time, including as to whether it is in full force and effect, is modified or unmodified, confirming the rental payable hereunder and the state of the accounts between the City and Society, the existence or non-existence of defaults, and any other matters pertaining to this Lease as to which the City shall request a certificate. If the Society fails to do so within seven days after the Society receives the form of certificate, the Society hereby irrevocably and conclusively authorizes the City to complete, execute, and deliver the certificate for, on behalf of, in the name of, and as agent of, the Society.

(d) Assignment by City

In the event of the sale by the City of the Premises or the assignment by the City of this Lease or any interest of the City hereunder, and to the extent that such purchaser or assignee has assumed the covenants and obligations of the City hereunder, the City shall, without further written agreement, be freed and relieved of liability upon such covenants and obligations.

16. OCCURRENCE OF DEFAULT

16.1 Unavoidable Delay

Except as herein otherwise expressly provided, if and whenever and to the extent that either the City or the Society shall be prevented, delayed, or restricted in the fulfilment of any obligations hereunder in respect of the supply or provision of any service or utility, the making any repair, the doing of any work or any other thing (other than the payment of Rent) by reason of civil commotion, war-like operation, invasion, rebellion, hostilities, sabotage, strike, or work stoppage, or being unable to obtain any material, service, utility, or labour required to fulfill such obligation or by reason of any statute, law, or regulation of or inability to obtain permission from any governmental authority having lawful jurisdiction preventing, delaying, or restricting such fulfilment, or by reason of other unavoidable occurrence other than lack of funds, the time for fulfilment of such obligation shall be extended during the period in which such circumstance operates to prevent, delay, or restrict the fulfilment thereof, and the other party to this Lease shall not be entitled to compensation for any inconvenience, nuisance, or discomfort thereby occasioned, nor shall Rent abate; but nevertheless the City will use reasonable efforts to maintain services essential to the use and enjoyment of the Premises, Interim License Area or Shared Park License.

17. SOCIETY'S DEFAULT, REMEDIES OF CITY, AND SURRENDER

17.1 City Right to Remedy Society Default

If at any time during the Term the Society fails to keep the Premises and/or Interim License Area in the condition required under this Lease, the City may, by its employees, contractors and agents, enter upon the Premises for the purpose of remedying the Society's default if the Society fails to remedy such default within 30 days following notice thereof from the City or without notice in the case of an emergency. The Society shall reimburse the City for the City's costs of remedying such default within 21 days following receipt of an invoice from the City, which costs shall include a 15%

administration fee. For clarity, nothing in this section requires or obligates the City to remedy and Society default.

17.2 15.2 Remedies Cumulative

The City and the Society may from time to time resort to any or all of the rights and remedies available to it in the event of any default hereunder by the Society or the City, as the case may be, either by any provision of this Lease or by statute or the general law, all of which rights and remedies are intended to be cumulative and not alternative, as the express provisions hereunder as to certain rights and remedies are not to be interpreted as excluding any other or additional rights and remedies available to the City or the Society, as the case may be, by statute or the general law.

17.3 Right of Re-entry on Default

If and whenever:

- (a) the Society fails to pay any rent or other amount owing under this Lease when due, whether or not demanded by the City;
- (b) the Society fails to observe or perform any of the covenants, agreements, provisos, conditions, rules, regulations or other obligations on the part of the Society to be kept, observed, or performed hereunder and such breach or failure continues for 10 days after the City has given the Society notice thereof;
- (c) without the written consent of the City, the Premises and Interim License Area is used by any other persons other than the Society or its permitted assigns or permitted sub-tenants or for any purpose other than that for which the Premises were leased, or occupied by any persons whose occupancy is prohibited by this Lease;
- (d) without the consent of the City, the Premises are vacated or abandoned or remain unoccupied for 15 consecutive days;
- (e) the Term or any of the goods and chattels on the Premises are at any time seized or taken in execution or attachment by any creditor of the Society or under bill of sale or chattel mortgage;
- (f) if a receiver or receiver-manager is appointed to control the conduct of the business of the Society on or from the Premises;
- (g) the Society makes any assignment for the benefit of creditors or any bulk sale or becomes insolvent or bankrupt;
- (h) the Society becomes bankrupt or insolvent or takes the benefit of any statute or legislation now or hereafter in force for bankrupt or insolvent debtors;
- (i) proceedings are instituted for the winding-up or termination of the corporate existence of the Society;

- (j) the Term or any of the goods or chattels on the Premises are at any time seized by a creditor or the Society receives a notice from a creditor that the creditor intends to realize on security located on the Premises;
- (k) a writ of execution issues against the goods and chattels of the Society;
- (l) any policy of insurance upon the Premises from time to time effected by the City shall be cancelled or about to be cancelled by the insurer by reason of the use or occupation of the Premises and Interim License Area by the Society or any assignee, sub-tenant, or licensee of the Society or anyone permitted by the Society to be upon the Premises and Interim License Area and the Tenant after receipt of notice in writing from the City shall have failed to take such immediate steps in respect of such use or occupation as shall enable the City to reinstate or avoid cancellation of (as the case may be) such policy of insurance; or
- (m) the City becomes entitled to terminate this Lease or to re-enter the Premises and Interim License Area under any provision hereof;

then and in every such case the City may re-enter and take possession of the Premises and the Interim License Area as though the Society or other occupant was holding over after the expiration of the Term and this Lease may, at the City's option, be immediately terminated by notice left at the Premises. The City may use such force as it may deem necessary for the purpose of gaining admittance to and re-taking possession of the Premises and Interim License Area and the Society hereby releases the City from all actions, proceedings, claims, and demands whatsoever for and in respect of any such forcible entry or any loss or damage in connection therewith.

17.4 Re-entry

No re-entry or entry shall be construed as an election by the City to terminate this Lease unless a written termination notice is given to the Society (which may be given by way of notice left at the Premises).

17.5 Certain Consequences of Termination and Re-entry

If the City re-enters the Premises or if this Lease is terminated by reason of any event set out in section 15.3, then without prejudice to the City's other rights and remedies:

- (a) the provisions of this Lease which relate to the consequences of termination, and the provisions of this Lease as they apply with respect to acts, events, and omissions which occurred prior to the termination, shall all survive such termination;
- (b) in addition to the payment by the Society of Rent and other payments for which the Society is liable under this Lease, Rent for the current month and the next ensuing three months shall immediately become due and be paid by the Society or the person then controlling the Society's affairs; and

- (c) the Society or person then controlling the affairs of the Society shall pay to the City on demand such reasonable expenses as the City has incurred, and a reasonable estimate of the City of expenses the City expects to incur, in connection with the re-entering, terminating, re-letting, collecting sums due or payable by the Society, and storing and realizing upon assets seized, including without limitation brokerage fees, legal fees, and disbursements, the expenses of cleaning and making and keeping the Premises and the License Area in good order, and the expenses of repairing the Premises and the License Area and preparing them for re-letting.

17.6 Waiver of Distress and Bankruptcy

The Society waives the benefit of any present or future statute taking away or limiting the City's right of distress and covenants and agrees that notwithstanding any such statute none of the goods and chattels of the Society on the Premises at any time during the Term shall be exempt from levy by distress for Rent in arrears. The Society will not sell, dispose of, or remove any other fixtures, goods, or chattels of the Society from or out of the Premises during the Term without the consent of the City, unless the Society is substituting new fixtures, goods, or chattels of equal value or is bona fide disposing of individual items which have become excess for the Society's purposes; and the Society will be the City or lessee of its fixtures, goods, and chattels and will not permit them to become subject to any lien, mortgage, charge, or encumbrance. The Society agrees that it will not, without the City's consent, repudiate or disclaim this Lease in any bankruptcy, insolvency, re-organization, or other proceeding or court application, and if required by the City, waives in favour of the City the benefit of s. 65.2 of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3 as amended, and any provision of similar import.

17.7 Re-letting and Sale of Personalty

Whenever the City becomes entitled to re-enter upon the Premises under any provision of this Lease, the City, in addition to its other rights, shall have the right as agent of the Society to enter the Premises and re-let them (for a term or terms shorter or longer than the balance of the Term, granting reasonable concessions in connection therewith), and to receive the Rent therefore, and as the agent of the Society to take possession of any furniture or other property thereon, and to sell the same at public or private sale without notice, and to apply the proceeds thereof and any rent derived from re-letting the Premises or Interim License Area upon account of the Rent due and to become due under this Lease, and the Society shall be liable to the City for the deficiency, if any.

17.8 Surrender on Termination

Forthwith upon the termination of this Lease, whether by effluxion of time or otherwise, the Society shall vacate and deliver up possession of the Premises and Interim License Area in a neat and tidy state and in good and substantial repair in accordance with the Society's obligation under this Lease to repair the Premises and Interim License Area, but subject to the Society's rights and obligations in respect of removal in accordance with section 9.2, and subject to reasonable wear and tear. At the same time the Society shall surrender to the City at the place then fixed for the payment of Rent all keys and other

devices which provide access to the Premises or any part thereof and shall inform the City of all combinations to locks, safes, and vaults, if any, in the Premises.

18. WORKSAFE BC COVERAGE

18.1 The Society shall, in its use of and activities on the Premises, comply with the *Workers Compensation Act* (British Columbia) and all regulations and orders from time to time in force thereunder, including Occupational Health and Safety Regulations, and, upon request from the City, provide evidence of any required registration under that Act and evidence of compliance with any requirement under that Act to make any payments or pay assessments. In addition, the Society shall be the "prime contractor" for the Premises under the *Workers Compensation Act* (British Columbia) and fulfill all of the "prime contractor's" obligations under that Act, including by ensuring that the activities of any employers, workers and other persons on the Premises relating to occupational health and safety are coordinated and by doing everything that is reasonably possible to establish and maintain a process that shall ensure compliance with that Act and regulations thereunder, including the Occupational Health and Safety Regulations.

19. MISCELLANEOUS

19.1 Notices

Any notice, request, direction or other communication (any of which is a "Notice") that is to be given or made by a party under this Lease, shall be in writing, and if to the City, either delivered to an executive officer of the City or delivered or mailed (by prepaid registered mail) to the City at the address set out in sub-section 1.1(a), or if the City has given the Society Notice of another address in Canada to which notices to the City under this Lease are to be given, then to the last such address of which the Society has been given Notice or sent by e-mail addressed as set out in sub-section 1.1(a); and if to the Society, either delivered to the Society personally (or to a partner or officer of the Society if the Society is a firm or corporation) at the address set out in sub-section 1.1(b) or delivered or mailed (by prepaid registered mail) to the Society at the Premises or sent by e-mail addressed as set out in sub-section 1.1(b).

Every such Notice shall be deemed to have been given when delivered or, if mailed as aforesaid, upon the third business day after the day of mailing thereof in Canada provided that if mailed, should there be a mail strike, slowdown, or other labour dispute which might affect delivery of such notice between the time of mailing and the actual receipt of notice, then such notice shall only be effective if actually delivered. Any Notice sent by e-mail is to be considered given on the day it is sent, if that day is a business day and if that day is not a business day, it is to be considered given on the next business day after the date it is sent.

19.2 Extraneous Agreements

The Society acknowledges that there are no covenants, representations, warranties, agreements, or conditions expressed or implied relating to this Lease or the Premises, Interim License Area or Shared Park License save as expressly set out in this Lease and in any agreement to lease in writing between the City and the Society pursuant to which this Lease has been executed. In the event of any conflict between the terms of this Lease and such agreement to lease, the terms of this Lease shall prevail. This Lease may

not be modified except by an agreement in writing executed by the City and the Society, and no verbal agreements or conversations with any officer, agent, or employee of the City, either before or after the execution of this agreement, shall affect or modify any of the terms or obligations herein contained.

19.3 City Discretion

Wherever in this Lease the approval or consent of the City is required, some act or thing is to be done to the City's satisfaction, the City is entitled to form an opinion, or the City is given the sole discretion:

- (a) the relevant provision is not deemed to have been fulfilled or waived unless the approval, consent, opinion or expression of satisfaction is in writing signed by the City or its authorized representative;
- (b) the approval, consent, opinion or satisfaction is in the discretion of the City, acting reasonably;
- (c) sole discretion is deemed to be the sole, absolute and unfettered discretion of the City; and
- (d) no public law duty of procedural fairness or principle of natural justice shall have any application to such approval, consent, opinion, satisfaction or discretion.

19.4 Time of Essence

Time shall be of the essence in this Lease.

19.5 Enurement

This Lease and everything herein contained shall enure to the benefit of and be binding upon the successors and assigns of the City and its heirs, executors, and administrators and the permitted successors and permitted assigns of the Society.

19.6 References to Society

References to the Society shall be read with such changes in gender as may be appropriate, depending upon whether the Society is a male or female person or a firm or corporation. If the Society is comprised of more than one person or entity, then each such person and entity is jointly and severally bound by the representations, warranties, agreements, and covenants of the Society herein and any notice given or deemed to have been given at any time to any such person or entity shall be deemed to have been given at the same time to each other such person and entity.

19.7 Frustration

Notwithstanding the occurrence or existence of any event or circumstance or the non-occurrence of any event or circumstance, and so often and for so long as the same may occur or continue which, but for this section, would frustrate or void this Lease, and

notwithstanding any statutory provision to the contrary, the obligations and liability of the Society hereunder shall continue in full force and effect as if such event or circumstance had not occurred or existed.

19.8 Waiver

No condoning, excusing, or overlooking by the City or Society of any default, breach, or non-observance by the Society or the City at any time or times in respect of any covenant, proviso, or condition herein contained shall operate as a waiver of the City's or the Society's rights hereunder in respect of any continuing or subsequent default, breach, or non-observance or so as to defeat or affect in any way the rights of the City or the Society herein in respect of any such continuing or subsequent default or breach, and no acceptance of Rent by the City subsequent to a default by the Society (whether or not the City knows of the default) shall operate as a waiver by the City, and no waiver shall be inferred from or implied by anything done or omitted by the City or the Society save only express waiver in writing.

19.9 Governing Law and Severability

This Lease shall be governed by and construed in accordance with the laws in force in the province of British Columbia. The venue of any proceedings taken in respect of or under this Lease shall be Kelowna, British Columbia as long as such venue is permitted by law, and the Society shall consent to any application by the City to change the venue to Kelowna, British Columbia of any proceedings taken elsewhere. The City and the Society agree that all the provisions of this Lease are to be construed as covenants and agreements as though the words importing such covenants and agreements were used in each separate section hereof. Should any provision or provisions of this Lease be illegal or not enforceable, it or they shall be considered separate and severable from the Lease and its remaining provisions shall remain in force and be binding upon the parties as though the said provision or provisions had never been included.

19.10 Captions

The captions appearing in this Lease have been inserted as a matter of convenience and for reference only and in no way define, limit, or enlarge the scope or meaning of this Lease or of any provision thereof.

19.11 Acceptance

The Society accepts this Lease, to be held by it as Society, and subject to the conditions, restrictions, and covenants above set forth. The acceptance of possession of the Premises, Interim License Area or Shared Park License shall be conclusive evidence as against the Society that at the Commencement Date of the Term the City had duly completed all work required to be completed by the City prior to the Commencement Date of the Term and the Premises were in good order and satisfactory condition for the commencement of the work and business of the Society.

19.12 Security Deposit

If the City is holding a Security Deposit in connection to the Agreement, then unless the City agreed to in writing to different arrangements at the time the City received the Security Deposit, the Security Deposit shall be held in a non-interest bearing basis. The City may draw from the Security Deposit any amount required to cure any default or breach of this Lease by the Society, or to cover any operational or maintenance expenses the Society would otherwise be required to pay.

If the Society vacates the Premises in accordance with this Lease, the City shall return to the Society any remaining balance of the Security Deposit within 45 days following the termination or expiry of this Lease.

19.13 Expropriation

If at any time during the Term the interest of the Society under this Lease or the whole or any part of the Premises, Interim License Area, or Shared Park License shall be taken by any lawful power or authority by the right of expropriation, the City may at its option give notice to the Society terminating this Lease on the date when the Society or City is required to yield up possession thereof to the expropriating authority. Upon such termination, or upon termination by operation of law, as the case may be, the Society shall immediately surrender the Premises, Interim License Area, or Shared Park License and all its interest therein, Rent shall abate and be apportioned to the date of termination, the Society shall forthwith pay to the City the apportioned Rent and all other amounts which may be due under this Lease to the City up to the date of termination. The Society shall have no claim upon the City for the value of its property or the unexpired Term of this Lease, but the parties shall each be entitled to separately advance their claims for compensation for the loss of their respective interests in the Premises, and the parties shall each be entitled to receive and retain such compensation as may be awarded to each respectively. If an award of compensation made to the City specifically includes an award to the Society, the City shall account therefore to the Society. In this section the word "expropriation" shall include a sale by the City to an authority with powers of expropriation, in lieu of or under threat of expropriation.

19.14 No Society Authority to Bind City

Nothing contained in this Lease creates the relationship of principal and agent or of partnership, joint venture or business enterprise or entity between the Society and the City and the Society has no power or authority whatsoever to act on behalf of or bind the City in any way.

19.15 Statutory Functions

Nothing contained herein shall impair or affect in any way the exercise by the City of its functions and authority under any enactment, constating document, law, bylaw, resolution or other source of authority.

IN WITNESS WHEREOF the parties have executed this Lease.

SIGNED, SEALED AND DELIVERED by the City in the presence of:

CITY OF KELOWNA, by its Authorized Signatories:

Mayor

Witness

Clerk

Address

Occupation

**KELOWNA OUTRIGGER RACING
CANOE CLUB ASSOCIATION,**
by its Authorized Signatories:





Witness



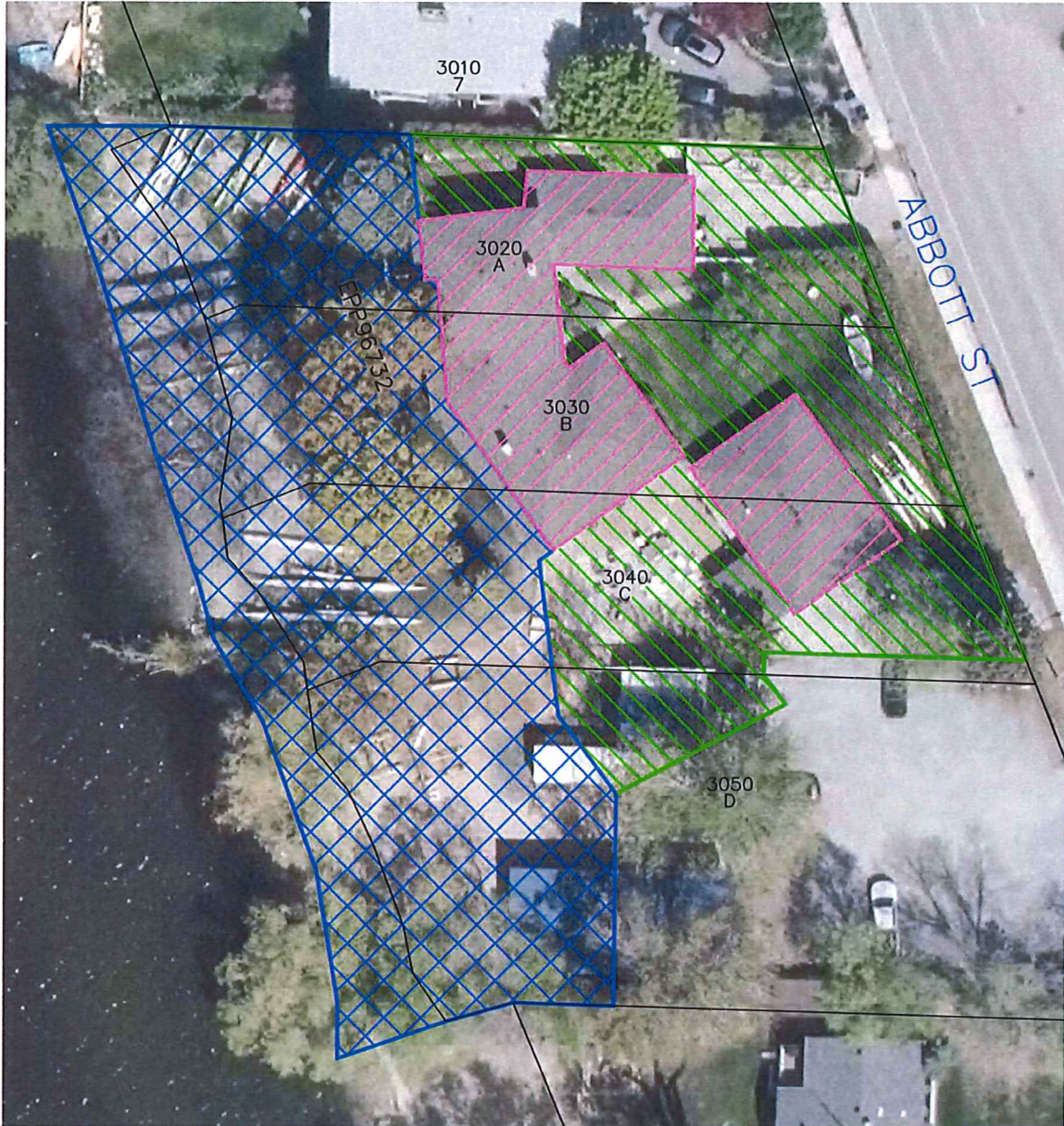


Address



Occupation

SCHEDULE A
PLAN OF THE LEASED PREMISES AND LICENCE AREA



SCALE: N.T.S.

MAILING ADDRESS: 3020/3030/3040/3050 ABBOTT ST

LEGAL DESCRIPTION: LOT NO. A,B,C,D PLAN NO. EPP96732

TWP. 25 SEC. 13

- PREMISES AREA = $\pm 440\text{m}^2$
- INTERIM LICENSE AREA = $\pm 886\text{m}^2$
- SHARED PARK LICENSE = $\pm 1515\text{m}^2$

PLEASE NOTE THAT THIS SKETCH IS FOR ILLUSTRATIVE PURPOSES ONLY. THE DEGREE OF ACCURACY OF THE AREA IS LIMITED.

SCHEDULE B

DEFINITIONS

In this Lease the following expressions shall have the following meanings:

"Authority" means the City of Kelowna and any other authority having jurisdiction over development on the Land.

"Basic Terms" means those terms set out in section 1.1.

"Commencement Date" means the date the term commences as set forth in or determined under sub-section 1.1(d) and subject to section 3.2.

"Goods and Services Tax" or "GST" means and includes any and all sales Taxes, value added Taxes, business transfer Taxes, or any other Taxes imposed on the City or the Society from time to time in respect of the Rent payable by the Society to the City under this Lease or the Rental of the Premises or the provision of any goods, services, or utilities whatsoever by the City to the Society under this Lease, whether characterized as a Goods and Services Tax, sales Tax, value added Tax, business transfer Tax, or otherwise.

"Insured Damage" means that part of any damage occurring to any portion of the Premises for which the City is responsible, of which the entire cost of repair is actually recoverable by the City under a policy of insurance in respect of fire and other perils from time to time effected by the City, or, if and to the extent that the City has not insured and is deemed to be a co-insurer or self-insurer under section 11.1, would have been recoverable had the City effected insurance in respect of perils, to amounts and on terms for which it is deemed to be insured.

"Land" means that parcel of land at:

3020/3030/3040/3050 Abbott Street
in the City of Kelowna, British Columbia;

more particularly described as:

Lot A, B, C, & D Plan EPP96732 District Lot 14 Land District 41

"Lease Year" means, in the case of the first Lease Year, the period beginning on the Commencement Date and terminating 12 months from the last day of the calendar month in which the Commencement Date occurs (except that if the Commencement Date occurs on the first day of a calendar month, the first Lease Year shall terminate on the day prior to the first anniversary of the Commencement Date) and, in the case of each subsequent Lease Year, means each 12-month period after the first Lease Year.

"Leasehold Improvements" means all fixtures, improvements, installations, alterations, and additions now and from time to time hereafter made, erected or installed, whether by the Society, and the City or anyone else, in the Premises, including all partitions however fixed (including movable partitions) and all wall-to-wall carpeting with the exception of such carpeting where laid over vinyl tile or other finished floor and affixed so as to be readily removable without damage, but excluding trade fixtures and unattached free-standing furniture and equipment.

"Interim License Area" means the landscaping area around the Premises as set out in sub-section 1.1(c) and shown on Schedule A.

"Premises" means the buildings located at the Kelowna Paddle Centre at 3020 Abbott St as set out in sub-section 1.1(c) and shown on Schedule A.

"Rent" means the annual Rent set out in sub-section 1.1(f) and payable by the Society as set forth in section 4.2.

"Shared Park License" means the portion of the public park that the Society may use for their programs as shown on Schedule A.

"Society's Share" means the proportion of Taxes attributed to the Premises and Interim License Area.

"Taxes" means all Taxes, rates, duties, levies, and assessments whatsoever, whether municipal, parliamentary, or otherwise, which are levied, imposed, or assessed against or in respect of the Premises, the Land, which are from time to time levied, imposed or assessed in the future in addition or in lieu thereof, including, without limitation, those levied, imposed, or assessed for education, schools and local improvements.

"Tax Cost" for any calendar year means an amount equal to the aggregate, without duplication, of all Taxes in respect of such calendar year.

"Term" means the Term of this Lease set forth in sub-section 1.1(d) and any renewal or extension thereof and any period of permitted overholding.

SCHEDULE C

Society Responsibility Checklist KELOWNA OUTRIGGER RACING CANOE CLUB ASSOCIATION dba Kelowna Paddle Centre Society occupied spaces as per Section 1.1(c)	Provided by the <u>City</u> , Cost borne by the <u>City</u>	Provided by the <u>Society</u> , cost borne by the <u>Society</u>	Does Not Apply
Boiler operating permits			X
Electrical field safety representative		X	
Electrical operating permit		X	
Electrical system preventative maintenance		X	
Electrical system repairs		X	
Electrical/lights - lamp & tube replacement		X	
Elevator equipment repairs (liability limit)			X
Elevator maintenance contract			X
Elevator operating permits			X
Emergency lighting testing & repairs		X	
Exterior doors, windows, facades, etc.		X	
Fire alarm system repairs		X	
Fire alarm system testing & inspection contracts		X	
Fire extinguisher monthly & annual inspections		X	
Fire safety plan		X	
Fire safety drills		X	
Fire sprinkler system repairs			X
Fire sprinkler system testing and inspection contracts			X
Furnishings (maintain & replace)		X	
Garbage & recycling bins		X	
Grease trap annual service		X	
HVAC preventative maintenance		X	
HVAC repairs		X	
Insurance – automotive		X	
Insurance – liability		X	
Insurance – property, building	X		

<p style="text-align: center;">Society Responsibility Checklist KELOWNA OUTRIGGER RACING CANOE CLUB ASSOCIATION dba Kelowna Paddle Centre</p>	<p style="text-align: center;">Provided by the <u>City</u>, Cost borne by the <u>City</u>:</p>	<p style="text-align: center;">Provided by the <u>Society</u>, cost borne by the <u>Society</u>:</p>	<p style="text-align: center;">Does Not Apply:</p>
Insurance – Society owned furnishings & fixtures		X	
Insurance – Society owned operational equipment, computers		X	
Interior walls, flooring, doors, ceilings, etc.		X	
Internet		X	
Janitorial services & supplies in leased spaces		X	
Janitorial services & supplies in public washrooms		X	
Kitchen equipment repair & maintenance - City Owned		X	
Kitchen equipment repair & maintenance - Society Owned		X	
Kitchen Exhaust Hood annual cleaning		X	
Kitchen Exhaust Hood repairs		X	
Kitchen Hood Fire suppression system preventative maintenance		X	
Kitchen Hood Fire suppression repairs		X	
Kitchen Hood Fire suppression testing		X	
Keys & locks repair & maintenance		X	
Landscape maintenance		X	
Licenses – Business License		X	
Licenses – Liquor License			X
Licenses – IHA Food Operating Permit / Foodsafe Certification		X	
Parking lots - parking lines, sweeping, asphalt, signage, drainage etc.			X
Pest control		X	
Plumbing system preventative maintenance		X	
Plumbing system repairs		X	
Property taxes		X	
Garbage & Recycling program		X	
Roof inspection & maintenance		X	
Roof repairs		X	
Security system		X	

<p style="text-align: center;">Society Responsibility Checklist KELOWNA OUTRIGGER RACING CANOE CLUB ASSOCIATION dba Kelowna Paddle Centre</p>	<p style="text-align: center;">Provided by the <u>City</u>, Cost borne by the <u>City</u>:</p>	<p style="text-align: center;">Provided by the <u>Society</u>, cost borne by the <u>Society</u>:</p>	<p style="text-align: center;">Does Not Apply:</p>
Signage		X	
Snow removal		X	
Telephone		X	
Society improvements		X	
Society improvements – Repair, maintenance & replacement		X	
Tree removal		X	
Utilities – electricity		X	
Utilities – natural gas		X	
Utilities – propane		X	
Utilities – water, sewer		X	
Vandalism (exterior) (liability limit)		X	
Vandalism (interior) (liability limit)		X	
Window Cleaning (exterior)		X	
Window Cleaning (interior)		X	

SCHEDULE E

Operating Requirements

1. The Society is permitted to operate the Kelowna Paddle Centre within Pandosy Waterfront Park between the hours of 6 am and 10pm unless the City Agrees to changes in the time of operation.
2. The Society will be responsible for operating and maintaining the Premises and Interim License Area including:
 - a. The use of the Premises including but not limited to user access, collection of fees and dues, rental bookings, schedule development and administration
 - b. Maintenance of the Premises and Interim License Area, including annual maintenance planning, preventative maintenance, repairs, regular cleaning and annual maintenance cleaning;
 - c. The safety and security of the Premises and Interim License Area, including evacuation plans, alarms, security systems and monitoring and various equipment such as AED devices;
 - d. Waste management including the collection of refuse consistent with City policies and regulations;
 - e. Any communications, promotions and marketing provided that the Society and the City may choose to jointly promote or communicate recreational and other opportunities to the City.
3. The Society will ensure that the Premises and Interim License Area can be accessed and used by a broad cross section of the community and will not unreasonably exclude anyone by reason of religion, ethnicity, gender, age, sexual orientation, physical or cognitive ability, language or income.
4. The Society will actively participate in the Pandosy Waterfront Park Liaison Committee as provided for in section 13 of the MOU dated February 9, 2021 to identify and address all issues or opportunities arising during the operation and maintenance of the Premises and Interim License Area;
5. Parking –
 - a. The Society confirms and is aware that the City will retain the existing parking lot to provide exclusive parking for the Society's users and as a staging area for park construction until October 31, 2023.
 - b. From November 1, 2023 onwards, the gravel parking lot will be made available for use by both the Society and Pandosy Waterfront Park users until the expiration of this lease or the start of construction of the new facility as outlined in the MOU dated February 9, 2021. The City may utilise parking control measures in order to ensure the greatest availability for all users. The Society will adhere to the mutually agreed up parking program, and use the interim period to educate members and reduce reliance on on-site parking. The Society commits to providing secure bike storage for its members and users of the Facility and to take other measures to strongly encourage the use of car sharing and alternate modes of transport by members and visitors in order to reduce parking demand to minimize the impact of parking on the immediate neighbourhood.
6. During the five (5) year period of this agreement, the Society covenants to take the necessary steps to advance its project to finance, design and build a new purpose-built facility as outlined in the MOU including:
 - a. securing the necessary funding;
 - b. designing the new facility in keeping with the MOU dated February 9, 2021;
 - c. coordinate closely with the City throughout the design process for the new facility and the surrounding new designated park area;

- d. obtaining a development and development variance permits (if required);
 - e. obtaining a building permit for the construction of the new facility;
7. Shared Park License:
- a. The Society is aware that the Shared Park Area is a public beach and open to the enjoyment and use of all citizens and that the Society can not restrict access to the Shared Park License;
 - b. In addition to the use the Interim License Area, the Society may use Shared Park License as shown on Schedule A for pre-approved signature events and other short-term activities as listed below:
 - a. educational activities and programs carried out by the Society;
 - b. weekly events such as paddling competitions;
 - c. dry land training;
 - d. rigging of paddle craft; and
 - e. launching and landing of paddle craft.
 - c. Shared Park License is primarily for use by the general public and are not for the exclusive use by the Society. Long term placement of rolling racks, the storage of paddle craft or the maintenance of paddle craft are not permitted in Shared Park License.
 - d. As the City is responsible for the design, construction, use, management and maintenance of the Shared Park License, the City will collaborate with the Society in developing more detailed guidelines for the use, management and maintenance of Shared Park License prior to the issuance of the Building Permit for the new facility.

SCHEDULE F

Required Society and City Activities During Park Construction

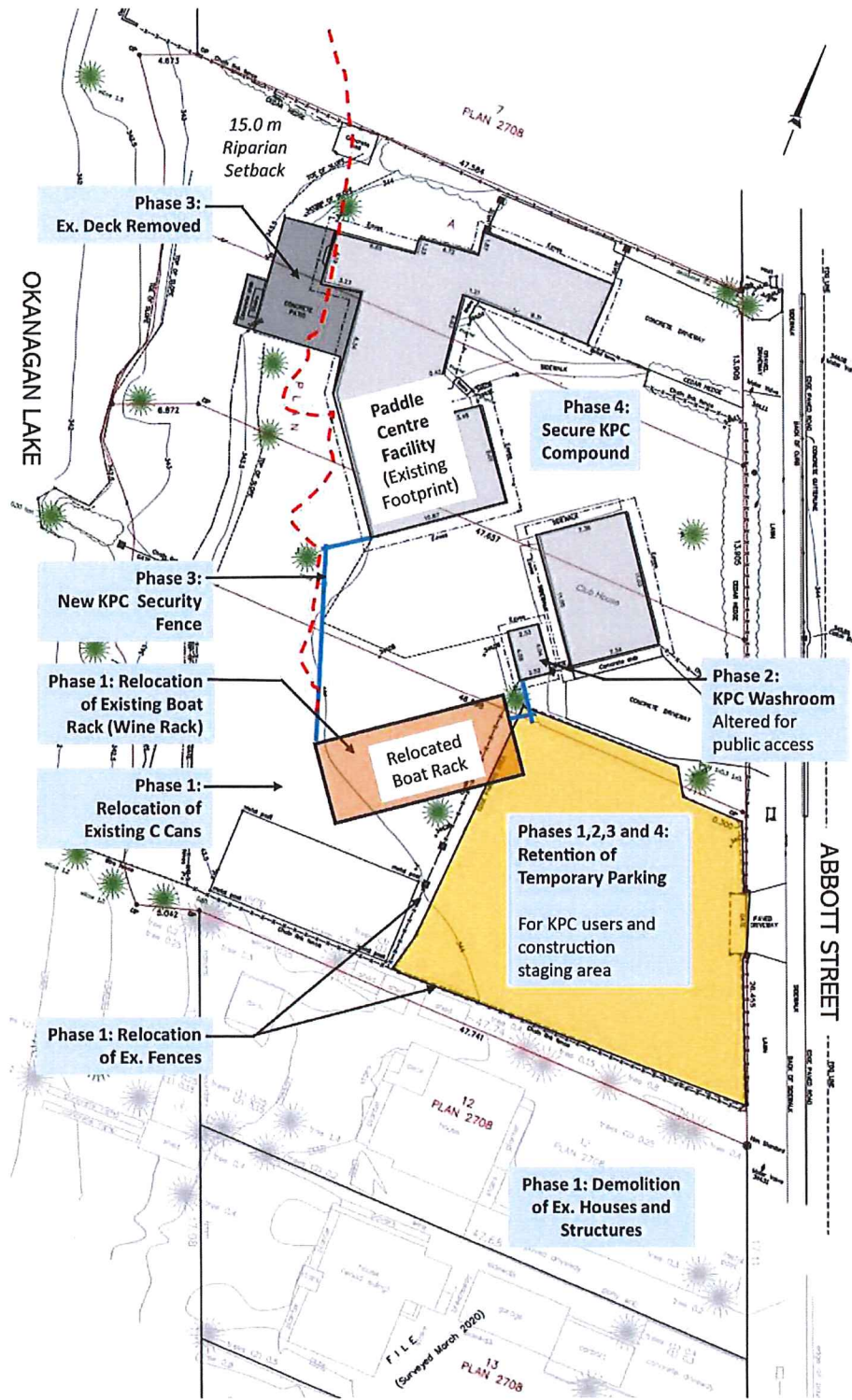
The Society and the City agree to undertake the activities and assume the costs described in the following table.

Note: The City's actions are subject to Riparian, Archaeological and other approvals outside of the City's jurisdiction. Therefore, all dates for City actions are indicative only.

Park Development Phases*:	Required Changes to Society Facilities and Operations:	City Actions:
<p>Phase 1 – Demolition of existing houses and structures within boundaries of Park. Proposed time frame: January March, 2021.</p>	<p>Removal of existing fence along the southern boundary of existing Lot D, Plan EPP 96732 as shown on the plan contained in this schedule.</p> <p>Relocation of Society's existing boat rack presently located on Lot D, Plan EPP 96732 to a new location as shown in plan contained in this schedule.</p> <p>The Society will relocate the existing boat rack structure on Lot D, Plan EPP 96732.</p> <p>Removal of "C Cans" by Society.</p>	<p>City removes all buildings and structures south of the Premises.</p> <p>Existing damaged tree within the riparian area in front of the Premises is removed.</p>
<p>Phase 2 – Construction of Park (other than remediation of Riparian areas.) Proposed time frame: April to November, 2021.</p>	<p>The existing gravel parking lot is retained as a temporary facility for the exclusive parking of the Society's users and as staging area for the adjacent park construction, until October 31, 2023, or when the Contractor is completed the work whatever is later, whereupon it will be controlled by the City and made available for use by both the Society's and Park users until the start of construction of the new facility or the termination of this lease, whichever is the sooner.</p> <p>Existing Society washroom facility is altered to provide public access to the washroom facility.</p>	<p>City constructs Park on land other than land to be included in the Interim License Area</p> <p>The City will pay for any costs associated with alterations to the existing Society's washroom to provide public access and will operate and maintain it until it is removed. Maintenance includes daily opening and closing of the public washroom and provision of security.</p>

Park Development Phases:	Required Changes to KPC Facilities and Operations:	City Actions:
<p>Phase 3 – Remediation of riparian areas.</p> <p>Proposed time frame: January to May, 2022</p>	<p>The Society constructs additional fencing at its cost as shown in plan contained in this schedule to provide additional security during remediation of riparian areas.</p> <p>Existing gravel parking lot area is retained as a temporary facility for the exclusive parking of the Society’s users until October 31, 2023 whereupon it will be made available for use by both the Society and Park users until the start of construction of the new facility. In addition to parking, the lot is available for use as a construction staging area by the City’s contractor during October to May of each year in which Park construction is taking place.</p>	<p>Existing concrete deck currently located in the riparian area will be removed at the City’s cost.</p> <p>City undertakes remediation of all riparian areas within the Park.</p>
<p>Phase 4 – Park Opening</p>	<p>The Society operates within a secure compound as shown in plan below until construction of the new facility is completed.</p> <p>Existing gravel parking lot is retained as a temporary facility for the exclusive parking of the Society’s users until October 31st, 2023 whereupon it will be made available for use by both the KPC and Park users until the start of construction of the new facility. In addition, the lot will be used as a construction staging area.</p>	<p>City will work with the Society to identify measures to provide for exclusive parking by the Society until October 31, 2023 including the use of signage.</p> <p>After Oct 31 2023, the City may impose parking time limits and charges, if necessary, for the temporary parking lot, to ensure adequate access to parking for members and users of KPC facilities and Park users.</p>

SCHEDULE F (continued)





Kelowna Paddle Centre: Interim Lease Agreement

March 22, 2021

Pandosy Waterfront Park

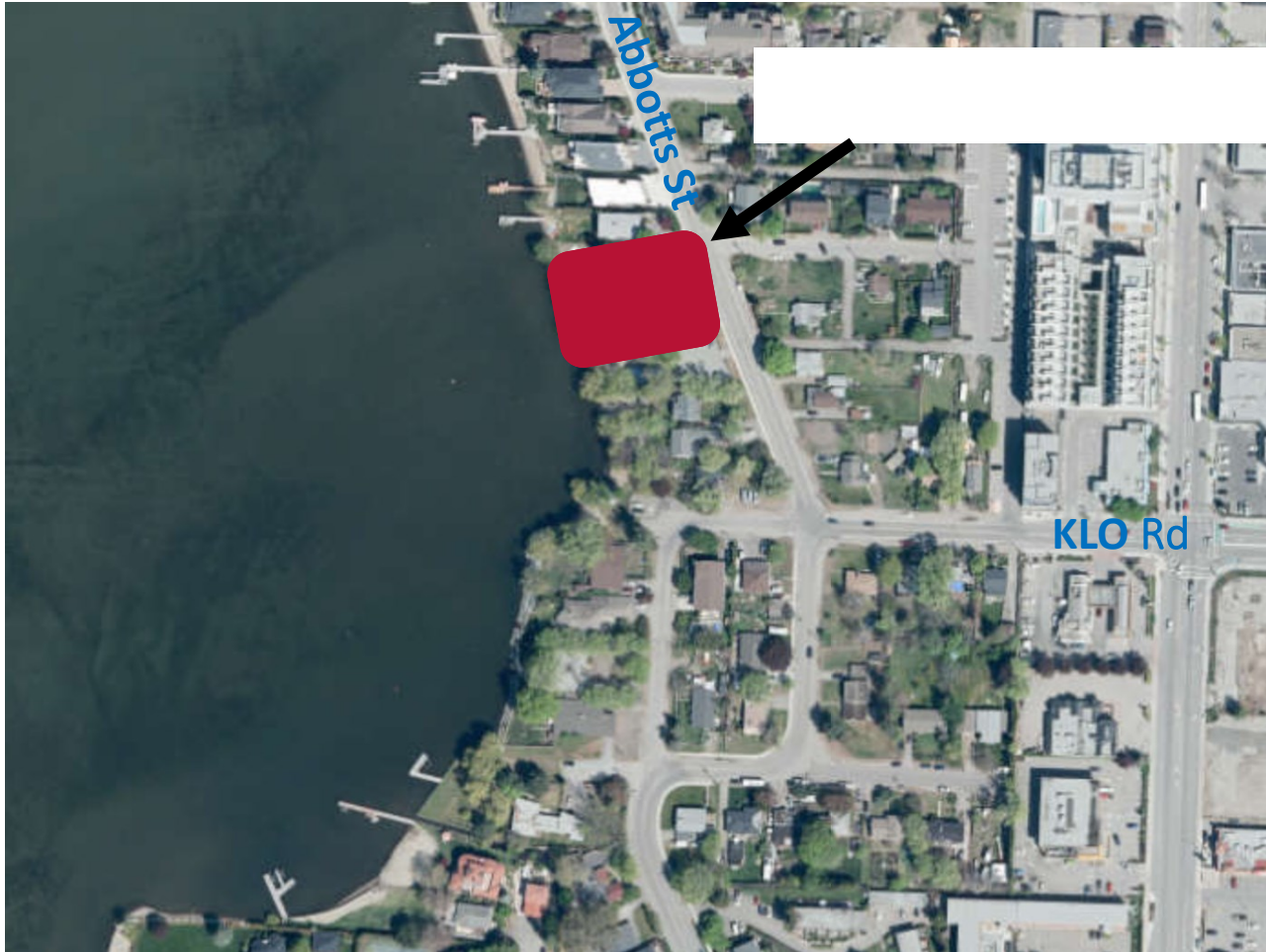


Disclaimer:
All information shown
on this drawing is
conceptual and subject
to change.

- 1 PEDESTRIAN PROMENADE
- 2 PUBLIC PIER w/ GANGWAY
- 3 FLOATING DOCK
- 4 URBAN BEACH AREA
- 5 GRAND STAIRS
- 6 PUBLIC ART - LOCATION T.B.D.
- 7 FUTURE EVENT PAVILION
- 8 PARK ENTRY & SIGNAGE
- 9 PARK ENTRY & COMMUNITY NODE
- 10 PUBLIC WATERFRONT
- 11 LIFT STATION ENCLOSURE w/ FOOT AND BOAT WASH
- 12 WATERFRONT WALKWAY
- 13 TEMPORARY PARKING
- 14 INSTRUCTION AREA
- 15 MISTING WATER FEATURE & LARGE BOULDERS
- 16 NATURALISED AREA
- 17 BEACH / SHORELINE EROSION CONTROL
- 18 FUTURE PADDLE CENTRE
- 19 BIKE MAINTENANCE STATION
- 20 FUTURE ACTIVE TRANSPORTATION CORRIDOR
- 21 FUTURE SHARED PARKING

Note: This area to reflect the conditions and terms within the MOU. The master plan will be updated to reflect as such.

Kelowna Paddle Centre

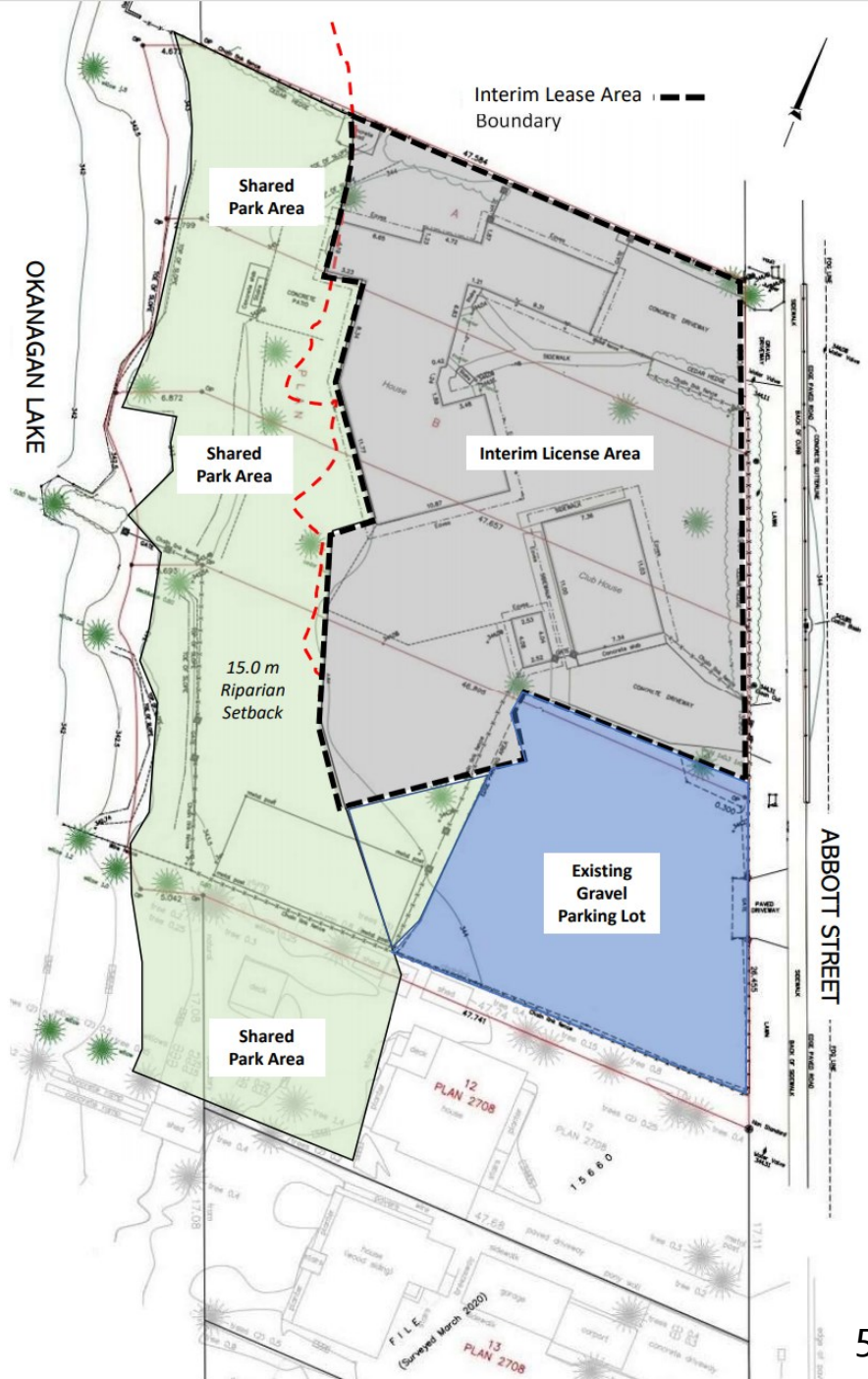


Subject Area



Kelowna Paddle Centre

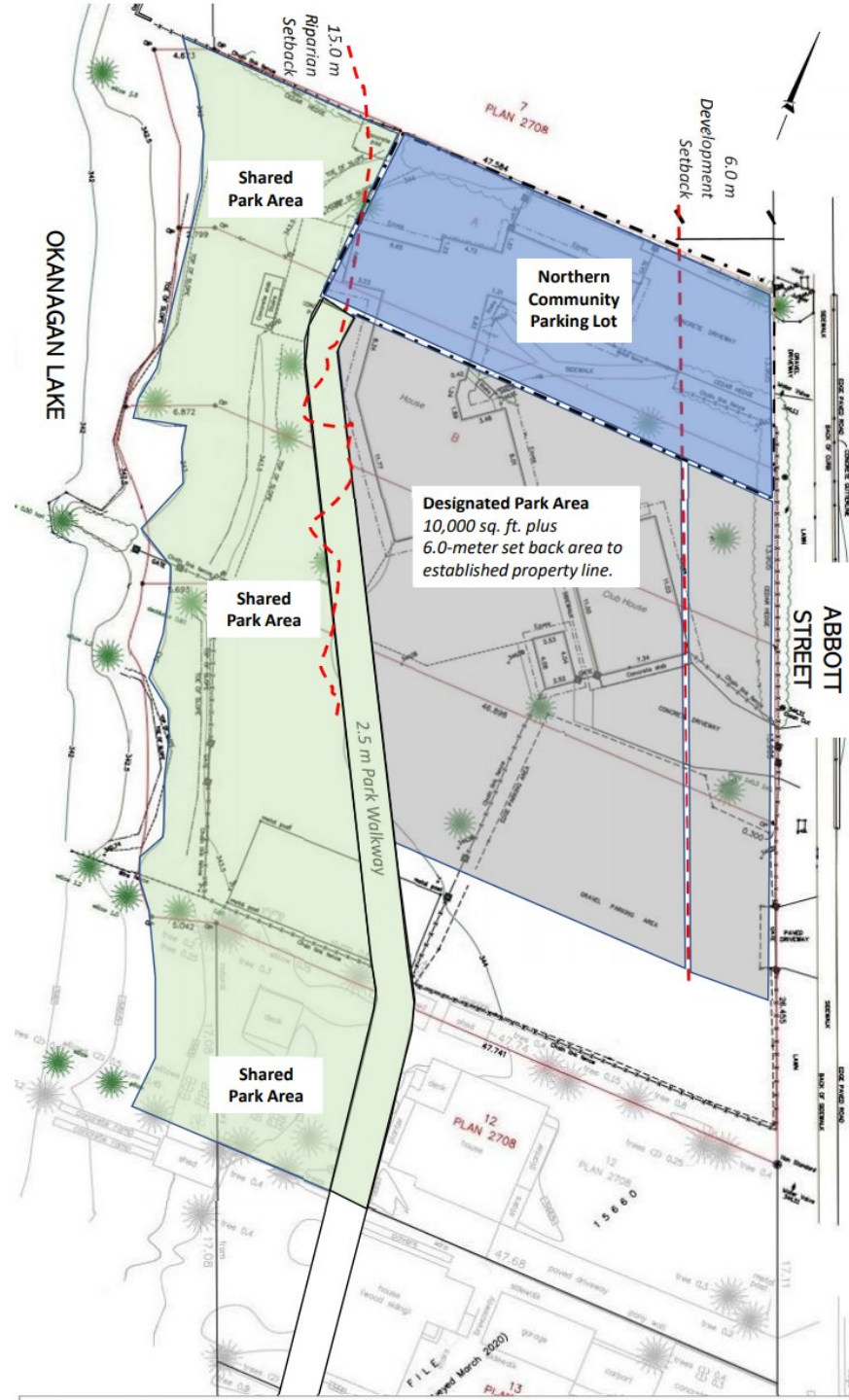
- Formally called Kelowna Outrigger Racing Canoe Club Association
- Approximately 350 members
- Offer programs to over 1,000 non-members
- The new building which KPC commits to fund, design and permit will create capacity to increase programs and memberships



Interim Lease Area



Long Term Agreement Area



Community Benefits

- ▶ Public washrooms
- ▶ Increased access to the lake and paddle sports
- ▶ Full-service hub for Kelowna's 28 km Paddle Trail





Existing Policy

- The proposed non-market facility lease aligns with Council Policy 347 - *Non-Market Leasing of Civic Lands and Buildings*

Council Priorities

- ▶ Site design & architecture is high quality, context sensitive;
- ▶ Accessible and multi-purpose amenities;
- ▶ Key sites are proactively planned; and
- ▶ Animated parks and public spaces.





The City's actions align with strategic objectives to achieve a range of short and long-term benefits for the municipality and the residents of Kelowna."

2018 Land Strategy



Questions?

For more information, visit kelowna.ca.

Report to Council



Date: March 22, 2021
To: Council
From: City Manager
Subject: MRDT Renewal and Tourism Partnership
Department: Partnership Office

Recommendation:

THAT Council receives for information the report from the Partnership Office dated March 22, 2021, regarding the partnership with Tourism Kelowna and the process toward renewal of the Municipal and Regional District Tax.

Purpose:

To provide background information about partnership arrangements with Tourism Kelowna and the process to renew the Municipal and Regional District Tax.

Background:

Pursuant to provincial requirements, an application to renew the three percent Municipal and Regional District Tax (MRDT) on sales of accommodation will be submitted by January 1, 2022. Staff are working collaboratively with Tourism Kelowna to assemble the application materials. Preparation of various plans as part of the application provides a timely opportunity to reflect on various aspects of the relationship between the City and Tourism Kelowna, including funding arrangements, enhanced alignment and reporting, and a future-forward view of the deep connection between community and tourism sustainability.

Discussion:

Tourism is an important part of the local economy. Approximately 1.8 million visitors contribute direct spending of \$443 million, which in turn supports over 12,000 jobs and a total economic output of \$2.1 billion.¹

Tourism Kelowna is an independent non-profit organization, designated by the City as its professional service provider for destination marketing and visitor services.

¹ InterVistas Economic Impact of Tourism in Kelowna & the Greater Kelowna Area 2018/19

In this role, Tourism Kelowna engages with over 400 local tourism businesses, and maintains connection to an extensive network of regional, provincial, and national resources and strategies. Tourism Kelowna also seeks to align its service delivery with the City of Kelowna's priorities to ensure that tourism remains viable and sustainable in a community context.

MRDT revenues are a significant source of funding for Tourism Kelowna services, representing approximately 67% of their total revenues in a standard operating year. MRDT revenues are supplemented by an annual grant from the City of Kelowna.

Work is now underway to prepare an application to renew the three percent MRDT. The renewal application consists of 14 components. Some components are to be prepared by the City of Kelowna, and others by Tourism Kelowna. Primary components requiring significant effort in the coming months are:

- Five Year Strategic Business Plan – prepared by Tourism Kelowna
- Evidence of authority and request to impose the tax – Bylaw approved by the City of Kelowna
- Evidence of consultation with tourism industry stakeholders – provided by Tourism Kelowna
- Proof of support by the Accommodation Sector – obtained by Tourism Kelowna

In conjunction with this work, staff from the City and Tourism Kelowna are revisiting existing agreements with a view to expanding the scope to include MRDT reporting requirements, roles, accountabilities and reporting associated with the City of Kelowna grant and, for the first time, setting out collaborative principles and strategic themes which represent shared priorities and important outcomes for the next five years. Discussions will include ways in which the City and Tourism Kelowna can work together toward a future Destination Master Plan which takes a more holistic and integrated approach to managing tourism and the effects of tourism with the community.

Staff will provide updates and recommendations to Council at a number of milestones in the coming months, including information about the draft five-year Strategic Plan and the new agreement anticipated in 2021 Q2, completion of consultation with the accommodation sector in 2021 Q3, and consideration of the new taxation bylaw in 2021 Q4.

Conclusion:

Tourism and the visitor experience are an integral part of Kelowna's success, and the partnership between the City of Kelowna and Tourism Kelowna creates a solid foundation for a connected, collaborative, smart and responsible approach to attracting visitors to our community. The initiatives to be completed this year enable this important partnership to continue to thrive as an entire sector adapts to changing circumstances and imperatives.

Internal Circulation:

Partnerships & Investments
Corporate Finance
Office of the City Clerk
Policy & Planning
Communications
Active Living & Culture

Considerations applicable to this report:

Legal/Statutory Authority:

[Section 123 of the Provincial Sales Tax Act](#) imposes a tax of up to three percent on the purchase price of accommodation in a specified geographic area of the province ('designated accommodation area') on behalf of a designated recipient. This tax is in addition to the provincial sales tax of eight percent of the purchase price of accommodation.

The [Designated Accommodation Area Tax Regulation](#) sets out the authorized purposes for funds collected under the MRDT program as follows: tourism marketing, programs and projects, initiatives respecting affordable housing, and any other prescribed purposes as set out in the regulation.

Legal/Statutory Procedural Requirements:

[The Municipal and Regional District Tax Program Requirements](#) are the basis for the application/renewal process, reporting, and compliance activities described in this report.

Financial/Budgetary Considerations:

The MRDT rate in Kelowna and area started at two percent in 2009 and increased to three percent in 2017.

General MRDT revenues reached \$3,126,416 in 2019, which was a banner year for local tourism. In 2020, these revenues dropped by approximately 30 percent to \$2,036,004. 100 percent of general MRDT revenues received by the City from the Province are paid to Tourism Kelowna to support tourism marketing, programs and projects.

In addition to general MRDT revenues, the City of Kelowna provides an annual operating grant of \$344,430 to Tourism Kelowna. These funds are currently used for sport tourism marketing, marketing to short-haul leisure tourism markets, and operation of the Visitor Centre. MRDT program guidelines provide that '[f]unds from the MRDT program should augment current funding and cannot be used to replace existing sources of tourism funding in a community.'

In late 2018, through the introduction of MRDT program changes, the three percent tax was applied to sales of online accommodations with an option for municipalities to use all or part of these revenues ('OAP') to address affordable housing needs.

OAP revenues in 2019 were \$470,694 and in 2020 were \$379,394. 100% of OAP revenues are retained by the City of Kelowna and allocated to the OAP Reserve Fund. The Fund is used to address local affordable housing needs in accordance with City policies, Council direction and annual plans submitted to the Province. In the last year, OAP revenues have enabled land acquisition for purpose-built affordable rental housing.

Considerations not applicable to this report:

Existing Policy
External Agency/Public Comments
Communications Comments

Submitted by: S. Kochan, Partnership Manager

Approved for inclusion: Derek Edstrom, Division Director, Partnerships & Investments

cc: S. Little, Corporate Finance Manager
J. Moore, Long Range Policy Planning Manager
D. Nicholas, Sport and Event Services Manager



MRDT Renewal & Tourism Partnership

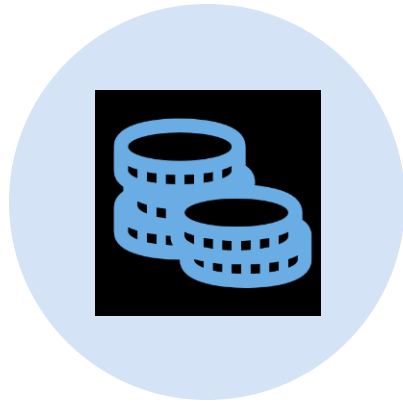
March 22, 2021

Outline

- ▶ Partnership context
- ▶ MRDT overview
- ▶ City funding
- ▶ MRDT renewal – 2021 process
- ▶ Agreement(s)
- ▶ A look ahead: Destination Master Plan



Partnership context



INTERDEPENDENT



CONNECTED



PROFESSIONAL



- Recognizes the changing roles of individuals, businesses, government and community organizations
- Collaborative / Smarter / Connected / Responsible



To support and market the tourism destination of Kelowna and the Kelowna Metropolitan area in a sustainable manner that strengthens the local economy and enriches the quality of life

Partner Roles



Funder
MRDT
Designated
Recipient
Regulation
Infrastructure
& Services



Service
provider
Operation of
Visitor Centre
Expenditure of
MRDT
Marketing

MRDT Program Principles



Effective tourism marketing, programs and projects



Effective local-level stakeholder support, and inter-community collaboration



Marketing efforts that are coordinated and complementary to provincial marketing strategies and tactics



Fiscal prudence and accountability

MRDT revenue streams

MRDT

- Tax remitted by hotels/motels
- Province → City → Tourism Kelowna
- 100% used for marketing

OAP

- Tax remitted by Online Platform hosts
- Province → City
- 100% used for affordable housing

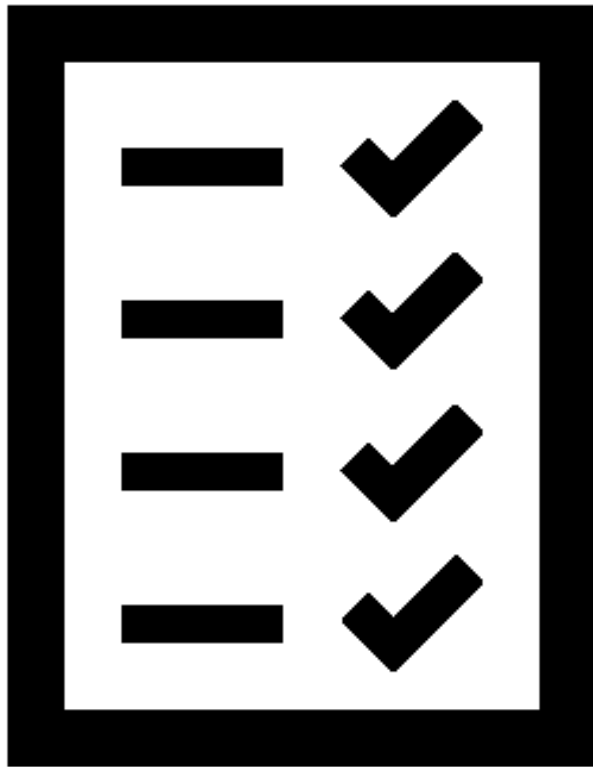
MRDT Revenues

	General MRDT Revenue	OAP Revenue	OAP Reserve Fund Balance
Bylaw 10015 (2009-2013) 2% *2013 revenues	\$1,470,964	n/a	n/a
Bylaw 10853 (2014-2018) 2% *2015 revenues	\$1,797,943	n/a	n/a
Bylaw 11258 (2017-2021) 3% *2019 revenues	\$3,126,416	\$470,694	2020 year end: \$357,688
**2020 revenues	\$2,036,004	\$379,394	

*Source: City audit – amounts are for period December to November

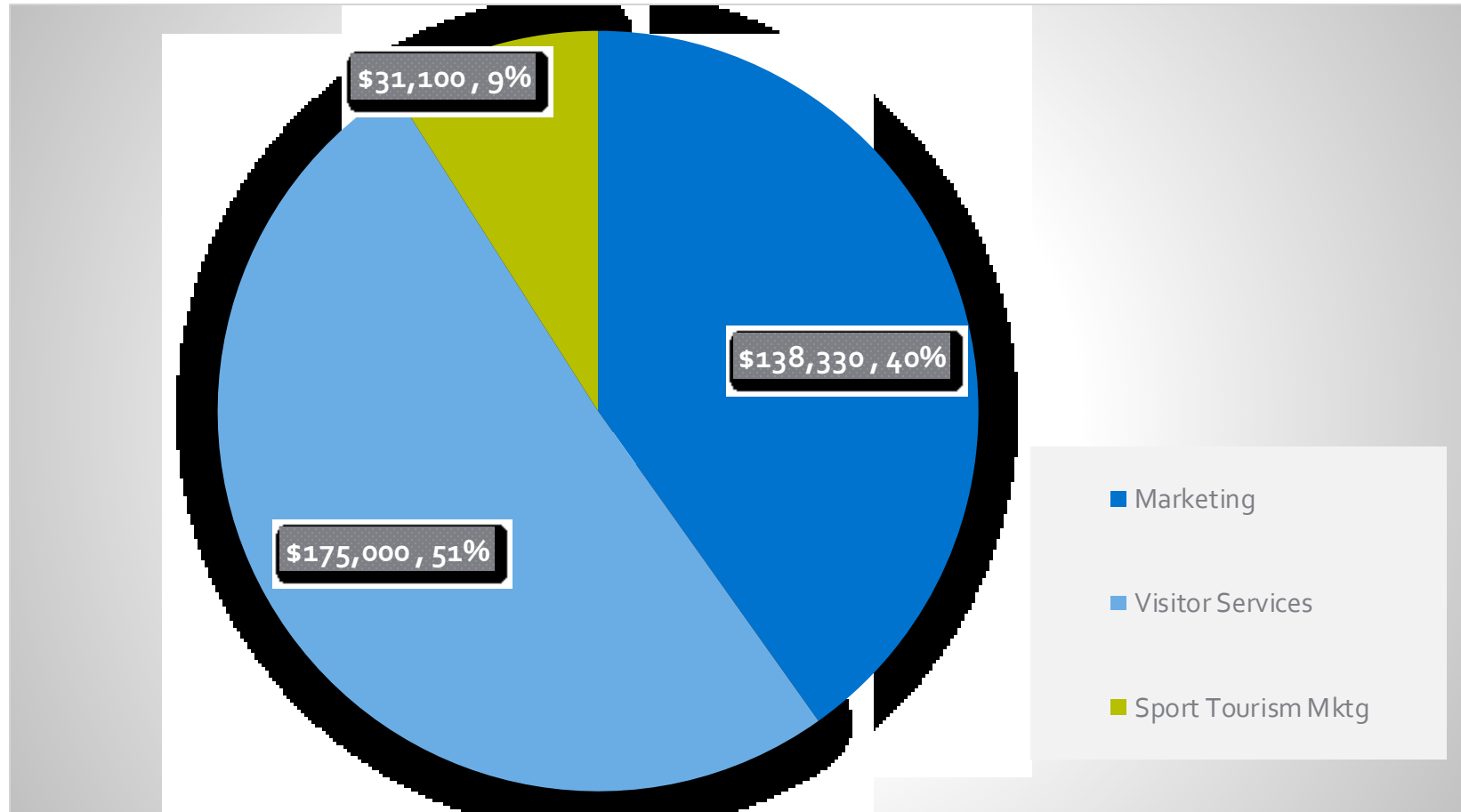
**December 2019 to November 2020 – subject to final audit

MRDT Renewal



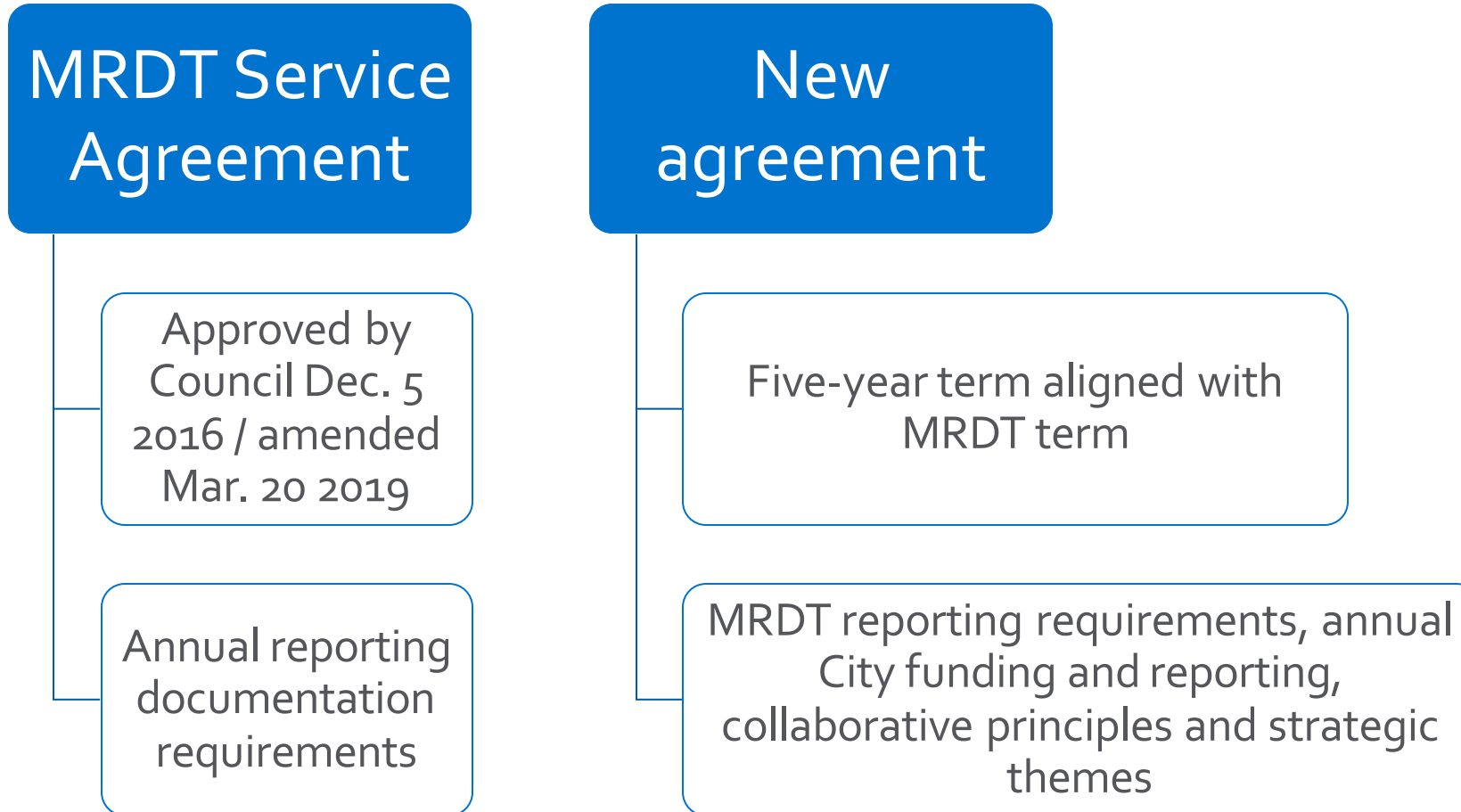
- ▶ Application to Province every 5 years
- ▶ Includes 5-year Strategic Plan, 1-year Tactical Plan and budget, approval of City bylaw, letter of support from RDCO
- ▶ **Consultation and evidence of support from the accommodation sector**

City funding to Tourism Kelowna

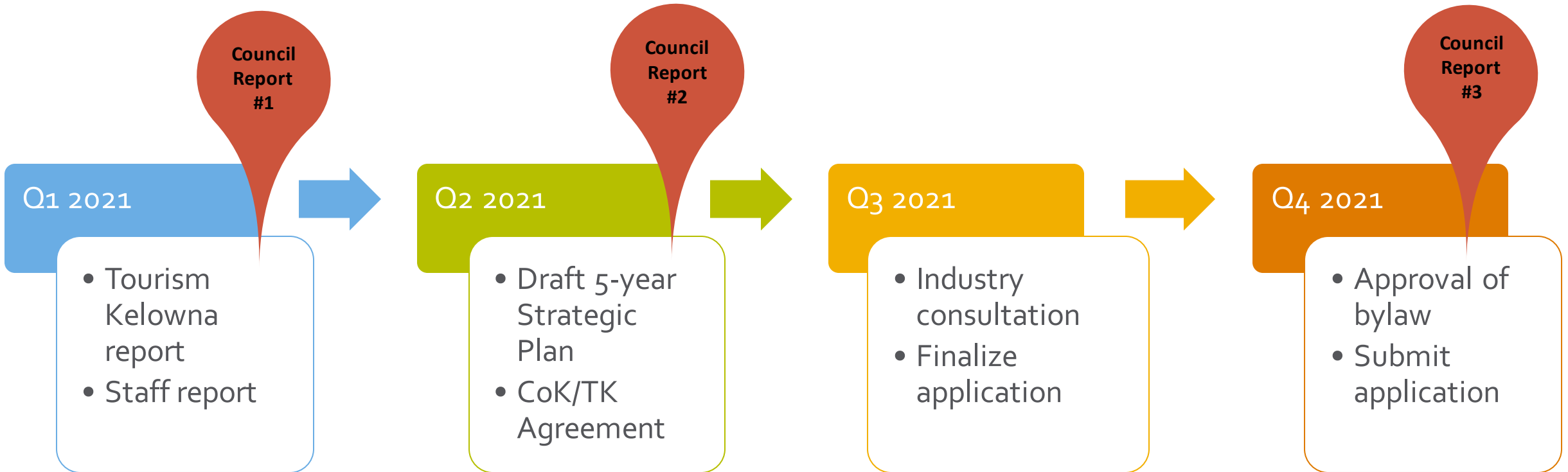


City of Kelowna

Agreements



Timeline





Destination Master Plan

'Although not everything depends on tourism, tourism depends on almost everything.'



“If you build a place people want to visit, you build a place where people want to live.

If you build a place where people want to live, you’ll build a place where people want to work.

If you build a place where people want to work, you’ll build a place where business needs to be.

And if you build a place where business has to be, you’ll build a place where people have to visit.”

- Maura Gast, Past Chair of Destinations International



Questions?

For more information, visit kelowna.ca.

Report to Council



Date: March 22, 2021
To: Council
From: City Manager
Subject: School Trustee By-Election Procedures
Department: Office of the City Clerk

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated March 22, 2021 with respect to bylaws for the school trustee by-election;

AND THAT Bylaw No. 12192, being the 2021 School Trustee By-Election Bylaw No. 12192 be forwarded for reading consideration;

AND THAT Bylaw No. 12195, being Amendment No. 2 to Automated Voting Machines Authorization Bylaw No. 10970 be forwarded for reading consideration;

AND FURTHER THAT Council authorize the Deputy City Clerk to submit a request to the Minister of Education to make an order allowing the City of Kelowna's Chief Election Officer to permit voting by all electors voting in the by-election to be done by mail and allowing certain declarations made by electors to be made orally.

Purpose:

To approve procedures for the school trustee by-election and to authorize staff to request ministerial orders to provide exemptions to certain requirements in response to the COVID-19 pandemic.

Background:

The City of Kelowna will be holding a by-election for a school trustee on behalf of School District No. 23. General voting day will be Saturday June 26 with advanced voting opportunities on Wednesday June 16 and Wednesday June 23. Further details will be provided following appointment of a Chief Election Officer on April 12. In preparation for the by-election, certain bylaws must be in place governing the by-election procedures and staff are prioritizing health and safety considerations.

Discussion:

Election Bylaws

The proposed 2021 School Trustee By-Election Bylaw outlines procedures around accessing nomination documents, advanced voting opportunities, and mail ballot voting. These provisions are the same as the City's typical procedures for general local elections. The order of names on the ballot, resolution of tie votes, minimum number of nominators, and nomination deposits are addressed in School District No. 23 Bylaw No. 18 – Election. In consideration of the COVID-19 pandemic, opportunities for special voting (e.g., hospitals, long-term care homes) will not be made available for this by-election. This is consistent with recent by-elections in other jurisdictions.

Amendments to the Automated Voting Machines Authorization Bylaw are proposed to apply the procedures and requirements to by-elections.

Ministerial Orders

The *Local Government Act* allows for the Minister to make orders that provide exceptions to or modify requirements in special circumstances. In light of the pandemic, staff are seeking Council authorization to request an order addressing mail-in voting and voter declarations.

Mail ballot voting is typically restricted to those with physical disabilities, illnesses, or injuries that affect their ability to vote or to those who expect to be out of town for advanced voting opportunities and general voting day. The City and the School District would like to expand the opportunity for mail ballot voting to all eligible voters. Additionally, the City and the School District would like to allow voters to make oral declarations instead of signing the voting book. This helps to reduce touchpoints between members of the public and election staff.

Conclusion:

The bylaws and ministerial orders will establish many of the procedures for the by-election. Staff are developing safety plans and are prioritizing the health and safety of voters, election staff, and candidates throughout the by-election process. Staff will bring forward a report to Council on April 12 to appoint the Chief Election Officer and Deputy Election Officers.

Considerations applicable to this report:

Legal/Statutory Authority:

- *Local Government Act* s. 110 Mail ballot voting
- *Local Government Act* s. 125 Requirements before elector may be given a ballot
- *Local Government Act* s. 167 Ministerial orders in special circumstances

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by:

L. Bentley, Deputy City Clerk

Approved for inclusion: S. Fleming, City Clerk

CITY OF KELOWNA

BYLAW NO. 12192

A Bylaw to provide for the procedures for the conduct of the 2021 School Trustee By-Election

WHEREAS under the *Local Government Act* and the *School Act*, the Council of the City of Kelowna may, by bylaw, determine various procedures and requirements to be applied in the administration and conduct of school trustee by-elections and other voting;

AND WHEREAS the Council of the City of Kelowna wishes to establish various procedures and requirements in relation to school trustee by-elections and any other voting under that authority;

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

1. CITATION

1.1 This bylaw may be cited for all purposes as "2021 School Trustee By-Election Bylaw No. 12192".

2. ACCESS TO NOMINATION DOCUMENTS

2.1 As authorized under section 89 of the *Local Government Act*, public access to nomination documents will be available at the Office of the City Clerk, 1435 Water Street, Kelowna, BC during normal working hours of 8 am to 4 pm, Monday to Friday.

3. ADVANCE VOTING OPPORTUNITIES

3.1 The following days are hereby established as required advance voting opportunities for the 2021 school trustee by-election:

- (a) June 16, 2021; and
- (b) June 23, 2021.

3.2 The Chief Election Officer is hereby authorized to establish additional advance voting opportunities in advance of general voting day, and designate the voting places, and set the voting hours for these voting opportunities as identified under section 108 of the *Local Government Act*.

4. MAIL BALLOT VOTING

4.1 Mail ballot voting shall be permitted in accordance with the provisions of Section 110 of the *Local Government Act*, and elector registration shall be permitted to be conducted in conjunction with this voting.

4.2 Sufficient record shall be kept by the Chief Election Officer so that challenges to the elector's right to vote may be made in accordance with the intent of section 126 of the *Local Government Act*.

4.3 A person exercising the right to vote by mail under the provisions of the *Local Government Act* may be challenged in accordance with, and on the grounds specified in section 126 of the *Local Government Act*, until 4:30 p.m. two days before general voting day.

- 4.4 The Chief Election Officer is hereby authorized to establish time limits in relation to voting by mail ballot.
- 4.5 As provided in the *Local Government Act*, a mail ballot must be received by the Chief Election Officer before the close of voting on general voting day in order to be counted for an election.
- 5. GENERAL VOTING OPPORTUNITIES
- 5.1 The Chief Election Officer is hereby authorized to establish additional general voting opportunities for general voting day, and designate the voting places, and set the voting hours for these voting opportunities.

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

Adopted by the Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12195

Amendment No. 2 to City of Kelowna Automated Voting Machines Authorization Bylaw No. 10970

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Automated Voting Machines Authorization Bylaw No. 10970 be amended as follows:

1. THAT "AND WHEREAS pursuant to Section 102 of the *Local Government Act*" be deleted and replaced with "AND WHEREAS pursuant to section 112 of the *Local Government Act*";
2. AND THAT the following definition be added in its appropriate place in Section 2. DEFINITIONS, 2.1:

" **'By-election'** means an election held under Section 54 of the *Local Government Act* or Section 36 of the *School Act*";
3. AND THAT the definition for '**Other voting**' be amended by adding "Part 4" after "referred to in";
4. AND THAT Section 3 USE OF VOTING MACHINES, 3.1 be amended by adding "and **by-elections**" after "**general local elections**";
5. AND THAT Section 4 AUTOMATED VOTING PROCEDURES, 4.4 be amended by deleting "at Parkinson Recreation Centre, 1800 Parkinson Way voting location" and replacing it with "at a voting location determined by the chief election officer.";
6. AND THAT Section 4 AUTOMATED VOTING PROCEDURES, 4.4 be amended by adding the following in its appropriate location:

"(d) Use of the **voter assist terminal** in a **general local election** or **by-election** shall be determined by the chief election officer."
7. AND THAT Section 6 SPECIALVOTING OPPORTUNITY PROCEDURES be amended by adding the following in its appropriate location:

"6.4 For clarity, sections 6.1 to 6.3 only apply to a general local election or by-election that includes special voting opportunities."
8. This bylaw may be cited for all purposes as "Bylaw No. 12195, being Amendment No. 2 to Automated Voting Machines Authorization Bylaw No. 10970."
9. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12174

**Housing Agreement Authorization Bylaw – The Evangel Family
Rental Housing Society, Inc.No. S16918
969 Harvey Avenue**

Whereas pursuant to Section 483 of the *Local Government Act*, a local government may, by bylaw, enter into a housing agreement.

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

1. The Municipal Council hereby authorizes the City of Kelowna to enter into a Housing Agreement with The Evangel Family Rental Housing Society, Inc.No. S16918 for the lands known as Lot A District Lot 138 ODYD Plan 31933 Except Plan 36604 located on Harvey Avenue, Kelowna, B.C., a true copy of which is attached to and forms part of this bylaw as Schedule "A".
2. The Mayor and City Clerk are hereby authorized to execute the attached agreement as well as any conveyances, deeds, receipts or other documents in connection with the attached agreement.
3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 15th day of March, 2021.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

PURPOSE-BUILT RENTAL HOUSING AGREEMENT

THIS AGREEMENT dated for reference FEBRUARY 10, 2021 affects:

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO THE AGREEMENT:

Civic Address: 969 Harvey Avenue, Kelowna, BC
Legal Description: LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 31933
EXCEPT PLAN 36604; PID: 003-567-257

("Land")

And is

BETWEEN:

THE EVANGEL FAMILY RENTAL HOUSING SOCIETY, a society duly incorporated pursuant to the laws of British Columbia, Incorporation Number S-16918, having an address at 100-969 Harvey Avenue, Kelowna, BC V1Y 8M8

("Owner")

AND:

CITY OF KELOWNA, a local government incorporated pursuant to the *Community Charter* and having its offices at 1435 Water Street, Kelowna, B.C. V1Y 1J4

("City")

GIVEN THAT:

- A. The Owner has applied to the City for rezoning of the Lands to permit the construction of a housing complex that will include purpose-built rental housing units, as defined in this Agreement, on certain lands more particularly described in this Agreement;
- B. The City may, pursuant to section 483 of the *Local Government Act*, enter into an agreement with an owner of land that includes terms and conditions regarding the occupancy, tenure, and availability of the housing units on the land or construction on land;
- C. The Owner and the City wish to enter into this Agreement to provide for purpose-built rental housing on the terms and conditions set out in this Agreement, and agree that this Agreement is a housing agreement under s. 483 of the *Local Government Act*; and
- D. The City has, by bylaw, authorized the execution of this Agreement and the Owner has duly authorized the execution of this Agreement;

This Agreement is evidence that in consideration of \$1.00 paid by the City to the Owner (the receipt of which is acknowledged by the Owner) and in consideration of the promises exchanged below, the City and Owner agree, as

a housing agreement between the Owner and the City under s. 483 of the *Local Government Act*, as follows:

ARTICLE 1 INTERPRETATION

1.1 Definitions -

"Caregiver" means an individual who provides assistance with the performance of the personal functions and activities necessary for daily living that a person is unable to perform efficiently for himself or herself;

"City" means the City of Kelowna;

"Dwelling Unit" means accommodation providing sleeping rooms, washrooms, and no more than one kitchen, intended for domestic use, and used or intended to be used permanently or semi-permanently for a Household. This use does not include a room in a hotel or a motel.

"Household" means

- (a) a person;
- (b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities;
- (c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- (d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities.

In addition, a household may also include up to one Caregiver or nanny;

"Land" means the land described herein;

"LTO" means the Kamloops Land Title Office or its successor;

"Official Community Plan" means the City of Kelowna Official Community Plan Bylaw No. 10500, or its successor bylaw;

"Owner" means the registered owner of the Lands from time to time and any parcels into which the Lands are subdivided;

"Purpose-Built Rental Housing" means a Dwelling Unit that is intended to be used for rental housing; and

"Tenancy Agreement" means a tenancy agreement as defined in, and subject to, the *Residential Tenancy*

Act.

1.2 Interpretation - In this Agreement:

- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;
- (d) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (e) the word "enactment" has the meaning given in the *Interpretation Act* on the reference date of this Agreement;
- (f) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (g) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (h) the provisions of s. 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (i) time is of the essence;
- (j) all provisions are to be interpreted as always speaking;
- (k) reference to a "party" is a reference to a party to this Agreement and to their respective successors, assigns, trustees, administrators and receivers;
- (l) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
- (m) the definitions given in the City of Kelowna Zoning Bylaw No. 8000, or its successor bylaw, and the Official Community Plan apply for the purposes of this Agreement; and
- (n) any act, decision, determination, consideration, consent or exercise of discretion by a party, or other person, as provided in this Agreement will be performed, made or exercised acting reasonably.

1.3 Purpose of Agreement - The Owner and the City agree that:

- (a) this Agreement is intended to serve the public interest by providing for occupancy of a certain number of Dwelling Units, of the kinds provided for in this Agreement, that are in demand in the City of Kelowna but that are not readily available;

- (b) damages are not an adequate remedy to the City in respect of any breach of this Agreement by the Owner, such that the Owner agrees the City should be entitled to an order for specific performance, injunction or other specific relief respecting any breach of this Agreement by the Owner.

**ARTICLE 2
HOUSING AGREEMENT AND LAND USE RESTRICTIONS**

2.1 Land Use Restrictions - The Owner and the City hereby covenant and agree as follows:

- (a) The Land will be used only in accordance with this Agreement;
- (b) The Owner will design, construct and maintain one or more buildings providing 46 Dwelling Units as Purpose-Built Rental Housing
- (c) The Owner acknowledges that the City will not support applications to stratify the building(s) on the Land, thereby allowing the identified Purpose-Built Rental Housing Dwelling Units to be sold independently of each other, for a period of ten (10) years from the date of this Agreement.

**ARTICLE 3
HOUSING AGREEMENT AND TRANSFER RESTRICTIONS**

3.1 Purchaser Qualifications - The City and the Owner agree as follows:

- (a) the Owner will not sell or transfer, or agree to sell or transfer, any interest in any building containing Purpose-Built Rental Housing Dwelling Units on the Land other than a full interest in the fee simple title to an agency or individual that will continue to ensure that the Purpose-Built Rental Housing Dwelling Units are available in accordance with this Agreement.

3.2 Use and Occupancy of Purpose-Built Rental Housing Dwelling Unit - The Owner agrees with the City as follows:

- (a) the Owner will rent or lease each Purpose-Built Rental Housing Dwelling Unit on the Land in accordance with the *Residential Tenancy Act*, and in no event may the Owner itself occupy a Purpose-Built Rental Housing Dwelling Unit or use the Purpose-Built Rental Housing Dwelling Unit for short-term vacation accommodation; and
- (b) the Owner will deliver a copy of the Tenancy Agreement for each Purpose-Built Rental Housing Dwelling Unit to the City upon demand.

**ARTICLE 4
GENERAL**

4.1 Notice of Housing Agreement - For clarity, the Owner acknowledges and agrees that:

- (a) this Agreement constitutes a housing agreement entered into under s. 483 of the *Local Government Act*;
- (b) the City is requiring the Owner to file a notice of housing agreement in the LTO against title to the Land;
- (c) once such a notice is filed, this Agreement binds all persons who acquire an interest in the Land;
- (d) in the event the parties agree to release this Agreement from the title of the Land, which may not occur before the tenth (10th) anniversary of the date of this Agreement, the Owner will repay the City for 100% of the amount of the rental grant received from the City. Such repaid funds will be directed to the City's Housing Opportunities Reserve Fund.

4.2 No Effect On Laws or Powers - This Agreement does not

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of land,
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement,
- (c) affect or limit any enactment relating to the use or subdivision of land, or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of land.

4.3 Management – The Owner covenants and agrees that it will furnish good and efficient management of the Dwelling Units and will permit representatives of the City to inspect the Dwelling Units at any reasonable time, subject to the notice provisions of the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Dwelling Units in a satisfactory state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Land. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Dwelling Units.

4.4 Notice - Any notice which may be or is required to be given under this Agreement will be in writing and either be delivered or sent by facsimile transmission. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery. Any notice which is sent by fax transmission is to be considered to have been given on the first business day after it is sent. If a party changes its address or facsimile number, or both, it will promptly give notice of its new address or facsimile number, or both, to the other party as provided in this section.

4.5 Agreement Runs With the Land - Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted by the Owner to the City in respect of the Land and this Agreement burdens the Land and runs with it and binds the Owner's successors in title and binds every parcel into which it is consolidated or subdivided by any means, including by subdivision or by strata plan under the *Strata Property Act*.

4.6 Limitation on Owner's Obligations - The Owner is only liable for breaches of this Agreement that occur

while the Owner is the registered owner of the Land.

- 4.7 **Release** – The Owner by this Agreement releases and forever discharges the City and each of its elected officials, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors, and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of advice or direction respecting the ownership, lease, operation or management of the Land or the Dwelling Units which has been or at any time after the commencement of this Agreement may be given to the Owner by all or any of them. This clause will survive the termination of this Agreement.
- 4.8 **Joint Venture** – Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.
- 4.9 **Waiver** - An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.
- 4.10 **Further Acts** - The Owner will do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.
- 4.11 **Severance** - If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 4.12 **Equitable Remedies** – The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.
- 4.13 **No Other Agreements** - This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.
- 4.14 **Amendment** - This Agreement may be discharged, amended or affected only by an instrument duly executed by both the Owner and the City.
- 4.15 **Enurement** - This Agreement binds the parties to it and their respective successors, heirs, executors and administrators. Reference in this Agreement to the "City" is a reference also to the elected and appointed officials, employees and agents of the City.
- 4.16 **Deed and Contract** - By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

IN WITNESS WHEREOF the parties hereunto have executed this Agreement on the date and year first above written.

SIGNED, SEALED & DELIVERED in the presence of)

Signature of Witness)

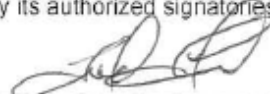
MICHAEL G. HANSEN
Lawyer)

Benson Law LLP
Print Name: 270 Highway 33 W)
Kelowna, B.C. V1X 1X7)

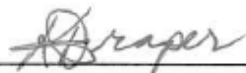
Address)

Occupation)

"OWNER" by its authorized signatories:



TED KING
Print Name: _____



KEVIN DRAPER
Print Name: _____

SIGNED, SEALED & DELIVERED in the presence of)

Signature of Witness)

Print Name)

Address)

Occupation)

CITY OF KELOWNA by its authorized signatories:

Mayor

City Clerk