



**OKANAGAN MÉTIS & ABORIGINAL  
HOUSING SOCIETY**

**#240 – 1855 Kirschner Road**

**KELOWNA, B.C. V1Y 4N7**

**Phone: (250) 763-7747 Fax: (250) 763-0112**

January 24, 2018

City of Kelowna  
1435 Water Street  
Kelowna, BC  
V1Y 1J4

**Attention: Mr. Ross Soward**

**RE: Nissen Crossing – 1170 Hwy 33 W, Kelowna**

Mr. Soward:

As per correspondence, we are requesting an extension to the housing grant we were awarded in 2016.

This project received its third reading in February 2016. Since then we have experienced several delays due to the complexity of this project. Getting MOTI approval took much longer than expected along with the road closure and purchase agreement which was required for subdivision.

We have attached a copy of the itemized timelines which clearly shows the process we needed to undertake along with anticipated project approval dates. This project was very complex, having to deal with all the various agencies and response times caused us significant delays.

As a Society we develop and operate low to mid-income housing in our community. This delay has cost us significantly in higher construction costs, which is challenging our budget. We relied on the grant to help us meet the project budget, so without it we would be unable to meet our projected budget

Thank you for your consideration, we would be pleased to provide any additional information, if required.

Yours truly,  
**OKANAGAN MÉTIS & ABORIGINAL HOUSING SOCIETY**

Susan Walker  
Administrator

Development Approvals Timeline

Nissen Crossing – 1170 Hwy 33, Kelowna

CoK Files Z15-0041, DP15-0176, DVP15-0177, SUB 16-0053, BP#54726

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**February 2016 – Zoning Third Reading - final adoption pending subdivision and MOTI sign-off**

March/April 2016 – ongoing correspondence between CoK Planners and MOTI regarding MOTI requirements for Kneller Road intersection at Hwy 33

**July 18, 2016 – PLR issued by CoK – final approval pending MOTI approval of associated highway improvements**

July-August 2016 - Ongoing coordination with MOTI to confirm technical requirements/process for drawing submission (templates, Design Criteria sheet etc)

September 29, 2016 - Pilling Engineers met with MOTI to review proposed design and obtain initial (verbal) comments

November 10, 2016 - Formal submission to MOTI (design drawings and cost estimates)

November 29, 2016 - project meeting with CoK and MOTI – MOTI confirmed November 23 as drawing receipt date and advised 4-6 week review process – confirmed comments would be received within next 4 weeks

January 2017 – ongoing liaison with City staff and MOTI regarding transit requirements (MOTI pushing for ibus standards that City confirmed not needed in this area)

**January 27, 2017 – Submission for Building Permit**

February 22, 2017 – preliminary MOTI comments received

March/April 2017 – discussions with City staff and pushback to MOTI regarding ongoing comments with respect to garbage collection and vehicle access at Kneller Road/Hwy 33

March 23, 2017 – resubmission to MOTI

March 30, 2017 – City meeting with MOTI – indicated all was in good order

April 10, 2017 – further comment from MOTI – garbage collection on Hwy 33 not acceptable – more revisions needed

April 24, 2017 – City agreed to support our position and provide written confirmation to MOTI

May 2, 2017 – MOTI advised City staff they would back down on requirements related to garbage collection – cleared to proceed with electrical designs

May 10, 2017 – resubmission to City and MOTI

May 26, 2017 – electrical Traffic Engineering Checklist (TEC) submitted to City and MOTI

June 7, 2017 – MOTI approval of TEC – cleared for electrical design submission

June 15, 2017 – electrical design submission to MOTI

June 26, 2017 – preliminary MOTI approval received

July 12, 2017 – MOTI approval of electrical cost estimate pending receipt of sealed electrical drawings

July 13, 2017 – sealed electrical drawings provided to MOTI via overnight courier

July 25, 2017 – MOTI confirms acceptance of all designs and cost estimates and requests Letter of Credit for works

September 26, 2017 – MOTI rejected Scotiabank Letter of Credit (LOC) as presented

October 3, 2017 – after some revisions and pushback from Scotiabank, MOTI staff agreed to forward LOC to Insurance & Bonds department for review

October 5, 2017 – Insurance & Bonds department confirmed LOC acceptable in proposed format

October 23, 2017 – LOC delivered to MOTI offices

November 10, 2017 – MOTI provide formal sign-off and confirm same with City of Kelowna

Sometime between November 30 and December 7, 2017 – plans signed by MOTI arrive at City of Kelowna for legal processing

December 19, 2017 – Subdivision registered with Land Titles Office (LTO)

January 16, 2018 – LTO completion of registration

Est. February 20, 2018 - Final Adoption of Zoning/DP

Est. February 28, 2018 – Issuance of Building Permit