

City of Kelowna
Regular Council Meeting
AGENDA



Monday, October 28, 2024
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

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

This Meeting is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

2. Confirmation of Minutes

3 - 9

PM Meeting - October 21, 2024

3. Public in Attendance

3.1 2024 UBCM Award – Excellence in Asset Management

10 - 11

To notify Council of the receipt of a 2024 UBCM Award for Excellence in Asset Management.

4. Development Application Reports & Related Bylaws

4.1 Osprey Ave 459 - Z24-0034 (BL12717) - 1347431 B.C. Ltd., Inc.No. BC1347431

12 - 40

To rezone the subject property from the UC5 – Pandosy Urban Centre zone to the UC5r – Pandosy Urban Centre Rental Only zone to facilitate a rental apartment building.

4.2 Rezoning Bylaws Supplemental Report to Council

41 - 42

To receive a summary of notice of first reading for Rezoning Bylaw No. 12708 and to give the bylaw further reading consideration.

4.3 Glenmore Dr 1256, 1260,1270 - BL12708 (Z24-0029) - Various Owners

43 - 43

To give Bylaw No. 12708 first, second and third reading in order to rezone the subject properties from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone.

4.4	ARP21-0001 - Mill Site Area Redevelopment Plan (Submission 6)	44 - 117
	To receive the concept plan for the Mill Site and authorize proceeding with technical studies, public engagement and developing the final plan of the Mill Site Area Redevelopment Plan.	
5.	Non-Development Reports & Related Bylaws	
5.1	2024 - 2025 BC Active Transportation Grant Application	118 - 120
	To authorize staff to apply for a BC Active Transportation Infrastructure Grant for the Rutland Neighbourhood Bikeway (Phase 1) and KLO Bridge Replacement.	
5.2	Wastewater Utility 2025 Budget and Rates	121 - 164
	To provide Council with information on the wastewater utility, consider budget items for the 2025 wastewater operating and capital budget, and to set wastewater utility rates for 2025.	
5.3	BL12719 - Amendment No. 43 to Sewerage System User Bylaw No. 3480	165 - 166
	To give Bylaw No. 12719 first, second and third reading.	
5.4	Water Utility 2025 Budget	167 - 204
	To provide Council with information on the water utility and consider budget items for the 2025 capital and operation budget.	
5.5	Landfill and Solid Waste 2025 Rates	205 - 251
	To seek Council's approval to amend the Solid Waste Management Regulation Bylaw to update the fee schedules for selected wastes to align with the proposed 2025 operating and capital budgets.	
5.6	BL12703 - Amendment No. 14 to Solid Waste Management Regulation Bylaw No. 10106	252 - 256
	To give Bylaw No. 12703 first, second and third reading.	
6.	Mayor and Councillor Items	
7.	Termination	



**City of Kelowna
Regular Council Meeting
Minutes**

Date:	Monday, October 21, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart, Charlie Hodge*, Gord Lovegrove, Mohini Singh, Luke Stack and Rick Webber
Members Absent	Councillor Loyal Wooldridge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Deputy City Clerk, Michael Jud*; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith*; Long Range Planning Manager, Robert Miles*; Planner Specialist, Tracy Guidi*; Development Planning Department Manager, Nola Kilmartin*; Development Planning Manager, Dean Strachan*; Planner, Andrew Furguson*; Development Planning Manager, Trisa Atwood*; Planner, Jason Issler*; Planner, Mark Tanner*; Event Development Supervisor, Chris Babcock*; Cultural Services Manager, Christine McWillis*; Divisional Director, Partnership & Investments, Derek Edstrom*; Grants & Special Projects Manager Kirby March*; Planner, Lauren Sanbrooks*; Housing Policy and Programs Manager, James Moore*; Legislative Technician, Natasha Beauchamp
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 1:30 p.m.

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

This Meeting is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

2. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT the Minutes of the Regular Meetings of October 7, 2024 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Official Community Plan GHG Targets and Tree Canopy Targets - TA24-0016 (BL12711) - City of Kelowna

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Official Community Plan Text Amendment Application No. TA24-0016 to amend Kelowna 2040 – Official Community Plan Bylaw No. 12300 as outlined in Schedule "A" attached to the Report from the Long Range Planning Department dated October 21, 2024, be considered by Council;

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

AND FURTHER THAT Council considers the public process outlined in the report from Long Range Planning, dated October 21, 2024, to be appropriate consultation for the purpose of Section 475 of the Local Government Act.

Carried

3.2 Official Community Plan GHG Targets and Tree Canopy Targets - BL12711 (TA24-0016) - City of Kelowna

Moved By Councillor Webber/Seconded By Councillor Cannan

THAT Bylaw No. 12711 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

3.3 Valley Rd 728 - Z24-0035 (BL12712) - 1138742 B.C. Ltd., Inc. No. BC1138742

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor DeHart/Seconded By Councillor Cannan

THAT Rezoning Application No. Z24-0035 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 Section 29 Township 26 ODYD Plan EPP80501, located at 728 Valley Rd, Kelowna, BC from the MF3 – Apartment Housing zone to the MF3r – Apartment Housing Rental Only zone, be considered by Council.

Carried

3.4 Fizet Ave 399 - Z24-0043 (BL12713) - Preeti Yadav and Manish Yadav

Staff:

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

Moved By Councillor Lovegrove/Seconded By Councillor Stack

THAT Rezoning Application No. Z24-0043 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 45 Section 26 Township 26 ODYD Plan KAP52738, located at 399 Fizet Ave, Kelowna, BC from the MF1 – Infill Housing zone to the MF1cc – Infill Housing with Child Care Centre, Major zone, be considered by Council.

Carried

3.5 Rezoning Bylaws Supplemental Report to Council

3.6 Rezoning and Text Amendment Applications.

3.6.1 Hwy 97 N 4690 - BL12706 (Z24-0005) - City of Kelowna

3.6.2 Barlee Rd 1857, 1869, 1879 - BL12707 (Z24-0024) - Barlee Road Development GP Ltd., Inc. No. BC1450498

3.6.3 St. Paul St 1355 - BL12709 (Z24-0044) - 1247752 B.C. Ltd., Inc. No. BC1247752

3.6.4 Lougheed Rd 230-240 - BL12710 (TA24-0010) - Various Owners

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Bylaw Nos. 12706, 12707, 12709 and 12710 each be read a first, second and third time.

Carried

3.7 Nickel Rd 215 235 - Z23-0007 (BL12536) - Extension Request

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT in accordance with Development Application and Heritage Procedures Bylaw No. 12310, the deadline for the adoption of Rezoning Bylaw No. 12536, be extended from June 19, 2024, to June 19, 2025;

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

Carried

3.8 ITEM WITHDRAWN - Leathead Rd 165 - Z23-0072 (BL12632) - Extension Request

Staff:

- Provided reasons for the extension request to be withdrawn.

4. Bylaws for Adoption (Development Related)

4.1 Bennett Rd 1602, 1855 - BL12664 (OCP23-0008) - Lakeside Communities Inc.

Moved By Councillor stack/Seconded By Councillor DeHart

THAT Bylaw No. 12664 be adopted.

Carried

4.2 Bennett Rd 1602, 1855 - BL12665 (Z23-0047) - Lakeside Communities Inc.

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Bylaw No. 12665 be adopted.

Carried

4.3 Cross Rd 1951 - BL12676 (Z23-0071) - City of Kelowna

Moved By Councillor Webber/Seconded By Councillor Cannan

THAT Bylaw No. 12676 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Council Policy Updates - Liquor

Staff:

- Displayed a PowerPoint Presentation outlining the changes to the various Council policies related to liquor and responded to questions from Council.

Moved By Councillor Cannan

THAT Council Policy No. 310 being Designated Driver Awareness Program be rescinded;

AND THAT Council Policy No. 223 being Liquor Licenses in Parks and Stadiums and Facilities be revised as outlined in the Report from Development Planning Department & Active Living and Culture dated October 21, 2024;

AND FURTHER THAT Council Policy No. 359 being Liquor Licensing Policy & Procedures be revised as outlined in the Report from Development Planning Department & Active Living and Culture dated October 21, 2024.

Due to lack of seconder the motion failed.

The meeting recessed at 2:26 p.m.

The meeting reconvened at 2:36 p.m.

5.2 Updates to Liquor Licence Application Procedures and Fees

Staff:

- Recommended the item be deferred.

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Council defer updates to Liquor Licence Application Procedures and Fees pending the broader liquor policy review.

Carried

5.3 BL12715 - Amendment No. 5 to Development Application and Heritage Procedures Bylaw No. 12310

Bylaw was not considered due to Item 5.2 being deferred.

5.4 BL12716 - Amendment No. 3 to the Development Application Fees Bylaw No. 12552

Bylaw was not considered due to Item 5.2 being deferred.

5.5 Growing Canada's Community Canopies Grant

Staff:

- Provided an overview of the grant application and associated projects to plant trees.

Moved By Councillor DeHart/Seconded By Councillor Cannan

THAT Council receives, for information, the report from the Partnerships Office dated October 21, 2024 with respect to the Growing Canada's Community Canopies Grant;

AND THAT Council directs staff to apply for grant funding to the Growing Canada's Community Canopies Grant program, administered through the Federation of Canadian Municipalities;

AND THAT Council authorizes staff to execute all documents necessary to complete and manage the grant;

AND FURTHER THAT if that grant application is successful, the Financial Plan be amended to include the receipt of funds.

Carried

5.6 North End Plan - Draft Plan

Staff:

- Displayed a PowerPoint Presentation outlining the draft North End Plan, infrastructure needs, next steps and responded to questions from Council.

Moved By Councillor Cannan/Seconded By Councillor Singh

THAT Council endorse in principle the draft North End Plan as set out in the report from Long Range Policy Planning dated October 21, 2024;

AND THAT staff be directed to bring forward for adoption a final version of the North End Plan with a series of bylaw amendments to implement the plan.

Carried

5.7 Tenant Protection and Relocation Assistance

Staff:

- Displayed a PowerPoint Presentation outlining options for tenant relocation assistance and tenant protection and responded to questions from Council.

Councillor Hodge left the meeting at 3:50 p.m.

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Council receives for information the report from the Housing Policy and Programs and Social Development Departments, dated October 21, 2024, regarding Tenant Protection and Relocation Assistance;

AND THAT Council directs Staff to further explore and report back on Option 2, Moderate Shift, as an action in the Housing Action Plan as described in the report from the Housing Policy and Programs and Social Development Departments, dated October 21, 2024.

Carried

6. Resolutions

6.1 Draft Resolution - Council Tour of Transit Supportive Corridors

Moved By Councillor Webber/Seconded By Councillor DeHart

THAT a portion of the Regular AM Council Meeting scheduled for Monday, November 4, 2024 be at a location other than City Hall Council Chamber, being various transit supportive corridor locations along Pandosy Street and Lakeshore Drive, Richter Street, Clement Avenue, Gordon Drive, and Bernard Avenue, Kelowna, BC, starting at 8:30 am;

AND THAT the public not be permitted to attend this portion of the Meeting in-person due to its locations and travel requirements.

Carried

7. Mayor and Councillor Items

Mayor Dyas:

- Congratulated the Okanagan Sun Football Organization and Team for a great season and wished them well at the Canadian Junior Football League National Semi-Final in Regina, Saskatchewan.

Councillor Webber:

- Congratulated Councillor DeHart on the successful United Way Drive Thru Breakfast Fundraiser.

Councillor DeHart:

- Thanked everyone for their assistance with the success of the United Way Drive Thru Fundraiser.
- Spoke to their attendance at the Metro Come Together Gala Fundraiser.

Councillor Hodge returned to the meeting at 4:05 p.m.

Councillor Lovegrove:

- Congratulated Councillor DeHart on the successful United Way Drive Thru Breakfast Fundraiser.
- Spoke to the Kelowna Rotary Club's Season of Giving Calendar Fundraiser and noting all funds stay in the community.

Councillor Cannan:

- Congratulated Councillor DeHart on the successful United Way Drive Thru Breakfast Fundraiser.
- Inquired about the status of Council receiving an update on business licence renewal notices for short term rentals in 2025.

Councillor Singh:

- Congratulated Councillor DeHart on the successful United Way Drive Thru Breakfast Fundraiser.
- Spoke to their attendance at a Cricket Tournament on behalf of the Mayor.

Councillor Hodge:

- Congratulated Councillor DeHart on the successful United Way Drive Thru Breakfast Fundraiser.

8. Termination

This meeting was declared terminated at 4:12 p.m.

Mayor Dyas

City Clerk

Michael J. ...

Deputy City Clerk

lb/acm

DRAFT

Report to Council



Date: October 28, 2024
To: Council
From: City Manager
Subject: 2024 UBCM Award – Excellence in Asset Management
Department: Capital Planning & Asset Management

Recommendation:

THAT Council receives, for information, the report from Capital Planning & Asset Management dated October 28, 2024, regarding the receipt of the 2024 UBCM Excellence in Asset Management Award.

Purpose:

To present Council with 2024 UBCM Excellence in Asset Management Award.

Background:

The annual Union of BC Municipalities (UBCM) Community Excellence Awards recognize and celebrate member local governments that have implemented projects or programs that showcase outstanding initiatives. The awards are designed to profile innovation and unique approaches and serve to inspire other communities to adopt similar projects and programs in their own communities.

The City of Kelowna was presented the 2024 UBCM – Excellence in Asset Management Award for Implementing the Computerized Maintenance Management Systems (CMMS) – Cityworks. The award category recognizes UBCM members that have developed and implemented a comprehensive system of asset management policies and practices, exceeding accepted best practices such as the International Infrastructure Management Manual, ISO 55000 or Asset Management for Sustainable Service Delivery: A BC Framework.

Over the past decade, the City of Kelowna has made significant strides in asset management, including the adoption of the Cityworks enterprise asset management system. This award recognizes not only the implementation of cutting-edge technology but also the comprehensive and pragmatic approach the City has taken to manage its diverse and valuable assets. The Cityworks system, with its GIS-based platform, has transformed how the City oversees and maintains municipal assets, ensuring sustainable service delivery, improving maintenance efficiency, and lowering lifecycle costs. The success of this initiative is a result of the City’s unwavering commitment to excellence, continuous engagement, and the ability to leverage digital transformation for better decision-making.

This prestigious accolade is a testament to the City's hard work, dedication, and innovative spirit in advancing our asset management program. These efforts have not only enhanced the efficiency and accountability of the City's asset management practices but also built the capacity for our staff to deliver superior services to our community. This award reflects the collective dedication and expertise of over 700 staff members across 28 business areas who use Cityworks to manage more than 30,000 city assets valued more than \$7 billion.

Winning this award is a remarkable achievement and a significant milestone in our journey towards excellence in asset management. It underscores the importance of our work and the positive impact it has on our city's infrastructure and services.

Internal Circulation:

General Manager, Corporate Services
Divisional Director, Partnership & Investment
General Manager, Infrastructure Division
Asset Manager
Financial Planning Manager
Budget Supervisor
Fire Chief
Fleet Services Manager
Information Services Department Manager
Infrastructure Operations Department Manager
Parks & Buildings Planning Manager
Transportation Engineering Manager
Utility Planning Manager
Utility Services Manager

Considerations not applicable to this report:

Financial/Budgetary Considerations:
Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Existing Policy:
Personnel Implications:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation:

Submitted by:

J. Shaw, Manager, Capital Planning & Asset Management

Approved for inclusion:

J. Sass, General Manager, Corporate Services

cc:

REPORT TO COUNCIL REZONING



Date: October 28, 2024
To: Council
From: City Manager
Address: 459 Osprey Ave
File No.: Z24-0034

	Existing	Proposed
OCP Future Land Use:	UC – Urban Centre	UC – Urban Centre
Zone:	UC5 – Pandosy Urban Centre	UC5r – Pandosy Urban Centre Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z24-0034 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A District Lot 14 ODYD Plan EPP120981, located at 459 Osprey Ave, Kelowna, BC from the UC5 – Pandosy Urban Centre zone to the UC5r – Pandosy Urban Centre Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in an Attachment “A” attached to the Report from the Development Planning Department dated October 28, 2024.

2.0 Purpose

To rezone the subject property from the UC5 – Pandosy Urban Centre zone to the UC5r – Pandosy Urban Centre Rental Only zone to facilitate a rental apartment building.

3.0 Development Planning

Staff support the proposed rezoning from the UC5 – Pandosy Urban Centre zone to the UC5r – Pandosy Urban Centre Rental Only zone. The proposed rezoning would facilitate a rental-only apartment building, which is supported by key direction within the Healthy Housing Strategy to promote and protect rental housing. The proposed rezoning is also consistent with Official Community Plan (OCP) Policies which encourage diverse housing tenures and City of Kelowna housing partnerships within the Urban Centre.

Lot Area	Proposed (m ²)
Gross Site Area	2,732 m ²
Road Dedication	n/a
Undevelopable Area	n/a
Net Site Area	2,732 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	UC5 – Pandosy Urban Centre	Single Detached Dwelling(s)
East	UC5 – Pandosy Urban Centre	Single Detached Dwelling
South	UC5 – Pandosy Urban Centre	Apartment Housing and Retail
West	UC5 – Pandosy Urban Centre	Single Detached Dwelling(s)

Subject Property Map: 459 Osprey Ave



The subject property is in the Pandosy Urban Centre and is located on Osprey Avenue, near the intersection with Pandosy Street. The surrounding area is primarily zoned UC5 – Pandosy Urban Centre and the surrounding area has a mix of single-dwelling housing, apartment housing and commercial.

4.1 Background

A Development Permit Application (DP22-0194) for the subject property was approved by Council on March 13th, 2023. The four-storey building consists of 44 residential units and 60 residential parking spaces. Following approval, the applicant decided to move forward with a rental-only building. This application to rezone to the rental-only subzone will allow them to qualify for the Revitalization Tax Exemption (RTE) program. The Development Permit expires on March 13th, 2025.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 4.12. Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres		
Policy	4.12.3.	Encourage a range of rental and ownership tenures to support a variety of households, income levels and life stages. Promote underrepresented forms of tenure, including, but not limited to co-housing, fee-simple row housing, co-ops, and rent-to-own.
Diverse Housing Tenures.		
<i>The proposal would facilitate a rental-only apartment in an Urban Centre.</i>		

6.0 Application Chronology

Application Accepted: July 19, 2024
 Neighbourhood Notification Summary Received: October 4, 2024

Report prepared by: Tyler Caswell, Planner II
Reviewed by: Dean Strachan, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:
 Attachment A: Development Engineering Memorandum
 Attachment B: Site Plan
 Attachment C: Summary of Public Information Session

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.

CITY OF KELOWNA
MEMORANDUM

Date: August 26, 2024
File No.: Z24-0034
To: Urban Planning (TC)
From: Development Engineering Branch (MH)
Subject: 459 Osprey Ave. UC5 to UC5r

The Development Engineering Department has the following comments associated with this application to rezone from the UC5 – Pandosy Urban Centre zone to the UC5r – Pandosy Urban Centre Rental Only zone to facilitate a rental apartment.

Works and Services attributable at time of Building Permit are contained in the Development Engineering memo under file DP22-0194.

The Development Engineering Technologist for this file is Aaron Sangster (asangster@kelowna.ca).

1. SITE-SPECIFIC REQUIREMENTS

- a. Latecomer Agreement – Gore-Osprey Watermain
 - i. Frontage length of 15.24 m for lot 5 Plan KAP5927
 - ii. \$790.89/m calculated Aug. 2, 2024
 - iii. Total latecomer charge = \$12,053.16

M Hobbs

Melissa Hobbs, P.Eng., PMP
Development Engineer

AS

ATTACHMENT		A
This forms part of application		
# Z24-0034		
Planner Initials	TC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

459 Osprey Summary.

- a) Date the mail outs or face-to-face notification was completed **Sept 16, 2024 they were mailed.**
- b) Methods of notification (mail out, face-to-face, website, etc.) **Mail out see attached letter**
- c) List of all addresses notified I have attached the Label list. **It went to all the addresses on the list you provided except for the property we own**
- d) Details of the types of information provided **Letter sent is attached**
- e) Any feedback or key issues received from the neighbors **One email concern see attached**
- f) Outline any changes to the project resulting from neighbors notification. **No changes**

ATTACHMENT _____ C	
This forms part of application # Z24-0034	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

(A)
Proof of mailing

Parcasy.

Sept 16/2024

Canada Post/Postes Canada
LONDON DRUGS #048
104 - 375 ST ALBERT TRAIL
ST ALBERT, AB T8N 5E0
GST/TPS#119321495

2024/09/16 13:26:36 Nora
CC104576 W/G 2

G/S 1 @ \$99.00 \$99.00
P2024 COIL OF 100/P2024 ROULEAU 100

SUBTL/SOUS-TOTAL \$99.00
GST/TPS \$4.95
TOTAL \$103.95

CDN Cash/Espèces CAN. \$120.00
RND. CHG./MONNAIE ARRONJIE -\$16.05

Receipt required for all eligible returns
within 30 days of purchase./
Reçu requis pour tous les retours
admissibles dans les 30 jours suivant
l'achat.

Tell us how we did today. Complete the
survey at canadapostsurvey.ca or text
survey to 55555 and enter to WIN one of
two \$250 Prepaid Visa Cards. (Standard
message and data rates would apply for
text message.)/

Parlez-nous de votre expérience
aujourd'hui. Répondez au sondage sur le
site sondagepostescanada.ca ou envoyez un
message texte à sondage au 55555 et tourez
la chance de GAGNER l'une des deux cartes
Visa prépayées de 250\$. (Les frais
standard pour les messages textes et les
données s'appliquent.)



2124-10104576-2-1548169-14

WWW.CANADAPOST.CA/WWW.POSTESCANADA.CA

ATTACHMENT C

This forms part of application
Z24-0034

Planner Initials **TC**

City of **Kelowna**
DEVELOPMENT PLANNING



(C) Mailing list

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2783 Bath St
Kelowna BC, V1Y 1M4

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2674 Gore St
Kelowna BC, V1Y 1M7

ATTACHMENT C

This forms part of application
Z24-0034

Planner
Initials TC



City of
Kelowna
DEVELOPMENT PLANNING

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2684 Gore St
Kelowna BC, V1Y 1M7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
431 Osprey Ave
Kelowna BC, V1Y 5A3

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
439 Osprey Ave
Kelowna BC, V1Y 5A3

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
467 Osprey Ave
Kelowna BC, V1Y 5A3

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2728 Pandosy St
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
474 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
482 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit #9 2811 Abbott St
Kelowna BC, V1Y 4Z2

ATTACHMENT **C**

This forms part of application # **Z24-0034**

Planner Initials **TC**



Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2783 Bath St
Kelowna BC, V1Y 1M4

Resident
2674 Gore St
Kelowna BC, V1Y 1M7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit #7 2831 Abbott St
Kelowna BC, V1Y 4Z2

Resident
Unit #8 2851 Abbott St
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit #2 2871 Abbott St
Kelowna BC, V1Y 4Z2

Resident
Unit #1 2891 Abbott St
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2673 Bath St
Kelowna BC, V1Y 1M2

Resident
2683 Bath St
Kelowna BC, V1Y 1M2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2673 Gore St
Kelowna BC, V1Y 1M7

Resident
2675 Gore St
Kelowna BC, V1Y 1M7

ATTACHMENT **C**

This forms part of application
Z24-0034

Planner Initials **TC**



City of Kelowna
DEVELOPMENT PLANNING

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2677 Gore St
Kelowna BC, V1Y 1M7

Resident
2677 Gore St
Kelowna BC, V1Y 1M7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2679 Gore St
Kelowna BC, V1Y 1M7

Resident
2689 Gore St
Kelowna BC, V1Y 1M7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
2691 Gore St
Kelowna BC, V1Y 1M7

Resident
2693 Gore St
Kelowna BC, V1Y 1M7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
480 Osprey Ave
Kelowna BC, V1Y 5A5

Resident
Unit 200 484 Osprey Ave
Kelowna BC, V1Y 5A5

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 201 484 Osprey Ave
Kelowna BC, V1Y 5A5

Resident
Unit 3 408 West Ave
Kelowna BC, V1Y 4Z2

(C) Mailing list

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 4 410 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 10 414 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 12 414 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 15 414 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 17 414 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 5 412 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 11 414 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 14 414 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 16 414 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 18 414 West Ave
Kelowna BC, V1Y 4Z2

ATTACHMENT C

This forms part of application
Z24-0034

Planner Initials TC



City of
Kelowna
DEVELOPMENT PLANNING

(C) Mailing list

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 11 416 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 14 420 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
436 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 102 446 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 202 446 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 13 418 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
426 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 101 446 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 201 446 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 203 446 West Ave
Kelowna BC, V1Y 4Z2

ATTACHMENT	C
This forms part of application # Z24-0034	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

(C) Mailing list

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 204 446 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 301 446 West Ave
Kelowna BC, V1Y 4Z2

ATTACHMENT C

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Z24-0034

Planner
Initials TC



City of
Kelowna
DEVELOPMENT PLANNING

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 2 2674 Gore St
Kelowna BC, V1Y 1M7

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 2 467 Osprey Ave
Kelowna BC, V1Y 5A3

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
448 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
452 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
462 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
468 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Unit 507 468 West Ave
Kelowna BC, V1Y 4Z2

Boudreau Communities
230 Bellerose Dr
St Albert AB T8N 7P7

Resident
Kelowna BC, V1Y 4Z2



Owner
(Address)
Kelowna BC, V1Y 1M7
September 17,2024

ATTACHMENT		C
This forms part of application # Z24-0034		
Planner Initials	TC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

Dear Neighbors,

I hope this letter finds you well. I'm reaching out to share some news about a rezoning application we've submitted for the property at 459 Osprey Ave in the Pandosy area. Currently, the property is zoned as UC5, and we're looking to change it to UC5r.

The main difference with the new zoning is that it will restrict the use of the property to rental suites. Rest assured, there will be no changes to the size or height of the building, and Boudreau Communities, the developer, is not seeking any exceptions from the zoning regulations. We're fully compliant with all existing requirements.

We believe this change will be beneficial for our community by providing more rental housing options. We envision the typical renters to be working moms or craftspeople, who are essential to our community. By offering more rental housing, we aim to support these individuals and families who play a vital role in our local economy and community life.

For more detailed information on the proposed zoning, please visit the City of Kelowna's website. [Sections 14.1 - 14.8 Zone Categories, Purposes & Sub-Zone Categories | City of Kelowna](#)

We truly value your input and would love to hear your thoughts on this rezoning application. Please feel free to share your feedback or any concerns by emailing us at curtiso@ospreyrentals.ca.

Thank you for your time and attention. If you have any questions or need more information, don't hesitate to reach out to me at curtiso@ospreyrentals.ca.

Warm regards,

Curtis Oud
Project Manager
Boudreau Communities

(E)
This is the only email received from the residences

Curtis Oud

From: [Redacted]
Sent: Tuesday, October 1, 2024 9:42 AM
To: Curtis Oud Osprey
Subject: Re: response to letter

Honestly it was because your layout and design on the first draft was not large enough space and was cheap looking. That was the general consensus.

Best of luck

[Redacted]

Sent from my iPhone

On Oct 1, 2024, at 5:31 AM, Curtis Oud Osprey <Curtiso@ospreyrentals.ca> wrote

Good Morning [Redacted]

Yes, I agree with you that the neighborhood has lots of nice homes but unfortunately last year we marketed a luxury condo and only had 2 sales, so it was not enough to move forward. The proposed building has enough parking in the parkade to offer every suite one spot, this meets the Kelowna standards.

Thank you for your reply,

Curtis

<image001.png>

Curtis Oud
Project Manager

250.668.0088|
230 Bellerose Dr. | St. Albert, AB T8N 7P7

ATTACHMENT C

This forms part of application
Z24-0034

Planner Initials **TC**

City of **Kelowna**
DEVELOPMENT PLANNING



From: [Redacted]
Sent: Wednesday, September 25, 2024 4:35 PM
To: Curtis Oud Osprey <curtiso@ospreyrentals.ca>
Subject: response to letter

Hello Curtis

You were asking for input on the letter addressed to owners of Gore street properties, I would like to give some. It is unfortunate that you are looking at putting in a rental building as Kelowna has been inundated with rental units. This neighbourhood has so many high end beautiful homes, why are you not appealing to the retiree's and young professional families who are seeking to purchase comfortable homes in this area. It seems counterproductive. We have already an over abundance of rental units for working mom's and craft people coming online.

Also the parking could be come a huge issue with a bunch of small rental units put into this space, how will that issue be dealt with?

That is my feedback, thank you.

Regards

[Redacted signature box]

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ATTACHMENT		C
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# Z24-0034		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

CITY OF KELOWNA

BYLAW NO. 12717

Z24-0034

459 Osprey Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot A District Lot 14 ODYD Plan EPP120981 located on Osprey Avenue, Kelowna, BC from the UC5 – Pandosy Urban Centre zone to the UC5r – Pandosy Urban Centre Rental Only zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



City of
Kelowna

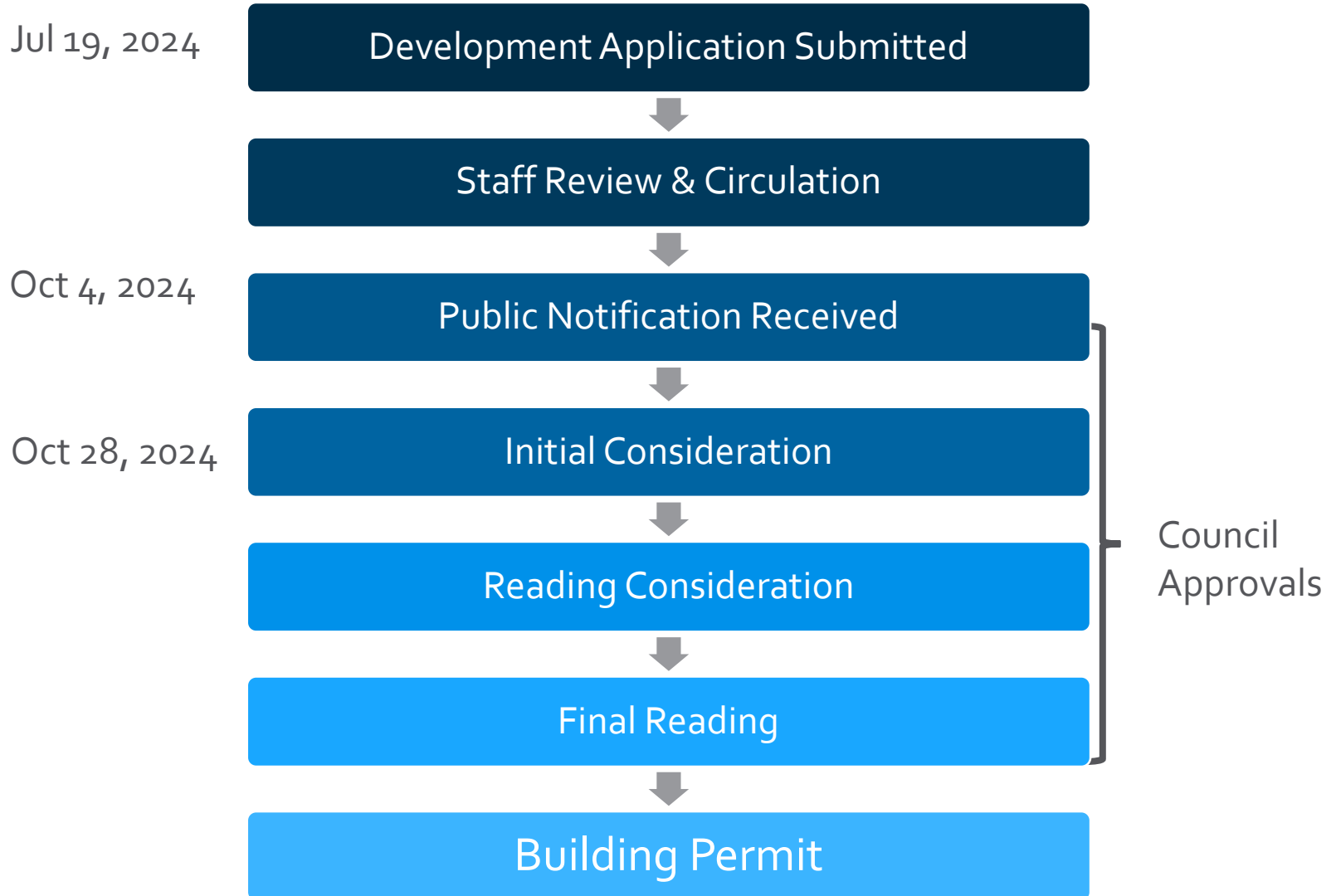
Z24-0034
459 Osprey Ave

Rezoning Application

Purpose

- ▶ To rezone the subject property from the UC5 – Pandosy Urban Centre zone to the UC5r – Pandosy Urban Centre Rental Only zone to facilitate a rental apartment building.

Development Process

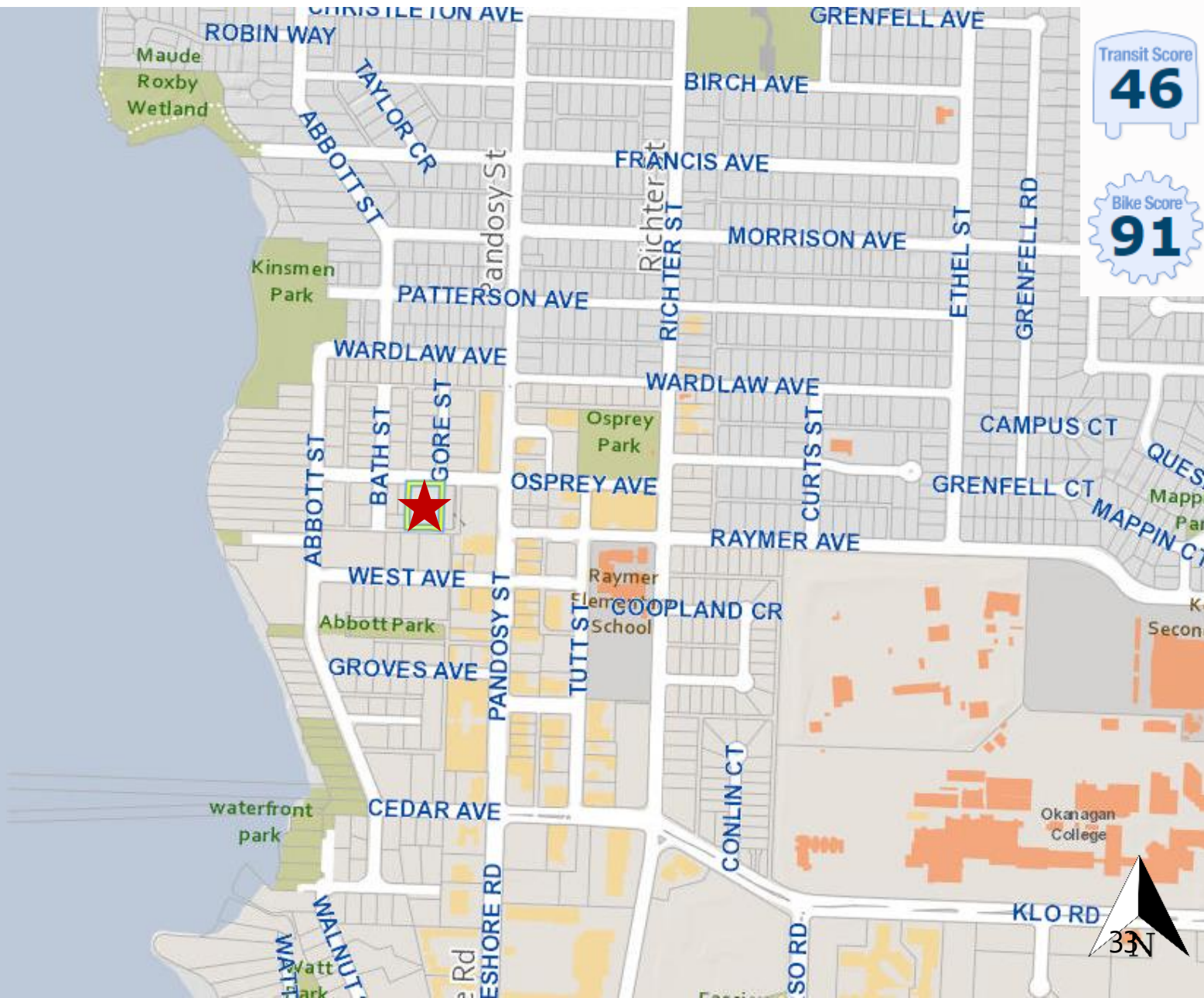


Context Map

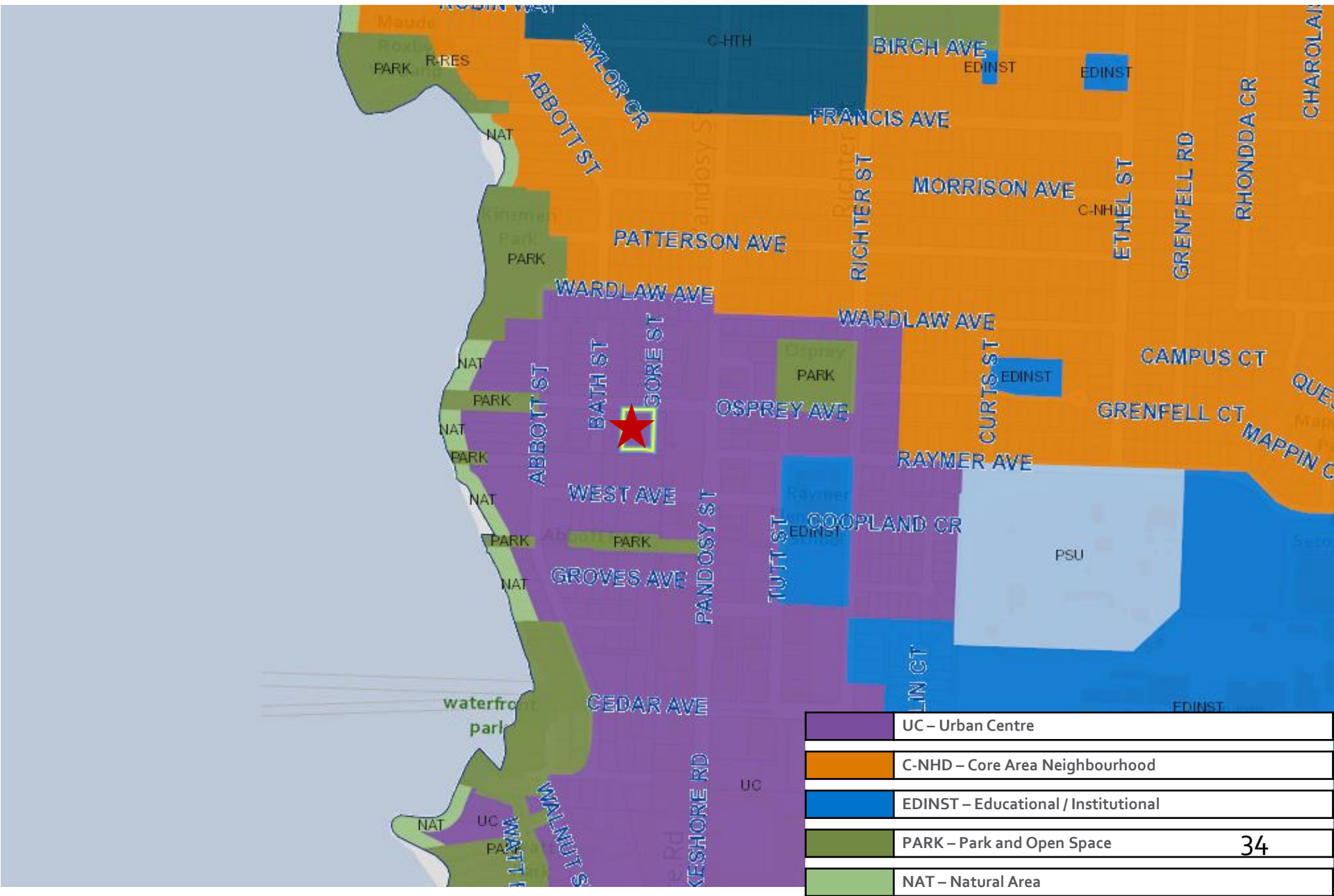
Walk Score
93






Transit Score
46

Bike Score
91

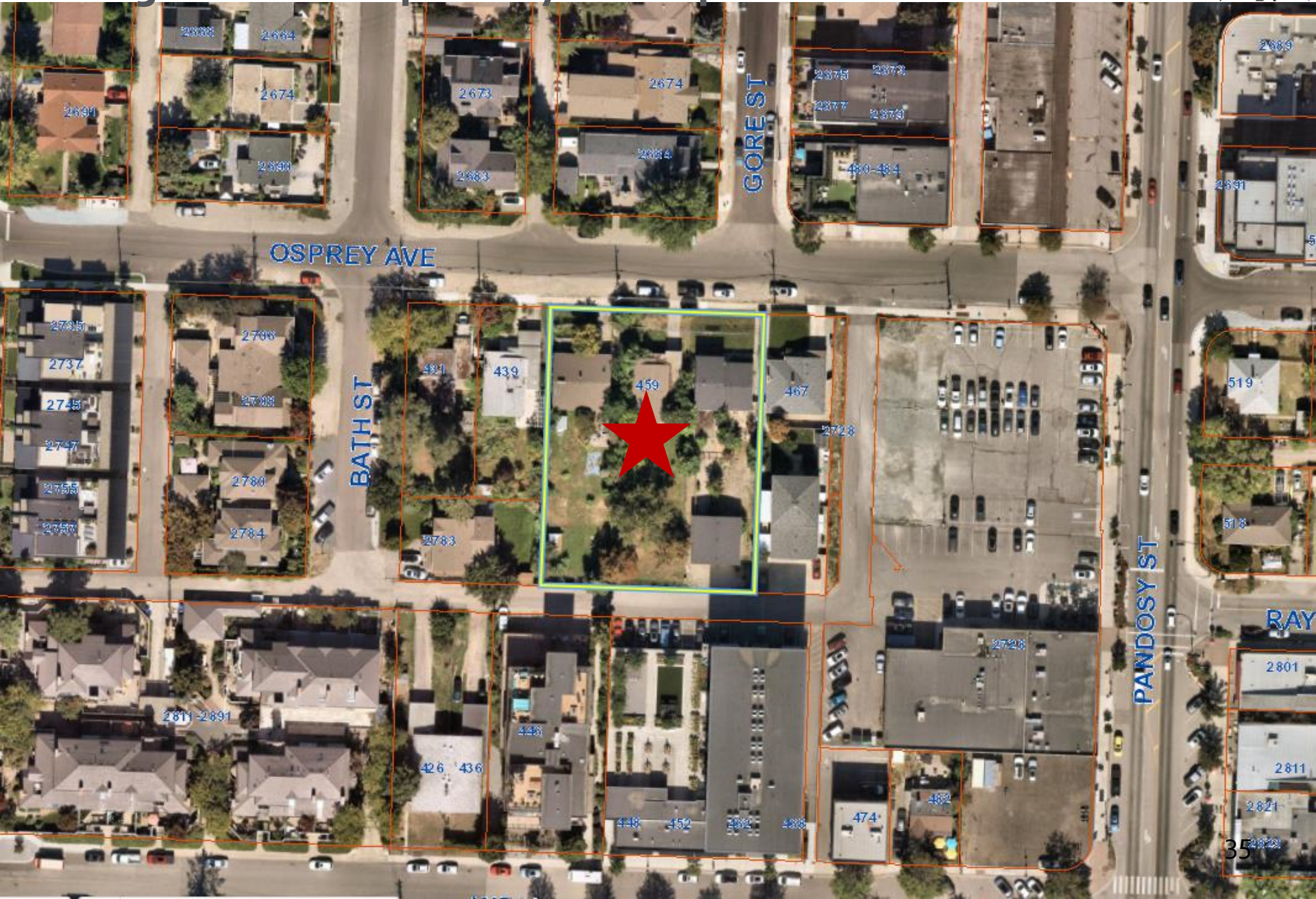


OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area

Subject Property Map



Development Permit

- ▶ A Development Permit (DP22-0194) for the subject property was approved by Council on March 13th, 2023;
 - ▶ Four-storey apartment building;
 - ▶ 44 residential units
 - ▶ 60 residential parking spaces;
- ▶ The building Form and Character is going to remain consistent with the previously approved Development Permit.
- ▶ The building will be converted to rental-only.

Development Permit



“r” – Rental Only Subzone

Purpose

- To provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.

Summary of Uses

- Dwelling units must be long-term rental only
- Eligible to apply for Revitalization Tax Exemption

OCP Objectives – Climate Resilience

Climate Criteria

Dark Green – Meets Climate Criteria

Light Green – Will Meet Criteria Soon

Yellow – Does not meet Climate Criteria

10 min Walk to Retail/Restaurants	Dark Green
5 min Walk to Park	Dark Green
10 min Bike to Public School	Dark Green
20 min Bus to Urban Centre/Village Centre/Employment Hub	Dark Green
Retaining Trees and/or Adding Trees	Dark Green
OCP Climate Resilience Consistency	Dark Green

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use Urban Centres
 - ▶ OCP Objectives in Chapter 4 – Urban Centres
 - ▶ Diverse Housing Tenures

Report to Council



Date: October 28, 2024
To: Council
From: City Manager
Department: Office of the City Clerk
Subject: Rezoning Bylaws Supplemental Report to Council

Recommendation:

THAT Council receives, for information, the report from the Office of the City Clerk dated October 28, 2024, with respect to one rezoning application;

AND THAT Rezoning Bylaw No. 12708 be forwarded for further reading consideration.

Purpose:

To receive a summary of notice of first reading for Rezoning Bylaw No. 12708 and to give the bylaw further reading consideration.

Background:

A public hearing cannot be held for zoning bylaws for residential development that are consistent with the OCP. A public hearing is not required for all other zoning bylaws that are consistent with the OCP. Public notice is given before first reading with signage on the subject property, newspaper advertisements, and mailouts in accordance with the Local Government Act and Development Application & Heritage Procedures Bylaw No. 12310.

Discussion:

The rezoning application was brought forward to Council for initial consideration on October 7, 2024. Notice of first reading was completed as outlined above.

Correspondence was received as per the following table:

Address	Application	Bylaw	Public Hearing Option	Recommended Readings	Correspondence Received
Glenmore Dr 1256, 1260, 1270	Z24-0029	12708	No	1 st , 2 nd , 3 rd	5

The application was brought forward with a recommendation of support from the Development Planning Department. Staff are recommending Council proceed with further readings of the Bylaw.

Conclusion:

Following notice of first reading, staff are recommending that Council give Rezoning Bylaw No. 12708 further reading consideration.

Considerations applicable to this report:

Legal/Statutory Authority:

Local Government Act s. 464(2)

Legal/Statutory Procedural Requirements:

Following the notification period under s. 467 of the Local Government Act, Council may choose to:

- give a bylaw reading consideration,
- defeat the bylaw, or
- for non-residential bylaws, give a bylaw first reading and advance the bylaw to a Public Hearing.

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Submitted by: N Beauchamp, Legislative Technician

Approved for inclusion: L Bentley, City Clerk

cc: Development Planning

CITY OF KELOWNA
BYLAW NO. 12708
Z24-0029
1256, 1260, 1270 Glenmore Drive

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
 - a. Lot B Section 29 Township 26 ODYD Plan KAP47536, located on Glenmore Drive, Kelowna, BC;
 - b. Lot 2 Section 29 Township 26 ODYD Plan 26500, located on Glenmore Drive, Kelowna, BC; and
 - c. Lot 1 Section 29 Township 26 ODYD Plan 26500, located on Glenmore Drive, Kelowna, BC

from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone.

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

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: October 28, 2024
To: Council
From: City Manager
Subject: Mill Site Area Redevelopment Plan - ARP21-0001
225 Bay Ave, 820 - 945 Guy St, 1001 Manhattan Ave
Department: Development Planning

Recommendation:

That Council receives, for information, the Report from the Development Planning Department, dated October 28, 2024, with respect to the Mill Site Area Redevelopment Plan concept plan, including technical studies and public engagement;

AND THAT Council authorize proceeding with technical studies, public engagement and developing the final Mill Site Area Redevelopment Plan for Council consideration.

Purpose:

To receive the concept plan for the Mill Site and authorize proceeding with technical studies, public engagement and developing the final plan of the Mill Site Area Redevelopment Plan.

Background:

In early 2020, Tolko Industries' lumber mill permanently closed its operations, ending nearly 100 years of lumber processing in the North End. The closure represents a 40-acre opportunity to reshape a prominent site north of Kelowna's downtown and adjacent to Okanagan Lake. An opportunity of this scale is rare and holds the potential to make a significant impact on the city.

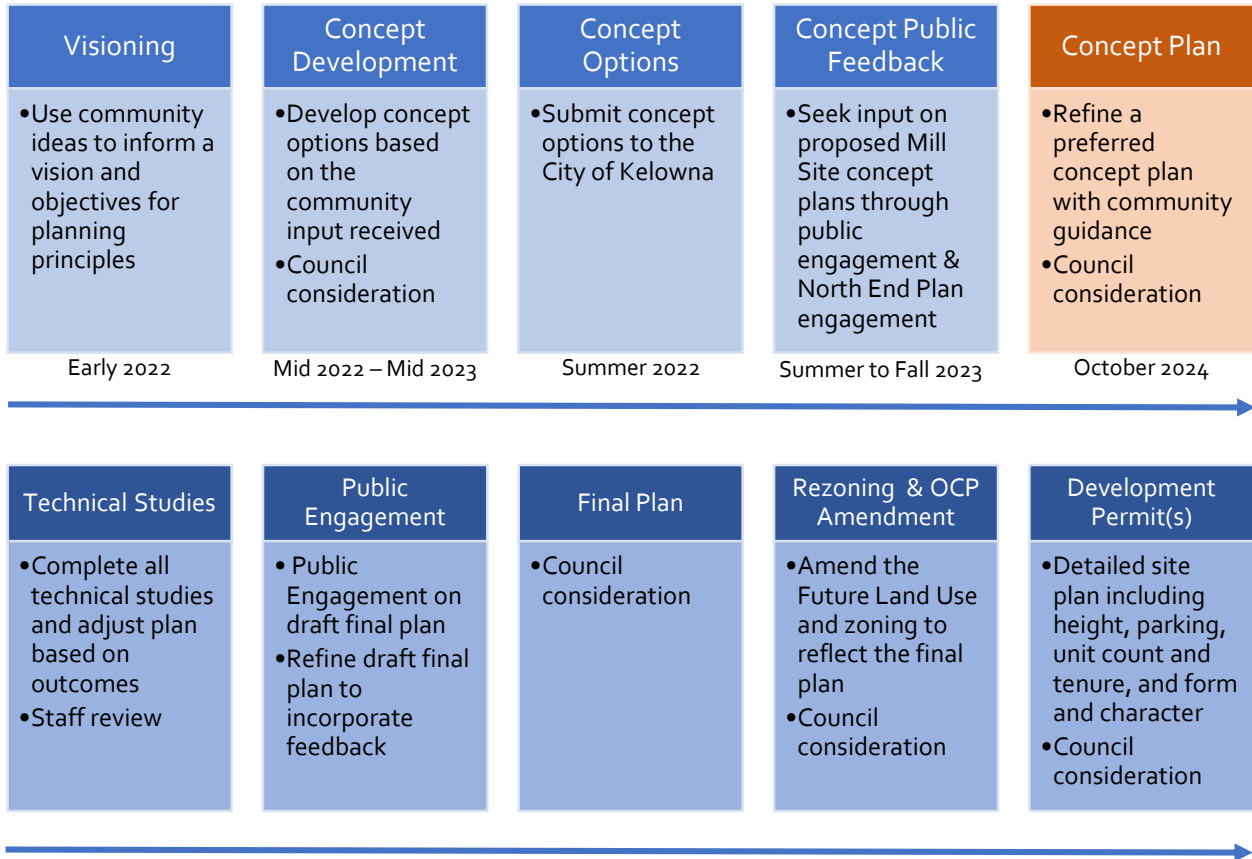
The Terms of Reference of the Mill Site Area Redevelopment Plan (ARP21-0001) was issued by the City in December 2021. Starting in 2022, the focus was on visioning, collecting community input, and establishing City criteria for the Mill Site and the larger North End Plan. Multiple concept plans were developed and reviewed with Council, Staff, and the broader community. Since spring 2024, Staff have been working with a new applicant team to refine the design options into one preferred generalized concept plan, referred to as submission six.

Process:

The applicants have submitted a revised plan (see Attachment A) to introduce the concept plan for the Mill Site to Council. Staff have worked with the applicant and recommend Council endorses the concept plan. Submission seven will involve completion of the outstanding technical analysis and will continue

with community engagement on the preferred concept. Public input, formal Staff review, and technical considerations will inform the final plan of the Mill Site for Council consideration.

An overview of the process of the Area Redevelopment Plan is shown here:



North End Plan (NEP):

The NEP supports the redevelopment of the Mill Site as an urban mixed-use, transit-oriented neighbourhood with residential, retail, office and institutional uses – provided certain public amenities are delivered and certain design criteria are taken into consideration. The vision of the NEP speaks to the expansion of Kelowna’s downtown, anchored by the Mill Site. As an extension of the Downtown, a mix of uses will be supported by amending the Official Community Plan (OCP) Future Land Use Designation to Urban Centre and rezoning the site to the UC₁ – Downtown Urban Centre zone which is an urban mixed-use zone.

Figure 1: North End Sub-Areas



Discussion:

The concept for the Mill Site has been refined to improve integration of the site with the surrounding neighbourhoods, support ease of movement in and out of the North End, and encourage year-round activity, all while staying connected to the waterfront. The site is approximately 40 acres, with an anticipated build-out over 25 to 30 years.

The concept plan provides a general indication of height and density, massing, and connectivity of the site (Attachment A). The proposed heights are similar to the Downtown Urban Centre, transitioning from Ellis Street to lower building heights along the lake. The proposed FAR for the entire parcel is 2.2, which is much lower than the Downtown Urban Centre that permits up to 5.9 FAR in areas with greater height allowances. Once park and street dedications occur and lots are subdivided, the FAR will increase on a per lot basis, but will remain relatively low across the entire Mill Site. This needs to be considered in context with the amount of open space in the immediate area, from Tugboat Beach, the Mill Site Waterfront, Sutherland Park and Knox Mountain. The building massing provides a transition from taller buildings to the south tapering down towards shorter buildings to the north.

The plan indicates that parks and outdoor spaces would be integrated into the site, with pedestrian connections and bicycle corridors running through the property. The applicant intends to incorporate and adapt as many of the remaining historical industrial buildings as possible and has organized the site around a series of character areas, which relate to public spaces and amenities. If there are structural

challenges with retrofitting any of the existing industrial structures, the applicant intends to incorporate similar design elements and features to reflect the historic narrative of the site.

The following sections provide an overview of:

- Activation and phasing
- Parks and public spaces
- Land use and parking
- Technical requirements

Activation and Phasing:

A key element of successfully developing a site of this size is a continued effort toward activation and programming of publicly accessible spaces attributable at each development phase.

Early site activation is anticipated in Summer 2025 and includes public spaces that contain landscaping, local food and beverage vendors that would be regulated with Temporary Use Permits. Vancouver, BC and Bellingham, WA have examples of “Container Villages” in former industrial areas that are seasonally adaptable. The villages are moveable and provide opportunities for food and beverage, flexible retail, live music and events programming. The phasing diagram below anticipates how the site will be developed over the next three decades. The early phases will focus on the waterfront, public plaza spaces, and the center location containing the proposed hotel. Public amenities and commercial frontages built in early phases will animate the area and support the long-term growth and density of the site. The current proposal enables a higher parking ratio at the outset of the development with the opportunity to reduce the parking ratio in future phases.

Figure 2: Mill Site Phasing and Activation Plan



Parks and Public Space:

The total parkland area and total area of the site will be confirmed after the Natural Environmental Development Permit and foreshore restoration work has completed. The applicant is committed to minimum 2 ha (4.9 acres) of parkland dedicated to the City. The parkland area would be in addition to the dedicated riparian area, which is approximately 0.81 ha (2 acres).

The applicant has proposed semi-public courtyards which are accessible to residents and the public atop the parking structures. The costs of operations and maintenance would be the responsibility of the property owner. The terms of public access would mimic those of City owned parks and will form part of an executed agreement with the City.

Land Use and Parking:

The land use approach for this proposed development is to create a walkable, complete community with publicly accessible amenities adjacent to downtown and the lake with a modest amount of commercial services and employment opportunities to complement downtown. Figure 3 represents the approximate share of land uses in the earlier phases of the Mill Site north of Bay Avenue.

Figure 3: Mill Site Overall Land Use Plan



A major challenge to the development of this site is parking and access. The location on the waterfront means the water table will limit the option of underground parking. Parking will likely be provided at or above-grade in structures. To avoid inefficient parking layouts, and to prevent inactive and multi-storey walls of parkade façade along the streets, the site plan utilizes two 'super-sized' blocks, to allow for two storey parkades above ground, rather than four to five storey parkade podiums associated with individual buildings. The super blocks with lower podiums will allow for parkades to be largely concealed with a mix of active residential and commercial uses. These lower height podiums would allow for a mix of private patios, semi-public and courtyard spaces, and walkways for visitors. This contributes to quality urban design that can help create a vibrant, walkable, and animated neighbourhood.

The blocks south of Bay Avenue are planned to include public amenities in the form of a Transit Exchange and a substation. Both elements will benefit the Mill Site, the North End, downtown and the city. Additional discussions and agreements with the City of Kelowna and FortisBC will be necessary.

Figure 4: Cross-Section of Selkirk Spillway and Proposed Parkades



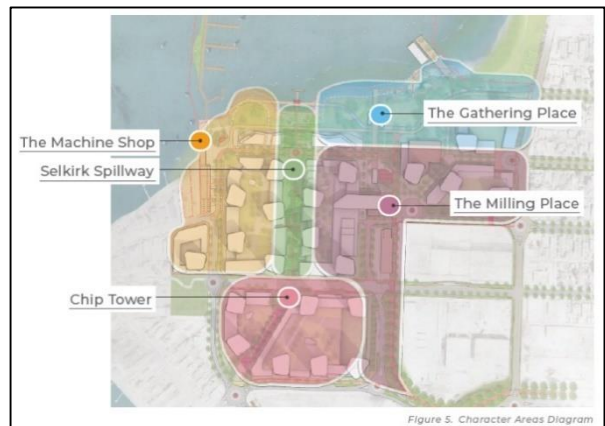
Early phases of development in the first 10 years will include surface public parking lots. At 50% build out, the parking ratio would be over 1.5 stalls per unit. The parking ratio at full build out will depend on market conditions, and the City's parking requirements in this area in the future. The traffic impact assessment will estimate the level of public parking demand the site and public amenities will generate. The proposal includes new and improved public transit service to the Mill Site servicing the North End with a bus exchange and facilitating frequent transit service. Transit infrastructure will be critical in shifting travel demand away from heavy reliance on automobiles.

The core elements of the site include five character areas. The naming conventions for public gathering spaces and new streets will ultimately go through a review process in compliance with Council Policy 363. The five character areas include:

The Milling Place

This would be the cultural heart of the site – an area that pulls together the public and private domains in a central hub that features retail, food and beverage, hotel, and residential uses, and is also an arrival point for various modes of transportation. This is also proposed as Phase One of the development and includes the preservation of No.5 Shed and the loading dock. The No.5 Shed is a large timber frame structure built in the 1940s and was used to store finished lumber. The hotel is proposed to be located above the No. 5 Shed and is considered 'The Heart' of the development. The Rail Trail would run north-south with a new road leading north to a roundabout and drop off / pick up area for hotel guests. The area would include a civic plaza that could host community events and be a part of a signature park area.

Figure 5: Five Character Areas



The Selkirk Spillway

This is a centrally located pedestrian corridor that runs north-south, around which the bulk of the residential is massed. Townhouses are proposed to wrap around two-storey parkades and face the

corridor, which in turn features a bioswale between block two and block three that functions as a linear park. Where the pedestrian corridor meets the shore, there are pedestrian and bicycle walkways and bridges proposed connecting visitors to the lake. Elements of these pathways extending over the water are dependent on the results of the Natural Environmental Development Permit. A bioswale of this scale has not been constructed in Kelowna and the City's engineering department will review technical aspects of stormwater discharge into the lake.

The Machine Shop

This is the junction point of the east-west public trail along the waterfront and the north-south access that connects the lake to Guy St and Sunset Blvd and beyond. One can imagine pedestrians, cyclists, joggers, and strollers connecting through this area from Downtown Kelowna to Knox Mountain and vice versa. Anchoring this junction is the machine shop which was originally built in 1930. A portion of the machine shop is built over the lake and into the riparian area providing spectacular viewpoints and connections the lake. This area forms part of proposed Phase Five and includes residential development with limited ground floor commercial.

The Gathering Place

The Mill Site needs a place to gather and commemorate; a place to listen, observe and celebrate. The concept of the gathering place is to provide a world class public space that sits at the water's edge, anchoring the terminus of a north-south axis that extends down to the Rail Trail and then the wider community beyond. The facility featured here is the old plywood shed that will be rehabilitated. This is a large-span steel structure with dimensions of approximately 50 metres by 50 metres.

The Chip Tower

The Chip Tower serves as a landmark on the journey from Marsh to Mountain; a visual anchor located in the middle of the site and a physical reference to the site's past as an active lumber mill. It is a visual break-up mid-block on the long corridor that is Bay Avenue. The structure once helped to transport wood chips across the Mill Site and will be rehabilitated as a play structure or possible launch point for a pedestrian bridge. This is a busy part of the site in terms of cross-flow – pedestrians, bikes, and cars passing through and by the physical centre of the development. The design images show relocating the chip tower from its current location north of Bay Avenue to the south side of Bay Avenue with a pedestrian bridge crossing Bay Avenue.

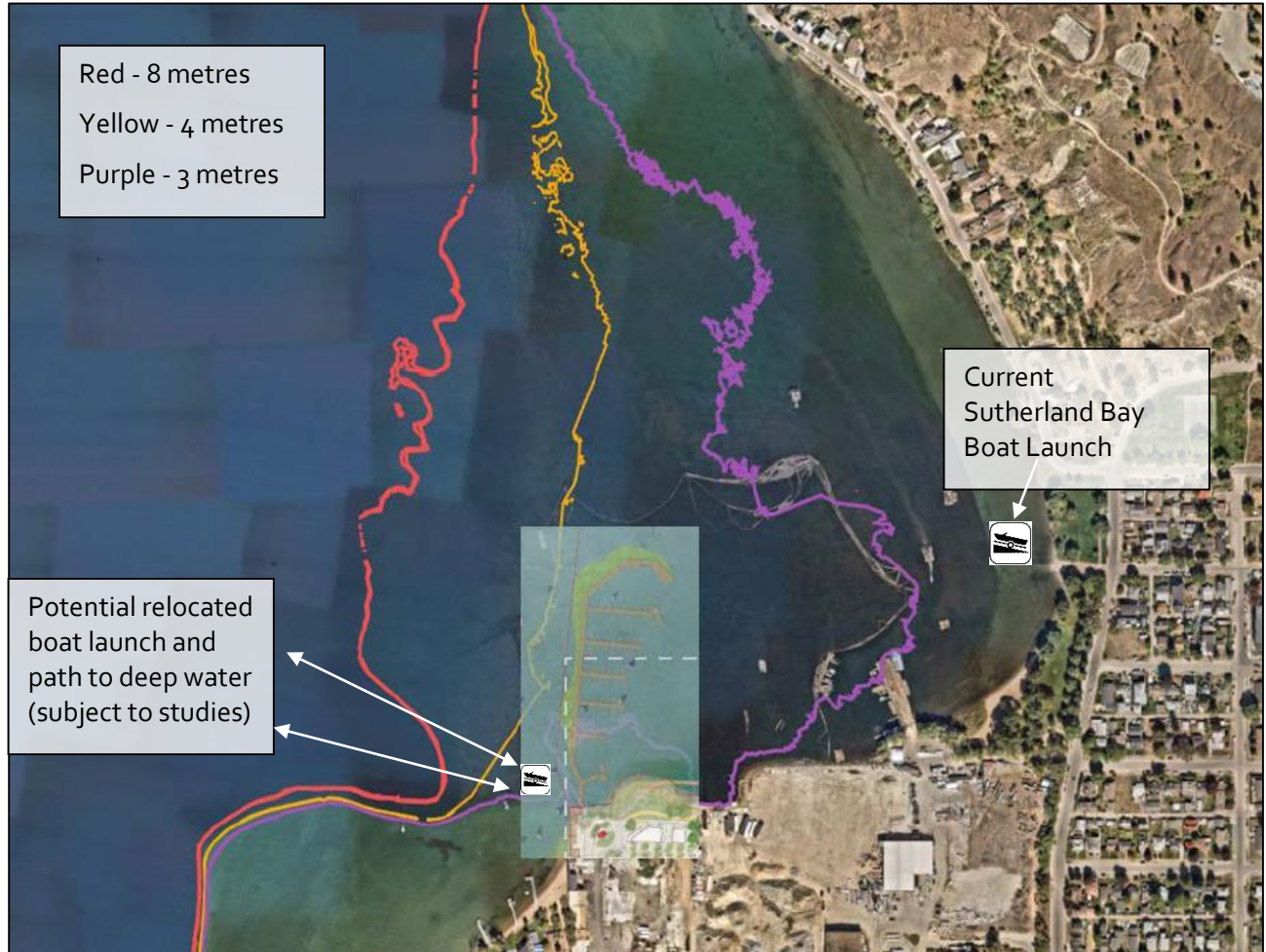
Technical Studies:

- 1) The high-water mark, the riparian restoration area, and the 15-metre riparian setback have not yet been approved by Staff. The applicant team will be required to apply for a Natural Environmental Development Permit to determine these key site planning constraints. Typical practice is to have the developer remove all the structures built into the lake, clean up and rehabilitate the water lot, and a natural shoreline restored. Opportunities to retain some of these industrial waterfront structures and elements could enhance activation of the waterfront. The applicant and City will work together on the application details, as the foreshore will be dedicated. See Key 2040 Official Community Plan policies below:
 - a. Policy 14.3.3 Foreshore Structures
 - i. Ensure structures that obstruct public access along the foreshore are brought into compliance with current regulations prior to the approval of an upland development application.
 - b. Policy 14.3.4 Shoreline Erosion Protection
 - i. Where possible, use **green infrastructure** and natural asset management to protect the foreshore during flooding (e.g. expanded **riparian areas**, stabilize

foreshore with natural materials, etc.). Avoid **hard armoring shoreline** with retaining walls.

- 2) A Transportation Impact Assessment (TIA) is a requirement of submission seven to evaluate the impact of development proposed. This TIA will build upon the work the City has completed on the North End Plan's Transportation Assessment. Total number of units, total commercial floor area, and parkland destinations will create a certain number of trips into and out of the Mill Site and the resulting traffic will have impacts on adjacent roads, intersections, and on-street parking. The maximum dwelling unit count or commercial floor area restrictions for the site will be evaluated in conjunction with a completed TIA.
- 3) A marina and water use study will be a requirement of submission seven. Currently, the City advises against swimming in the southern portion of Sutherland Bay. The City engaged a consultant to investigate the impact of marinas on water quality, including sediment quality. It specifically looked at Sutherland Bay to understand the current conditions, risks, and potential impacts of activities in the bay (August 2024). Key findings in Sutherland Bay include poor water quality and fine sediment lakebed which is prone to turbidity issues and includes high contamination concentrations (E. coli, hydrocarbons, metal). The City-commissioned study concluded "water depths under 5 m were rated as high risk of sediment suspension caused by wake-surf and water-ski boats". Sutherland Bay is best suited for non-motorized recreation to protect source drinking water to the north at the Poplar Point intake. Submission six includes a proposed marina in the figure below. The lines show the contour depth. There is some potential to relocate the Sutherland Bay boat launch to within the Mill Site but that will require further investigation. There are multiple methods that can be used to clean up the water lot. The Natural Environmental Development Permit process will determine restoration methods and time frames relative to various stages of development. These will come forth for Council review within the next submission package.

Figure 7: Sutherland Bay Bathymetry



Council Priority Alignment:

Affordable Housing: The Housing Needs Assessment completed in 2023 indicates that housing of all types, sizes, and tenures is required. Increasing housing supply in strategic locations works toward the goal of creating affordable housing by meeting pent up and future demand for housing. The applicant has committed to providing affordable housing as part of an overall amenity and contribution package which must be detailed with the future phasing plan in submission 7.

Transportation: Staff recommend basing parking requirements on the availability of frequent transit. This likely means increasing parking requirements until frequent transit options can be built and then incorporate a reduction in parking rates for future phases to support sustainable alternate transportation options.

Climate & Environment: The concept plan aligns with the climate lens objectives of protecting the riparian area of Sutherland Bay, as well as being well connected to services, employment, recreation, and alternate transportation options which can reduce reliance on the automobile and reduce greenhouse gas emissions. The potential for adaptive reuse of existing historic buildings can reduce the amount of waste from demolitions. Model City Infrastructure was used as part of a technical analysis to estimate

the impacts of the North End Plan. Model City Infrastructure measures the relative life-cycle costs and benefits of new growth. The preliminary results from Model City Infrastructure indicate that targeting this area for future growth would support the City's objective of addressing our infrastructure deficit by focusing development nearer to core services.

Staff Recommendation & Next Steps:

Staff recommend supporting the concept plan in submission six and ask Council for authorization to continue to work with the applicants to proceed with submission seven. The submission documents and concept plan indicate an urban mixed-use, transit-oriented neighbourhood with residential, retail, office, and institutional uses with public amenities and parks is suitable in this location. Submission seven will include technical reports and a public consultation process that will provide the necessary information to craft an accurate final plan for Council consideration as part of the last ARP submissions. An OCP Amendment and a rezoning application would follow.

Internal Circulation:

Development Engineering
Parks & Building
Real Estate Services
Transportation
Utility Planning

Considerations applicable to this report:

Existing Policy: Council Policy 363, Housing Needs Assessment (2023), 2040 Official Community Plan, 2040 Transportation Master Plan

Submitted by:	A. Cseke, Planner Specialist, Development Planning
Reviewed by:	T. Atwood, Development Planning Manager - Central
Reviewed by:	N. Kilmartin, Development Planning Department Manager
Approved for inclusion:	R. Smith, Planning, Climate Sustainability and Development Services

Attachments:

Attachment A: Submission Six – Concept Plan
Attachment B: Official Community Plan Growth Strategy

For a complete copy of the Applicant's Submission, please visit our Current Developments online:

[ARP21-0001 | City of Kelowna.](#)

THE MILL SITE

Area Redevelopment Plan

Concept Submission 6 - October 17, 2024

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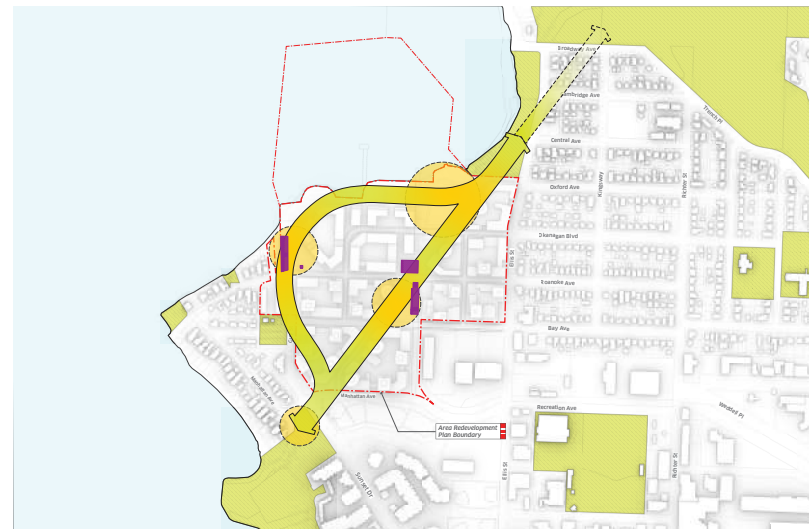
INTRODUCTION

The Mill Site Submission #6 is the finalized concept plan for this unique and exciting waterfront site. It is informed by all of the public feedback on the initial three concepts for the site. The feedback was summarized in Submission #5.

Three initial concepts from the public information session:



CONCEPT 1: BALANCE



CONCEPT 2: RHYTHM



CONCEPT 3: EMPHASIS

The following proposed concept plan has been carefully created to align with the City's North End plan process and the preferred concept endorsed by City Council. The plan material and drawing for this submission follow the general requirements outlined in the ARP. More detailed technical material will be outlined in Submission #7.

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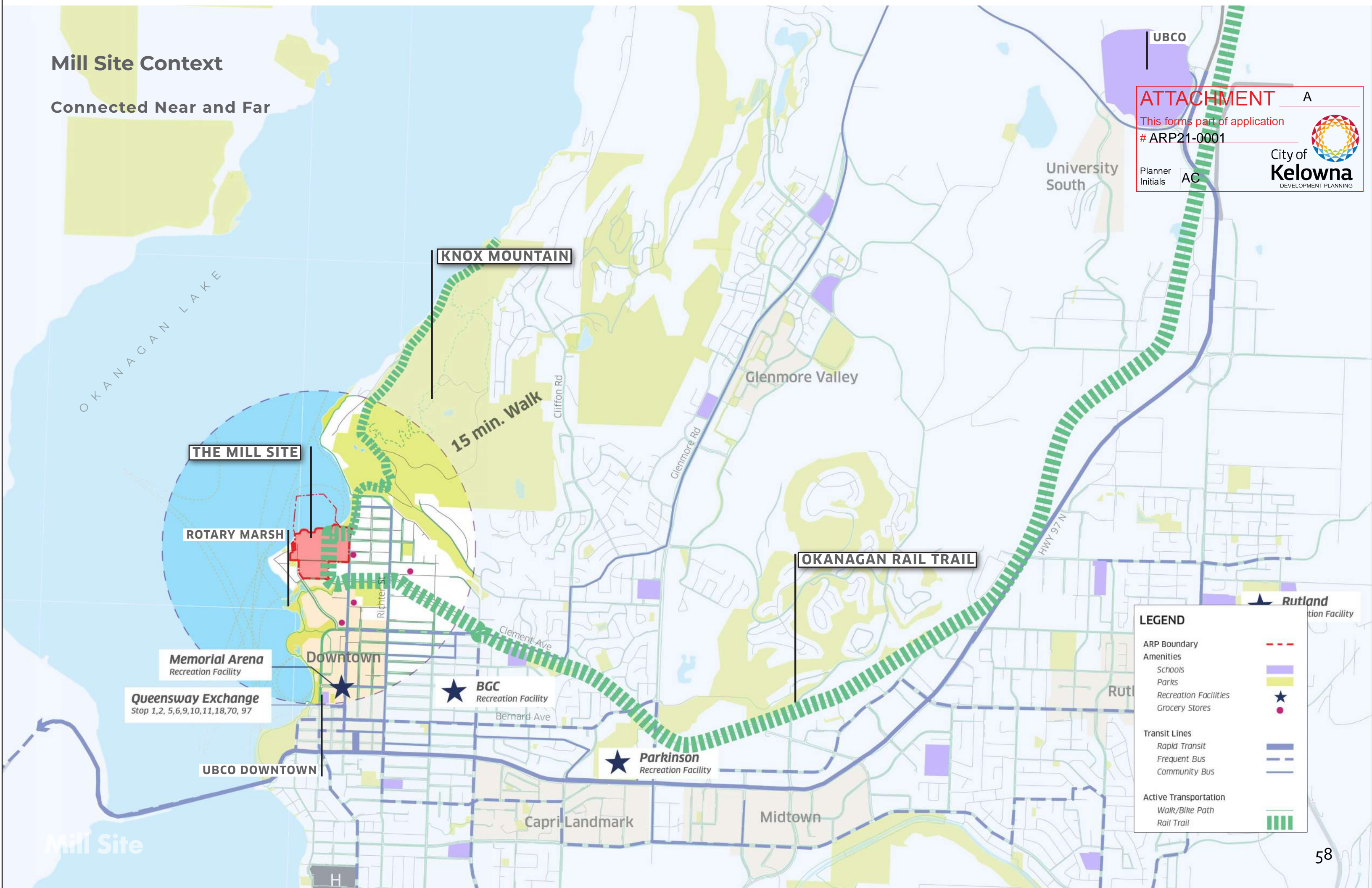
Mill Site Context

Connected Near and Far

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THE MILL SITE

ROTARY MARSH

Memorial Arena
Recreation Facility

Queensway Exchange
Stop 1,2, 5,6,9,10,11,18,70, 97

UBCO DOWNTOWN

KNOX MOUNTAIN

15 min. Walk

OKANAGAN RAIL TRAIL

BGC
Recreation Facility

Parkinson
Recreation Facility

Capri Landmark

Midtown

LEGEND

ARP Boundary	---
Amenities	
Schools	■
Parks	■
Recreation Facilities	★
Grocery Stores	●
Transit Lines	
Rapid Transit	—
Frequent Bus	- - -
Community Bus	—
Active Transportation	
Walk/Bike Path	—
Rail Trail	

Mill Site

1.0 POLICY CONTEXT

The City of Kelowna is planning for significant growth and transformation across the entire City, including the North End and Mill Site ARP area. The Mill Site preferred concept was developed with guidance by the City of Kelowna's applicable policies, such as:

1.1 OCP 2040

The OCP's Growth Strategy is a high level illustration of how and where the city will grow when guided by the OCP Pillars. The project boundary is within the Core Area. The Core Area contains the greatest diversity of land uses and plays the widest range of roles in our community, from vibrant residential neighbourhoods, transit corridors and their Village Centre hubs to large format retail to service commercial uses and industrial lands. In part because of this diversity, the Core Area is one of the districts most critical to the City's long-term growth management plan.

1.2 TRANSPORTATION 2040

The 2040 Transportation Master Plan (TMP) is a long-term, citywide plan for transportation that sets the direction for a vibrant and connected Kelowna. The TMP supports diverse transportation options in the city with a focus on cutting carbon emissions and car-dependency.

The three core targets include:

- Doubling transit ridership
- Quadrupling the number of trips made by bicycle
- Reducing the average distance driven per person by 20 per cent.

1.3 PARKS MASTER PLAN

City of Kelowna is currently developing a Parks Master Plan to guide the expansion, development, and operations of its parks system. The plan will align with existing municipal guidelines and parks including the Parkland Acquisition Guidelines (2011) and Parks Linear Plan (2009) adapting the approach to accommodating emerging understanding of growth and Kelowna's new vision for 2040. Kelowna's Urban Centres are focus areas for residential and employment growth in the city, which is putting pressure on existing parks and creating demand for new amenities and experiences in these and surrounding neighbourhoods. The City is looking for opportunities to improve access to and enjoyment of parks in Urban Centres.

1.4 OTHER PLANS

The Mill Site responds to a variety of other plans and policies such as the Linear Parks Master Plan (2009), the Parkland Acquisitions Guidelines (2011), the Lake Okanagan Shore Zone Plan (1997/2005), the Knox Mountain Management Plan (2011/2022 Update), Sutherland Bay Master Plan (1998), Cultural Facilities Master Plan (2021), Kelowna Community Sport Plan (2021), Housing Needs Assessment (2023), Healthy Housing Strategy (2018), Community Climate Action Plan (2018), and a variety of capital, servicing and infrastructure plans.

1.5 2024 PLANNING LEGISLATION CHANGES

At the end of 2023, the B.C. Government passed several new pieces of legislation that apply across the province and impact the City of Kelowna's land use planning framework. The intent of the provincial updates is to fulfill the Homes for People plan priorities to aggressively close the gap between housing supply and demand in BC. Local Governments are required to update their bylaws by summer 2024 to meet the new provincial requirements.

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North End Plan



1.6 NORTH END PLAN

The City of Kelowna has been working on developing a vision for the North End Plan. In July 2023, three draft concepts were presented to Council following a robust round of public engagement on the concepts. From the engagement with the public and Council, a preferred concept was identified and further refined throughout 2024.

The Plan showcases the proposed land use of the preferred concept, which lands additional density along the periphery of the Mill Site on Manhattan Point and along Ellis. The preferred concept also includes a greenway along Okanagan Boulevard. The Mill Site will continue to coordinate with the City of Kelowna on the preferred concept as it is further refined.

LEGEND

Mill Site Boundary	
Houseplex	
Townhouse	
Low Rise Apartment	
Commercial	
Urban Mixed Use	
Intensified Industrial	
Industrial Mixed Use	
Craft Industrial	
Utility	
Utility / Parks	
Parks / Naturalized Area	

Figure 1. North End Plan Preferred Concept

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2.0 PLANNING PROCESS

2.1 A BRIEF OVERVIEW

The planning process is outlined in the Terms of Reference of the Mill Site Redevelopment Plan (ARP 21-0001) issued by the City of Kelowna in December 2021.

The work, starting early in 2022, was focused on visioning, collecting community input, and city staff criteria both for the Mill Site and the larger North End Plan development. Multiple concept plans were developed and reviewed with Kelowna Council, staff, and the broader community.

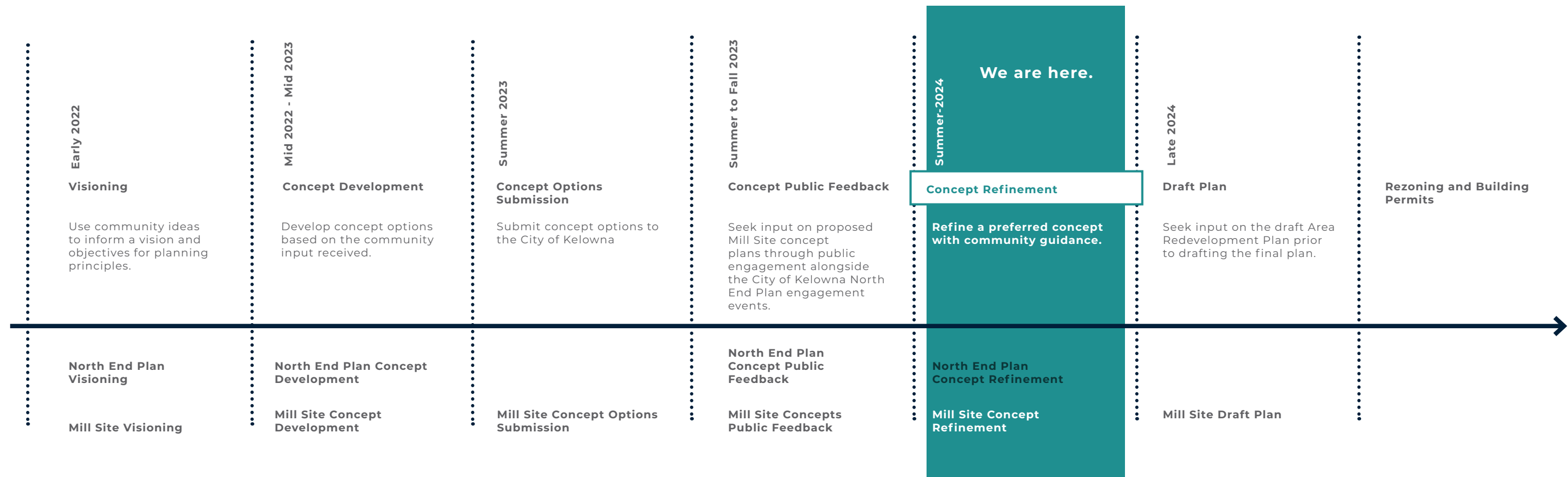
Multiple submissions as per ARP 21-0001 have been prepared. This submission #6 presents the preferred concept. Since spring 2024 we have been working with new city staff more focused on development rather than policy. This has enhanced the preferred concept. Community input continues to be a key driver.

The preferred plan creates many places of animation and activations throughout the Mill Site.

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2.2 VISION AND OBJECTIVES

The vision and objectives for the concept plan were informed by a fulsome engagement process beginning in early 2022 and included in Submission 4 according to the original ARP Terms of Reference. This integral framework has been carried forth through each phase of design and is reflected in the proposed concept plan. Each section of this document describes how the vision and objectives are manifested in a diversity of design elements.

Vision:

The Mill Site is the Okanagan personified in a place. The waterfront is the soul of the neighbourhood; it is where we come together and find solace apart. The waterfront ties together a diversity of open spaces that offer new ways of experiencing Okanagan Lake.

The **destinations throughout the neighbourhood** bring this community to life. They celebrate the creators, artists, designers, growers and entrepreneurs of the Okanagan. Arts and culture are woven into the everyday experience of the neighbourhood: your walk to the store could prompt a new encounter with public art and your afternoon picnic could be enhanced by live music in the park.

The **open spaces throughout the neighbourhood are the backdrop to the stories of our heritage.** They frame mill buildings and host artifacts that echo our recent history and enrich the ecosystem that roots us in time immemorial. They reflect the respect and recognition that we offer to the Syilx Peoples on their ancestral lands.

The **movement network is inspired by the flow of materials through the original mill site, and designed for pedestrians first to reflect our collective desire to live in a city that moves at a slightly slower pace.** The design of streets, paths and trails connect home to destination in a way that encourages an active lifestyle. And when moving at the speed of a pedestrian or cyclist, streetscapes prompt moments of discovery, intrigue, and delight.

This place is home to many and welcomes all to contribute to its potential.

Objectives:



WATER FIRST



OKANAGAN AUTHENTIC



STREETS FOR PEOPLE



UPCYCLED



SUSTAINABLE AND INCLUSIVE

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2.3 ENGAGEMENT SUMMARY

Three concept plans from the last planning phase were introduced to members of Council, and subsequently presented through a series of engagement sessions including a public site tour, three public pop-up events alongside the City of Kelowna North End Plan, numerous stakeholder meetings with commercial neighbours and community organizations, a public information meeting, and an online survey.

Participants gave feedback on the waterfront, parks, transportation, and massing strategies for the three concepts.

The following four key takeaways emerged. The proposed concept plan directly integrates these key takeaways and is demonstrated through the diagrams, illustrations, and descriptions that follow.

What We Heard...

- Optimized green space with a strong ecological strategy.
- Multi-modal access and diverse programming along the public waterfront.
- A strong pedestrian link from “Marsh to Mountain”.
- Opportunities to integrate arts and culture.

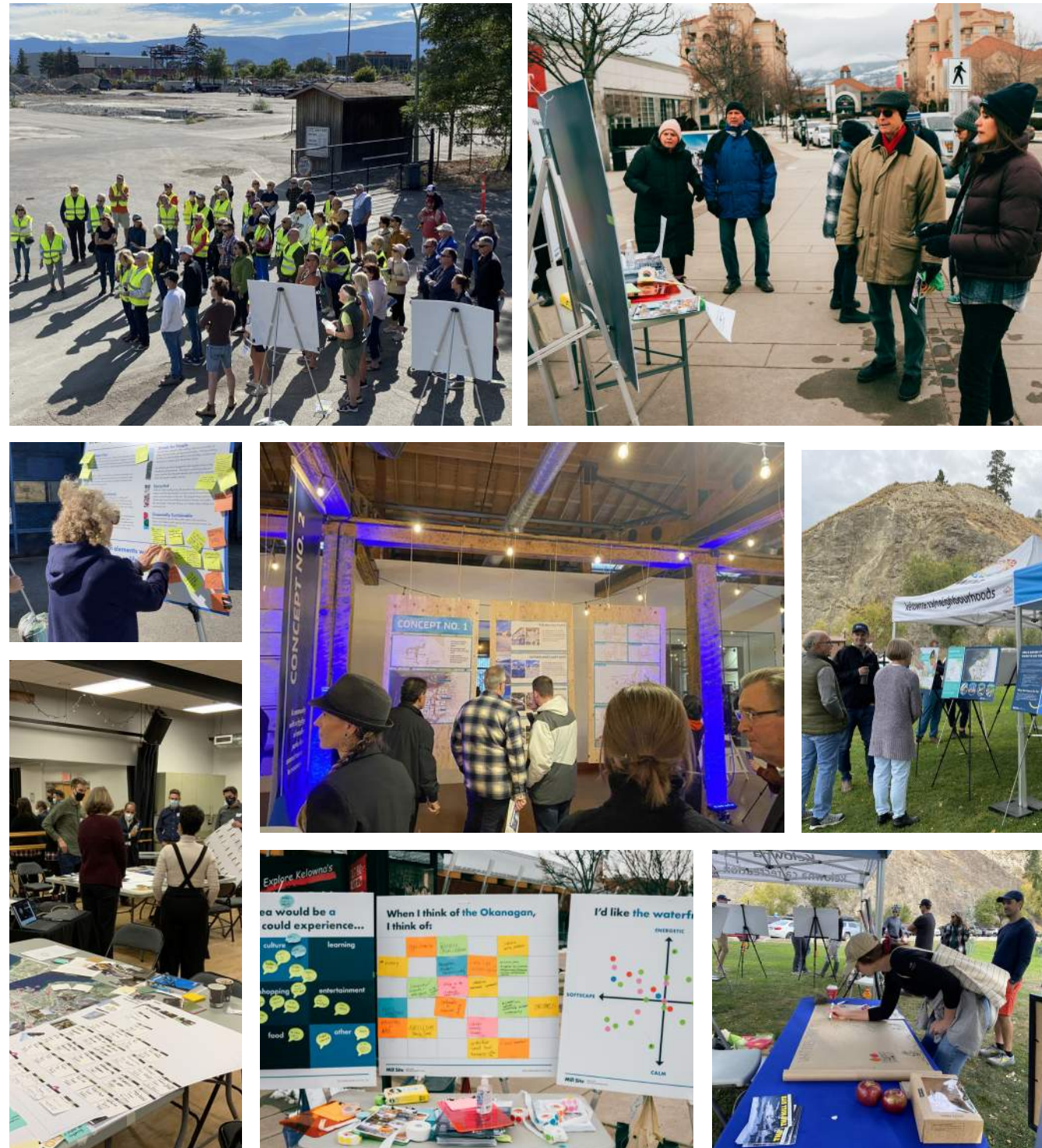


Figure 2. Selection of photos from the ongoing engagement series.

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3.0 THE CONCEPT PLAN

2.4 THE OVERALL STRATEGY

The Mill Site is foremost a place in and of nature. It has always been a place of flow, rhythm and movement continually changing over time. Multiple flows come together and merge at the site – from the lake, from the mountain, from rail tracks, from marshes and rivers, from parks and open spaces and from downtown to the south.

The finalized concept plan is focused on the waterfront and Sutherland Bay. Trails, open spaces and roads lead to the waterfront allowing a strong connection from “marsh to mountain”. Approximately 3.06 ha of active parks and open space are focused to the waterfront. Re-purposed heritage structures and lower buildings focus onto these parks and open spaces. Community spaces, markets, performance spaces and waterfront related retail help activate this public space.

2.5 BIG MOVES

The Mill Site concept sets forth a vision for a unique Kelowna neighbourhood, related to - but distinct from - both the Downtown and the North End. The overall strategy centers on three big moves.

- Marsh to Mountain
- Cultural Heart
- Continuous, Destination Waterfront

The public engagement series revealed a resounding excitement for a strong pedestrian connection from Rotary Marsh to Knox Mountain. This connection is achieved by creating The Selkirk Spillway and Rail Trail as main axes which reinforce that excitement. Each are unique active-transport and ecological corridors that centre milling history within a network of parks and open space.

The Cultural Heart, the terminus of the Rail Trail, is a magnet that celebrates the history of the No 5. Shed and Loading Dock as the historical place of production and exchange. This civic plaza hosts markets, cafes, community facilities, retail and a signature park. It pulls people in and pushes them out toward the water.

The Waterfront is a dynamic network of open spaces based on historical mill uses and guided by experiential riparian management techniques. It embodies a socially and culturally vibrant, ecologically resilient lakefront where the natural and urban intersect and balance.

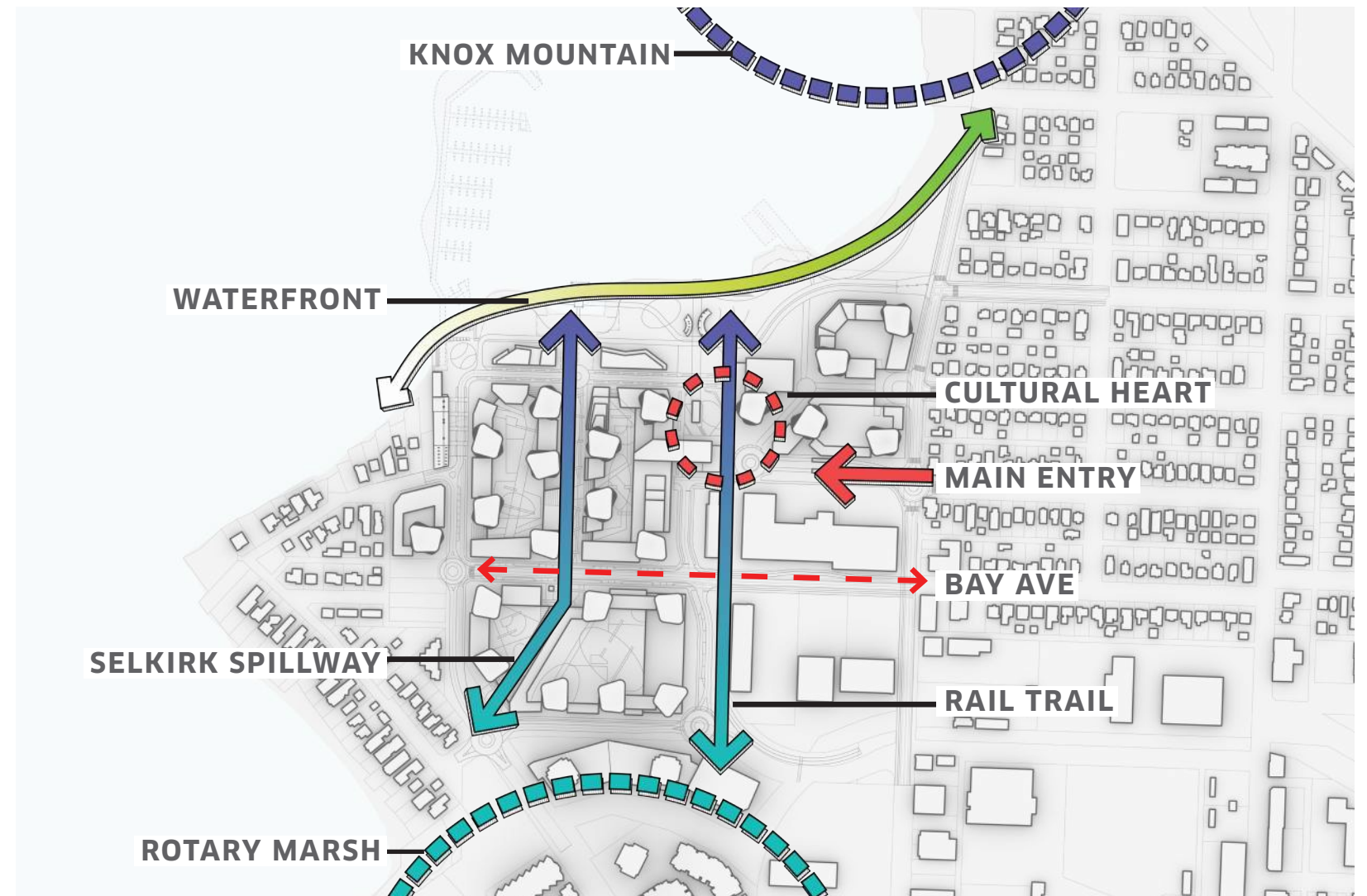


Figure 3. Final Concept Diagram

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Mill Site Overall Concept Plan

- Mill Site Boundary - - - -
- High Water Line - - - -
- 15m RMA Setback - - - -
- Riparian Restoration Area ▨

NOTE: Design to be further developed with regular design meetings, working with City of Kelowna staff as part of submission #7, including landscape architect selection.

For illustrative purposes. Waterfront approach subject to City of Kelowna and Provincial Approvals.



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Figure 4. Mill Site Concept Plan



4.0 PUBLIC REALM EXPERIENCE

4.1 CHARACTER AREAS

The Mill Site is organized around a series of character areas. These distinct areas include residential, retail, commercial, community, and public open spaces. Each character area is influenced by a historic material movement patterns and milling elements for adaptive reuse that creates a rhythm of memories, experiences, attractions, and landmarks across the new neighbourhood.

- The Milling Place
- The Gathering Place
- The Machine Shop
- Selkirk Spillway
- Chip Tower

The Waterfront provides publicly accessible connections to the Sutherland Bay. It extends from Sutherland Beach Park on the east to the Machine Shop and the Living Breakwater publicly accessible to the west.

The Waterfront provides mandated Riparian Restoration. It also celebrates historic Mill Site moments including the Rail Barge at the foot of the Rail Trail and the Jack Ladder at the end of Selkirk Spillway.

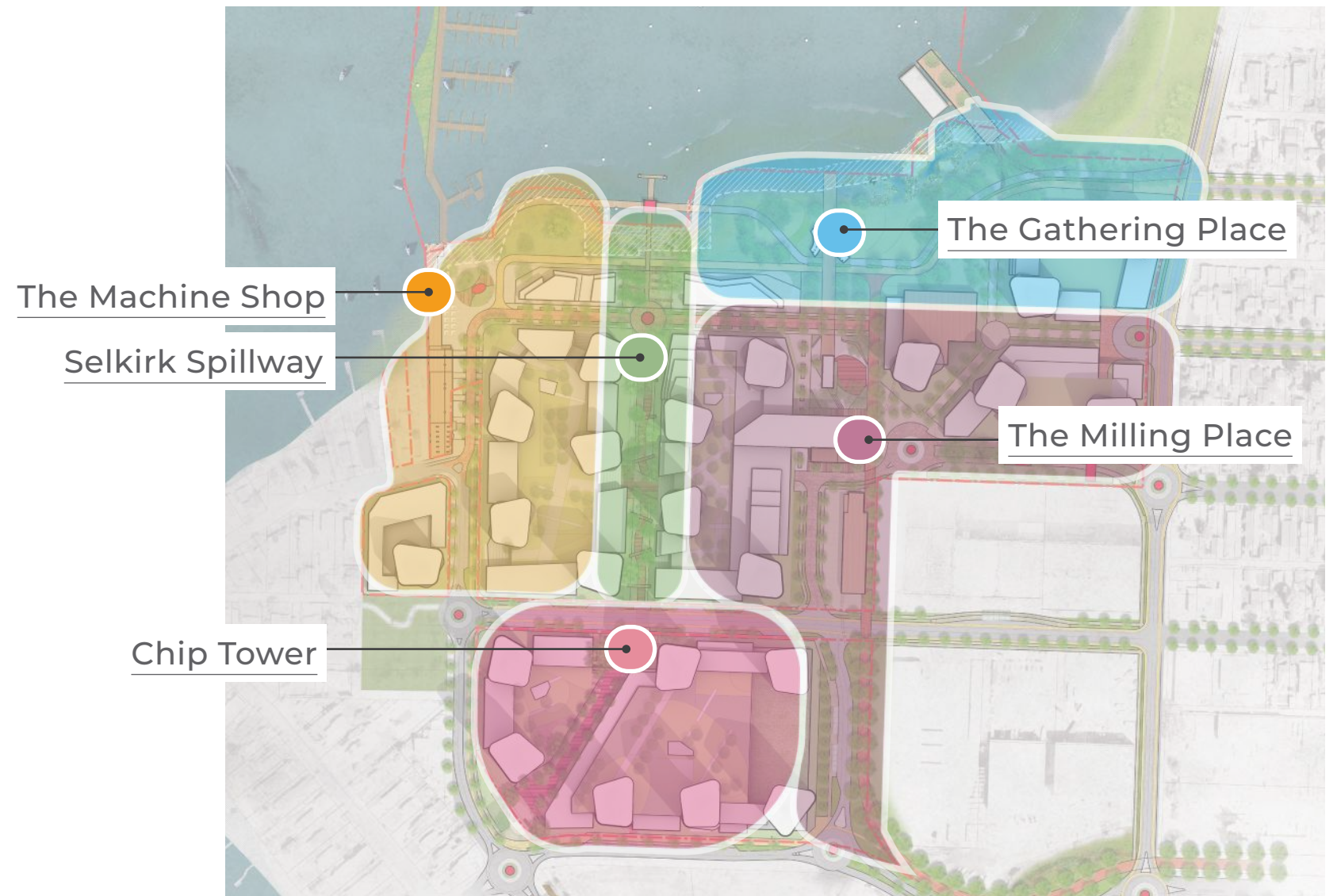


Figure 5. Character Areas Diagram

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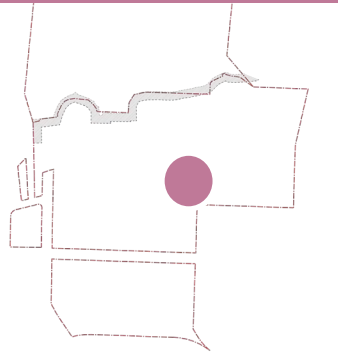
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THE MILLING PLACE



4.2 THE MILLING PLACE

The Milling Place is a flexible green space and plaza that is centered on events and gathering all-year round. It is the cultural heart of the Mill Site, reflecting the history of the No 5. Shed, the Plywood Shed and the Loading Dock as the historical place of production and exchange.

This civic plaza hosts markets, cafes, retail, community events and a signature park. It sits at the entry to the No. 8 Gate and Weigh Stations that mark a grand entry to the centre of the site. It is a landing point along the regional Rail Trail, creating an inward magnet that pulls people in, then directs them out towards the Waterfront nodes. A unique new hotel is envisioned "floating" over historic No.5 Shed and sits adjacent to an above grade public parkade.

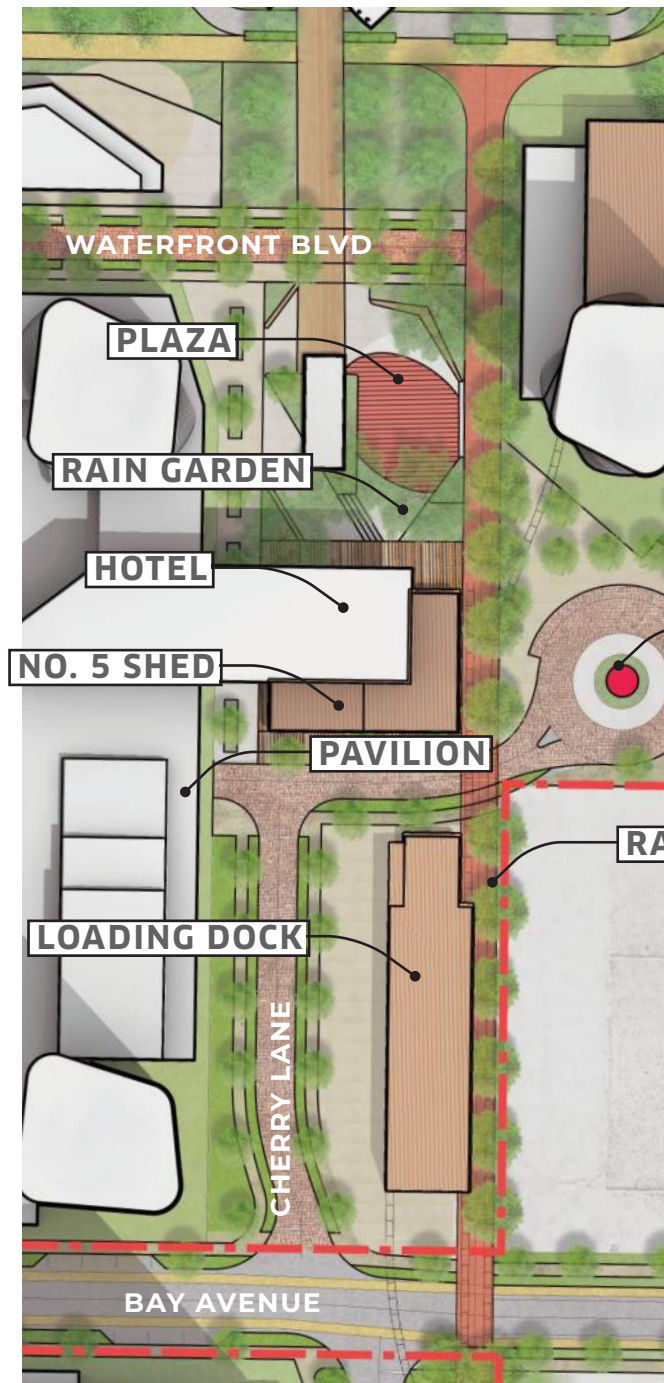


Figure 2. Perspective Drawing of Milling Place and Rail Trail

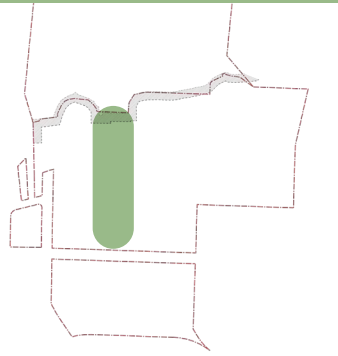


Figure 8. Precedent images describing character of the Milling Place

Figure 6. Milling Place Enlarged Plan



SELKIRK SPILLWAY



4.3 SELKIRK SPILLWAY

The Spillway, which prior to the Mill Site was Selkirk St., follows the traditional route used for removing wood chips from the Mill and serves multiple purposes: transportation, place-making, and ecology. This versatile linear park connects Marsh to Mountain. It functions as both a pedestrian walkway and green infrastructure. A xeriscape bioswale extends the entire length to collect runoff from adjacent buildings and pathways. Regional plants, rocks, colourful installations, and boardwalks create the character of the Spillway.

At the waterfront it joins with walking and cycling paths where it descends to the lake shore via a floodable, planted terrace. Here, people can access the water during all levels of seasonal lake fluctuation.

Rising above the lake is the Jack Ladder. Historically, the Jack Ladder moved logs from the Lake to the saw mill. Today it lifts pedestrians up to look out over the Bay and onto the Lake. It is a focal node along the waterfront pathway, drawing from north, south, east and west.

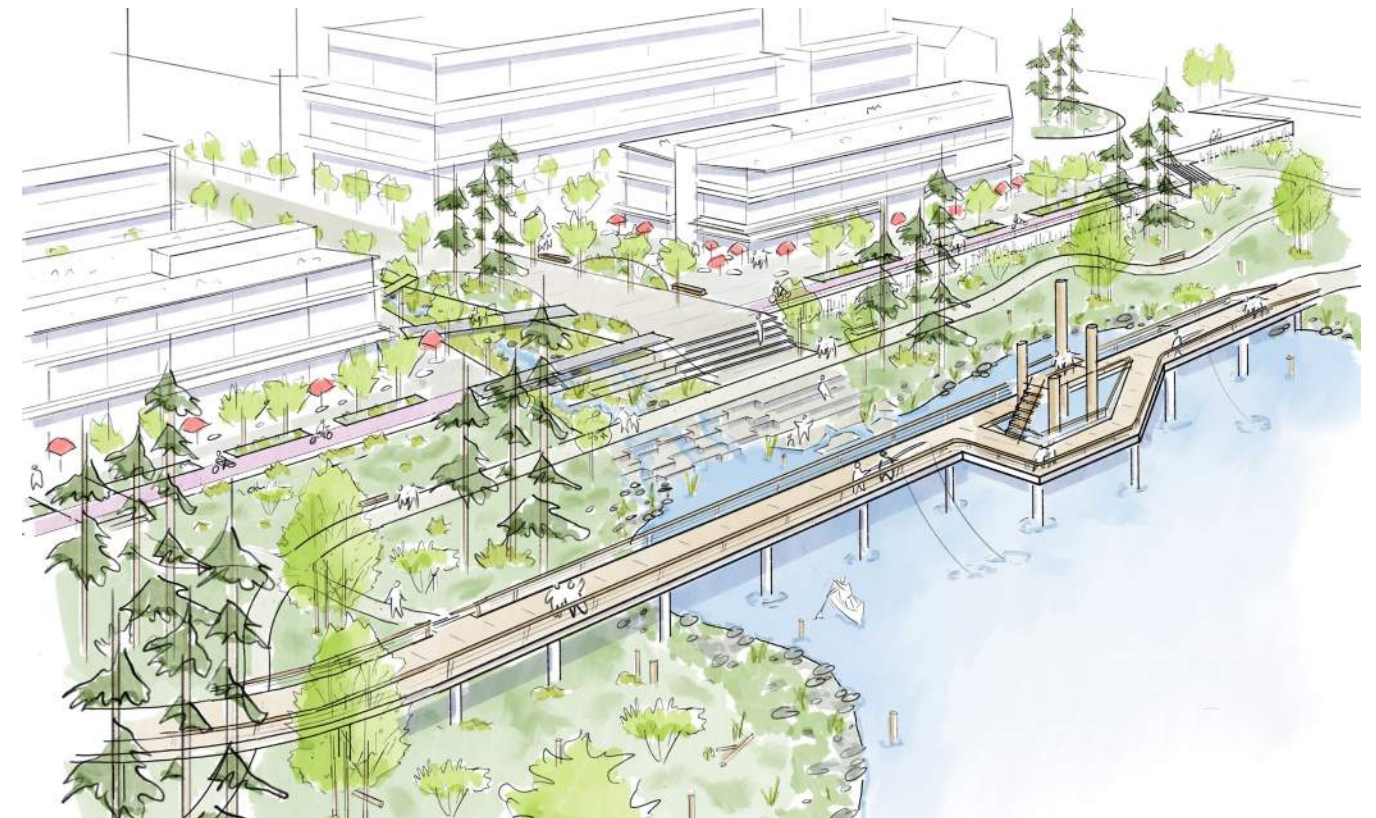


Figure 11. Perspective Drawing of Jack Ladder and Floodable Terrace at the foot of Selkirk Spillway

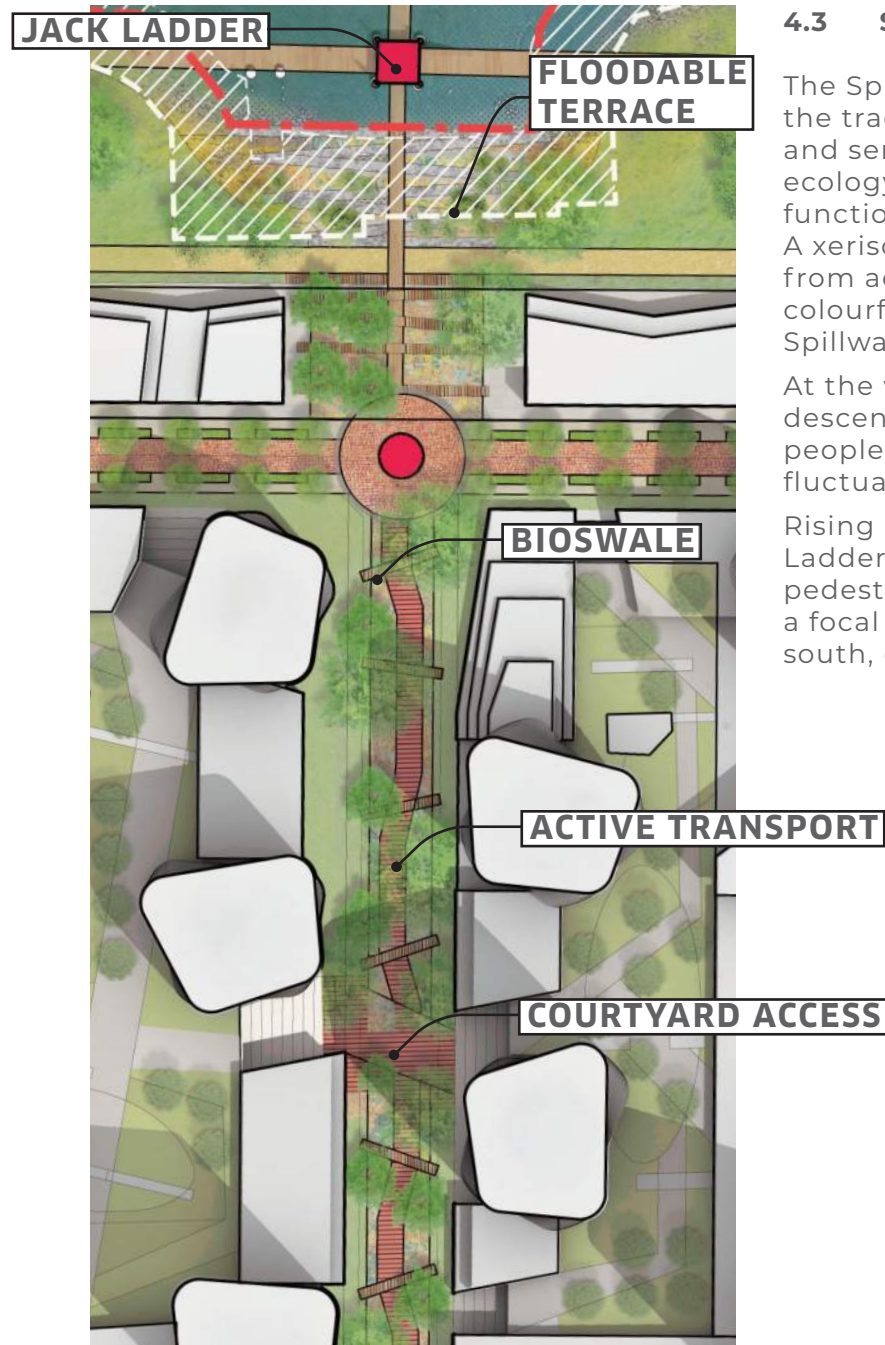


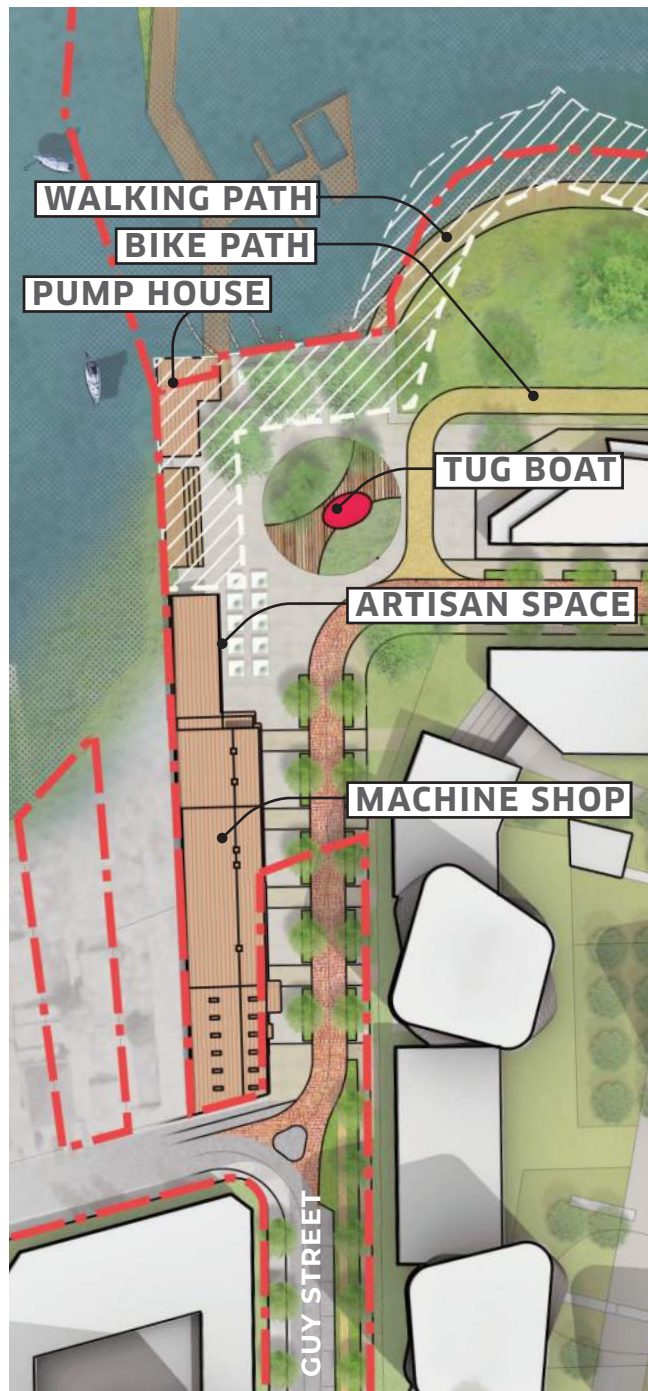
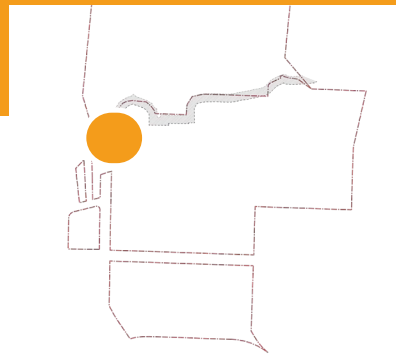
Figure 9. Spillway Enlarged Plan



Figure 10. Precedent images describing character of the Selkirk Spillway



THE MACHINE SHOP



4.4 THE MACHINE SHOP

The Machine Shop is the anchor of the northwest corner that previously served as a workshop and horsebarn. The plaza supports the industrial history of the Mill Site as a working waterfront. It operates as a moorage while also providing amenities for artisan, makers, and cafes, with some outdoor gathering space. A stepped deck that leads to the highwater line offers a place to relax, jump off for a swim, or enjoy the view of the mountains across the lake.

Industrial remnants such as piles are retained and retrofitted for ecological health where needed, perhaps serving as habitat for shore birds. A lake pump pipe extends northwest into lake Okanagan. It provides the opportunity for a future district energy system. The old Tug Boat is re-purposed here as a play structure for all ages. It is visible from the south end of Guy Street, acting as a landmark for this western edge.

Bicycle and walking paths merge at this plaza before extending south to Guy Street.



Figure 13. Perspective Drawing of Machine Shop Plaza and Urban Edge Shoreline

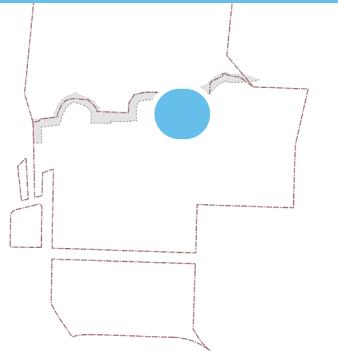


Figure 12. Machine Shop Enlarged Plan

Figure 14. Precedent images describing character of the Machine Shop



THE GATHERING PLACE



4.5 THE GATHERING PLACE

This all-seasons park area is a place of socialization that re-creates local ecology lost during the industrial past. The shoreline dissolves to soft edges that provide necessary habitat, buffer wave energy, and create navigable shallows for paddle-sport.

A programmable, open-air timber pavilion acts as a waterfront magnet throughout the summer and winter months. Architecturally, the Gathering Place honours earlier indigenous presence and the historical character of the site through pavilions that incorporate historically relevant materials and provide weather coverage.

The shores of Sutherland Bay blend into the Mill Site in this highly nature-based place. Nestled into the long grasses and willows of the shoreline is the old rail barge adapted as a public gathering place and restaurant.

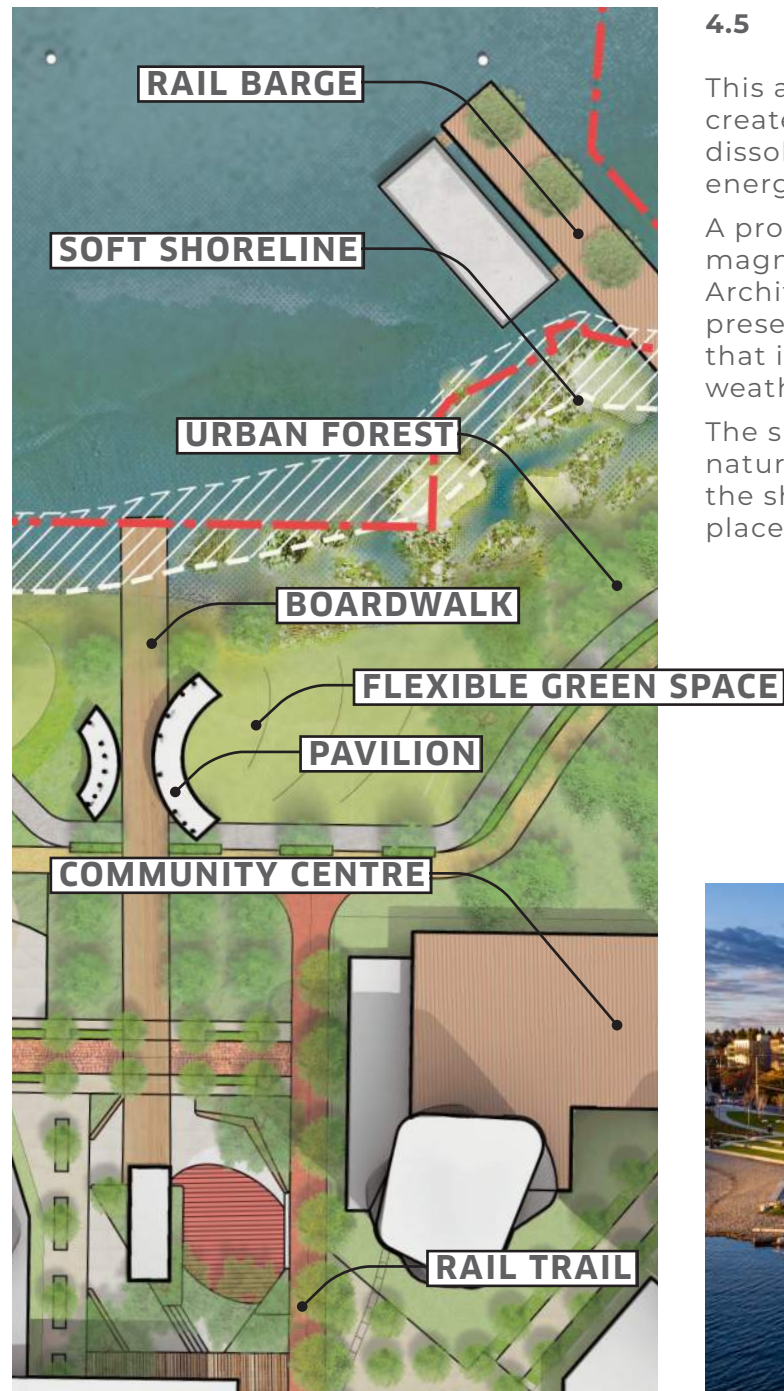


Figure 15. Gathering Place Enlarged Plan



Figure 16. Perspective Drawing of Gathering Place and Soft Shoreline

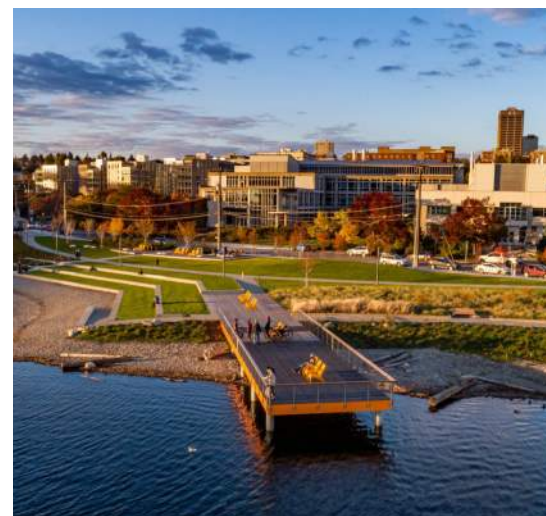
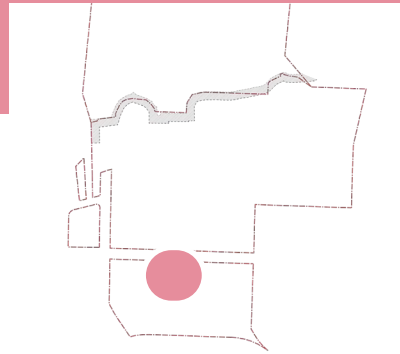


Figure 17. Precedent images describing character of the Gathering Place



THE CHIP TOWER



4.6 THE CHIP TOWER

The historic Chip Tower is a large structure approximately 3 stories high which was key support for the removal of chips from the saw mill. It acts as a definitive landmark within the parks and open space network. Here, it is adapted to be a play structure, look out, and platform for a pedestrian crossing over Bay Ave. Situated directly alongside Selkirk Spillway, Chip Tower Park is a halfway point on the way from marsh to mountain.

On the west, an urban forest is a restful place with plenty of shade and nooks to read a book, climb a tree, or walk the dog. The east side park is more active. A grassy mound captures sun at certain points in the season. Large scale play elements like swings and slides welcome participation for all ages. The experiential bioswale of the Spillway is further celebrated here, with steps leading down into the planted area.

Ascend the Chip Tower to the very top to sneak a peek toward West Kelowna and Manhattan Point, or hop over the road on the pedestrian bridge to continue on your way to the waterfront. A crosswalk also facilitates pedestrian movement across Bay Ave.

The Chip Tower serves as a landmark on the journey from Marsh to Mountain.

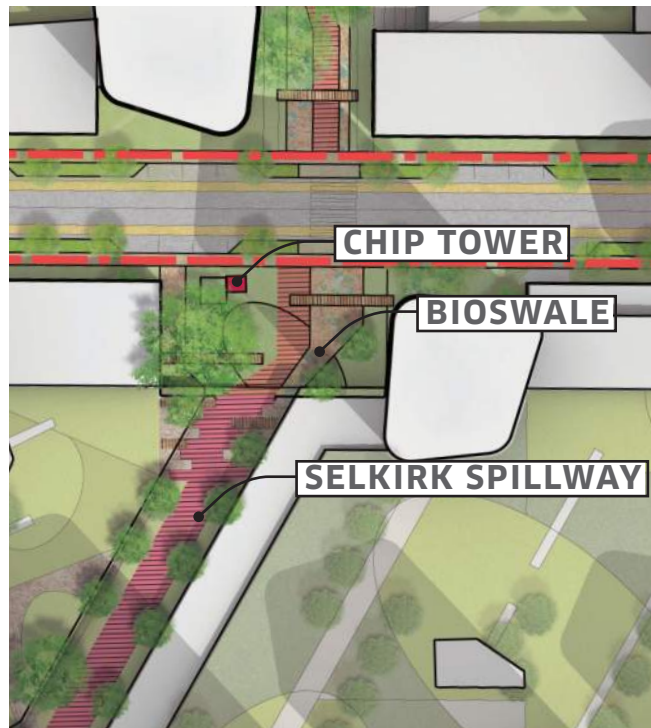


Figure 18. Chip Tower Enlarged Plan

Figure 19. Perspective Drawing of Chip Tower Park

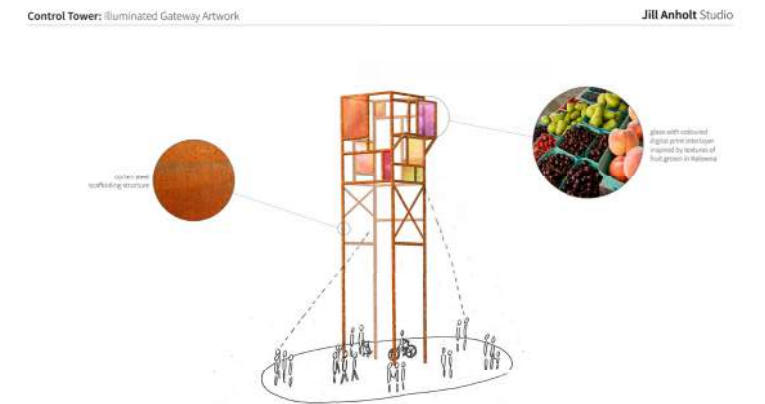


Figure 20. Precedent images describing character of the Chip Tower Park

5.0 LAND USE AND HOUSING

5.1 HOUSING

A diverse range of housing options, including market condominiums, market rental, seniors housing, students housing, as well as affordable options aims to meet the needs of the Kelowna Community and outlined within the recent Housing Needs Assessment.

5.2 LAND USE

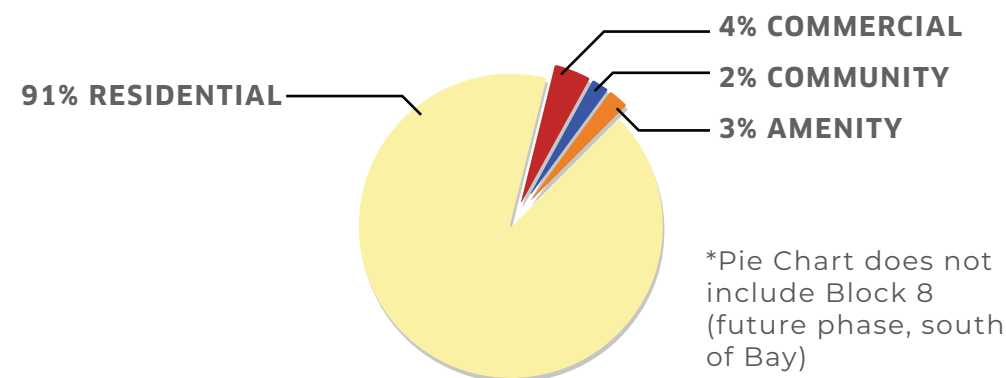
A retail framework has been developed to meet community needs as well as to provide a distinctive retail experience within the Kelowna context. A network of retail 'anchors' and flows provides a network of diverse retail experiences that accentuate and animate the associated public realm areas. This retail framework has been developed based on a Retail Opportunity Assessment and market analysis that identified need, feasibility, and capacity for a variety of detail retail types. The retail at the Mill Site will leverage the following opportunities:

Activating the site's Waterfront by connecting the retail to lakeside shopping and food and beverage opportunities.

Creates an Authentic Local Experience which generates year-round appeal by celebrating the Okanagan's history and culture.

Introduces a new convenience retail node to meet growing local needs from the Downtown and Glenmore/ North End communities.

Caters to the emerging 'foodie' scene.



NOTE: The applicant, given site use and experience, has an interest in mass timber. Early phase mass timber opportunities will be explored in detail as part of Submission #7.



Figure 21. View along Machine Shop

Density Dashboard	
Total Site Area ¹	160,727 m ²
Total Gross Floor Area	443,530 m ²
Total Estimated Net Floor Area	355,010 m ²
Total Commercial Gross Floor Area	11,005 m ²
Total Community Gross Floor Area	5,565 m ²
Total Hotel Gross Floor Area	6,420 m ²
Total Required No. Of Parking Per Current Bylaw	7,781
Total Required No. Of Residential Parking Stalls	7,115
Total Proposed No. Of Parking Stalls	4,405
Parking Ratio	0.72
Total FAR	2.21

Development statistics for residential, retail and community use have been broken into blocks. The Density Dashboard and statistics highlight this information.

Mill Site Overall Land Use Plan

- Mill Site Boundary - - -
- High Water Line - - -
- 15m RMA Setback - - -
- Riparian Restoration Area - 0.81 Ha ▨
- Active Park - 3.06Ha ▨
- Commercial - GFA: 11,007m² ■
- Community Space - GFA: 5,564m² ■
- Hotel - GFA: 6,421m² ■
- Residential - GFA: 418,433m² ■

LAKE OKANAGAN

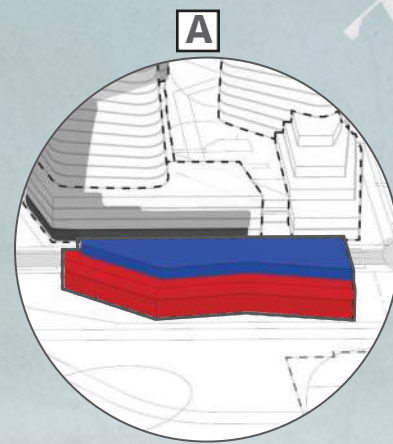
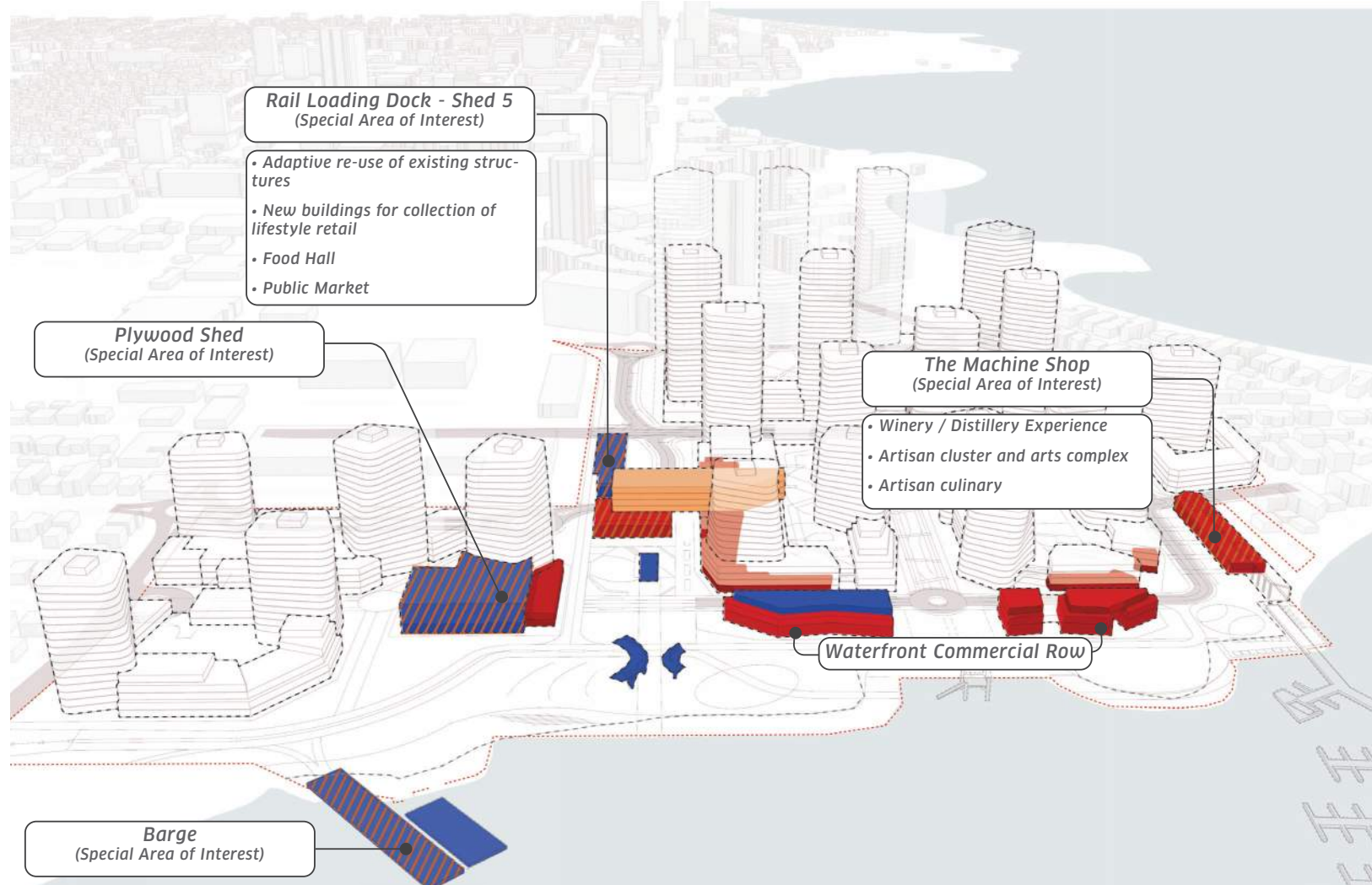


Figure 22. Mill Site Land Use Plan

NOTE: It is understood by the applicant that electrical power to the North End of Kelowna is an important topic. The applicant is prepared to work with Fortis, the City of Kelowna, and other developers to devise a solution for the North End of Kelowna. It is also understood that a sanitary lift station is required.



Land Use and Housing



* Subject to Provincial approval and City of Kelowna joint application

Figure 24. Land Use Diagram

LEGEND

- Mill Site Boundary
- Commercial
- Community Space
- Hotel
- Heritage Buildings

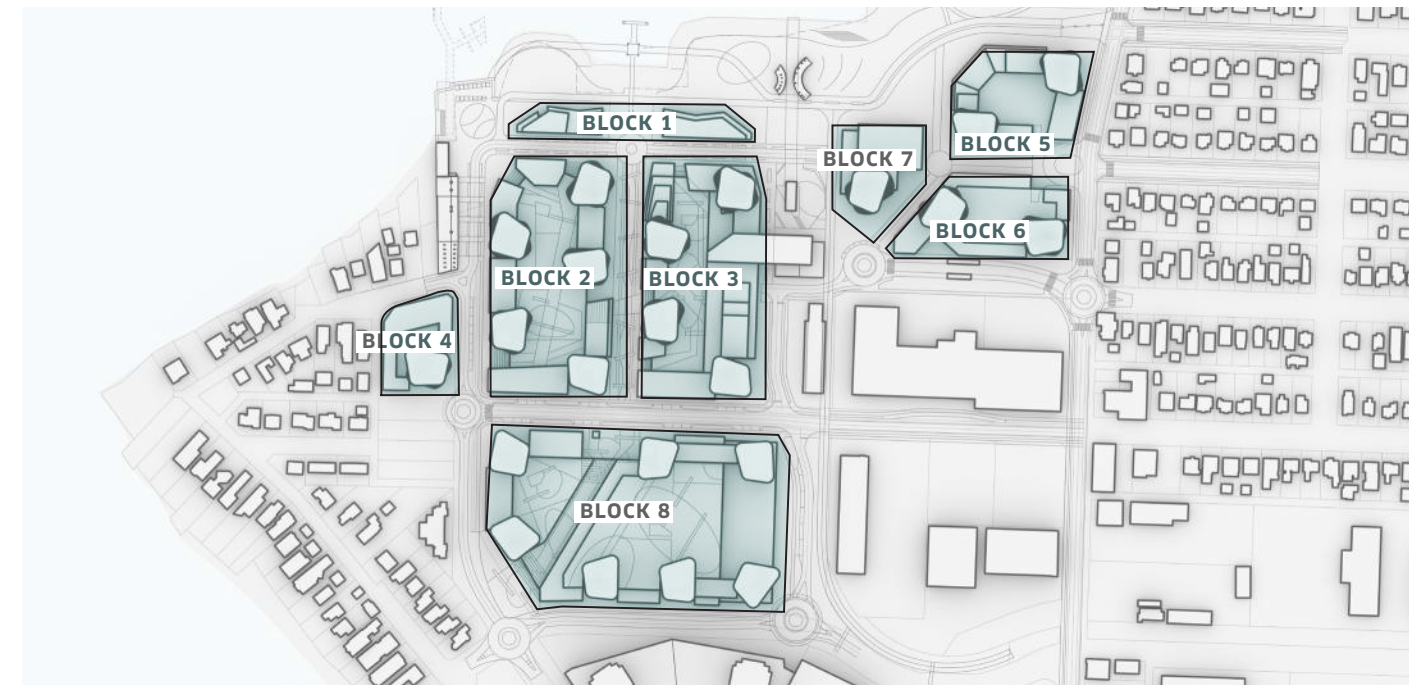


Figure 23. Block Diagram

BLOCK NUMBER	BLOCK AREA M ²	EST. NET FLOOR AREA M ² :	BLOCK FAR:	RESIDENTIAL GFA m ² :	COMMERCIAL GFA m ² :	COMMUNITY GFA m ² :	HOTEL GFA m ² :	TOTAL GROSS AREA m ² :
BLOCK 1	4,622	4,371	0.95	-	2,426	1,128	-	5,464
BLOCK 2	18,160	58,808	3.24	73,125	1,110	-	-	73,662
BLOCK 3	17,274	63,351	3.67	69,868	2,899	-	6,421	79,492
BLOCK 4	4,251	15,468	3.64	19,335	495	-	-	19,411
BLOCK 5	8,601	26,586	3.09	33,233	-	-	-	33,309
BLOCK 6	8,370	27,852	3.33	34,815	-	-	-	34,815
BLOCK 7	4,599	14,745	3.21	13,176	1,034	2,111	-	18,431
MACHINE SHOP		912			515			1,086
NO.5 SHED		818						974
LOADING DOCK		598				712		712
BARGE		782				931		931
COMMUNITY PAVILLIONS		819				976		976
SUBTOTAL		215,111	1.68	243,551	11,007	5,564	6,421	268,654
BLOCK 8 (Future Phase)	29,711	139,903	4.72	174,881	-	-	-	175,182
GRAND TOTAL		355,013	2.21	418,432	11,007	5,564	6,421	443,532

Figure 25. Land Use Statistics

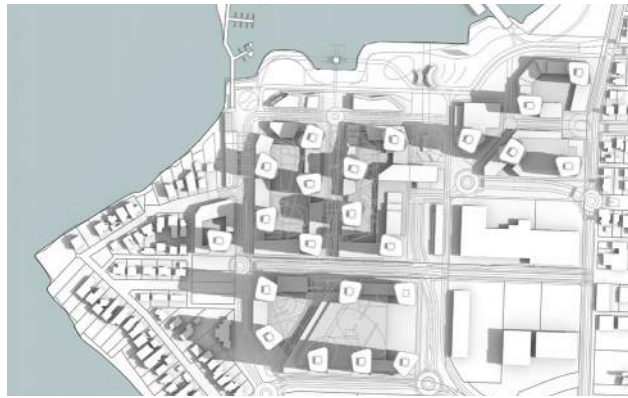
NOTE: The development is being calculated as FAR, which is a more traditional development metric than what was contemplated in Submission #5.

The applicant will be working closely with the owners of the BC Tree Fruits site during submission #7 to ensure that there is coordination of planning and transportation.

Shadow Study



JUNE 21ST



9 am



12 pm



3 pm

MARCH 21ST



9 am



12 pm



3 pm

DECEMBER 21ST



9 am



12 pm



3 pm

6.0 PARKS AND PUBLIC SPACE

6.1 OVERALL STRATEGY

A diverse range of public spaces are knit together to form the Parks and Open Space Framework that delivers 4.14 Ha of park space and responds directly to the 2023 City of Kelowna Parks Master Plan. At the heart of the site a central plaza, the Milling Place, incorporates the historic No 5 Shed and the Loading dock while linking the Rail Trail to the Waterfront. A contiguous waterfront park is broken into distinct character areas, connected by a linear park with pathways for pedestrians and cyclists, and emphasizing the “Water First” objective of creating an ecologically resilient waterfront with regenerative landscapes and ecological zones.

Overall Parks and Public Space	
Total Parks and Public Space Area	4.14 Ha*
Dedicated City of Kelowna Park	2.01 Ha*
Total Privately Developed Park	2.13 Ha*

*Area subject to final waterfront design

Figure 27. Saleable Parks Calculation

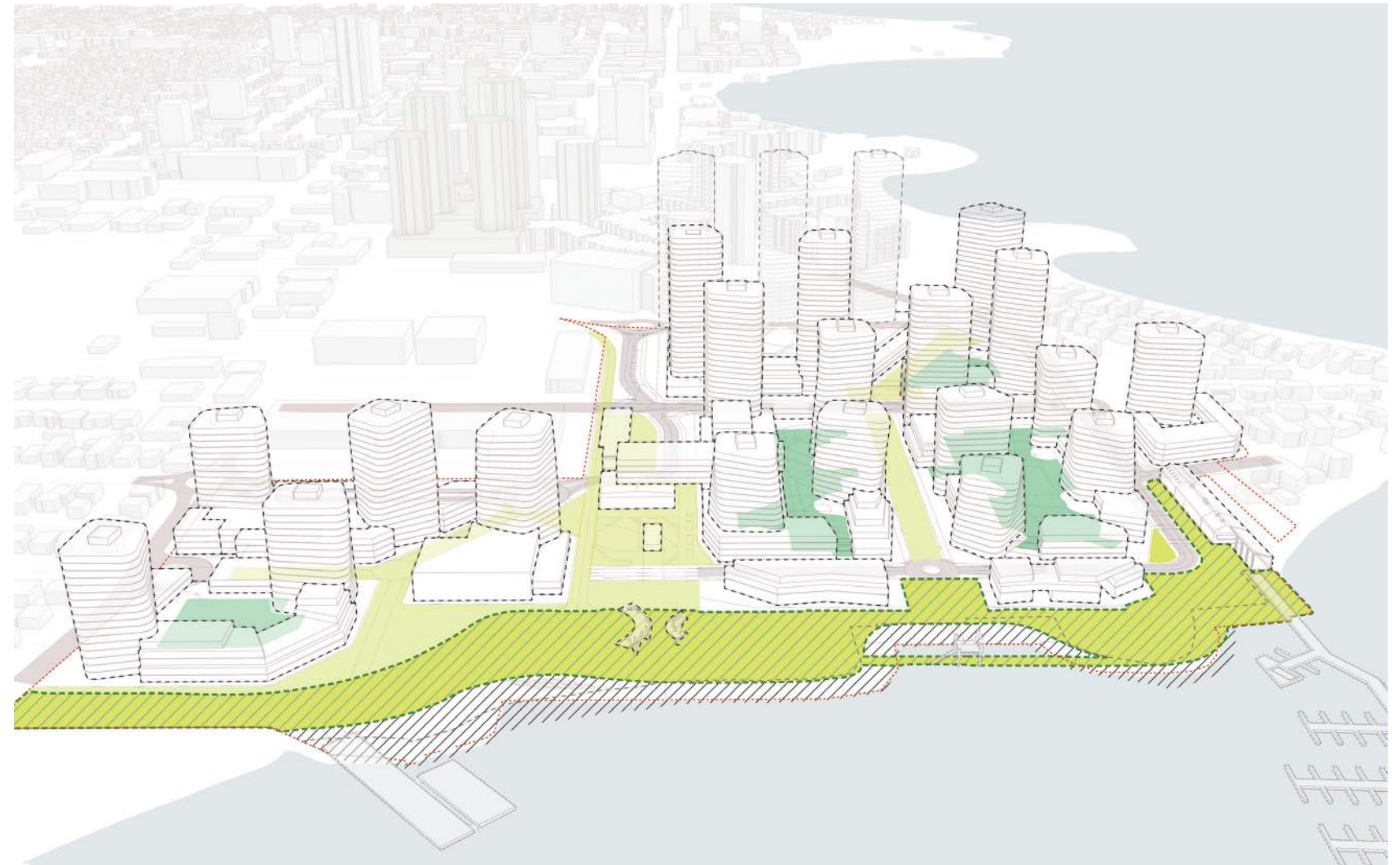


Figure 26. Overall Public Open Space Strategy Diagram

LEGEND

- Mill Site Boundary
- Dedicated City of Kelowna Park
- Privately Developed Park
- Riparian Restoration Area
- Semi-Public Courtyards

NOTE: City of Kelowna Park, Riparian restoration, and water use design to be further developed with regular design meetings working City of Kelowna staff as part of submission #7. Applicant to coordinate with City of Kelowna for all Provincial approvals.

Parks and Public Space



Figure 28. Parks and Public Space Land Use Diagram

LEGEND

- Mill Site Boundary - - - -
- High Water Line - - - -
- 15m RMA Setback - - - -
- Major Bike and Pedestrian - - - -
- Active Park ■
- Linear Park (10m) ■
- Dedicated City of Kelowna Park ▨
- Bike/Pedestrian Corridor - - - -
- Semi-Public Courtyards ■
- Riparian Restoration Area ▨

6.2 PARKS AND PUBLIC SPACE CALCULATIONS:

Active Park areas are concentrated at the waterfront, with strong connectivity to Okanagan Boulevard, Sutherland Bay Park, and Knox Mountain. These areas continue into the cultural heart where the Milling Place, Loading Dock, and Rail Trail draw people along the north and south axis. In future phases, Active Park areas will be designated according to the City of Kelowna Parks Classification System.

A 10m Linear Park runs east to west from Oxford Avenue to Guy Street. This path system is split mode, with dedicated paths for pedestrians and bicycles. The path splits at the Gathering Place, where pedestrians traverse a boardwalk over marsh-like shallows, and bicycles carry on toward the floodable terrace, then meet at the Machine Shop. The Linear Park transitions to a shared street condition leading down Guy Street.

Two Active Transportation Corridors extend north to south: The Rail Trail, and the Selkirk Spillway. Each intersects with the waterfront pathway.

Semi-Public Open Courtyards are extensive, with access off of the Selkirk Spillway to raised courtyard space on top of 1-2 storeys of above-grade parking.

Parks and Public Space	
Total Parks and Public Space Area	4.14 Ha
Total Active Park Area	3.06 Ha
Total Linear Park Area	0.81 Ha
Total Bike/Pedestrian Corridor Area	0.27 Ha
<i>Not Included in Total Parks and Public Space Calculation:</i>	
Total Semi-Public Courtyards	1.51 Ha
Total Riparian Restoration Area	0.81

Figure 29. Parks and Public Space Calculations



Semi-Public Courtyards - above parking



Figure 30. Semi-Public Courtyard Perspective



Figure 32. Cross section of the Selkirk Spillway showing access through semi-public courtyards.

6.3 SEMI-PUBLIC COURTYARD CONCEPT:

The concept stems from the desire to offer more pedestrian mobility and greater opportunities for visitors and residents alike to experience the Mill Site. Podiums and towers on each block open up to create passages through which pedestrians can travel on semi-public courtyards, as an alternative to exploring the site through at-grade pathways. Each courtyard is generously planted and integrates green rainwater infrastructure and canopy to mitigate heat islands.

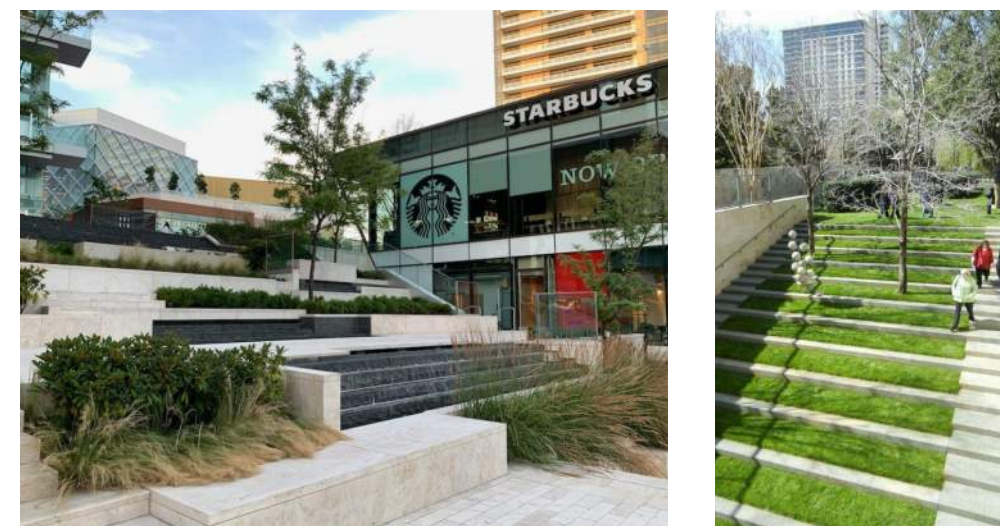
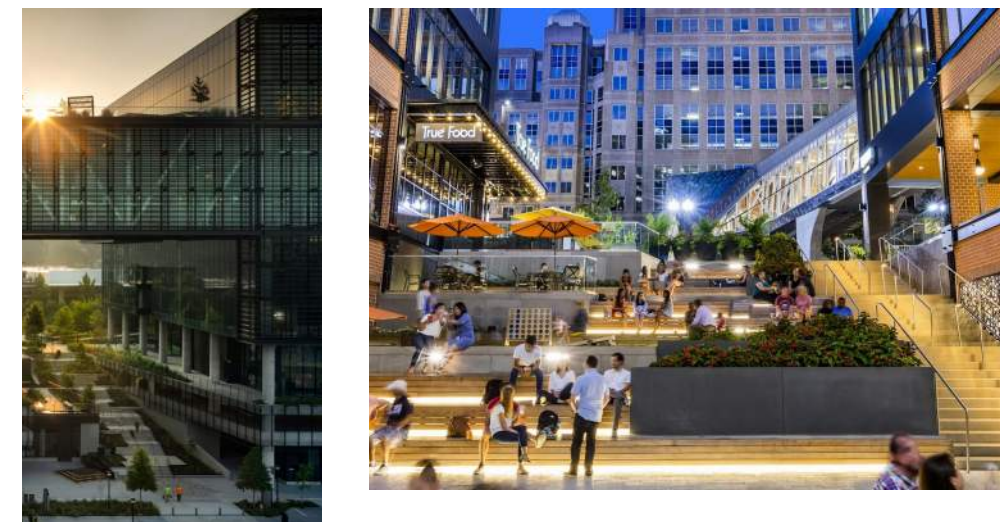


Figure 31. Semi-Public Courtyards Look and Feel

SEMI-PUBLIC COURTYARD NOTE: Submission #7 will illustrate in detail housing typology and siting: rental, market and non-market/affordable housing. Goal will be to provide at least 60% of semi-public raised courtyards as publicly accessible. Submission #7 will also identify permanently dedicated pathways up and across these newly created spaces. Other uses in the darker green areas will be amenities for residents such as BBQ, play spaces.

7.0 ECOLOGICAL NETWORK



7.1 ECOLOGICAL NETWORK

Green rainwater infrastructure is positioned to capture snow melt and spring run off, then transition to xeriscape urban ecologies in the summer months. The Milling Place includes a raingarden within the town plaza. A north-south pedestrian street doubles as a bioswale that collects from adjacent buildings. At its terminus, a planted terrace provides an outfall for treated rainwater and experiences flooding at seasonal high lake levels. An urban forest extends out from Sutherland Bay to capture the majority of the eastern waterfront. Existing trees at Sutherland Bay are retained and bolstered by new plantings. A living breakwater buffers wave action while contributing to enhanced water quality and habitat creation for shorebirds.

Each of these elements contribute to local character by focusing on a palette of native grasses, wildflowers, and shrubs.

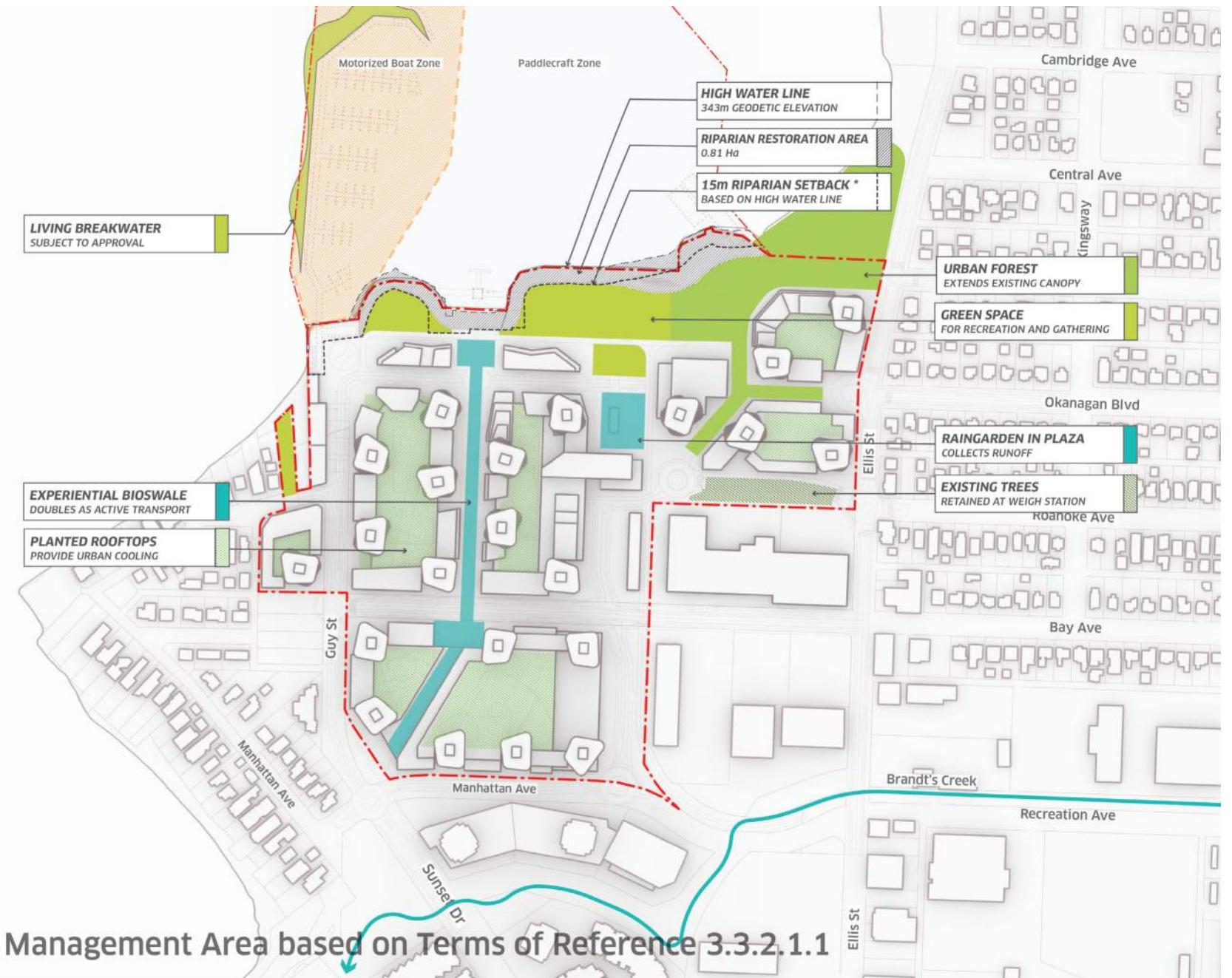


Figure 33. Ecological Network Diagram

Riparian Management Area

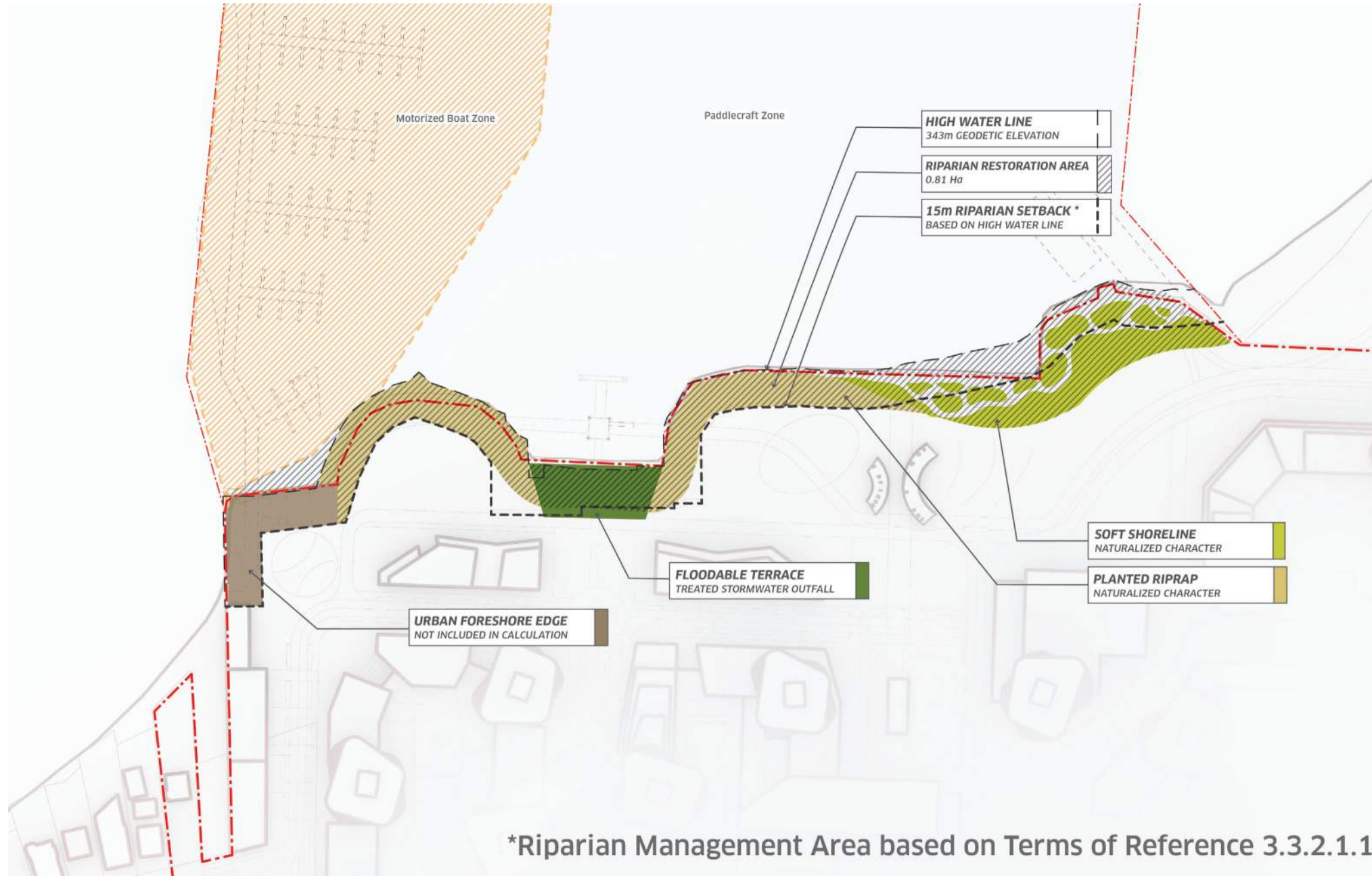


Figure 34. Riparian Management Area Diagram



7.2 RIPARIAN MANAGEMENT AREA

The banks of Sutherland Bay will be undergoing floodplain restoration to meet provincial Riparian Management Area (RMA) guidelines. Restoration contributes to a unique waterfront experience that improves habitat for critters while also cultivating intrigue, a sense of belonging, and connection to nature. The Mill Site Team has been collaborating with **Ecoscape Environmental Consultants Ltd.** to develop a comprehensive RMA strategy that recognizes the unique opportunity to restore aquatic habitat as a co-benefit to the overall experience of this destination waterfront.

The riparian strategy amplifies high-value habitat already established at Sutherland Park by extending a soft shoreline and adding to the existing urban tree canopy. Moving west, the shoreline varies between naturalized and urban character to promote a diversity of opportunities to interact with nature including planted rip rap, floodable terrace, a living breakwater, soft shorelines, and plaza edges.

This strategy recognizes the importance of human connection to local landscapes. At its core, the strategy sets forth a vision for restoration and stewardship practices that blur lines between human and non-human access to naturalized space. For this reason, most areas of the RMA permit some level of human access. The overall approach enhances shoreline quality for aquatic and human habitat.

7.3 SHORELINE TYPOLOGIES

Submission 7 will further describe the typologies, or approaches, indicated on this plan, and have been developed in concert with Ecoscape. Some typologies are suggested for more extensive use - such as the planted rip rap - where as others create feature moments - such as the floodable terrace. This catalogue of typologies will expand as the Mill Site team moves into detail design in Submission 7 with the guidance of Ecoscape.

Riparian Management Area	
Total Required Riparian Management Area	0.78 Ha
Total Proposed Riparian Restoration Area	0.81 Ha
*Naturalized Character Riparian Area	0.73 Ha
Floodable Terrace Riparian Area	0.8 Ha
Not Included in Total Riparian Restoration Calculation:	
Urban Edge	0.12 Ha

Figure 35. Riparian Management Area Calculations

8.0 TRANSPORTATION PLAN



8.1 SUMMARY OF TRANSPORTATION APPROACH

A key measure of success for the new Mill Site community will be the enjoyment of convenient, safe, and memorable mobility experiences for the future residents, visitors, and employees.

Bunt & Associates Transportation Planning and Engineering have worked closely with the Mill Site Team to develop a pedestrian priority mobility strategy. The strategy demonstrates how thoughtfully conceived transportation options can enable urban, higher density development without an over reliance on private automobile travel and with manageable traffic impact to adjacent neighbourhoods.

Innovative planning principles have been applied to the mobility strategy to promote that adoption of travel behaviours that move away from the traditional reliance on private automobile ownership and trip-making. The implementation of Transportation Demand Management (TDM) planning provides alternative and sustainable travel options such as:

- Opportunities for Shared Mobility such as car share and bike/scooter share programs;

- Design measures to provide improved public transit for the North End.

- Increased bike parking supply and reduced vehicle parking supply along with “end of trip” facilities.

These travel options go hand in hand with the objective of creating “Streets for People” which prioritizes the safe co-existence of pedestrians, bikes and cars in these multi-modal transportation systems. By creating extensive shared use paths, dedicated pedestrian and cycling pathways, and convenient and accessible transit, active and sustainable modes of travel are encouraged. The Selkirk Spillway and Rail Trail as main active transport corridors enforce the project’s connection with the waterfront, and the centrally located public parking encourages walking throughout the site.



Figure 36. Active Transport Sketch with Pedestrians and Bicycles

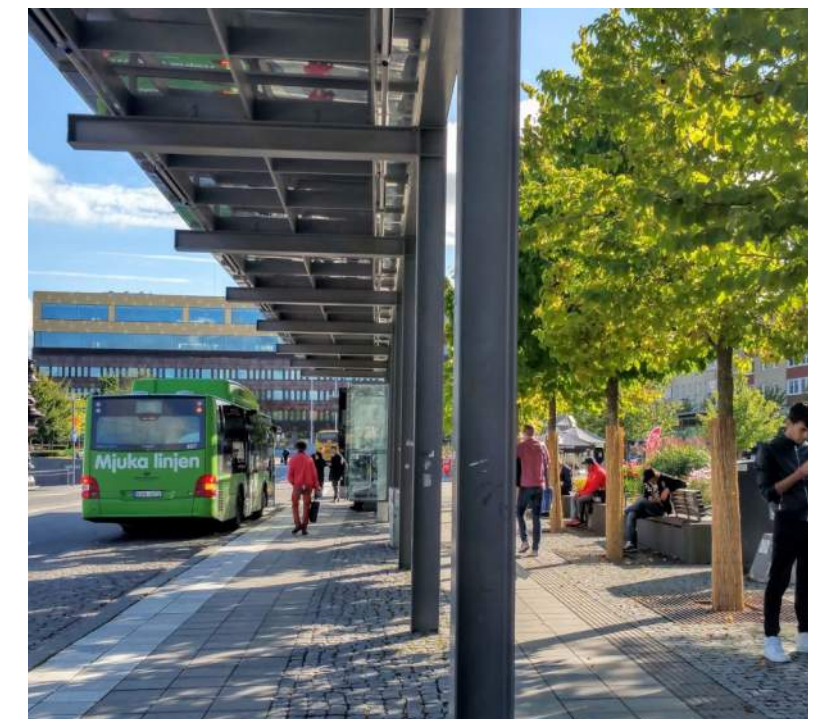


Figure 37. Bus Shelter Reference

NOTE: City of Kelowna transportation comments on Concept #6 will be addressed through detailed working sessions with City of Kelowna staff as part of Submission #7 and ARP process. This will include integration with NEP, and applicant is open to creative solutions of mixed modality such as shuttle buses and identification of future LRT opportunities.



Pedestrian and Bicycle Network



8.2 PEDESTRIAN AND BICYCLE NETWORK

The extent and quality of pedestrian and cycling infrastructure that interface with interesting, attractive, and engaging land use types compel people to choose active travel modes.

Bike and pedestrian paths integrate with the adjacent mobility networks planned by the City of Kelowna as part of the North End Plan. A comprehensive active travel network speaks directly to the Project Vision and Objective “Streets For People” that will support this highly energized area of the City. Several core design moves demonstrate this principle in action:

- Extension of the Okanagan Street greenway
- Extension of the Okanagan Rail Trail to the Waterfront
- A multi-use path extending north-south from the Rotary Marsh to the waterfront and Knox Mountain;
- A waterfront shared-street that prioritizes bikes and pedestrians while allowing service access as needed, and;
- Designated bike lanes along Bay Avenue.

LEGEND

Mill Site Boundary	
Proposed Pedestrian Path	
Proposed Dedicated Bike Lane	
Proposed Shared-Use Path	
Existing Shared-Use Path	
Existing Dedicated Bike Lane	
OCP Linear Corridor	

Figure 38. Active Transportation Diagram

Selkirk Spillway Cross Sections & Character

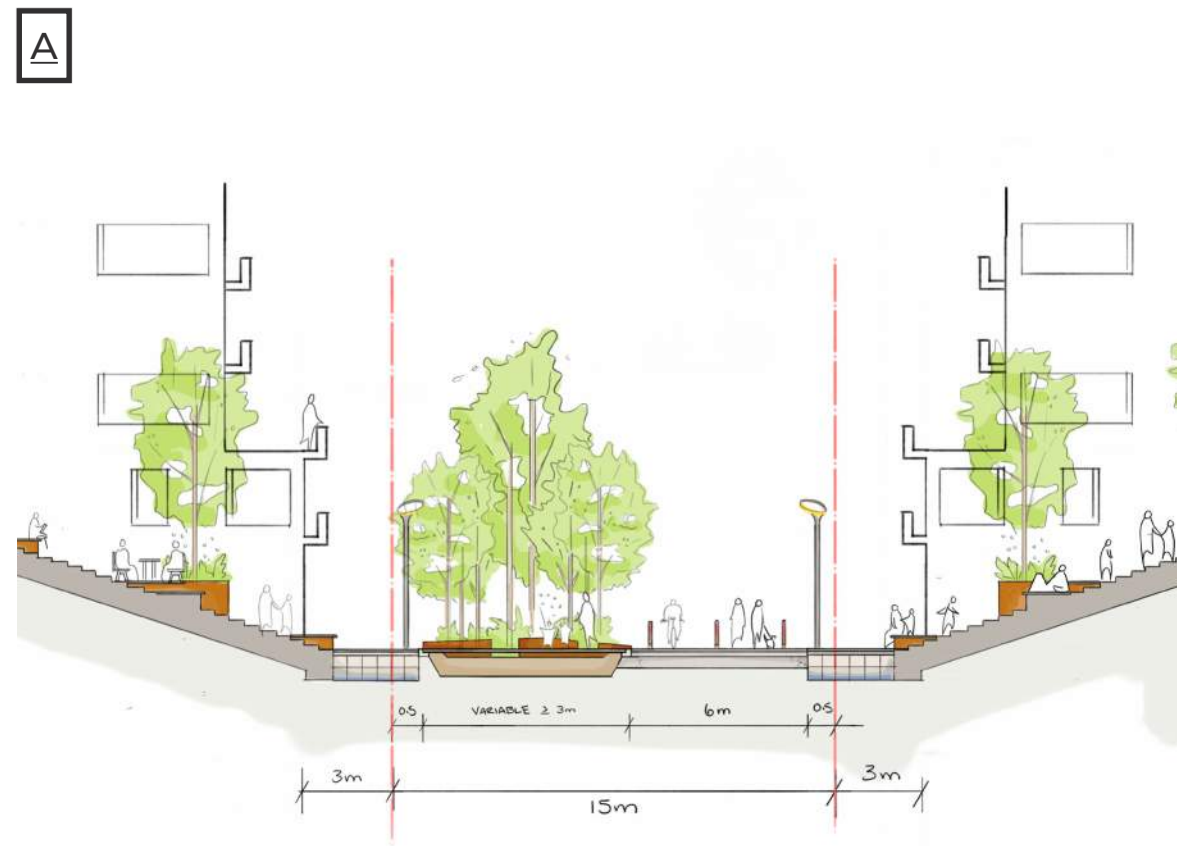


Figure 41. Typical cross section of the Selkirk Spillway at Semi-Public Courtyard Access

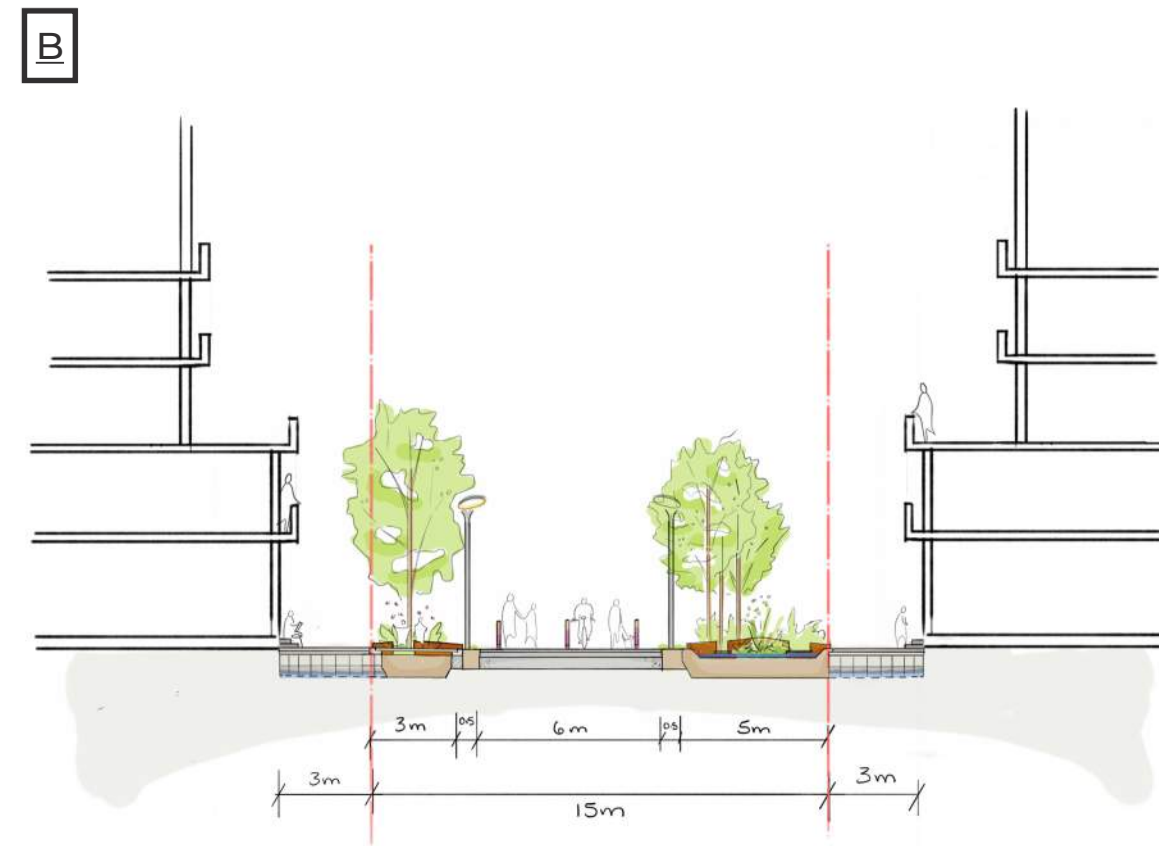


Figure 39. Typical cross section of the Selkirk Spillway pedestrian-only street.

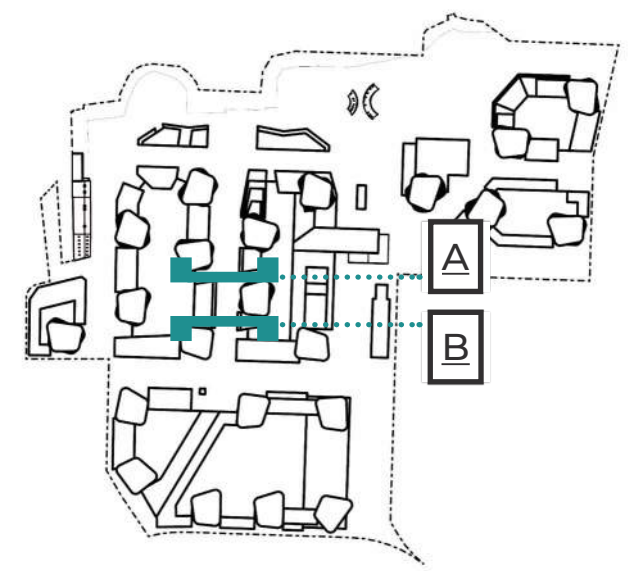
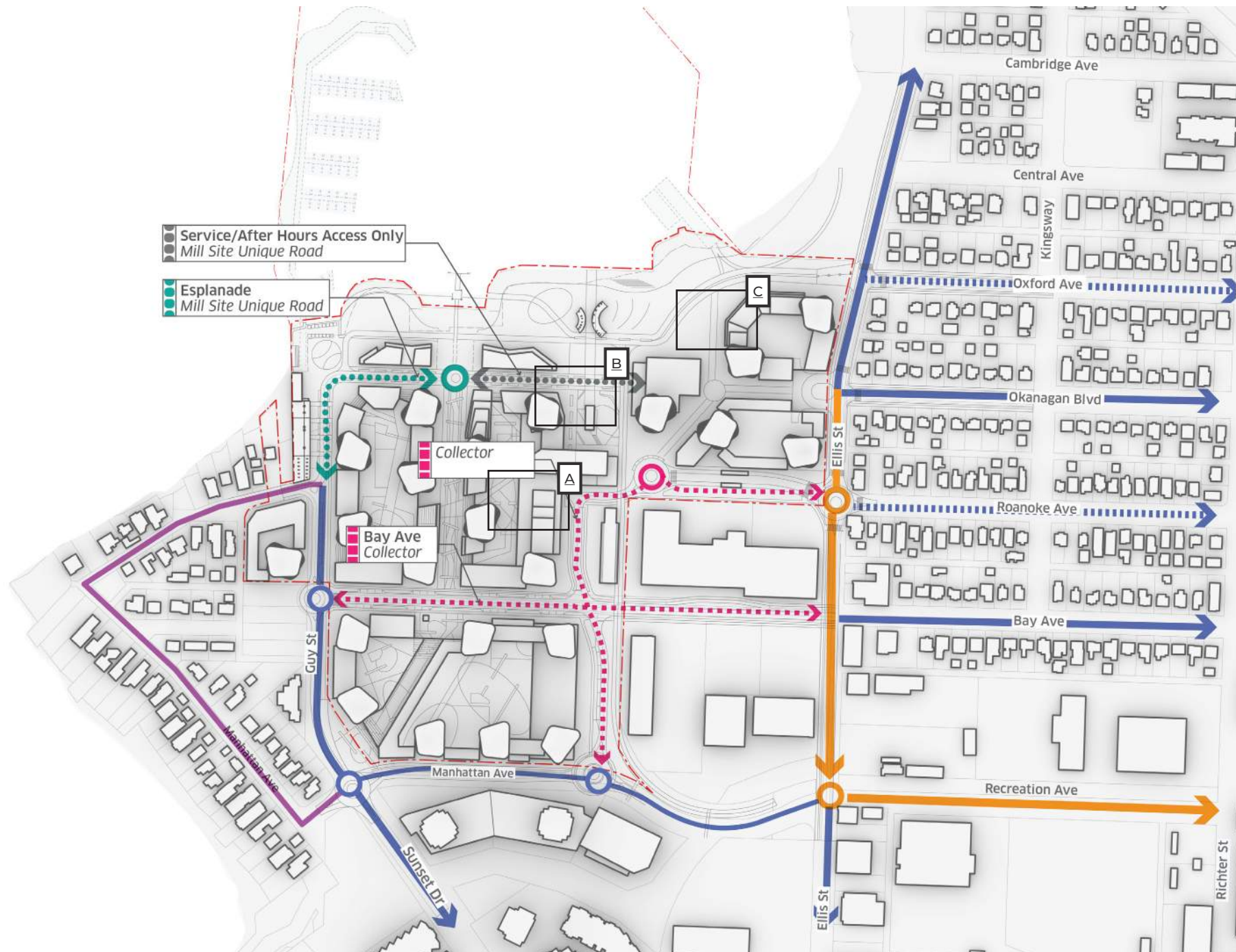


Figure 40. Key Plan





Vehicle Network



8.3 VEHICLE NETWORK

The road network concept for the Mill Site is framed by the existing Ellis Street, Sunset Drive and Guy Street providing north-south connections, and Manhattan Drive and Bay Avenue providing east-west connections for vehicular movement.

Roanoke Avenue west of Ellis Street will be designed to provide an iconic point of entry for vehicular and non-vehicular traffic into the Mill Site precinct, making use of the historic Gate No. 8 weigh scales and existing mature tree stands to frame the entry experience. It will be further enhanced with traffic roundabouts both at the Ellis intersection and internally on the site next to the No 5. Shed at the Milling Place.

A new north-south street, referred to as Cherry Lane, is planned to connect Bay Avenue with Manhattan Drive and provides a circulation route for the future regional public transit service.

Other routes on the Mill Site for vehicular traffic will be designed as low speed, mixed-traffic private lanes.

LEGEND

- Mill Site Boundary - - -
- Proposed Local •••••
- Proposed Shared •••••
- Proposed Collector •••••
- Existing Collector —
- Existing Arterial —
- Existing Local —

Figure 42. Vehicular Access Diagram



Street Network Vignettes

A

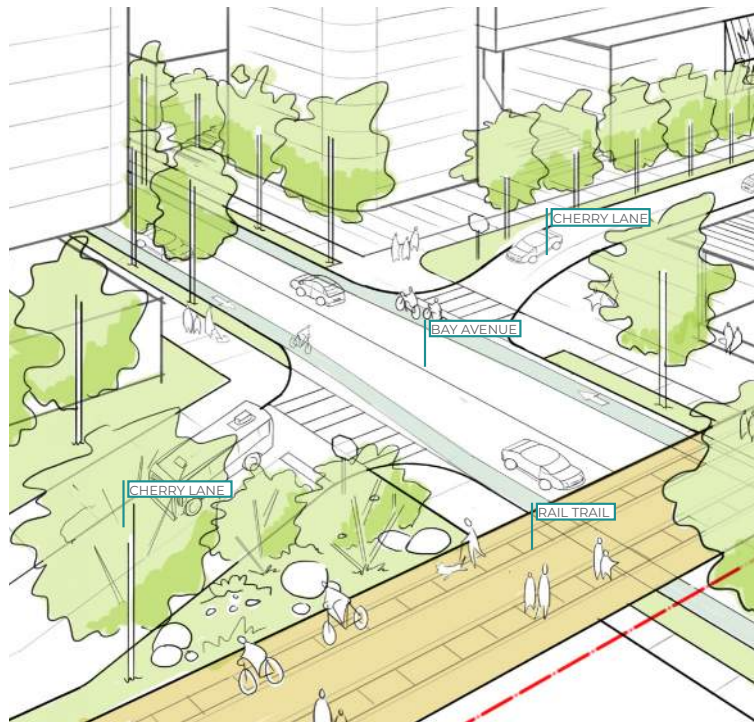


Figure 43. Transportation Vignette - Cherry Lane and Rail Trail crossing at Bay Avenue

B

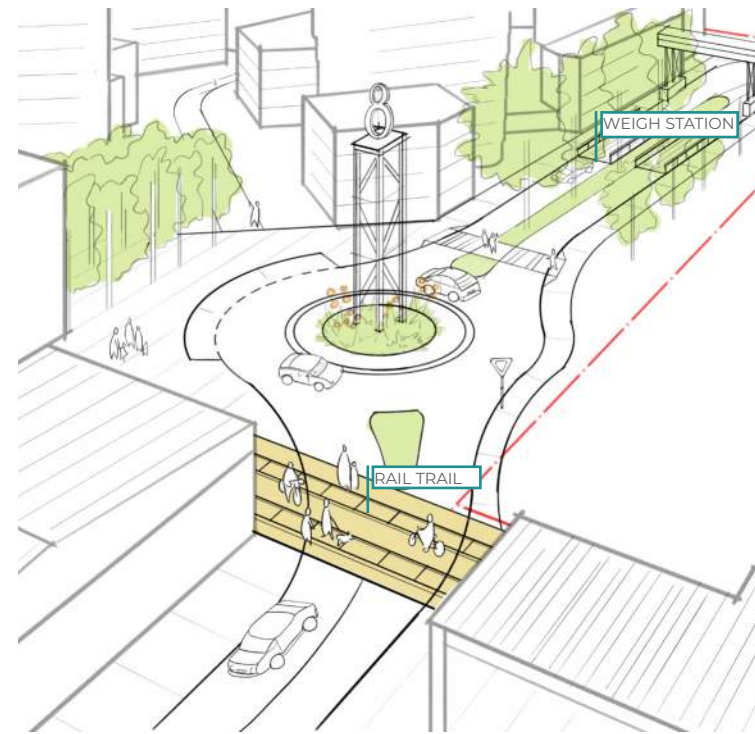


Figure 45. Transportation Vignette - Milling Place Roundabout

C

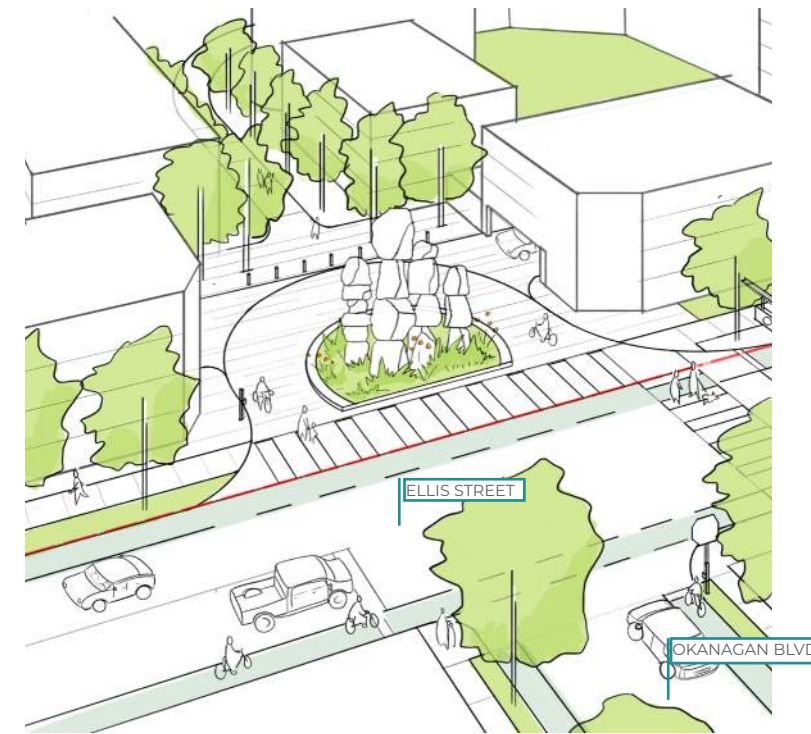


Figure 44. Transportation Vignette - Ellis Street Driveway at Okanagan Boulevard

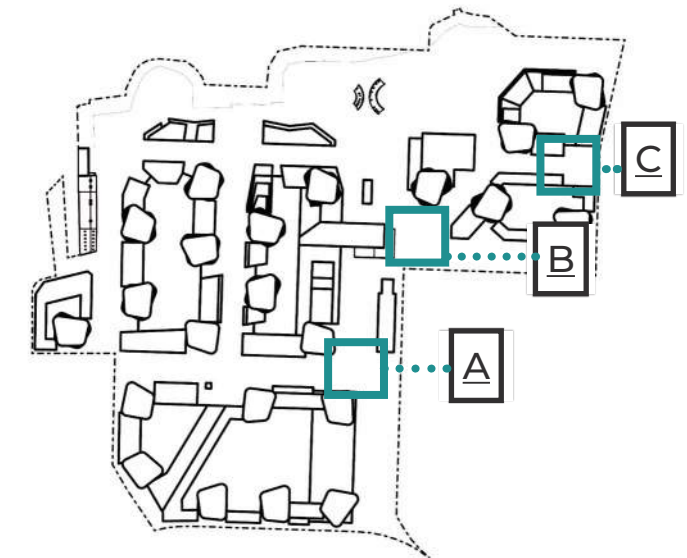


Figure 46. Key Plan



Figure 47. Transit Diagram

8.4 TRANSIT NETWORK

Improved public transit service to the North End and the Mill Site will contribute significantly to shifting travel demand away from heavy reliance on private automobiles.

The City of Kelowna is considering a future extension of two existing high-frequency regional bus routes into the North End with a transit hub located within the Mill Site precinct. This, together with improvements to the existing local bus service in the area, would achieve the goal of having a well-connected transit network for this part of the City.

The proposed transit routing for this area runs west along Bay off Ellis Street, south along the new Cherry Lane, and a return east to Ellis Street along Manhattan Drive. Preliminary planning provides for a total of five bus stops including two drop-off bays on the north side of Bay Street, a lay-by space, and two passenger pick-up bays on the west side of Cherry Lane. We continue to coordinate with the City of Kelowna to discuss phasing and implementation of this strategy.

LEGEND

- Mill Site Boundary - - - -
- Proposed Bus Route - - - -
- Existing Bus Route ————
- Proposed Bus Stop ○
- Existing Bus Stop ○

Parking and Servicing Network

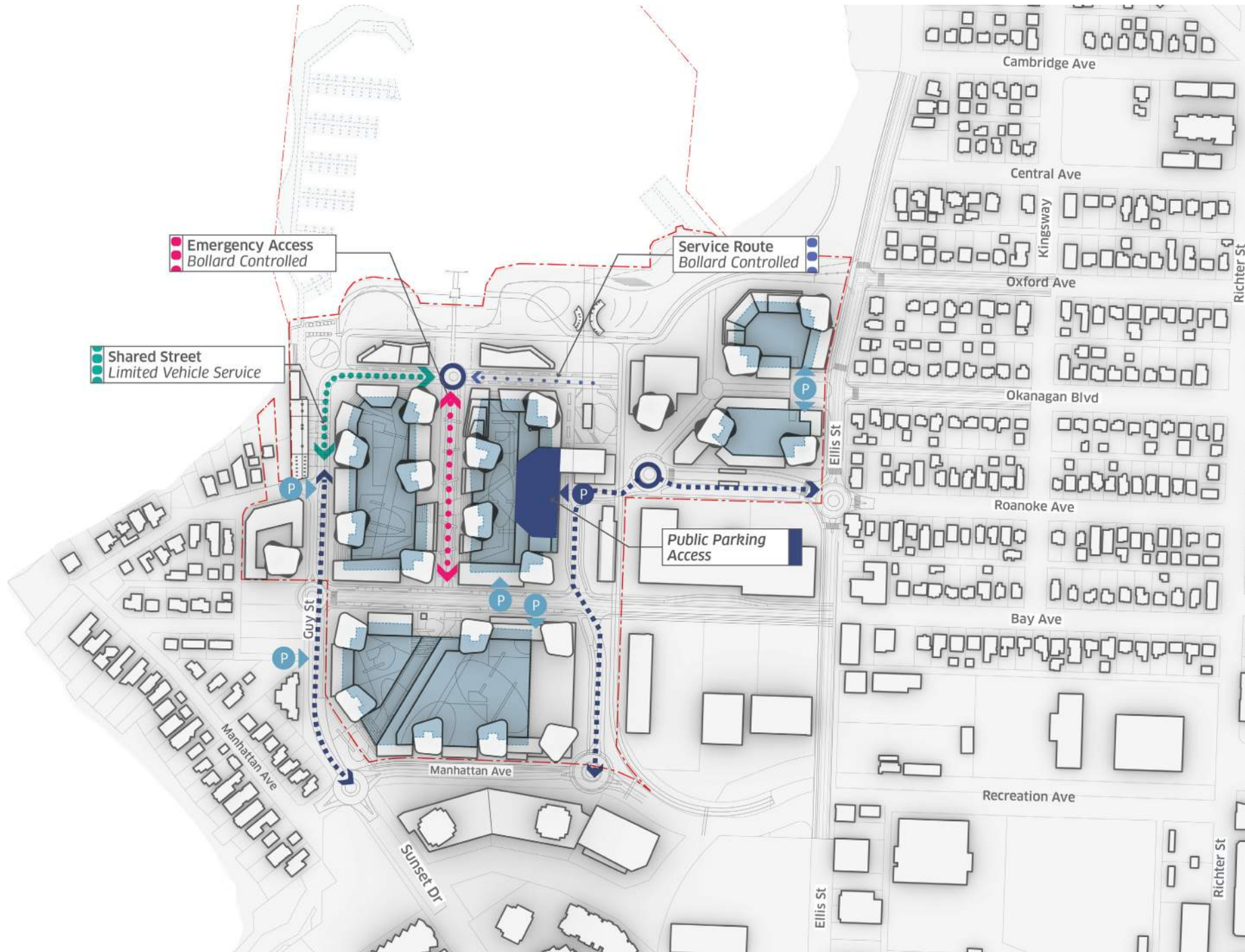


Figure 48. Parking and Servicing Diagram

8.5 PARKING AND SERVICING NETWORK

Vehicle parking will be provided to match the needs of residents, visitors, and employees however, parking supply rates will be lowered to avoid inefficient oversupply. Transportation Demand Management applied to the mobility strategy encourage more reliance on transit and active travel modes.

Vehicle parking will be available above grade beneath the new buildings, in pockets along streets within the precinct, and structured parking facilities. Early phases include public parking areas in surface parking lots. As future development and parking demand patterns evolve, the surface parking lots transition to development sites for new buildings.

Bicycle parking will be provided to match or exceed Zoning Bylaw supply requirements. Innovative new forms of bicycle parking will be considered.

Service vehicles and deliveries/loading and waste/recycling collection facilities will be provided as per Zoning Bylaw requirements.

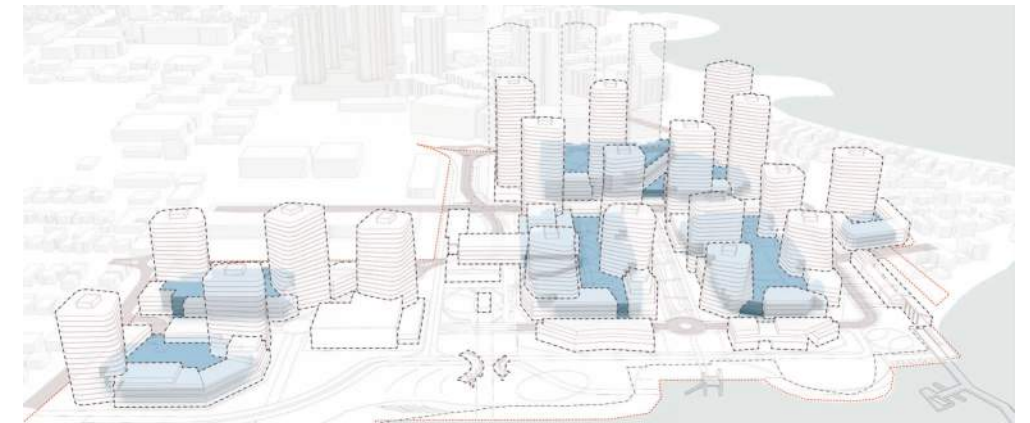


Figure 49. 3D View of Parkade Layout

LEGEND

- Mill Site Boundary - - -
- Service Road - Shared Street •••••
- Service Road - Bollarded •••••
- Service Road - - -
- Parking Entrance P
- Parkade Extents ■

9.0 PHASING



9.1 EARLY ACTIVATION

Earliest activations immediately emphasize the entrance at Gate No. 8, and the beginning reaches of the Cultural Heart out to the public waterfront. Nurseries take over empty lots, providing trees for future phases. A rhythm of attractions and public open space with post-industrial character draw people to the water.

Shed No. 5 secures a local food and beverage vendor early, with a strong focus on business owners prepared to hold events and concerts. The hotel creates an early destination in this unique mill site in transition.

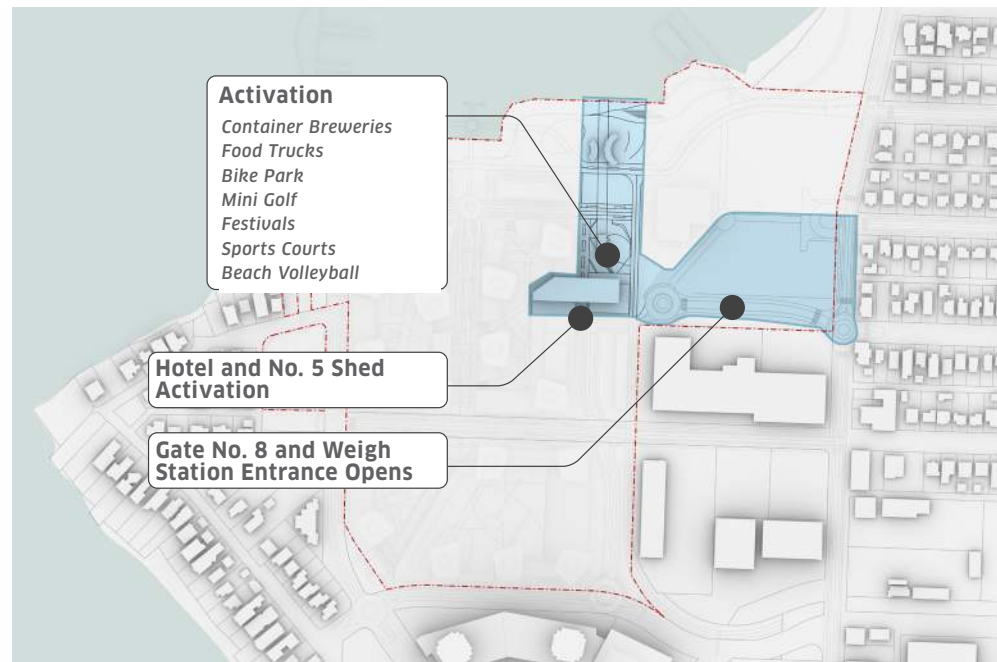


Figure 50. Phasing Diagram - Early Activation



9.2 PHASING APPROACH

The Mill Site will take a phased approach to development over the next few decades. The early phases will focus on the waterfront, public plaza spaces and the cultural heart of the Mill site. The public amenities and commercial frontages built in the early phases will animate the area, and support the long term growth and density. The phasing approach contributes to the parking strategy, enabling a higher ratio at the outset, with the opportunity to reduce in the future phases.

PHASE 1 - "THE HEART" (0-5 YEARS)

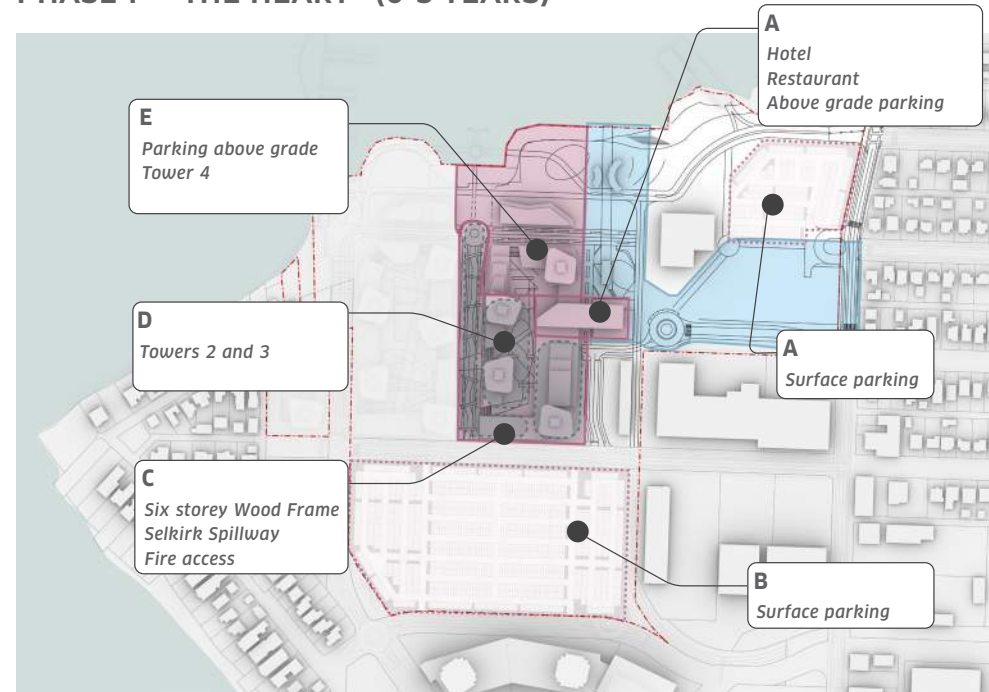


Figure 51. Phasing Diagram - Phase 1

PHASE 2 - "THE LAKE" (5-10 YEARS)

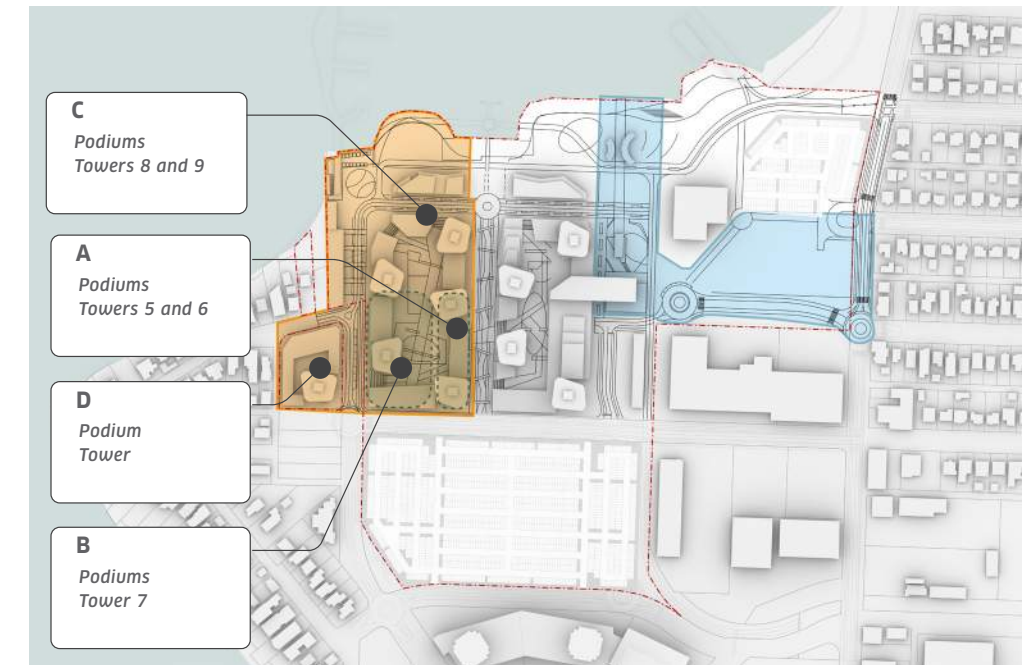


Figure 52. Phasing Diagram - Phase 2

PHASE 3 - "MOUNTAIN" (10-15 YEARS)

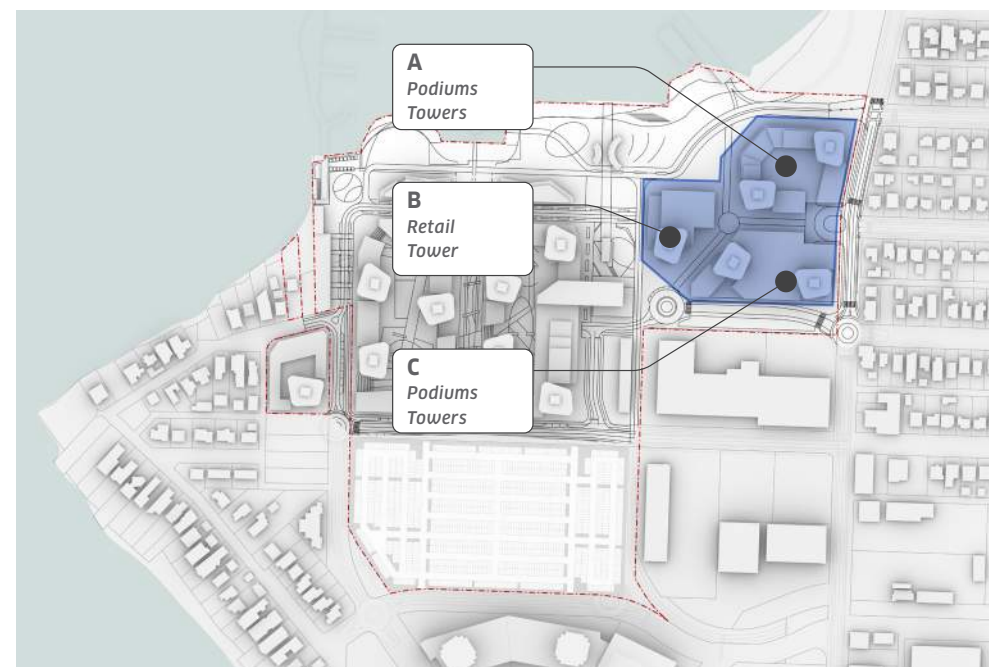


Figure 53. Phasing Diagram - Phase 3

PHASE 4 - "CITY FLEX" (10-15 YEARS)

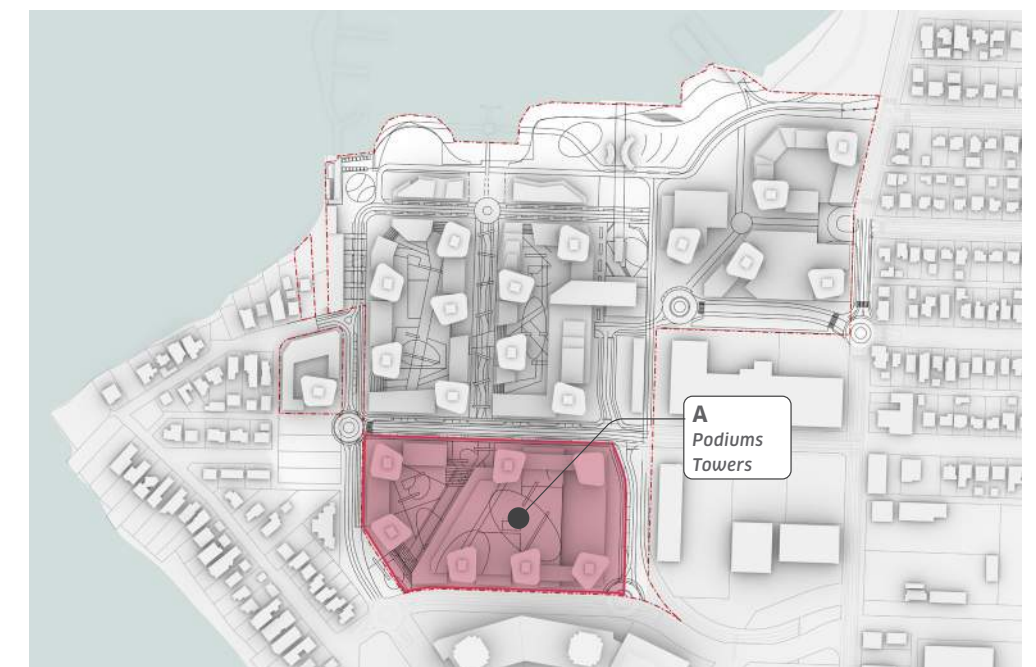


Figure 54. Phasing Diagram - Phase 4

NOTE: Surface parking will be publicly accessible and surface lot 'A' will be for activation phase and early phases. Parking structure 'A' Hotel and Restaurant' will be an above grade parking structure to accommodate public commercial and food and beverage uses. Surface lot 'B' will be dedicated to Block 2 and 3 residential uses, as well as public use. Submission #7 to study operational usage and design.

Parking

9.3 PARKING PHASING

PHASE	NUMBER OF SURFACE PARKING STALLS	NUMBER OF ENCLOSED PARKING	COMMERCIAL AND RETAIL PARKING REQUIRED	TOTAL NUMBER OF RESIDENTIAL PARKING STALLS	PARKING RATIO
HALF BUILD	1264	1818	345	2737	1.559
FULL BUILD	0	4405	685	3720	0.723

Figure 55. Parking Calculations during each phase

BLOCK	1	2	3	4	5	6	7	8	TOTAL
ESTIMATED NO. OF PARKING PER AREA	-	782	1,036	102	206	314	-	1,965	4,405
MAX. NO. OF PARKING LEVELS	-	3	5	3	2	4	-	6	

Figure 57. Parking Calculations per block at full build out

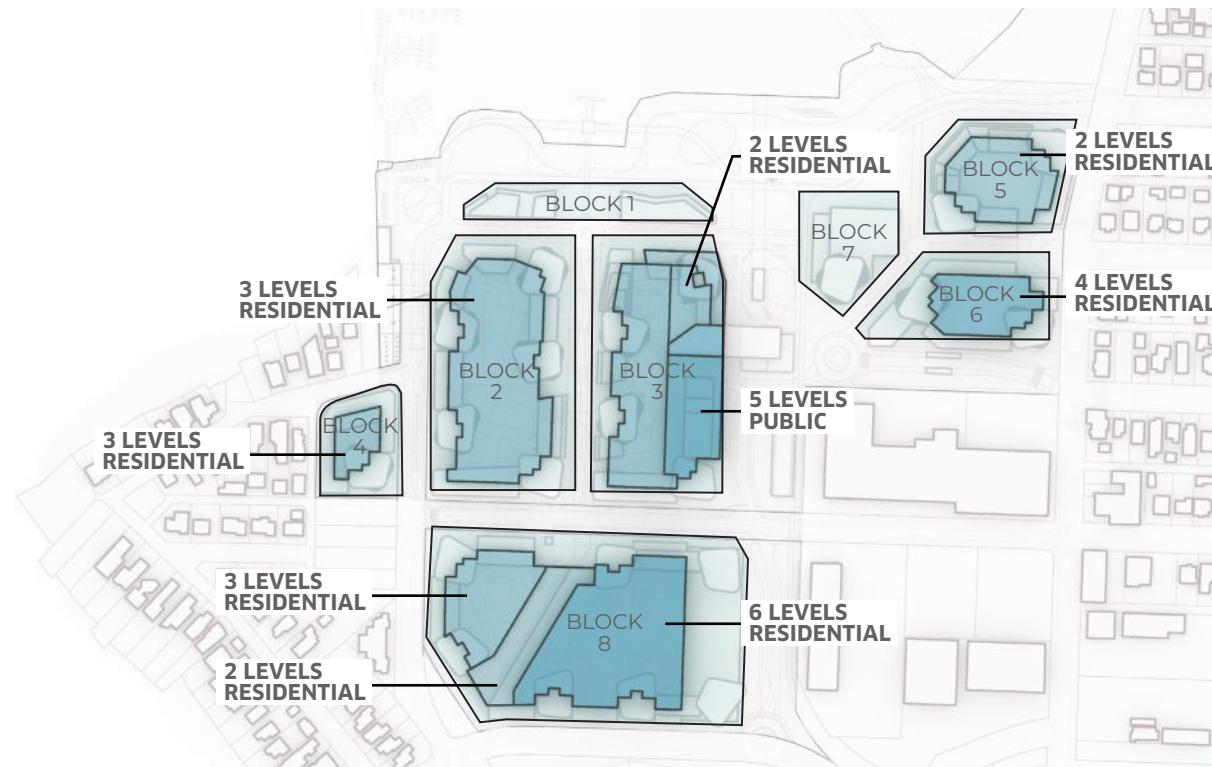
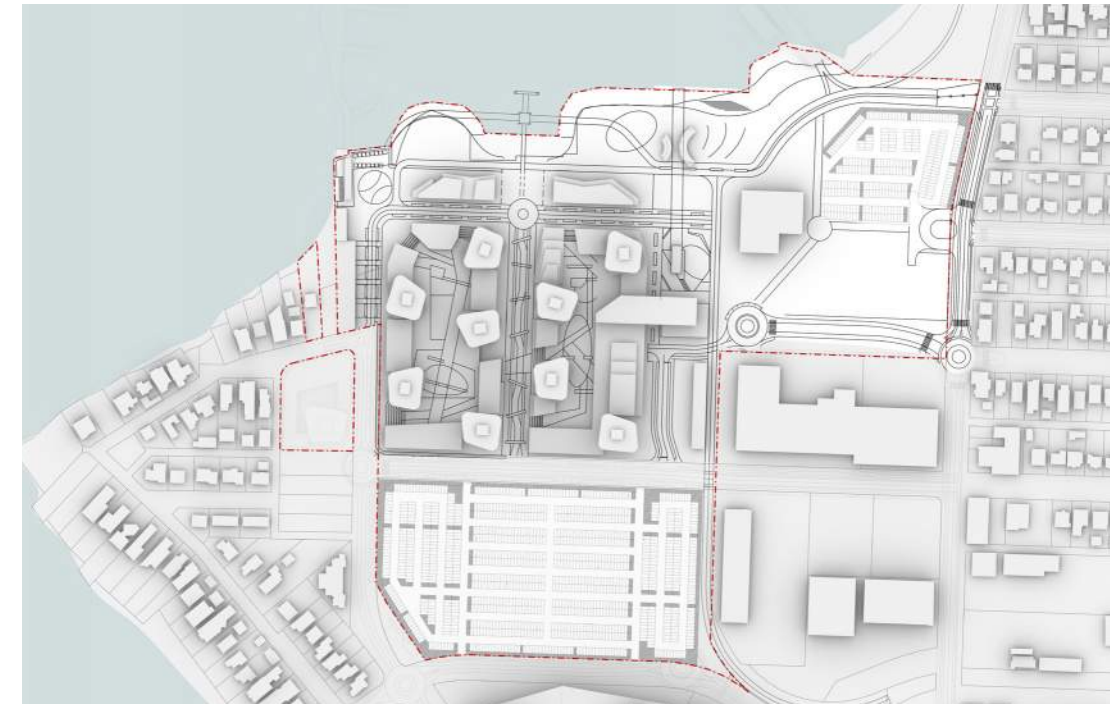


Figure 58. Block Diagram

PARKING AT HALF BUILD (2035)



PARKING AT FULL BUILD (2035+)



Figure 56. Plans of Phased Parking Strategy

NOTE: Anticipated duration of phased build out will allow ongoing monitoring of parking demand, allowing the provision of appropriate number of floors and stalls as phases are delivered. Final grade of site to be determined with goal to keep semi-private courtyard as low and accessible as possible.

10.0 HERITAGE CONSERVATION

10.1 ADAPTIVE REUSE

The final concept plan has been developed on the historical patterns and uses of the site – from pre-settlement through colonial subdivision and more recent mill use. The plan includes the adaptive re-use of historical structures on site which contribute to the unique character of place.



Figure 59. Mill Site Adaptive Reuse Plan

- | | | |
|------------------|-------------------------|-----------------|
| 01 NO. 5 SHED | 05 CHIP TOWER | 08 PLYWOOD SHED |
| 02 WEIGH STATION | 06 MACHINE SHOP | 09 JACK LADDER |
| 03 LOADING DOCK | 07 PUMP HOUSE AND PILES | |
| 04 RAIL BARGE | | |

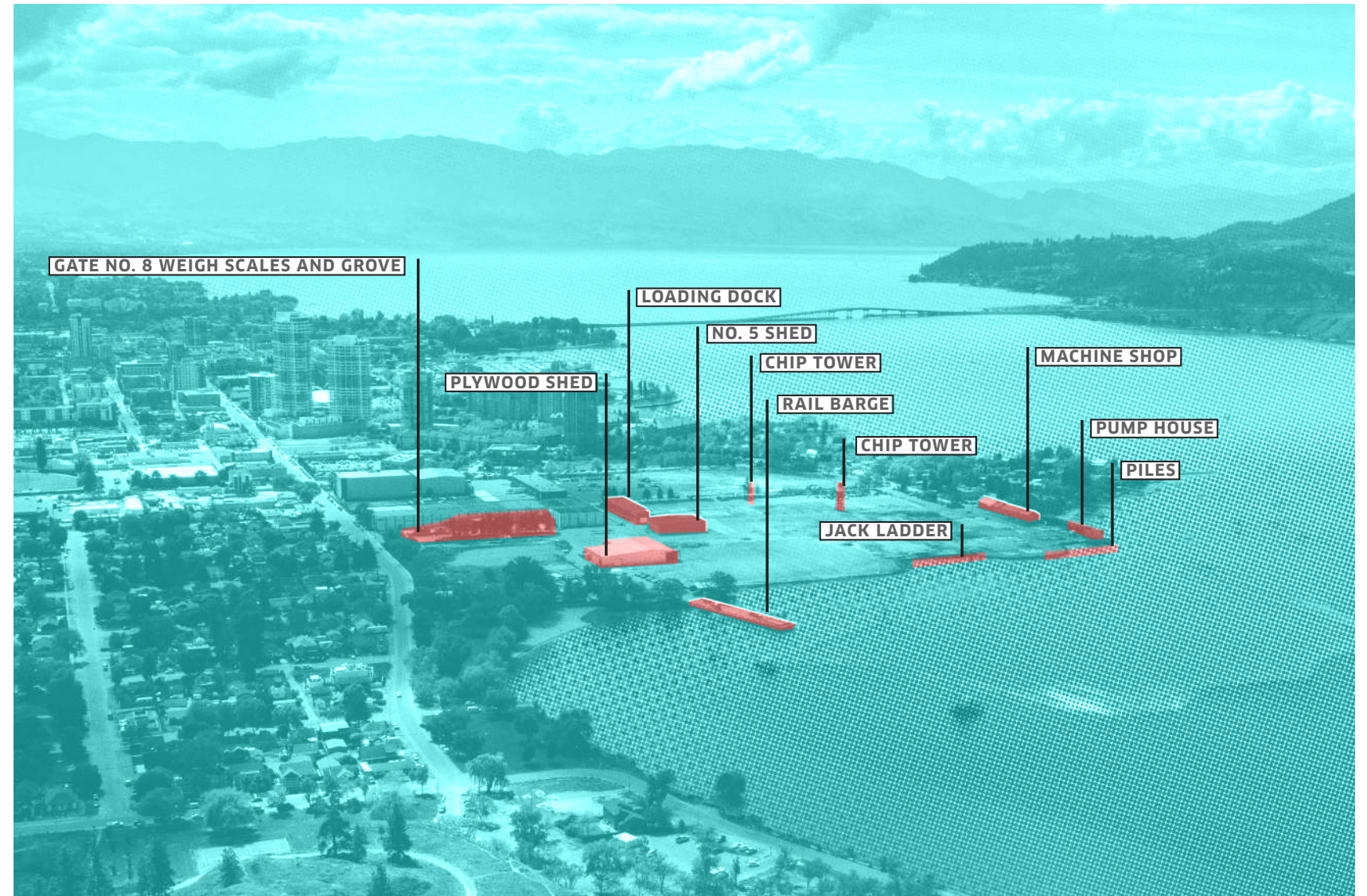


Figure 60. Mill Site Adaptive Reuse Diagram



Historic Photos - The Mill Site Over Time



Figure 61. Fruit crates for hundreds of Okanagan apples



Figure 62. Paddling Okanagan Lake



Figure 63. Looking south. The Machine Shop, 1940s. From the Simpson Family Fonds



Figure 66. City of Kelowna Flood Map circa 1948 showing the historic Selkirk and Cherry St. east of Guy St.

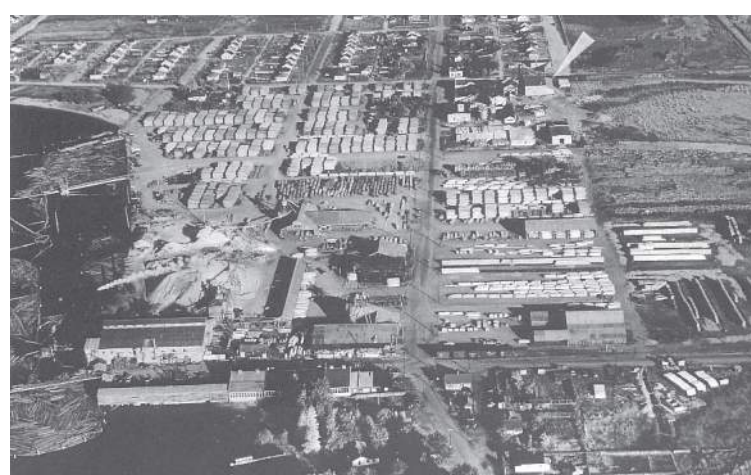


Figure 65. Aerial photo of the Mill Site. Date unknown.

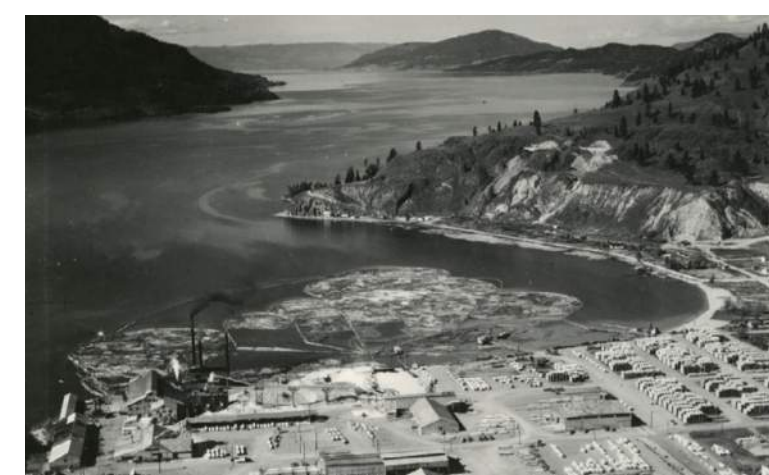


Figure 64. The Mill Site at the base of Knox Mountain. Date unknown.

Heritage Structures

NO. 5 SHED

The No. 5 Shed is a large timber frame building built in the 1940s and used to store finished lumber. Its high rafters and warm red beams evoke a unique combination of openness and coziness. It is situated in the middle of the property and is a natural location for the heart of the cultural experience of the Mill Site.



Figure 67. Inside No. 5 Shed

DOCK

The Loading Dock is a covered platform where finished lumber was loaded onto rail cars and taken off to market. The popular regional bike-way – the Rail Trail – follows the same line as those rail cars once did. The No. 5 Shed and the Loading Dock are side by side along the old tracks and hold great potential for creating an exciting destination at the end of the line.

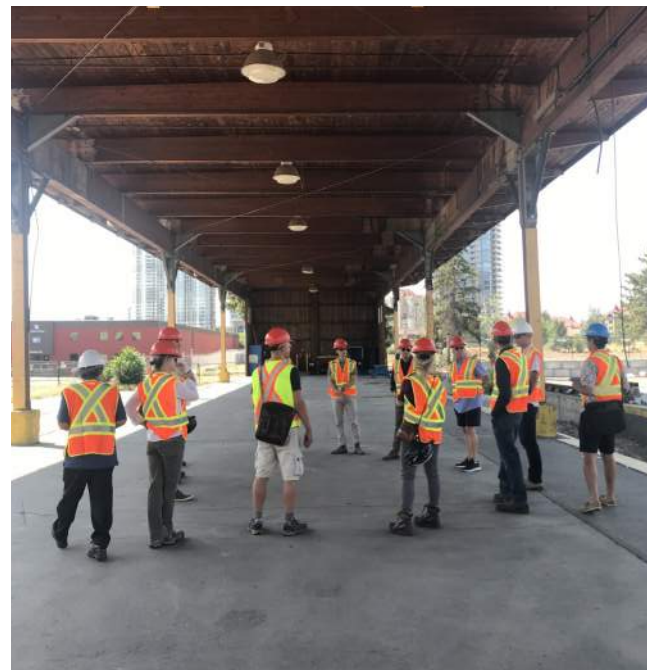


Figure 68. Standing on the Loading Dock

GATE NO. 8 WEIGH SCALES

Every truck entering the old mill would have passed through Gate No. 8 to the weigh scales, just off Ellis Street. Some of the only mature trees on site can be found here. Early establishment of this gate as the main entrance to the Mill Site solidifies this path in industrial memory.



Figure 69. Photo: The Weigh Station off Ellis

ATTACHMENT A
This forms part of application
ARP21-0001
Planner Initials **AC**
City of Kelowna
DEVELOPMENT PLANNING

Heritage Structures

PLYWOOD SHED

This very large spanning steel structure was a later addition to the Mill Site to store Tolko produced plywood. It is an enormously flexible structure that can accommodate a wide variety of community activities.



Figure 71. Exterior View of the Plywood Shed

THE CHIP TOWER

The Chip Tower once helped to transport wood chips across the Mill Site. Today, with its conveyor belt removed, it is a natural vantage point that stands over 40 ft tall. The scaffolding encase staircase sparks imagination around potential play elements. The upper housing could be imagined as a launch point for a bridge or zip-line.



Figure 72. The Chip Tower

MACHINE SHOP

Originally built in 1930 to house the horses that hauled logs around, it was later transitioned to a welding and machine shop. Today it holds the western edge of the site and holds fascinating industrial elements like an old lathe and press. Its large sliding doors open to long views and invite connections to the adjacent community beach.



Figure 70. Exterior view of the Machine Shop

ATTACHMENT A

This forms part of application # ARP21-0001

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

FROM MARSH TO MOUNTAIN

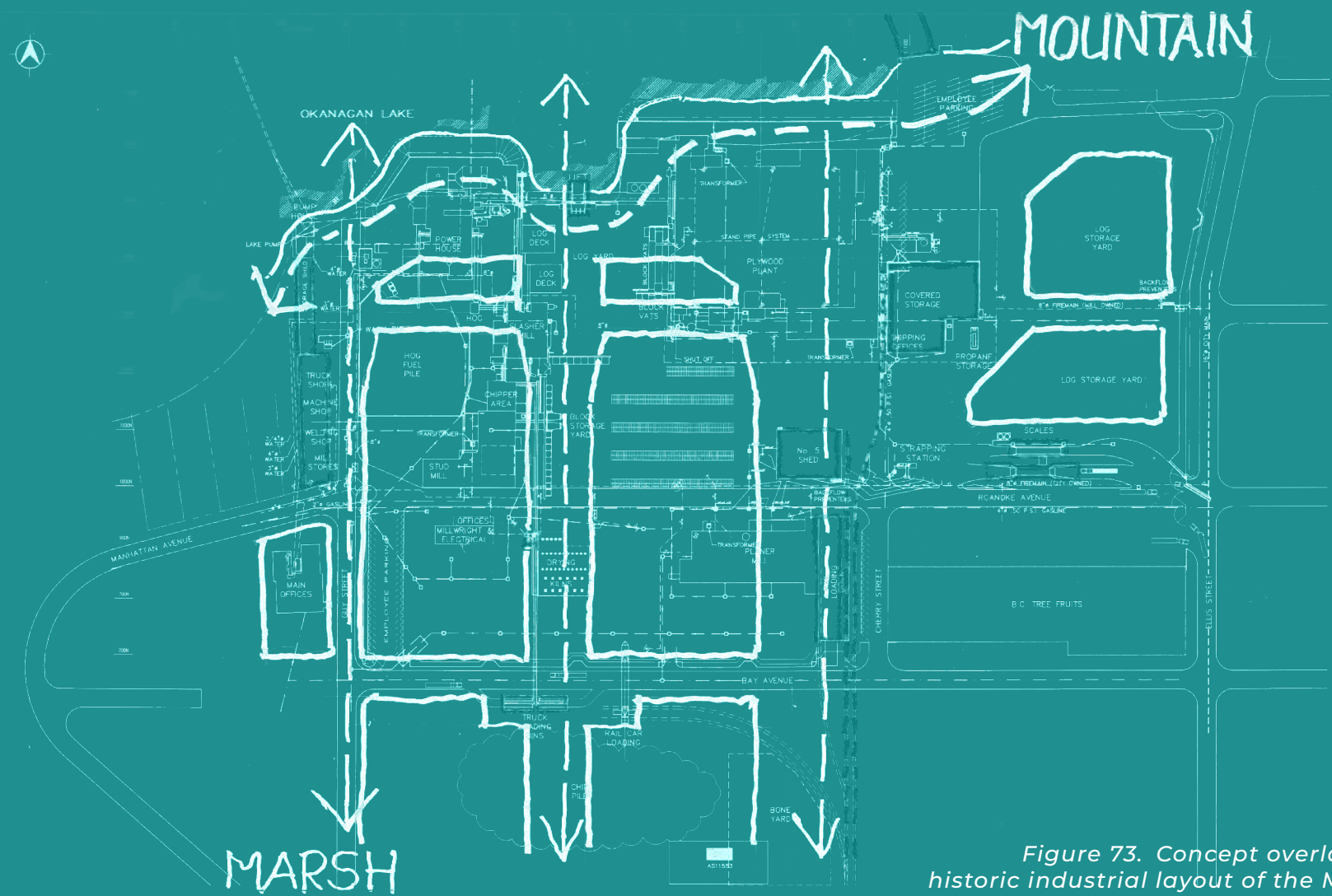


Figure 73. Concept overlaid on historic industrial layout of the Mill Site.

ATTACHMENT A
 This forms part of application
 #ARP21-0001

Planner Initials **AC**

City of Kelowna
 DEVELOPMENT PLANNING

The Mill Site is a place of flow and movement continually changing over time.

How can we reconceive this site and create a sense of its memory going forward? How do we revive a natural ecology?

This concept plan celebrates the rich history and transformative potential of the historic Mill Site, weaving together the past and present in a vibrant and respectful narrative. It honors the site's Indigenous roots while embracing a new era of ecological and community-focused design.

At the heart of this transformation, multiple natural flows converge. The lake, mountain, rail tracks, marshes, parks, and downtown blend seamlessly, creating a dynamic and cohesive public realm. From Sutherland Bay, previously utilized log booms give way to restorative habitats, fostering natural ecosystems. The gentle embrace of soft shorelines and natural breakwaters invites boaters, creating a waterfront gateway to this revitalized space.

The Milling Place, a historic centerpiece, is a testament to the legacy of turning logs into planks. It is not just a remnant of the past but a place of celebration, symbolizing the ongoing journey of renewal and respect for the site's heritage. The flow of wood chips from the mills to the historic chip pile south of Bay Avenue is reimagined, with the introduction of the Jack Ladder—a striking structure that elevates visitors over the historic transfer area and guides them along a pedestrian route.

This route, known as the Selkirk Spillway, serves as a major ecological and environmental strategy, connecting the waterfront and marshes while fostering restoration across the site. A thoughtfully designed pattern of parks and greenways integrates the North End, with Sutherland Park expanding into a larger community space.

Remaining mill artifacts and structures, such as rail barges, rails, chip towers, machine shops, loading docks, and timber sheds, frame the spaces for public gatherings. These elements, alongside additional artifacts like anchors and tugboats, reinforce the historical presence of the mill and create a compelling visual narrative. New vertical

markers and Indigenous structures highlight key arrival points and frame street views, bridging past and present perspectives.

The integration of water flows from creeks, marshes, and tidal lake into a comprehensive stormwater strategy enhances the site's sustainability. The rhythm of the site's rails connects it to the broader Okanagan region, while the North Kelowna street grid seamlessly extends onto the site, creating a harmonious link between the area's history and its future.

This concept plan is not just a vision of redevelopment but a celebration of the Mill Site's rich heritage and its bright, ecologically sustainable future.

Credits



Official Community Plan 2040 Alignment:

The draft area redevelopment plan indicates that the subject properties are suitable for increased height and density due to the site’s strategic location. The draft ARP aligns with the majority of the OCP Pillars that guide the growth strategy for Kelowna, as outlined below.

The Big Picture: 10 Pillars to Realize Our Vision	
Promote more housing diversity	Focus housing in areas where residents have easier access to jobs, amenities, transit, and active transportation routes.
	<i>The proposal would incorporate a range of unit types, sizes, and tenures and opportunities for rental and affordable housing could be incorporated prior to the final plan. The subject properties have close access to jobs at the Downtown Urban Centre and the North End industrial employment hubs, access to amenities such as Knox Mountain, Okanagan Lake, Recreation Avenue Park, future frequent transit is planned onsite, and the site has the Rail Trail biking active transportation corridor running through it.</i>
Focus Investment in Urban Centres	Direct public and private investments towards providing more jobs, housing, transportation options, parks, and other amenities in and around the Urban Centres.
	<i>Increased height and density on the subject properties will provide more jobs, housing, amenities, and support alternative transportation options in and around the Downtown Urban Centre.</i>
Strengthen Kelowna as the region’s economic hub	Nurture a culture of entrepreneurship, support innovation, and foster inclusive property by supporting employment growth in the Urban Centres.
	<i>The subject properties are within close proximity to the Downtown Urban Centre and the North End industrial employment hubs. Providing housing options near employment can be a factor in employee recruitment and retention, strengthening Kelowna as the region’s economic hub.</i>
Stop planning new suburban neighbourhoods	Focus on limiting urban sprawl and growing in a way that is more environmentally and financially sustainable.
	<i>Increased height and density on the subject properties limits urban sprawl and is more environmentally and financially sustainable by directing growth where infrastructure already exists.</i>
Target growth along transit corridors	Focus growth in the five Urban Centres and along major transit corridors that connect them with the goal of putting more people and more jobs within easy walking distance of reliable, direct transit service.
	<i>The subject properties are immediately adjacent to the downtown urban centre and the applicant is constructing infrastructure to accommodate frequent transit routes.</i>

ATTACHMENT B

This forms part of application
ARP21-0001

Planner
Initials

AC



City of
Kelowna

DEVELOPMENT PLANNING

Prioritize sustainable transportation and shared mobility	Target improvements to public transit, active transportation, and sidewalk networks – especially in Urban Centres, the Core Area, and UBCO.
	<i>The draft ARP proposes sidewalk and cycling connections through the site to promote active transportation and contribute to the sidewalk networks.</i>
Protect and restore our environment	Protect ecosystems and restore others to a healthier state.
	<i>The draft ARP recognizes the riparian area and environmentally sensitive area along the foreshore and further environmental assessments will need to be completed.</i>
Take action on climate.	Focus growth in a way that is more compact, energy-efficient, and better prepare to adapt to events like floods, wildfires, drought, and other climate change impacts.
	<i>By supporting increased heights and densities in this strategic location, the ARP aligns with compact urban growth which is a major factor in reducing negative impacts on climate.</i>

ATTACHMENT B

This forms part of application
ARP21-0001

Planner Initials **AC**



City of Kelowna
DEVELOPMENT PLANNING



City of
Kelowna

ARP21-0001 Mill Site

Area Redevelopment Plan – Submission Six – Concept Plan

Purpose

- ▶ To receive the Concept Plan for the Mill Site (submission six) and authorize proceeding with submission seven and developing the final plan of the Mill Site Area Redevelopment Plan.

Subject Property & Context Map










Mill Site Water Lot

Mill Site Properties



Current OCP Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	PARK – Park and Open Space
	IND – Industrial
	NAT – Natural Area
	TC – Transportation Corridor
	PSU – Public Service Utilities

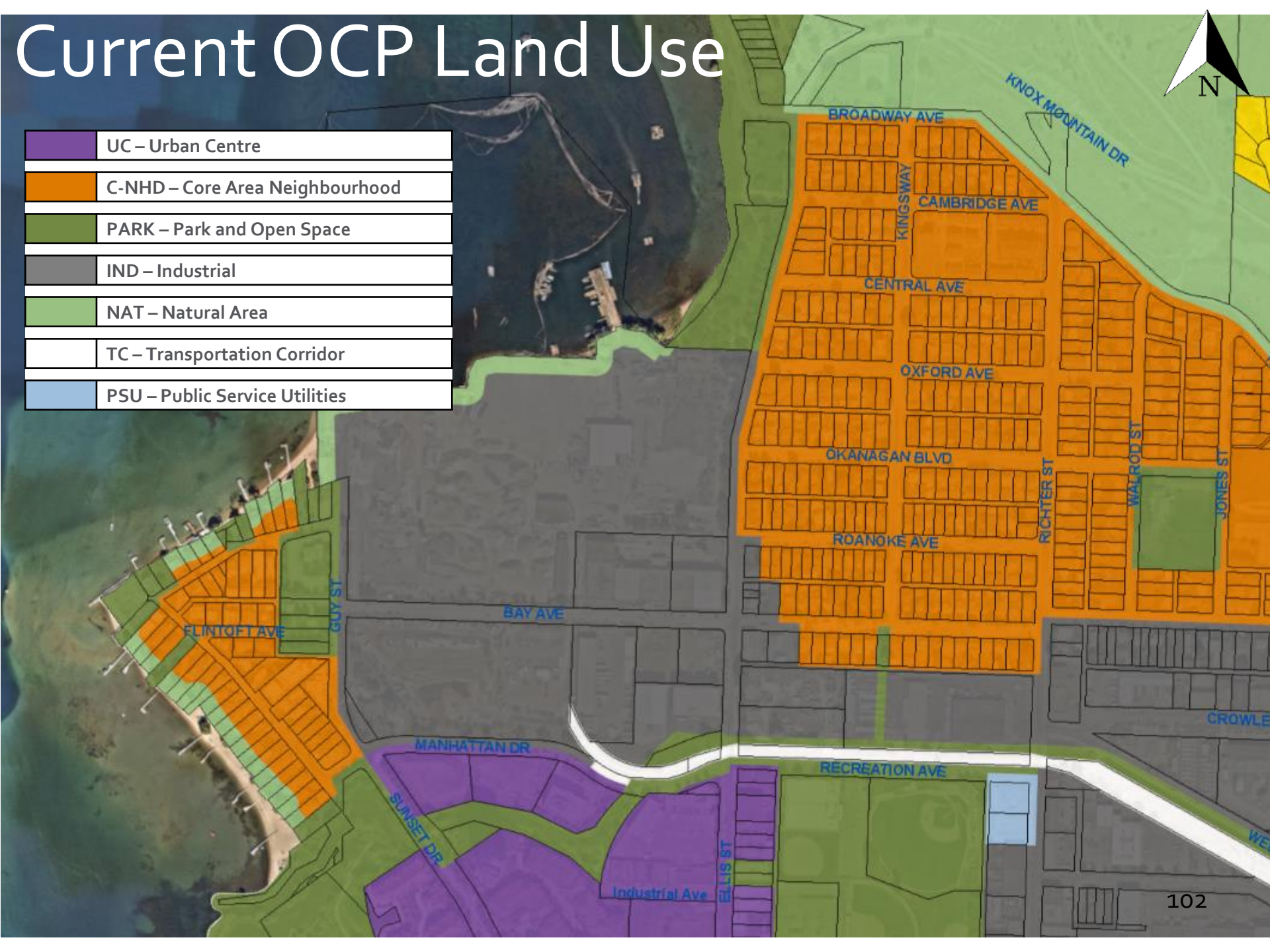
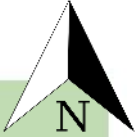


Figure 4. North End Plan Sub-Areas



— — North End Plan Boundary

- - - Mill Site ARP Boundary

— — Manhattan Point Neighbourhood

— — Walrod Park Neighbourhood

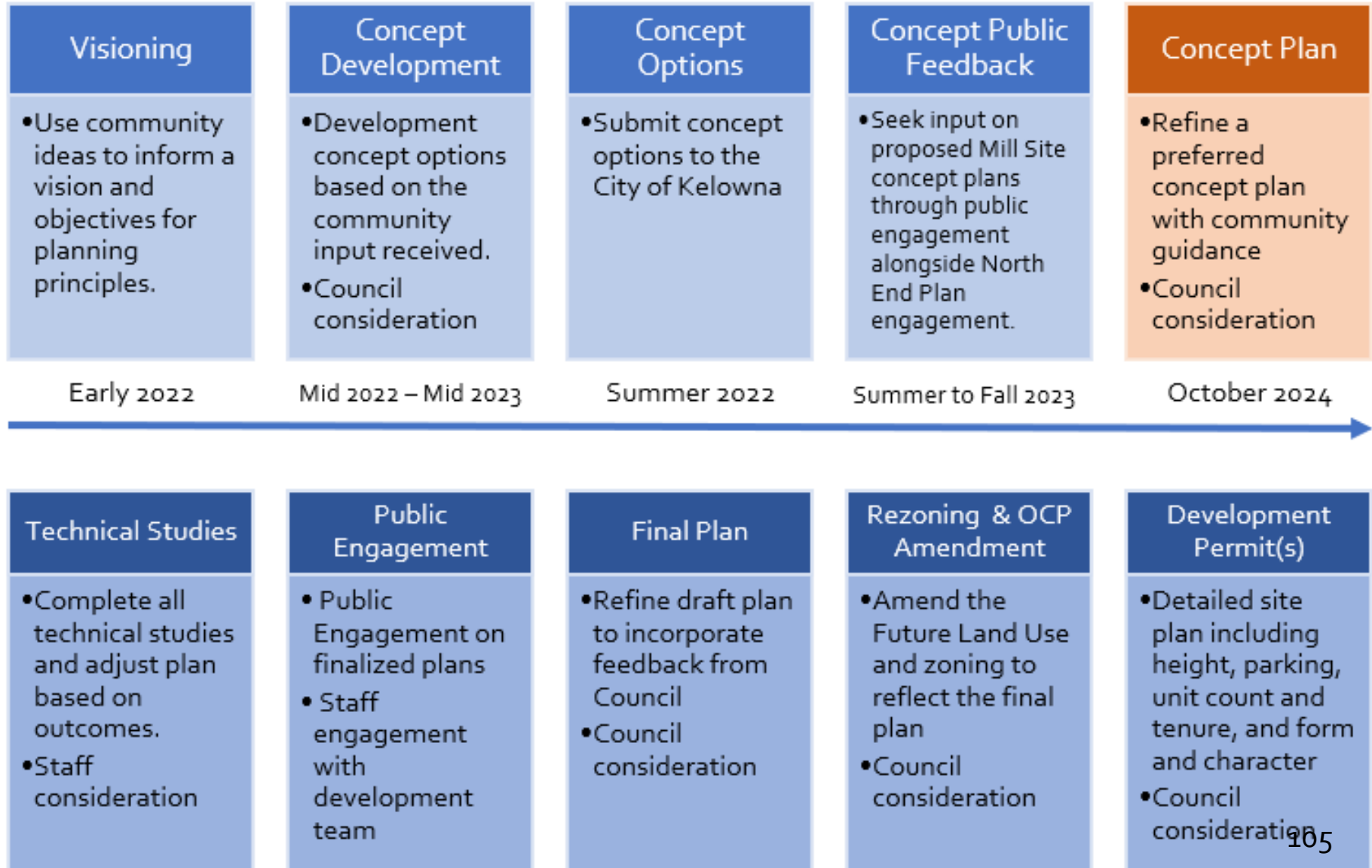
— — Downtown Urban Centre Expansion

— — Mixed Employment District

Background

- ▶ Terms of Reference 2021
- ▶ North End Plan
 - ▶ *"supports the redevelopment of the Mill Site as an urban mixed-use, transit-oriented neighbourhood with residential, retail, office, and institutional uses – provided certain public amenities are delivered and certain design criteria are taken into consideration."*

Development Process



Conceptual Site Plan



Mill Site Overall Concept Plan

- Mill Site Boundary ———
- High Water Line - - -
- 15m RMA Setback - · - · -
- Riparian Restoration Area ▨

NOTE: Design to be further developed with regular design meetings, working with City of Kelowna staff as part of submission #7, including landscape architect selection.



Figure 4. Mill Site Concept Plan

Land Use



Mill Site Overall Land Use Plan

- Mill Site Boundary ---
- High Water Line ---
- 15m RMA Setback ---
- Riparian Restoration Area - 0.81 Ha
- Active Park - 3.06Ha
- Commercial - GFA: 11,007m²
- Community Space - GFA: 5,564m²
- Hotel - GFA: 6,421m²
- Residential - GFA: 418,433m²

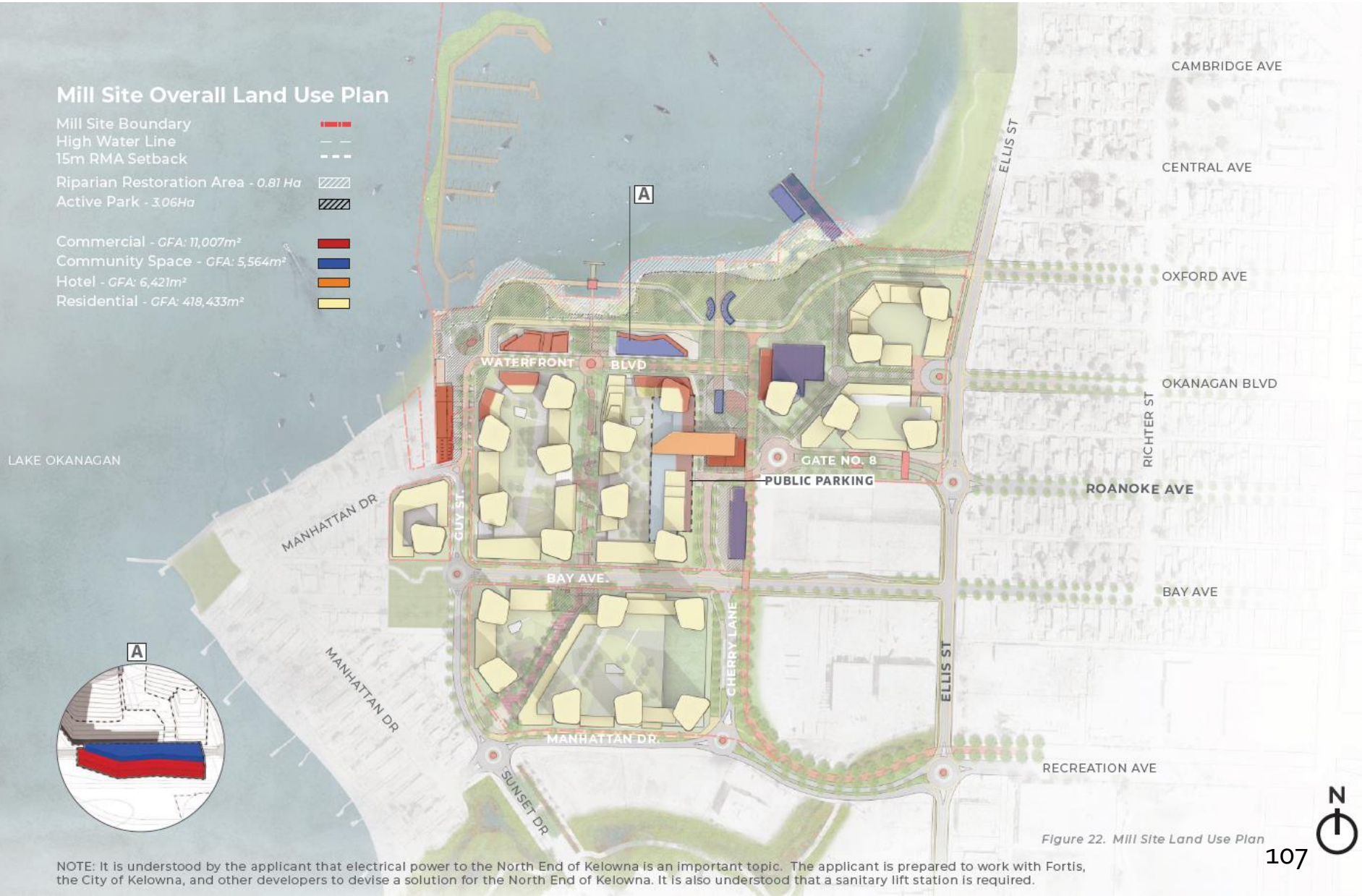


Figure 22. Mill Site Land Use Plan

NOTE: It is understood by the applicant that electrical power to the North End of Kelowna is an important topic. The applicant is prepared to work with Fortis, the City of Kelowna, and other developers to devise a solution for the North End of Kelowna. It is also understood that a sanitary lift station is required.

Semi-Public Courtyards & Parkade



Figure 28. Semi-Public Courtyard Perspective

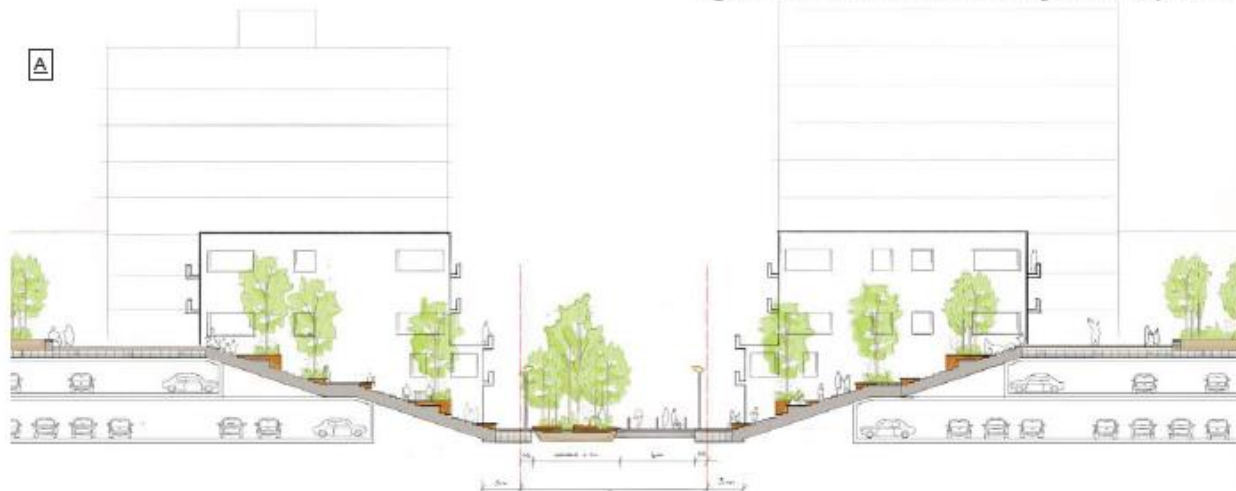


Figure 30. Cross section of the Selkirk Spillway showing access through semi-public courtyards.

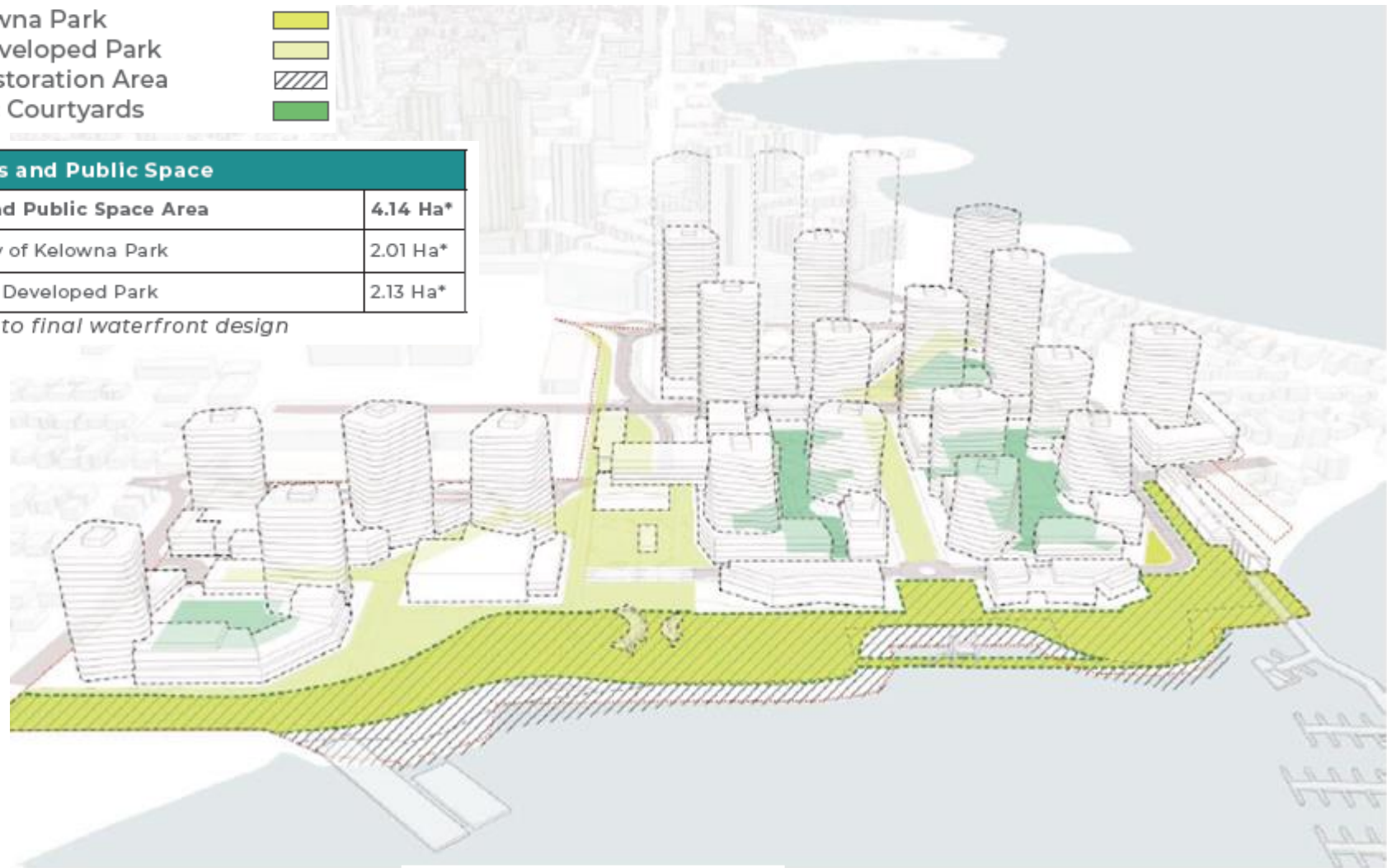
Parks and Public Space



- Mill Site Boundary - - -
- City of Kelowna Park ■
- Privately Developed Park ■
- Riparian Restoration Area ▨
- Semi-Public Courtyards ■

Overall Parks and Public Space	
Total Parks and Public Space Area	4.14 Ha*
Dedicated City of Kelowna Park	2.01 Ha*
Total Privately Developed Park	2.13 Ha*

**Area subject to final waterfront design*



Transit Network



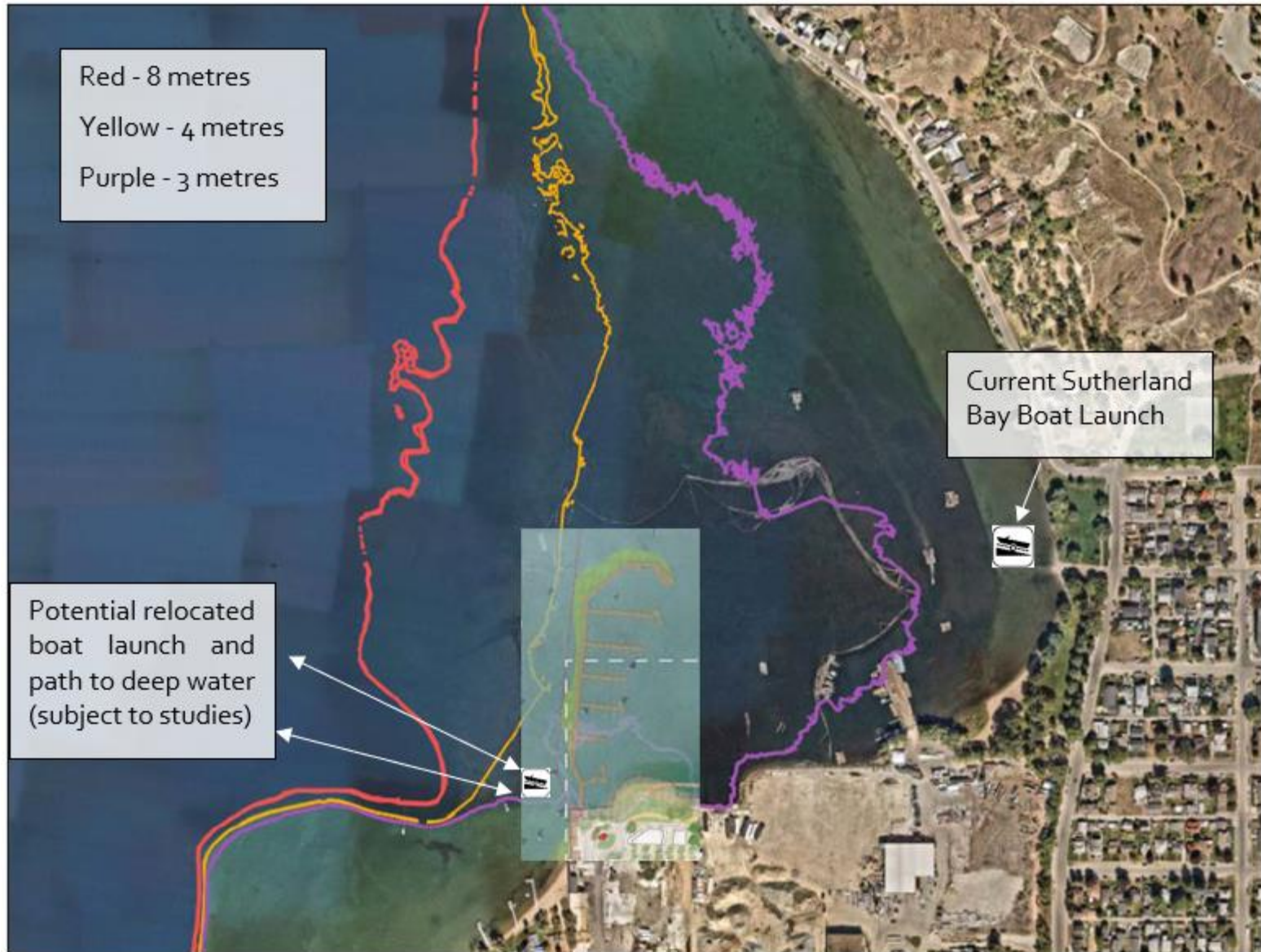
Figure 45. Transit Diagram

Technical Studies

(Submission 7)

- ▶ Natural Environment Development Permit
- ▶ Riparian Restoration Plan to be submitted
- ▶ Traffic Impact Assessment
 - ▶ Maximum Number of units
 - ▶ Commercial Floor Area
 - ▶ Trip Estimates
 - ▶ Transportation Demand Management strategies
- ▶ Marina and Water use Study

Sutherland Bay



Activation and Phasing



PHASE 1 - "THE HEART" (0-5 YEARS)

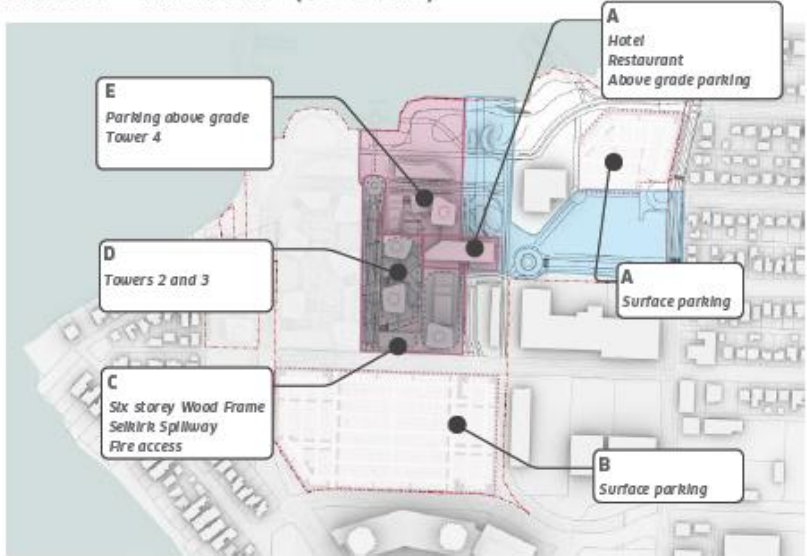


Figure 51. Phasing Diagram - Phase 1

PHASE 2 - "THE LAKE" (5-10 YEARS)



Figure 52. Phasing Diagram - Phase 2

PHASE 3 - "MOUNTAIN" (10-15 YEARS)

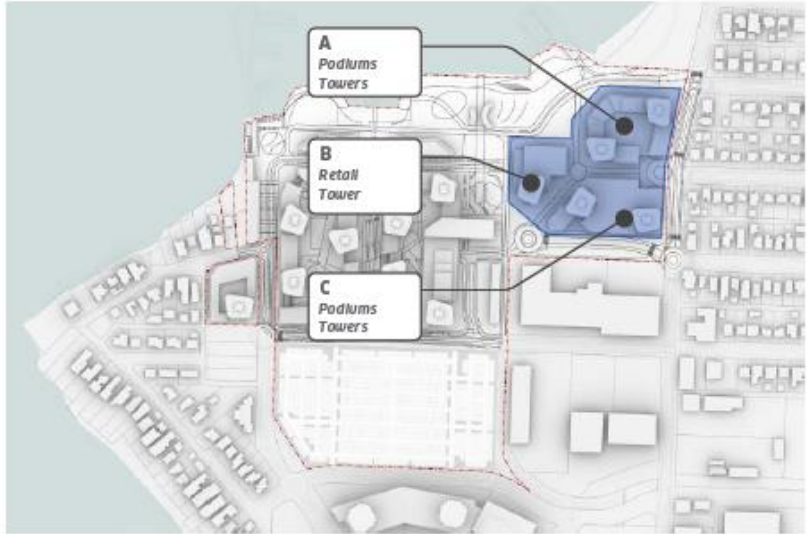


Figure 53. Phasing Diagram - Phase 3

PHASE 4 - "CITY FLEX" (10-15 YEARS)

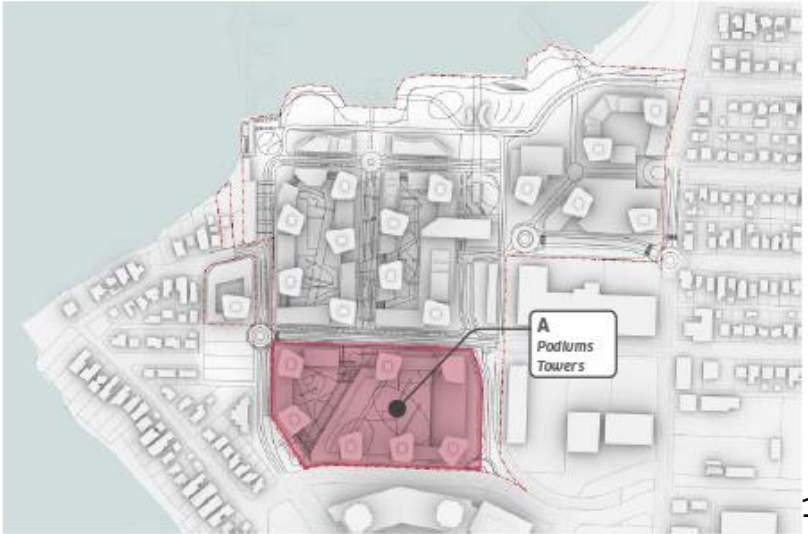


Figure 54. Phasing Diagram - Phase 4

OCP Objectives – Climate Resilience

Climate Criteria

Dark Green – Meets Climate Criteria

Light Green – Will Meet Criteria Soon

Yellow – Does not meet Climate Criteria

10 min Walk to Retail/Restaurants	Dark Green
5 min Walk to Park	Dark Green
10 min Bike to Public School	Dark Green
20 min Bus to Urban Centre/Village Centre/Employment Hub	Dark Green
Retaining Trees and/or Adding Trees	Light Green
OCP Climate Resilience Consistency	Dark Green

Council Priorities

- ▶ **1. Affordable Housing:** Increase in housing supply
 - ▶ Opportunities for rental and affordable later in process

- ▶ **2. Transportation:** Support provision of transit facilities
 - ▶ Link parking requirements to frequent transit provision

- ▶ **3. Climate & Environment:** Protect Okanagan Lake
 - ▶ Adaptive reuse of historical buildings reduces waste

Next Steps



Staff Recommendation

- ▶ Staff recommend proceeding to technical studies, public engagement and developing the final Mill Site Area Redevelopment Plan for Council consideration as the concept plan aligns with:
 - ▶ 2040 OCP Growth Strategy
 - ▶ 2040 Transportation Master Plan
 - ▶ Opportunity to redevelop underutilized site into urban mixed-use neighbourhood

Report to Council



Date: October 28, 2024
To: Council
From: City Manager
Subject: 2024-2025 BC Active Transportation Grant Application
Department: Integrated Transportation

Recommendation:

THAT Council receives for information the Report from Integrated Transportation dated October 28, 2024 with respect to the 2024-2025 BC Active Transportation Grant;

AND THAT Council authorizes staff to apply for two Active Transportation Infrastructure Grants for the Rutland Neighbourhood Bikeway (Phase 1) and the KLO Bridge Replacement, as outlined in this Report;

AND THAT the City of Kelowna confirms these projects are municipal priorities, planned for construction in 2025 and intended to be complete within the required timeline for the grant;

AND THAT Council supports staff to manage all tasks necessary to complete the grant;

AND THAT Council authorizes staff to execute all documents if the application is successful;

AND FURTHER THAT the City of Kelowna will be responsible for its share of eligible costs, ineligible costs, and potential overruns related to the project and that staff amend the Financial Plan as necessary if these grant applications are successful.

Purpose:

To authorize staff to apply for a BC Active Transportation Infrastructure Grant for the Rutland Neighbourhood Bikeway (Phase 1) and KLO Bridge Replacement.

Council Priority Alignment:

Transportation

Background:

The Province of British Columbia's Active Transportation Infrastructure Grant Program supports active transportation networks that are safe, accessible, and convenient for all ages and abilities. Local governments are allowed to submit applications for two projects annually, covering up to 50 per cent of eligible costs to a maximum of \$500,000 per project. The City has received \$7.7 million in financial support through this program since 2014.

Discussion:

The two projects selected for the grant application include Rutland Neighbourhood Bikeway and the KLO Bridge Replacement as these projects both have strong active transportation components.

Rutland Neighbourhood Bikeway

The Rutland Neighbourhood Bikeway will provide a safe and convenient connection between the Rutland Urban Centre, Rutland Recreation Park, and the nearby schools.

Neighbourhood bikeways are routes on quieter local streets where people biking and driving can safely share the road. While they are new for Kelowna, they have been used in many other Canadian cities and can be a cost-effective way to extend the bike network.

Starting from the east end of the recently completed Houghton Active Transportation Corridor, construction in 2025 will add a new bike route along Mugford Rd, Laurel Rd, and Dodd Rd to the Rutland Rec Park. A second phase will continue north along Solly Ct, Fizet Ave, Friesen Rd, and Klassen Rd to Edith Gay Park in 2026.

KLO Bridge Replacement

The KLO Bridge Replacement is an important renewal project for climate change adaptation. The new bridge will include multi-use pathways and remove the at-grade KLO road crossing for the Mission Creek Greenway. Improved sidewalk connections to the Hall Rd and Leader Rd neighbourhoods are also included. Construction is planned to begin in Spring 2025 and be completed in 2026.

Conclusion:

These projects will help achieve Council's priority of more trips by alternative transportation modes. If these applications are successful, the City will use the funding to substitute for existing project funding, address potential scope changes, and explore opportunities to accelerate additional infrastructure for walking and biking identified in the 10-Year Capital Plan.

Internal Circulation:

Community Engagement
Controller

Financial Planning
Infrastructure Finance and Administration
Partnerships Office

Considerations applicable to this report:

Financial/Budgetary Considerations:

Funding of \$2 million for the Rutland Neighbourhood Bikeway is included in the *10-Year Capital Plan 2025-2034*, adopted by Council in September 2024. A budget request for \$1 million will be included in the 2025 Preliminary Budget for Council's consideration in December.

Funding of \$18.4 million for the KLO Bridge Replacement is included in the *10-Year Capital Plan 2025-2034*, adopted by Council in September 2024. A budget request for \$16.6 million for construction activities in 2025 will be included in the 2025 Preliminary Budget for Council's consideration in December.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Communications Comments:

Consultation and Engagement:

Submitted by: J. Hostland, Acting Transportation Planning Manager

Approved for inclusion: M. Logan, GM, Infrastructure

cc:

Communications Director, Corporate Strategic Services
General Manager, Corporate Services
Divisional Director, Partnerships & Investments

Report to Council



Date: October 28th 2024
To: Council
From: City Manager
Subject: Wastewater Utility 2025 Budget and Utility Rates
Department: Utility Services

Recommendation:

THAT Council receives, for information, the Report from the Utility Services Manager dated October 28th, 2024 pertaining to the city wastewater utility, the proposed 2025 wastewater operating and capital budgets, and wastewater utility rates for 2025;

AND THAT Bylaw No. 12719 being amendment No. 42 to Sewerage System User Bylaw No. 3480 be forwarded for reading consideration;

AND FURTHER THAT staff be directed to add the budget items referenced in the Report Attachment 2 to the draft 2025 Financial Plan – Preliminary Budget Volume.

Purpose:

To provide Council with information on the wastewater utility, consider budget items for the 2025 wastewater operating and capital budget, and to set wastewater utility rates for 2025.

Background:

The City of Kelowna provides wastewater collection and treatment services to approximately 90 per cent of its residents. All wastewater collected is treated at the City’s biological nutrient removal (BNR) wastewater treatment facility before safely discharging to Okanagan Lake. Biosolids collected in the process are composted at a facility operated jointly with the City of Vernon and sold as “Ogogrow”; an unrestricted Class A compost product with some additional biosolids being composted for mine reclamation near Princeton.

The wastewater utility includes more than \$1.5 billion worth of assets. These assets include 2 wastewater treatment facilities, 44 lift stations, over 600 kilometers of wastewater mains, as well as the equipment required to maintain these assets and provide reliable and resilient service to our community.

Staff have conducted a review of the City wastewater utility's operations, maintenance, and capital program to determine financial revenue needs to support a sustainably funded utility. This analysis includes a 10-year projected pro-forma statement of revenues and expenditures, based on proposed 2025 budget figures, future capital, and operating expenditures in all areas of the utility.

Wastewater collection and treatment costs to our users are low compared to most other communities in the Okanagan Valley and across BC. A comparison of 2024 wastewater costs in BC for a typical single-family home is provided as Attachment 1.

Discussion:

Council should be aware of the following notable initiatives that will have some impact on the wastewater utility and utility rates over the coming decade:

Energy Management

Energy management has been a long-standing key performance indicator (KPI) for the wastewater utility. In 2018, staff commissioned an energy audit at the wastewater treatment facility. The audit suggested a number of potential energy savings opportunities; several of which have been completed. The next energy-saving item to be addressed will be the replacement of one of the bio-blowers. This project is currently underway with completion expected in early 2025. Other suggestions from the report are under review for possible inclusion in future capital budgets.

Lift Station Assessments

Condition assessments are now complete for all 44 of the City's wastewater lift stations. These assessments are a key part of effective asset management and provide a road map for upgrades or replacement of lift stations based on criticality and condition. Lift station renewals will typically involve retrofits to meet current standards, replacement of key components, or full replacement to address future needs and to incorporate new technology and materials. Six of the 44 stations are being renewed by the end of 2026.

Solids management

Biosolids are a product of our wastewater treatment process, and they must be managed and disposed of safely on a continuous basis. Biosolids management is provincially regulated. The City now maintains a "portfolio" of biosolids management options to safely dispose or repurpose our biosolids production needs today and into the future. Our primary disposal practice is to compost biosolids in partnership with the City of Vernon and create safer byproducts for later use. More recently, the city now diverts excess solids to a compost facility near Princeton.

Long-term management options include composting at other mine reclamation sites and either a private or municipally owned digestion facility. The city continues its assessment for its own biosolids digestion facility at the location of the future wastewater treatment plant. As the risk of closure of our external disposal options remains out of our control, it is important that we anticipate that a digester will eventually be needed. For now, we anticipate this to be needed further into the future than previously expected, and the proposed utility rates now assume a deferral of this need beyond 2035.

Aging system

On average, our wastewater assets are relatively young. However, they are depreciating faster than they are being renewed. Our current renewal rate is roughly 0.8 percent of our asset replacement value. This means our renewal funding is adequate to renew assets every 125 years on average. In the long run, sustainable renewal funding will need to be approximately 1.33 percent of system replacement cost (equal to 75-year average life cycle). In addition to increasing capital expenditure for renewal in the future, we can expect operating costs to rise as the average age of our infrastructure increases.

Innovation and Technology

As development expands in the KLO Road area of the city, one innovation under consideration is expanding the use of Wastewater Heat Recovery (WHR). The wastewater treatment and disposal process results in warm effluent that is dispersed physically at depth in Okanagan Lake. The latent heat in this effluent, coupled with heat exchangers and a separate grid, can be used to heat buildings. Currently, Okanagan College uses heat from a small amount of our effluent to heat their facilities. Over a longer planned period, there is the potential to create a more substantive heat recovery system or utility that could heat other buildings, including the high school and other neighboring developments as they occur. There is potential for carbon credits and future grant funding.

Effluent reuse also provides the opportunity to reduce irrigation demand from the potable water system. Effluent is used to irrigate landscaping at the wastewater facility. Staff continue to explore further opportunities to provide this irrigation source to other areas surrounding the wastewater facility and expand the use of this resource for street sweeping and planter/tree watering.

In 2024, the City implemented its first Cured-in-Place pipe insert in 2.7 kilometers of transmission main from Hardie Street, through Parkinson Park, and along Burtch Road, beyond Byrns Avenue. The project's success has led to a re-thinking of potential future pipe replacement options. This type of renewal approach, when properly implemented, is very quick, easy to phase in, and requires minimal street excavation. The Burtch Lining project took two months to execute with minimal disruption to the public.

Accommodating Growth

Over the last 10 years, the City's rapid growth coupled with improving residential water efficiency, has led to some potential unanticipated consequences that impact our primary wastewater treatment services. Despite the population growth, the volume of wastewater into the treatment facilities remains relatively constant. More recently, studies have confirmed the quantity of biosolids being removed continues to increase. The success of water conservation initiatives at all levels, including changes to building codes, is resulting in challenges to our wastewater treatment processes. As less water is used in homes and businesses due to more efficient fixtures, we are measuring higher nutrient concentrations in our raw wastewater stream. This means that wastewater is becoming more concentrated.

In anticipation of the additional 57,000 housing units being added over the next 20 years, remedying this situation involves capacity increases and modifications to one or more of our 12 treatment processes. This effectively results in an earlier triggering of process expansion at the Raymer wastewater treatment facility. The 2025 proposed budget includes a request for funding to update and revise the Wastewater

Master Plan and identify the necessary upgrades or improvements required to ensure that the facility remains within its operating permit.

2025 Budget

A summary of wastewater utility accomplishments, highlights and proposed 2025 operating and capital budget adjustments are provided in Attachment 2. Upon support of Council, these requests will be presented for approval on December 5, 2024, as part of the 2025 Financial Plan – Preliminary Budget Volume.

Utility Rates

There are several factors that drive utility costs higher than inflation. This trend may continue for the foreseeable future as we move towards fully funding all wastewater utility costs, including asset depreciation. These factors are:

1. Assets are depreciating faster than they are being renewed. Our current renewal rate is adequate given the relatively young age of our assets, but renewal will need to increase in the longer term as the system ages.
2. We can expect operating costs to rise as the average age of our infrastructure increases.
3. The construction cost inflation rate typically exceeds general consumer inflation.
4. Preparation to for growth related changes affecting wastewater treatment operations.

The wastewater utility has reserves to address planned infrastructure renewal over the 10-year capital plan horizon. In the short term, reserves can address the shock impact of cost increases, allowing time to assess the longer-term renewal costs and adjust the capital plan and rates as necessary.

The table below shows the projected revenue and spending for the utility over the next five years. In all years, an annual deficit is expected but will be funded using the utility fund balance (reserves), DCC reserves, and grants. This five-year plan will significantly reduce the utility fund balance but is expected to recover over the following five years.

\$ thousands	2025	2026	2027	2028	2029
Operating revenues	26,871	27,605	28,726	29,887	31,012
Operating expenditures	(16,587)	(15,303)	(15,826)	(16,367)	(16,910)
Capital expenditures	(38,656)	(26,962)	(18,394)	(22,771)	(23,149)
Annual surplus / (deficit)	(28,371)	(14,660)	(5,494)	(9,251)	(9,047)
Other funding sources	19,094	9,428	480	100	295
Reserve use	10,278	6,279	6,000	10,000	9,750
Fund surplus / (deficit)	1,000	1,047	986	849	998
Recommended rate increase	2%	2%	3%	3%	3%

The proposed 2025 rate increase of two percent keeps the city wastewater utility rate affordable for Kelowna customers and comparable to other similar sized municipalities in British Columbia. The 2025 rate increase will cost residential homes an additional \$0.49 per month to a total monthly fee of \$24.82. The City’s benchmarking efforts which compare our operations with other municipalities across Canada continue to show that Kelowna provides cost-effective tertiary wastewater collection and treatment.

A summary of the recommended changes to Bylaw 3480 is provided in Attachment 3.

Conclusion:

The wastewater utility continues to provide efficient and cost-effective service for ratepayers. To ensure that the wastewater utility continues to be sustainably self-funded, a general rate increase of two percent (2%) is recommended for 2025.

Internal Circulation:

Divisional Director, Infrastructure
Financial Planning Manager
Controller
Revenue Supervisor
Communications Advisor

Considerations applicable to this report:

Financial/Budgetary Considerations:

At the direction of Council staff will incorporate the proposed 2025 wastewater budget adjustments into the draft 2025 Financial Plan – Preliminary Budget Volume that will be considered by Council in December 2024.

The proposed 2025 wastewater utility rates support the approved ten-year capital plan and the proposed 2025 operating budget adjustments.

Communications Comments:

Utility customers will be informed of the 2025 rates on their next utility bill.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Consultation and Engagement:

Submitted by: Kevin Van Vliet, Utility Services Manager

Approved for inclusion: M. Logan, General Manager, Infrastructure

Attachment(s):

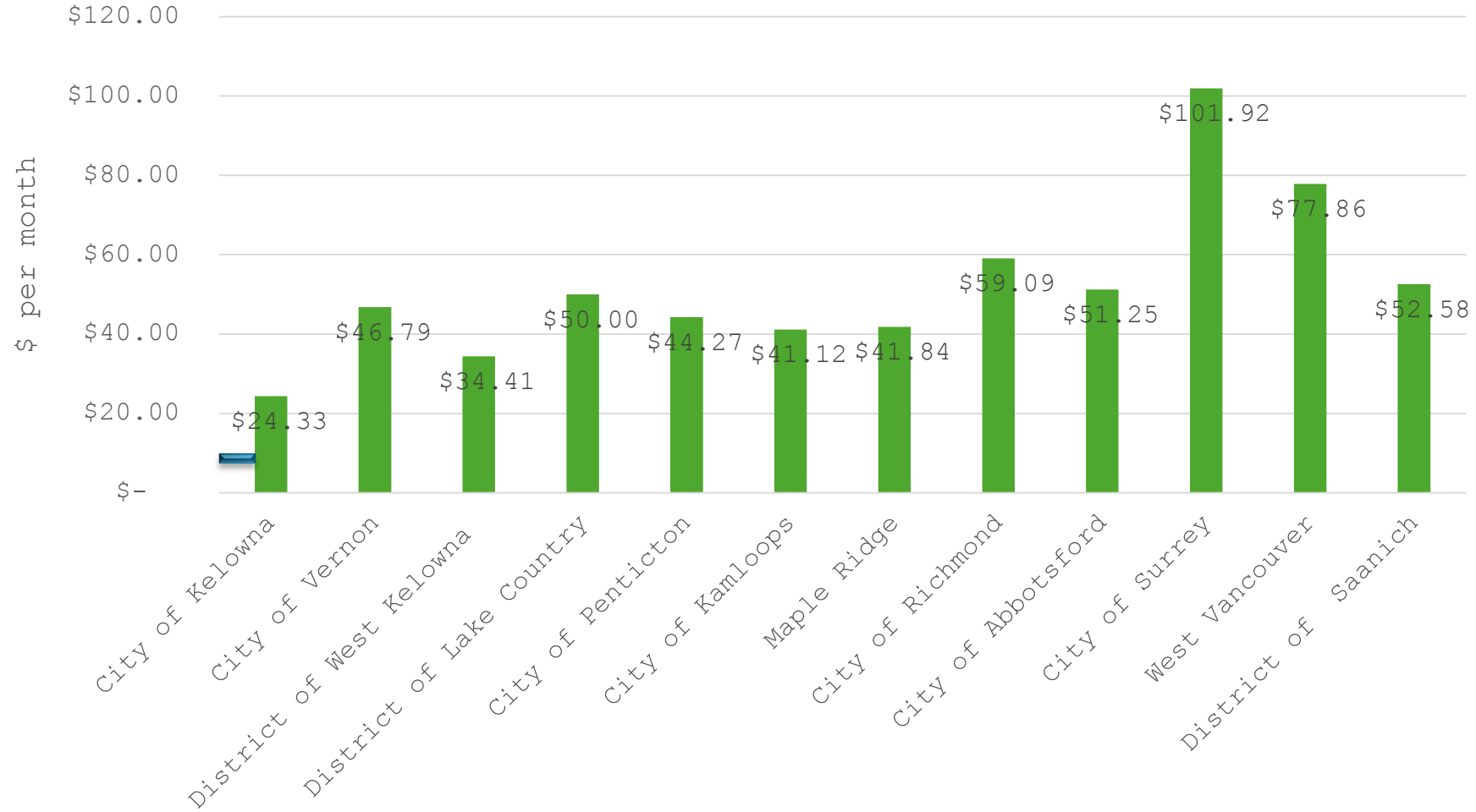
Attachment 1: 2024 Single Family Dwelling Monthly Sewer Rates

Attachment 2: Proposed Wastewater Utility amendment of draft 2025 Preliminary Financial Plan

Attachment 3: Summary of proposed changes to Bylaw 3480.

cc: Utility Planning Manager, Utility Services
Revenue Supervisor, Corporate Services
Financial Planning Manager, Corporate Services

2024 Single Family Dwelling Monthly Sewer Rates



Proposed increase for Kelowna to \$24.82 monthly

► WASTEWATER UTILITY

LED BY: GENERAL MANAGER, INFRASTRUCTURE

Our goal & community benefit:

Protect Okanagan Lake, human health and our environment through efficient collection and effective treatment of wastewater. Without treatment, we expose Okanagan Lake to unnatural levels of nutrients and toxins, threatening public health, wildlife habitats, fisheries, tourism and recreation.

Our customers:

- All citizens, businesses and visitors to Kelowna
 - Residential
 - Commercial (e.g., restaurants, hotels)
 - Industrial (e.g., breweries, wineries, food producers)
 - Institutional (e.g., hospitals, schools)

Our partners:

- Surrounding communities, including First Nations.
- Research from the University of British Columbia, consultants, and the National Benchmarking Initiative.
- Government agencies include Environment Canada, BC Centre for Disease Control, City of Vernon, and the Province.
- Biosolids customers, including the OgoGrow Composting Facility and the Ingerbelle Compost Facility.

What we deliver:

- The City collects, on average, 37 million litres of water per day (ML/d), and routes it through over 650 km of buried mains by gravity and 44 sanitary lift stations to the wastewater treatment plant.
- We operate a wastewater treatment facility that filters, removes nutrients and disinfects the finished product into a final high-quality effluent. The effluent is used for irrigation or immediate safe release to Okanagan Lake.
- Many of major components in the wastewater system are resilient to climate change and have redundancy in their backup processes that allow for quick repair while maintaining full time operation.
- We have highly trained professional staff to reliably service the needs of a growing City 24 hours a day and 365 days per year.
- We deliver competitive rates to other communities in the country.

Our key objectives:

- Collecting wastewater from all urbanized areas of the city and route it safely to the wastewater treatment facility.
- Effectively filter, treat and disinfect all wastewater to protect public health, the environment and Okanagan Lake.
- Assure that policies are consistent across the valley to prevent discharge of sanitary wastewater to Okanagan Lake.
- Sustain investment, resources and trained professional staff to service the needs of a growing City reliably for 24 hours a day and 365 days per year.
- Rates that reflect these objectives, a reasonable Level of Service, and that are competitive with other communities.

Our guiding plans:

- Kelowna's Water Security & Responsibility Plan (draft)
- 20-year servicing plan
- 10 Year Capital Plan
- 2040 Official Community Plan

Measuring performance:

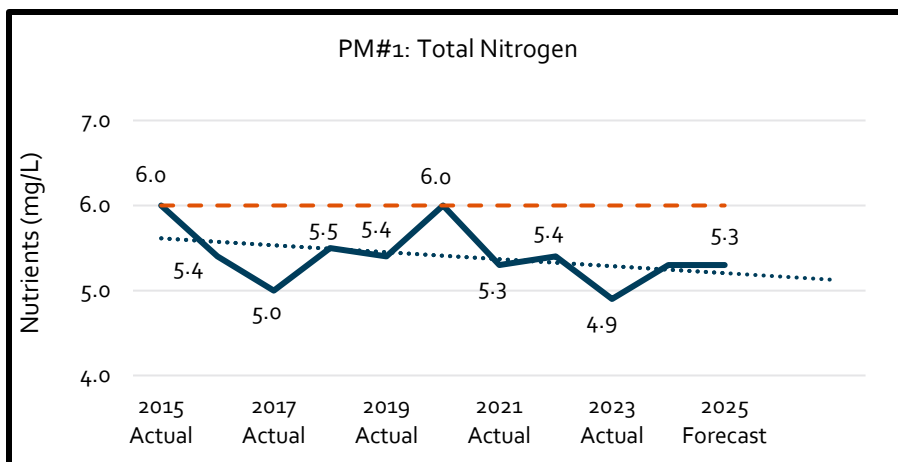
Treatment Capacity and Effectiveness

The City of Kelowna's wastewater treatment process effectively removes or reduces nutrients, toxins, soaps and other sanitary elements from being introduced to Okanagan Lake. Two of the more important elements we measure in our treated effluent are Nitrogen and Phosphorus. While nitrogen and phosphorus levels in Okanagan Lake are naturally low, higher nutrient levels in areas of the lake are the result of untreated wastewater and agricultural runoff. Extreme levels can lead to increased risk of algal blooms and lower oxygen levels for fish and plants, resulting in poor quality water for drinking water and recreation. Effective wastewater treatment reduces these risks.

Performance Measure 1

Wastewater Treatment Total Nitrogen Annual Average

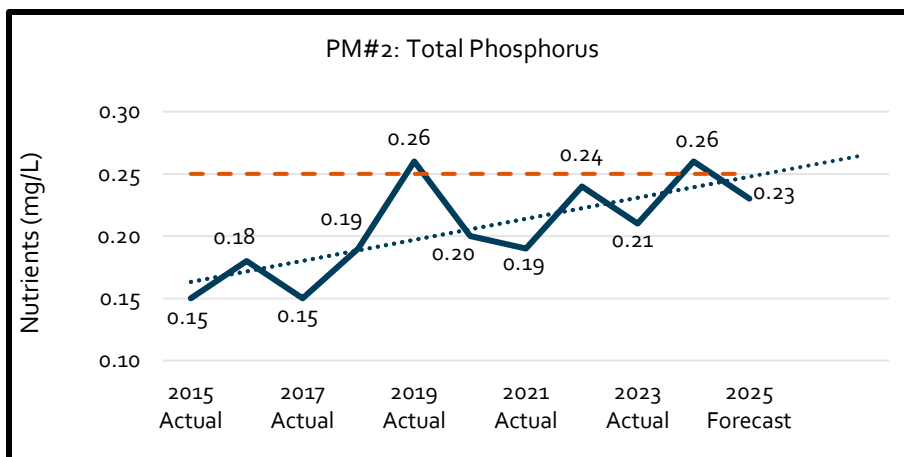
This measure is the annual total nitrogen discharge to Okanagan Lake from the wastewater treatment facility. The annual average permit limit is 6.0 mg/l as regulated by the Ministry of Environment and Climate Change. Continued limit exceedances will require process changes or upgrades at the plant.



Performance Measure 2

Wastewater Treatment Total Phosphorus Annual Average

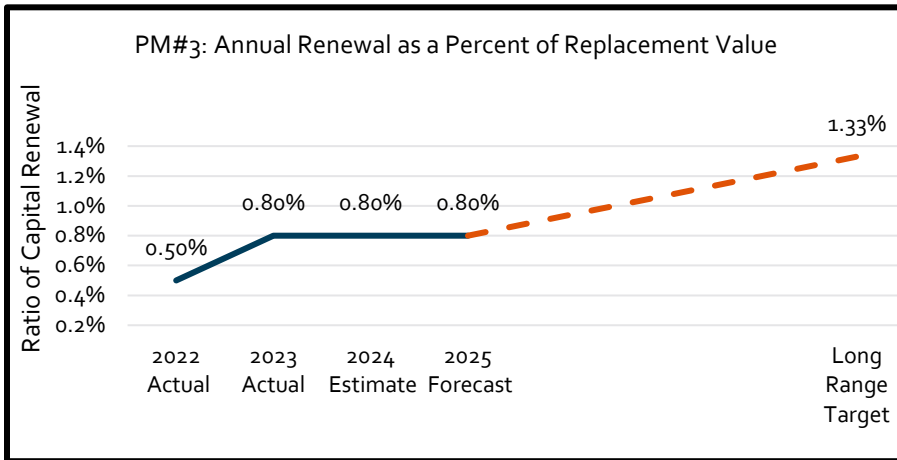
This measure is the annual total phosphorus discharge to Okanagan Lake from the wastewater treatment facility. The annual average permit limit is 0.25 mg/l as regulated by the Ministry of Environment and Climate Change. Continued limit exceedances will require process changes or upgrades at the plant.



Performance Measure 3

Wastewater Utility is Sustainably Funded

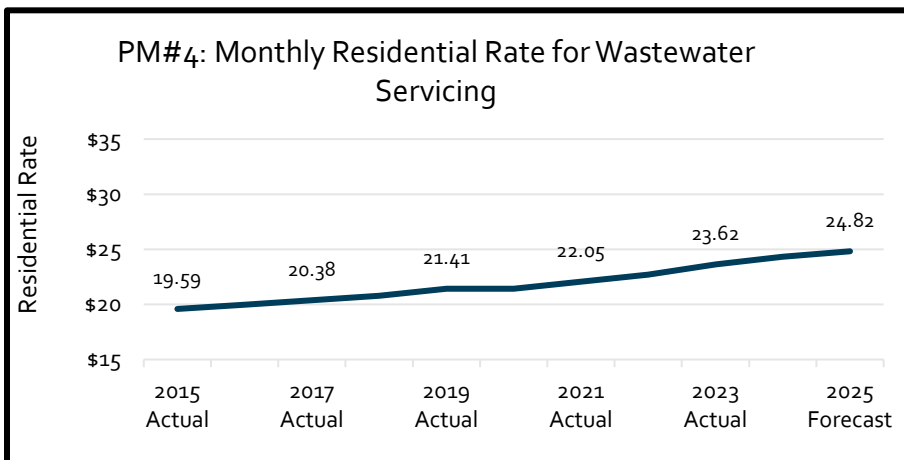
Identifies the ratio of capital reinvestment (renewal) divided by the current year estimated replacement value of infrastructure. Measure is in per cent. 0.8% implies renewal rate would take 125 years to renew existing infrastructure. The long run target should range from 1.2% to 1.5% (67 to 83 year average infrastructure life). The current renewal rate is adequate given the relatively young age of the assets, but renewal will need to increase in the longer term as the system ages.



Performance Measure 4

Residential rates are competitive

Residential rates are competitive with other communities. Kelowna has one of the lowest wastewater rates within the valley.



2025 Activities by priority:

Crime & Safety

- Increased security measures at utility infrastructure to protect citizens utility investment.

Affordable Housing

- Efficient and affordable wastewater service contributes to overall housing affordability.

Climate & Environment

- Ongoing involvement with Provincial and Federal bodies, gathering and evaluating data for facility effluent and its effects on public health and the environment.
- Continued teamwork with other Municipalities reviewing facility operations and discussing optimization of similar facilities.

Our People

- Every 3 years there is a confidential online employee engagement survey which is the first step in creating and fostering a workplace that offers purpose and inspires staff to achieve their best.
- Utility leaders actively pursue and support staff training and development.
- Ensure that all certified staff receive adequate training to maintain Provincial required certifications.

Digital Transformation

- The team continues working towards the creation of online forms and data sheets which will streamline data entry and allow for easier information transfer for operational optimization.
- Working with other groups within the city the utility is supporting development of a central data warehouse which will allow users to have easier access to data for operations, modeling, and development. This project is slated for completion late 2024. 2025 will see early implementation.
- Cityworks information is being used to create dashboards, these dashboard will eliminate repetitive and redundant work while supplying needed information across the organization.

Active Financial Management

- Continued work on alignment of utility operational budgets between different utility work groups allowing for a clearer view of operational spending and increased transparency for financial reporting.
- Work continues on the development of dashboards linking operational and financial information to provide easy one stop for utility updates and information.
- Continue to improve use of benchmarking for effective operations through ongoing participation in the Canadian Infrastructure Benchmarking Initiative

Base Business

- Efficient, effective wastewater collection and treatment, protecting the public health and the environment and increasing effluent reuse.
- Continue with effective renewal of end-of-life infrastructure

2024 Key accomplishments:

- Continued community outreach and educational opportunities to inform customers about wastewater collection and treatment and the direct impact actions have on the utility, public health, and the environment
- Operational projects will be completed or are on track for completion
- Environmental Operator Certified staff met all their continuing education required for Provincial Certification
- Added new collection mains and sewer connections for 31 residences previously on septic treatment in the Rio Drive/Terrace Drive area.
- Completed the Burtch transmission relining project, the complete re-lining of 2.7 km of failing concrete sewer main from Enterprise to Byrns Road.
- Allowed discharge of treated effluent from the District of Lake Country in the Jim Bailey Industrial Area.
- Addressed urgent need to provide interim effluent disposal from an agricultural processor in the RDCO service area to support local agriculture.

Continuous improvements:

- Utility staff are continually increasing levels of knowledge and using outreach opportunities to help keep them in tune with the latest treatment, collection and disposal of wastewater liquid and solids
- We are future focused and closely monitor our developing community and impacts of climate change and how those can affect the utility
- Increased nutrient loading at the treatment facility is still under review, this situation is not isolated to Kelowna and is being experienced at many other locations. Discussions and further exploration to address this issue are planned for 2025

Operating budget needed to achieve results (\$ thousands):

	Revised 2024	Annualized Budget	Maintaining Service	Enhancing Service	Preliminary 2025
Revenue budget:					
Property tax					
Fees and charges	23,433	—	1,159	—	24,592
Grant	5,012	(4,850)	(49)	3,917	4,030
Other revenue	6,408	(2,972)	681	75	4,193
Transfers from reserve	29,254	(29,185)	4,381	19,656	24,106
Total revenue budget	64,108	(37,007)	6,172	23,648	56,921
Expenditure budget:					
Salaries and wages	6,039	1	257	94	6,390
Material and other	7,946	(643)	189	324	7,763
Contract services	735	(34)	2	—	703
Debt service	1,026	—	(186)	—	840
Capital Expenditure	46,799	(46,799)	4,500	34,289	38,789
Transfers to reserve	742	33	795	(75)	1,508
Enabling allocation	820	—	—	107	927
Total Expenditure budget	64,108	(47,442)	5,557	34,738	56,921

Note: Totals may not add due to rounding

2025 Operating Requests (\$thousands)

Priority 1

Description	2025	2026	2027	2028	2029
Wastewater Collection Operations - Growth	26	26	26	26	26
Wastewater Treatment Planning	325	—	—	—	—
Operating and Maintenance Impacts from Capital Requests	99	189	189	189	189
Operating Requests Priority 1 Total	449	215	215	215	215

2025 Capital Requests (\$thousands)

Priority 1

Description	2025	2026	2027	2028	2029
Programs					
Wastewater Network & Facilities	4,637	5,488	9,950	8,707	8,086
Wastewater Treatment	4,500	4,250	3,000	2,000	2,000
Projects					
Frost Rd Upgrades (w/utilities)	100	—	—	—	—
Hydro-Vac Disposal Facility	250	1,000	1,250	—	—
KLO Bridge Replacement (w/utilities)	800	200	—	—	—
Sewer Connection Areas	6,958	2,981	380	—	—
Wastewater System Upgrades	19,794	11,764	1,600	—	300
WWTF Expansion	500	500	1,000	10,000	10,000
* Wastewater Vacuum Truck and Building	1,250	—	—	—	—
Capital Request Priority 1 Total	38,789	26,183	17,180	20,707	20,386

* denotes capital request has operating & maintenance impacts included in the request

2025 Operating Request Details

Service Area: Wastewater Utility	Priority 1	Enhance
		ON-GOING
Title: Wastewater Collection Operations - Growth		PRELIMINARY

Justification:

The City of Kelowna's Wastewater collection system consists of 44 lift stations and over 650 km of pipes that service approximately 95 per cent of the Kelowna population. As the City grows, additional operation and maintenance budget is requested to maintain this 24 hour/day, 365 days/year service level.

Expected Completion:	December, 2025							
Strategic Direction:	Other							
	Cost	Reserve	Borrow	Grant	Other	Revenue	Utility	Taxation
2025	25,700	—	—	—	—	—	(25,700)	—
2026	25,700	—	—	—	—	—	(25,700)	—
2027	25,700	—	—	—	—	—	(25,700)	—

Service Area: Wastewater Utility	Priority 1	Enhance
		ONE-TIME
Title: Wastewater Treatment Planning		PRELIMINARY

Justification:

Wastewater treatment protects Okanagan Lake and public health by preventing untreated wastewater from contaminating freshwater sources. To ensure the City is ready for future growth, budget is requested to update the Wastewater Master Plan and to complete a facility asset management assessment on the Brandt's Creek Tradewaste Treatment Facility, which is fully recovered by industry partners. These plans will update the sanitary water model, revising population figures, identifying growth areas for the next 20 years, and listing major projects and costs to ensure wastewater continues to meet regulatory standards and minimize impacts to Okanagan Lake.

Expected Completion:	Jun 2026							
Strategic Direction:	Other							
	Cost	Reserve	Borrow	Grant	Other	Revenue	Utility	Taxation
2025	325,000	—	—	—	(75,000)	—	(250,000)	—
2026	—	—	—	—	—	—	—	—
2027	—	—	—	—	—	—	—	—

2025 Capital Request Details

Service Area: Wastewater Utility	Priority 1	Enhance
		ONE-TIME
Title: Wastewater Network & Facilities		PRELIMINARY

Justification:

Budget is requested for this annual program to ensure reliable wastewater service delivery for City customers connected to the sanitary collection system. Annual items for consideration will renew existing mainlines and lift stations.

Expected Completion:	December, 2034						
Strategic Direction:	Other						
	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	4,637,000	(2,930,000)	—	—	—	(1,707,000)	—

Service Area: Wastewater Utility	Priority 1	Maintain
		ONE-TIME
Title: Wastewater Treatment		PRELIMINARY

Justification:

Budget is requested for this annual program to ensure reliable wastewater service delivery for City customers connected to the sanitary collection system. Annual items for consideration will renew existing wastewater treatment assets.

Expected Completion:	December, 2034						
Strategic Direction:	Other						
	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	4,500,000	(4,450,000)	—	—	—	(50,000)	—

2025 Capital Request Details

Service Area: Wastewater Utility	Priority 1	Enhance
		ONE-TIME
Title: Frost Rd Upgrades (w/utilities)		PRELIMINARY

Justification:

Budget is requested to realign a section of existing sanitary sewer currently traversing along private property through a narrow right of way; moving it on to the road alignment of the soon to be completed Frost/Chute Lake Connection. A developer for 5000 Frost Road will also contribute a portion of the cost for the removal of the existing sanitary and its respective alignment that favors the development. This work aligns with other Transportation and Stormwater projects on Frost Road.

Expected Completion:	December, 2025						
Strategic Direction:	Other						
	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	100,000	(100,000)	—	—	—	—	—

Service Area: Wastewater Utility	Priority 1	Enhance
		ONE-TIME
Title: Hydro-Vac Disposal Facility		PRELIMINARY

Justification:

Budget is requested for at least one new hydro-vac disposal facility to replace the existing evaporation pond at City yards. The old ponds are undersized to manage the large volumes of effluent from these large trucks. The City's fleet is growing regularly to meet the increasing importance of these machines to the community. Costs will include equipment and permitting.

Expected Completion:	December, 2027						
Strategic Direction:	Other						
	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	250,000	(250,000)	—	—	—	—	—

2025 Capital Request Details

Service Area: Wastewater Utility	Priority 1	Enhance
		ONE-TIME
Title: KLO Bridge Replacement (w/utilities)		PRELIMINARY

Justification:

Budget is requested for sewer works required to connect the system through the new proposed KLO Bridge at Mission Creek. This will connect the Hall Road connection area by gravity across the bridge.

Expected Completion:	December, 2026						
Strategic Direction:	Other						
	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	800,000	(800,000)	—	—	—	—	—

Service Area: Wastewater Utility	Priority 1	Enhance
		ONE-TIME
Title: Sewer Connection Areas		PRELIMINARY

Justification:

Budget is requested for work on the Belcarra, Central Rutland Sanitary and Chamberlain sewer connection areas. Customers will benefit from a safe, reliable, and environmentally sustainable wastewater collection, treatment and effluent disposal to Okanagan Lake. This work will connect over 550 properties.

Expected Completion:	December, 2026						
Strategic Direction:	Other						
	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	6,958,000	(3,041,000)	—	(3,917,000)	—	—	—

2025 Capital Request Details

Service Area: Wastewater Utility	Priority 1	Enhance
		ONE-TIME
Title: Wastewater System Upgrades		PRELIMINARY

Justification:

Budget is requested for this annual program to ensure reliable wastewater service delivery for City customers connected to the sanitary collection system. Annual items will upgrade existing or install new mainlines and lift stations including projects required to adequately service existing serviced population and projected growth.

Expected Completion:	December, 2027						
Strategic Direction:	Other						
	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	19,794,000	(12,035,000)	—	—	—	(7,759,000)	—

Service Area: Wastewater Utility	Priority 1	Enhance
		ONE-TIME
Title: WWTF Expansion		PRELIMINARY

Justification:

Budget is requested to install an additional treatment train to the existing biological nutrient removal process at the Raymer Wastewater Treatment Facility (WWTF). This expansion is part of the longer term plan to expand the existing site to its ultimate capacity. This additional process needs to address the changing influent loadings due to water conservation from more efficient water fixtures and appliances. The effluent quantity has remained the same for the best part of the last 10 years; however, the loading or concentration of the effluent has increased substantially. The trend suggests that the WWTF will need some help (an additional treatment train) to ensure Regulation is sustainably met in the long term. Preliminary budget estimates including a building expansion to accommodate growing staff.

Expected Completion:	December, 2030						
Strategic Direction:	Other						
	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	500,000	(500,000)	—	—	—	—	—

2025 Capital Request Details

Service Area: Wastewater Utility	Priority 1	Enhance
		ONE-TIME
Title: Wastewater Vacuum Truck and Building		PRELIMINARY

Justification:

Growing and aging Wastewater and Stormwater infrastructure along with supporting other city department critical needs is preventing the Wastewater and Stormwater core work from being completed due to lack of available equipment. Budget is requested to add an additional vacuum truck, an equipment operator crew of two, and the associated costs of building expansion to accommodate the truck. This equipment and crew will allow for current needs of Wastewater and Stormwater to be supported, continue with critical support for other departments and increase resiliency in addressing increase stormwater quality and quantity (flooding) events.

Expected Completion:	December, 2025
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Strategic Direction:	Other
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	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	1,250,000	—	—	—	—	(1,250,000)	—

Operating Impacts:

	Cost	Reserve	Borrow	Grant	Other	Revenue	Utility	Taxation
2025	98,700	—	—	—	—	—	(98,700)	—
2026	189,200	—	—	—	—	—	(189,200)	—
2027	189,200	—	—	—	—	—	(189,200)	—

Attachment 3 – Summary of Proposed Changes to Bylaw 3480

Amendments to the Sewerage System User Bylaw No. 3480

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 4	Table contains 2023 and 2024 rates	Remove 2023 rates and add 2025 rate Flat rate per month \$24.82 Bi-monthly rate \$49.63	2025 proposed rate change
2.	Section 5.1	Table contains 2023 and 2024 rates	Remove 2023 rates and add 2025 rate Effective January 1, 2025 Metered base rate per month \$13.57 Bi-Monthly rate \$27.12 Consumption charge \$1.12	2025 proposed rate change
3.	Section 5.2	Table contains 2023 and 2024 rates	Remove 2023 rates and add 2025 rate Effective January 1, 2025 Metered base rate per month \$312.04 Bi-Monthly rate \$624.08 Consumption charge \$1.12	2025 proposed rate change
4.	Section 5.4	Table contains 2023 rates	Remove table	
5.	Section 5.4		Add table with 2023 rates and 2025 rates Consumption charge effective January 1, 2023 \$0.200	Replace table to allow past and future rates 2025 proposed rate change

			Consumption charge effective January 1, 2025 \$0.204	
6.	Section 13	Table contains 2023 and 2024 rates	Remove 2023 rates and add 2025 rate Effective January 1, 2025 Flat rate per month \$5.88 Bi-Monthly rate \$11.77	2025 proposed rate change

Wastewater Utility Update & 2025 Utility Rates & Budget

October 28, 2024



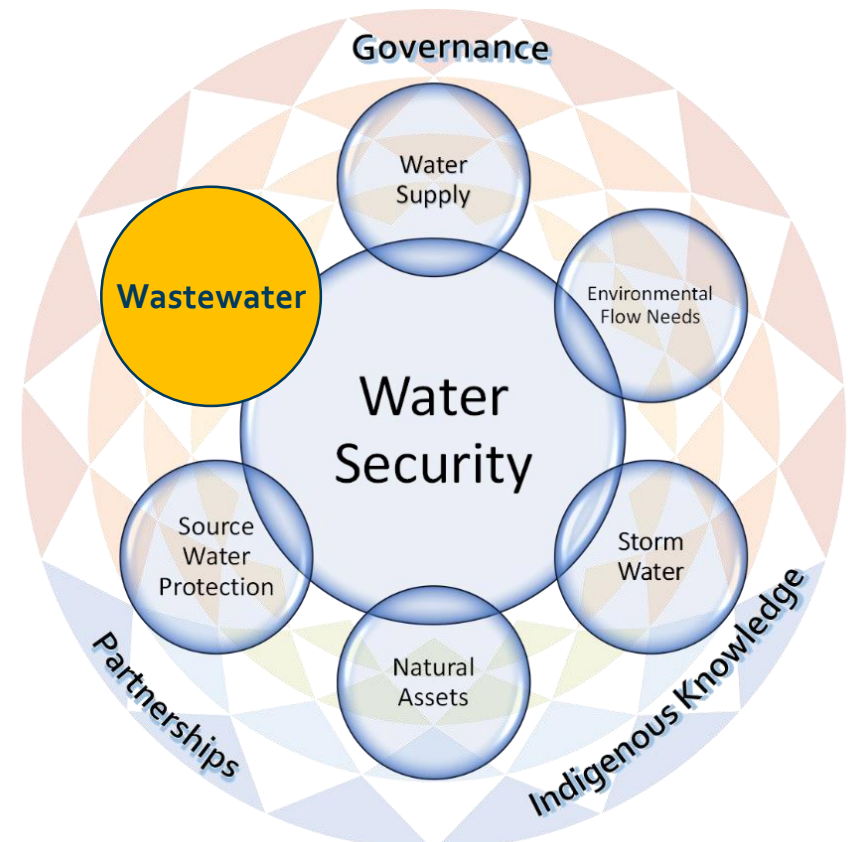
Utility services

- ▶ Provide essential services
- ▶ Protect public health
- ▶ Protect Okanagan Lake and our environment

A clean Okanagan Lake is essential for our public health and our economy

Water Security

- ▶ On Feb 6, 2023, Council adopted nine (9) principles to guide the development of a Water Security Plan.
- ▶ **Principle 2:** “Protect Okanagan Lake, human health and our environment through efficient collection and effective treatment of wastewater.”



The six water sectors outlined in the City's Water Security Planning Process

Wastewater Services

- 2 wastewater treatment facilities,
- 44 lift stations,
- Over 600 kilometers of wastewater mains
- Assets valued at over \$1.5 billion



Wastewater services



Key accomplishments

- Completed 31 new sewer connections for residences previously on septic treatment in the Rio Drive/Terrace Drive area
- Completed the Burtch transmission relining project of 2,700m of failing concrete sewer main from Enterprise to Byrns Road
- Accommodated discharge of treated effluent from the District of Lake Country in the Jim Bailey Industrial Area
- Negotiated a temporary disposal option for tree fruit cleaning

Continuous improvements

- Utility staff are continually increasing levels of knowledge and using outreach opportunities to help keep them in tune with the latest treatment, collection and disposal of wastewater liquid and solids
- We are future focused and closely monitor the impacts of climate change and how those can affect the utility
- Increased nutrient loading at the treatment facility is still under review, this situation is being experienced at many other locations. Further investigation of this issue is planned for 2025

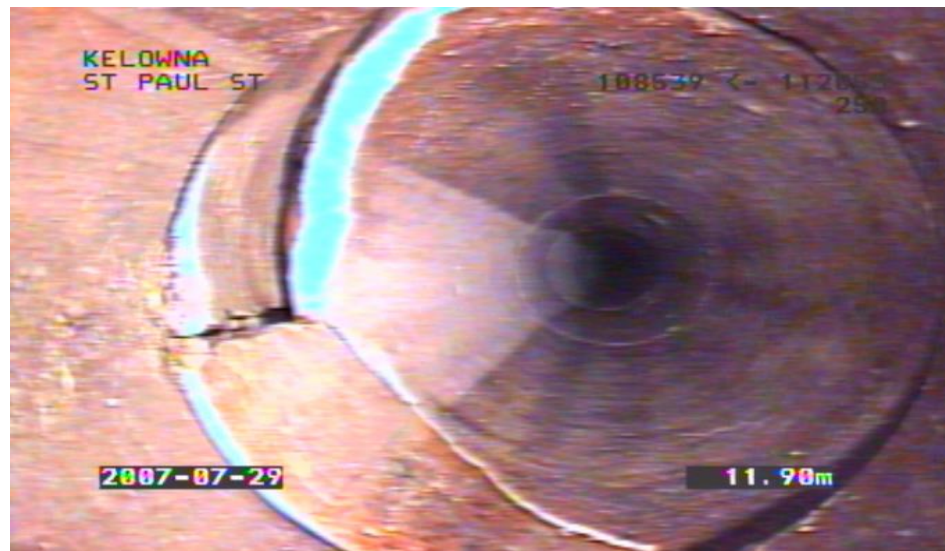
Drivers and Influencers

- Solids management
- Infrastructure renewal
- Managing growth
- Efficient use of water
 - Influent concentration

Solids Management

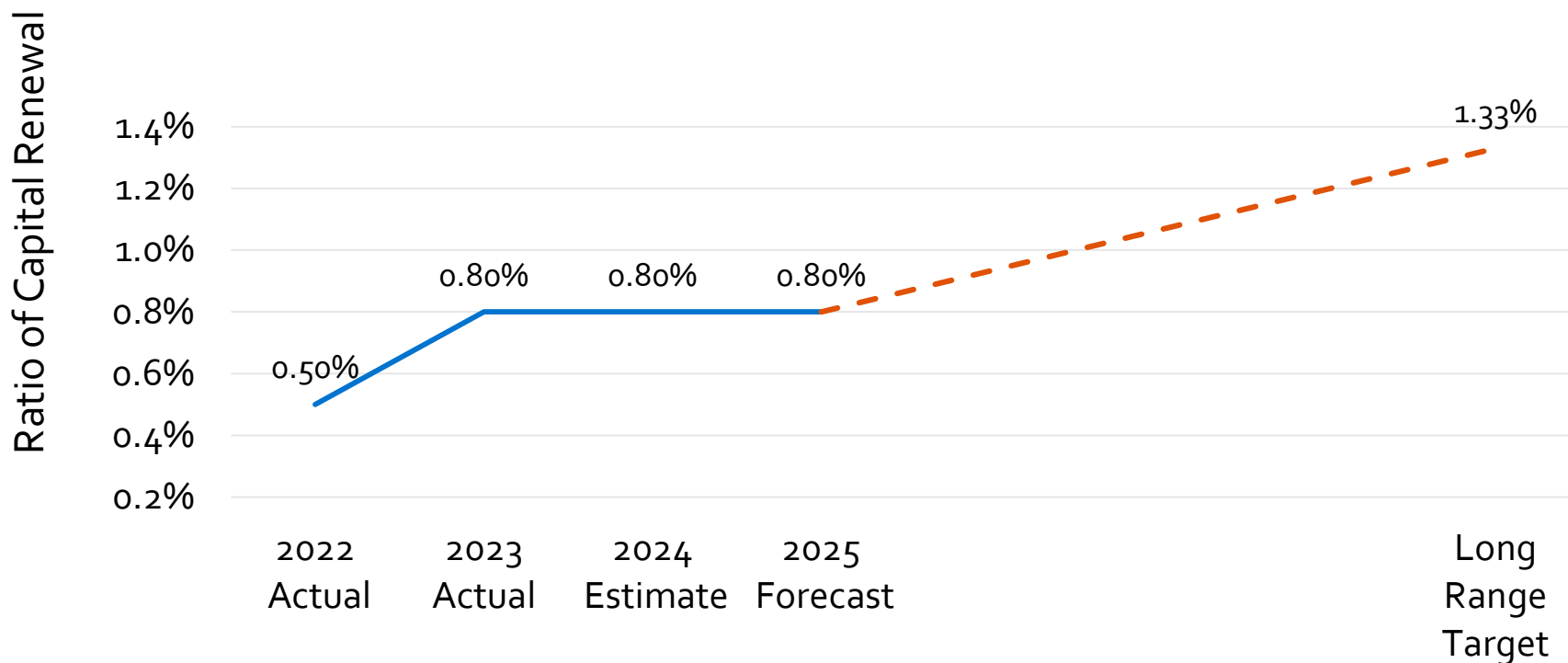


Aging System - renewal



Performance Measures

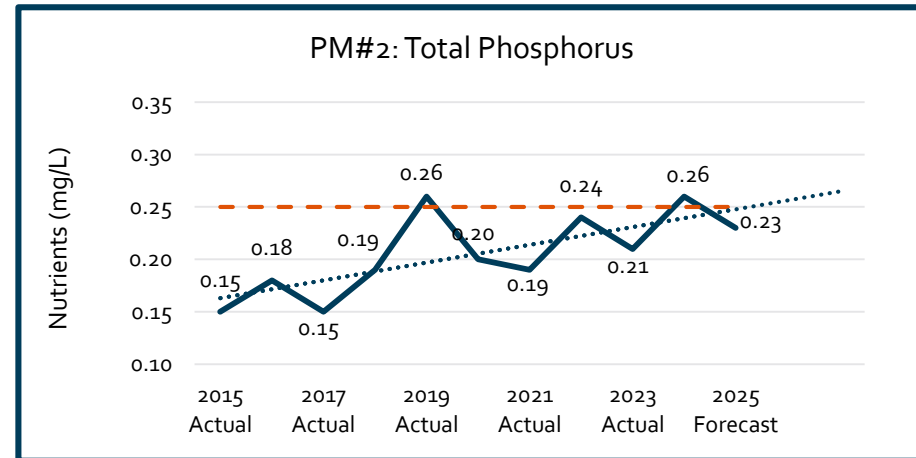
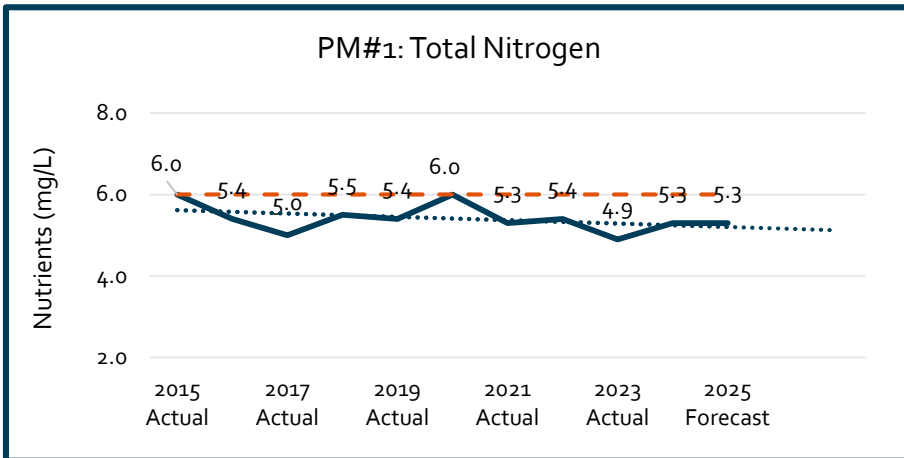
PM#3: Annual Renewal as a Percent of Replacement Value



MANAGING GROWTH



Performance Measures



Wastewater Utility

Budget overview

Funding strategy



■ Fees and charges \$24.6M

■ Grants \$4.0M

■ Other revenue \$4.2M

■ Transfers from reserve
\$24.1M

Total \$56.9M

Note: Totals may not add due to rounding

Wastewater Utility

Expenditure budget overview

Annualization of previously approved budget requests

2024 Revised budget	\$64.108 M
2023 & 2024 Adjustments	(\$47.442) M
2025 Starting budget	\$16.666 M

▶ Drivers for change:

- Removal of 2024 one-time capital and operating budgets
- Removal of 2024 carryover capital and operating budgets
- Annualization of 2023 & 2024 operating requests

Wastewater Utility

Expenditure budget overview

2025 Recommended budget

2025 Starting budget	\$16.666 M
Maintaining current service level	\$5.517 M
	\$22.183 M
Enhancing service level	\$34.738 M
	\$56.921 M

▶ Drivers for change:

- Wastewater System Upgrades
- Sewer Connection Areas

Wastewater Utility

Operating requests (\$thousands)

Priority 1

Description	2025	2026	2027	2028	2029
Wastewater Collection Operations - Growth	26	26	26	26	26
Wastewater Treatment Planning	325	—	—	—	—
Operating and Maintenance Impacts from Capital Requests	99	189	189	189	189
Operating Requests Priority 1 Total	449	215	215	215	215

Wastewater Utility

Capital requests (\$thousands)

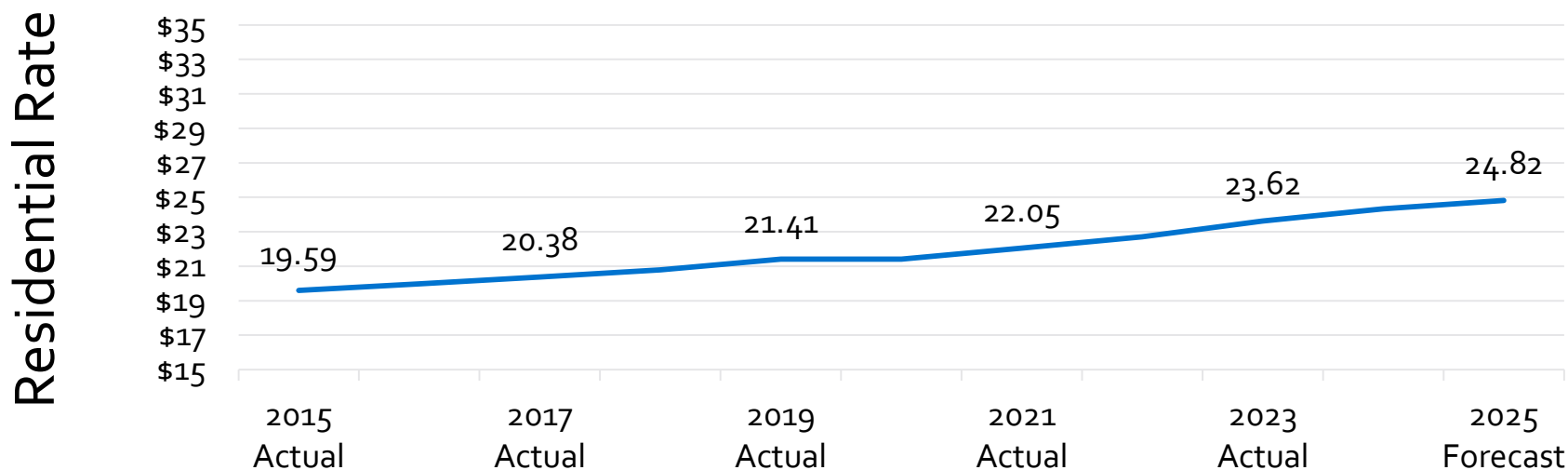
Priority 1

Description	2025	2026	2027	2028	2029
Programs					
Wastewater Network & Facilities	4,637	5,488	9,950	8,707	8,086
Wastewater Treatment	4,500	4,250	3,000	2,000	2,000
Projects					
Frost Rd Upgrades (w/utilities)	100	—	—	—	—
Hydro-Vac Disposal Facility	250	1,000	1,250	—	—
KLO Bridge Replacement (w/utilities)	800	200	—	—	—
Sewer Connection Areas	6,958	2,981	380	—	—
Wastewater System Upgrades	19,794	11,764	1,600	—	300
WWTF Expansion	500	500	1,000	10,000	10,000
* Wastewater Vacuum Truck and Building	1,250	—	—	—	—
Capital Request Priority 1 Total	38,789	26,183	17,180	20,707	20,386

* denotes capital request has operating & maintenance impacts included in the request

Performance Measures

PM#4: Monthly Residential Rate for Wastewater Servicing



2025 Rate Adjustment

- Proposing 2% increase for 2025
- Increase of \$0.49 per month/dwelling
 - From \$24.33 to \$24.82 per month
- Anticipate 3% in 2026
- Anticipate 3% in 2027

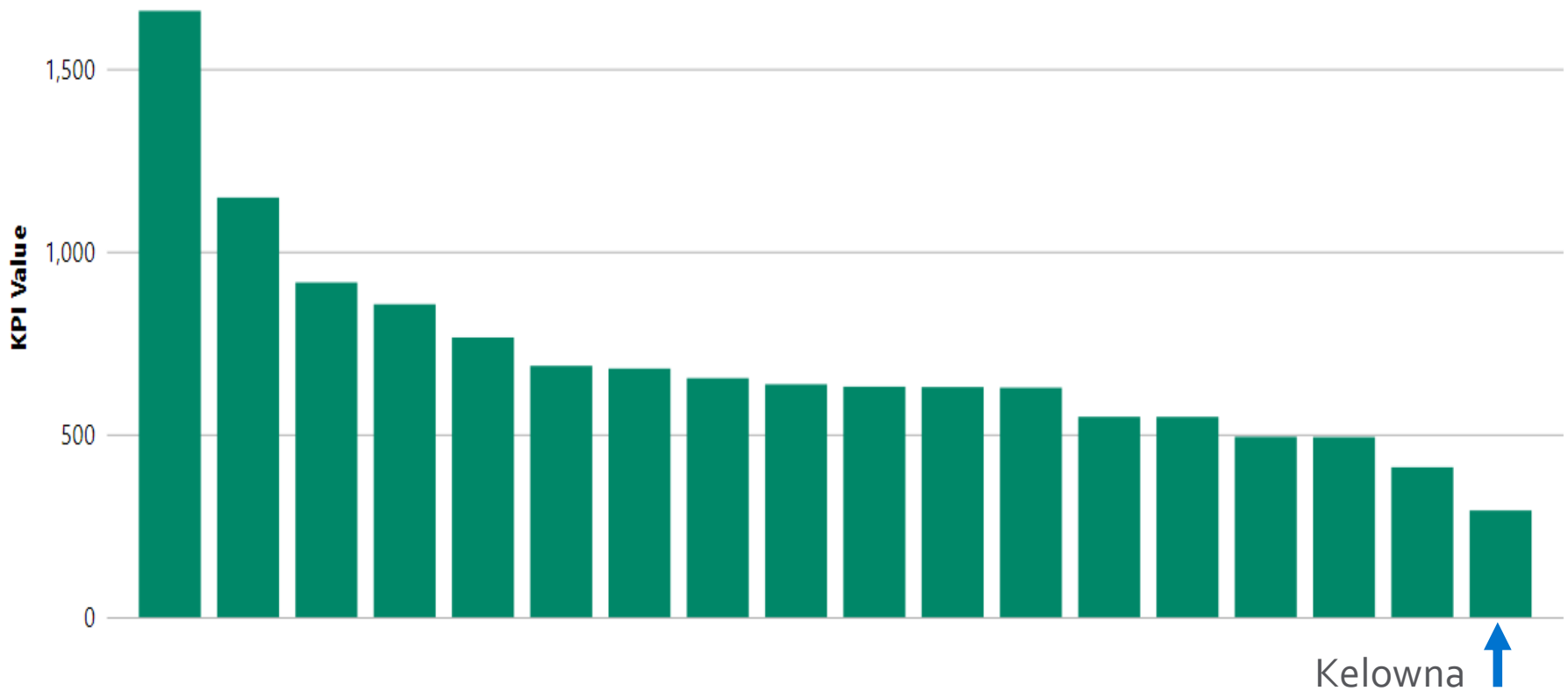
2024 Single Family Dwelling Monthly Sewer Rates



Canada Benchmark Comparison

Single Family Dwelling Cost

● Wastewater Charge for an Average Residence Using Local Consumption Rate ■ Related KPI



Questions?

Kevin Van Vliet, P.Eng.
Utility Services Manager
October 28th, 2024

CITY OF KELOWNA

Bylaw No. 12719

Amendment No. 42 to Sewerage System User Bylaw No. 3480

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Sewerage System User Bylaw No. 3480 be amended as follows:

1. THAT **SECTION 4.** be amended by deleting the following:

	Effective January 1, 2023
Flat Rate per Month	\$23.62
Bi-Monthly Rate	\$47.24

And replace it with

	Effective January 1, 2025
Flat Rate per Month	\$24.82
Bi-Monthly Rate	\$49.63

2. AND THAT **SECTION 5. (1)** be amended by deleting the following:

	Effective January 1, 2023
Metered base rate per month	\$12.91
Bi-Monthly	\$25.82
Consumption charge	\$1.07/ m ³

And replace it with

	Effective January 1, 2025
Metered base rate per month	\$13.57
Bi-Monthly	\$27.12
Consumption charge	\$1.12/ m ³

3. AND THAT **SECTION 5. (2)** be amended by deleting the following:

	Effective January 1, 2023
Metered base rate per month	\$297.01
Bi-Monthly	\$594.02
Consumption charge	\$1.07/ m ³

And replace it with

	Effective January 1, 2025
Metered base rate per month	\$312.04
Bi-Monthly	\$624.08
Consumption charge	\$1.12/ m ³

4. AND THAT **SECTION 5. (4)** be amended by deleting the following:

	Effective January 1, 2023
Consumption charge	\$0.20 / m ³

And replace it with

	Effective January 1, 2023	Effective January 1, 2025
Consumption charge	\$0.20 / m ³	\$0.204 / m ³

5. AND FURTHER THAT **SECTION 13.** be amended by deleting the following:

	2022
Flat Rate per Month	\$5.55
Bi-monthly rate	\$11.09

And replace it with

	2025
Flat Rate per Month	\$5.88
Bi-monthly rate	\$11.77

6. This bylaw may be cited for all purposes as "Bylaw No. 12719, being Amendment No. 42 to Sewerage System User to Bylaw No. 3480."
7. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: October 28, 2024
To: Council
From: City Manager
Subject: Water Utility 2025 Budget
Department: Utility Services

Recommendation:

THAT Council receives, for information, the Report from the Utility Services Manager dated October 28th, 2024 pertaining to the city water utility, the proposed 2025 water operating and capital budgets and the 2025 water rates;

AND FURTHER THAT staff be directed to add the budget items referenced in the Report Attachment 1 to the draft 2025 Financial Plan - Preliminary Budget Volume.

Purpose:

To provide Council with information on the water utility and consider budget items for the 2025 capital and operation budget.

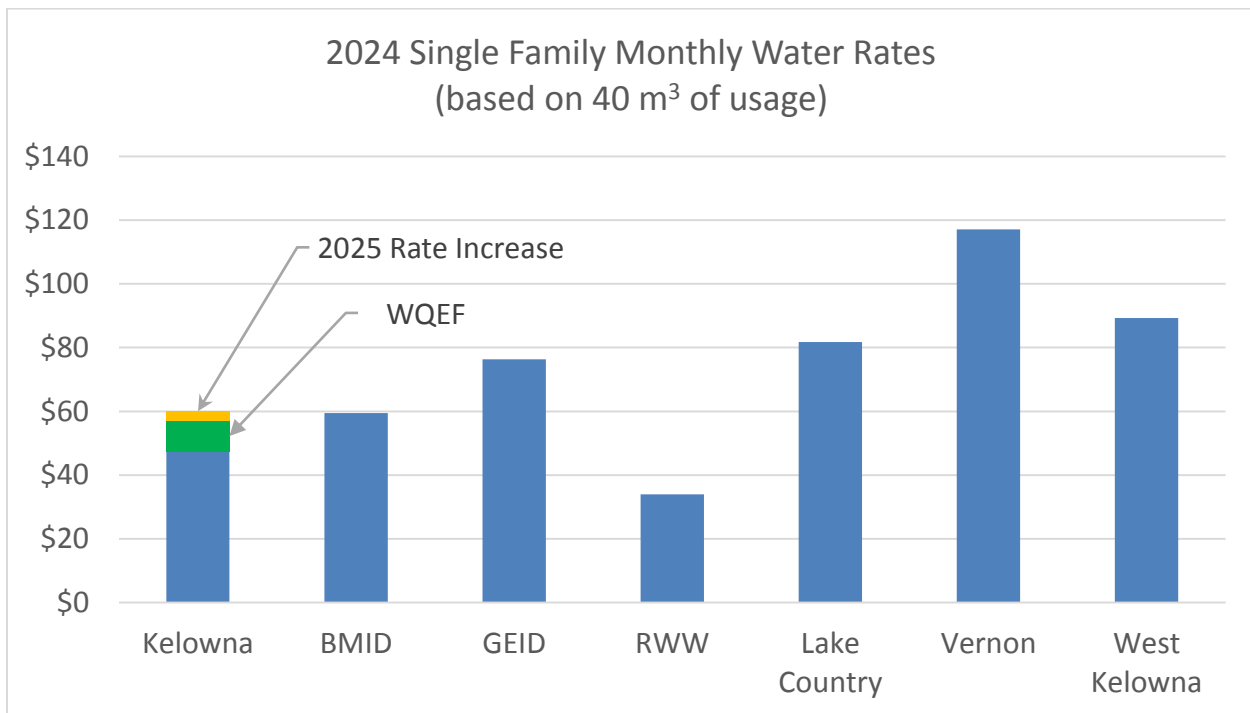
Background:

The City of Kelowna Water Utility is one of four major water providers operating within the municipal boundary. The Utility provides potable water to approximately 86,000 residents in addition to commercial and industrial customers. The potable system provides Okanagan Lake water from four sources located at Poplar Point, Eldorado Road, Cedar Creek beach and Swick Road. Each intake provides chlorine disinfection as well as ultraviolet light disinfection to ensure our potable water meets Canadian Drinking Water Quality Guidelines and Interior Health requirements. The potable water system is comprised of 20 booster pumping stations, 55 pressure-reduced valve stations and 24 water storage reservoirs. Additionally, the Utility owns and operates a non-potable system for irrigation that is in southeast Kelowna. That system is comprised of several lake reservoirs with 16 licensed dams, 5 diversion channels and 32 pressure-reducing valve stations.

The replacement value of the water distribution systems is well over \$1 billion. The total water distribution system is made up of 638 kilometers of watermains, 2,435 fire hydrants and over 20,000 metered service connections.

The City conducts annual reviews of water utility operations, maintenance, and capital expenditures required to support a sustainably funded utility. The analysis includes a pro-forma statement of revenues and expenditures over a 10-year projection based on current and anticipated capital and operating expenses.

Historically, water rates in Kelowna have been some of the lowest in the valley. In addition, Kelowna has the lowest water costs for a single family home of 35 Canadian cities that participate in a national benchmarking program. The water rate comparison in Figure 1 illustrates total water costs for an average single-family home using 2024 rates and an average monthly demand of 40 cubic metres of water. The cost of water includes the contribution to the Water Quality Enhancement Fund (WQEF). Water rates for both 2024 and 2025 were approved by Council in fall 2023.



Discussion:

Council should be aware of the following drivers that will have a significant impact on the Water Utility and water rates over the coming decade:

Infrastructure Renewal:

Water assets are depreciating faster than they are being renewed. The 2024 and 2025 capital renewal rate for the potable system is 0.62% of asset value which implies that, on average, potable system assets will be renewed every 160 years. Our current renewal rate is adequate given the relatively young age of our potable water assets.

The proposed 2025 capital budget sees the renewal rate for the non-potable system increase to 0.48% from the 2024 rate of 0.41%. This implies, on average, the non-potable system assets will be renewed

every 200 years. The non-potable system is over 50 years old on average and has seen very little renewal. This is the former South East Kelowna Irrigation District (SEKID) system that the City obtained in 2018.

While staff are developing a non-potable capital plan, it's clear that funding for asset renewal will need to increase significantly. Additionally, this system includes high value, high risk assets, such as reservoir dams and large distribution main. The Capital Plan sees significant renewal investment ramping up to over \$3 million per year by 2033. As this system was developed using agricultural grant funding in the 1960's and early 70's and continues to support agriculture in our community, staff will pursue agricultural grant opportunities for its renewal.

The renewal rate for Water Utility infrastructure will need to increase over time to a target of 1.33% (75-year average life) to ensure the sustainability of the utility and service to our customers. Staff are updating the water utility asset management plan which will clarify the necessary timing and rate of increase in renewal funding necessary for sustainable utility financing.

Over the next ten years, Infrastructure renewal will focus on reliability and asset preservation. An additional factor contributing to the costs of renewal is construction cost inflation, which has consistently exceeded general consumer inflation.

GEID, Growth and Expansion:

On June 17, 2024, the Province passed an Order-in-Council dissolving the Glenmore Ellison Improvement District (GEID) effective January 1, 2025. GEID assets and operations will be transferred to the City and continued as a local area service of the City. The GEID system will be operated as a branch of our Water Utility. Staff from both organizations are working together to ensure a smooth and effective transition. 2025 Water rates for the Glenmore Ellison water system will be set this fall by the current GEID board. Staff from both organizations are working to ensure the 2025 rates are appropriate. Council will first set rates for the Glenmore Ellison system in the fall of 2025 and the budget will be added to the City's Financial Plan as part of the 2025 Final Budget volume. It is anticipated that the Glenmore Ellison system will have separate rates through the transition period, with a goal of merging rates by 2028. GEID bylaws are inherited by the City and will continue to apply to that system until rescinded by Council. Rescinding and addressing GEID bylaws will be included in the transition activities between now and 2028.

As city operations increase to accommodate growing and aging utility infrastructure, organizational space for staff, fleet and equipment is not keeping up. Currently, water operations are split across two different locations that are struggling to accommodate growth in staff and equipment resources. The GEID merger will add one additional location to our dispersed operation. The need for a long-term consolidated location is one of the strategic goals for the Utility.

Water Quality:

The City of Kelowna applied for filtration treatment exclusion in 2010 and was approved in 2011, based on the provision that several treatment and water quality objectives be adopted, monitored, and reported to Interior Health on an annual basis. Since obtaining filtration exclusion, the City of Kelowna has continually met or exceeded the six requirements outlined by Interior Health and approved by the provincial Medical Health Officer.

While Okanagan Lake continues to have high water quality, there are changes and variations in water turbidity. Many factors such as lake use, source inputs and watershed management affect water quality but may not be in the City’s jurisdictional or practical ability to control.

City development and population growth will continue to put pressure on the lake and its creeks. Growth and activity in turbidity prone zones can permanently impact lake and drinking water quality. The consequences of not addressing these risks are significant. The largest is the loss of the filtration exemption from the Okanagan Lake source, resulting in expensive water treatment upgrades and a complete refocus on infrastructure priorities. The Utility is preparing for the long term by ensuring that land is available near our water sources for more advanced water treatment facilities.

2025 Budget

A summary of water utility accomplishments, highlights and proposed 2025 operating and capital budget adjustments are provided in Attachment 1. Upon support of Council, these requests will be presented for approval on December 5, 2024, as part of the 2025 Financial Plan – Preliminary Budget Volume.

Rate Projections:

Historically, infrastructure renewal was funded from revenues on a pay-as-you-go basis. Capital renewal was timed to reduce fluctuations in the annual capital funding required from Utility revenues and some balancing was accommodated from the Utility’s reserves. Debt has been used to fund large new infrastructure, such as the Cedar Creek water source and ultraviolet treatment upgrades at the Poplar Point water source.

Given the near-term need for capital investment as well as inflationary pressures on the Utility, the pay-as-you-go funding model would drive significant rate increases over a short period. Financially, current water utility debt will be substantially paid off in 2029 and fully eliminated in 2031. Financial analysis shows that using internally financed debt to help fund our ten-year capital plan will allow the Utility to be sustainably funded with ongoing annual rate increases in the realm of 6% to 7%. Financial health indicators suggest there is no substantial financial risk associated with this approach.

\$ thousands	2025	2026	2027	2028	2029
Operating revenues	18,985	20,245	21,765	23,411	25,193
Operating expenditures	(13,404)	(14,043)	(14,553)	(16,137)	(16,632)
Capital expenditures	(19,609)	(17,535)	(26,936)	(49,814)	(26,130)
Annual surplus / (deficit)	(14,028)	(11,333)	(19,724)	(42,540)	(17,569)
Other funding sources	5,525	3,848	8,025	19,348	13,250
Reserve use	8,603	7,485	11,876	23,622	5,009
Fund surplus / (deficit)	101	(0)	177	430	691
Recommended rate increase	6%	6%	7%	7%	7%

The table above shows the projected revenue and spending for the utility over the next five years. In all years, an annual deficit is expected but will be funded using the utility fund balance (reserves), DCC reserves, and developer contributions. This five-year plan will significantly reduce the utility fund balance but is expected to recover over the following five years. Based on planned capital expenditures, operating expenses and using some internally financed debt, water rates and the Water Quality Enhancement fee in 2024 and 2025 increased by 6%.

Conclusion:

The Water Utility continues to provide safe, high quality and cost-effective service for rate payers. With the current state of renewal, growth and inflationary pressures, water rates and charges should be expected to increase at 6% to 7% annually for the foreseeable future.

Internal Circulation:

Financial Planning Manager
Community Communications Manager

Considerations applicable to this report:

Financial/Budgetary Considerations:

At the direction of Council staff will incorporate the proposed 2025 water budget adjustments into the draft 2025 Financial Plan – Preliminary Budget Volume that will be considered by Council in December 2024.

The approved 2025 water utility rates support the approved ten-year capital plan and the proposed 2025 operating budget adjustments.

Communications Comments:

A note on the utility bill will inform customers of the adjusted rates.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Consultation and Engagement:

Submitted by: K. Van Vliet, Utility Services Department Manager

Approved for inclusion: M. Logan, General Manager, Infrastructure

Attachment(s):

Attachment A: Proposed Water Utility amendment of draft 2025 Preliminary Financial Plan

cc:

Financial Planning Manager, Corporate Services
Budget Supervisor, Corporate Services

▶▶ WATER UTILITY

LED BY: GENERAL MANAGER, INFRASTRUCTURE

Our goal & community benefit:

All residents and water users in the City have a safe, affordable, resilient and sustainable supply of high-quality drinking water and a reliable supply of water for agriculture.

Our customers (in our service area):

- Residents, businesses and visitors
- Agricultural Community
- Fire Department
- other departments and organizations (including Interior Health Authority)

Our partners:

- Research partners with the University of British Columbia and the National Benchmarking Initiative.
- Government agencies.
- Glenmore Ellison Improvement District; Rutland Waterworks and Black Mountain Irrigation District, District of Lake Country.
- Engineering firms, contractors, surrounding municipalities.
- Okanagan Indian Band, Westbank First Nations and the Okanagan Nation Alliance.

What we deliver:

The City of Kelowna thrives in an arid environment with limited water supply. We share water resources with other communities, visitors, wildlife, and the natural environment. We safeguard a secure water supply that relies on public and personal responsibilities towards conservation, and partnerships with neighboring municipalities and First Nations. We respect all interests and needs.

- The City Water Utility serves approximately 90,000 customers from water sourced from Okanagan Lake and provides non-potable water for irrigation in Southeast Kelowna from Hydraulic Creek.
- It delivers up to 139 million litres of water per day through a system of 549 km of buried pipe, 5 treatment & water pump stations, 20 booster stations, 25 potable reservoirs, 4 non-potable reservoirs, and 86 pressure reducing stations.
- The Utility operates and maintains 14 dams and 5 diversions in the upper Hydraulic Creek Watershed to provide water to the agricultural community in southeast Kelowna.
- The Utility provides a sustainable investment regime and staff that are highly trained to reliably service the needs of a growing City 24 hours a day and 365 days per year.

Our key objectives:

- Protect all residents and visitors by supplying a safe supply of drinking water.
- Assure that Okanagan Lake, its creeks, and aquifers are a safe and high-quality supply for all to share and use.
- Ensure resiliency in operations and infrastructure to continue to provide high quality water.
- Maintain and operate a reliable non-potable supply where available to agricultural customers.
- Invest, operate, maintain and resource the utility effectively to mitigate service interruptions as they inevitably occur.
- Rates that reflect these objectives, a reasonable Level of Service, and that are competitive with other communities.

Our guiding plans:

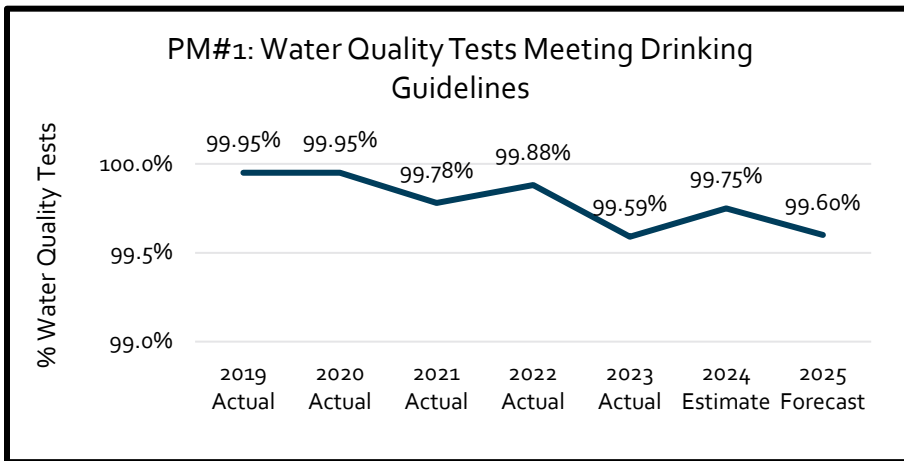
- Kelowna's Official Community Plan
- 20-year servicing plan
- Kelowna's Water Security and Responsibility Plan (Draft)
- Water Supply Policy #383 and Water System Integration Policy #378

Measuring performance:

Performance Measure 1

Water supplied by the Kelowna utility is safe

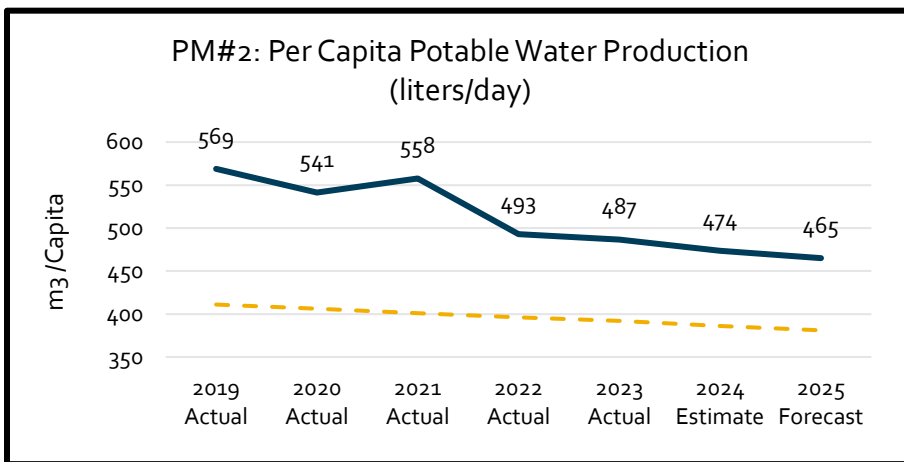
The percentage of water quality tests conducted that meet the Canadian Drinking Water Quality Guidelines (CDWQG). An average of 6000 tests are conducted annually for physical, biological and chemical parameters at our treatment facilities and throughout the water distribution network.



Performance Measure 2

We conserve our drinking water resource

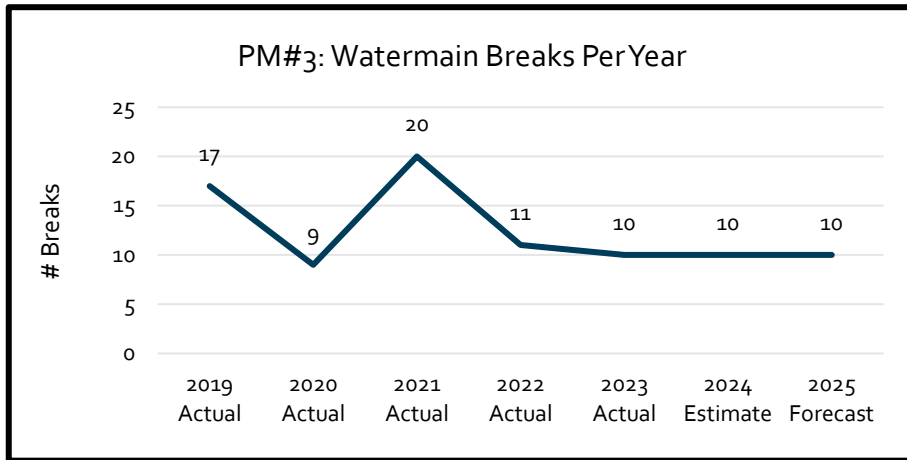
Per capita potable water production. Annual potable water produced divided by the population served. The goal is to continue to see this number decrease and lead the Okanagan Valley in water use efficiency. The Canadian average water use is shown by the yellow dashed line.



Performance Measure 3

Our water system is reliable. Main breaks per year

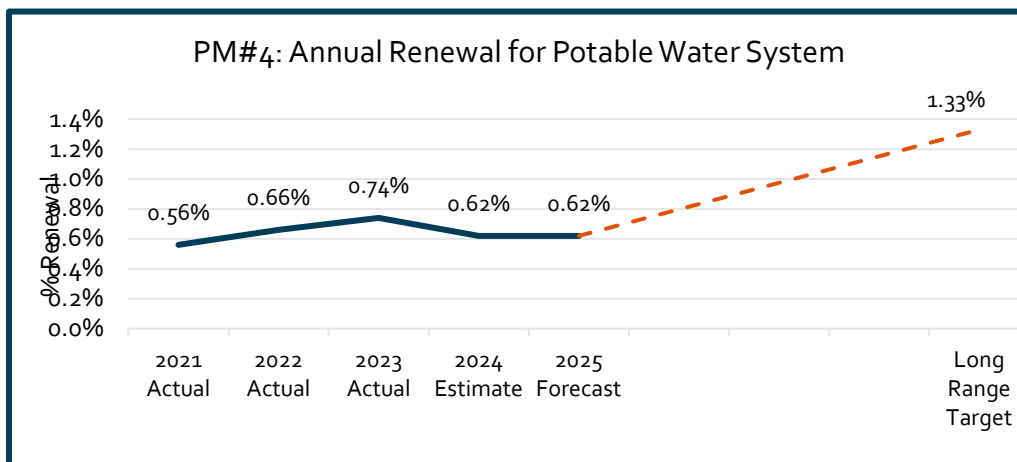
Number of main breaks requiring repair each year. Total on potable and non-potable system. Increases in this measure demonstrate the impact of aging infrastructure.



Performance Measure 4

Potable system renewal is sustainably funded

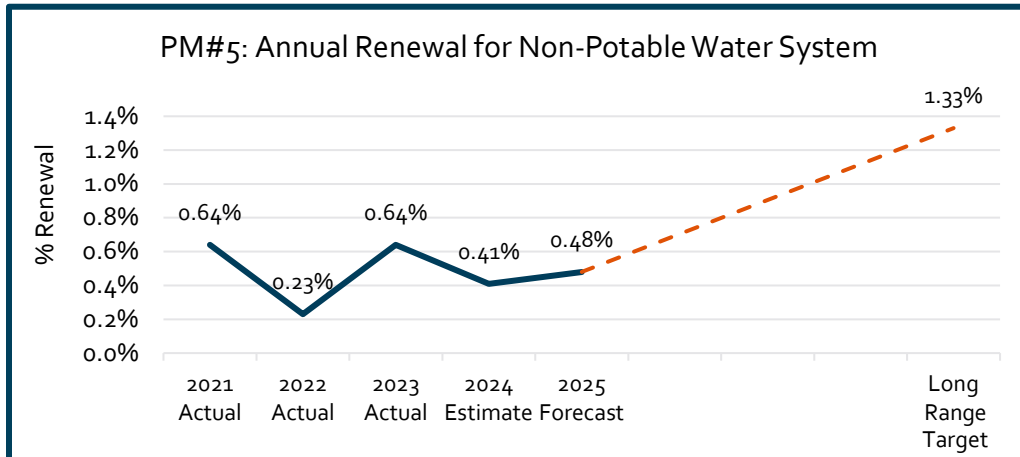
Capital re-investment (renewal) / replacement value of Potable System (%). The long run target should range from 1.2 per cent to 1.5 per cent (67 to 83 year average infrastructure life). The current renewal rate is adequate given the relatively young age of the assets, but renewal will need to increase in the longer term as the system ages.



Performance Measure 5

Non-Potable systems are sustainably funded

Capital reinvestment (renewal) / replacement value of non-Potable System (%). The long run target should range from 1.2 per cent to 1.5 per cent (67 to 83 year average infrastructure life). The current renewal rate is adequate given the relatively young age of the assets, but renewal will need to increase in the longer term as the system ages.



2025 Activities by priority:

Crime & Safety

- Ensure water is available for firefighting.

Affordable Housing

- Maintain affordable water rates

Homelessness

- Support drinking water facilities for all

Transportation

- Coordinate infrastructure renewal effectively with transportation upgrades

Agriculture

- Support agriculture producers with a reliable and cost-effective supply system

Climate & Environment

- Protect the environment and be good environmental stewards

Our People

- Utility leaders actively pursue and support staff training and development.
- Ensure that all certified staff receive adequate training to maintain Provincial required certifications

Digital Transformation

- Use technology as a tool to improve service delivery:
 - Cityworks is an Asset Management tool that uses software to track time and resources to maintain assets
 - A non-potable irrigation system dashboard was developed to permit real time access to storage and irrigation use
 - Continue to build enhanced city data warehouse with more water data including customer water consumption.
 - Evaluate the Glenmore Ellison water system data availability and develop a plan to integrate into the City system at City standards.

Active Financial Management

- Maintain a financially viable water utility through effective budgeting, expenditures and service delivery
- Continue to improve use of benchmarking for effective operations through ongoing participation in the Canadian Infrastructure Benchmarking Initiative

Base Business

- Water Supply and Treatment:
 - Upgrade computer controlling systems to allow effective operation of the systems
 - Ultraviolet Light Disinfection Isolation valves at the three remaining pump stations
 - Major Equipment Renewal: Install Variable Frequency Drive motors at Pump Stations

- Chlorine System Conversion from chlorine gas to hypochlorite – environmental safety
- Operational Improvements: Drainage improvements at reservoirs
- Renewal of Pressure Reducing Valve stations to renew the asset and eliminate confined space requirements for staff
- Non-Potable Supply: Improvements to Hydraulic Creek and McCulloch Spillway
- Turtle Lake Remediation: Improvement to both dams to return them to an acceptable functional level
- Water Distribution:
 - Hydrant Maintenance and Improvement
 - Air Valve Replacement Program; Annually replace valves on a prioritized basis
 - Flushing Program Improvements to optimize program, water quality and service delivery

2024 Key accomplishments:

- Ultraviolet Light Disinfection Facilities: A significant accomplishment was achieved within the Poplar Point UV facility to mitigate impacts from a UV lamp failure. The work was particularly challenging as the system had to remain functional during construction. This work will continue to be expanded to the remaining stations.
- Turtle Lake Dams: Assessment and mitigation of a potential dam failure was completed in 2023. The lake was safely lowered to reduce the risk of failure and a project to remediate the dam is being planned. Dam assessment and monitoring continued to assist with the rehabilitation of the dams. Design of the remediation is expected to commence late in 2024 and continue into 2025.
- Summit Reservoir: One additional reservoir was constructed in 2024 to serve this north part of this city.

Continuous improvements:

- Staff are committed to continuous improvement and assess our systems and infrastructure to look for improvement opportunities.
 - PRV Condition Assessment and Program Development
 - Non-Potable System Assessment
 - Operator Training EOCP, BCWWA
 - Asset Management training
 - Cityworks development and implementation
 - Risk Assessment and contingency planning for critical assets and systems (telemetry and communications)
 - Council approval and implementation of a holistic Water Security and Responsibility Plan
 - Interconnectivity planning with Improvement Districts

Operating budget needed to achieve results (\$ thousands):

	Revised 2024	Annualized Budget	Maintaining Service	Enhancing Service	Preliminary 2025
Revenue budget:					
Property tax					
Fees and charges	20,866	(150)	(395)	-	20,321
Grant	2,992	(2,992)	-	-	-
Other revenue	3,843	(63)	463	-	4,243
Transfers from reserve	8,171	(8,000)	4,359	9,347	13,877
Total revenue budget	35,872	(11,204)	4,427	9,347	38,442
Expenditure budget:					
Salaries and wages	5,339	-	416	49	5,741
Material and other	8,270	(1,231)	114	(21)	7,248
Contract services	191	39	2	-	232
Capital Expenditure	16,548	(16,548)	10,261	9,347	19,608
Debt service	743	-	(1)	-	741
Transfers to reserve	4,050	33	43	-	4,140
Enabling allocation	732	-	-	133	732
Total Expenditure budget	35,872	(17,707)	10,834	9,508	38,442

Note: Totals may not add due to rounding

2025 Operating Requests (\$thousands)

Priority 1

Description	2025	2026	2027	2028	2029
Water Efficiency Program Enhancements	61	119	119	119	119
Water Distribution Operations Enhancements	100	100	100	100	100
Water Operations - Growth	153	272	272	272	272
Operating Requests Priority 1 Total	314	491	491	491	491

2025 Capital Requests (\$thousands)

Priority 1

Description	2025	2026	2027	2028	2029
Programs					
Non-Potable Water Network & Facilities	1,406	2,640	2,740	3,240	3,240
Potable Water Network & Facilities	7,570	6,100	6,350	8,250	7,900
Water Treatment	1,285	400			
Projects					
Frost Rd Upgrades (w/utilities)	200	-	-	-	-
GEID Integration	3,850	600	-	-	-
KLO Bridge Replacement (w/utilities)	2,000	-	-	-	-
Non-Potable System Upgrades	400	2,000	3,300	-	-
Potable Water System Upgrades	2,897	5,450	10,500	7,450	10,000
Capital Request Priority 1 Total	19,608	17,190	22,890	18,940	21,140

* denotes capital request has operating & maintenance impacts included in the request

2025 Operating Request Details

Service Area: Water Utility	Priority 1	Enhance
		ON-GOING
Title: Water Efficiency Program Enhancements		PRELIMINARY

Justification:

Kelowna has one of the highest rates of water use per person in Canada. To enhance the City's water conservation program and support City Council's priority of addressing Climate and Environmental change, budget is requested for a Water Efficiency Coordinator. This specialized position will help the department to implement water conservation and efficiency programs, monitor water usage and leakage, and educate utility customers, agricultural producers, and staff on best practices with the goal of reducing water usage in the community.

Expected Completion:	January, 2025							
Strategic Direction:	Climate & Environment							
	Cost	Reserve	Borrow	Grant	Other	Revenue	Utility	Taxation
2025	60,900	—	—	—	—	—	(60,900)	—
2026	119,200	—	—	—	—	—	(119,200)	—
2027	119,200	—	—	—	—	—	(119,200)	—

Service Area: Water Utility	Priority 1	Enhance
		ON-GOING
Title: Water Distribution Operations Enhancements		PRELIMINARY

Justification:

Budget is requested to develop programs to improve worker safety, operational efficiencies, and fire hydrant protection, which are vital for maintaining the water distribution system. These initiatives include upgrading air valves to eliminate confined spaces, adding automatic flushers to reduce manual flushing, and protecting or repairing hydrants. These measures will help ensure the reliable operation and maintenance of the City's water infrastructure as well as increase worker safety.

Expected Completion:	September, 2025							
Strategic Direction:	Agriculture							
	Cost	Reserve	Borrow	Grant	Other	Revenue	Utility	Taxation
2025	100,000	—	—	—	—	—	(100,000)	—
2026	100,000	—	—	—	—	—	(100,000)	—
2027	100,000	—	—	—	—	—	(100,000)	—

2025 Operating Request Details

Service Area: Water Utility	Priority 1	Maintain
		ON-GOING
Title: Water Operations - Growth		PRELIMINARY

Justification:

Budget is requested to maintain established service levels and continue to meet regulatory requirements for water operations in response to growth and infrastructure aging. This includes an additional Instrumentation/Electrical technician position to operate, maintain, and repair the water monitoring and control systems that manage over 21,000 data points at 216 sites, and a Water Supply Operator III position.

Expected Completion:

Strategic Direction:		Other						
	Cost	Reserve	Borrow	Grant	Other	Revenue	Utility	Taxation
2025	153,200	—	—	—	—	—	(153,200)	—
2026	271,700	—	—	—	—	—	(271,700)	—
2027	271,700	—	—	—	—	—	(271,700)	—

2025 Capital Request Details

Service Area: Water Utility	Priority 1	Maintain
		ONE-TIME
Title: Non-Potable Water Network & Facilities		PRELIMINARY

Justification:

Budget is requested for this annual program to ensure reliable irrigation water service delivery and fire protection for City customers connected to the non-potable system. Annual items for consideration will renew existing mainlines, hydrants, pump stations, reservoirs, and pressure reducing valves (PRVs).

Expected Completion:	December, 2034						
Strategic Direction:	Agriculture						
	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	1,406,000	(1,406,000)	—	—	—	—	—

Service Area: Water Utility	Priority 1	Maintain
		ONE-TIME
Title: Potable Water Network & Facilities		PRELIMINARY

Justification:

Budget is requested for this annual program to ensure reliable safe drinking water service delivery and fire protection for City customers connected to the potable system. Annual items for consideration will renew existing mainlines, hydrants, pump stations, reservoirs, and pressure reducing valves (PRVs).

Expected Completion:	December, 2034						
Strategic Direction:	Other						
	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	7,570,000	(1,839,300)	—	—	(150,000)	(5,580,700)	—

2025 Capital Request Details

Service Area: Water Utility	Priority 1	Maintain
		ONE-TIME
Title: Water Treatment		PRELIMINARY

Justification:

Budget is requested for this annual program to ensure reliable safe drinking water service delivery and fire protection for City customers connected to the potable system. Annual items for consideration will renew existing water treatment facilities.

Expected Completion:	December, 2034						
Strategic Direction:	Other						
	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	1,285,000	(1,285,000)	—	—	—	—	—

Service Area: Water Utility	Priority 1	Enhance
		ONE-TIME
Title: Frost Rd Upgrades (w/utilities)		PRELIMINARY

Justification:

Budget is requested to supplement a transportation capital project to connect Frost Road with Chute Lake Rd. The new mainline will be installed within the Frost Roundabout and extension, and decommission or relocating aging watermain and blow offs. Hydrants will be added for more fire flow coverage.

Expected Completion:	December, 2025						
Strategic Direction:	Other						
	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	200,000	(200,000)	—	—	—	—	—

2025 Capital Request Details

Service Area: Water Utility	Priority 1	Enhance
		ONE-TIME
Title: GEID Integration		PRELIMINARY

Justification:

Budget is requested for this project to ensure reliable water service delivery and fire protection for all customers connected to the Glenmore Ellison Improvement District (GEID) water system. This work was previously identified by GEID and recognized here as part the City water utility integration process.

Expected Completion:	December, 2026						
Strategic Direction:	Other						
	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	3,850,000	(3,850,000)	—	—	—	—	—

Service Area: Water Utility	Priority 1	Enhance
		ONE-TIME
Title: KLO Bridge Replacement (w/utilities)		PRELIMINARY

Justification:

Budget is requested for the 2025 component of the Water System Resiliency and Interconnection Program that was started in 2024 for design to coordinate with the KLO Bridge Replacement project through Transportation. The project completes the interconnection of the potable system in South East Kelowna Irrigation District (SEKID). The project includes a connecting water main, a pressure reducing valve station and the future site of a booster station to supply water uphill to Dall Reservoir and provide resiliency to Hall Rd and SEKID users.

Expected Completion:	December, 2025						
Strategic Direction:	Other						
	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	2,000,000	(2,000,000)	—	—	—	—	—

2025 Capital Request Details

Service Area: Water Utility	Priority 1	Enhance
		ONE-TIME
Title: Non-Potable System Upgrades		PRELIMINARY

Justification:

Budget is requested for this annual program to ensure reliable irrigation water service delivery and fire protection for City customers connected to the non-potable system. Annual items for consideration will upgrade existing or install new mainlines, hydrants, pump stations, reservoirs, and pressure reducing valves (PRVs). These upgrades address gaps in resiliency that threaten critical operational and regulatory needs by adding operational capacity. It assures water can be delivered effectively during the critical peak summer periods when vineyards, orchards and market crops require that resilient water supply.

Expected Completion:	December, 2027						
Strategic Direction:	Other						
	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	400,000	(400,000)	—	—	—	—	—

Service Area: Water Utility	Priority 1	Enhance
		ONE-TIME
Title: Potable Water System Upgrades		PRELIMINARY

Justification:

Budget is requested for this annual program to ensure reliable safe drinking water service delivery and fire protection for City customers connected to the potable system. Annual items will upgrade existing or install new mainlines, hydrants, pump stations, reservoirs, and pressure reducing valves (PRVs). These upgrades increase level of service to meet Bylaw 7900 requirements for commercial and multi-family buildings.

Expected Completion:	December, 2028						
Strategic Direction:	Other						
	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	2,897,000	(2,897,000)	—	—	—	—	—



City of
Kelowna

Water Utility 2025 Budget

October 28th, 2024

Water Security

Principles

1. All residents and water users in the City must have a safe, affordable, resilient and sustainable supply of high-quality drinking water and a reliable supply of water for agriculture
5. Okanagan Lake and upland watersheds remain a source of high-quality drinking water
9. The City works in partnership with other water providers and government agencies to ensure water security



The six water sectors outlined in the City's Water Security Planning Process

Utility Overview

- ▶ Potable treatment includes ultraviolet and chlorine disinfection
- ▶ A non-potable system with lake reservoirs and 16 licensed dams
- ▶ Distribution system of
 - ▶ 638 km watermain
 - ▶ 20 Booster pumping stations,
 - ▶ 24 water reservoirs,
 - ▶ 87 pressure reducing stations
 - ▶ 2,435 fire hydrants
 - ▶ 20,000 service connections



The Utility is supported by 48 FTE positions including field staff and internal support



Water Utility

▶ Key accomplishments

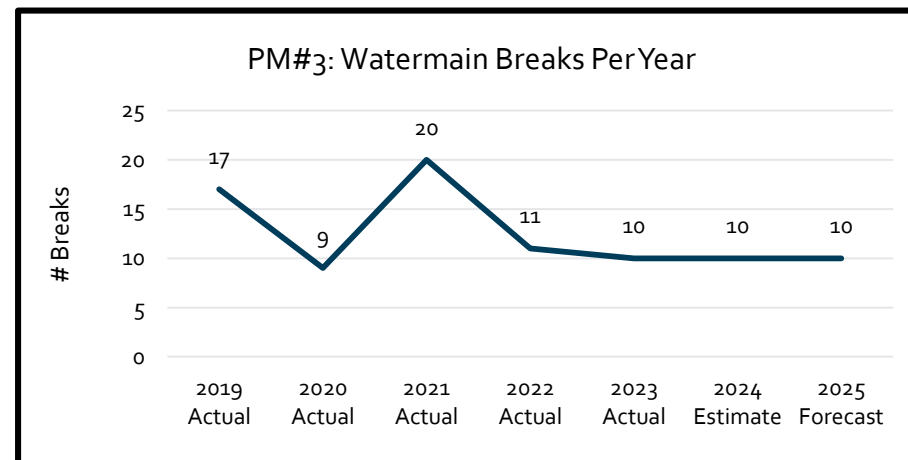
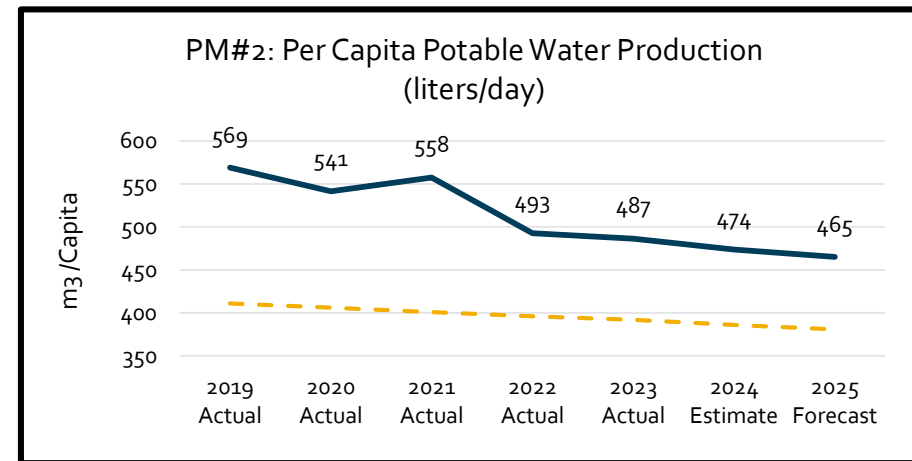
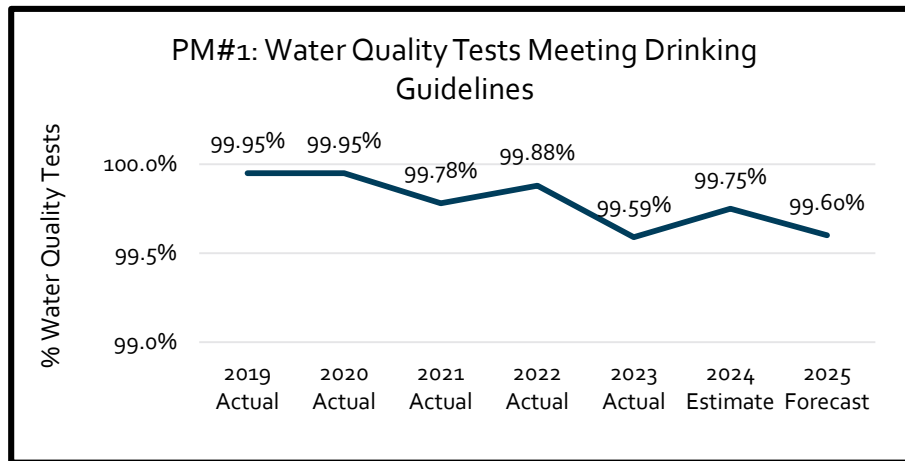
- Ultraviolet Light Disinfection Facilities: Mitigate impacts from a UV lamp failure. Poplar point complete, remaining stations complete in by end of 2025.
- Turtle Lake Dams: Assessment and mitigation of a potential dam failure was completed in 2023. The lake was safely lowered to reduce the risk of failure and a project to remediate the dam is being planned. Design of the remediation is expected to commence late in 2024 and continue into 2025
- Summit Reservoir: One additional reservoir was constructed in 2024 to serve the north part of the City

Water Utility

▶ Continuous improvements

- Staff are committed to continuous improvement and assess our systems and infrastructure to look for improvement opportunities.
 - PRV Condition Assessment and Program Development
 - Non-Potable System Assessment
 - Risk Assessment and contingency planning for critical assets and systems (telemetry and communications)
 - Council approval and implementation of a holistic Water Security and Responsibility Plan
 - Interconnectivity planning with Improvement Districts

Water Utility Performance measures

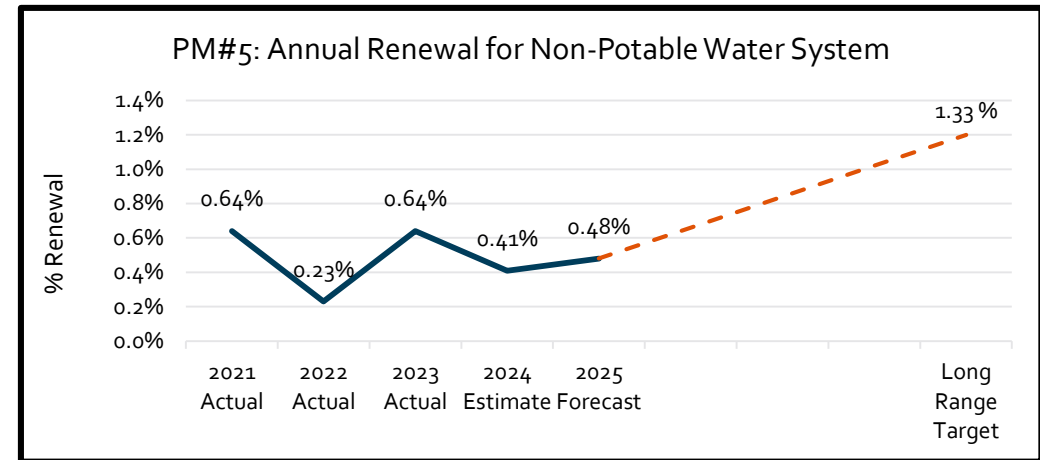
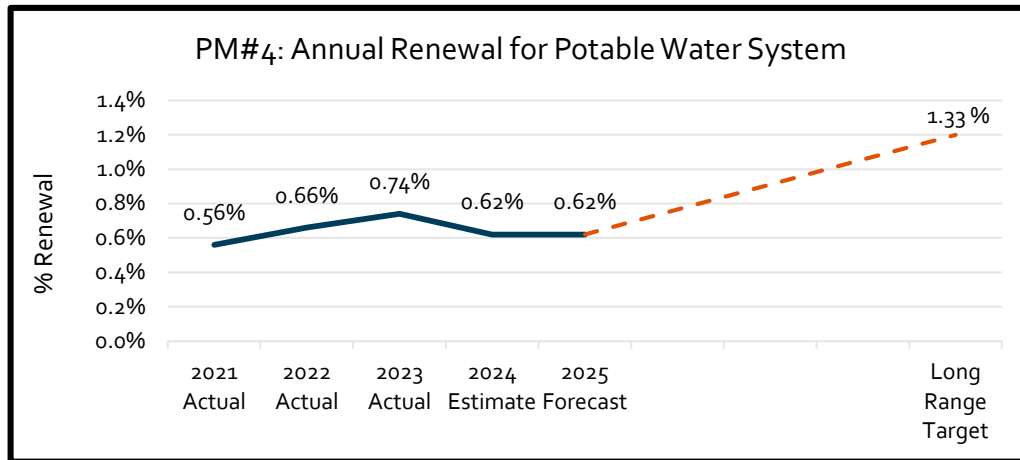


Challenges and Drivers

- ▶ Similar cost pressures remain for the Utility:
 - ▶ Asset age and renewal rates
 - ▶ Rising operating costs
 - ▶ Construction inflation

Water Utility

Performance measures (continued)



Growth & Expansion

- ▶ Glenmore Ellison Improvement District Transfer:
 - ▶ Provincial Order in Council will transfer all GEID assets and operations to the City as of January 1, 2025
 - ▶ Independent operation of GEID will continue to January 2028
 - ▶ Goal of merging rates and rate structure by end of 2027
- ▶ Very high community growth rates
 - ▶ Expedite supply planning
 - ▶ GEID merger allows more options

Other Utility Challenges

▶ Water Quality:

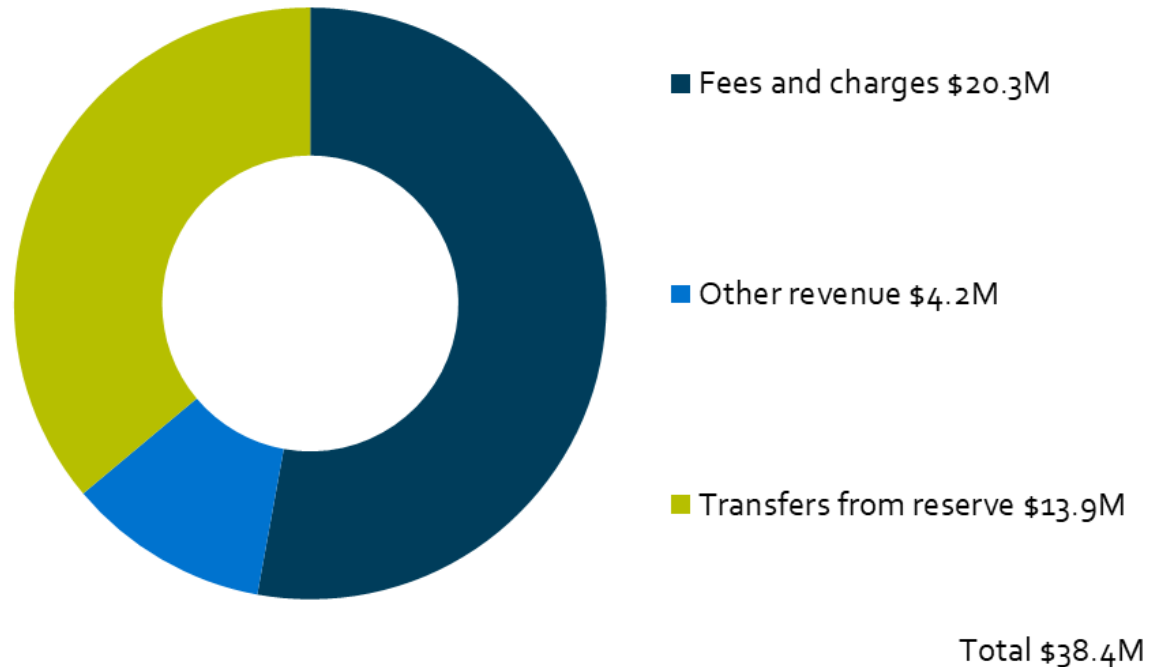
- ▶ Filtration treatment exclusion as approved in 2010
- ▶ Continue to meet all provincial requirements
- ▶ Maintain lake water quality
- ▶ Changes and pressures on water quality could affect this excursion and require a water filtration treatment facility in the 100's of millions of dollars

▶ Organizational Requirements:

- ▶ Operations staff are currently working out of two locations which are fully maximized and require facility upgrades / expansion

Water Utility Budget overview

Funding strategy



Note: Totals may not add due to rounding

Water Utility

Expenditure budget overview

Annualization of previously approved budget requests

2024 Revised budget	\$35.872 M
2023 & 2024 Adjustments	(\$17.707) M
2025 Starting budget	\$18.165 M

▶ Drivers for change:

- Removal of 2024 one-time capital and operating budgets
- Removal of 2024 carryover capital and operating budgets
- Annualization of 2023 & 2024 operating requests

Water Utility

Expenditure budget overview

2025 Recommended budget

2025 Starting budget	\$18.165 M
Maintaining current service level	\$10.769 M
	\$28.934 M
Enhancing service level	\$9.508 M
	\$38.442 M

▶ Drivers for change:

- GEID integration
- Potable water network & facilities programs and enhancements
- Non-potable water network & facilities programs and enhancements

Water Utility

Operating requests (\$thousands)

Priority 1

Description	2025	2026	2027	2028	2029
Water Efficiency Program Enhancements	61	119	119	119	119
Water Distribution Operations Enhancements	100	100	100	100	100
Water Operations - Growth	153	272	272	272	272
Operating Requests Priority 1 Total	314	491	491	491	491

Water Utility

Capital requests (\$thousands)

Priority 1

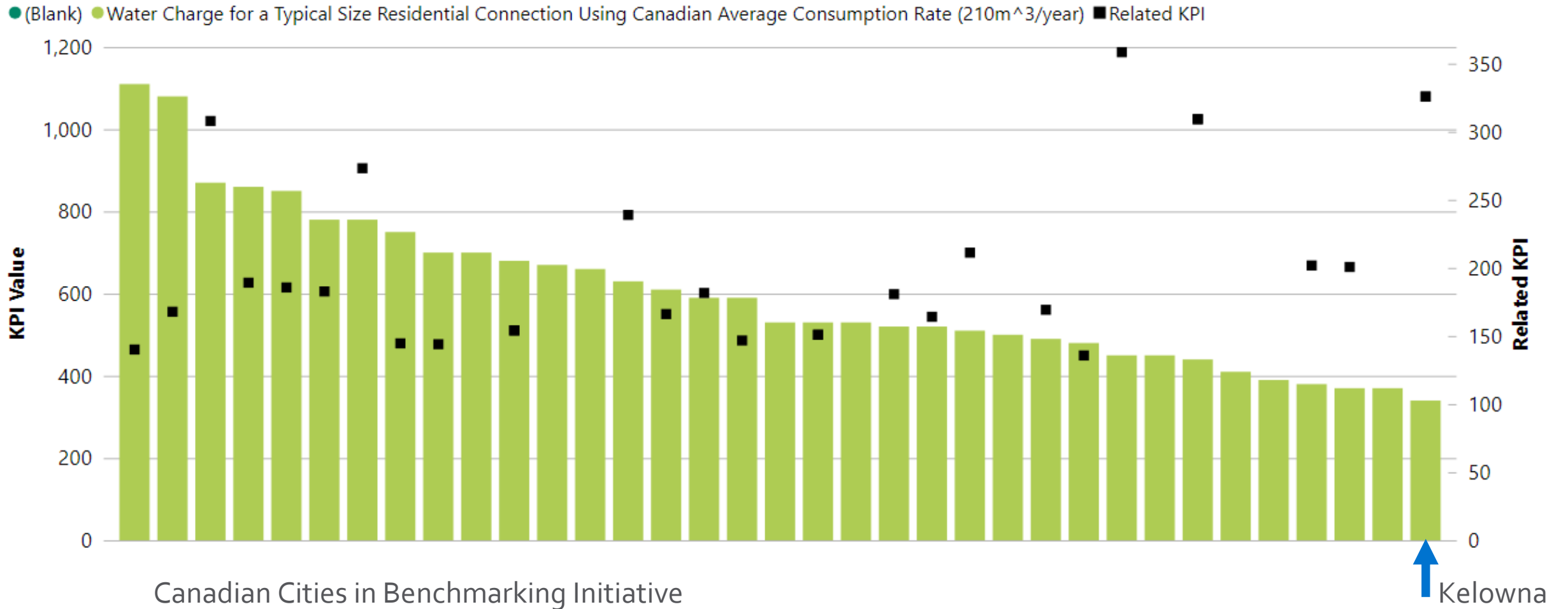
Description	2025	2026	2027	2028	2029
Programs					
Non-Potable Water Network & Facilities	1,406	2,640	2,740	3,240	3,240
Potable Water Network & Facilities	7,570	6,100	6,350	8,250	7,900
Water Treatment	1,285	400			
Projects					
Frost Rd Upgrades (w/utilities)	200	-	-	-	-
GEID Integration	3,850	600	-	-	-
KLO Bridge Replacement (w/utilities)	2,000	-	-	-	-
Non-Potable System Upgrades	400	2,000	3,300	-	-
Potable Water System Upgrades	2,897	5,450	10,500	7,450	10,000
Capital Request Priority 1 Total	19,608	17,190	22,890	18,940	21,140

* denotes capital request has operating & maintenance impacts included in the request

Rate Projections

- ▶ Funding of the capital plan has been pay as you go with higher spending years buffered with reserves
- ▶ Allowing the use of debt allows for consistent annual increase
- ▶ For 2025 an additional \$3.10 for typical single-family monthly bill
- ▶ We expect rate increases in the order of 6% - 8% for the coming years

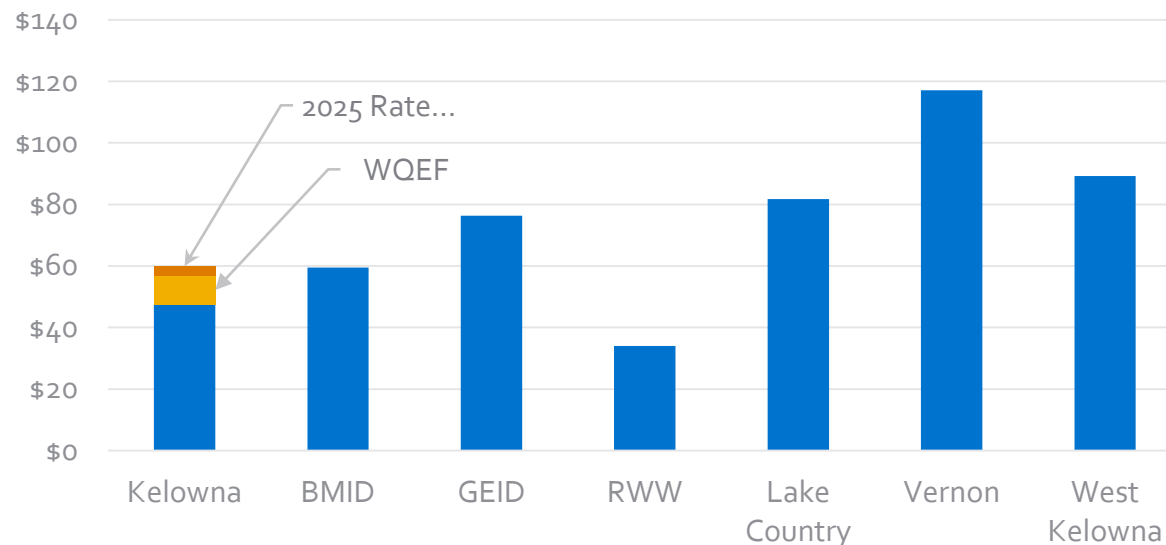
CIBI 2023 Water Charge for Residential Connection using 210 cm³/year (Cdn Average)



2025 Water Utility Rates

- ▶ Water rates for 2024 and 2025 were adopted by Council in 2023
 - ▶ Annual rate increases of 6% to consumption and user rates
 - ▶ The utility's rates are low in comparison to other Okanagan water purveyors

2024 Single Family Monthly Water Rates
(based on 40 m³ of usage)





Questions?

For more information, visit kelowna.ca.

Report to Council



Date: October 28, 2024
To: Council
From: City Manager
Subject: Solid Waste Utility Rates and Amendment No. 14 to Solid Waste Management Bylaw No. 10106
Department: Utility Services

Recommendation:

THAT Council receives, for information, the Report from Utility Services dated October 28, 2024, with regards to proposed 2025 solid waste operating and capital budgets, and the 2025 solid waste user fees and rates;

AND THAT Bylaw 12703, being Amendment No. 14 to the Solid Waste Management Regulation Bylaw No. 10106, be forwarded for reading consideration;

AND FURTHER THAT staff be directed to add the budget items referenced in the Report Attachment 2 to the draft 2025 Financial Plan - Preliminary Budget Volume.

Purpose:

To seek Council’s approval to amend the Solid Waste Management Regulation Bylaw to update the fee schedules for selected wastes to align with the proposed 2025 operating and capital budgets.

Council Priority Alignment:

Climate & Environment

Background:

The Solid Waste Management Regulation Bylaw No. 10106 was last updated in March of 2023.

The Glenmore landfill receives waste from communities throughout the Central Okanagan Regional District as well as Big White. Every five years the City produces a Design, Operation and Closure Plan (DOCP) that outlines both the strategic direction for how the facility protects the environment as well as a financial plan through facility closure. As of 2024, the capacity of the landfill is projected to be reached around the year 2125.

Utility Services and Financial Services use a financial model that incorporates historical revenue and costs, expected operating costs, and the most current 10-year capital plan to ensure that tipping fees and the associated revenues will sustainably fund future landfill expenses. These fees, capital and operating plans, and financial models are reviewed annually.

The proposed bylaw amendments adjust the tipping fees for selected wastes, adds and removes waste types, deletes redundant or outdated sections in the bylaw wording, and sets the Curbside Collection User Fee for 2025 to ensure a sustainably funded Solid Waste operation.

Discussion:

Staff conducted a review of costs associated with various wastes. The fee adjustments resulting from this analysis reflect the levels of effort required to manage different materials being disposed of or diverted from the landfill.

Tipping Fees:

The landfill tipping fee for garbage increased in January 2023 from \$102 per tonne to \$104 per tonne. There was no adjustment in 2024, and staff recommend increasing this rate to \$106 per tonne (1.9 percent) in January 2025.

Proposed tipping fee and rate changes for selected wastes are shown below (costs per tonne of material):

- Gypsum drywall - increase from \$175 to \$200
- Asbestos - increase from \$250 to \$275
- Concrete (clean) and asphalt - increase from \$25 to \$50
- Concrete (dirty) - increase from \$25 to \$70
- Recycled concrete or Recycled Asphalt – Sell for \$8/tonne plus applicable tax (new).
- Culled cherries – increase from \$16.57 to \$25.00

The scale of the rate increases reflect that most rates have not been adjusted since 2020.

Drywall received at the landfill is processed and shipped off site for recycling. Asbestos is processed and direct buried on site. The rate increases for these items ensure that our observed processing costs are fully recovered.

Asphalt and concrete from demolition projects are received at the landfill. Historically, most of these materials have been used as received for on-site development and were therefore discounted. As many of the landfill construction projects are completed, the on-site demand for concrete and asphalt has now reduced, while the volumes of concrete and asphalt received continue to increase. The 2025 budget proposes to increase service levels to the industry by adding site capacity to process clean asphalt and concrete. We will seek to recover some cost and free up space by selling these materials as aggregate replacement products. Asphalt and concrete recycling is an activity also conducted by the private sector. The proposed rate adjustments bring the rates for receiving these wastes in line with the private sector in the region, as well as our expected net processing costs. This will help ensure that materials are more typically hauled to the closest processor, reducing community greenhouse gas emissions, instead of being hauled to the landfill to save disposal costs.

Culled cherry composting was established as a temporary/pilot service in response to an emergent cherry pest concern more than a decade ago. This pilot composting program generates significant problems and was halted. Culled cherries have been disposed of in the landfill as waste since that time. The proposed inflationary rate adjustment continues to be a significant discount to the standard garbage tipping rates. Staff recommend the cherry disposal rate gradually increase to match the compostable yard waste rate.

A more detailed summary of the proposed rate changes can be found in Attachment 1.

Curbside Collection:

Since the inception of the curbside cart collection program, the City of Kelowna has not charged the other partner municipalities for processing and composting the yard wastes received from the curbside collection program.

As costs increased and with the addition of yard waste minimum charges, the result is that the landfill has been subsidizing curbside cart collected green waste while commercial, multi-family and self-hauled green waste is charged for full cost recovery. To ensure fairness to all users of the yard waste composting program, including the commercially serviced stratas and residents that pay annually for additional yard waste bins, and to ensure full compliance with our bylaw, Staff will apply the yard waste tipping fee for all cart collected yard waste received at the landfill beginning January 2025. This has been discussed at the Solid Waste Technical Advisory Committee, and the other Municipalities have been informed that the estimated cost per average yard waste cart user will be approximately \$11 per house per year.

Kelowna's garbage, recycling, and yard waste collection user fee for the curbside collection program increased by 6% from 2023 to 2024 (to \$192.32). Utility Services is recommending that the fees increase to \$198.34 in 2025. This 3.1% increase is to reflect expected increases in hauling and cart procurement costs, and to offset the reduced revenue from RecycleBC surcharges due to elevated contamination levels.

2025 Budget:

A summary of the Solid Waste and Landfill service area proposed 2025 budget adjustments are included as Attachment 2. Upon support of Council, these requests will be presented for approval on December 5, 2024, as part of the 2025 Financial Plan – Preliminary Budget Volume.

Conclusion:

The Solid Waste Management Regulation Bylaw requires minor amendments for 2025 to ensure that it remains consistent with current solid waste management costs to ensure sustainably funded operations. The landfill per-tonne tipping fees for selected wastes are recommended to increase on January 1, 2025, as per Attachment 1. In addition, the Solid Waste User Fee is recommended to increase 3.1% from \$192.32 to \$198.34 for 2025.

Internal Circulation:

Financial Services
Communications

Considerations applicable to this report:

Financial/Budgetary Considerations:

The draft 2025 Financial Plan – Preliminary Budget will include the anticipated changes in revenues for the new fees and rate adjustments outlined in this report. The proposed solid waste and landfill fees support the approved ten-year capital plan and the proposed 2025 operating budget adjustments.

Communications Comments:

Regular customers and partner local governments impacted by the adjustments scheduled for January 2025 will be notified directly by Utility Services. An additional notification of these rate adjustments will be provided through a Public Service Announcement in conjunction with Utility Services staff.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

External Agency/Public Comments:

Submitted by: S. Hoekstra, Manager, Landfill and Composting Operations

Reviewed by: K. Van Vliet, Utility Services Department Manager

Approved for inclusion: M. Logan, Infrastructure General Manager

Attachment(s):

Attachment 1: BL-12703 – Schedule A – Amendment 14 for Solid Waste Management Regulation Bylaw No. 10106

Attachment 2: Proposed Solid Waste and Landfill amendment of draft 2025 Preliminary Financial Plan

Attachment 3: BL12703 Council Presentation

cc:

Financial Planning Manager, Corporate Services

Budget Supervisor, Corporate Services

Attachment 1 - Bylaw 12703 Schedule A – Proposed Amendments

Amendments to the Solid Waste Management Regulation Bylaw No. 10106

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 1 Introduction 1.2 Interpretation	N/A	" Concrete – clean " means concrete that is only concrete and free of all contamination such as re-bar, paint, adhesives, and other contaminants.	Refinement of waste type
2.		N/A	" Concrete – dirty " means concrete that includes contamination such as re-bar, paint, adhesives, and other contaminants.	Refinement of waste type
3.		N/A	" Recycled Asphalt " means clean asphalt that has been processed into marketable aggregate or aggregate replacement products for sale	Define a new marketable recyclable material
4.		N/A	" Recycled Concrete " means clean concrete that has been processed into marketable aggregate or aggregate replacement products for sale.	Define a new marketable recyclable material
5.	Schedule B – Section 2	Delete TABLE 1 BELOW	See TABLE 1A BELOW	Add Solid Waste Fee update for 2025
6.	Schedule B – Section 2	Delete table for annual rate for Large Garbage Cart (240L) fee	If standard 120L garbage carts or shared carts are upsized, the purchase an additional dwelling unit equivalents (120L) for garbage is permitted and will be billed to the Strata or <i>Residential Dwelling Premise</i> as applicable. The annual fee for upsized garbage carts (Large garbage cart fee) is \$92.00 per annum per additional 120L of capacity.	This update revises pricing to allow for upgraded shared garbage carts.

7.	Schedule B – Section 2 – delete section 2.4	An additional fee of \$6.00 per year will be applied to the annual Solid Waste Reduction Services fee of \$ “\$99.04 in 2012 per year and \$108.42 per year starting in 2013 where, a 240 litre yard waste cart has been upgraded to a 360 litre yard waste cart.	Delete section.	This pricing section is outdated and replaced by other Section in the bylaw.
8.	Schedule “E” SANITARY LANDFILL/ RECYCLING FEES Section 1(a)	Demolition, construction, and land clearing waste material: (i) source-separated recyclables \$10.00 per metric tonne (ii) asphalt and concrete \$25.00 per metric tonne (iii) gypsum drywall \$175.00 per metric tonne	Demolition, construction, and land clearing waste material: (i) asphalt \$50.00 per metric tonne (ii) concrete – clean \$50.00 per metric tonne (iii) concrete – dirty \$70.00 per metric tonne	Delete “source-separated recyclables” and “gypsum drywall”, add new waste types and adjust tipping fees.
9.	Schedule “E” SANITARY LANDFILL/ RECYCLING FEES Section 1(c)	Recyclable Gypsum in loads of one metric tonne or less \$175.00 per metric tonne (or portion thereof)	<i>Recyclable Gypsum</i> \$200.00 per metric tonne	Adjust tipping fee
10.	Schedule “E” SANITARY LANDFILL/ RECYCLING FEES Section 1(d)	Useable clean fill, batteries, propane tanks	Useable clean fill, lead acid batteries, propane tanks (30lb or less)	Include reference to lead acid batteries and clarify battery types
11.	Schedule “E” SANITARY LANDFILL/ RECYCLING FEES Section 1(g)	Asbestos (friable) \$250.00 per metric tonne	Asbestos (friable) \$275.00 per metric tonne	Adjust tipping fee to align to costs

12.	Schedule "E" SANITARY LANDFILL/ RECYCLING FEES Section 1(j)	Ash \$100.00 per tandem axle load	Delete this sub-section	Remove legacy section (Ash reference to historical receiving of ash from mills.)
13.	Schedule "E" SANITARY LANDFILL/ RECYCLING FEES Section 1(m)	All other residential Garbage not included above: "\$100.00 per metric tonne" Effective January 1, 2020 "\$102.00 per metric tonne" Effective January 1, 2022 "\$104.00 per metric tonne" Effective January 1, 2023	All other residential Garbage not included above: "\$104.00 per metric tonne" Effective January 1, 2023 "\$106.00 per metric tonne" Effective January 1, 2025	Increase garbage tipping fee from \$104 to \$106 per metric tonne
14.	Schedule "E" SANITARY LANDFILL/ RECYCLING FEES Section 1(p)	Culled Cherries \$16.57/tonne	Culled Cherries \$25.00/tonne	Increase Culled Cherries tipping fee to \$25.00 as cost recovery increase
15.	Schedule "E" SANITARY LANDFILL/ RECYCLING FEES Section 3	\$100.00 per metric tonne Effective January 1, 2020 \$102.00 per metric tonne Effective January 1, 2022 \$104.00 per metric tonne Effective January 1, 2023	\$104.00 per metric tonne Effective January 1, 2023 \$106.00 per metric tonne Effective January 1, 2025	Increase garbage tipping fee from \$104 to \$106 per metric tonne.
16.	Schedule "E" SANITARY LANDFILL/ RECYCLING FEES Section 4	<i>Owners of all Residential Dwelling Premises, including Owners of property who have been granted a waiver of service, pursuant to section 2.1.1 of this bylaw, or who have been excluded, pursuant to section 2.1.3 of this bylaw,</i>	Delete this section	This historical section no longer applies as Solid Waste User Fee is outlined in

		from the <i>City's</i> residential collection systems, will be levied annually on their property tax notice or utility bill a fee to cover <i>Solid Waste Reduction Services</i> ; landfill disposal costs, waste reduction activities, recycle depot and recycle processing facilities. New accounts will be billed from the date of request for final inspection on a pro-rated basis. This <i>Solid Waste Reduction Services Fee</i> is \$99.04 per residential unit per year for 2012 and \$108.42 for 2013. The <i>Collection Fee</i> portion of the <i>Collection and Solid Waste Reduction Fee</i> is \$88.88		Schedule B – Section 2.0 and waste collection waivers are no longer available.
17.	Schedule "E" SANITARY LANDFILL/ RECYCLING FEES Section 5	N/A	5d. The following rates, plus applicable taxes, shall be paid for all aggregate replacement products sold at a retail level: Recycled Asphalt \$8.00 per metric Tonne Recycled Concrete \$8.00 per metric Tonne	Add rate for sales of marketable new material stream.

No. 5 from SCHEDULE A above

Schedule B, TABLE 1 Current Solid Waste User Fee (To Be Deleted)

	2023	2024
Garbage, Yard Waste, Recycling and Curbside Collection fee	\$163.87	\$174.76
CORD Waste Reduction Office Programming	\$17.56	\$17.56
TOTAL	\$181.43	\$192.32

TABLE 1A Proposed Solid Waste User Fee (To replace Table 1)

	2024	2025
Garbage, Yard Waste, Recycling and Curbside Collection fee	\$174.76	\$180.78
CORD Waste Reduction Office Programming	\$17.56	\$17.56
TOTAL	\$192.32	\$198.34

►► SOLID WASTE & LANDFILL

LED BY: GENERAL MANAGER, INFRASTRUCTURE

Our goal & community benefit:

Our goal is to plan, design, manage, operate, and maintain the essential services of the Glenmore landfill as well as deliver efficient, cost-effective waste collection services for over 42,000 homes in the City. Collection and safe disposal of recyclables, compostables, and solid waste is critical in our community. For disposal services, we proudly serve the communities in the Regional District of Central Okanagan and Big White. The current fill plan allows us to extend the life of the Landfill rather than looking at new landfill locations or shipping waste out of the region for disposal – costly alternatives – and provides flexibility for the future.

Our customers:

- Residents and citizens
- Commercial haulers
- Construction companies
- Private developers
- Other City departments
- Other Municipal Governments

Our partners:

We work with the BC Ministry of Environment and Climate Change Strategy, WorksafeBC, the University of British Columbia, the Regional District of Central Okanagan and member Municipalities, utility companies, our collection contractor, and waste reduction officers to provide sustainable services.

What we deliver:

We provide garbage, recycling and yard waste collection services to over 42,000 households in the City.

At the landfill, we offer a variety of disposal options on site including recycling, organic materials, and household/commercial waste in our solid waste disposal facility for residents within the Central Okanagan Regional District. We produce and sell OgoGrow and GlenGrow compost as soil amendments. We also manage landfill gas as landfills are being recognized as a source of valuable energy, providing renewable natural gas for 700 homes through FortisBC.

Landfill operations are 7 days per week, 362 days per year, to allow residents and haulers to access waste management on their preferred schedules.

Our key objectives:

- Protect the environment through delivery of safe and efficient waste processing and disposal services at the City's waste management facilities by complying with regulatory requirements and continually improving assets and operations in response to service demand.
- Provide safe and reliable collection services for residential curbside programs by adjusting to demand, continually improving service performance, investing in technology and responding to growth.
- Continue supporting the community to reduce and manage their waste responsibly by working with regional partners and providing community-wide waste management programs.
- Enable Kelowna to move towards zero waste and a more circular economy by improving access to and participation in waste reduction and diversion through communications, education, enforcement and engagement with customers.

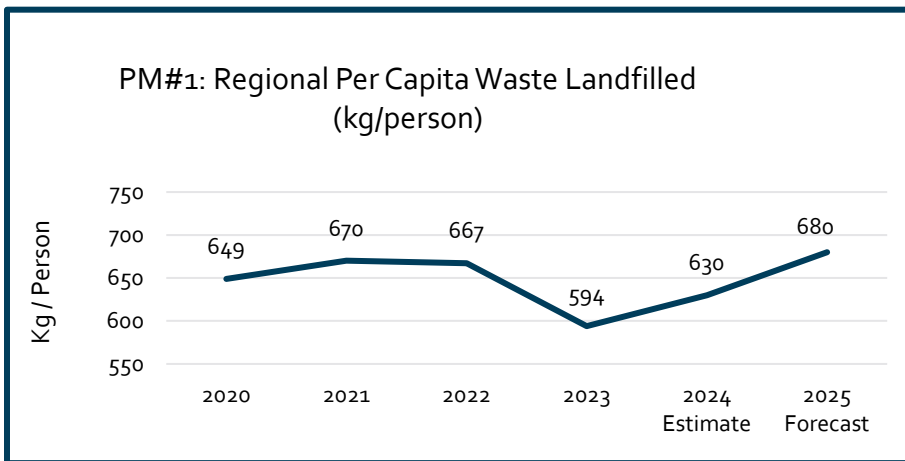
Our guiding plans:

- 2020 Regional District of Central Okanagan Solid Waste Management Plan
- 2023 Glenmore Landfill Design, Operations and Closure Plan
- 10-Year Capital Plan

Measuring performance:

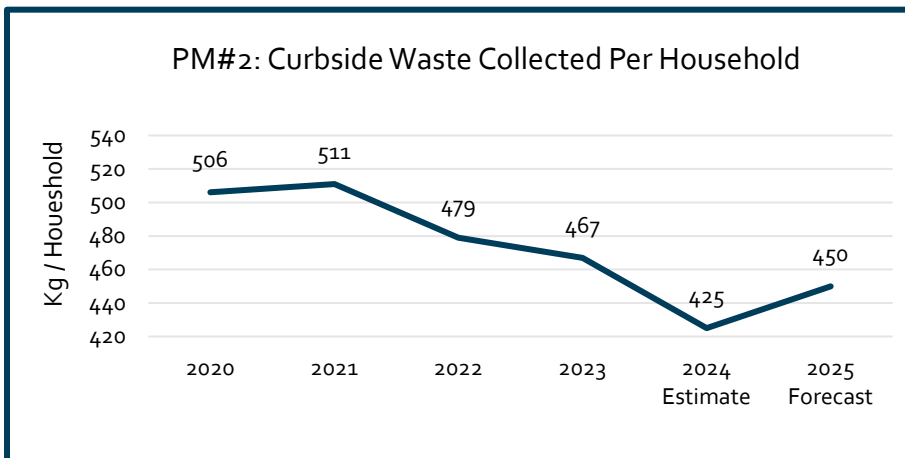
Performance Measure 1

The landfill provides regional waste management services for the entire Central Okanagan. Measure is the tonnage of waste buried divided by the estimated population of the RDCO and Big White (total service area). Waste generation rates around natural disasters are variable and may increase disposal for short terms. Demolition and construction wastes contribute 35 - 42% of the wastes increasing waste disposal variability depending on rate of development. Goal is to minimize disposal of waste.



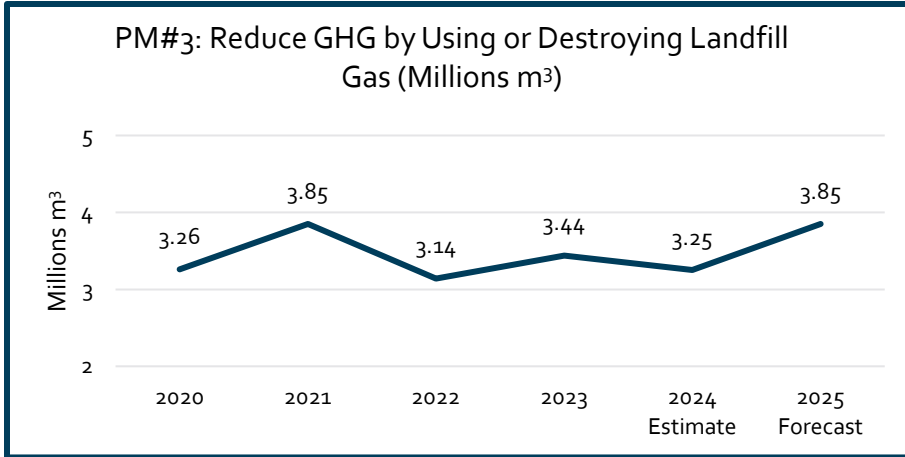
Performance Measure 2

Curbside waste collected in kg /Kelowna household serviced (residential curbside cart program). The City works with the RDCO to implement additional waste reduction and diversion activities.



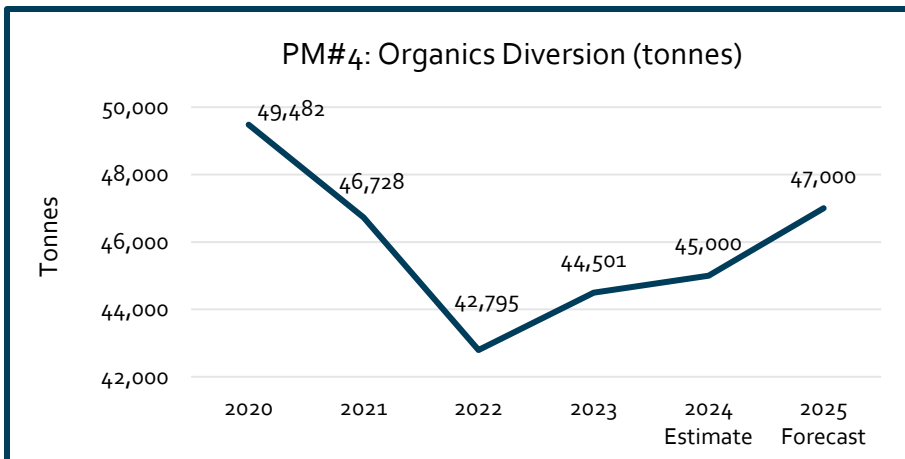
Performance Measure 3

Volume of landfill gas managed by landfill flare or converted to Renewable Natural Gas by Fortis (Millions m³). Wildfires damaged the landfill gas collection system in 2023 resulting in decreased recovery while damage is repaired through 2024. Total volumes of landfill gas collected should increase over time as the system continues to grow with the landfill.



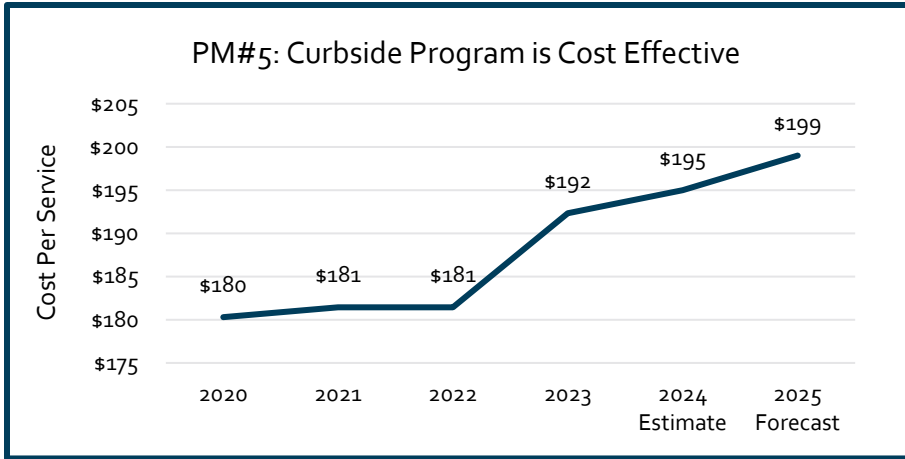
Performance Measure 4

Tonnage of organic material including yard waste, branches, clean wood, logs and stumps managed at the landfill (tonnes). The landfill diverts approximately 30% of the wastes received at the site, and this waste diversion saves landfill airspace, provides waste based raw materials, and compost that provides nutrients to the region.



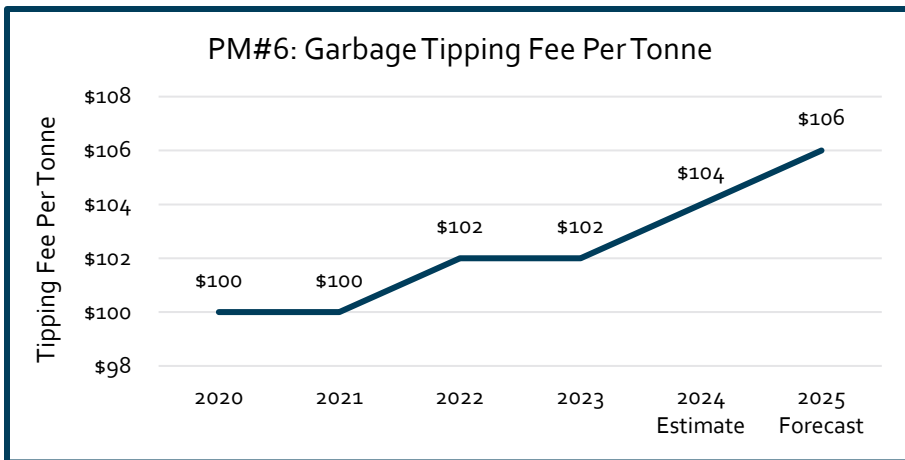
Performance Measure 5

Cost per property serviced for residential garbage, yard waste and recycling collection and management. Rate adjustments are primarily due to increased hauling costs and cart replacement costs.



Performance Measure 6

Garbage tipping fee (\$ per tonne). Rates are reviewed and set based on a 25 year Financial Model to ensure that the landfill site is sustainably funded for future Capital work and closure.



2025 Activities by priority:

Crime & Safety

- Public and staff safety is a paramount concern of all waste management sites

Affordable Housing

- Efficient and cost-effective waste management allows for lower costs to residents as well as lower site preparation and building costs

Homelessness

- Continue to mitigate public unsightliness by providing waste and debris disposal in support of Community Safety

Agriculture

- Compost operations continue to provide cost effective soil amendments and organic matter back to agriculture to offset chemical fertilizers

Climate & Environment

- Provide continued environmental stewardship and minimize GHG emissions
- Managing water, air, and land-based pollution with proactive and sound waste management techniques

Our People

- Continue to promote staff development and opportunities to learn
- Working as One Team by assisting other City departments

Digital Transformation

- Refine “Oscar”, the online chatbot assistant
- Implementation of online appointment system for receiving selected wastes to streamline processes

Active Financial Management

- Review of rates and costs ensure that waste management is sustainably funded for possible rate adjustment in 2026

Base Business

- Complete Area 3 Liner installation, and begin to utilize this area.
- Continue ancillary work around new Aerated Static Pile composting facility
- Complete final design and begin construction of the Surface Water Bypass to ensure minimize stormwater at the landfill site.
- Expand operations to manage additional waste and recoverable materials from Infill Housing activities

2024 Key accomplishments:

- Worked with Water, Roads, Parks and the Cemetery on a Civic Operations staff rotation to provide cross training and learning opportunities.
- Completed the first phase of construction for the Aerated Static Pile compost system for Glengrow operations
- Area 3 landfill liner construction and Sliver Fill projects in 2024 and planned filling expansions in 2025.
- Completed site landfill gas repairs and remedial earthworks to mitigate the damage from the 2023 McDougall Creek wildfires.
- Implemented majority of recommendations from 2023 Design, Operations and Closure Plans and ancillary reports.

Continuous improvements:

- Design and RFP underway for end-of-life flare replacement
- Studies for leachate pre-treatment and potential facility construction in 2026
- Working with FortisBC to expand and better integrate their renewable natural gas system into landfill operations
- Planning for next phases of the Aerated Static Pile compost system
- Improvements to site by expanding waste recovery operations, preparation of structural fill for capital projects, and composting operations.

Operating budget needed to achieve results (\$ thousands):

	Revised 2024	Annualized Budget	Maintaining Service	Enhancing Service	Preliminary 2025
Revenue budget:					
Property tax	(200)	—	—	—	(200)
Fees and charges	24,818	—	1,791	—	26,609
Grant	—	—	—	—	—
Other revenue	1,601	(43)	3	—	1,561
Transfers from reserve	22,362	(22,354)	5,392	5,450	10,850
Total revenue budget	48,581	(22,397)	7,185	5,450	38,819
Expenditure budget:					
Salaries and wages	3,403	—	147	101	3,650
Material and other	6,603	(303)	239	100	6,576
Contract services	6,317	—	90	—	6,407
Debt service	—	—	—	—	—
Transfers to reserve	9,285	(6)	1,309	(201)	10,452
Capital Expenditure	22,203	(22,203)	5,400	5,450	10,850
Enabling allocation	770	114	—	—	884
Total Expenditure budget	48,581	(22,397)	7,185	5,450	38,819

Note: Totals may not add due to rounding

2025 Operating Requests (\$thousands)

Priority 1

Description	2025	2026	2027	2028	2029
Landfill Operations Maintenance	140	—	—	—	—
Operating and Maintenance Impacts from Capital Requests	101	101	101	101	101
Operating Requests Priority 1 Total	241	101	101	101	101

2025 Capital Requests (\$thousands)

Priority 1

Description	2025	2026	2027	2028	2029
Programs					
* Solid Waste Equipment	1,150	1,050	450	450	450
Solid Waste Infrastructure & Facilities	4,250	4,200	4,150	1,885	1,860
Projects					
Composting System Expansion	700	3,000	3,700	500	1,300
Surface Water Bypass	4,750	—	350	4,750	—
Capital Request Priority 1 Total	10,850	8,250	8,650	7,585	3,610

* denotes capital request has operating & maintenance impacts included in the request

2025 Operating Request Details

Service Area: Solid Waste & Landfill	Priority 1	Maintain
		ONE-TIME
Title: Landfill Operations Maintenance		PRELIMINARY

Justification:

The landfill offers various disposal options including recycling and household/commercial waste for residents within the Central Okanagan Regional District and operates 7 days a week. To maintain this level of service, annual maintenance is required. Budget is requested for two projects in 2025. The first is to retrofit piping and relocate the existing leachate pumps from inside the current lift station to an above ground kiosk, improving staff safety and access to the pumps. The second is to perform sandblasting and repainting of the landfill scale vehicle decks and railings to maintain and extend the life of this asset.

Expected Completion:	December, 2025
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Strategic Direction:	Other
-----------------------------	-------

	Cost	Reserve	Borrow	Grant	Other	Revenue	Utility	Taxation
2025	140,000	(140,000)	—	—	—	—	—	—
2026	—	—	—	—	—	—	—	—
2027	—	—	—	—	—	—	—	—

2025 Capital Request Details

Service Area:	Solid Waste & Landfill	Priority 1	Maintain
			ONE-TIME
Title:	Solid Waste Equipment		PRELIMINARY

Justification:

Budget is requested for this annual program for solid waste equipment. Annual items for consideration may include, but are not limited to, replacing end of life equipment, purchasing new equipment to meet future demands and advances in technology and the purchase of automated collection curbside carts. Included in this request is the addition of a new loader and Equipment Operator IV to respond to increased waste production and diversion activities at the landfill. This new loader and staff will primarily work with material handling for managing increased drywall recycling, scrap metal sorting and concrete/asphalt storage and sales.

Expected Completion:	December, 2034
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Strategic Direction:	Other
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	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	1,150,000	(1,150,000)	—	—	—	—	—

Operating Impacts:

	Cost	Reserve	Borrow	Grant	Other	Revenue	Utility	Taxation
2025	100,900	(100,900)	—	—	—	—	—	—
2026	100,900	(100,900)	—	—	—	—	—	—
2027	100,900	(100,900)	—	—	—	—	—	—

Service Area:	Solid Waste & Landfill	Priority 1	Maintain
			ONE-TIME
Title:	Solid Waste Infrastructure & Facilities		PRELIMINARY

Justification:

Budget is requested for this annual program for solid waste infrastructure and facilities. Annual items for consideration may include, but are not limited to, site works and investigations, progressive closure and landfill gas and leachate recirculation laterals.

Expected Completion:	December, 2034
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Strategic Direction:	Other
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	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	4,250,000	(4,250,000)	—	—	—	—	—

2025 Capital Request Details

Service Area: Solid Waste & Landfill	Priority 1	Enhance
		ONE-TIME
Title: Composting System Expansion		PRELIMINARY

Justification:

Budget is requested for construction of the second Primary Area Static Pile composting system. The project includes all design, servicing, handling area and completion of the neighbouring inorganics area.

Expected Completion:	December, 2027						
Strategic Direction:	Other						
	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	700,000	(700,000)	—	—	—	—	—

Service Area: Solid Waste & Landfill	Priority 1	Enhance
		ONE-TIME
Title: Surface Water Bypass		PRELIMINARY

Justification:

Budget is requested for a multi-phase stormwater bypass system, which is currently designed and awaiting Ministerial approvals for new water licenses. Phase one of this project includes a 2.6-km piped bypass from the Glenmore Landfill to Brandt's Creek. This project is included in the Design, Operation, and Closure Plan for the Glenmore Landfill. As an additional project component, the piped bypass provides an opportunity to address historical flood challenges in the Robert Lake Basin. Phase two is a continuation of the work from Phase one, and involves landfill capital improvements to capture stormwater within an ever-changing facility. This includes collecting subsurface flow from McKinley seepage and local groundwater conditions. Schedule is contingent on provincial permitting and the acquisition of a statutory right of way.

Expected Completion:	December, 2028						
Strategic Direction:	Other						
	Asset Cost	Reserve	Borrow	Fed/Prov	Dev/Com	Utility	Taxation
2025	4,750,000	(4,750,000)	—	—	—	—	—



City of
Kelowna

Landfill and Solid Waste Services 2025 Rates

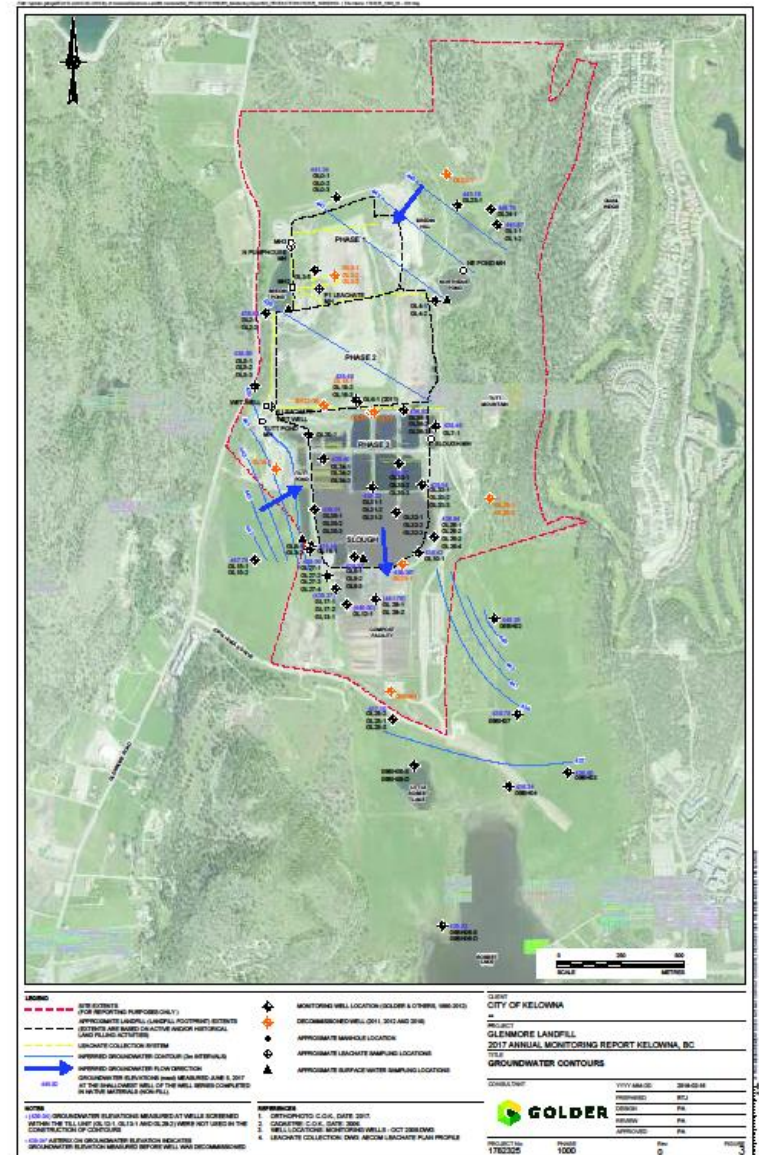
Utility Services | October 28, 2024

Agenda

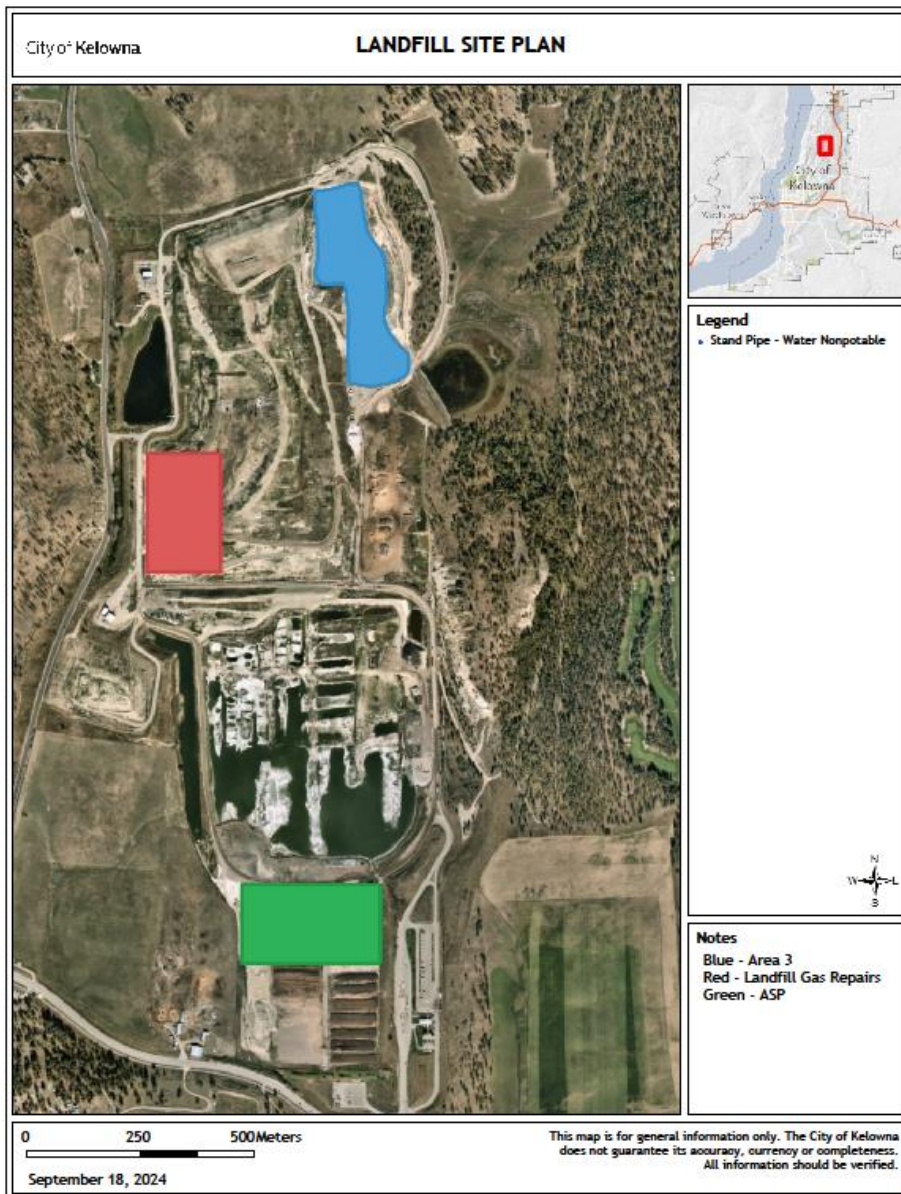
- ▶ Overview
- ▶ Rate review process
- ▶ Current proposed amendments

Landfill Overview

- Waste from RDCO & Big White
- Services population of 250,000
- ~155,000 tonnes disposed
- ~48,000 tonnes organics managed
- ~17,000 tonnes other materials diverted
- ~100,000 tonnes of clean fill
- Expected 85 – 100 years remaining lifespan



Site Plan



- ▶ Blue = landfill Area 3
- ▶ Green = Compost Aerated Static Pile (ASP)
- ▶ Red = landfill gas repairs



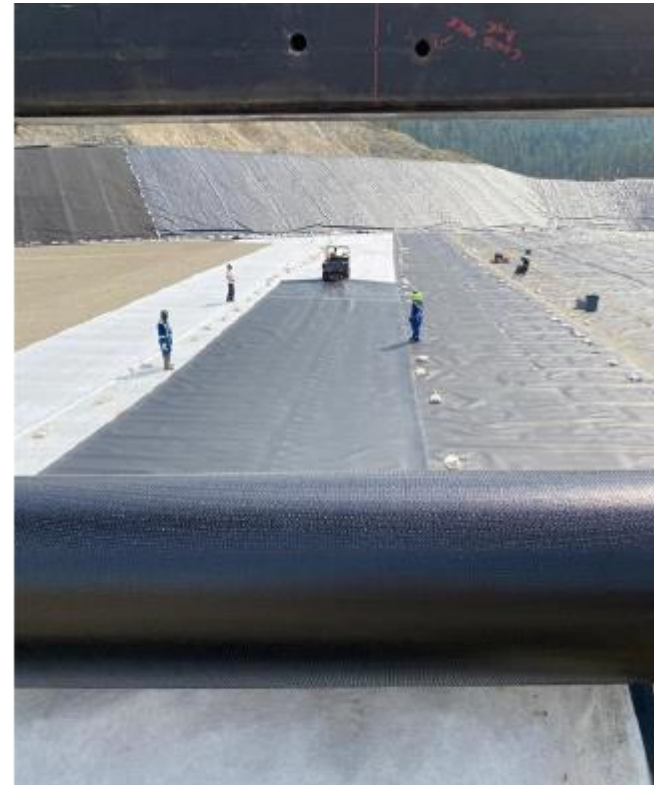
AREA 3

- ▶ Sept 13th Aerial photo
 - ▶ Earthworks completed
 - ▶ South - lined and pipe installed (~20000m²)
 - ▶ North final grading (~30000m²)
 - ▶ Leachate forcemain installed
- ▶ Lift station to be installed
- ▶ Completion - May 2025
- ▶ Phases 3A and 3B

SITE DEVELOPMENT - AREA 3



SITE DEVELOPMENT - AREA 3



SITE DEVELOPMENT

Compost Aerated Static Pile



SITE DEVELOPMENT

Compost Aerated Static Pile



McDougall Creek Fire – Landfill Gas Repairs



McDougall Creek Fire – Landfill Gas Repairs



McDougall Creek Fire – Landfill Gas Repairs



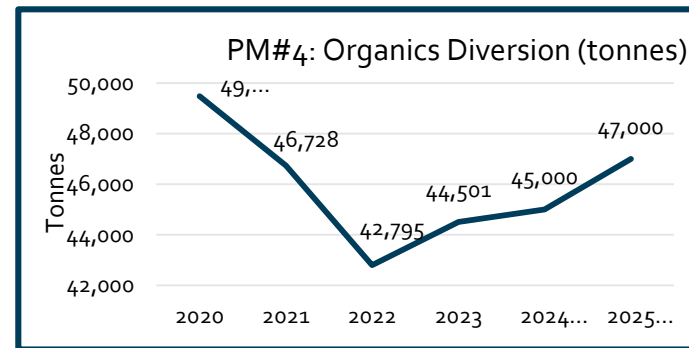
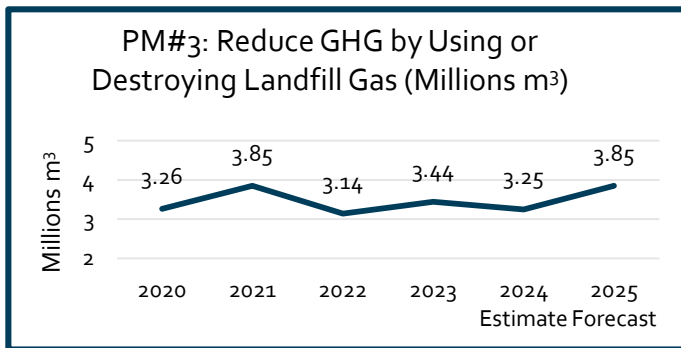
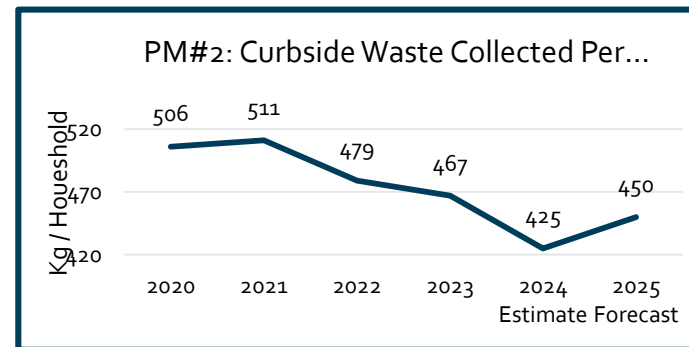
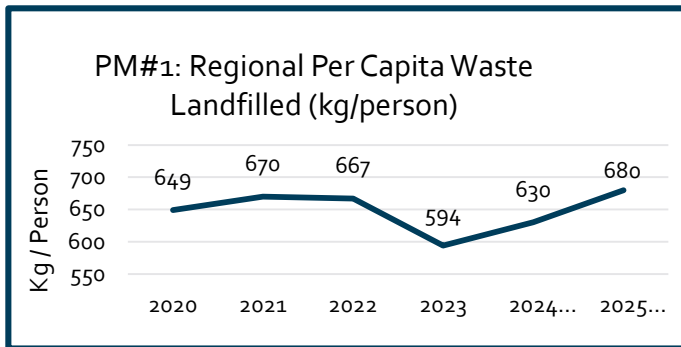
Solid Waste & Landfill

▶ Continuous improvements

- Design and RFP underway for end-of-life flare replacement
- Studies for leachate pre-treatment and potential facility construction in 2026
- Working with FortisBC to expand and better integrate their renewable natural gas system into landfill operations
- Planning for next phases of the Aerated Static Pile compost system
- Improvements to site by expanding waste recovery operations, preparation of structural fill for capital projects, and composting operations

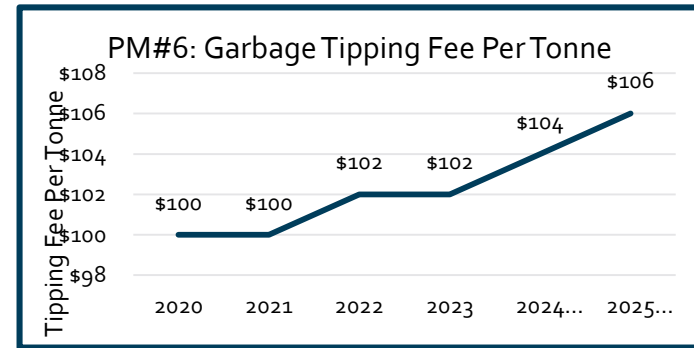
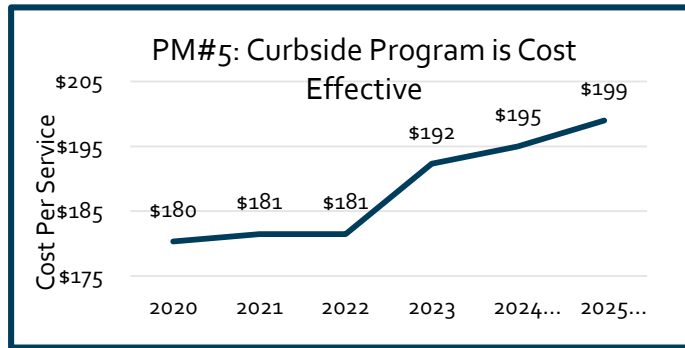
Solid Waste & Landfill

Performance measures



Solid Waste & Landfill

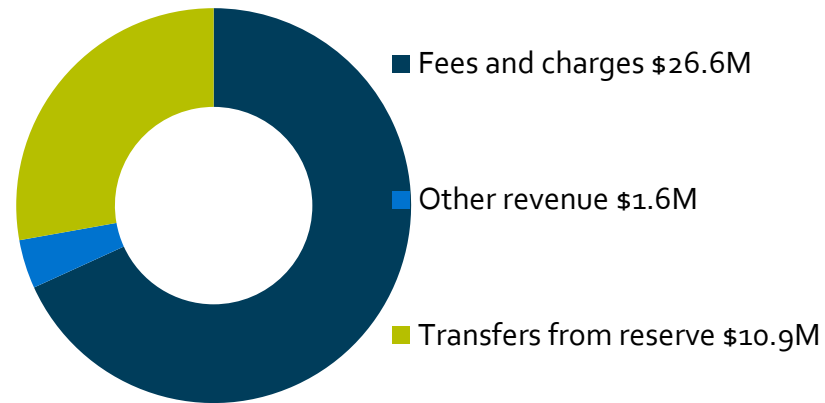
Performance measures (continued)



Solid Waste & Landfill

Budget overview

Funding strategy



Total \$39.0M

Note: Totals may not add due to rounding

Solid Waste & Landfill

Expenditure budget overview

Annualization of previously approved budget requests

2024 Revised budget	\$48.581 M
2023 & 2024 Adjustments	(\$22.397) M
2025 Starting budget	\$26.184 M

► Drivers for change:

- Removal of 2024 one-time capital and operating budgets
- Removal of 2024 carryover capital and operating budgets
- Annualization of 2023 & 2024 operating requests

Solid Waste & Landfill

Expenditure budget overview

2025 Recommended budget

2025 Starting budget	\$26.184 M
Maintaining current service level	\$7.185 M
	\$33.369 M
Enhancing service level	\$5.450 M
	\$38.819 M

▶ Drivers for change:

- Solid waste infrastructure and facilities capital investments
- Multi-phase surface water bypass system
- Solid waste equipment capital investments to respond to increased waste production and diversion activities

Solid Waste & Landfill

Operating requests (\$thousands)

Priority 1

Description	2025	2026	2027	2028	2029
Landfill Operations Maintenance	140	—	—	—	—
Operating and Maintenance Impacts from Capital Requests	101	101	101	101	101
Operating Requests Priority 1 Total	241	101	101	101	101

Solid Waste & Landfill

Capital requests (\$thousands)

Priority 1

Description	2025	2026	2027	2028	2029
Programs					
* Solid Waste Equipment	1,150	1,050	450	450	450
Solid Waste Infrastructure & Facilities	4,250	4,200	4,150	1,885	1,860
Projects					
Composting System Expansion	700	3,000	3,700	500	1,300
Surface Water Bypass	4,750	—	350	4,750	—
Capital Request Priority 1 Total	10,850	8,250	8,650	7,585	3,610

* denotes capital request has operating & maintenance impacts included in the request

Rate review process

- ▶ Solid Waste Financial Model
 - ▶ Reviewed annually with historical revenue and costs
 - ▶ Considers expected Operating and Capital costs
 - ▶ Ensures adequate reserve to fund future work
- ▶ Considered time since last rate update and expected costs over the next year
- ▶ 10-year Capital Plan
- ▶ Design, Operations & Closure Plan (5-year cycle)

Proposed Rate Adjustments

- ▶ New waste types
- ▶ Rates/fees effective January 1, 2025
 - ▶ Asphalt (\$25/T to \$50/T)
 - ▶ Concrete - clean (\$25/T to \$50/T)
 - ▶ Concrete - dirty (\$25/T to \$70/T)
 - ▶ Recycled Concrete and Recycled Asphalt (\$8/Tonne)
 - ▶ New product – crushed for sale as aggregate

Proposed Rate Adjustments

- ▶ Tipping fee increases effective January 1, 2025
 - ▶ Gypsum drywall or recyclable gypsum (\$175/T to \$200/T)
 - ▶ Asbestos (friable) (\$250/T to \$275/T)
 - ▶ Culled Cherries (\$16.57/T to \$25.00/T)
 - ▶ Garbage (\$104/T to \$106/T)

Proposed Rate Adjustments

► Rate comparison in the Okanagan Valley

Waste Type	Current Rate	Proposed Rate	Range in Region
Concrete-Clean	\$25	\$50	\$15 - \$65 (Landfills) \$45 (Private Sector Average)
Concrete – Dirty	\$25	\$70	\$15 - \$75 (Landfills) \$47 (Private Sector Average)
Gypsum*	\$175	\$200	\$113 - \$162
Asbestos	\$250	\$275	\$160 - \$400

*Glenmore is only landfill that recycles gypsum

Solid Waste User Fee

- ▶ Reflects the curbside collection of garbage, recycling and green bin organics
- ▶ Proposing an increase to \$198.34/yr (+3%)
 - ▶ Increases reflect garbage, hauling, purchasing costs
 - ▶ Increase garbage cart upgrade from \$90 to \$92/year
 - ▶ 2026 rate will be dependent on potential food waste diversion and RecycleBC beginning collection.

	2023	2024	2025
Garbage, Yard Waste, Recycling and Curbside Collection fee	\$163.87	\$174.76	\$180.78
CORD Waste Reduction Office Programming	\$17.56	\$17.56	\$17.56
TOTAL	\$181.43	\$192.32	\$198.34

Minor bylaw amendments

- ▶ Initiate charging green waste from curb side collection from Regional Municipalities
- ▶ Delete sections that are outdated
 - ▶ Some sections are outdated or redundant
 - ▶ Delete some waste types as no longer managed
 - ▶ Ash and Source Separated Recyclables



Questions?

For more information, visit kelowna.ca.

CITY OF KELOWNA

BYLAW NO. 12703

Amendment No.14 to the Solid Waste Management Regulation Bylaw No. 10106

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Solid Waste Bylaw No. 10106 be amended as follows:

1. THAT Section 1.2 INTERPRETATION be amended by adding the following definitions:

"Concrete – clean" means concrete that is only concrete and free of all contamination such as re-bar, paint, adhesives, and other contaminants.

"Concrete – dirty" means concrete that includes contamination such as re-bar, paint, adhesives, and other contaminants.

"Recycled Asphalt" means clean asphalt that has been processed into marketable aggregate or aggregate replacement products for sale.

"Recycled Concrete" means clean concrete that has been processed into marketable aggregate or aggregate replacement products for sale;

2. AND THAT **Schedule "B"**, 2.0 be amended by changing the following:

	2023	2024
Garbage, Yard Waste, Recycling and Curbside Collection fee	\$163.87	\$174.76
CORD Waste Reduction Office Programming	\$17.56	\$17.56
TOTAL	\$181.43	\$192.32

to

	2024	2025
Garbage, Yard Waste, Recycling and Curbside Collection fee	\$174.76	\$180.78
CORD Waste Reduction Office Programming	\$17.56	\$17.56
TOTAL	\$192.32	\$198.34

3. AND THAT **Schedule "B"**, 2.0 be amended by
 a. adding the following after "annual fee of \$30.00 per cart.":

"If standard 120L garbage carts or shared carts are upsized, the purchase an additional dwelling unit equivalent (120L) per *Residential Dwelling Premise* for garbage is permitted and will be billed to the Strata or Residential Dwelling Premise as applicable. The annual fee for upsized carts (Large garbage cart fee) is \$92.00 per annum per additional 120L of capacity. "

- b. deleting the Large Garbage Cart (240L) fee table in its entirety that reads:

	2021	2022	2023
Large Garbage Cart (240L) fee	\$90/annum	\$90/annum	\$90/annum

4. AND THAT **Schedule "B"**, 2.4 be amended by deleting the section in its entirety that reads:

"An additional fee of \$6.00 per year will be applied to the annual Solid Waste Reduction Services fee of \$ " \$99.04 in 2012 per year and \$108.42 per year starting in 2013 where, a 240 litre yard waste cart has been upgraded to a 360 litre yard waste cart.";

5. AND THAT **Schedule "E" SANITARY LANDFILL/RECYCLING FEES**, SECTION 1(a) be amended by

- a. deleting the following:

"(a) Demolition, construction, and land clearing waste material:

- (i) source-separated recyclables \$ 10.00 per metric tonne";

- b. changing the following from:

"(a) Demolition, construction, and land clearing waste material:

- (ii) asphalt and concrete \$25.00 per metric tonne";

to

"(a) Demolition, construction, and land clearing waste material:

- (ii) asphalt \$ 50.00 per metric tonne";

- c. adding the following:

"(a) Demolition, construction, and land clearing waste material:

- (iv) concrete - clean \$50.00 per metric tonne;

- (v) concrete – dirty \$70.00 per metric tonne";

11. AND THAT **Schedule "E" SANITARY LANDFILL/RECYCLING FEES, SECTION 1 (p)** be amended by changing:

"Culled Cherries \$16.57/tonne"

to

"Culled Cherries \$25.00/tonne";

12. AND THAT **Schedule "E" SANITARY LANDFILL/RECYCLING FEES, SECTION 3** be amended by changing:

\$100.00 per metric tonne	Effective January 1, 2020
\$102.00 per metric tonne	Effective January 1, 2022
\$104.00 per metric tonne	Effective January 1, 2023

to

\$104.00 per metric tonne	Effective January 1, 2023
\$106.00 per metric tonne	Effective January 1, 2025

13. AND THAT **Schedule "E" SANITARY LANDFILL/RECYCLING FEES, SECTION 4** be deleted in its entirety that reads:

"Owners of all Residential Dwelling Premises, including Owners of property who have been granted a waiver of service, pursuant to section 2.1.1 of this bylaw, or who have been excluded, pursuant to section 2.1.3 of this bylaw, from the City's residential collection systems, will be levied annually on their property tax notice or utility bill a fee to cover Solid Waste Reduction Services; landfill disposal costs, waste reduction activities, recycle depot and recycle processing facilities. New accounts will be billed from the date of request for final inspection on a pro-rated basis. This Solid Waste Reduction Services Fee is \$99.04 per residential unit per year for 2012 and \$108.42 for 2013. The Collection Fee portion of the Collection and Solid Waste Reduction Fee is \$88.88";

14. AND THAT **Schedule "E" SANITARY LANDFILL/RECYCLING FEES, SECTION 5(d)** be added as follows:

The following rates, plus applicable taxes, shall be paid for all aggregate replacement products sold at a retail level:

Recycled Asphalt	\$8.00 per metric Tonne
Recycled Concrete	\$8.00 per metric Tonne

This bylaw may be cited for all purposes as "Bylaw No. 12488, being Amendment No. 14 to Solid Waste Bylaw No. 10106."

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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk