

City of Kelowna

Regular Council Meeting

AGENDA



Monday, November 28, 2022

9:00 am

Council Chamber

City Hall, 1435 Water Street

Pages

1. **Call to Order**
2. **Confirmation of Minutes** 2 - 3
Regular AM Meeting - November 21, 2022
3. **Reports**
 - 3.1. **Capital Plan Overview** 45 m 4 - 35
To provide Council with an overview of the 10-Year Capital Plan and outline the process for annual updates.
 - 3.2. **KCC - Redevelopment of PRC** 60 m 36 - 66
To provide Council with an update on the KCC project.
4. **Resolution Closing the Meeting to the Public**
THAT this meeting be closed to the public pursuant to Section 90(1)(g) and Section 90(2)(b) of the Community Charter for Council to deal with matters relating to the following:
 - Litigation
 - Confidential Information from the Province
5. **Adjourn to Closed Session**
6. **Reconvene to Open Session**
7. **Issues Arising from Correspondence & Community Concerns**
8. **Termination**



City of Kelowna Regular Council Meeting Minutes

Date: Monday, November 21, 2022
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart, Mohini Singh*, Luke Stack*, Rick Webber and Loyal Wooldridge

Members participating Remotely Councillors Charlie Hodge and Gord Lovegrove

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Airport Director, Sam Samaddar*; Senior Airport Finance & Corporate Services Manager, Shayne Dyrda*

Staff participating Remotely Legislative Coordinator (Confidential), Arlene McClelland*

(* Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 9:02 a.m.

2. Confirmation of Minutes

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

Ro814/22/11/21 THAT the Minutes of the Regular AM Meeting of November 14, 2022 be confirmed as circulated.

Carried

3. Reports

3.1 Kelowna International Airport - Soaring Beyond 2.5

Councillor Singh joined the meeting at 9:04 a.m.

Staff:

- Displayed a PowerPoint Presentation.
- Noted that the Kelowna Airport is celebrating its 75th Anniversary and provided a brief history of the Airport development since 1946 and its impact on the City and the region.
- Spoke to the vision and strategic goals for the Kelowna International Airport.

- Commented that Kelowna is the only national airport in Canada that is run by a municipality; being the 10th busiest airport in the country.
- Provided comments on passenger traffic volumes.
- Provided a financial overview and outlook into the 10 Year Capital Plan; noted that the Airport is self-financing with no taxation impact on the city.
- Displayed a Video of Phase 1 of the Terminal Expansion of the preboard screening and departures lounge that will commence in 2023.
- Responded to questions from Council.

Councillor Stack joined the meeting at 9:55 a.m.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

Ro815/22/11/21 THAT Council receives for information the report from Kelowna International Airport dated November 21, 2022, with respect to an overview of the Airport's finances and its 10-year Capital Plan.

Carried

The meeting recessed at 10:22 a.m.

The meeting reconvened at 10:35 a.m.

4. Resolution Closing the Meeting to the Public

Moved By Councillor Stack/Seconded By Councillor Singh

Ro816/22/11/21 THAT this meeting be closed to the public pursuant to Section 90(1) (f) and Section 90(2) (b) of the Community Charter for Council to deal with matters relating to the following:

- Law Enforcement
- Confidential Information from the Province

Carried

5. Adjourn to Closed Session

The meeting adjourned to a closed session at 10:35 a.m.

6. Reconvene to Open Session

The meeting reconvened to an open session at 12:15 p.m.

7. Issues Arising from Correspondence & Community Concerns

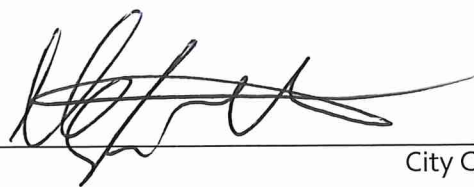
There were no issues arising.

8. Termination

The meeting was declared terminated at 12:15 p.m.

Mayor Dyas

sf/acm



City Clerk

Report to Council



Date: November 28th, 2022
To: Council
From: City Manager
Subject: 10-Year Capital Plan Overview
Department: Financial Services

Recommendation:

THAT Council receives, for information, the report from Financial Services dated November 28th, 2022, with respect to the 10-Year Capital Plan Overview.

Purpose:

To provide Council with an overview of the 10-Year Capital Plan and outline the process for annual updates.

Background:

The City maintains a rigorous capital planning process that supports Council priorities, Imagine Kelowna and the Official Community Plan; and provides the framework for long-term capital planning and fiscal sustainability.

The City's infrastructure planning process starts with understanding community expectations and ends with providing infrastructure that delivers the expected services to the community. The 2030 Infrastructure Plan set the direction for infrastructure investment until 2030 and is the City's strategic capital plan linking the higher-level planning/priority documents (i.e. Council and Corporate Priorities, Imagine Kelowna, and the Official Community Plan) with the 10-Year Capital Plan and the Annual Budget. Recognizing that emerging issues and community priorities change, the 10-Year Capital Plan is updated annually to respond to these changing conditions. The capital projects in the Annual Budget are, in turn, directed by the 10-Year Capital Plan and in the end, these plans lead to public infrastructure that supports services the community depends on.

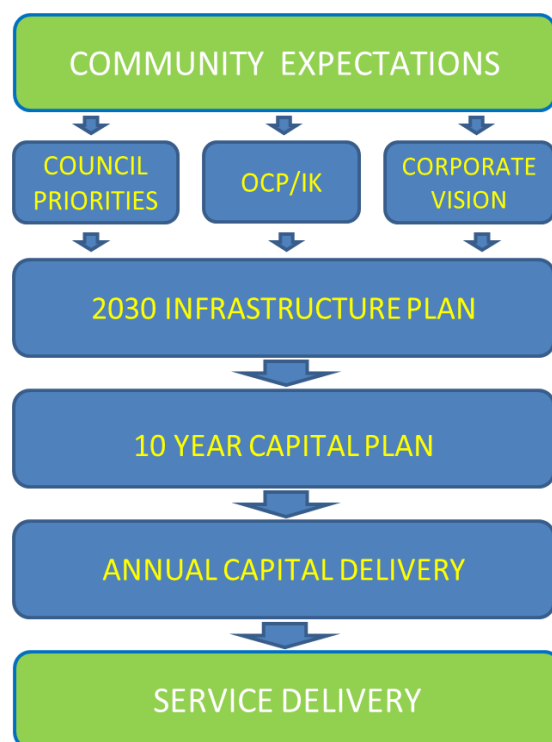


Figure 1- Capital Planning Continuum.

The latest 10-Year Capital Plan was adopted by Council in August of this year.

Previous Council Resolution

Resolution	Date
THAT Council receives, for information, the third of three reports from Financial Services dated August 22, 2022, with respect to the 10-Year Capital Plan (2022 to 2031); AND THAT Council adopts the 10-Year Capital Plan.	August 22, 2022

This report provides a high-level summary of the previous report in preparation for the Preliminary Budget Review. The reader is directed to the August 22, 2022, Council report for complete details. The [10-Year Capital Plan](#) is available online and all project are available via links in the Appendix. Council also has access to an internal application that provides the 10-Year Capital Plan projects in a searchable database. This 10-Year Capital Plan [application](#) is in development and is not available to the public currently.

Discussion:

The current 10-Year Capital Plan forecasts infrastructure investment for 2022 – 2031. The City plans to invest \$1.75 billion in infrastructure in the next 10 years. Of this, 69% supports growth and improved services to the community while 31% renews aging infrastructure to maintain existing services. The Airport has recently updated their budget from \$237 to \$355 million to align with the 2023 budget forecast and this has increased overall capital investment in the 10-Year Capital plan from what was presented in August.

Table 1. Summary of investment levels by cost centre.

Cost Centre	This Plan (\$ million)	% Total
Airport	\$355*	20%
Transportation	\$307	18%
Buildings	\$290	17%
Parks	\$248	14%
Wastewater	\$197	11%
Water	\$118	7%
Solid Waste	\$61	3%
Vehicle or Mobile Equipment	\$55	3%
Real Estate and Parking	\$46	3%
Storm Drainage	\$45	3%
Fire	\$14	1%
Information Services	\$12	1%
Total	\$1,748	

* Airport capital updated to align with most recent budget forecast.

Labour shortages, supply chain challenges, rising interest rates, and increased energy costs have increased project costs. These cost pressures are coupled with rapid growth and community demand for enhanced services at a time when existing infrastructure requires replacement. Despite these challenges, the City continues to deliver world-class infrastructure and services.

Many capital projects continue to be completed; delivering on Council and Corporate priorities, meeting the objectives of the Official Community Plan and community expectations. Capital investment focuses on the following areas:

- Renewal of critical infrastructure,
- Parks acquisition and development,
- Alignment with the adopted Transportation Master Plan (TMP): Transportation & mobility infrastructure making it easier for people to get around by vehicle, transit, cycling and walking.
- Flood protection infrastructure to protect the community against the effects of climate change and flooding,
- Community amenities like recreation centres and public space to keep pace with Kelowna's population growth and the evolving needs of its residents,
- Airport development aligned with post-pandemic passenger forecasts.

The Infrastructure Deficit (ID) is comprised of the unfunded portion of all the Priority 2 (P2) projects. Some of the P2 projects are partially funded by confirmed external sources like developer contributions, grants, or utility funding. The unfunded share of the P2 projects is \$610 million and amounts to the Infrastructure Deficit for the next 10-years.

Many of the P2 projects would not proceed without significant external funding from grants or partnerships, so the Infrastructure Deficit is a conservative estimate that will be further refined in future iterations of the 10-Year Capital Plan. Numerous opportunities exist to fund components of this deficit and they will be fully explored and presented to Council in 2023.

The Infrastructure Deficit is a measure that has been tracked since 2018. As a percentage of funded capital investment, the ID trended down in 2018 and 2019 due to the increased revenue from the Infrastructure Levy and the Parks DCC. The ID remained relatively constant as a percentage of funded capital (~30%) for 2020 and 2021 but has increased in 2022 due to global influences and the renewal needs identified in the Buildings cost centre.

Table 2- Infrastructure Deficit by year (\$ millions).

	2018	2019	2020	2021	2022
ID (\$millions)	\$463	\$396	\$388	\$430	\$610
ID % of funded capital	44%	31%	29%	29%	37%

Capital Planning Process

The Capital Planning Process happens throughout the entire year. The 10-Year Capital Plan is updated annually starting in January with final adoption of the Plan scheduled for the end of June (Figure 2). The process is broken down into four phases as represented by the four colours on the schematic and detailed below:

1. Information gathering – changes in Council priorities, emerging issues, cost and fundings updates.
2. Update System – project information and financials inputted into 10-YCP system.
3. Prepare Draft plan – draft plan is prepared and circulated internally to City staff.
4. Engage Council - two Council reports are prepared and presented to Council to receive direction prior to bringing the 10-Year Capital Plan back to Council for adoption.

The Annual Capital Plan process starts in May and ends in December with adoption of the Preliminary Budget Volume I in December. The 10-Year Capital Plan identifies the projects to be included in the Annual Capital Plan, but project scope, costing and financing are further refined so these projects can be included in the Preliminary Budget. Similarly, the Annual Capital process is broken down into four phases as represented by the colours on the schematic and detailed below:

1. Information gathering – project scope, cost and financing are refined for projects identified for inclusion in Preliminary Budget.
2. Update System – projects are loaded into the Budget Capture System.
3. Prepare Draft Plan – draft Preliminary Budget is prepared and reviewed by City Manager.
4. Engage Council – City Manager presents Preliminary Budget to Council in December.

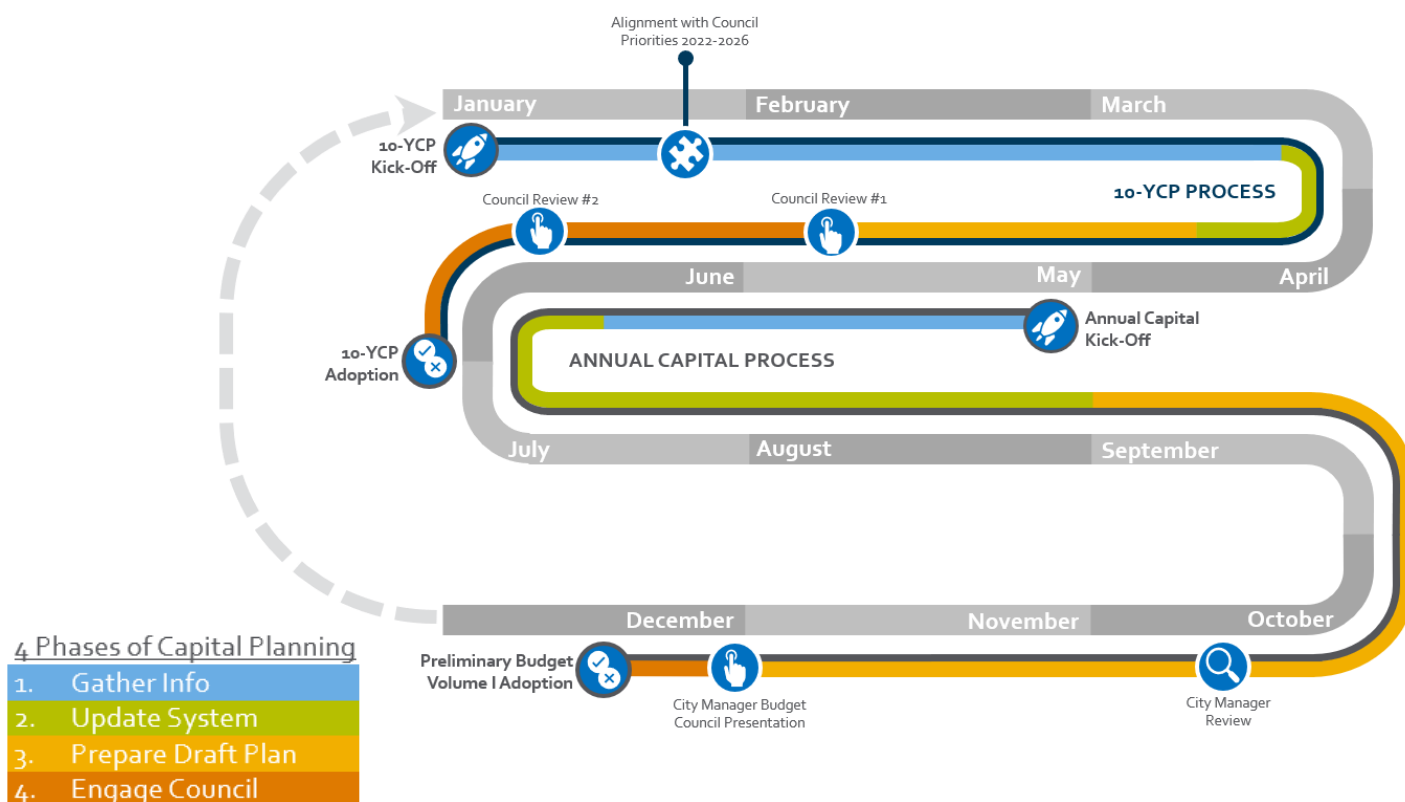


Figure 1- Capital Planning process and timeline.

Conclusion:

The 10-Year Capital Plan provides the framework for long-term planning and fiscal management and is responsive to emerging issues and changing community priorities. This long-term approach allows the City to stretch the limits of revenue by source, and make the decisions to put in place essential infrastructure to support a future Kelowna. By doing so, the capital investment in the community is maximized where and when it is most needed.

Financial/Budgetary Considerations:

The 10-Year Capital Plan is based on sound financial information and assumptions and will be used to guide the Annual Capital Plan as part of the annual budgeting process. The 10-Year Capital Plan is a forecast of infrastructure investment, as Council's approval of projects occurs during the annual budget process.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

External Agency/Public Comments:

Communications Comments:

Submitted by:

J. Shaw, Asset Management and Capital Planning Manager

Approved for inclusion:



CC:

Attachments: Attachment 1 – Capital Plan Overview Presentation

10-Year Capital Plan Overview

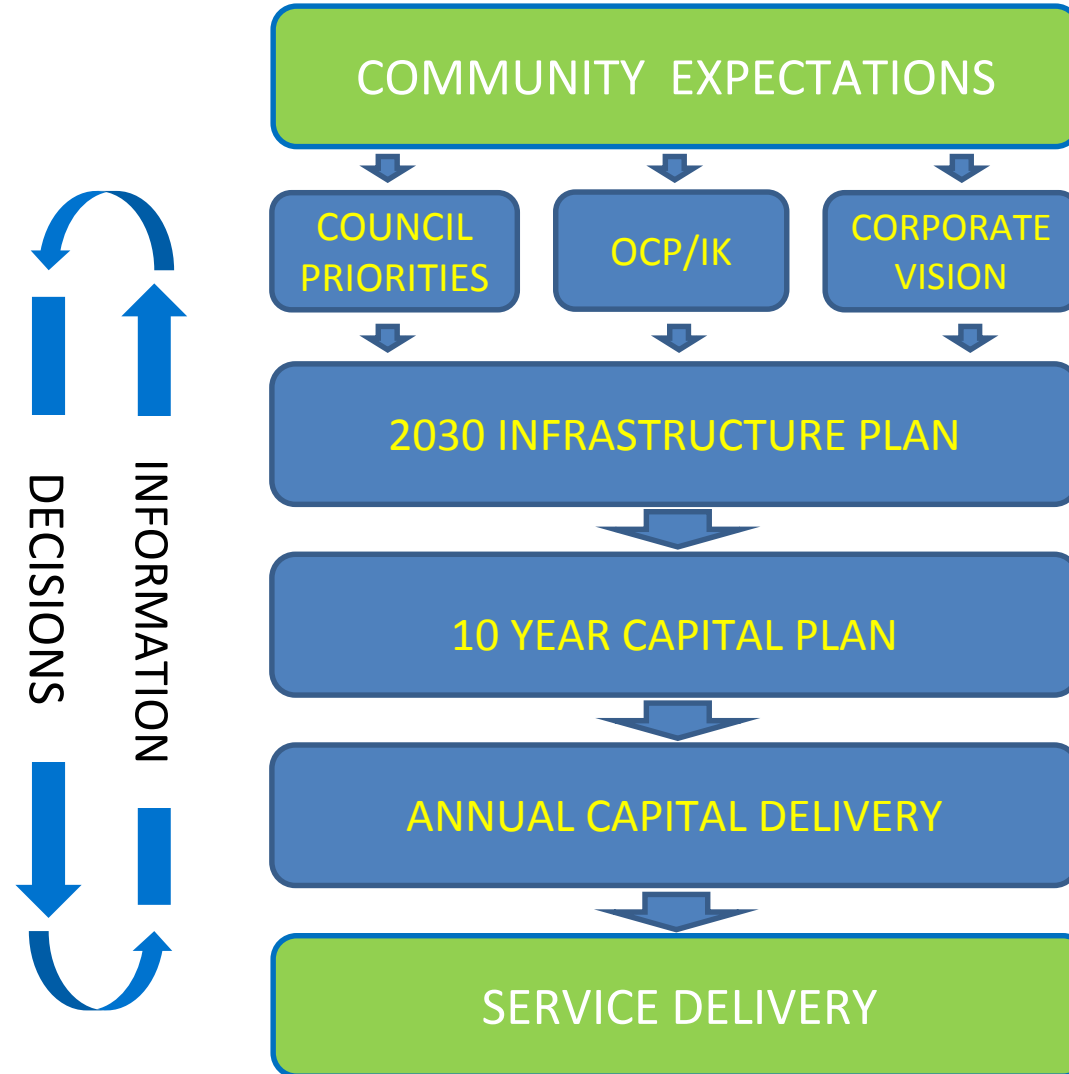
November 28th, 2022

Meeting Agenda

- ▶ Part 1 – Capital Plan Overview
 - ▶ How are the plans linked?
 - ▶ What is in the Capital Plan?
- ▶ Part 2 – Next Capital Planning Cycle
 - ▶ Capital Planning Process
 - ▶ Council's involvement
 - ▶ Where can I find the Plan?

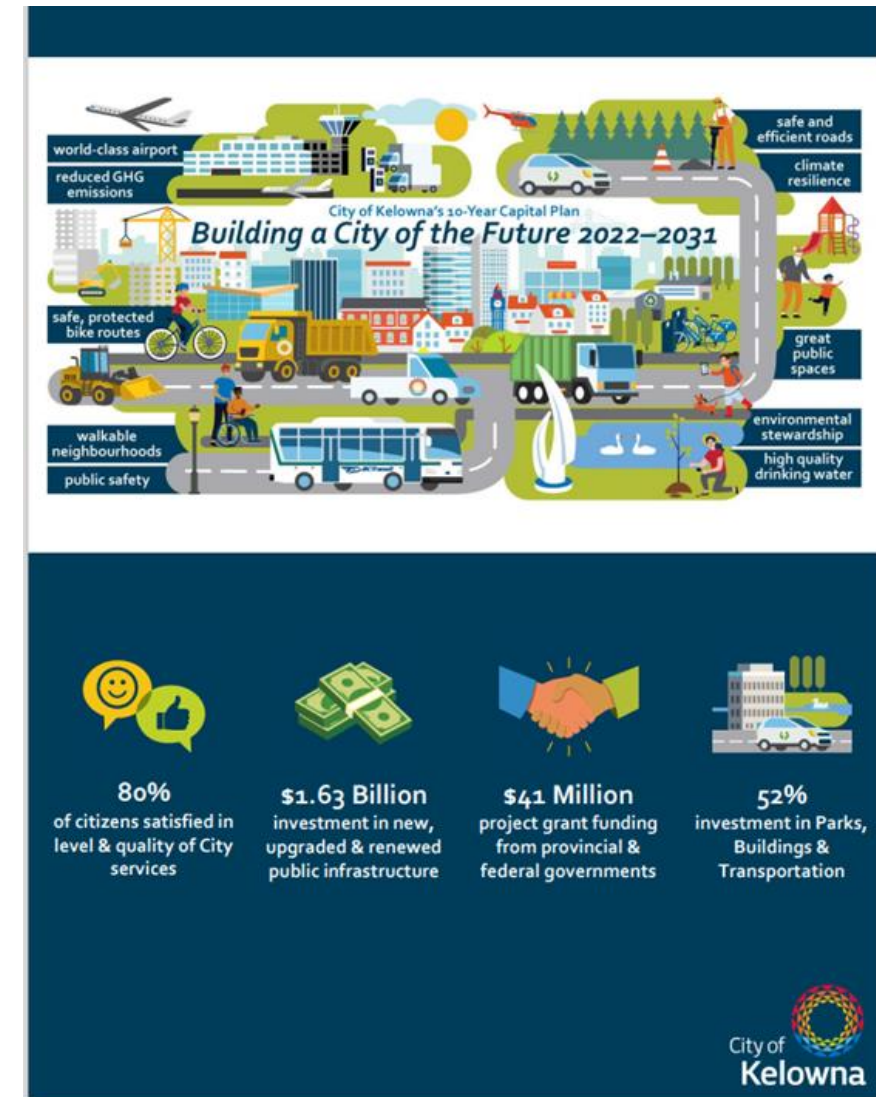


Capital Planning Continuum



10-Year Capital Plan

- ▶ Details capital investment required to support services for the next 10-years,
- ▶ Includes all of the City's 12 capital cost centres,
- ▶ Provides financial strategy for Priority 1 projects,
- ▶ Identifies projects that do not have adequate funding (Priority 2),
- ▶ Forecasts operating and maintenance costs,
- ▶ Tracks Infrastructure Deficit.



10-Year Infrastructure Investment

- ▶ Total: \$1.75 billion
 - ▶ Renewal 31%
 - ▶ New/Growth 69%
- ▶ Funding
 - ▶ 40% external funding (DCCs, grant, CWF, partnerships),
 - ▶ 60% City sources (taxation, Reserves, Borrowing, Utilities).

Cost Centre	This Plan (\$ million)	% Total
Airport	\$355*	20%
Transportation	\$307	18%
Buildings	\$290	17%
Parks	\$248	14%
Wastewater	\$197	11%
Water	\$118	7%
Solid Waste	\$61	3%
Vehicle or Mobile Equipment	\$55	3%
Real Estate and Parking	\$46	3%
Storm Drainage	\$45	3%
Fire	\$14	1%
Information Services	\$12	1%
Total	\$1,750	

* Airport capital updated to align with most recent budget forecast.

Kelowna International Airport

- ▶ Investment
 - ▶ \$355 million (20%)*
- ▶ Big Projects and Programs
 - ▶ Terminal expansion
 - ▶ Airside pavement
 - ▶ Hotel
 - ▶ East Lands development
 - ▶ Combined operations building
 - ▶ Airside equipment

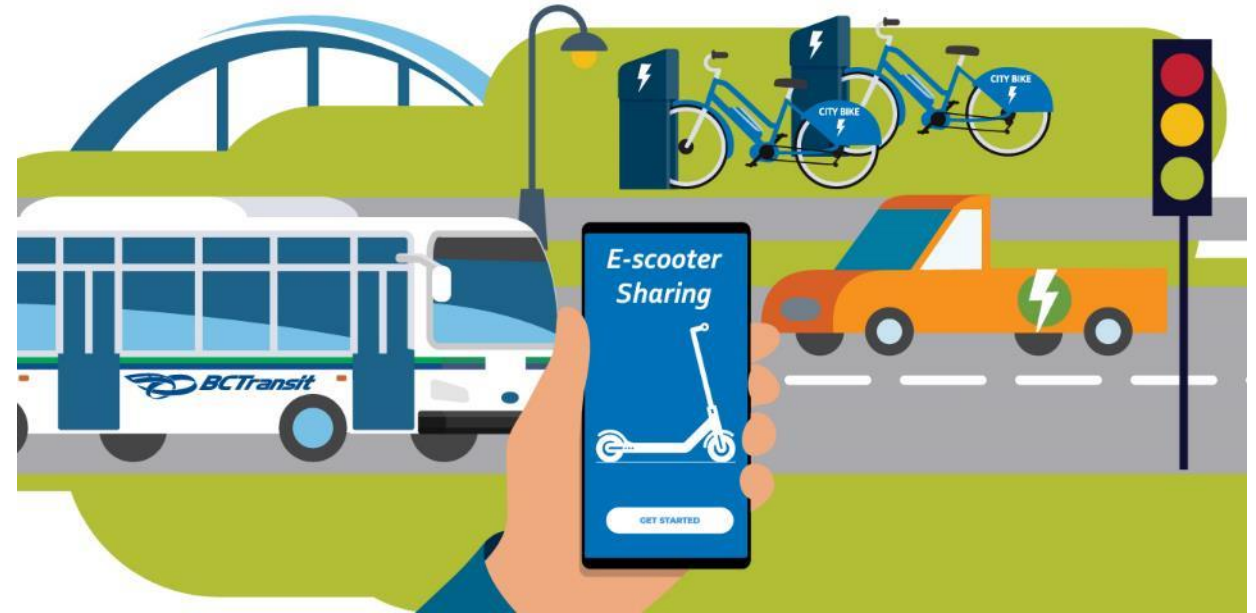


*Continuing to be
Your Link to the World.*

*Aligned with 2023 Proposed Budget, changes have been made as a part of the 2023 Budgeting process

Transportation

- ▶ Investment
 - ▶ \$307 million (18%)
- ▶ Big Projects & Programs (P1)
 - ▶ Active transportation & transit
 - ▶ Road improvements for growth
 - ▶ Road and bridge renewal
 - ▶ Sidewalk & Bicycle expansion
 - ▶ Safety & Traffic Control



*Making it easier for people to get around
by vehicle, transit, cycling & walking.*

Buildings

- ▶ Investment
 - ▶ \$290 million (17%)
- ▶ Big projects & programs (P1)
 - ▶ Kelowna Community Campus
 - ▶ CNC Expansion
 - ▶ North Glenmore Firehall
 - ▶ Park Washrooms
 - ▶ Mission Activity Centre
 - ▶ Buildings Renewal



*Expanding recreational, cultural,
& protective services facilities
to support a growing community.*

Parks

- ▶ Investment
 - ▶ \$248 million (14%)
- ▶ Big projects and programs (P1)
 - ▶ DCC parkland acquisition
 - ▶ Neighbourhood Parks
 - ▶ Community Parks
 - ▶ Recreation Parks
 - ▶ City-wide Parks
 - ▶ Linear & Natural Area Parks
 - ▶ Parks Renewal



Creating vibrant, animated spaces for the community to connect, enjoy & experience.

Wastewater

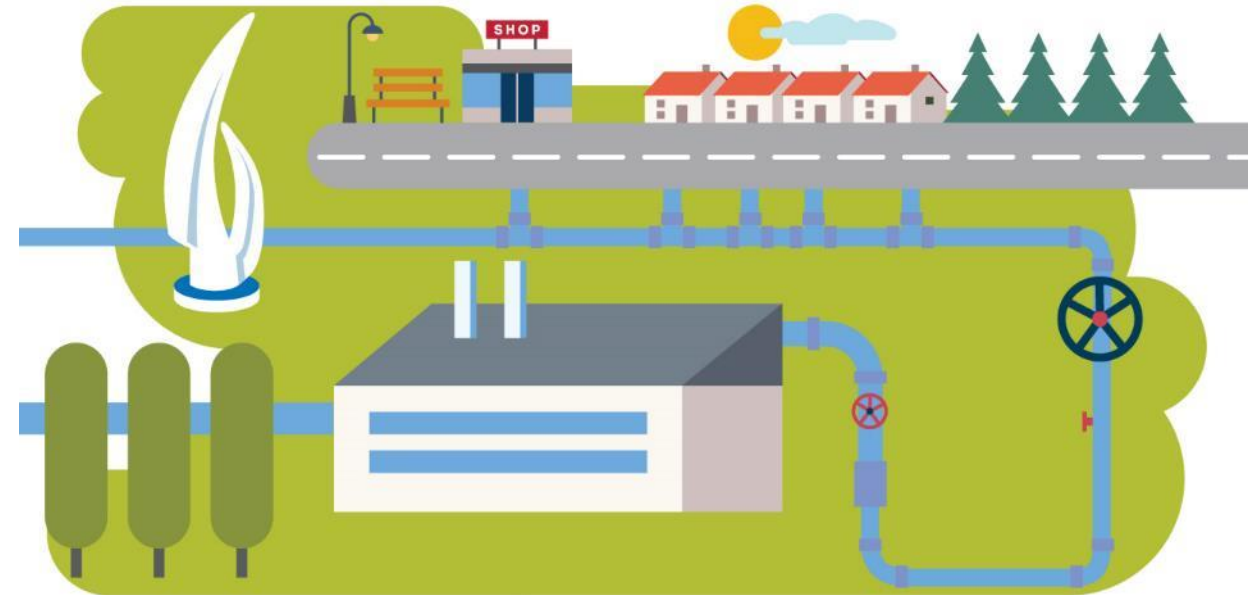
- ▶ Investment
 - ▶ \$197 million (11%)
- ▶ Big Projects & Programs (P1)
 - ▶ Infrastructure to support growth
 - ▶ Wastewater infrastructure Renewal
 - ▶ Biosolids Digestion
 - ▶ Septic removal projects



*Ensuring environmental stewardship,
community preparedness, & resiliency while
meeting regulatory requirements.*

Water

- ▶ Investment
 - ▶ \$118 million (7%)
- ▶ Big Projects & Programs (P1)
 - ▶ Water transmission & storage projects to support growth
 - ▶ Renewal of water infrastructure
 - ▶ Regulatory upgrades
 - ▶ Installation of water meters



*Delivering high-quality drinking water
& reliable irrigation water to
all City customers.*

Solid Waste

- ▶ Investment
 - ▶ \$61 million (3%)
- ▶ Big Projects and Programs (P1)
 - ▶ Expansion of the landfill footprint
 - ▶ Stockpiles and Reprocessing Areas
 - ▶ New stormwater management program



Operating a progressive, environmentally-aware site to manage, reduce, & divert waste that considers today's regional needs & future demands.

Storm Drainage

- ▶ Investment
 - ▶ \$45 million (3%)
- ▶ Big Projects and Programs (P1)
 - ▶ Mill Creek Flood Protection
 - ▶ Renewal of drainage infrastructure



Utilizing natural & engineered solutions to improve resiliency, flood mitigation, & water quality in a changing climate.

Real Estate and Parking

- ▶ Investment
 - ▶ \$46 million (3%)
- ▶ Big Projects and Programs (P1)
 - ▶ General Land Acquisition
 - ▶ Parking Infrastructure
 - ▶ Strategic Land Redevelopment



Investing in strategic land acquisition & providing state-of-the-art, well-maintained parking facilities.

Vehicles and Equipment

- ▶ Investment
 - ▶ \$55 million (3%)
- ▶ Big Projects & Programs (P1)
 - ▶ Vehicle & Equipment Renewal
 - ▶ Additional vehicles to support growth



Maintaining a reliable, sustainable fleet while Going Green & reducing GHGs.

Information Services

- ▶ Investment
 - ▶ \$12 million (1%)
- ▶ Big Projects & Programs (P1)
 - ▶ Front Office Equipment
 - ▶ Server and Data Storage
 - ▶ Major System Projects
 - ▶ Communications Network & Fibre Optics



*Transforming into a digital-first City
by supporting hardware, software, &
system infrastructure.*

Fire

- ▶ Investment
 - ▶ \$14 million (1%)
- ▶ Big Projects & Programs (P1)
 - ▶ New vehicles and equipment to support growth
 - ▶ Vehicle/Equipment Renewal
 - ▶ Communication Systems



Responding to calls with well-trained personnel equipped with the necessary equipment & tools when the community needs it the most.

Infrastructure Deficit

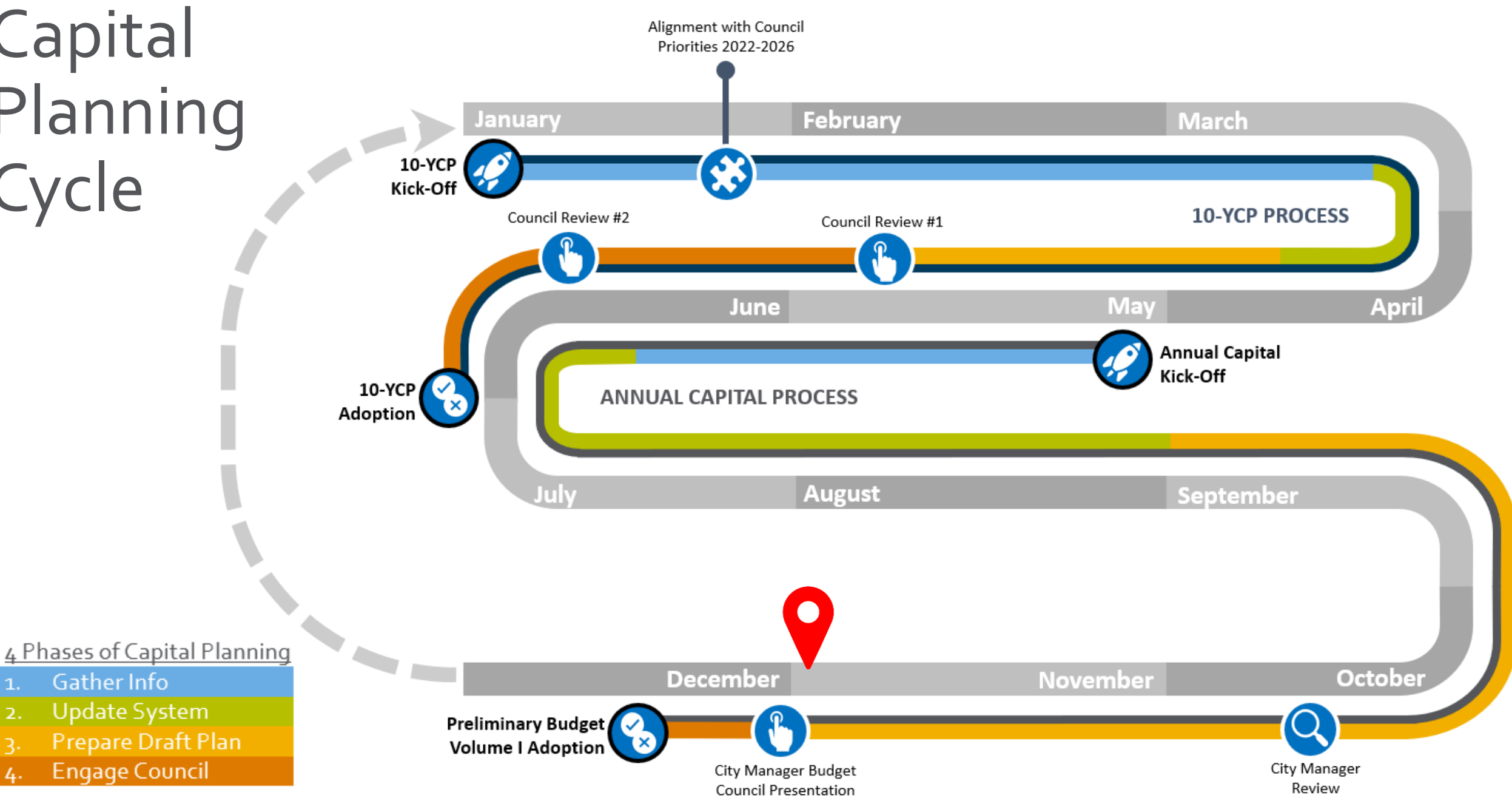
- ▶ Unfunded portion of P2 projects
 - ▶ Infrastructure Deficit = P2's less confirmed funding
 - ▶ \$744 M - \$134 M = \$610 M

	2018	2019	2020	2021	2022
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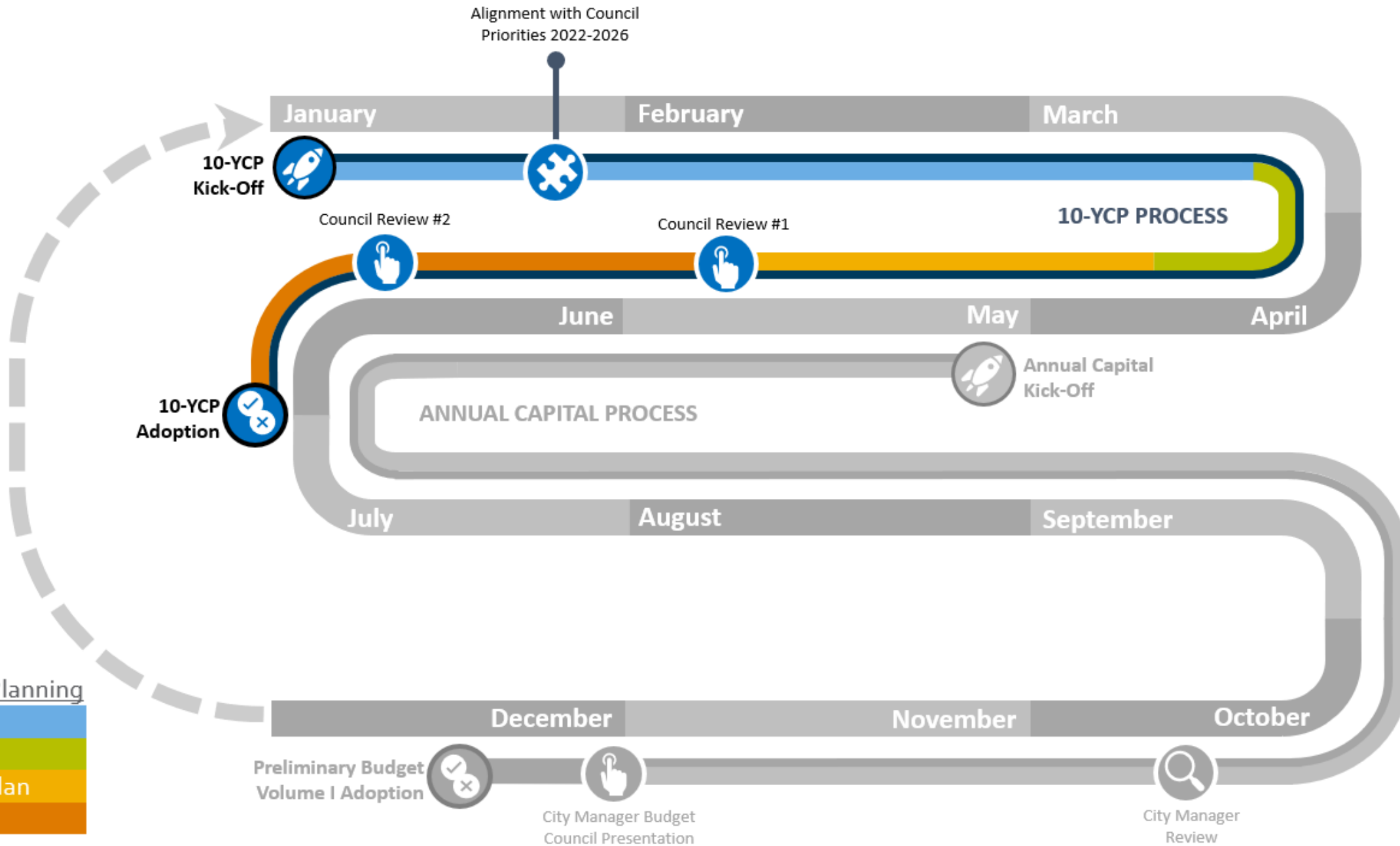
Part Two – Next Capital Planning Cycle

- ▶ Capital Planning Process Overview
- ▶ Council's involvement

Capital Planning Cycle



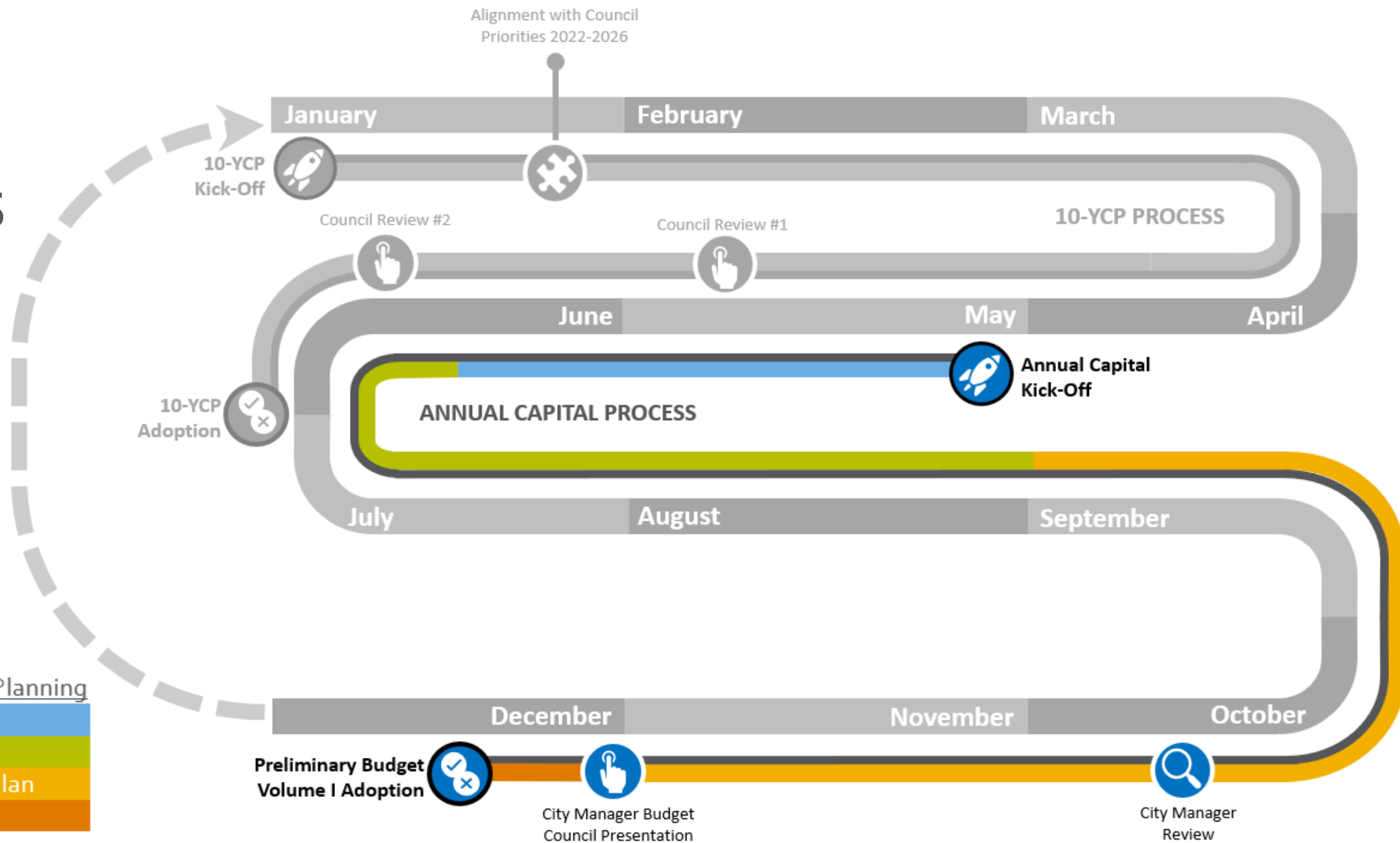
10-YCP Process



4 Phases of Capital Planning

1. Gather Info
2. Update System
3. Prepare Draft Plan
4. Engage Council

Annual Capital Process



Where to find 10-Year Capital Plan?

City website

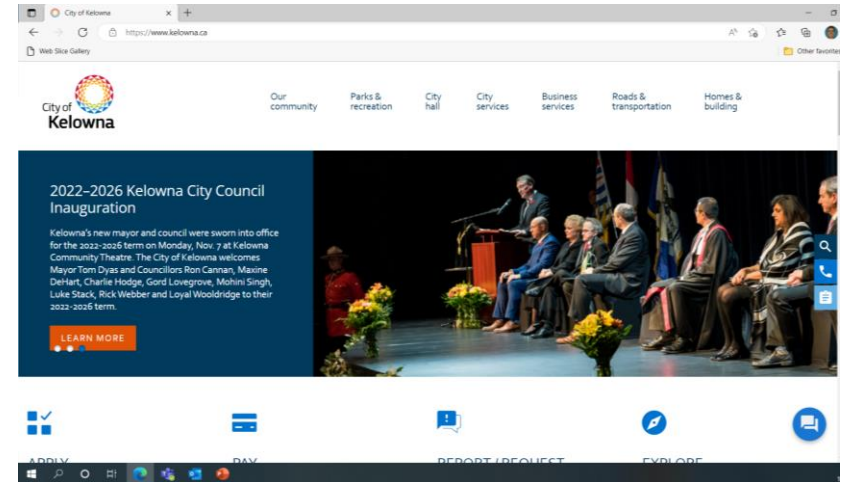
kelowna.ca

↳ City Hall

↳ Budget

↳ Infrastructure Planning

↳ [10-Year Capital Plan](#)



6 APPENDIX

Click on the cost centre names below to view its detailed financials.

 <p>300-Real Estate & Parking</p>	 <p>308-Information Services</p>
 <p>301-Buildings</p>	 <p>310-Vehicles</p>
 <p>302-Parks</p>	 <p>311-Fire</p>
 <p>304-Transportation</p>	 <p>312-Airport</p>
 <p>305-Solid Waste</p>	 <p>313-Water</p>
 <p>306-Storm Drainage</p>	 <p>314-Wastewater</p>

Compared to the Previous Plan

	Total P ₁ & P ₂ projects	611
✓	Completed or In-Progress	39
★	New	53
⊗	Cancelled or Removed	31
⊘	No changes	48
↑↑	OCP/TMP/20-YSP/MP	226
\$\$\$/-\$\$\$	+/- \$5mil	69

Where to find 10-Year Capital Plan System?

Internal website

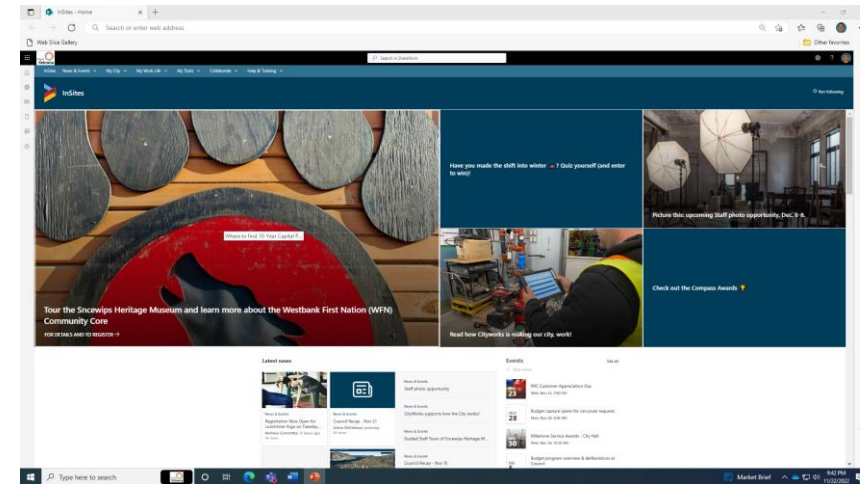
InSites

↳ My Tools

↳ Systems

↳ Public Works

↳ [10-Year Capital Plan \(Council Approved\)](#)



*InSites – only available to Council and Staff



Questions?

For more information, visit kelowna.ca.

Report to Council



Date: November 28, 2022

To: Council

From: City Manager

Subject: Kelowna Community Campus (Redevelopment of the PRC) – Project Framework

Department: Parks and Buildings Planning

Recommendation:

THAT Council receives, for information, this project update from Parks and Building Planning for the Kelowna Community Campus (KCC) project at Parkinson Recreation Park;

THAT Council directs staff to prepare a Council study trip for newly elected members of Council of similar facilities to the Lower Mainland.

Purpose:

To provide Council with an update on the KCC project.

Introduction:

PRC is more than a building to so many people in our community, as a welcoming and accessible place for social connection, activity, health and fun for the last 50 years.

Community engagement has shown that Kelowna residents strongly identify with personal recreation, community connection, and organized sports. By creating a positive atmosphere, these local facilities become essential to personal health and wellness, thereby reducing reliance on healthcare and other costly social services. In turn, recreation boosts the local economy and can also help contribute to overall economic development. Aside from the physical and mental health benefits, PRC offers social benefits and strives to be completely barrier-free. Community recreation centres help build strong, safe and inclusive communities, social interaction, volunteerism and civic pride.

The redevelopment of the Parkinson Recreation Centre has been identified in the 10-year Capital Plan for over a decade. In that time, critical work has been undertaken to establish the best strategy for delivering a facility that most effectively meets the needs of our growing and active population. To distinguish the new project from the existing PRC, the working title for the redevelopment of the entire Parkinson Recreation Park site is 'Kelowna Community Campus' (KCC). However the final name of the new facility will be determined by Council at a later date.

The 48-acre site is easily accessible by pedestrians, cyclists and transit users alike, and features many of the City's premier amenity spaces, including the Apple Bowl, the Parkinson Activity Centre, sports fields,

athletics, sport courts, Mill Creek, and access points to the Okanagan Rail Trail. It is adjacent to a future school site for School District #23 and is situated between two growing urban centres. The new facility, KCC, has been proposed as a multi-purpose campus that uses the synergies of all these elements to create a unique project that speaks to the nature of our outstanding and forward-thinking City. A facility of this calibre, and in partnership with a future school, increase the ability to host tournaments, both indoor and outdoor and develop athletes to a level that otherwise is not possible.

This first report is to inform Council on the need, guiding principles, partnership opportunities, and stakeholder and public engagement done to date. A series of subsequent reports in early 2023 is intended to provide Council with more detailed background on key decision points on the project scope, estimated budget and method of borrowing approval.

Background:

Kelowna has experienced rapid growth in recent decades, and this growth is projected to continue well into the future. Over the next 20 years, the City is expected to attract another 45,000 residents. More investment in recreation facilities will be needed just to maintain existing service levels for a growing population. The existing PRC is over capacity and in poor condition after serving our community for 50 years. The facility has had several additions using different building codes, standards and construction methods. The building envelope, pool membrane, mechanical and electrical systems are all at the end of their service life. The facility would require a multi-million-dollar investment to remain in operation in its current capacity. In terms of carbon emission, the existing PRC is among the top five worst-performing facilities owned and operated by the City. With the redevelopment of this facility, this project aims to become net-zero carbon emissions.

[A feasibility study](#) dating back to 2015 shows that the development of a new building delivers more long-term value for the public than the renovation of the existing PRC facility and is the best strategic investment for meeting future indoor and outdoor recreation needs. Findings in this study remain accurate in 2022. Comprehensive project information, past council reports and engagement summary is available at kelowna.ca/communitycampus.

Guiding Principles:

The following guiding principles were established as the backbone for prioritizing program needs, informing site configuration and to be used as a barometer to measure success as the project progresses through design and construction through to operations:

1. People-focused amenities
 - Focus on wellness and healthy living opportunities.
 - Encourage multi-generational integration.
 - Create a centre of excellence for health, recreation, culture and sport for all.
 - Facilitate new sport tourism opportunities.
2. Good stewards of public resources
 - Optimizing amenities and programming while being fiscally responsible and balancing cost containment.
 - Demonstrate leadership in responsibly building a thriving community with healthy, engaged citizens of a global society.
 - Minimize operation interruptions of existing sports fields and recreation centre.
 - Maintain the integrity and contiguous nature of the sports fields.

3. Innovative leadership
 - Create a precedent-setting facility with respect to design and sustainability.
 - Challenge expectations with bold innovation throughout the project.
 - Foster community inclusivity, pride and ownership.
4. Cultivate partnerships
 - Optimize opportunities for partnership with SD23 on the adjacent property.
 - Facilitate collaboration with other partners who share values and objectives.
 - Engage with the Indigenous community for collaboration opportunities.
5. Sustainability
 - Deliver a facility that demonstrates the City's commitment to responding to climate change through leadership in sustainable design and reducing greenhouse gas emissions.
 - Optimize sustainable design using unique site opportunities while respecting the boundaries of the Mill Creek floodplain.
 - Incorporates multi-modal transportation opportunities, including improving connectivity through enhancing trail networks, considering the proximity to transit routes.
 - Create pedestrian campus feel, with safety and security in mind.

Public & Stakeholder Engagement:

Engagement with stakeholders and the public from 2015 to 2022 confirms the community values, social connection, and recreation use, both casual and organized, and strongly supports the development of KCC. Equitable access to a diverse range of opportunities for people of all ages, abilities and identities is a fundamental objective for the community.

Community partners in health, sport and recreation have been engaged as part of past technical analysis, including the recent functional programming update in 2021. A statistically valid telephone survey was conducted in September 2021 to gauge the public's desire for KCC. Participants were asked questions about current use and unmet needs, community benefits, and tax tolerance.

Findings from the survey include:

- 82% of those surveyed supported building a new recreation facility to replace the PRC (including 51% 'strongly' and 31% 'somewhat').
- 79% expressed support for a property tax increase (45% support a smaller tax increase and 34% supported a larger tax increase for a facility which can provide greater services and amenities over the longer term. One-in-five (19%) say they oppose any tax increase for a replacement recreation facility.

Discussions with thirteen stakeholder groups were also held in 2021, along with an online survey of potential user groups, frontline PRC staff and stakeholders (45 organizations) to confirm demand for the types of spaces proposed in the new KCC. Individual interviews were completed with representatives from six potential partners: Okanagan College, University of British Columbia Okanagan Campus, Interior Health Authority, Pacific Sport Okanagan, Tourism Kelowna, and the Kelowna Museum Society.

Consultation in 2022 built upon a multi-year technical process and aimed to understand the community's priorities and aspirations for the future of this invaluable community asset. Residents were also given information to help illustrate the many possibilities for the new facility, as well as the benefits to the community. Engagement revealed sustained enthusiasm for the redevelopment of the PRC. Residents value the existing site immensely and recognize the role it plays in building a healthy, vibrant, connected community. In summary, the public expressed a desire for KCC to be:

- first and foremost, a place for fitness, health and wellness;
- a multi-purpose hive of activity that is bright, open and embraces the natural environment, and should include places to relax, recreate, socialize and play;
- warm and welcoming to all, serving a diverse range of resident needs; and
- a facility where design quality and durability are prioritized.

More detailed results of the statistically valid survey in categories including facility use, community benefits, unmet needs, barrier to access, and tax tolerance will be presented in Q1 of 2023 to Council, along with a summary of the stakeholder and broader public engagement.

Engagement with Westbank First Nation is ongoing with the additional goal of celebrating the authentic, living culture of the syilx Okanagan people and encouraging genuine placemaking. Further engagement with complementary tenants, partners and School District #23 will be explored to assess the benefits of integrating education, recreation, health, and wellness holistically on the campus site to optimize the new facility's service, operations and revenue potential.

Council touchpoints and schedule:

In acknowledgement of the need for additional context and background appropriate for the scale and complexity of the KCC project, a series of activities, check-ins and decision points are proposed for Q1 2023:

- A tour of the PRC followed by Lower Mainland recreation facilities for the Mayor and councillors. This tour provides a lived understanding of how other facilities operate and feel.
- Review of Council tour of facilities in the Lower Mainland and presentation on municipal comparables.
- Project report informing Council on the details of the statistically valid survey, the public engagement, stakeholder engagement and functional program. Council confirmation will be sought for the project scope and updated functional program.
- Based on project scope and functional program, the project budget will be presented to Council. Details will be provided describing the funding for the project and in particular the process for borrowing funds. Council approval will be sought for the project budget.
- In preparation for confirmation of the method of elector approval for long-term borrowing, Council will receive a presentation on the implications of assent voting (ie. referendum) versus an alternative approval process in terms of cost and timeline. Council confirmation will be sought as to the method of elector approval.
- 1st, 2nd, & 3rd reading of the Loan Authorization Bylaw to be presented for Council approval.

Subject to the direction given by Council, the current project schedule is proposed as follows:

2023:

- Electoral approval for project budget
- Validation of schematic design
- Detailed design commences and pre-order of key building elements.

2024: Construction on site commences.

2026/2027: KCC open for public use.

Internal Circulation:

Partnerships & Investments

Active Living & Culture

Financial Services

Communications

Transportation

Operations

Infrastructure Delivery

Existing Policy:

Imagine Kelowna called to create great public spaces and opportunities for people of all ages, abilities and identities, grow vibrant urban centres and limit sprawl, build healthy neighbourhoods for all, nurture entrepreneurship and collaboration, support innovation, and take action in the face of climate change.

2040 OCP sets a strategic course for the next 20 years as to how our city should grow.

2040 Transportation Master Plan (TMP) sets the direction for a vibrant city where people and places are conveniently connected by diverse transportation options.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirement:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by:

R. Parlane, Parks & Buildings Planning Manager

Approved for inclusion:



D. Edstrom, Divisional Director, Partnerships & Investments



Kelowna Community Campus

The Redevelopment of Parkinson Recreation Centre Site

Project Framework

Monday 28th November 2022

GUIDING PRINCIPLES FRAMEWORK



People focused



Good stewards



Innovative



Cultivate
partnerships



Sustainable

PEOPLE-FOCUSED AMENITIES



MYRTLE BEACH SPORTS CENTRE



WEST VANCOUVER COMMUNITY CENTRE



TIMMS COMMUNITY CENTRE - LANGLEY

GOOD STEWARDS OF PUBLIC RESOURCES – optimizing program while being fiscally responsible



MUBANE COMMUNITY PARK, MUBANE, NORTH CAROLINA



HILLCREST COMMUNITY CENTRE + RILEY PARK, VANCOUVER

INNOVATIVE DESIGN LEADERSHIP



WEST VANCOUVER AQUATIC CENTRE + WEST VANCOUVER COMMUNITY CENTRE, ACTIVE MOVEMENT GYM

CULTIVATE PARTNERSHIPS



WEST VANCOUVER COMMUNITY CENTRE



NEW WESTMINSTER COMMUNITY CENTRE

SUSTAINABILITY



HILLCREST COMMUNITY CENTRE, VANCOUVER



WEST VANCOUVER COMMUNITY CENTRE

PROCESS TO DATE





Reimagining Parkinson Recreation Centre



City of  Kelowna

Engagement

Engagement Tactics and Data Examined



Public Telephone Survey (2021)

300 interviews exploring public appetite for PRC redevelopment



Stakeholder Discussion Sessions (2021)

5 sessions with 13 stakeholder groups



Online Group Survey (2021)

45 responses from PRC user groups surveyed online



Partner Interviews (2021)

6 robust discussions



Cultural Engagement Findings

Cultural Facilities Master Plan engagement data reviewed



Public Survey (2022)

“Get Involved” survey with Q&A and discussion forum



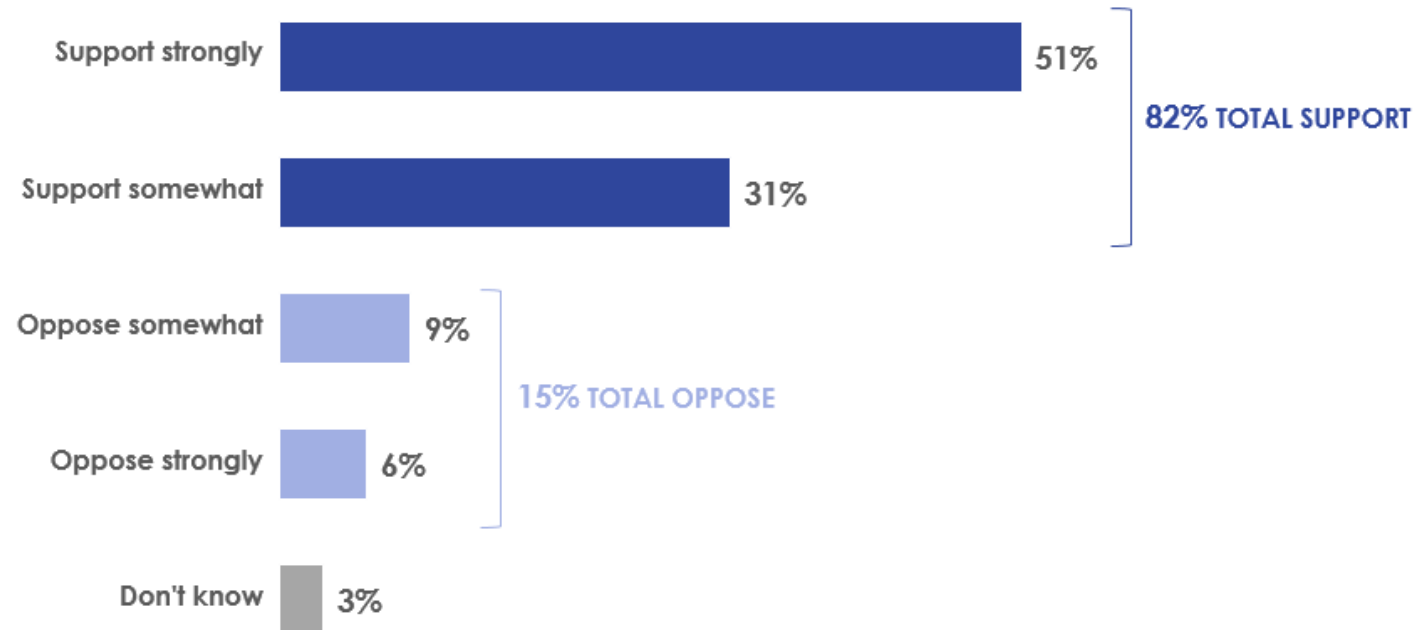
Info Sessions (2022)

2 information sessions at PRC

PUBLIC SURVEY – RANKING OF GUIDING PRINCIPLES

People-focused amenities: health wellness and competitive opportunities; inclusive and multigenerational	1
Sustainability: pedestrian campus feel that incorporates connectivity of multi-modal transportation; respect Mill Creek floodplain; commitment to reducing GHG's	2
Good stewards of public resources: Optimizing amenities balanced with fiscal responsibility; considerate of operation through construction	3
Cultivating partnership: Ensure opportunities to collaborate with partners including Indigenous communities, and school district	4
Innovative leadership: design fosters community pride; sets bold sustainability targets	4

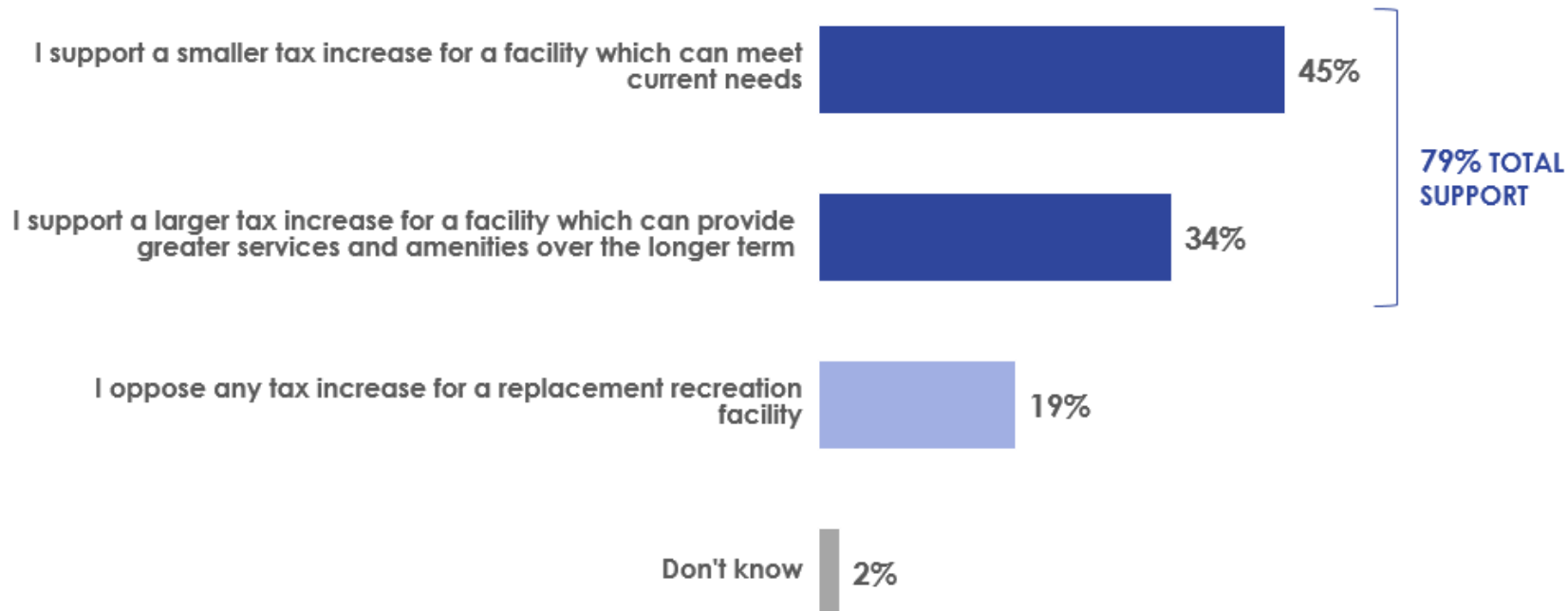
Support for Building New Recreation Facility to Replace Parkinson Recreation Centre



Base: All respondents (n=300)

Q8. In general, do you support or oppose building a new publicly owned recreation facility in Kelowna that would replace the Parkinson Recreation Centre? (Is that strongly or somewhat support/oppose?)

Support for Property Tax Increase to Help Fund Construction of New Recreation Facility to Replace Parkinson Recreation Centre



Base: All respondents (n=300)

Q14. Which one of the following statements best represents your view towards a property tax increase to help fund the construction of a new recreation facility to replace the Parkinson Recreation Centre?

2021: Functional program, survey and
stakeholder engagement



2022 Council tour
"Get it right" directive



2022: Confirmation of building location, guiding
principles and public engagement completed

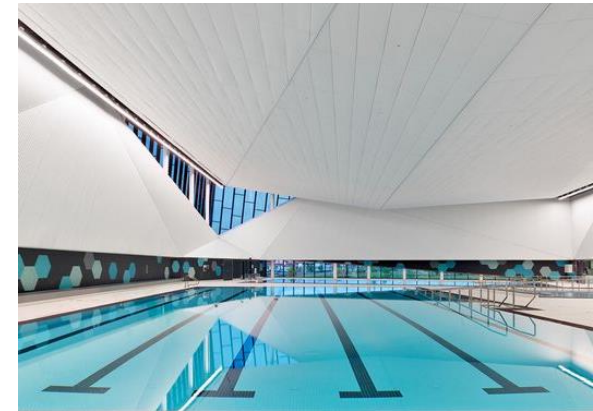
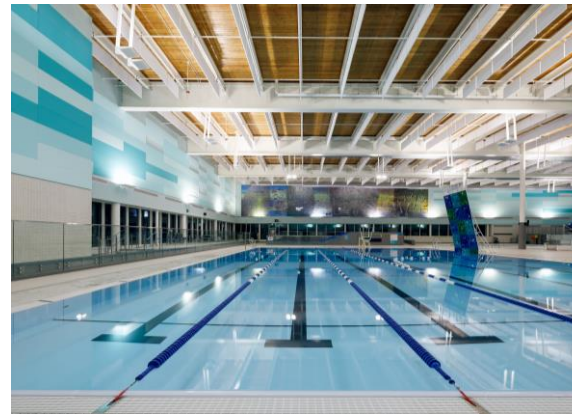


2023: Confirmation of revised
functional program

Aquatic Centre

Health and wellness focus

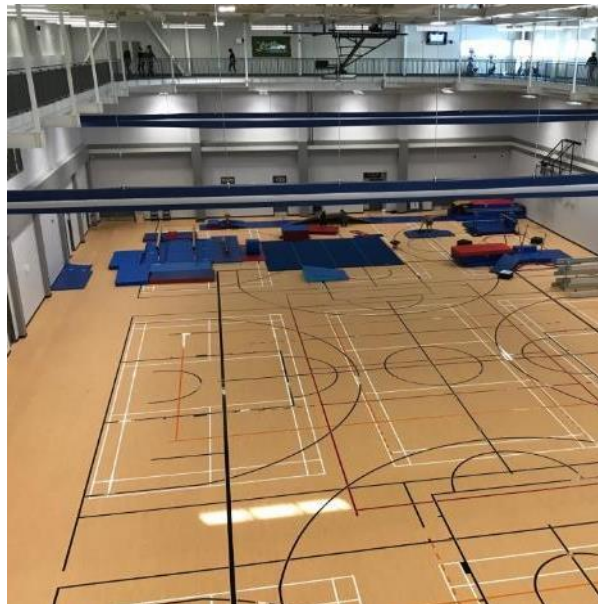
- ▶ 25m Lap Pool
- ▶ Family Leisure Pool
- ▶ Sauna
- ▶ Hot Tubs
- ▶ Cold Plunge



Athletic Components

Community Focused Athletics

- ▶ Triple Gym Complex
- ▶ Walking / Running Track
- ▶ Fitness Centre



General Program Spaces

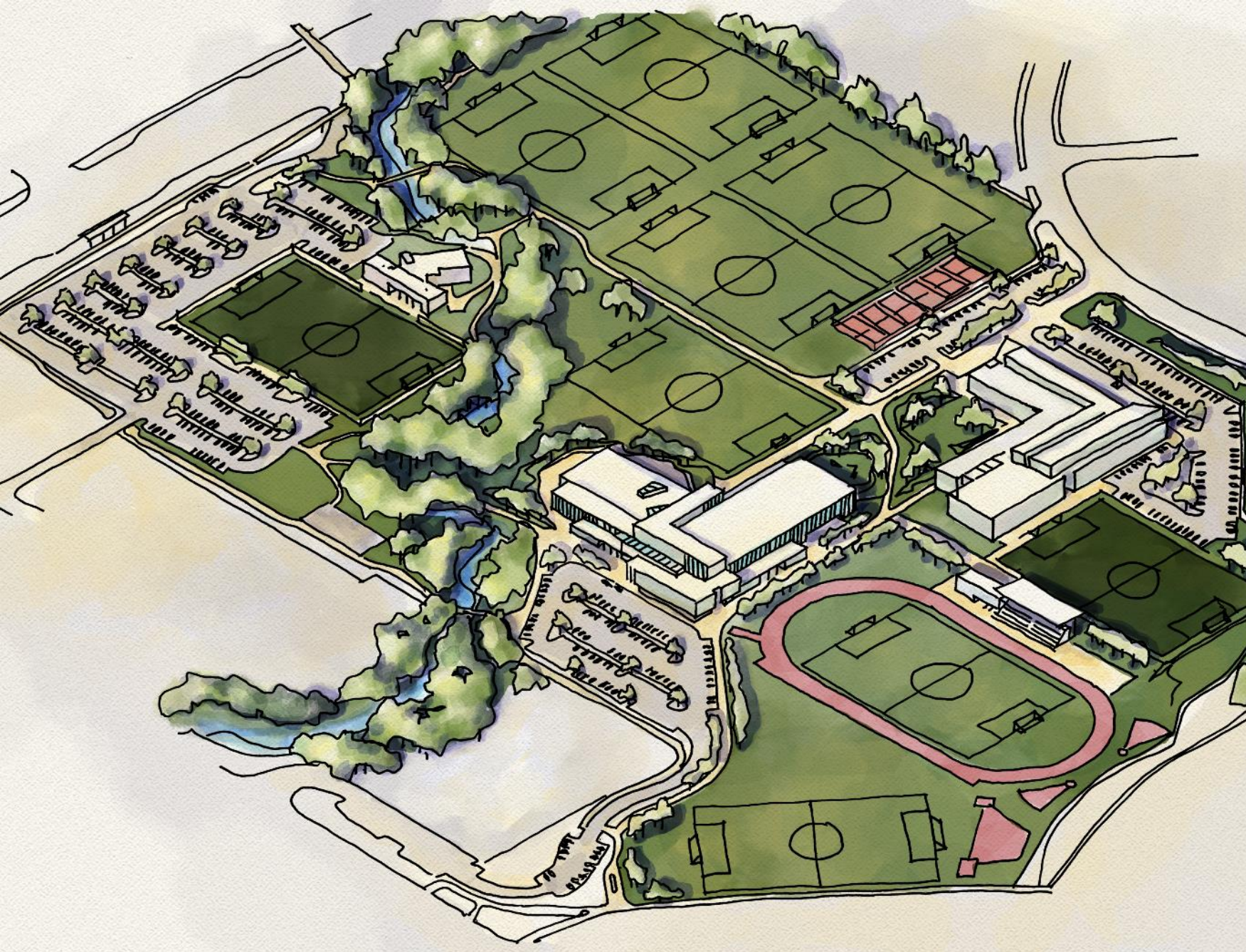
Community Focused Programming

- ▶ Large Flexible Spaces
- ▶ Complimentary Support Amenities

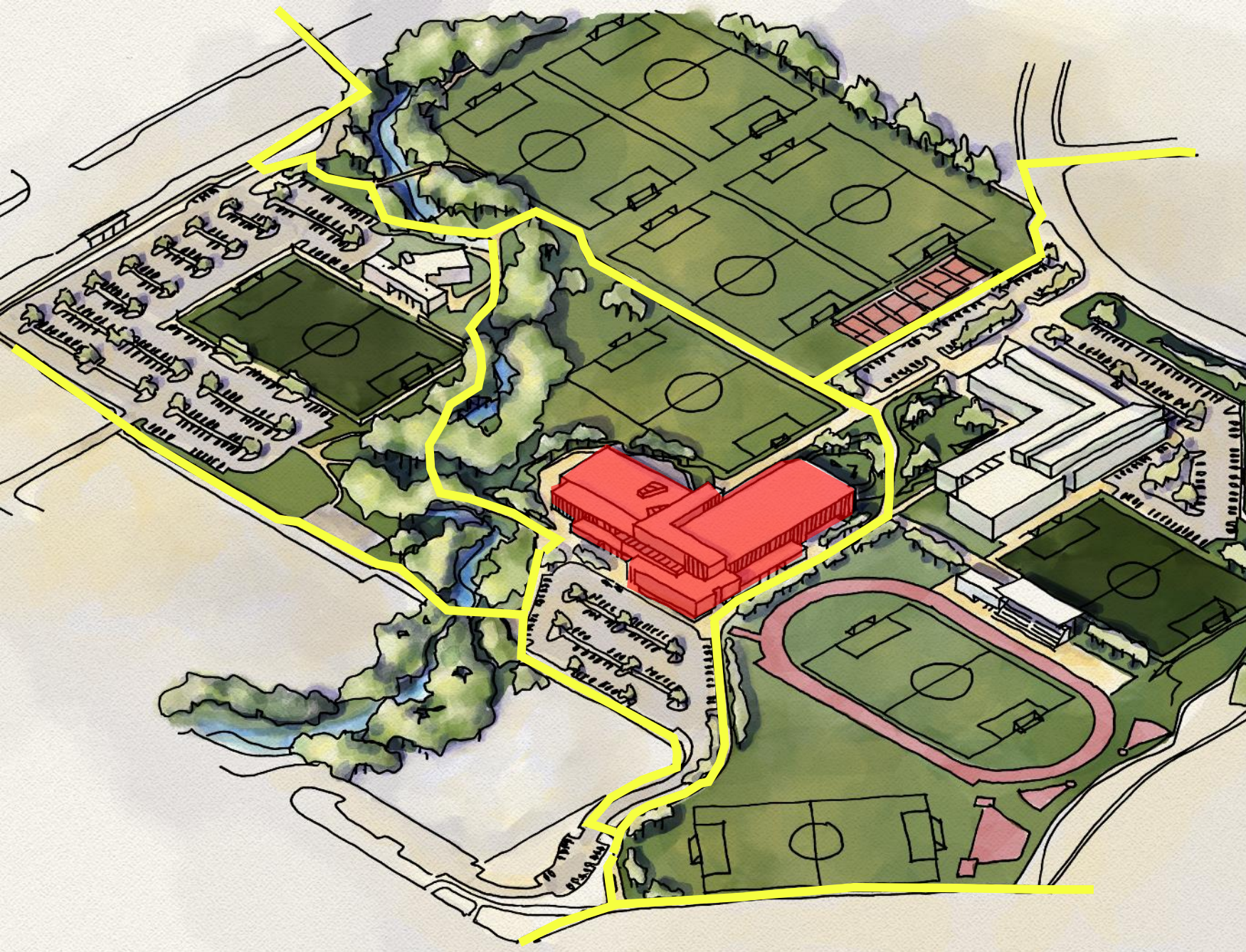


Creating a True Community Hub

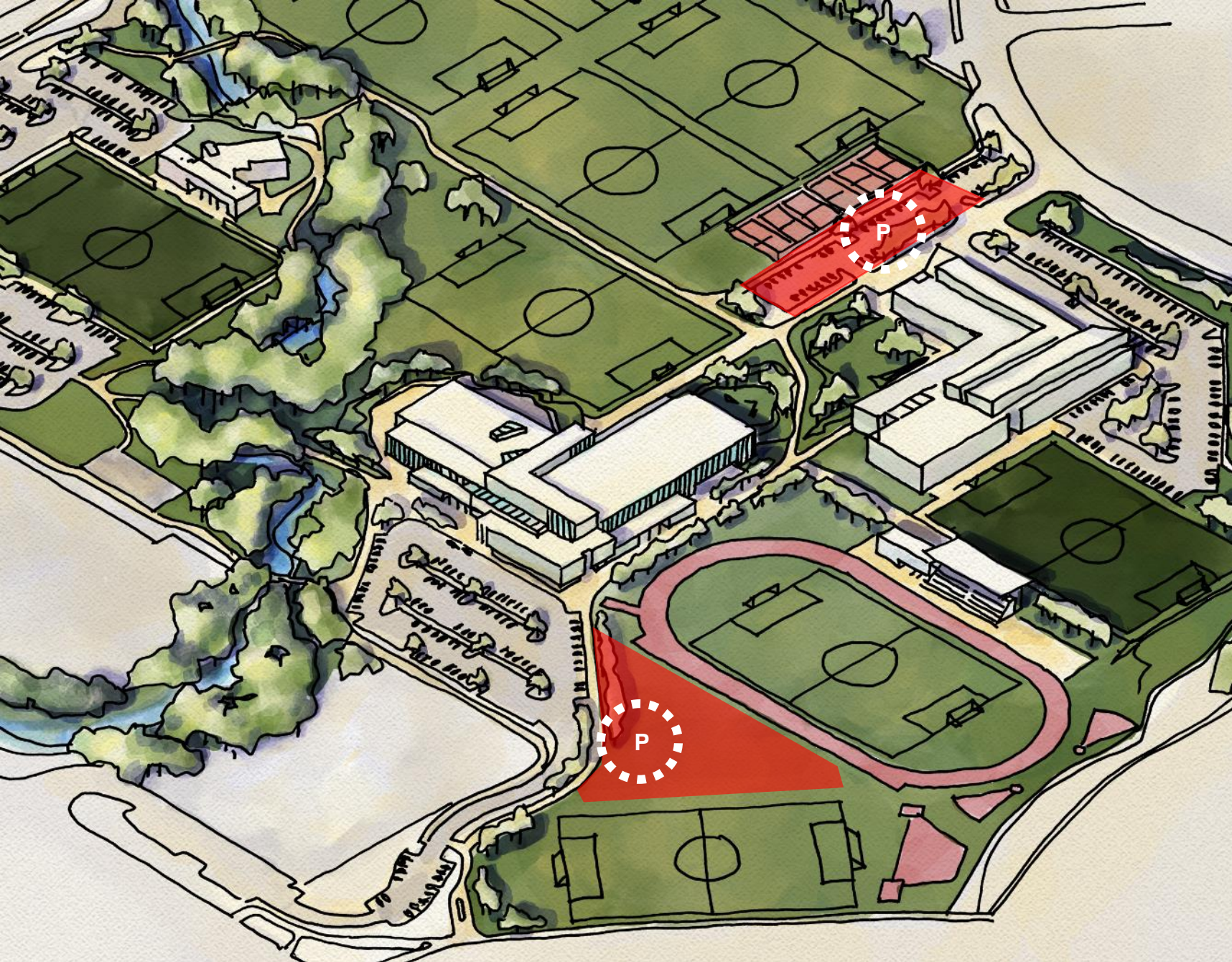




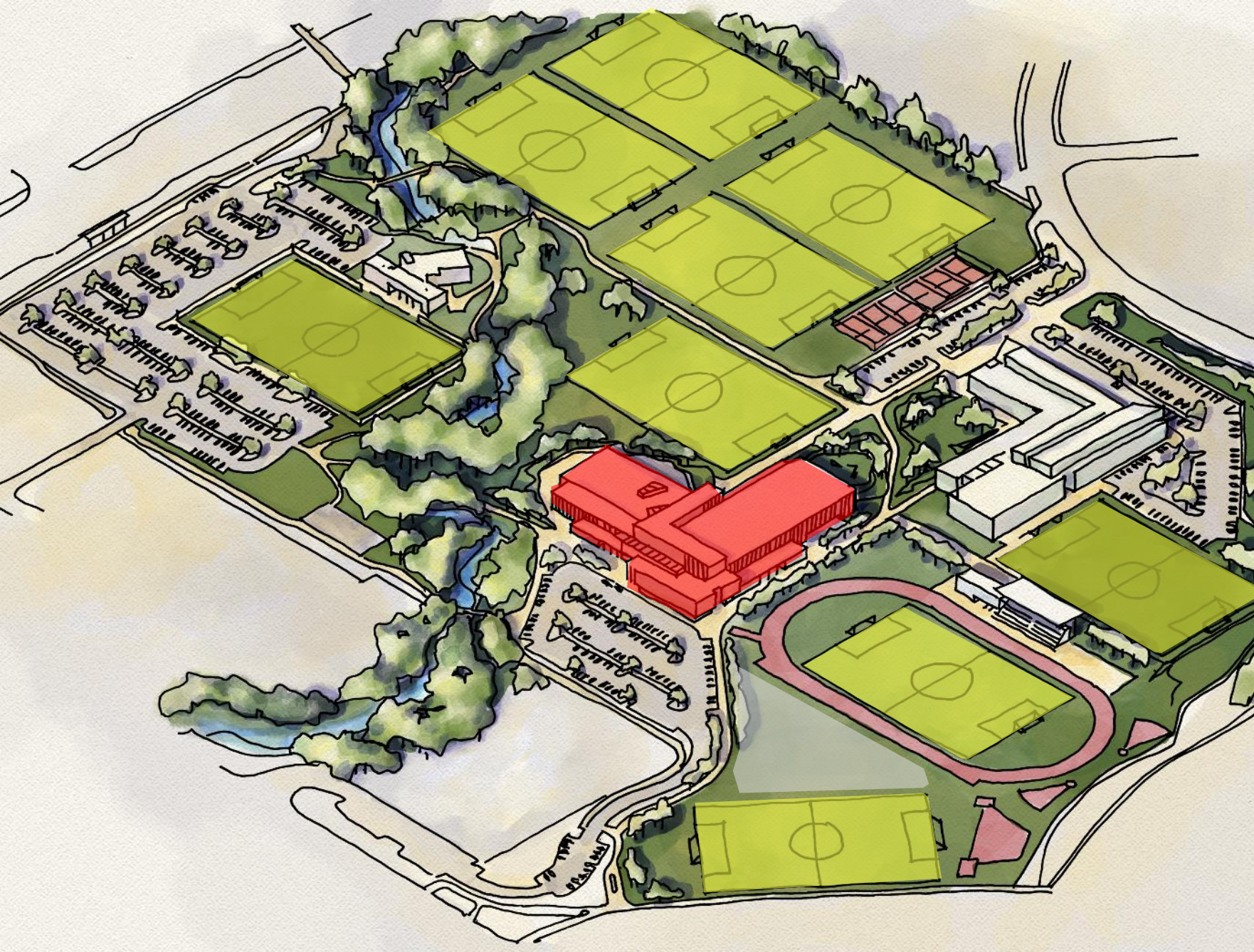
CO-LOCATED CAMPUS MODEL –
A PARK SETTING



PARK LINKAGE THROUGH
PEDESTRIAN AND CYCLING
CORRIDORS

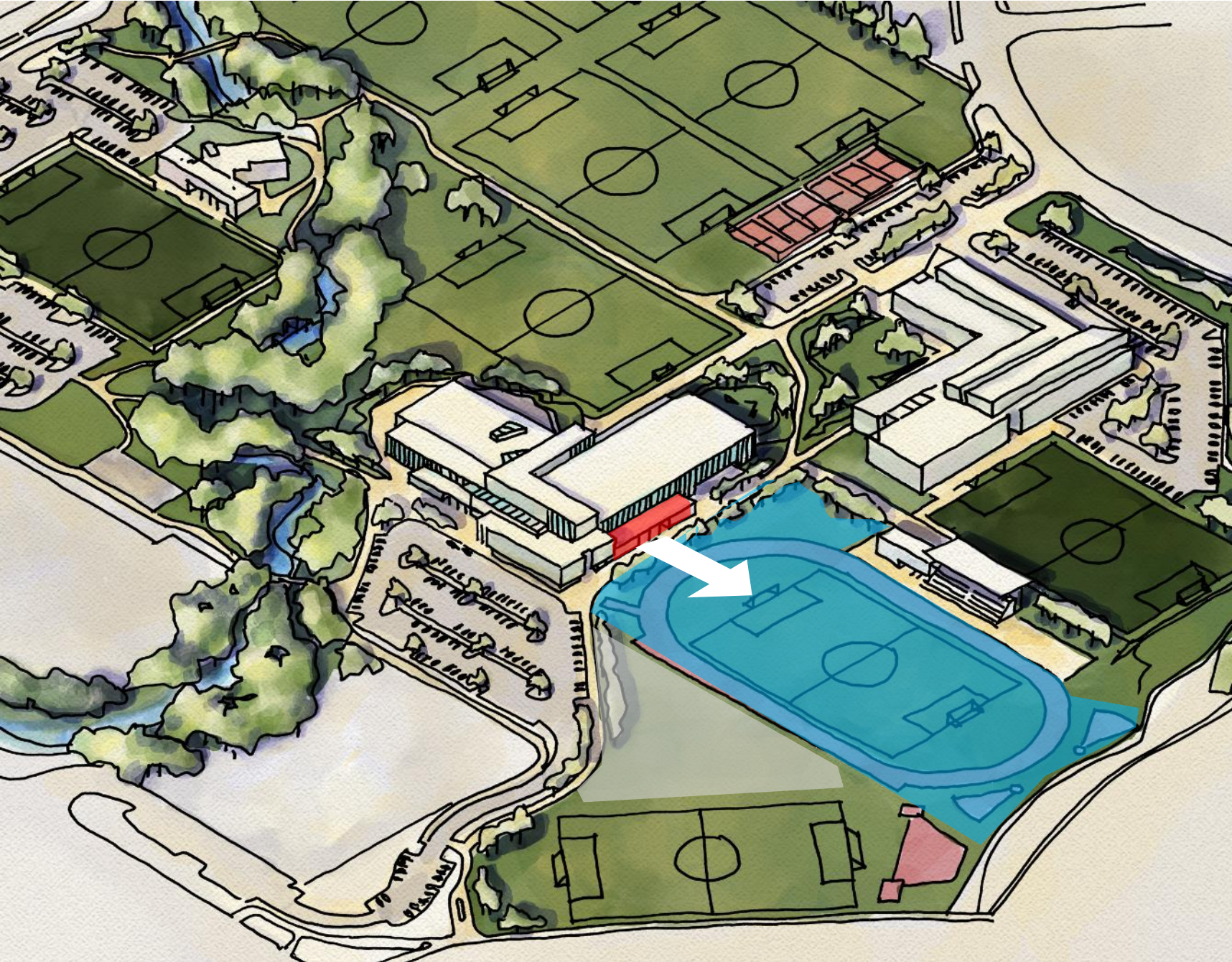


CO-LOCATED CAMPUS MODEL –
ADDITIONAL PARKING OPPORTUNITY



CO-LOCATED CAMPUS MODEL –
OUTDOOR TOURNAMENTS

CO-LOCATED CAMPUS MODEL –
CONNECTION TO ATHLETIC TRACK

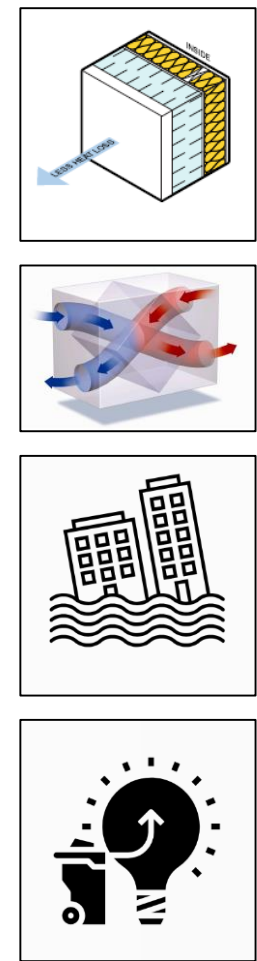


CONNECTION TO TRACK AND TURF FIELDS



MINORU CENTER FOR ACTIVE LIVING, RICHMOND BC





SUSTAINABILITY

