

# City of Kelowna

## Regular Council Meeting

### AGENDA



Monday, November 2, 2015  
1:30 pm  
Council Chamber  
City Hall, 1435 Water Street

#### Pages

#### 1. Call to Order

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

#### 2. Confirmation of Minutes

3 - 7

Regular PM Meeting - October 26, 2015

#### 3. Development Application Reports & Related Bylaws

##### 3.1 721-725 Francis Avenue, Z13-0038 - Aldo & Wilma Clinaz

8 - 10

To rescind Rezoning Bylaw No. 10933 and to direct staff to close the file.

##### 3.2 721-725 Francis Avenue, BL10933 (Z13-0038) - Aldo & Wilma Clinaz

11 - 12

To rescind first, second and third readings given to Bylaw No. 10933 and to close the file.

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

##### 4.1 975 - 985 Academy Way, BL11148 (Z15-0033) - Academy Apartments Ltd.

13 - 13

To adopt Bylaw No. 11148 in order to rezone the subject property to facilitate a retail liquor store.

#### 5. Non-Development Reports & Related Bylaws

##### 5.1 My Downtown Plan - Civic Block Land Use Plan Preferred Concept

14 - 45

To present Council with the draft preferred concept plan developed in response to Council direction on September 14, 2015 and endorse the next steps for this project.

**5.2 Quarterly Report Update** 46 - 65

To provide Council with an update of the City's activities for the third quarter of 2015.

**5.3 Fire Engine 2 RFP** 66 - 68

To obtain Council's approval, for a 2015 Capital Budget amendment due to the further devaluation of the Canadian dollar as compared to the American dollar and the required replacement cost of Fire Engine 2.

**5.4 894 Stremel Road (Adjacent to) (Portion of Finns Road) - Proposed Road Closure and Dedication** 69 - 72

To close a 0.228 hectare portion Finns / Stremel Roads adjacent to 894 Stremel Road as shown on Schedule 'A' and dedicate a 0.266 hectare area of roadway through 894 Stremel Road as shown on Schedule 'B'.

**5.5 894 Stremel Road (Adjacent to) (Portion of Finns Road), BL11158 - Road Closure Bylaw** 73 - 74

To give Bylaw No. 11158 first, second and third readings in order to authorize the City to permanently close and remove the highway dedication of a portion of highway on Finns Road.

**6. Bylaws for Adoption (Non-Development Related)**

**6.1 BL11149 - Amendment No. 26 to Traffic Bylaw No. 8120** 75 - 77

To adopt Bylaw No. 11149 in order to update the City of Kelowna's Traffic Bylaw to allow for designated snow routes.

**6.2 BL11150 - Amendment No. 12 to Bylaw Notice Enforcement Bylaw No. 10475** 78 - 78

To adopt Bylaw No. 11150 in order to amend the fee schedule within the City of Kelowna's Bylaw Notice Enforcement Bylaw.

**7. Mayor and Councillor Items**

**8. Termination**



## City of Kelowna

### Regular Council Meeting Minutes

Date: Monday, October 26, 2015  
 Location: Council Chamber  
 City Hall, 1435 Water Street

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

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Suburban & Rural Planning Manager, Todd Cashin\*; Public Works Manager, Daryl Astooroff\*; Roadways Operations Supervisor, Stephen Bryans\*; Long Range Policy Planning Manager, James Moore\*; Urban Planning Manager, Terry Barton\*; Civics Operation Director, Joe Creron\*; Planner Specialist, Pat McCormick\*; Park & Landscape Planner, Barbara Davidson\*; Council Recording Secretary, Arlene McClelland

(\* Denotes partial attendance)

#### 1. Call to Order

Mayor Basran called the meeting to order at 1:34 p.m.

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

#### 2. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Gray

THAT the Minutes of the Regular Meetings of September 28, 2015 be confirmed as circulated.

Carried

#### 3. Development Application Reports & Related Bylaws

##### 3.1 1570 Glenmore Road North, Z15-0037 - Aletta Nixon

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Stack

**R822/15/10/26** THAT Rezoning Application No. Z15-0037 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 16 Township 23 ODYD Plan 4223 Except Plan EPP15316 and EPP43964, located at 1570 Glenmore Road North, Kelowna, BC from the A1c - Agricultural 1 (with carriage house) zone to the RR3 - Rural Residential 3 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 issuance of a Preliminary Layout Review Letter by the Approving Officer.

Carried

### 3.2 1570 Glenmore Road North, BL11161 (Z15-0037) - Aletta Nixon

Moved By Councillor Hodge/Seconded By Councillor Gray

**R823/15/10/26** THAT Bylaw No. 11161 be read a first time.

Carried

## 4. Bylaws for Adoption (Development Related)

### 4.1 BL11139 (TA14-0022) - Housekeeping Text Amendments to Zoning Bylaw No. 8000

Moved By Councillor Given/Seconded By Councillor Hodge

**R824/15/10/26** THAT Bylaw No. 11139 be adopted.

Carried

### 4.2 BL11140 (TA14-0022) - Housekeeping Text Amendments to Zoning Bylaw No. 8000

Moved By Councillor Gray/Seconded By Councillor Donn

**R825/15/10/26** THAT Bylaw No. 11140 be adopted.

Carried

### 4.3 BL11141 (TA14-0022) - Housekeeping Text Amendments to Zoning Bylaw No. 8000

Moved By Councillor Donn/Seconded By Councillor Gray

**R826/15/10/26** THAT Bylaw No. 11141 be adopted.

Carried

## 5. Non-Development Reports & Related Bylaws

### 5.1 Amendment to Traffic Bylaw No. 8120

Staff:

- Provided an overview of the proposed snow route areas and responded to questions from Council.



Moved By Councillor Hodge/Seconded By Councillor Donn

**R827/15/10/26** THAT Council receives the report from the Public Works Manager dated October 14, 2015 recommending that designated snow routes be implemented in the Traffic Bylaw No. 8120;

AND THAT Bylaw No. 11149 being Amendment No. 26 to Traffic Bylaw No. 8120 be forwarded for reading consideration;

AND FURTHER THAT Bylaw No. 11150 being Amendment No. 12 to Bylaw Notice Enforcement Bylaw No. 10475 be forwarded for reading consideration.

**Carried**

## **5.2 BL11149 - Amendment No. 26 to Traffic Bylaw No. 8120**

Moved By Councillor Stack/Seconded By Councillor DeHart

**R828/15/10/26** THAT Bylaw No. 11149 be read a first, second and third time.

**Carried**

## **5.3 BL11150 - Amendment No. 12 to Bylaw Notice Enforcement Bylaw No. 10475**

Moved By Councillor DeHart/Seconded By Councillor Stack

**R829/15/10/26** THAT Bylaw No. 11150 be read a first, second and third time.

**Carried**

## **5.4 Downtown Plan Annual Update**

Staff:

- Displayed a PowerPoint Presentation summarizing the annual update of the Downtown Plan and responded to questions from Council

Moved By Councillor Sieben/Seconded By Councillor Hodge

**R830/15/10/26** THAT Council, receive, for information, the October 26, 2015 report from the Policy and Planning Department with respect to an annual update on the Downtown Plan.

**Carried**

Moved By Councillor Sieben/Seconded By Councillor Hodge

**R831/15/10/26** THAT Council direct staff to hold a Workshop on the Downtown Plan Goal No. 2 Increase Sense of Safety.

**Carried**

## **5.5 Heritage Assets - Proposed Work Plan**

Staff:

- Displayed a PowerPoint presentation outlining the proposed work plan of heritage assets and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Hodge

**R832/15/10/26** THAT Council receives for information the report of the Planner Specialist dated October 13, 2015;

AND THAT Council approves the work plan outlined in the report of the Planner Specialist dated October 13, 2015;

AND THAT the Heritage Asset Management Strategy be updated to include the work plan outlined in the report of the Planner Specialist dated October 13, 2015.

Carried

Moved By Councillor Stack/Seconded By Councillor DeHart

R833/15/10/26 THAT Council directs staff, when considering the adaptive re-use of a heritage asset, to develop a business plan that includes both a capital funding plan and a replacement reserve funding plan for the ongoing maintenance and upkeep of the heritage asset.

Carried

## 5.6 2015 Knox Mountain Park Update

Staff:

- Displayed a PowerPoint Presentation summarizing the status of trails in Knox Mountain Park and responded to questions from Council.

Moved By Councillor Dehart/Seconded By Councillor Singh

R834/15/10/26 THAT Council receives, for information, the report from the Park Planner dated September 30, 2015, with respect to the 2015 Knox Mountain Park Update.

Carried

## 5.7 1760 Pier Mac Way (Adjacent to) - Proposed Road Closure and Sale

Moved By Councillor Stack/Seconded By Councillor Given

R835/15/10/26 THAT Council receives the Report from the Manager, Real Estate Services dated October 26, 2015, recommending that Council adopt the proposed road closure to close unused portions of roadway adjacent to 1760 Pier May Way;

AND FURTHER THAT Bylaw No. 11154, being the proposed closure of a portion of Pier Mac Way, be given reading consideration.

Carried

## 5.8 Pier Mac Way (Portion of), BL11154 - Road Closure Bylaw

Moved By Councillor Stack/Seconded By Councillor DeHart

R836/15/10/26 THAT Bylaw No. 11154 be read a first, second and third time.

Carried

## 6. Mayor and Councillor Items

Councillor Donn:

- Announced that he has resigned from his position with Festivals Kelowna and will be assuming the role as Cultural Development Coordinator with the District of Lake Country.

Councillor Stack:

- Reminder that this is Creative Cities Conference week in Kelowna.

7. Termination

This meeting was declared terminated at 3:33 p.m.

\_\_\_\_\_  
Mayor

/acm

  
\_\_\_\_\_  
City Clerk

DRAFT

# REPORT TO COUNCIL



**Date:** 11/2/2015  
**RIM No.** 0940-50 / 0940-40  
**To:** City Manager  
**From:** Community Planning (AC)  
**Application:** Z13-0038 **Owner:** Aldo & Wilma Clinaz  
**Address:** 721-725 Francis Ave **Applicant:** Lynn Welder Lalonde  
**Subject:** Rescindment of Rezoning  
**Existing OCP Designation:** MRL - Multiple Unit Residential (Low Density)  
**Existing Zone:** RU6 - Two Dwelling Housing  
**Proposed Zone:** RM1 - Four Dwelling Housing

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## 1.0 Recommendation

THAT Council receives, for information, the Report from the Community Planning Department dated November 2, 2015 with respect to Rezoning Application No. Z13-0038 for Strata Lots 1 and 2, District Lot 136, ODYD, Strata Plan KAS1005 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown in Form 1, located on 721-725 Francis Avenue, Kelowna, BC.

AND THAT Bylaw No. 10933 be forwarded for rescindment consideration and the files be closed.

## 2.0 Purpose

To rescind Rezoning Bylaw No. 10933 and to direct staff to close the file.

## 3.0 Community Planning

A duplex to fourplex conversion involves comprehensive renovations which the applicant was surprised to discover including fire separation upgrades and separate mechanical units per dwelling unit. This file was initiated through bylaw enforcement and the current owner purchased the illegal fourplex from the previous owner who converted the structure without permits. The file has received a one year extension which was due on October 15<sup>th</sup> 2015. The applicant chose to close the file and return the structure back to a duplex rather than complete the necessary final conditions to legalize the fourplex. Once this file is closed, the owner will need to submit a decommissioning building permit to return the duplex to its original form.



## 4.0 Proposal

### 4.1 Background

The structure on site that presently contains four dwelling units was originally permitted as a duplex in 1991. At some point after its original construction, the building was illegally converted into a fourplex. While staff suspects that the fourplex has been operating illegally for several years, City of Kelowna Bylaw Services staff only became formally involved as of February, 2013. Following action by Bylaw staff, a formal application to legalize the fourplex was made in October, 2013.

The original application required two variances: to increase the maximum site coverage for buildings, driveways and parking areas from 50% permitted to 57% proposed, and to permit vehicular access from the lane as well as the fronting street. Council had only approved first, second and third readings of the rezoning application. If the applicant chose to proceed with the legalization of the fourplex then a Development Permt and Development Variance Permit would have been brought forward for Council's consideration.

### 4.2 Site Context

The subject property is located on the south side of Francis Avenue, approximately 20m east of its intersection with Richter Street. The surrounding area is characterized by a mix of single dwelling housing, duplex housing, and low density multiple dwelling housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	residential
East	RU6 - Two Dwelling Housing	residential
South	RU6 - Two Dwelling Housing	residential
West	RU6 - Two Dwelling Housing	residential

Subject Property Map: 721 - 725 Francis Ave.





## 5.0 Application Chronology

Date of Application Received: October 10, 2013  
First Reading Received: March 24, 2014  
Public Hearing: April 15, 2014  
Meeting for Extension Request: May 25, 2015

**Report prepared by:**

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Adam Cseke, Urban Planner

**Reviewed by:** ☐ Terry Barton, Urban Planning Manager

**Approved for Inclusion** ☐ Ryan Smith, Community Planning Manager

**Attachments:**

none

**CITY OF KELOWNA**  
**BYLAW NO. 10933**  
**Z13-0038 - Aldo and Wilma Clinaz**  
**721 - 725 Francis Avenue**

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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 Strata Lots 1 and 2, District Lot 136, ODYD, Strata Plan KAS1005 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown In Form 1, located on 721 - 725 Francis Avenue, Kelowna, B.C., from the RU6 - Two Dwelling Housing zone to the RM1 - Four 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 24<sup>th</sup> day of March, 2014.

Considered at a Public Hearing on the 15<sup>th</sup> day of April, 2014.

Read a second and third time by the Municipal Council this 15<sup>th</sup> of April, 2014.

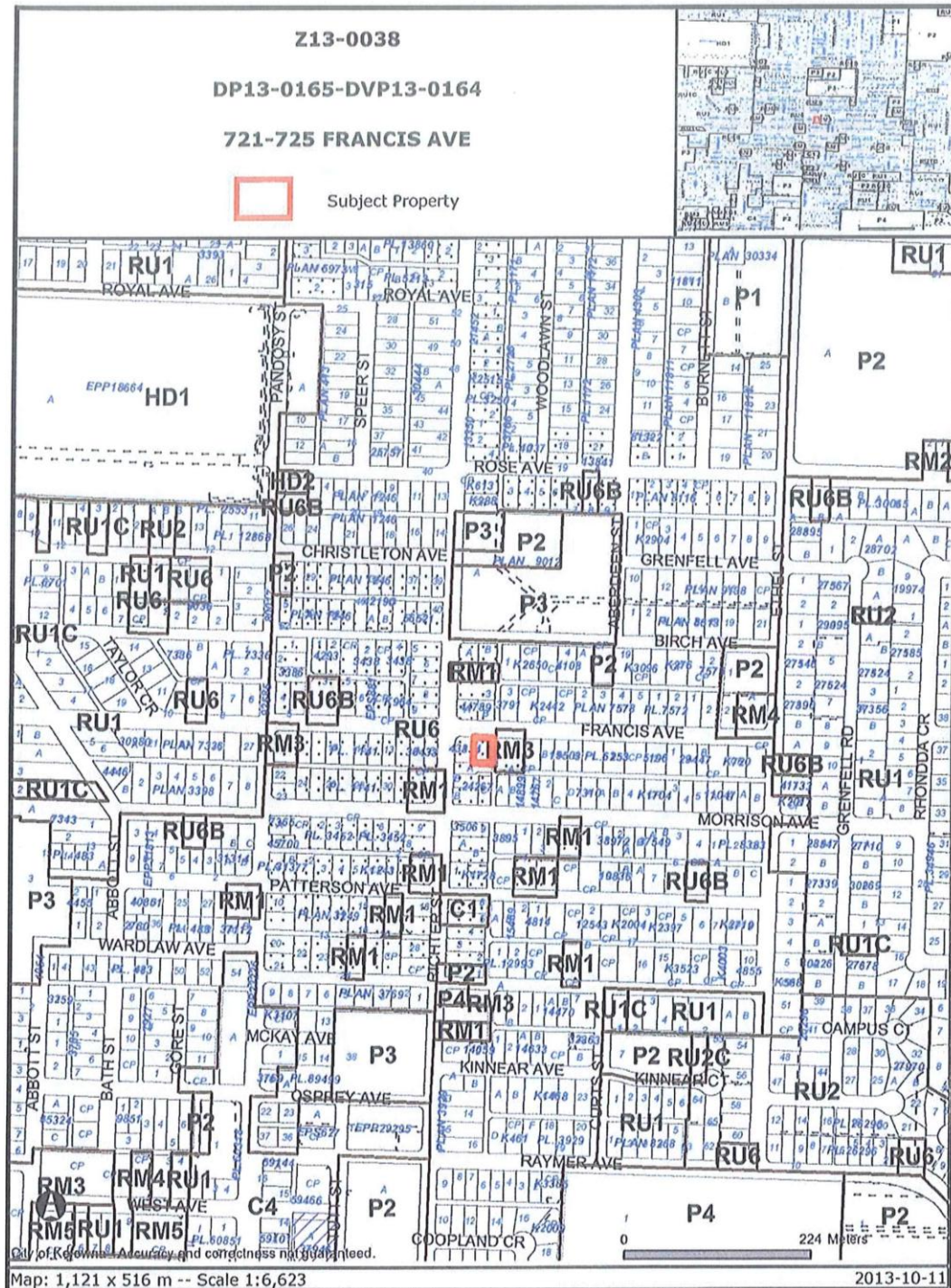
Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.

**CITY OF KELOWNA**  
**BYLAW NO. 11148**  
**Z15-0033 - Academy Apartments Ltd. Inc. No. BC0868449**  
**975-985 Academy Way**

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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 Strata Lot 1, Section 10, Township 23, ODYD, Strata Plan EPS1461 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V located on Academy Way, Kelowna, B.C., from the C3 - Community Commercial zone to the C3rls - Community Commercial (Retail Liquor Sales) 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 28<sup>th</sup> day of September, 2015.

Considered at a Public Hearing on the 20<sup>th</sup> day of October, 2015.

Read a second and third time by the Municipal Council this 20<sup>th</sup> day of October, 2015.

Approved under the Transportation Act this 23<sup>rd</sup> day of October, 2015.

Blaine Garrison  
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

# Report to Council



**Date:** November 2, 2015  
**File:** 1200-70  
**To:** City Manager  
**From:** Ross Soward, Planner Specialist  
**Subject:** My Downtown Plan- Civic Block Land Use Plan Preferred Concept  
Report Prepared by: Ross Soward

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## **Recommendation:**

THAT Council receives the report from the Planner Specialist dated November 2, 2015 with respect to the Draft Civic Block Land Use Plan;

THAT Council endorses the consolidated and preferred draft concept, from the Planner Specialist dated November 2, 2015, with respect to the Civic Block Land Use Plan.

THAT Council endorses the development of the accompanying Civic Block Plan details, visuals, and final analysis and to complete the remainder of the public engagement strategy to inform the community on the Draft Plan prior to Staff reporting back to Council with the final Civic Block Land Use Plan.

## **Purpose:**

To present Council with the draft preferred concept plan developed in response to Council direction on September 14, 2015 and endorse the next steps for this project.

## **Background:**

The Civic Block Land Use Plan has been a community engagement initiative designed to explore what the community desires on City-owned lands within the study area boundary. The Civic Block study area is an area in the Downtown Urban Centre that is recognized for its important civic and community spaces, which serve as a gateway to the Cultural District.

The project was designed to be executed in three phases leading up to the Final Civic Block Plan. During Phase 1, a set of ten Planning and Design Principles and a visionary concept were developed based on community engagement. The second phase was the concept planning consultation, resulting in 2 proposed concept plans through a public charrette workshop format and concluded with Council feedback. This stage has now resulted in the draft preferred concept for the Civic Block Land Use Plan. Phase 3 will be assembling all of



the accompanying Civic Block Plan visuals, analysis and zoning bylaw/OCP amendments to support the Plan implementation.

The planning process to date has incorporated a range of considerations, constraints, community values, and planning and design principles to shape the analysis and concept development. Notably, both the KCT and Memorial Arena sites have Facility Condition Indexes (FCI) that will slip into the 20% range (poor condition) within the next 10 years indicating a strong case for redevelopment of these facilities in the long-term. The terms of the 'Community Trust' would limit the feasibility of a contemporary Performing Arts Centre (PAC) (i.e. the ability for the PAC to integrate complementary revenue generating opportunities). Therefore, the only sites that could support a visionary Performing Arts Centre would be the RCMP site, KCT site, or the Prospera Place parking lot<sup>1</sup>.

Key Constraints or Assumptions	Impact on Preferred Concept Plan
KCT and Memorial Arena will have 20% FCI within next 10 years	These sites will be redeveloped within the lifespan of plan (~20 years)
Community Trust will not be amended, limiting the commercial/revenue-generating uses on the City Hall block	Future Performing Arts Centre would be severely limited on a site within the Trust Lands (See Attachment E) <sup>2</sup>
Due to costs, the existing IH site on Ellis St is not a priority for City acquisition	This site will not be considered for future civic/cultural use, & will be signaled for redevelopment potential through the Civic Block Land Use Plan & OCP text amendments
Need to maintain flexibility at RCMP site to encourage creative proposals	Will ensure key design guidelines are adhered to, but will be open to a mixed use building and >6 stories that compliments the Art Walk extension and Civic Plaza
Reduce reliance on Capital Plan	Create opportunities for market uses to offset costs of future public improvements
Increase activity in the area beyond traditional business hours to increase vitality	Introduce housing and uses complimentary to the Cultural District to ensure activity outside daytime business hours
Promote & enhance the Cultural District	Ensure placeholder sites for future civic uses that will position the upcoming Cultural Plan update for success

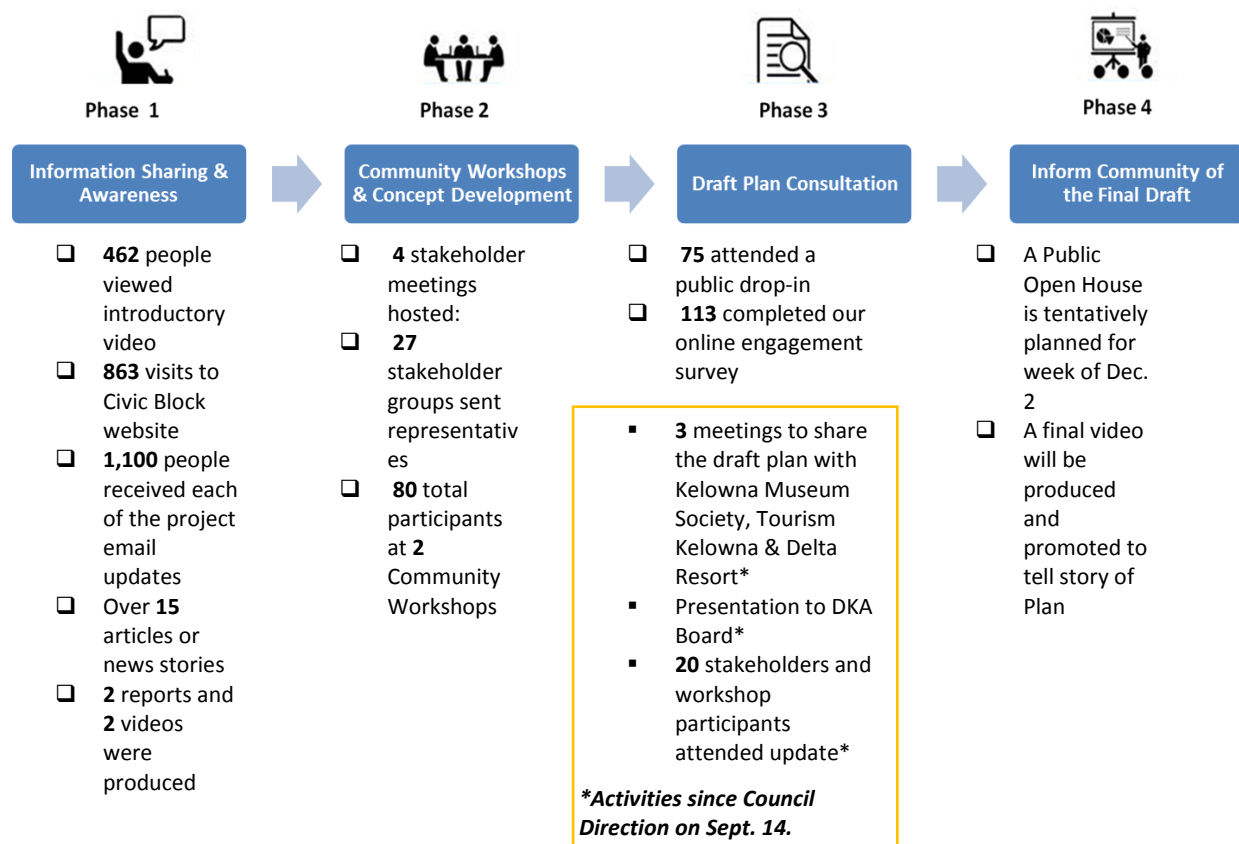
Given the number of significant investments associated with the long-term build-out of the Plan and the number of major capital investments vying for prioritization, it will be important to reduce reliance on the Capital Plan and look at opportunities for public improvements to be supported through private investment in the study area. Each of these constraints listed above has impacted the concept planning process and future land use recommendations.

<sup>1</sup> RG properties currently controls all the land along Cawston until the lease expires in 2028 at which point the City will control the parking lot along Cawston.

<sup>2</sup> Attachment E describes the conditions of the Community Trust and associated constraints of locating a future performing arts centre within the Trust Lands.

## Public Engagement Process

The public engagement plan for the Civic Block Plan was developed in accordance with *IAP2* best practices and approved by Council, building on the foundation set by the *Downtown Plan*. The following table summarizes the activities completed and the level of participation by the stakeholder groups and members of the community. Phases 1-3 are complete and Phase 4 will begin in December.



A list of stakeholders with the expertise and interest in the development of the Civic Block Plan was compiled. This list (see Attachment 'D') reflects the broad range of organizations, representing downtown development, landowners, government services, downtown service providers, and arts and culture groups. Representatives from an array of organizations were invited to participate in the workshops along with local residents. These participants were the focus of the communication activities and received regular updates on the work and opportunities to share feedback on the Plan.

## Planning and Design Principles

The principles established through the public engagement process are fundamental to the concept development process. The principles also serve as evaluation criteria for the draft preferred concept plan. The planning and design principles below reflect the community's values in relation to the long-term development of the Civic Block. The tables below outline how each of the planning and design principles has flowed from the public engagement process and council sessions to inform the Preferred Concept Plan.

Public Direction	Planning & Design Principles	Integration of Principles in Preferred Concept Plan
Bring more people and activity to the area	<i>Encourage vibrancy through a broad mix of land uses and public spaces</i>	Increased mix of land uses and opportunities for living and working in area to animate public spaces and attract private investment.
Celebrate the Cultural District , limit heights by the waterfront	<i>Make the area a distinct and diverse cultural precinct</i>	Protect several sites for future cultural facility planning; introduce more fluid relationship between Cultural District and other parts of Downtown. Assume long-term consolidation of Museum on one of the future civic use sites.
Don't compete with the private sector on Ellis	<i>Restrict market residential developments</i>	Add additional residential opportunities at edges of study area along Cawston, Queensway and Ellis, while introducing residential on Doyle at RCMP and KCT sites.
Look at creative re-use or expansion	<i>Build on existing facilities and patterns of infrastructure wherever possible</i>	Extend the Art Walk; assume a consolidation of the Museums. Consider possible expansion of Art Gallery at back of site.
Create a central public plaza	<i>Create landmark public spaces that define future development</i>	Proposal of a Civic Plaza to define back edge of KCT and RCMP sites. Other public spaces include Laurel Courtyard and re-creation of Bennett Plaza.
Stimulate private development through public investment	<i>Use public land for community amenities</i>	Create opportunities for long-term leases of select parcels to support market and affordable housing (RCMP, Cawston, Queensway).
Consider market uses to support public improvement	<i>Look for partnerships with the private sector to benefit the community</i>	Propose partnerships for near-term and long-term development of key sites (RCMP, Cawston, and Queensway)
Finance creatively to support plan implementation	<i>Consider the economic and financial impact of all proposals</i>	Create opportunities for market uses on several sites in the long-term to generate revenue and reduce reliance on Capital Plan.
Make sure there is a mix of housing in downtown	<i>Enhance opportunities for a healthy and complete community</i>	Encourage more active transportation, public space and opportunity for affordable housing.
Minimize and disguise parking facilities	<i>Examine parking strategies holistically</i>	Anticipate an increased demand for parking in the area, but will examine optimization/utilization of existing facilities and by examining alternative requirements for off-street surface parking.
Make the area desirable for walking and cycling	<i>Be pedestrian oriented while still accommodating vehicles</i>	Include the provision for a pedestrian-oriented design for Doyle Avenue; encourage multi-modal transport and reduced parking requirements.

The table below reflects the key direction received from Council at the September 14<sup>th</sup> session that has further influenced the Preferred Concept Plan.

What We Heard From Council	Plan Response
<i>Maintain flexibility for locations of future civic uses</i>	Each of the future civic use sites are identified as possible sites for Museum, KAG, City Hall, Community Centre, Other Arts
<i>Ensure civic facilities remain in the study area in the long-term</i>	Each of the future civic use sites will be identified as possible sites for key civic facilities (Museum, Art Gallery, City Hall)
<i>Maintain flexibility for future developments</i>	Maintain discretionary design elements to support innovative designs
<i>Further outreach with the community</i>	Closed the loop with workshop participants via Public Open House, in-person meetings with DKA, Delta Grand, Tourism Kelowna, and Museum Staff

## Draft Preferred Concept Plan

After extensive evaluation, input from Council, consideration of community engagement comments and technical analysis, a Preferred Concept Plan has been developed. To understand the implications of the proposed concept plan, Staff has summarized the key objectives for the near-term (next 5-10 years) as well as the key objectives for the long-term (the next 25 years) of the preferred concept.

### Near-term Illustrated Concept Plan (Figure 1).

#### Key Objectives for Near-term (5-10 years)

- Redevelopment of RCMP site on Doyle Ave as mixed-use development (6-13 storeys)
- Extension of Art Walk to Doyle Ave
- Development of the Civic Plaza
- Bennett Plaza update and Transit Security Pavilion
- Planning of public realm improvements on Doyle Ave

### KELOWNA CIVIC BLOCK

Illustrative Concept Plan (Short Term - 10 Year)

#### LEGEND

##### FUTURE CIVIC USE

- New/Expanded City Hall
- Museum (consolidated)
- Community Centre
- Art Gallery Expansion
- Other Arts + Cultural

##### FUTURE MIXED USE

- Commercial (office/retail)
- Residential
- Cultural/Civic



The redevelopment of the RCMP site is in the primary focus of the near-term plan (see Attachment 'A' for massing model) with demolition of the existing RCMP building scheduled in 2-3 years. The preliminary financial analysis indicates this site could provide a reasonable market return to the City for a long-term land lease, assuming a minimum of a 6 storey building. However, staff suggests a degree of flexibility is maintained for building height and uses, proposing an upper limit of 13 storeys to allow for creative proposals that adhere to future design guidelines and generate revenue to catalyze the development of the Civic Plaza and Art Walk extension. Key design goals include the provision of active ground floor uses fronting Doyle Ave, Art Walk extension, and the proposed Civic Plaza while concentrating vehicle access and utilities on the east façade. The development should create a height profile for Doyle Ave where building heights step down to the waterfront to reduce shadowing and protect sightlines to the waterfront.

Long-term Illustrated Concept Plan (Figure 2)



## KELOWNA CIVIC BLOCK

Illustrative Concept Plan (Long Term - 25 Year)

### LEGEND

#### FUTURE CIVIC USE

- New/Expanded City Hall
- Museum (consolidated)
- Community Centre
- Art Gallery Expansion
- Other Arts + Cultural

#### FUTURE MIXED USE

- Commercial (office/retail)
- Residential
- Cultural/Civic



### Key Objectives for Long-term (Next 20-25 years)

- Redevelopment of KCT site as a placeholder for a future Performing Arts Centre
- Redevelopment of Cawston Ave sites as future mixed-use potential
- Consolidation of Museum facilities to be relocated to City Hall Parking Lot or Memorial Arena site
- Redevelopment of existing Museum site (at Queensway/Ellis) as affordable housing
- Redevelopment of IH site on Ellis St for mixed-use potential
- Redevelopment of Memorial Arena site for future civic use
- Redevelopment of lands adjacent to current Art Gallery (infill site)
- Extension of Art Walk from Doyle Ave to Queensway Avenue
- Streetscape/public realm improvements on Doyle Ave

- Laurel Courtyard completion behind Laurel Packing House

#### Key Transportation Implications for Long-term (See Attachment C)

- Streetscape improvements on Doyle Ave to improve pedestrian environment
- Streetscape improvements on Ellis St to improve pedestrian environment
- Bicycle lanes on Doyle Ave and Ellis St

The long-term illustrated land use plan balances the goal of encouraging activity in the study area, while securing placeholder sites for future civic uses to ensure the Cultural District can continue to develop as a unique destination in the Downtown. The Cawston Avenue sites, IH site on Ellis St, and the Queensway Avenue site will enhance activity beyond the traditional 9-5 business hours and animate the Civic Plaza and Art Walk extension (see 'Attachment B' for potential massing of full build-out). Due to the low-rise character of the area and the challenges of introducing building height in close proximity to the waterfront, a Performing Arts Centre without the inclusion of a tower is proposed to support a future iconic building for the Cultural District. The City Hall parking lot and Memorial arena sites are identified as placeholder sites for long-term civic or cultural uses, providing opportunities for a future consolidated museum, art gallery expansion, and other civic uses as they are identified in the long-term.

#### **Next Steps**

Following Council's endorsement of the Preferred Concept Plan, additional supporting materials will be developed in preparation for a public Open House (anticipated for the first week of December). The project team will also update the financial analysis, develop urban design guidelines and prepare supporting visuals to better communicate the concept plan and associated land uses, building height ranges and public space / streetscape improvements. Staff will report to Council after the Open House in early 2016 seeking approval of the final concept plan prior to moving forward with bylaw and policy amendments.

#### **Summary**

The proposed concept plan provides a long-term vision for the study area that brings together community input, planning and design principles and the project team's technical analysis. The proposed concept affirms the *My Downtown Plan's* goal of enhancing activity and attracting private investment, while protecting sites for future civic use to support a dynamic Cultural District. Overall, the concept plan will be used to establish firm but fair planning and design direction for future land use, public realm enhancements and partnership opportunities that will position the study area to become a vibrant mixed-use district over the next 20 years.

#### **Internal Circulation:**

Divisional Director, Community Planning and Real Estate  
Planner Specialist  
Strategic Land Development Manager  
Cultural Services Manager  
Communications Advisor  
Building Services Manager  
Department Manager, Infrastructure Planning  
Department Manager, Community Planning

#### **Legal/Statutory Authority:**

**Legal/Statutory Procedural Requirements:**

The southern block of the Civic Precinct is regulated by the Sawmill Trust. This trust between the community and the City of Kelowna only allows lands within the Trust to be used for municipal purposes, requiring uses and occupancies on the southern block of the study area to be for 'municipal purposes' at the time the trust was established.

**Existing Policy:**

*My Downtown Plan*

2012-2017 Cultural Plan

2030 Official Community Plan

**Financial/Budgetary Considerations:**

Professional and Consulting Budget = \$120,300 allocated from existing and approved sources.

**Personnel Implications:**

1605 hours of staff time

Submitted by:

Ross Soward, Planner Specialist

Approved for inclusion:



Danielle Noble-Brandt, Dept. Manager of Policy & Planning

cc:

Divisional Director, Community Planning and Real Estate

Planner Specialist

Strategic Land Development Manager

Cultural Services Manager

Communications Advisor

Building Services Manager

Department Manager, Infrastructure Planning

Department Manager, Community Planning

**Attachments:**

Attachment A: Near-Term Massing Model

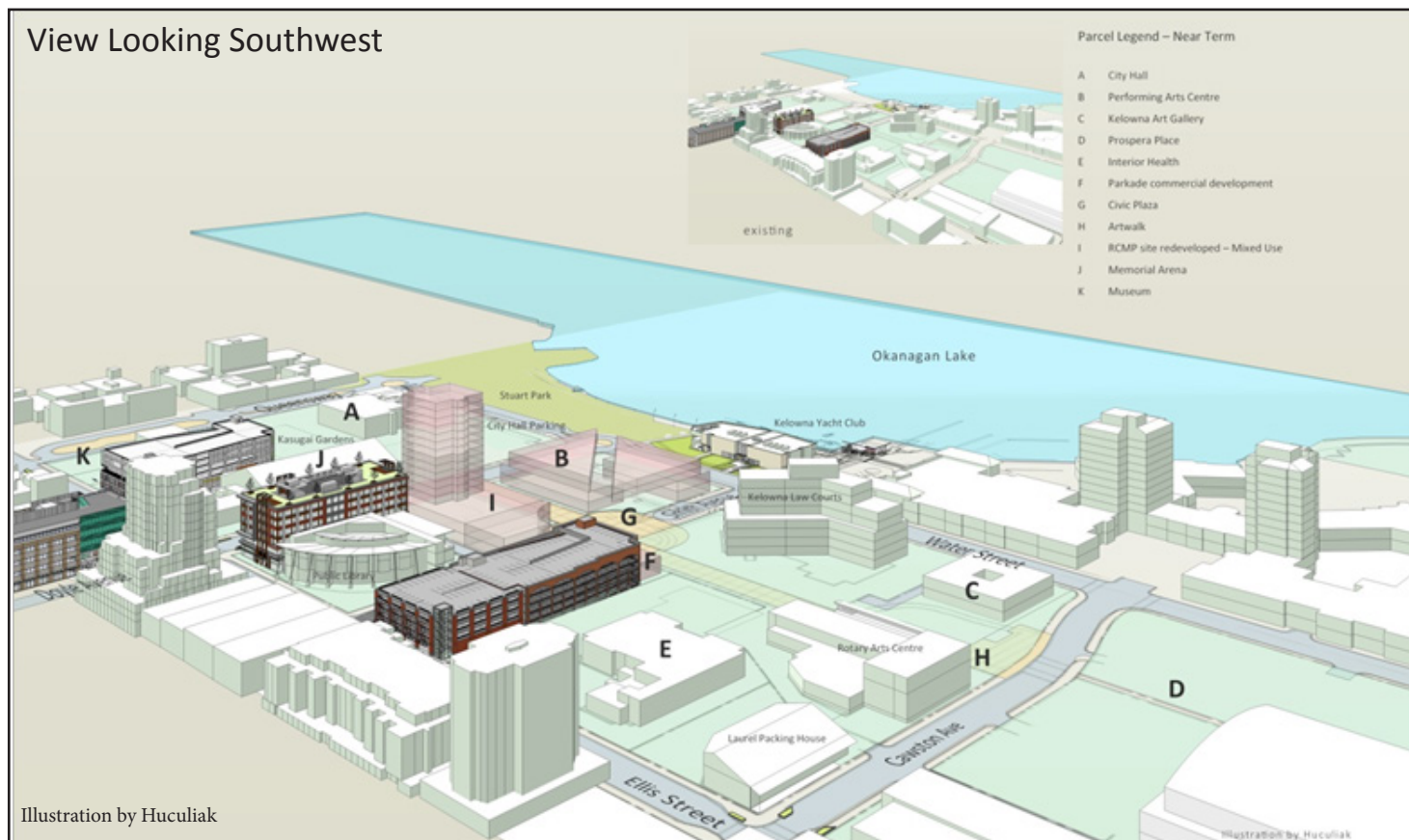
Attachment B: Long-Term Massing Model

Attachment C: Public-Realm and Transportation Network Plan

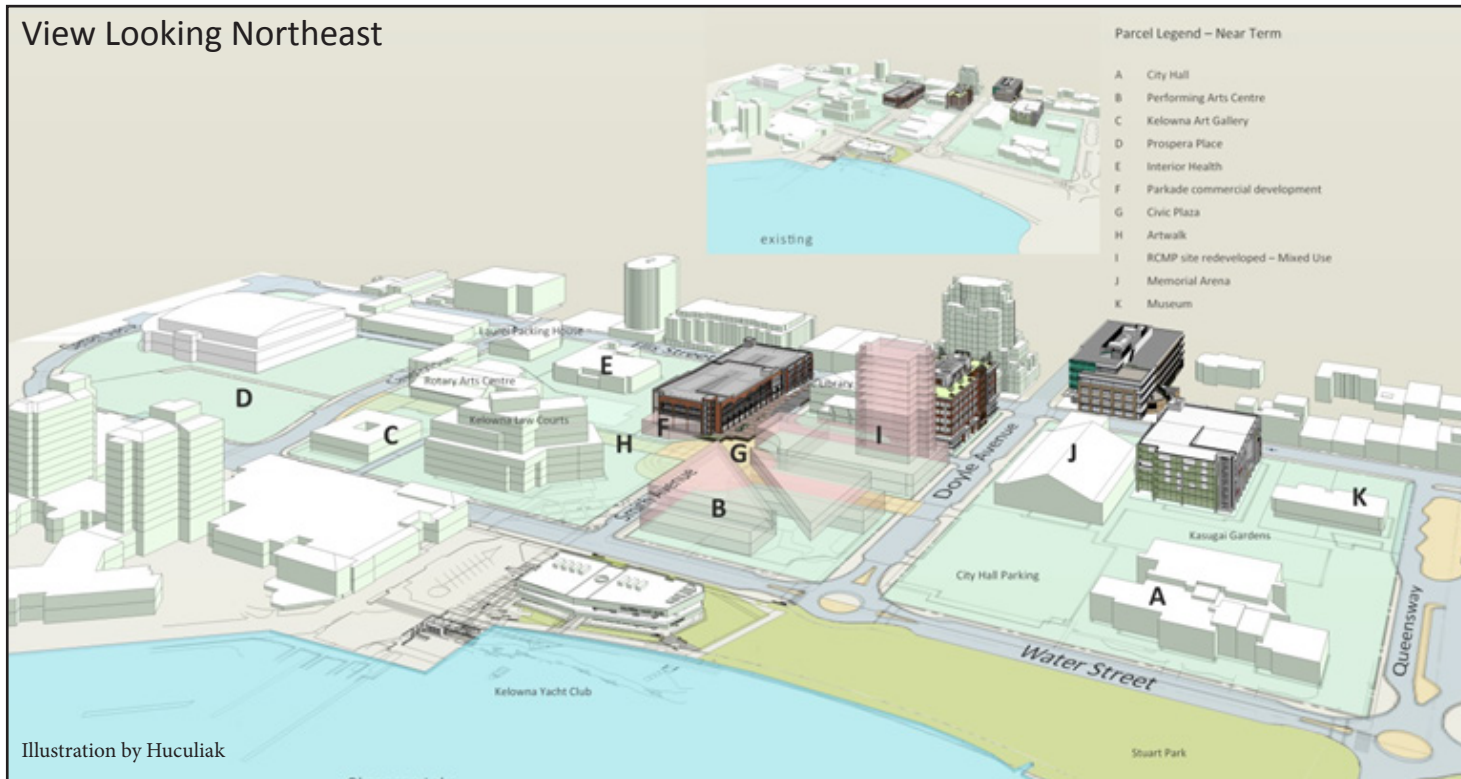
Attachment D: Public Engagement Update

Attachment E: Community Trust Reference Materials

## View Looking Southwest

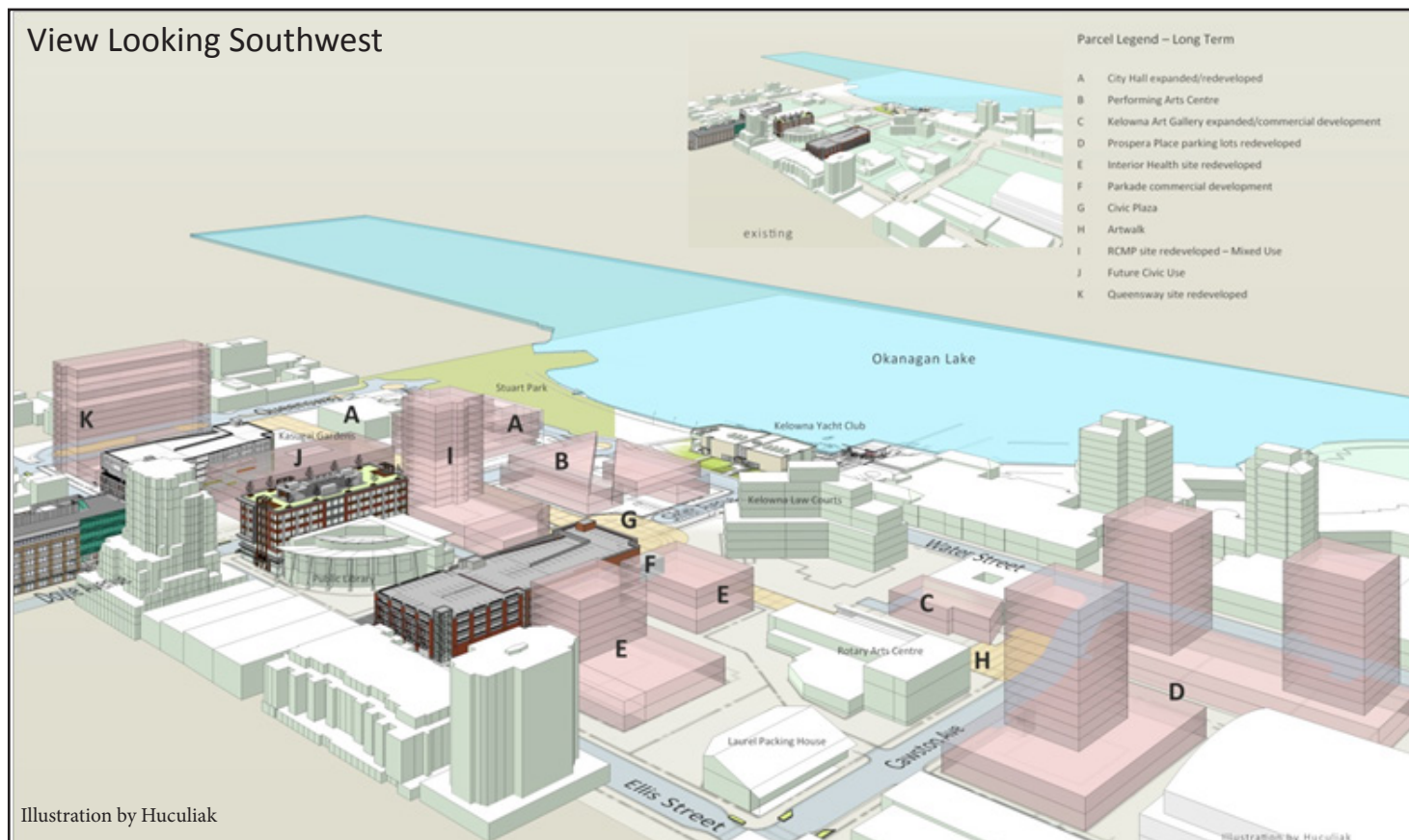


## View Looking Northeast

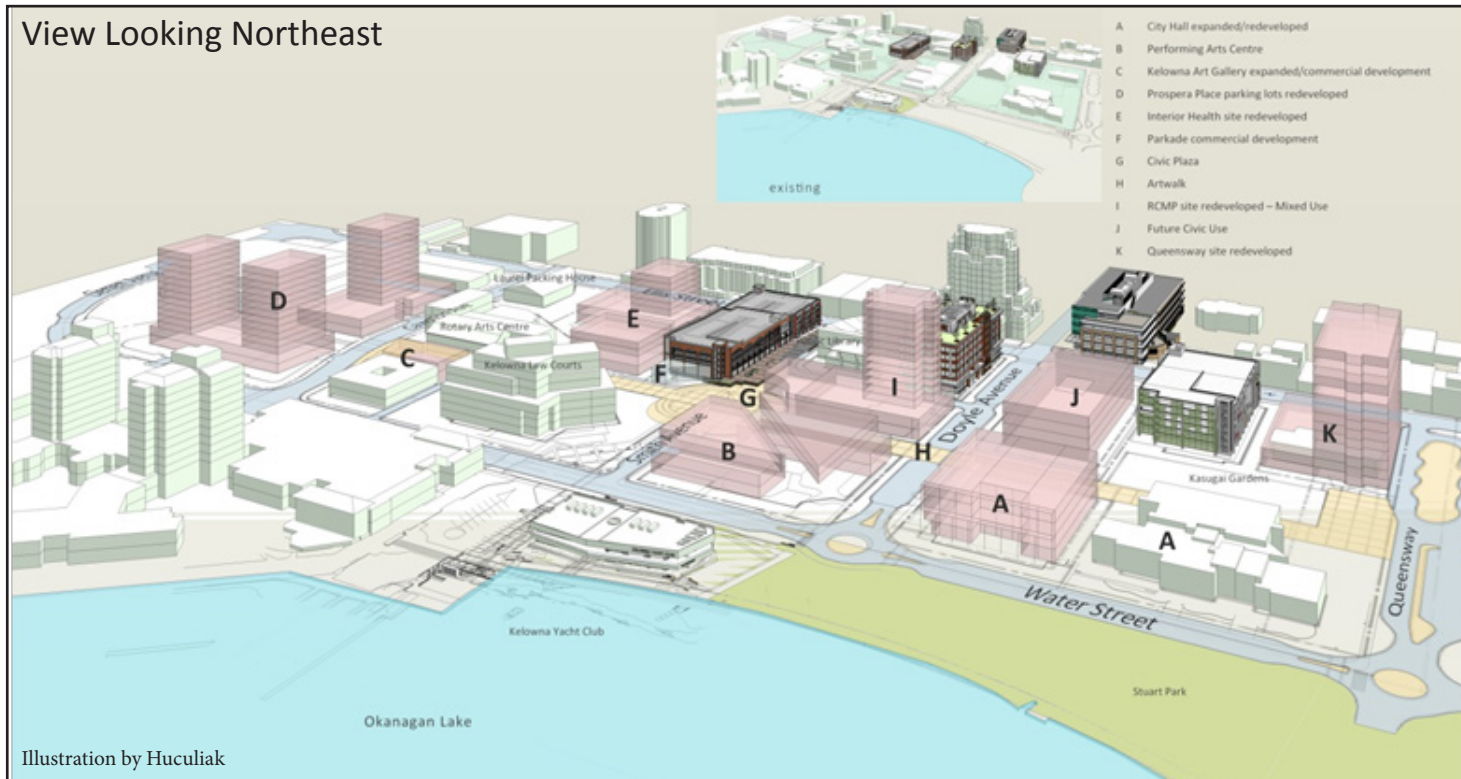




## View Looking Southwest



## View Looking Northeast





## Civic Block Plan

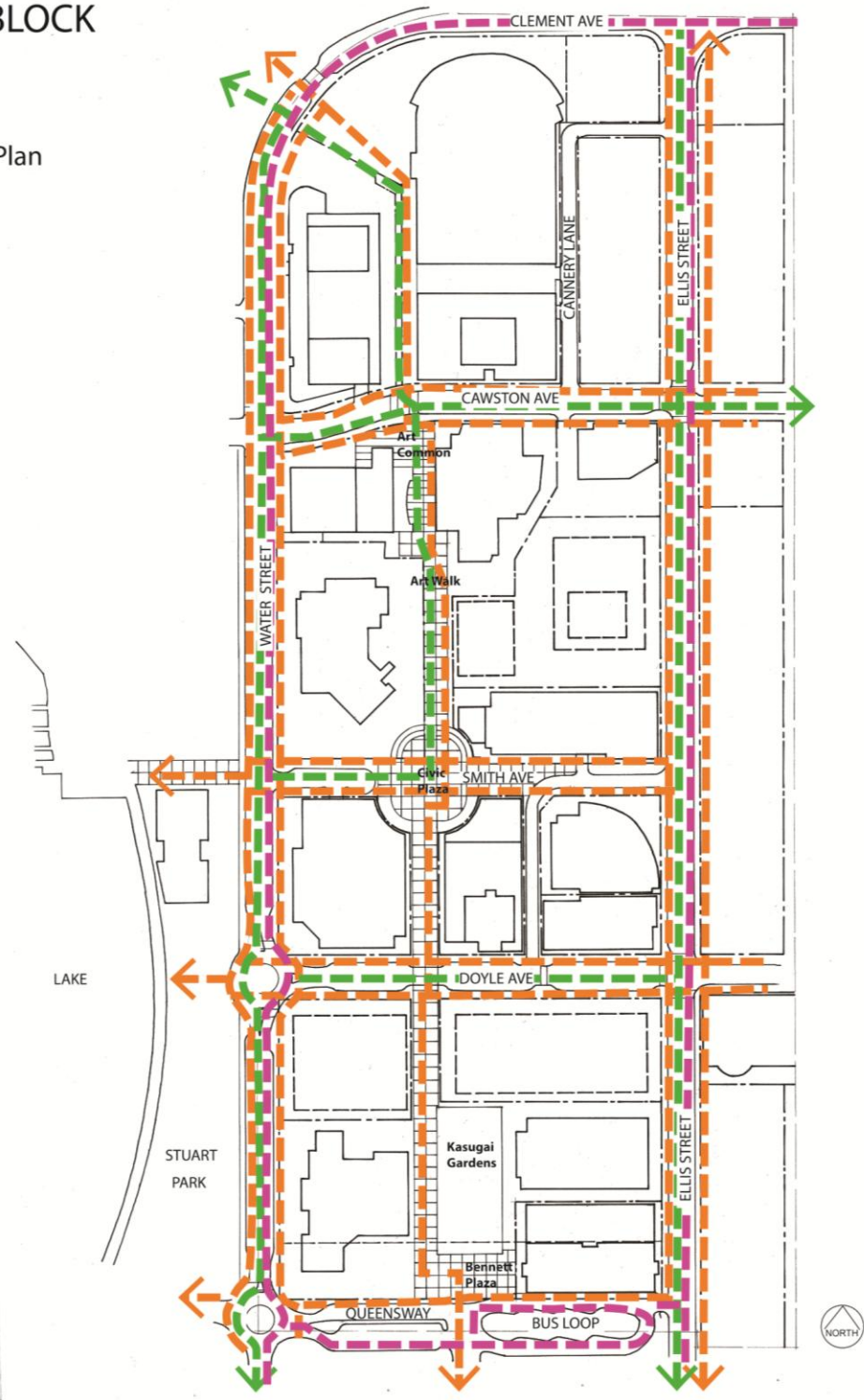
### Attachment C: Public-Realm and Transportation Network Plan

#### KELOWNA CIVIC BLOCK PREFERRED CONCEPT PLAN

##### Public Realm & Transportation Network Plan

##### LEGEND

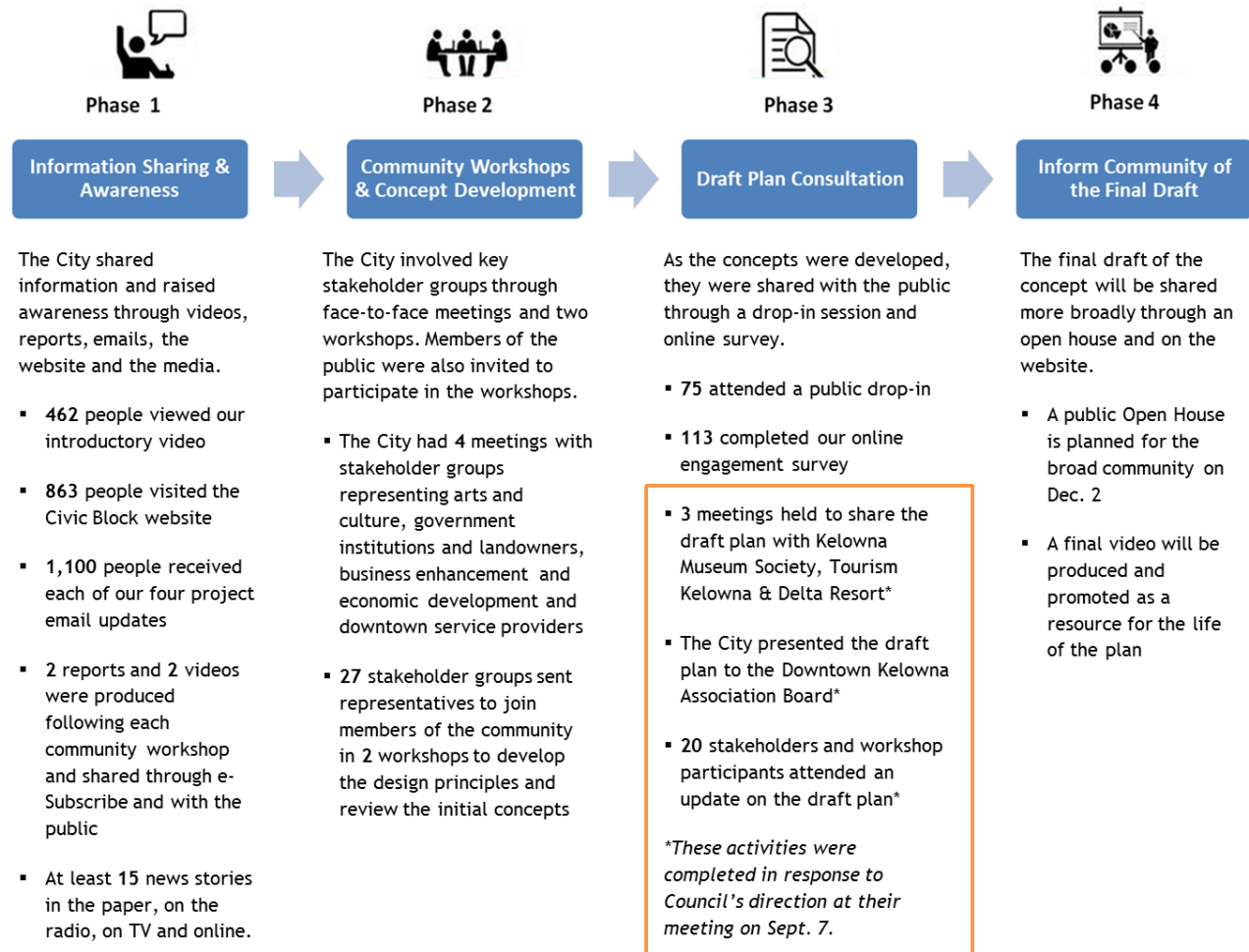
-  PEDESTRIAN ROUTE
-  BIKE ROUTE
-  BUS ROUTE



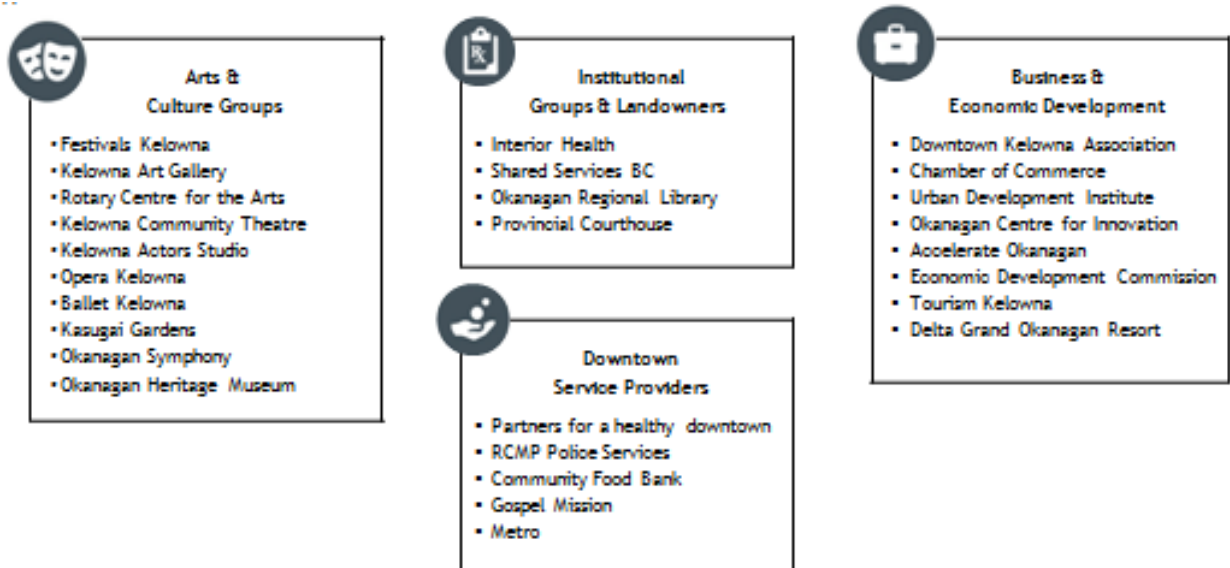
# Civic Block Plan

## Attachment D: Public Engagement Update

### Civic Block Engagement Points



### Stakeholder Groups



## Attachment E: Community Trust Reference Materials

*It was confirmed the Community Trust conditions prohibit the following potential uses as part of a contemporary performing arts centre:*

- 3<sup>rd</sup> party / commercial operator of programming space
- Partnership opportunities that include any commercial activities or are not a municipal purpose
- Facility rentals
- Restaurant

1. Must be used for municipal purposes [circa 1944] only;
2. No industrial uses;
3. No commercial uses; and
4. City may not sell the properties





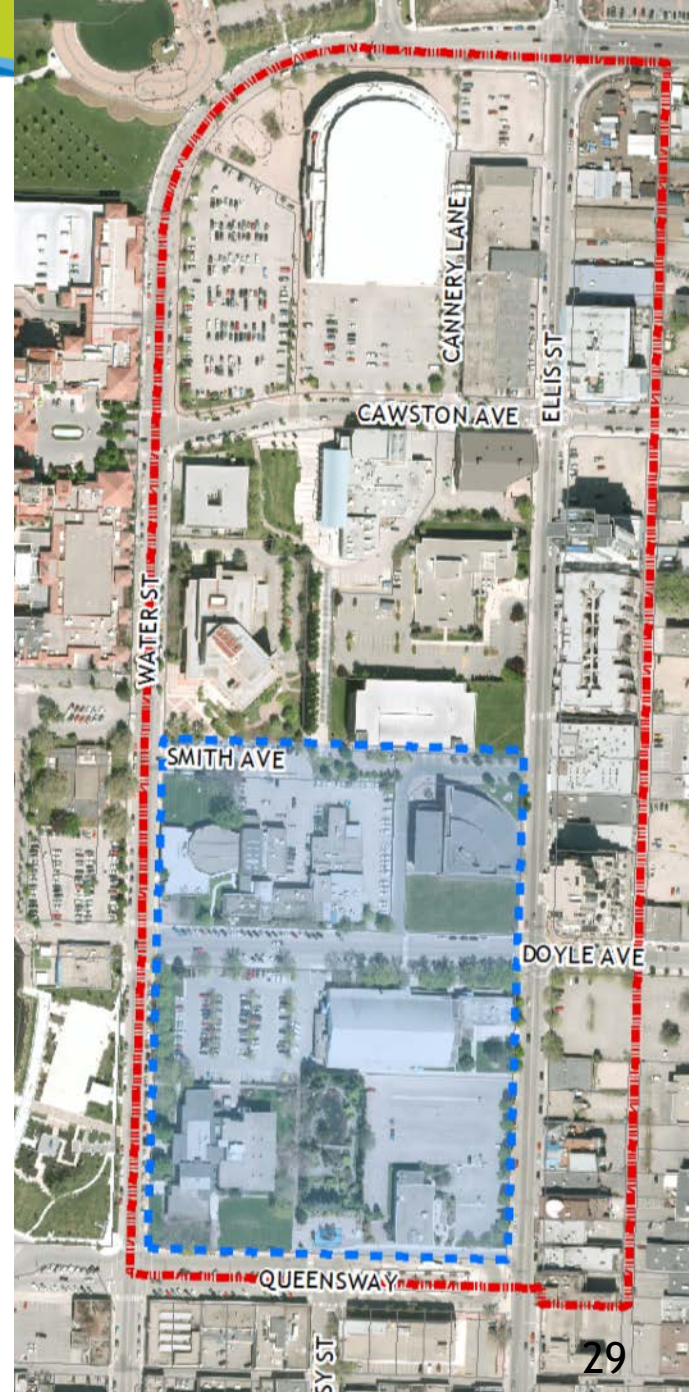
A photograph of a Japanese garden, likely the Japanese Garden in Kelowna, British Columbia. The image shows a paved path leading through a garden with various trees and shrubs. A woman in a floral dress is walking away from the camera towards a wooden building. In the foreground, there is a stone marker with a plaque. The image is framed by a large, stylized arch in blue and yellow. The text "CIVIC BLOCK PLAN UPDATE" is overlaid in the bottom left corner.

# **CIVIC BLOCK PLAN UPDATE**

November 2, 2015

# CIVIC BLOCK PLAN GOALS

- ▶ Land uses, including identification of sites for future civic facilities
- ▶ Policy direction to guide future developments (public / private)
- ▶ Opportunities to enhance public space
- ▶ Funding approach to support future public improvements



## COUNCIL DIRECTION (SEPT 14, 2015)

- ▶ AND THAT Council directs staff to prepare a preferred concept plan for Council that consolidates the majority of the ideas described in the Mixed-Use Concept with select key elements of the Single-Use Concept as described in the next steps section of the report from the Planner Specialist dated September 14, 2015 and report back to Council.



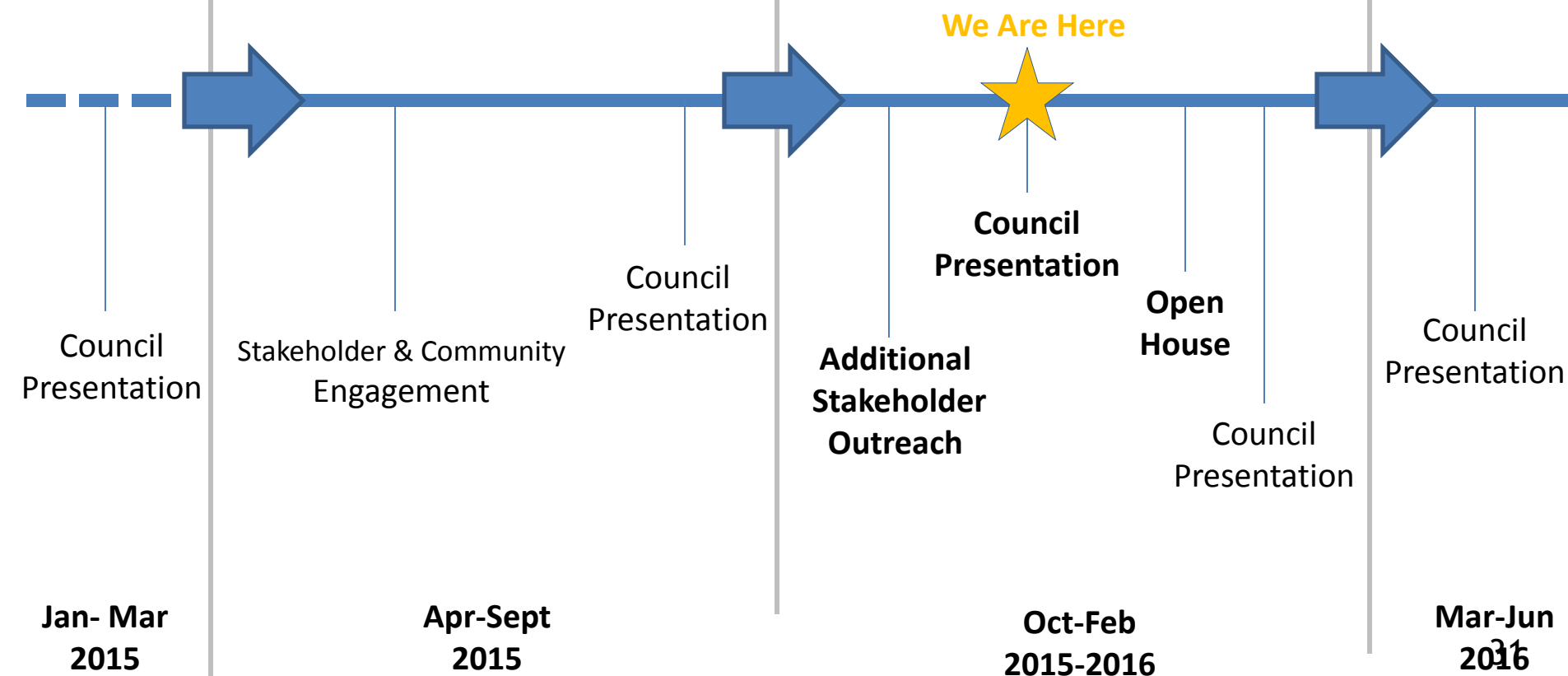
# PROCESS TO DATE

## Research & Launch

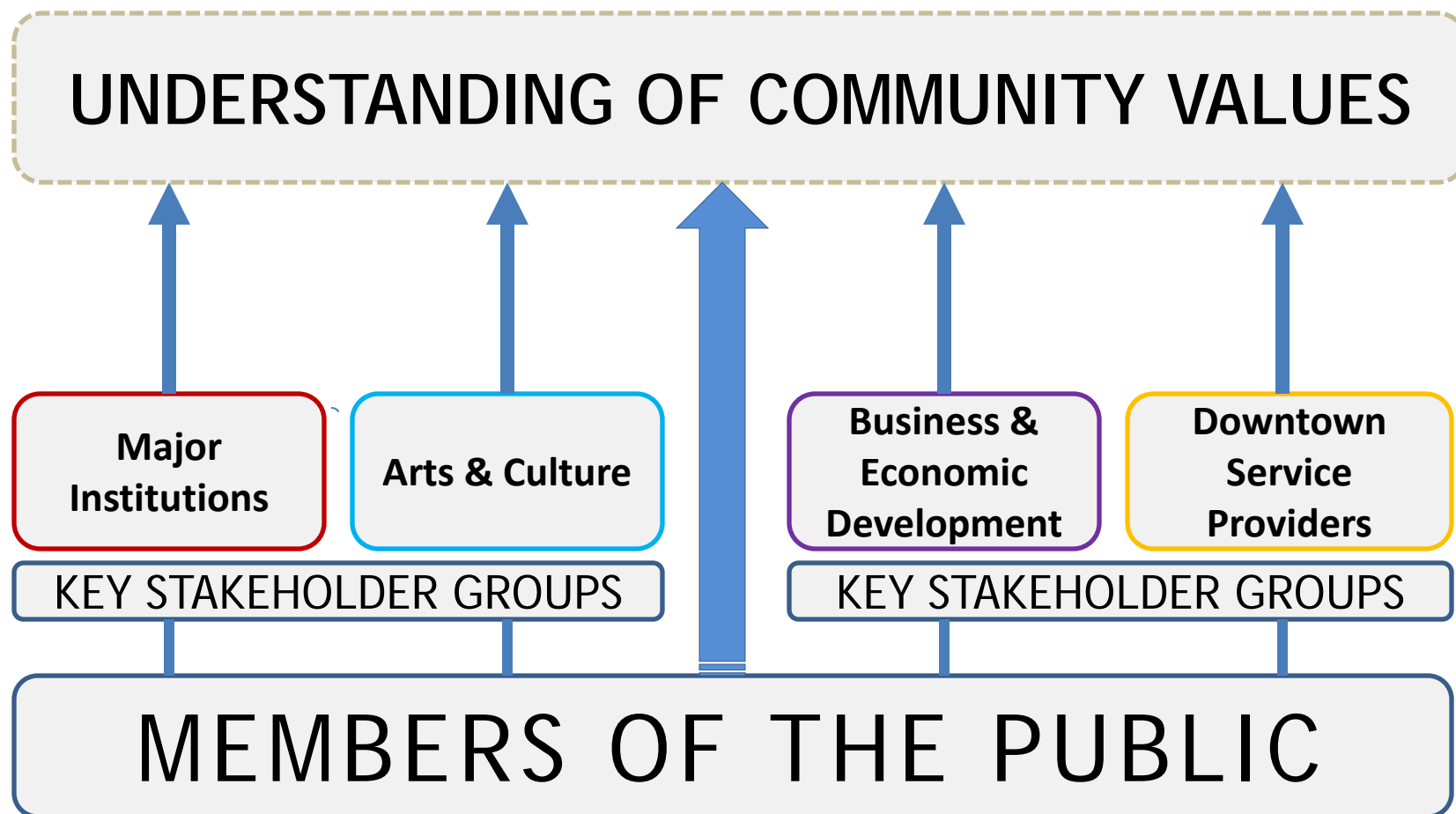
## Engagement & Concept Development

## Plan Refinement & Document Development

## Plan Approval



# ENGAGEMENT APPROACH





### Phase 1

#### Information Sharing & Awareness

- ❑ 462 people viewed introductory video
- ❑ 863 visits to Civic Block website
- ❑ 1,100 people received each of the project email updates
- ❑ Over 15 articles or news stories
- ❑ 2 reports and 2 videos were produced



### Phase 2

#### Community Workshops & Concept Development

- ❑ 4 stakeholder meetings hosted:
- ❑ 27 stakeholder groups sent representatives
- ❑ 80 total participants at 2 Community Workshops



### Phase 3

#### Draft Plan Consultation

- ❑ 75 attended a public drop-in
- ❑ 113 completed our online engagement survey

- 3 meetings to share the draft plan with Kelowna Museum Society, Tourism Kelowna & Delta Resort\*
- Presentation to DKA Board\*
- 20 stakeholders and workshop participants attended update\*

*\*Activities since Council Direction on Sept. 14.*



### Phase 4

#### Inform Community of the Final Draft

- ❑ A Public Open House is tentatively planned for week of Dec. 2
- ❑ A final video will be produced and promoted to tell story of Plan

# KEY STAKEHOLDERS ENGAGED



## Arts & Culture Groups

- Festivals Kelowna
- Kelowna Art Gallery
- Rotary Centre for Arts
- Kelowna Community Theatre
- Kelowna Actors Studio
- Opera Kelowna
- Ballet Kelowna
- Kasugai Gardens
- Okanagan Symphony
- Okanagan Heritage Museum



## Institutional Groups & Landowners

- Interior Health
- Shared Services BC
- Okanagan Regional Library
- Provincial Courthouse



## Downtown Service Providers

- Partners for a healthy downtown
- RCMP Police Services
- Community Food Bank
- Gospel Mission
- Metro



## Business & Economic Development

- Downtown Kelowna Association
- Chamber of Commerce
- Urban Development Institute
- Okanagan Centre for Innovation
- Accelerate Okanagan
- Economic Development Commission
- Tourism Kelowna
- Delta Grand Resort

# NEAR-TERM CONCEPT 5-10 YEARS

- ▶ RCMP site redeveloped
- ▶ Art Walk extended to Doyle Ave
- ▶ Develop Civic Plaza
- ▶ Redesign Bennett Plaza



## LEGEND

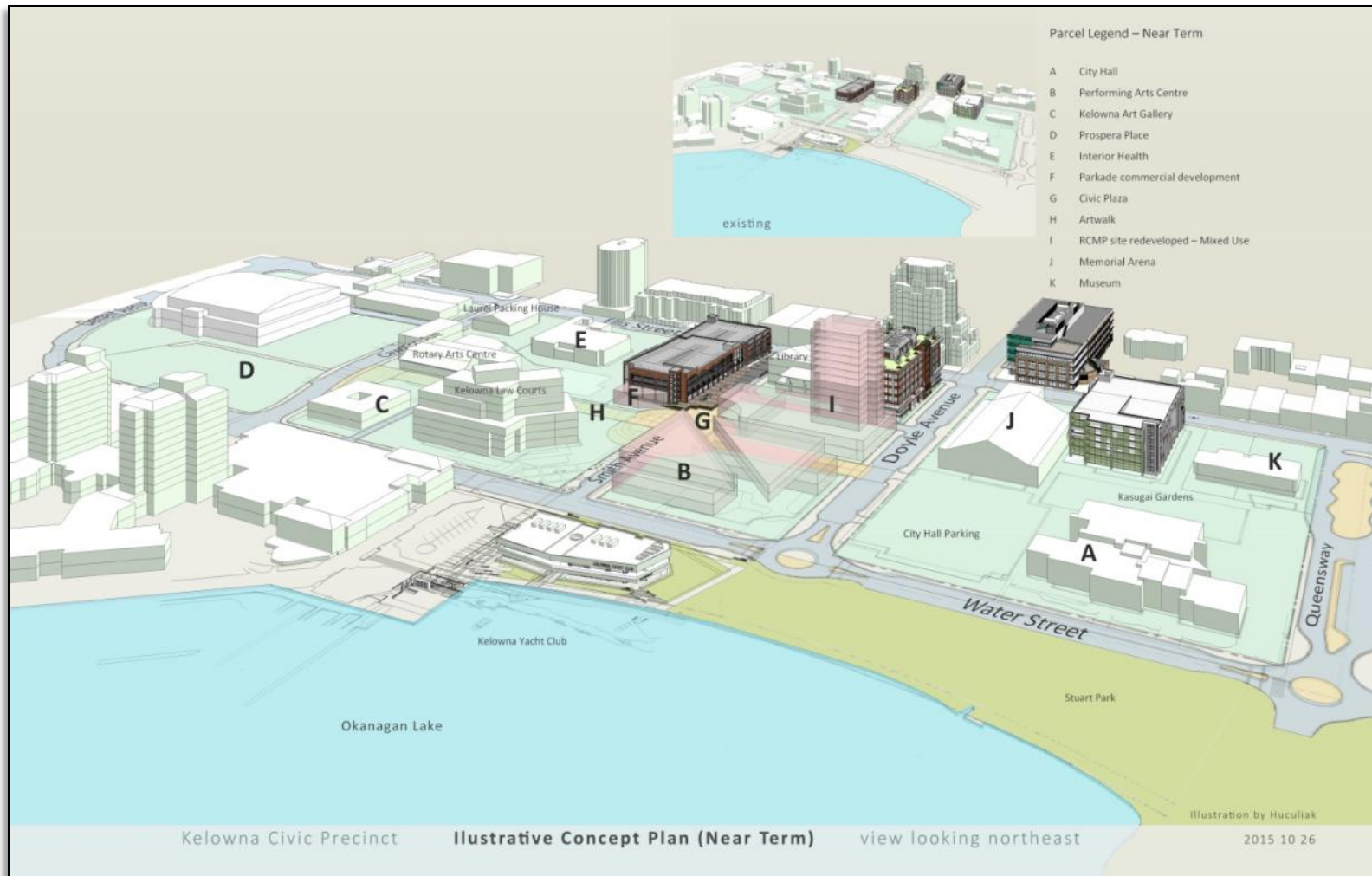
### FUTURE CIVIC USE

- New/Expanded City Hall
- Museum (consolidated)
- Community Centre
- Art Gallery Expansion
- Other Arts + Cultural

### FUTURE MIXED USE

- Commercial (office/retail)
- Residential
- Cultural/Civic

# NEAR-TERM CONCEPT MASSING





## NEAR-TERM IMPLICATIONS (RCMP SITE)

### *Flexible*

- ▶ Mix of uses (residential, community centre, commercial)
- ▶ Building height range (6-13 storeys)

### *Fixed*

- ▶ Parking the site
- ▶ Active facades
- ▶ Art Walk integration
- ▶ Doyle improvements/setbacks
- ▶ Relationship to Civic Plaza

View Looking toward the Lake on Doyle



- ▶ KCT site redeveloped as performing arts centre
- ▶ Prospera lots redeveloped (Mixed-Use)
- ▶ Museum consolidation
- ▶ Queensway site redeveloped (Mixed-Use)
- ▶ Memorial site redeveloped (Civic Use)
- ▶ City Hall Parking Lot site redeveloped (Civic Use)
- ▶ Art Common site developed
- ▶ Art Walk extended to Queensway
- ▶ Doyle Ave streetscaping

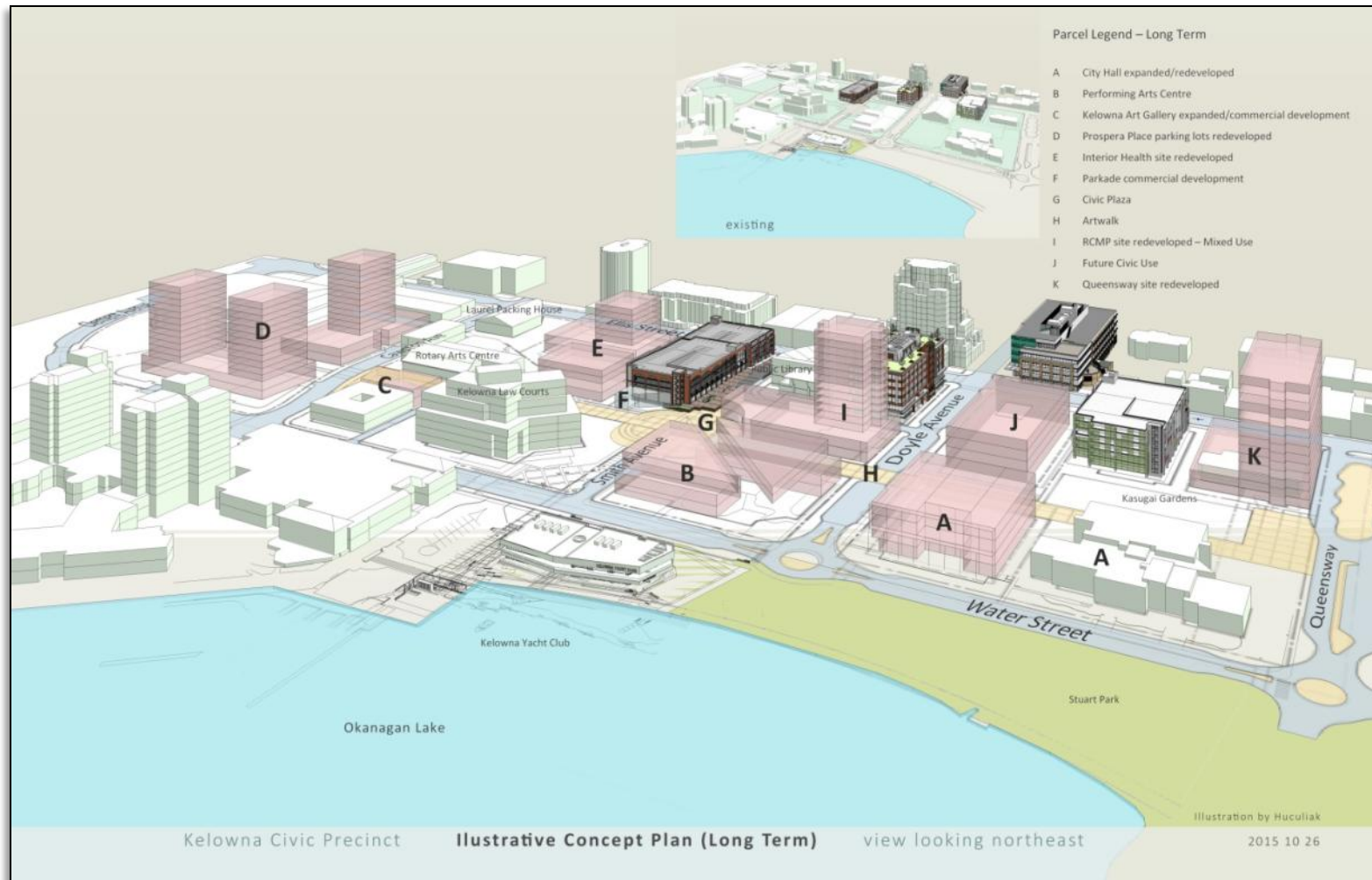


## FUTURE CIVIC USE

- FUTURE MIXED USE

- Commercial (office/retail)
  - Residential
  - Cultural/Civic
- 38**

# LONG-TERM CONCEPT MASSING



Planning & Design Principles	Integration of Principles in Concept Plan
<i>Encourage vibrancy through a broad mix of land uses and public spaces</i>	Increased opportunities for living and working
<i>Make the area a distinct and diverse cultural precinct</i>	Protect sites for future cultural facilities
<i>Restrict market residential developments</i>	Majority of residential is proposed on Cawston and Ellis
<i>Build on existing facilities &amp; patterns of infrastructure if possible</i>	Extend Art Walk; consolidate Museums and consider expansion of Art Gallery
<i>Create landmark public spaces that define future development</i>	Civic Plaza will define KCT & RCMP sites.
<i>Use public land for community amenities</i>	Long-term leases to support market/affordable housing (RCMP, Cawston, Queensway).
<i>Look for partnerships with the private sector to benefit the community</i>	Partnerships for development of key sites (RCMP, Cawston, and Queensway)
<i>Consider the economic and financial impact of all proposals</i>	Market uses on several sites to generate revenue and reduce reliance on Capital Plan.
<i>Enhance opportunities for a healthy and complete community</i>	Active transportation routes, public space & affordable housing sites.
<i>Examine parking strategies holistically</i>	Optimize existing facilities; shared parking, reduce parking requirements near transit
<i>Be pedestrian oriented while still accommodating vehicles</i>	Redesign for Doyle Ave; encourage multi- 40 modal transport and reduced parking



What we heard from Council	Plan Response
Maintain flexibility on location of <u>future</u> civic /cultural facilities and ensure <u>existing</u> civic/cultural uses remain within the civic block	Each of the existing civic uses and future possible new civic/cultural uses may be accommodated on the identified sites in the plan (Museum, Art Gallery, City Hall Expansion, Community Centre and other cultural facility).
Ensure flexibility for future developments	Maintain some discretion on design elements allowing for innovative designs
Further outreach with the community	Closed the loop with workshop participants, met with DKA, Delta Grand, Tourism Kelowna, & Museum Staff
Explore alternative sites for KCT	Community Trust will limit the viability of any site on City Hall Block, Prospera site is possible but lease runs till 2028



# PLAN IMPLEMENTATION POTENTIAL PHASING

## Next 5 Years

Policy /  
Bylaw  
Updates

RCMP  
Redevelopment  
& Art Walk  
Extension

Cultural  
Plan  
Update

## 6-10 Years

Cultural  
Facility  
Feasibility  
Planning

Public Space &  
Streetscape  
Improvements

Capital  
Plan  
Update

Private  
Development  
(Ellis)

## 10-20 Years

KCT  
Redevelopment  
Opportunity

RG /  
Prospera  
Lease  
Expires  
2028

Cultural  
Facility  
Investment

Private  
Development  
(Ellis)

## 20-25 Years

Parking Lot /  
Memorial  
Redevelopment  
Opportunity

Cultural  
Facility  
Investment

## NEXT STEPS

- ▶ Plan Refinement (Nov 2015)
- ▶ Supporting plan materials (Nov 2015-Dec 2015)
  - ▶ Design guidelines
  - ▶ Zoning bylaw updates
- ▶ Draft Document (Nov 2015-Feb 2016)
- ▶ Open House (Dec 2015)
- ▶ Council Report (Jan-Feb 2016)
- ▶ Implementation strategy (Feb 2016-Apr 2016)

## CIVIC BLOCK OUTCOMES

- ▶ Guide private development
- ▶ Inform goals for future partnerships
- ▶ Inform priorities for future civic investments
- ▶ Set the stage for future cultural facility planning
- ▶ Establish strategy for funding public improvements

# CONCEPT PLANNING CONSIDERATIONS

Key Constraints or Assumptions	Impact on Preferred Concept
KCT and Memorial Arena will have 20% FCI in next 10 years	These sites will be redeveloped within the lifespan of plan (~20-25 years)
Community Trust will not be amended	Future Performing Arts Centre would be severely limited on a site within the Trust Lands
Due to costs, IH site on Ellis St is not a priority for acquisition	This site will not be considered for future civic/cultural use, controlled through zoning/OCP
Need to maintain flexibility at RCMP site to encourage creative proposals	Will ensure key design guidelines are adhered to, but will support mixed-use and 6-13 storeys
Reduce Reliance on Capital Plan	Create opportunities for market uses to offset costs of public improvements
Increase activity in area beyond 9-5	Introduce housing and other complementary uses
Promote and enhance Cultural District	Ensure placeholder sites for future civic uses to position the cultural plan for success

# Report to Council



**Date:** Oct. 28, 2015

**File:** 0165-30

**To:** City Manager

**From:** Paul Macklem, Deputy City Manager

**Subject:** Quarterly report update

Report Prepared by: Summer Efray, Communications Consultant

---

## **Recommendation:**

That Council receives, for information, the Quarterly Report from the Deputy City Manager, dated Oct. 28, 2015.

## **Purpose:**

To provide Council with an update of the City's activities for the third quarter of 2015.

## **Background:**

The attached PowerPoint presentation provides a brief summary of some key activities undertaken in the last quarter by the corporation.

The content of the presentation continues to evolve and staff welcomes Council's suggestions in ensuring the report is both informative and timely for our community. All contributors and contributing departments are not expected to attend the Council presentation, however if Council has specific questions that require a staff member attend the meeting, it is requested that the City Clerk be advised in advance of the meeting.

## **Internal Circulation:**

Content provided by Divisional Directors  
Deputy City Manager  
Communications Supervisor

## **Considerations not applicable to this report:**

Legal/Statutory Authority:  
Legal/Statutory Procedural Requirements:  
Existing Policy:  
Financial/Budgetary Considerations:  
Personnel Implications:



External Agency/Public Comments:  
Communications Comments:  
Alternate Recommendation:

Submitted by:

P. Macklem, Deputy City Manager

Approved for inclusion:

☐

cc: Divisional Directors

# QUARTERLY REPORT

July to September 2015



# A WELL-RUN CITY

- ▶ Financial principles & strategies for strength and stability
- ▶ 2016 budget
  - ▶ Council outlook meeting
  - ▶ Preparations for Council overview & deliberations
  - ▶ For more information, visit [kelowna.ca/budget](http://kelowna.ca/budget)
- ▶ Direct deposit for CDN suppliers



# A WELL-RUN CITY

Service requests	2014	2015
Year to Sept. 30	16,677	18,260
Third quarter	5,642	6,332
Mobile	3.5% (198)	5.2% (332)
Online	18% (997)	19.3% (1221)

Top 5 requests: parking | park issue | signs - road/traffic | unsightly premises | civic building maintenance

## A WELL-RUN CITY

- ▶ 1.34 million kelowna.ca pageviews
- ▶ Nearly 4,300 likes on Facebook
- ▶ 12k Twitter followers
- ▶ 24,740 e-Subscribers





## AN ACTIVE, INCLUSIVE CITY

- ▶ United Way bus pull
- ▶ Fall transit schedule
- ▶ Wayfinding signage & strategy



# AN ACTIVE, INCLUSIVE CITY

- ▶ Park & play
- ▶ Dancing in the park
- ▶ Retro roller night





# AN ACTIVE, INCLUSIVE CITY

- ▶ Strong neighbourhoods
  - ▶ \$8,000 in grants & ten activities
  - ▶ Eight events


## AN ACTIVE, INCLUSIVE CITY

- ▶ Culture Days – Sept. 25-27
  - ▶ 50+ activities
  - ▶ 3,000 participants
- ▶ Kelowna Community Theatre
  - ▶ 18 events
  - ▶ 12,3019 attendees
- ▶ Rainbow crosswalks





# A SAFE CITY

- 
- ▶ 4 Emergency Operation Centre activations
  - ▶ 23 incidents on Okanagan Lake
  - ▶ 94 Kelowna Fire Department public education events





## A SAFE CITY

- ▶ Targeting drug traffickers & prolific offenders:
  - ▶ 55 drug charges
  - ▶ 8 probation breached
- ▶ Don't be an easy target
- ▶ Bike theft prevention campaign

**DON'T BE AN**  
**EASY**  
*target*

[kelowna.ca/police](http://kelowna.ca/police)



A SAFE CITY



Safety|WEEK|2015|

Won two North  
American Occupational  
Safety & Health  
(NAOSH) Week awards

Regional  
Government/Cities/  
Municipalities & Best  
Presentation of Theme 58



# A STRONG ECONOMY

## Events & programming

- ▶ Across the Lake Swim
- ▶ Apple Triathlon
- ▶ Okanagan Pride Festival
- ▶ Wine Country Half Marathon
- ▶ Arts on the Avenue
- ▶ Hosted 40+ tournaments/special events
- ▶ Adult sport league programming
- ▶ Won bid to host BC 55+ Games





EXIT SORTIE

EXIT SORTIE

## A STRONG ECONOMY

- ▶ Kelowna International Airport
  - ▶ 143,401 passengers in July
  - ▶ Multiple-daily service to Victoria
  - ▶ Extended Government of Canada lease



# A STRONG ECONOMY

- ▶ Kelowna Yacht Club - Cactus Club
- ▶ \$338 million in building permits
- ▶ 415 development applications
- ▶ Tourism signage





- ▶ Mission Creek restoration
- ▶ Watering restrictions

A CLEAN, HEALTHY ENVIRONMENT



An architectural sketch of a city block. In the center is a large, irregularly shaped water feature with a circular island in the middle. The water is blue, and the island is green. Surrounding the water are modern buildings with large windows and balconies. There are trees and greenery throughout the scene. A mouse cursor is visible near the center-left. The overall style is a loose, artistic sketch with visible lines and washes of color.

# RESILIENT, WELL-MANAGED INFRASTRUCTURE

- ▶ Civic Block draft concepts
- ▶ Acquired land for bus stops on Pandosy
- ▶ Downtown parking plan



# RESILIENT, WELL-MANAGED INFRASTRUCTURE

## Projects

- ▶ Police Services Building groundbreaking
- ▶ Stuart Park Phase 2 complete
- ▶ Memorial & Library parkades underway
- ▶ Rose Ave. upgrades Phase 1
- ▶ Resurfaced 6.5km of road
- ▶ Finns Road realignment awarded
- ▶ City Park Hot Sands washroom renos



24/7 @ kelowna.ca 

City Hall | Mon. to Fri., 8am-4pm



250-469-8500



WE'RE OPEN

# Report to Council



**Date:** November 2, 2015  
**File:** 0610-50  
**To:** City Manager  
**From:** Jeff Carlisle, Fire Chief  
**Subject:** Report to Council - Engine 2 RFP  
Report Prepared by: Fire Chief Jeff Carlisle

---

## **Recommendation:**

THAT Council approves a 2015 capital budget amendment increasing the \$730,000 budget for the end of life cycle replacement of Engine 2 by \$50,000 to a total of \$780,000 with funding from the Fire Equipment Replacement reserve;

## **Purpose:**

To obtain Council's approval, for a 2015 Capital Budget amendment due to the further devaluation of the Canadian dollar as compared to the American dollar and the required replacement cost of Fire Engine 2.

## **Background:**

At the regular Council meeting on March 25, 2015, staff advised Council that the strengthening American dollar in comparison to the Canadian dollar is having a serious impact on the cost of emergency vehicles. During the period of June 2014 to March 2015 the cost of a fire engine has increased by approximately 22% and as such Council approved a capital budget amendment increasing the current budgeted amount from \$600,000 to 730,000. It is important to note that the majority of Canadian manufacturers obtain the major components for fire engines from American suppliers.

From the time between the capital budget amendment approval in March of 2015 and the Request For Proposal (RFP) closing date of August 20<sup>th</sup>, the Canadian dollar has declined by another 6.1%:

March 25<sup>th</sup>, 2015 Exchange Rate: \$1.2475

to

August 20<sup>th</sup>, 2015 Exchange Rate: \$1.3233



This has again created a shortfall due to the declining exchange rate, therefore increasing the cost of the emergency vehicle by approximately \$50,000.

The preferred vendor as evaluated by KFD and the Purchasing Department has provided two payment options:

- Option 1: Total purchase in Canadian Dollars
- Option 2: Combination of Canadian and U.S dollars

Both of these options have been evaluated by Financial Services and Option 2 is recommended as the most cost efficient procurement method.

To arrive at this recommendation, Financial Services conducted a market survey of the Canadian dollar and its projected values. This survey included data from 6 (six) of the top Canadian banking institutions. The Canadian dollar is forecasted to continue to fluctuate for the remainder of 2015 and into 2016 with a worst case scenario being an exchange rate projected at \$1.38 in Q4 2016. Considering the payment for the completed apparatus will occur sometime in late 2016, Option 2 is recommended.

It should be noted that the fluctuating Canadian dollar is creating challenges for other city departments and as such Financial Services is developing a Corporate Financial Strategy to manage these exchange rate challenges in order to mitigate risk impacts to the City.

**Internal Circulation:** Deputy City Manager  
Director of Financial Services  
Fleet Services Manager

**Considerations not applicable to this report:**  
**Legal/Statutory Authority:** N/A  
**Legal/Statutory Procedural Requirements:** N/A  
**Existing Policy:** N/A  
**Personnel Implications:** N/A  
**External Agency/Public Comments:** N/A  
**Communications Comments:** N/A

Submitted by:

---

J. Carlisle, CFO, MA, CD  
Fire Chief, Kelowna Fire Department

Approved for inclusion:



P. Macklem, Deputy City Manager

## SCHEDULE A

### KELOWNA FIRE DEPARTMENT Fire Equipment Capital Reserve Plan 2014-2035 As of October 27, 2015

	Replacement Cost (w/ inflation factor)	Appropriation from Reserve (Payment Year)	Contribution to Reserve	Interest	Reserve Balance
					\$1,507,116
<b>2014</b> Rescue 1	\$706,000				
<b>2015</b> Engine 2	\$780,000		\$400,000	\$45,213	\$1,952,329
ATV w/trailer	Taxation+				
<b>2016</b> Bush Truck 4	\$140,454	<b>-\$1,766,908</b>	\$500,000	\$58,570	\$743,991
Bush Truck 7	\$140,454				
Engine 4	\$810,000				
Engine 7	\$530,604				
<b>2017</b> Tender 4	\$324,730	<b>-\$1,340,604</b>	\$600,000	\$22,320	\$25,707
<b>2018</b> No Purchase	\$0	<b>-\$324,730</b>	\$700,000	\$771	\$401,748
<b>2019</b> Tender 1	\$337,849	\$0	\$800,000	\$12,052	\$1,213,801
<b>2020</b> Engine 3	\$804,080	<b>-\$337,849</b>	\$800,000	\$36,414	\$1,712,366
<b>2021</b> Engine 8	\$585,830	<b>-\$804,080</b>	\$800,000	\$51,371	\$1,759,657
<b>2022</b> Bush Truck 3	\$158,174	<b>-\$744,004</b>	\$800,000	\$52,790	\$1,868,443
Engine 1	\$896,319				
Ladder 2	\$1,075,583				
<b>2023</b> No Purchase	\$0	<b>-\$1,971,903</b>	\$800,000	\$56,053	\$752,593
<b>2024</b> No Purchase	\$0	\$0	\$800,000	\$22,578	\$1,575,171
<b>2025</b> No Purchase	\$0	\$0	\$800,000	\$47,255	\$2,422,426
<b>2026</b> No Purchase	\$0	\$0	\$800,000	\$72,673	\$3,295,099
<b>2027</b> Rescue 1	\$931,552	\$0	\$800,000	\$98,853	\$4,193,952
Engine 2	\$923,635				
Engine 4	\$923,635				
<b>2028</b> Bush Truck 1	\$178,130	<b>-\$2,956,952</b>	\$800,000	\$125,819	\$2,162,819
<b>2029</b> Engine 5	\$1,029,589		\$800,000	\$64,885	\$3,027,703
Engine 9	\$686,393				
<b>2030</b> ATV	\$30,201	<b>-\$1,746,183</b>	\$800,000	\$90,831	\$2,172,351
<b>2031</b> Bush Truck 4	\$189,033	<b>-\$378,065</b>	\$800,000	\$65,171	\$2,659,457
Bush Truck 7	\$189,033				
<b>2032</b> Bush Truck 5	\$192,813	<b>-\$192,813</b>	\$800,000	\$79,784	\$3,346,427
Engine 3	\$1,019,768				
<b>2033</b> Engine 7	\$742,974	<b>-\$1,019,768</b>	\$800,000	\$100,393	\$3,227,052
<b>2034</b> Engine 7	\$1,136,750	<b>-\$742,974</b>	\$800,000	\$96,812	\$3,380,889
Ladder 1	\$1,818,800				
<b>2035</b> No Purchase	\$0	<b>-\$2,955,550</b>	\$800,000	\$101,427	\$1,326,766

\* Actual purchase of apparatus (excluding bush truck) occurs 1 year after RFP.

+ Based on City of Kelowna policies any new equipment purchased comes from taxation. Bush Truck 5 and Engine 5 are dependent on the opening of the new Station #5.

† 2% Inflation rate used compounded annually included in the value of the apparatus.

# Report to Council



**Date:** November 2, 2015  
**File:** 1110-61-023  
**To:** City Manager  
**From:** J. Saufferer, Manager, Real Estate Services  
**Subject:** Proposed Road Closure and Dedication - Adjacent to 894 Stremel Road

---

## **Recommendation:**

THAT Council receives the Report from the Manager, Real Estate Services dated November 2, 2015 recommending that Council adopt the proposed road closure and dedication of a portion of road adjacent to 894 Stremel Road;

AND THAT Bylaw No. 11158, being proposed road closure and dedication of a portion of road adjacent to 894 Stremel road, be given reading consideration.

## **Purpose:**

To close a 0.228 hectare portion Finns / Stremel Roads adjacent to 894 Stremel Road as shown on Schedule 'A' and dedicate a 0.266 hectare area of roadway through 894 Stremel Road as shown on Schedule 'B'.

## **Background:**

As part of the Ministry of Transportation and Infrastructure's ("MOTI") 6-laning of Highway 97 from Highway 33 to Edwards Road, a re-alignment of the Highway 97, Finns Road and Stremel Road intersection has been deemed necessary in order correct the existing road network configuration. As part of the realignment, the intersection will be improved and brought up to an urban standard.

## **Legal/Statutory Authority:**

Community Charter, Section 26 and 40

## **Considerations not applicable to this report:**

Internal Circulation:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:  
Alternate Recommendation:

**Submitted by:** J. Saufferer, Manager, Real Estate Services

**Approved for inclusion:** D. Edstrom, Direction, Real Estate

cc: M. Hasan, Transportation & Mobility Manager  
S. Muenz, Development Engineering Manager  
A. Albiston, Project Manager

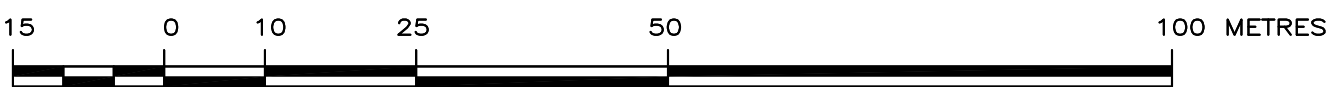
**Attachments:** Schedule 'A' - Road Closure Plan  
Schedule 'B' - Road Dediation Plan



REFERENCE PLAN TO ACCOMPANY CITY OF KELOWNA ROAD CLOSURE  
AND REMOVAL OF HIGHWAY DEDICATION BYLAW No. \_\_\_\_\_ OF PART  
OF ROAD DEDICATED BY PLAN H10297, PLAN 10770 AND PLAN 3236  
SECTION 34 TOWNSHIP 26 ODYD

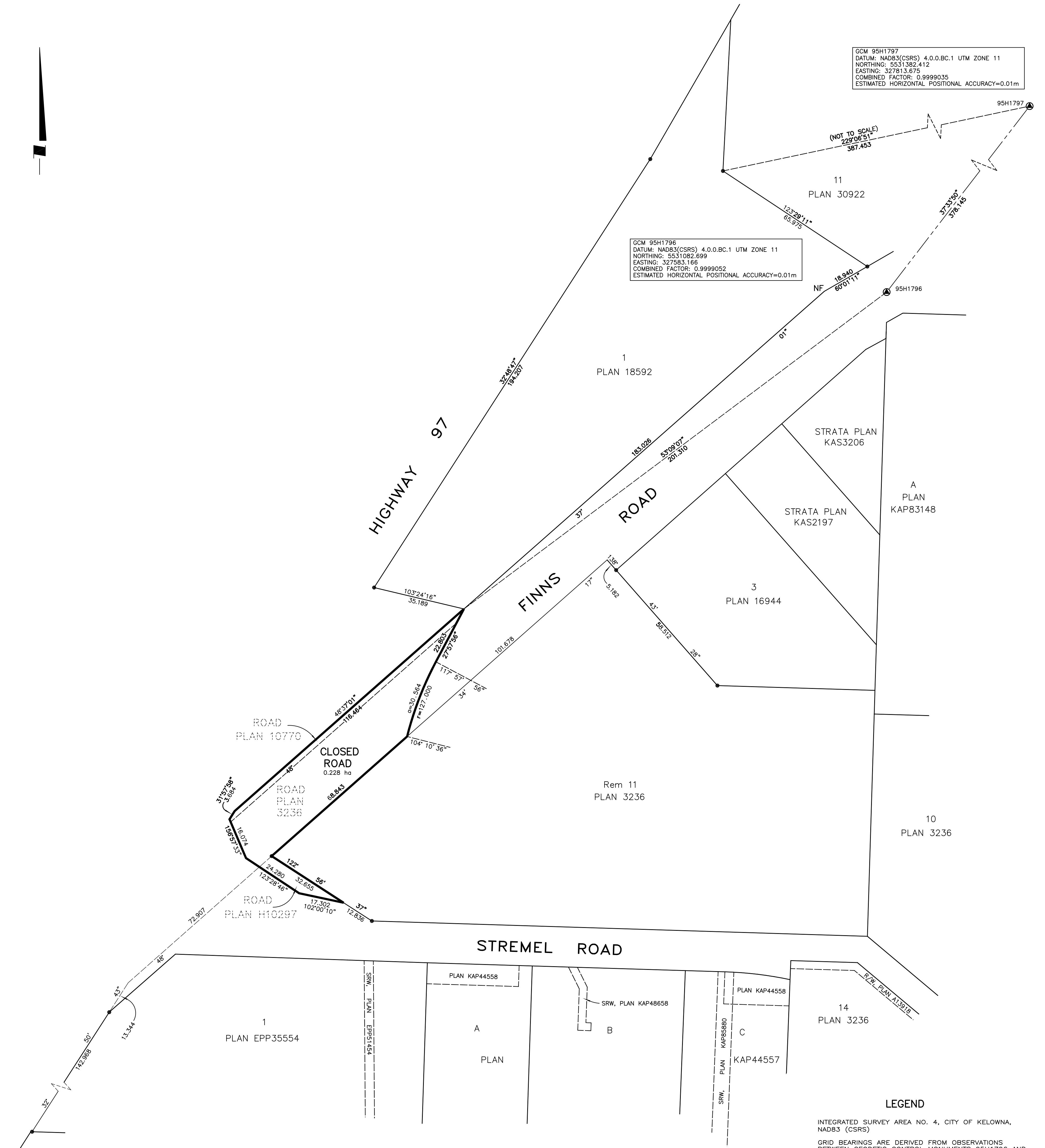
PURSUANT TO SECTION 120 OF THE LAND TITLE ACT AND SECTION 40 OF THE COMMUNITY CHARTER

BCGS 82E.093



THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 864mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:750

PLAN EPP53298  
PRELIMINARY



**LEGEND**

INTEGRATED SURVEY AREA NO. 4, CITY OF KELOWNA,  
NAD83 (CSRS)

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS  
BETWEEN GEODETIC CONTROL MONUMENTS 95H1796 AND  
95H1797.

THE UTM COORDINATES AND ESITIMATED HORIZONTAL  
POSITIONAL ACCURACY ARE DERIVED FROM THE MASCOOT  
PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR  
GEODETIC CONTROL MONUMETS 95H1796 AND 95H1797.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL  
DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE  
GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES  
BY THE AVERAGE COMBINED FACTOR OF 0.99990435  
WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL  
MONUMENTS 95H1796 AND 95H1797.

● DENOTES CONTROL MONUMENT FOUND  
● DENOTES STANDARD IRON POST FOUND  
○ DENOTES STANDARD IRON POST SET

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF  
CENTRAL OKANAGAN.

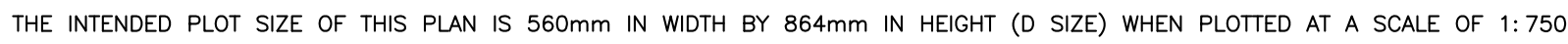
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS  
COMPLETED ON THE DAY OF , 2015  
COLIN M. FERGUSON, BCLS 858

**Ferguson Land Surveying & Geomatics Ltd.**  
B.C. AND CANADA LAND SURVEYORS  
404-1830 PANDOSY STREET, KELOWNA, B.C.  
TELEPHONE (250) 763-3115 FAX (250) 763-0321

JOB No 20271-REF3  
S:\Shared (Aug 10, 2006)\Job\_Files\2022X\20271\20271-REF3.DWG  
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PLAN EPP53296  
PRELIMINARY

BCGS 82E.093



INTEGRATED SURVEY AREA NO. 4, CITY OF KELOWNA,  
NAD83 (CSRS)

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS  
BETWEEN GEODETIC CONTROL MONUMENTS 95H1796 AND  
95H1797.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL  
POSITIONAL ACCURACY ARE DERIVED FROM THE MASCOT  
PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR  
GEODETIC CONTROL MONUMENTS 95H1796 AND 95H1797.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99990435 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 95H1796 AND 95H1797.

- ▲ DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- ◆ DENOTES NON-STANDARD IRON POST FOUND

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF  
CENTRAL OKANAGAN.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS  
COMPLETED ON THE DAY OF , 2015  
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JOB No 20271-REF1

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# CITY OF KELOWNA

## BYLAW NO. 11158

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

**A bylaw pursuant to Section 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of highway on Finns Road**

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

1. That portion of highway attached as Schedule "A" comprising 2280m<sup>2</sup> shown in bold black as Closed Road on the Reference Plan prepared by Colin M. Ferguson, B.C.L.S., is hereby stopped up and closed to traffic and the highway dedication removed.
2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

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

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

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(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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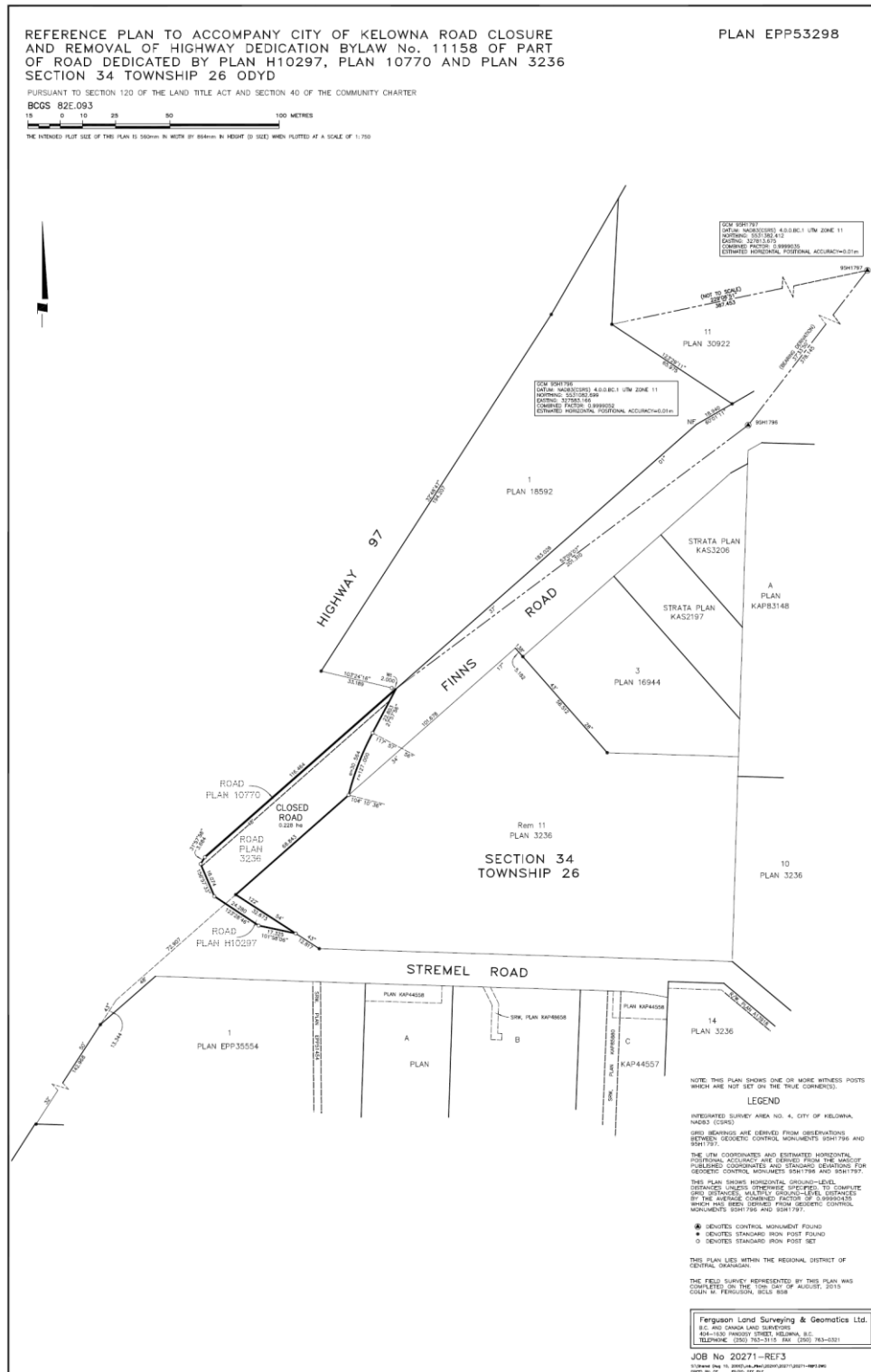
Mayor

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City Clerk



## Schedule "A"



# CITY OF KELOWNA

## BYLAW NO. 11149

### Amendment No. 26 to Traffic Bylaw No. 8120

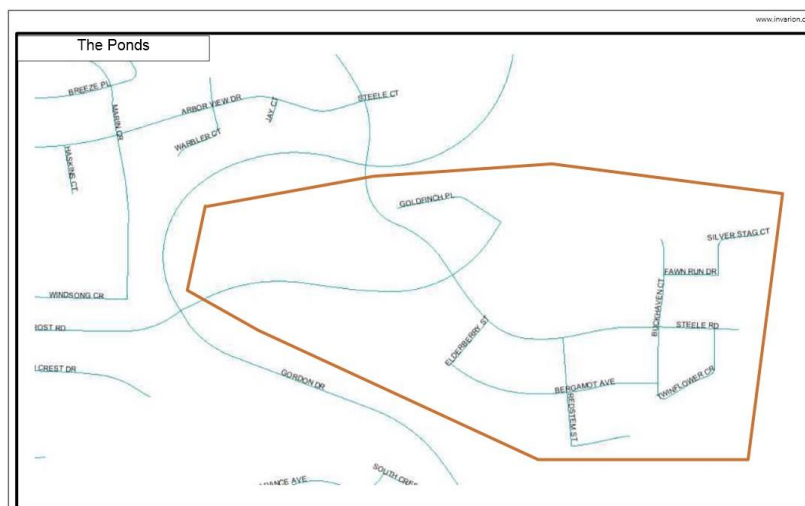
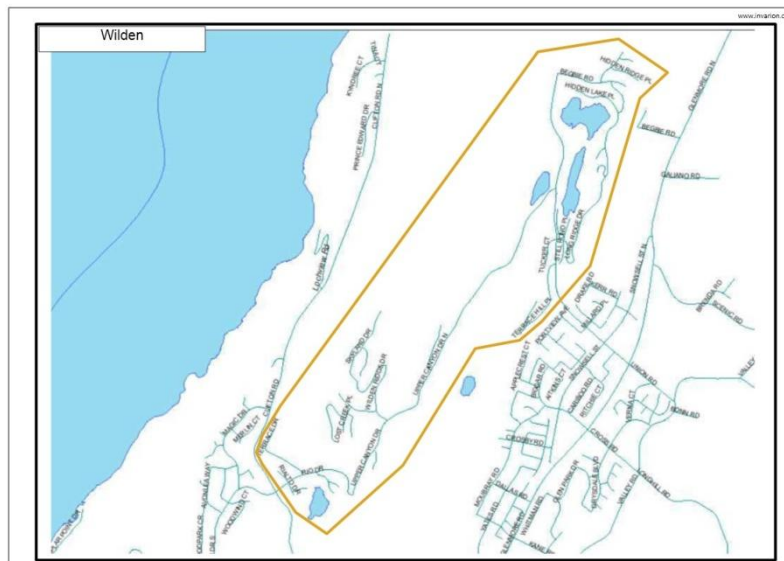
The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Traffic Bylaw No. 8120 be amended as follows:

1. THAT **PART 1 - INTRODUCTION, 1.4 Definitions** be amended by adding a new definition for **"Snow Route Parking Ban"** in its appropriate location that reads as follows:

**"Snow Route Parking Ban"** means no vehicle parking on designated highways during a parking ban implemented by the Public Works Manager or his designate.

2. AND THAT **PART 2 - GENERAL REGULATIONS, 2.5 Snow and Rubbish Removal** be amended by adding new 2.5.4 Snow Route Parking Ban Area as follows:

2.5.4 Snow Route Parking Ban Area. No vehicles shall be parked on highways within the designated areas identified in the Maps below after 24 hours of the City declaring the parking ban.







Read a first, second and third time by the Municipal Council this 26<sup>th</sup> day of October 26, 2015.

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

# CITY OF KELOWNA

## BYLAW NO. 11150

### Amendment No. 12 to Bylaw Notice Enforcement Bylaw No. 10475

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Bylaw Notice Enforcement Bylaw No. 10475 be amended as follows:

1. THAT Schedule "A", Traffic Bylaw No. 8120, Section 2.5 - Snow and Rubbish Removal be amended by adding the following in it's appropriate location in the table:

8120	2.5.4	Snow Route Parking Ban Area	\$50.00	\$45.00	\$55.00	Yes
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2. This bylaw may be cited for all purposes as "Bylaw No. 11150, being Amendment No. 12 to Bylaw Notice Enforcement Bylaw No.10475."
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 26<sup>th</sup> day of October, 2015.

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk