



THE CORPORATION OF THE CITY OF VERNON

A G E N D A

REGULAR OPEN MEETING OF COUNCIL

CITY HALL COUNCIL CHAMBER

OCTOBER 25, 2021

AT 8:40 AM

“To deliver effective and efficient local government services that benefit our citizens, our businesses, our environment and our future”

All Council meetings will be conducted under the provisions of:

- *Provincial Health Officer’s Orders: “Gathering and Events – September 10, 2021” and “Face Coverings (COVID-19) – September 28, 2021”; and*
- *Medical Health Officer’s Order, “Gatherings and Events, COVID-19 Order for Interior Health Authority - September 13, 2021”,*

Masks are mandatory for in-person attendance to Council meetings. Please note capacity is limited and is available on a first come, first served basis. A hand-washing and/or sanitizing station will be provided.

Council meetings are live-streamed and video-recorded and may be accessed at <https://www.vernon.ca/council-video>. Recordings are made available on the City of Vernon website by noon on the day following the meeting.

1. CALL REGULAR MEETING TO ORDER

LAND ACKNOWLEDGEMENT

A. *As Mayor of the City of Vernon, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx People of the Okanagan Nation.*

2. MOVE TO COMMITTEE OF THE WHOLE

3. RECONVENE REGULAR MEETING AND RESOLUTION TO CLOSE MEETING

BE IT RESOLVED that the meeting be closed to the public in accordance with Section 90 (1) of the *Community Charter* as follows:

(c) labour relations or other employee relations.

4. RECONVENE OPEN MEETING OF COUNCIL AT 1:30 PM

LAND ACKNOWLEDGEMENT

A. *As Mayor of the City of Vernon, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx People of the Okanagan Nation.*

AGENDA

- B. THAT the Agenda for the October 25, 2021, Regular Open Meeting of Council be adopted as circulated.

5. ADOPTION OF MINUTES AND RECEIPT OF COMMITTEE OF THE WHOLE MINUTES

**MINUTES
(P. 11)**

- A. THAT the minutes of the Regular Meeting of Council held October 12, 2021 be adopted;

AND FURTHER, that the minutes of the Committee of the Whole Meeting of Council held October 12, 2021 be received.

6. BUSINESS ARISING FROM THE MINUTES

7. GENERAL MATTERS

**PRESENTATION:
OPERATOR OF THE
YEAR**

- A. Mayor Cumming will recognize Kevin Holman, Operator II, Vernon Water Reclamation Centre, as the recipient of the Environmental Operators Certification Program’s ‘Operator of the Year Award’.

**DELEGATION:
SUE YOUNG AND JANE
WEIXL, RANDOMIZED
BALLOT ORDER
(3900-02 Election)
(P. 25)**

- B. Sue Young and Jane Weixl will present to Council regarding their request to allow for Council candidates in the 2022 municipal election to be listed on the ballot in random order.

**PRESENTATION:
SOCIAL PLANNING
COUNCIL QUARTERLY
REPORT
(0360-20-35)
(P. 31)**

- C. Annette Sharkey, Executive Director, Social Planning Council of the North Okanagan, Lisa Church, Turning Points Collaborative and Rachael Zubick, will provide the Quarterly Report: July 1 to September 30, 2021 and information on the Strengthening Communities Grant – Logic Model for Vernon.

THAT Council receive the Social Planning Council /Partners In Action Quarterly Report, July 1 to September 30, 2021, for information.

**PUBLIC SUBMISSIONS:
“33 STREET AND 35
AVENUE (ADJACENT
TO VERNON
RECREATION CENTRE)
ROAD CLOSURE
BYLAW 5869, 2021”**

- D. Pursuant to Section 40 of the *Community Charter*, Council providing an opportunity for the public to make submissions to City Council regarding the proposed “**33 Street and 35 Avenue (adjacent to Vernon Recreation Centre) Road Closure Bylaw Number 5869, 2021**”.

See Item 13.A (iv) (P. 394) Legislative Matters – “33 Street and 35 Avenue (adjacent to Vernon Recreation Centre) Road Closure Bylaw Number 5869, 2021”.

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION #00541 –
6664 JADE ROAD
(DVP000541)
(P. 40)**

E. THAT Council support Development Variance Permit Application DVP00541 to vary the following bylaw regulations to permit the construction of a carport on LT 27 DL 67 ODYD PLAN 20126 (6664 Jade Road):

- a) Zoning Bylaw #5000, Section 9.2.5 minimum front yard setback from 7.5m to 1.4m;
- b) Subdivision and Development Servicing Bylaw #3843, Schedule B, Section 3.5.3 maximum driveway width from 7.5m to 9.15m;

AND FURTHER, that Council’s support of DVP00541 is subject to the following:

- a) the site plan illustrating the general siting of the proposed carport in Attachment 1, contained in the report titled ‘Development Variance Permit Application for 6664 Jade Road’, dated October 14, 2021, respectfully submitted by the Current Planner, be attached to and form part of DVP00541 as ‘Schedule A’.

**Public Input
DVP #00541**

- (i) Public Input on Development Variance Permit #00541 for LT 27 DL 67 ODYD PLAN 20126 (6664 Jade Road).

**Issuance of Permit
DVP #00541**

- (ii) THAT the Corporate Officer be authorized to issue Development Variance Permit #00541 for LT 27 DL 67 ODYD PLAN 20126 (6664 Jade Road), once all conditions of Council are satisfied.

8. COUNCIL INQUIRIES

9. ADMINISTRATION UPDATES

**ADMINISTRATION
UPDATES (0550-05)
(P. 50)**

A. THAT Council receive the Administration Updates dated October 25, 2021, for information.

10. UNFINISHED BUSINESS

**KAL TIRE PLACE
CONCESSION
EQUIPMENT
REPLACEMENT UPDATE
(7842-01)
(P. 55)**

A. THAT Council authorize Administration to spend up to \$15,000, to be sourced from the Recreation Facility Operating Reserve, to replace two standing freezers as outlined in the memorandum titled “Kal Tire Place Concession Equipment Replacement Update” dated October 15th 2021 respectfully submitted by the Manager, Recreation Customer Service.

11. MATTERS REFERRED: COMMITTEE OF THE WHOLE AND IN CAMERA**12. NEW BUSINESS****A. Correspondence:**

RECREATION SERVICES – 2021 THIRD QUARTER REPORT (7700-01) (P. 56)

- (i) THAT Council receive the memorandum titled “Recreation Services – 2021 Third Quarter Report” and the accompanying presentation, dated October 15, 2021 respectfully submitted by the Manager, Customer Service - Recreation.

2021 THIRD QUARTER DEVELOPMENT & TOURISM INDICATORS SUMMARY (6970-20) (P. 68)

- (ii) THAT Council receive for information the memorandum titled “2021 Third Quarter Development and Tourism Indicators Summary” dated October 13, 2021 and respectfully submitted by the Manager, Economic Development and Tourism.

2021 SMALL BUSINESS WEEK COMMUNITY ACTIVITY SCHEDULE (6750-01) (P. 74)

- (iii) THAT Council receive for information the memorandum titled “2021 Small Business Week Community Activity Schedule” dated October 13, 2021 and respectfully submitted by the Manager, Economic Development and Tourism.

PROPOSED SANITARY SEWER RATE INCREASE (1670-08 2021) (P. 76)

- (iv) THAT Council endorse an annual, cumulative 3% increase in all user fees and charges identified in the Sewer User Rates Bylaw #5400, from 2022 to 2026;

AND FURTHER, that Council direct Administration to bring an amended Sewer User Rates Bylaw before Council during the next Regular meeting for its first three readings.

SEPTEMBER 30 VARIANCE ANALYSIS (1830-02 2021) (P. 226)

- (v) THAT Council receive the internal memorandum dated October 13, 2021 and titled “September 30 Variance Analysis” respectfully submitted by the Manager, Financial Planning and Reporting.

2021 THIRD QUARTER OVERTIME SUMMARY (1610-06) (P. 231)

- (vi) THAT Council receive the memorandum title “2021 Third Quarter Overtime Summary” dated October 14, 2021 respectfully submitted by the Director, Financial Service, for information.

93rd BC YOUTH PARLIAMENT (0220-01) (P. 236)

- (vii) THAT Council receive for information, the internal memorandum titled “93rd BC Youth Parliament” dated October 20, 2021 and respectfully submitted by the Chief Administrative Officer;

AND FURTHER, that Council endorse the program as presented by the Youth Parliament of BC Alumni Society;

AND FURTHER, that Council nominate (*to be cited by Council*) and support the student's application to attend the 93rd BC Youth Parliament, December 27 to 31, 2021;

AND FURTHER, that Council direct Administration to pay the \$425 registration fee, should the Nominee be accepted to the program, source of funds: the Mayor's Discretionary Fund.

**NORTH OKANAGAN
REGIONAL HOUSING
STRATEGY (6441-20)
(P. 246)**

- (viii) THAT Council receive the North Okanagan Regional Housing Strategy and refer the Strategy to the Affordable Housing Advisory Committee for review and comment as outlined in the memorandum titled "North Okanagan Regional Housing Strategy" dated October 13, 2021 and respectfully submitted by the Manager, Long Range Planning and Sustainability.

B. Reports

**ROSTER SPORTS
CLUB – APPLICATION
FOR AN AMENDMENT
TO A LIQUOR PRIMARY
LICENCE TO EXTEND
AN EXISTING
OUTDOOR PATIO
(4320-20, LL000100)
(P. 281)**

- (i) THAT Council advise the Liquor and Cannabis Regulation Branch that Council supports the application submitted by the Roster Sports Club to amend Licence Number 031380 held by the Roster Sports Club located at 2319 53rd Avenue (Lot 26, Plan 28089, Section 10, Township 8, ODYD), to extend an existing outdoor patio based on the following reasons:
- The subject property is in the C5 – Community Commercial zoning district and is located on 53rd Avenue and 24th Street adjacent to commercial and industrial properties. There is also residential development located to the east of the property. The zoning district permits the existing sports club, pub and restaurant use;
 - The subject property is in the North Vernon Neighbourhood and is surrounded by commercial, industrial and residential properties. It is designated Community Commercial in the Official Community Plan with the surrounding lots designated Light Industrial Service Commercial and Residential Medium Density. The subject use is compatible with existing and potential surrounding uses for the area;
 - The subject property is adequately served with on-site parking. Traffic in the area is not expected to be impacted by the proposed licence. Similarly, noise in the area is not expected to change due to the proposed amendment to extend the existing outdoor patio;

- The RCMP and Bylaw Compliance have indicated that the proposed amendment to the liquor primary licence for extension of an existing outdoor patio at the Roster Sports Club does not present any policing concerns;
- The amendment to the liquor primary licence for an outdoor patio extension is not expected to negatively impact the community;
- All owners and occupiers of lands and businesses operating within a 60m radius of the subject property were notified of the application, and were provided the opportunity to provide comments to the City. A total of 139 property owners and occupiers, including businesses, were contacted. A Notice of Intent requesting public input was published in the September 16 and 23, 2021 editions of the Vernon Morning Star newspaper. A total of one email from the public was received by the response deadline, expressing support for the proposal;

AND FURTHER, that the Liquor and Cannabis Regulation Branch be advised that Council is in support of the subject amendment to the liquor licence application as it addresses the Liquor and Cannabis Regulation Branch criteria in the following manner:

- Noise in the area is not expected to change due to the proposed liquor primary licence amendment to extend an existing outdoor patio;
- The subject property has been in operation for over 20 years. The proposed liquor primary licence amendment for the extension of the existing outdoor patio is not expected to negatively impact the community;
- It is not anticipated that a proposed liquor primary licence amendment to include an extension to the existing outdoor patio would result in Roster Sports Club, located at 2319 53rd Avenue (Lot 26, Plan 28089, Section 10, Township 8, ODYD), being operated in a manner that is contrary to its primary purpose of a sports club.

**VERNON TOWNE
THEATRE – LIQUOR
PRIMARY LICENCE
APPLICATION
(4320-20 LL000101)
(P. 293)**

- (ii)** THAT Council advise the Liquor and Cannabis Regulation Branch that Council supports the application submitted by the Okanagan Screen Arts Society for a liquor primary licence for the Vernon Towne Theatre located at 2910 30th Avenue (Lot 1, Plan KAP72404, Sec 34, Twp 9, ODYD), based on the following reasons:

- The subject property is in the C7 – Heritage Business District zoning district and is located within the downtown core at 2910 30th Avenue, adjacent to commercial, residential and institutional properties. The zoning district permits Liquor Primary Establishments as a primary use;
- The subject property is in the City Centre Neighbourhood and is surrounded primarily by commercial with some residential and institutional properties. It is designated Mixed Use – Medium and High Density Commercial and Residential in the Official Community Plan. The subject use is compatible with existing and potential surrounding uses for the area;
- The traffic in the area is not expected to be impacted by the proposed liquor licence. Similarly, noise in the area is not expected to change due to the proposed licence;
- The RCMP and Bylaw Compliance have indicated that the liquor licence for the Vernon Towne Theatre located at 2910 30th Avenue does not present any policing concerns;
- The liquor primary licence is not expected to negatively impact the community;
- All owners and occupiers of lands and businesses operating within a 60m radius of the subject property were notified of the application, and were provided the opportunity to provide comments to the City. A total of 191 property owners and occupiers, including businesses, were contacted. A Notice of Intent requesting public input was published in the September 16 and 23, 2021 editions of the Vernon Morning Star newspaper. A total of four emails from the public were received by the response deadline, all expressing support for the proposal;

AND FURTHER, that the Liquor and Cannabis Regulation Branch be advised that Council is in support of the subject liquor primary licence application as it addresses the Liquor and Cannabis Regulation Branch criteria in the following manner:

- Noise in the area is not expected to change due to the proposed liquor licence;
- The Vernon Towne Theatre venue has been in operation for almost 100 years. Adding a liquor primary licence to

the facility is not expected to negatively impact the community;

- It is not anticipated that the proposed liquor primary licence at the Vernon Towne Theatre, located at 2910 30th Avenue, would result in the facility being operated in a manner that is contrary to its primary purpose as a community art venue.

**LAND USE CONTRACT
DISCHARGE
APPLICATION FOR MT.
FOSTHALL DRIVE
(LUC00024)
(P. 308)**

(iii) THAT Council support Application LUC00024 to discharge Land Use Contract Bylaw #2613, 1977, LTO #N978 from the title of Lot B, Sec 26, Tp 9, ODYD, Plan KAP77864 (Mt Fosthall Drive) and allow the property to be governed by Zoning Bylaw #5000 and the underlying Small Lot Residential – R4 Zone, subject to the following bylaw requirements:

- a) That, prior to subdivision or land alteration, the property owner obtains a Hillside Development Permit according to the Hillside Guidelines 2008 including the provision of a slope analysis, visual impact study, geotechnical evaluation, grading plan, tree and vegetation plan, drainage management plan and an erosion control plan prepared by qualified professionals;
- b) That, prior to construction, subdivision or land alteration, the property owner obtains an Environmental Development Permit according to the Environmental Management Areas Strategy 2014 including the provision of an Environmental Impact Assessment prepared by a qualified professional;
- c) That no construction of a building, structure or swimming pool occurs on slopes 30% or greater, unless a development variance permit is approved by Council;
- d) That no new lots are created where less than 100m² of contiguous buildable area is provided, unless a development variance permit is approved by Council; and
- e) That, in accordance with Covenant #KX42816, the property not be built on, used or developed without written authorization from the City that access via a public or private roadway is acceptable and that storm, sanitary and drainage services are acceptable;

AND FURTHER that a Covenant be registered on title limiting the maximum height of primary buildings to the lesser of 8.0m or 2 storeys to reduce the visual impact of building elevations on the northwest downhill slope.

13. LEGISLATIVE MATTERS

A. Bylaws:

RESCIND READINGS

- 5867

(i) THAT Council rescind First and Second Readings for Bylaw #5867, “**2904 26th Street City of Vernon Heritage Revitalization Agreement Bylaw Number 5867, 2021**” – a bylaw, pursuant to Part 15 of the *Local Government Act*, to enter into a Heritage Revitalization Agreement with the owner of a heritage property. (P. 353)

- Memo dated October 12, 2021 from Current Planner, “2904 26th Street Heritage Revitalization Agreement Bylaw #5867, 2021”, re: rescind readings and cancel the Public Hearing. (P. 362)

ADOPTION

- 5754

(ii) THAT Bylaw #5754, “**4300 35th Avenue Official Community Plan Amendment Bylaw Number 5754, 2019**” – a bylaw to realign the boundaries of the subject property for “Residential – Medium Density” and “Parks & Open Space”, be **adopted**. (P. 384)

Memo dated October 14, 2021 from Current Planner, “4300 35th Avenue Official Community Plan Amendment Bylaw #5754 and Rezoning Amendment Bylaw #5755 – Request for Adoption. (P. 387)

- 5755

(iii) THAT Bylaw #5755, “**4300 35th Avenue Rezoning Amendment Bylaw Number 5755, 2019**” – a bylaw to rezoning the subject property from “A3 – Rural Small Holdings” to “RM1 – Row Housing Residential” and “P1 – Parks and Open Space”, be **adopted**. (P. 391)

- 5869

(iv) THAT Bylaw #5869, “**33 Street and 35 Avenue (adjacent to Vernon Recreation Centre) Road Closure Bylaw Number 5869, 2021**” – a bylaw close all or part of a highway and remove the dedication of the highway, be **adopted**. (P. 394)

- 5870

(v) THAT Bylaw #5870, “**Tax Exemption Amendment Bylaw Number 5870, 2021**” – a bylaw to amend City of Vernon Tax Exemption Bylaw Number 5713, 2018, be **adopted**. (P. 397)

13. COUNCIL INFORMATION UPDATES

A. Mayor and Councillors Reports.

14. INFORMATION ITEMS

A. Minutes from the Committees of Council:

- i) Transportation Advisory, October 17, 2019 (P. 413)**
- ii) Economic Development Advisory, October 29, 2020 (P. 416)**
- iii) Advisory Planning, August 17, 2021 (P. 420)**

B. Letter dated October 14, 2021 from Lisa Helps, Mayor, City of Victoria re: Paid Sick Leave for Workers (P. 428)

CLOSE

16. CLOSE OF MEETING

THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF A REGULAR OPEN MEETING OF COUNCIL
HELD OCTOBER 12, 2021**

PRESENT: Mayor V. Cumming

Councillors: S. Anderson, K. Gares, , A. Mund,
(B. Quiring and K. Fehr – absent)

Staff: W. Pearce, Chief Administrative Officer
P. Bridal, Deputy Chief Administrative Officer
K. Poole, Director, Community Safety, Lands and Safety
K. Austin, Manager, Legislative Services
J. Nicol, Deputy Corporate Officer
C. Poirier, Manager, Communications & Grants
D. Law, Director, Financial Services
J. Rice, Director, Operation Services
K. Flick, Director, Community Infrastructure & Development
B. Bandy, Manager, Real Estate
S. Melenko, Information Tech.

Others: Media and Members of the Public

Mayor Cumming called the Regular Open meeting to order at 8:40 am.

**LAND
ACKNOWLEDGEMENT**

*As Mayor of the City of Vernon, and in the spirit of this gathering,
I recognize the City of Vernon is located in the traditional territory of the
Sylx People of the Okanagan Nation.*

Mayor Cumming requested a motion to move to Committee of the
Whole.

Moved by Councillor Gares, seconded by Councillor Mund:

THAT Council move to the Committee of the Whole meeting.

CARRIED

Mayor Cumming reconvened the Regular Open meeting at 8:43 am and
requested a motion to move to In Camera.

**RESOLUTION TO
CLOSE MEETING**

Moved by Councillor Mund, seconded by Councillor Gares:

BE IT RESOLVED that the meeting be closed to the public in
accordance with Section 90(1) of the *Community Charter* as follows:

(c) labour relations or other employee relations;

(e) the acquisition, disposition or expropriation of land or
improvements, if the Council considers that disclosure could

reasonably be expected to harm the interests of the municipality;

- (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*;
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED

Mayor Cumming called the Regular Open meeting back to order at 1:30 pm.

PRESENT: Mayor V. Cumming

Councillors: S. Anderson, K. Gares, B. Quiring,
A. Mund, (K. Fehr – absent)

Staff: W. Pearce, Chief Administrative Officer
P. Bridal, Deputy Chief Administrative Officer
K. Poole, Director, Community Safety, Lands and Administration
K. Austin, Manager, Legislative Services
J. Nicol, Deputy Corporate Officer
C. Poirier, Manager, Communications and Grants
H. Irvine, Digital Communications Specialist
K. Flick, Director, Community Infrastructure & Development Services
J. Rice, Director, Operation Services
D. Law, Director, Financial Services
A. Stuart, Manager, Financial Planning & Reporting
L Walker, Manager, Customer Service – Recreation
M. Dowhaniuk, Manager, Infrastructure
D. Lees, Manager, Protective Services
L. Cordell, Manager, Long Range Planning & Sustainability
A. Watson, Manager, Transportation
E. Croy, Transportation Planner
T. Martens, Manager, Financial Operations
B. Bandy, Manager, Real Estate
S. Melenko, Information Tech.

Others: Media and Members of the Public

LAND ACKNOWLEDGEMENT

As Mayor of the City of Vernon, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx People of the Okanagan Nation.

ADOPTION OF THE AGENDA**APPROVAL OF ITEMS LISTED ON THE AGENDA**

Moved by Councillor Gares, seconded by Councillor Mund:

THAT the agenda for the October 12, 2021 Regular Open meeting of the Council of The Corporation of The City of Vernon be adopted amended to include:

1. **SEE ITEM – 14. NOTICE OF MOTION, Councillor Quiring – Background – Traffic Bylaw #5600 Amendments.**

CARRIED

ADOPTION OF MINUTES**COUNCIL MEETINGS**

Moved by Councillor Mund, seconded by Councillor Gares:

THAT the minutes of the Regular Meeting of Council held September 27, 2021 be adopted;

AND FURTHER, that the minutes of the Committee of the Whole Meeting of Council held September 27, 2021 be received.

CARRIED

BUSINESS ARISING FROM THE MINUTES**GENERAL MATTERS****PRESENTATION – INTERIOR HEALTH AUTHORITY – UPDATE ON OVERDOSE PREVENTION (0410-31)**

Colleen McEwan, Director Clinical Operations – Mental Health & Substance Use and Allied Health, North Okanagan (via Zoom) and Dr. Karin Goodison, Interior Medical Health Officer provided Council with an update on Overdose Prevention Site.

The following points were noted:

- Continue to see deaths in Vernon associated with poisoned drug supply (18 deaths to date in 2021)
- Vernon deaths are mostly male, in their 20 – 30's and some in their 50's
- Most deaths occur in private homes as a result of a combination of the two public health emergencies
- 5% Increase of extreme fentanyl and carfentanil usage
- Major strategy is overdose prevention services (OPS) – Vernon OPS opened in May of last year and has been consistently utilized
- OPS is open until 3pm to balance needs of the neighbourhood – unable to expand hours if funding comes available due to hour restrictions

- Two to three people per day use the OPS to inject and access other services
- There have been 18 overdoses at the OPS site, majority have recovered on site with help from staff, no deaths reported
- Between five and ten times more people come to access harm reduction supplies
- Have two new general practitioners who can prescribe opioid antagonists
- Have funding for an additional nurse who can write prescriptions for suboxone
- Outreach provided to those impacted by wildfires as well as the Okanagan Indian Band.

Moved by Councillor Mund, seconded by Councillor Gares:

THAT Council receive the presentation dated October 12, 2021 from Colleen McEwan, Director Clinical Operations – Mental Health & Substance Use and Allied Health, North Okanagan and Dr. Karin Goodison, Interior Medical Health Officer, for information.

CARRIED

DELEGATION – O’KEEFE RANCH, REVIEW OF 2021, PREVIEW OF 2022 (0230-20-37)

Bruce Cummings, President, O’Keefe Ranch and Interior Heritage Society reviewed O’Keefe Ranch’s 2021 Season and provided a preview of the winter season and 2022.

The following points were reviewed:

- Board Members & Management
- 2021 In Review
- Capital Projects
- 2021 Fall & Winter Season – planned events reviewed
- 2022 Financial Outlook
- Sharon Gardner and Gabriel Newman recognized as outstanding volunteers.

Moved by Councillor Anderson, seconded by Councillor Gares:

THAT Council receive the presentation dated October 12, 2021 from the President, O’Keefe Ranch and Interior Heritage Society for information.

CARRIED

COUNCIL INQUIRIES

- CANNABIS BYLAWS** Council asked Administration when the cannabis bylaws will be coming forward for Council consideration. **A. Admin.** advised that it is expected the outstanding cannabis applications, zoning amendments and amendment to the approving authority will come forward to Council on November 22, 2021.
- INDIGENOUS CROSSWALK** Council inquired if there was interest in creating an indigenous crosswalk in the Vernon area. **A. Admin** advised that this item will be discussed by the Okanagan Indian Band (OKIB) and City of Vernon (COV) working group
- INTERPRETIVE SIGNAGE** Council inquired regarding interpretation signage similar to those displayed at Kin Beach. It is recommended that similar signage be installed in other locations such as Civic Memorial Park, Kin Park and Polson Park, to continue the work on truth and reconciliation. **A. Admin.** advised that this item will be discussed by the Okanagan Indian Band (OKIB) and City of Vernon (COV) working group
- OKANAGAN LAKE LEVELS** Council inquired regarding the low water level on Okanagan Lake – residents living on the lake are concerned that their waterlines will be exposed and will freeze. **A. Admin.** will contact the appropriate ministries to advise of these concerns.
- SECONDARY SUITES** Council requested an update on the bylaw amendments for secondary suites. **A. Admin.** advised that due to a staff vacancy, bylaw amendments have been delayed until the beginning of the year. It was noted that some residents in the RTR Zone are not interested in having secondary suites. This will be considered by Administration prior to bringing forward a report.
- BEAVER DAM – MARSHALL FIELD** Council noted concern regarding a beaver dam near Marshall Field This is causing some challenges for spawning kokanee. **A. Admin.** advised that the Fisheries Ministry has been contacted and an update will be provided.

ADMINISTRATION UPDATES**ADMINISTRATION UPDATES (0550-05)**

Moved by Councillor Gares, seconded by Councillor Mund:

THAT Council receive the Administration Updates dated October 12, 2021, for information.

CARRIED**NEURON SCOOTERS**

Council noted that although the age of scooter users was lowered from 18 to 16, could it be lowered to 12 years? An Admin. update will be provided.

**RECREATIONAL
VEHICLES ON 25th
AVENUE**

Council inquired if there was an update regarding parking of recreational vehicles on 25th Avenue. **A. Admin.** advised that a date and time to inspect vehicles was being determined and that support agencies are being contacted.

UNFINISHED BUSINESS

**UBCM COMMUNITY
RESILIENCY
INVESTMENT
PROGRAM – 2021
FIRESMART
ECONOMIC
RECOVERY FUND
GRANT
APPLICATION
APPROVAL
(1855-20)**

Moved by Councillor Mund, seconded by Councillor Gares:

THAT Council authorize the expenditure of up to \$89,890 for a new staff position to build local wildfire resilience in the City of Vernon, funded by the UBCM Community Resiliency Investment FireSmart Economic Recovery Fund grant program.

CARRIED

**3000 LAKESHORE
ROAD LAKE ACCESS
DESIGN –
TRANSPORTATION
ADVISORY
COMMITTEE (8700-02)**

Moved by Councillor Quiring, seconded by Mayor Cumming:

THAT Council direct Administration to bring the proposed 3000 Lakeshore Road Lake Access Site design to the Transportation Advisory Committee for its review and comment in October 2021 as outlined in the memorandum titled “3000 Lakeshore Road Lake Access Design – Transportation Advisory Committee” dated September 30, 2021 and respectfully submitted by the Transportation Planner.

CARRIED

**LAKE ACCESS
CAPITAL PROJECTS
UPDATE (8700-02)**

Moved by Mayor Cumming, seconded by Councillor Gares:

THAT Council receives for information the memorandum titled “Lake Access Capital Projects Update” dated October 1, 2021 and respectfully submitted by the Transportation Planner.

CARRIED

**2021 SEASONAL
SECURITY SUMMARY
(4000-02)**

Moved by Councillor Anderson, seconded by Councillor Gares:

THAT Council receive the memorandum titled “2021 Seasonal Security Summary” dated October 1, 2021, respectfully submitted by the Manager, Protective Services for information.

CARRIED

**SILVER STAR ROAD
MULTI-USE PATH –
SCOPE CHANGE
(5410-10-Silver Star Rd)**

Moved by Councillor Gares, seconded by Councillor Quiring:

THAT Council receive the report titled “Silver Star Road Multi-Use Path – Scope Change” dated September 29, 2021 respectfully submitted by the Senior Project Manager, Infrastructure;

AND FURTHER, that Council authorize Administration to increase the scope of work on Phase 1 of the Silver Star Road Multi-Use Path project to include Silver Star Road from Pleasant Valley Road to BX Elementary funded from the approved project budget;

AND FURTHER, that Council authorize early budget approval of the Silver Star Road Multi-Use Path – Phase 2 as presented with funding in the amounts \$1,990,000 from Road Development Cost Charges and \$20,000 from the 1.9% Infrastructure Levy.

CARRIED

**ASSIGNMENT OF
RIGHTS IN THE
LITERARY AND
ARTISTIC WORK
ENTITLED
“OGOPOGO”
(0590-05 Ogopogo)**

Moved by Councillor Mund, seconded by Councillor Quiring:

THAT Council authorize the Mayor and Corporate Clerk to execute the Copyright Assignment Agreement between the City of Vernon and the Okanagan Nation Alliance, as attached to the Internal Memorandum titled “Assignment of Rights in the Literary and Artistic Work Titled “Ogopogo”, dated October 5, 2021 and respectfully submitted by the Chief Administrative Officer.

CARRIED

**SKATING RINK
RECOMMENDATIONS
(6135 – 03)**

Moved by Councillor Anderson, seconded by Councillor Quiring:

THAT Council direct Administration to include a permanent outdoor ice surface in the upcoming planning process for the Kin Race Track Lands and investigate the feasibility of having it constructed in the first phase of development of the future park, as outlined in the report titled “Skating Rink Recommendations” dated September 28, 2021 and respectfully submitted by the Manager, Long Range Planning and Sustainability.

CARRIED

MATTERS REFERRED

THAT Council brings forward, as public information, the following motion **declassified** from confidential to non-confidential at the October 12, 2021, In Camera meeting:

**MONTH TO MONTH
LEASE – OKANAGAN
FIX WINGS LTD –
TERMINAL OFFICE 102**

‘THAT Council direct Administration to enter into a month to month lease with Okanagan Fix Wings Ltd. for the Vernon Regional Airport Terminal Office located at 102-6300 Tronson Road, commencing

**– 6300 TRONSON ROAD
(8400-02-10)**

November 1, 2021, with a gross monthly rent of \$250.00 plus GST and minimum liability insurance of \$2M.’

THAT Council brings forward, as public information, the following motion **declassified** from confidential to non-confidential at the September 27, 2021, In Camera meeting:

**FREEDOM OF THE CITY
– MR. KENNETH
HOLLAND
(0330-20)**

‘THAT Council authorize a Special Council meeting on Tuesday, October 26, 2021 at 9:00 am in order to recognize and present Mr. Kenneth Holland with the Freedom of the City as outlined in the memorandum titled “Freedom of the City – Mr. Kenneth Holland”, dated September 8, 2021, respectfully submitted by the Manager, Legislative Services/Corporate Officer;

AND FURTHER, that the resolution, upon notification to Mr. Holland, be declassified from confidential to non-confidential and removed from In Camera.’

NEW BUSINESS

Correspondence:

**KAL TIRE PLACE
CONCESSION
EQUIPMENT REPAIR/
REPLACEMENT
(7842-01)**

Moved by Councillor Mund, seconded by Councillor Quiring:

THAT Council authorize Administration to spend up to \$17,000, to be sourced from the Recreation Facility Operating Reserve, to repair and/or replace concession equipment as outlined in the memorandum titled “Kal Tire Place Concession Equipment Repair/Replacement” dated September 30, 2021 respectfully submitted by the Manager, Recreation Customer Services.

CARRIED

**2022 FLEET VEHICLE
AND EQUIPMENT
REPLACEMENT
(1280-01)**

Moved by Councillor Mund, seconded by Councillor Gares:

THAT Council receive the memorandum titled “2022 Fleet Vehicle and Equipment Replacement” dated September 16, 2021 respectfully submitted by the Manager, Fleet Services;

AND FURTHER, that Council provide early budget approval for the replacement of fleet units 002, 009, 072, 086, and 111 at a cost not to exceed \$865,000, to be funded from Vehicle and Equipment Replacement Reserve, as included in the 2022 – 2026 Financial Plan.

CARRIED

PROCUREMENT OF ONE FULL SIZE 100% ELECTRIC VAN (1280-01)

Moved by Mayor Cumming, seconded by Councillor Quiring:

THAT Council receive the Memorandum titled “Procurement of one full size 100% electric van” dated September 20, 2021 respectfully submitted by the Manager, Fleet Services;

AND FURTHER that Council authorize Administration to replace Unit # 095 with an electric transit van at a cost not to exceed \$82,000 to be funded by \$40,000 from the Vehicle and Equipment Replacement Reserve and \$42,000 from the Climate Action Revolving Fund;

AND FURTHER that Council waive the requirement within the Climate Action Revolving Fund Proposal to repay 50% of the annual cost savings to the Fund.

CARRIED

DOWNTOWN VERNON ASSOCIATION (DVA) 2020 FINANCIAL STATEMENTS (1970-13:99)

Moved by Councillor Quiring, seconded by Councillor Mund:

THAT Council receive the Downtown Vernon Association 2020 Financial Statements as presented in the memorandum of the same title dated September 29, 2021 respectfully submitted by the Manager, Financial Operations;

AND FURTHER, that Council approve payment of the second and final instalment of the 2021 BIA tax levies for the total amount of \$210,915.

CARRIED

CBW DEVELOPMENT CORPORATION SHAREHOLDER MEETING (1660-20)

Moved by Councillor Mund, seconded by Councillor Gares:

RESOLVED, as a resolution of the sole shareholder of CBW Development Corp. (the Company) entitled to vote at an annual general meeting, that:

- 1) WHEREAS there were no financial transactions for the Company for the fiscal year ended December 31, 2020, and there will be no financial transactions for the Company for the fiscal year ended December 31, 2021, and the Company has no assets, liabilities and equity, the appointment of auditors for the Company for the 2020 and 2021 fiscal years are waived;
- 2) October 12, 2021 is hereby selected as the annual reference date for the Company for its current annual reference period;
- 3) The number of directors of the Company is hereby fixed at three;
- 4) The following persons, each of whom has consented in writing to act as a director, are hereby elected as directors of the Company,

to hold office until the next annual general meeting of the Company (or unanimous resolutions consented to in lieu of holding an annual general meeting) or until their successors are appointed:

WILL PEARCE
BRETT BANDY
DEBRA LAW

- 5) All lawful acts, contracts, proceedings, appointments and payments of money by the directors of the Company since the last annual reference date of the Company, and which have previously been disclosed to the shareholders, are hereby adopted, ratified and confirmed.

CARRIED

**HESPERIA
DEVELOPMENT
CORPORATION
SHAREHOLDER
MEETING
(1660-20)**

Moved by Councillor Mund, seconded by Councillor Gares:

RESOLVED, as a resolution of the sole shareholder of Hesperia Development Corporation (the Company) entitled to vote at an annual general meeting, that:

- 1) WHEREAS there were no financial transactions for the Company for the fiscal year ended December 31, 2020 and there will be no financial transactions for the Company for the fiscal year ended December 31, 2021, and the Company has no assets, liabilities and equity, the appointment of auditors for the Company for the 2020 and 2021 fiscal years are waived;
- 2) October 12, 2021 is hereby selected as the annual reference date for the Company for its current annual reference period;
- 3) The number of directors of the Company is hereby fixed at three;
- 4) The following persons, each of whom has consented in writing to act as a director, are hereby elected as directors of the Company, to hold office until the next annual general meeting of the Company (or unanimous resolutions consented to in lieu of holding an annual general meeting) or until their successors are appointed:

WILL PEARCE
BRETT BANDY
DEBRA LAW

- 5) All lawful acts, contracts, proceedings, appointments and payments of money by the directors of the Company since the last annual reference date of the Company, and which have previously

been disclosed to the shareholders, are hereby adopted, ratified and confirmed.

CARRIED

2022 VERNON WINTER CARNIVAL SOCIETY – REQUEST FOR FUNDING (1850-01)

Moved by Councillor Gares, seconded by Councillor Mund:

THAT Council receive for information the funding request letter from the Vernon Winter Carnival Society dated September 20, 2021;

AND FURTHER, that Council approve a \$10,000 grant to the Vernon Winter Carnival Society in the City of Vernon’s 2022 – 2026 Financial Plan, funded from taxation.

CARRIED

PROPOSED O’KEEFE RANCH GRANT SERVICE (0230-20-37 2021)

Moved by Councillor Gares, seconded by Councillor Mund:

THAT Council support the draft O’Keefe Ranch Grant Service Establishment Bylaw No. 2911, 2021 with the following revision:

Remove the administrative overhead from the bylaw so that the amount collected from member municipalities and electoral areas is only for the grant paid to the O’Keefe Ranch and Interior Heritage Society.

AND FURTHER, that Council consent to the proposed Service Withdrawal provision as presented in the draft O’Keefe Ranch Grant Service Establishment Bylaw No. 2911, 2021, and required by Section 340 (3) of the Local Government Act.

CARRIED

Reports:

EXTENSION OF TEMPORARY OUTDOOR COMMERCIAL USES AND TEMPORARY LIQUOR SERVICE AREAS (8300-07)

Moved by Councillor Mund, seconded by Councillor Quiring:

THAT Council provide pre-approval to all liquor primary and manufacturer establishments within Vernon who may apply for an expanded service area for food primary, liquor primary and manufacturer licensees (i.e. wineries, breweries, distilleries) to temporarily expand their service areas until June 1, 2022 in alignment with the Liquor Control and Cannabis Regulation Branch Policy Directive No. 21-09 and City requirements;

AND FURTHER, that Council allow businesses with private off-street parking lots throughout the city to temporarily expand their commercial use outdoors of up to 25% of their required private off-street parking spaces until October 31, 2022;

AND FURTHER, that Council direct Administration to extend the waiver of the requirement for a Sidewalk and Boulevard Area Use Permit within the Primary and Secondary Business Improvement Areas until October 31, 2022, to allow businesses to expand their commercial uses into sidewalks and boulevards, subject to leaving a minimum 2.0 m clear aisle for pedestrian circulation, without a permit and without a fee, and subject to entering into a use agreement with guidelines;

AND FURTHER, that Council allow businesses in the Primary and Secondary Business Improvement Areas to expand their commercial uses into one available public on-street parking space adjacent to their business from March 1, 2022 to October 31, 2022, without a permit and without a fee, and subject to entering into a use agreement with guidelines;

AND FURTHER, that Council direct Administration to implement a permit system starting in 2023, to allow businesses in the Primary and Secondary Business Improvement Areas to use one available public on-street parking space adjacent to their business between March 1 and October 31 each year for outdoor commercial uses, subject to a permit application, a fee, and meeting application requirements

CARRIED

LEGISLATIVE MATTERS

Bylaws:

ADOPTION

- 5838

Moved by Councillor Mund, seconded by Councillor Gares:

THAT Bylaw #5838, “**6335 Okanagan Landing Road Housing Agreement Bylaw Number 5838, 2020**” - a bylaw to authorize a Housing Agreement for 6335 Okanagan Landing Road, be **adopted**.

CARRIED

- 5841

Moved by Councillor Anderson, seconded by Councillor Quiring:

THAT Bylaw #5841, "**3398 Davison Road Official Community Plan Amendment Bylaw Number 5841, 2020**", a bylaw to amend the Official Community Plan from “Public Institutional”, “ALR Lands” and “Hillside Residential to “Hillside Residential” and “Parks & Open Space”, be **adopted**.

CARRIED

- **5842** Moved by Councillor Mund, seconded by Councillor Gares:

THAT Bylaw #5842, "**3398 Davison Road Rezoning Amendment Bylaw Number 5842, 2020**", a bylaw to rezone lands from "A1 – Agriculture within the ALR" to "HR1 – Hillside Residential Single and Two Family", "HR2 – Hillside Residential Multi Family" and "P1 – Parks and Open Space", be **adopted**.

CARRIED

- **5874** Moved by Councillor Gares, seconded by Councillor Mund:

THAT Bylaw #5874, **5545 and 5577 27th Avenue Housing Agreement Bylaw No. 5874, 2021** – a bylaw to authorize a housing agreement, be **adopted**.

CARRIED

**FIRST, SECOND &
THIRD READINGS**

- **5869**

Moved by Councillor Quiring, seconded by Councillor Mund:

THAT Bylaw #5869, "**33 Street and 35 Avenue (adjacent to Vernon Recreation Centre) Road Closure Bylaw Number 5869, 2021**" – a bylaw close all or part of a highway and remove the dedication of the highway, be **read a first, second and third time**.

CARRIED

- **5870** Moved by Councillor Gares, seconded by Councillor Quiring:

THAT Bylaw #5870, "**Tax Exemption Amendment Bylaw Number 5870, 2021**" – a bylaw to amend City of Vernon Tax Exemption Bylaw Number 5713, 2018, be **read a first, second and third time**.

CARRIED

COUNCIL INFORMATION UPDATES

Councillor Mund:

- No report

Councillor Anderson:

- No report

Councillor Gares:

- Reminder of the Greater Vernon Chamber of Commerce Business Excellence Awards on October 29, 2021

Councillor Quiring

- No report

Mayor Victor Cumming:

Attended:

- Skyline Living Tour
- Climate Action Advisory Committee
- Canoe Bay sign unveiling
- Okanagan Basin Water Board meeting– invite Kellie Garcia to speak
- Joint Biosolids Advisory Committee
- Greater Vernon Advisory Committee
- Beirsto Elementary Grade 5 presentation
- Community Economic Development Initiative certificates
- Ribbon Cutting on Swan Lake Observation Tower

**NOTICE OF MOTION –
COUNCILLOR QUIRING
– TRAFFIC BYLAW
#5600 AMENDMENTS
(3900-02 Traffic)**

Moved by Councillor Quiring, seconded by Councillor Anderson:

THAT Council direct Administration to make amendments to Traffic Bylaw #5600 to prohibit recreational vehicles from setting up (deploying slides and jacks) on municipal roads.

CARRIED

INFORMATION ITEMS

Council received the following information items:

- A. Letter dated October 5, 2021 from Honourable Josie Osborne, Minister of Municipal Affairs re: Revision of voting age for local government elections.
- B. Minutes from the Joint Biosolids Advisory Committee, April 21, 2021.

CLOSE

Mayor Cumming closed the Regular Open Meeting of the Council of the Corporation of the City of Vernon at 3:45 pm.

CERTIFIED CORRECT:

Mayor

Corporate Officer

In pursuit of a fairer municipal ballot

2021-10-25

Jane Weixl, Sue Young

1

We are asking you to

Direct staff to draft a by-law for Council consideration that would allow for Council candidates in the 2022 *municipal election* to be listed on the ballot in random order.

2021-10-25

Jane Weixl, Sue Young

2

Authorization

Section 117 of the Local Government Act:
“A local government may, by bylaw, permit the order of names on a ballot to be determined by lot in accordance with this section.”

https://www.bclaws.gov.bc.ca/civix/document/id/lc/statreg/r15001_03#section117

Historical precedent

- Municipalities in BC, other provinces, and the United States
- White Rock, Dawson Creek, Fort St. John
- Vancouver in 2018 and 2022

Rationale: Numerous Empirical Studies for example

Canadian Journal of Political Science: March 2018,
Vol 51, No. 1, Pp83-102

- ballot order can affect number of votes candidates receive
- may have been enough to spell difference between victory and defeat

2021-10-25

Jane Weixl, Sue Young

5

For Example

The Journal of Politics: February 2004, Vol. 66, No. 1, Pp.
267–281

- in 71 of 79 precincts candidates listed first did better
- the magnitude of name-order effects was large enough to turn the outcome in some races.

Names that are close may confuse people

2021-10-25

Jane Weixl, Sue Young

6

Conclusion

We represent a group of citizens interested in removing any real or perceived bias from the municipal electoral system.

Ballot order should not be a factor in determining who is elected!

People Supporting Randomized Ballot in Vernon

Sue Young	V1T 3Y8
Jane Weixl	V1T 8H5
Jerry Reitman	V1T 4H7
David Kennedy	V1B 2Y5
Richard Pearen	V1T 3Y8
Grace Kramer	V1T 9L8
Karine Poznanski	V1T 8R1
Johanna de Bruijn	V1T2K3
Nicholas Balducci	V1T 9E6
Linda Kennedy	V1B 2Y5
David Friedman	V1T 3P4
Steve Debella	V1H 1K4
Ronee de Langen	V1H 1B9
Korry Zepik	V1T 2N1
Tony Harnett	V1H 1S6
Betty Ann Prier	V1H 1Z6
Ed Wilson	V1B 4B3
Joan Debella	V1H 1K4
Sue Harnett	V1H 1S6
Matthew Kemp	V1T 4S5
Karen Durant	V1T 2X4
Marion Wilson	V1B 4B3
Barry Dorval	V1T 4T4
Mary Stockdale	V1T 4H7
Dawn Tucker	V1T 6G6

Andrea Harwood-Jones	V1T 4H3
Stephanie Hendy	V1T 7K8
Juliette Cunningham	V1H 1H5
Luana Kaleikini	V1T 5P3

SOCIAL PLANNING COUNCIL/PARTNERS IN ACTION

Quarterly Report: July 1 to September 30, 2021

VISION STATEMENT: A safe, healthy and inclusive community in which to live, work and grow

MISSION STATEMENT: To identify and implement manageable solutions to social issues by mobilizing community-based action teams

COMMITTEE COORDINATOR: Social Planning Council for the North Okanagan

COMMITTEE FUNDING SOURCE: City of Vernon

ACTION TEAM FUNDING SOURCES: Provincial and Federal Government, Local Funders and Various Foundations

COORDINATING COMMITTEE MEMBERS: Community Safety Office, Community Futures North Okanagan, Interior Health, Kindale Developmental Association, City of Vernon, Archway Society, NexusBC, Independent Living Vernon, Downtown Vernon Association, Turning Points Collaborative, Upper Room Mission, United Way North Okanagan Columbia Shuswap, Vernon and District Immigrant Services Society, Canadian Mental Health Association, Family Resource Centre, Vernon Native Housing Society, Chamber of Commerce, Community Living BC

STRATEGIC GOALS:

- Build awareness and understanding of social issues
- Work collaboratively to problem-solve areas of concern
- Develop resources/policies to address gaps
- Monitor and evaluate the Partners in Action model and outcomes
- Provide sustainability for the Partners in Action Committee

Action Team	Open/ Closed	Background/Activities	Outputs	Direct Outcomes	Updates/Follow Up
Homelessness/Housing					
Provincial Homeless Count	closed	In 2020, the Province of BC funded homeless counts in 16 communities, including Vernon. Eight of these counts were completed before March 17, 2020, but due to the pandemic, the Vernon count was put on hold until May 6, 2021.	Homeless point-in-time count completed in 2021.	Homeless counts give important baseline information on the estimated number, key demographic and service provision needs of people experiencing homelessness.	Vernon took part in the Provincial Homeless Count on the night of May 6, 2021. Staff from Turning Points Collaborative, Archway Society for Domestic Peace and the North Okanagan Friendship Center (in addition to peer outreach workers) assisted with the surveys. Please see the attached preliminary results.

Action Team	Open/ Closed	Background/Activities	Outputs	Direct Outcomes	Updates/Follow Up
COOL Team Update	Ongoing	The COOL team is a partnership between bylaw officers and outreach workers for a collaborative approach to addressing homeless camps. The COOL team follows a protocol where bylaw officers and outreach workers connect campers to services provided by Turning Points Collaborative, emergency food programs and Interior Health.	Annual census/survey of homeless population. Protocol development and updates.	During the pandemic the COOL team has worked closely to monitor the health and safety of camps/spaces.	Social Planning Council and the COOL Team have been monitoring the service needs of people sleeping outside and ensuring ongoing access to meals, showers and laundry. Bylaw officers report seeing approximately 25 people sleeping in public spaces each evening, but indicate that they know of at least 70 individuals who may sleep in public spaces at various times. This supports the statistics captured in the Provincial Homeless Count, with 54 people reporting that they were unsheltered in Vernon on the evening of May 6, 2021.
Strengthening Communities Grant	Open	The City of Vernon successfully applied to the Province of BC's Strengthening Communities Grant. The program goals are to support unsheltered homeless populations and address related community impacts. The funding is being administered by UBCM on behalf of the Province of BC.	Partnership Development. Completed Grant Application. Grant secured.	Improved health and safety of unsheltered homeless people. Reduced community concerns. Improved coordination among health/social service providers. Increased capacity towards culturally safe spaces and trauma-informed responses.	The Social Planning Council assisted City of Vernon staff to secure partnerships and develop the application for the Strengthening Communities Program. The grant was approved, and the City of Vernon has received \$1,246,373 for the following deliverables: <ul style="list-style-type: none"> • Extension of Seasonal By-law Program • Security for Public Washrooms • Peer Program for Public Washrooms • Drinking Fountains • Expansion of Shower/Laundry Program • Expansion of Motel Program with: <ul style="list-style-type: none"> ○ Coordinator Position ○ Substance Use Worker ○ Indigenous Cultural Safety Consultant • Wellbriety Program

Action Team	Open/ Closed	Background/Activities	Outputs	Direct Outcomes	Updates/Follow Up
Housing Action Team	Ongoing	The housing action team meets quarterly to review the housing inventory, identify gaps and explore opportunities. This provides the non-profit housing sector a chance to network, brainstorm and be strategic with plans for future affordable units.	<p>Quarterly meetings.</p> <p>Updated inventory.</p> <p>Increased collaboration and partnership development.</p>	Increased number of affordable units owned and managed by the non-profit sector.	<p>Since 2008, a total of 332 non-profit beds/units have been added to the housing stock. In addition, another 297 units of affordable housing has been approved by BC Housing, under various stages of construction. This represents an enormous capital investment from BC Housing over the last decade within the community.</p> <p>The main focus for the non-profit housing sector is to secure suitable sites (that are zoned and appropriate for the neighbourhood) as land is required in order to apply for capital grants from senior levels of government.</p>
Harm Reduction/HART					
Harm Reduction Team (HART)	Open	Vernon is one of sixteen communities receiving provincial funding to address the opioid crisis at the local level and support Community Action Teams (known locally as HART). The HART team is the advisory body for the implementation of the <i>Harm Reduction and Opioid Overdose Response Strategy</i> . Social Planning Council is the host organization.	<p>Grant secured.</p> <p>Launch of eight action teams since July 2018.</p> <p>Launch of RCMP/OAT Pilot Project.</p> <p>Development and launch of Folks on Spokes Program.</p>	<p>Reduce opioid deaths and overdoses.</p> <p>Enhance access to treatment, recovery, social stabilization, and supports.</p> <p>Reduce the community impacts of opioid addiction.</p> <p>Strengthen cultural supports/services for Indigenous peoples.</p> <p>Reduce stigma and prevent opioid misuse.</p>	The Social Planning Council received funding from the Community Action Initiative to host the HART team and implement the <i>Harm Reduction and Opioid Overdose Response Strategy</i> . The goal of the strategy is to reduce and prevent overdose deaths in Vernon.

Action Team	Open/ Closed	Background/Activities	Outputs	Direct Outcomes	Updates/Follow Up
RCMP/OAT Action Team	Open	The RCMP/OAT action team was created to provide supports and interventions in cells that will reduce opioid overdose deaths and also reduce crime committed due to opioid addiction.	RCMP are able to distribute naloxone and refer people to the OAT Clinic for treatment.	Reduce risk of opioid overdose. Reduce crime by connecting opioid users to treatment and supports.	The Vernon RCMP Detachment is currently distributing naloxone from cells and referring people directly to OAT treatment services. IH and the RCMP continue to explore ways to provide OAT prescriptions directly from cells, but ongoing funding for this portion of the program remains a barrier.
Folks on Spokes/ Community Clean Ups	Open	This action team was created in response to concerns from downtown businesses about discarded needles and debris being found in alleyways.	Community partnership and sharing of resources. Launch of Folks on Spokes and weekly clean ups.	Reduce number of needles in public spaces. Provide support and information to local businesses.	The Community Safety Office launched the Folks on Spokes program in April 2021 with support from the Downtown Vernon Association. There has been positive feedback from both the peer participants and downtown businesses. The Strengthening Communities Grant will allow an expansion of peer programming to keep public washrooms safer and more accessible.
Peer Outreach Programs	Open	The main role of this action team is to get direct input from key target populations with lived experience in order to identify opportunities/priorities and develop peer led programs.	Focus groups of key stakeholders including: peers currently using opioids; peers in recovery; as well as family members. Peer Outreach Programs.	Identify gaps/barriers in service. Provide resources to address gaps. Ensure people know where to access interventions, treatment and recovery programs.	The Street Clinic continues to host the peer outreach program which provides harm reduction supplies, referrals to treatment, and support services to marginalized people. Peer outreach workers provide visits to areas where people sleep outside, office support within the Street Clinic, and assistance coordinating the laundry and shower programs. Peer outreach workers also assisted with the Provincial Homeless Count and were instrumental in ensuring a strong participation rate in the survey from individuals who were unsheltered.

Action Team	Open/ Closed	Background/Activities	Outputs	Direct Outcomes	Updates/Follow Up
Cultural Audit Team	Open	<p>The role of this action team is to ensure that there is an Indigenous voice reflected in the HART strategy. An Indigenous consultant was hired to lead the audit and provide a final report/recommendations to the Cultural Audit Action Team.</p> <p>The Cultural Audit Team is provided with funding to initiate and oversee Indigenous programs and projects to implement the Indigenous peer recommendations within the strategy.</p>	<p>Individual interviews of Indigenous peers.</p> <p>Access to cultural sensitivity training for service providers.</p> <p>New recovery program using Indigenous perspective.</p>	<p>Identify cultural gaps/barriers in service.</p> <p>Identify resources and tools to address cultural gaps.</p> <p>Increase cultural capacity of services and the number of culturally sensitive services.</p>	<p>A Wellbriety Program is being funded by the HART Committee for the Fall of 2021. This is a recovery program that uses Indigenous knowledge and principles to support people seeking to recover from alcohol and/or drug use and make positive changes in their physical, emotional and spiritual wellbeing.</p> <p>The Cultural Audit Team put together 100 Indigenized Naloxone Kits with painted stones, cedar/tobacco ties and cards for distribution at the Street Clinic.</p> <p>A key recommendation from Indigenous Peers was to improve the cultural safety of local services. The Strengthening Communities Grant from the City of Vernon includes funding for an Indigenous consultant to work with clients and staff at Turning Points Collaborative to develop more culturally safe programs and facilities.</p>
Anti-racism/Inclusiveness/Multiculturalism					
Local Immigration Partnership Council: Immigration and Settlement Strategy for Vernon	Open	The final strategy document as well as supporting research reports are available at www.socialplanning.ca	<p>Community Survey on Immigration.</p> <p>Labour Market Report.</p> <p>Marketing Strategy.</p> <p>Vernon Immigration and Settlement Strategy.</p>	<p>Newcomers choose Vernon and remain in the community.</p> <p>Newcomers participate in the local labour market, broader community and social networks.</p>	Support is being provided to Community Futures North Okanagan for the federal Northern and Rural Immigration pilot. Approximately 170 people (including family members) have been approved under this program as of September 30, 2021. Given the skills shortage and local labour challenges, this program is an important tool to assist employers in recruiting new staff.

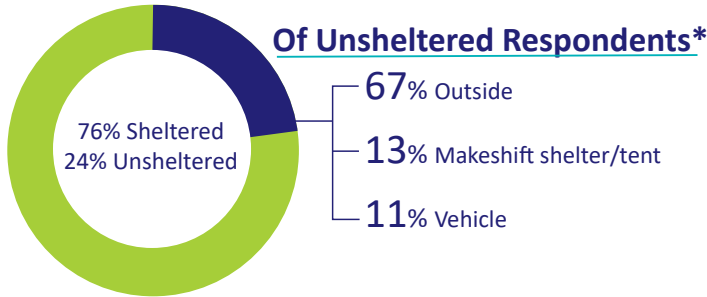
Action Team	Open/ Closed	Background/Activities	Outputs	Direct Outcomes	Updates/Follow Up
“Respect Lives Here” Funding	Open	In 2020, the Province of BC launched a program called Resilience BC to provide support to communities to address racism and hate. The Social Planning Council has recently received another \$7500 grant from the Province of BC to coordinate anti-racism projects at the local level.	Community consultation. Workshops, education, awareness.	Identify and address racism at the local level. Provide resources and education to service providers and community members.	Social Planning Council is in the final stages of development for a video that highlights examples of residents organizing against racism. The video is meant to inspire people who want to take action, but aren't sure where to start or how to get involved. The video will be launched and promoted in November 2021.
Emergency Planning for Vulnerable Populations					
Emergency Planning for Heat Dome and Vulnerable Populations	closed	In late June/early July 2021, Vernon experienced a heat dome with unprecedented temperatures that were potentially life threatening, in particular for vulnerable individuals without access to air conditioning.	Two cooling centres.	Activation of cooling centres to allow people access to air-conditioned spaces during the heat dome. The spaces were used by a variety of residents, including seniors, families and people who are homeless.	Social Planning Council assisted the City of Vernon with emergency planning for vulnerable populations during the heat dome. The plan ensured that individuals, seniors, and families (in particular, those without access to air conditioning) were provided with safe and accessible spaces to cool off during the day. The Vernon Public Library and Kal Tire Place were open and available to the public on a daily basis, throughout the heat dome. Accommodations were made for pets, transportation, and storage of possessions (if needed), to reduce barriers and ensure easy access to the spaces.
Evaluation of Partners in Action Committee					
Indicator Updates	Ongoing	As part of the evaluation process, the Partners in Action Committee collect statistics from local partners as well as regional and national sources on an annual basis.	Indicator data tool on a wide range of topics.	Evaluation and monitoring of data guides informed decision making.	The data is used on an ongoing basis by the Partners in Action Committee to inform the discussion of social issues in the community and ways to address these problems/concerns.

The 2021 Point in Time homeless count occurred in Vernon on the evening of May 6 and the day of May 7 to help provide an overall snapshot of homelessness in the community.

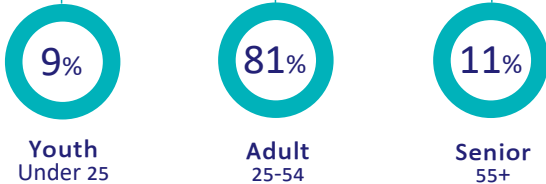
224

People were identified as experiencing homelessness compared to 151 in 2019.

Where did individuals stay the night of the count?



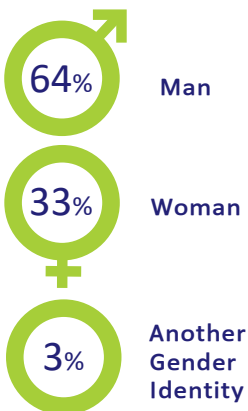
AGE BREAKDOWN



43% Experienced homelessness for the first time as a youth

30% Had been in foster care, a youth group home, or under a youth agreement

GENDER



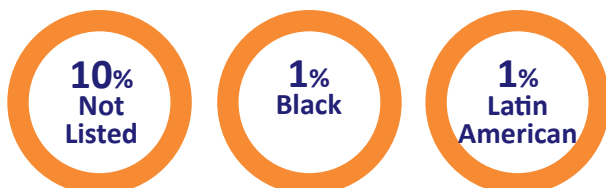
SEXUAL ORIENTATION

11% of respondents identified as 2SLGBTQIA+

TRANS EXPERIENCE

3% of respondents identified as having trans experience

RACIAL IDENTITY



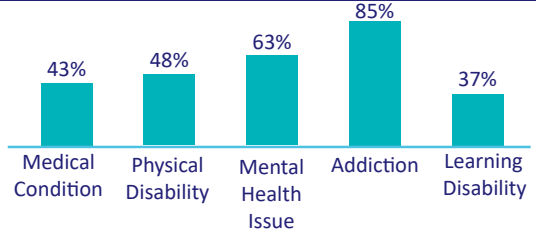
Not listed includes respondents who selected 'Not listed' and may have provided a write-in answer, e.g. nationality, ethnicity or religious group.

INDIGENOUS IDENTITY

40% of respondents identified as Indigenous

Compared to 7% of the general population (2016 Census)

HEALTH CONCERNS



35% Reported an acquired brain injury

72% Reported two or more health concerns

LENGTH OF TIME HOMELESS

25% Under 6 months **63%** 1 year or more

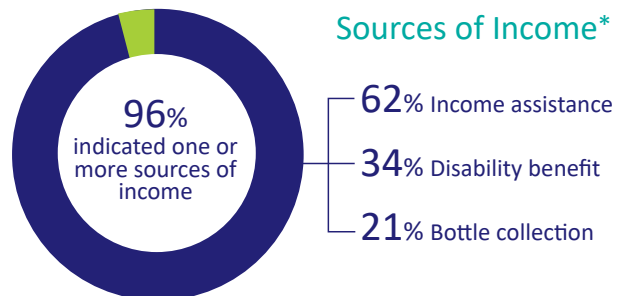
84% of respondents had been in the community for at least 1 year

42% of respondents had been in the community 10 years or more

REASONS FOR HOUSING LOSS*



INCOME



SERVICES ACCESSED*



* Top responses highlighted

Limitations and Methodological Considerations

Please note the following considerations in reviewing this data.

In the spring of 2020, the Province of British Columbia provided funding to conduct homeless counts in 16 B.C. communities. Due to the COVID-19 pandemic, only eight of the 16 communities were able to conduct their counts before March 17, 2020, when British Columbia's Provincial Health Officer declared a public health emergency under British Columbia's *Public Health Act*. The remaining eight communities completed their counts in 2021 with additional pandemic precautions.

The Homelessness Services Association of BC, with support from BC Non-Profit Housing Association and Urban Matters, coordinated these counts and prepared this report.

Data from counts in the count communities constitutes a benchmark to measure progress made to reduce homelessness over time.

- › Point-in-Time (PiT) homeless counts provide a snapshot of people who are experiencing homelessness in a 24-hour period, their demographic characteristics, service use and other information.
 - › For the purpose of counts conducted in the provincially funded B.C. communities, an individual was defined as experiencing homelessness if they did not have a place of their own where they paid rent and could expect to stay for at least 30 days. This included people who:
 - › Stayed overnight on the night of the count in homeless shelters, including transition houses for women fleeing violence and youth safe houses, people with no fixed address (NFA) staying temporarily in hospitals, jails or detox facilities (defined as “sheltered”); and,
 - › Stayed outside in alleys, doorways, parkades, parks and vehicles or were staying temporarily at someone else's place (couch surfing) and/or using homelessness services (defined as “unsheltered”).
 - › During the count, we conduct surveys with people who identify as experiencing homelessness. In areas where surveys are not possible, and to support the PiT count, we collect additional information from shelter operators, hospitals, jails and BC Housing.
 - › PiT counts are an undercount and represent only those individuals identified during a 24-hour period.
 - › This is because not everyone experiencing homelessness can be found and not everyone who is found consents to be surveyed.
 - › While PiT counts are an accepted methodological tool, the numbers are understood to be the minimum number of people who are experiencing homelessness on a given day in that community.
 - › Please note the percentages are based on the number of people who responded to survey questions and not the total number of people identified as experiencing homelessness.
-



HSABC
Homelessness Services
Association of BC



BC HOUSING
RESEARCH CENTRE



BCNPHA
BC Non-Profit Housing Association

urban
matters

Strengthening Communities Grant – LOGIC MODEL for VERNON BC

GOAL: Assist the City of Vernon to implement a bridging plan between now and the Summer of 2022, to support unsheltered people as we move from the height of the COVID-19 outbreak into post COVID recovery (and more supported housing units)

Inputs	Outputs			Outcomes	Indicators
	Objectives/Activities	Deliverable	Key Stakeholders		
<p>Strengthening Communities Grant</p> <p>Lead Agency: City of Vernon</p> <p>Subcontract with Turning Points Collaborative and Vernon Native Housing Society</p> <p>Partners in Action Committee</p> <p>CAT Advisory Team (HART) and their action teams (additional partner agencies, peers and champions)</p> <p>COOL Team (Bylaw, RCMP and Outreach Workers)</p> <p>In-kind staffing, resources and volunteers</p> <p>Linking related initiatives including peer recommendations and Indigenous peer recommendations with the Homelessness and Housing Strategy and the Harm Reduction/Opioid Response Strategy</p> <p>Leveraging additional grants as needed</p>	<p>Improve health and safety of unsheltered homeless people living in public or private spaces, including reduced risk of COVID-19 or other disease transmission:</p> <ul style="list-style-type: none"> Addition of 42 new shelter spaces in the form of motel rooms to temporarily house people who are homeless and allow homeless individuals a safe space to self isolate when needed. This would be considered a bridging program until the new supported housing units are constructed and operating in Vernon. With minor renovations, increase access to drinking water, handwashing facilities, showers, and laundry within existing infrastructure in the downtown core. <p>Reduce community concerns about public health and safety in neighbourhoods where unsheltered homeless populations are seeking temporary shelter:</p> <ul style="list-style-type: none"> Extend the bylaw seasonal enforcement unit (who work closely with the homeless population and outreach workers) into winter months. This would be considered a bridging program until the new supported housing units are constructed and operating in Vernon. Increase security to continue access to public washrooms overnight and address vandalism issues. Develop a peer ambassador program located close to two downtown public washrooms to address business concerns and connect people who are unsheltered to programs and services. <p>Improve coordination among health/social service providers, Indigenous organizations and others working on housing, homelessness and service provision:</p> <ul style="list-style-type: none"> Subcontract with Turning Points Collaborative to hire a temporary coordinator to manage the shelter/motel program and liaise with the extended bylaw enforcement team and outreach workers. Subcontract with Turning Points Collaborative to hire a temporary substance use worker to support unsheltered people accessing the shelter/motel program and connect them to treatment and recovery programs. These positions would oversee the bridging program with the shelter/motels until the new supported housing units are constructed and operating in Vernon. <p>Increase capacity to work with homeless persons and Indigenous organizations towards culturally safe and trauma-informed responses:</p> <ul style="list-style-type: none"> Subcontract with Turning Points Collaborative to hire an Indigenous consultant to oversee a program to ensure the shelter/motel program becomes more culturally safe. The best practices from this process would be carried over to the new supported housing units. Subcontract with Vernon Native Housing to hire an Indigenous facilitator to offer a Wellbriety program for people staying at the shelter/motels. Provide training opportunities to members of the COOL Team including Bylaw Compliance Officers. 	<p>Peer Program for Public Washrooms</p> <p>Security for Public Washrooms</p> <p>Drinking Fountain/Hand Washing</p> <p>Shower/Laundry Program</p> <p>Motel Rooms</p> <p>Extension of Seasonal By-law Program into Winter</p> <p>Coordinator Position</p> <p>Substance Use Worker</p> <p>Indigenize Services Coordinator</p> <p>Wellbriety Program</p>	<p>People with lived experience of homelessness (peers and Indigenous peers)</p> <p>City of Vernon (By-law, RCMP, CSB, Community Safety Office)</p> <p>Turning Points Collaborative (TPC)</p> <p>Cultural Audit Team including: North Okanagan Friendship Centre Society, Restorative Justice Program, Okanagan Indian Band, Vernon Native Housing Society</p> <p>Interior Health</p> <p>CMHA</p> <p>Upper Room Mission</p> <p>Ministry of Social Development and Poverty Reduction</p> <p>Probation</p> <p>Business Associations including: Downtown Vernon Association and Vernon and District Chamber of Commerce</p> <p>Social Planning Council</p>	<p>Improved health and safety of unsheltered homeless people living in public or private spaces, including reduced risk of COVID-19 or other disease transmission.</p> <p>Reduced community concerns about public health and safety in neighbourhoods where unsheltered homeless populations are seeking temporary shelter and services.</p> <p>Improved coordination among eligible applicants and health/social service providers, Indigenous organizations and others working on housing, homelessness and service provision.</p> <p>Increased capacity of eligible applicants to work with homeless persons and Indigenous organizations towards culturally safe and trauma-informed responses.</p>	<p>Reduce number of people sleeping outside/use TPC and Bylaw data to measure results</p> <p>Increase access to mental health services and treatment and recovery/number of successful referrals to programs.</p> <p>Increase access to shelter, public washrooms, showers and laundry services (social stabilization)/ number of new supported beds, hours of operation for public washrooms, number of participants in shower and laundry program.</p> <p>Reduced complaints from businesses and residents / bylaw complaint trends and statistics</p> <p>Increase cultural safety within existing and new services/ pre and post survey results by Indigenous clients/peers.</p> <p>Increase peer empowerment/ number of peers who take part in programs and initiatives</p>



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Matt Faucher
Planner, Current Planning

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: October 25, 2021
REPORT DATE: October 14, 2021
FILE: 3090-20 (DVP00541)

SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 6664 JADE ROAD

PURPOSE:

To review Development Variance Permit Application DVP00541 to vary Zoning Bylaw #5000 and Subdivision and Development Servicing Bylaw #3843 in order to construct an attached carport at 6664 Jade Road.

RECOMMENDATION:

THAT Council support Development Variance Permit Application DVP00541 to vary the following bylaw regulations to permit the construction of a carport on LT 27 DL 67 ODYD PLAN 20126 (6664 Jade Road):

- a) Zoning Bylaw #5000, Section 9.2.5 minimum front yard setback from 7.5m to 1.4m;
- b) Subdivision and Development Servicing Bylaw #3843, Schedule B, Section 3.5.3 maximum driveway width from 7.5m to 9.15m;

AND FURTHER, that Council's support of DVP00541 is subject to the following:

- a) the site plan illustrating the general siting of the proposed carport in Attachment 1, contained in the report titled 'Development Variance Permit Application for 6664 Jade Road', dated October 14, 2021, respectfully submitted by the Current Planner, be attached to and form part of DVP00541 as 'Schedule A'.

ALTERNATIVES & IMPLICATIONS:

THAT Council not support Development Variance Permit Application DVP00541 to vary the following bylaw regulations to permit the construction of a carport on LT 27 DL 67 ODYD PLAN 20126 (6664 Jade Road), as outlined in the report titled 'Development Variance Permit Application for 6664 Jade Road', dated October 14, 2021, respectfully submitted by the Current Planner:

- a) Zoning Bylaw #5000, Section 9.2.5 minimum front yard setback from 7.5m to 1.4m; and
- b) Subdivision and Development Servicing Bylaw #3843, Schedule B, Section 3.5.3 maximum driveway width from 7.5m to 9.15m.

Note: Denial of the Development Variance Permit Application would restrict the siting of any proposed structure to meet the existing provisions of Zoning Bylaw #5000, as well as Subdivision and Development Servicing Bylaw #3843. The applicant would be required to revise the proposal to meet the prevailing bylaw provisions.

ANALYSIS:

A. Committee Recommendations:

At its meeting of September 28, 2021, the Advisory Planning Committee passed the following resolution:

“THAT Council support Development Variance Permit Application DVP00541 to vary the following Bylaw regulations to permit the construction of a carport as outlined in the report titled ‘Development Variance Permit Application for 6664 Jade Road’, dated September 24 2021, respectfully submitted by the Current Planner, on LT 27 DL 67 ODYD PLAN 20126 (6664 Jade Road):

a) Zoning Bylaw #5000, Section 9.2.5 minimum front yard setback from 7.5m to 1.4m;

b) Subdivision and Development Servicing Bylaw #3843, Schedule B, Section 3.5.3 maximum driveway width from 7.5m to 9.15m;

AND FURTHER, that Council’s support of DVP00541 is subject to the following:

a) the site plan illustrating the general siting of the proposed carport in Attachment 1, contained in the report titled ‘Development Variance Permit Application for 6664 Jade Road’, dated September 24, 2021, respectfully submitted by the Current Planner, be attached to and form part of DVP00541 as ‘Schedule A’.”

B. Rationale:

1. The subject property is located at 6664 Jade Road as shown in Figures 1 and 2. The property is approximately 2,017m² (~ 0.5 acres) in size and is within the Okanagan Bella Vista Neighbourhood.
2. The subject property is zoned R1 – Estate Lot Residential (Attachment 2) and the subject application pertains to development regulations within Section 9.2.5 of Zoning Bylaw #5000 and Schedule B, Section 3.5.3, of Subdivision and Development Servicing Bylaw #3843 (Attachment 3).
3. The applicant proposes to construct an attached carport on the subject property.
4. The application proposes to vary the following section of Zoning Bylaw #5000 in order to permit the construction of an attached carport:
 - a) Section 9.2.5 minimum front yard setback is 7.5m.



Figure 1: Property Location Map



Figure 2: Aerial Photo of Property

The application also proposes to vary the following section of Subdivision and Development Servicing Bylaw #3843:

- a) Schedule B, Section 3.5.3 maximum driveway width is not to exceed 7.5m.

The site plan and elevations for the proposed carport are illustrated in Attachment 1.

5. The subject property's front yard and driveway access have a minimal slope with a retaining wall separating the driveway from the sloped side yard. The side and rear yards of the property contain 12% slopes with pockets of slopes greater than 30% in the rear yard. As shown in Attachment 4, the subject property has limited siting options without substantial earthworks being required to support the proposed construction.
6. The existing structure was constructed prior to the adoption of Zoning Bylaw #5000 and is located close to the required front yard setback of 7.5m. As such, in order to construct a covered parking area on the property, the existing structure would need to be repositioned on the lot.
7. Administration supports the requested variance for the following reasons:
 - a) Given Jade Road is not a thru road and provides primary access to ten (10) dwellings, the likelihood of traffic conflict is minimal.
 - b) The applicant is requesting the proposed variances to improve the safety and functionality of the property, providing an opportunity for the family to age in place.
 - c) Negative impacts of the proposal on neighbouring properties are not anticipated.

C. Attachments

Attachment 1 – Site Plan & Building Elevations

Attachment 2 – R1: Estate Lot Residential Zone

Attachment 3 – Subdivision and Development Servicing Bylaw #3843 Schedule B Section 3.5.3

Attachment 4 – Property Slopes – City of Vernon Lidar Imagery

D. Council's Strategic Plan 2019 – 2022 Goals/Action Items:

- The subject application does not conflict with the goals/action items identified in Council's Strategic Plan 2019 – 2022.

E. Relevant Policy/Bylaws/Resolutions:

1. The following provisions of Zoning Bylaw #5000 R1 – Estate Lot Residential Zone are relevant to the subject application:
 - Zoning Bylaw #5000:
Section 9.2.5 – Minimum front yard is 7.5m.
 - Subdivision and Development Servicing Bylaw #3843:
Schedule B, Section 3.5.3 – Maximum driveway width, between the edge of pavement and property line, is not to exceed 7.5m.

BUDGET/RESOURCE IMPLICATIONS:

N/A

Prepared by:

Approved for submission to Council:

X

Kim Flick

Signer 1

6 Matt Faucher
Planner, Current Planning

Will Pearce

Will Pearce, CAO

Date: 18 OCTOBER 2021

X

Kim Flick

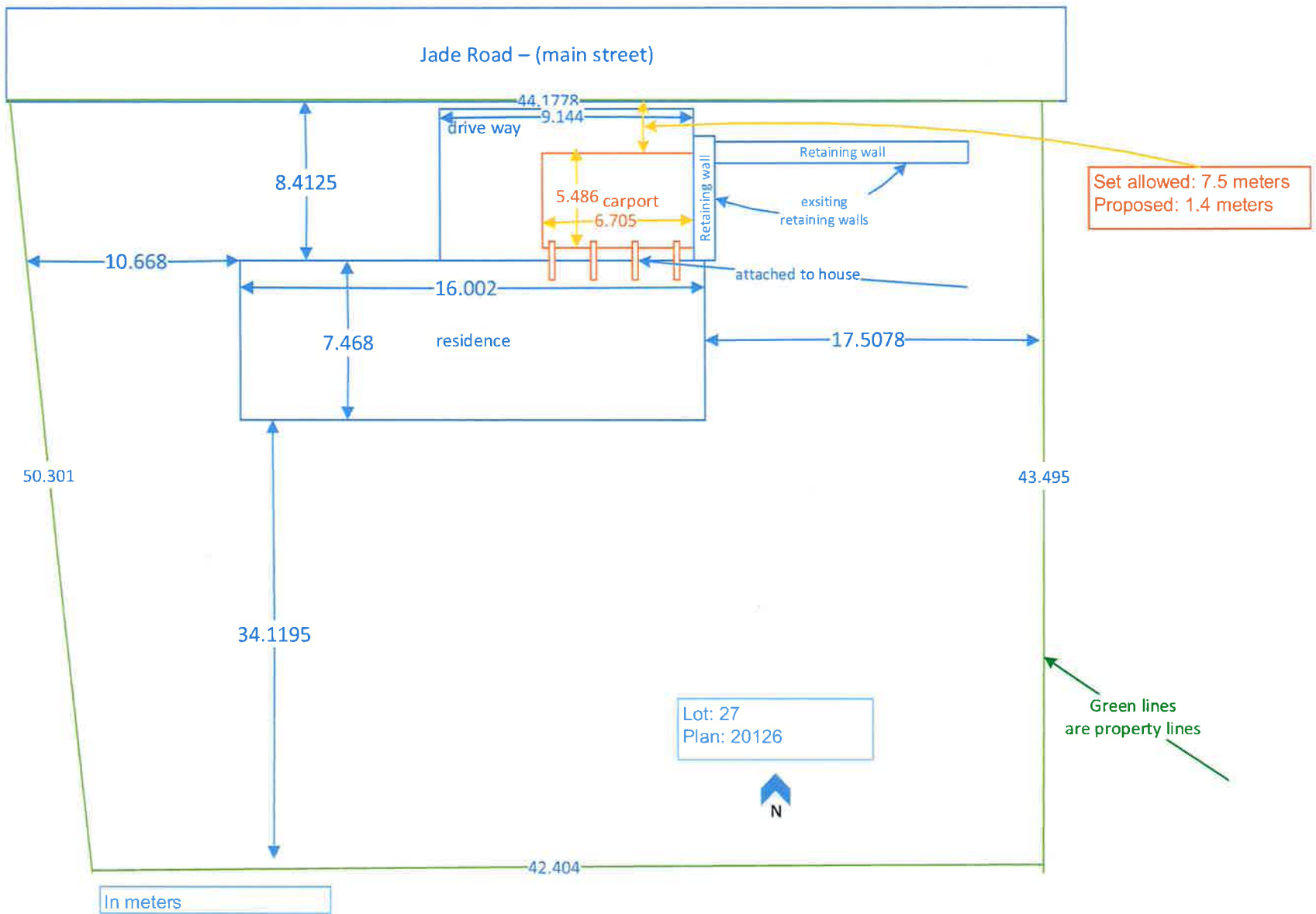
Signer 2

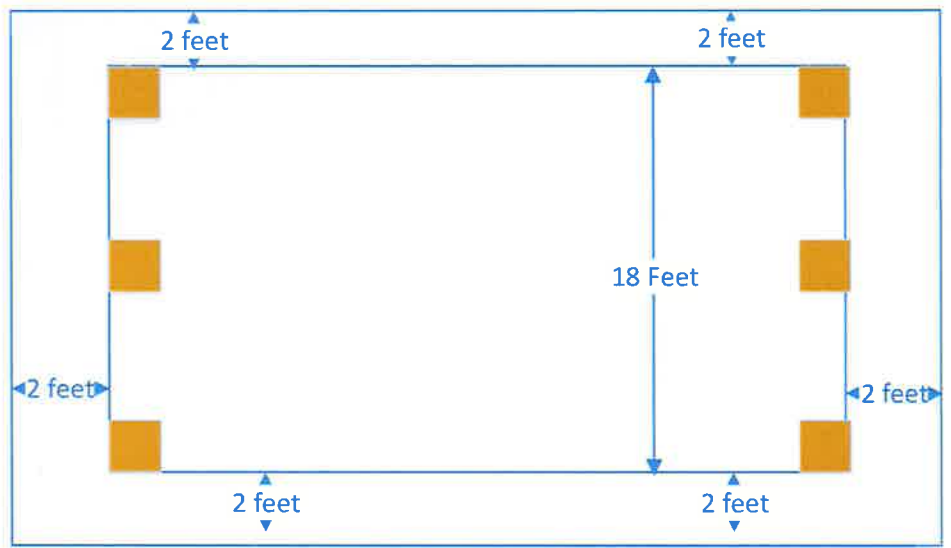
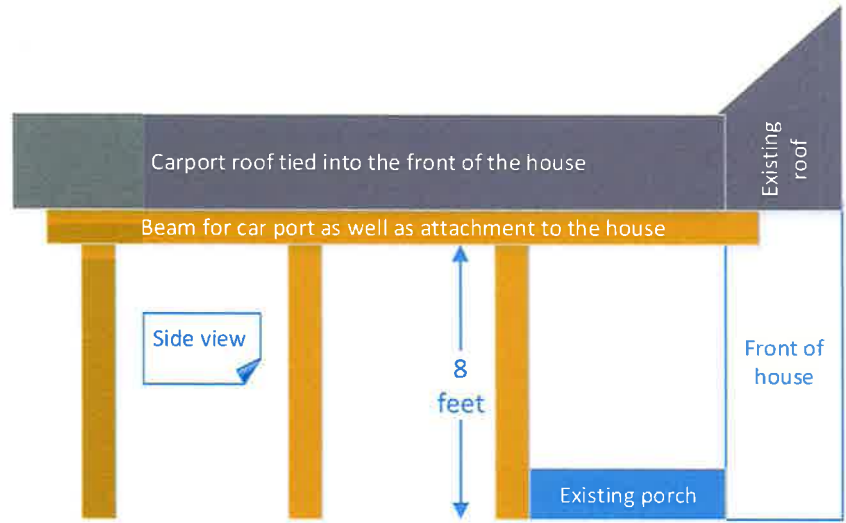
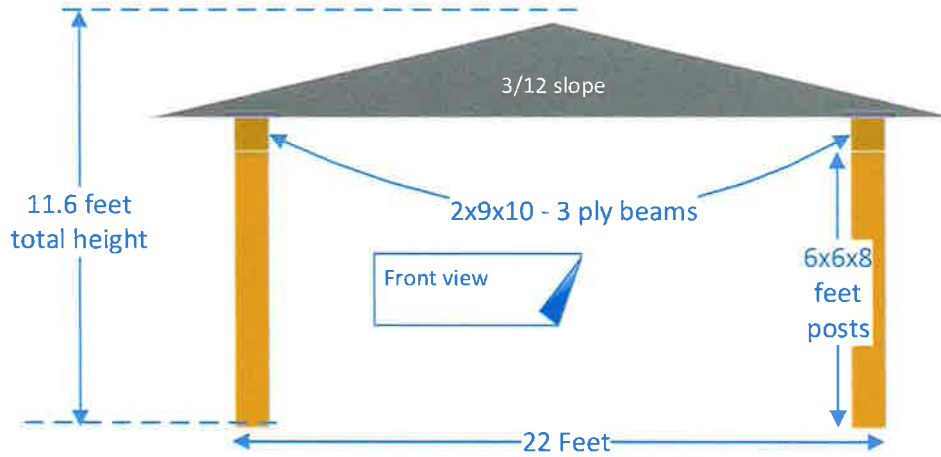
6 Kim Flick
Director, Community Infrastructure and Development

REVIEWED WITH

- | | | |
|--|---|--|
| <input type="checkbox"/> Corporate Services | <input type="checkbox"/> Operations | <input checked="" type="checkbox"/> Current Planning |
| <input type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input checked="" type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input checked="" type="checkbox"/> Building & Licensing |
| <input type="checkbox"/> RCMP | <input type="checkbox"/> Utilities | <input checked="" type="checkbox"/> Engineering Development Services |
| <input checked="" type="checkbox"/> Fire & Rescue Services | <input type="checkbox"/> Recreation Services | <input type="checkbox"/> Infrastructure Management |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Parks | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Financial Services | | <input type="checkbox"/> Economic Development & Tourism |
| <input checked="" type="checkbox"/> COMMITTEE: APC (September 28/21) | | |
| <input type="checkbox"/> OTHER: | | |

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Top View
2 Feet over hanging



9.2 R1 : Estate Lot Residential

9.2.1 Purpose

The purpose is to provide a **zone** for **single detached housing**, and compatible uses, on larger urban serviced **lots**. The R1c sub-zoning district allows for **care centre, major** as an additional use. The R1h sub-zoning district allows for **home based business, major** as an additional use. (*Bylaw 5467*)

9.2.2 Primary Uses

- **care centre, major** (*use is only permitted with the R1c sub-zoning district*)
- **single detached housing**

9.2.3 Secondary Uses

- **boarding rooms**
- **bed and breakfast homes** (in single detached housing only) (*Bylaw 5498*)
- **care centres, minor**
- **group home, minor**
- **home based businesses, minor**
- **home based businesses, major** (*use is only permitted with the R1h sub-zoning district*)
- **secondary suites**
- **seniors supportive housing**

9.2.4 Subdivision Regulations

- Minimum **lot width** is 24.0m.
- Minimum **lot area** is 740m², or 10,000m² if not serviced by a **community sewer system**.
- Maximum **density** is 30.0 units per gross hectare (12.0 units/gross acre).

9.2.5 Development Regulations

- Maximum **site coverage** is 40% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 50%.
- Maximum **height** is the lesser of 10.0m or 2.5 **storeys**, except it is 4.5m for **secondary buildings** and **secondary structures**.
- **Minimum front yard is 7.5m.**
- Minimum **side yard** is 2.5m, except it is 7.5m from a **flanking street**. Where there is no direct vehicular access to the **rear yard** or to an attached garage or **carport**, one **side yard** shall be at least 3.0m.
- Minimum **rear yard** is 7.5m, except it is 1.0m for **secondary buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5m provided that one **side yard** shall have a minimum width of 4.5m.
- The maximum **height** of any vertical wall element facing a **front, flanking** or **rear yard** (including **walkout basements**) is the lesser of 6.5m or 1.5 **storeys**, above which the **building** must be **set back** at least 1.2m.

9.2.6 Other Regulations

- There shall be no more than one **single detached house** per lot.
- Where **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the rear **lane**.

- For **seniors supportive housing**, a safe drop-off area for patrons shall be provided on the site.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development**, **yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- **Seniors supportive housing** shall be for no more than four residents. *(Bylaw 5467)*
- As per Section 4.10.2 - All **buildings and structures, excluding perimeter fencing (garden walls and fences)** on lots **abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".
(Bylaw 5440)

BYLAW NUMBER 3843
SCHEDULE B – TRANSPORTATION

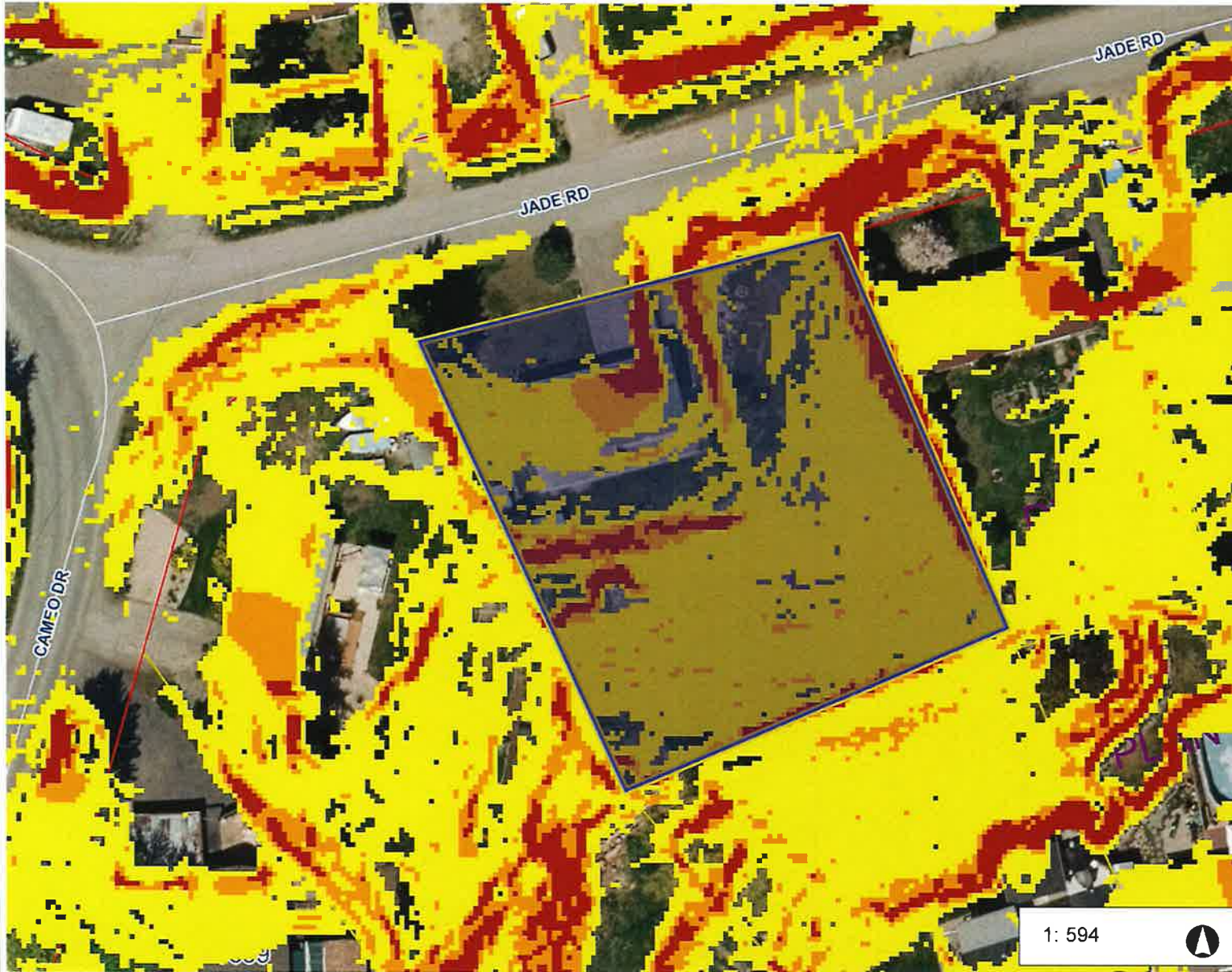
3.4 Intersections

- 3.4.1 Intersecting roads are to be designed as close as possible to right angles. The maximum variation permitted is 20 degrees.
- 3.4.2 The spacing between intersections is to be maximized where possible. A minimum distance of 60m is recommended.
- 3.4.3 Cross – slopes at intersections shall be designed in accordance with the “Geometric Design Guide for Canadian Roads” most recent edition as published by TAC unless otherwise accepted by the City Engineer.
- 3.4.4 Roundabouts shall be considered as the first option for intersection designs of Collector – Collector and Collector – Arterial roads. If an intersection other than a roundabout is recommended, documentation must be provided outlining the justification why a roundabout was not selected for the intersection. Roundabout design is to be consistent with the TAC Canadian Roundabout Design Guide. Traffic signals and roundabouts are to be designed by a qualified professional with sealed plans submitted for review and acceptance by the City Engineer.








3.5 Driveways & Access

- 3.5.1 Each lot created by development must have sufficient road frontage to accommodate construction of a driveway access to Bylaw standards. Access location must conform to that identified in the Zoning Bylaw for each type of land designation. New or modified accesses for development in Development Districts 1 and 2 must be located and designed to optimize safety and minimize the loss of on street parking.
- 3.5.2 Driveway grades in the boulevard area are to be between 1% and 8%. Access to strata developments, parking lots and multifamily development must be designed utilizing vertical curves where grade changes exceed 2% within the boulevard.
- 3.5.3 The maximum width of accesses, measured at the back of walk or back of curb where no sidewalk exists, or at edge of pavement for rural section roads, must be minimized. **Maximum driveway width, between the edge of pavement and property line, is not to exceed 7.5m.** For residential low density development where parking is permitted (on private property) within 6m of the curb or edge of pavement (for rural), the access width must not exceed 7m. Where onsite parking for residential development is greater than 6m from the property line, or onsite parking has an onsite maneuvering aisle, the access width must not exceed 6m.

Vernon Essentials Site



Legend

-  Vernon Parcels
-  RDNO Parcels
-  First Nations Reserves
-  Regional Districts
-  Slopes $\geq 40\%$
-  Slopes $\geq 30\%$
-  Slopes $\geq 12\%$

Notes

0.0 0 0.01 0.0 Miles

This drawing has been produced by the City of Vernon's Geographic Information System. The data provided is derived from a variety of sources with varying levels of accuracy. The City of Vernon makes no warranty or representation, expressed or implied, with the regard to the correctness, accuracy and/or reliability of the information contained herein.

ADMINISTRATION UPDATES
October 25, 2021 REGULAR COUNCIL MEETING

File: 0550-05

COMMUNITY SAFETY, LANDS AND ADMINISTRATION

Recreational Vehicles (RVs) on 25th Avenue

On October 18, 2021, the RCMP and Bylaw Compliance attended the 4300 and 4400 blocks of 25 Avenue and checked 19 parked vehicles, which included 8 recreational vehicles (RVs). The RCMP spoke directly with RV owners and conducted a cursory walk around safety inspection of each recreational vehicle to ensure compliance with the *Motor Vehicle Act* and Regulations. No vehicle deficiencies were found and all vehicles were insured. RV owners were also reminded of applicable City Traffic Bylaw Regulations. Several RV owners indicated to officers that they were working to secure an alternate location to stay. Commercial Vehicle Safety and Enforcement were unable to attend. Bylaw Compliance will continue to monitor the area on a complaint basis.

COMMUNITY INFRASTRUCTURE AND DEVELOPMENT SERVICES

Neuron Mobility Electric Kick Scooters Minimum Rider Age

At its Regular Meeting of October 12, 2021, Council enquired as to whether the minimum rider age for the electric kick scooters, operated by Neuron Mobility, could be lowered from 16 to 12 years old. This is not possible as the Provincial Pilot Project Regulations state that “A person who is under 16 years of age must not operate an electric kick scooter on a highway”.

Paddlewheel Park Overflow Parking 7800 Block Okanagan Landing Road

The preliminary design for maximizing on-street parking on Okanagan Landing Road in the 7800 block is currently under review. Any new spaces will be implemented in the spring.

RV Parking Amendments to Traffic Bylaw #5600

At its Regular Meeting of October 12, 2021, Council directed Administration to amend Traffic Bylaw #5600 to prohibit recreational vehicles (RVs) from setting up (deploying slides and jacks) on City roads. Due to current workloads, Administration will bring forward the amendments for Council’s consideration at its Regular Meeting of November 22, 2021.

OPERATION SERVICES

Parks

Creek Dam at Marshall Fields

The Ministry of Forests, Lands, Natural Resource Operations and Rural Development were notified of the dam and concerns regarding the kokanee fish at this location. They have reviewed the situation, opened certain sections of the dam and confirmed survey of kokanee above the dam. The beavers were not caught as this is a high active dog park and it would be very difficult to do so. The Ministry’s contractor will monitor the area.

Public Works

Downtown Tree Decorations

Operations has recently performed tree pruning in the downtown core along 30 Avenue from 29th Street to 35th Street. During the pruning process Staff had to remove the twinkle lights from the tree canopies. Many of the lights were not working or had deteriorated to a point that they needed to be replaced. The removal and replacement of the lights to perform regular pruning is a time consuming and costly procedure that becomes challenging as the trees mature. Administration has been searching for an alternative solution and with the support of the DVA, staff have opted for wrapping the lights around the trees trunks instead of placing the lights within the tree canopy. The trunk wrapping allows staff to complete regular maintenance in an efficient manner.



Airport Apron Rehabilitation and Expansion

The Airport Apron and Rehabilitation project was completed on October 15, 2021. The project was identified in the Airport Master Plan and approved by Council. The additional paved space increases the safety of apron operations at the airport and provides additional parking for both resident and visiting aircraft. This project was constructed using a combination of contract and City forces and was completed on time and within budget.



120L Garbage Carts

Administration has completed the procurement process of 500, 120L garbage carts with an estimated delivery of November 29, 2021. To date, a total of 402 residents have requested a smaller cart. Operations is finalizing a delivery plan and will be contacting residents to swap out carts on their scheduled garbage collection day in early December. The larger carts being collected will be reused for garbage or organics collection at some time in the future.

Vernon Water Reclamation Plant

High Rate Anaerobic Digester (HRAD)

Administration has completed the procurement process for the construction works of the HRAD facility. The contractor will begin construction in early November. The project is on schedule and within budget.



Staff unloading HRAD facility reactor tank.

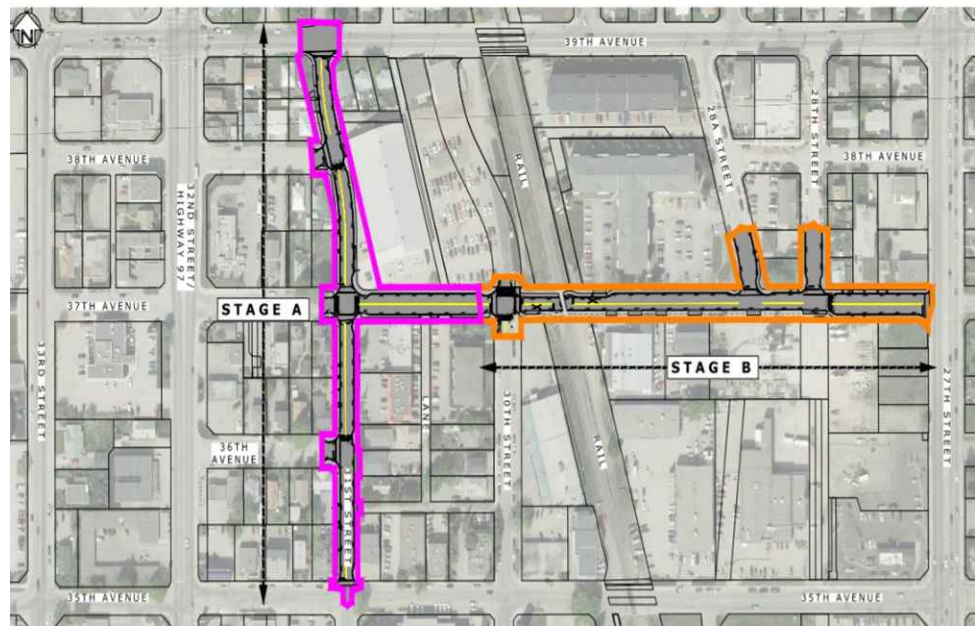
Infrastructure

31st Street and 37th Avenue Reconstruction Project

Construction continues on 31st Street and 37th Avenue. Paving of the intersection at 30th Street and 37th Avenue was scheduled to be completed by October 18, 2021. Paving is subject to favourable weather conditions but is planned for completion in the 2021 construction season. Once the intersection is re-opened, the intersection at 31st Street and 39th Avenue will be closed and prepared for paving. The project is on budget, and on schedule.

36th Avenue between 31st Street and 32nd Street was added to the scope of the project and will be completed, including paving, before the end of November 2021.

The contractor was not able to commit to completing 38th Avenue before winter, therefore, this work will be completed in 2022.



Civic Park Project

Rough grading of the park will be completed by the end of November 2021.

FIRE RESCUE SERVICES

New Deputy Chiefs

Alan Hofsink has accepted the position of Deputy Chief, Operations and is scheduled to start on October 25, 2021. Alan spent his teenage years in Vernon, graduating from Vernon Secondary School in 1993. He entered into the fire service in 1997 and progressed to the rank of Captain with Spruce Grove Fire Services in Alberta. In the fall of 2018 Alan accepted a management position with Tolko Industries with the goal of relocating his family to Vernon. He then accepted the FireSmart Coordinator position with the City of Vernon in August of 2021. Alan's experience and success as a firefighter, fire officer, union president, and manager will help the City of Vernon maintain a high standard for Fire Services.

Russ Friesen has accepted the position of Deputy Chief, Prevention, Training, & Logistics and is scheduled to start on November 8, 2021. Russ began his career in the fire service in 2003 working with several municipalities. In 2018, Russ accepted a high level position with a private company as the Senior Fire & Explosion Investigator. He is recognized as one of the most effective fire investigators in Western Canada. Russ's experience as a firefighter, fire officer, fire investigator, union president and deputy fire chief will help VFRS continue to develop our fire investigation and prevention programs.



THE CORPORATION OF THE CITY OF VERNON

INTERNAL M E M O R A N D U M

TO: Will Pearce, CAO **FILE:** 7842-01

PC: Kevin Poole, Director, Lands, Safe Communities and Administration **DATE:** October 15, 2021
Doug Ross, Director, Recreation Services

FROM: Leah Walker, Manager, Customer Service - Recreation Services

SUBJECT: KAL TIRE PLACE CONCESSION EQUIPMENT REPLACEMENT UPDATE

Administration had previously provided a report to Council regarding some of the equipment in the concession and their need for replacement or repair. It was recommended to replace a Griddle and Drawer Freezer at an estimated cost of \$16,287 and to repair two standing freezers, at an estimated cost of \$713. Council passed the following resolution at their meeting on October 12, 2021:

“THAT Council authorize Administration to spend up to \$17,000, to be sourced from the Recreation Facility Operating Reserve, to repair and/or replace concession equipment as outlined in the memorandum titled “Kal Tire Place Concession Equipment Repair/Replacement” dated September 30, 2021 respectfully submitted by the Manager, Recreation Customer Services”

The recommendation to repair the freezers was based on information provided by the service provider. Unfortunately, another component in one of the freezers has failed and it is no longer financially practical to repair. Given this, and the age of the two freezers, both over 20 years old, it is now recommended that they both be replaced.

Because of the importance of the freezers for the efficient operation of the concessions, and with the CAO's approval, Administration has placed orders for two new freezers at a cost of \$14,483.

RECOMMENDATION:

THAT Council authorize Administration to spend up to \$15,000, to be sourced from the Recreation Facility Operating Reserve, to replace two standing freezers as outlined in the memorandum titled ***Kal Tire Place Concession Equipment Replacement Update*** dated October 15, 2021 respectfully submitted by the Manager, Recreation Customer Service.

Respectfully Submitted:

Leah Walker

Walker



THE CORPORATION OF THE CITY OF VERNON

INTERNAL M E M O R A N D U M

TO: Will Pearce, CAO **FILE:** 7700-01

PC: Kevin Poole, Director, Lands, Safe Communities and Administration **DATE:** October 15, 2021
Doug Ross, Director, Recreation Services

FROM: Leah Walker, Manager, Customer Service - Recreation Services

SUBJECT: RECREATION SERVICES - 2021 THIRD QUARTER REPORT

The third quarter of 2021 saw the continuation of the phased-in BC Restart Plan and the rollout of the BC Vaccination Passport as well as marking 18 months since the first declaration of the Provincial State of Emergency and the closing of our Recreation facilities due to COVID-19.

In the third quarter of 2021, Recreation Services was able to offer programs and services that were at or near capacity, and facilities were being utilized as much as they possibly could be within Provincial Health and WorkSafe BC direction. Recreation Services programs and facilities continued to be safe spaces for user groups and patrons to utilize amidst the global pandemic. The third quarter also saw Recreation Service facilities being used as an ESS Reception Centre and accommodations for BC Wildfire Service in response to the White Rock Lake Fire.

In this memorandum, the impact COVID-19 has had on Recreation Services revenues has been provided. When the Recreation Services budget was submitted last fall (November 2020) it was anticipated that should the Provincial Health Officer orders in place at the time continue, Recreation Services could expect to generate only 50% of historical revenues. For the specific areas of the operation identified in the attached presentation, to date, revenues are 82% of the last 'normal' third quarter in 2019. This positive upward trend can be related to the easing of COVID-19 restrictions allowing adult and youth competition and game play to occur as well as events being able to be held at 50% capacity of fully vaccinated individuals. To date (first three quarters of 2021), overall revenues are 61% of 2019 for comparison purposes.

Some key items in the report include:

- The movement of the BC Restart Plan into Phase 3 on July 1, allowed for more bookings and rentals to occur. In the third quarter only, the Facility Booking Clerks issued 408 contracts which included 8,938 individual bookings.
- The Creekside Conference Centre at the Vernon Recreation Centre continues to be utilized by the Interior Health Authority (IHA) as the mass vaccination clinic site for the Greater Vernon area. This is an important role for Recreation Services to play in

the fight against COVID-19 and the eventual return to normal. IHA has recently extended the contract from September 2021 to the end of January 2022.

The information in the accompanying presentation outlines the programs, rentals and services that Recreation Services was able to provide in the third quarter of 2021.

RECOMMENDATION:

THAT Council receive the memorandum titled Recreation Services - 2021 Third Quarter Report and the accompanying presentation, dated October 15, 2021 respectfully submitted by the Manager, Customer Service - Recreation.

Respectfully Submitted:

Leah Walker



Attachment

Attachment 1

Recreation Services 2021 Third Quarter Report

July 1- September 30, 2021



Through Recreation We Improve Quality of Life



Vernon Aquatic Centre Learn to Swim Participants

July 1 - August 27, 2021

220 participants

Summer 2020 - 64 participants
Summer 2019 - 821 participants

- Parents participated with lessons due to COVID
- Closed for Maintenance June 20 - August 2, 2021



Vernon Aquatic Centre
**Drop-in
Swim & Fitness**

July 1 - September 30, 2021

13,210 user visits

Summer 2020 - Closed

Summer 2019 - 25,846 Participants

- Closed for Maintenance June 20 - August 2, 2021



Vernon Aquatic Centre
**World Drowning
Prevention Day**

**World
Drowning
Prevention
Day** 25 July

Anyone can drown,
no one should.

Recreation Services ran three Drowning Prevention awareness events during the week of July 18-24th

- Kin Beach,
- Lakeview Wading Pool
- Lavington Wading Pool



Vernon Aquatic Centre

Incident Response

July 1 - September 30, 2021

Minor First Aid - 23

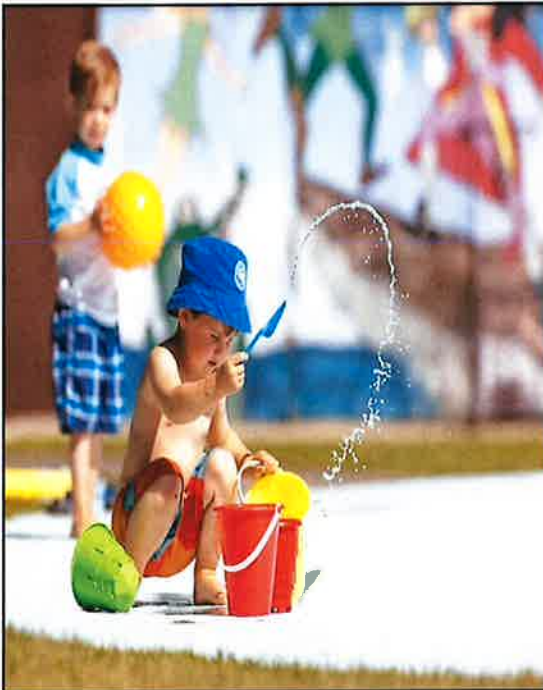
(e.g. cuts and bruises)

Water Rescue - 1

(e.g. deep water rescue, water inhalation)

Major First Aid - 1

(e.g. difficulty breathing / panic attack)



Outdoor Pools

June 30 - September 6, 2021

Lakeview Wading Pool

>11,000 user visits

Lavington Pool

>4,000 user visits

126 learn to swim participants

Summer 2020

Lakeview >6,000

Lavington >6,600

Summer 2019

Lakeview >6,900

Lavington >10,000

*Several dates cancelled in 2021 due to air quality



Recreation Programs Playschool

July 5 - July 30, 2021

68 participants

6 activities

4 weeks

Summer 2020 (closed)

Summer 2019 - 86 participants

10 activities

6 weeks

*Programs not offered in August 2021 due to ESS



Recreation Programs Summer Camps

July 5 - August 27, 2021

2021 Camps

355 Registrations

16 Camp Activities

9 9 weeks

Summer 2020 - 373 participants

18 camp activities

Summer 2019 - 654 participants

35 camp activities



Recreation Programs
Babysitting Course

July 12 - August 11, 2021

32 participants

3 activities

Summer 2020 - (closed)

Summer 2019 - 36 participants
3 activities

Sports & Skills

July 5- September 3, 2021

80 participants

7 activities

Summer 2020 - (closed)

Summer 2019 - 187 participants
9 activities



Recreation Programs

Fitness

August 3 - August 16, 2021

Fitness Land 0 (not offered)

Fitness Water 195 user visits

Summer 2020 (closed)

Summer 2019

Fitness Land 440

Fitness Water 130

- Closed for Maintenance June 20 - August 2, 2021



Program Registrations

July 1 - September 30, 2021

2,569 Registrations

477 In Person Registrations
2,092 Online Registrations

2020 - (closed)
2019 - 3,568 Registrations



Facility Booking Hours

July 1 - September 30, 2021

Meeting Spaces 1,549* Hours Booked

2020 - 1,109 Hours Booked**
2019 - 2,047 Hours Booked

****The majority of the 2020 hours were booked for the Temporary At Risk Shelter at the Curling Club**

***A large number of 2021 hours were booked for the response to the White Rock Lake Fire**



Facility Booking Hours

July 1- September 30, 2021

**Gymnasium Hours
1658 Hours Booked**

**2020 - 112 Hours Booked
2019 - 1,268 Hours Booked**

*Dogwood Gym used for ESS Reception Centre for 40 days



Arena Bookings

July 1- September 30, 2021

1,073 Hours Booked

**2020 - 1,228 Hours Booked
2019 - 1,862 Hours Booked**

Stacy Roest
Assistant GM Tampa Bay Lightning
and Coach with the Training House



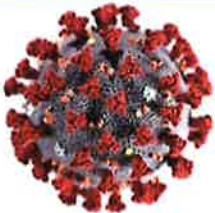
Recreation Reboot
Community Block Party

Outdoor Spaces Bookings

July 1 - September 30, 2021

9,754 Hours Booked

2020 - 7,120 Hours Booked
2019 - 11,746 Hours Booked



Impact of COVID-19

Third Quarter	2019	2020	2021
Aquatics Revenue	\$174,281	\$18,501	\$173,396
Programs Revenue	\$282,715	\$84,996	\$218,256
Booking Revenue	\$301,699	\$191,652*	\$234,719**
Total Revenue	\$758,695	\$295,149	\$626,371

Revenues are at 82.5% compared to the last pre-COVID third quarter in 2019

*\$91,773 of the booking revenue in 2020 is contributed to the Temporary At Risk Shelter use of the Curling Club & PV Arena

**\$45,603 of the booking revenue in 2021 is contributed to the facility rentals required for the response to the White Rock Lake Fire

GL1


Positive Quotes

"My family has been using recreation programs since my oldest child was around 18 months old. The programs and staff has always been wonderful! This was the first year that we used the summer day camp. My daughter has always been unsure of new things, places and people. When it came time for the first day, I was honestly worried that I would be peeling a spider monkey off of me at drop off time. The staff were so kind and happy when we checked in and my daughter didn't have a problem going in! When I picked her up at the end of the day she was so excited to tell me about her adventures, and asked me if she can go to another one!"

Camp Participant Parent

"We are so happy to be able to have a facility to use for our programs and community youth that has stayed open this last year. Your staff's diligence in ensuring safety and cleanliness are the reason for this. THANK YOU!!!"

Arena User Group



GL1

Positive Quotes

"As always, your staff has done an excellent job navigating this last year. Thank you for everything you do for our organization"

The Rink
Kal Tire Place Tenant

"We are so grateful to be able to continue to use your facility safely."

Pool User

"My daughter's swim instructor is wonderful."

Swim Lesson Parent



GL1

Recreation Services 2021 Third Quarter Report

July 1 - September 30, 2021



Through Recreation
We Improve Quality of Life



THE CORPORATION OF THE CITY OF VERNON

INTERNAL M E M O R A N D U M

TO: Will Pearce, CAO **FILE:** 6970-20

PC: Kim Flick, Director, Community Infrastructure and Development **DATE:** October 13, 2021

FROM: John Perrott, Manager, Economic Development and Tourism

SUBJECT: **2021 THIRD QUARTER DEVELOPMENT & TOURISM INDICATORS SUMMARY**

The purpose of this memorandum is to provide Council with an update of planning and building applications, the Development Approval Process Review implementation, and tourism indicators managed by the Community Infrastructure and Development Services Division during the third quarter (Q3) of 2021. Figures found within this memorandum include building permits by type and value, applications by type and volume, development cost charges collected, and Municipal Regional District Tax (MRDT) revenues received through July 2021.

DEVELOPMENT ACTIVITY INDICATORS

The third quarter of 2021 was a very busy and robust quarter with 113 applications and permit values exceeding \$48 million (Figure 1). This significant increase is attributable to an increase in single family dwelling permits, multi-family permits, and new institutional construction (second phase of My Place – BC Housing project).

Figure 1: Building Permit Issuance Summary – Q3, 2021

	2017		2018		2019		2020		2021	
	Q3 #	Q3 - Value	Q3 #	Q3 - Value	Q3 #	Q3 - Value	Q3 #	Q3 - Value	Q3 #	Q3 - Value
Single Family Dwelling										
New	29	\$13,098,124	33	\$13,216,000	20	\$4,283,000	24	\$11,151,107	31	\$17,960,074
Addition/Reno/Upgrade/Suite	26	\$1,693,581	21	\$911,702	24	\$763,265	32	\$2,327,902	23	\$2,062,346
Multi-Family Dwelling										
New	5	\$4,086,875	11	\$6,684,500	7	\$3,964,000	7	\$4,411,077	13	\$15,787,348
Addition/Reno/Upgrade	1	\$25,000	3	\$459,800	0	\$0	1	\$5,000	0	\$0
Commercial										
New	2	\$798,000	0	\$0	0	\$0	1	\$2,000,000	5	\$828,000
Addition/Reno/Upgrade	17	\$2,231,108	13	\$3,147,550	12	\$1,522,000	12	\$2,362,889	6	\$1,260,760
Industrial										
New	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Addition/Reno/Upgrade	0	\$0	0	\$0	1	\$9,500	2	\$155,000	0	\$0
Institutional										
New	0	\$0	1	\$2,513,000	0	\$0	0	\$0	1	\$9,900,000
Addition/Reno/Upgrade	0	\$0	2	\$2,475,000	1	\$150,000	2	\$450,000	1	\$100,000
Other										
Total Other	25	\$644,134	26	\$848,310	15	\$422,000	31	\$840,500	33	\$484,678
Total # of BPs	105		110		80		112		113	
Total Value of BPs		\$22,576,821		\$30,255,862		\$11,113,765		\$23,703,475		\$48,383,206

Figure 2 shows a summary of the Building Permits issued and their respective construction values through the first three quarters of 2021. While the total number of permits year to date is just off of record highs in 2017 and 2018, the value of construction is the highest of the last five years (\$120 million).

Figure 2: Building Permit Issuance Summary – Year to Date (September 30, 2021)

Type of Application	2017		2018		2019		2020		2021	
	YTD #	YTD Value	YTD #	YTD Value	YTD #	YTD Value	YTD #	YTD Value	YTD #	YTD Value
Single Family Dwelling										
New	118	\$49,487,681	100	\$41,361,800	69	\$26,616,152	57	\$28,700,114	78	\$44,442,874
Addition/Reno/Upgrade/Suite	69	\$3,868,872	54	\$3,291,411	73	\$2,907,607	75	\$4,747,384	73	\$5,697,324
Multi-Family Dwelling										
New	24	\$14,518,598	41	\$48,176,564	34	\$42,080,780	23	\$22,773,714	30	\$27,772,373
Addition/Reno/Upgrade	4	\$362,000	5	\$700,800	2	\$1,615,000	2	\$3,531,360	3	\$45,000
Commercial										
New	2	\$798,000	2	\$1,245,000	1	\$1,190,000	2	\$2,530,000	7	\$3,156,808
Addition/Reno/Upgrade	41	\$8,988,098	35	\$6,101,476	42	\$9,742,000	33	\$9,055,969	24	\$26,220,713
Industrial										
New	0	\$0	2	\$1,540,000	3	\$2,450,000	1	\$3,250,000	0	\$0
Addition/Reno/Upgrade	0	\$0	2	\$18,000	1	\$9,500	3	\$185,000	3	\$103,500
Institutional										
New	1	\$11,500,000	1	\$2,513,000	0	\$0	0	\$0	1	\$100,000
Addition/Reno/Upgrade	3	\$75,000	5	\$10,077,500	2	\$150,000	3	\$485,000	4	\$11,666,389
Other										
Total Other	65	\$1,270,378	77	\$1,815,688	51	\$1,337,900	81	\$1,154,899	87	\$1,547,861
Total # of BP's	327		324		278		280		310	
Total Value of BP's		\$90,868,627		\$116,841,239		\$88,098,939		\$76,413,440		\$120,752,842

As shown in Figure 3, staff managed 310 building permit applications in the third quarter, 10% more than the four year average (2017 to 2020) of 282 applications. Overall, 975 applications have been processed this year – the highest level of the last five years.

Figure 3: Application Summary (Q3 and YTD)

	2017		2018		2019		2020		2021	
	Q3	YTD	Q3	YTD	Q3	YTD	Q3	YTD	Q3	YTD
Land Use Applications	59	156	56	163	47	148	51	156	51	188
Building Permits	105	327	110	324	80	278	112	280	113	310
Miscellaneous Applications	128	363	102	331	133	380	146	346	146	477
Total	292	846	268	818	260	806	309	782	310	975

Figure 4 provides an outline of the types of Land Use Applications received by the City of Vernon, comparing the third quarter and year-to-date numbers for 2017 to 2021. The third quarter was generally consistent with previous years, though 2021 applications to date are well above the last four years.

Figure 4: Land Use Application Summary

Type of Application	2017		2018		2019		2020		2021	
	Q3	YTD	Q3	YTD	Q3	YTD	Q3	YTD	Q3	YTD
ALR Exclusion	2	2	0	0	1	1	0	1	1	1
Boundary Extension	0	0	0	0	0	0	0	0	0	0
Board of Variance	2	5	1	1	0	0	1	4	1	4
Cannabis Retail Licensing	-	-	-	-	2	21	0	0	0	0
Development Permit	22	53	10	39	18	34	15	37	16	51
Development Variance Permit	6	24	8	22	2	13	17	33	7	33
Heritage Revitalization / Alteration	2	2	0	0	0	4	1	8	0	3
Liquor Licensing	3	7	5	17	7	16	1	7	5	11
LUC Amendment / Discharge	0	0	0	1	1	1	0	3	2	6
OCP Amendment	0	1	0	4	0	3	0	1	1	3
Revitalization Tax Exemption	0	0	1	2	3	5	1	2	1	3
Rezoning	2	11	15	29	4	16	4	15	2	13
Subdivision	9	32	5	23	5	14	1	18	4	22
Tree Removal Permit	11	19	11	25	4	20	10	27	11	38
Total Applications	59	156	56	163	47	148	51	156	51	188

Figure 5 provides a breakdown of the miscellaneous applications received in the third quarter. Overall, the third quarter was on pace with 2020's third quarter while trending 20% higher than the 2017 – 2019 third quarter average. The surge in Property Information Requests over the year reflects the strong activity in the property sale sector.

Figure 5: Miscellaneous Application Summary

Type of Application	2017		2018		2019		2020		2021	
	Q3	YTD	Q3	YTD	Q3	YTD	Q3	YTD	Q3	YTD
External Referrals	1	6	3	4	2	5	0	3	0	0
Hoarding	28	80	17	73	21	65	31	54	33	78
Property Info Request	57	135	40	122	57	163	90	201	79	302
Sidewalk / Blvd Area use	0	1	0	0	0	1	0	0	0	0
Sign Permit	42	141	42	132	53	146	25	88	34	97
TOTAL Applications	128	363	102	331	133	380	146	346	146	477

Figure 6 provides a summary of the DCCs received in the first, second, and third quarters of 2021, year to date values, and historical year-end values received for the years 2017 through 2020.

Figure 6: Development Cost Charges

Type of DCC	2017	2018	2019	2020	2021			
	Year End	Year End	Year End	Year End	Q1	Q2	Q3	YTD
Sanitary Disposal	\$ 240,502	\$ 278,738	\$ 393,090	\$ 149,055	\$ 1,340	\$ 567	\$ 283	\$ 2,190
Sanitary Collection	\$ 162,421	\$ 183,994	\$ 209,148	\$ 361,293	\$ 49,765	\$ 88,677	\$ 144,846	\$ 283,288
Sanitary Treatment	\$ 160,199	\$ 140,138	\$ 197,232	\$ 126,691	\$ 12,456	\$ 19,908	\$ 27,816	\$ 60,180
Water Facilities	\$ 380,106	\$ 481,633	\$ 645,658	\$ 393,351	\$ 34,865	\$ 76,784	\$ 109,241	\$ 220,890
Transportation	\$ 1,935,161	\$ 864,306	\$3,022,155	\$1,169,473	\$ 201,797	\$ 451,384	\$ 306,340	\$ 959,521
Stormwater	\$ 112,197	\$ 119,222	\$ 108,322	\$ 213,128	\$ 27,916	\$ 58,639	\$ 83,641	\$ 170,196
Parks & Open Space (<i>repealed</i>)	\$ 1,222,682	\$ 1,059,353	\$1,464,882	\$ 14,910	n/a	n/a	n/a	n/a
Parks & Open Space (RDNO)	n/a	n/a	\$ 7,885	\$ 240,553	\$ 28,817	\$ 52,938	\$ 124,007	\$ 261,148
Parks & Open Space (CoV)	n/a	n/a	\$ 13,225	\$ 381,979	\$ 48,348	\$ 88,792	\$ 73,605	\$ 155,360
Total Value of DCCs	\$ 4,213,268	\$ 3,127,384	\$6,061,597	\$3,050,433	\$ 405,304	\$ 837,689	\$ 869,779	\$ 2,112,773

* Note: Coldstream Sewer DCCs are included in the figures.

DEVELOPMENT APPROVAL PROCESS REVIEW IMPLEMENTATION UPDATE

Throughout Q3, Administration continued to implement action items arising from the Development Approval Process Review. Implementation activity highlights from this quarter include:

- Outreach to regional organizations (e.g. Urban Development Institute, Southern Interior Construction Association, Greater Vernon Chamber of Commerce, etc.) to confirm participation on the Development Liaison Working Group.
- Advertisement for members of the community to participate on the Development Liaison Working Group as members at large.
- Council approval for funding of Phase 2 of the Development Approval Process Review to implement and expand use of on-line development applications.
- Continued efforts to host pre-application meetings with applicants to provide guidance, process information, and discuss the most efficient manner to process applications.
- Successful recruitment of staff for vacant positions within the Community Infrastructure and Development Services Division to aid in reviewing and processing applications in a timely manner.
- Continued delivery of training to managers and staff to support the desired organizational “culture”.

TOURISM INDICATORS

Tourism sector activity is typically gauged by monthly hotel room revenues and is tracked using MRDT disbursements from the Province to the City. These monthly disbursements are normally provided to the City of Vernon approximately three months after the month-end remittances by accommodation providers to the Province. As such, the new data contained in this memorandum is for the period of May to July, 2021.

The Tourism sector in Vernon enjoyed a strong start to the summer season despite a challenging start of the second quarter due to the April 23 “circuit breaker” travel restrictions. Hotel revenues (Figure 7) and associated MRDT collection (Figure 8) decreased by 36% (April) and 55% (May) compared to the five-year rolling average before rebounding in June with an increase of 8% over the five-year rolling average. This momentum continued into July with \$159,696 of MRDT remitted to the City (Figure 9) - a new single-month record for the month of July. These month-to-month fluctuations reflect the impacts of COVID-19 travel restrictions over the past two years.

Figure 7: Estimated Hotel Revenue vs. 5-Year Rolling Average

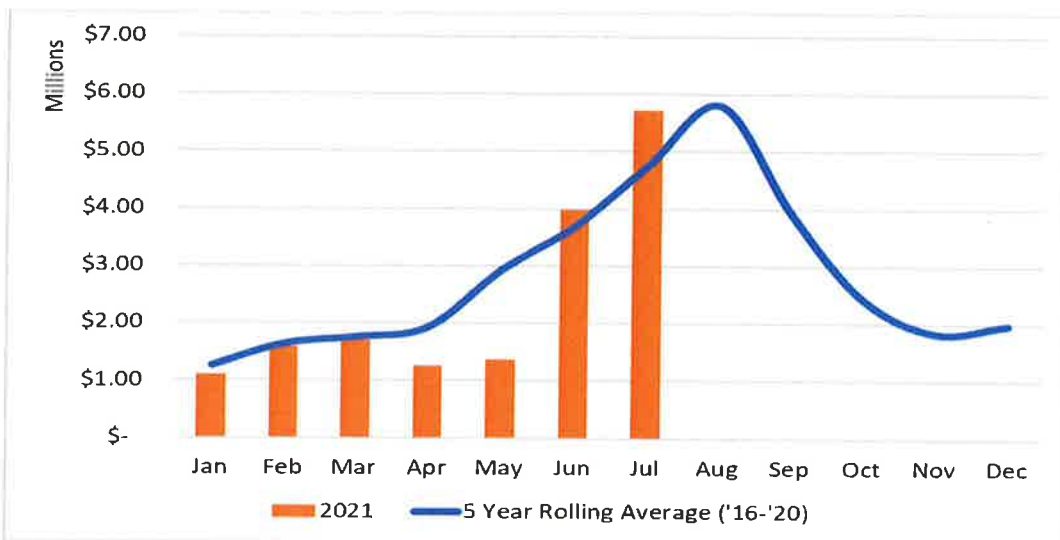


Figure 8: Net MRDT Collection vs. 5-Year Rolling Average

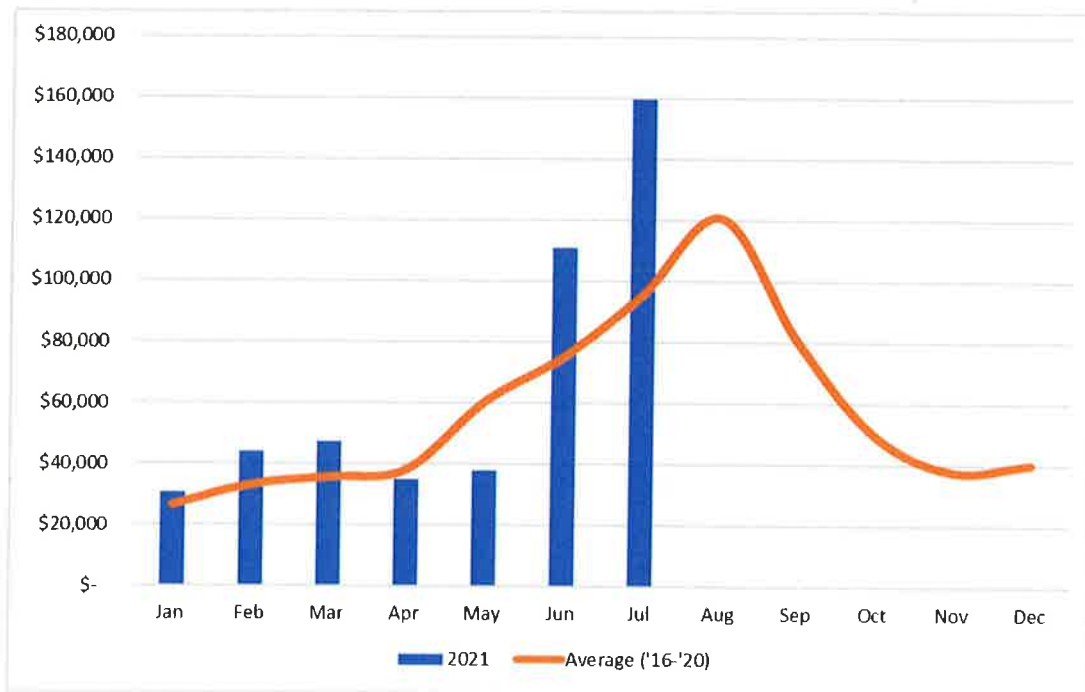


Figure 9: Municipal Regional District Tax

Month	2019 Room Revenue (\$M)	2019 3% MRDT*	2020 Room Revenue (\$M)	2020 3% MRDT*	2021 Room Revenue (\$M)	2021 3% MRDT*
January	1.39	\$ 38,231	1.48	\$ 40,976	1.1	\$ 30,557
February	1.87	\$ 51,772	0.38**	\$ 10,755**	1.5	\$ 44,078
March	2.47	\$ 68,477	0.17**	\$ 4,714**	1.7	\$ 47,359
April	2.21	\$ 61,209	0.06**	\$ 1,689**	1.2	\$ 35,037
May	3.43	\$ 95,555	1.95**	\$ 54,678**	1.3	\$ 37,887
June	5.12	\$142,709	0.84**	\$ 23,471**	3.9	\$110,890
July	4.75	\$132,306	2.21**	\$ 61,824**	5.7	\$159,696
August	4.98	\$138,860	8.48**	\$ 237,315**		
September	3.93	\$109,519	3.74**	\$ 103,974**		
October	2.44	\$ 67,648	2.33	\$ 64,706		
November	2.16	\$ 59,794	1.39	\$ 38,267		
December	2.05	\$ 56,878	1.55	\$ 42,716		
	\$36.8	\$1,022,958	\$24.6	\$ 685,085	\$16.7	\$465,515

*Although a 3% MRDT is collected, the City of Vernon receives 2.8% of the tax with the remaining 0.2% going to the provincial Tourism Events Program

** As noted above, figures for February to September 2020 reflect actual MRDT received by the City during those months. However, as accommodators were not required to submit PST and MRDT to the Province until September 30, 2020, the figures do not reflect actual monthly room revenue collected during that period.

Anecdotal indicators from our accommodation providers and attractions indicate that despite the numerous challenges Vernon faced throughout this summer (COVID travel restrictions, heat dome, and wildfires), it was generally a very busy season for the majority of tourism businesses. Tourism Vernon will continue to market and promote travel opportunities throughout the remainder of the year in an effort to stimulate overnight visitation to Vernon while adhering to the Provincial Health Officer's guidelines and orders for travel.

The Community Infrastructure and Development Services Division provides development and tourism statistics to Council on a quarterly and yearly basis. The next update will be in February 2022 and include the 2021 fourth quarter and year end summary.

RECOMMENDATION:

THAT Council receive for information the memorandum titled "2021 Third Quarter Development and Tourism Indicators Summary" dated October 13, 2021 and respectfully submitted by the Manager, Economic Development and Tourism.

Respectfully submitted:

Oct 19 2021 4:29 PM

X



John Perrott

DocuSign

John Perrott
Manager, Economic Development and Tourism



THE CORPORATION OF THE CITY OF VERNON

INTERNAL M E M O R A N D U M

TO: Will Pearce, CAO **FILE:** 6750-01
PC: Kim Flick, Director, Community Infrastructure and Development **DATE:** October 13, 2021
FROM: John Perrott, Manager, Economic Development and Tourism
SUBJECT: **2021 SMALL BUSINESS WEEK COMMUNITY ACTIVITY SCHEDULE**

Small Business Week is recognized by communities and business support organizations across Canada during the week of October 17 to 23, 2021. In Vernon, activities to recognize and support businesses will happen over two weeks and include workshops, Business Walks, and the Business Excellence Awards, as follows:

Valley-Wide Small Business Week Workshops

Host: Community Futures North Okanagan
Date: Tuesday, October 19 to Thursday, October 21
Location: Online – registration at <https://www.futuresbc.com/event/valley-wide-small-business-week/>
Synopsis: Community Futures Offices throughout the Okanagan are offering a range of free online workshops for small businesses throughout the Okanagan over the course of three days. Themes include: 'Doing Business in Uncertain Times', 'Recruitment and Retention', and 'Entrepreneurship and Innovation'.

2021 City of Vernon Business Walks

Host: City of Vernon's Economic Development and Tourism Department
Date: Wednesday, October 27, 9:00 am – 12:00 pm
Location: On-location at businesses throughout Vernon
Synopsis: Teams of community volunteers return to complete the 2021 edition of the annual Business Walks program at business locations throughout Vernon. During the 5 to 10 minute check-in, volunteers will ask business owners or managers 9 quick questions to gain a better understanding of how local businesses are doing and if there are opportunities to connect business support services with local businesses. This year's Business Walks are being conducted in partnership with staff and volunteers from Community Futures North Okanagan, Downtown Vernon Association, Greater Vernon Chamber of Commerce, and Vernon Entrepreneur and Innovation Workspace (Accelerate Okanagan).

A summary report of the results from this year's business walks will be brought forward to Council later this year.

37th Avenue Greater Vernon Chamber of Commerce Business Excellence Awards

Host: Greater Vernon Chamber of Commerce
Date: Friday, October 29, 7:00 pm to 9:00 pm
Location: Vernon & District Performing Arts Centre and Virtual Live Stream
Tickets available at: <https://www.vernonchamber.ca/37th-annual-business-excellence-awards/>

Synopsis: The 37th Annual Business Excellence Awards recognizes the success and achievements of local businesses and non-profits across 16 categories (Large, Medium, and Small Business of the Year, Business Leader of the Year, Customer Service Excellence, Diversity Excellence, Employer of the Year, New Business of the Year, Non-Profit Excellence, Professional Business of the Year, Restaurant of the Year, Retail Business of the Year, Tourism Excellence, Trades Business of the Year, and Young Entrepreneur of the Year). This year, the Chamber received more than 389 nominations from the community which were then reviewed and scored by a panel of judges.

The City of Vernon sponsors the Employer of the Year category. Tourism Vernon sponsors the Tourism Excellence category.

Recommendation:

THAT Council receive for information the memorandum titled "2021 Small Business Week Community Activity Schedule" dated October 13, 2021 and respectfully submitted by the Manager, Economic Development and Tourism.

Respectfully submitted:

Oct 15 2021 10:20 AM

X



John Perrott

DocuSign

John Perrott
Manager, Economic Development and Tourism



THE CORPORATION OF THE CITY OF VERNON

INTERNAL M E M O R A N D U M

TO: Will Pearce, Chief Administrative Officer **FILE:** 1670-08 (2021)
PC: Debra Law, Director, Financial Services **DATE:** October 11, 2021
James Rice, Director, Operations Services
FROM: Aaron Stuart, Manager Financial Planning and Reporting
SUBJECT: PROPOSED SANITARY SEWER RATE INCREASE

EXECUTIVE SUMMARY:

Administration recommends Council approve a Sanitary Sewer User Rates increase of 3% annually for the next five years, from 2022 until 2026, as outlined on Attachment 3.

BACKGROUND:

The City of Vernon (the City) Sanitary Sewer System (Sewer fund) has three distinct functions: the collection system, the treatment system and the disposal system. The collection system is comprised of all the sanitary sewer main pipes underground which the system's customers connect and deposit into. This system also includes various lift stations required to transport the wastewater through the collection system and into the Vernon Water Reclamation Centre (VWRC). The VWRC is the Sewer fund's treatment system and is designated as a Class IV Wastewater Treatment Centre. The influent received at the VWRC is separated into liquid effluent and solid sludge. The liquid effluent is disposed through the City's Spray Irrigation program, or in emergency circumstances through the outfall line into Okanagan Lake, in accordance with the City's Operational Certificate. Solid sludge is disposed by shipment to the Regional Biosolids Facility (RBF). The RBF is co-owned by the City and the City of Kelowna, and uses the received sludge to make OgoGrow compost.

The Sewer fund is predominantly funded by user fees. These user fees can be categorized as Residential (residential and multi-family properties) and Non-Residential (commercial and institutional properties). Residential customers pay a quarterly flat fee, combined with a quarterly fee that is based on metered potable water consumption. Each quarter's sanitary sewer portion of the billing is based on the potable water use during the first quarter of the year to ensure that irrigation use does not artificially increase sewer rates.

Non-Residential customers also pay a quarterly flat fee, and a quarterly fee based on potable water consumption; however, their fee for consumption is calculated based on water usage for the quarter being billed. If the Non-Residential customer does not have a separate irrigation water meter, then only 80% of the quarterly water consumption is billed. The City's Sewer User Rates Bylaw #5400 also identifies other fees and charges such as

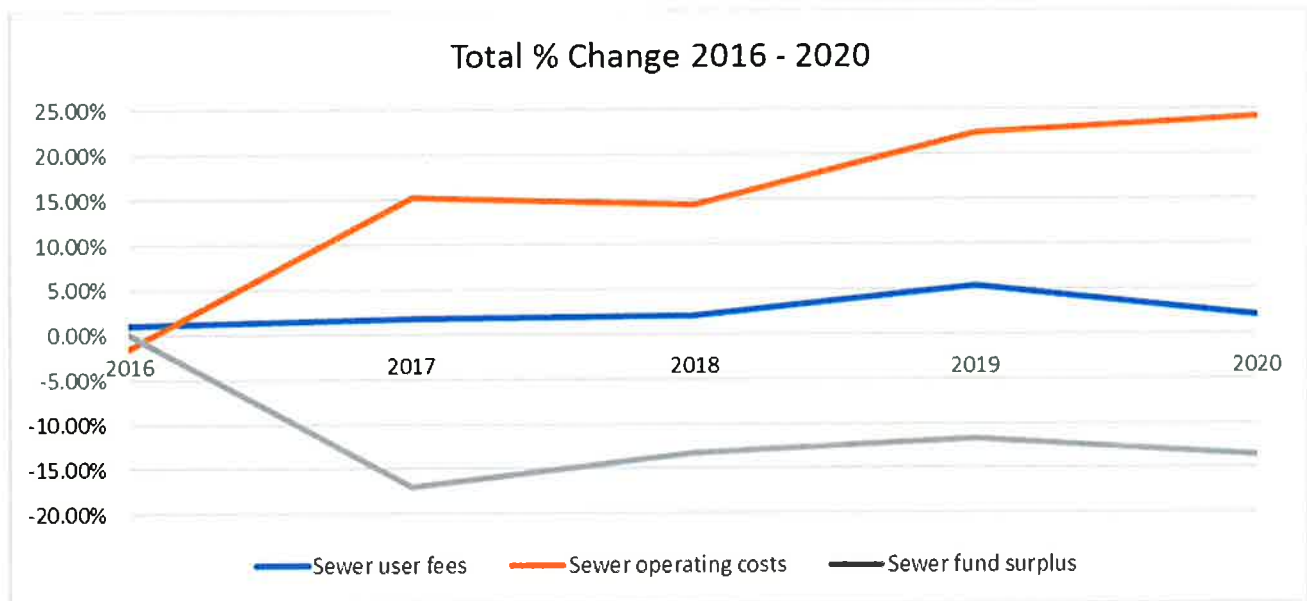
fees for when customer's do not have water meters, fees for customer's outside City limits, unauthorized connection fees, and interest on late payments.

The City's sanitary sewer rates have remained unchanged since 2013 when the quarterly flat fee increased by 2.5% for Residential customers, and 6.3% for Non-Residential customers. Rates based on consumption have not changed since 2008 when Residential consumption rates increased by 2.5%, and Non-Residential consumption rates increased by approximately 2.4%. Based on the Consumer Price Index for BC from August 2008 to August 2021, prices in BC are estimated to have increased by over 20%.

ANALYSIS:

Sanitary sewer user fees need to provide sufficient financial resources for the operation and maintenance of the Sewer fund, and for the systematic renewal of the assets the system utilizes. Since 2013 the City's Infrastructure department has secured some sizable federal grants to support specific sanitary sewer infrastructure projects; however, user fees are the most significant source of funds. Annual operating costs are paid for by user fees collected during the year; however, almost all projects, both capital and operating, are paid for from the Sewer fund's reserves. These reserves are funded by annual operating surpluses, which are contributed to the reserves at the end of each fiscal year. These operating surpluses are critical as they fund future year projects.

The Sewer fund's annual operating surplus has been decreasing since 2013, from approximately \$4.070 million down to \$3.132 million in 2020. The following table illustrates how sanitary sewer user fees, operating costs, and annual surpluses have changed over the last five years.



A decreasing annual surplus means a decrease in the Sewer fund's ability to consistently perform critical sanitary sewer asset renewal projects, which is important to provide a reliable level of service to sanitary sewer customers. Decreasing asset renewals can lead

to safety and reliability issues pertaining to the sanitary infrastructure, potential service disruptions to clients, and more costly and reactionary maintenance.

Sewer user fees have remained relatively flat over the last five years, partially due to unchanged rates. During this period the Sewer fund has seen an increase in its customer base; however, offsetting this a decrease in average water consumption.

With the completion of the City's Asset Management Plan (also known as the SIIP – Sustainable Infrastructure Investment Plan), the City engaged Urban Systems in 2016 to prioritize the City's sanitary collection system's projects based on a risk assessment. Their work resulted in the Long Term Sanitary Sewer Utility Plan (Attachment 1) which recommends an annual average investment level of \$2.2 million for the City's collection system over the subsequent 20 years.

In 2019 AECOM completed an Asset Management Plan for the City related to the Water Reclamation Centre, and Spray Irrigation assets including the outfall line. A key recommendation of this plan is an average annual investment level of approximately \$2.144 million.

With these combined plans, the City has an investment target of **\$4.344 million per year** for its entire sanitary sewer infrastructure. In order to deliver this magnitude of annual renewal work, the Sewer fund needs to generate annual surpluses of at least this amount.

To start 2021 the Sewer fund's reserves had an aggregate balance of approximately \$20.166 million. Approximately \$10.371 million of this related to projects approved in 2020, or earlier, but were incomplete at year end. These commitments were carried over into 2021. During 2021 the City committed \$3.835 million of Sewer fund reserves to be spent on sanitary sewer infrastructure projects as part of the 2021 Financial Plan. Additional commitments of \$3.326 million were made to be spent on other projects during 2021. With only \$2.216 million budgeted as the Sewer fund's surplus for 2021, this leaves an estimated balance of \$4.850 million to fund future infrastructure projects.

Sewer reserves, Jan 1, 2021	\$20,166,000
2020 Sewer reserve commitments carried over	(10,371,000)
2021 Sewer reserve commitments – Financial Plan	(3,835,000)
2021 Other Sewer reserve commitments	(3,326,000)
Budgeted 2021 surplus	2,216,000
Estimated reserve balance, Dec. 31, 2021	\$4,850,000
Proposed 2022 Sewer reserve commitments – Financial Plan	(6,436,000)
Proposed 2022 Sewer fund surplus budget	2,764,000
Estimated reserve balance, Dec. 31, 2022	\$1,178,000

After factoring in Sewer fund reserve spending for the proposed 2022 budget, and the budgeted surplus, the projected reserve balance going into 2023 is approximately \$1.2 million.

The Sewer fund has experienced an actual annual surplus of over \$3 million based on the current rate structure over the last five years. The proposed annual fee increases of 3% over the next five years are expected to generate additional revenues of over \$1.4 million. This would establish an expected annual surplus in 2026 of \$4.4 million.

Maintaining consistent contributions to the Sewer reserves of at least \$4.4 million is integral for supporting asset renewals in line with the asset management plans. This will ensure the City continues to provide services at expected levels, and minimize costly emergent repairs.

It is for these reasons Administration recommends increasing the City's Sanitary Sewer user fees annually by 3% over a five-year period.

RECOMMENDATION:

THAT Council endorse an annual, cumulative 3% increase in all user fees and charges identified in the Sewer User Rates Bylaw #5400, from 2022 to 2026;

AND FURTHER, that Council direct Administration to bring an amended Sewer User Rates Bylaw before Council during the next Regular meeting for its first three readings.

Respectfully submitted:



Aaron Stuart
Manager, Financial Planning and Reporting

Attachments:

1. Long Term Sanitary Sewer Utility Plan (2016)
2. Water Reclamation Centre/Spray Irrigation AMP (2019)
3. Proposed Sewer User Rates Bylaw amendments

Attachment 1

CITY OF VERNON

Long Term Sanitary Sewer Utility Plan

December 2016 | 1085.0054.01

URBAN
systems

304 – 1353 Ellis street

Kelowna, BC V1Y 1Z9

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Prepared for:

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Submitted:

December 2016
Urban Systems Reference: 1085.0054.01

TABLE OF CONTENTS

1.0 INTRODUCTION	1
1.1 Technical Memoranda.....	3
2.0 RISK ASSESSMENT AND CAPITAL PRIORITIZATION	4
2.1 Methodology.....	4
2.2 Risk Due to Pipe Capacity.....	4
2.3 Risk Due to Pipe Condition.....	5
2.4 Modification of Consequence and Likelihood Risk Scores.....	5
2.5 Combining Risk Scores.....	6
2.6 Capital Prioritization.....	8
2.7 Levels of Service, Risk and Cost: Results.....	11
3.0 FUNDING AND IMPLEMENTATION STRATEGY	14
3.1 Capacity Based Pipe Projects.....	14
3.2 Asset Renewal Needs.....	14
3.3 Implementation Plan and Recommendations.....	15

APPENDICES

- Appendix **A** Existing Sanitary Sewer System Figures
- Appendix **B** Technical Memos
- Appendix **C** Risk Assessment Results Detailed Figures
- Appendix **D** Capacity Projects
- Appendix **E** Condition Projects

LIST OF TABLES

Table 1.1: List of Technical Memoranda	3
Table 2.1: Capital Prioritization Results of Pipe Assets	9
Table 2.2: Facility Replacement Costs and Prioritization	13

LIST OF FIGURES

Figure 1.1: Existing System Overview.....	2
Figure 2.1: Risk Evaluation Process - Sanitary	7
Figure 2.2: Risk Assessment Results Overview.....	10
Figure 3.1: Potential Trenchless Projects	17

1.0 INTRODUCTION

The City has now completed several recommended next steps in its Asset Management Plan (formerly referred to as the SIIP). The asset management plan lays the foundation for informed infrastructure decision-making and sustainable delivery of services to the community. The recommended next steps in the plan involve increasing revenues and developing cost containment strategies to assist in closing the estimated financial sustainability gap (approx. \$10M/yr) and set affordable levels of service. One of the key strategies was to prioritize investments in the sewer utility using risk and level of service assessments.

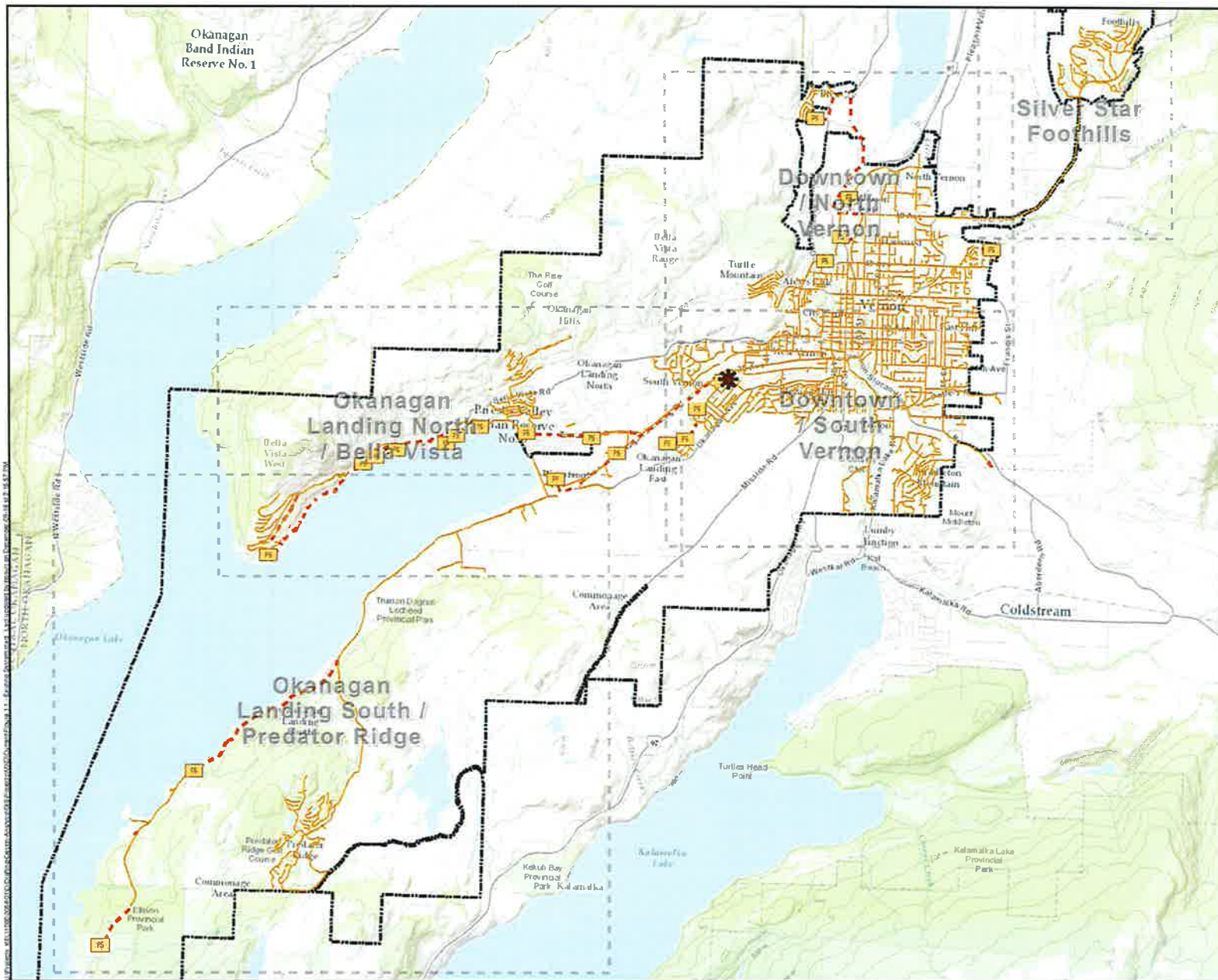
In order to prioritize investments and set sustainable levels of service for the sewer utility, the City engaged Urban Systems to prioritize sanitary projects based on a risk assessment. This risk assessment is based on likelihood and consequence of failure for both the condition and capacity of the infrastructure. The list of prioritized sanitary asset replacements will be utilized to inform the City's long Term infrastructure planning and assist in the updates to the rolling 4 year capital plan.

The City of Vernon completed a capacity assessment of its sanitary infrastructure in 2012. The results from the City's *Sanitary Sewer Study*, prepared by Focus Corporation, are incorporated into this risk assessment.

Figure 1.1 on the following page shows an overview of the City's Sanitary Sewer system, and more detailed figures can be found in **Appendix A**.

The project objectives are:

- To create prioritized list of asset replacements for the sewer utility that considers both condition and capacity to inform the rolling 4 year capital plan;
- To assess sewer system assets based on a triple-bottom line risk based approach that incorporates social, economic and environmental factors including the following considerations:
 - Aging Infrastructure;
 - Community Growth;
 - Environment and Climate Change; and
 - Large infrastructure renewal investments which exceed available capital budgets.
- Complete a visual condition assessment of the sanitary lift stations (not including the VWRC);
- Through strong collaboration with City staff, provide sufficient information and knowledge transfer to allow Vernon staff to build, adopt and utilize the methodology to continually update the plan; and
- To provide deliverables that dovetail into Vernon's asset management goals and align with the City's updated asset management policy.



City of Vernon
 Long Term Sanitary
 Sewer Utility Plan

**Existing Sanitary System
 Overview**

Legend

- Vernon Waste Water Treatment Plant
- Lift Station
- Force Main
- Gravity Main
- Project Regions*

* Detailed maps of each project region can be found in Appendix A



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.



Coordinate System:
 NAD 1983 UTM Zone 11N

Scale:
 1:60,000

Data Sources:
 Data provided by -
 City of Vernon

Project #: 1005.0064.01
 Author: BP
 Checked: SS
 Status: FINAL
 Revision: A
 Date: 2018 / 12 / 9



FIGURE 1.1

1.1 Technical Memoranda

Six technical memoranda were completed throughout this study to inform the overall assessment. For readability, only summary information from each technical memorandum is provided in this report where required to support the assessment. However, for convenience a reference note is provided in key sections for the location of the related technical memorandum to allow the reader access to more information, if desired. Furthermore, some key findings from the technical memoranda are also included in order to support conclusions. **Table 1.1** below lists the technical memoranda; they are located as appendices.

Table 1.1: List of Technical Memoranda

No.	Name	Purpose/Outcome
TM #1	Data Request	Acquire data for completing the project including GIS databases, condition information, and facility data.
TM #2	Data Gaps	To highlight any critical gaps in the dataset that will hinder the progress of the project. Assumptions for filling data gaps are noted here.
TM #3	Capacity Risk Methodology	Confirm the inputs and desired outputs for triple-bottom line risk based analyses used to rank deficiencies
TM #4	Condition Risk Methodology	Confirm the inputs and desired outputs for triple-bottom line risk based analyses used to rank deficiencies
TM #5	Unit Costs	Confirm the unit costs rates used for costing analysis
TM #6	Facility Risk Methodology	Confirm the inputs and desired outputs for triple-bottom line risk based analyses used to rank deficiencies in the lift stations.

The full version of each technical memorandum is provided in **Appendix B**. The remainder of this memo relates to risk analysis results, asset prioritization and incorporates the results for TM's #3, #4, and #6.

2.0 RISK ASSESSMENT AND CAPITAL PRIORITIZATION

The City's 2012 *Sanitary Sewer Study* detailed performance on flows from an existing scenario and multiple future scenarios based on projected population growth and inclusion of areas serviced with on-site disposal systems. Scenarios included were for the years 2008, 2011, 2016, 2021, 2026, 2031, and an Ultimate Scenario. The study also includes recommendations for lift station upgrades based on capacity and system optimization.

The risk assessment tells us how to prioritize these capacity-related upgrades (when overlaid with condition information) so that pipes that present the highest risk can be upgraded first. In addition, visual condition assessments were completed on the lift stations to identify expected remaining life to aid in developing recommended upgrades. The following section has been divided into two sections: pipe assessment and facility assessment.

PIPE ASSESSMENT

2.1 Methodology

The risk assessment was completed with a focus on the two primary drivers of pipe failure: **condition** and **capacity**. For each of these drivers, the risk assessment was broken down into three parts:

- *Likelihood* of failure (i.e., probability)
- *Consequence* of failure (i.e., severity of environmental, social, and economic impacts)
- Assignment of total *risk scores* (after modification, if any, and combination of scores)

Once risk scores were assigned, *prioritization of asset replacement* is completed according to which assets had the highest combined risk scores. Prioritized assets are summarized in Section 2.6.2.

Definitions of each of these parts and assignment of risk scores for use in the risk assessment are provided below.

2.2 Risk Due to Pipe Capacity

Likelihood of Failure: The likelihood of pipe failure due to capacity is typically assessed by analyzing the hydraulic capacity, HGL, and flow velocity of the pipe under normal operating conditions. In this case, modelling of the City's trunk mains was already completed through the 2012 Sanitary Sewer Study. Consequently, the recommended capacity upgrades from that report were assigned correlating likelihood of failure scores. How criteria specifically correlate to likelihood of failure is described in Technical Memorandum #3.

Consequence of Failure: The consequence of failure is a function of the land use type and associated population. For example, the consequence of failure to single-family residential buildings is lower than that of multi-story apartment complexes or industrial, commercial, or institutional buildings. Risk scores assigned range from 1 to 5, with 1 indicating an insignificant consequence of failure and 5 indicating a

severe consequence of failure. How criteria specifically correlate to likelihood of failure is described in Technical Memorandum #3.

2.3 Risk Due to Pipe Condition

Likelihood of Failure: The likelihood of condition-based failure is driven by the Structural Condition Grade (SCG) of the asset. These SCGs were supplied by the City where available. If pipe SCGs were not available, the asset was assigned a risk score based on its age. Asset age directly relates to the principles of asset management and tangible capital asset inventories. Risk scores range from 1 to 5, with 1 indicating a low likelihood of failure and 5 indicating a high likelihood of failure. How criteria specifically correlate to likelihood of failure is described in Technical Memorandum #4.

Consequence of Failure: The consequence of failure is driven by two key factors: the cost to restore service and cover third-party liability (potential financial consequence) and the actual location of the infrastructure (potential traffic disruption consequence). How criteria specifically correlate to consequence of failure is described in Technical Memorandum #4.

For this study we considered the primary driver of failure consequence to be whether a pipe is located within a road and if so, what the associated road classification is, as this indicates the level of traffic disruption that may occur due to failure. The cost to repair a sewer main break is closely linked to the type of road (and associated volume) that might be damaged as a result; for example, a failure within an arterial road presents greater traffic control and road reconstruction requirements than a failure within a local road. The City's GIS data set was used to analyze if a pipe is physically located within a road and if so, what the road classification is.

2.4 Modification of Consequence and Likelihood Risk Scores

Due to their larger size or nearby surroundings, some sewer mains present an increased level of consequence or likelihood of failure. For this risk assessment, risk scores were increased by one (with no score greater than five) for pipes that met certain requirements regarding:

- **Trunk mains:** higher consequences for pipes carrying larger flows
- **Pipe material:** higher likelihood for the 200 mm diameter concrete pipes
- **Industrial/Commercial/Institutional areas:** higher consequences due to greater disruption if failure occurs
- **High Priority areas:** for pipes servicing the Hospital and Okanagan Springs Brewery, consequence of failure is especially high
- **Proximity to environmentally sensitive area:** higher environmental consequences if adjacent to, or crossing, a sensitive watercourse, or within an ESA
- **Proximity to highway ROW:** higher consequences for pipes within the highway ROW

2.5 Combining Risk Scores

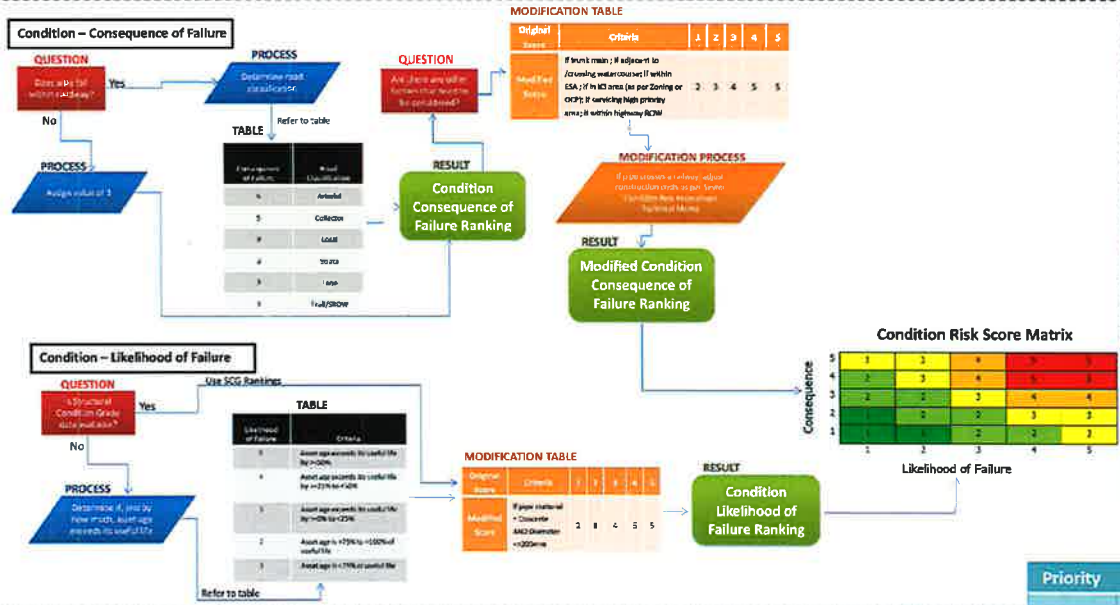
The combined risk score incorporates the likelihood of failure score and consequence of failure score into a single score ranging from 1 to 5, with 1 indicating a low risk and 5 indicating a high risk. In cases where video evidence or manual investigation proves that a sewer main has already failed, the combined risk score will be automatically set to 5.

By combining risk scores, the social (land use), environmental (proximity to watercourses) and economic (cost to restore service) impacts of pipe failure are considered. This triple-bottom-line methodology is the basis of the infrastructure plan for the City.

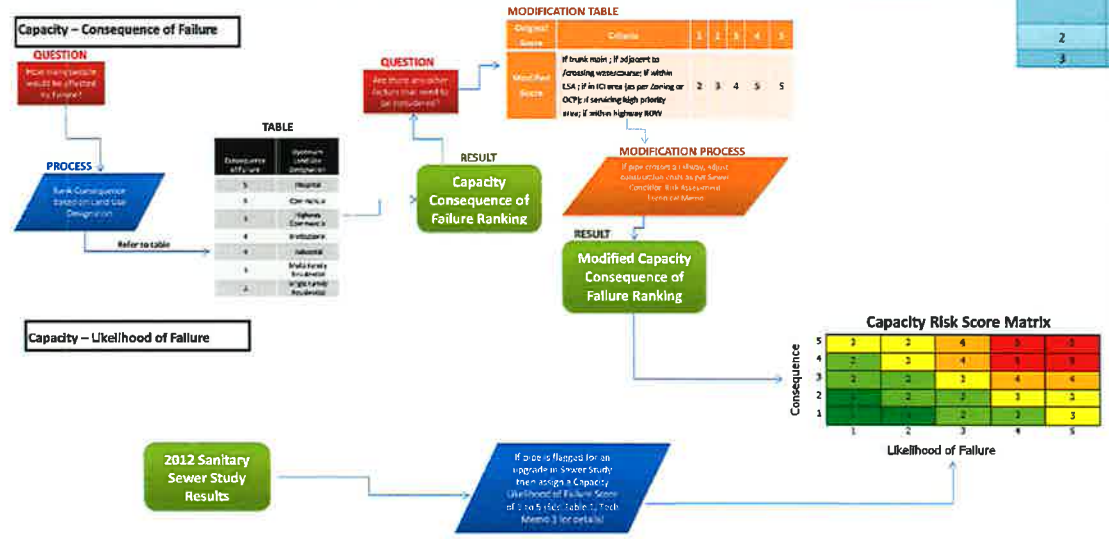
To illustrate this methodology and for convenient reference, a pullout schematic (**Figure 2.1**) is included on the following page. It shows how the methodology is applied; once familiar with the definitions, the schematic should be an effective tool for the City to use for visualizing the process.



ASSET CONDITION



ASSET CAPACITY



Priority	Project Trigger
1	((Existing Capacity >= 3 or Future Capacity >= 4) and Existing Condition >= 4) OR ((Existing Capacity >= 3 or Future Capacity >= 4) and Future Condition >= 4)
2	Condition or Capacity Combined Risk Score >= 4
3	Condition or Capacity Likelihood of Failure >= 4

2.6 Capital Prioritization

2.6.1 Prioritization Methodology

The risk analysis described above was applied to each asset in the City sewer system. The result was a database of over 4,200 assets with their own unique classification, including 563 assets with a combined risk score of 4 or 5 for either Condition or Capacity, or both.

In order to prioritize the inventory of risks into a strategic list of assets, in sequence of importance, a three-step merging process was completed to yield a hierarchy of upgrades based on risk scores. This hierarchy relates directly to levels of service. This section describes the methodology; Section 2.7 translates level of service into tangible capital projects and associated costs.

METHODOLOGY

- Step 1:** **Level of Service 1:** Apply triple-bottom-line analyses to determine risk scores based on considerations for social (population/land use), economic (cost implications) and environment (water resources). This step combines multiple facets of risk, including conditions *and* capacity, likelihood *and* consequence of failure, and existing *and* future scenarios. The projects triggered here are considered **Priority 1 (highest priority)** because they are classified comprehensively.
- Step 2:** **Level of Service 2:** Determine which assets had a combined score of 4 or greater for *either* condition or capacity (still based on both likelihood and consequence of failure). Although this step does still incorporate the triple-bottom-line analyses of the previous step, it triggers projects that demonstrate sufficient risk for either condition *or* capacity. These projects are considered **Priority 2 (moderate priority)**.
- Step 3:** **Level of Service 3:** Determine which assets scored a 4 or greater under *likelihood of failure* for *either* condition or capacity. Therefore, projects arising from Step 3 are triggered by their probability of failure, but not by the impact of that failure. These projects are considered **Priority 3 (low priority)**.

This methodology results in a three-tiered prioritization of projects, which was used to create a list of capital priorities.

2.6.2 Capital Prioritization: Results

The results of the capital prioritization process are categorized by priorities. A list of capital upgrades under each category was compiled from the outputs of the risk assessment. The scope of upgrade depends on the primary trigger: for example, if a pipe was triggered for an upgrade due to capacity, the pipe will be replaced with one of greater diameter. Alternatively, if a pipe was triggered for an upgrade due to condition (with a capacity score of less than 3) the pipe will be replaced by one of equivalent diameter.

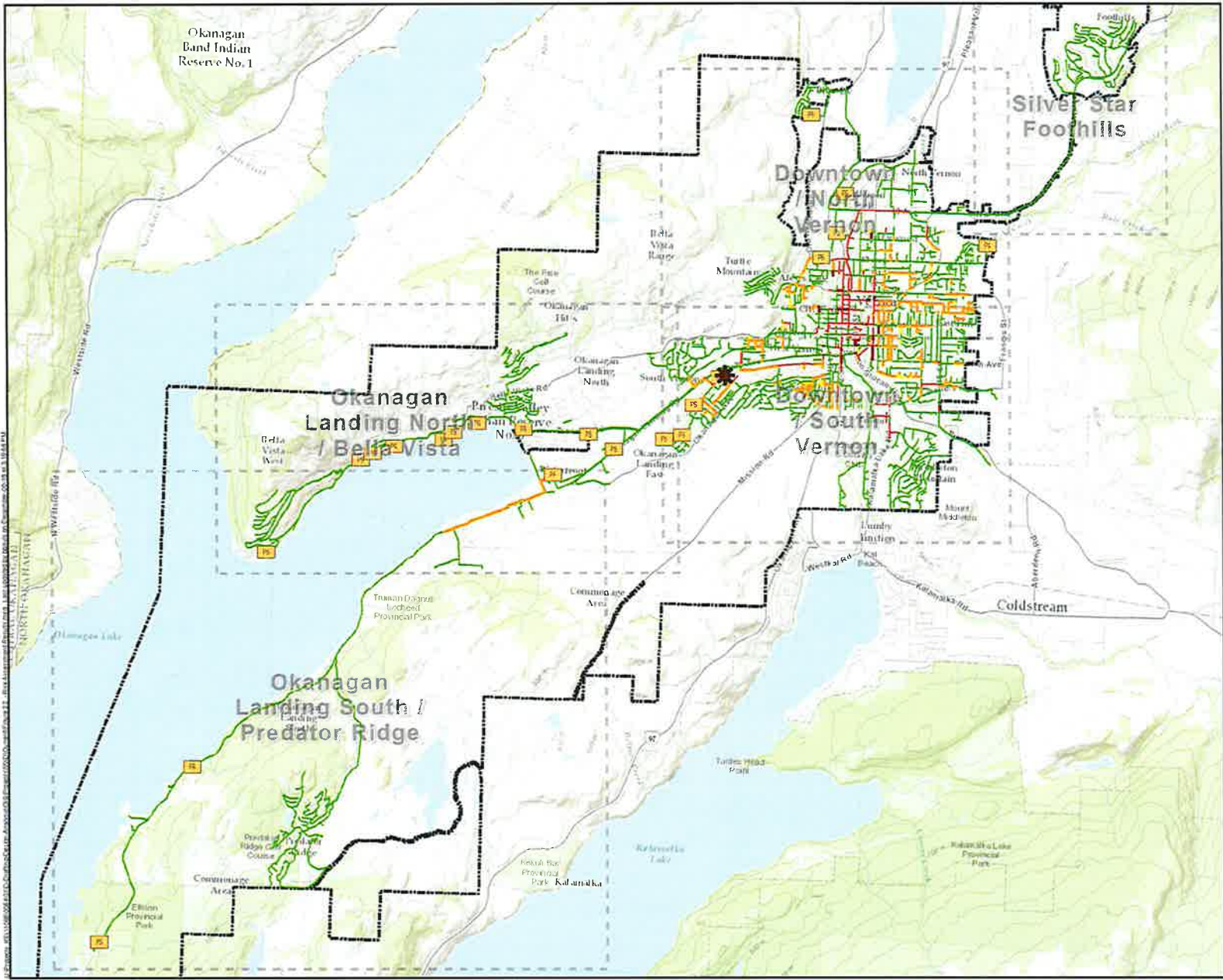
It should be noted that Priority 3 projects only relate to the *likelihood of failure for capacity* projects, whereas Priority 2 projects include those triggered by both *likelihood of failure for capacity and condition*.

The results of the prioritization of pipe assets are summarized in **Table 2.1**. There are 591 pipes totaling approximately 38 km selected as Priority 1 and Priority 2.

Table 2.1: Capital Prioritization Results of Pipe Assets

	# of Pipes	Length of Pipe (km)	Capital Scheduling (# of Pipes)			Asset Replacement Value (\$)
			0-5 Years	5-10 Years	10-20 Years	
Priority 1	238	16.4	19	12	207	\$ 16,587,828
Priority 2						
<i>Condition</i>	277	17.9	8	64	205	\$ 14,593,967
<i>Capacity</i>	48	3.8	16	10	22	\$ 4,381,380
Priority 3						
<i>Condition</i>	27	1.2	0	0	27	\$ 1,054,722
<i>Capacity</i>	1	0	0	0	1	\$ 13,198
Total	591	39.2	43	86	462	\$36,631,094

Figure 2.2 illustrates the locations of the Priority 1, 2 and 3 pipes. **Appendix C** contains more detailed figures of the Priority assets, while **Appendix D and E** contain the complete list for pipe assets for each prioritization category.



City of Vernon
Long Term Sanitary
Sewer Utility Plan

**Sanitary System Risk
Assessment Results Overview**

- Legend
- Vernon Waste Water Treatment Plant
 - Lift Station
 - Priority 1 (0-10 year)
 - Priority 1 (10-20 year)
 - Priority 2
 - Priority 3
 - Low Priority Pipe
 - Project Regions*

* Detailed maps of each project regions results can be found in Appendix B



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Coordinate System: NAD 1983 UTM Zone 11N
Scale: 1:50,000

Data Sources:
Data provided by:
City of Vernon, Urban Systems Ltd

Project #	1085 0564 01
Author	BP
Checked	SS
Status	FINAL
Revision	A
Date	2016 / 12 / 9



FIGURE 2.2

2.7 Levels of Service, Risk and Cost: Results

The benefit of the risk assessment is the connection between levels of service, risk, and priorities. This section advances the methodology described above to define which types of projects will be funded based on the priority level.

2.7.1 Priority 1 – Level of Service 1

- a) **Risk Level:** Asset replacements are selected when assets exhibit *both* condition and consequence of failure risk scores greater than or equal to 4.
- b) **What this means:** We will ensure that all pipes are maintained to a condition and capacity risk score of 3 or less. To do this, we will fund and construct projects that are of high risk (4 or 5) for both condition and capacity failures.
- c) **Cost Implications:** **\$16,587,800** over 20 years.

2.7.2 Priority 2 – Level of Service 2

- a) **Risk Level:** Asset replacements are selected when assets exhibit risk scores greater than or equal to 4, for *either* condition or capacity.
- b) **What this means:** We will ensure that all pipes are maintained with a condition or capacity risk score of 3 or less. To do this, we will fund and construct projects that are high risk (4 or 5) for either condition or capacity.
Note: Selecting this risk level would also trigger all the Priority 1 pipes.
- c) **Cost Implications:** Additional **\$18,975,347** over 20 years.

2.7.3 Priority 3 – Level of Service 3

Selecting this risk level where assets scored a 4 or greater under *likelihood of failure* for *either* condition or capacity would trigger all Priority 1, 2 and 3 pipes which has a cost implication of **\$36,631,094** over 20 years.

2.7.4 Level of Service Recommendations

Selecting the preferred level of service to provide often comes down to community preferences and affordability. Willingness to pay for environmental protection or enhancement is also inherent in affordability. Based on discussions following the review of the preliminary results earlier in the study, it was determined that the following level of service and funding would be pursued, with confirmation occurring after the long term financial analysis is completed:

- Priority 1 – to be funded and implemented as quickly as possible
- Priority 2 – aim to gradually increase revenues over the 20-year time frame so that this level of service is achieved by 2036

2.7.5 Additional Information in Appendices

This Plan is submitted along with a geodatabase which includes all the results of the modelling analysis. The geodatabase was submitted in electronic form to allow GIS personnel to manipulate and present the information in a variety of ways, depending on the needs of City staff.

Lastly, each asset ID has a risk score for existing and future conditions. These risk scores are the basis of the prioritization (ranking) of the assets and all pipes in Priority 1 and Priority 2 are listed in decreasing order of risk. This allows engineering staff to work with GIS staff to assemble projects based on risk, adjacent utility or roadworks projects (synergies), proximity and timing. Generally; however, the tables work like a check-list where each project completed results in less risk, thereby achieving the City's stated level of sanitary servicing.

FACILITY ASSESSMENTS

2.7.6 Pump Stations

The *Sanitary Sewer Study* recommended capacity upgrades and system optimization with regard to lift stations reaching their capacity. The results of the study are incorporated into the results of this assessment.

A visual inspection of the lift stations was completed on September 13th, 2016 to determine the remaining life of the assets. The inspections and cost estimates below do not include lift stations that have been replaced since 2012. The results and pictures from this inspection are incorporated into the City's GIS dataset. The inspection results indicate that the lift stations are generally in good condition and well maintained with a few minor access concerns. **Table 2.2** on the following page summarizes the results of the assessment and prioritizes the future rehabilitation based on condition.

Table 2.2: Facility Replacement Costs and Prioritization

Facility ID	Location	Short Lived Asset Estimated Replacement Cost	Long Lived Asset Estimated Replacement Cost	Total Estimated Cost	Priority
SANLS00007	TERN LIFT STN (5899 TERN PL)	\$260,400	\$300,000	\$560,400	1
SANLS00004	CASCADE LIFT STN (4570 CASCADE DR)	\$263,250	\$295,500	\$558,750	1
SANLS00009	AIRPORT LIFT STN (6301 OK LANDING RD)	\$357,750	\$320,250	\$678,000	1
SANLS00002	WILLOW DR LIFT STN (5414 WILLOW DR)	\$252,750	\$312,750	\$565,500	1
SANLS00005	FULTON LIFT STN (2299 FULTON RD)	\$248,250	\$324,375	\$572,625	2
SANLS00008	ANDERSON WAY LIFT STN (5090 ANDERSON WAY)	\$408,000	\$367,500	\$775,500	2
SANLS00010	43 AVE LIFT STN (3475 43 AVE)	\$327,000	\$348,000	\$675,000	2
SANLS00011	KAL AIR LIFT STN (6552 TRONSON RD)	\$348,750	\$318,000	\$666,750	2
SANLS00012	OUTBACK LIFT STN (9841 EASTSIDE RD)	\$687,900	\$432,000	\$1,119,900	3
SANLS00013	WHITEPOINT LIFT STN (9568 EASTSIDE RD)	\$672,900	\$402,000	\$1,074,900	3
SANLS00014	VERNON SQUARE LIFT STN (3350 45 AVE)	\$290,400	\$278,250	\$568,650	3
SANLS00015	BEACHCOMBER 1 LIFT STN (8119 TRONSON RD)	\$350,400	\$375,750	\$726,150	3
SANLS00001	SOUTH VERNON LIFT STN (VWRC)	\$380,400	\$311,250	\$736,650	4
SANLS00003	CUMMINS LIFT STN (6890 MARSHALL RD)	\$1,169,250	\$570,000	\$1,739,250	4
SANLS00006	TRONSON LIFT STN (7001 TRONSON RD)	\$1,169,250	\$570,000	\$1,739,250	4
SANLS00016	ADVENTURE BAY LIFT STN (8798 ADVENTURE BAY RD)	\$0	\$0	\$0	4
SANLS00017	OLD STAMPMILL 1 LIFT STN (7352 OLD STAMP MILL RD)	\$0	\$0	\$0	4
SANLS00018	KENNEDY LANE LIFT STN (7500 KENNEDY LANE)	\$0	\$0	\$0	4
SANLS00019	OLD STAMPMILL 2 LIFT STN (7452 OLD STAMP MILL RD)	\$0	\$0	\$0	4
SANLS00020	TRONSON 2 LIFT STN (7948 TRONSON RD)	\$0	\$0	\$0	4
SANLS00021	BEACHCOMBER 2 LIFT STN (8068 BEACHCOMBER BAY RD)	\$0	\$0	\$0	4

The estimated costs over 20 years for these improvements is \$8,415,150 (avg. \$420,758/yr). These improvements include short-lived asset replacement costs for all inspected facilities as well as long-lived asset replacement costs for Priority 1 facilities.

3.0 FUNDING AND IMPLEMENTATION STRATEGY

A funding strategy within a master plan will typically identify the sources and assess the adequacy of revenues for the selected list of capital projects. While the City has already implemented a 1.9% tax levy for infrastructure renewal, the scope of the levy does not cover sewer utility renewal needs: this long-term sewer utility plan provides recommendations on how to incorporate asset renewal alongside capacity-based projects within the utility funding needs.

The projects proposed in this study were prioritized and sequenced based on their level of risk, which was further categorized based on various rankings or risk scores and translated into levels of service. The identified Priority 1 and Priority 2 projects provide a reasonable level of service for customers. The estimated costs for the Priority 1 and 2 projects is \$44M (avg. \$2.2M/year). Vernon's sewer utility currently budgets approximately \$1.9M per year in capital funding for collection projects (which covers the scope of this study, in particular, pipes and lift stations). A key outcome of this study is to assess the current investment levels against asset-specific upgrades proposed from the prioritization.

The aim of the funding strategy for this study is to organize the costs and expenditures over 20 years and then to identify the sources of revenue to fund projects. The refinement of timing, phasing and affordability of projects will be completed as part of the City's financial planning and integrated capital planning process.

3.1 Capacity Based Pipe Projects

Capacity-based pipe projects enable the sewer utility to meet hydraulic levels of service now and going forward as flows increase with an increase in population. Projects in the 0-5 and 5-10 year timeframe are typically required to address current service level deficiencies whereas 10-20 year capacity-based projects are required to deliver on growth plans. Each of these types of projects can be eligible for development cost-sharing, which is denoted by the developer share estimate. **Appendix D** presents the linear assets for the collection system.

There are three projects on this list that were not flagged as a priorities in the risk assessment, however these projects were added to the results of the risk analysis in this table because they remain priority projects in the City's DCC Bylaw based on previous, hydraulic analysis. By including these projects this study culminates in a consolidated master list of capital projects for the collection system. Overall, these projects may trigger a review of the City's DCC program to ensure that the proper projects, costs and allocations are included. The remainder of the capacity based projects can be funded through utility rates, reserve transfers or in rare circumstances, grants. Section 3.3 summarizes the funding recommendations.

3.2 Asset Renewal Needs

Previous City studies assessed current funding levels against projected renewal funding to characterize targets for long-term infrastructure financing. Vernon's Asset Management Plan identifies an annual target of \$4.6M for the entire sewer utility, which includes collection, treatment and disposal (the latter which are not part of this study). Collection system investments include \$7.2M in backlog upgrades

(projects that address assets which have already eclipsed their service life) and annual investment levels of \$2.2M as identified in this risk assessment. Based on the utility's current capital funding level of \$1.9M, it appears that additional funding will be required over the 20 year horizon to meet pending condition renewal and backlog investments. While these investment levels are based on macro-funding objectives, the results of the risk analysis work from the bottom up, to develop a list of asset-specific condition upgrades. **Appendix E** summarizes the condition-based risk projects for the 0-5, 5-10 and 10-20 year horizons, including estimated replacement costs.

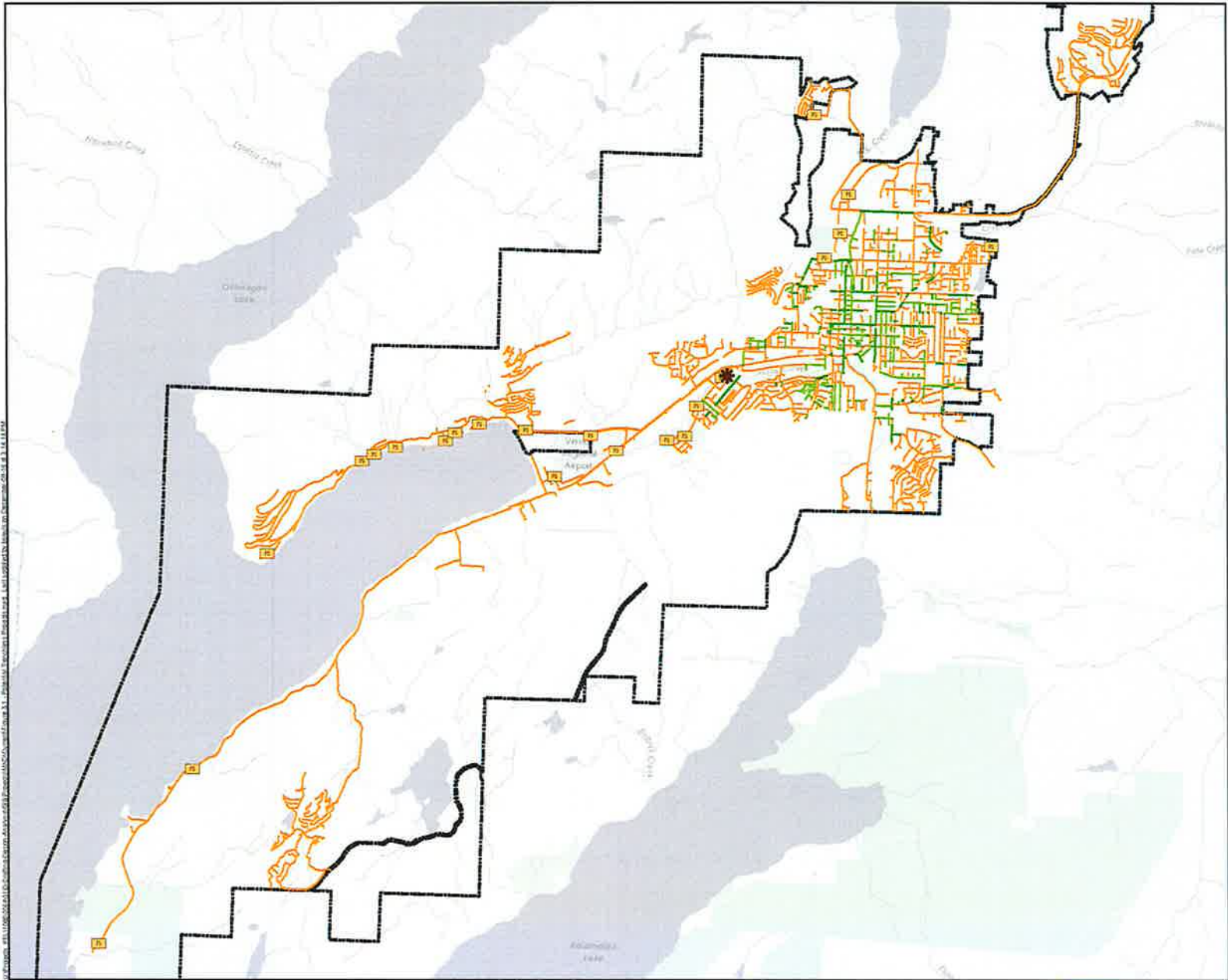
In summary, the proposed level of renewal spending over the 20-year horizon is less than the projected target of \$2.2M per year (for the collection system) and less than the current utility capital spending level by a significant margin.

3.3 Implementation Plan and Recommendations

The Long Term Sanitary Sewer Utility Plan funding strategy and implementation plan for the collection system includes the following recommendations:

- To phase in capital projects based on their risk trigger; i.e., condition or capacity (**Figure 2.2**). Condition is the primary driver for projects in the City and preparing for significant projects should start immediately.
- To budget for Priority 1 pipe and facility replacements in the 4 year rolling capital plan. Priority 1 pipes and DCC projects should be selected over Priority 2 pipes. Priority 1 pipes are listed in **Appendix D and E** following the report text.
- To pursue trenchless rehabilitation program for Priority 2 condition based replacement for pipes. The scope of trenchless rehabilitation should be completed following confirmation through a CCTV assessment of each pipe identified as potential. This is a cost-containment program that must be scoped out after more detailed information on the existing infrastructure is collected. Pipes with potential trenchless opportunities have been flagged in the GIS database, and are shown in **Figure 3.1**.
- Address the estimated funding gap to address the municipal contribution gap in part, by potentially updating user fees/rates in 2017/18.
- To fund and replace the Priority 2 pipes by completing the highest order projects by capacity risk score first. The risk ranking for all Priority 2 capacity based pipes is listed in the **Appendix D and Appendix E** following the report.
- Re-instate the City's flow monitoring program to obtain accurate flow information on existing sewer flows to inform future infrastructure planning and calibration of the City's hydraulic model.
- Continue to monitor the capacity in the Tronson trunk main, as part of the rolling four year capital plan, as the 2012 Sanitary Sewer Study recommended that it will need to be replaced or twinned in the future.
- As part of on-going maintenance and repairs of the collection system, the City could confirm/examine the condition of the existing infrastructure to update its GIS database.

- It is anticipated that the volume of sewer flow will gradually increase year over year due to population growth, unless potable water use declines (due to conservation efforts) at a greater pace. An indoor water conservation program should be launched to reduce the volume of flow, to reduce operational costs, and to delay the need to expand the collection system due to capacity shortfalls.
- As noted in the City's Liquid Waste Management Plan (LWMP), sanitary flows may be reduced through an indoor water conservation program:
 - i. Evaluate options, best practices and innovative tools for additional indoor reductions.
 - ii. Create and implement a 5 year indoor conservation program using new tools and practices to fill gaps left by existing bylaws, standards, and programs.
 - iii. Create annual education and marketing program. Monitor and report to customers on program achievements annually through various media.
 - iv. Partner with RDNO for indoor focused pricing techniques and other management techniques to encourage indoor water use reductions.



City of Vernon
 Long Term Sanitary
 Sewer Utility Plan

**Sanitary System Priority
 Pipes with Trenchless Potential**

Legend

- Vernon Waste Water Treatment Plant
- Lift Station
- Sanitary Main
- Priority Pipe (1, 2, or 3) with Trenchless Potential**
 - Beneath Local Road (347 pipe segments)
 - Beneath Arterial/ Collector/ Highway (190 pipe segments)



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.



Coordinate System: NAD 1983 UTM Zone 11N
 Scale: 1:50,000
 Data Sources: Data provided by - City of Vernon, Urban Systems Ltd

Project #	1055 0054 01
Author	BP
Checked	SS
Status	FINAL
Revision	A
Date	2016 / 12 / 9

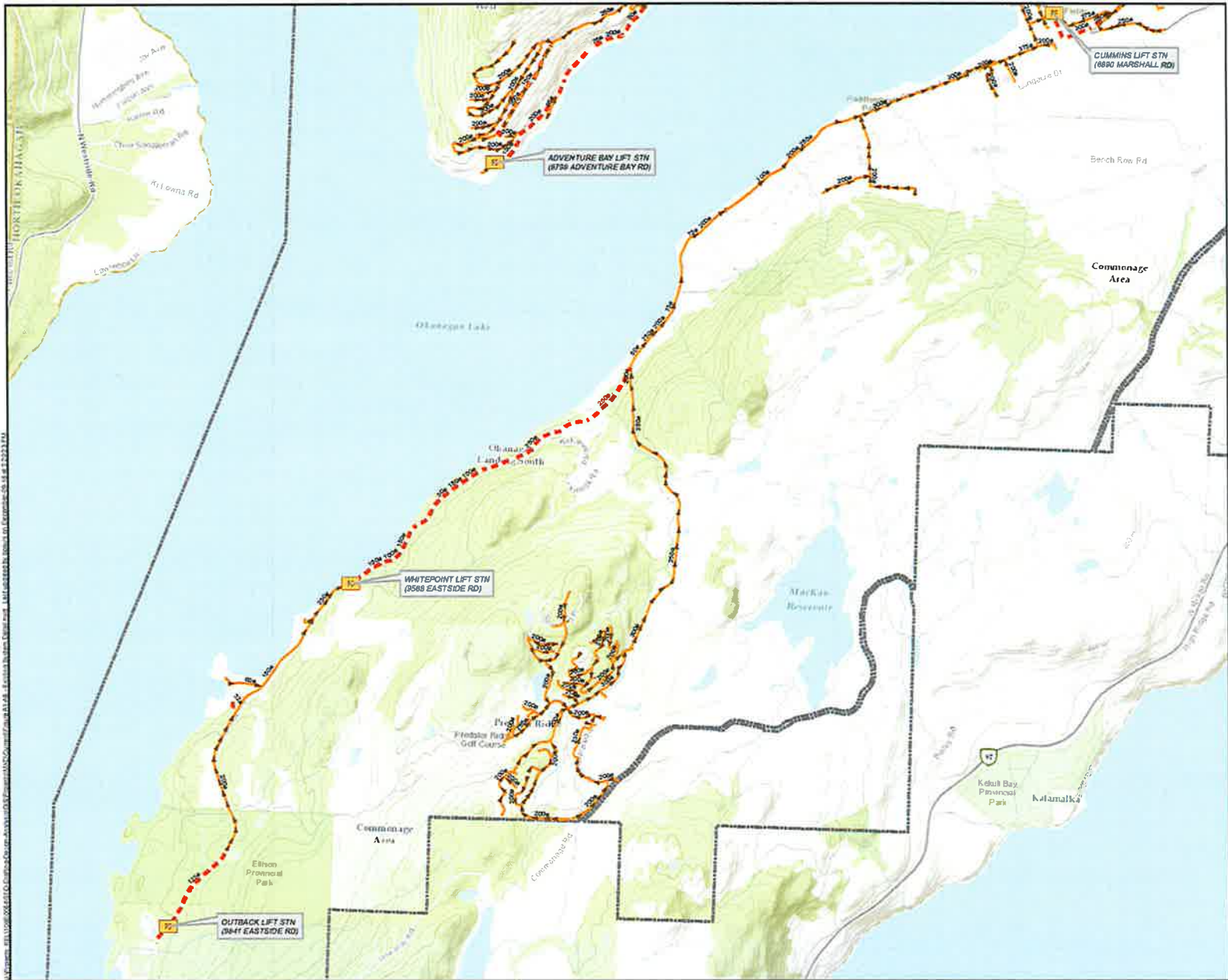


FIGURE 3.1

City of Vernon, 2016. All rights reserved. This document is the property of the City of Vernon. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the City of Vernon.

APPENDIX A

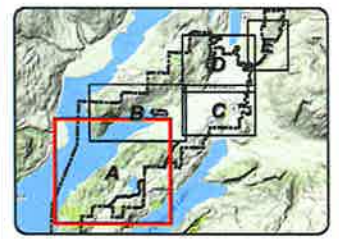
Existing Sanitary Sewer System Figures



City of Vernon
 Long Term Sanitary
 Sewer Utility Plan
**Existing Sanitary System Overview
 - Okanagan Landing South /
 Predator Ridge**

Legend

-  Lift Station
-  Force Main
-  Gravity Main



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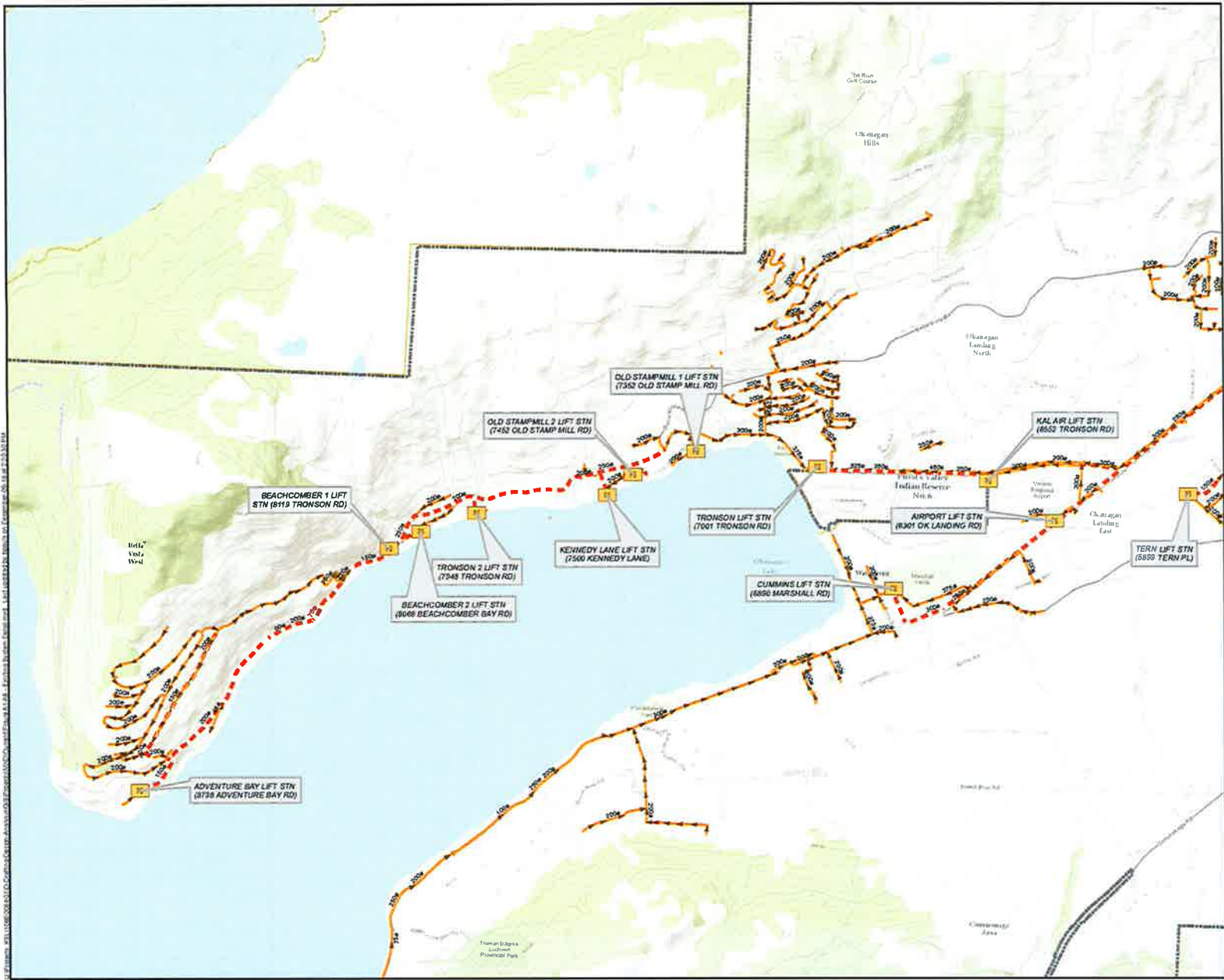


Coordinate System: NAD 1983 UTM Zone 11N Scale: 1:30,800

Data Sources:
 Data provided by:
 City of Vernon

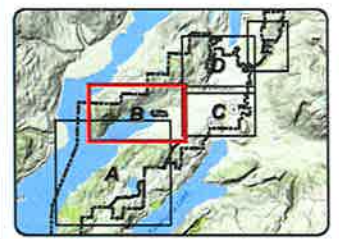
Project # 1065 0054 01
 Author: BP
 Checked: SS
 Status: **FINAL**
 Revision: A
 Date: 2015 / 12 / 9





City of Vernon
 Long Term Sanitary
 Sewer Utility Plan
**Existing Sanitary System Overview
 - Okanagan Landing North / Bella
 Vista**

- Legend**
- Lift Station
 - Force Main
 - Gravity Main



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.



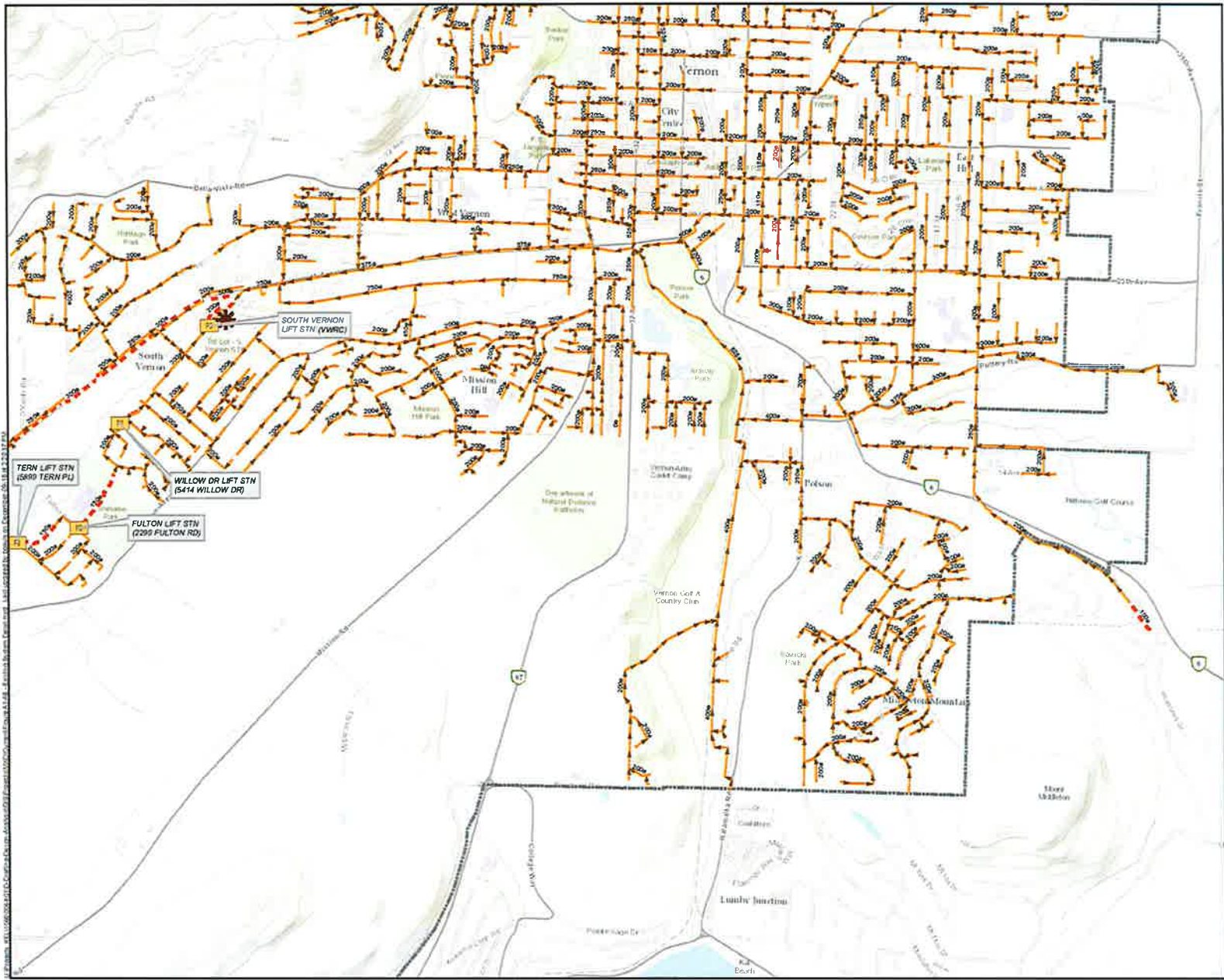
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Data Sources:
 Data provided by -
 City of Vernon

Project # 1 085 0064 01
 Author: BP
 Checked: SS
 Status: **FINAL**
 Revision: A
 Date: 2016 / 12 / 9

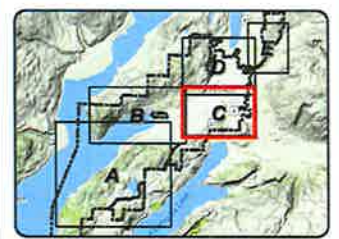


FIGURE A2

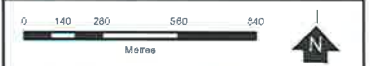


City of Vernon
 Long Term Sanitary
 Sewer Utility Plan
**Existing Sanitary System Overview
 - Downtown / South Vernon**

- Legend**
- Vernon Waste Water Treatment Plant
 - Lift Station
 - Force Main
 - Gravity Main



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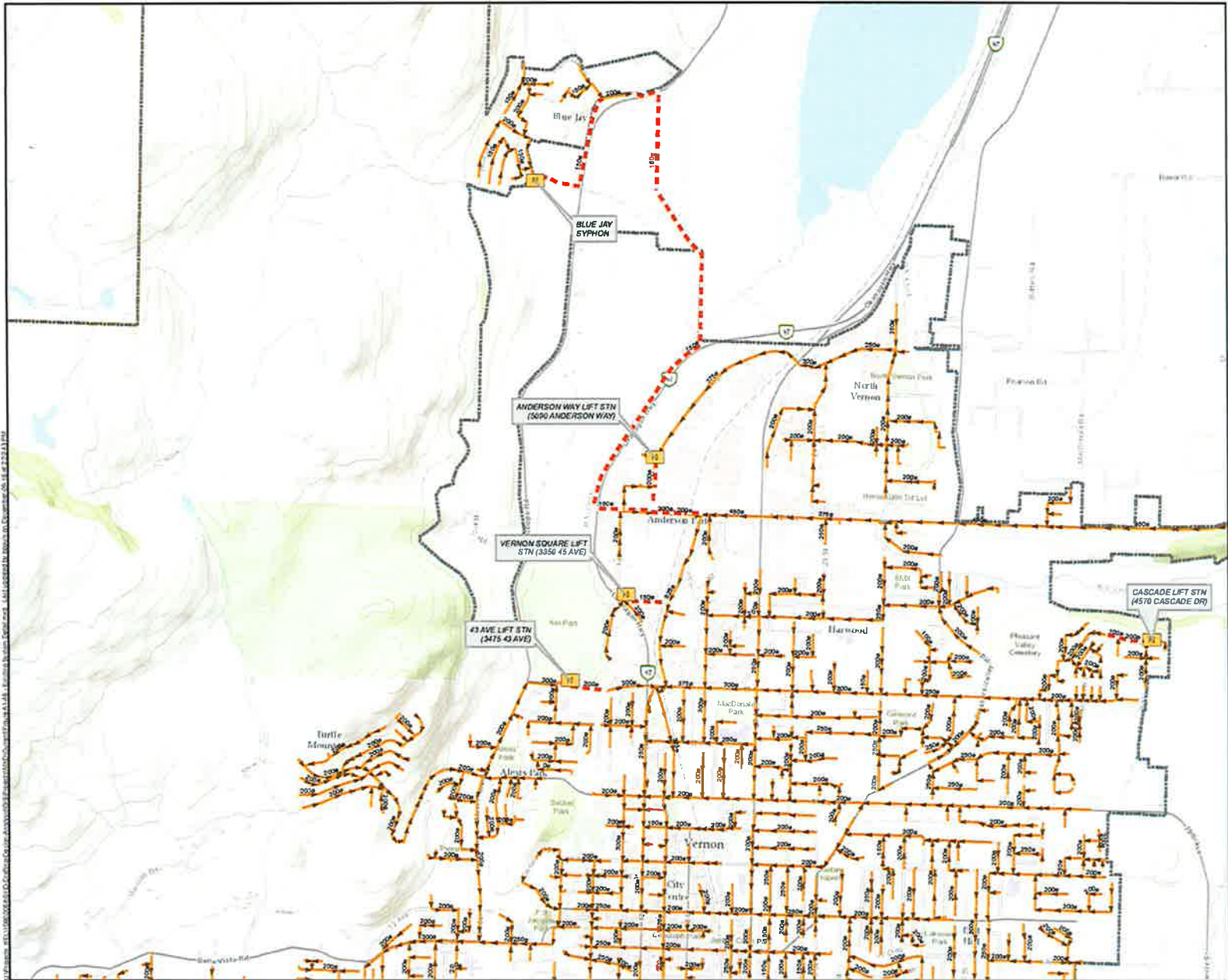


Coordinate System: NAD 1983 UTM Zone 11N
 Scale: 1:17,200
 Data Sources:
 Data provided by: City of Vernon

Project #	1085 0054 01
Author:	BP
Checked:	SS
Status:	FINAL
Revision:	A
Date:	2018 / 12 / 9



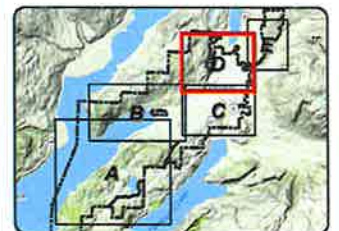
FIGURE A3



City of Vernon
 Long Term Sanitary
 Sewer Utility Plan
**Existing Sanitary System Overview
 - Downtown / North Vernon**

Legend

- Lift Station
- Force Main
- Gravity Main



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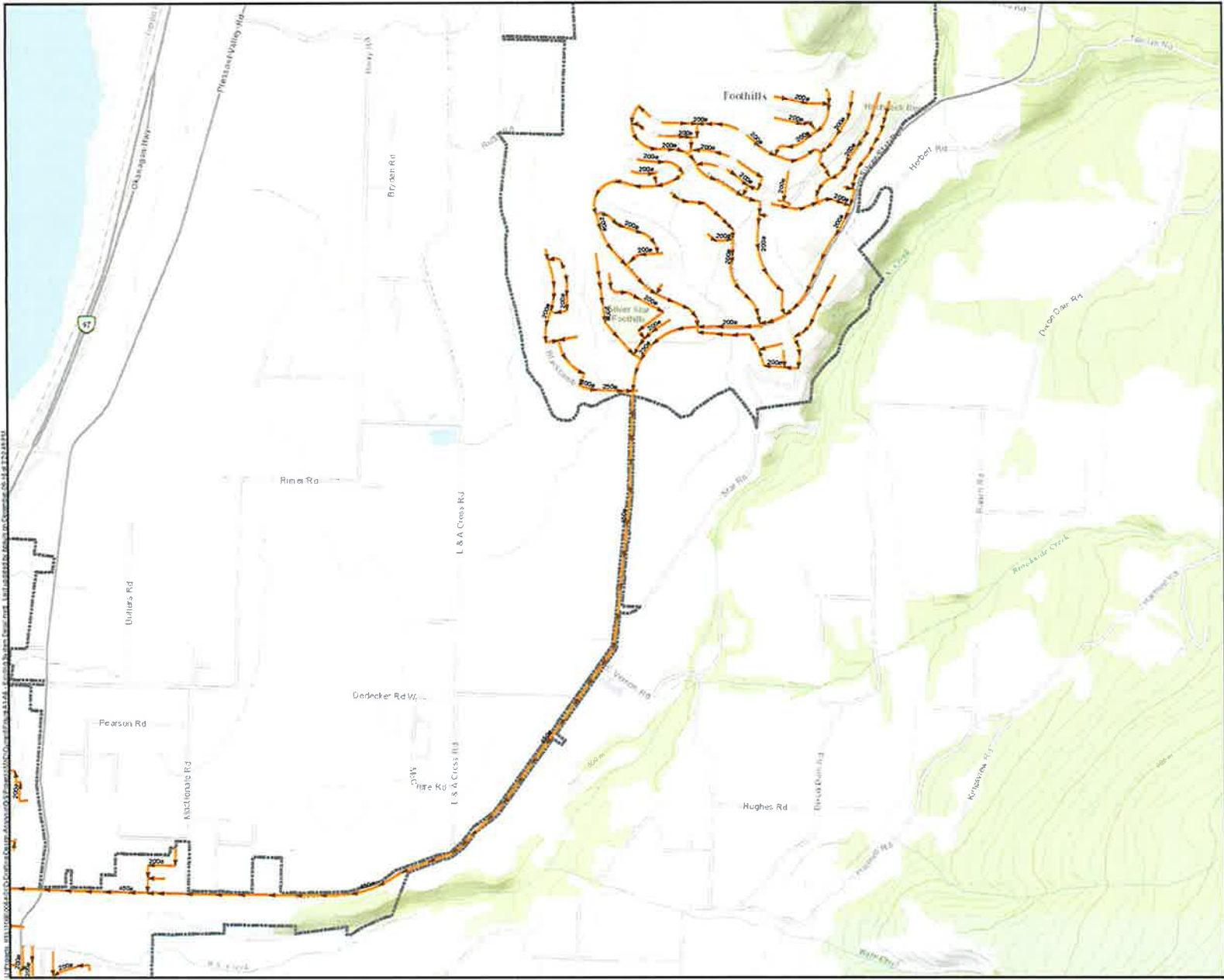
Coordinate System: NAD 1983 UTM Zone 11N
 Scale: 1:17,200

Data Sources:
 Data provided by -
 City of Vernon

Project #	1068 064 01
Author:	BP
Checked:	SS
Status:	FINAL
Revision:	A
Date:	2016 / 12 / 9



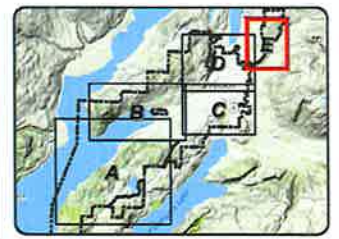
FIGURE A4



City of Vernon
Long Term Sanitary
Sewer Utility Plan
Existing Sanitary System Overview
- Silver Star Foothills

Legend

-  Lift Station
-  Force Main
-  Gravity Main



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Coordinate System: NAD 1983 UTM Zone 11N Scale: 1:14,500

Data Sources:
 Data provided by -
 City of Vernon

Project # 1065 0054 01
 Author: BP
 Checked: SS
 Status: FINAL
 Revision: A
 Date: 2016/12/9



FIGURE A5

APPENDIX B

Technical Memos

TECHNICAL MEMORANDUM

Date: September 15, 2016
To: Vicky Young, City of Vernon
cc:
From: Brendan Pauls
File: 1085.0054.01
Subject: TECHNICAL MEMO #1 - DATA REQUEST

This memo outlines the data request from Urban Systems Ltd to the City of Vernon for the Long Term Sanitary Sewer Utility Plan.

DATA REQUEST

Table 1 – Data Request Status

Dataset	Requested Format	Received by Urban Systems	Format Received	Date Received
Sanitary Network	GIS	Yes	GIS	2016-06-02
Official Community Plan	GIS	Yes	GIS	2016-08-17
Zoning	GIS	Yes	GIS	2016-05-13
Road Network	GIS	Yes	GIS	From previous project in 2016
Environmentally Sensitive Areas	GIS	Yes	GIS	2016-06-27
Pump Operation Information	PDF/Email	No	-	-
Unit Costs	Tabular	Yes	Tabular	2016-08-19

In summary, all requested data has been delivered to Urban Systems by the City, other than the pump operation information. However, Urban did not request this data until September 14th, and it is expected that this data will be delivered shortly.

TECHNICAL MEMORANDUM

Date: September 15, 2016
File: 1085.0054.01
Subject: Technical Memo—Sewer Capacity Risk Assessment Methodology
Page: 2 of 2



Sincerely,

URBAN SYSTEMS LTD.

A handwritten signature in black ink, appearing to read "B. Pauls".

Brendan Pauls, BA, GISP
GIS Analyst

/bp

U:\Projects_KEL\1085\0054\01\R-Reports-Studies-Documents\R1-Reports\Tech memos\Tech Memo 1 - Data Request.docx

TECHNICAL MEMORANDUM

Date: September 15, 2016
To: Vicky Young, City of Vernon
cc:
From: Brendan Pauls
File: 1085.0054.01
Subject: TECHNICAL MEMORANDUM #2 - DATA GAP MEMO

This memo describes the quality of the data received by Urban Systems Ltd from the City of Vernon for the Long Term Sanitary Sewer Utility Plan. Any data gaps that will hinder the project from moving forward have been highlighted and the appropriate action has been recorded. Overall, there were no serious data gaps that required action by the City.

DATA REVIEW

Layer name: Sanitary Mains (SANMAINS_COV)

Layer description: This is the primary layer used for the risk assessment portion of the project. When pipes flagged as Abandoned were removed, 4222 individual pipe segments remained in this dataset.

Field Summaries for Required Items:

MAIN_TYPE:

- Casings (10)
- Force Main (103)
- Gravity (4075)
- Low Pressure (20)
- Gravity Force Main (14)
- **Unpopulated (0)**

Action: None required

DIAMETER:

- Populated (4158)
- **Unpopulated (64)**

Action: Urban to assume missing diameters, based on neighbouring pipes

MATERIAL:

TECHNICAL MEMORANDUM

Date: September 15, 2016
File: 1085.0054.01
Subject: Technical Memo–Sewer Capacity Risk Assessment Methodology
Page: 2 of 2



- Populated (4132)
- **Unpopulated (90)**

Action: Urban to assume unknown materials to have service life of 60 years

INSTALL_DATE:

- Populated (4220)
- **Unpopulated (2)**

Action: Urban to assume missing dates, based on neighbouring pipes

Table 1 – Data Gap Status

Dataset	Gaps Present	Action Required
Sanitary Network	Yes	Filled by Urban
Official Community Plan	No	None
Zoning	No	None
Road Network	No	None
Environmentally Sensitive Areas	No	None

In summary, data gaps were very minimal and did not require extensive effort to be filled through assumptions. The City may wish to address the minor data gaps in the sanitary network in the future in order to ensure a fully populated dataset exists.

Sincerely,

URBAN SYSTEMS LTD.

Brendan Pauls, BA, GISP
GIS Analyst
/bp

TECHNICAL MEMORANDUM

Date: September 15, 2016
To: Vicky Young, City of Vernon
cc:
From: Scott Shepherd
File: 1085.0054.01
Subject: TECHNICAL MEMO #3 – SEWER CAPACITY RISK ASSESSMENT METHODOLOGY

This memo outlines the proposed methodology on how capacity risks of pipe are identified, and how the risks will be applied in assessing pipes in the City of Vernon. The methodology is broken down into three parts: an assessment of the likelihood of failure; an assessment of the consequence of failure; and, a risk score. These capacity risk scores will be used in conjunction with condition risk scores (methodology outlined under separate cover) to help guide the prioritized infrastructure capital replacement process.

PART 1 – LIKELIHOOD OF FAILURE

The likelihood (probability) of asset failure is best assessed by the hydraulic capacity, hydraulic grade line (HGL) and flow velocity of the pipe, under normal operating conditions. Hydraulic modeling of the City’s sanitary trunk system was performed in 2012 during the Sanitary Sewer Study. Since updating the modelling was not part of the current project’s scope, results from the 2012 study will be used to inform the capacity driven likelihood of failure scores. The 2012 study highlighted a number of capacity deficiencies within various modelling scenarios. These deficiencies will be used to populate the Likelihood of Failure scores and **Table 1** defines the criteria used for correlation.

Table 1 – 2012 Model Capacity Results - Likelihood of Failure

LIKELIHOOD OF FAILURE	CRITERIA	
	TIMING	MODEL SCENARIO FROM 2012 REPORT
5*	-	-
4	Current	Existing, Existing plus septic, 2011, 2016
3	Within 10 years	2021, 2026
2	10+ Years	2031, Ultimate
1	-	All other pipes

* City of Vernon staff have noted that there are currently no capacity failures in the sanitary system. Consequently, the highest Likelihood of Failure score at this time is a 4.

PART 2 – CONSEQUENCE OF FAILURE

The consequence of failure is a function of the land use type and their associated populations. With single family residential dwellings, the consequence is lower than with multi-story apartment complexes or

TECHNICAL MEMORANDUM

Date: September 15, 2016
 File: 1085.0054.01
 Subject: Technical Memo–Sewer Capacity Risk Assessment Methodology
 Page: 2 of 4



commercial, industrial or institutional buildings. **Table 2** and **Table 3** correlate the consequence of failure to the population and land use respectively. The populations in **Table 2** refer to total equivalent population, irrespective of land use.

Table 2 - Consequence of Failure Definitions

CONSEQUENCE				
1	2	3	4	5
INSIGNIFICANT	MINOR	MODERATE	MAJOR	SEVERE
n/a	< 10 people impacted or property loss < \$0.5MM	10-50 people impacted or property loss 0.5MM-1.0MM	50-100 people impacted or property loss 1.0MM-5.0MM	>100 people impacted or property loss >5.0MM

Table 3 - Consequence of Failure by Land Use Designation

UPSTREAM LAND USE DESIGNATION	CONSEQUENCE OF FAILURE
Single Family Residential	2
Multi-Family Residential	3
Institutional	4
Highway Commercial	4
Industrial	4
Core Commercial	5
Hospital	5

Modified Consequence Score

Due to their larger size or nearby surroundings, some sewer mains present an increased level of consequence should they fail. For the analysis, sanitary trunk mains, stream crossings, and pipes in special community areas are treated differently so as to elevate their priority sequencing. Five areas of modified consequence are:

- **Trunk mains (gravity and forcemain)** present greater failure consequences and a modified score is added to the normal risk rating (**Table 5** below).
- Sewer mains located within **environmentally sensitive areas** (ESA's provided by City) including **mains that are adjacent to or cross watercourses** present greater failure consequences and a modified score is added to the normal risk rating (**Table 5** below).

TECHNICAL MEMORANDUM

Date: September 15, 2016
 File: 1085.0054.01
 Subject: Technical Memo–Sewer Capacity Risk Assessment Methodology
 Page: 3 of 4



- Sewer mains in **ICI areas** (Industrial, Commercial, Institutional) demonstrate a greater consequence on community wellbeing. Therefore, sewer assets within these areas will be assigned a modified consequence score based on **Table 5**.
- Sewer mains servicing **high priority areas** such as the Hospital and Okanagan Springs Brewery will also be assigned a modified consequence score based on **Table 5**. Failure of these mains would have a high impact on the community.
- Sewer mains **within the highway ROW** present greater failure consequences, including cost to repair, traffic disruption, and potential involvement of Ministry of Transportation and Infrastructure. Sewer assets within the highway ROW will be assigned a modified consequence score as per **Table 5**.

Table 6 – Modified Consequence Score

ORIGINAL SCORE	1	2	3	4	5
Trunk main or high priority main, or located within either ICI or environmental areas, or within highway ROW	1	3	4	5	5

PART 3 – RISK SCORE

The risk score combines the likelihood of asset failure and the consequence of failure into a single 1 to 5 rating. A risk score of 5 represents the highest risk and a score of 1 the least risk. **Table 5** correlates the consequence and the likelihood of failure to the risk score.

Table 5 – Risk Score

Consequence	5	3	3	4	5	5
	4	2	3	4	5	5
	3	2	2	3	4	4
	2	1	2	2	3	3
	1	1	1	2	2	3
		1	2	3	4	5
		Likelihood of Failure				

TECHNICAL MEMORANDUM

Date: September 15, 2016
File: 1085.0054.01
Subject: Technical Memo—Sewer Capacity Risk Assessment Methodology
Page: 4 of 4



Likelihood of Failure

It is important to recognize that an asset that has a moderate or low risk attached to it may transition to having a higher risk over time due to changes in demand from growth or increased flows. Further, as more detailed data becomes available, the risk assessment could change. With this in mind, there must be emphasis on keeping the risk assessment a dynamic and living process.

TECHNICAL MEMORANDUM

Date: September 15, 2016
File: 1085.0054.01
Subject: Technical Memo – Sewer Condition Risk Assessment Methodology
Page: 1 of 5



Date: September 15, 2016
To: Vicky Young, City of Vernon
cc:
From: Scott Shepherd
File: 1085.0054.01
Subject: TECHNICAL MEMO #4 – SEWER CONDITION RISK ASSESSMENT METHODOLOGY

This memo outlines the proposed methodology on how condition risks of sewer pipes are identified, and how the risks will be applied in assessing pipes in the City of Vernon. The methodology is broken down into three parts: an assessment of the likelihood of failure; an assessment of the consequence of failure; and, a risk score. These condition risk scores will be used in conjunction with capacity risk scores (methodology outlined under separate cover) to help guide the prioritized infrastructure capital replacement process.

PART 1 – LIKELIHOOD OF FAILURE

The likelihood (probability) of asset failure for pipes is based on the Structural Condition Grade (SCGs) of the asset. The SCGs are supplied by the City of Vernon (where available). Based on the City’s recommendation, the only SCG scores used to determine likelihood of failure will be scores that classify the pipe as “Failed”. Where SCG’s are not available or deemed unreliable, we will utilize asset age (approximate year of installation) as a proxy for likelihood of failure, based on **Table 1**.

Table 1 - Condition Ranking (where SCG not available)

LIKELIHOOD OF FAILURE	CRITERIA
5	Asset age exceeds its SL* by 50%
4	Asset age exceeds its SL* by 25% - 50%
3	Asset age exceeds its SL* by 0% - 25%
2	75% of its SL* < Asset Age < 100% of its SL*
1	Asset age < 75% of its SL*

* SL = Service Life: Service life is the number of years that an asset is estimated to be able to fulfill its intended function to the community before it needs to be replaced.

A simple 1 to 5 scale is applied; a condition score of 5 indicates that the likelihood of failure is very high and a score of 1 indicates that the likelihood of failure is very low.

Estimated Service Lives

The following table summarizes the estimated service lives to be used in the analysis. The table is based on the values used in the City’s Asset Management Investment Plan (AMIP).

Table 2 – Estimated Service Lives

Material	Estimated Service Life
Asbestos Cement	60
Concrete	60
Cast Iron	60
Ductile Iron	60
High Density Polyethylene	100
Polyvinyl Chloride	100
Reinforced Concrete	60
Steel	60
Vitreous Clay Tile	60

Modified Likelihood Score

At one point in time, some sanitary sewer pipes in Vernon were repaired or replaced by City staff using hand-formed concrete. These pipes have proven to be highly prone to failure. The majority of these pipes were 200mm diameter or less. Consequently, all sewer assets where material is Concrete **and** diameter <= 200mm will receive a modified likelihood of failure score as per Table 3 below.

Table 3 – Modified Likelihood Score

ORIGINAL SCORE		1	2	3	4	5
MODIFIED SCORE	Pipe material = Concrete AND Diameter <= 200mm	1	3	4	5	5

PART 2 – CONSEQUENCE OF FAILURE

The consequence of failure is based on the actual location of the infrastructure and the financial consequence that might occur, if the infrastructure failed. A simple 1 to 5 scale is used to classify the consequence of failure. **Table 3** details how each consequence category is defined.

TECHNICAL MEMORANDUM

Date: September 15, 2016
 File: 1085.0054.01
 Subject: Technical Memo – Sewer Condition Risk Assessment Methodology
 Page: 3 of 5



Table 4 - Consequence of Failure Definitions

CONSEQUENCE				
1	2	3	4	5
INSIGNIFICANT	MINOR	MODERATE	MAJOR	SEVERE
Total cost to restore service and 3rd party liability (< \$500)	Total cost to restore service and 3rd party liability (\$500 - \$5,000)	Total cost to restore service and 3rd party liability (\$5,000 - \$15,000)	Total cost to restore service and 3rd party liability (\$15,000 - \$50,000)	Total cost to restore service and 3rd party liability (> \$50,000)

For this project, we will consider the primary driver of failure consequence to be whether the pipe is located within a road, and if so what the associated road classification is. The cost to repair a sewer main break is closely linked to the type of road (and associated volume) that might be damaged; for example, a failure within an arterial road presents greater traffic control and road reconstruction requirements than a failure within a local road. The City's GIS data set will be used to analyze if a pipe is physically located in a road and if it is, what the road classification (and associated volume) is. **Table 4** summarizes the consequence of failure ranking by road classification.

Table 5 - Consequence of Failure by Road Classification

ROAD CLASSIFICATION	CONSEQUENCE OF FAILURE
Arterial	5
Collector	5
Local	3
Lane	2
Trail/SROW*	1

*SROW - For pipe corridors in rights-of-way that are not overlaid by road networks.

Modified Consequence Score

Due to their larger size or nearby surroundings, some sewer mains present an increased level of consequence should they fail. For the analysis, sanitary trunk mains, stream crossings, and pipes in special community areas are treated differently so as to elevate their priority sequencing. Five areas of modified consequence are:

- **Trunk mains (gravity and forcemain)** present greater failure consequences and a modified score is added to the normal risk rating (**Table 5** below).
- Sewer mains located within **environmentally sensitive areas** (ESA's provided by City) including **mains that are adjacent to or cross watercourses** present greater failure consequences and a modified score is added to the normal risk rating (**Table 5** below).

TECHNICAL MEMORANDUM

Date: September 15, 2016
 File: 1085.0054.01
 Subject: Technical Memo – Sewer Condition Risk Assessment Methodology
 Page: 4 of 5



- Sewer mains in **ICI areas** (Industrial, Commercial, Institutional) demonstrate a greater consequence on community wellbeing. Therefore, sewer assets within these areas will be assigned a modified consequence score based on **Table 5**.
- Sewer mains servicing **high priority areas** such as the Hospital and Okanagan Springs Brewery will also be assigned a modified consequence score based on **Table 5**. Failure of these mains would have a high impact on the community.
- Sewer mains **within the highway ROW** present greater failure consequences, including cost to repair, traffic disruption, and potential involvement of Ministry of Transportation and Infrastructure. Sewer assets within the highway ROW will be assigned a modified consequence score as per **Table 5**.

Table 6 – Modified Consequence Score

ORIGINAL SCORE	1	2	3	4	5
MODIFIED SCORE	1	3	4	5	5

Trunk main or high priority main, or located within either ICI or environmental areas, or within highway ROW

Construction Cost Notes

There are scenarios in which a main will present a greater cost of construction due to any proximity to structures and railways. **Table 6** presents modifications that are to be incorporated into the estimated cost of construction for use in funding strategies.

Table 7 – Modified Construction Cost

POTENTIAL OBSTRUCTION	CONSTRUCTION COST MODIFICATION
Pipe crosses railway	Increase by 100%
Pipe crosses watercourse	Increase by 200%
Pipe falls within SROW	Increase by 25%

PART 3 – RISK SCORE

The risk score combines the likelihood of asset failure and the consequence of failure into a single 1 to 5 rating. A risk score of 5 represents the highest risk and a score of 1 the least risk. **Table 8** correlates the consequence and the likelihood of failure to the risk score. In cases where a sewer main is known to have failed, based on video inspection or manual investigation, the risk score is automatically set to 5, no matter what the consequence and likelihood scores may be.

TECHNICAL MEMORANDUM

Date: September 15, 2016
 File: 1085.0054.01
 Subject: Technical Memo – Sewer Condition Risk Assessment Methodology
 Page: 5 of 5



Table 8 – Risk Score

Consequence	5	3	3	4	5	5
	4	2	3	4	5	5
	3	2	2	3	4	4
	2	1	2	2	3	3
	1	1	1	2	2	3
		1	2	3	4	5
		Likelihood of Failure				

Likelihood of Failure

It is important to recognize that an asset that has a moderate or low risk attached to it may transition to having a higher risk over time due to the simple aging of the asset. Further, as more detailed data becomes available, the risk assessment could change. For example, if new condition assessment data suggests that an asset is in better condition than its age would indicate, the risk assessment would be altered. With this in mind, there must be emphasis on keeping the risk assessment a dynamic and living process.

MEMORANDUM

Date: August 17, 2016
 To: Vicky Young
 cc:
 From: Scott Shepherd
 File: 1085.0054.01
 Subject: **Technical Memorandum #5 - Risk Assessment Unit Cost Derivation**

The following is intended to outline how the unit costs included in the Risk Assessment were developed. The primary basis for most unit costs for the assets is the City's unit rate costing spreadsheet (2015).

Inputs- Pipe, Appurtenances (connection, manholes, services), road restoration, removals, engineering and contingency

In order to determine a per metre price, it was assumed a 100m long segment would include:

- 1 manhole (incl. 1m riser), 1 tie-in connection, 6 services
- 3.5m wide trench wide- asphalt removal, trench restoration, and asphalt restoration
- Soft Costs- engineering and contingency

Pipe- per metre price directly from the 2015 spreadsheet:

Diameter (mm)	Unit Cost	Diameter (mm)	Unit Cost
200	\$200	450	\$375
250	\$235	500	\$450
300	\$281.50	600	\$580
350	\$300	750	\$680
375	\$325	900	\$800
400	\$350	1050	\$950

Appurtenances-

6 services (assume 10m long c/w IC) = \$2,600/100m= \$156.00/m
 1 Connection = \$3,500/100m = \$35.00/m
 1 Manhole = \$3,505/100m = \$35.05/m
 Total = **\$226.05/m**

Road Restoration- (3.5m wide trench per metre of pipe.)

Asphalt (assume 75mm thick unit price) \$25.30 x 3.5m x 1m = \$88.55
 Base gravel (assume 100m thick) \$51.28 x 3.5m x 1m x 0.1m = \$17.95
 Total = **\$106.50/m**

MEMORANDUM

Date: August 17, 2016
File: 1085.0054.01
Subject: Technical Memorandum #5 - Risk Assessment Unit Cost Derivation
Page: 2 of 2



Removals– (3.5m wide trench per metre of pipe).

Asphalt removal

$\$4.28 \times 3.5\text{m} \times 1\text{m} = \$14.98/\text{m}$

Engineering & Contingency-

Planning-5%, Design -7%, CA-8%, Contingency – 20% =

40%

Total per m = Pipe cost per metre + \$226.05 + \$106.50 + \$14.98 + 40%

Sincerely,

URBAN SYSTEMS LTD.

A handwritten signature in blue ink, appearing to be 'Scott Shepherd'.

Scott Shepherd, BA, ASCT
Project Leader

/ss

U:\Projects_KEL\1085\0054\01\R-Reports-Studies-Documents\R1-Reports\Tech memos\2016-08-15 -Unit Costs - RA.docx

TECHNICAL MEMORANDUM

Date: June 21, 2016
To: Vicky Young, City of Vernon
cc:
From: Scott Shepherd
File: 1085.0054.01
Subject: **TECHNICAL MEMO #6 – SEWER FACILITY RISK ASSESSMENT METHODOLOGY**

This memo outlines the proposed methodology for identifying and quantifying risk for sewer facilities and how the risk assessment will be applied in assessing sewer collection facilities (not including VVRC) in the City of Vernon. The methodology is divided into three parts: an assessment of the likelihood of failure; an assessment of the consequence of failure; and, a risk score. These risk scores will be used to guide the prioritized infrastructure capital replacement process.

PART 1 – LIKELIHOOD OF FAILURE

The likelihood of failure is based on the field condition assessment performed by Urban Systems and the City of Vernon staff in conjunction with facility age and rehabilitation work completed to date. In order to assess the condition of the facility, the pumphouse components were divided into long lived and short lived assets. The short lived assets includes components such as pumps and motors, valves, fittings, HVAC systems, and electrical systems whereas the long lived assets include components such as chambers, pipes, buildings and associated structures. The assets were grouped together based on service life as summarized in Table 1 below.

Table 1 – Average Service Life Values

Facility Component	Average Service Life*
Long Lived Assets	50 Years
Short Lived Assets	20 Years

*The average service life values displayed above were derived from individual assets within each facility and rounded down.

Average service life values for the mechanical and structural components were guided by the tangible capital accounting amortization document issued by the province. The established service life values were then adjusted based on field observations, recent rehabilitation work and operator concern, if necessary. For example; an average service life of 50 years is assigned to building structures but if accelerated deterioration was noticed during the field investigation or the structure was rehabilitated, the service life is adjusted accordingly. To support the risk score value assigned to each asset, a field condition assessment form was completed and will be included with the final report. Table 2 defines how the facilities condition was translated into the facilities likelihood of failure.

TECHNICAL MEMORANDUM

Date: June 21, 2016
 File: 1085.0054.01
 Subject: Technical Memo – Sewer Facility Risk Assessment Methodology
 Page: 2 of 3



Table 2 – Sewer Facility Likelihood of Failure Criteria

LIKELIHOOD OF FAILURE	CRITERIA	OR	CRITERIA	Approximate Investment Time Frame**
5	Asset age exceeds its SL* by 50%	OR	Significant operator concern or inspection revealed significant concern	Current Year
4	Asset age exceeds its SL* by 25% - 50%	OR	Noteworthy operator concern or inspection revealed noteworthy concern	1-3years
3	Asset age exceeds its SL* by 0% - 25%	OR	Moderate operator concern or inspection revealed moderate concern	3-5years
2	75% of its SL* < Asset Age < 100% of its SL*	OR	Little operator concern or inspection revealed little concern	5-10years
1	Asset age < 75% of its SL*	OR	No operator concern or inspection revealed no concerns	10+years

* SL = Service Life: Service life is the number of years that an asset is estimated to be able to fulfill its intended function to the community before it needs to be replaced.

**Approximate investment timeframe is based on either the average service life or the adjusted service life based on the field assessment and rehabilitation work.

PART 2 – CONSEQUENCE OF FAILURE

The consequence of failure for sewer facilities is directly related to the number of users that would experience a service disruption if the facility were to fail. As well, it is important to consider the associated public health or environmental risks associated with a failure. Table 3 correlates the consequence of failure for sewer facilities located within the City of Vernon.

Table 3 - Consequence of Failure Definitions.

CONSEQUENCE OF FAILURE	CRITERIA	OR	CRITERIA	Environmental Feature
5	10,000-20,000	OR	Catastrophic failure to public health or environmental feature	Direct sewage overflow to an environmentally sensitive watercourse
4	5,000-10,000	OR	Significant failure to public health or environmental feature	Sewage overflow to an environmentally sensitive watercourse through a direct drainage path (i.e through storm piping system or ditch)

TECHNICAL MEMORANDUM

Date: June 21, 2016
 File: 1085.0054.01
 Subject: Technical Memo -- Sewer Facility Risk Assessment Methodology
 Page: 3 of 3



3	500-5,000	OR	Moderate failure to public health or environmental feature	Sewage overflow to an environmentally sensitive watercourse through an in-direct drainage path (i.e overland flow)
2	100-500	OR	Insignificant failure to public health or environmental feature	Little to no chance that sewage overflow would affect an environmental feature
1	n/a	OR	n/a	n/a

*Number of stakeholders that could be affected by a disruption in service, this includes residents within the lift stations catchment as well as upstream users.

PART 3 – RISK SCORE

The risk score combines the likelihood of asset failure and the consequence of failure into a single 1 to 5 rating. A risk score of 5 represents the highest risk and a score of 1 the least risk. **Table 4** correlates the consequence and the likelihood of failure to the risk score.

Table 4 – Risk Score

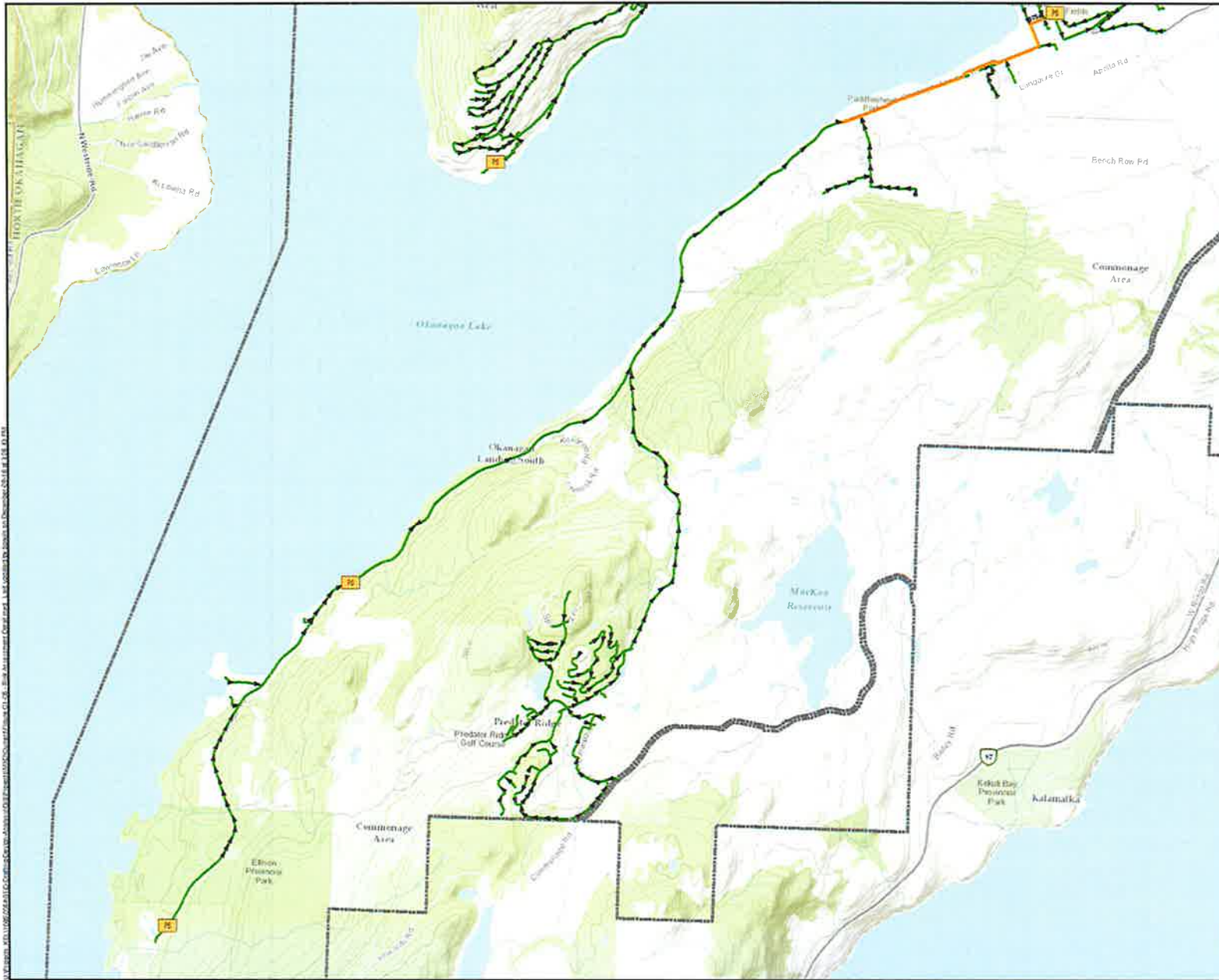
Consequence	5	3	3	4	5	5
	4	2	3	4	5	5
	3	2	2	3	4	4
	2	1	2	2	3	3
	1	1	1	2	2	3
		1	2	3	4	5
		Likelihood of Failure				

Likelihood of Failure

It is important to recognize that an asset that has a moderate or low risk attached to it may transition to having a higher risk over time due to changes in demand from growth or increased flows. Further, as more detailed data becomes available, the risk assessment could change. With this in mind, there must be emphasis on keeping the risk assessment a dynamic and living process.

APPENDIX C

Risk Assessment Results Detailed Figures



City of Vernon
 Long Term Sanitary
 Sewer Utility Plan
**Risk Assessment Results -
 Okanagan Landing South /
 Predator Ridge**

Legend

Lift Station

Sanitary Main

Low Priority Pipes (685)

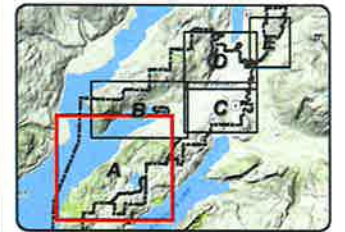
EX PRIORITY RANK, Timing

Priority 1: 0-10 Years (0)

Priority 1: 10-20 Years (0)

Priority 2 (26)

Priority 3 (0)



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.



Coordinate System:
 NAD 1983 UTM Zone 11N

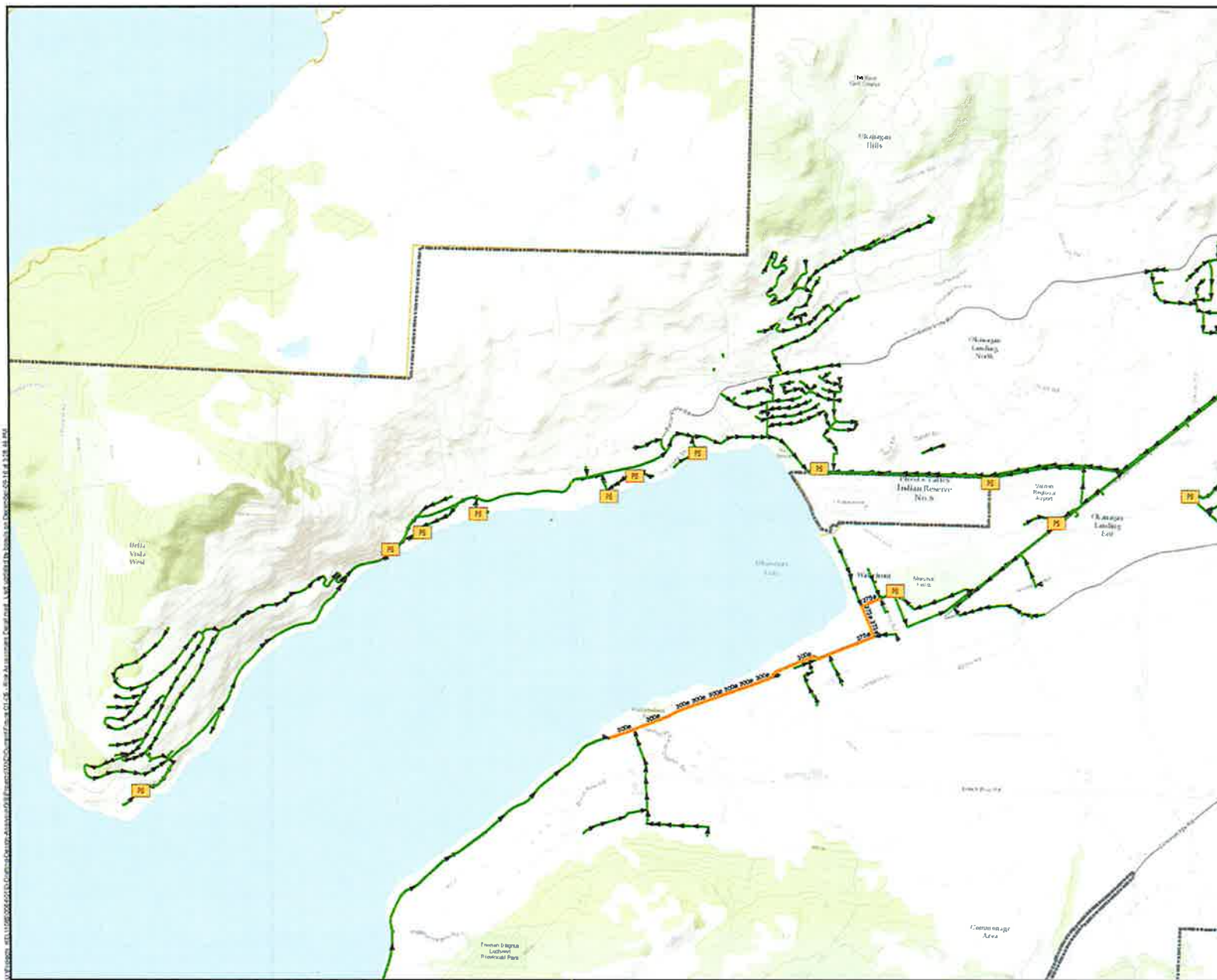
Scale:
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Data Sources:
 Data provided by -
 City of Vernon, Urban Systems Ltd

Project # 1066 0064 01
 Author BP
 Checked SS
 Status FINAL
 Revision A
 Date 2016 / 12 / 9



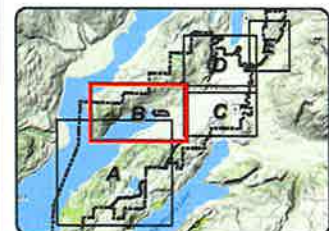
FIGURE C1



City of Vernon
Long Term Sanitary
Sewer Utility Plan
Risk Assessment Results -
Okanagan Landing North / Bella
Vista

Legend

- Lift Station
- Sanitary Main**
- Low Priority Pipes (788)
- EX PRIORITY RANK, Timing**
- Priority 1: 0-10 Years (0)
- Priority 1: 10-20 Years (0)
- Priority 2 (26)
- Priority 3 (1)



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

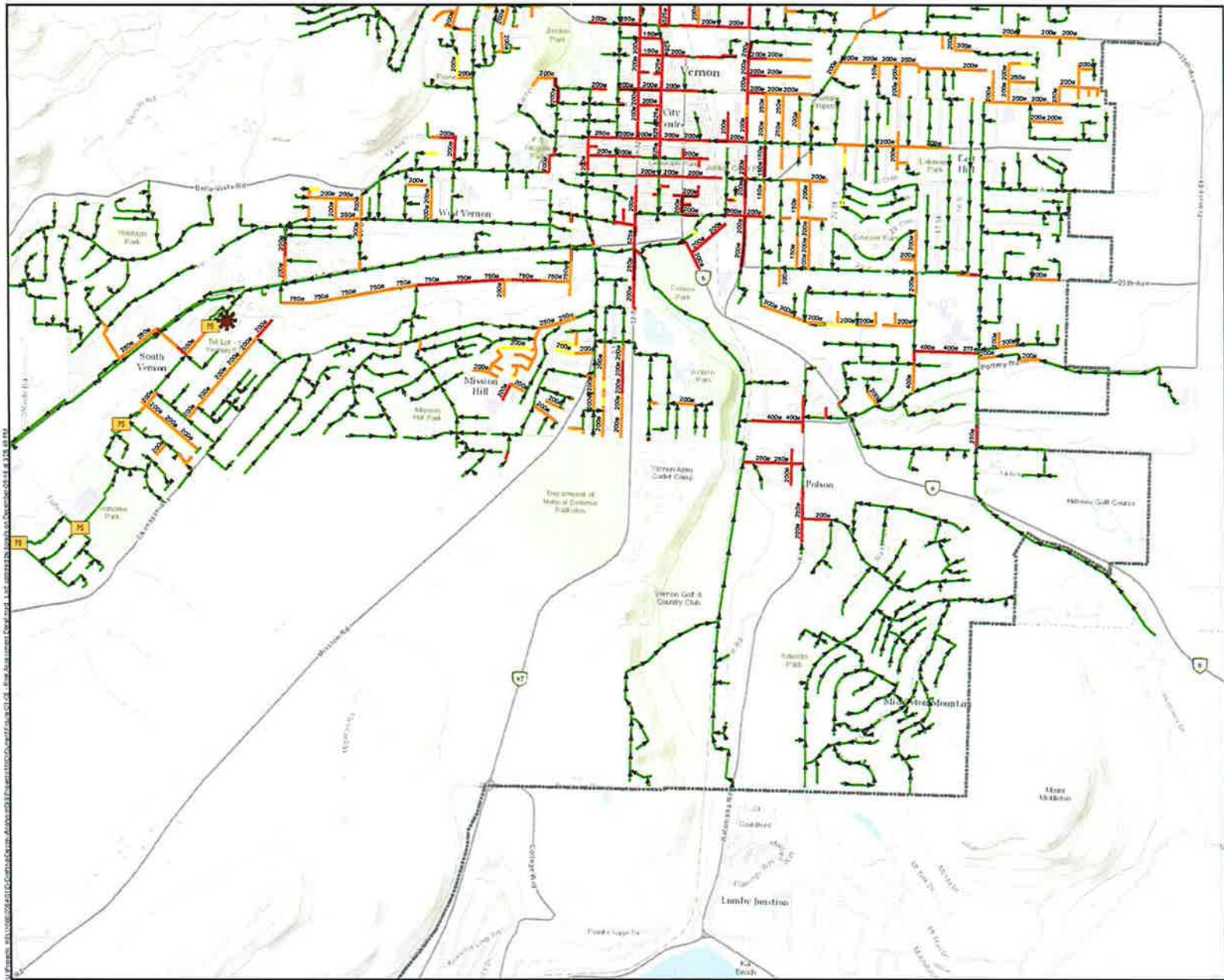


Coordinate System: NAD 1983 UTM Zone 11N
 Scale: 1:22,500
 Data Sources:
 Data provided by -
 City of Vernon, Urban Systems Ltd

Project # 1065 0054 01
 Author: BP
 Checked: SS
 Status: **FINAL**
 Revision: A
 Date: 2018 / 12 / 9

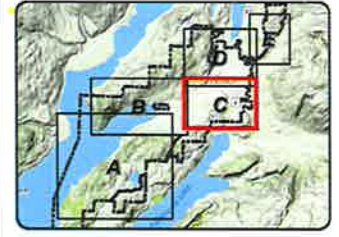


FIGURE C2



City of Vernon
 Long Term Sanitary
 Sewer Utility Plan
**Risk Assessment Results -
 Downtown / South Vernon**

- Legend**
- Vernon Waste Water Treatment Plant
 - Lift Station
- Sanitary Main**
- Low Priority Pipes (1,585)
- EX PRIORITY RANK, Timing**
- Priority 1: 0-10 Years (28)
 - Priority 1: 10-20 Years (150)
 - Priority 2 (260)



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

0 112.5 225 450 675
 Metres

Coordinate System:
 NAD 1983 UTM Zone 11N

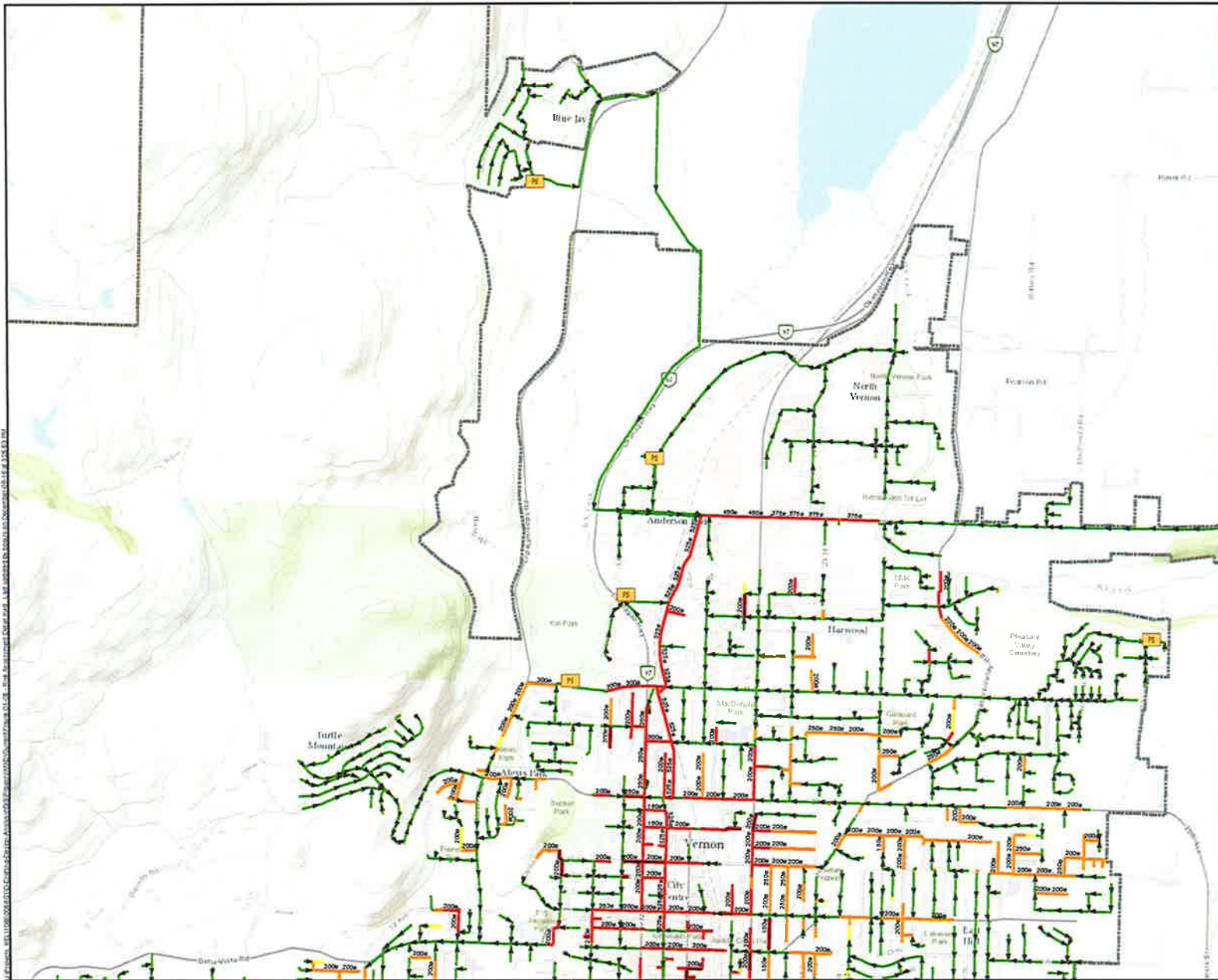
Scale:
 1:17,200

Data Sources:
 Data provided by -
 City of Vernon, Urban Systems Ltd

Project #	1085 0554 01
Author:	BP
Checked:	SS
Status:	FINAL
Revision:	A
Date:	2018 / 12 / 9



FIGURE C3



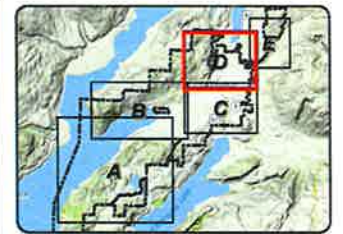
City of Vernon
 Long Term Sanitary
 Sewer Utility Plan
**Risk Assessment Results -
 Downtown / North Vernon**

Legend

Lift Station

Sanitary Main

- Low Priority Pipes (1,129)
- EX PRIORITY RANK, Timing**
- Priority 1: 0-10 Years (22)
- Priority 1: 10-20 Years (150)
- Priority 2 (173)
- Priority 3 (14)



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.



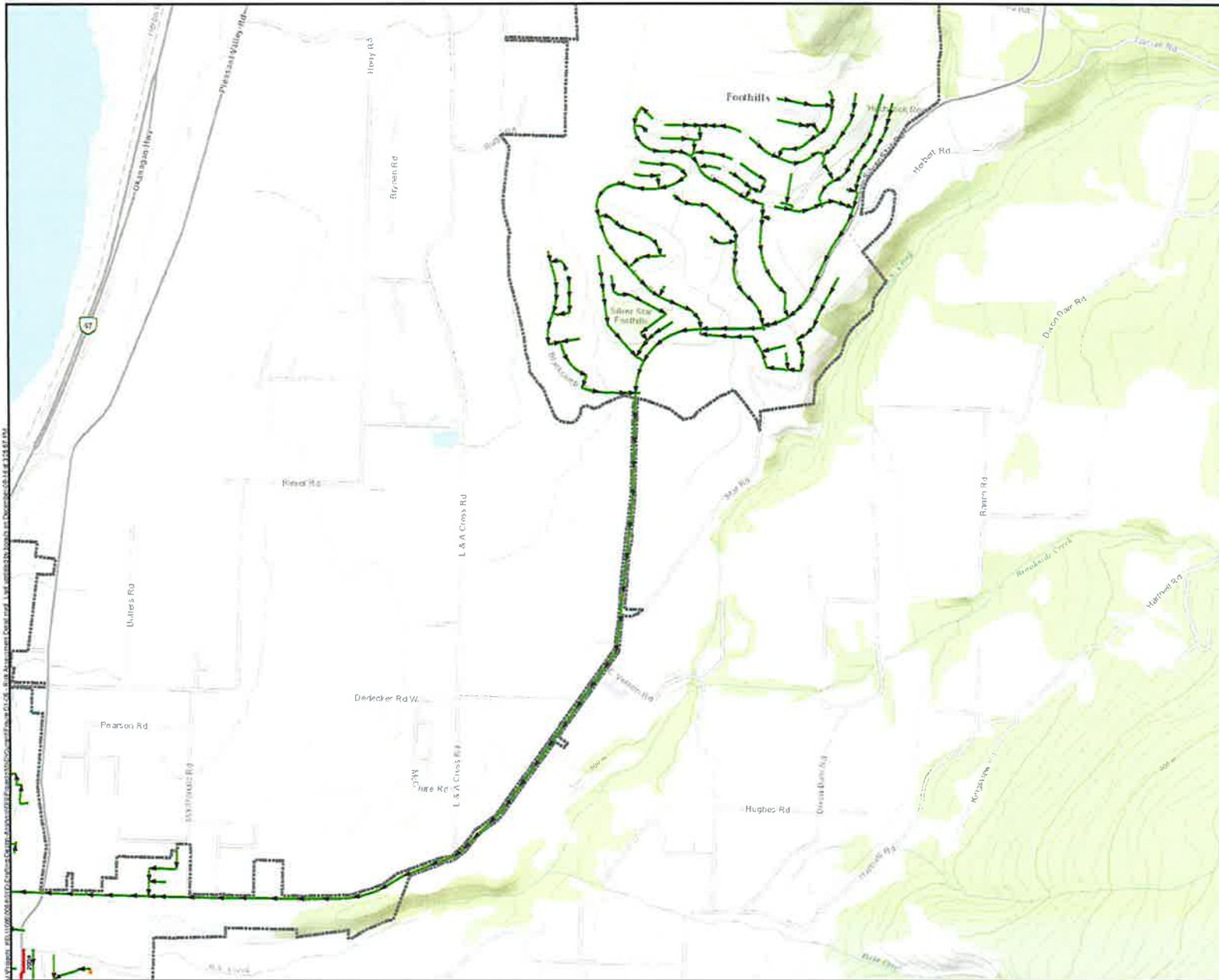
Coordinate System: NAD 1983 UTM Zone 11N
 Scale: 1:17,200

Data Sources:
 Data provided by -
 City of Vernon, Urban Systems Ltd

Project # 1066 0064 01
 Author: BP
 Checked: SS
 Status: FINAL
 Revision: A
 Date: 2016 / 12 / 9



FIGURE C4



City of Vernon
Long Term Sanitary
Sewer Utility Plan
Risk Assessment Results - Silver
Star Foothills

Legend

Lift Station

Sanitary Main

Low Priority Pipes (318)

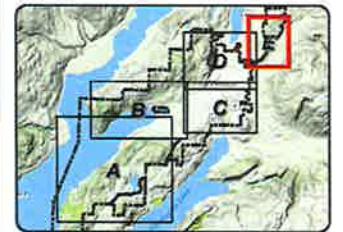
EX PRIORITY RANK, Timing

Priority 1: 0-10 Years (0)

Priority 1: 10-20 Years (2)

Priority 2 (1)

Priority 3 (0)



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.



Coordinate System: NAD 1983 UTM Zone 11N
 Scale: 1:14,500

Data Sources:
 Data provided by -
 City of Vernon, Urban Systems Ltd

Project #: 1066 0054 01
 Author: BP
 Checked: SS
 Status: FINAL
 Revision: A
 Date: 2016 / 12 / 9



FIGURE C5

APPENDIX D

Capacity Projects

ASSET ID	LOCATION	PROPOSED DIAMETER	MATERIAL	INSTALL YEAR	LENGTH (M)	EXISTING CONDITION RISK	EXISTING CAPACITY RISK	FUTURE CONDITION RISK	FUTURE CAPACITY RISK	PRIORITY RANK	ESTIMATED ASSET REPLACEMENT COST	TIMING	OCC PROJECT
SANM004383	OKANAGAN LANDING RD	450	PVC	1995	51	3	5	3	5	2	\$ 51,347	0-5 Year	Okanagan Landing Trunk Upgrade
SANM003587	ALVASTON PL	250	PVC	1975	5	2	5	2	5	2	\$ 4,441	0-5 Year	25 Ave Trunk Upgrade - Howser Place to Plant
SANM004395	OKANAGAN LANDING RD	450	PVC	1995	70	2	5	2	5	2	\$ 70,860	0-5 Year	Okanagan Landing Trunk Upgrade
SANM001581	45 ST	375	TILE	1979	67	2	5	3	5	2	\$ 63,019	0-5 Year	25 Ave Trunk Upgrade - Howser Place to Plant
SANM001582	45 ST	375	TILE	1979	85	2	5	3	5	2	\$ 80,390	0-5 Year	25 Ave Trunk Upgrade - Howser Place to Plant
SANM004376	BROOKS LANE	450	PVC	1995	33	1	5	1	5	2	\$ 33,495	0-5 Year	Okanagan Landing Trunk Upgrade
SANM004377	BROOKS LANE	450	PVC	1995	56	1	5	1	5	2	\$ 57,113	0-5 Year	Okanagan Landing Trunk Upgrade
SANM004378	BROOKS LANE	450	PVC	1995	79	1	5	1	5	2	\$ 79,878	0-5 Year	Okanagan Landing Trunk Upgrade
SANM004379	BROOKS LANE	450	PVC	1995	110	1	5	1	5	2	\$ 111,544	0-5 Year	Okanagan Landing Trunk Upgrade
SANM004381	OKANAGAN LANDING RD	450	PVC	1995	93	1	5	1	5	2	\$ 94,590	0-5 Year	Okanagan Landing Trunk Upgrade
SANM004382	OKANAGAN LANDING RD	450	PVC	1995	106	1	5	1	5	2	\$ 107,240	0-5 Year	Okanagan Landing Trunk Upgrade
SANM004390	OKANAGAN LANDING RD	525	PVC	1995	114	1	5	1	5	2	\$ 135,155	0-5 Year	Okanagan Landing Trunk Upgrade
SANM004391	OKANAGAN LANDING RD	450	PVC	1995	110	1	5	1	5	2	\$ 111,344	0-5 Year	Okanagan Landing Trunk Upgrade
SANM004397	OKANAGAN LANDING RD	525	PVC	1995	89	1	5	1	5	2	\$ 105,845	0-5 Year	Okanagan Landing Trunk Upgrade
SANM002022	ROW NE OF 18 AVE	300	AC	1975	64	1	5	2	5	2	\$ 70,802	0-5 Year	25 Ave Trunk Upgrade - Howser Place to Plant
SANM006965	VWRC	375	TILE	1979	37	1	5	2	5	2	\$ 35,256	0-5 Year	25 Ave Trunk Upgrade - Howser Place to Plant
SANM002078	41 ST	375	PVC	1985	54	3	4	3	4	2	\$ 50,515	5-10 Year	41 St Trunk Upgrade - 25 Ave to North
SANM002191	41 ST	300	PVC	1980	101	3	4	3	4	2	\$ 88,722	5-10 Year	41 St Trunk Upgrade - 25 Ave to North
SANM002011	WILLOW DR	250	AC	1974	38	2	4	3	3	2	\$ 30,632	5-10 Year	-
SANM002012	SROW NE OF 15 AVE	250	AC	1974	76	2	4	3	3	2	\$ 77,526	5-10 Year	-
SANM002169	25 AVE	300	AC	1965	107	2	4	2	5	2	\$ 94,518	5-10 Year	25 Ave Trunk Upgrade - Howser Place to Plant
SANM004418	MARSHALL RD	525	PVC	1995	125	2	4	2	5	2	\$ 148,655	5-10 Year	Okanagan Landing Trunk Upgrade
SANM001975	27 AVE	300	PVC	1975	32	1	4	1	5	2	\$ 27,926	5-10 Year	25 Ave Trunk Upgrade - Howser Place to Plant
SANM004374	OKANAGAN LANDING RD	450	PVC	1995	111	1	4	1	5	2	\$ 112,790	5-10 Year	Okanagan Landing Trunk Upgrade
SANM001974	ROW EAST OF HOWSER PL	300	AC	1975	69	1	4	2	5	2	\$ 76,059	5-10 Year	-
SANM005324	ROW EAST OF HOWSER PL	300	AC	1975	69	1	4	2	5	2	\$ 76,528	5-10 Year	-
SANM001043	31 ST	525	CONC	1976	62	3	3	3	0	\$ 74,167	10-20 Year	31 St Trunk Upgrade - 32 Ave to 43 Ave	
SANM004613	SROW N OF BELLA VISTA RD	250	PVC	2006	16	3	3	3	3	3	\$ 13,198	10-20 Year	-
SANM001017	14 AVE	250	AC	1965	98	3	3	4	3	1	\$ 79,801	10-20 Year	14th Ave Sewer Trunk Upgrade - Polson Dr to Kalamalka Lake Rd
SANM001046	31 ST	525	CONC	1970	80	3	3	4	3	1	\$ 94,693	10-20 Year	31 St Trunk Upgrade - 32 Ave to 43 Ave
SANM001049	31 ST	525	CONC	1970	82	3	3	4	3	1	\$ 97,367	10-20 Year	31 St Trunk Upgrade - 32 Ave to 43 Ave
SANM001056	31 ST	525	CONC	1970	77	3	3	4	3	1	\$ 91,752	10-20 Year	31 St Trunk Upgrade - 32 Ave to 43 Ave
SANM001058	31 ST	525	CONC	1970	73	3	3	4	3	1	\$ 86,348	10-20 Year	31 St Trunk Upgrade - 32 Ave to 43 Ave
SANM001061	31 ST	525	CONC	1970	81	3	3	4	3	1	\$ 95,700	10-20 Year	31 St Trunk Upgrade - 32 Ave to 43 Ave
SANM001195	LANE EAST OF 31 ST	525	CONC	1972	94	3	3	4	3	1	\$ 111,704	10-20 Year	31 St Trunk Upgrade - 32 Ave to 43 Ave
SANM001196	LANE EAST OF 31 ST	525	CONC	1972	121	3	3	4	3	1	\$ 143,204	10-20 Year	31 St Trunk Upgrade - 32 Ave to 43 Ave
SANM001198	LANE EAST OF 31 ST	525	CONC	1972	48	3	3	4	3	1	\$ 70,892	10-20 Year	31 St Trunk Upgrade - 32 Ave to 43 Ave
SANM001202	LANE EAST OF 32 ST	525	CONC	1972	116	3	3	4	3	1	\$ 138,016	10-20 Year	31 St Trunk Upgrade - 32 Ave to 43 Ave
SANM001203	LANE EAST OF 32 ST	525	CONC	1972	120	3	3	4	3	1	\$ 142,562	10-20 Year	31 St Trunk Upgrade - 32 Ave to 43 Ave
SANM001205	ROW EAST OF 32 ST	375	CONC	1972	32	3	3	4	3	1	\$ 38,218	10-20 Year	31 St Trunk Upgrade - 32 Ave to 43 Ave
SANM002008	POLSON DR	250	AC	1965	43	3	3	4	3	1	\$ 44,214	10-20 Year	14th Ave Sewer Trunk Upgrade - Polson Dr to Kalamalka Lake Rd
SANM003277	14 AVE	250	AC	1965	85	3	3	4	3	1	\$ 69,387	10-20 Year	14th Ave Sewer Trunk Upgrade - Polson Dr to Kalamalka Lake Rd
SANM003281	14 AVE	250	AC	1965	55	3	3	4	3	1	\$ 45,076	10-20 Year	14th Ave Sewer Trunk Upgrade - Polson Dr to Kalamalka Lake Rd
SANM006868	31 ST	525	CONC	1970	81	3	3	4	3	1	\$ 96,323	10-20 Year	31 St Trunk Upgrade - 32 Ave to 43 Ave
SANM006869	39 AVE	525	CONC	1972	44	3	3	4	3	1	\$ 52,589	10-20 Year	31 St Trunk Upgrade - 32 Ave to 43 Ave
SANM004375	OKANAGAN LANDING RD	450	PVC	1995	19	3	3	3	4	2	\$ 19,171	10-20 Year	Okanagan Landing Trunk Upgrade
SANM004380	OKANAGAN LANDING RD	450	PVC	1995	31	3	3	3	4	2	\$ 31,655	10-20 Year	Okanagan Landing Trunk Upgrade
SANM004384	OKANAGAN LANDING RD	450	PVC	1995	114	3	3	3	4	2	\$ 115,556	10-20 Year	Okanagan Landing Trunk Upgrade
SANM004385	OKANAGAN LANDING RD	450	PVC	1995	83	3	3	3	4	2	\$ 83,731	10-20 Year	Okanagan Landing Trunk Upgrade
SANM004386	OKANAGAN LANDING RD	450	PVC	1995	102	3	3	3	4	2	\$ 103,536	10-20 Year	Okanagan Landing Trunk Upgrade
SANM004387	OKANAGAN LANDING RD	450	PVC	1995	41	3	3	3	4	2	\$ 41,094	10-20 Year	Okanagan Landing Trunk Upgrade
SANM004388	OKANAGAN LANDING RD	450	PVC	1995	65	3	3	3	4	2	\$ 65,550	10-20 Year	Okanagan Landing Trunk Upgrade
SANM004389	OKANAGAN LANDING RD	450	PVC	1995	92	3	3	3	4	2	\$ 93,249	10-20 Year	Okanagan Landing Trunk Upgrade
SANM002023	25 AVE	300	AC	1965	26	3	3	4	1	\$ 22,801	10-20 Year	25 Ave Trunk Upgrade - Howser Place to Plant	
SANM006885	MARSHALL RD	525	PVC	1987	90	2	3	2	3	0	\$ 106,764	10-20 Year	Okanagan Landing Trunk Upgrade
SANM001976	ALVASTON PL	250	PVC	1975	39	2	3	2	4	2	\$ 31,630	10-20 Year	25 Ave Trunk Upgrade - Howser Place to Plant
SANM004364	LAKESHORE RD	525	PVC	1995	95	2	3	2	4	2	\$ 112,765	10-20 Year	Okanagan Landing Trunk Upgrade
SANM004365	LAKESHORE RD	525	PVC	1995	105	2	3	2	4	2	\$ 124,704	10-20 Year	Okanagan Landing Trunk Upgrade
SANM004396	OKANAGAN LANDING RD	450	PVC	1995	91	2	3	2	4	2	\$ 92,417	10-20 Year	Okanagan Landing Trunk Upgrade
SANM006667	CUMMINS RD	525	PVC	1995	11	2	3	2	4	2	\$ 12,966	10-20 Year	Okanagan Landing Trunk Upgrade
SANM002124	24 AVE	900	CONC	1976	126	2	3	3	4	2	\$ 202,767	10-20 Year	24 Ave Trunk Upgrade - 43 St to 39 St
SANM002156	24 AVE	900	CONC	1978	116	2	3	3	4	2	\$ 186,577	10-20 Year	24 Ave Trunk Upgrade - 43 St to 39 St
SANM002157	24 AVE	900	CONC	1976	109	2	3	3	4	2	\$ 175,619	10-20 Year	24 Ave Trunk Upgrade - 43 St to 39 St

ASSET ID	LOCATION	PROPOSED DIAMETER	MATERIAL	INSTALL YEAR	LENGTH (M)	EXISTING CONDITION RISK	EXISTING CAPACITY RISK	FUTURE CONDITION RISK	FUTURE CAPACITY RISK	PRIORITY RANK	ESTIMATED ASSET REPLACEMENT COST	TIMING	DCC PROJECT
SANM002158	24 AVE	900	CONC	1976	134	2	3	3	4	2	\$ 215,726	10-20 Year	24 Ave Trunk Upgrade - 43 St to 39 St
SANM002168	24 AVE	900	CONC	1978	133	2	3	3	4	2	\$ 214,203	10-20 Year	24 Ave Trunk Upgrade - 43 St to 39 St
SANM006918	43 ST	900	CONC	1976	20	2	3	3	4	2	\$ 31,640	10-20 Year	-
SANM002146	ROW NE OF 18 AVE	300	AC	1975	52	2	3	4	4	1	\$ 57,395	10-20 Year	25 Ave Trunk Upgrade - Howser Place to Plant
SANM002147	24 AVE	750	CONC	1972	113	2	3	4	4	1	\$ 162,778	10-20 Year	-
SANM002188	24 AVE	750	CONC	1972	148	2	3	4	4	1	\$ 215,209	10-20 Year	24 Ave Trunk Upgrade - 43 St to 39 St
SANM002189	24 AVE	750	CONC	1972	148	2	3	4	4	1	\$ 212,661	10-20 Year	24 Ave Trunk Upgrade - 43 St to 39 St
SANM004398	OKANAGAN LANDING RD	525	PVC	1995	119	1	3	1	4	2	\$ 141,749	10-20 Year	Okanagan Landing Trunk Upgrade
SANM002029	ROW NE OF 18 AVE	300	DI	1975	40	1	3	2	4	2	\$ 186,082	10-20 Year	25 Ave Trunk Upgrade - Howser Place to Plant
SANM002170	25 AVE	300	AC	1975	117	1	3	2	4	2	\$ 102,802	10-20 Year	25 Ave Trunk Upgrade - Howser Place to Plant
SANM006818	ROW NW OF 27 AVE	200	AC	1976	125	2	1	2	1	0	\$ 119,552	10-20 Year	25 Ave Trunk Upgrade - Howser Place to Plant

APPENDIX E

Condition Projects

ASSET ID	LOCATION	PROPOSED DIAMETER	MATERIAL	INSTALL YEAR	LENGTH (M)	EXISTING CONDITION RISK	EXISTING CAPACITY RISK	FUTURE CONDITION RISK	FUTURE CAPACITY RISK	PRIORITY RANK	ESTIMATED ASSET REPLACEMENT COST	TRENCHLESS POTENTIAL	ESTIMATED ASSET REPLACEMENT COST WITH TRENCHLESS	TIMING
SANM001030	27 ST	200	TILE	1940	82	5	3	5	3	1	\$ 62,558	YES	\$ 43,791	0-5 Year
SANM001054	35 AVE	200	TILE	1960	105	5	3	5	3	1	\$ 80,704	YES	\$ 56,493	0-5 Year
SANM001082	35 AVE	200	CONC	1940	96	5	3	5	3	1	\$ 73,650	YES	\$ 51,555	0-5 Year
SANM001121	39 AVE	250	CONC	1940	95	5	3	5	3	1	\$ 77,733	YES	\$ 54,413	0-5 Year
SANM001271	34 ST	200	CONC	1940	96	5	3	5	3	1	\$ 73,769	YES	\$ 51,638	0-5 Year
SANM001312	EASE OFF 46 AVE	200	CONC	1940	106	5	3	5	3	1	\$ 101,890	YES	\$ 71,323	0-5 Year
SANM001351	27 ST	200	CONC	1941	82	5	3	5	3	1	\$ 63,079	YES	\$ 44,155	0-5 Year
SANM001377	27 ST	200	CONC	1941	155	5	3	5	3	1	\$ 118,887	YES	\$ 83,221	0-5 Year
SANM001535	LANE S OF 29 AVE	200	UNK	1979	41	5	3	5	3	1	\$ 31,781	YES	\$ 22,246	0-5 Year
SANM001560	HWY 6 / POLSON PARK	250	CONC	1940	38	5	3	5	3	1	\$ 38,801	YES	\$ 27,161	0-5 Year
SANM001700	EASE S 28 AVE	200	CONC	1940	36	5	3	5	3	1	\$ 34,621	YES	\$ 24,234	0-5 Year
SANM001720	33 ST	150	CONC	1940	11	5	3	5	3	1	\$ 8,588	YES	\$ 6,012	0-5 Year
SANM001816	31A ST	200	CONC	1940	11	5	3	5	3	1	\$ 8,471	YES	\$ 5,930	0-5 Year
SANM001805	35 ST	200	CONC	1950	5	5	3	5	3	1	\$ 3,652	NO	\$ 3,652	0-5 Year
SANM002199	32 ST	250	TILE	1940	44	5	3	5	3	1	\$ 35,911	YES	\$ 25,138	0-5 Year
SANM002206	32 ST	250	CONC	1940	142	5	3	5	3	1	\$ 464,484	YES	\$ 325,139	0-5 Year
SANM008006	30 ST	200	CONC	1940	86	5	3	5	3	1	\$ 65,746	YES	\$ 46,022	0-5 Year
SANM008040	32 AVE	200	TILE	1960	45	5	3	5	3	1	\$ 34,801	YES	\$ 24,360	0-5 Year
SANM008557	32 AVE	200	TILE	1960	10	5	3	5	3	1	\$ 7,461	YES	\$ 5,223	0-5 Year
SANM001273	34 ST	200	CONC	1964	9	4	3	5	3	1	\$ 6,654	YES	\$ 4,658	0-5 Year
SANM001564	27 ST	200	TILE	1941	88	4	3	5	3	1	\$ 67,800	YES	\$ 47,460	5-10 Year
SANM001070	37 AVE	200	CONC	1940	27	4	3	4	3	1	\$ 20,784	YES	\$ 14,549	5-10 Year
SANM001071	37 AVE	200	CONC	1940	36	4	3	4	3	1	\$ 27,705	YES	\$ 19,393	5-10 Year
SANM001072	28A ST	200	CONC	1940	10	4	3	4	3	1	\$ 7,301	YES	\$ 5,111	5-10 Year
SANM001080	34 AVE	200	CONC	1940	31	4	3	4	3	1	\$ 24,120	YES	\$ 16,884	5-10 Year
SANM001539	28 AVE	200	CONC	1979	79	4	3	4	3	1	\$ 60,581	YES	\$ 42,407	5-10 Year
SANM001541	29 AVE	200	TILE	1960	74	4	3	4	3	1	\$ 56,667	YES	\$ 39,667	5-10 Year
SANM001376	35 ST	200	CONC	1940	70	4	3	4	2	1	\$ 53,925	YES	\$ 37,748	5-10 Year
SANM003342	26 ST	150	TILE	1940	69	4	3	4	2	1	\$ 53,220	YES	\$ 37,254	5-10 Year
SANM003343	26 ST	150	TILE	1940	75	4	3	4	2	1	\$ 57,453	YES	\$ 40,217	5-10 Year
SANM008021	35 ST	200	CONC	1950	52	4	3	4	2	1	\$ 39,540	YES	\$ 27,678	5-10 Year
SANM001001	35 AVE	200	TILE	1960	89	3	3	5	3	1	\$ 68,031	YES	\$ 47,622	10-20 Year
SANM001004	39 AVE	200	TILE	1960	15	3	3	5	3	1	\$ 11,845	YES	\$ 8,291	10-20 Year
SANM001020	30 AVE	200	TILE	1960	17	3	3	5	3	1	\$ 13,052	YES	\$ 9,136	10-20 Year
SANM001026	27 ST	200	TILE	1960	115	3	3	5	3	1	\$ 88,584	YES	\$ 62,009	10-20 Year
SANM001027	27 ST	200	TILE	1960	79	3	3	5	3	1	\$ 60,602	YES	\$ 42,421	10-20 Year
SANM001028	27 ST	200	TILE	1960	55	3	3	5	3	1	\$ 42,437	YES	\$ 29,706	10-20 Year
SANM001029	27 ST	200	TILE	1960	78	3	3	5	3	1	\$ 60,193	YES	\$ 42,135	10-20 Year
SANM001031	39 AVE	200	TILE	1960	96	3	3	5	3	1	\$ 73,974	YES	\$ 51,782	10-20 Year
SANM001033	27 ST	200	TILE	1960	86	3	3	5	3	1	\$ 66,056	YES	\$ 46,239	10-20 Year
SANM001034	39 AVE	200	TILE	1960	45	3	3	5	3	1	\$ 34,491	YES	\$ 24,144	10-20 Year
SANM001035	39 AVE	200	TILE	1960	96	3	3	5	3	1	\$ 73,423	YES	\$ 51,396	10-20 Year
SANM001038	39 AVE	200	TILE	1960	91	3	3	5	3	1	\$ 140,152	YES	\$ 98,106	10-20 Year
SANM001044	39 AVE	200	UNK	1960	5	3	3	5	3	1	\$ 3,743	YES	\$ 2,620	10-20 Year
SANM001052	37 AVE	150	TILE	1960	107	3	3	5	3	1	\$ 82,254	YES	\$ 57,578	10-20 Year
SANM001060	34 AVE	200	TILE	1960	106	3	3	5	3	1	\$ 81,061	YES	\$ 56,743	10-20 Year
SANM001065	28 ST	200	TILE	1960	137	3	3	5	3	1	\$ 131,755	YES	\$ 92,229	10-20 Year
SANM001075	32 ST	200	TILE	1960	78	3	3	5	3	1	\$ 60,100	YES	\$ 42,070	10-20 Year
SANM001076	32 ST	200	TILE	1960	79	3	3	5	3	1	\$ 60,637	YES	\$ 42,586	10-20 Year
SANM001081	32 ST	250	TILE	1960	79	3	3	5	3	1	\$ 64,666	YES	\$ 45,266	10-20 Year
SANM001085	32 ST	200	TILE	1960	73	3	3	5	3	1	\$ 56,172	YES	\$ 39,321	10-20 Year
SANM001114	32 ST	200	TILE	1960	80	3	3	5	3	1	\$ 61,341	YES	\$ 42,939	10-20 Year
SANM001116	32 ST	200	TILE	1960	80	3	3	5	3	1	\$ 61,120	YES	\$ 42,784	10-20 Year
SANM001118	32 ST	200	TILE	1960	62	3	3	5	3	1	\$ 47,813	YES	\$ 33,469	10-20 Year
SANM001119	32 ST	250	TILE	1960	129	3	3	5	3	1	\$ 105,503	YES	\$ 73,852	10-20 Year
SANM001201	41 AVE	300	TILE	1960	85	3	3	5	3	1	\$ 75,319	YES	\$ 52,723	10-20 Year
SANM001212	27 ST	200	TILE	1960	71	3	3	5	3	1	\$ 54,224	YES	\$ 37,957	10-20 Year
SANM001213	27 ST	200	TILE	1960	14	3	3	5	3	1	\$ 10,686	YES	\$ 7,480	10-20 Year
SANM001214	27 ST	200	TILE	1960	86	3	3	5	3	1	\$ 65,947	YES	\$ 46,163	10-20 Year

ASSET ID	LOCATION	PROPOSED DIAMETER	MATERIAL	INSTALL YEAR	LENGTH (M)	EXISTING CONDITION RISK	EXISTING CAPACITY RISK	FUTURE CONDITION RISK	FUTURE CAPACITY RISK	PRIORITY RANK	ESTIMATED ASSET REPLACEMENT COST	TRENCHLESS POTENTIAL	ESTIMATED ASSET REPLACEMENT COST WITH TRENCHLESS	TIMING
SANM001220	ROW EAST OF 29 ST	200	TILE	1960	76	3	3	5	3	1	\$ 72,958	YES	\$ 51,070	10-20 Year
SANM001263	32 ST	250	TILE	1960	83	3	3	5	3	1	\$ 67,431	YES	\$ 47,202	10-20 Year
SANM001266	33 ST	200	CONC	1974	89	3	3	5	3	1	\$ 68,378	YES	\$ 47,864	10-20 Year
SANM001289	32 ST	250	TILE	1960	67	3	3	5	3	1	\$ 54,861	YES	\$ 38,402	10-20 Year
SANM001290	32 ST	250	TILE	1960	130	3	3	5	3	1	\$ 106,030	YES	\$ 74,221	10-20 Year
SANM001358	34 ST	250	TILE	1960	43	3	3	5	3	1	\$ 35,020	YES	\$ 24,514	10-20 Year
SANM001359	34 ST	250	TILE	1960	43	3	3	5	3	1	\$ 34,794	YES	\$ 24,356	10-20 Year
SANM001384	35 AVE	200	TILE	1960	111	3	3	5	3	1	\$ 84,879	YES	\$ 59,415	10-20 Year
SANM001386	35 AVE	200	TILE	1960	66	3	3	5	3	1	\$ 50,948	YES	\$ 35,663	10-20 Year
SANM001499	30 AVE	250	TILE	1960	28	3	3	5	3	1	\$ 90,584	YES	\$ 63,409	10-20 Year
SANM001547	32 AVE	200	TILE	1960	75	3	3	5	3	1	\$ 57,594	YES	\$ 40,316	10-20 Year
SANM001549	30 ST	200	TILE	1960	41	3	3	5	3	1	\$ 31,690	YES	\$ 22,183	10-20 Year
SANM001561	HWY 6	300	TILE	1960	58	3	3	5	3	1	\$ 51,033	YES	\$ 35,723	10-20 Year
SANM001565	27 ST	200	TILE	1960	85	3	3	5	3	1	\$ 65,534	YES	\$ 45,874	10-20 Year
SANM001570	27 AVE	200	TILE	1960	92	3	3	5	3	1	\$ 141,825	YES	\$ 99,277	10-20 Year
SANM001635	23 AVE	200	UNK	1960	14	3	3	5	3	1	\$ 10,419	YES	\$ 7,294	10-20 Year
SANM001695	COLDSTREAM AVE	200	TILE	1960	84	3	3	5	3	1	\$ 64,061	YES	\$ 44,843	10-20 Year
SANM001696	32 ST	200	TILE	1960	43	3	3	5	3	1	\$ 33,097	YES	\$ 23,168	10-20 Year
SANM001697	34 ST	375	TILE	1960	21	3	3	5	3	1	\$ 19,523	YES	\$ 13,666	10-20 Year
SANM001703	SAFEWAY DOWNTOWN	200	TILE	1960	77	3	3	5	3	1	\$ 73,525	YES	\$ 51,467	10-20 Year
SANM001704	35 ST	200	TILE	1960	23	3	3	5	3	1	\$ 17,914	YES	\$ 12,540	10-20 Year
SANM001707	LANE N 31 AVE	200	TILE	1960	41	3	3	5	3	1	\$ 31,405	YES	\$ 21,983	10-20 Year
SANM001708	32 AVE	200	TILE	1960	90	3	3	5	3	1	\$ 68,763	YES	\$ 48,134	10-20 Year
SANM001711	34 ST	200	TILE	1960	73	3	3	5	3	1	\$ 55,807	YES	\$ 39,065	10-20 Year
SANM001722	EASE N FORM 28 AVE	200	TILE	1960	68	3	3	5	3	1	\$ 64,731	YES	\$ 45,312	10-20 Year
SANM001726	32 ST	525	CONC	1957	49	3	3	5	3	1	\$ 57,874	YES	\$ 40,512	10-20 Year
SANM001783	LANE E 37 ST	200	UNK	1960	84	3	3	5	3	1	\$ 64,608	YES	\$ 45,226	10-20 Year
SANM001908	28 AVE	200	TILE	1960	57	3	3	5	3	1	\$ 43,352	YES	\$ 30,347	10-20 Year
SANM002094	32 AVE	200	TILE	1960	88	3	3	5	3	1	\$ 67,852	YES	\$ 47,496	10-20 Year
SANM002100	32 AVE	200	TILE	1960	42	3	3	5	3	1	\$ 32,303	YES	\$ 22,612	10-20 Year
SANM002107	30 AVE	200	TILE	1960	67	3	3	5	3	1	\$ 102,784	YES	\$ 71,948	10-20 Year
SANM002159	27 ST	200	TILE	1960	111	3	3	5	3	1	\$ 84,776	YES	\$ 59,343	10-20 Year
SANM002197	32 AVE	250	TILE	1960	130	3	3	5	3	1	\$ 106,140	YES	\$ 74,298	10-20 Year
SANM002202	32 ST	200	TILE	1960	126	3	3	5	3	1	\$ 96,705	YES	\$ 67,693	10-20 Year
SANM002225	27 AVE	200	TILE	1960	118	3	3	5	3	1	\$ 90,158	YES	\$ 63,111	10-20 Year
SANM002231	32 AVE	200	TILE	1960	109	3	3	5	3	1	\$ 83,349	YES	\$ 58,344	10-20 Year
SANM002752	EASEMENT S 43 AVE	200	TILE	1960	51	3	3	5	3	1	\$ 48,837	YES	\$ 34,186	10-20 Year
SANM003268	POTTERY RD	400	TILE	1960	27	3	3	5	3	1	\$ 26,404	YES	\$ 18,483	10-20 Year
SANM003270	KALAMALKA LAKE RD	200	TILE	1960	48	3	3	5	3	1	\$ 36,585	YES	\$ 25,610	10-20 Year
SANM006799	30 AVE	200	TILE	1960	107	3	3	5	3	1	\$ 81,926	YES	\$ 57,348	10-20 Year
SANM006803	32 AVE	200	TILE	1960	108	3	3	5	3	1	\$ 83,119	YES	\$ 58,183	10-20 Year
SANM006805	31 AVE	200	TILE	1960	23	3	3	5	3	1	\$ 17,827	YES	\$ 12,479	10-20 Year
SANM006833	32 ST	200	TILE	1960	60	3	3	5	3	1	\$ 46,274	YES	\$ 32,392	10-20 Year
SANM006839	32 ST	525	CONC	1957	112	3	3	5	3	1	\$ 133,323	YES	\$ 93,326	10-20 Year
SANM006855	HWY 6	300	TILE	1960	82	3	3	5	3	1	\$ 72,499	YES	\$ 50,749	10-20 Year
SANM007163	32 ST	250	TILE	1960	13	3	3	5	3	1	\$ 10,899	YES	\$ 7,629	10-20 Year
SANM008099	LANE E OF 28 ST	200	TILE	1960	43	3	3	5	3	1	\$ 40,862	YES	\$ 28,603	10-20 Year
SANM008555	LANE N OF 30 AVE	150	TILE	1960	38	3	3	5	3	1	\$ 28,845	YES	\$ 20,192	10-20 Year
SANM008637	36 AVE	150	TILE	1960	45	3	3	5	3	1	\$ 34,676	YES	\$ 24,273	10-20 Year
SANM001012	48 AVE	450	CONC	1972	145	3	3	4	3	1	\$ 147,094	YES	\$ 102,966	10-20 Year
SANM001041	36 AVE	150	TILE	1965	99	3	3	4	3	1	\$ 76,063	YES	\$ 53,244	10-20 Year
SANM001089	35 AVE	200	AC	1965	76	3	3	4	3	1	\$ 58,208	YES	\$ 40,746	10-20 Year
SANM001127	39 AVE	200	TILE	1970	80	3	3	4	3	1	\$ 245,744	YES	\$ 172,021	10-20 Year
SANM001204	ROW SOUTH OF 43 AVE	525	CONC	1972	48	3	3	4	3	1	\$ 185,009	YES	\$ 129,507	10-20 Year
SANM001275	43 AVE	300	TILE	1972	83	3	3	4	3	1	\$ 72,784	YES	\$ 50,949	10-20 Year
SANM001278	43 AVE	375	TILE	1972	64	3	3	4	3	1	\$ 242,617	YES	\$ 169,832	10-20 Year
SANM001287	33 ST	150	AC	1965	57	3	3	4	3	1	\$ 43,963	YES	\$ 30,774	10-20 Year
SANM001288	42 AVE	200	CONC	1985	66	3	3	4	3	1	\$ 203,859	YES	\$ 142,701	10-20 Year

ASSET ID	LOCATION	PROPOSED DIAMETER	MATERIAL	INSTALL YEAR	LENGTH (M)	EXISTING CONDITION RISK	EXISTING CAPACITY RISK	FUTURE CONDITION RISK	FUTURE CAPACITY RISK	PRIORITY RANK	ESTIMATED ASSET REPLACEMENT COST	TRENCHLESS POTENTIAL	ESTIMATED ASSET REPLACEMENT COST WITH TRENCHLESS	TIMING
SANM001328	48 AVE	450	CONC	1972	92	3	3	4	3	1	\$ 93,253	YES	\$ 65,277	10-20 Year
SANM001329	48 AVE	450	CONC	1972	51	3	3	4	3	1	\$ 51,466	YES	\$ 36,026	10-20 Year
SANM001330	48 AVE	450	CONC	1972	38	3	3	4	3	1	\$ 36,724	YES	\$ 27,107	10-20 Year
SANM001331	31 ST	525	CONC	1972	93	3	3	4	3	1	\$ 110,028	YES	\$ 77,019	10-20 Year
SANM001332	31 ST	525	CONC	1972	97	3	3	4	3	1	\$ 115,430	YES	\$ 80,801	10-20 Year
SANM001333	31 ST	525	CONC	1972	51	3	3	4	3	1	\$ 60,075	YES	\$ 42,052	10-20 Year
SANM001334	31 ST	525	CONC	1972	93	3	3	4	3	1	\$ 110,870	YES	\$ 77,609	10-20 Year
SANM001335	31 ST	525	CONC	1972	88	3	3	4	3	1	\$ 104,307	YES	\$ 73,015	10-20 Year
SANM001336	31 ST	525	CONC	1972	48	3	3	4	3	1	\$ 57,509	YES	\$ 40,257	10-20 Year
SANM001337	31 ST	525	CONC	1972	51	3	3	4	3	1	\$ 80,051	YES	\$ 42,036	10-20 Year
SANM001339	ROW NORTH OF 45 AVE	200	AC	1965	85	3	3	4	3	1	\$ 81,684	YES	\$ 57,179	10-20 Year
SANM001347	32 ST	200	AC	1965	12	3	3	4	3	1	\$ 9,176	YES	\$ 6,423	10-20 Year
SANM001372	31 ST	525	CONC	1972	99	3	3	4	3	1	\$ 117,342	YES	\$ 82,139	10-20 Year
SANM001382	31 ST	525	CONC	1972	105	3	3	4	3	1	\$ 124,367	YES	\$ 87,057	10-20 Year
SANM001483	43 ST	300	AC	1965	98	3	3	4	3	1	\$ 86,659	YES	\$ 60,662	10-20 Year
SANM001634	34A ST	750	CONC	1966	65	3	3	4	3	1	\$ 93,185	YES	\$ 65,230	10-20 Year
SANM001867	COMMONAGE CRES (E)	200	CONC	1978	38	3	3	4	3	1	\$ 36,516	YES	\$ 25,561	10-20 Year
SANM002101	LANE E OF 28 ST	300	CONC	1950	89	3	3	4	3	1	\$ 77,997	YES	\$ 54,598	10-20 Year
SANM002223	43 ST	200	AC	1965	110	3	3	4	3	1	\$ 84,156	YES	\$ 58,909	10-20 Year
SANM002271	18 ST	400	AC	1965	58	3	3	4	3	1	\$ 56,911	YES	\$ 39,838	10-20 Year
SANM002272	21 AVE	400	AC	1970	122	3	3	4	3	1	\$ 118,842	YES	\$ 83,190	10-20 Year
SANM002274	21 AVE	400	AC	1970	98	3	3	4	3	1	\$ 95,969	YES	\$ 67,179	10-20 Year
SANM002275	21 AVE	375	AC	1965	83	3	3	4	3	1	\$ 77,864	YES	\$ 54,505	10-20 Year
SANM002960	48 AVE	375	CONC	1972	91	3	3	4	3	1	\$ 85,423	YES	\$ 59,796	10-20 Year
SANM002961	48 AVE	375	CONC	1972	91	3	3	4	3	1	\$ 86,027	YES	\$ 60,219	10-20 Year
SANM002963	48 AVE	375	CONC	1972	72	3	3	4	3	1	\$ 67,536	YES	\$ 47,275	10-20 Year
SANM002964	48 AVE	200	UNK	1975	13	3	3	4	3	1	\$ 9,847	YES	\$ 6,893	10-20 Year
SANM002965	48 AVE	375	CONC	1972	91	3	3	4	3	1	\$ 85,729	YES	\$ 60,010	10-20 Year
SANM003223	HWY 6	200	AC	1975	19	3	3	4	3	1	\$ 14,681	YES	\$ 10,277	10-20 Year
SANM003230	KALAMALKA LAKE RD	250	AC	1965	67	3	3	4	3	1	\$ 54,559	YES	\$ 38,191	10-20 Year
SANM003231	KALAMALKA LAKE RD	250	AC	1965	83	3	3	4	3	1	\$ 67,699	YES	\$ 47,389	10-20 Year
SANM003241	KALAMALKA LAKE RD	200	UNK	1972	51	3	3	4	3	1	\$ 38,977	YES	\$ 27,284	10-20 Year
SANM003267	KALAMALKA LAKE RD	200	UNK	1972	49	3	3	4	3	1	\$ 37,563	YES	\$ 26,294	10-20 Year
SANM003269	POTTERY RD	400	AC	1965	92	3	3	4	3	1	\$ 89,926	YES	\$ 62,948	10-20 Year
SANM003272	EASE N 14 AVE	200	AC	1965	68	3	3	4	3	1	\$ 65,086	YES	\$ 45,560	10-20 Year
SANM003278	KALAMALKA LAKE RD	200	AC	1965	110	3	3	4	3	1	\$ 84,384	YES	\$ 59,069	10-20 Year
SANM003279	11 AVE	250	AC	1965	60	3	3	4	3	1	\$ 49,242	YES	\$ 34,470	10-20 Year
SANM003280	11 AVE	200	AC	1965	77	3	3	4	3	1	\$ 58,682	YES	\$ 41,077	10-20 Year
SANM003355	15 ST	250	AC	1965	102	3	3	4	3	1	\$ 83,150	YES	\$ 58,205	10-20 Year
SANM003381	48 AVE	375	CONC	1972	68	3	3	4	3	1	\$ 64,216	YES	\$ 44,951	10-20 Year
SANM003622	POTTERY RD	400	AC	1965	83	3	3	4	3	1	\$ 80,687	YES	\$ 56,481	10-20 Year
SANM003625	HWY 6 / POLSON PARK	525	CONC	1969	39	3	3	4	3	1	\$ 58,308	YES	\$ 40,815	10-20 Year
SANM003627	32 ST	525	CONC	1969	8	3	3	4	3	1	\$ 9,299	YES	\$ 6,509	10-20 Year
SANM003815	43 AVE	200	CONC	1980	32	3	3	4	3	1	\$ 49,739	YES	\$ 34,817	10-20 Year
SANM006538	48 AVE	375	CONC	1972	26	3	3	4	3	1	\$ 24,657	YES	\$ 17,260	10-20 Year
SANM006725	43 ST	300	AC	1965	70	3	3	4	3	1	\$ 61,902	YES	\$ 43,332	10-20 Year
SANM006767	48 AVE	375	CONC	1972	65	3	3	4	3	1	\$ 60,781	YES	\$ 42,547	10-20 Year
SANM006808	31 ST	525	CONC	1970	83	3	3	4	3	1	\$ 98,262	YES	\$ 68,783	10-20 Year
SANM006862	31 ST	525	CONC	1972	90	3	3	4	3	1	\$ 107,181	YES	\$ 75,027	10-20 Year
SANM006863	31 ST	525	CONC	1972	16	3	3	4	3	1	\$ 18,658	YES	\$ 13,061	10-20 Year
SANM007151	43 AVE	300	TILE	1972	94	3	3	4	3	1	\$ 83,009	YES	\$ 58,106	10-20 Year
SANM008001	PLEASANT VALLEY RD	200	AC	1972	102	3	3	4	3	1	\$ 78,106	YES	\$ 54,674	10-20 Year
SANM008052	EASEMENT E OF KAL LAKE RD	200	TILE	1965	105	3	3	4	3	1	\$ 100,695	YES	\$ 70,487	10-20 Year
SANM008402	POTTERY RD	400	AC	1965	65	3	3	4	3	1	\$ 63,748	YES	\$ 44,624	10-20 Year
SANM008452	43 AVE	200	CONC	1980	22	3	3	4	3	1	\$ 16,738	YES	\$ 11,716	10-20 Year
SANM008477	35 ST	200	CONC	1981	29	3	3	4	3	1	\$ 88,501	YES	\$ 61,951	10-20 Year
SANM001360	32 AVE	200	TILE	1960	13	3	3	5	2	1	\$ 9,766	YES	\$ 6,836	10-20 Year
SANM001505	32 AVE	200	TILE	1960	78	3	3	5	2	1	\$ 59,585	YES	\$ 41,709	10-20 Year

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SANM001500	38 ST	200	CONC	1960	97	3	3	4	2	1	\$ 74,757	YES	\$ 52,330	10-20 Year
SANM002889	PLEASANT VALLEY RD	200	AC	1972	63	3	3	4	2	1	\$ 48,581	YES	\$ 34,007	10-20 Year
SANM002892	PLEASANT VALLEY RD	200	AC	1972	57	3	3	4	2	1	\$ 44,005	YES	\$ 30,804	10-20 Year
SANM002337	25 AVE	300	AC	1965	50	3	3	4	1	1	\$ 43,897	YES	\$ 30,728	10-20 Year
SANM001002	36 AVE	200	TILE	1960	84	2	3	4	3	1	\$ 64,474	YES	\$ 45,131	10-20 Year
SANM001003	37 AVE	200	TILE	1960	82	2	3	4	3	1	\$ 63,119	YES	\$ 44,183	10-20 Year
SANM001008	40 AVE	200	TILE	1960	67	2	3	4	3	1	\$ 51,198	YES	\$ 35,839	10-20 Year
SANM001019	LANE E OF 27 ST	200	TILE	1960	89	2	3	4	3	1	\$ 67,881	YES	\$ 47,517	10-20 Year
SANM001040	31 ST	200	TILE	1960	53	2	3	4	3	1	\$ 40,596	YES	\$ 28,417	10-20 Year
SANM001049	37 AVE	200	TILE	1960	18	2	3	4	3	1	\$ 14,078	YES	\$ 9,855	10-20 Year
SANM001050	37 AVE	200	TILE	1960	74	2	3	4	3	1	\$ 56,903	YES	\$ 39,832	10-20 Year
SANM001051	37 AVE	200	TILE	1960	35	2	3	4	3	1	\$ 27,029	YES	\$ 18,920	10-20 Year
SANM001067	37 AVE	200	TILE	1960	39	2	3	4	3	1	\$ 30,033	YES	\$ 21,023	10-20 Year
SANM001068	37 AVE	200	TILE	1960	44	2	3	4	3	1	\$ 33,735	YES	\$ 23,614	10-20 Year
SANM001197	31 ST	200	TILE	1960	101	2	3	4	3	1	\$ 77,356	YES	\$ 54,149	10-20 Year
SANM001200	41 AVE	200	TILE	1960	36	2	3	4	3	1	\$ 27,231	YES	\$ 19,062	10-20 Year
SANM001285	33 ST	200	CONC	1974	68	2	3	4	3	1	\$ 52,111	YES	\$ 36,476	10-20 Year
SANM001538	LANE N OF 29 AVE (31 ST TO E)	200	UNK	1956	40	2	3	4	3	1	\$ 30,683	YES	\$ 21,478	10-20 Year
SANM001540	29 AVE	200	TILE	1960	44	2	3	4	3	1	\$ 33,676	YES	\$ 23,573	10-20 Year
SANM001548	31 AVE	200	TILE	1960	76	2	3	4	3	1	\$ 58,354	YES	\$ 40,848	10-20 Year
SANM001555	LANE W OF 29 ST	200	TILE	1960	49	2	3	4	3	1	\$ 37,386	YES	\$ 26,170	10-20 Year
SANM001566	LANE W 29 ST	200	TILE	1960	40	2	3	4	3	1	\$ 30,321	YES	\$ 21,225	10-20 Year
SANM001701	31 AVE	200	TILE	1960	77	2	3	4	3	1	\$ 59,019	YES	\$ 41,313	10-20 Year
SANM001723	28 AVE	200	TILE	1960	43	2	3	4	3	1	\$ 33,108	YES	\$ 23,175	10-20 Year
SANM001914	29 AVE	150	TILE	1960	29	2	3	4	3	1	\$ 21,923	YES	\$ 15,346	10-20 Year
SANM002104	31 AVE	200	TILE	1960	43	2	3	4	3	1	\$ 32,604	YES	\$ 22,823	10-20 Year
SANM002198	31 AVE	200	TILE	1960	133	2	3	4	3	1	\$ 102,028	YES	\$ 71,419	10-20 Year
SANM002204	24 AVE	750	CONC	1972	138	2	3	4	3	1	\$ 792,206	YES	\$ 554,544	10-20 Year
SANM002228	30 AVE	200	TILE	1960	110	2	3	4	3	1	\$ 84,370	YES	\$ 59,059	10-20 Year
SANM002229	30 AVE	200	TILE	1960	116	2	3	4	3	1	\$ 88,982	YES	\$ 62,286	10-20 Year
SANM002914	SRW N FROM BIGHORN RD	150	AC	1974	59	2	3	4	3	1	\$ 56,296	YES	\$ 39,407	10-20 Year
SANM002941	EASE OFF 46 AVE	200	TILE	1971	74	2	3	4	3	1	\$ 71,183	YES	\$ 49,828	10-20 Year
SANM003613	30 AVE	200	UNK	1960	3	2	3	4	3	1	\$ 2,235	YES	\$ 1,564	10-20 Year
SANM008220	31 AVE	200	TILE	1960	1	2	3	4	3	1	\$ 476	YES	\$ 333	10-20 Year
SANM008475	31 ST	200	TILE	1960	50	2	3	4	3	1	\$ 38,201	YES	\$ 26,741	10-20 Year
SANM008476	31 ST	200	TILE	1960	3	2	3	4	3	1	\$ 2,048	YES	\$ 1,434	10-20 Year
SANM008478	S OF 18 AVE	200	TILE	1973	45	2	3	4	3	1	\$ 43,464	YES	\$ 30,425	10-20 Year
SANM008553	37 AVE	250	CONC	1960	35	2	3	4	3	1	\$ 28,909	YES	\$ 20,236	10-20 Year
SANM008638	36 AVE	150	TILE	1960	38	2	3	4	3	1	\$ 29,223	YES	\$ 20,456	10-20 Year
SANM001813	LANE W OF 32 ST	200	UNK	1960	69	2	3	4	2	1	\$ 53,120	YES	\$ 37,184	10-20 Year
SANM001814	LANE W OF 32 ST	200	UNK	1960	81	2	3	4	2	1	\$ 61,771	YES	\$ 43,239	10-20 Year
SANM001037	29 ST	200	CONC	1950	122	5	2	5	2	2	\$ 93,853	YES	\$ 65,697	0-5 Year
SANM001216	29 ST	200	CONC	1950	89	5	2	5	1	2	\$ 68,050	YES	\$ 47,635	0-5 Year
SANM001206	27 ST	200	CONC	1960	47	4	2	5	3	2	\$ 35,837	YES	\$ 25,086	5-10 Year
SANM003534	26 ST	150	TILE	1940	70	4	2	4	3	2	\$ 53,801	YES	\$ 37,680	5-10 Year
SANM002246	41 ST	300	TILE	1950	111	4	2	5	2	2	\$ 97,545	YES	\$ 68,281	5-10 Year
SANM001293	38 ST	200	CONC	1940	58	4	2	4	2	2	\$ 44,417	YES	\$ 31,092	5-10 Year
SANM002184	LANE W OF 33 ST	200	CONC	1940	121	4	2	4	2	2	\$ 92,988	YES	\$ 65,091	5-10 Year
SANM002788	22 ST	200	CONC	1956	4	4	2	4	2	2	\$ 2,969	YES	\$ 2,076	5-10 Year
SANM003057	18 ST	200	CONC	1940	98	4	2	4	2	2	\$ 74,974	YES	\$ 52,482	5-10 Year
SANM003185	ROW SOUTH OF 41 AVE	200	CONC	1940	100	4	2	4	2	2	\$ 96,244	YES	\$ 67,371	5-10 Year
SANM003533	26 ST	150	TILE	1939	91	4	2	4	2	2	\$ 69,626	YES	\$ 48,738	5-10 Year
SANM001270	34 ST	200	CONC	1940	130	4	2	4	1	2	\$ 99,524	YES	\$ 69,667	5-10 Year
SANM001464	LANE FROM 41 ST TO 27 AVE	200	CONC	1940	98	4	2	4	1	2	\$ 75,038	YES	\$ 52,526	5-10 Year
SANM001467	28 AVE	200	CONC	1940	94	4	2	4	1	2	\$ 72,349	YES	\$ 50,644	5-10 Year
SANM001680	EASE N 21 AVE	200	CONC	1940	64	4	2	4	1	2	\$ 61,116	YES	\$ 42,781	5-10 Year
SANM001799	19 AVE	200	UNK	1940	42	4	2	4	1	2	\$ 32,319	YES	\$ 22,623	5-10 Year
SANM002245	28 AVE	200	CONC	1940	125	4	2	4	1	2	\$ 95,793	YES	\$ 67,055	5-10 Year

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SANM002679	36 AVE	200	VIT	1940	58	4	2	4	1	2	\$ 44,522	YES	\$ 31,166	5-10 Year
SANM002814	25 ST	200	CONC	1940	53	4	2	4	1	2	\$ 40,856	YES	\$ 28,599	5-10 Year
SANM002816	25 ST	200	CONC	1940	35	4	2	4	1	2	\$ 27,000	YES	\$ 18,900	5-10 Year
SANM008255	25 ST	200	TILE	1940	61	4	2	4	1	2	\$ 46,836	YES	\$ 32,785	5-10 Year
SANM008256	25 ST	200	TILE	1940	45	4	2	4	1	2	\$ 34,876	YES	\$ 24,413	5-10 Year
SANM001025	27 ST	200	TILE	1960	60	3	2	5	3	2	\$ 46,237	YES	\$ 32,366	10-20 Year
SANM001182	LANE W APD	200	TILE	1960	72	3	2	5	2	2	\$ 55,062	YES	\$ 38,544	10-20 Year
SANM001234	ALEXIS PARK DR	200	TILE	1960	27	3	2	5	2	2	\$ 20,945	YES	\$ 14,662	10-20 Year
SANM001236	ALEXIS PARK DR	200	TILE	1960	117	3	2	5	2	2	\$ 89,573	YES	\$ 62,701	10-20 Year
SANM001297	TURTLE MOUNTAIN BLVD	100	UNK	1960	48	3	2	5	2	2	\$ 36,664	YES	\$ 25,665	10-20 Year
SANM002190	27 AVE	350	TILE	1960	119	3	2	5	2	2	\$ 107,906	YES	\$ 75,534	10-20 Year
SANM002668	35 AVE	200	TILE	1960	79	3	2	5	2	2	\$ 60,758	YES	\$ 42,531	10-20 Year
SANM002773	PLEASANT VALLEY RD	200	AC	1960	68	3	2	5	2	2	\$ 51,878	YES	\$ 36,315	10-20 Year
SANM002774	EASEMENT S 43 AVE	250	TILE	1960	63	3	2	5	2	2	\$ 64,625	YES	\$ 45,238	10-20 Year
SANM001111	CENTENNIAL DR	200	CONC	1960	78	3	2	4	2	2	\$ 60,001	YES	\$ 42,001	10-20 Year
SANM001240	ALEXIS PARK DR	200	TILE	1972	81	3	2	4	2	2	\$ 61,910	YES	\$ 43,337	10-20 Year
SANM001241	ALEXIS PARK DR	200	TILE	1972	80	3	2	4	2	2	\$ 61,473	YES	\$ 43,031	10-20 Year
SANM001242	43 AVE	300	TILE	1972	17	3	2	4	2	2	\$ 14,567	YES	\$ 10,197	10-20 Year
SANM001243	43 AVE	300	TILE	1972	121	3	2	4	2	2	\$ 106,324	YES	\$ 74,427	10-20 Year
SANM001295	ALEXIS PARK DR	200	CONC	1985	31	3	2	4	2	2	\$ 23,814	YES	\$ 16,670	10-20 Year
SANM001361	32 AVE	150	AC	1965	13	3	2	4	2	2	\$ 9,782	YES	\$ 6,847	10-20 Year
SANM001573	43 ST	200	TILE	1971	62	3	2	4	2	2	\$ 63,120	YES	\$ 44,184	10-20 Year
SANM001631	34A ST	750	CONC	1966	90	3	2	4	2	2	\$ 128,980	YES	\$ 90,286	10-20 Year
SANM001647	OKANAGAN AVE	250	TILE	1973	94	3	2	4	2	2	\$ 76,717	YES	\$ 53,702	10-20 Year
SANM001649	OKANAGAN AVE	250	TILE	1973	93	3	2	4	2	2	\$ 75,863	YES	\$ 53,104	10-20 Year
SANM001807	LANE E OF MISSION RD	200	CONC	1970	24	3	2	4	2	2	\$ 18,309	YES	\$ 12,816	10-20 Year
SANM002000	EASE N 22 AVE	200	AC	1974	30	3	2	4	2	2	\$ 28,345	YES	\$ 19,841	10-20 Year
SANM002001	39 ST	400	AC	1969	46	3	2	4	2	2	\$ 44,606	YES	\$ 31,224	10-20 Year
SANM002154	32 AVE	200	AC	1975	39	3	2	4	2	2	\$ 30,175	YES	\$ 21,122	10-20 Year
SANM002261	18 ST	400	AC	1965	29	3	2	4	2	2	\$ 27,979	YES	\$ 19,585	10-20 Year
SANM002262	LANE S 21 AVE	400	AC	1965	4	3	2	4	2	2	\$ 4,390	YES	\$ 3,073	10-20 Year
SANM002265	18 ST	400	AC	1965	99	3	2	4	2	2	\$ 96,934	YES	\$ 67,854	10-20 Year
SANM002740	PLEASANT VALLEY RD	250	AC	1965	80	3	2	4	2	2	\$ 64,970	YES	\$ 45,479	10-20 Year
SANM002744	PLEASANT VALLEY RD	250	AC	1965	58	3	2	4	2	2	\$ 46,979	YES	\$ 32,885	10-20 Year
SANM002768	20 ST	200	CONC	1960	141	3	2	4	2	2	\$ 108,389	YES	\$ 75,872	10-20 Year
SANM002869	PLEASANT VALLEY RD	200	AC	1972	76	3	2	4	2	2	\$ 58,471	YES	\$ 40,930	10-20 Year
SANM002871	PLEASANT VALLEY RD	200	AC	1972	76	3	2	4	2	2	\$ 58,128	YES	\$ 40,690	10-20 Year
SANM002872	PLEASANT VALLEY RD	200	AC	1972	89	3	2	4	2	2	\$ 68,354	YES	\$ 47,848	10-20 Year
SANM002932	44 AVE	200	CONC	1966	15	3	2	4	2	2	\$ 11,812	YES	\$ 8,268	10-20 Year
SANM003137	POTTERY RD	200	AC	1975	17	3	2	4	2	2	\$ 13,198	YES	\$ 9,239	10-20 Year
SANM003785	23 ST	200	CONC	1965	38	3	2	4	2	2	\$ 29,446	YES	\$ 20,612	10-20 Year
SANM006723	43 ST	200	AC	1965	2	3	2	4	2	2	\$ 1,643	YES	\$ 1,150	10-20 Year
SANM006792	43 ST	200	TILE	1971	102	3	2	4	2	2	\$ 78,266	YES	\$ 54,787	10-20 Year
SANM007164	39 ST	200	TILE	1951	77	3	2	4	2	2	\$ 59,275	YES	\$ 41,493	10-20 Year
SANM007165	39 ST	200	TILE	1951	77	3	2	4	2	2	\$ 59,424	YES	\$ 41,597	10-20 Year
SANM008005	24 ST	200	CONC	1967	98	3	2	4	2	2	\$ 74,859	YES	\$ 52,401	10-20 Year
SANM001686	LANE S 21 AVE	200	UNK	1960	95	3	2	5	1	2	\$ 72,579	YES	\$ 50,805	10-20 Year
SANM002664	35 AVE	200	TILE	1960	54	3	2	5	1	2	\$ 41,252	YES	\$ 28,877	10-20 Year
SANM002665	24 ST	200	TILE	1960	9	3	2	5	1	2	\$ 7,052	YES	\$ 4,936	10-20 Year
SANM002870	35 AVE	200	TILE	1960	70	3	2	5	1	2	\$ 53,459	YES	\$ 37,422	10-20 Year
SANM008615	PV RD	150	TILE	1960	13	3	2	5	1	2	\$ 10,201	YES	\$ 7,141	10-20 Year
SANM001591	43 ST	200	TILE	1971	76	3	2	4	1	2	\$ 58,125	YES	\$ 40,687	10-20 Year
SANM001592	43 ST	200	TILE	1971	98	3	2	4	1	2	\$ 74,806	YES	\$ 52,364	10-20 Year
SANM001730	LANE BELLA VISTA RD TO 27 AVE	200	CONC	1964	58	3	2	4	1	2	\$ 44,829	YES	\$ 31,380	10-20 Year
SANM001733	LANE BELLA VISTA RD TO 27 AVE	200	CONC	1969	41	3	2	4	1	2	\$ 31,511	YES	\$ 22,058	10-20 Year
SANM001790	17 AVE	200	UNK	1950	11	3	2	4	1	2	\$ 8,416	YES	\$ 5,891	10-20 Year
SANM001791	17 AVE	200	AC	1950	79	3	2	4	1	2	\$ 60,374	YES	\$ 42,262	10-20 Year
SANM002216	43 ST	200	TILE	1971	142	3	2	4	1	2	\$ 108,702	YES	\$ 76,092	10-20 Year

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SANM002538	32 AVE	200	TILE	1970	47	3	2	4	1	2	\$ 36,036	YES	\$ 25,225	10-20 Year
SANM002621	PLEASANT VALLEY RD	200	CONC	1978	78	3	2	4	1	2	\$ 59,747	YES	\$ 41,823	10-20 Year
SANM002807	25 ST	200	CONC	1960	43	3	2	4	1	2	\$ 33,214	YES	\$ 23,250	10-20 Year
SANM003328	24 ST	200	CONC	1958	46	3	2	4	1	2	\$ 35,156	YES	\$ 24,609	10-20 Year
SANM001646	18 AVE	200	TILE	1960	38	2	2	4	3	2	\$ 29,221	YES	\$ 20,455	10-20 Year
SANM002669	26 ST	250	TILE	1960	115	2	2	4	3	2	\$ 93,461	YES	\$ 65,423	10-20 Year
SANM002673	26 ST	200	TILE	1960	102	2	2	4	3	2	\$ 77,885	YES	\$ 54,519	10-20 Year
SANM001110	CENTENNIAL DR	200	TILE	1960	49	2	2	4	2	2	\$ 37,479	YES	\$ 26,235	10-20 Year
SANM001449	29 AVE	200	CONC	1973	99	2	2	4	2	2	\$ 75,930	YES	\$ 53,151	10-20 Year
SANM001484	43 ST	200	TILE	1960	99	2	2	4	2	2	\$ 75,741	YES	\$ 53,019	10-20 Year
SANM001629	24 AVE	750	CONC	1972	33	2	2	4	2	2	\$ 47,649	YES	\$ 33,354	10-20 Year
SANM001648	36 ST	200	CONC	1975	53	2	2	4	2	2	\$ 40,841	YES	\$ 28,589	10-20 Year
SANM002013	SROW NE OF 15 AVE	250	TILE	1971	11	2	2	4	2	2	\$ 9,006	YES	\$ 6,304	10-20 Year
SANM002127	43 ST	200	TILE	1960	89	2	2	4	2	2	\$ 68,337	YES	\$ 47,836	10-20 Year
SANM002128	43 ST	200	TILE	1960	18	2	2	4	2	2	\$ 14,133	YES	\$ 9,893	10-20 Year
SANM002148	36 ST	200	AC	1972	79	2	2	4	2	2	\$ 243,025	YES	\$ 170,118	10-20 Year
SANM002155	24 AVE	750	CONC	1972	132	2	2	4	2	2	\$ 189,547	YES	\$ 132,683	10-20 Year
SANM002183	LANE W OF 32 ST	200	UNK	1960	124	2	2	4	2	2	\$ 94,917	YES	\$ 66,442	10-20 Year
SANM002308	23 AVE	200	TILE	1960	93	2	2	4	2	2	\$ 71,409	YES	\$ 49,987	10-20 Year
SANM002545	35 AVE	200	TILE	1960	36	2	2	4	2	2	\$ 27,682	YES	\$ 19,378	10-20 Year
SANM002546	14 ST	200	TILE	1960	76	2	2	4	2	2	\$ 58,516	YES	\$ 40,961	10-20 Year
SANM002549	35 AVE	200	TILE	1960	103	2	2	4	2	2	\$ 79,163	YES	\$ 55,414	10-20 Year
SANM002550	35 AVE	200	TILE	1960	72	2	2	4	2	2	\$ 55,322	YES	\$ 38,726	10-20 Year
SANM002551	13 ST	200	TILE	1960	96	2	2	4	2	2	\$ 73,820	YES	\$ 51,674	10-20 Year
SANM002563	35 AVE	200	TILE	1960	81	2	2	4	2	2	\$ 62,431	YES	\$ 43,702	10-20 Year
SANM002568	34 AVE	200	TILE	1960	76	2	2	4	2	2	\$ 58,055	YES	\$ 40,638	10-20 Year
SANM002675	36 AVE	200	TILE	1960	84	2	2	4	2	2	\$ 64,291	YES	\$ 45,004	10-20 Year
SANM002676	37 AVE	200	TILE	1960	86	2	2	4	2	2	\$ 65,845	YES	\$ 46,092	10-20 Year
SANM002764	20 ST	250	TILE	1960	30	2	2	4	2	2	\$ 24,112	YES	\$ 16,878	10-20 Year
SANM002767	40 AVE	250	TILE	1960	96	2	2	4	2	2	\$ 78,206	YES	\$ 54,745	10-20 Year
SANM002769	20 ST	250	TILE	1960	20	2	2	4	2	2	\$ 16,242	YES	\$ 11,370	10-20 Year
SANM003154	ROW S OF 20 ST	200	AC	1975	70	2	2	4	2	2	\$ 53,621	YES	\$ 37,535	10-20 Year
SANM003177	POTTERY RD	200	UNK	1972	95	2	2	4	2	2	\$ 72,687	YES	\$ 50,881	10-20 Year
SANM007150	41 AVE	200	TILE	1960	89	2	2	4	2	2	\$ 52,966	YES	\$ 37,076	10-20 Year
SANM008103	34A ST	200	UNK	1972	67	2	2	4	2	2	\$ 204,587	YES	\$ 143,211	10-20 Year
SANM001375	HAWKSBILL PL	200	CONC	1974	43	2	2	4	1	2	\$ 32,987	YES	\$ 23,098	10-20 Year
SANM001784	17 AVE	200	UNK	1960	81	2	2	4	1	2	\$ 62,381	YES	\$ 43,667	10-20 Year
SANM001792	16 AVE	200	TILE	1960	81	2	2	4	1	2	\$ 62,252	YES	\$ 43,576	10-20 Year
SANM001796	16 AVE	200	TILE	1960	45	2	2	4	1	2	\$ 34,164	YES	\$ 23,915	10-20 Year
SANM002014	15 AVE	200	CONC	1974	25	2	2	4	1	2	\$ 19,423	YES	\$ 13,596	10-20 Year
SANM002041	ROW NW OF OKANAGAN AVE	200	CONC	1974	43	2	2	4	1	2	\$ 40,945	YES	\$ 28,662	10-20 Year
SANM002057	14 AVE	200	CONC	1974	59	2	2	4	1	2	\$ 45,146	YES	\$ 31,603	10-20 Year
SANM002667	25 ST	250	TILE	1960	116	2	2	4	1	2	\$ 94,395	YES	\$ 66,076	10-20 Year
SANM002674	25 ST	250	TILE	1960	100	2	2	4	1	2	\$ 81,486	YES	\$ 57,040	10-20 Year
SANM002677	37 AVE	200	TILE	1957	64	2	2	4	1	2	\$ 48,998	YES	\$ 34,299	10-20 Year
SANM002678	37 AVE	200	TILE	1957	65	2	2	4	1	2	\$ 50,166	YES	\$ 35,116	10-20 Year
SANM002680	36 AVE	200	TILE	1960	69	2	2	4	1	2	\$ 52,557	YES	\$ 36,790	10-20 Year
SANM002794	41 AVE	250	TILE	1960	90	2	2	4	1	2	\$ 73,617	YES	\$ 51,532	10-20 Year
SANM002795	41 AVE	250	TILE	1960	106	2	2	4	1	2	\$ 86,301	YES	\$ 60,410	10-20 Year
SANM002796	41 AVE	200	TILE	1960	78	2	2	4	1	2	\$ 59,447	YES	\$ 41,613	10-20 Year
SANM002806	25 ST	200	TILE	1960	65	2	2	4	1	2	\$ 49,515	YES	\$ 34,660	10-20 Year
SANM002808	EASE W 25 ST	200	TILE	1960	39	2	2	4	1	2	\$ 37,377	YES	\$ 26,164	10-20 Year
SANM002812	24 ST	250	TILE	1960	27	2	2	4	1	2	\$ 22,183	YES	\$ 15,528	10-20 Year
SANM002817	25 ST	200	TILE	1960	43	2	2	4	1	2	\$ 32,985	YES	\$ 23,089	10-20 Year
SANM002933	44 AVE	200	CONC	1975	90	2	2	4	1	2	\$ 69,266	YES	\$ 48,486	10-20 Year
SANM002934	44 AVE	200	CONC	1975	43	2	2	4	1	2	\$ 33,211	YES	\$ 23,248	10-20 Year
SANM002935	24 ST	200	CONC	1975	107	2	2	4	1	2	\$ 82,331	YES	\$ 57,632	10-20 Year
SANM003346	23 ST	200	TILE	1960	58	2	2	4	1	2	\$ 44,497	YES	\$ 31,148	10-20 Year

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SANM008015	39A AVE	200	TILE	1960	51	2	2	4	1	2	\$ 39,180	YES	\$ 27,426	10-20 Year
SANM008023	24 ST	200	AC	1956	90	2	2	4	1	2	\$ 69,072	YES	\$ 48,350	10-20 Year
SANM002334	25 AVE	250	AC	1940	16	5	1	5	1	2	\$ 12,940	YES	\$ 9,058	0-5 Year
SANM002597	35 AVE	250	CONC	1940	16	5	1	5	1	2	\$ 13,142	YES	\$ 9,199	0-5 Year
SANM002656	EASE S 39 AVE	300	CONC	1940	71	5	1	5	1	2	\$ 78,039	YES	\$ 54,627	0-5 Year
SANM003176	PLEASANT VALLEY RD	200	CONC	1940	45	5	1	5	1	2	\$ 34,889	YES	\$ 24,422	0-5 Year
SANM006782	35 AVE	200	CONC	1940	6	5	1	5	1	2	\$ 4,482	YES	\$ 3,137	0-5 Year
SANM007159	39 AVE	200	CONC	1940	50	5	1	5	1	2	\$ 38,523	YES	\$ 26,966	0-5 Year
SANM001829	18 AVE	200	CONC	1940	87	4	1	4	3	2	\$ 66,852	YES	\$ 46,796	5-10 Year
SANM001174	EASEMENT S OF 38 ST	200	CONC	1965	61	4	1	5	1	2	\$ 46,795	YES	\$ 32,757	5-10 Year
SANM002452	32 AVE	200	CONC	1970	97	4	1	5	1	2	\$ 74,476	YES	\$ 52,133	5-10 Year
SANM007160	39 AVE	200	CONC	1960	72	4	1	5	1	2	\$ 55,023	YES	\$ 38,516	5-10 Year
SANM007551	LANE E OF 22 ST	200	TILE	1950	41	4	1	5	1	2	\$ 31,225	YES	\$ 21,857	5-10 Year
SANM001014	23 AVE	300	CONC	1940	80	4	1	4	1	2	\$ 70,315	YES	\$ 49,221	5-10 Year
SANM001291	EASEMENT S OF 38 ST	200	CONC	1940	37	4	1	4	1	2	\$ 35,895	YES	\$ 25,126	5-10 Year
SANM001294	38 ST	200	CONC	1940	70	4	1	4	1	2	\$ 53,907	YES	\$ 37,735	5-10 Year
SANM001660	LANE S 21 AVE	200	CONC	1940	25	4	1	4	1	2	\$ 24,396	YES	\$ 17,077	5-10 Year
SANM001663	EASE OF 20 CRES	200	CONC	1940	35	4	1	4	1	2	\$ 26,862	YES	\$ 18,804	5-10 Year
SANM001664	20 CRES	200	CONC	1940	59	4	1	4	1	2	\$ 44,897	YES	\$ 31,428	5-10 Year
SANM001666	EASE OFF 20 CRES	200	CONC	1940	57	4	1	4	1	2	\$ 54,739	YES	\$ 38,317	5-10 Year
SANM001803	LANE W OF 33 ST	200	UNK	1940	41	4	1	4	1	2	\$ 31,446	YES	\$ 22,012	5-10 Year
SANM001805	LANE W OF 33 ST	200	UNK	1940	22	4	1	4	1	2	\$ 17,165	YES	\$ 12,016	5-10 Year
SANM001808	16 AVE	200	CONC	1940	68	4	1	4	1	2	\$ 51,990	YES	\$ 36,393	5-10 Year
SANM001812	34 ST	200	CONC	1940	78	4	1	4	1	2	\$ 60,166	YES	\$ 42,116	5-10 Year
SANM002185	LANE W OF 33 ST	200	CONC	1940	171	4	1	4	1	2	\$ 130,849	YES	\$ 91,595	5-10 Year
SANM002298	23 AVE	200	CONC	1940	93	4	1	4	1	2	\$ 71,588	YES	\$ 50,112	5-10 Year
SANM002326	18 ST	200	CONC	1940	57	4	1	4	1	2	\$ 43,437	YES	\$ 30,406	5-10 Year
SANM002429	18 ST	200	CONC	1940	136	4	1	4	1	2	\$ 104,073	YES	\$ 72,851	5-10 Year
SANM002430	LANE NORTH OF 25 AVE	200	CONC	1940	70	4	1	4	1	2	\$ 53,781	YES	\$ 37,647	5-10 Year
SANM002453	19 ST	200	CONC	1940	78	4	1	4	1	2	\$ 59,447	YES	\$ 41,813	5-10 Year
SANM002454	19 ST	200	CONC	1940	34	4	1	4	1	2	\$ 26,201	YES	\$ 18,341	5-10 Year
SANM002456	LANE W 18 ST	200	CONC	1940	49	4	1	4	1	2	\$ 47,287	YES	\$ 33,101	5-10 Year
SANM002526	28 AVE	200	CONC	1940	23	4	1	4	1	2	\$ 17,467	YES	\$ 12,227	5-10 Year
SANM002530	30 AVE	200	CONC	1940	78	4	1	4	1	2	\$ 59,620	YES	\$ 41,734	5-10 Year
SANM002548	37 AVE	200	CONC	1940	153	4	1	4	1	2	\$ 117,046	YES	\$ 81,932	5-10 Year
SANM002607	37 AVE	200	CONC	1940	43	4	1	4	1	2	\$ 32,824	YES	\$ 22,977	5-10 Year
SANM002609	37 AVE	200	TILE	1940	37	4	1	4	1	2	\$ 28,210	YES	\$ 19,747	5-10 Year
SANM002610	37 AVE	200	TILE	1940	22	4	1	4	1	2	\$ 16,718	YES	\$ 11,703	5-10 Year
SANM002611	37 AVE	200	VIT	1940	80	4	1	4	1	2	\$ 61,365	YES	\$ 42,955	5-10 Year
SANM002612	18 ST	200	CONC	1940	24	4	1	4	1	2	\$ 18,322	YES	\$ 12,825	5-10 Year
SANM002613	37 AVE	200	TILE	1940	97	4	1	4	1	2	\$ 74,470	YES	\$ 52,129	5-10 Year
SANM002614	37 AVE	200	TILE	1940	82	4	1	4	1	2	\$ 63,123	YES	\$ 44,186	5-10 Year
SANM002618	20 ST	150	CIPP	1940	76	4	1	4	1	2	\$ 58,606	YES	\$ 41,025	5-10 Year
SANM002641	19 ST	250	CONC	1940	63	4	1	4	1	2	\$ 51,452	YES	\$ 36,017	5-10 Year
SANM002658	38 AVE	200	CONC	1940	88	4	1	4	1	2	\$ 67,547	YES	\$ 47,283	5-10 Year
SANM003234	23 AVE	300	CONC	1940	48	4	1	4	1	2	\$ 42,422	YES	\$ 29,695	5-10 Year
SANM003239	23 AVE	300	CONC	1940	76	4	1	4	1	2	\$ 67,127	YES	\$ 46,989	5-10 Year
SANM003240	23 AVE	300	CONC	1940	9	4	1	4	1	2	\$ 6,055	YES	\$ 5,639	5-10 Year
SANM003262	23 ST	200	CONC	1940	69	4	1	4	1	2	\$ 53,160	YES	\$ 37,212	5-10 Year
SANM003333	28 AVE	200	CONC	1940	50	4	1	4	1	2	\$ 38,694	YES	\$ 27,086	5-10 Year
SANM003338	28 AVE	200	CONC	1940	53	4	1	4	1	2	\$ 40,354	YES	\$ 28,248	5-10 Year
SANM008248	37 AVE	200	CONC	1940	5	4	1	4	1	2	\$ 4,178	YES	\$ 2,925	5-10 Year
SANM002587	39 AVE	200	AC	1965	89	3	1	4	2	2	\$ 68,243	YES	\$ 47,770	10-20 Year
SANM001134	39 AVE	200	TILE	1960	46	3	1	5	1	2	\$ 35,091	YES	\$ 24,563	10-20 Year
SANM002446	32 AVE	200	CONC	1975	142	3	1	5	1	2	\$ 108,664	YES	\$ 76,065	10-20 Year
SANM002615	19 ST	200	TILE	1960	79	3	1	5	1	2	\$ 60,842	YES	\$ 42,589	10-20 Year
SANM002616	19 ST	200	TILE	1960	76	3	1	5	1	2	\$ 57,940	YES	\$ 40,558	10-20 Year
SANM002643	39 AVE	250	TILE	1960	14	3	1	5	1	2	\$ 11,819	YES	\$ 8,274	10-20 Year

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SANM007161	LANE E 36A ST	200	TILE	1960	95	3	1	5	1	2	\$ 72,543	YES	\$ 50,780	10-20 Year
SANM008034	25 AVE	200	AC	1960	61	3	1	5	1	2	\$ 46,971	YES	\$ 32,880	10-20 Year
SANM001130	LANE E 36 ST	200	CONC	1965	24	3	1	4	1	2	\$ 18,269	YES	\$ 12,788	10-20 Year
SANM001673	EASE OFF 19 AVE	200	CONC	1960	50	3	1	4	1	2	\$ 47,997	YES	\$ 33,598	10-20 Year
SANM002064	43 ST	200	UNK	1974	73	3	1	4	1	2	\$ 56,077	YES	\$ 39,254	10-20 Year
SANM002304	23 AVE	200	CONC	1960	85	3	1	4	1	2	\$ 65,554	YES	\$ 45,888	10-20 Year
SANM002355	25 AVE	200	AC	1965	71	3	1	4	1	2	\$ 54,425	YES	\$ 38,097	10-20 Year
SANM002357	25 AVE	200	AC	1965	57	3	1	4	1	2	\$ 43,931	YES	\$ 30,752	10-20 Year
SANM002450	32 AVE	200	CONC	1985	49	3	1	4	1	2	\$ 37,357	YES	\$ 26,150	10-20 Year
SANM002451	32 AVE	200	CONC	1985	49	3	1	4	1	2	\$ 37,556	YES	\$ 26,290	10-20 Year
SANM002536	32 AVE	200	TILE	1970	47	3	1	4	1	2	\$ 36,296	YES	\$ 25,407	10-20 Year
SANM002537	32 AVE	200	TILE	1970	53	3	1	4	1	2	\$ 40,610	YES	\$ 28,427	10-20 Year
SANM002569	CASCADE DR	200	AC	1965	103	3	1	4	1	2	\$ 78,704	YES	\$ 55,093	10-20 Year
SANM002592	39 AVE	200	AC	1965	61	3	1	4	1	2	\$ 46,824	YES	\$ 32,777	10-20 Year
SANM002593	39 AVE	200	AC	1965	77	3	1	4	1	2	\$ 59,228	YES	\$ 41,460	10-20 Year
SANM002603	35 AVE	200	CONC	1990	15	3	1	4	1	2	\$ 11,680	YES	\$ 8,176	10-20 Year
SANM002640	19 ST	250	UNK	1950	9	3	1	4	1	2	\$ 7,345	YES	\$ 5,141	10-20 Year
SANM002862	46 AVE	150	AC	1975	21	3	1	4	1	2	\$ 16,153	YES	\$ 11,307	10-20 Year
SANM003182	ROW N POTTERY RD	200	UNK	1972	83	3	1	4	1	2	\$ 79,427	YES	\$ 55,599	10-20 Year
SANM003217	23 ST	200	CONC	1960	103	3	1	4	1	2	\$ 79,225	YES	\$ 55,457	10-20 Year
SANM003232	25 ST	200	UNK	1950	87	3	1	4	1	2	\$ 66,577	YES	\$ 46,604	10-20 Year
SANM003335	23 ST	200	CONC	1960	81	3	1	4	1	2	\$ 62,147	YES	\$ 43,503	10-20 Year
SANM003337	23 ST	200	CONC	1960	71	3	1	4	1	2	\$ 54,719	YES	\$ 38,303	10-20 Year
SANM003360	24 ST	150	TILE	1951	113	3	1	4	1	2	\$ 86,766	YES	\$ 60,736	10-20 Year
SANM005235	25 ST	200	UNK	1950	3	3	1	4	1	2	\$ 2,491	YES	\$ 1,744	10-20 Year
SANM008007	39 AVE	200	AC	1965	31	3	1	4	1	2	\$ 23,845	YES	\$ 16,692	10-20 Year
SANM008041	28 AVE	200	CONC	1960	60	3	1	4	1	2	\$ 46,228	YES	\$ 32,359	10-20 Year
SANM008085	37 AVE	200	CONC	1960	22	3	1	4	1	2	\$ 17,082	YES	\$ 11,957	10-20 Year
SANM001689	LANE W OF 32 ST	200	TILE	1960	79	2	1	4	2	2	\$ 60,967	YES	\$ 42,677	10-20 Year
SANM001815	LANE W OF 32 ST	200	UNK	1960	84	2	1	4	2	2	\$ 64,674	YES	\$ 45,272	10-20 Year
SANM001128	35A ST	200	TILE	1960	51	2	1	4	1	2	\$ 39,434	YES	\$ 27,604	10-20 Year
SANM001149	36 ST	200	TILE	1960	13	2	1	4	1	2	\$ 10,257	YES	\$ 7,180	10-20 Year
SANM001152	LANE E 36A ST	200	TILE	1960	91	2	1	4	1	2	\$ 70,007	YES	\$ 49,005	10-20 Year
SANM001380	HAWKSBILL PL	200	CONC	1974	81	2	1	4	1	2	\$ 61,768	YES	\$ 43,237	10-20 Year
SANM001652	36 ST	200	CONC	1975	49	2	1	4	1	2	\$ 37,637	YES	\$ 26,346	10-20 Year
SANM001656	17 AVE	200	UNK	1960	76	2	1	4	1	2	\$ 58,302	YES	\$ 40,812	10-20 Year
SANM001661	36 ST	200	CONC	1975	57	2	1	4	1	2	\$ 43,686	YES	\$ 30,580	10-20 Year
SANM001662	17 AVE	200	UNK	1960	49	2	1	4	1	2	\$ 37,401	YES	\$ 26,181	10-20 Year
SANM001665	20 CRES	200	UNK	1960	40	2	1	4	1	2	\$ 30,761	YES	\$ 21,533	10-20 Year
SANM001667	20 CRES	200	UNK	1960	35	2	1	4	1	2	\$ 26,742	YES	\$ 18,719	10-20 Year
SANM001668	20 CRES	200	UNK	1960	57	2	1	4	1	2	\$ 43,389	YES	\$ 30,373	10-20 Year
SANM001669	36 ST	200	CONC	1975	47	2	1	4	1	2	\$ 36,231	YES	\$ 25,362	10-20 Year
SANM001670	19 AVE	200	UNK	1960	38	2	1	4	1	2	\$ 29,395	YES	\$ 20,577	10-20 Year
SANM001671	19 AVE	200	UNK	1960	17	2	1	4	1	2	\$ 13,271	YES	\$ 9,289	10-20 Year
SANM001672	19 AVE	200	UNK	1960	23	2	1	4	1	2	\$ 17,550	YES	\$ 12,285	10-20 Year
SANM001800	34 ST	200	TILE	1960	70	2	1	4	1	2	\$ 53,906	YES	\$ 37,734	10-20 Year
SANM002016	15 AVE	200	CONC	1974	93	2	1	4	1	2	\$ 71,240	YES	\$ 49,868	10-20 Year
SANM002065	15 AVE	200	CONC	1974	94	2	1	4	1	2	\$ 72,469	YES	\$ 50,729	10-20 Year
SANM002069	15 AVE	200	CONC	1974	91	2	1	4	1	2	\$ 69,880	YES	\$ 48,916	10-20 Year
SANM002070	EASE OFF 15 AVE	200	CONC	1974	42	2	1	4	1	2	\$ 40,628	YES	\$ 28,440	10-20 Year
SANM002300	22 ST	200	UNK	1960	62	2	1	4	1	2	\$ 47,590	YES	\$ 33,313	10-20 Year
SANM002303	20 ST	200	TILE	1960	62	2	1	4	1	2	\$ 47,439	YES	\$ 33,207	10-20 Year
SANM002306	23 AVE	200	TILE	1960	57	2	1	4	1	2	\$ 43,704	YES	\$ 30,592	10-20 Year
SANM002307	19 ST	200	TILE	1960	58	2	1	4	1	2	\$ 44,809	YES	\$ 31,366	10-20 Year
SANM002343	21 AVE	300	TILE	1960	89	2	1	4	1	2	\$ 78,680	YES	\$ 55,076	10-20 Year
SANM002344	14 ST	200	TILE	1960	69	2	1	4	1	2	\$ 53,181	YES	\$ 37,227	10-20 Year
SANM002529	30 AVE	200	UNK	1960	14	2	1	4	1	2	\$ 10,700	YES	\$ 7,490	10-20 Year
SANM002547	14 ST	200	TILE	1960	68	2	1	4	1	2	\$ 52,167	YES	\$ 36,531	10-20 Year

ASSET ID	LOCATION	PROPOSED DIAMETER	MATERIAL	INSTALL YEAR	LENGTH (M)	EXISTING CONDITION RISK	EXISTING CAPACITY RISK	FUTURE CONDITION RISK	FUTURE CAPACITY RISK	PRIORITY RANK	ESTIMATED ASSET REPLACEMENT COST	TRENCHLESS POTENTIAL	ESTIMATED ASSET REPLACEMENT COST WITH TRENCHLESS	TIMING
SANM002552	37 AVE	200	TILE	1960	84	2	1	4	1	2	\$ 64,657	YES	\$ 45,260	10-20 Year
SANM002554	LANE N 37 AVE	200	TILE	1960	53	2	1	4	1	2	\$ 40,664	YES	\$ 28,465	10-20 Year
SANM002569	34 AVE	200	TILE	1960	77	2	1	4	1	2	\$ 58,896	YES	\$ 41,227	10-20 Year
SANM002570	35 AVE	250	TILE	1960	58	2	1	4	1	2	\$ 47,526	YES	\$ 33,268	10-20 Year
SANM002571	35 AVE	200	TILE	1960	53	2	1	4	1	2	\$ 40,520	YES	\$ 28,364	10-20 Year
SANM002572	11 ST	250	TILE	1960	84	2	1	4	1	2	\$ 68,226	YES	\$ 47,758	10-20 Year
SANM002573	36 AVE	200	TILE	1960	4	2	1	4	1	2	\$ 3,104	YES	\$ 2,173	10-20 Year
SANM002574	EASE W 36 AVE	200	TILE	1960	89	2	1	4	1	2	\$ 85,349	YES	\$ 59,744	10-20 Year
SANM002575	10 ST	250	TILE	1960	50	2	1	4	1	2	\$ 40,624	YES	\$ 28,437	10-20 Year
SANM002576	36 AVE	200	TILE	1960	19	2	1	4	1	2	\$ 14,790	YES	\$ 10,353	10-20 Year
SANM002577	36 AVE	200	TILE	1960	40	2	1	4	1	2	\$ 30,444	YES	\$ 21,311	10-20 Year
SANM002578	36 AVE	250	TILE	1960	49	2	1	4	1	2	\$ 40,017	YES	\$ 28,012	10-20 Year
SANM002579	EASE S 36 AVE	200	TILE	1960	36	2	1	4	1	2	\$ 34,490	YES	\$ 24,143	10-20 Year
SANM002580	EASE S 36 AVE	200	TILE	1960	37	2	1	4	1	2	\$ 35,156	YES	\$ 24,609	10-20 Year
SANM002582	EASE W 9 ST	200	TILE	1960	73	2	1	4	1	2	\$ 69,567	YES	\$ 48,697	10-20 Year
SANM002583	10 ST	200	TILE	1960	83	2	1	4	1	2	\$ 63,871	YES	\$ 44,710	10-20 Year
SANM002584	10 ST	200	TILE	1960	9	2	1	4	1	2	\$ 7,144	YES	\$ 5,001	10-20 Year
SANM002595	LANE NORTH OF 36 AVE	250	TILE	1960	87	2	1	4	1	2	\$ 71,213	YES	\$ 49,849	10-20 Year
SANM002596	LANE NORTH OF 36 AVE	250	TILE	1960	46	2	1	4	1	2	\$ 37,665	YES	\$ 26,366	10-20 Year
SANM002608	37 AVE	200	TILE	1960	64	2	1	4	1	2	\$ 49,338	YES	\$ 34,537	10-20 Year
SANM002619	37 AVE	200	TILE	1960	99	2	1	4	1	2	\$ 76,155	YES	\$ 53,309	10-20 Year
SANM002659	16 ST	200	TILE	1960	74	2	1	4	1	2	\$ 57,006	YES	\$ 39,904	10-20 Year
SANM002692	13 ST	200	TILE	1960	82	2	1	4	1	2	\$ 63,190	YES	\$ 44,233	10-20 Year
SANM003215	24 ST	150	TILE	1957	61	2	1	4	1	2	\$ 46,920	YES	\$ 32,844	10-20 Year
SANM003216	30 AVE	200	TILE	1960	54	2	1	4	1	2	\$ 41,272	YES	\$ 28,890	10-20 Year
SANM003261	24 ST	150	TILE	1958	153	2	1	4	1	2	\$ 117,562	YES	\$ 82,293	10-20 Year
SANM003327	30 AVE	200	TILE	1960	64	2	1	4	1	2	\$ 48,748	YES	\$ 34,124	10-20 Year
SANM003661	10 ST	200	TILE	1960	15	2	1	4	1	2	\$ 11,567	YES	\$ 8,111	10-20 Year
SANM001313	EASE OFF 46 AVE	200	CONC	1940	50	3	3	3	3	3	\$ 47,538	YES	\$ 33,277	10-20 Year
SANM008507	ROW AT 27A AVE	300	CONC	1940	22	3	3	3	3	3	\$ 19,116	YES	\$ 13,381	10-20 Year
SANM001222	ROW EAST OF 29 ST	200	TILE	1960	25	2	3	3	3	3	\$ 23,522	YES	\$ 16,465	10-20 Year
SANM002753	EASEMENT S 43 AVE	200	TILE	1960	107	2	3	3	3	3	\$ 102,396	YES	\$ 71,677	10-20 Year
SANM008101	LANE W OF 27 ST (28 TO 30 AVE)	200	TILE	1960	21	1	3	2	3	3	\$ 16,057	YES	\$ 11,240	10-20 Year
SANM001180	EASEMENT S OF 38 ST	200	CONC	1940	93	3	2	3	2	3	\$ 88,801	YES	\$ 62,160	10-20 Year
SANM001738	LANE N 30 AVE	200	CONC	1940	62	3	2	3	2	3	\$ 47,684	YES	\$ 33,379	10-20 Year
SANM001682	21 AVE	200	CONC	1940	68	3	2	3	1	3	\$ 52,495	YES	\$ 36,746	10-20 Year
SANM001732	LANE FROM 42 ST TO W	200	CONC	1940	49	3	2	3	1	3	\$ 37,352	YES	\$ 26,146	10-20 Year
SANM001181	EASEMENT S OF 38 ST	200	CONC	1960	19	2	2	3	2	3	\$ 18,334	YES	\$ 12,834	10-20 Year
SANM001681	21 AVE	200	CONC	1960	21	2	2	3	1	3	\$ 16,157	YES	\$ 11,310	10-20 Year
SANM001235	ALEXIS PARK DR	200	TILE	1960	57	1	2	2	2	3	\$ 43,421	YES	\$ 30,384	10-20 Year
SANM001687	LANE S 21 AVE	200	UNK	1960	93	1	2	2	1	3	\$ 71,040	YES	\$ 49,728	10-20 Year
SANM008616	LANE E OF PV RD	100	TILE	1960	10	1	2	2	1	3	\$ 7,747	YES	\$ 5,423	10-20 Year
SANM001657	LANE S 21 AVE	200	CONC	1940	73	3	1	3	1	3	\$ 69,688	YES	\$ 48,782	10-20 Year
SANM001658	LANE S 21 AVE	200	CONC	1940	65	3	1	3	1	3	\$ 61,997	YES	\$ 43,398	10-20 Year
SANM001659	LANE S 21 AVE	200	CONC	1940	25	3	1	3	1	3	\$ 23,819	YES	\$ 16,673	10-20 Year
SANM002305	23 AVE	200	CONC	1940	6	3	1	3	1	3	\$ 4,457	YES	\$ 3,120	10-20 Year
SANM002635	LANE W 19 ST	200	CONC	1940	13	3	1	3	1	3	\$ 10,051	YES	\$ 7,036	10-20 Year
SANM001674	EASE OFF 19 AVE	200	CONC	1960	12	2	1	3	1	3	\$ 11,656	YES	\$ 8,159	10-20 Year
SANM001675	EASE OFF 19 AVE	200	CONC	1960	14	2	1	3	1	3	\$ 13,405	YES	\$ 9,383	10-20 Year
SANM001802	LANE W OF 33 ST	200	UNK	1940	40	2	1	3	1	3	\$ 30,902	YES	\$ 21,631	10-20 Year
SANM001804	LANE W OF 33 ST	200	UNK	1940	40	2	1	3	1	3	\$ 30,662	YES	\$ 21,463	10-20 Year
SANM007552	LANE E OF 22 ST	200	TILE	1950	67	2	1	2	1	3	\$ 51,296	YES	\$ 35,907	10-20 Year
SANM002299	23 AVE	200	TILE	1960	53	1	1	2	1	3	\$ 40,631	YES	\$ 28,442	10-20 Year
SANM002302	23 AVE	200	TILE	1960	92	1	1	2	1	3	\$ 70,432	YES	\$ 49,303	10-20 Year
SANM002553	LANE N 37 AVE	250	TILE	1960	54	1	1	2	1	3	\$ 44,067	YES	\$ 30,847	10-20 Year

City of Vernon

Asset Management Plan Water Reclamation Centre / Spray Irrigation / Outfall

Project Number: 60598321

December 27th, 2019

Quality information

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Table of Contents

1.	Executive Summary.....	6
1.1	Introduction.....	6
1.2	Levels of Service	6
1.3	Future Demand.....	6
1.4	Current State of Assets	6
1.5	Risk Assessment	7
1.6	Life-Cycle Management Plan	7
1.7	20-Year Funding Plan	7
1.8	Conclusions & Recommendations.....	8
2.	Introduction.....	9
2.1	Purpose of the Plan	9
2.2	Assets Covered	9
2.3	Connectivity to Other City Documents.....	15
2.4	Deliverables.....	15
3.	Levels of Service (LoS).....	15
3.1	Background to LoS	15
3.2	Corporate, Customer and Technical LoS	16
4.	Future Demand.....	17
5.	Current State of Assets	18
5.1	Asset Inventory	18
5.2	Asset Installation Profile.....	19
5.3	Condition Assessment.....	20
6.	Risk Assessment	22
6.1	Criticality Assessment.....	22
6.2	Calculated Risk Score.....	23
7.	Life-Cycle Management Plan.....	24
7.1	Asset Acquisition Activities	24
7.2	Operations and Maintenance	25
7.3	Asset Renewal.....	25
7.3.1	Asset Valuations.....	25
7.3.2	Expected Service Life.....	26
7.3.3	Timing	26
7.3.4	Asset Life Consumed	30
7.4	Asset Decommissioning and Disposal.....	35
8.	20-Year Funding Plan	35
9.	Conclusions and Recommendations	38

Appendix

Appendix A – VWRC, Spray Irrigation and Outfall Inventory

Appendix B – Summary Sheets

Figures

Figure 1 – WWRC Replacement Value by Area.....	11
Figure 2 – Outfall Line Replacement Value by Area.....	11
Figure 3 – Spray Irrigation Facility Replacement Value by Area.....	12
Figure 4 – Spray Irrigation Linear Piping Replacement Value by Supply Function.....	13
Figure 5 – Location Map for Assets Covered by this Plan.....	14
Figure 6 - LoS Should Ensure Strategic Alignment of Activities throughout an Organization.....	16
Figure 7 – Asset Hierarchy Levels	19
Figure 8 – Asset Installation Profile.....	19
Figure 9 – Asset Condition Profile by Site and Asset Type (weighted by replacement value)	21
Figure 10 – Total Replacement Cost versus Risk Rating by Asset Type.....	24
Figure 11 – Apparent Age versus Actual Age for Different Condition Ratings.....	27
Figure 12 – Renewal Timing Methodology	29
Figure 13 – WWRC Asset Life Consumed Summary by Area and Asset Class	31
Figure 14 – Mackay Reservoir / Predator Ridge Asset Life Consumed Summary by Asset Class.....	32
Figure 15 – Bench Row Rd / Commonage Rd Asset Life Consumed Summary by Asset Class	33
Figure 16 – Vernon Airport / The Rise Asset Life Consumed Summary by Asset Class	34
Figure 17 – Funding Needs vs. Year by Asset Type (Excludes O&M)	37
Figure 18 – Total Funding Needs vs. Year by Asset Type	37

Tables

Table 1 – Assets Covered by this Plan	9
Table 2 – Estimated Date that Major WWTP Process will Reach Capacity.....	17
Table 3 – Condition Rating Scale	20
Table 4 – Assets in Very Poor Condition.....	20
Table 5 – Criticality Rating Scale.....	22
Table 6 – Extremely High Criticality Assets.....	23
Table 7 – High Risk Assets	23
Table 8 – Infrastructure Deficit Summary Table	36
Table 9 – Twenty-Year Capital Reinvestment Summary Table	38
Table 10 – Recommendations.....	39

1. Executive Summary

1.1 Introduction

The City of Vernon (hereafter referred to as “the City”) appointed AECOM Canada Ltd. (“AECOM”) to produce an Asset Management Plan (AMP) for the City’s Water Reclamation Centre (VWRC), Spray Irrigation, and Outfall Line. A formal AMP provides the City with a consistent framework for understanding, implementing and improving its delivery of services. This will allow the City to:

- Reinforce the confidence of internal and external stakeholders that assets are being managed in an efficient, effective and responsible way;
- Determine and refine the levels of service it offers;
- Plan to meet the needs of future generations;
- Minimize risks to users and risks associated with failure.
- Make informed decisions regarding asset acquisition, operations & maintenance, renewal, and disposal; and
- Manage assets to be sustainable by maintaining adequate funding and minimizing total life-cycle costs.

In total, there are approximately \$159M worth of assets covered in this AMP that are distributed as follows: VWRC (\$61M), Spray Irrigation (\$78M), and Outfall Line (\$20M). **Figure 1** to **Figure 4** illustrate in more detail the breakdown of assets and, for reference, a locational map is provided in **Figure 5**.

1.2 Levels of Service

Developing a LoS framework was not included within the scope of this assignment, however, wastewater treatment is a highly regulated industry. Existing regulations form the foundation of LoS and, regarding the basic goal of providing quality effluent, the City is currently meeting all its service requirements. Defining additional LoS in the future will enable the City to evaluate service-cost trade-offs, facilitate transparency, and provide a public sense of ownership in the management of its assets. For that reason, it is recommended that the City start to measure its LoS by adopting the Customer and Technical LoS from the National Water and Wastewater Initiative (NWWBI). The NWWBI is a partnership that includes over 50 Canadian municipalities. For close to 20 years it has been working to refine LoS and establish best practices. More details about the types of metrics collected can be found online through the following web address: <https://nationalbenchmarking.ca/performance-measures.html>.

1.3 Future Demand

The population of the City of Vernon is expected to grow from 1.0% to 2.0% in the next 20 years which will impact the demand placed on its assets and services. It was found that most of the processes at the VWRC have enough capacity to meet the added treatment requirements. The only exception is the bioreactors which are currently operating at approximately 98% capacity; however, this includes solids loading from the Okanagan Spring Brewery and once the new Brewery Pre-treatment Facility is operating it is estimated the bioreactors will have sufficient capacity to continue to operate until the year 2040. Future demand for the Spray Irrigation System and MacKay Reservoir still needs to be studied and will be considered for future updates of the AMP.

1.4 Current State of Assets

Much of the City’s spray irrigation and outfall assets were installed between 1975 and 1995, whereas most of the VWRC assets were installed during the latest facility upgrade in the mid-2000s. As part of this assignment, AECOM conducted a visual condition inspection of the City’s assets and rated assets on a 1 (“Very Good”) to 5 (“Very Poor”) scale. It was found that the majority are in “Fair” to “Good” condition (refer to **Figure 9**). There is only approximately \$80,000 worth of assets that were categorized as “Very Poor” (refer to **Table 4**). An asset hierarchy and digital inventory was created to help the City manage its assets moving forward. The hierarchy allows the City to easily

sort data by facility, asset type, and / or equipment type, and the digital inventory will enable the City to link the findings of this study with their Computerized Maintenance Management System (CMMS), Cityworks, and Decision Support System (DSS), IDS.

1.5 Risk Assessment

A risk assessment helps the City to understand where it is most exposed so that it can target investments that effectively reduce risk. To evaluate risk, a Criticality Score was assigned to each asset to reflect the consequences of asset failure. The score was determined using a five-point rating scale that included environmental, public safety, worker safety, equipment, and process considerations. A Risk Score was then calculated for each asset using its assigned Condition and Criticality Ratings. High-risk assets were deemed to have a Risk Score equal to or greater than 16, where the maximum possible rating is 25. In total, approximately \$180,000 of high-risk assets were identified (refer to **Table 7**). In addition, there are \$49.7M worth of assets that are approaching high-risk territory (12 <= Risk Score < 16). Most notable are the \$19.8M worth of piping for the Outfall Line and \$23.8M worth of piping for the Spray Irrigation System that services MacKay Reservoir and the Rise GC / Outfall Line.

1.6 Life-Cycle Management Plan

Asset management involves taking a holistic approach to better understand the full costs / impacts that may occur at each one of the four asset life-cycle stages: acquisition, operations & maintenance, renewal, and disposal. Decisions at the acquisition stage can have a significant impact on full life-cycle costs and **Section 7.1** provides several considerations that should be met whenever planning for new assets. Operations and Maintenance (O&M) activities are important to consider because they affect the value gained from assets and the levels of service provided to stakeholders. Investing in planned maintenance ultimately reduces costs and service disruptions because, through planned maintenance, O&M staff can identify renewal actions prior to asset failure. It is of utmost importance to know that as the inventory of City assets grows, total O&M requirements and associated budgets need to grow in a commensurate fashion. Asset renewal is assessed in this AMP through a quantitative framework that incorporates expected service lives, condition, and risk. This will allow the City to efficiently plan for future renewals while minimizing their risk exposure. Lastly, there are several considerations outlined in **Section 7.4** that the City should consider at the decommissioning stage.

1.7 20-Year Funding Plan

The asset renewal forecasts prepared for this assessment are estimates of what it will cost over the next 20 years to replace assets as they age and move past their expected service lives and / or exceed the City’s risk tolerance. **Table E1** provides a high-level summary of the investment requirements that can be used to inform the City’s overall funding strategy. Note, the “Average Annual Life Cycle Investment (Original)” column includes costs determined based solely on the actual ages and expected service lives of the assets – it does not consider asset condition and risk. In addition, infrastructure deficit includes assets that are currently past their expected service life and are, therefore, recommended for replacement in the year 2020.

Table E1 – 20-Year Asset Renewal Summary

Site	Current Replacement Value	Average Annual Life Cycle Investment (Original)	Average Annual Life Cycle Investment (Adjusted)*	20-Year Total (Original)	20-Year Total (Adjusted)*	Infrastructure Deficit (Original)	Infrastructure Deficit (Adjusted)*
VWRC	\$61,254,000	\$1,485,000	\$1,568,000	\$29,701,000	\$31,350,000	\$4,389,000	\$1,232,000
Spray Irrigation	\$78,405,000	\$692,000	\$575,000	\$13,843,000	\$11,503,000	\$4,885,000	\$4,030,000
Outfall Line	\$20,013,000	\$2,000	\$1,000	\$38,000	\$27,000	\$-	\$-
TOTAL	\$159,672,000	\$2,179,000	\$2,144,000	\$43,582,000	\$42,880,000	\$9,274,000	\$5,262,000

*Adjusted values incorporate risk and condition.

The total adjusted reinvestment required over the next two decades is \$42.9M which equates to a 20-year average of \$2.14M. When O&M funding needs are considered based on current O&M budgets for renewal and replacement (approximately \$0.33M per year), the 20-year average increases to \$2.47M. Costs associated with the acquisition of new assets and decommissioning of existing assets are not considered at this time and, when included, their impact will further increase required funding levels.

1.8 Conclusions & Recommendations

Overall the City's wastewater treatment infrastructure is in a good operating condition. Based on the outcomes of this AMP, AECOM's overall recommendations are provided in **Table E2**. Summary sheets organized by area have also been supplied in **Appendix B** to provide further details regarding specific renewal action recommendations.

Table E2 - Recommendations

No.	Category	Description
1	Funding	The 20-year average annual capital renewal investment requirement (adjusted) is currently estimated at \$2.14M for the period of 2020 - 2039 (made up of \$1.57M for the VWRC, \$0.58M for Spray Irrigation and \$0.001M for the Outfall). We recommend that the City allocates at least this amount annually for asset replacement and develop an asset replacement reserve to smooth out expenditures over this period.
2	Replace High Risk Assets	AECOM identified 7 assets totalling a project cost of \$0.18M that were flagged for "Assess and / or Replace" (refer to Table 8). These are assets that have a poor condition rating and high criticality, resulting in a high-risk score. These assets should be assessed and / or preferably replaced soon to avoid any negative impacts on the City's wastewater system.
3	Assess Aging Assets	AECOM identified 125 critical assets totalling a project cost of \$3.23M that have exceeded their expected service life (based on condition / apparent age) and have a moderate risk score (refer to Table 8). However, not enough information is available to make a recommendation whether to refurbish, replace or extend their service life. It is highly recommended that the City review the list and assess these aging assets, focusing on the highest risk assets. There are an additional 165 critical assets totalling a project cost of \$3.85M that have exceeded their expected service life (based on actual age) but were assigned a lower apparent age due to their better than expected observed condition. Condition ratings were based on a visual inspection only; therefore, it is recommended that the City review the list and assess these aging assets to confirm their condition with operators, again focussing on the highest risk assets.
4	Asset Management Practices	Over the short term, AECOM recommends that the City continue to maintain the digital asset inventory created by AECOM using MS Excel for asset management needs. AECOM also recommends that the City continue to keep track, update and maintain the inventory, and incorporate it into the City's CMMS and Decision Support Software, IDS.
5	Improvement Plan	AECOM recommends that the City review this AMP on an annual basis and develop an improvement plan to further assess future demand, develop customer and technical levels of service, incorporate acquisition (from major expansion projects) and disposal costs, and review project costs and expected service lives. The improvement plan should lay out the responsibilities, resources required, and timelines for all desired updates. It should also include performance measures and criteria for assessing the ongoing effectiveness of the AMP.

2. Introduction

2.1 Purpose of the Plan

The City of Vernon (hereafter referred to as “the City”) appointed AECOM Canada Ltd. (“AECOM”) to produce an Asset Management Plan (AMP) for the City’s Water Reclamation Centre (VWRC), Spray Irrigation, and Outfall Line. According to the ISO 55000¹ standard, an asset is defined as an item, thing or entity that has potential or actual value to an organization. Within the context of the VWRC, Spray Irrigation, and Outfall, the City owns, operates and maintains a wide array of assets. These assets are expected to function efficiently and effectively for many years and support the mission-critical functions of the organization. Actions such as planning, delivery of assets, operations, maintenance, and performance management, which are performed by various divisions within the City, all contribute to effective asset management with support from finance and information systems. However, all of these assets have a defined service life and, as they age and deteriorate, it is imperative for the City to understand how to manage them in such a way to ensure that their full service life is reached, and to have in place a mechanism to enable their renewal or replacement whilst risks are managed.

The objective of this AMP is to deliver the framework and the financial and technical road map for the management of the City of Vernon’s assets; as well as to provide the basis for decision making and budgeting for the sustainable management and delivery of these assets over a 20-year planning period. The City’s goal in managing infrastructure assets is to meet their defined levels of service (as amended from time to time) in the most cost-effective manner for present and future consumers. Key elements of the City’s approach to infrastructure asset management are:

- Providing a defined level of service and monitoring performance;
- Managing the impact of growth through demand management and infrastructure investment;
- Taking a lifecycle approach to developing cost-effective management strategies for the long-term that meet the defined level of service;
- Identifying, assessing and appropriately controlling risks; and
- Linking to a long-term financial plan which identifies required, affordable expenditure and how it will be allocated.

2.2 Assets Covered

Assets covered in this plan have been grouped into several categories / types based on their function. **Table 1** provides a summary of the types of assets included along with the total replacement value of each asset type. Information on how the replacement values were calculated is given in **Section 7.3.1**.

Table 1 – Assets Covered by this Plan

Site	Architectural & Structural	Building Mechanical	Civil & Grounds	Electrical & Instrumentation	Process Mechanical	TOTAL
VWRC	\$28,397,000	\$1,856,000	\$8,489,000	\$6,231,000	\$16,281,000	\$61,254,000
Outfall Line	\$171,000	\$16,000	\$19,796,000	\$30,000	\$0	\$20,013,000
Spray Irrigation	\$3,706,000	\$417,000	\$65,727,000	\$2,414,000	\$6,141,000	\$78,405,000
TOTAL	\$32,274,000	\$2,289,000	\$94,012,000	\$8,675,000	\$22,422,000	\$159,672,000

The VWRC has been in operation since the 1930s and treats wastewater generated by roughly 36,000 inhabitants in the Greater Vernon area. The facility has been upgraded several times over its lifetime and now includes primary, secondary and tertiary treatment. For organizational purposes, the VWRC is split into several functional areas as follows:

¹ International Organization for Standardization (ISO): 55000, Asset Management – Overview, Principles and Terminology, 2014.

- Area 000 – General Civil Siteworks
- Area 100 – Administration Building (*)
- Area 200 – Headworks Building
- Area 300 – Bioreactors
- Area 400 – Utility Buildings
- Area 500 – Secondary Clarifiers
- Area 600 – UV Filter Building
- Area 700 – Fermenter Building
- Area 1000 – High Lift Station (**)
- Area 2000 – Booster Pump Station (**)

* Area 100 – Administration Building is not included in the scope of this Asset Management project.

** These assets, and their associated costs, are included as part of the City's spray irrigation system.

Each area generally provides a dedicated treatment function, the exception being Area 000 - General Civil Siteworks which covers the site and assets that interconnect the other areas such as yard piping and electrical conduits. Often a group of assets in one functional area will be replaced together as part of a larger project, either to provide additional capacity or to upgrade technology.

Roughly half of the replacement cost of the VWRC is made up of architectural and structural assets which are spread across the VWRC site and consist of several building and tank structures. The other half is made up of a variety of process mechanical, building mechanical, and instrumentation assets that support the operation of the VWRC, as well as some civil and groundwork which primarily includes an extensive network of piping, fittings and valves. **Figure 1** provides a high-level overview of the total replacement value for each functional area by asset type.

Following the treatment process at the VWRC, reclaimed water is either used directly for irrigation, pumped and stored in MacKay Reservoir for future use, or discharged to Okanagan Lake via a deep lake outfall. The outfall line consists of an outfall building and several buried pipe segments that were installed in the mid 1980s. In total, the outfall piping is 9 km long, 7 kms of which runs out the south arm of Okanagan Lake into the main lake section. The discharge of reclaimed water to Okanagan Lake is only authorized when unforeseen conditions prevent the City from pumping treated water to MacKay Reservoir, or when the elevation at MacKay Reservoir exceeds its design capacity. The quantity and quality of discharged water meets all federal and provincial requirements as set out in the City's Operational Certificate². As shown in **Figure 2**, the Outfall Building represents only a small portion of the overall replacement cost for the Outfall Line. The majority of the replacement costs are associated with buried piping, most of which is composed of steel.

In total, the City's spray irrigation system covers approximately 2,400 acres of land in the Commonage areas south of Vernon. There are 14 facilities that support the spray irrigation system with assets that have a combined replacement value of \$13M. **Figure 3** shows the breakdown of replacement costs for the nonlinear or point assets associated with each area / facility. It is important to note that many assets have been placed under the area, "Varies". These assets cannot be associated with a particular area / facility because they are situated throughout the spray irrigation system (e.g., hose reels, network pressure reducing valves and air valves). In addition to the nonlinear / point assets, there is roughly \$65M of linear piping that has a combined length of 55.1 km, is of varied material, and is classified under the asset type, Civil & Grounds. Older pipe sections are over 40 years old but newer sections have been continuously added over the years. **Figure 4** shows the total replacement cost for the piping servicing / supplying different locations within the City. For reference, an overview map of the assets included within this plan is shown in **Figure 5**. Note that the High Lift Station, though part of the spray irrigation system, is located on the VWRC site (refer to **Figure 13**).

² B.C. Ministry of Environment: Operational Certificate ME 12215, 2008.

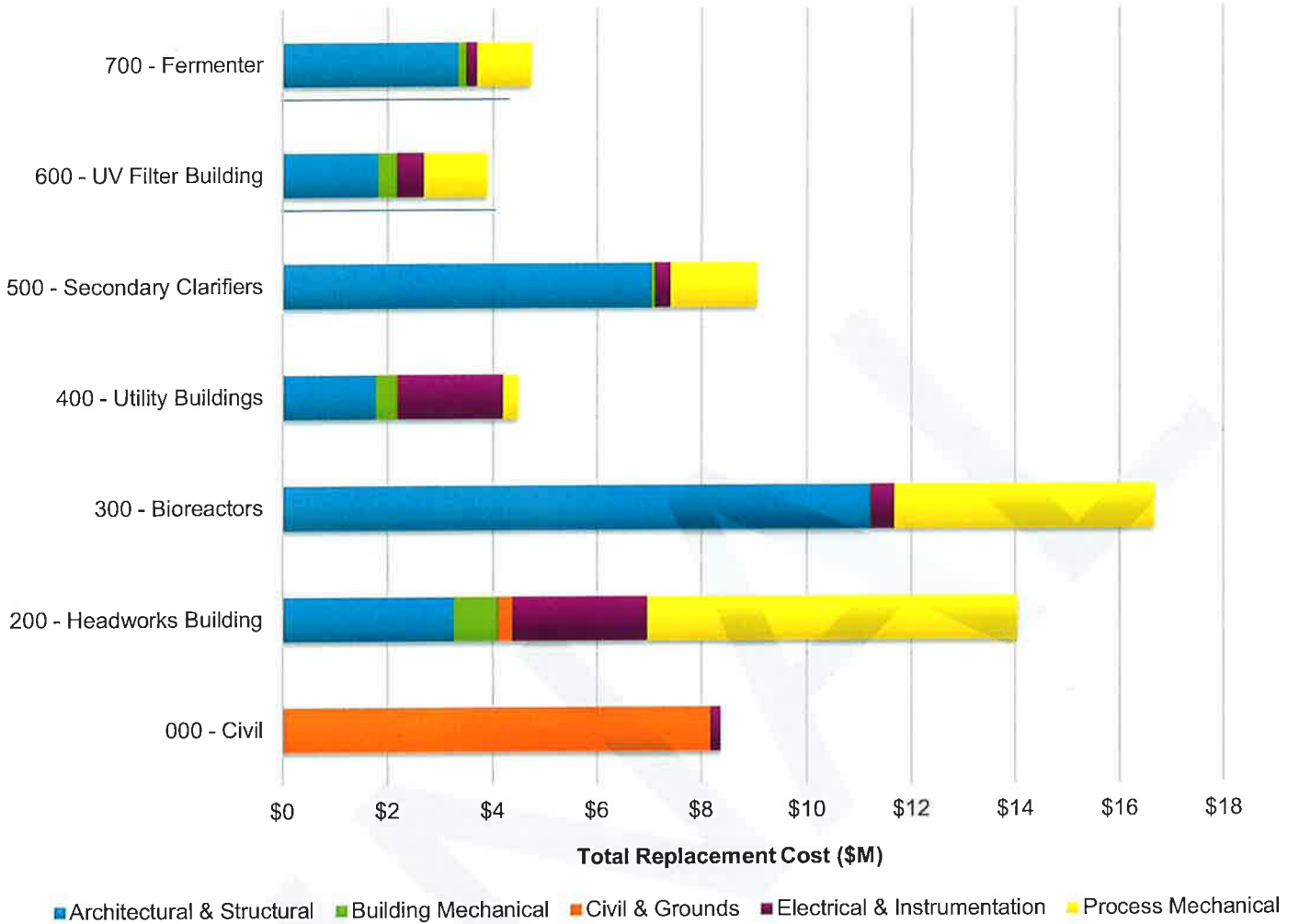


Figure 1 – VWRC Replacement Value by Area

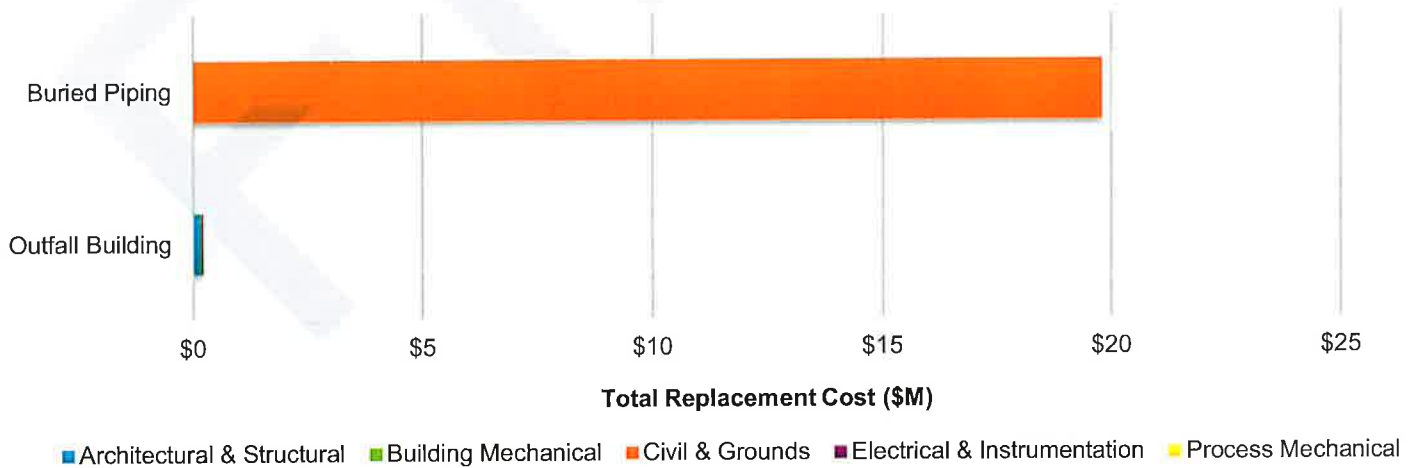


Figure 2 – Outfall Line Replacement Value by Area

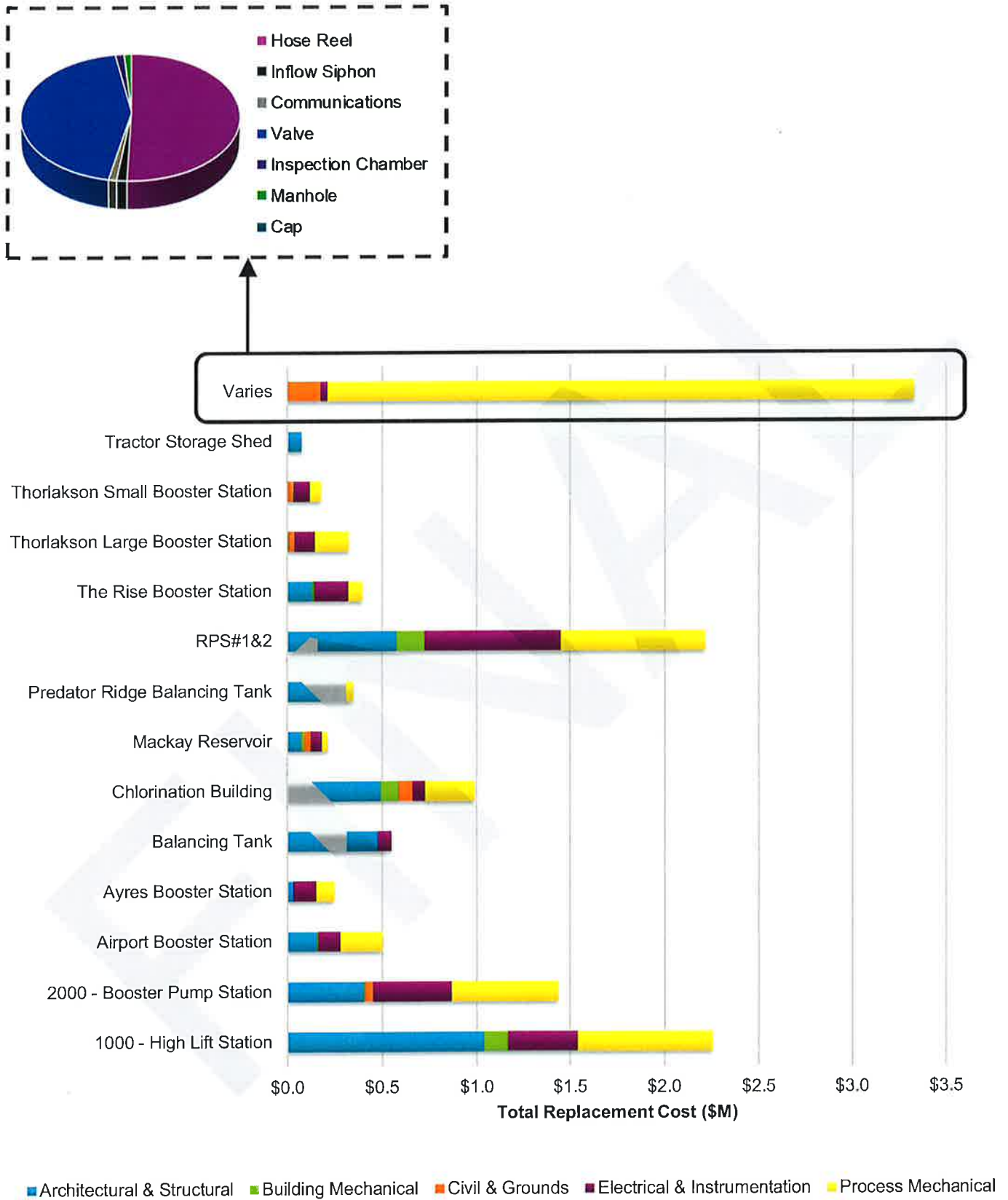
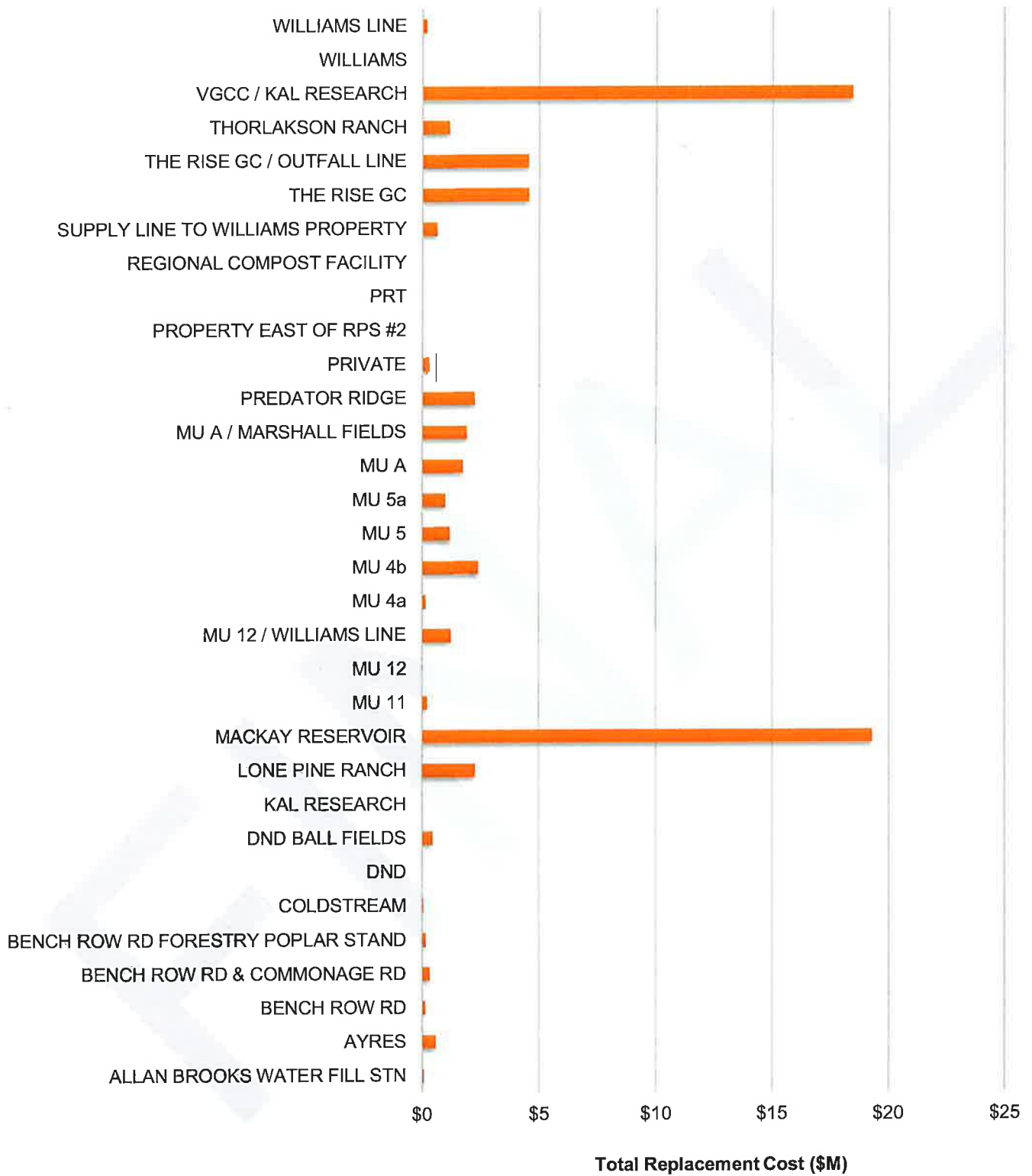


Figure 3 – Spray Irrigation Facility Replacement Value by Area



■ Architectural & Structural ■ Building Mechanical ■ Civil & Grounds ■ Electrical & Instrumentation ■ Process Mechanical

Figure 4 – Spray Irrigation Linear Piping Replacement Value by Supply Function

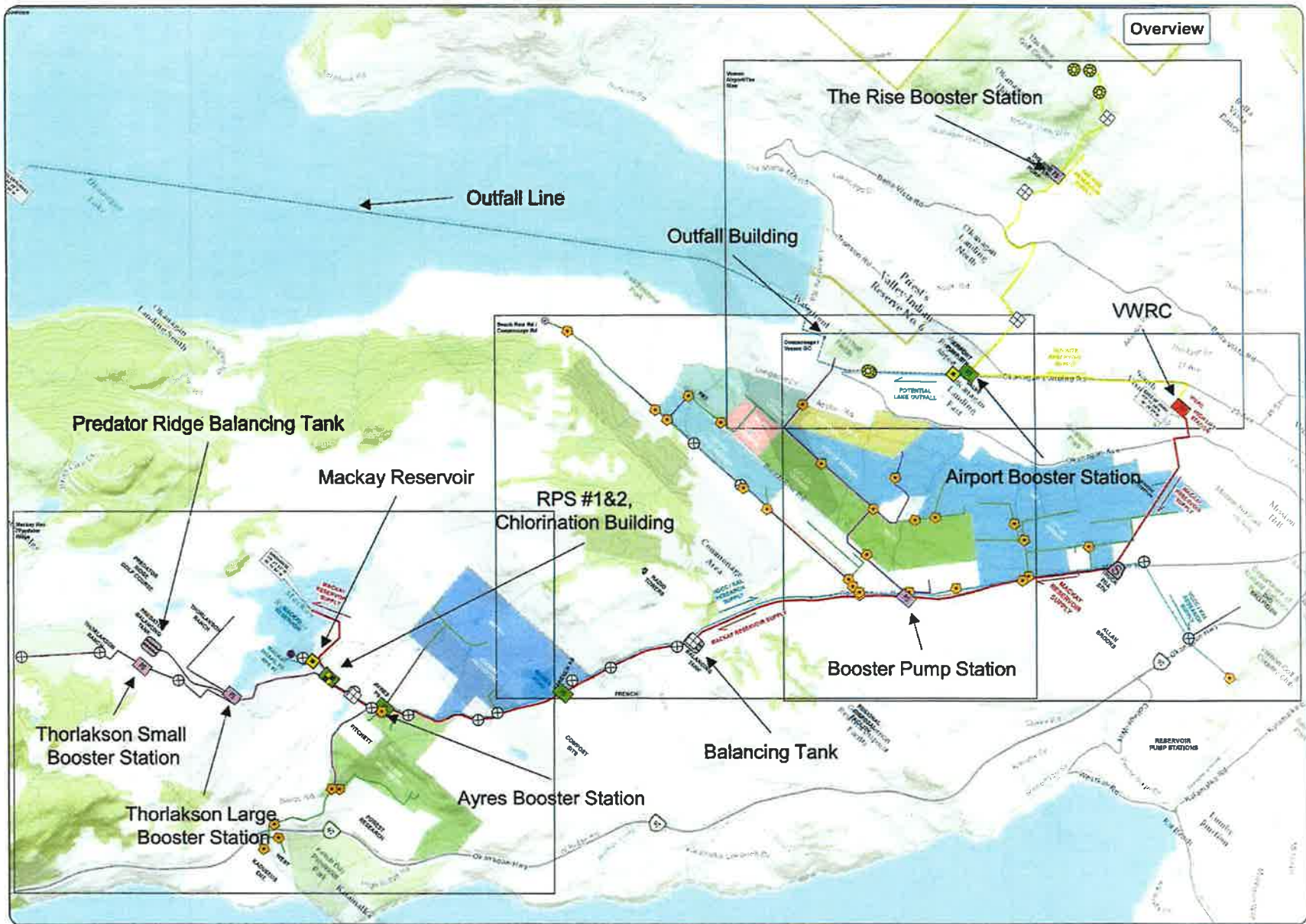


Figure 5 – Location Map for Assets Covered by this Plan

2.3 Connectivity to Other City Documents

This AMP supports the City's mission statement which is, "To deliver effective and efficient local government services that benefit our citizens, our businesses, our environment and our future". It also serves to advance the City's strategic priorities, one of which is to continue to develop and implement asset management plans³. Since AM affects a large portion of the City's activities, it is important that there is line-of-sight between all AM documents. The City's recently updated AM Policy⁴ sets the vision and guiding principles for the corporate-wide management of the City's assets and articulates commitment to continuous improvement in AM. The City also completed an Asset Management Investment Plan (AMIP) in 2013 that included the City's roadway system, wastewater system (collection, treatment & disposal), stormwater system, fleet, buildings, parks & recreation, and airport facilities. This AMP was developed to align with the City's AM Policy and is intended to be read in combination with the City's existing AM documents.

2.4 Deliverables

In conjunction with this AMP, AECOM was tasked with the following deliverables:

1. A compiled and updated asset inventory in MS Excel format of all infrastructure assets associated with the City's Water Reclamation Centre, Spray Irrigation, and Outfall.
2. A technical memorandum outlining the condition / capacity and criticality assessment methodology.
3. A technical memorandum stating all cost estimate unit rates and all expected service lives.
4. A risk assessment model in the format used for the analysis delivered and implemented at the City of Vernon along with staff training to build capacity to continue to use the model; and
5. One digital copy (PDF format) of the draft report; and
6. One digital copy (PDF format) of the final report.

3. Levels of Service (LoS)

3.1 Background to LoS

Levels of Service (LoS) are a key foundational element of the AM planning process. They form the basis for identifying and analyzing the performance (any deficiencies and / or risks) of City assets and also inform decision-making related to the evaluation of issues, identification of potential options, and development of the O&M and capital renewal plans. LoS are composite indicators that reflect the social and economic goals of the City and may include any of the following parameters: safety, customer satisfaction, quality, quantity, capacity, reliability, responsiveness, environmental acceptability, cost, and availability.

Defined LoS may be any combination of parameters deemed important by the City and represent service-cost trade-offs, established in a flexible, rational, and transparent manner, as follows:

- LoS assist and support decision-making and investment planning related to the planning, development, operation, maintenance, rehabilitation, and replacement of municipal infrastructure.
- LoS promote good practice, sustainable development, and environmental stewardship.
- LoS facilitate community involvement and a public sense of ownership and incorporate community values.

³ Vernon City Council: Council's Strategic Plan, 2019 – 2022.

⁴ City of Vernon: Asset Management Policy, 2018.

3.2 Corporate, Customer and Technical LoS

LoS are an important part of the AM business cycle since they determine the expected requirements of assets. LoS are generally separated into the following three levels, as presented in **Figure 6**.

- **Corporate LoS** describe the organizational mission, vision and corporate goals and objectives, as reflected in the direction provided by elected officials and the municipal administration. The Corporate LoS generally set the tone for the LoS that stakeholders want and are willing / able to support financially. These goals and objectives should reflect the values of the stakeholders but may be directed by certain legislative / regulatory requirements.
- **Customer LoS** describe, in plain language that is understandable by most stakeholders, the service that individual stakeholders and users can expect.
- **Technical LoS** describe parameters that must be achieved to deliver Customer LoS. Technical LoS may be described in more technical language.

LoS must be supported by a suite of indicators that enable an organization to conduct analyses and investigations regarding the optimal selection of strategies to provide the required customer-based outcomes in the most economically efficient manner. Therefore, LoS help an organization guide customer expectations about service and price, while at the same time, provide an organization with facts and numbers to help guide mission and business outcomes.

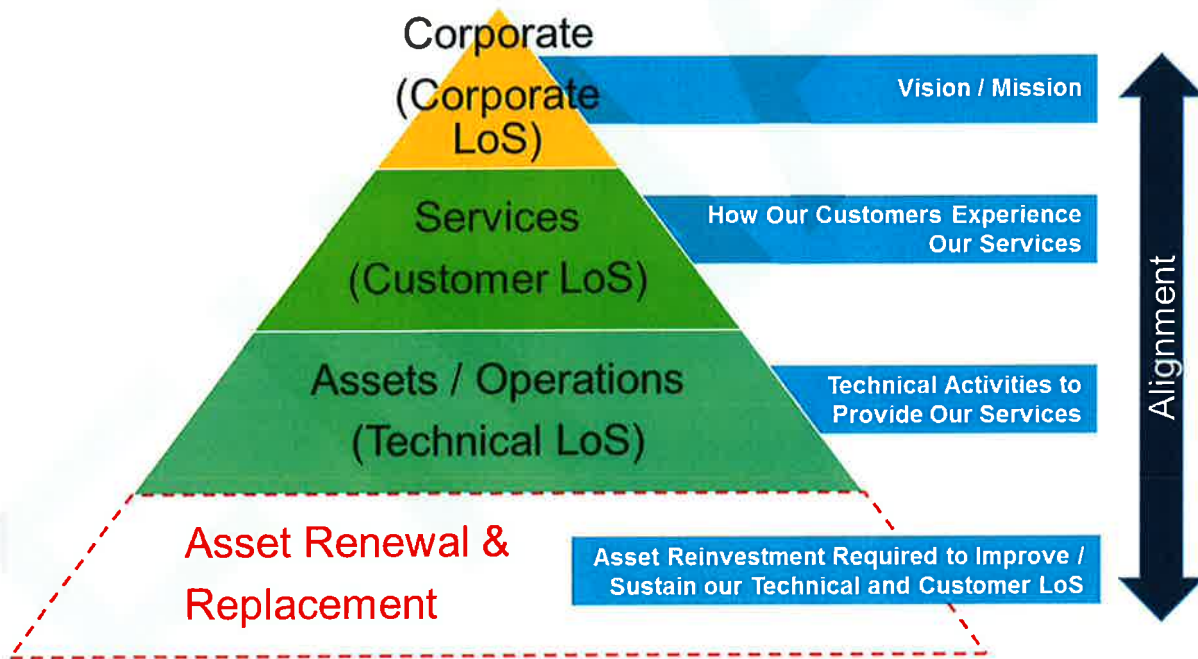


Figure 6 - LoS Should Ensure Strategic Alignment of Activities throughout an Organization

Developing an LoS framework requires extensive consultation with both internal and external stakeholders. This was not considered within the scope of this assignment but will be considered in future iterations of the AMP. Since the organizational mission and vision forms the top of the pyramid, it is the logical place to begin. The City already has a well-defined mission statement and has gone through the process of identifying several strategic priorities as part of the City Council’s Strategic Plan⁵. This information can be used as the basis to define wastewater treatment specific corporate goals. Once these statements are generally agreed upon, a cascading suite of Customer and Technical LoS and supporting key performance indicators (KPIs) can be developed.

It is important to note that, in general, wastewater treatment is a highly regulated service. The Wastewater Systems Effluent Regulations are established under Canada’s Fisheries Act and include mandatory minimum effluent quality

⁵ Vernon City Council: Council’s Strategic Plan, 2019 – 2022.

standards. In addition, British Columbia's Ministry of Environment and Climate Change Strategy issues requirements under the Environmental Management Act, which are more specifically addressed in the Waste Discharge Regulation and the Municipal Wastewater Regulation. Although no formal LoS framework has been developed, these regulatory requirements provide the foundation for defining Technical LoS and, to that regard, the City is currently meeting all its requirements.

In the future, it is recommended that the City adopt the Customer and Technical LoS from the National Water and Wastewater Initiative (NWWBI). AECOM has been managing the NWWBI in Canada for close to 20 years with the mandate to measure, track, and report on their utility performance. Since its inception, the initiative has grown to include over 50 member municipalities participating in stormwater, water, and wastewater benchmarking. The NWWBI LoS are reviewed annually and have been established through comprehensive discussions with key wastewater utility stakeholders. More details can be found online through the following web address: <https://nationalbenchmarking.ca/performance-measures.html>.

4. Future Demand

The population of the City of Vernon is projected to grow to 48,000 by the year 2036⁶. Lately, the growth rate has been around 1.0% per year⁷, while the recent High Strength Waste Study⁸ assumed a conservative growth rate of 1.6%. **Table 2** presents the design capacity of each of the major processes at the VWRC, the current utilized capacity, and the estimated date that each process will reach capacity based on the growth rate of 1.6%.

Table 2 – Estimated Date that Major WWTP Process will Reach Capacity

Major WWTP Process Component	Total Duty Capacity		Criteria*	Installed/ Duty Units	2015/2016 Loading	Capacity Utilized	Est. at Capacity Date
	Value	Unit					
Fine Mechanical Screen	67,800	m ³ /d	PHF	1/1	29,423	43%	2069
Vortex Grit Chamber	40,000	m ³ /d	PHF	1/1	29,423	74%	2036
Primary Infl. Pumping Station	45,200	m ³ /d	PHF	3/2	29,423	65%	2043
Primary Clarifier	60,000	m ³ /d	PHF	3/3	11,769	17%	Distant
	24,000	m ³ /d	ADF				
Bioreactor	4,800	kg BOD/d (winter 12d SRT)	MML	3/3	4,760	70%**	2040**
	3,600	Design MLSS (mg/L)	MML				
Secondary Clarifiers	24,000	m ³ /d	ADF	3/3	11,769	50%	2060
	7.6	kg/h/m ²	PHF				
Tertiary Filter	23,500	m ³ /d	ADF	2/2	11,769	50%	2060
	67,800	m ³ /d	PHF				
UV Disinfection	23,400	m ³ /d	ADF	2/2	11,769	50%	2060
	67,800	m ³ /d	PDF				
Fermenter	4,605	kg TSS/d	MMF	1/1	3,120	68%	2041

⁶ City of Vernon: Official Community Plan Bylaw #5470 – Population and Housing Profile and Projections, 2013.

⁷ Statistics Canada: Census Profile, 2016 Census.

⁸ AECOM: Vernon Water Reclamation Centre High Strength Waste Study, September 2017.

Major WWTP Process Component	Total Duty Capacity		Criteria*	Installed/ Duty Units	2015/2016 Loading	Capacity Utilized	Est. at Capacity Date
	Value	Unit					
Dissolved Air Flootation	3,500	kg/d	MMF	2/2	2,215	63%	2045
	1,510	m ³ /d	MMF		855		
Dewatering Centrifuge	1,080	kg/h	MMF	2/2	931	86%	2026
	40	m ³ /h	MMF		19		

* ADF ≡ Average Day Flow; PHF ≡ Peak Hourly Flow; MMF ≡ Max Monthly Flow; MML ≡ Max Month Load. PHF = ADF*2.5; MMF = 1.5*ADF; MML = 1.12*Average Day Load.

** Currently at 98% utilized capacity. Utilized capacity reduced based on design capacity of Brewery Pre-treatment Facility.

As shown in **Table 2**, the majority of the processes at the VWRC have sufficient capacity to meet the treatment requirements for the 20-year planning horizon. The centrifuge is nearing capacity; however, this is not as urgent to meeting discharge quality requirements because this is a side stream process and it is possible to run the centrifuge longer during peak flows. The bioreactors are currently operating at approximately 98%, though this includes solids loading from the Okanagan Spring Brewery. The Brewery Pre-treatment Facility, currently in the design phase, will address these solids upstream of the main process. The pre-treatment upgrade is estimated to reduce the loading on the bioreactors to 70% as show in **Table 2**. The ongoing alum dosing and effluent analyzer upgrade will also improve plant capacity. These upgrades may reduce loading to the centrifuges, but the table above shows current loading. Lastly, the High Strength Waste Study noted that the upgrade to disc filtration may help consistently and reliably produce a filtered effluent concentration below the phosphorous requirements for Okanagan Lake discharge, but from the perspective of asset capacity, **Table 2** shows that the tertiary filters have adequate capacity. Future demand for the Spray Irrigation System and MacKay Reservoir still needs to be studied and will be considered for future updates of the AMP.

5. Current State of Assets

5.1 Asset Inventory

An asset inventory was compiled to provide a comprehensive list of the assets within the City’s wastewater facilities (VWRC, Spray Irrigation and Outfall). City staff had well-organized documentation for many of the mechanical assets and were able to augment this data through on-site records and historical knowledge from the operations staff. The AECOM project team took this information as a starting point and further developed the asset inventory by adding information collected during site visits and through a review of historical construction documents.

Figure 7 illustrates the levels of an asset hierarchy. For this study the inventory includes assets down to the Equipment Type – Secondary level. It is important that the asset inventory has enough granularity to identify which individual assets are due for renewal (refurbishment or replacement). However, there is a fine balance between having adequate granularity to provide the necessary information, and too much granularity that the effort to collect and manage the information outweighs the usefulness of the data itself. For this reason, the City has set a capitalization threshold of \$5,000 and assets below this dollar amount are not required to be reported in the City’s Tangible Capital Asset (TCA) accounting records. This would include consumable items, such as smaller network valves, that are replaced through a maintenance program and are funded out of the operations and maintenance budget. **Section 7.2** provides more information on the City’s O&M program.

The pre-defined structure shown in **Figure 7** facilitated the creation of a digital inventory that can be managed by facility, asset type or by equipment. A structured hierarchy will allow the City to sort data for assets of common type and manage the asset inventory as conditions change, including estimated service lives or replacement costs. The asset hierarchy and complete VWRC, spray irrigation, and outfall inventory are provided in **Appendix A**.

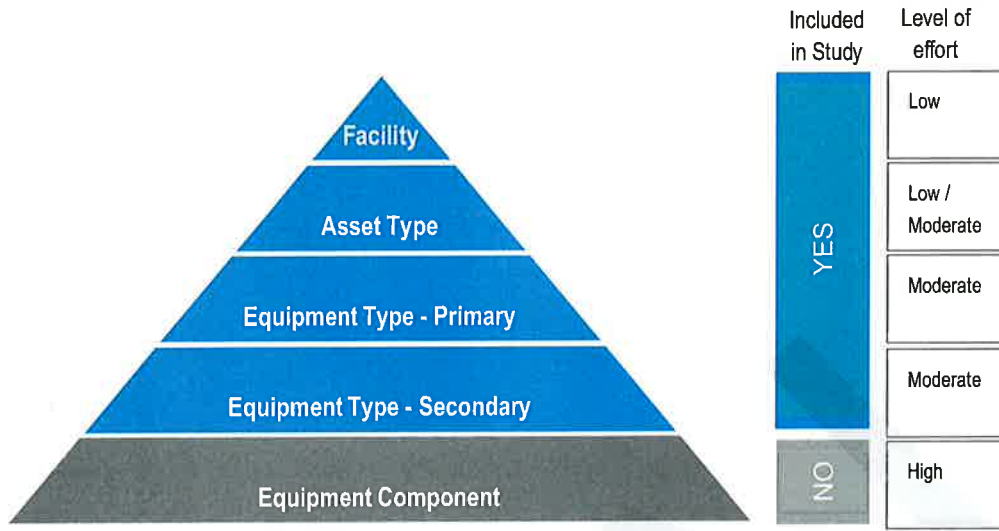


Figure 7 – Asset Hierarchy Levels

5.2 Asset Installation Profile

The assets covered in this plan were summarized in Table 1. Figure 8 shows the current replacement cost of the assets versus the year they were installed.

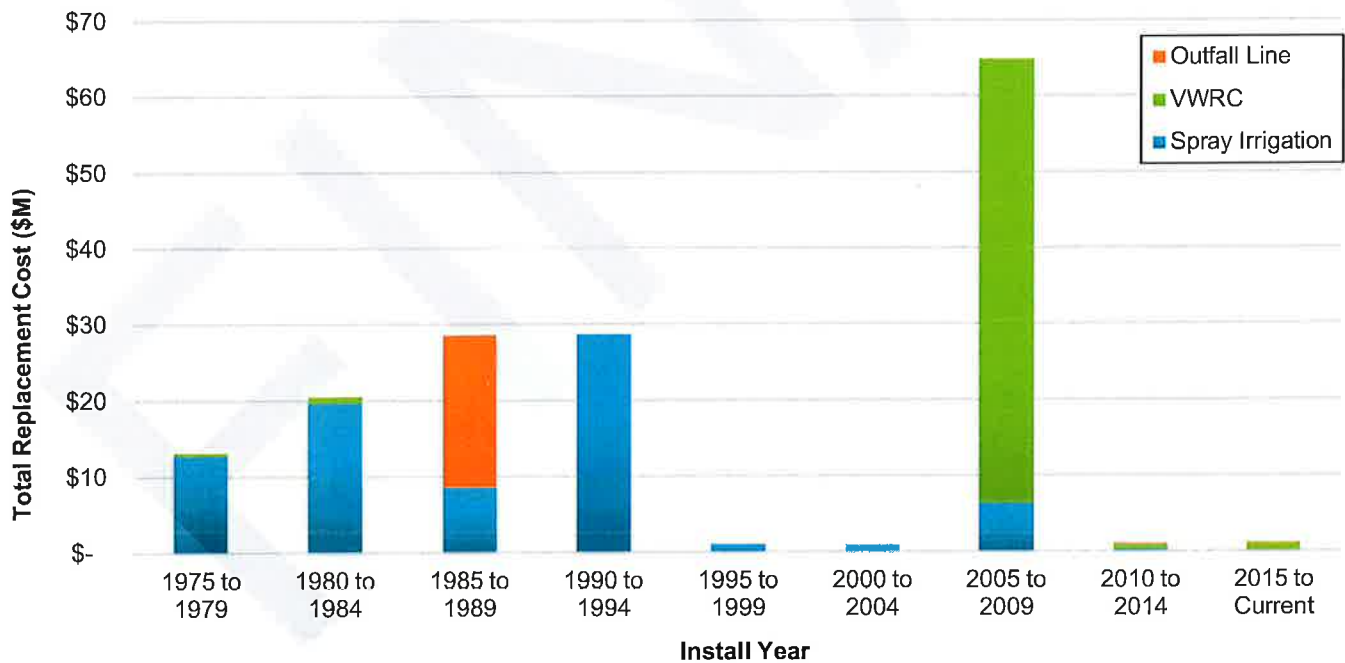


Figure 8 – Asset Installation Profile

The oldest assets in the inventory date back to the year 1975, and the majority of those assets support the City’s spray irrigation system. Major investments were made to the spray irrigation system up to the early 1990s and then, for the most part, discontinued thereafter until significant upgrades were made to the VWRC in the mid-2000s. The outfall line building and piping were initially installed just over two decades ago and there have been recent upgrades to the building’s mechanical, electrical and instrumentation systems.

5.3 Condition Assessment

All assets are expected to deteriorate over their lifetime, and the condition reflects the physical state of the asset. The term “Condition Assessment” is defined as follows:

“The inspection, assessment, measurement and interpretation of the resultant data, to indicate the condition of a specific component so as to determine the need for some preventive or remedial action⁹.”

Condition assessments were completed through visual non-destructive inspections by AECOM assessors from April 1st to 3rd, 2019. Architectural and structural, building mechanical, civil and grounds, electrical and instrumentation, and process mechanical assets were included. Condition assessments were based on visual inspections where the assets were accessible, as per the five-point Condition Rating Scale presented in [Table 3](#). Where the asset was inaccessible, condition ratings were assigned based on the age of the asset.

Table 3 – Condition Rating Scale

Condition Grades	Description
1 – Very Good	New or Excellent Condition: Sound modern structure/equipment, operable and well maintained.
2 – Good	Minor Defects Only: Same as 1 but showing some minor signs of deterioration. Routine refurbishment and maintenance required.
3 – Fair	Moderate Deterioration: Asset is functionally sound, but appearance is significantly affected by deterioration. Mechanical, electrical and instrumentation components function adequately but with some inefficiencies or minor failures. Structural elements may have minor problems but no impact on structural integrity or performance.
4 – Poor	Significant Deterioration: Mechanical, electrical and instrumentation components function but require significant maintenance to remain operational. Equipment functional but obsolete. Deterioration has a significant impact on performance of assets due to leakage or other structural problems.
5 – Very Poor	Virtually Unserviceable: Serious condition problems having a detrimental effect on the performance of the asset. Will require major overhaul / replacement of the asset within the immediate future.

[Table 4](#) lists all assets that were given a condition rating of “Very Poor”. For all other assets, the condition rating is included in the inventory in [Appendix A](#). A profile of asset condition, weighted by replacement value, is shown in [Figure 9](#). In general, it can be seen that most of the City’s assets are in “Fair” to “Good” condition. However, it is recommended that more detailed condition assessments are completed to confirm the condition of older, critical assets, as identified by the Risk Assessment (refer to [Section 6.1](#)) and corresponding Condition and Criticality Ratings in [Appendix A](#). Additional information is also provided in the summary comments in [Appendix B](#).

Table 4 – Assets in Very Poor Condition

Site	Asset Type	Description	Total Replacement Cost (\$M)
Spray Irrigation	Architectural & Structural	Roof at RPS#1 and Ayres Booster Station.	\$70,100
	Building Mechanical	Unit Heater at Predator Ridge Balancing Tank.	\$11,250
	Electrical & Instrumentation	Exterior Lighting at the Balancing Tank and Bulb Lighting at the Thorlakson Large Booster Station.	\$900

⁹ IPWEA: International Infrastructure Management Manual (IIMM), 2015.

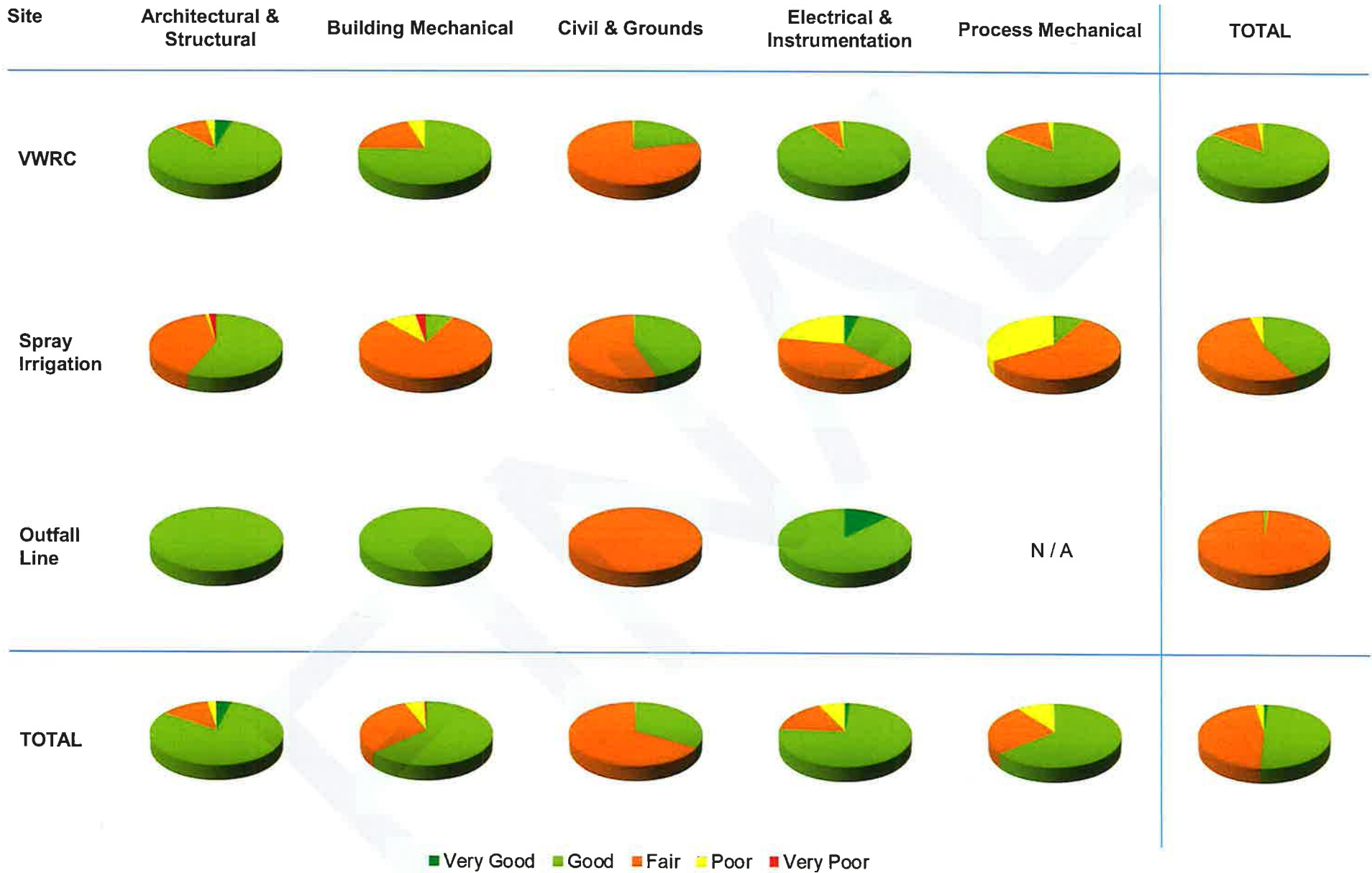


Figure 9 – Asset Condition Profile by Site and Asset Type (weighted by replacement value)

6. Risk Assessment

6.1 Criticality Assessment

Criticality refers to the consequences of asset failure and, for the purpose of this study, was defined in terms of the five-point rating scale presented in **Table 5**. This criticality rating scale recognises that poor asset performance or asset failure could have impacts in terms of environmental, public safety, worker safety, equipment and process aspects, with severity of the criticality ranging from “Not Critical” to “Extreme Criticality”.

Table 5 – Criticality Rating Scale

Criticality Rating	Criticality Level	Category	Impact of Asset Failure
1	No Criticality	Environmental	No Risk
		Public Safety	No Risk
		Worker Safety	No Risk
		Equipment	No Risk
		Process*	Process running below design capacity and 100% redundancy available
2	Low Criticality	Environmental	Minor site only
		Public Safety	No Risk
		Worker Safety	No Risk
		Equipment	Minor repairs, no new parts necessary
		Process*	100% redundancy available
3	Moderate Criticality	Environmental	Minor, local area
		Public Safety	No Risk
		Worker Safety	No Risk
		Equipment	Repairs and new parts necessary
		Process	Backup available, between 99% and 25% redundancy available
4	High Criticality	Environmental	Major, large area affected
		Public Safety	Possible risk
		Worker Safety	Minor injury
		Equipment	Necessary to replace equipment
		Process*	Reduced capacity and <25% redundancy available
5	Extremely High Criticality	Environmental	Environmental disaster
		Public Safety	High risk of injury
		Worker Safety	Major injury or death
		Equipment	Entire process to be replaced
		Process*	Equipment currently running over design capacity with no redundancy

**Note: The level of redundancy is a ratio of the amount of standby capacity to duty capacity and is calculated as a percentage by dividing the number of standby units by the number of duty units. For example, if there are three pumps, two duty and one standby, all with the same capacity, there would be 50% redundancy.*

When deciding on the time of an asset renewal or replacement it is important to consider the criticality of an asset. Ideally, assets that have a high criticality rating should be replaced before failure to prevent adverse impacts such

as environmental disasters or severe injuries. Assets that have a low criticality rating may be allowed to run beyond the expected service life if a failure will not have an immediate negative impact. As such, an asset that is not critical may be allowed to run to failure. Critical assets were identified by using formalized criteria established above and typically included equipment that is critical to the functionality of the system and that does not have redundancy. **Table 6** provides a summary of the extremely high critical assets (Criticality Rating = 5) identified in this study. A complete list of all criticality ratings is provided in the inventory in **Appendix A**.

Table 6 – Extremely High Criticality Assets

Site	Asset Type	Description	Total Replacement Cost
VWRC	Electrical & Instrumentation	7 Motor Control Centres (3 at Headworks Building; 2 at Utility Buildings; 1 at Secondary Clarifiers / South Vernon Lift Station; 1 at UV Filter Building).	\$2.14M
	Process Mechanical	3 Submersible End Suction Pumps at Headworks Building (Influent Station). Dry Polymer Handling Unit at Headworks Building.	\$0.68M
Outfall Line	Civil & Grounds	All linear, buried piping for Outfall Line. Material varies and includes steel, PVC, and concrete segments. Length is 9 km in total and diameters range from 450 to 900 mm.	\$19.8M
Spray Irrigation	Civil & Grounds	10 km of steel and ductile iron piping at MacKay Reservoir; 2 km of concrete piping at OK Landing Outfall Line; 0.2 km of HDPE and PVC piping at VWRC. Piping is buried and diameters range from 500 to 900 mm.	\$23.8M
	Electrical & Instrumentation	2 Chlorine Detectors at Chlorination Building.	\$15,000

6.2 Calculated Risk Score

The purpose of the risk score is to identify assets that require immediate renewal attention. Understanding the risk exposure for a given set of assets allows the City to identify where the organization is most exposed and to target investments to most effectively reduce risk. A risk score was calculated for each asset using its assigned Condition (refer to **Section 5.3**) and Criticality Ratings, as per the following equation:

$$\text{Risk Score} = \text{Condition Rating (1 to 5)} \times \text{Criticality Rating (1 to 5)}$$

The range of the Risk Score is from 1 to 25. High risk assets were considered to have a Risk Score equal to or greater than 16. In total, approximately \$180,000 of high-risk assets were identified (**Table 7**).

Table 7 – High Risk Assets

Site	Asset Type	Description	Total Replacement Cost
VWRC	Electrical & Instrumentation	Bioreactor Control Panel 1, 2, and 3. Exhaust Fan Control Panel at South Vernon Lift Station.	\$60,000
Spray Irrigation	Architectural & Structural	Roofing at Ayres Booster Station.	\$6,300
	Electrical & Instrumentation	VFD for Pump 102 at RPS #2. Motor Control Centre for Main MCC at Booster Pump Station.	\$113,100

In addition to the assets identified in **Table 7**, there are \$49.7M worth of assets that are approaching a high risk score ($12 \leq \text{Risk Rating} < 16$). This can be clearly seen from **Figure 10** which shows the distribution of Risk Scores by Asset Type. Included within the Civil & Grounds assets that have a Risk Score of 15 are the piping for

the Outfall Line (\$19.8M) and piping for the Spray Irrigation System that is servicing: MacKay Reservoir (\$19.3M) and the Rise GC / Outfall Line (\$4.5M). More detailed information can be found in the inventory in [Appendix A](#).

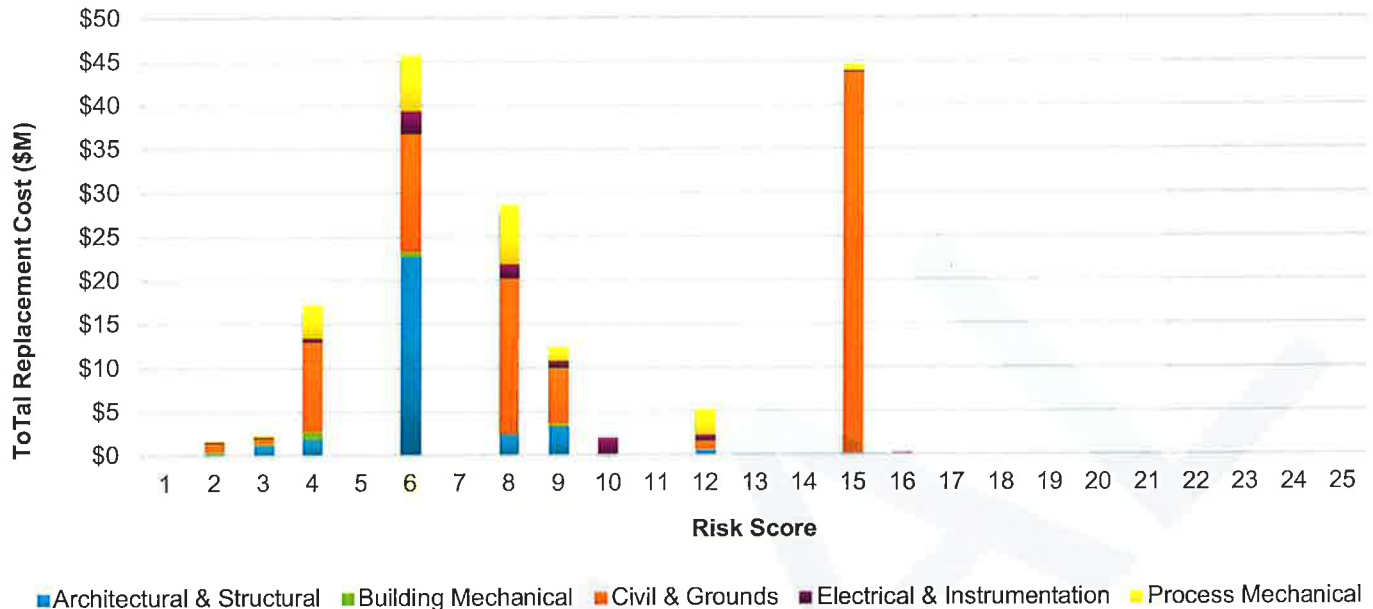


Figure 10 – Total Replacement Cost versus Risk Rating by Asset Type

7. Life-Cycle Management Plan

Any responsible owner of assets such as the City of Vernon has a desire to preserve the condition of their existing assets for as long as possible, by maintaining or even extending their design lives through routine activities such as maintenance and active intervention. The City is continually acquiring assets that require increased funding for operating and maintenance. The City is also responsible for the replacement of deteriorated assets for as long as their service is required. While individual assets may have an expected service life that can be predicted in years or decades, the service that the asset provides could be required for a substantially longer duration. The purpose of this section is to fully understand and predict the long-range financial requirements for the City, in order to facilitate planning and resource management in the most cost-effective manner possible.

7.1 Asset Acquisition Activities

The City has made significant investments in the design and acquisition of its wastewater assets. The City's asset inventory has, to a large extent, been created over the past four decades through funding provided by municipal customers and higher levels of government. Future acquisition costs associated with expansion, such as the costs required to build the City's new High Strength Waste Facility, need to be carefully planned. These costs have not been documented within this AMP but will be considered in future iterations.

When acquiring new assets, the City should evaluate credible alternative design solutions that consider how the asset is to be managed at each of its life-cycle stages. Asset management and full life-cycle considerations for the acquisition of new assets include, but are not limited to the following:

- The asset's operability and maintainability.
- Availability and management of spares.
- Staff skill and availability to manage the asset.

- The manner of the asset's eventual disposal.

The City's procurement staff need clear requirement specifications and have to work with engineering and O&M staff to ensure specifications are complete, adequate and match required design criteria. Therefore, it is important that there is good mutual understanding and co-operation between procurement and other departments within the City.

7.2 Operations and Maintenance

As new assets are commissioned, the City accepts the responsibility of operating and maintaining the assets according to O&M standards to ensure that the assets are safe and reliable. Since 2011, City staff have been utilizing a computerized maintenance management system (CMMS) called Cityworks as a GIS-centric asset management platform to schedule maintenance for plant assets. Maintenance may be classified into reactive and planned work activities. Reactive maintenance is unplanned repair work carried out in response to asset failure and service requests, whereas planned maintenance is repair work that is identified and managed through scheduled maintenance management. Planned is preferable to reactive maintenance as it reduces costs and service disruptions.

Operational expenses are continuous expenses required to provide the service, including power, fuel, staff, plant equipment and overhead. Conversely, maintenance expenses include those necessary for retaining an asset as near as practical to an appropriate service condition including regular ongoing day-to-day work necessary to keep assets operating. The current VWRC and Spray Irrigation O&M budgets for asset renewal and replacement are \$200,000 and \$70,000, respectively. This includes pump repairs, mechanical seals, electrical service work, small pump purchases, etc. These budgets have been occasionally increased in the past through charge orders to handle the necessary renewal of assets, where costs were relatively high but still below the City's capital threshold.

Inadequate funding for O&M has an adverse impact on service levels and the life span of assets. Consequently, O&M budgets will need to be modified after the City formalizes its desired Levels of Service. O&M budgets should also be periodically evaluated because the amount of O&M resources required in any period is a function of the current inventory of assets and the total O&M needs required for each asset. It is of utmost importance to know that as the inventory of City assets grows, total O&M requirements and associated budgets need to grow in a commensurate fashion.

7.3 Asset Renewal

7.3.1 Asset Valuations

Replacement costs were assigned to each asset based on historical cost data, budget quotations from equipment suppliers, and from other similar projects in BC. Two costs are provided for each asset, a Nominal Cost and a Project Cost. The asset Nominal Cost would be applicable if the City were to purchase a similar asset that is currently installed (e.g., a pump) and install it in place of the existing asset. However, a Project Cost is also provided to account for material / component cost variances, other costs that would normally be associated with a more significant capital project (e.g., engineering, project management, etc.), and appurtenances that are not necessarily included as a line item in the inventory (e.g., hangers and support, manual gauges, etc.). Project Costs were used for this assignment to project renewal needs because they provide a conservative estimate of funding requirements. Therefore, the terms "Replacement Cost" and "Project Cost" are used interchangeably in this report. However, for short and medium-term renewal projects it is recommended that the Project Cost should be refined specifically to reflect the scope of work proposed.

The following assumptions were made for the asset valuations:

Nominal Cost

- Based on the current (2020) cost to replace the asset, with a current / similar model of equipment. A 2% annual inflation rate was used to adjust historical quotes.

- Includes delivery and a typical installation costs (installed cost = 1.5 times supply cost).
- Does not include engineering and administration costs as some assets will be replaced “like-for-like” and not require any engineering but only minor administration from City staff.

Project Cost / Replacement Cost

- Estimated at 1.5 times the Asset Value. This includes engineering, administration, minor appurtenances not significant enough to be included in the inventory and other costs such as removal and demolition, asbestos abatement and confined space work.
- Assumptions for short term projects should be refined to include project specific construction costs including confined space work, demolition and disposal, asbestos abatement, temporary bypasses, environmental permitting or environmental impact assessments, etc.
- Major civil works such as ground improvement and removal are not included in renewal costs. Therefore, the sum of the asset Project Costs for a complete asset such as the VWRC or a booster station may deviate somewhat from actual cost estimates for new construction.

7.3.2 Expected Service Life

The expected service life (ESL) is defined as the period over which an asset is available for use and able to provide the required level of service at an acceptable risk; e.g., without unforeseen costs of disruption for maintenance and repair. There are different theoretical modelling tools used in the industry for predicting when an asset will fail or no longer provide useful service. For this assignment, AECOM applied a constant ESL for each asset type based on industry standards. Different assets will deteriorate at different rates, however, it is important to keep in mind the level of effort required to predict failure compared with the asset value. More sophisticated deterioration modelling may be warranted for very high value assets, whilst the cost of deterioration modeling for low-value assets may very well exceed the replacement cost of the asset. In some instances, a variation in expected versus actual service life can be expected due to the following factors:

- Operating conditions and demands – some equipment are operated intermittently or even infrequently, or is at a lower demand than design, thus the actual operating “age” of the asset is reduced.
- Environment – some equipment is exposed to very aggressive environmental conditions (as in the case of above ground irrigation pipes), while other assets are in relatively benign conditions, thus the deterioration of assets is affected differently.
- Maintenance – equipment is maintained through refurbishment or replacement of components, which prolongs the service life of the asset.
- Technological obsolescence - some assets can theoretically be maintained indefinitely, although considerations such as maintenance cost, energy inefficiency and new technologies are likely to render this approach uneconomical. An example would be a computer which typically has to be replaced every 5 years to meet the processing and memory requirements of modern software. However, if this was not the case, when properly maintained a computer can theoretically operate for a much longer duration.

7.3.3 Timing

When estimating the timing and scope of infrastructure renewal or replacement there are many factors to consider. The right time for asset replacement will depend on expected levels of service including reliability, the ability of an organization to adjust maintenance schedules for unplanned repairs, and capital budget. Each of the following criteria should be assessed when determining whether an asset should be replaced.

- Criticality: A highly critical asset should be replaced before failure, while some non-critical assets can be run to failure and replaced as required.
- Condition: Level of refurbishment and preventive maintenance.

- **Functionality:** Design and operating conditions. A bad design, improper equipment specifications or poor material selection may reduce reliability or condition of an asset, triggering the need for premature asset replacement.
- **Budget:** Resources (funding and staffing) available to complete the project(s).
- **Planning:** Adjacent infrastructure and other projects including expansion or upgrades.

There are several methods used to anticipate when assets will need to be replaced in the future. Depending on the type of asset and the complexity of analysis different methods may be selected. For the purpose of this study, to address the variation in expected versus actual condition, the remaining life of each asset was adjusted based on an “apparent age” to reflect the current condition of the assets according to the following methodology:

- If the observed condition was worse than the expected condition at the time of assessment:
 - ➔ Then the apparent age was linearly scaled upwards according to the observed condition.
- If the observed condition was better than the expected condition at the time of assessment:
 - ➔ Then the apparent age was non-linearly scaled downwards according to the difference between the observed and expected conditions.
- If the observed condition was the same as the expected condition at the time of the assessment:
 - ➔ Then the apparent age was set equal to the actual age of the asset.

The effect of apparent age is illustrated in **Figure 11**, which shows its relationship versus the actual age of an asset for all possible condition ratings. The linear scaling applied (represented by the vertical lines in **Figure 11**) is generally more drastic than the nonlinear scaling applied (represented by the curved lines in **Figure 11**). As a result, the age of the asset is scaled upwards by a greater factor than it is scaled downwards. Different scaling parameters were chosen to make the results more conservative in cases where the observed condition was better than expected.

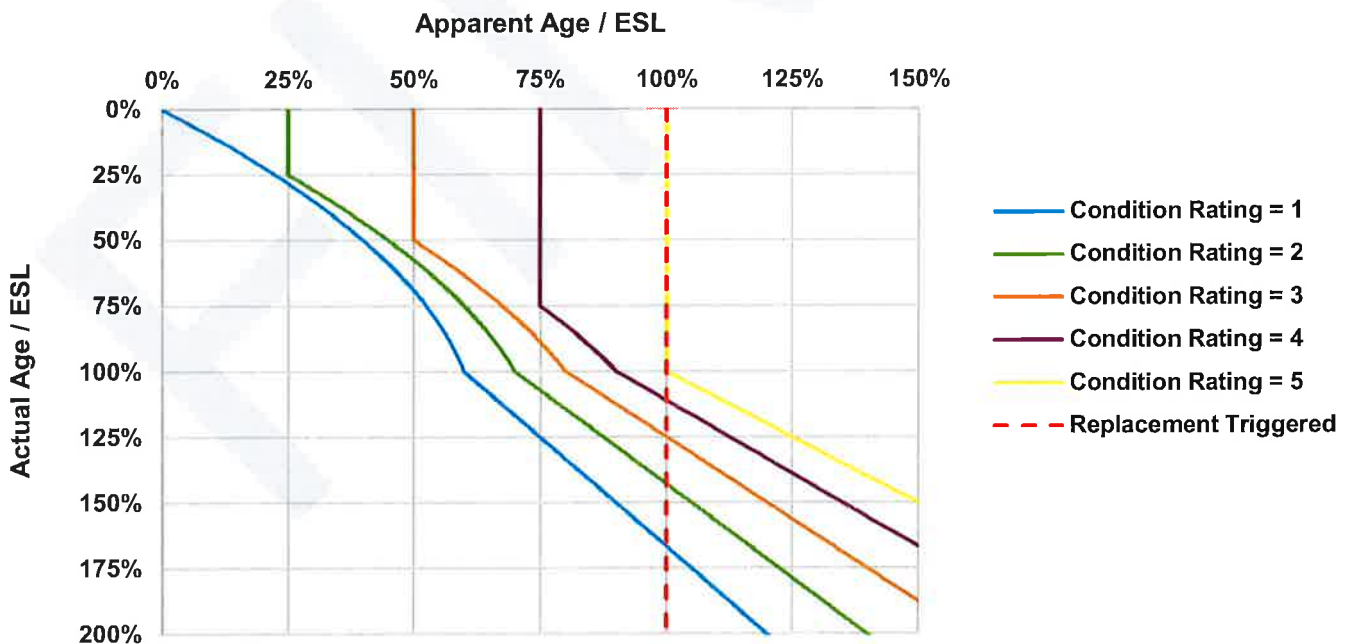


Figure 11 – Apparent Age versus Actual Age for Different Condition Ratings

To demonstrate the apparent age methodology, consider a pump that is 15 years old and has an ESL of 20 years (Actual Age / ESL = 75%). The expected condition rating of the pump would be equal to 4. However, if it is instead given a condition rating of 5 (the worst possible rating), according to [Figure 11](#), the age of the pump would be scaled up to 20 years (Apparent Age / ESL = 100%) and, consequently, its lifespan would be shortened by 5 years. Conversely, if the pump had been given a condition rating of 1, the age of the pump would have been scaled down to 11 years (Apparent Age / ESL = 52.5%) and its lifespan would have been extended by 4 years.

After obtaining the apparent age, the replacement year for an asset was calculated based on the difference between its ESL and apparent age, and a recommendation was then made based on its assigned criticality rating (recommendations are discussed in [Section 9](#)). Alternatively, for high risk assets, the replacement year was set equal to the starting year of the analysis period (i.e., 2020) – refer to [Section 6.2](#). Other triggers for asset replacement that are beyond the scope of this assessment include the following:

- Capacity: Infrastructure requirements to address growth.
- Upgrades: Regulatory changes, new technologies, changes in wastewater properties and operational improvements can all trigger asset replacement.

Projects related to capacity and upgrades should always be undertaken after a thorough review of the asset inventory and renewal plan to identify any assets in the area that are due to be replaced as it may be more efficient to replace the asset as part of a combined project (upgrade / renewal). The entire methodology described above is presented in more detail in [Figure 12](#).

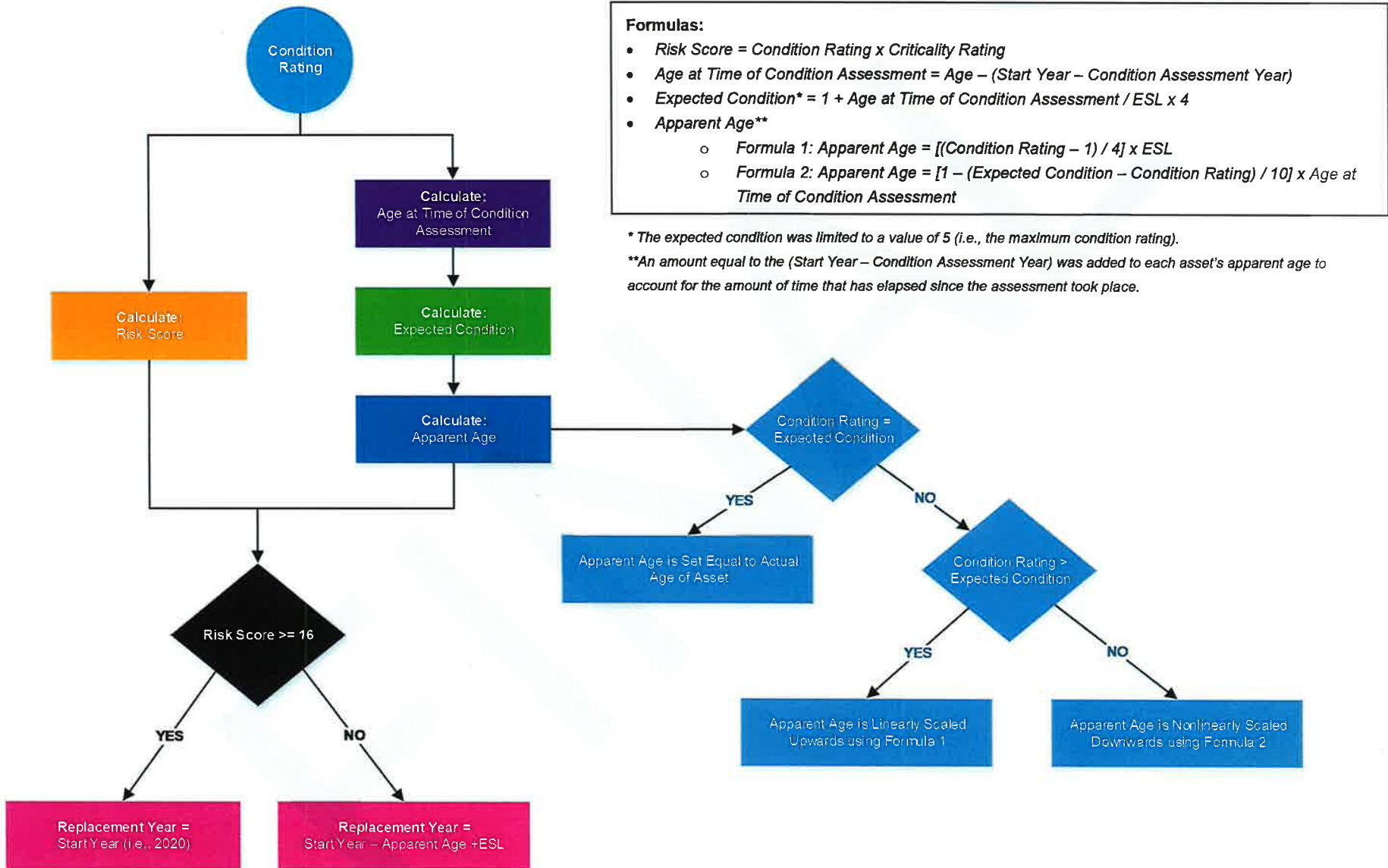


Figure 12 – Renewal Timing Methodology

7.3.4 Asset Life Consumed

Figure 13 to **Figure 16** provide an illustrated summary of the percent of asset life consumed for each facility in the VWRC and Spray Irrigation System. It is important to note that the values given are aggregate values, weighted by replacement cost, considering all assets within each facility. Furthermore, the amount of asset life consumed is calculated using apparent age, as per the methodology given in **Section 7.3.3**. These figures provide a useful indication regarding the apparent age of each facility and upcoming renewal needs. More information on the estimated asset replacement timings is provided in the inventory in **Appendix A**.



Consumed	
Architectural & Structural	25%
Building Mechanical	57%
Electrical & Instrumentation	53%
Process Mechanical	65%

Area 000 - General Civil Siteworks	100%
Civil & Grounds	50%
Electrical & Instrumentation	50%

Area 200 - H Building	100%
Architectural & S Building Mechan	100%
Civil & Grounds	100%
Electrical & Instr	100%
Process Mechani	100%

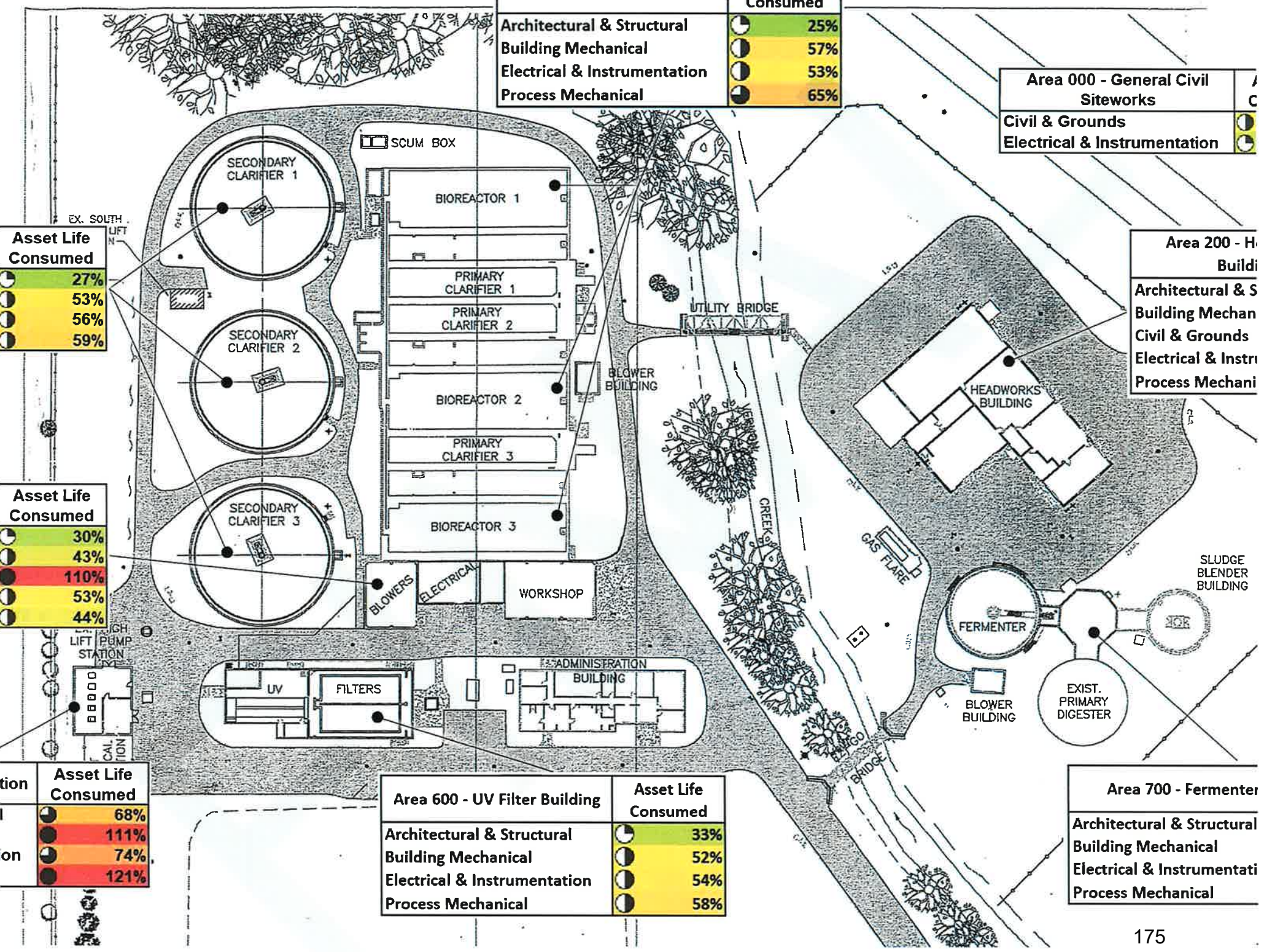
Area 700 - Fermenter	100%
Architectural & Structural	100%
Building Mechanical	100%
Electrical & Instrumentati	100%
Process Mechanical	100%

Area 600 - UV Filter Building		Asset Life Consumed	
Architectural & Structural	33%	33%	33%
Building Mechanical	52%	52%	52%
Electrical & Instrumentation	54%	54%	54%
Process Mechanical	58%	58%	58%

Asset Life Consumed	
27%	27%
53%	53%
56%	56%
59%	59%

Asset Life Consumed	
30%	30%
43%	43%
110%	110%
53%	53%
44%	44%

Asset Life Consumed	
68%	68%
111%	111%
74%	74%
121%	121%



Predator Ridge Balancing Tank	Asset Life Consumed
Architectural & Structural	45%
Building Mechanical	100%
Electrical & Instrumentation	65%
Process Mechanical	67%

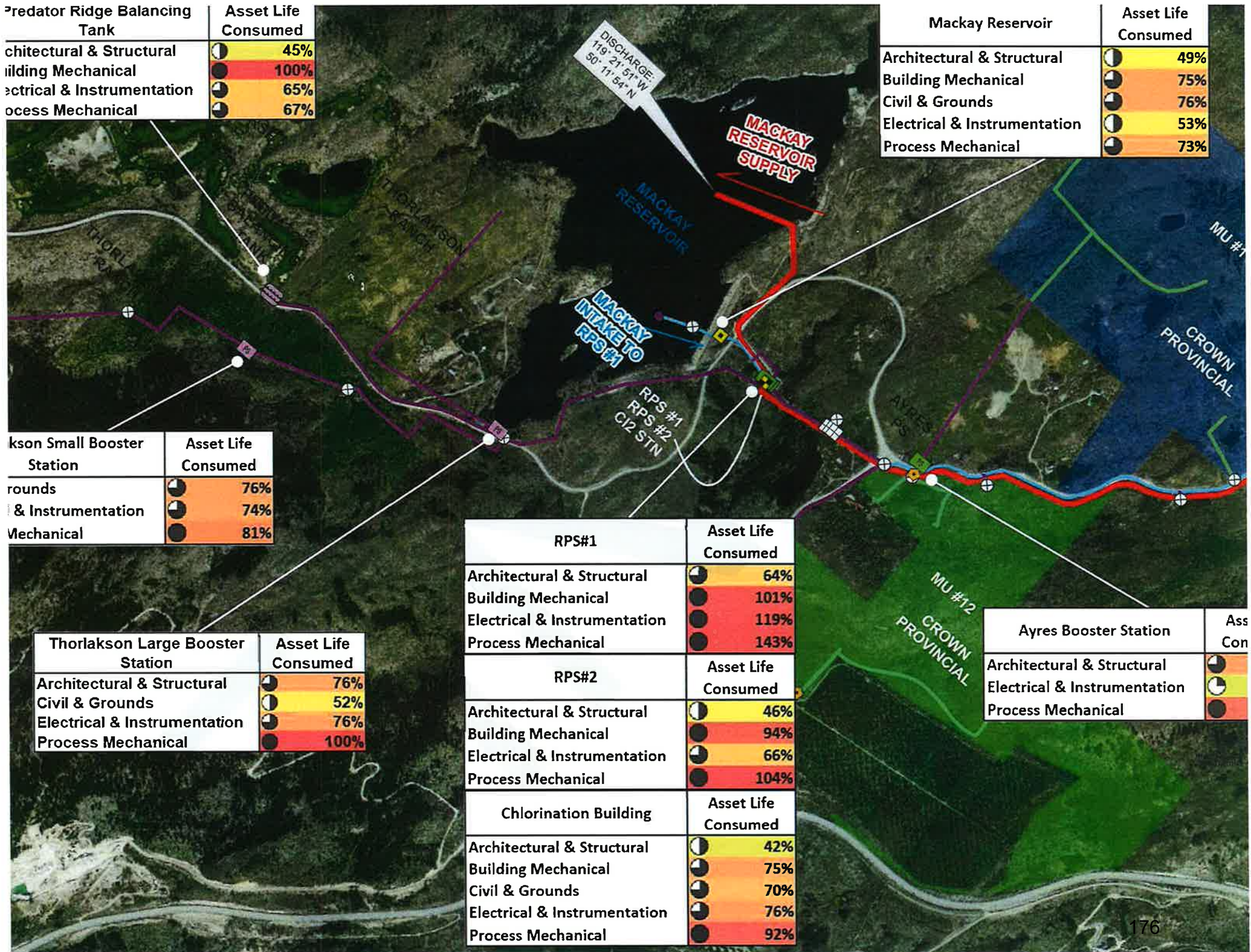
Mackay Reservoir	Asset Life Consumed
Architectural & Structural	49%
Building Mechanical	75%
Civil & Grounds	76%
Electrical & Instrumentation	53%
Process Mechanical	73%

Thorlakson Small Booster Station	Asset Life Consumed
Civil & Grounds	76%
Electrical & Instrumentation	74%
Process Mechanical	81%

Thorlakson Large Booster Station	Asset Life Consumed
Architectural & Structural	76%
Civil & Grounds	52%
Electrical & Instrumentation	76%
Process Mechanical	100%

RPS#1	Asset Life Consumed
Architectural & Structural	64%
Building Mechanical	101%
Electrical & Instrumentation	119%
Process Mechanical	143%
RPS#2	Asset Life Consumed
Architectural & Structural	46%
Building Mechanical	94%
Electrical & Instrumentation	66%
Process Mechanical	104%
Chlorination Building	Asset Life Consumed
Architectural & Structural	42%
Building Mechanical	75%
Civil & Grounds	70%
Electrical & Instrumentation	76%
Process Mechanical	92%

Ayres Booster Station	Asset Life Consumed
Architectural & Structural	76%
Electrical & Instrumentation	76%
Process Mechanical	100%

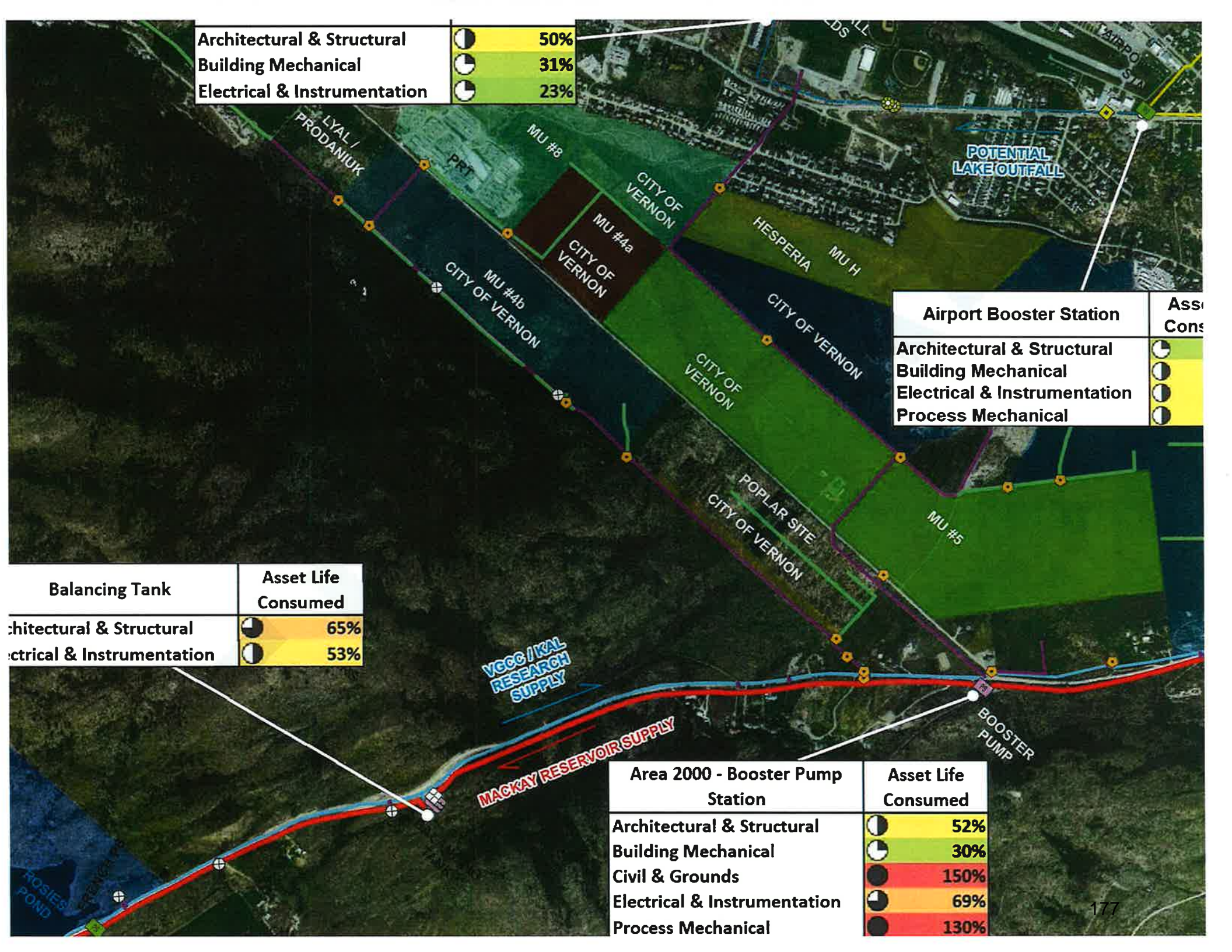






Architectural & Structural		50%
Building Mechanical		31%
Electrical & Instrumentation		23%




Airport Booster Station	Asset Life Consumed
Architectural & Structural	
Building Mechanical	
Electrical & Instrumentation	
Process Mechanical	





Balancing Tank	Asset Life Consumed
Architectural & Structural	65%
Electrical & Instrumentation	53%

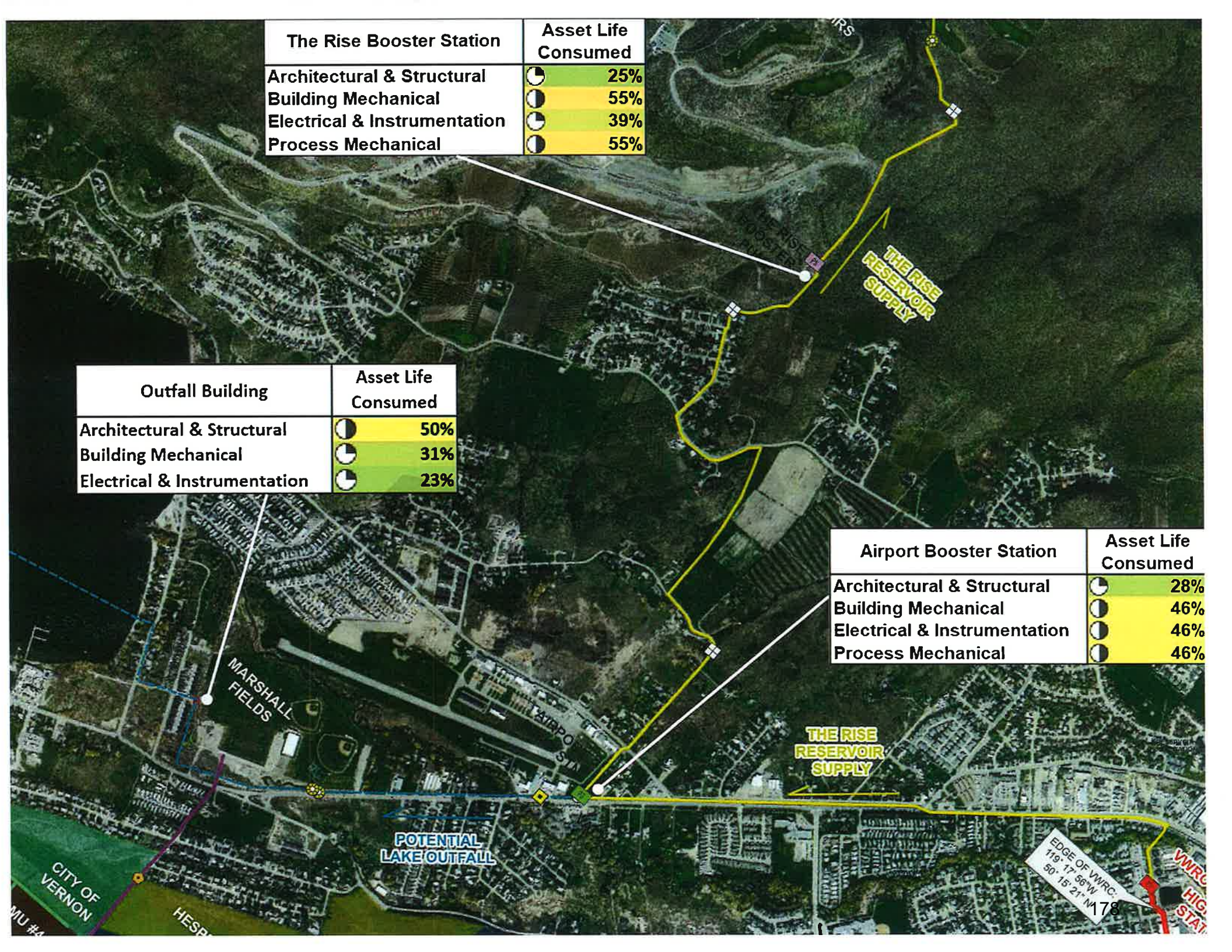
Area 2000 - Booster Pump Station	Asset Life Consumed
Architectural & Structural	52%
Building Mechanical	30%
Civil & Grounds	150%
Electrical & Instrumentation	69%
Process Mechanical	130%



The Rise Booster Station	Asset Life Consumed
Architectural & Structural	 25%
Building Mechanical	 55%
Electrical & Instrumentation	 39%
Process Mechanical	 55%

Outfall Building	Asset Life Consumed
Architectural & Structural	 50%
Building Mechanical	 31%
Electrical & Instrumentation	 23%

Airport Booster Station	Asset Life Consumed
Architectural & Structural	 28%
Building Mechanical	 46%
Electrical & Instrumentation	 46%
Process Mechanical	 46%



7.4 Asset Decommissioning and Disposal

Asset decommissioning and disposal activities are performed to decommission and dispose of assets due to ageing or changes in performance and capacity requirements. This decision process includes the consideration of costs and benefits of rationalization using a whole life approach, the impact of asset rationalisation on other infrastructure, and the processes for disposal of assets. More specifically, the following factors need to be evaluated when considering the decommissioning and disposal of assets:

- Assets not required for the delivery of services, either currently, or over the longer planning period.
- Assets that have become uneconomical to maintain or operate.
- Assets that are not suitable for service delivery.
- Assets that have a negative impact on service delivery, the environment, or community.
- Assets that no longer support the City's service objectives due to a change in type of service being delivered or the delivery method.
- Assets where their use has become uneconomical due to the limited availability of spares or the cost of their replacement parts.
- Assets where their technology has been outdated.
- Assets which can no longer be used for the purpose originally intended.

Considerations for asset decommissioning and disposal activities include, but are not limited to:

- Updates to the City's Statement of Tangible Capital Assets. Considerations related to the determination of residual value and the disposal of assets include:
 - ➔ Residual value and the useful life of an asset should be reviewed, at the very least, at each financial year-end and, if expectations differ from previous estimates, any change should be accounted for prospectively as a change in estimate.
 - ➔ The depreciation method used should reflect the pattern in which the asset's economic benefits are consumed.
 - ➔ The depreciation method should be reviewed, at the very least, annually and, if the pattern of consumption of benefits has changed, the depreciation method should be changed prospectively as a change in estimate.
- Updates to asset databases such as the GIS and CMMS.
- Environmental impact of disposal and implications for land rehabilitation, where applicable.
- Residual value of assets.
- Continued service delivery while a new asset is being constructed / commissioned: overlap of the start-up of new assets / facilities and the decommissioning of existing assets / facilities being replaced.
- Cost of decommissioning and disposal.
- Other, as needed.

8. 20-Year Funding Plan

While it is difficult to predict the exact timing for long-term infrastructure renewal projects, it is reasonable to use theoretical expected service life (ESL) estimates to generate a reinvestment profile to estimate the order of magnitude of funding requirements over time. The asset renewal forecasts prepared for this assessment are estimates of what it will cost over the next 20 years to replace assets as they age and move past their ESLs and / or exceed the City's risk tolerance. It is worth recalling the famous quotation that "*Prediction is very difficult, especially if it's about the future*". It is worth remembering that an analysis of this nature is based on literally

thousands of data inputs and many assumptions, and is therefore, at best, a high-level estimate of future funding needs based on the best available information at the moment.

Throughout the process of completing the asset renewal assessment a list of assets that are past their expected service life were identified and the replacement cost of these assets make up the infrastructure renewal deficit. As per the methodology presented in **Section 7.2**, there are several factors that influence when an asset is replaced. Generally, the following logic applies to determine the recommended action:

- **Assess and / or Replace:** High risk assets that are beyond their expected service life or are deteriorating in condition, reducing reliability of performance (Risk Score greater than or equal to 16).
- **Assess:** Assets that have an age or apparent age past their expected service life, are moderately to highly critical, but have a lower risk score (less than 16). A more detailed assessment may reveal issues that are not yet apparent or may be required to determine if asset replacement is warranted based on newer technology with improved efficiency or performance. In a few cases assets that are no longer in service have been assigned as “Assess”, as further evaluation is required to determine if there is value in the asset for another purpose in the future or whether decommissioning should be planned.
- **Replace on Failure:** Assets that are of low criticality (criticality rating less than 3) and where replacement equipment is available either on site or within a short time frame and the replacement can generally be performed by maintenance staff.

A summary of the infrastructure deficit for the wastewater infrastructure is shown in **Table 8**.

Table 8 – Infrastructure Deficit Summary Table

Recommended Renewal Action	Original		Adjusted*	
	No. of Assets	Replacement Value (Project Cost)	No. of Assets	Replacement Value (Project Cost)
Assess and / or Replace	0	\$-	7	\$179,000
Assess	290	\$7,019,000	125	\$3,227,000
Replace on Failure**	105	\$2,255,000	73	\$1,856,000
TOTAL	395	\$9,274,000	205	\$5,262,000

*Adjusted values incorporate risk and condition (i.e., apparent age).

** Note: “Replace on Failure” does not necessarily mean a catastrophic failure of the equipment but could be triggered by any deterioration in condition or function that would require a repair not worthy of an asset at the end of its service life. Therefore, expenditures for these assets may be deferred until required. However, the renewal cost of these assets is shown as a 2020 expenditure as it is recommended that funds associated with assets past their expected service lives be available in the reserve fund.

In addition to the infrastructure deficit, there is also a further \$37.6M of reinvestment required over the next 20 years, which brings the 20-year average to \$2.14M. When O&M funding needs are also considered based on current O&M budgets for renewal and replacement (refer to **Section 7.2**), the 20-year average increases to \$2.47M (assumes 2% annual inflation on O&M expenditures). This is shown in **Figure 17** and **Figure 18** which illustrate the predicted funding needs for the VWRC, Spray Irrigation System, and Outfall Line. Note that the following assumptions were made when developing the figures:

- Assets identified as “Assess and / or Replace” are included in 2020.
- Assets identified as “Assess” are included as potential expenditures in 2020, the scope of work and their cost estimates should be confirmed.
- Assets identified as “Replace on Failure” are included as an expenditure in 2020, but these expenditures could be contributions to the reserves fund while the actual expenditures are deferred until required.
- Replacement timing has been adjusted based on Condition and Risk, as per the methodology in **Section 7.3.3**.

- Costs associated with the acquisition of new assets and decommissioning of existing assets are not considered at this time and have, therefore, been excluded.

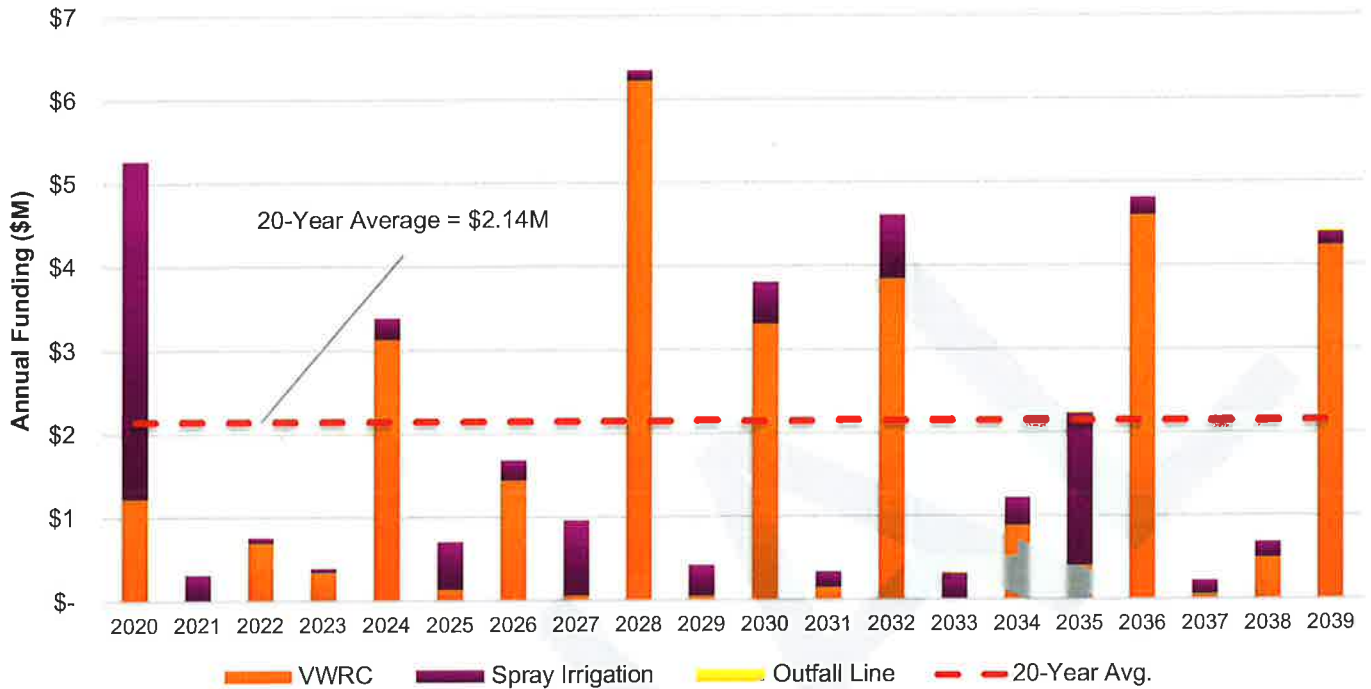


Figure 17 – Funding Needs vs. Year by Asset Type (Excludes O&M)

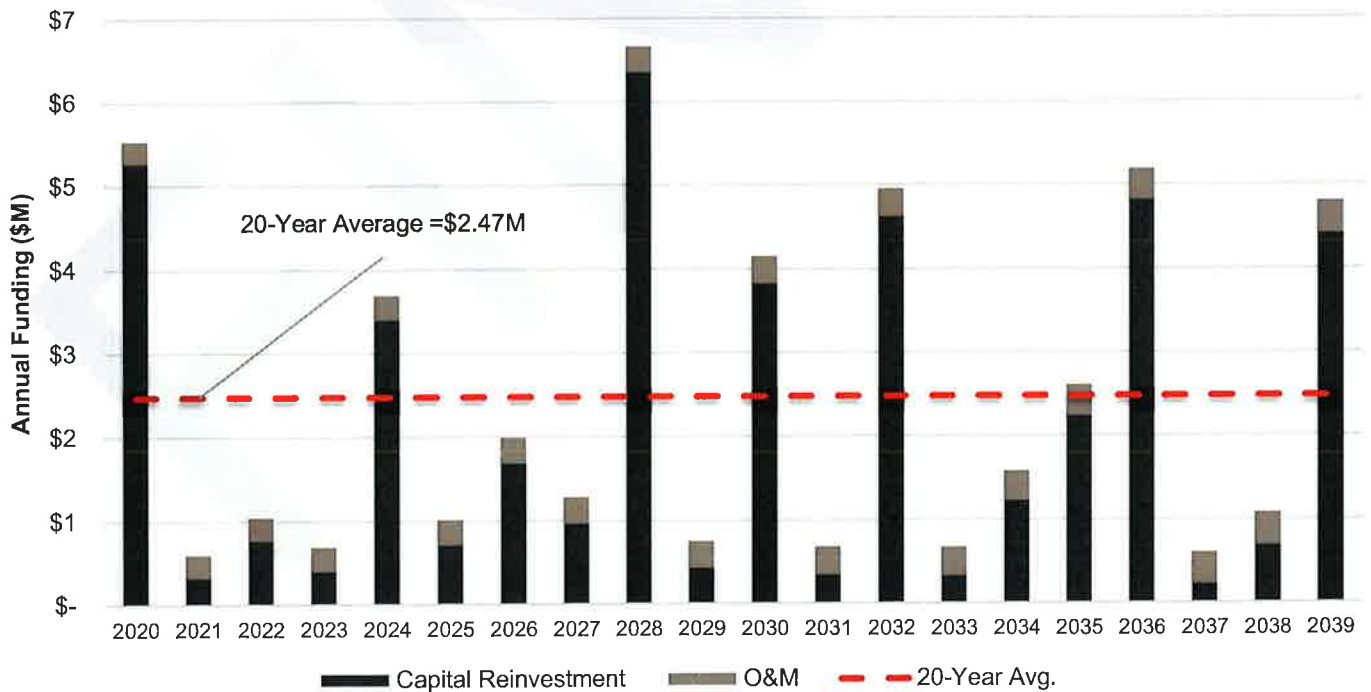


Figure 18 – Total Funding Needs vs. Year by Asset Type

9. Conclusions and Recommendations

The assessment of asset management renewal needs considered both the physical condition of VWRC, Spray Irrigation and Outfall Line assets and an assessment of asset criticality (i.e., consequence of failure) to determine risk. Overall the City’s wastewater treatment infrastructure is in a good operating condition. However, there exists a significant deficit of assets that require renewal, with an estimated annual reinvestment of \$2.14M, as presented in **Table 9**. It is apparent that City staff members have been proactive in preventive maintenance practices, as the City is able to operate and maintain these assets beyond their typical expected service life. While this proactive maintenance approach is commendable, it does put the City at risk of having many assets that are close to or beyond their “state-of-good-repair” point. Also, continuous maintenance of these assets may very well be more expensive from a total life cycle point-of-view than the cost of replacing the assets now which may result in lower operation and maintenance costs going forward. While it may be feasible to maintain these assets for a few more years, the likelihood of failure increases as assets age. Risk exposure costs include the unexpected failure of the assets plus disruption costs, environmental damage and loss of reputation. If an asset is critical, as a good portion of the City’s assets are, there needs to be a low tolerance to service failure. Timely replacement significantly reduces the risk cost exposure. An investment in early renewal of critical assets means slightly higher total costs of ownership – but with the benefit of a significant reduction in risk exposure.

Table 9 provides the capital investment level requirements that can be used to inform the City’s overall Asset Management Plan. Note, the “Average Annual Life Cycle Investment (Original)” column includes projected costs based solely on the actual ages and expected service lives of the assets. Conversely, the “Average Annual Life Cycle Investment (Adjusted)” column includes projected costs based on the condition ratings, apparent ages, and risk scores, as per the methodology outlined in **Section 7.3.3**. When the adjusted values are greater than the original values it signifies that the City’s assets are in worse condition than expected and / or there are high risk assets which were triggered for replacement prior to the end of their expected service life. Conversely, the opposite is true when the adjusted values are less than the original values. This is most notable when comparing the original and adjusted infrastructure deficits for the VWRC. In that case, several assets had an original replacement date of 2020, but that date was deferred by a few years because the condition of those assets was better than expected.

Table 9 – Twenty-Year Capital Reinvestment Summary Table

Site	Current Replacement Value	Average Annual Life Cycle Investment (Original)	Average Annual Life Cycle Investment (Adjusted)*	20-Year Total (Original)	20-Year Total (Adjusted)*	Infrastructure Deficit (Original)	Infrastructure Deficit (Adjusted)*
VWRC	\$61,254,000	\$1,485,000	\$1,568,000	\$29,701,000	\$31,350,000	\$4,389,000	\$1,232,000
Spray Irrigation	\$78,405,000	\$692,000	\$575,000	\$13,843,000	\$11,503,000	\$4,885,000	\$4,030,000
Outfall Line	\$20,013,000	\$2,000	\$1,000	\$38,000	\$27,000	\$-	\$-
TOTAL	\$159,672,000	\$2,179,000	\$2,144,000	\$43,582,000	\$42,880,000	\$9,274,000	\$5,262,000

*Adjusted values incorporate risk and condition (i.e., apparent age).

Considering the information above, AECOM recommendations are provided in **Table 10**. Summary sheets by area have also been provided in **Appendix B** to provide more details about specific recommended renewal actions. In line with the criteria given in the previous section, recommended actions in the summary sheets are categorized as one of the following: replace, assess, decommission, or run to failure.

Table 10 – Recommendations

No.	Category	Description
1	Funding	The 20-year average annual capital renewal investment requirement (adjusted) is currently estimated at \$2.14M for the period of 2020 - 2039 (made up of \$1.57M for the VWRC, \$0.58M for Spray Irrigation and \$0.001M for the Outfall). We recommend that the City allocates at least this amount annually for asset replacement and develop an asset replacement reserve to smooth out expenditures over this period.
2	Replace High Risk Assets	AECOM identified 7 assets totalling a project cost of \$0.18M that were flagged for “Assess and / or Replace” (refer to Table 8). These are assets that have a poor condition rating and high criticality, resulting in a high-risk score. These assets should be assessed and / or preferably replaced soon to avoid any negative impacts on the City’s wastewater system.
3	Assess Aging Assets	<p>AECOM identified 125 critical assets totalling a project cost of \$3.23M that have exceeded their expected service life (based on condition / apparent age) and have a moderate risk score (refer to Table 8). However, not enough information is available to make a recommendation whether to refurbish, replace or extend their service life. It is highly recommended that the City review the list and assess these aging assets, focusing on the highest risk assets.</p> <p>There are an additional 165 critical assets totalling a project cost of \$3.85M that have exceeded their expected service life (based on actual age) but were assigned a lower apparent age due to their better than expected observed condition. Condition ratings were based on a visual inspection only; therefore, it is recommended that the City review the list and assess these aging assets to confirm their condition with operators, again focussing on the highest risk assets.</p>
4	Asset Management Practices	Over the short term, AECOM recommends that the City continue to maintain the digital asset inventory created by AECOM using MS Excel for asset management needs. AECOM also recommends that the City continue to keep track, update and maintain the inventory, and incorporate it into the City’s CMMS and Decision Support Software, IDS.
5	Improvement Plan	AECOM recommends that the City review this AMP on an annual basis and develop an improvement plan to further assess future demand, develop customer and technical levels of service, incorporate acquisition (from major expansion projects) and disposal costs, and review project costs and expected service lives. The improvement plan should lay out the responsibilities, resources required, and timelines for all desired updates. It should also include performance measures and criteria for assessing the ongoing effectiveness of the AMP.

Appendix A – VWRC, Spray Irrigation, and Outfall Inventory

DRAFT

SYMBOL	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE	DATE	STATUS
	Bridge						
	Utility bridge, metal grating walkway, metal railing	per m2	80	\$ 600	\$ 72,000	14	2
	Piping, Fittings and Valves 250m of 900mm HDPE Piping from area 500	per m	250	\$ 7,500	\$ 2,812,500	20	3
	Piping, Fittings and Valves 60m of 750mm HDPE Piping from area 200	per m	60	\$ 6,000	\$ 540,000	20	3
	Piping, Fittings and Valves 250m of 200mm Steel Piping from area 500	per m	250	\$ 1,200	\$ 450,000	20	3
	Piping, Fittings and Valves 220m of 200mm HDPE Piping from area 500	per m	220	\$ 1,200	\$ 396,000	20	3
	Piping, Fittings and Valves 100m of 450mm Steel Piping from area 300	per m	100	\$ 2,500	\$ 375,000	20	3
	Piping, Fittings and Valves 200m of 200mm Stainless Steel Piping from area 200	per m	200	\$ 1,200	\$ 360,000	20	3
	Piping, Fittings and Valves 160m of 200mm PVC Piping from area 200	per m	160	\$ 1,200	\$ 288,000	20	3
	Piping, Fittings and Valves 160m of 150mm HDPE Piping from area 700	per m	160	\$ 800	\$ 192,000	20	3
	Piping, Fittings and Valves 15m of 900mm HDPE Piping from area 600	per m	15	\$ 7,500	\$ 168,750	20	3
	Piping, Fittings and Valves 225m of 100mm PVC Piping from area 200	per m	225	\$ 500	\$ 168,750	20	3
	Piping, Fittings and Valves 140m of 100mm HDPE Piping from area 300	per m	140	\$ 500	\$ 105,000	20	3
	Piping, Fittings and Valves 140m of 100mm HDPE Piping from area 300	per m	140	\$ 500	\$ 105,000	20	3
	Piping, Fittings and Valves 140m of 100mm HDPE Piping from area 300	per m	138	\$ 500	\$ 103,425	20	3
	Piping, Fittings and Valves 40m of 200mm PVC Piping from area 200 (S)	per m	40	\$ 1,200	\$ 72,000	20	3
	Piping, Fittings and Valves 50m of 150mm HDPE Piping from area 700	per m	51	\$ 800	\$ 61,440	20	3
	Piping, Fittings and Valves 60m of 100mm HDPE Piping from area 200	per m	60	\$ 500	\$ 45,000	20	3
	Piping, Fittings and Valves 45m of 100mm HDPE Piping from area 700	per m	45	\$ 500	\$ 33,750	20	3
	Wiring	per m	1270	\$ 750	\$ 1,428,300	14	40
	U/G Electrical Conduit	per m3	1	\$ 130,000	\$ 195,000	14	2
	Transformer	EA	1	\$ 40,000	\$ 60,000	14	2
	PD-1 Utility transformer	EA	1	\$ 350	\$ 598,500	19	75
	Concrete stairs	per m2	1140	\$ 335,000	\$ 502,500	9	75
	Masonry Walls	EA	1	\$ 2,200	\$ 1,485,000	15	60
	Polymer building steel superstructure	EA	1	\$ 8,000	\$ 12,000	14	30
	Headworks foundation and superstructure	EA	1	\$ 7,000	\$ 10,500	14	30
	5 units of double metal doors	EA	1	\$ 7,000	\$ 10,500	14	30
	6 units of garage rolling doors	EA	1	\$ 7,000	\$ 10,500	14	30
	TRUCK BAY DOOR #1 (NORTH SIDE)	EA	1	\$ 7,000	\$ 10,500	14	30
	TRUCK BAY DOOR #2 (SOUTH SIDE)	EA	1	\$ 5,000	\$ 7,500	14	30
	11 units of single metal doors	EA	6	\$ 2,200	\$ 19,800	15	60
	GRIT CLASSIFIER UNIT; GC-201	per m3	20	\$ 400	\$ 12,000	14	30
	Metal railings	per m	16	\$ 400	\$ 9,600	14	30
	Metal railings	per m	15	\$ 400	\$ 9,000	14	30
	Metal railings	per m	11	\$ 500	\$ 7,950	14	30
	Metal grating platform	per m2	10	\$ 500	\$ 7,500	14	30
	Metal grating stairs	per m2	10	\$ 500	\$ 7,500	14	30
	Metal grating platform & ladder access	per m	10	\$ 400	\$ 6,000	14	30
	Metal grating stairs	per m2	8	\$ 500	\$ 6,000	14	30
	Metal grating platform & ladder access	per m2	1	\$ 500	\$ 975	14	30
	Headworks torch-on roof, sidings and soffits	per m2	860	\$ 350	\$ 451,500	38	50
	6 units of vents	EA	6	\$ 2,000	\$ 18,000	13	25
	10 units of windows	EA	1	\$ 750	\$ 1,125	14	30
	Roof top air conditioning unit #2	EA	1	\$ 10,000	\$ 15,000	13	25
	Roof top air conditioning unit #1	EA	1	\$ 10,000	\$ 15,000	13	25
	Air supply vents & MUA	EA	1	\$ 7,500	\$ 11,250	13	25
	Boiler 1	EA	1	\$ 10,000	\$ 15,000	13	25
	Boiler 2	EA	1	\$ 10,000	\$ 15,000	13	25
	General ductwork of area 200	per m2	860	\$ 250	\$ 322,500	14	40
	Safety Shower and emergency eye wash station	EA	1	\$ 7,500	\$ 11,250	12	20
	Safety Shower and emergency eye wash station	EA	1	\$ 7,500	\$ 11,250	12	20
	Exhaust vents	EA	1	\$ 3,000	\$ 4,500	13	25
	Exhaust fan	EA	1	\$ 3,000	\$ 4,500	13	25
	Supply air units	EA	1	\$ 3,000	\$ 4,500	13	25
	Exhaust ventilation	EA	1	\$ 3,000	\$ 4,500	13	25

Item #	Description	Category	Quantity	Unit	Material	Notes	Price	Total
1	Building Mechanical	Hoist	1	EA	CRANE UNIT 26 MONORAIL		\$ 5,000	\$ 7,500
2	Building Mechanical	Hoist	1	EA	CRANE UNIT 21 SGTR		\$ 5,000	\$ 7,500
3	Building Mechanical	Hoist	1	EA	CRANE UNIT 24 MONORAIL		\$ 5,000	\$ 7,500
4	Building Mechanical	Hoist	1	EA	CRANE UNIT 25 JIB		\$ 5,000	\$ 7,500
5	Building Mechanical	Hoist	1	EA	CRANE UNIT 23 MONORAIL		\$ 5,000	\$ 7,500
6	Building Mechanical	Hoist	1	EA	CRANE UNIT 22 MONORAIL		\$ 5,000	\$ 7,500
7	Building Mechanical	Hoist	1	EA	Vestil Gantry Crane		\$ 5,000	\$ 7,500
8	Building Mechanical	Hoist	1	EA	SCISSOR LIFT UNIT		\$ 5,000	\$ 7,500
9	Building Mechanical	Hoist	1	EA	CRANE UNIT 34 MONORAIL		\$ 5,000	\$ 7,500
10	Building Mechanical	Misc HVAC	1	EA	HEAT RECOVERY COIL		\$ 50,000	\$ 75,000
11	Building Mechanical	Plumbing	1	EA	Service sink		\$ 3,000	\$ 4,500
12	Building Mechanical	Plumbing	1	EA	Stainless steel sink		\$ 1,360	\$ 2,040
13	Building Mechanical	Plumbing	1	EA	Ceramic lavatory		\$ 1,360	\$ 2,040
14	Building Mechanical	Pump	1	EA	Glycol Pump 1		\$ 20,000	\$ 30,000
15	Building Mechanical	Pump	1	EA	Glycol Pump 2		\$ 20,000	\$ 30,000
16	Building Mechanical	Pump	1	EA	Glycol Pump 3		\$ 20,000	\$ 30,000
17	Building Mechanical	Pump	1	EA	Glycol Pump 4		\$ 20,000	\$ 30,000
18	Building Mechanical	Tank	1	EA	HOT WATER TANK		\$ 3,000	\$ 4,500
19	Civil & Grounds	Gate	1	EA	MAIN GATE 25 AVE		\$ 20,000	\$ 30,000
20	Civil & Grounds	Siteworks	7	EA	Storm Manhole		\$ 7,000	\$ 73,500
21	Civil & Grounds	Siteworks	3	EA	Sanitary Manholes		\$ 7,000	\$ 31,500
22	Civil & Grounds	Vehicular Equipment	1	EA	Trailer		\$ 50,000	\$ 75,000
23	Civil & Grounds	Vehicular Equipment	1	EA	CITY BIOSOLIDS TRAILER #107		\$ 50,000	\$ 75,000
24	Electrical & Instrumentation	Alarm	3	EA	Strobe, Gas Alarm		\$ 1,500	\$ 6,750
25	Electrical & Instrumentation	Alarm	3	EA	Horn, Gas Alarm		\$ 1,000	\$ 4,500
26	Electrical & Instrumentation	Alarm	3	EA	Horn, Gas Alarm		\$ 1,000	\$ 4,500
27	Electrical & Instrumentation	Alarm	2	EA	Strobe, Gas Alarm		\$ 1,500	\$ 4,500
28	Electrical & Instrumentation	Alarm	1	EA	Strobe, Gas Alarm		\$ 1,500	\$ 2,250
29	Electrical & Instrumentation	Alarm	1	EA	Strobe, Gas Alarm		\$ 1,500	\$ 2,250
30	Electrical & Instrumentation	Cabletray	1	EA	600mm, aluminum, 200mm rails		\$ 750	\$ 1,125
31	Electrical & Instrumentation	Cabletray	1	EA	900mm, aluminum, 150mm rails		\$ 750	\$ 1,125
32	Electrical & Instrumentation	Communications	1	EA	Communications System		\$ 25,000	\$ 37,500
33	Electrical & Instrumentation	Communications	2	Included	Speaker		\$ -	\$ -
34	Electrical & Instrumentation	Communications	3	Included	Speaker		\$ -	\$ -
35	Electrical & Instrumentation	Communications	2	Included	Speaker		\$ -	\$ -
36	Electrical & Instrumentation	Control Panel	1	EA	#1 Centrifuge control panel		\$ 30,000	\$ 45,000
37	Electrical & Instrumentation	Control Panel	1	EA	#2 Centrifuge control panel		\$ 30,000	\$ 45,000
38	Electrical & Instrumentation	Control Panel	1	EA	Daft control panel		\$ 30,000	\$ 45,000
39	Electrical & Instrumentation	Control Panel	1	EA	LCP-210 Gas Detection control panel		\$ 10,000	\$ 15,000
40	Electrical & Instrumentation	Control Panel	1	EA	Polymer control panel		\$ 10,000	\$ 15,000
41	Electrical & Instrumentation	Control Panel	1	EA	Conveyor control panel		\$ 10,000	\$ 15,000
42	Electrical & Instrumentation	Control Panel	2	EA	HVAC control panel		\$ 5,000	\$ 15,000
43	Electrical & Instrumentation	Control Panel	1	EA	Panel 2L1, 120/208V, 250A, 42 circuits		\$ 5,000	\$ 7,500
44	Electrical & Instrumentation	Control Panel	1	EA	Panel 2L2, 120/208V, 400A, 42 circuits		\$ 5,000	\$ 7,500
45	Electrical & Instrumentation	Control Panel	1	EA	Panel 2L3, 120/208V, 250A, 42 circuits		\$ 5,000	\$ 7,500
46	Electrical & Instrumentation	Control Panel	1	EA	Panel 7L1, 120/208V, 250A, 42 circuits		\$ 5,000	\$ 7,500
47	Electrical & Instrumentation	Control Panel	1	EA	Panel 7L2, 120/208V, 250A, 42 circuits		\$ 5,000	\$ 7,500
48	Electrical & Instrumentation	Disconnect	6	EA	Metric disconnect, 600V, 3 pole, Explosion proof		\$ 1,000	\$ 9,000
49	Electrical & Instrumentation	Disconnect	4	EA	Metric disconnect, 600V, 3 pole, Explosion proof		\$ 1,000	\$ 6,000
50	Electrical & Instrumentation	Disconnect	3	EA	Metric disconnect, 600V, 30A, 3 pole, NEMA		\$ 1,000	\$ 4,500
51	Electrical & Instrumentation	Fire Protection	1	EA	Fire Protection System		\$ 20,000	\$ 30,000
52	Electrical & Instrumentation	Fire Protection	1	Included	Manual Pull Station		\$ -	\$ -
53	Electrical & Instrumentation	Fire Protection	1	Included	Manual Pull Station		\$ -	\$ -
54	Electrical & Instrumentation	Fire Protection	1	Included	Heat Detector , explosion proof		\$ -	\$ -

Item	Description	Quantity	Unit	Material	Value	Notes
1	Fire Alarm Panel	1	EA	\$ 10,000	\$ 10,000	13
2	Backflow Preventer DCVA #2; 2"	1	EA	\$ 1,500	\$ 1,500	25
3	Backflow Preventer RPBA #2; 1"	1	EA	\$ 500	\$ 500	15
4	Backflow Preventer RPBA #1; 3/4"	1	EA	\$ 350	\$ 350	15
5	LIT-202 INFLUENT LEVEL INDICATOR	1	Included	\$ -	\$ -	15
6	FIT-231 CENTRIFUGE FLOW METER	1	EA	\$ 5,000	\$ 7,500	15
7	FIT-232 CENTRIFUGE FLOW METER	1	EA	\$ 5,000	\$ 7,500	15
8	FIT-201 FLOW METER	1	EA	\$ 5,000	\$ 7,500	15
9	FIT-2XX POLYMER FLOW METER	1	EA	\$ 5,000	\$ 7,500	15
10	PSL-222 Pressure Switch	1	EA	\$ 2,500	\$ 3,750	15
11	PSL-221 Pressure Switch	1	EA	\$ 2,500	\$ 3,750	15
12	AIT-203 PH & Temperature	1	EA	\$ 2,500	\$ 3,750	15
13	DPIT-211 KPA	1	EA	\$ 2,500	\$ 3,750	15
14	DPIT-212 KPA	1	EA	\$ 2,500	\$ 3,750	15
15	PIT-211 KPA	1	EA	\$ 2,500	\$ 3,750	15
16	PIT-212 KPA	1	EA	\$ 2,500	\$ 3,750	15
17	ZS-221 Over torque switch	1	EA	\$ 300	\$ 450	15
18	ZS-222 Over torque switch	1	EA	\$ 300	\$ 450	15
19	AIT-216 H2S Sensor	1	Included	\$ -	\$ -	15
20	CNV-231 CONVEYOR MOTION DETECTIO	1	Included	\$ -	\$ -	15
21	CNV-232 CONVEYOR MOTION DETECTIO	1	Included	\$ -	\$ -	15
22	AIT-215 H2S Sensor	1	Included	\$ -	\$ -	15
23	LIT-224 DAFT LEVEL INDICATOR	1	Included	\$ -	\$ -	15
24	LIT-225 DAFT LEVEL INDICATOR	1	Included	\$ -	\$ -	15
25	AIT-218A H2S Sensor	1	Included	\$ -	\$ -	15
26	AIT-218B LEL Sensor	1	Included	\$ -	\$ -	15
27	LIT-201A LEVEL INDICATOR	1	Included	\$ -	\$ -	15
28	LIT-201B LEVEL INDICATOR	1	Included	\$ -	\$ -	15
29	AIT-212 H2S Sensor	1	Included	\$ -	\$ -	15
30	AIT-211A H2S Sensor	1	Included	\$ -	\$ -	15
31	AIT-211 LEL Sensor	1	Included	\$ -	\$ -	15
32	P-242 Flow Sensor	1	Included	\$ -	\$ -	15
33	P-241 Flow Sensor	1	Included	\$ -	\$ -	15
34	LIT-230 MIX LEVEL INDICATOR	1	Included	\$ -	\$ -	15
35	LIT-231 DAY LEVEL INDICATOR	1	Included	\$ -	\$ -	15
36	AIT-217A H2S Sensor	1	Included	\$ -	\$ -	15
37	AIT-217B LEL Sensor	1	Included	\$ -	\$ -	15
38	AIT-213 H2S Sensor	1	Included	\$ -	\$ -	15
39	AIT-211 LEL Sensor	1	Included	\$ -	\$ -	15
40	JB, NEMA 4X, 36"x24"	1	Included	\$ -	\$ -	20
41	T8, Fluorescent, 3 lamps	10	EA	\$ 350	\$ 5,250	20
42	T8, Fluorescent, 3 lamps	9	EA	\$ 350	\$ 4,725	20
43	T8, Fluorescent, 3 lamps	7	EA	\$ 350	\$ 3,675	20
44	T8, Fluorescent, 3 lamps	7	EA	\$ 350	\$ 3,675	20
45	T8, Fluorescent, 3 lamps	3	EA	\$ 350	\$ 1,575	20
46	T8, Fluorescent, 3 lamps	3	EA	\$ 350	\$ 1,575	20
47	T8, Fluorescent, 2 lamps	2	EA	\$ 350	\$ 1,050	20
48	Battery pack with remote heads	1	EA	\$ 400	\$ 600	20
49	Area 200 MCC, 347/600V, 18 sections, 1600	1	EA	\$ 280,000	\$ 420,000	40
50	Area 400/700 MCC, 347/600V, 12 sections, 6	1	EA	\$ 210,000	\$ 315,000	40
51	Control MCC, 120/208V, 3 sections, 600A	1	EA	\$ 140,000	\$ 210,000	40
52	ACP260 (Septage Facility HVAC)	1	EA	\$ 30,000	\$ 45,000	30
53	Septage Facility PLC	1	EA	\$ 30,000	\$ 45,000	30
54	ACP200	1	EA	\$ 20,000	\$ 30,000	30

Plant	Area	Equipment	Unit	Year	QTY	Unit	Material	Cost	Value	Notes
Jing	Electrical & Instrumentation	Tank	DAF-222	2005	1	EA	\$ 295,000	\$ 442,500	14	30
Jing	Electrical & Instrumentation	UPS	UPS	2005	1	EA	\$ 2,000	\$ 3,000	12	20
Jing	Electrical & Instrumentation	Wiring	Interior Electrical Wiring	2005	111	per m	\$ 600	\$ 99,900	14	40
Jing	Process Mechanical	Air Dryer	AIR DRYER DVAIR UNIT	2005	1	EA	\$ 15,000	\$ 22,500	12	20
Jing	Process Mechanical	Blower	211 BLOWER UNIT; BLR-211	2005	1	EA	\$ 28,000	\$ 42,000	11	10
Jing	Process Mechanical	Blower	212 BLOWER UNIT; BLR-212	2005	1	EA	\$ 28,000	\$ 42,000	11	10
Jing	Process Mechanical	Blower	POLYMER BLOWER; Included in DPS-243	2005	1	EA	\$ 28,000	\$ 42,000	12	10
Jing	Process Mechanical	Carbon Tower	OCA-211 Carbon Tower	2005	1	EA	\$ 400,000	\$ 600,000	14	35
Jing	Process Mechanical	Carbon Tower	OCA-212 Carbon Tower	2005	1	EA	\$ 400,000	\$ 600,000	14	35
Jing	Process Mechanical	Compressor	ROTO-COMPACTOR UNIT; Augur for SCN-2	2005	1	EA	\$ 150,000	\$ 225,000	14	20
Jing	Process Mechanical	Compressor	CMP-221 UNIT	2005	1	EA	\$ 5,000	\$ 7,500	13	25
Jing	Process Mechanical	Compressor	CMP-222 UNIT	2005	1	EA	\$ 5,000	\$ 7,500	13	25
Jing	Process Mechanical	Conveyor	CNV-231 CONVEYOR UNIT	2005	1	EA	\$ 48,000	\$ 72,000	14	20
Jing	Process Mechanical	Conveyor	CNV-232 CONVEYOR UNIT	2005	1	EA	\$ 48,000	\$ 72,000	12	20
Jing	Process Mechanical	Conveyor	CNV-233 CONVEYOR UNIT	2005	1	EA	\$ 48,000	\$ 72,000	12	20
Jing	Process Mechanical	Conveyor	TULA 65 Bearing; Included in CNV-231	2005	1	EA	\$ 22,500	\$ 33,750	12	20
Jing	Process Mechanical	Dry Polymer Handling Unit	DRY POLYMER HANDLING UNIT DPS-241	2005	1	EA	\$ 250,000	\$ 375,000	11	15
Jing	Process Mechanical	Dry Polymer Handling Unit	DRY POLYMER HANDLING UNIT & MIX TA	2005	1	Included	\$ -	\$ -	14	25
Jing	Process Mechanical	Gate	233 Hydraulically Controlled Conveyor Slide	2005	1	EA	\$ 22,500	\$ 33,750	12	20
Jing	Process Mechanical	Gear Box	DAF-1 SKIMMER GEARBOX	2005	1	Included	\$ -	\$ -	14	20
Jing	Process Mechanical	Gear Box	DAF-2 SKIMMER GEARBOX	2005	1	Included	\$ -	\$ -	14	20
Jing	Process Mechanical	Gear Box	CENTRIFUGE 1 GEARBOX	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Gear Box	CENTRIFUGE 2 GEARBOX	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Gear Box	CNV-231 GEARBOX	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Gear Box	SCN-201 SCREEN GEARBOX-B	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Gear Box	RC-201 COMPACTOR GEARBOX	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Gear Box	GC-201 CLASSIFIER GEARBOX	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Gear Box	SCN-201 SCREEN GEARBOX-A	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Gear Box	GT-201A SCREW GEARBOX	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Gear Box	CNV-233 GEARBOX	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Gear Box	B-201 BRUSH GEARBOX #1	2014	1	Included	\$ -	\$ -	10	20
Jing	Process Mechanical	Gear Box	B-201 BRUSH GEARBOX #2	2019	1	Included	\$ -	\$ -	5	20
Jing	Process Mechanical	Gear Box	CNV-232 #2 GEARBOX 10HP	2017	1	Included	\$ -	\$ -	5	20
Jing	Process Mechanical	Grit Dewatering	GRIT DEWATERING SCREW UNIT	2005	1	EA	\$ 250,000	\$ 375,000	11	15
Jing	Process Mechanical	Motor	DRY POLYMER SCREWFEEDER MOTOR	2005	1	Included	\$ -	\$ -	14	20
Jing	Process Mechanical	Motor	265 HYDRAULIC RAKE MOTOR	2005	1	Included	\$ -	\$ -	14	20
Jing	Process Mechanical	Motor	CENTRIFUGE 1 Cooling Fan MOTOR	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Motor	CENTRIFUGE 2 Cooling Fan MOTOR	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Motor	CENTRIFUGE 1 Backdrive MOTOR	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Motor	CENTRIFUGE 2 Backdrive MOTOR	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Motor	CENTRIFUGE 1 Maindrive MOTOR	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Motor	CENTRIFUGE 2 Maindrive MOTOR	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Motor	CNV-231 CONVEYOR MOTOR	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Motor	DAF-1 SKIMMER MOTOR	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Motor	DAF-2 SKIMMER MOTOR	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Motor	224 TWAS MOTOR	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Motor	225 TWAS MOTOR	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Motor	#1 RECIRC MOTOR	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Motor	#2 RECIRC MOTOR	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Motor	#3 RECIRC MOTOR	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Motor	COMPRESSOR 221 MOTOR	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Motor	COMPRESSOR 222 MOTOR	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Motor	GT-201A SCREW MOTOR; Included in Grit	2005	1	Included	\$ -	\$ -	12	20
Jing	Process Mechanical	Motor	B-201 BRUSH MOTOR #1	2005	1	Included	\$ -	\$ -	12	20

Item	Category	Description	Year	Value	Unit	Notes
212 BLOWER MOTOR	Motor	212 BLOWER MOTOR	2005	\$ -	Included	
213 CONVEYOR MOTOR	Motor	213 CONVEYOR MOTOR	2005	\$ -	Included	
214 CONVEYOR MOTOR	Motor	214 CONVEYOR MOTOR	2005	\$ -	Included	
215 DAF tank drains; x2 4" ball valves, Included in	Piping, Fittings and Valves	215 DAF tank drains; x2 4" ball valves, Included in	2005	\$ 2,700	EA	
216 DAF tank drains; 100m of 4" SS piping, Inclu	Piping, Fittings and Valves	216 DAF tank drains; 100m of 4" SS piping, Inclu	2005	\$ 500	per m	
217 25m steel piping; high fittings	Piping, Fittings and Valves	217 25m steel piping; high fittings	2005	\$ 1,200	per m	
218 15m steel piping; low fittr	Piping, Fittings and Valves	218 15m steel piping; low fittr	2005	\$ 1,200	per m	
219 900 L/hr; 60 hp	Pump	219 900 L/hr; 60 hp	2016	\$ 150,000	EA	
220 900 L/hr; 60 hp	Pump	220 900 L/hr; 60 hp	2016	\$ 150,000	EA	
221 900 L/hr; 60 hp	Pump	221 900 L/hr; 60 hp	2016	\$ 150,000	EA	
222 RECIRC PUMP	Pump	222 RECIRC PUMP	2005	\$ 30,000	EA	
223 RECIRC PUMP P-223	Pump	223 RECIRC PUMP P-223	2005	\$ 30,000	EA	
224 RECIRC PUMP	Pump	224 RECIRC PUMP	2005	\$ 5,000	EA	
225 RECIRC PUMP P-225	Pump	225 RECIRC PUMP P-225	2005	\$ 5,000	EA	
226 RECIRC PUMP P-221	Pump	226 RECIRC PUMP P-221	2013	\$ 30,000	EA	
227 SCISSOR PUMP	Pump	227 SCISSOR PUMP	2005	\$ 100,000	EA	
228 GRIT CLASSIFIER PUMP	Pump	228 GRIT CLASSIFIER PUMP	2005	\$ -	Included	
229 RAKE UNIT	Rake	229 RAKE UNIT	2005	\$ 35,000	EA	
230 HYDRAULICS UNIT	Rake	230 HYDRAULICS UNIT	2005	\$ -	Included	
231 BS-201	Screen	231 BS-201	2005	\$ 8,000	EA	
232 OCA1	Separator	232 OCA1	2005	\$ 2,500	EA	
233 OCA2	Separator	233 OCA2	2005	\$ 2,500	EA	
234 MECHANICAL FINE SCREEN UN	Separator	234 MECHANICAL FINE SCREEN UN	2005	\$ 150,000	EA	
235 CFG-231	Separator	235 CFG-231	2009	\$ 500,000	EA	
236 CFG-232	Separator	236 CFG-232	2009	\$ 500,000	EA	
237 Miscellaneous equipment storage	Storage	237 Miscellaneous equipment storage	2011	\$ -	Included	
238 200 psi rating	Tank	238 200 psi rating	2005	\$ 55,000	EA	
239 200 psi rating	Tank	239 200 psi rating	2005	\$ 55,000	EA	
240 3 m3 capacity	Tank	240 3 m3 capacity	2005	\$ 50,000	EA	
241 3 m3 capacity	Tank	241 3 m3 capacity	2005	\$ 50,000	EA	
242 POLYMER DAY TANK	Tank	242 POLYMER DAY TANK	2005	\$ 100,000	EA	
243 DAF-221 Air Flotation Unit DAF-221	Thickener	243 DAF-221 Air Flotation Unit DAF-221	2005	\$ 295,000	EA	
244 DAF-222 Air Flotation Unit DAF-222	Thickener	244 DAF-222 Air Flotation Unit DAF-222	2005	\$ 295,000	EA	
245 SV-221 Solenoid Valve	Valve	245 SV-221 Solenoid Valve	2005	\$ 300	EA	
246 SV-222 Solenoid Valve	Valve	246 SV-222 Solenoid Valve	2005	\$ 300	EA	
247 SV-243 Dilute solenoid	Valve	247 SV-243 Dilute solenoid	2005	\$ 300	EA	
248 ZIC-211 ROTORK; Modulating 750mm butte	Valve	248 ZIC-211 ROTORK; Modulating 750mm butte	2005	\$ 25,000	EA	
249 ZIC-212 ROTORK; Modulating 750mm butte	Valve	249 ZIC-212 ROTORK; Modulating 750mm butte	2005	\$ 25,000	EA	
250 ZIC-231 ROTORK; Included in PN-231; rotor	Valve	250 ZIC-231 ROTORK; Included in PN-231; rotor	2005	\$ 1,900	EA	
251 ZIC-232 ROTORK; Included in PN-232; rotor	Valve	251 ZIC-232 ROTORK; Included in PN-232; rotor	2005	\$ 1,900	EA	
252 x5 150mm ball valves	Valve	252 x5 150mm ball valves	2005	\$ 3,400	EA	
253 x14 1" manually shut off valves	Valve	253 x14 1" manually shut off valves	2005	\$ 500	EA	
254 Subnateral Valving: x2 50mm PRV	Valve	254 Subnateral Valving: x2 50mm PRV	2005	\$ 3,400	EA	
255 Small ball Valves	Valve	255 Small ball Valves	2005	\$ 500	EA	
256 x4 2" ball valve	Valve	256 x4 2" ball valve	2005	\$ 1,100	EA	
257 x2 75mm check valves	Valve	257 x2 75mm check valves	2005	\$ 1,600	EA	
258 Subnateral Valving: x8 75mm butterfly valves	Valve	258 Subnateral Valving: x8 75mm butterfly valves	2005	\$ 400	EA	
259 x2 75mm ball valves	Valve	259 x2 75mm ball valves	2005	\$ 1,500	EA	
260 x2 2" Actuated Valves	Valve	260 x2 2" Actuated Valves	2005	\$ 1,100	EA	
261 x7 gas shut off valves	Valve	261 x7 gas shut off valves	2005	\$ 300	EA	
262 Subnateral Valving: x2 200mm butterfly valve	Valve	262 Subnateral Valving: x2 200mm butterfly valve	2005	\$ 750	EA	
263 Subnateral Valving: x2 100mm butterfly valve	Valve	263 Subnateral Valving: x2 100mm butterfly valve	2005	\$ 400	EA	
264 Subnateral Valving: x2 100mm butterfly valve	Valve	264 Subnateral Valving: x2 100mm butterfly valve	2005	\$ 400	EA	
265 PV-231; Actuated 100mm control valve; plug	Valve	265 PV-231; Actuated 100mm control valve; plug	2005	\$ 1,900	EA	

Item	Quantity	Unit	Material	Notes	Year	Area	Volume	Weight	Value
Architectural & Structural	Foundation	24	per m2	S. Blower Foundation	2005	19	18,000	\$	500
Architectural & Structural	Miscellaneous Metals	100	per m2	Metal grating platform & walkway	2005	14	75,000	\$	500
Architectural & Structural	Miscellaneous Metals	100	per m2	Metal grating stairs	2005	14	75,000	\$	500
Architectural & Structural	Miscellaneous Metals	1	per m	Metal railings	2005	14	600	\$	400
Architectural & Structural	Roof	24	per m2	S. Blower torch-on roof, metal sidings and so	2005	15	12,600	\$	350
Building Mechanical	Air Handling Unit	1	EA	MUA	2005	13	11,250	\$	7,500
Building Mechanical	Hoist	1	EA	Overhead crane & trolley	2005	12	7,500	\$	5,000
Building Mechanical	Hoist	1	EA	Overhead crane & trolley	2005	12	7,500	\$	5,000
Electrical & Instrumentation	Cabletray	1	EA	300mm Horizontal Cable Tray in cells #1, #2	2005	14	1,125	\$	750
Electrical & Instrumentation	Cabletray	1	EA	300mm Horizontal Cable Tray.	2005	14	1,125	\$	750
Electrical & Instrumentation	Cabletray	1	EA	300mm Horizontal Cable Tray in cells #1-#7	2005	14	1,125	\$	750
Electrical & Instrumentation	Cabletray	1	EA	300mm Horizontal Cable Tray in cells #1-#7	2005	14	1,125	\$	750
Electrical & Instrumentation	Control Panel	1	EA	Bioreactor Control Panel 1 BCP-1.	2005	19	15,000	\$	10,000
Electrical & Instrumentation	Control Panel	1	EA	Bioreactor Control Panel BCP-2	2005	19	15,000	\$	10,000
Electrical & Instrumentation	Control Panel	1	EA	Bioreactor Control Panel BCP-3	2005	19	15,000	\$	10,000
Electrical & Instrumentation	Control Panel	1	EA	AIT-311 DO, Analyzer Control Panel for AIT-	2005	14	15,000	\$	10,000
Electrical & Instrumentation	Disconnect	1	EA	PCT-311 c/w Local disconnect.	2005	14	1,500	\$	1,000
Electrical & Instrumentation	Disconnect	1	EA	PCT-321 c/w Local disconnect.	2005	14	1,500	\$	1,000
Electrical & Instrumentation	Instrument	1	EA	FIT-312 DENITE FLOW METER	2005	12	7,500	\$	5,000
Electrical & Instrumentation	Instrument	1	EA	AIT-311 DO BIOREACTOR #1	2005	12	7,500	\$	5,000
Electrical & Instrumentation	Instrument	1	EA	AIT-312 DO BIOREACTOR #1	2005	12	7,500	\$	5,000
Electrical & Instrumentation	Instrument	1	EA	AIT-313 DO BIOREACTOR #1	2005	12	7,500	\$	5,000
Electrical & Instrumentation	Instrument	1	EA	AIT-314 DO BIOREACTOR #1	2005	12	7,500	\$	5,000
Electrical & Instrumentation	Instrument	1	EA	FIT-322 DENITE FLOW METER	2005	12	7,500	\$	5,000
Electrical & Instrumentation	Instrument	1	EA	AIT-321 DO BIOREACTOR #2	2005	12	7,500	\$	5,000
Electrical & Instrumentation	Instrument	1	EA	AIT-322 DO BIOREACTOR #2	2005	12	7,500	\$	5,000
Electrical & Instrumentation	Instrument	1	EA	AIT-323 DO BIOREACTOR #2	2005	12	7,500	\$	5,000
Electrical & Instrumentation	Instrument	1	EA	AIT-324 DO BIOREACTOR #2	2005	12	7,500	\$	5,000
Electrical & Instrumentation	Instrument	1	EA	FIT-321 TOTAL AIR FLOW BIOREACTOR #	2005	12	7,500	\$	5,000
Electrical & Instrumentation	Instrument	1	EA	LIT-302 SCUM LEVEL	2005	12	3,750	\$	2,500
Electrical & Instrumentation	Instrument	1	EA	LIT-500 SCUM LEVEL	2005	12	3,750	\$	2,500
Electrical & Instrumentation	Instrument	1	Included	LIT-304 SCUM LEVEL INDICATOR	2005	12	-	\$	-
Electrical & Instrumentation	Instrument	1	Included	LIT-301 SCUM LEVEL INDICATOR	2005	12	-	\$	-
Electrical & Instrumentation	Instrument	1	EA	AIT-331 DO BIOREACTOR #3	2005	11	7,500	\$	5,000
Electrical & Instrumentation	Instrument	1	EA	AIT-332 DO BIOREACTOR #3	2005	11	7,500	\$	5,000
Electrical & Instrumentation	Instrument	1	EA	AIT-333 DO BIOREACTOR #3	2005	11	7,500	\$	5,000
Electrical & Instrumentation	Instrument	1	EA	AIT-334 DO BIOREACTOR #3	2005	11	7,500	\$	5,000
Electrical & Instrumentation	Instrument	1	EA	FIT-331 TOTAL AIR FLOW METER BIOREA	2005	11	7,500	\$	5,000
Electrical & Instrumentation	Instrument	1	EA	PIT-301 KPA	2005	11	3,750	\$	2,500
Electrical & Instrumentation	Instrument	1	Included	pH INSTRUMENT and Analyzer panel.	2010	8	-	\$	-
Electrical & Instrumentation	Instrument	1	Included	ORP INSTRUMENT and Analyzer panel.	2010	8	-	\$	-
Electrical & Instrumentation	Instrument	1	EA	FIT-311 TOTAL AIR FLOW METER BIOREA	2010	7	7,500	\$	5,000
Electrical & Instrumentation	Lighting	2	EA	T8, Fluorescent, 2 lamps	2005	14	1,050	\$	350
Electrical & Instrumentation	Wiring	276	per m	Interior Electrical Wiring	2005	14	248,400	\$	600
Process Mechanical	Actuator	1	EA	ZIC-311 ROTORK; 350 mm actuated butterfly	2005	13	10,050	\$	6,700
Process Mechanical	Cover	3	EA	Primary Odour Covers	2005	12	45,000	\$	10,000
Process Mechanical	Diffusers	1	EA	Bio 1 Diffuser	2005	11	75,000	\$	50,000
Process Mechanical	Diffusers	1	EA	Bio 2 Diffuser	2005	11	75,000	\$	50,000
Process Mechanical	Diffusers	1	EA	Bio 3 Diffuser	2005	11	75,000	\$	50,000
Process Mechanical	Gate	1	EA	MLSS Channel Gate SG-313	2005	12	33,750	\$	22,500
Process Mechanical	Gate	1	EA	Primary Influent Splitter Gate SG-302	2005	12	33,750	\$	22,500
Process Mechanical	Gate	1	EA	Primary Influent Slitter Gate SG-303	2005	12	33,750	\$	22,500
Process Mechanical	Gate	1	EA	MLSS Channel Gate SG-333	2005	12	33,750	\$	22,500
Process Mechanical	Gate	1	EA	Primary Influent Splitter Gate SG-301	2005	12	33,750	\$	22,500

Category	Description	Year	Quantity	Unit	Material	Value	Cost	Notes
Architectural & Structural	Door	2005	1	EA	1 unit of wooden single door	\$ 5,000	\$ 7,500	2
Architectural & Structural	Door	2005	1	EA	Workshop storage area - upstairs	\$ 5,000	\$ 7,500	2
Architectural & Structural	Fence	2005	15	per m	Stainless steel fence & gate	\$ 150	\$ 3,375	2
Architectural & Structural	Interior Finishes	2005	60	per m2	Drywall partitions	\$ 160	\$ 14,400	2
Architectural & Structural	Interior Finishes	2005	40	per m2	Paved floor of 2nd floor storage room	\$ 160	\$ 9,600	2
Architectural & Structural	Interior Finishes	2005	17	per m2	Interior ceiling finish	\$ 160	\$ 3,960	2
Architectural & Structural	Miscellaneous Metals	2005	3	per m2	Steel Gratings Staircase and railings	\$ 500	\$ 2,250	3
Architectural & Structural	Roof	2005	440	per m2	Utility Building Torch-on Roof, sidings and sc	\$ 350	\$ 231,000	2
Architectural & Structural	Window	2005	1	EA	Windows	\$ 750	\$ 1,125	2
Architectural & Structural	Window	2005	1	EA	1 unit of double pane windows	\$ 750	\$ 1,125	2
Building Mechanical	Air Conditioner	2005	1	EA	Rooftop AC unit #1	\$ 10,000	\$ 15,000	2
Building Mechanical	Air Conditioner	2005	1	EA	Rooftop AC unit #2	\$ 10,000	\$ 15,000	2
Building Mechanical	Air Handling Unit	2005	1	EA	Air supply for area 400	\$ 7,500	\$ 11,250	2
Building Mechanical	Ductwork	2005	500	per m2	General ductwork for area 400	\$ 250	\$ 187,500	2
Building Mechanical	Eye Wash/Safety Shower	2005	1	EA	Safety Shower and emergency eye wash sta	\$ 7,500	\$ 11,250	2
Building Mechanical	Fan	2005	1	EA	Return Air Vents	\$ 2,000	\$ 3,000	3
Building Mechanical	Fan	2005	4	EA	Vents for area 400	\$ 15,000	\$ 90,000	2
Building Mechanical	Fan	2005	1	EA	Ceiling exhaust fan	\$ 1,000	\$ 1,500	2
Building Mechanical	Heater	2005	1	EA	Electric baseboard heater	\$ 2,000	\$ 3,000	3
Building Mechanical	Heater	2005	2	EA	Unit Heaters	\$ 7,500	\$ 22,500	2
Building Mechanical	Hoist	2005	1	EA	Overhead crane & trolley	\$ 5,000	\$ 7,500	2
Building Mechanical	Hoist	2005	1	EA	Overhead crane & trolley	\$ 5,000	\$ 7,500	2
Building Mechanical	Plumbing	2005	1	EA	Service sink	\$ 3,000	\$ 4,500	3
Building Mechanical	Plumbing	2005	1	EA	Ceramic toilet	\$ 2,400	\$ 3,600	2
Building Mechanical	Tank	2004	1	EA	Double walled steel fuel tank	\$ 12,000	\$ 18,000	2
Building Mechanical	Tank	2004	1	EA	Hot water tank	\$ 3,000	\$ 4,500	2
Civil & Grounds	Vehicular Equipment	2005	1	EA	UTV	\$ 10,000	\$ 15,000	2
Civil & Grounds	Vehicular Equipment	2005	1	EA	Industrial forklift	\$ 8,000	\$ 12,000	2
Electrical & Instrumentation	Computers	2005	10	EA	MCC Room Office Supplies & Equipment	\$ 6,000	\$ 90,000	2
Electrical & Instrumentation	Control Panel	2005	1	EA	Blower 402 control panel	\$ 30,000	\$ 45,000	2
Electrical & Instrumentation	Control Panel	2005	1	EA	HVAC control panel	\$ 10,000	\$ 15,000	2
Electrical & Instrumentation	Control Panel	2005	1	EA	Radio control panel	\$ 10,000	\$ 15,000	2
Electrical & Instrumentation	Control Panel	2005	1	EA	Blower 403 control panel	\$ 10,000	\$ 15,000	2
Electrical & Instrumentation	Control Panel	2005	1	EA	Blower 401 control panel	\$ 10,000	\$ 15,000	2
Electrical & Instrumentation	Control Panel	2005	1	EA	Panel 3L1, 120/208V, 250A, 42 circuits	\$ 5,000	\$ 7,500	2
Electrical & Instrumentation	Control Panel	2005	1	EA	Panel 3L4, 120/208V, 250A, 42 circuits	\$ 5,000	\$ 7,500	2
Electrical & Instrumentation	Control Panel	2005	1	EA	Panel 3L3, 120/208V, 250A, 42 circuits	\$ 5,000	\$ 7,500	2
Electrical & Instrumentation	Disconnect	2005	2	EA	600V, 30A, 3 pole, NEMA 4X	\$ 1,000	\$ 3,000	2
Electrical & Instrumentation	Disconnect	2005	1	EA	600V, 30A, 3 pole	\$ 1,000	\$ 1,500	2
Electrical & Instrumentation	Disconnect	2005	1	EA	600V, 100A, 3 pole	\$ 1,000	\$ 1,500	2
Electrical & Instrumentation	Disconnect	2005	1	EA	600V, 30A, 3 pole	\$ 1,000	\$ 1,500	2
Electrical & Instrumentation	Disconnect	2005	1	EA	600V, 30A, 3 pole with motor starter	\$ 1,000	\$ 1,500	2
Electrical & Instrumentation	Disconnect	2005	1	EA	600V, 60A, 3 pole	\$ 1,000	\$ 1,500	2
Electrical & Instrumentation	Fire Protection	2005	1	EA	Fire Alarm Panel	\$ 5,000	\$ 7,500	2
Electrical & Instrumentation	Fire Protection	2005	1	Included	Fire Protection System	\$ -	\$ -	2
Electrical & Instrumentation	Fire Protection	2005	1	Included	Manual Pull Station	\$ -	\$ -	2
Electrical & Instrumentation	Fire Protection	2005	1	Included	Manual Pull Station	\$ -	\$ -	2
Electrical & Instrumentation	Fire Protection	2005	1	Included	Manual Pull Station	\$ -	\$ -	2
Electrical & Instrumentation	Fire Protection	2005	4	Included	Heat Detector	\$ -	\$ -	2
Electrical & Instrumentation	Fire Protection	2005	3	Included	Speaker	\$ -	\$ -	2
Electrical & Instrumentation	Fire Protection	2005	2	Included	Heat Detector	\$ -	\$ -	2
Electrical & Instrumentation	Fire Protection	2005	2	Included	Manual Pull Station	\$ -	\$ -	2
Electrical & Instrumentation	Generator	2005	1	EA	1000 kw, diesel generator	\$ 350,000	\$ 525,000	2
Electrical & Instrumentation	Instrument	2005	1	EA	PIT-401 KPA	\$ 2,500	\$ 3,750	2

Item No.	Description	Quantity	Unit	Material	Rate	Total	Remarks
1	Electrical & Instrumentation	Lighting	205	T8, Fluorescent, 3 lamps	EA	\$ 350	\$ 2,100
2	Electrical & Instrumentation	Lighting	205	T8, Fluorescent, 2 lamps	EA	\$ 350	\$ 2,100
3	Electrical & Instrumentation	Lighting	205	Battery pack with remote heads	EA	\$ 400	\$ 600
4	Electrical & Instrumentation	Lighting	205	Emergency battery pack with remote heads	EA	\$ 400	\$ 600
5	Electrical & Instrumentation	Lighting	205	Emergency battery pack with remote heads	EA	\$ 400	\$ 600
6	Electrical & Instrumentation	Lighting	205	Remote heads	EA	\$ 400	\$ 600
7	Electrical & Instrumentation	Lighting	205	LED	EA	\$ 100	\$ 1,200
8	Electrical & Instrumentation	Motor Control Centre	205	Area 300 MCC, 347/600V, 28 sections, 1600	EA	\$ 420,000	\$ 630,000
9	Electrical & Instrumentation	Motor Control Centre	205	600V switchgear, PD-01, 3200A, 600/347V, 6	EA	\$ 238,000	\$ 357,000
10	Electrical & Instrumentation	PLC	205	Utility PLC	EA	\$ 30,000	\$ 45,000
11	Electrical & Instrumentation	PLC	205	ACP300	EA	\$ 20,000	\$ 30,000
12	Electrical & Instrumentation	PLC	205	Aeration Blower 403 PLC	EA	\$ 12,000	\$ 18,000
13	Electrical & Instrumentation	PLC	205	Aeration Blower 401 PLC	EA	\$ 8,000	\$ 12,000
14	Electrical & Instrumentation	Security System	205	Security Panel	EA	\$ 20,000	\$ 30,000
15	Electrical & Instrumentation	Transformer	205	30 kVA, 600-120/208v	EA	\$ 17,000	\$ 25,500
16	Electrical & Instrumentation	Wiring	205	Interior Electrical Wiring	per m	\$ 600	\$ 36,000
17	Process Mechanical	Piping, Fittings and Valves	205	Air Piping - 20 m of 600 ø SS; minor 250 ø &	per m	\$ 4,500	\$ 135,000
18	Process Mechanical	Separator	205	Intake Air Filter	EA	\$ 80,000	\$ 120,000
19	Process Mechanical	Storage	205	MCC Room Storage Equipment	Included	\$ -	\$ -
20	Process Mechanical	Storage	205	Process Blower Room Storage Equipment	Included	\$ -	\$ -
21	Process Mechanical	Storage	205	Workshop tool bench & tools	Included	\$ -	\$ -
22	Process Mechanical	Storage	205	Workshop storage area - downstairs	Included	\$ -	\$ -
23	Process Mechanical	Valve	205	ZIC-401 ROTORK; 350 mm actuated SS but	EA	\$ 6,700	\$ 10,050
24	Process Mechanical	Valve	205	ZIC-403 ROTORK; 350 mm actuated SS but	EA	\$ 6,700	\$ 10,050
25	Process Mechanical	Valve	205	ZIC-407 ROTORK; 350 mm actuated SS but	EA	\$ 6,700	\$ 10,050
26	Process Mechanical	Valve	205	ZIC-411 ROTORK; 350 mm actuated SS but	EA	\$ 6,700	\$ 10,050
27	Architectural & Structural	Building	1977	Masonry Wall	per m2	\$ 350	\$ 23,888
28	Architectural & Structural	Building	205	Secondary clarifier #2 tank and foundation	per m3	\$ 2,200	\$ 2,193,762
29	Architectural & Structural	Building	205	Secondary clarifier #1 tank and foundation	per m3	\$ 2,200	\$ 2,169,348
30	Architectural & Structural	Building	205	Secondary clarifier #3 tank and foundation	per m3	\$ 2,200	\$ 2,169,348
31	Architectural & Structural	Concrete Structure	1977	Slab-on-grade Foundation	per m3	\$ 2,200	\$ 283,181
32	Architectural & Structural	Door	2002	1 unit of metal exterior single door	EA	\$ 5,000	\$ 7,500
33	Architectural & Structural	Door	205	2 stainless steel single doors	EA	\$ 5,000	\$ 15,000
34	Architectural & Structural	Interior Finishes	205	Polished wood ceiling finish	per m2	\$ 160	\$ 31,440
35	Architectural & Structural	Miscellaneous Metals	1977	Stainless steel railings (1977)	per m	\$ 400	\$ 3,600
36	Architectural & Structural	Miscellaneous Metals	205	2 Metal hatches and openings	EA	\$ 7,500	\$ 22,500
37	Architectural & Structural	Miscellaneous Metals	205	Stainless steel railings	per m	\$ 400	\$ 18,000
38	Architectural & Structural	Miscellaneous Metals	205	Stainless steel railings	per m	\$ 400	\$ 18,000
39	Architectural & Structural	Miscellaneous Metals	205	Stainless steel railings	per m	\$ 400	\$ 18,000
40	Architectural & Structural	Miscellaneous Metals	205	Stainless steel railings	per m2	\$ 500	\$ 15,000
41	Architectural & Structural	Miscellaneous Metals	205	Stainless steel gratings platform and stairs (6	per m2	\$ 500	\$ 15,000
42	Architectural & Structural	Miscellaneous Metals	205	Stainless steel gratings platform and stairs (6	per m2	\$ 500	\$ 15,000
43	Architectural & Structural	Miscellaneous Metals	205	Stainless steel gratings platform and stairs (6	per m2	\$ 500	\$ 15,000
44	Architectural & Structural	Miscellaneous Metals	205	Metal grating staircase and railings	per m	\$ 400	\$ 7,200
45	Architectural & Structural	Miscellaneous Metals	205	Stainless steel gratings (2005) staircase	per m2	\$ 500	\$ 4,500
46	Architectural & Structural	Roof	205	Torch-on roof, sidings and soffits	per m2	\$ 350	\$ 9,384
47	Building Mechanical	Fan	205	Exhaust vents	EA	\$ 2,000	\$ 12,000
48	Building Mechanical	Fan	205	Exhaust fans	EA	\$ 3,000	\$ 9,000
49	Building Mechanical	Fan	205	Supply air units	EA	\$ 3,000	\$ 4,500
50	Building Mechanical	Fan	205	Rooftop supply fan system and ducts	EA	\$ 3,000	\$ 4,500
51	Building Mechanical	Fan	205	Rooftop service fan system and ducts	EA	\$ 3,000	\$ 4,500
52	Building Mechanical	Heater	205	Unit heater #2	EA	\$ 7,500	\$ 11,250
53	Building Mechanical	Heater	205	Unit heater #1	EA	\$ 7,500	\$ 11,250
54	Building Mechanical	Hoist	205	Overhead crane & trolley	EA	\$ 5,000	\$ 7,500
55	Building Mechanical	Hoist	205	Dual Rail Hoist	EA	\$ 5,000	\$ 7,500

Item #	Description	Quantity	Unit	Material	Notes	Estimate #	Estimate Date	Estimate Value	Estimate Unit	Estimate Total
1	Electrical & Instrumentation	1	EA	450mm, aluminum, 150mm rails		2005	2005	\$ 750	\$	1,125
2	Electrical & Instrumentation	1	EA	6", aluminum, 150mm rails		2005	2005	\$ 750	\$	1,125
3	Electrical & Instrumentation	1	EA	12", aluminum, 150mm rails		2005	2005	\$ 750	\$	1,125
4	Electrical & Instrumentation	1	EA	Exhaust Fan Control Panel		2005	2005	\$ 10,000	\$	15,000
5	Electrical & Instrumentation	1	EA	Sump Pump #3 Control Panel		2005	2005	\$ 10,000	\$	15,000
6	Electrical & Instrumentation	1	EA	Sump Pump #4 Control Panel		2005	2005	\$ 10,000	\$	15,000
7	Electrical & Instrumentation	1	EA	Sump Pump #5 Control Panel		2005	2005	\$ 10,000	\$	15,000
8	Electrical & Instrumentation	1	EA	HVAC control panel		2005	2005	\$ 5,000	\$	7,500
9	Electrical & Instrumentation	1	EA	Panel 3L2, 120/208V, 400A, 42 circuits, main		2005	2005	\$ 5,000	\$	7,500
10	Electrical & Instrumentation	6	EA	Metric disconnect, 600V, 30A, 3 pole, NEMA		2005	2005	\$ 1,000	\$	9,000
11	Electrical & Instrumentation	6	EA	600V, 30AA, 3 pole, NEMA 12		2005	2005	\$ 1,000	\$	9,000
12	Electrical & Instrumentation	2	EA	600V, 30A, 3 pole, NEMA 4X		2005	2005	\$ 1,000	\$	3,000
13	Electrical & Instrumentation	2	EA	600V, 100A, 3 pole, NEMA 4X		2005	2005	\$ 1,000	\$	3,000
14	Electrical & Instrumentation	1	EA	600V, 100A, 3 pole, NEMA 4X, pump 522		2005	2005	\$ 1,000	\$	1,500
15	Electrical & Instrumentation	3	Included	Speaker		2005	2005	\$ -	\$	-
16	Electrical & Instrumentation	1	EA	LIT-501 LEVEL TRANSMITTER		2005	2005	\$ 2,500	\$	3,750
17	Electrical & Instrumentation	1	Included	LIT-502 LEVEL LEVEL INDICATOR		2005	2005	\$ -	\$	-
18	Electrical & Instrumentation	1	Included	LIT-503 LEVEL INDICATOR		2005	2005	\$ -	\$	-
19	Electrical & Instrumentation	1	EA	AIT-300 CL2 ANALIZER		2005	2005	\$ 5,000	\$	7,500
20	Electrical & Instrumentation	1	EA	AIT-501 WAS MG/L		2005	2005	\$ 5,000	\$	7,500
21	Electrical & Instrumentation	1	EA	FIT-303 EW FLOW METER SOUTH SIDE		2005	2005	\$ 5,000	\$	7,500
22	Electrical & Instrumentation	1	EA	FIT-313 FSU FLOW METER		2005	2005	\$ 5,000	\$	7,500
23	Electrical & Instrumentation	1	EA	FIT-333 FSU FLOW METER		2005	2005	\$ 5,000	\$	7,500
24	Electrical & Instrumentation	1	EA	FIT-501 WAS FLOW METER		2005	2005	\$ 5,000	\$	7,500
25	Electrical & Instrumentation	1	EA	FIT-99 FLOW METER		2005	2005	\$ 5,000	\$	7,500
26	Electrical & Instrumentation	1	EA	PIT-107 KPA SEAL PRESSURE		2005	2005	\$ 2,500	\$	3,750
27	Electrical & Instrumentation	1	EA	DPT-321 Pressure Transmitter		2005	2005	\$ 2,500	\$	3,750
28	Electrical & Instrumentation	1	EA	DPT-311 Pressure Transmitter		2005	2005	\$ 2,500	\$	3,750
29	Electrical & Instrumentation	1	EA	PIT-521 EW KPA		2005	2005	\$ 2,500	\$	3,750
30	Electrical & Instrumentation	1	Included	LIT-106 SEAL TANK LEVEL INDICATOR		2005	2005	\$ -	\$	-
31	Electrical & Instrumentation	1	Included	LIT-99 LEVEL INDICATOR		2005	2005	\$ -	\$	-
32	Electrical & Instrumentation	1	Included	Junction Box for Micro Switch and Discharge		2006	2006	\$ -	\$	-
33	Electrical & Instrumentation	5	Included	JB, NEMA 4X, 18"x12"		2005	2005	\$ -	\$	-
34	Electrical & Instrumentation	1	Included	JB, NEMA 4X, 36"x24"		2005	2005	\$ -	\$	-
35	Electrical & Instrumentation	22	EA	T8, Fluorescent, 2 lamps, Wet		2005	2005	\$ 350	\$	11,550
36	Electrical & Instrumentation	6	EA	T8, Fluorescent, 2 lamps		2005	2005	\$ 350	\$	3,150
37	Electrical & Instrumentation	2	EA	HPS Wallpack		2005	2005	\$ 400	\$	1,200
38	Electrical & Instrumentation	5	EA	Emergency battery pack with remote heads		2005	2005	\$ 400	\$	3,000
39	Electrical & Instrumentation	3	EA	Battery pack with remote heads		2005	2005	\$ 400	\$	1,800
40	Electrical & Instrumentation	1	EA	Area 500 MCC, 347/600V, 3 sections, 600A		2005	2005	\$ 35,000	\$	52,500
41	Electrical & Instrumentation	1	EA	Mobile Gen Set Transfer Switch		2005	2005	\$ 3,500	\$	5,250
42	Electrical & Instrumentation	1	EA	30 kVA, 600-120/208v		2005	2005	\$ 17,000	\$	25,500
43	Electrical & Instrumentation	1	EA	UPS		2005	2005	\$ 2,000	\$	3,000
44	Process Mechanical	1	EA	SG-502 SECONDARY CLARIFIER #1 SLIDE		2005	2005	\$ 22,500	\$	33,750
45	Process Mechanical	1	EA	SG-503 SECONDARY CLARIFIER #2 SLIDE		2005	2005	\$ 22,500	\$	33,750
46	Process Mechanical	1	EA	SG-504 SECONDARY CLARIFIER #3 SLIDE		2005	2005	\$ 22,500	\$	33,750
47	Process Mechanical	1	EA	SC-501 Clarifier Mechanism		2005	2005	\$ 300,000	\$	450,000
48	Process Mechanical	1	EA	SC-502 Clarifier Mechanism		2005	2005	\$ 300,000	\$	450,000
49	Process Mechanical	1	EA	SC-503 Mechanism		2005	2005	\$ 300,000	\$	450,000
50	Process Mechanical	1	Included	SC-502 MOTOR c/w HOA Station and 30A L		2005	2005	\$ -	\$	-
51	Process Mechanical	1	Included	SC-503 MOTOR c/w HOA Station and 30A L		2005	2005	\$ -	\$	-
52	Process Mechanical	100	\$	Piping, Fittings and Valves 100 m of 75 mm PVC piping		2005	2005	\$ 400	\$	60,000
53	Process Mechanical	1	EA	South Vernon Lift Station Pump 1		2004	2004	\$ 20,000	\$	30,000
54	Process Mechanical	1	EA	South Vernon Lift Station Pump 2		2004	2004	\$ 20,000	\$	30,000

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE	DATE	STATUS	REMARKS
g	Process Mechanical	Weir	1	\$ -	\$ -	Included	2005	V-notch Weir
g	Process Mechanical	Weir	1	\$ -	\$ -	Included	2005	V-notch Weir
g	Process Mechanical	Weir	1	\$ -	\$ -	Included	2005	V-notch Weir
g	Architectural & Structural	Building	151	\$ 2,200	\$ 498,659	per m3	2005	Superstructure
g	Architectural & Structural	Building	462	\$ 350	\$ 242,550	per m2	2005	Exterior Masonry Walls
g	Architectural & Structural	Concrete Structure	199	\$ 2,200	\$ 655,552	per m3	2005	Concrete foundation/well with metal hatches
g	Architectural & Structural	Door	6	\$ 5,000	\$ 45,000	EA	2005	6 units of steel stainless single doors
g	Architectural & Structural	Door	2	\$ 8,000	\$ 34,500	EA	2005	2 units of stainless steel double doors
g	Architectural & Structural	Miscellaneous Metals	50	\$ 500	\$ 37,500	per m2	2005	Stainless steel gratings
g	Architectural & Structural	Miscellaneous Metals	56	\$ 400	\$ 33,600	per m	2005	Stainless steel gratings
g	Architectural & Structural	Miscellaneous Metals	23	\$ 500	\$ 17,250	per m2	2005	Stainless steel gratings
g	Architectural & Structural	Miscellaneous Metals	10	\$ 400	\$ 6,000	per m	2005	Stainless steel gratings
g	Architectural & Structural	Roof	483	\$ 350	\$ 253,733	per m2	2005	Torch-on roof, sidings and soffits
g	Building Mechanical	Air Conditioner	1	\$ 8,000	\$ 12,000	EA	2005	Standalone air conditioner
g	Building Mechanical	Air Handling Unit	1	\$ 7,500	\$ 11,250	EA	2005	MUA
g	Building Mechanical	Air Handling Unit	1	\$ 7,500	\$ 11,250	EA	2005	MUA-1
g	Building Mechanical	Antenna Tower	1	\$ 2,500	\$ 3,750	EA	2005	Weather Station
g	Building Mechanical	Ductwork	584	\$ 250	\$ 219,000	per m2	2005	General ductwork
g	Building Mechanical	Eye Wash/Safety Shower	1	\$ 7,500	\$ 11,250	EA	2005	Safety Shower and emergency eye wash sta
g	Building Mechanical	Eye Wash/Safety Shower	1	\$ 7,500	\$ 11,250	EA	2005	Safety Shower and emergency eye wash sta
g	Building Mechanical	Fan	2	\$ 3,000	\$ 9,000	EA	2005	Stationary ventilation fans
g	Building Mechanical	Fan	2	\$ 3,000	\$ 9,000	EA	2005	Exhaust fans
g	Building Mechanical	Fan	1	\$ 3,000	\$ 4,500	EA	2005	Exhaust ventilation fans
g	Building Mechanical	Fan	2	\$ 2,000	\$ 6,000	EA	2005	Exhaust vents, EF-3 & EF-4
g	Building Mechanical	Heater	2	\$ 7,500	\$ 22,500	EA	2005	Unit Heaters
g	Building Mechanical	Heater	2	\$ 2,000	\$ 6,000	EA	2005	Baseboard Heaters; BB-1
g	Building Mechanical	Hoist	3	\$ 5,000	\$ 22,500	EA	2005	Overhead crane & trolley
g	Building Mechanical	Water Heater	1	\$ 3,000	\$ 4,500	EA	2004	Gas water heater
g	Electrical & Instrumentation	Cabletray	25	\$ 750	\$ 28,125	EA	2005	Cable Tray (450 mm)
g	Electrical & Instrumentation	Cabletray	1	\$ 750	\$ 1,125	EA	2004	Cable Tray in Electrical Room (600 mm)JUV E
g	Electrical & Instrumentation	Communications	2	\$ -	\$ -	Included	2005	Speaker
g	Electrical & Instrumentation	Control Panel	1	\$ 10,000	\$ 15,000	EA	2005	PLC Cabinet ACP600
g	Electrical & Instrumentation	Control Panel	1	\$ 30,000	\$ 45,000	EA	2005	SANDFILTER CONTROL PANEL
g	Electrical & Instrumentation	Control Panel	1	\$ 5,000	\$ 7,500	EA	2005	Control Panel Kimco (UV Electrical Room)
g	Electrical & Instrumentation	Control Panel	1	\$ 5,000	\$ 7,500	EA	2005	Control Panel Kimco (UV Electrical Room)
g	Electrical & Instrumentation	Control Panel	1	\$ 5,000	\$ 7,500	EA	2005	Control Panel Kimco (UV Electrical Room)
g	Electrical & Instrumentation	Control Panel	1	\$ 5,000	\$ 7,500	EA	2005	Control Panel Kimco (UV Electrical Room)
g	Electrical & Instrumentation	Control Panel	1	\$ 5,000	\$ 7,500	EA	2005	Control Panel Kimco (UV Electrical Room)
g	Electrical & Instrumentation	Control Panel	1	\$ 5,000	\$ 7,500	EA	2005	Control Panel Kimco (UV Electrical Room)
g	Electrical & Instrumentation	Disconnect	1	\$ 1,000	\$ 1,500	EA	2005	C-606 Disconnect
g	Electrical & Instrumentation	Disconnect	1	\$ 1,000	\$ 1,500	EA	2005	C-605 Disconnect
g	Electrical & Instrumentation	Disconnect	1	\$ 1,000	\$ 1,500	EA	2005	120/208V, 3ph, 4W Panelboard Panel 6L1
g	Electrical & Instrumentation	Disconnect	1	\$ 1,000	\$ 1,500	EA	2005	C-606 Disconnect
g	Electrical & Instrumentation	Disconnect	1	\$ 1,000	\$ 1,500	EA	2005	C-605 Disconnect
g	Electrical & Instrumentation	Disconnect	1	\$ 1,000	\$ 1,500	EA	2005	P-601 Motor Disconnect
g	Electrical & Instrumentation	Disconnect	1	\$ 1,000	\$ 1,500	EA	2005	P-602 Motor Disconnect
g	Electrical & Instrumentation	Fire Protection	1	\$ 20,000	\$ 30,000	EA	2005	Fire Protection System
g	Electrical & Instrumentation	Fire Protection	1	\$ -	\$ -	Included	2005	Manual Pull Station
g	Electrical & Instrumentation	Fire Protection	1	\$ -	\$ -	Included	2005	Fire Alarm Panel
g	Electrical & Instrumentation	Fire Protection	3	\$ -	\$ -	Included	2005	Heat detector
g	Electrical & Instrumentation	Instrument	1	\$ 2,500	\$ 3,750	EA	2005	Pressure Transmitter
g	Electrical & Instrumentation	Instrument	1	\$ 5,000	\$ 7,500	EA	2005	FIT-602 BACKWASH PIT FLOW METER
g	Electrical & Instrumentation	Instrument	1	\$ 5,000	\$ 7,500	EA	2005	AIT-601 Turbidimeter
g	Electrical & Instrumentation	Instrument	1	\$ 2,500	\$ 3,750	EA	2005	Channel 1 level
g	Electrical & Instrumentation	Instrument	1	\$ 2,500	\$ 3,750	EA	2005	AIT-601 TEMPERATURE/FNU
g	Electrical & Instrumentation	Instrument	1	\$ 1,000	\$ 1,500	EA	2005	Backflow Preventer RPBA#7
g	Electrical & Instrumentation	Instrument	1	\$ -	\$ -	Included	2005	LIT-611 HYPOCHLORITE LEVEL INDICATOR
g	Electrical & Instrumentation	Instrument	1	\$ -	\$ -	Included	2005	AIT-611 CL2 Sensor

ID	Category	Description	Quantity	Year	Unit	Value	Notes
g	Electrical & Instrumentation	Junction Box	1	2005	Included	\$ -	JB-601
g	Electrical & Instrumentation	Lighting	2	2004	EA	\$ 350	Fixtures T8 Fluorescent (3 Lamps)
g	Electrical & Instrumentation	Lighting	1	2005	EA	\$ 400	Emergency Remote Heads (1 Fixture) in UV
g	Electrical & Instrumentation	Lighting	18	2005	EA	\$ 350	Fluorescent T8 Fixtures (18 fixtures)
g	Electrical & Instrumentation	Lighting	1	2005	EA	\$ 400	Emergency Remote Heads (c/w battery pack)
g	Electrical & Instrumentation	Lighting	1	2005	EA	\$ 350	UV Filter Building Lighting
g	Electrical & Instrumentation	Lighting	5	2015	EA	\$ 100	Eleven (11) Fixture Outdoor wall pack LED
g	Electrical & Instrumentation	Motor Control Centre	1	2005	EA	\$ 105,000	Motor Control Centre MCC 600
g	Electrical & Instrumentation	PLC	1	2005	EA	\$ 20,000	ACP600
g	Electrical & Instrumentation	Security System	1	2005	EA	\$ 20,000	Security Panel
g	Electrical & Instrumentation	Transformer	1	2005	EA	\$ 15,000	Dry Type Transformer TXF-2
g	Electrical & Instrumentation	Wiring	65	2005	per m	\$ 600	Interior Electrical Wiring
g	Process Mechanical	Actuator	1	2005	EA	\$ 5,000	ZIC-601 ROTORK
g	Process Mechanical	Air Dryer	1	2005	EA	\$ 15,000	605 AIR DRYER
g	Process Mechanical	Air Dryer	1	2005	EA	\$ 15,000	606 AIR DRYER
g	Process Mechanical	Compressor	1	2005	EA	\$ 5,000	605 COMPRESSOR UNIT
g	Process Mechanical	Compressor	1	2005	EA	\$ 5,000	606 COMPRESSOR UNIT
g	Process Mechanical	Control Panel	1	2005	EA	\$ 10,000	ULTRA VIOLET CONTROL PANEL
g	Process Mechanical	Fill Station	1	2005	EA	\$ 10,000	Hypochlorite fill station
g	Process Mechanical	Gate	1	2005	EA	\$ 22,500	SG-607 SLIDE GATE
g	Process Mechanical	Gate	1	2005	EA	\$ 33,750	SG-608 SLIDE GATE
g	Process Mechanical	Gate	1	2005	EA	\$ 22,500	SG-605 SLIDE GATE
g	Process Mechanical	Gate	1	2005	EA	\$ 22,500	SG-606 SLIDE GATE
g	Process Mechanical	Gate	1	2005	EA	\$ 22,500	SG-603 SLIDE GATE
g	Process Mechanical	Gate	1	2005	EA	\$ 22,500	SG-604 SLIDE GATE
g	Process Mechanical	Gate	1	2005	EA	\$ 22,500	SG-609 SLIDE GATE
g	Process Mechanical	Gate	1	2005	EA	\$ 22,500	SG-610 SLIDE GATE
g	Process Mechanical	Gate	1	2005	EA	\$ 22,500	SG-601 SLIDE GATE
g	Process Mechanical	Gate	1	2005	EA	\$ 22,500	SG-602 SLIDE GATE
g	Process Mechanical	Gate	1	2005	EA	\$ 600	Automatic Level Controller 1
g	Process Mechanical	Gate	1	2005	EA	\$ 600	Automatic Level Controller 2
g	Process Mechanical	Lighting	1	2005	EA	\$ 50,000	PDC-601 UV BANK
g	Process Mechanical	Lighting	1	2005	EA	\$ 50,000	PDC-602 UV BANK
g	Process Mechanical	Lighting	1	2005	EA	\$ 50,000	PDC-603 UV BANK
g	Process Mechanical	Lighting	1	2005	EA	\$ 50,000	PDC-604 UV BANK
g	Process Mechanical	Lighting	1	2005	EA	\$ 50,000	PDC-605 UV BANK
g	Process Mechanical	Lighting	1	2005	EA	\$ 50,000	PDC-606 UV BANK
g	Process Mechanical	Motor	1	2005	Included	\$ -	605 COMPRESSOR MOTOR
g	Process Mechanical	Motor	1	2005	Included	\$ -	606 COMPRESSOR MOTOR
g	Process Mechanical	Pump	1	2005	EA	\$ 20,000	601 BACKWASH PUMP
g	Process Mechanical	Pump	1	2005	EA	\$ 20,000	602 BACKWASH PUMP
g	Process Mechanical	Pump	1	2005	EA	\$ 10,000	601 TRAVELLING HOOD BACKWASH PUMP
g	Process Mechanical	Pump	1	2005	EA	\$ 10,000	602 TRAVELLING HOOD BACKWASH PUMP
g	Process Mechanical	Pump	1	2005	EA	\$ 7,500	611 HYPOCHLORITE PUMP
g	Process Mechanical	Pump	1	2010	EA	\$ 7,500	612 HYPOCHLORITE PUMP
g	Process Mechanical	Sampler	1	2005	EA	\$ 3,000	SAMPLER
g	Process Mechanical	Separator	1	2005	EA	\$ 40,000	601 BACKWASH TRAVEL SYSTEM
g	Process Mechanical	Separator	1	2005	EA	\$ 40,000	602 BACKWASH TRAVEL SYSTEM
g	Process Mechanical	Skid	1	2005	EA	\$ 30,000	Dosing pump skid
g	Process Mechanical	Storage	1	2005	Included	\$ -	Chemical storage cabinet
g	Process Mechanical	Tank	1	2005	EA	\$ 18,500	HYPOCHLORITE TANK
g	Process Mechanical	Tank	1	2005	EA	\$ 3,000	HOT WATER TANK
g	Process Mechanical	Valve	1	2005	EA	\$ 1,400	P-600 P1 Motorized valve, 120v
g	Process Mechanical	Valve	1	2005	EA	\$ 5,600	Knife Gate Valve KV-601

Item	Description	Quantity	Unit	Material	Price	Total	Notes
Architectural & Structural	Concrete Structure	1	Foundation for area 700				
Architectural & Structural	Door	3	units of double metal doors	EA	\$ 2,200	\$ 6,600	
Architectural & Structural	Door	4	units of single metal doors	EA	\$ 5,000	\$ 20,000	
Architectural & Structural	Door	1	N. Blower double metal doors	EA	\$ 8,000	\$ 8,000	
Architectural & Structural	Fan	1	Vent	EA	\$ 2,000	\$ 2,000	
Architectural & Structural	Foundation	24	N. Blower Foundation	per m2	\$ 500	\$ 12,000	
Architectural & Structural	Miscellaneous Metals	40	Metal grating platform	per m2	\$ 500	\$ 20,000	
Architectural & Structural	Miscellaneous Metals	20	Metal grating stairs	per m2	\$ 500	\$ 10,000	
Architectural & Structural	Miscellaneous Metals	30	Metal railings	per m	\$ 400	\$ 12,000	
Architectural & Structural	Roof	135	Fermenter main building torch-on roof, metal	per m2	\$ 350	\$ 47,250	
Architectural & Structural	Roof	24	N. Blower torch-on roof, metal sidings and so	per m2	\$ 350	\$ 8,400	
Architectural & Structural	Tank	251	TWAS storage tank	per m3	\$ 2,200	\$ 552,200	
Architectural & Structural	Tank	247	Fermenter tank	per m3	\$ 2,200	\$ 543,400	
Architectural & Structural	Tank	179	WFS Storage Tank	per m3	\$ 2,200	\$ 393,800	
Building Mechanical	Air Handling Unit	1	MUA	EA	\$ 7,500	\$ 7,500	
Building Mechanical	Boiler	1	Boiler	EA	\$ 10,000	\$ 10,000	
Building Mechanical	Burner	1	Burner	EA	\$ 46,000	\$ 46,000	
Building Mechanical	Fan	1	Ventilation fans	EA	\$ 3,000	\$ 3,000	
Building Mechanical	Fan	1	Vents	EA	\$ 2,000	\$ 2,000	
Building Mechanical	Fan	1	Supply fan	EA	\$ 3,000	\$ 3,000	
Building Mechanical	Heater	1	Heater for main floor	EA	\$ 7,500	\$ 7,500	
Building Mechanical	Heater	1	Unit heater	EA	\$ 7,500	\$ 7,500	
Building Mechanical	Hoist	1	8 ton ram	EA	\$ 5,000	\$ 5,000	
Building Mechanical	Hoist	1	CRANE UNIT 16 MONORAIL	EA	\$ 5,000	\$ 5,000	
Building Mechanical	Plumbing	1	Service sink	EA	\$ 3,000	\$ 3,000	
Building Mechanical	Water Heater	1	Water Heater	EA	\$ 3,000	\$ 3,000	
Electrical & Instrumentation	Alarm	1	Strobe, Gas Alarm	EA	\$ 1,500	\$ 1,500	
Electrical & Instrumentation	Control Panel	1	TH58CP Fermenter control panel	EA	\$ 10,000	\$ 10,000	
Electrical & Instrumentation	Control Panel	1	HVAC control panel	EA	\$ 5,000	\$ 5,000	
Electrical & Instrumentation	Control Panel	1	SM-SM-701, Sludge grinder control panel	EA	\$ 5,000	\$ 5,000	
Electrical & Instrumentation	Disconnect	4	Metric disconnect, 600V, 3 pole, Explosion p	EA	\$ 1,000	\$ 4,000	
Electrical & Instrumentation	Disconnect	4	Metric disconnect, 600V, 30A, 3 pole, NEMA	EA	\$ 1,000	\$ 4,000	
Electrical & Instrumentation	Instrument	1	FIT-701 WFS FLOW METER	EA	\$ 5,000	\$ 5,000	
Electrical & Instrumentation	Instrument	1	FIT-703 WFS FLOW METER	EA	\$ 5,000	\$ 5,000	
Electrical & Instrumentation	Instrument	1	FIT-702B TWAS FLOW METER	EA	\$ 5,000	\$ 5,000	
Electrical & Instrumentation	Instrument	1	FIT-720 TWAS FLOW METER	EA	\$ 5,000	\$ 5,000	
Electrical & Instrumentation	Instrument	1	FIT-721 TWAS/WFS FLOW METER	EA	\$ 5,000	\$ 5,000	
Electrical & Instrumentation	Instrument	1	FIT-722 WFS FLOW METER	EA	\$ 5,000	\$ 5,000	
Electrical & Instrumentation	Instrument	1	PIT-720 TWAS PSI	EA	\$ 2,500	\$ 2,500	
Electrical & Instrumentation	Instrument	1	PIT-721 TWAS/WFS PSI	EA	\$ 2,500	\$ 2,500	
Electrical & Instrumentation	Instrument	1	PIT-722 WFS PSI	EA	\$ 2,500	\$ 2,500	
Electrical & Instrumentation	Instrument	1	Backflow Preventer RPBA #8	EA	\$ 1,000	\$ 1,000	
Electrical & Instrumentation	Instrument	1	Backflow Preventer DCVA#3	EA	\$ 1,000	\$ 1,000	
Electrical & Instrumentation	Instrument	1	LIT-703 BLEND/WFS LEVEL INDICATOR	Included	\$ -	\$ -	
Electrical & Instrumentation	Instrument	1	LIT-701 FERMENTER LEVEL INDICATOR	Included	\$ -	\$ -	
Electrical & Instrumentation	Instrument	1	AIT-703 TEMP/PH/ORP	Included	\$ -	\$ -	
Electrical & Instrumentation	Instrument	1	AIT-701 H2S Sensor	Included	\$ -	\$ -	
Electrical & Instrumentation	Junction Box	1	JB, NEMA 4X, 36"x24"	Included	\$ -	\$ -	
Electrical & Instrumentation	Lighting	12	T12, Fluorescent, 2 lamps	EA	\$ 300	\$ 3,600	
Electrical & Instrumentation	Lighting	10	T8, Fluorescent, 2 lamps	EA	\$ 350	\$ 3,500	
Electrical & Instrumentation	Lighting	6	T8, Fluorescent, 2 lamps	EA	\$ 350	\$ 2,100	
Electrical & Instrumentation	Lighting	2	T8, Fluorescent, 2 lamps	EA	\$ 350	\$ 700	
Electrical & Instrumentation	PLC	1	ACP400	EA	\$ 20,000	\$ 20,000	

DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE	DATE	STATUS	REMARKS
Process Mechanical	Gear Box	1	Included	\$ -	2005	1	SM-701 MACERATOR GEAR BOX
Process Mechanical	Gear Box	1	Included	\$ -	2008	1	711 WFS GEAR BOX
Process Mechanical	Gear Box	1	Included	\$ -	2008	1	712 WFS GEAR BOX
Process Mechanical	Macerator	1	EA	\$ 30,000	2017	1	SM-701 SLUDGE MACERATOR UNIT #2
Process Mechanical	Motor	1	Included	\$ -	2005	1	SM-701 MACERATOR MOTOR
Process Mechanical	Motor	1	Included	\$ -	2005	1	BLR-702 MOTOR
Process Mechanical	Motor	1	Included	\$ -	2005	1	GRAVITY THICKENER MOTOR
Process Mechanical	Motor	1	Included	\$ -	2005	1	701 FSU MOTOR
Process Mechanical	Motor	1	Included	\$ -	2005	1	702 FSU MOTOR
Process Mechanical	Motor	1	Included	\$ -	2005	1	711 WFS MOTOR
Process Mechanical	Motor	1	Included	\$ -	2005	1	712 WFS MOTOR
Process Mechanical	Motor	1	Included	\$ -	2005	1	901 BLEND/WFS MOTOR
Process Mechanical	Motor	1	Included	\$ -	2005	1	902 BLEND/WFS MOTOR
Process Mechanical	Motor	1	Included	\$ -	2005	1	BLR-701 MOTOR
Process Mechanical	Piping, Fittings and Valves	16	EA	\$ 1,200	2005	16	TWAS Piping Valves
Process Mechanical	Piping, Fittings and Valves	14	EA	\$ 1,000	2005	14	WFS Piping Valves
Process Mechanical	Piping, Fittings and Valves	20	per m	\$ 500	2005	20	WFS pump's piping and valves at p711,712
Process Mechanical	Piping, Fittings and Valves	15	per m	\$ 500	2005	15	Fermenter FSU piping and valves at p701,70
Process Mechanical	Pump	1	EA	\$ 8,000	2005	1	701 FSU PUMP (5 HP)
Process Mechanical	Pump	1	EA	\$ 8,000	2005	1	702 FSU PUMP (5 HP)
Process Mechanical	Pump	1	EA	\$ 20,000	2005	1	901 BLEND/WFS PUMP UNIT
Process Mechanical	Pump	1	EA	\$ 20,000	2005	1	902 BLEND/WFS PUMP UNIT
Process Mechanical	Pump	1	EA	\$ 8,000	2005	1	720 TWAS Pump
Process Mechanical	Pump	1	EA	\$ 9,000	2008	1	711 WFS PUMP
Process Mechanical	Pump	1	EA	\$ 9,000	2008	1	712 WFS PUMP
Process Mechanical	Pump	1	EA	\$ 8,000	2011	1	721 TWAS/WFS Pump
Process Mechanical	Pump	1	EA	\$ 8,000	2011	1	722 WFS Pump
Process Mechanical	Storage	1	Included	\$ -	2005	1	Miscellaneous equipment storage
Process Mechanical	Storage	1	Included	\$ -	2005	1	Miscellaneous storage equipment
Process Mechanical	Thickener	1	EA	\$ 300,000	2005	1	WESTPRO GRAVITY THICKENER UNIT
Architectural & Structural	Building	256	per m2	\$ 350	1977	256	High Lift Station Exterior Wall
Architectural & Structural	Concrete Structure	219	per m3	\$ 2,200	1977	219	High Lift Station Foundation
Architectural & Structural	Door	2	EA	\$ 8,000	1977	2	2 units of wooden double doors
Architectural & Structural	Door	2	EA	\$ 5,000	1977	2	2 units of wooden single doors
Architectural & Structural	Miscellaneous Metals	1	EA	\$ 7,500	1977	1	Wetwell hatch
Architectural & Structural	Roof	5	EA	\$ 7,500	1977	5	Metal roof, 5 hatches (1.5m*1.5m each)
Architectural & Structural	Roof	152	per m2	\$ 350	2012	152	soffits, metal sidings 2012
Building Mechanical	Control Panel	1	EA	\$ 10,000	1977	1	Ventilation fans' control panel
Building Mechanical	Ductwork	150	per m2	\$ 250	1977	150	General ductwork
Building Mechanical	Fan	5	EA	\$ 3,000	1977	5	Exhaust fans in roof hatches
Building Mechanical	Fan	2	EA	\$ 2,000	1977	2	Exhaust vents
Building Mechanical	Heater	2	EA	\$ 7,500	1977	2	Unit Heaters
Building Mechanical	Plumbing	1	EA	\$ 3,000	1977	1	Service sink
Electrical & Instrumentation	Cabletray	1	EA	\$ 750	2005	1	300 mm, 150mm rails, ladder type, galvaniz
Electrical & Instrumentation	Cabletray	1	EA	\$ 750	2005	1	300 mm, 150mm rails, ladder type, aluminu
Electrical & Instrumentation	Control Panel	1	EA	\$ 30,000	2000	1	High Lift Station Control Panel
Electrical & Instrumentation	Control Panel	1	EA	\$ 5,000	2005	1	Emergency panel, 120/208V, 100A
Electrical & Instrumentation	Disconnect	1	EA	\$ 1,000	2005	1	600V, 200A, 3 pole, fusible, 150A fuses
Electrical & Instrumentation	Disconnect	1	EA	\$ 1,000	2005	1	600V, 100A, 3 pole, fusible, 90A fuses
Electrical & Instrumentation	Disconnect	1	EA	\$ 1,000	2005	1	600V, 60A, 3 pole
Electrical & Instrumentation	Instrument	1	EA	\$ 1,000	1977	1	HLS PUMP 3 FLOW PADDLE
Electrical & Instrumentation	Instrument	1	EA	\$ 1,000	1977	1	HLS PUMP 4 FLOW PADDLE
Electrical & Instrumentation	Instrument	1	EA	\$ 1,000	1977	1	HLS PUMP A FLOW PADDLE
Electrical & Instrumentation	Instrument	1	EA	\$ 300	1977	1	PUMP 3 SOLENOID

Station	Discipline	Item Description	Year	QTY	Unit	Value	Material	Notes
Station	Electrical & Instrumentation	Lighting	2005	32	EA	\$ 300	EA	T12, Fluorescent, 2 lamps
Station	Electrical & Instrumentation	Lighting	2005	2	EA	\$ 400	EA	HPS Wallpack
Station	Electrical & Instrumentation	Lighting	2005	2	EA	\$ 400	EA	HPS Wallpack
Station	Electrical & Instrumentation	Lighting	2005	3	EA	\$ 100	EA	Emergency remote heads, LED
Station	Electrical & Instrumentation	Lighting	2015	5	EA	\$ 100	EA	Outdoor wall pack LED
Station	Electrical & Instrumentation	Lighting	2015	5	EA	\$ 100	EA	Outdoor wall pack LED
Station	Electrical & Instrumentation	Lighting	2015	1	EA	\$ 100	EA	Outdoor wall pack LED
Station	Electrical & Instrumentation	Motor Control Centre	2000	1	EA	\$ 35,000	EA	High Lift MCC
Station	Electrical & Instrumentation	Resistor	2005	1	EA	\$ 2,000	EA	Grounding resistor 695 Ohm
Station	Electrical & Instrumentation	Scadapack Controller	2005	1	EA	\$ 7,500	EA	High Lift Pump Station Scadapack
Station	Electrical & Instrumentation	Switchgear	1977	1	EA	\$ 50,600	EA	MV High Lift Switchgear, 2400V
Station	Electrical & Instrumentation	Transformer	2005	1	EA	\$ 25,000	EA	45 kVA, 600-120/208v
Station	Electrical & Instrumentation	Transformer	2015	1	EA	\$ 32,000	EA	75 kVA, 600-120/208v
Station	Electrical & Instrumentation	UPS	2005	1	EA	\$ 2,000	EA	UPS
Station	Electrical & Instrumentation	Wiring	2005	60	per m	\$ 600	per m	Interior Electrical Wiring
Station	Process Mechanical	Actuator	2005	1	EA	\$ 8,000	EA	ROTORK-BUTTERFLY VALVE 24"
Station	Process Mechanical	Control Panel	2005	1	EA	\$ 10,000	EA	HLS TELEMETRY PANEL
Station	Process Mechanical	Motor	1977	1	EA	\$ 35,000	EA	PUMP4 MOTOR 450hp
Station	Process Mechanical	Motor	1977	1	EA	\$ 25,500	EA	PUMP4 MOTOR 300hp
Station	Process Mechanical	Motor	2006	1	EA	\$ 35,000	EA	PUMP3 MOTOR 450hp
Station	Process Mechanical	Piping, Fittings and Valves	1977	30	per m	\$ 1,200	per m	Process piping general
Station	Process Mechanical	Pump	1977	1	EA	\$ 75,000	EA	PUMP4 Aurora Pump 450HP
Station	Process Mechanical	Pump	1977	1	EA	\$ 58,500	EA	PUMPA - Aurora Pump 300HP
Station	Process Mechanical	Pump	2006	1	EA	\$ 75,000	EA	PUMP3 Aurora Pump 450HP
Station	Process Mechanical	Screen	1977	1	EA	\$ 25,000	EA	CONTROL VALVE SCREEN UNIT
Station	Process Mechanical	Separator	1977	1	EA	\$ 20,000	EA	CONTROL VALVE FILTER UNIT
Station	Process Mechanical	Valve	1977	1	EA	\$ 5,000	EA	HLS PUMP 4 10" Check Valve
Station	Process Mechanical	Valve	1977	1	EA	\$ 2,000	EA	PUMPA 10" BUTTERFLY VALVE
Station	Process Mechanical	Valve	1977	1	EA	\$ 1,500	EA	Surge Anticipator 8"
Station	Process Mechanical	Valve	1977	1	EA	\$ 10,000	EA	HLS SURGE CONTROL CLAVAL 8" Control
Station	Process Mechanical	Valve	1977	1	EA	\$ 6,500	EA	HLS PUMP4 CLAVAL 6" Control Valve
Station	Process Mechanical	Valve	1977	1	EA	\$ 1,200	EA	PUMPA 6" ISOLATION VALVE gate
Station	Process Mechanical	Valve	1977	1	EA	\$ 1,200	EA	PUMPA 6" ISOLATION VALVE gate
Station	Process Mechanical	Valve	1977	1	EA	\$ 1,000	EA	2" AIR RELIEF
Station	Process Mechanical	Valve	1977	1	EA	\$ 5,000	EA	HLS PUMP A 10" Check Valve
Station	Process Mechanical	Valve	1977	1	EA	\$ 2,000	EA	PUMPA 10" BUTTERFLY VALVE
Station	Process Mechanical	Valve	1977	1	EA	\$ 1,200	EA	PUMPA 6" ISOLATION VALVE gate
Station	Process Mechanical	Valve	2010	1	EA	\$ 2,000	EA	PUMPA 10" BUTTERFLY VALVE
Station	Process Mechanical	Valve	2010	1	EA	\$ 350	EA	Backflow Preventer RPBA#9
Station	Process Mechanical	Valve	2006	1	EA	\$ 15,500	EA	BUTTERFLY VALVE 24" c/w rotork actuator
Station	Process Mechanical	Valve	2010	1	EA	\$ 6,500	EA	HLS PUMP A CLAVAL 6" Control Valve
Station	Process Mechanical	Valve	2010	1	EA	\$ 5,000	EA	HLS PUMP 3 10" Check Valve
Station	Process Mechanical	Valve	2010	1	EA	\$ 6,500	EA	HLS PUMP3 CLAVAL 6" Control Valve
Station	Process Mechanical	Valve	2010	1	EA	\$ 2,700	EA	SURGE CONTROL 1/2" CRL18 PRESSURE
Station	Architectural & Structural	Building	1977	253	per m2	\$ 350	per m2	Booster Pump Station Exterior Walls
Station	Architectural & Structural	Concrete Structure	1977	41	per m3	\$ 2,200	per m3	Booster Pump Station Foundation
Station	Architectural & Structural	Miscellaneous Metals	2000	6	EA	\$ 7,500	EA	6 Roof Hatches
Station	Architectural & Structural	Roof	2000	131	per m2	\$ 350	per m2	Booster Pump Station Roof
Station	Building Mechanical	Tank	2005	1	EA	\$ 3,000	EA	HOT WATER TANK
Station	Civil & Grounds	Siteworks	1977	1	EA	\$ 20,000	EA	Two panel vehicle gate; site fenced to back of
Station	Civil & Grounds	Siteworks	1977	500	per m2	\$ 17	per m2	Gravel Access and Parking
Station	Electrical & Instrumentation	Antenna Tower	2010	1	EA	\$ 2,500	EA	Antenna
Station	Electrical & Instrumentation	Cabletray	2000	2	EA	\$ 750	EA	2x450mm cable tray
Station	Electrical & Instrumentation	Cabletray	2000	1	EA	\$ 750	EA	300mm cable tray for the pumps and FIT

Discipline	Item Description	Year	Quantity	Unit	Value	Material	Notes
Electrical & Instrumentation	Transformer 600-120/240V, 15kVA	2006	1	EA	\$ 10,000	\$ 15,000	
Electrical & Instrumentation	Two UPS units 1 kVA each	2006	1	EA	\$ 2,000	\$ 3,000	
Process Mechanical	Motor #1 - 75hp	2006	1	EA	\$ 11,500	\$ 17,250	
Process Mechanical	Motor #2 - 75hp	2006	1	EA	\$ 11,500	\$ 17,250	
Process Mechanical	Piping, Fittings and Valves	2006	30	per m	\$ 1,200	\$ 54,000	
Process Mechanical	Pump #1	2006	1	EA	\$ 23,000	\$ 34,500	
Process Mechanical	Pump #2	2006	1	EA	\$ 23,000	\$ 34,500	
Process Mechanical	Hypo Pump #2	2011	1	EA	\$ 7,500	\$ 11,250	
Process Mechanical	Hypo Pump #1	2019	1	EA	\$ 7,500	\$ 11,250	
Process Mechanical	50mm Drain valve; backfeed from discharge	2006	1	EA	\$ 12,000	\$ 18,000	
Process Mechanical	150mm silent check for pump discharge	2006	2	EA	\$ 3,000	\$ 9,000	
Process Mechanical	250mm butterfly for header isolation	2006	2	EA	\$ 2,000	\$ 6,000	
Process Mechanical	150mm butterfly isolations for pump suction	2006	4	EA	\$ 500	\$ 3,000	
Process Mechanical	100mm globe style Relief Valve	2006	1	EA	\$ 1,000	\$ 1,500	
Process Mechanical	50mm butterfly on backfeed	2006	2	EA	\$ 300	\$ 900	
Process Mechanical	Air Valve #1, Pump #1 suction; 25mm	2017	1	EA	\$ 600	\$ 900	
Process Mechanical	Air Valve #2, Pump #1 discharge; 25mm	2017	1	EA	\$ 600	\$ 900	
Process Mechanical	Air Valve #3, Pump #2 suction; 25mm	2017	1	EA	\$ 600	\$ 900	
Process Mechanical	Air Valve #4, Pump #2 discharge; 25mm	2017	1	EA	\$ 600	\$ 900	
Architectural & Structural	Masonry Wall	1977	34	per m2	\$ 350	\$ 17,640	
Architectural & Structural	Foundation Slab	1977	12	per m2	\$ 500	\$ 9,000	
Architectural & Structural	Roofing	1977	12	per m2	\$ 350	\$ 6,300	
Electrical & Instrumentation	Antenna	2015	1	Included	\$ -	\$ -	
Electrical & Instrumentation	Motor Controller c/w HMI	2015	1	EA	\$ 10,000	\$ 15,000	
Electrical & Instrumentation	120/240V, 40A panelboard	2015	1	EA	\$ 5,000	\$ 7,500	
Electrical & Instrumentation	Junction Box for Proximity Switch and Solenoid	2005	1	Included	\$ -	\$ -	
Electrical & Instrumentation	Lighting bulbs	2005	3	EA	\$ 300	\$ 1,350	
Electrical & Instrumentation	Pump Station Motor Control 600V (not centre)	2015	1	EA	\$ 2,000	\$ 3,000	
Electrical & Instrumentation	Ayers Reclaim Pump Station PLC	2005	1	EA	\$ 30,000	\$ 45,000	
Electrical & Instrumentation	Pump Station Motor Control 600V (not centre)	2015	1	EA	\$ 400	\$ 600	
Electrical & Instrumentation	600/240V c/w transformer Power Panel Disc	2005	1	EA	\$ 17,000	\$ 25,500	
Electrical & Instrumentation	BC Hydro pole mounted transformer with core	2005	1	EA	\$ 15,000	\$ 22,500	
Process Mechanical	Ayers Pump Str. 100 hp	2007	1	EA	\$ 23,000	\$ 34,500	
Process Mechanical	Cornell 100 hp	2007	1	EA	\$ 23,000	\$ 34,500	
Process Mechanical	150mm suction and discharge; 75mm surge	1977	1	EA	\$ 6,500	\$ 9,750	
Process Mechanical	75mm globe style surge relief from discharge	1977	1	EA	\$ 1,700	\$ 2,550	
Process Mechanical	150mm pump discharge flow control 90 deg	1977	1	EA	\$ 6,500	\$ 9,750	
Process Mechanical	150mm suction and discharge -Ayes Pump	1977	3	EA	\$ 500	\$ 2,250	
Process Mechanical	25mm air release valve on discharge -Ayes	1977	1	EA	\$ 600	\$ 900	
Process Mechanical	75mm on surge relief - Ayres Pump Str. (Laird)	1977	2	EA	\$ 300	\$ 900	
Architectural & Structural	Balancing tank	1977	136	per m3	\$ 2,200	\$ 447,894	
Architectural & Structural	Concrete Structure	1977	9	per m3	\$ 2,200	\$ 29,888	
Electrical & Instrumentation	Antenna Tower	2005	1	EA	\$ 2,500	\$ 3,750	
Electrical & Instrumentation	Communications	1995	1	Included	\$ -	\$ -	
Electrical & Instrumentation	Control Panel	2005	1	EA	\$ 5,000	\$ 7,500	
Electrical & Instrumentation	Control Panel	2005	1	EA	\$ 10,000	\$ 15,000	
Electrical & Instrumentation	Instrument	2005	1	EA	\$ 2,500	\$ 3,750	
Electrical & Instrumentation	Lighting	1995	1	EA	\$ 300	\$ 450	
Electrical & Instrumentation	SCADA	2005	1	EA	\$ 10,000	\$ 15,000	
Electrical & Instrumentation	Scadapack Controller	2005	1	EA	\$ 7,500	\$ 11,250	
Electrical & Instrumentation	Scadapack Controller	2005	1	EA	\$ 7,500	\$ 11,250	
Electrical & Instrumentation	UPS	2005	1	EA	\$ 2,000	\$ 3,000	
Civil & Grounds	Piping	1980	945	m	\$ 90	\$ 127,617	
Civil & Grounds	Piping	1980	596	m	\$ 110	\$ 98,393	

Civil & Grounds	Piping	1987	147	m	\$ 1,400	\$ 309,142	38	75	3
Civil & Grounds	Piping	1987	134	m	\$ 1,400	\$ 281,313	38	75	3
Civil & Grounds	Piping	1987	125	m	\$ 1,400	\$ 261,831	38	75	3
Civil & Grounds	Piping	1987	92	m	\$ 1,200	\$ 165,233	38	75	3
Civil & Grounds	Piping	1987	88	m	\$ 1,200	\$ 158,218	38	75	3
Civil & Grounds	Piping	1987	50	m	\$ 1,400	\$ 105,942	38	75	3
Civil & Grounds	Piping	1987	23	m	\$ 1,200	\$ 41,020	38	75	3
Civil & Grounds	Piping	1987	14	m	\$ 1,600	\$ 33,786	38	75	3
Civil & Grounds	Piping	1987	11	m	\$ 1,600	\$ 25,841	38	75	3
Civil & Grounds	Piping	1987	11	m	\$ 1,400	\$ 24,096	38	75	3
Civil & Grounds	Piping	1987	3	m	\$ 1,400	\$ 6,902	38	75	3
Civil & Grounds	Piping	1987	3	m	\$ 1,400	\$ 5,705	38	75	3
Civil & Grounds	Piping	1987	2	m	\$ 1,400	\$ 4,073	38	75	3
Civil & Grounds	Piping	1992	411	m	\$ 1,600	\$ 986,403	38	75	3
Civil & Grounds	Piping	1989	1186	m	\$ 700	\$ 1,244,916	38	75	3
Civil & Grounds	Piping	1989	954	m	\$ 700	\$ 1,002,199	38	75	3
Civil & Grounds	Piping	1989	450	m	\$ 700	\$ 472,755	38	75	3
Civil & Grounds	Piping	1989	284	m	\$ 700	\$ 297,847	38	75	3
Civil & Grounds	Piping	1989	187	m	\$ 700	\$ 196,170	38	75	3
Civil & Grounds	Piping	1989	3	m	\$ 700	\$ 3,136	38	75	3
Civil & Grounds	Piping	1992	502	m	\$ 1,200	\$ 903,859	27	75	2
Civil & Grounds	Piping	1992	395	m	\$ 1,400	\$ 829,798	27	75	2
Civil & Grounds	Piping	1992	379	m	\$ 1,400	\$ 796,619	27	75	2
Civil & Grounds	Piping	1992	374	m	\$ 1,400	\$ 785,817	27	75	2
Civil & Grounds	Piping	1992	363	m	\$ 1,400	\$ 761,725	27	75	2
Civil & Grounds	Piping	1992	363	m	\$ 1,400	\$ 761,637	27	75	2
Civil & Grounds	Piping	1992	358	m	\$ 1,400	\$ 752,472	27	75	2
Civil & Grounds	Piping	1992	355	m	\$ 1,400	\$ 746,415	27	75	2
Civil & Grounds	Piping	1992	355	m	\$ 1,400	\$ 746,094	27	75	2
Civil & Grounds	Piping	1992	403	m	\$ 1,200	\$ 725,441	27	75	2
Civil & Grounds	Piping	1992	383	m	\$ 1,200	\$ 689,603	27	75	2
Civil & Grounds	Piping	1992	359	m	\$ 1,200	\$ 645,684	27	75	2
Civil & Grounds	Piping	1992	356	m	\$ 1,200	\$ 641,643	27	75	2
Civil & Grounds	Piping	1992	356	m	\$ 1,200	\$ 640,144	27	75	2
Civil & Grounds	Piping	1992	355	m	\$ 1,200	\$ 639,228	27	75	2
Civil & Grounds	Piping	1992	355	m	\$ 1,200	\$ 639,139	27	75	2
Civil & Grounds	Piping	1992	354	m	\$ 1,200	\$ 637,447	27	75	2
Civil & Grounds	Piping	1992	354	m	\$ 1,200	\$ 636,924	27	75	2
Civil & Grounds	Piping	1992	354	m	\$ 1,200	\$ 636,461	27	75	2
Civil & Grounds	Piping	1992	352	m	\$ 1,200	\$ 633,031	27	75	2
Civil & Grounds	Piping	1992	350	m	\$ 1,200	\$ 630,831	27	75	2
Civil & Grounds	Piping	1992	240	m	\$ 1,200	\$ 431,827	27	75	2
Civil & Grounds	Piping	1992	205	m	\$ 1,400	\$ 430,177	27	75	2
Civil & Grounds	Piping	1992	197	m	\$ 1,200	\$ 355,057	27	75	2
Civil & Grounds	Piping	1992	157	m	\$ 1,200	\$ 283,275	27	75	2
Civil & Grounds	Piping	1992	82	m	\$ 1,200	\$ 146,960	27	75	2
Civil & Grounds	Piping	1992	77	m	\$ 1,200	\$ 138,980	27	75	2
Civil & Grounds	Piping	1992	27	m	\$ 1,200	\$ 49,347	27	75	2
Civil & Grounds	Piping	1992	10	m	\$ 850	\$ 12,195	27	75	2
Civil & Grounds	Piping	1991	952	m	\$ 900	\$ 1,285,400	27	75	2
Civil & Grounds	Piping	1991	1079	m	\$ 700	\$ 1,133,158	27	75	2
Civil & Grounds	Piping	1991	986	m	\$ 700	\$ 1,035,590	27	75	2
Civil & Grounds	Piping	1991	912	m	\$ 700	\$ 957,403	27	203	5
Civil & Grounds	Piping	1991	688	m	\$ 700	\$ 722,327	27	75	2

Year	Activity	Start	End	Duration	Cost	Value	Category
1992	Piping			9	\$	650	
1992	Piping			5	\$	650	
1992	Piping			530	\$	575	
1992	Piping			70	\$	450	
1992	Piping			38	\$	575	
1992	Piping			44	\$	475	
1992	Piping			33	\$	450	
1992	Piping			30	\$	450	
1992	Piping			22	\$	575	
1992	Piping			22	\$	575	
1992	Piping			24	\$	450	
1992	Piping			17	\$	575	
1992	Piping			21	\$	450	
1992	Piping			15	\$	575	
1992	Piping			15	\$	575	
1992	Piping			13	\$	575	
1992	Piping			16	\$	450	
1992	Piping			12	\$	575	
1992	Piping			14	\$	450	
1992	Piping			14	\$	450	
1992	Piping			10	\$	575	
1992	Piping			10	\$	575	
1992	Piping			13	\$	450	
1992	Piping			10	\$	575	
1992	Piping			11	\$	450	
1992	Piping			8	\$	575	
1994	Piping			338	\$	1,400	
1994	Piping			28	\$	650	
1994	Piping			48	\$	450	
1994	Piping			26	\$	450	
1994	Piping			15	\$	450	
1994	Piping			12	\$	450	
1994	Piping			7	\$	450	
1998	Piping			729	\$	90	
1998	Piping			222	\$	90	
2005	Piping			811	\$	800	
2005	Piping			805	\$	800	
2005	Piping			649	\$	800	
2005	Piping			372	\$	700	
2005	Piping			350	\$	700	
2005	Piping			300	\$	650	
2005	Piping			265	\$	650	
2005	Piping			242	\$	700	
2005	Piping			150	\$	700	
2005	Piping			75	\$	650	
2005	Piping			15	\$	800	
2005	Piping			13	\$	700	
2005	Piping			5	\$	800	
2005	Piping			3	\$	800	
2005	Piping			13	\$	575	
1992	Chlorination Building Exterior Walls			226	\$	350	
1992	Chlorination Building Foundation			30	\$	2,200	
1992	Closest Chlorine Building. 250mm chlorine injection point and 600mm diameter			21	\$	2,200	
1992	750mm chlorine injection point and 600mm diameter			21	\$	2,200	

Category	Description	Year	Quantity	Unit	Value	Value	Value	Value	Value	Value
Building Mechanical	Overhead crane & trolley	1992	1	EA	\$ 5,000	\$ 7,500	20	20	2	2
Civil & Grounds	At tonner storage room, w/ vehicle gate and	1992	100	per m	\$ 150	\$ 22,500	25	50	2	2
Civil & Grounds	Two panel chainlink for vehicle access at the	1992	100	per m	\$ 150	\$ 22,500	25	50	2	2
Civil & Grounds	w/ vehicle gate and 3 strand barb wire	1992	1	EA	\$ 20,000	\$ 30,000	20	20	2	2
Electrical & Instrumentation	300mm cable tray in pump room	1992	1	EA	\$ 750	\$ 1,125	26	40	3	3
Electrical & Instrumentation	Antenna	2005	1	Included	\$ -	\$ -	14	30	2	2
Electrical & Instrumentation	Panel A, 240V, 1ph, 42 cct	1992	1	EA	\$ 5,000	\$ 7,500	22	25	3	3
Electrical & Instrumentation	Control cabinet for pumps P-202 and P-203	1999	1	EA	\$ 10,000	\$ 15,000	18	25	3	3
Electrical & Instrumentation	Toner room and injection room unit heaters	1999	1	EA	\$ 1,000	\$ 1,500	20	20	2	2
Electrical & Instrumentation	Booster pumps 204 Local disconnect	1999	1	EA	\$ 1,000	\$ 1,500	17	20	3	3
Electrical & Instrumentation	Booster pumps 203 Local disconnect	1999	1	EA	\$ 1,000	\$ 1,500	17	20	3	3
Electrical & Instrumentation	Main Local disconnect 60A, 3P	2005	1	EA	\$ 1,000	\$ 1,500	12	20	2	2
Electrical & Instrumentation	Horn, switch and gas detector strobe	1992	1	Included	\$ -	\$ -	22	25	3	3
Electrical & Instrumentation	FIT-201 and UW FLOW TRANSMITTERS	2005	1	EA	\$ 2,500	\$ 3,750	11	15	2	2
Electrical & Instrumentation	Injection room: Chlorine detector	2016	1	EA	\$ 5,000	\$ 7,500	8	15	3	3
Electrical & Instrumentation	Storage room Chlorine detector	2016	1	EA	\$ 5,000	\$ 7,500	8	15	3	3
Electrical & Instrumentation	28 T8 fluorescent fixtures in entire chlorination	1999	28	EA	\$ 350	\$ 14,700	19	20	4	4
Electrical & Instrumentation	Exterior Lighting (2 fixtures)	1999	2	EA	\$ 300	\$ 900	19	20	4	4
Electrical & Instrumentation	Remote heads and remote heads with batter	2015	1	EA	\$ 400	\$ 600	10	20	3	3
Electrical & Instrumentation	UPS 0.5 kVA	2005	1	EA	\$ 2,000	\$ 3,000	14	20	3	3
Process Mechanical	Chlorinator 10" Line (250mm)	1992	1	EA	\$ 20,000	\$ 30,000	22	20	3	3
Process Mechanical	Chlorinator 30" Line (750mm)	1992	1	EA	\$ 20,000	\$ 30,000	22	20	3	3
Process Mechanical	Predator Line Chlorinator	1992	1	EA	\$ 20,000	\$ 30,000	22	20	3	3
Process Mechanical	Pump P202 BT#1. Nameplate photo out of fo	1992	1	EA	\$ 8,000	\$ 12,000	25	20	4	4
Process Mechanical	Pump P203 UW. WEG 1.5hp motor	1992	1	EA	\$ 6,000	\$ 9,000	25	20	4	4
Process Mechanical	Pump P203 UW. WEG 1.5hp motor	1992	1	EA	\$ 6,000	\$ 9,000	25	20	4	4
Process Mechanical	Small Diameter Process Piping	2019	20	per m	\$ 500	\$ 15,000	20	40	3	3
Process Mechanical	Pump P202 BT#1. Grundfos vertical pump.	1992	1	EA	\$ 8,000	\$ 12,000	25	20	4	4
Process Mechanical	Pump P203 UW. Grundfos vertical pump. 1.5	1992	1	EA	\$ 6,000	\$ 9,000	25	20	4	4
Process Mechanical	Pump P204 BT#2. Grundfos vertical pump. 1	1992	1	EA	\$ 6,000	\$ 9,000	25	20	4	4
Process Mechanical	Booster pump 202	1999	1	EA	\$ 6,000	\$ 9,000	17	20	3	3
Process Mechanical	(2x) Scales; 2 tonners per scale	1992	2	EA	\$ 10,000	\$ 30,000	20	30	2	2
Process Mechanical	additional tonner storage space	1992	2	Included	\$ -	\$ -	20	30	2	2
Process Mechanical	750mm BF valve in subgrade vault	1992	1	EA	\$ 10,000	\$ 15,000	20	25	2	2
Process Mechanical	750mm BF valve in subgrade vault	1992	1	EA	\$ 10,000	\$ 15,000	20	25	2	2
Process Mechanical	Automatic shutoff at the tonners	2013	2	EA	\$ 5,000	\$ 15,000	6	15	2	2
Process Mechanical	Pressure reducing valves - brand new just ins	2019	2	EA	\$ 4,100	\$ 12,300	1	25	1	1
Architectural & Structural	Level and Compressor Building and Foundat	1977	1	EA	\$ 50,000	\$ 75,000	37	75	2	2
Building Mechanical	Double exhaust fan unit, each around 1/4 hp	1995	1	EA	\$ 3,000	\$ 4,500	20	25	3	3
Building Mechanical	HVAC unit heater c/w thermostat	1995	1	EA	\$ 7,500	\$ 11,250	22	30	3	3
Civil & Grounds	Site access gate, aluminum bar gate	1990	150	per m	\$ 150	\$ 33,750	38	50	4	4
Electrical & Instrumentation	Antenna	2005	1	Included	\$ -	\$ -	14	30	2	2
Electrical & Instrumentation	240V, 100A panelboard	2000	1	EA	\$ 5,000	\$ 7,500	16	25	2	2
Electrical & Instrumentation	Lake Level Transmitter	2005	1	EA	\$ 2,500	\$ 3,750	12	15	3	3
Electrical & Instrumentation	Exterior Lighting	1995	1	EA	\$ 300	\$ 450	23	20	4	4
Electrical & Instrumentation	Mackay Reservoir Station PLC	2000	1	EA	\$ 10,000	\$ 15,000	17	30	2	2
Electrical & Instrumentation	Mackay Booster Pump Station Scadapack	2000	1	EA	\$ 7,500	\$ 11,250	19	30	3	3
Electrical & Instrumentation	BC Hydro Transformer with connection to the	2005	1	EA	\$ 15,000	\$ 22,500	14	40	2	2
Process Mechanical	Atlas Copco compressor model GA 11; 2 air	1995	1	EA	\$ 5,000	\$ 7,500	18	25	2	2
Process Mechanical	Baldor 0.75hp	1995	1	EA	\$ 6,000	\$ 9,000	18	20	2	2
Process Mechanical	Air pump for for bubble curtain	1995	1	EA	\$ 9,500	\$ 14,250	19	30	2	2
Architectural & Structural	Balancing Tank	1992	66	per m3	\$ 2,200	\$ 216,200	26	60	2	2
Architectural & Structural	Door	1992	1	EA	\$ 5,000	\$ 7,500	20	30	2	2
Architectural & Structural	Miscellaneous Metals	1992	10	per m	\$ 400	\$ 6,000	20	30	2	2

Item No.	Item Description	Quantity	Unit	Year	Material	Value	Cost	Value	Value	Value
1	Lighting Tank	1	EA	2010	Exterior Lighting	\$ 300	\$ 450	9	20	2
2	Lighting Tank	1	EA	2000	Exterior Main Incoming Transformer	\$ 15,000	\$ 22,500	20	40	3
3	Lighting Tank	1	EA	2016	UPS	\$ 2,000	\$ 3,000	10	20	3
4	Lighting Tank	25	per m	1992	Piping, Fittings and Valves	\$ 1,200	\$ 45,000	26	40	3
5	Lighting Tank	1	EA	2000	Sump pump with float switch	\$ 5,000	\$ 7,500	16	20	3
6	Architectural & Structural	189	per m2	1977	Masonry	\$ 350	\$ 99,207	37	75	2
7	Architectural & Structural	53	per m3	1977	Concrete, including channels for header piping	\$ 2,200	\$ 176,461	35	60	2
8	Architectural & Structural	121	per m2	1977	Flat, q-deck+joist, asphalt and pea gravel	\$ 350	\$ 63,759	50	50	5
9	Building Mechanical	1	EA	1977	Louwer	\$ 15,000	\$ 11,250	34	25	3
10	Building Mechanical	1	EA	2005	Exhaust fan in electrical room with switch	\$ 3,000	\$ 4,500	13	25	2
11	Building Mechanical	1	EA	1997	Unit heater comes with local disconnect (30A)	\$ 7,500	\$ 11,250	21	30	3
12	Building Mechanical	1	EA	1997	Unit heater #1 comes with local disconnect (30A)	\$ 7,500	\$ 11,250	21	30	3
13	Building Mechanical	1	EA	1977	Hoist on 907kg beam above RPS#1 pumps	\$ 5,000	\$ 7,500	34	20	3
14	Electrical & Instrumentation	4	EA	1997	4x300mm cable tray to pumps	\$ 750	\$ 4,500	22	40	3
15	Electrical & Instrumentation	1	EA	1997	600mm Cable tray along Main MCC, 2x600mm	\$ 750	\$ 1,125	22	40	3
16	Electrical & Instrumentation	1	EA	1977	Panel A 120/240V, 1ph, 3W, 42 cct c/w joh ir	\$ 5,000	\$ 7,500	34	25	3
17	Electrical & Instrumentation	1	EA	1977	Panel B 120/240V, 1ph, 3W, 12 cct c/w irriga	\$ 5,000	\$ 7,500	34	25	3
18	Electrical & Instrumentation	1	EA	2005	Multifunction Ultrasonic Flowmeter	\$ 2,500	\$ 3,750	12	15	3
19	Electrical & Instrumentation	3	EA	1999	Exterior Lighting	\$ 300	\$ 1,350	19	20	4
20	Electrical & Instrumentation	19	EA	1997	T8 fluorescent lighting fixtures	\$ 350	\$ 9,975	18	20	3
21	Electrical & Instrumentation	12	EA	1997	T8 Fluorescent lighting fixtures	\$ 350	\$ 6,300	18	20	3
22	Electrical & Instrumentation	1	EA	2007	Remote heads with battery	\$ 400	\$ 600	12	20	3
23	Electrical & Instrumentation	1	EA	1977	Main MCC #1 600V, 3ph, 3W, 1200A	\$ 140,000	\$ 210,000	39	40	4
24	Electrical & Instrumentation	1	EA	2005	Scada control panel	\$ 30,000	\$ 45,000	14	25	3
25	Electrical & Instrumentation	1	EA	1990	RPS Pump Station Scadapack	\$ 7,500	\$ 11,250	24	30	3
26	Electrical & Instrumentation	1	EA	1990	RPS Chlorine Station Scadapack	\$ 7,500	\$ 11,250	24	30	3
27	Electrical & Instrumentation	1	EA	1977	Main switchboard 600V, 3ph, 2000A (On 500	\$ 50,600	\$ 75,900	39	20	4
28	Electrical & Instrumentation	1	EA	1977	Main switchboard 600V, 3ph, 2000A	\$ 50,600	\$ 75,900	39	20	4
29	Electrical & Instrumentation	1	EA	2016	UPS with new batteries from 2016	\$ 2,000	\$ 3,000	5	20	2
30	Electrical & Instrumentation	1	EA	2005	Pump #1 local stand alone VFD	\$ 5,400	\$ 8,100	12	15	3
31	Electrical & Instrumentation	30	per m	1997	Interior Electrical Wiring	\$ 600	\$ 27,000	22	40	3
32	Process Mechanical	1	EA	1977	Pump #1 - 300hp	\$ 25,500	\$ 38,250	34	20	3
33	Process Mechanical	1	EA	1982	Pump #2 - 300hp	\$ 25,500	\$ 38,250	30	20	3
34	Process Mechanical	1	EA	1982	Pump#3 - 300hp	\$ 25,500	\$ 38,250	30	20	3
35	Process Mechanical	1	EA	1977	Pump A - 100hp	\$ 11,500	\$ 17,250	34	20	3
36	Process Mechanical	1	EA	1993	Pump #1 - 300hp	\$ 40,000	\$ 60,000	22	20	3
37	Process Mechanical	1	EA	1982	Pump #2 - 300hp	\$ 40,000	\$ 60,000	30	20	3
38	Process Mechanical	1	EA	1982	Pump#3 - 300hp	\$ 40,000	\$ 60,000	30	20	3
39	Process Mechanical	1	EA	1977	Pump A - 100hp	\$ 23,000	\$ 34,500	34	20	3
40	Process Mechanical	1	EA	1977	500mm actuated discharge valve	\$ 15,500	\$ 23,250	34	25	3
41	Process Mechanical	1	EA	1982	Pump #2 control valve	\$ 14,000	\$ 21,000	30	25	3
42	Process Mechanical	1	EA	1977	Pump #1 control valve	\$ 14,000	\$ 21,000	34	25	3
43	Process Mechanical	1	EA	1982	Pump #3 control valve	\$ 14,000	\$ 21,000	30	25	3
44	Process Mechanical	1	EA	1977	200mm backfeed valve	\$ 10,000	\$ 15,000	34	25	3
45	Process Mechanical	1	EA	1977	600mm Suction Header Isolation	\$ 8,000	\$ 12,000	34	25	3
46	Process Mechanical	1	EA	1977	500mm Discharge Header Isolation, under gr	\$ 6,500	\$ 9,750	34	25	3
47	Process Mechanical	1	EA	1977	A Pump control valve	\$ 6,500	\$ 9,750	34	25	3
48	Process Mechanical	2	EA	1977	300mm isolation for back feed valve	\$ 2,000	\$ 6,000	34	25	3
49	Process Mechanical	2	EA	1977	300mm isolation for back feed valve	\$ 2,000	\$ 6,000	34	25	3
50	Process Mechanical	2	EA	1977	P #1 - 250mm	\$ 2,000	\$ 6,000	34	25	3
51	Process Mechanical	2	EA	1982	P #2 - 250mm	\$ 2,000	\$ 6,000	30	25	3
52	Process Mechanical	2	EA	1982	P #3 - 250mm	\$ 2,000	\$ 6,000	30	25	3
53	Process Mechanical	1	EA	1977	100mm air release valve on discharge	\$ 1,800	\$ 2,700	34	25	3
54	Process Mechanical	1	EA	1977	100mm gate for isolation of air release valve	\$ 1,800	\$ 2,700	34	25	3

Item	Location	Year	Quantity	Unit	Value	Material	Notes
Building Mechanical	Fan	1997	1	EA	\$ 3,000	Fan c/w controller	
Building Mechanical	Heater	1997	1	EA	\$ 2,000	Baseboard heater in electrical room	
Building Mechanical	Heater	1997	1	EA	\$ 7,500	Unit heater in pump Room	
Building Mechanical	Hoist	1990	2	EA	\$ 5,000	Hoists above RPS #2 pumps	
Electrical & Instrumentation	Communications	1997	1	Included	\$ -	Telephone Connection Panel	
Electrical & Instrumentation	Communications	2005	1	Included	\$ -	Antena	
Electrical & Instrumentation	Control Panel	1990	1	EA	\$ 5,000	Panel C 120/240V, 1ph, 3W, 24 cct	
Electrical & Instrumentation	Instrument	2005	1	EA	\$ 2,500	Multifunction Ultrasonic Flowmeter	
Electrical & Instrumentation	Lighting	1997	1	EA	\$ 400	Remote heads with battery	
Electrical & Instrumentation	Motor Control Centre	1992	1	EA	\$ 105,000	Main MCC #3 600V, 3ph, 3W, 600A and pow	
Electrical & Instrumentation	Transformer	1999	1	EA	\$ 15,000	BC Hydro transformer with meter main inconn	
Electrical & Instrumentation	UPS	2016	1	EA	\$ 2,000	UPS with new batteries from 2016	
Electrical & Instrumentation	VFD	1997	1	EA	\$ 5,400	Pump 102 local stand alone VFD	
Electrical & Instrumentation	Wiring	1997	15	per m	\$ 600	Interior Electrical Wiring	
Process Mechanical	Motor	1990	1	EA	\$ 14,500	Pump 101 - 150hp	
Process Mechanical	Motor	1990	1	EA	\$ 14,500	Pump 102 - 150hp	
Process Mechanical	Piping, Fittings and Valves	1990	25	per m	\$ 1,200	All - 200mm suction/discharge, headers 300mm	
Process Mechanical	Pump	1990	1	EA	\$ 33,000	Pump 101 - 150hp	
Process Mechanical	Pump	1990	1	EA	\$ 33,000	Pump 102 - 150hp	
Process Mechanical	Valve	1990	1	EA	\$ 10,000	Pump 101 control valve	
Process Mechanical	Valve	1990	1	EA	\$ 10,000	Pump 102 control valve	
Process Mechanical	Valve	1990	1	EA	\$ 6,500	150mm, Surge Relief	
Process Mechanical	Valve	1990	1	EA	\$ 3,500	Pump 101 check valve	
Process Mechanical	Valve	1990	1	EA	\$ 3,500	Pump 102 check valve	
Process Mechanical	Valve	1990	4	EA	\$ 750	200mm, Pump isolation valves	
Process Mechanical	Valve	1990	2	EA	\$ 500	150mm, isolate of surge relief	
Process Mechanical	Valve	1990	1	EA	\$ 600	38mm air valve on discharge header	
Process Mechanical	Valve	2005	2	EA	\$ 600	25mm air valves on pump suction	
Architectural & Structural	Concrete Structure	2006	40	per m3	\$ 2,200	Concrete Building Structure	
Building Mechanical	Fan	2006	1	EA	\$ 3,000	Fan EF-2 with a switch	
Building Mechanical	Heater	2006	1	EA	\$ 2,000	Electric baseboard heater	
Building Mechanical	Heater	2006	1	EA	\$ 2,000	Electric baseboard heater	
Electrical & Instrumentation	Communications	2006	1	Included	\$ -	Scada Antena	
Electrical & Instrumentation	Control Panel	2006	1	EA	\$ 10,000	Control Panel for pumps	
Electrical & Instrumentation	Control Panel	2006	1	EA	\$ 5,000	Panel A 120/240V, 1ph, 3W	
Electrical & Instrumentation	Disconnect	2006	1	EA	\$ 1,000	MCC DISCONNECT (200A)	
Electrical & Instrumentation	Disconnect	2006	1	EA	\$ 1,000	Main Switch DISCONNECT 600V (200A)	
Electrical & Instrumentation	Disconnect	2006	1	EA	\$ 1,000	Transformer disconnect 30A, 600V	
Electrical & Instrumentation	Disconnect	2006	1	EA	\$ 1,000	Main Switch DISCONNECT 600V (600A)	
Electrical & Instrumentation	Disconnect	2006	1	EA	\$ 1,000	MCC DISCONNECT (400A)	
Electrical & Instrumentation	Instrument	2006	1	EA	\$ 2,500	Flow Indication Transmitter	
Electrical & Instrumentation	Instrument	2006	1	EA	\$ 2,500	Pressure instrument PT1	
Electrical & Instrumentation	Instrument	2006	1	EA	\$ 2,500	Pressure instrument PT2	
Electrical & Instrumentation	Lighting	2006	1	EA	\$ 300	Exterior fixture	
Electrical & Instrumentation	Lighting	2006	6	EA	\$ 350	T8 Fluorescent lighting fixtures (interior)	
Electrical & Instrumentation	Lighting	2006	1	EA	\$ 400	Remote heads with battery	
Electrical & Instrumentation	Motor Control Centre	2006	1	EA	\$ 49,000	MCC 3000, 600V, 3PH, 3W, 800A VERTICAL	
Electrical & Instrumentation	Motor Control Centre	2006	1	EA	\$ 21,000	MCC 3000, 600V, 3PH, 3W, 800A VERTICAL	
Electrical & Instrumentation	Scadapack Controller	2006	1	EA	\$ 7,500	Grey Canal Reclaim Pump Station Scadapack	
Electrical & Instrumentation	Splitter	2006	1	EA	\$ 400	200A, 347/600V, 3ph, 4W Splitter	
Electrical & Instrumentation	Transformer	2006	1	EA	\$ 10,000	Transformer 600-120/240V, 15kVA	
Electrical & Instrumentation	UPS	2006	1	EA	\$ 2,000	UPS	
Process Mechanical	Motor	2006	1	EA	\$ 5,000	Pump #1 - 40hp	
Process Mechanical	Motor	2006	1	EA	\$ 5,000	Pump #2 - 40hp	

Item	Location	Building	Description	Year	Quantity	Unit	Value	Value	Value	Value	Value	Value
Water Station	Architectural & Structural	Building	Wooden structure for electrical	1990	30	per m2	\$	160	\$	7,200	38	50
Water Station	Civil & Grounds	Fence	Chainlink with 3-strand barb wire, man gate	1990	150	per m	\$	150	\$	33,750	26	50
Water Station	Electrical & Instrumentation	Control Panel	Pumps East 1 and East 2 Controls	1990	1	EA	\$	5,000	\$	7,500	24	25
Water Station	Electrical & Instrumentation	Lighting	Bulb Light and Duplex receptacle.	1990	1	EA	\$	300	\$	450	30	20
Water Station	Electrical & Instrumentation	Motor Control Centre	600V MCC	1990	1	EA	\$	21,000	\$	31,500	30	40
Water Station	Electrical & Instrumentation	PLC	Upper Thorlakson Relcaim Pump Station PLC	1990	1	EA	\$	30,000	\$	45,000	24	30
Water Station	Electrical & Instrumentation	Transformer	Hydro Pole with transformer 120-600V with N	1990	1	EA	\$	15,000	\$	22,500	24	40
Water Station	Process Mechanical	Motor	West pump, Teco 50hp 3ph induction	1990	1	Included	\$	-	\$	-	27	20
Water Station	Process Mechanical	Motor	East pump, Teco 50hp 3ph induction	1990	1	Included	\$	-	\$	-	27	20
Water Station	Process Mechanical	Piping, Fittings and Valves	West pump, 200mm suction and 150mm discharge	1990	30	per m	\$	1,200	\$	54,000	30	40
Water Station	Process Mechanical	Piping, Fittings and Valves	East pump, 200mm suction and discharge piping	1990	25	per m	\$	1,200	\$	45,000	30	40
Water Station	Process Mechanical	Pump	PLAD, West Pump, end suction, 100hp	1990	1	EA	\$	23,000	\$	34,500	27	20
Water Station	Process Mechanical	Pump	PLAD, East Pump, end suction, 100hp	1990	1	EA	\$	23,000	\$	34,500	27	20
Water Station	Process Mechanical	Valve	air release valves, suction of west and east pumps	1990	2	EA	\$	1,800	\$	5,400	27	25
Water Station	Process Mechanical	Valve	200mm isolation valves (west suction, east suction)	1990	3	EA	\$	750	\$	3,375	27	25
Water Station	Process Mechanical	Valve	25mm air release valves, discharge of west and east pumps	1990	2	EA	\$	600	\$	1,800	27	25
Water Station	Process Mechanical	Valve	150mm isolation valve (west discharge)	1990	1	EA	\$	500	\$	750	27	25
Water Station	Civil & Grounds	Fence	Site Chainlink Fencing	1995	150	per m	\$	150	\$	33,750	38	50
Water Station	Electrical & Instrumentation	Breaker	Main Circuit Breaker 600V, 100A	1995	1	EA	\$	5,000	\$	7,500	20	25
Water Station	Electrical & Instrumentation	Instrument	Flow Transmitter	2005	1	EA	\$	2,500	\$	3,750	12	15
Water Station	Electrical & Instrumentation	PLC	Lower Thorlakson Relcaim Pump Station PLC	1995	1	EA	\$	30,000	\$	45,000	22	30
Water Station	Electrical & Instrumentation	Transformer	Hydro Pole with transformer 120-120-600V (400V)	1995	1	EA	\$	15,000	\$	22,500	21	40
Water Station	Electrical & Instrumentation	VFD	Pump Starter (VFD) 46 A FLA	1995	1	EA	\$	5,400	\$	8,100	20	15
Water Station	Process Mechanical	Motor	Teco 50hp 3ph induction	1995	1	Included	\$	-	\$	-	23	20
Water Station	Process Mechanical	Piping, Fittings and Valves	150 mm process piping and fittings, skid mounted	1995	15	per m	\$	800	\$	18,000	30	40
Water Station	Process Mechanical	Pump	PLAD, End Suction, 50hp	2019	1	EA	\$	14,000	\$	21,000	15	20
Water Station	Process Mechanical	Valve	150mm control valve on pump discharge	1995	1	EA	\$	6,500	\$	9,750	23	25
Water Station	Process Mechanical	Valve	75mm surge relief valve from discharge to suction	1995	1	EA	\$	1,700	\$	2,550	23	25
Water Station	Process Mechanical	Valve	100mm air release valve on suction	1995	1	EA	\$	1,800	\$	2,700	23	25
Water Station	Process Mechanical	Valve	Appears to be a buried 200mm buried isolation valve	1995	1	EA	\$	1,500	\$	2,250	23	25
Water Station	Process Mechanical	Valve	150mm isolation valves x 2	1995	2	EA	\$	500	\$	1,500	23	25
Water Station	Process Mechanical	Valve	25mm air release valve on discharge	1995	1	EA	\$	600	\$	900	23	25
Water Station	Architectural & Structural	Building	Red Metal Shed 35x25 ft. Prefabricated building	2011	1	EA	\$	50,000	\$	75,000	19	75
Water Station	Civil & Grounds	Cap		1998	1	EA	\$	1,000	\$	1,500	22	75
Water Station	Civil & Grounds	Inspection Chamber		1980	1	EA	\$	15,000	\$	22,500	32	40
Water Station	Civil & Grounds	Inspection Chamber		1987	1	EA	\$	15,000	\$	22,500	29	40
Water Station	Civil & Grounds	Manhole		1987	1	EA	\$	5,000	\$	7,500	56	75
Water Station	Civil & Grounds	Manhole		1987	1	EA	\$	5,000	\$	7,500	56	75
Water Station	Civil & Grounds	Manhole		2005	1	EA	\$	5,000	\$	7,500	38	75
Water Station	Civil & Grounds	Manhole		2005	1	EA	\$	5,000	\$	7,500	38	75
Water Station	Civil & Grounds	Manhole		2005	1	EA	\$	5,000	\$	7,500	38	75
Water Station	Civil & Grounds	Valve		1992	1	EA	\$	15,000	\$	22,500	30	40
Water Station	Civil & Grounds	Valve		2005	1	EA	\$	15,000	\$	22,500	20	40
Water Station	Civil & Grounds	Valve		2005	1	EA	\$	15,000	\$	22,500	20	40
Water Station	Electrical & Instrumentation	Communications	Communications System	2006	1	EA	\$	25,000	\$	37,500	13	30
Water Station	Process Mechanical	Hose Reel	Hose reel bauer 110 (13 units)	1980	13	EA	\$	34,000	\$	663,000	36	30
Water Station	Process Mechanical	Hose Reel	Hose reel bauer 65 (3 units)	1991	3	EA	\$	34,000	\$	153,000	26	30
Water Station	Process Mechanical	Hose Reel	Hose reel bauer 75 (1 unit)	1991	1	EA	\$	34,000	\$	51,000	26	30
Water Station	Process Mechanical	Hose Reel	Hose Reel 90 (5 units)	1993	5	EA	\$	34,000	\$	255,000	23	30
Water Station	Process Mechanical	Hose Reel	Hose reel bauer 85 (5 units)	1998	3	EA	\$	34,000	\$	153,000	20	30
Water Station	Process Mechanical	Hose Reel	Hose Reel T-41 (5 units)	2001	5	EA	\$	34,000	\$	255,000	18	30
Water Station	Process Mechanical	Hose Reel	Hose reel IRR1 France 90mm (2 units)	2001	2	EA	\$	34,000	\$	102,000	18	30
Water Station	Process Mechanical	Hose Reel	Hose reel IRR1 France 85mm (1 unit)	2001	1	EA	\$	34,000	\$	51,000	18	30

Architectural & Structural	Roofing	Roofing	Year	Qty	Unit	Cost	Cost	Year	Year	Year
Architectural & Structural	Concrete Structure	Foundation Structure	1985	36	per m3	\$ 2,200	\$ 117,480	30	60	2
Architectural & Structural	Roof	Roofing	1985	40	per m2	\$ 350	\$ 21,000	29	50	2
Building Mechanical	Fan	Fan with thermostat and switch.	2016	1	EA	\$ 3,000	\$ 4,500	6	25	2
Building Mechanical	Heater	Unit heater	2010	1	EA	\$ 7,500	\$ 11,250	10	30	2
Electrical & Instrumentation	Control Panel	Panel B 120/208V, 3ph, 4W, 100A	2016	1	EA	\$ 5,000	\$ 7,500	6	25	2
Electrical & Instrumentation	Instrument	Flow indication transmitter on main pipe in th	2018	1	EA	\$ 2,500	\$ 3,750	2	15	1
Electrical & Instrumentation	Lighting	7 T8 fluorescent lighting fixtures	2017	7	EA	\$ 350	\$ 3,675	5	20	2
Electrical & Instrumentation	Transformer	Dry type 600-120/208V transformer (15 kVA)	2016	1	EA	\$ 10,000	\$ 15,000	10	40	2

Appendix B – Summary Sheets

FINAL

Area 000 – General Civil Siteworks

Criterion	Comment
Description	General Civil Siteworks include site pavement, the smoothing basin, vehicle access bridge, utility bridge, general wiring, utility transformer, and on-site piping. All assets classified under Area 000 are in good to fair condition, and the only deficiency in this area is the minor cracking of the pavement, requiring some amount of maintenance and repairs.
Year of Construction	2005
Number of Assets in Inventory	22
Replacement Value	\$8,372,000
Recommended Actions	<ul style="list-style-type: none"> • No Actions Required



Smoothing Basin



Utility Bridge



Vehicle Access Bridge

Area 200 – Headworks Building

Criterion	Comment
Description	Area 200 includes the preliminary treatment, sludge handling, and odour control processes. Most of the equipment was installed in 2005 and is still operating within its expected service life. Locations include the Centrifuge, Control Room, DAF, Headworks, Influent Station, MCC Room, Mechanical Room, Odour Control, Polymer Building, and Trailer Bay.
Year of Construction	2005
Number of Assets in Inventory	280
Replacement Value	\$14,038,000
Recommended Actions	<ul style="list-style-type: none"> • Upgrade in 2020: Primary Influent Lift Station • Run-to-Failure: Polymer make-up system • Assess in 2020: Odour Control Blowers BLR-211 & BLR-212 • Replace on Failure: Mist Eliminators OCA1 & OCA2; Polymer Blower
Additional Comments	<ul style="list-style-type: none"> • Run-to-Failure: The polymer make-up system. The equipment was salvaged as part of the 2005 WWRc upgrade. The equipment is at least 30 years old, but only briefly used for approximately 88 days before 2005. The transfer blower and batch mixer show signs of aging. Polymer delivery is a critical function for the overall treatment system; it is required to remove waste solids from the plant. The plant has a small amount of extra storage in the bioreactor inventory and Area 700 tankage to delay dewatering activities. However, having redundancy for the system is recommended. As redundancy for the transfer blower, polymer can be manually batched in the mix tank. However, it is recommended that a back-up mixer (motor and impeller) is stored on-site in case of emergency failure with the mixer. Otherwise, the components of this asset can be run to failure if manual batch mixing is acceptable while waiting the lead-time for replacement equipment. • Upgrade: Primary influent pumping. Three submersible end-suction centrifugal pumps deliver primary influent from the headworks area (Area 200) to the Bioreactor Area (Area 300). Wastewater will start to back-up in the sewer system and risk overflow if the lift station fails for an extended period. Existing pumps have required rebuild or replacement within 3-6 years of operation. During wet weather, two of the three installed pumps operate to meet demand. If the third pump is being serviced, the City temporarily installs a fourth pump. This is an acceptable approach that provides full redundancy; however, the City should consider retrofitting the fourth space in the wet well to accommodate a pump of reliable make and model before hydraulic loading requires the operation of all three pumps to meet flow capacity.



Headworks Building



Centrifuge



Air Flotation DAF

Area 300 – Bioreactors

Criterion	Comment
Description	Area 300 includes three primary clarifiers and bioreactors, as well as a pump and pipe gallery. All process equipment began operation in 2005 and is still within its expected service life. The bioreactors are operating near design capacity due to a high soluble organic load from industry and criticality for major process equipment has been assigned based on high loading. However, the City is implementing plans to reduce organic loading to the bioreactors. Once this has been implemented, some bioreactor process capacity will become redundant and process components will become less critical.
Year of Construction	2005
Number of Assets in Inventory	121
Replacement Value	\$16,671,000
Recommended Actions	<ul style="list-style-type: none"> • Install: Stand-by Foul Air Blower • Replace on Failure: Submersible Mixers • Replace on Failure: Denitrification Pumps • Assess in 2020: Bioreactor 1, 2 & 3 Diffusers • Assess in 2023: Primary Odour Covers; Recirculation / Denitrification Pump P-333; DO Bioreactors; Flow Meters; Scum Level Indicators • Replace or Assess in 2020: Bioreactor Control Panels BCP-1, 2 & 3
Additional Comments	<ul style="list-style-type: none"> • Install: Foul Air Blower. Foul air is withdrawn from the primary clarifier headspace and discharged into the bioreactor aeration zone using positive displacement blowers. There was no stand-by blower and the duty blower was rattling during operation. Current practice is to install a replacement blower when the duty blower fails, which is a suitable approach to maximize blower operating hours; however, a stand-by blower can be pre-installed to facilitate a swift rotation and limit potential risks of odour complaints. • Assess: Primary Clarifier Headspace Tarp. The foul air tarps covering the primary clarifiers are beginning to show signs of degradation (holes, strapping wear) and are expected to require replacement soon. • Assess: Foul Air Piping: PVC conveying foul air is showing signs of UV degradation. Assessing this asset for damage can be the first investigative action if odour is discernible on the bioreactor deck. • Install: Only four lighting poles are installed in Bioreactors 1-3 which poses a safety concern (tripping hazard) for personnel operating on dark days. We suggest installing at least three stanchions or pole mounted lighting fixtures to ensure a safe walkway. • Replace or Assess: The control cabinets' (enclosures) for all three bioreactors are not rated to NEMA 4X. As a result, the enclosure is partially rusted. AECOM suggests replacing the enclosure with NEMA 4X. The condition of the enclosed control equipment should also be investigated.



Bioreactor Aeration Zone



Primary Influent Splitter Gate



Scum Skimmer

Area 400 – Utilities Building

Criterion	Comment
Description	Area 400 includes the main plant electrical room, the bioreactor process blowers, the standby diesel generator, and the workshop.
Year of Construction	2005
Number of Assets in Inventory	93
Replacement Value	\$4,481,000
Area Overview	<ul style="list-style-type: none"> The electrical service, distribution, lighting, security and fire protection equipment are original to the facility. All Electrical and instrumentation equipment are in good condition; no deficiencies or unsafe conditions were observed. Most of the distribution and local panel boards are in the MCC room in the utility building.
Recommended Actions	<ul style="list-style-type: none"> Assess in 2024: Process blower room instrumentation (Temp sensor & Transmitters) Replace on Failure: MCC Room Computers; Industrial Forklift; and UTV
Additional Comments	<ul style="list-style-type: none"> Upgrade: The indoor lighting of the facility is primarily composed of fluorescent fixtures. Generally, fixtures are in good condition and don't have missing parts or covers. In the future, we recommend upgrading to newer, more energy efficient lighting fixtures (LEDs).



Utilities Building



Process Blower



MCC

Area 500 – Secondary Clarifiers

Criterion	Comment
Description	Area 500 includes three secondary clarifiers and has some assets in the bioreactor pipe gallery. Main process components include clarifier mechanisms, a lift station, MLSS pumping, and scum collection and pumping. All process equipment has been installed in 2005 and is within its operational service life.
Year of Construction	2005
Number of Assets in Inventory	99
Replacement Value	\$9,062,000
Recommended Actions	<ul style="list-style-type: none"> • Replace or Assess: Exhaust Fan Control Panel • Assess in 2023: Secondary Clarifiers Instruments (Level Transmitter & Level Indicators) • Assess in 2024: Pipe Gallery Instruments (Chlorine Detector, Flow Meters, Transmitters & Indicators)
Additional Comments	<ul style="list-style-type: none"> • Secondary Clarifiers and the bridge and platform of the clarifier mechanism lack exterior lighting. This results in a safety concern (tripping hazard) during dark days. We suggest installing at least 3 stanchions mounted LED lighting fixtures on handrails. • The Scum Pitch Beach is not heat traced, leading to ice build-up during cold winters and personnel having to break up the ice formation manually with hand tools. We recommend providing and installing a local heat trace connection or an infrared heater. • Overall, the Electrical and Instrumentation equipment (local disconnects, wiring, cable trays and level indicator transmitters), appear to be in good and functional condition in all three Secondary Clarifiers, with some level transmitters and indicators requiring assessment in 2023 • The lighting for the lift station and Pipe Gallery is composed of fluorescent fixtures in the interior spaces and HIDs (high intensity distribution) in the exterior. Generally, fixtures are in good condition and don't have any missing parts or covers. Consequently, they do not require any immediate replacements. In the future, we recommend upgrading to newer, more energy efficient lighting fixtures (LEDs).



Secondary Clarifiers



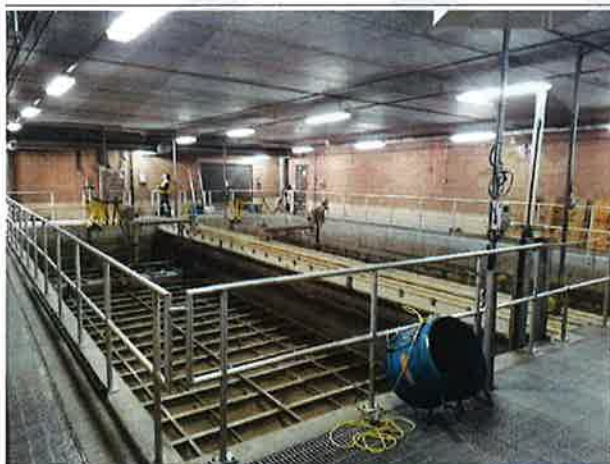
Motor



Pipe Gallery

Area 600 – UV Building

Criterion	Comment
Description	Area 600 includes the sand filters, the UV reactors, and the sodium hypochlorite dosing. Sand filters and UV disinfection are used to meet effluent quality requirements when discharging effluent to the lake outfall. Effluent directed to the outfall (and through it to the Rise) is treated by these process and effluent directed to the High Lift Station bypasses these processes. The hypochlorite system is used primarily for the treatment of plant reuse water but is also used for maintenance of the RAS and filter processes.
Year of Construction	2005
Number of Assets in Inventory	114
Replacement Value	\$3,896,000
Recommended Actions	<ul style="list-style-type: none"> • Assess in 2023: Sand Filter Pressure Transmitter • Assess in 2024: Hypochlorite Level Indicator & Sensor; Water Heater; Sand & UV Filters Instrument (Indicator, Transmitter, Flow Meters, Sensors & Backflow Preventer)
Additional Comments	<ul style="list-style-type: none"> • The sand filters are functional, but this is an older technology and plant staff have noted that both filters are required to treat the full plant flow (i.e. there is no redundancy). Tertiary disc filtration is becoming an industry standard for BNR to provide high capacity, consistently produce high quality effluent, and minimize backwash when compared with depth filtration technologies. It should also be noted that all BNR facilities in the Okanagan with lake discharges use the tertiary disc filter technology, and comparable facilities such as the Penticton AWWRC, Kelowna VVRC, and West Kelowna VVRC have all replaced their old traveling bridge filter technology with disc filters. The scope of this asset management exercise includes costing to replace the sand filters in their current configuration, but alternate filtration technology should be reviewed. • Current lighting fixtures in the filter area do not provide adequate lighting and are not rated for NEMA 4X (Wet/Corrosive areas). We recommend replacing these with NEMA 4X Rated LED type fixtures which are more reliable, efficient, and have a longer expected service life (15-20 years). • The use of "EXIT" stickers is outdated. According to new standards (BC Building Code – Section 3.4.5 and ISO 7010), exit signs should be green in colour and use the international Running Man symbol with no language to indicate an exit. Furthermore, remote head fixtures are required around the facility to allow a minimum of 50 lx for at least 30 minutes in the event of a power failure or emergency shut off of all regular fixtures (BC Building Code – Section 9.9.12.2).



Sand Filters



UV Banks



Compressor

Area 700 – Fermenter Building

Criterion	Comment
Description	Area 700 includes the WFS Storage Tank, Fermenter Tank, and TWAS Storage Tank (formerly the primary digester). The central structure contains the Lower Floor Pump Room, MCC Room and a vacant room on the second floor. The North Side PD Blower is located adjacent to the fermenter. Most of the structure was constructed during the 2005 upgrade with the exception of the TWAS Storage Tank which was constructed in 1982. The Lower Pump Room contains the fermenter supernatant pumps, fermenter waste sludge pumps, blend/WFS pumps, primary digester recirculation and TWAS pumps.
Year of Construction	2005
Number of Assets in Inventory	96
Replacement Value	\$4,732,000
Recommended Actions	<ul style="list-style-type: none"> • Assess in 2020: Mechanical Room Burner • Assess in 2024: Instrumentation (Indicators, Sensor, Backflow Preventors, Flow Meters & Transmitters) – Replace on Failure: North Side PD Blowers BLR-701 & 702; Mechanical Room Water Heater
Additional Comments	<ul style="list-style-type: none"> • The electrical service, distribution, lighting, security and fire protection equipment are original to the facility (installed in 2005). All electrical and instrumentation equipment are in good condition. No deficiencies or unsafe conditions were observed. • Most of the distribution and local panel boards are in the second floor MCC room in the Fermenter building. • The facility's interior lighting is primarily made up of fluorescent fixtures while the exterior is primarily HIDs (high intensity distribution). Generally, the fixtures are in good condition and don't have any missing parts or covers and do not require immediate replacement. In the future, we recommend upgrading to newer, more energy efficient lighting fixture options (LEDs).



Fermenter Building



FSU Pumps

Area 1000 – High Lift Station

Criterion	Comment
Description	Area 1000 includes the high lift pumps for the spray irrigation system that was originally constructed in 1977. Three vertical turbine pumps draw treated effluent from a wet well below grade: 2 – 450 hp pumps and 1 – 300 hp pump. This pump station pumps effluent to the Booster Pump Station (Area 2000).
Year of Construction	Original Construction Date: 1977
Number of Assets in Inventory	75
Replacement Value	\$2,256,000
Recommended Actions	<ul style="list-style-type: none"> Assess in 2020: Wetwell Hatch; Station Roofing; Vertical Turbine Pumps & Motors; Control Valve Screen Unit; Switchgear; Instrumentation (Flow Paddles, Micro Switches & Solenoids); Valves (Air Relief Valve, Butterfly Valve, Check Valve, Globe Valves & Gate Valves) Replace on Failure: Doors; Ventilation Control Panel; Exhaust Fans; Unit Heaters; Service Sink; Control Valve Filter Unit; Valves (Butterfly, Check & Gate)
Additional Comments	<ul style="list-style-type: none"> Many of the process assets and instruments are beyond their expected service life and the City should be planning renewal of these assets. Assets such as valves and smaller appurtenances should be replaced. Larger assets such as pumps and motors should be assessed for the purposes of extending their life. Non-destructive piping testing, such as ultrasonic testing, should be completed to determine the remaining wall thickness for process piping. The electrical service, distribution, lighting, security and fire protection equipment are original to the facility. All Electrical and instrumentation equipment are in fair condition, no deficiencies or unsafe conditions were observed. The lighting for the lift station is primarily fluorescent fixtures at the interior spaces and HID (high intensity distribution) at the exterior. Generally, fixtures in moderate condition don't have missing parts or covers and do not require immediate replacement. In the future, we recommend upgrading to newer, more energy efficient lighting fixture options (LEDs). The communication cabinet with SCADA controls and antenna is fully functional and in good condition. All wiring is installed in conduits or bare Teck 90 cable.



High Lift Station



General Piping



Electrical Room

RPS #1 & #2 and Chlorination Building

Criterion	Comment
Description	<p>Reservoir Pump Station (RPS) #1 and #2 draws water from MacKay Reservoir to be pumped for irrigation purposes. RPS #1 was constructed in 1977 to convey irrigation north along Commonage Road to the Balancing Tank and consists of three (3) 300 hp split case pumps and one (1) 100 hp split case pump. RPS #2 was added in 1990 to convey irrigation water to the south toward Predator Ridge and consists of two (2) 150 hp split case pumps.</p> <p>The Chlorination Building is a gas chlorine facility that provides residual chlorine to the irrigation pipelines at the RPS #1 & #2 site, including the 250 mm and 750 mm pipelines to the northeast along Commonage Road and the 400 mm pipeline to the southwest. The chlorine system generally consists of tonners, chlorine valves, chlorinators and booster pumps to dose chlorine solution.</p>
Year of Construction	Varies
Number of Assets in Inventory	132
Replacement Value	\$3,206,000
Recommended Actions	<ul style="list-style-type: none"> Assess in 2020: Chlorinators; Pumps & Motors; HVAC; Control Panels, Switchgears; Disconnect; RPS#1 Roofing; Valves (Butterfly Valves & Globe Valves) Assess in 2021: RPS#1 MCC; RPS#2 Control Panel C and Valves (Check Valves & Globe Valves) Assess in 2023: Chlorination Building Control Panel A, Local Disconnects, Fire Protection (Horn, Switch and Gas Detector Strobe), and Booster Pump 202; RPS#1 Pump #1 VFD and Ultrasonic Flow Meter; RPS#2 Ultrasonic Flow Meter Replace on Failure: Chlorination Building Entry Gate, Crane & Trolley; RPS#1 & 2 Hoists; RPS #1 Valves (Air Relief Valves & Butterfly Valves); General Lighting Replace or Assess: RPS#2 Pump 102 VFD
Additional Comments	<ul style="list-style-type: none"> The City should be planning renewal of aging process mechanical assets. Minor assets such as valves and appurtenances should be replaced. Larger assets such as pumps, motors and process piping should be assessed to potentially extend their life. Newer gas chlorine installations typically favour wall mount chlorination equipment instead of the cabinet mount chlorinators currently installed. The existing dosing system also uses pressure reducing valves, new installations typically employ vacuum regulators mounted near the tonners. The piping downstream of the vacuum regulator is under vacuum to reduce the likelihood of a chlorine leak. Building mechanical equipment in the Chlorination Building has a higher criticality rating due to chlorine gas. This equipment should be assessed prior to end of life.



Chlorinators



Chlorine Tonners



Chlorine Valve

Spray Irrigation Facilities

Criterion	Comment
Description	<p>This section summarizes the remaining spray irrigation areas not detailed in the summary sheets above:</p> <ul style="list-style-type: none"> • Booster Stations: <ul style="list-style-type: none"> – Area 2000 – Booster Pump Station (1977) – Airport Booster Station (2006) – Ayres Booster Station (1977) – Balancing Tank (1977) – Mackay Reservoir (1977) – Outfall Building (1985) – Predator Ridge Balancing Tank (1992) – The Rise Booster Station (2006) – Thorlakson Large Booster Station (1990) – Thorlakson Small Booster Station (1995) • Tractor Shed at Commonage Road (2011)
Year of Construction	Varies
Number of Assets in Inventory	234
Replacement Value	\$4,498,000
Recommended Actions	<ul style="list-style-type: none"> • Assess in 2020: <ul style="list-style-type: none"> – Area 2000 Booster Pump Station process mechanical and instrumentation. – Thorlakson Large Booster Station. – Thorlakson Small Booster Station. – Ayres Booster Station process mechanical.
Additional Comments	<ul style="list-style-type: none"> • Many of the process mechanical systems at the facilities in the Spray Irrigation System are at or nearing the end of their expected service life. The City should begin completing assessments, as outlined below, and plan to renew these assets in the four facilities listed above. <ul style="list-style-type: none"> – Process piping can be assessed using non-destructive testing such as ultrasonic. – Pumps and motors: assess for rebuild versus replacement. – Valves should be cycled to confirm satisfactory operation and seal.



The Rise Booster Station



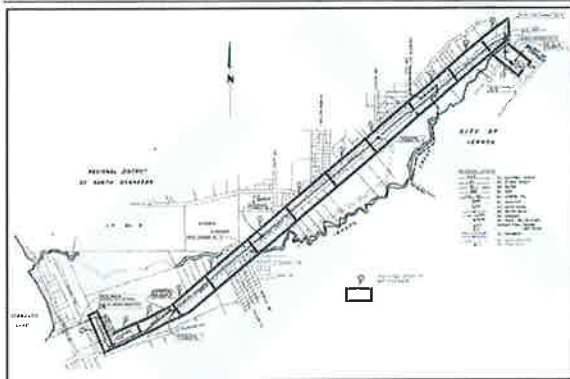
Mackay Reservoir



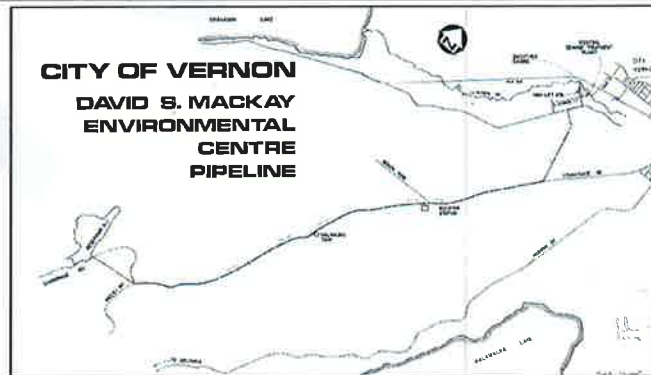
Thorlakson Large Booster Station

Spray Irrigation and Outfall Piping

Criterion	Comment
Description	<p>This section summarizes the linear piping system that is not on the wastewater treatment plant site. This includes the following:</p> <ul style="list-style-type: none"> • Spray Irrigation system piping (buried, above ground, hose reels, etc.); and • Okanagan Lake Outfall (buried outfall and lake outfall). <p>These assets total 13.3 km of above ground irrigation piping, 39.8 km of buried irrigation system piping, 4.0 km of buried outfall piping, and 7.0 km of submerged lake pipe. Also included are 33 hose reels for the irrigation system.</p>
Year of Construction	Varies
Number of Assets in Inventory	188
Replacement Value	Supply to MacKay: \$19,305,000 Supply to all Others: \$46,030,000 Outfall: \$19,800,000
Recommended Actions	<ul style="list-style-type: none"> • Monitor and assess: <ul style="list-style-type: none"> – Spray Irrigation System piping that conveys treated effluent from the VWRC to MacKay Reservoir was installed in 1977, meaning the asset is 43 years old. This pipeline is critical to continued operation of the treatment plant. The pipeline is within the life expectancy of buried ductile iron piping and was in fair condition at the time of the Inline Acoustic SmartBall Inspection performed in October 2017. However, due to the high criticality rating, the City should be attentive to any signs of deterioration and it is recommended that leak detection inspections be performed at regular intervals. – The Outfall Line is currently the secondary means of treated effluent discharge for the VWRC. A portion of the outfall is also used to convey irrigation water to the Airport Life Station. As with the pipeline item above, this asset is also critical to continued discharge of treated effluent. The City currently has plans to inspect the Outfall Line in early 2020 and should continue to monitor it in the future for any signs of deterioration.



Buried Outfall Pipeline



Spray Irrigation System

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**City of Vernon
Sewer User Rates Bylaw #5400**

Attachment 3

Proposed User Rate Increases

Proposed increase 3.00%

m3 Cubic Meters

	FLAT or PER m3	Current	Proposed 2022	Proposed 2023	Proposed 2024	Proposed 2025	Proposed 2026
Residential and Multi Family Properties:							
Infrastructure base fee	FLAT	\$50.20	\$51.71	\$53.26	\$54.85	\$56.50	\$58.20
Consumption on 1st quarter	m3	\$2.45	\$2.52	\$2.60	\$2.68	\$2.76	\$2.84
High flat rate	FLAT	\$144.46	\$148.79	\$153.26	\$157.86	\$162.59	\$167.47
Low flat rate	FLAT	\$72.23	\$74.40	\$76.63	\$78.93	\$81.30	\$83.73
Predator Ridge consumption @ 80%	m3	\$2.54	\$2.62	\$2.69	\$2.78	\$2.86	\$2.94
Outside City limits	FLAT	\$177.43	\$182.75	\$188.24	\$193.88	\$199.70	\$205.69
Commercial and Institutional:							
Infrastructure base fee	FLAT	\$52.07	\$53.63	\$55.24	\$56.90	\$58.61	\$60.36
Consumption at 100%	m3	\$2.54	\$2.62	\$2.69	\$2.78	\$2.86	\$2.94
Consumption at 100% - OSB	m3	\$2.54	\$2.62	\$2.69	\$2.78	\$2.86	\$2.94
Consumption at 80%	m3	\$2.54	\$2.62	\$2.69	\$2.78	\$2.86	\$2.94
High flat rate	FLAT	\$256.20	\$263.89	\$271.80	\$279.96	\$288.36	\$297.01
Low flat rate	FLAT	\$128.10	\$131.94	\$135.90	\$139.98	\$144.18	\$148.50
Outside City limits	FLAT	\$177.43	\$182.75	\$188.24	\$193.88	\$199.70	\$205.69



THE CORPORATION OF THE CITY OF VERNON

INTERNAL M E M O R A N D U M

TO: Will Pearce, CAO **FILE:** 1830-02 (2021)
PC: Debra Law, Director, Financial Services **DATE:** October 13, 2021
FROM: Aaron Stuart, Manager, Financial Planning & Reporting
SUBJECT: SEPTEMBER 30 VARIANCE ANALYSIS

Attached to this memorandum are the financial results for the City of Vernon (the City) for 2021 up to September 30, 2021. The results are first displayed on a consolidated basis for each division's net budget, net actual results, and then the difference between these two figures (Attachment 1).

The financial results are then displayed by object (Attachment 2). This means results are shown for like groupings of revenues and expenses. All taxation revenues are grouped together, as are government transfers and various other revenue groupings. Expenses then have groupings for salaries and wages, supplies and materials, and other common expenditure groupings.

The final attachment (Attachment 3) is another analysis by object, but specific to Recreation Services. This division has been the most affected by the pandemic, and merits additional analysis.

Similar to the quarter two analysis, there are some timing differences creating budget to actual variances; however, these are not as prevalent in quarter three. In the divisional analysis (Attachment 1), the main timing differences relate to delayed billings from the RCMP and BC Transit. Community Infrastructure and Development experienced lower costs than budgeted due to reduced Tourism operations, and delayed project initiation due to organization capacity and emergency management during the summer. Other divisional variances of note relate to Facilities, where project funding for the Operations Building addition by the 2019 Unexpended Uncommitted reserve has already been recorded, but the project has not started making the net budget look underspent. Conversely, capital reserve and grant funding for projects in Fire Rescue Services will be recorded at year end. Since these funding sources are not yet recorded, the net budget appears slightly overspent. In Airport and Fiscal Services – General, the City received more revenues than anticipated, due to a COVID Airport Relief grant and an additional one-time Community Works Fund – Gas Tax payment, during 2021.

The Financial Report by Object (Attachment 2) shows that revenues and expenses are in line with budgets as of the end of quarter three. Expense budgets are slightly

below expectations largely due to transfers to reserves which will occur at year end. The significant outstanding transfers to reserves relate to the Community Works Fund – Gas Tax payments the City has received, and the Sewer Fund operating surplus, which will both be recorded at year end.

Recreation Services variance analysis (Attachment 3) shows their revenues being in line with expectations for quarter three. All regional partner contributions have been received, including additional amounts funded by partner COVID Restart grants. Operating expenses are below expectations for quarter three due to Provincial Health Orders impacting Programs and Arenas for the beginning of 2021. This has also delayed the start of some projects at Kal Tire Place, the Recreation Centre, and the Priest Valley Arena.

RECOMMENDATION:

THAT Council receive the internal memorandum dated October 13, 2021 and titled “September 30 Variance Analysis” respectfully submitted by the Manager, Financial Planning and Reporting.

Respectfully,



Aaron Stuart
Manager, Financial Planning & Reporting

Attachments:

- 1) – Quarter 3 Variance Analysis – Divisional
- 2) – Quarter 3 Variance Analysis - Object
- 3) – Quarter 3 Variance Analysis - Recreation



Division/Department	Amended Net Budget	YTD Actual Net Results	Difference from Budget +ve / (-ve)	Variance Explanations and Notes Q3 range should be between 66% & 80%
OPERATING RESULTS ONLY				
Administration	\$ (890,695)	\$ (676,550)	\$ (214,145)	
Community, Infrastructure & Development	(3,051,328)	(766,875)	(2,284,453)	Tourism contracted expenses lower than budgeted due to reduced operations resulting from the pandemic, and Project funding for Okanagan Lake projects (Drainage Plan, Smith Rd design) not yet started due to organizational capacity.
Public Transit	(2,074,724)	(981,488)	(1,093,236)	August & September invoices for transit not recorded until October.
Corporate Services	(2,688,421)	(1,710,580)	(977,841)	Reserve funding for projects will be recorded at year-end.
RCMP Municipal Support	(1,895,931)	(1,496,653)	(399,278)	Only 2 quarters of Prisoner Keep Recoveries received.
Bylaw Compliance & Community Safety	(400,263)	(208,123)	(192,140)	Community Safety Folks on Spokes and Anti-Tag spending below expectations at September 30.
Financial Services	(287,066)	(234,507)	(52,559)	Finance ERP project carryover funding already recorded in full.
Grants	(206,361)	(154,717)	(51,644)	
Fiscal Services - General	3,135,899	5,505,174	(2,369,275)	Transfers to reserves recorded as grant monies are received. Transfer to Gas Tax Reserve (1.745 million) not recorded until year-end.
Collections for Other Governments	-	1,345,740	(1,345,740)	All collections remitted to agencies by end of year.
Taxation	44,740,105	44,724,027	16,078	All taxation revenue recorded in May.
Fire Rescue Services	(6,837,514)	(5,763,452)	(1,074,062)	Reserve funding for projects, and emergency recoveries will be recorded at year-end.
Human Resources	(1,713,708)	(921,601)	(792,107)	Training and development seminars planned for 2021 delayed due to COVID-19.
Operations	694,346	650,832	43,514	
Airport	(146,035)	318,655	(464,690)	COVID-19 Airport relief grant for \$360,0000 received and recorded in March.
Public Works	(6,303,809)	(5,576,435)	(727,374)	Net budget slightly higher than expectations due to project funding to be recorded at year end.
Parks Maintenance	(2,487,918)	(1,627,818)	(860,100)	Transfers from reserves for one time projects booked in full at beginning of the year. Booking and administrative fees down as a result of COVID-19.
Fleet Operation	-	(242,629)	242,629	Reserve funding for current year fleet replacements will be recorded at end of year when total acquisition costs are known.
Facilities	(1,668,951)	(403,225)	(1,265,726)	Funding for Ops Building addition from 2019 Unexpended Uncommitted reserve already recorded.
Storm Drainage	(336,084)	(221,191)	(114,893)	Higher than anticipated storm sewer connection fees received combined with lower maintenance costs incurred than budgeted.
Water Contract Services	-	(1,370,631)	1,370,631	GVW RDNO Recoveries only received for 2 quarters, January to March & April to June. Quarter 3 billing recorded in October.
Sewer (excludes Fiscal Services)	(6,069,676)	(5,484,809)	(584,867)	Internal charges applied in full at beginning of the year, and OSB Flow Service Charge for quarter 3 recorded in October.
Fiscal Services - Sewer	6,069,676	3,581,787	2,487,889	Quarter 3 Utility billing recorded in October.
RCMP Contract Services	(9,925,741)	(4,262,968)	(5,662,773)	RCMP Revenue Sharing grant received in July. Only two quarters of RCMP services expensed.
Recreation Services	(2,488,656)	(1,181,930)	(1,306,726)	See Attachment 3 for additional analysis.
NET OPERATING RESULTS	\$ 5,167,145	\$ 22,840,033	\$ (17,672,888)	



ATTACHMENT 2

FINANCIAL REPORT BY OBJECT - CONSOLIDATED

September 30, 2021

REVENUE	Amended Budget	YTD Actual	Available Budget	YTD % Variance	Variance Explanations and Notes Q3 range should be between 66% & 80%
Property Taxation	\$ 46,514,633	\$ 45,983,224	\$531,409	98.9%	Tax revenues recorded in May.
Sales of Services	14,356,592	9,460,805	\$4,895,787	65.9%	Within an acceptable range.
Sanitary Sewer Fees	9,931,107	5,130,508	\$4,800,599	51.7%	Quarter 3 Sewer fees billed in October.
Government Transfers	8,911,419	7,523,816	\$1,387,603	84.4%	Certain grants (Hotel & Casino) affected negatively by COVID. Childcare Facility grants of 7 million dollars not yet received.
Services Provided to Other Governments	3,199,197	1,913,848	\$1,285,349	59.8%	Within an acceptable range.
Fiscal Services	4,776,559	4,068,078	\$708,481	85.2%	Budgeted internal charges recorded for the year in May.
Transfers From Reserves	19,551,696	2,744,591	\$16,807,105	14.0%	Most transfer from reserves recorded at year end dependent on grants received and project status.
Contribution From Developers	322,747	-	\$322,747	0.0%	All revenues related to one time projects and are recorded at year end dependent on project status.
Tax Payments for Other Governments	33,659,631	35,572,575	(\$1,912,944)	105.7%	Tax revenues recorded in May.
Natural Gas System	441,712	-	\$441,712	0.0%	No revenue received as of yet.
Total Revenue	141,665,293	112,397,446	29,267,847	79.3%	
EXPENSES					
Salaries, Wages & Benefits	34,583,604	24,270,647	\$10,312,957	70.2%	Within an acceptable range.
Supplies, Materials & Others	8,101,196	8,208,997	(\$107,801)	101.3%	Variance due to project budgets approved by Council not yet processed.
Contracted Services	26,627,755	15,323,262	\$11,304,493	57.5%	Within an acceptable range.
Fiscal Services	970,841	818,514	\$152,327	84.3%	Debt payments not spread equally throughout year. Payment to Fortis is Semi-Annual.
Utilities, Communication & Insurance	4,729,860	2,900,222	\$1,829,638	61.3%	
Cost of Goods Sold	580,325	617,083	(\$36,758)	106.3%	Airport fuel sales higher than budgeted.
Transfers to Reserves	5,801,678	1,020,845	\$4,780,833	17.6%	Most transfers to reserves are recorded at year end
Internal Charges	2,529,511	2,169,824	\$359,687	85.8%	Expenses slightly higher due to project budgets approved by Council not yet processed.
Tax Payments to Other Governments	33,659,631	34,226,835	(\$567,204)	101.7%	Most payments disbursed to other governments in July.
Project Budgets Only	18,913,747	1,183	\$18,912,565	0.0%	All actual costs for projects are recorded to the appropriate object codes
Total Expenses	136,498,148	89,557,413	46,940,735	65.6%	
NET SURPLUS (DEFICIT)	\$ 5,167,145	\$ 22,840,033	(\$17,672,888)		

QUARTER 3 VARIANCE ANALYSIS - RECREATION SERVICES

REVENUE	Amended Budget	YTD Actual	Available Budget	YTD % Variance	Variance Explanations and Notes June range should be between 66% & 80%
Property Taxation	\$ 41,400	\$ -	\$ 41,400	0.0%	Federal grants-in-lieu of property taxation to be allocated in second half of year
Sales of Services:					
Fees & Admissions	1,194,660	681,564	513,096	57.1%	Program fees for Volleyball, Vernon Hockey League, Youth Camps and Fitness program lower than budgeted due to impact of Provincial Health Orders
Advertising	97,450	69,733	27,718	71.6%	
Rentals	795,290	700,281	95,009	88.1%	Higher rental fees earned than expected due to Dogwood gym rentals for the Emergency Support Services Reception Centre relating to the White Rock Lake Fire, and Auditorium rentals to IHA for the vaccination centre; also ice rentals have performed above expectations
Sale of Goods	137,050	13,560	123,490	9.9%	Concession and liquor sales at Kal-Tire Place are lower than budgeted due to event restrictions related to Provincial Health Orders
Miscellaneous	98,356	17,104	81,252	17.4%	Recoveries from Vernon Curling Club for Ice Plant equipment and maintenance costs to be invoiced at end of year
Government Transfers	11,000	24,796	(13,796)	225.4%	Excess revenues relate to child care health and safety grant received for Tiny Tots program
Services Provided to Other Governments	1,265,099	1,265,099	-	100.0%	Regional partner 2021 contributions, including additional funding, received in August
Fiscal Services	118,905	57,521	61,384	48.4%	Lower internal charges than budgeted between Programming and Arenas for adult group activities for ice and pool related programs due to Provincial Health Orders
Transfers From Reserves	303,389	\$ -	303,389	0.0%	Reserve funding for COVID control measures and deficit funding, amounts will be determined at year end based on financial results and additional partner contributions
Total Revenue	4,062,599	\$ 2,829,658	1,232,941	69.7%	
EXPENSES					
Salaries, Wages & Benefits	3,835,298	2,581,756	1,253,542	67.3%	
Supplies, Materials & Others	326,957	154,710	172,247	47.3%	Lower than budgeted supply costs for programs and arenas related to inactivity due to restrictions by Provincial Health Orders
Contracted Services	563,309	234,212	329,097	41.6%	Lower than budgeted contracted costs related to advertising, snow ploughing and repairs and maintenance due to reduced services provided related to Provincial Health Orders
Fiscal Services	32,874	23,975	8,899	72.9%	
Utilities, Communication & Insurance	1,232,569	729,485	503,084	59.2%	Lower than budgeted utility costs due to arenas not used to regular capacity related to restrictions imposed by Provincial Health Orders
Cost of Goods Sold	40,745	5,712	35,033	14.0%	No concession sales due to Provincial Health Orders restricting group events
Transfers to Reserves	10,800	11,205	(405)	103.8%	Kal Tire Place North tenant improvement loan repayments
Internal Charges	308,076	191,318	116,758	62.1%	
Projects - Tax supported	200,627	79,216	121,411	39.5%	Tax supported projects related to handicap rail instalations at Kal-Tire Place, Rec Centre Mechanical assessment, and Priest Valley arena boxing alcove have not been substantially completed due to staffing limitations in response to the COVID-19 pandemic
Total Expenses	6,551,255	4,011,588	2,539,667	61.2%	
NET SURPLUS (DEFICIT)	\$ (2,488,656)	\$ (1,181,930)	\$ (1,306,726)	47.5%	



THE CORPORATION OF THE CITY OF VERNON

MEMORANDUM

TO: Will Pearce, CAO **FILE:** 1610-06

PC: Directors **DATE:** October 14, 2021

FROM: Debra Law, Director, Financial Services

SUBJECT: 2021 THIRD QUARTER OVERTIME SUMMARY

City of Vernon management staff continuously try to minimize overtime expenses as much as reasonably possible throughout the year. During 2021 there is a significant increase in overtime costs to date compared to 2020 for a small number of departments (Airport, Community Infrastructure & Development and Fire Services). The bulk of the increase is due to emergency responses during the extreme fire season. The 2021 year-to-date overtime totals \$869,430 (2020 - \$444,537, 2019 - \$467,090) and is reported by department in Attachment 1 – Overtime Report by Division/Department for the end of September.

Every year there are departments such as the RCMP Detachment, Fire Rescue Services and Recreation Services that regularly schedule staff to work overtime to work statutory holidays in order to provide services to the public. Operations Services experiences emergency circumstances such as road and pipe failures that are outside of their control and require staff to work overtime. Management insures appropriate amounts of overtime costs are included in these department annual budgets. However, circumstances arise during the year that may require staff to work overtime that may not be budgeted, usually these costs are reimbursed by third parties such as Emergency Management BC (EMBC) or BC Wildfire Services (BCWS).

The most significant variances showing from 2020 to 2021 are in Airport Services (increase \$15,164), Community Infrastructure & Development (increase \$14,826), Fire Rescue (increase \$175,259), Projects – Fire Department (increase \$242,892) and Water Services contract (increase \$23,955).

The Airport Services overtime increase is related to fires experienced in the region this summer and subsequent increase in flight activity. There will be additional revenue in this department to compensate for the City's extra expenses.

Community Infrastructure & Development overtime is comprised of increases in Building & Inspections (\$9,729) and Development Services (\$8,364). Both of these departments have had staff work overtime due to backfilling for staff shortages combined with an upsurge in new development in Current Planning and Development Services. Due to vacancies and budget slippage related to these budgets there is adequate operational funds to pay for the extra overtime.

Fire Rescue overtime is related to Emergency Management (\$137,040) and Fire Fighting (\$41,653). The Emergency Management overtime is related to the White Rock Lake fire and will be reimbursed 100% by EMBC, along with other expenses for that event. The Fire Fighting overtime increase is related to extra overtime for the Highway 97 fire and some perimeter work for BCWS during the White Rock Lake fire. Projects – Fire Department overtime is for overtime approved by Council (\$100,000) for temporary staffing at the Predator Ridge firehall, funded by the 2020 Unexpended

Balance, and to assist BCWS during the extreme fire events this summer. This overtime will be reimbursed by BCWS, final billing to BCWS for these costs will occur by the end of the year.

All overtime costs associated with Water Services will be reimbursed by Regional District of North Okanagan (owners of the Greater Vernon Water infrastructure), as per the current contract agreement.

RECOMMENDATION:

THAT Council receive the memorandum titled *2021 Third Quarter Overtime Summary* dated October 14, 2021 from Director, Financial Services for information.

Respectfully submitted:

A handwritten signature in cursive script that reads "Law".

Debra Law

**CITY OF VERNON
OVERTIME REPORT BY DIVISION/DEPARTMENT
FOR THE END OF SEPTEMBER
WITH PRIOR 2 YEAR COMPARISON**

Attachment 1

Division/Department	2019	2020	2021	2020/2021 Increase (Decrease)	2020/2021 % Increase (Decrease)
AIRPORT	\$10,164.25	\$6,370.06	\$21,534.73	\$15,164.67	>100%
AIRPORT	\$10,164.25	\$6,370.06	\$21,534.73	\$15,164.67	>100%
COMMUNITY INFRASTRUCTURE & DEVELOPMENT	\$9,997.23	\$5,188.31	\$20,014.67	\$14,826.36	>100%
BUILDING & INSPECTIONS	\$0.00	\$174.88	\$9,903.97	\$9,729.09	>100%
CURRENT PLANNING	\$2,315.43	\$741.14	\$0.00	(\$741.14)	(100.0%)
DEVELOPMENT SERVICES	\$513.71	\$0.00	\$8,364.62	\$8,364.62	>100%
ECONOMIC DEVELOPMENT	\$0.00	\$1,707.93	\$0.00	(\$1,707.93)	(100.0%)
INFRASTRUCTURE MANAGEMENT	\$2,013.36	\$2,266.55	\$297.47	(\$1,969.08)	(86.9%)
LONG RANGE PLANNING	\$2,077.31	\$0.00	\$151.20	\$151.20	>100%
TOURISM - COMBINED	\$0.00	\$297.81	\$334.32	\$36.51	12.3%
TRANSPORTATION	\$3,077.42	\$0.00	\$963.09	\$963.09	>100%
CORPORATE SERVICES	\$3,433.62	\$4,757.12	\$598.99	(\$4,158.13)	(87.4%)
COMMUNICATIONS	\$0.00	\$2,725.48	\$0.00	(\$2,725.48)	(100.0%)
INFORMATION SERVICES - GENERAL	\$2,950.09	\$1,524.13	\$492.03	(\$1,032.10)	(67.7%)
LEGISLATIVE SERVICES	\$483.53	\$507.51	\$106.96	(\$400.55)	(78.9%)
FACILITIES	\$2,892.76	\$7,163.42	\$8,654.50	\$1,491.08	20.8%
CITY HALL BUILDING	\$0.00	\$573.93	\$782.07	\$208.14	36.3%
CIVIC PLAZA	\$1,024.35	\$534.16	\$1,064.82	\$530.66	99.3%
COMMUNITY SERVICES BUILDING	\$0.00	\$1,658.09	\$155.75	(\$1,502.34)	(90.6%)
DETACHMENT BUILDING	\$0.00	\$920.11	\$1,349.21	\$429.10	46.6%
DOWNTOWN WASHROOM	\$0.00	\$322.49	\$57.49	(\$265.00)	(82.2%)
FACILITIES GENERAL	\$162.84	\$0.00	\$34.49	\$34.49	>100%
FIRE STATION 1 (MAIN HALL)	\$162.84	\$0.00	\$29.25	\$29.25	>100%
FIRE STATION 2 (OK LANDING)	\$162.84	\$239.08	\$635.40	\$396.32	>100%
FIRE STATION 3 (PREDATOR RIDGE)	\$0.00	\$0.00	\$410.40	\$410.40	>100%
PARKADE	\$162.84	\$922.05	\$587.63	(\$334.42)	(36.3%)
WATER RECLAMATION PLANT	\$0.00	\$169.40	\$475.20	\$305.80	>100%
YARDS	\$1,217.05	\$1,824.11	\$3,072.79	\$1,248.68	68.5%
FINANCIAL SERVICES	\$3,115.44	\$8,799.12	\$1,723.20	(\$7,075.92)	(80.4%)
FINANCE - ACCOUNTING	\$1,694.11	\$671.61	\$512.22	(\$159.39)	(23.7%)
FINANCE - PURCHASING	\$1,421.33	\$8,127.51	\$1,210.98	(\$6,916.53)	(85.1%)
FIRE RESCUE	\$109,793.22	\$102,043.56	\$277,302.58	\$175,259.02	>100%
EMERGENCY MANAGEMENT VERNON	\$1,505.67	\$6,414.39	\$143,455.00	\$137,040.61	>100%
FIRE DEPARTMENT GENERAL	\$0.00	\$3,435.44	\$0.00	(\$3,435.44)	(100.0%)
FIRE FIGHTING	\$108,287.55	\$92,193.73	\$133,847.58	\$41,653.85	45.2%
FLEET	\$4,719.67	\$11,669.39	\$6,493.88	(\$5,175.51)	(44.4%)
FLEET - EQUIPMENT	\$2,027.95	\$7,336.28	\$3,731.63	(\$3,604.65)	(49.1%)
FLEET - FIRE RESCUE SERVICES	\$2,265.52	\$848.70	\$964.53	\$115.83	13.6%
FLEET - RECREATION	\$0.00	\$251.52	\$64.14	(\$187.38)	(74.5%)
FLEET - VEHICLES	\$173.36	\$1,721.34	\$1,191.39	(\$529.95)	(30.8%)
FLEET GENERAL	\$252.84	\$1,511.55	\$542.19	(\$969.36)	(64.1%)
HUMAN RESOURCES	\$66.50	\$360.44	\$43.88	(\$316.56)	(87.8%)
HR - GENERAL	\$45.82	\$360.44	\$43.88	(\$316.56)	(87.8%)
HR - OH&S	\$20.68	\$0.00	\$0.00	\$0.00	0.0%

**CITY OF VERNON
OVERTIME REPORT BY DIVISION/DEPARTMENT
FOR THE END OF SEPTEMBER
WITH PRIOR 2 YEAR COMPARISON**

Division/Department	2019	2020	2021	2020/2021 Increase (Decrease)	2020/2021 % Increase (Decrease)
OPERATIONS ADMINISTRATION	\$766.73	\$50.19	\$441.00	\$390.81	>100%
OPERATIONS GENERAL	\$766.73	\$50.19	\$441.00	\$390.81	>100%
PARKS MAINTENANCE	\$6,171.03	\$9,903.16	\$7,812.36	(\$2,090.80)	(21.1%)
ALEXIS PARK	\$55.14	\$495.90	\$291.22	(\$204.68)	(41.3%)
DND PARKS	\$772.08	\$382.48	\$691.12	\$308.64	80.7%
GRAHAME PARK	\$257.36	\$133.88	\$165.81	\$31.93	23.8%
HERITAGE PARK	\$0.00	\$95.62	\$107.31	\$11.69	12.2%
HURLBURT PARK	\$0.00	\$0.00	\$161.68	\$161.68	>100%
KIN BEACH PARK	\$899.54	\$901.74	\$681.48	(\$220.26)	(24.4%)
KIN RACETRACK PARK	\$0.00	\$57.36	\$58.50	\$1.14	2.0%
LAKEVIEW PARK	\$191.66	\$143.46	\$175.59	\$32.13	22.4%
MACDONALD PARK	\$0.00	\$248.60	\$565.80	\$317.20	>100%
MARSHALL FIELDS PARK	\$560.69	\$1,183.06	\$915.43	(\$267.63)	(22.6%)
MISSION HILL PARK	\$0.00	\$0.00	\$39.03	\$39.03	>100%
PADDLEWHEEL PARK	\$128.68	\$180.30	\$68.28	(\$112.02)	(62.1%)
PARK TRAILS	\$152.36	\$62.88	\$0.00	(\$62.88)	(100.0%)
PARKS GENERAL	\$0.00	\$1,763.75	\$1,711.64	(\$52.11)	(3.0%)
POLSON PARK	\$3,017.00	\$1,479.18	\$1,832.43	\$353.25	23.9%
SMALL PARKS/TOT LOTS	\$136.52	\$2,774.95	\$347.04	(\$2,427.91)	(87.5%)
PROJECTS	\$2,719.87	\$5,457.76	\$250,919.25	\$245,461.49	>100%
BALANCE SHEET - GENERAL	\$0.00	\$0.00	\$151.20	\$151.20	>100%
NON-TCA INFRASTRUCTURE - GENERAL	\$2,047.26	\$411.92	\$1,063.65	\$651.73	>100%
NON-TCA INFRASTRUCTURE - SEWER	\$0.00	\$1,386.19	\$578.28	(\$807.91)	(58.3%)
OP PROJECTS - PARKS	\$0.00	\$0.00	\$144.88	\$144.88	>100%
OP PROJECTS - RECREATION	\$65.70	\$0.00	\$0.00	\$0.00	0.0%
PROJECTS - BUILDINGS	\$0.00	\$671.65	\$0.00	(\$671.65)	(100.0%)
PROJECTS - COMM DEVELOPMEN	\$0.00	\$62.88	\$234.18	\$171.30	>100%
PROJECTS - FIRE DEPT	\$0.00	\$0.00	\$242,892.28	\$242,892.28	>100%
PROJECTS - PUBLIC WORKS	\$0.00	\$73.79	\$2,469.35	\$2,395.56	>100%
PROJECTS - SEWER UTILITIES	\$136.52	\$0.00	\$262.01	\$262.01	>100%
PROJECTS - VEHICLES & EQUIP	\$0.00	\$503.04	\$128.28	(\$374.76)	(74.5%)
PROJECTS - VWRC & SPRAY IRRIG	\$128.07	\$344.30	\$0.00	(\$344.30)	(100.0%)
TCA INFRASTRUCTURE - GENERAL	\$246.91	\$1,650.06	\$2,492.54	\$842.48	51.1%
TCA INFRASTRUCTURE - SEWER	\$80.78	\$353.93	\$502.60	\$148.67	42.0%
TCA NON-INFRASTRUCTURE - GENERAL	\$14.63	\$0.00	\$0.00	\$0.00	0.0%
PROTECTIVE SERVICES	\$11,198.95	\$8,194.66	\$7,848.71	(\$345.95)	(4.2%)
BYLAW & PARKING	\$11,120.20	\$8,194.66	\$7,848.71	(\$345.95)	(4.2%)
SAFE COMMUNITIES OFFICE	\$78.75	\$0.00	\$0.00	\$0.00	0.0%
PUBLIC WORKS	\$92,092.72	\$81,043.88	\$52,969.84	(\$28,074.04)	(34.6%)
BOULEVARDS	\$2,125.42	\$800.44	\$1,984.26	\$1,183.82	>100%
CEMETARY	\$259.34	\$86.04	\$242.52	\$156.48	>100%
DOWNTOWN BEAUTIFICATION	\$987.56	\$4,047.06	\$2,274.76	(\$1,772.30)	(43.8%)
PAVED STREETS	\$80,814.23	\$70,761.02	\$34,136.19	(\$36,624.83)	(51.8%)
PUBLIC WORKS GENERAL	\$3,184.68	\$990.47	\$342.16	(\$648.31)	(65.5%)
SIDEWALKS & MULTI-USE TRAILS	\$545.82	\$2,444.48	\$1,329.32	(\$1,115.16)	(45.6%)

**CITY OF VERNON
OVERTIME REPORT BY DIVISION/DEPARTMENT
FOR THE END OF SEPTEMBER
WITH PRIOR 2 YEAR COMPARISON**

Division/Department	2019	2020	2021	2020/2021 Increase (Decrease)	2020/2021 % Increase (Decrease)
SIGNALIZED INTERSECTIONS	\$952.25	\$487.81	\$1,721.26	\$1,233.45	>100%
STREET LIGHTS	\$203.05	\$363.62	\$0.00	(\$363.62)	(100.0%)
SURFACE PARKING LOTS	\$0.00	\$114.72	\$4,419.75	\$4,305.03	>100%
TRAFFIC SIGNAGE	\$425.40	\$0.00	\$312.24	\$312.24	>100%
TREES	\$2,594.97	\$948.22	\$5,889.48	\$4,941.26	>100%
UNPAVED STREETS	\$0.00	\$0.00	\$317.90	\$317.90	>100%
RCMP	\$41,801.09	\$30,506.29	\$31,403.54	\$897.25	2.9%
RCMP DETACHMENT	\$21,118.44	\$11,238.85	\$20,925.80	\$9,686.95	86.2%
RCMP DETENTION CENTER	\$20,682.65	\$19,267.44	\$10,477.74	(\$8,789.70)	(45.6%)
RECREATION	\$33,674.61	\$23,671.04	\$20,078.19	(\$3,592.85)	(15.2%)
AQUATIC CENTRE	\$3,524.03	\$1,327.56	\$5,927.41	\$4,599.85	>100%
ARENAS-GENERAL	\$0.00	\$4,607.45	\$2,064.55	(\$2,542.90)	(55.2%)
CENTENNIAL ARENA	\$337.50	\$263.39	\$0.00	(\$263.39)	(100.0%)
CURLING RINK	\$0.00	\$858.26	\$460.35	(\$397.91)	(46.4%)
HALINA CENTRE	\$105.12	\$0.00	\$0.00	\$0.00	0.0%
LAKEVIEW WADING POOL	\$1,610.00	\$171.31	\$302.39	\$131.08	76.5%
LAVINGTON POOL	\$849.39	\$551.03	\$597.12	\$46.09	8.4%
MULTI USE FACILITY - CONCESSION	\$300.41	\$62.33	\$0.00	(\$62.33)	(100.0%)
MULTI USE FACILITY - NORTH OPS	\$3,787.19	\$1,507.17	\$2,516.73	\$1,009.56	67.0%
MULTI USE FACILITY - OPERATIONS	\$9,656.79	\$3,934.38	\$4,407.96	\$473.58	12.0%
PRIEST VALLEY ARENA	\$12,305.29	\$8,916.81	\$1,595.32	(\$7,321.49)	(82.1%)
REC CENTER FACILITY	\$896.95	\$889.81	\$2,031.50	\$1,141.69	>100%
REC CENTRE GENERAL PROGRAMS	\$83.88	\$297.34	\$130.98	(\$166.36)	(55.9%)
REC CENTRE GROUNDS	\$0.00	\$284.20	\$0.00	(\$284.20)	(100.0%)
REC CENTRE OFFICE	\$38.43	\$0.00	\$0.00	\$0.00	0.0%
REC CENTRE PROGRAMS 2	\$127.13	\$0.00	\$0.00	\$0.00	0.0%
REC CENTRE PROGRAMS 3	\$52.50	\$0.00	\$0.00	\$0.00	0.0%
RECREATION GENERAL	\$0.00	\$0.00	\$43.88	\$43.88	>100%
SEWER	\$48,640.56	\$61,834.29	\$60,110.52	(\$1,723.77)	(2.8%)
LIFT STATIONS	\$10,301.27	\$8,907.96	\$6,413.72	(\$2,494.24)	(28.0%)
SANITARY SYSTEM COLLECTION & DISPOSAL	\$8,500.68	\$30,958.37	\$19,908.21	(\$11,050.16)	(35.7%)
SEWER GENERAL OPERATIONS	\$152.33	\$0.00	\$0.00	\$0.00	0.0%
SPRAY IRRIGATION	\$1,127.42	\$4,566.15	\$10,781.58	\$6,215.43	>100%
STORM SYSTEM	\$16,622.32	\$3,462.17	\$7,884.20	\$4,422.03	>100%
VWRC (TREATMENT)	\$11,936.54	\$13,939.64	\$15,122.81	\$1,183.17	8.5%
WATER	\$85,842.20	\$77,524.82	\$101,480.47	\$23,955.65	30.9%
WATER DEPARTMENT GENERAL	\$85,842.20	\$77,524.82	\$101,480.47	\$23,955.65	30.9%
GRAND TOTAL	\$467,090.45	\$444,537.51	\$869,430.31	\$424,892.80	95.6%



THE CORPORATION OF THE CITY OF VERNON

INTERNAL M E M O R A N D U M

TO: *Mayor & Council* **FILE:** 0220-01

PC: Kevin Poole, Director Community Safety, Lands & Administration **DATE:** October 20, 2021
Keri-Ann Austin, Manager Legislative Services & Corporate Officer

FROM: Will Pearce, CAO

SUBJECT: 93rd BC YOUTH PARLIAMENT

The City has received (Attachment 1) an invitation from the Youth Parliament of BC Alumni Society to encourage eligible youth from Vernon to make application to sit as members of the Youth Parliament. Applications must be received by Tuesday, October 26, 2021. Administration has recently contacted the SD22 Administration and the Mayor has contacted the School Board Chair, should the School District wish to make a recommendation. Deadlines are clearly pressing. Members of Council may have a recommendation and are encouraged to contact the student(s) PRIOR to the regular Council meeting of October 25, 2021.

Administration also recommends that should Council be interested in recommending a student(s), that Council also resolve to pay the \$425 registration fee.

RECOMMENDATION:

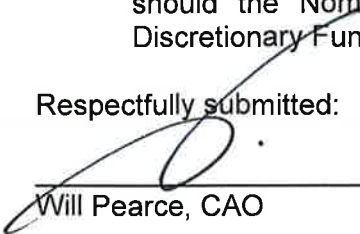
THAT Council receive for information, the Internal Memorandum titled "93rd BC Youth Parliament", dated October 20, 2021 and respectfully submitted by the CAO;

AND FURTHER, that Council endorse the program as presented by the Youth Parliament of BC Alumni Society;

AND FURTHER, that Council nominate _____ and support the student's application to attend the 93rd BC Youth Parliament, December 27 to 31, 2021;

AND FURTHER, that Council direct Administration to pay the \$425 registration fee, should the Nominee be accepted to the program, source of funds: the Mayor's Discretionary Fund.

Respectfully submitted:



Will Pearce, CAO

Attachment 1: Email dated September 27, 2021 – 2021 BCYP Invitation

M+C
W+M > Information

Attachment 1

City Reception

From: Rhonda Vanderfluit <registrar@bcyp.org>
Sent: Monday, September 27, 2021 1:59 PM
To: Registrar
Subject: 93rd BC Youth Parliament
Attachments: 2021 BCYP Brochure 93.pdf; 2021 BCYP Application Package 93.pdf; 2021 BCYP poster 93 - small copy for emailing.pdf



Use Caution - External Email

The British Columbia Youth Parliament's 93rd Parliament will hold its parliamentary session from 27 to 31, 2021. We are hopeful for a safe return to in-person gatherings and BCYP will follow all Provincial Public Health Guidelines including a requirement that all participants be fully vaccinated against COVID-19.

The Youth Parliament is a province-wide non-partisan organization for young people ages 16 to 21. It teaches citizenship skills through participation in the parliamentary session in December and continuing involvement in community service activities throughout the year. **Youth Parliament is a one-year commitment.**

I invite you to encourage eligible youth from your municipality or region to apply to sit as members of the Youth Parliament. BCYP is non-partisan, and applicants need only be interested in learning more about the parliamentary process and in serving their community. If your municipality sponsors a "youth of the year" award or has a municipal youth council, young people with that sort of initiative and involvement are ideal candidates for BCYP.

Each applicant who is accepted to attend as a member of BCYP must pay a **\$425** registration fee. Thanks to private donations and fundraising, a portion of the cost of transportation and accommodation is covered for all members. We encourage municipalities or youth councils to contribute towards the application fee for applicants who are in financial need. If the approval of financial support causes any delay, we encourage the applicant to send in their forms on time along with a note saying that the cheque will arrive after the deadline. In this case, if we receive the completed form and personal statement before the deadline, it will be considered received on time. If you are not able to aid, a limited number of bursaries are available for applicants who cannot meet the expense of the registration fee. Requesting financial assistance will not affect an applicant's chance of being selected as a member. (See <https://bcyp.org/session>)

Members will sit and debate in the Legislative Chambers for five days and will be accommodated for four nights at the Marriott Hotel in Victoria. During that time, participants are supervised by members of the Board of Directors of the Youth Parliament of B.C. Alumni Society and other youth parliament alumni. In addition, transportation to and from Victoria will be provided for all members who require it.

I have attached an application form and a brochure about BCYP. I encourage you to make the application form and brochure available to interested young people and to make copies of the forms as needed. A soft copy of the form, brochure and poster are available from our website at <https://bcyp.org/session>.

All applications must be received by October 26, 2021. Applicants will be notified whether they have been selected in mid-November. If you require more information, please contact me by telephone or e-mail as indicated above or visit our website at www.bcyp.org.

Rhonda Vanderfluit
Registrar, Youth Parliament of BC Alumni Society
Sponsoring the British Columbia Youth Parliament

E | registrar@bcyp.org
T | 604-646-6623

www.bcyp.org

City of Vernon Disclaimer: This transmission (including any attachments) may contain confidential information, privileged material (including material protected by the FOI act or other applicable privileges), or constitute non-public information. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this transmission in error, please immediately reply to the sender and delete this information from your system. Use, dissemination, distribution, or reproduction of this transmission by unintended recipients is not authorized and may be unlawful.

British Columbia Youth Parliament (BCYP) is about youth taking responsibility and initiative to make a positive impact in their communities. BCYP is a non-profit, non-partisan, parliamentary education and service organization. BCYP is an extraordinarily unique organization - for youth and by youth.

For a full year, 97 members pool their resources, creativity and determination for a common purpose: to advance, better and improve the youth of British Columbia. BCYP brings together youth from across the Province and unites them to fulfill the motto of "Youth Serving Youth". The youth of BCYP reach out and make a difference across British Columbia.

Why?

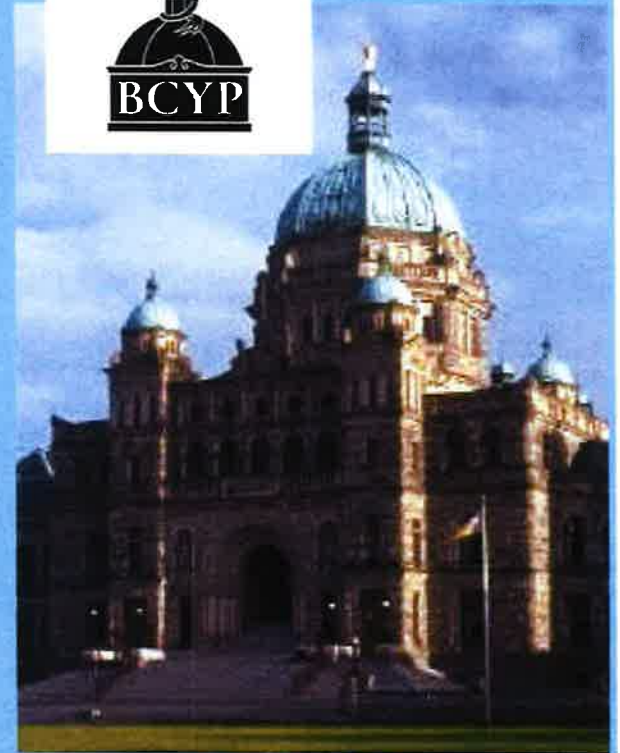
Because they Can!

And more importantly, because they care.



BCYP is unique in that it is not simply a "mock" or model parliament - the legislation members debate translates into real action in the community.

BCYP Session and all BCYP events will follow all BC COVID-19 safety protocols .



BRITISH COLUMBIA YOUTH PARLIAMENT

Youth Serving Youth

CONTACT US

For more information on BCYP and its projects, visit our website:

www.bcyp.org

or contact the Premier:

premier@bcyp.org

For application info contact our Registrar:

registrar@bcyp.org

Why We Are a Parliament

British Columbia Youth Parliament began as the TUXIS Older Boys' Parliament in 1924. It became the BC Youth Parliament in 1974, upon the admittance of girls, and 2018 marked its 90th Session.

Each year, between December 27th and 31st, 95 young people from across BC gather at the

Legislative Chambers in Victoria for BCYP's annual session. Members sit as independents; they do not represent any political party and they vote according to their own consciences. They learn about parliamentary process, debate topics of interest, and plan activities for the coming year.

Proposed activities are presented in the form of government bills. The debate is led by a Cabinet of experienced youth parliamentarians who spend months before preparing to present their plans. First-time members are also able to raise issues through debate on government legislation and by writing and presenting Private Members' Resolutions dealing with issues ranging from local to international in scope.

Once BCYP's bills are passed they must be put into effect. This is where BCYP differs from other youth parliaments in that BCYP is not a "model" or "mock" parliament - the legislation members pass translates directly into positive action in the community.



Youth Serving Youth

BCYP members plan and participate in group service events organized around the province. Members come together to volunteer with different organizations or special events, or provide service to the community in ways of their own devising. They volunteer with summer camps, food banks, charity walks, soup kitchens, community support services, and other service organizations.

As well, all over British Columbia throughout the year, individual members of BCYP perform solo acts of service in their communities and lend a hand through their involvement with other organizations. Across the province, BCYP members help others in myriad ways, limited only by their imaginations and the will to carry out the projects they envision.



Community Fundraising

Each year BCYP organizes a variety of fundraising events across the province. Members work in groups and in their communities to raise the funds required to run BCYP's projects and cover its operational expenses. They also engage in service-related fundraising, working in groups and individually to raise money for a variety of causes.

Members participate in a variety of fundraisers such as pledge events, car washes, and BCYP's annual auction. Members also solicit donations from local businesses and prominent members of their local communities.

Regional Youth Parliaments

To increase the number of youths who are able to participate in Youth Parliament activities, BCYP members organize and run Regional Youth Parliaments in various regions of the province. Through these events, BC Youth Parliament furthers its goals of promoting community service, education in the parliamentary process, and training in public speaking and debating.

More local in scope than BCYP, Regional Youth Parliaments hold weekend-long Sessions aimed at high school students between the ages of 14 and 18. Regional Youth parliament members gather to discuss local, national, and international issues in a parliamentary setting.



Camp Phoenix

Camp Phoenix is BCYP's most ambitious project. It involves BCYP members organizing and running a summer camp for children from across BC who would otherwise be unable to live the summer camp experience. It is about pushing our limits and redefining terms like "hard work" and "commitment". It is about truly making a huge difference in the community.

This project is fully initiated, developed, and staffed by volunteer members of our organization. Our fundraising and efforts throughout the year come together to send up to 50 children aged 8-12 to enjoy a very special week of their summer and their lives. Camp Phoenix moves to different campsites across BC so that it provides the opportunity for children from all regions of the Province to attend. This major project can comprise almost half of BCYP's annual budget. This project if held will comply with all BC COVID-19 safety guidelines.



British Columbia Youth Parliament

Application Package & Background Information
93rd Parliamentary Session
December 27-31, 2021 - Victoria, BC

WHAT IS BCYP?

British Columbia Youth Parliament (BCYP) is a youth organization that recognizes every young person's potential to lead and serve in the community. Since 1924, BCYP has provided a forum for young people to develop skills in leadership, organization, public speaking, and the parliamentary process, and to put these skills into practice through service to youth in their local communities.

BCYP is not affiliated with any political party and is a non-profit organization.

Membership in BCYP begins with attending the Parliamentary Session in Victoria and continues throughout 2022. For detailed information about BCYP's activities, visit our website, www.bcyp.org.

BCYP'S ACTIVITIES

BCYP's year begins with the Parliamentary Session from December 27 – 31, 2021. Members sit in the Legislative Assembly in Victoria and use the parliamentary style of debate to plan educational and service projects, establish BCYP's financial commitments, and amend BCYP's governing legislation. All participants must be fully vaccinated against COVID-19 to attend.

At Session, Members:

- Meet young people from all over the province;
- Debate Cabinet's legislation which sets out BCYP's activities for 2022;
- Debate current local, national, and international issues;
- Learn about debating and the rules of parliamentary procedure;
- Elect BCYP's Premier, Deputy Speaker, and Leader of the Opposition for the 94th Parliament.

After Session, Members put into action the plans made at Session, which usually include:

- Volunteer service projects in their home communities;
- Group volunteer service projects with summer camps, food banks charity walks, soup kitchens, and other service groups;
- Special projects which vary depending on annual legislation but have included summer festivals, children's day camps and Camp Phoenix;
- Regional Youth Parliaments;
- Fundraising events;
- Social activities with other Members.

WHO CAN ATTEND?

Each year 97 youth are "elected" to BCYP as representatives of their communities. Each applicant must be nominated by an organization committed to youth (i.e. a school, community group, club, Municipality or church). Five members of that group must indicate their support by signing the application form.

To be eligible for membership you must be:

- Age 16 – 21 (inclusive) as of Dec. 31, 2021;
- A resident of British Columbia;
- Nominated by an organization committed to youth;
- Willing and able to participate in BCYP's activities for one year;
- Fully vaccinated against COVID-19 2 weeks before any in-person activity (proof of vaccine required).

Due to the limited number of seats in the Provincial Legislature and public health guidelines, only 97 applicants will be selected to become Members this year. BCYP will follow all BC Public Health guidelines for COVID-19.

SESSIONAL ARRANGEMENTS

Accommodations: Accommodation at the Marriott Hotel, Victoria is provided for all Members for the nights of December 27 – 30 (inclusive). Members will share hotel rooms. BCYP will follow all Provincial public health orders.

Transportation: Transportation for Members residing outside the Victoria area is included in the registration fee. Members living in the Interior, North, or North Island will be required to travel on December 26 and January 1.

Meals: Each Member is responsible for the cost of meals in Victoria. Some dinners will be at assigned restaurants, others free-choice.

PRE-SESSIONAL INFORMATION

The Registrar will notify all applicants by email or mail as to their acceptance status by mid-November. Accepted Members are provided with an orientation package prior to Session and are invited to attend one of the Pre-Sessional Workshops held in different regions of the province. The details of the workshops as well as travel and health & safety info will be announced in the acceptance letters.

FOR MORE INFORMATION

Inquiries from applicants, parents, teachers and nominating organizations are welcomed.

Please contact: **Rhonda Vanderfluit, Registrar** registrar@bcyp.org or 604-646-6623

APPLICATION PROCEDURE

Complete the attached application form (pages 3 and 4 of this package) and forward it with your personal statement and registration fee. Members who require financial support can email to request a Financial Aid Application.

Rhonda Vanderfluit, Registrar
509 – 1383 Marinaside Cres.
Vancouver, BC V6Z 2W9

e-mail: registrar@bcyp.org, Fax: 604-731-0081

Applications must be **RECEIVED** by **Tuesday, October 26, 2021** by mail, fax, or email attachment. **If you send the application by email attachment, please mail the original signed copy with your application fee.**

Please print clearly. Illegible or incomplete applications may be rejected. You may fax or email a LEGIBLE scan of your form BY THE DEADLINE and send your hard copy of your form and cheque by other means such as courier. Original signed hard copies must be received to consider your application complete.

REGISTRATION FEE

The registration fee for each member is **\$425**. A cheque or money order made payable to the **Youth Parliament of B.C. Alumni Society** must be sent with the application form or follow a fax or e-mail with the original signed application as soon as possible (any acceptance is not final until a registration fee is received). An eTransfer can be sent to treasurer@bcyp.org with a copy to registrar@bcyp.org. **Be sure to include the full name of the applicant in the comments section and email us your password.** Registration fees will be held onto (but not cashed) for those on the waitlist and returned to those not accepted. **NSF cheques are subject to a \$45 fee.**

Applicants who are in financial need are first encouraged to approach school and community groups to contribute to the cost of the application fee. For those who are not able to secure outside funding, a limited amount of **financial support is available from BCYP**. For more information, please contact the Registrar **before** the October 26 application deadline to request a financial Aid application form. So that we can provide support for as many members as possible, we encourage applicants to submit a cheque for whatever portion of the application fee they can afford. Requests for financial assistance cannot be considered after applicants have been accepted as members.

CANCELLATION

Accepted members who cancel on or before **December 5** will receive a refund of their registration fee minus a \$25 cancellation fee, unless travel tickets have been purchased in which case no refund is issued. No refunds will be issued to any member cancelling after December 5.

THANKS TO OUR SPONSOR

British Columbia Youth Parliament is sponsored by the Youth Parliament of BC Alumni Society, a registered, non-profit organization composed of past members of BCYP.

Please keep this information page for future reference

APPLICATION FORM – NINETY THIRD BC YOUTH PARLIAMENT

LAST name: _____ FIRST name: _____ GENDER: _____ Room with: M F

I identify as an indigenous/aboriginal person

CURRENT ADDRESS (including temporary/University residence):

STREET / PO BOX: _____ CITY: _____

POSTAL CODE: _____ PHONE: (_____) _____

E-MAIL: _____ CELL PHONE: (_____) _____

PERMANENT ADDRESS (i.e. parents) or STREET ADDRESS if DIFFERENT from above:

STREET / PO BOX: _____ CITY: _____

POSTAL CODE: _____ HOME PHONE: (_____) _____

TRANSPORTATION TO VICTORIA REQUIRED FROM:

CURRENT/TEMPORARY ADDRESS PERMANENT ADDRESS OTHER: _____

BIRTHDATE: (YYYY/MM/DD) _____ SCHOOL/UNIVERSITY: _____

NOMINATING ORGANIZATION: _____

STREET: _____ CITY: _____

POSTAL CODE: _____ PHONE: (_____) _____

CONTACT TEACHER / COORDINATOR NAME: _____ E-MAIL: _____

SIGNATURE OF TEACHER / GROUP COORDINATOR: _____

Would you (teacher/coordinator) like to receive a print and e-mail copy of the application package each year?

Yes No Already on the list

THE FOLLOWING MEMBERS/STUDENTS of _____ NOMINATE
(NAME OF ORGANIZATION/SCHOOL)

_____, A MEMBER/STUDENT OF OUR ORGANIZATION/SCHOOL TO SIT AS A BCYP MEMBER.

FIVE NOMINATING SIGNATURES REQUIRED: (other members/students of the organization/school)

	Name	Signature	email and phone
1			
2			
3			
4			
5			



BC YOUTH PARLIAMENT SESSION DEC 27-31, VICTORIA, BC

Youth Serving Youth

Applications currently available at <https://bcyp.org/applying>

BCYP Session will follow all BC Public Health guidelines

APPLY NOW!

FOR MORE INFORMATION CONTACT REGISTRATION@BCYP.ORG



APPLICATIONS MUST BE RECEIVED BY OCTOBER 26, 2021

PERSONAL STATEMENT

At the Parliamentary Session in Victoria, Members of BCYP participate in parliamentary debating and plan activities and community service for the upcoming year. During the year, Members are responsible for service and fundraising in their communities, and organize and participate in projects such as Regional Youth Parliaments, fundraising events, community outreach projects, and other service and debating activities

All **new** applicants must attach a **one-page** personal statement, outlining:

1. Why you would like to be a Member of BCYP;
2. What type of activities you have been/are, or intend to become, involved with in your community;
3. Any activities you have been/are involved with that relate to debate or public speaking;
4. With reference to the preceding paragraphs, how you believe you can personally contribute to BCYP, including debate at Session AND its projects and other activities throughout the Sessional year.

YOUTH PARLIAMENT EXPERIENCE

Have you attended BCYP before? Yes No

If **yes**, do you wish to become a member of the Alumni Society?

Yes No Already on the list

If **"Yes" or "Already on the list"** above, do you consent to receive e-mail communications from the Alumni Society, which may include requests for donations or other items of a commercial nature? (Note: answering "No" below means you will not receive any e-mails, including the Alumni Society's newsletter *The Speaker* or email invitations to alumni events.)

Yes No

Have you attended a Regional Youth Parliament as a Member or Ambassador?

Yes (as a member) Yes (as an ambassador); If yes, which one(s)? _____ No

How did you **first** hear about BCYP? (Please choose one option)

- From a teacher From a group leader Saw a poster/brochure (where? _____)
- Through a Regional Youth Parliament From a member or of BCYP or RYP alumni
(which one? _____) (name of individual: _____)
- Facebook Instagram Twitter Other (please specify: _____)

WAIVER

In consideration for acceptance to British Columbia Youth Parliament (BCYP), the undersigned on behalf of the Applicant and all heirs, executors and administrators, waives any and all claims for damages against BCYP and the Youth Parliament of British Columbia Alumni Society, and their directors, officers, and agents for any and all injuries or loss which the Applicant may suffer during, or in connection with any BCYP Session, trip, or any other activity, or transportation to or from Session or any other activity.

Applicant's Signature: _____ (*Applicant should sign even if a parent or guardian is also required to sign.*)

If **under 19**, Signature of Parent or Guardian: _____

Printed Name of Parent or Guardian Signing: _____

Please remember to:

- Save a legible scan of this form for your records. As a backup, please email or fax the scan to:

registrar@bcyp.org or fax: attn to Rhonda Vanderfluit at: 604-731-0081

- Mail or courier a signed hard copy of this completed form along with a cheque for \$425. **We must receive original signed hard copies for anyone under the age of 19. Your application will not be considered complete until the hard copy is received.**

509 – 1383 Marinaside Cres, Vancouver, BC V6Z 2W9



THE CORPORATION OF THE CITY OF VERNON

INTERNAL MEMORANDUM

TO: W. Pearce, Chief Administrative Officer **FILE:** 6441-20
PC: K. Flick, Director, Community Infrastructure and Development **DATE:** October 13, 2021
FROM: L. Cordell, Manager, Long Range Planning and Sustainability
SUBJECT: **NORTH OKANAGAN REGIONAL HOUSING STRATEGY**

On August 25, 2021, the North Okanagan Regional Housing Strategy (Attachment 1) was sent to Regional District of North Okanagan (RDNO) member municipalities for review and comment by September 24, 2021. The City was not able to meet this timeline and has been granted an extension to the end of November.

The Regional Housing Strategy contains two parts: it summarizes the key findings of the North Okanagan Regional Housing Needs Assessment and identifies the objectives to address these challenges. The main objectives of the Regional Housing Strategy include:

1. Establish a shared commitment to address the regional affordable housing challenges.
2. Increase the diversity, affordability, and supply of housing.
3. Promote, support, and protect rental housing.
4. Reduce barriers to developing affordable housing.
5. Strengthen partnerships and build awareness.

The second part of the Strategy consists of the Actions / Opportunities to address the above-noted objectives, which have been organized in a RACI matrix (who is **Responsible**, **Accountable**, and who needs to be **Consulted** and **Informed**).

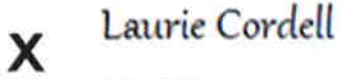

Administration recommends that the Strategy be referred to the City's Affordable Housing Advisory Committee (AHAC) for discussion and comment at its meeting of November 4, 2021. The recommendations of the AHAC will be then brought to Council for consideration before being forwarded to the RDNO.



RECOMMENDATION:

THAT Council receive the North Okanagan Regional Housing Strategy and refer the Strategy to the Affordable Housing Advisory Committee for review and comment as outlined in the memorandum titled "North Okanagan Regional Housing Strategy" dated October 13, 2021 and respectfully submitted by the Manager, Long Range Planning and Sustainability.

Respectfully submitted:

Oct 15 2021 8:29 AM

Laurie Cordell
Manager, Long Range Planning and Sustainability

Attachment 1 - North Okanagan Regional Housing Strategy Referral

\\gw1\groups\6400-6999 PLANNING AND DEVELOPMENT\6441 COMMUNITY PLANNING - SPECIAL STUDIES\20 Special
Community Planning Studies, filed alphabetically\Housing Needs Assessment 2020\211013 memo_NORHS to AHAC.doc



REGIONAL DISTRICT NORTH OKANAGAN

MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG

CITY OF ENDERBY

DISTRICT OF COLDSTREAM

VILLAGE OF LUMBY

CITY OF VERNON

TOWNSHIP OF SPALLUMCHEEN

ELECTORAL AREAS:

"B" – SWAN LAKE

"C" – BX DISTRICT

"D" – LUMBY (RURAL)

"E" – CHERRYVILLE

"F" – ENDERBY (RURAL)

OFFICE OF: PLANNING AND BUILDING DEPARTMENT

OUR FILE No.: 3045.01.02

August 25, 2021

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WPearce@vernon.ca

Leah Mellott, General Manager, Electoral Area Administration
Regional District of North Okanagan
9848 Aberdeen Road
Coldstream, BC V1B 2K9
leah.mellott@rdno.ca

cc: Regional Growth Strategy Support Team

Re: North Okanagan Regional Housing Strategy – Review & Comment

During the development of the 2020 North Okanagan Regional Housing Needs Assessment, housing affordability was identified as the most significant challenge within the North Okanagan. Addressing affordability is complex and will require action from various levels of government, non-profits and the development community.

It was also noted that there needs to be a shared regional response to existing and emerging housing demands. Working towards a diverse and affordable housing stock is an important foundation for supporting growth and responding to changes in population and housing trends.

At the December 16, 2020, regular meeting of the Board of Directors, a resolution was passed that staff be directed to initiate, in-house, the development of a Regional Housing Strategy with support from the Regional Growth Strategy Support team. The Regional Housing Strategy is now complete and attached for your council's review and comment.

Regional District of North Okanagan
9848 Aberdeen Road
Coldstream, BC
V1B 2K9

Toll Free: 1.855.650.3700
Phone: 250.550.3700
Fax: 250.550.3701
Web: www.rdno.ca
E-Mail: info@rdno.ca

The Regional Housing Strategy contains two parts: It summarizes the key findings of the North Okanagan Regional Housing Needs Assessment and identifies the objectives to address these challenges. The main objectives of the Regional Housing Strategy include:

1. Establish a shared commitment to address the regional affordable housing challenges.
2. Increase the diversity, affordability, and supply of housing.
3. Promote, support, and protect rental housing.
4. Reduce barriers to developing affordable housing.
5. Strengthen partnerships and build awareness.

The second part of the Strategy consists of the Actions / Opportunities to address the above-noted objectives and have been organized in a RACI matrix - (who is **R**esponsible, **A**ccountable, and who needs to be **C**onsulted and **I**nformed).

In terms of the next steps, the Board is looking to receive any feedback by September 24, 2021, prior to the plan being considered for endorsement and implementation.

If you have any questions about the North Okanagan Regional Housing Strategy feel free to contact myself, Laura Frank, Regional Planning Projects Manager at (250) 550-3768 or laura.frank@rdno.ca.

Sincerely,



Laura Frank, MCIP, RPP
Regional Planning Projects Manager

Attachments: North Okanagan Regional Housing Strategy

North Okanagan Regional Housing Strategy



REGIONAL
DISTRICT
NORTH
OKANAGAN

July 2021

CONTENTS

Executive Summary.....	2
Introduction	3
Goal	3
Key Findings	4
Projected Housing Demand	4
Main Challenges	5
Regional Objectives	8
Action Plan / Opportunities.....	10
Appendix 1 - Regional Profile	26
Appendix 2 - Housing Wheelhouse.....	27
Appendix 3 - Dwelling Types	28
Appendix 4 - Housing Roles and Responsibilities	30

EXECUTIVE SUMMARY

Housing affordability was identified as the most significant challenge within the North Okanagan during the 2020 North Okanagan Regional Housing Needs Assessment development. Addressing affordability is complex and will require action from various levels of government, non-profits and the development community. This Regional Housing Strategy contains two parts: It summarizes and key findings of the North Okanagan Regional Housing Needs Assessment and identifies the objectives to address these challenges. The main objectives of the Regional Housing Strategy include:

1. Establish a shared commitment to address the regional affordable housing challenges.
2. Increase the diversity, affordability, and supply of housing.
3. Promote, support, and protect rental housing.
4. Reduce barriers to developing affordable housing.
5. Strengthen partnerships and build awareness.

The second part of the strategy consists of the Actions / Opportunities to address the above-noted objectives. The RDNO acknowledges that various partners may need to be involved, or some actions will best be pursued individually. Accordingly, the Actions / Opportunities have been broken out by the five objectives noted above. The roles of the RDNO, Local Governments, the Non-Profit Sector and the Private Sector, have been identified in a RACI format (**R**esponsible / **A**ccountable / **C**onsulted and **I**nformed).

INTRODUCTION

This strategy has been developed based on the Regional District of the North Okanagan Housing Needs Assessment findings, which was completed in 2020. The Assessment found that:

There needs to be a shared regional response to existing and emerging housing demands within the region.

A regional approach to housing is particularly beneficial when considering the needs across the housing continuum. It is unlikely that any single one of the 13 communities in the North Okanagan could address the full range of the region's housing needs, and a coordinated and regional housing supply should benefit all jurisdictions.

The purpose of the North Okanagan Regional Housing Strategy is to provide the platform for that regional response. It will enable all member jurisdictions to work together towards a diverse and affordable housing stock that supports regional growth in a way that responds to changes in population and housing trends.

The Regional Housing Needs Assessment ¹ can be found on the RDNO website, where both regional and community-specific data is available. Key excerpts from the Assessment are included in the Appendices of this strategy paper. Local governments are required to consider their most recent housing needs report and the housing information on which it is based when they develop or amend regional growth strategies or official community plans.

GOAL

This strategy aims to create a list of policies and actions for the region and local governments to consider to increase housing supply, diversity, and affordability.

The RDNO acknowledges that each community will have its own unique approach and capacity to addressing housing affordability; however, based on the findings of the Regional Housing Needs Assessment, now is the time to initiate dialogue on solutions and what tools may be available to address the backlog and future anticipated needs at the regional and local scale.

Further to this point, the North Okanagan Regional Housing Strategy contains two components:

1. The Regional Context, including Key Findings, Projected Demand, and Main Challenges in the Regional Housing Needs Assessment.

¹ http://www.rdno.ca/docs/RDNO_Housing_Needs_Assessment_FINAL_COMPLETE.pdf

2. Identification of a range of potential actions / opportunities for the RDNO Board, Municipal Councils, First Nations, and the Electoral Areas to consider in response to the issues identified in the Assessment.

KEY FINDINGS

Affordable, accessible, and diverse housing options are required to meet North Okanagan residents' current and future anticipated needs.

In order to provide context to this strategy, some of the key findings from the Regional Housing Needs Assessment are presented below:

- Experiencing sustained population growth, with a moderate growth rate of (1.4%) which is expected to continue.
- There is an ageing population, with one-third of owners and one-quarter of renters over the age of 65.
- The single largest age group within the region are those aged 45-64; this speaks to the need to expand age-appropriate housing stock.
- There are persistently low rental vacancy rates (below a healthy rate of 3%).
- There is a significant and increasing gap between housing prices and household incomes needed to achieve homeownership.
- There is a growing number of households on waitlists for non-market/social housing; and
- A decreasing number of affordable, family-friendly housing options.

PROJECTED HOUSING DEMAND

The Regional Housing Needs Assessment includes a projection of future housing requirements and needs. This analysis was based on the RDNO population growth projections for 2016-2036, and the associated growth in households was estimated using age-specific 2016 headship rates.²

The consultants noted that "such projections are fraught with uncertainty. They typically draw on assumptions built from historic fertility and death rates and, in the case of households assumption that headship rate will mirror those in a base period (here 2016)". Due to the limitations of this methodology, the *"household projections should be used as indicative of*

² Headship rates are calculated by taking the number of individuals in a specific age range divided by the number of households headed by someone in the same age range.

potential growth in demand averaged over each decade, rather than definitive estimates of household growth, demand and core need in any year."

Overall, the number of households within the region is expected to increase by an average of 319 households per year. This projected growth compares well to the current level of new housing construction, which averaged 305 homes per year in the 2011-16 period but has averaged over 500 homes per year since 2016.



Source: CMHC for CA and Building Permits

MAIN CHALLENGES

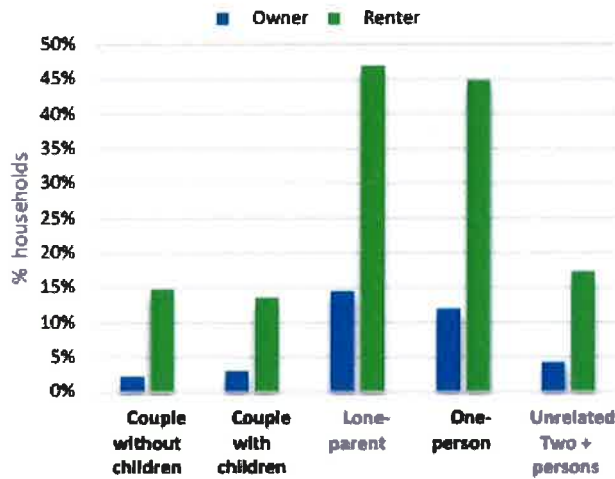
1. Affordability

When examining the Regional Housing Needs Assessment results, affordability was the greatest challenge. The Canadian Mortgage and Housing Corporation (CMHC) deems housing units affordable when a household does not pay more than 30% of their gross income on housing. The priority groups facing the most significant affordability challenges are identified below:

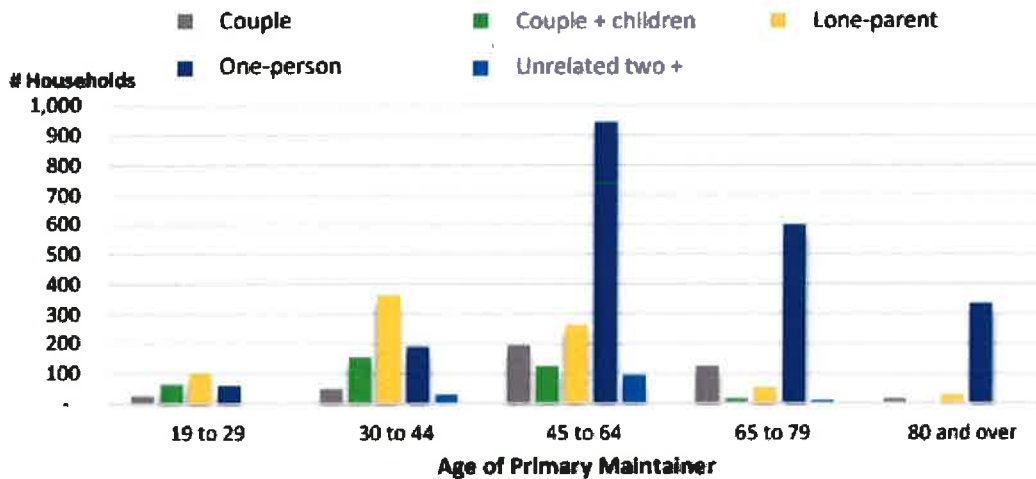
- The largest age group in need are singles (renters) between the ages of 45-64.
- Families (renters)- (lone-parent families, couples with children and couples without children); and
- Low- and moderate-income earners (renters and owners).

The following graphs display core need by household type and tenure and the core need by household type and age.

Core Need by Household Type and Tenure



Core Need by Household Type and Age



Almost 2,500 households receive housing assistance through ongoing provincially administered social and supportive housing. The existing stock (excluding emergency beds and rental allowances for those housed in the private market) of independent social housing represents 2.2% of all housing in the region. This is relatively low by provincial and national standards, which are closer to 5% of the total stock.

2. Homelessness

The Vernon Social Planning Council, together with the Turning Point Collaborative Society, have monitored homelessness and conducted an annual point in Time (PiT) count in October each year since 2016. The count has identified a small but growing homeless population of approximately 150 people, including people using emergency shelter services and those sleeping outside.

"The main cause of homelessness is low income, high rents and lack of available rentals. When rental vacancy rates are low, people with barriers (such as mental health and substance use issues) are pushed out of the rental market. Although, for many people with multiple barriers, supported housing is more appropriate than a private rental."³.

No data is available for other communities within the region; however, there is anecdotal evidence of homelessness, including camping out and couch surfing in other communities.

The persistence of the number of homeless individuals indicates a need for a range of responses in the region. While an emergency shelter is necessary, in the same way that hospitals have an emergency function, the homeless serving system also requires a continuum of services to assist individuals and families, be rehoused, and achieve housing stability.

This service continuum includes emergency shelter space, homelessness prevention and diversion programs, housing-based options along the housing continuum from transitional, permanent supported housing, and a more general rental supply response to address rising rents and low vacancy rates. This array exists in the RDNO, but the development and implementation of the necessary range of responses would benefit from a regional approach to resource allocation. As part of this approach, it would be helpful to review the current status of the Coordinated Access program in the RDNO to ensure that Outreach Teams are serving smaller communities.

3. Market Housing Diversity

A diverse range of housing choices for individuals and families with varying incomes and circumstances is essential for creating a livable region and providing current and future residents options. Not everyone is looking to own their own home and will access different forms of housing throughout their lives.

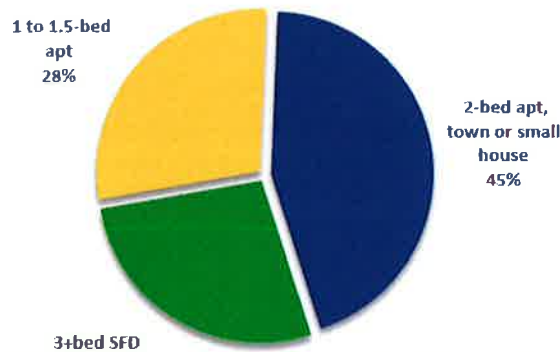
³ Our Homeless Count: Survey Results for Vernon BC October 2019 <https://socialplanning.ca/wordpress/wp-content/uploads/2020/07/FINAL-REPORT-Our-Homeless-Count-Vernon-BC-October-2019.pdf>

Projected Dwelling Type Requirements:

Apart from the City of Vernon, most housing starts within the region are single detached dwellings. The projected dwelling type requirements indicate a need for half of the new builds in either 2-bedroom apartments or small ranchers, one quarter in studio suites or 1-bedroom apartments, and the remaining quarter in 3 + bed single-family dwellings.

Estimated Dwelling Requirements by Type (RDNO)			
	2016-21	2021-26	2026-31
1 to 1.5-bed apt	545 - 607	452 - 503	451-502
2-bed apt, town or small house	854-952	708-789	706-787
3+bed SFD	524-584	434-484	433-483

**Projected Dwelling Type Requirements
2021-26**



REGIONAL OBJECTIVES

The Regional Housing Strategy sets out a range of potential actions for evaluation and implementation that can only be accomplished with the involvement of all stakeholders.

The Regional District of North Okanagan will play a key role in coordinating regionally-based partnerships with the federal and provincial governments and information sharing by tracking and reporting on regional housing data to support all stakeholders, including the private and non-profit housing sectors.

Local Governments have a pivotal role in responding to the challenges identified in the Housing Needs Assessment through a broad range of progressive land-use policies for market and non-market housing.

This strategy is an action-oriented framework to guide the regional response and to provide the RDNO Board, Municipal Councils, First Nations, and Electoral Areas options to consider within their mandates to create and maintain the range of housing options needed to make the North Okanagan a livable region for current and future residents.

The objectives of the strategy are to:

1. Establish a shared commitment to address the regional affordable housing challenges.
2. Increase the diversity, affordability, and supply of housing.
3. Promote, support, and protect rental housing.
4. Reduce barriers to developing affordable housing.
5. Strengthen partnerships and build awareness.

The above objectives can be met through both regional and local government actions. These actions have been categorized in the tables below and have been identified in a RACI format (**R**esponsible / **A**ccountable / **C**onsulted and **I**nformed). Examples of similar actions implemented by jurisdictions from across the province has been included for reference.

ACTION PLAN / OPPORTUNITIES

Legend:

R= Responsible: The entity or individual doing the actual work.

A= Accountable: The entity or individual who is accountable for the task and the decision maker.

C= Consulted: Typically, subject matter experts who needs to be consulted for information.

I= Informed: Who needs to be kept *informed* of major updates, typically senior leadership.

Objective #1: Establish a shared commitment to address the regional affordable housing challenges.

Action	Market Housing	Non Market Housing	Regional District of North Okanagan	Local Government	Examples
<p>Research and Data Collection Regional Housing Needs Assessment- Partner in researching and data collection to identify local housing needs and monitor the 'regions' ability to address existing gaps. Then provide the background information on housing affordability needs, current gaps, and existing backlog of housing within the region and each individual community.</p>	C	C	R / A	C	<p>North Okanagan Regional Housing Needs Assessment was completed in June 2020. http://www.rdno.ca/docs/RDNO_Housing_Needs_Assessment_FINAL_COMPLETE.pdf Carrying out this assessment on a regional scale proved to be effective and efficient for the following reasons:</p> <ul style="list-style-type: none"> • work was undertaken by one consultant providing consistency in the methodology, and format used to populate the reports. • reports were drafted at the same point in time allowing for the data to be analyzed on a regional scale instead of having various reports from different time intervals with different market and demographic context. • The data has been utilized in the boundary review of the Regional Growth Strategy assisting with demonstrating housing needs regionally, a key criteria when considering future growth needs. Cost efficiencies for future required up-dates (five year intervals).

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>A Regional Housing Report Card: Through Regional Housing Roundtables and systemic data collection and reporting, build awareness and consistent information sharing on housing achievements or challenges. The goal is to monitor the progress of affordable housing developments and to provide information on the changing housing affordability needs within our communities.</p>	C	C	R / A	C	<p>The City of North Vancouver has been reporting out annually on the implementation of their Housing Action Plan through a "Report Card". The Report card provides a concise overview of the achievements made in both non-market and market developments along with an update to their housing indicators.</p> <p>https://www.cnv.org/city-services/planning-and-policies/housing</p>
<p>Community Engagement: Implement policies and processes that facilitate timely and efficient neighborhood engagement in housing development reviews.</p>	C	C	C	R / A	<p>BC Housing has developed a Guide "Gaining and Maintaining Community Acceptance" on how to mitigate potential concerns and develop non-market housing that integrates successfully into the community.</p> <p>https://www.bchousing.org/research-centre/library/community-acceptance</p>

Objective #2: Increase the diversity, affordability, and supply of housing

Action	Market Housing	Non Market Housing	Regional District of North Okanagan	Local Government	Examples
<p>Promote Innovation: Build upon the research and information sharing to identify innovative policies and projects to address the regional housing challenges.</p>	C	C	A	R	<p>Passive Home Apartments, Whistler- more affordable construction and operation costs for housing organizations, renters and homeowners. Prefab and modular homes can often be built faster than onsite construction homes. Healthier and more comfortable homes, potential local economic development opportunity for local builders.</p>
<p>Land: Making Municipal and On Reserve lands available at a nominal cost for affordable housing purposes is a key component in creating non-market housing. Site selection considerations include proximity to transit, access to community services and employment alignment with OCP and availability of external funding opportunities.</p>	I	I	C	R / A	

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>Land Inventory: The ability to identify land that may be made available for affordable housing projects is important information in order to create more affordable housing supply.</p> <p>A regional inventory of municipal, regional, and non-profit land could be used as the basis to explore the opportunity to develop a long-term funding strategy with . CBC. Housing through a Memorandum of Understanding (MOU).</p>	I	C	R / A	C	<p>In 2011, the Social Planning Council of the North Okanagan undertook an inventory of property owned by not-for-profit, service clubs, faith groups and government agencies in the North Okanagan. The primary objective was to identify if there were any organizations that owned land and that may be interested in facilitating affordable housing in the region.</p> <p>https://www.socialplanning.ca/pdf/housing/North%20Okanagan%20Affordable%20Housing%20Developers%20Package%20-%20Full%20January%202012.pdf</p>
<p>Inclusionary Zoning: Consider the use of inclusionary zoning provisions for affordable market and non-market rental housing during Official Community Plan renewals and rezoning applications. Incentive based inclusionary zoning is an</p>	C	C	C	R / A	<p>Port Moody's Zoning Bylaw includes density bonusing which is a type of incentive-based inclusionary zoning which allows increased density in exchange for amenity contributions. Amenity contributions can include the provision of affordable housing.</p> <p>https://www.portmoody.ca/common/Services/eDocs.aspx?docnumber=461917</p>

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>effective tool that allows for increased density in exchange for a portion of the value of that density being used to create non-market housing and affordable homeownership. The additional density can be in the form of increased height / SRFSR in multi-family zones, small lot subdivisions and infill housing.</p>					
<p>Small Lot Subdivisions: Implement zoning amendments to permit Small Lot Subdivisions- consider a zone that would allow for lots as small as 350-450 square meters (3,767 to 4,844 square feet).</p>	C	I	I	R / A	<p>The City of Kelowna introduced the RU3- Small Lot Housing Zone. This zone allows for lots 290m² on serviced urban lots.</p> <p>https://apps.kelowna.ca/CityPage/Docs/PDFs/Bylaws/Zoning%20Bylaw%20No.%208000/Section%2013%20-%20Urban%20Residential%20Zones.pdf</p>

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>Infill Housing: Implement zoning amendments to permit infill housing, laneway houses, coach houses or garden suites.</p> <p>These housing forms provide a means of creating additional rental housing units in existing neighborhoods or increased density in new subdivisions.</p>	C	I	I	R / A	<p>In October 2018, the Village of Lumby adopted amendments to its Zoning Bylaw to allow secondary detached dwellings (eg. garden suites, carriage houses) in single family, two family, and manufactured home residential zones. This allowed residential properties to add an additional dwelling unit. These secondary detached dwelling are permitted on lots that also contain secondary suites. Other regulations such as lot coverage and setbacks were amended to facilitate infill.</p> <p>https://lumby.civicweb.net/document/3335</p>
<p>Affordable Housing Reserve Fund: Through an allocation of 33% of Community Amenity Contributions, create an Affordable Housing Reserve Fund that will provide grants for the development non-market rental housing. Affordable Housing Reserve Funds can be used to lever Federal and Provincial Funding.</p>	C	C	C	R / A	<p>The City of Kelowna has a Housing Opportunities Reserve Fund established by bylaw. The purpose of the fund is used to a) acquire lands which are to be leased from or sold by the City to non-profit groups, government bodies, or developers or to provide grants to developers to build affordable housing, secured by housing agreement.</p> <p>https://apps.kelowna.ca/CityPage/Docs/PDFs/Bylaws/Housing%20Opportunities%20Reserve%20Fund%20Bylaw%20No.%208593.pdf</p>

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>Community Amenity Contributions: Amenity contributions agreed to by the applicant/developer and local government as part of a rezoning process. The agreed-to contribution would be obtained by the local government, if, and when, the local government decides to adopt the rezoning bylaw. These are separate and additional to those provisions of the Local Government Act that allow local governments to require new development to provide DCCs, money towards acquiring school sites, on-site services related to subdivision, excess capacity or extended services, 5% of land being subdivided for parkland or cash-in-lieu, or land for roadways.</p>	C	I	I	R / A	<p>Many cities in BC have Community Amenity Contribution Policies that are used for rezoning application in order to provide guidance for negotiating amenity contributions. Smaller, rural communities also have similar policies. An example is the Squamish-Lillooet Regional District (SLRD) which has a Community Amenity Contribution Policy adopted in 2018:</p> <p>https://www.slrld.bc.ca/sites/default/files/pdfs/administration/Policies/12-2018%20Community%20Amenity%20Contributions%20Policy_1.pdf.</p> <p>The policy provides guidance for when community amenity contributions will be negotiated, and criteria to determine whether a proposed community amenity contribution is appropriate for the proposed development. This policy includes consideration of the provision of affordable housing as a Community Amenity Contribution.</p>

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>Secondary Suites: Implement zoning amendments to permit secondary suites in all single-family zones.</p> <p>This policy is intended to ensure gentle densification in single-family neighborhoods and to provide more rental options for low- and moderate-income households.</p>	C	I	C	R / A	<p>In November 2020, the City of Cranbrook adopted a Zoning Amendment Bylaw to allow secondary suites in all residential zones in the city and to allow secondary suites in buildings that may contain more than one dwelling unit. This allows secondary suites in single family dwellings, duplexes, rowhousing, and townhouses. It also eliminated minimum floor area requirements for suites.</p> <p>https://www.e-know.ca/regions/cranbrook/secondary-suites-now-allowed-in-residential-zones/</p> <p>https://cranbrook.ca/our-city/city-departments/oic/secondary-suites/</p> <p>https://cranbrook.civicweb.net/document/53932/Zoning%20Amendment%20Bylaw%20No.%204002,%202020%20(Secondar.pdf?handle=E56BCF940180474FB07AA04B3A018F9B</p>
<p>Suite Ready: Require all new single-family homes to be "suite ready" by including rough in plumbing and wiring, to facilitate the future installation of a secondary suite.</p>	C	I	I	R / A	<p>In March 2019, the City of Burnaby requires any cellar that exceeds 345 ft² to incorporate the minimum "suite-ready" requirements. This includes windows meeting the egress requirement, rough-in 3 piece bathroom, rough-in cooking facilities including wiring and gas supply, outside access and internal access, and an additional on-site parking space.</p> <p>https://www.burnaby.ca/Assets/city+services/building/Brochures+!26+Bulletins/Single+!26+Two+Family+Dwellings/Secondary+Suites.pdf</p>

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>Lock Off Units: Lock-Off Units are self-contained units that are smaller in size than typical units and are attached to larger units in multi-family housing projects.</p> <p>The goal of this policy is to increase the diversity and flexibility of unit types that are available within the region and provide an affordable option in the private or rental market.</p>	C	I	I	R / A	<p>A lock-off suite is a dwelling unit within an apartment with a separate lockable entrance access to a shared common hallway which can be locked-off from the rest of the apartment. Lock-off suites add an affordable housing option for renters, while giving condo or townhouse owners a chance to generate extra revenue from renters to help pay their mortgage.</p> <p>Lock-off suites were pioneered at the University Development at Simon Fraser University and have become popular in the Lower Mainland including Burnaby, Surrey, Richmond and Vancouver. Lock-off suites have also been adopted in smaller communities. Gibsons, BC has included lock-off suites in their Zoning Bylaw in 2020: https://gibsons.civicweb.net/document/89468 https://gibsons.ca/services/community-development/secondary-suites/.</p>

Objective #3: Promote, support, and protect rental housing

Action	Market Housing	Non Market Housing	Regional District of North Okanagan	Local Government	Examples
<p>Rent Bank: Consider the feasibility of establishing a Regional Rent Bank to reduce the risk of evictions for vulnerable rental households.</p>	C	R / A	I	I	<p>The Kamloops & District Elizabeth Fry Society operates a rent bank which services various communities across the region Thomson-Nicola Regional District, Columbia-Shuswap Regional District and the Regional District of North Okanagan. A rent bank provides financial assistance in the form of a repayable loan to households at risk of eviction for reasons such as non-payment of rent or utilities due to an emergency that compromises their ability to pay. Rent banks can also aid by providing a damage deposit to make a move.</p> <p>https://kamloopsefry.com/ 2019 Stats: https://www.kamloopsthisweek.com/community/the-big-e/the-rent-bank-1.23768050</p>

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>Renter Education: Promote educational opportunities to assist vulnerable renters in the private rental market including:</p> <p>Homelessness Prevention Toolkit: includes effective practices that can be adapted to and complement existing community-based efforts to address housing instability and homelessness.</p> <p>RentSmart: a program run by Ready to Rent BC is an education model that promotes successful tenancies and housing stability.</p>	I	R / A	I	I	<p>RentSmart Education builds capacity and educates tenants on a variety of topics including their legal rights and responsibilities, financial management, communication and maintenance skills.</p> <p>https://rentsmartereducation.org/</p>

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>Rent Supplement Program Enhancement: Consider advocating for enhancements to existing Provincial Rent Supplement programs (SAFER and RAP) to include a rent supplement program that targets homeless and at risk of homeless households in smaller communities that do not have the population base or capacity to successfully compete for provincial and federal housing supply programs.</p>	C	C	R	A	
<p>Low End of Market Rental Contribution: LEMR units are secured as affordable in perpetuity through legal agreement on title, which restrict the maximum rents and tenant eligibility by income.</p> <p>This policy is intended to support the</p>	C	C	I	R / A	<p>Through redevelopment of new multi-family projects, a percentage of the building area is required to be LEMR units. The units are secured as LEMR units through a Housing Agreement which restrict maximum rents and tenant eligibility.</p> <p>In 2007, Richmond, BC adopted a LEMR program. In multi-family or mixed-use development containing more than 60 residential units, 10% of the total area of the building must be reserved for LEMR units. A Housing Agreement is registered on title through the rezoning process. In 2021, Richmond was considering increasing this requirement to 25%. The LEMR program</p>

Action	Market Housing	Non Market	RDNO	Local Government	Examples
development of mixed income communities and provide rental homes for low-moderate income households.					<p>also requires developments with fewer than 60 units to make cash-in-lieu contributions for rezoning application which are directed to the City's Affordable Housing Reserve and are used to provide financial support for standalone affordable housing developments.</p> <p>https://dailyhive.com/vancouver/richmond-inclusive-rental-housing-policy https://www.richmond.ca/__shared/assets/Affordable_Housing_Strategy_Bulletin54957.pdf https://www.richmond.ca/__shared/assets/Rentalhousinglist45355.pdf https://www.richmond.ca/__shared/assets/2_Low_End_Market_Rental_PLN_05042158434.pdf</p>
<p>Residential Rental Tenure Zoning: The Local Government Statutes (Residential Rental Tenure Zoning) Amendment Act, 2018, SBC 2018, c. 26 provides local governments with the authority to zone for residential rental housing. This gives local governments greater ability to preserve and increase the overall supply of rental housing in their communities.</p>	C	I	I	R / A	<p>In 2019, the City of New Westminster adopted a Zoning Amendment to introduce a Residential Rental Tenure zone and applied it to six rental properties in order to preserve the existing rental housing stock and twelve unoccupied city-owned properties to restrict occupancy of multiple-unit residential buildings at these properties to rental tenure.</p> <p>https://www.newwestcity.ca/housing/renovictions-tenant-protection-and-resources/sb_expander_articles/1563.php</p>

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>Fast Track Rental Housing Projects: Reducing costs by streamlining approvals and other incentives-adopt policies or measures to help streamline application and approval processes for new purpose-built market and non-market rental housing.</p>	C	I	I	R / A	<p>The City of Kamloops has expedited the approval process and prioritized affordable housing applications over other in the approvals pipeline. A fast-track approvals process for affordable housing projects could be very effective planning instrument to advance the construction of new affordable line with the Ottawa's Official Plan and new 10 Year Housing and Homelessness Plan.</p> <p>https://www.kamloops.ca/sites/default/files/docs/homes-businesses/16-kamloopsaffordablehousingdeveloperspackage.pdf</p>
<p>Fees: Consider waiving, reducing, or deferring certain fees, and/or offer property tax forgiveness or exemptions as well as preferential rates to encourage the development of new non-market rental housing units. These fee waivers can also be used to enable people to transition from rental to home ownership through . C.B.C.' Housing's Affordable Home Ownership Program (AHOP)</p>	I	C	I	R / A	<p>The City of Vernon's Development Cost Charges (DCC) Bylaw contains a provision to waive City DCC's for "low income" housing projects. "Low Income Housing", refers to property owned, developed or operated by a non-profit society, Government of Canada, Province of British Columbia or the local government as rental units for persons living in the North Okanagan, where the income of such persons falls beneath the low income cut-off amounts published by Statistics Canada from time to time, or as otherwise determined or agreed to by the local government, and where a Housing Agreement and restrictive covenant are registered on title.</p> <p>https://www.vernon.ca/homes-building/construction-renovating/development-cost-charges</p>

Objective #4 Reduce barriers to developing affordable housing

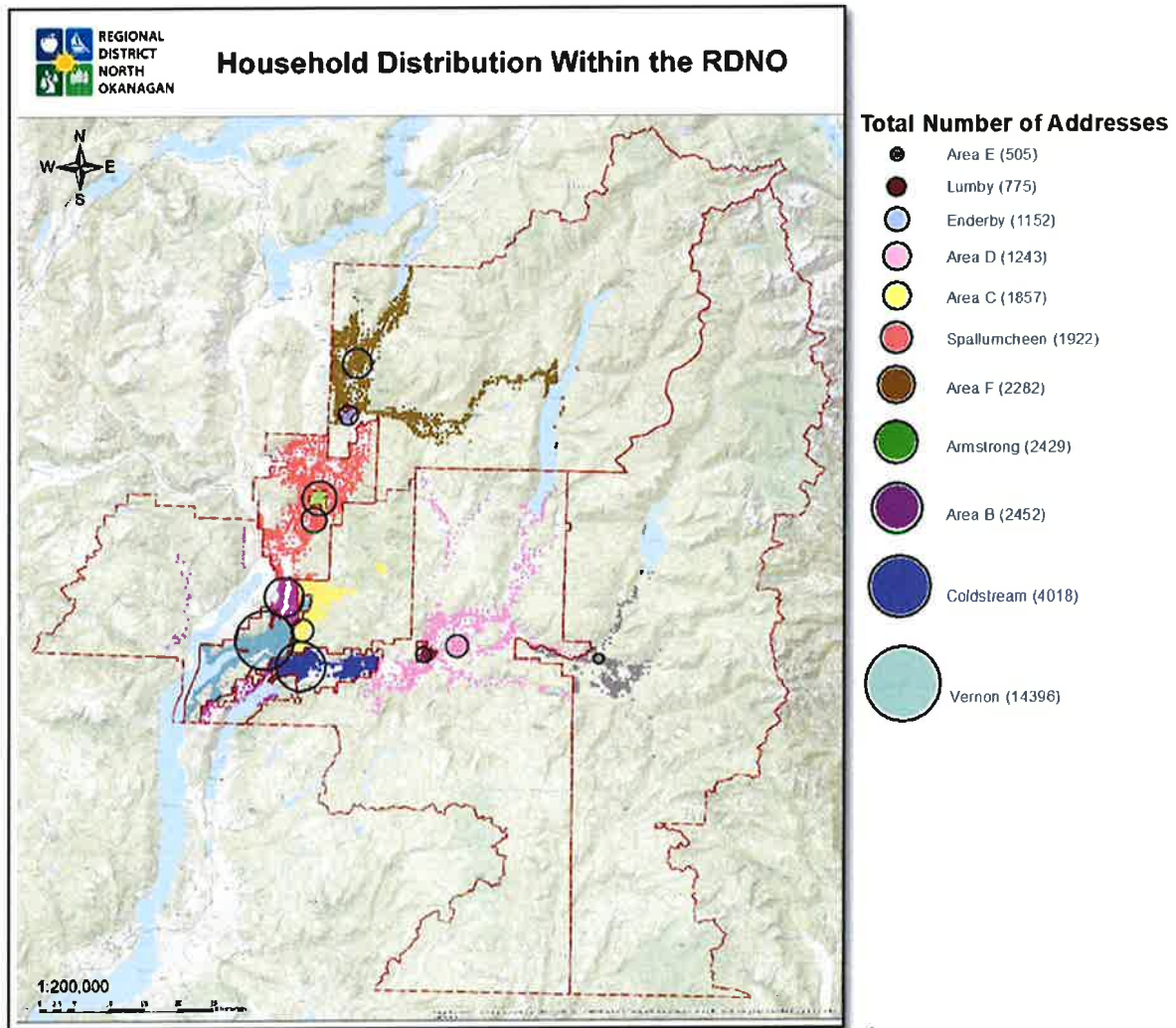
Action	Market Housing	Non Market Housing	Regional District of North Okanagan	Local Government	Examples
<p>Housing Agreements: Consider the use of Housing Agreements as a way of securing affordable housing units in both new housing developments and conversions. These agreements are usually established at the time of re-zoning and provide an important mechanism for helping to ensure ongoing affordability and tenure over time.</p>	C	C	I	R / A	
<p>Parking: Reducing parking requirements and exemptions from parking requirements particularly for developments in village or urban centers which have easy access to public transit or other alternative forms of transportation can greatly reduce the cost of housing.</p>	C	C	R / A	C	

Objective # 5: Strengthen Partnerships and Build Awareness

Action	Market Housing	Non Market Housing	Regional District of North Okanagan	Local Government	Examples
<p>Housing Advocacy Resource: Consider the establishment of a North Okanagan Regional Housing Advocate Resource to support the implementation of the Regional Housing Strategy. This resource could:</p> <ul style="list-style-type: none"> • Manage a regional rent bank. • Manage government relations (Federal, Province and First Nations) • Convene round tables with stakeholders for information sharing, sharing successful case studies. • Produce a report card on inputs and outputs re housing issues. • Create and manage an inventory of municipal / regional / public / non-profit lands available for housing. • Identify and support regulations and incentive programs that preserve and protect existing rental housing. • Ensure that the current provincial Rent Supplement Programs including SAFER and RAP, are well publicized in all RDNO communities. 	C	C	R / A	C	

APPENDIX 1 - REGIONAL PROFILE

This Regional Affordable Housing Strategy encompasses the Member Municipalities, Electoral Areas and First Nation communities within the RDNO. There are six incorporated communities, five electoral areas and two First Nations within the geographic boundaries of the RDNO. Together these communities are home to approximately 92,183 people (BC Stats 2020) living in 40,000 dwellings. Almost three-quarters (72%) of the population are clustered in and around the central city of Vernon (including Coldstream, Electoral Areas B & C, and the Okanagan Indian Band, which Statistics Canada delineates as the Census Area, CA).




⁴ This map is a visual representation of household distribution based on RDNO address points. The total number of households is much higher than the number of address points and does not include addresses within OKIB and Splatsin.

APPENDIX 2 - HOUSING WHEELHOUSE


Housing categories typically are viewed along a linear housing continuum, assuming that homeownership is the final destination. The City of Kelowna's Healthy Housing Strategy has adopted a new and innovative approach to understanding housing within their community.

The graphic below portrays the housing continuum as a Wheelhouse, acknowledging that people move across the categories throughout their lives and that homeownership is not the end goal for all residents. Acknowledging that the continuum is interconnected is essential as changes to one aspect of the system influence other parts. For example, if market housing prices continue to rise, fewer people will access homeownership, and there will be increased pressure on an already strained rental market. This additional demand for rental housing increases rental rates, which in turn displaces people who can no longer afford those prices, increasing the risk of homelessness and the need for more government-subsidized housing.


EMERGENCY & TRANSITIONAL SHELTER

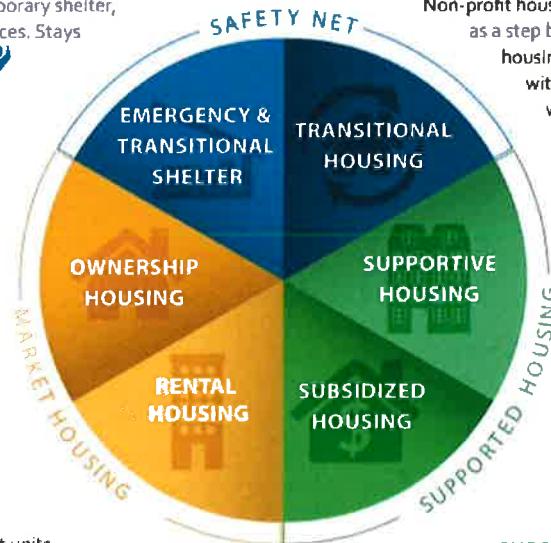
Non-profit providers offer temporary shelter, food and other supportive services. Stays are typically 60 days or less. 

TRANSITIONAL HOUSING

Non-profit housing providers offer stable housing as a step between shelters and long-term housing. Stays are typically 2-3 years, with supportive services aligned with need. 

OWNERSHIP HOUSING


Home ownership can be fee simple, strata ownership or shared equity (ie. mobile home park, cooperatives) and includes multi-unit and single detached housing. 




SUPPORTIVE HOUSING

Housing providers offer long-term housing with ongoing supports aligned with need. The level of support varies in this category from supportive (low support), to assisted living (minor support) to residential care (full support).  

RENTAL HOUSING

Primary market: 5+ purpose built units constructed for the purpose of long-term rental tenure, typically in apartments or townhomes *Secondary market:* private housing also contributes to the rental market and can include many forms of housing such as apartments, townhomes, secondary suites, carriage homes and single-family dwellings. 

SUBSIDIZED HOUSING

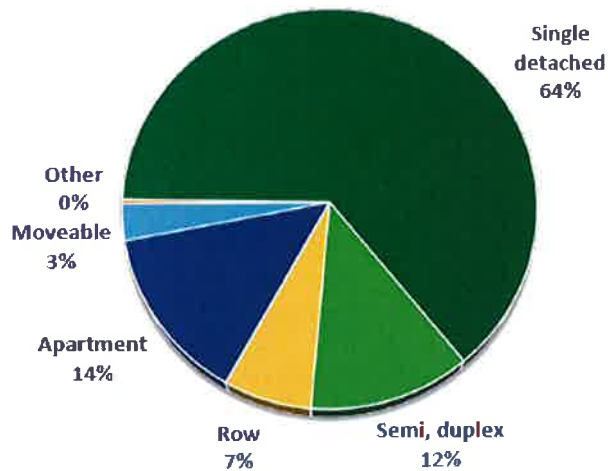
Operated by non-profit housing providers, BC Housing and cooperatives who provide supplemented rents through ongoing government subsidies for low income households. 

 = supportive services  = financial support

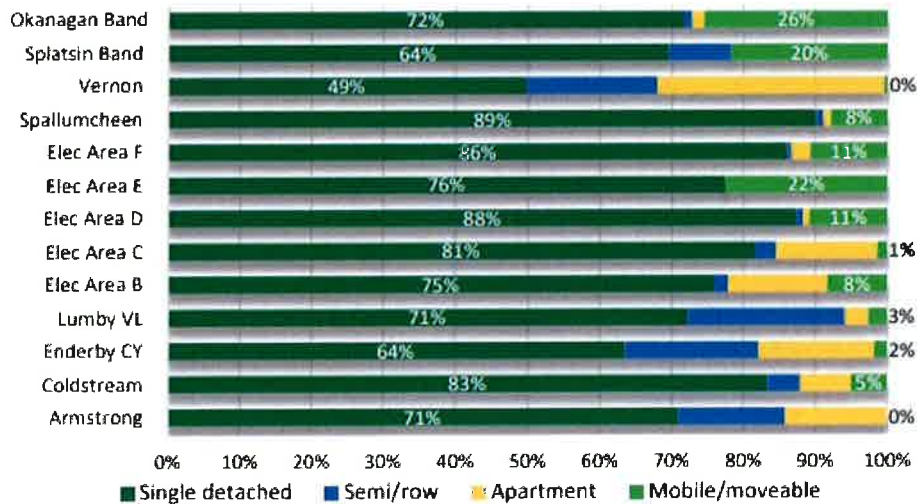
APPENDIX 3 - DWELLING TYPES

Most homes across the RDNO are single detached, especially in the smaller communities. Mobile and moveable homes account for only 3% of all housing but are most prominent in the more rural Electoral Areas (D, E, F) and on the two First Nations Reserves. The regional housing profile below indicates that most of the housing within the region are single detached dwellings. There is a broader diversity of dwelling types and more renters in the urban center of Vernon (as well as adjoining Electoral Areas B and C). There are few apartment structures, and those that exist are mainly in Vernon, and most of these are rentals.

Dwelling Types - RDNO, 2016



Dwellings by Type and Community



Vernon's diversity of dwelling types has substantially increased by the construction of townhomes and apartments over the last four years. Notably, in Vernon, the number of new multi-unit homes in 2018-19 exceeded the number of new single-family homes.

The vast majority occurs in the Vernon Census Area (CA) in terms of building activity and new housing construction. This CA accounts for more than three-quarters of new homes, and in the last two years, more than 80%. It was noted that part of this recent construction activity might also relate to people building a vacation home as a second residence, and while only occupied on a part-time basis, these contribute to housing starts.

APPENDIX 4 - HOUSING ROLES AND RESPONSIBILITIES

RDNO	<ul style="list-style-type: none"> • Facilitate partnerships and identify opportunities to increase affordable housing. • Build awareness and share information on housing achievements or challenges. • Partner in researching and data collection to identify local housing needs and monitor the 'regions' ability to address existing gaps.
Member Municipalities	<ul style="list-style-type: none"> • Facilitate partnerships to increase affordable housing. • Advocate to senior governments for funding and program support • Affordable housing policies, zoning, and development approvals • Monitors local housing needs.
Federal Government Canada Mortgage & Housing Corporation	<ul style="list-style-type: none"> • Funds construction of housing projects, operations, and services • Provides market information and mortgage loan insurance.
Provincial Government <ul style="list-style-type: none"> ○ BC Housing ○ Social Development & Poverty Reduction ○ Health ○ Children & Family Development ○ Seniors 	<ul style="list-style-type: none"> • Funds construction and operation of housing projects and associated services • Provides rent subsidies to assist low-income households. • Provides employment and income assistance, including shelter allowance. • Operates health and social services, mental health, and addictions. • Delivers services that support the well-being of children, youth, and families, in coordination with provincially designated aboriginal agencies, aboriginal service partners and community social service agencies and foster homes, cross-government and social sector partners to deliver services that support the well-being of children, youth and families.
Interior Health Authority	<ul style="list-style-type: none"> • Planning for Healthier Communities • Plans funds, implement mental health, addiction prevention, and other health programs.

First Nations Health Authority	<ul style="list-style-type: none"> • Plans, designs, manages and funds First Nations health programs and services in . CBC in collaboration and coordination with the Ministry of Health and Interior Health Authority to achieve better health outcomes for BC First Nations.
RCMP	<ul style="list-style-type: none"> • Provides law enforcement and public safety.
Housing & Service Providers	<ul style="list-style-type: none"> • Initiates, sponsors, and operates projects. • Delivers services- counselling, employment assistance, health services/outreach. • Assist with provision for basic needs- meal programs, clothing, and housing.
Community	<ul style="list-style-type: none"> • Provide volunteer assistance with non-profit societies. • Financial donations help to fund community programs provided by the non-profit sector. • Assist with community acceptance of new housing projects.



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Roy Nuriel
Economic Development Planner

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: October 25, 2021
REPORT DATE: October 8, 2021
FILE: 4320-20 (LL000100)

SUBJECT: **ROSTER SPORTS CLUB – APPLICATION FOR AN AMENDMENT TO A LIQUOR
PRIMARY LICENCE TO EXTEND AN EXISTING OUTDOOR PATIO**

PURPOSE:

To review the application submitted by the Roster Sports Club (2319 53rd Avenue) for an amendment to a liquor primary licence to extend an existing outdoor patio.

RECOMMENDATION:

THAT Council advise the Liquor and Cannabis Regulation Branch that Council supports the application submitted by the Roster Sports Club to amend Licence Number 031380 held by the Roster Sports Club located at 2319 53rd Avenue (Lot 26, Plan 28089, Section 10, Township 8, ODYD), to extend an existing outdoor patio based on the following reasons:

- The subject property is in the C5 – Community Commercial zoning district and is located on 53rd Avenue and 24th Street adjacent to commercial and industrial properties. There is also residential development located to the east of the property. The zoning district permits the existing sports club, pub and restaurant use;
- The subject property is in the North Vernon Neighbourhood and is surrounded by commercial, industrial and residential properties. It is designated Community Commercial in the Official Community Plan with the surrounding lots designated Light Industrial Service Commercial and Residential Medium Density. The subject use is compatible with existing and potential surrounding uses for the area;
- The subject property is adequately served with on-site parking. Traffic in the area is not expected to be impacted by the proposed licence. Similarly, noise in the area is not expected to change due to the proposed amendment to extend the existing outdoor patio;
- The RCMP and Bylaw Compliance have indicated that the proposed amendment to the liquor primary licence for extension of an existing outdoor patio at the Roster Sports Club does not present any policing concerns;
- The amendment to the liquor primary licence for an outdoor patio extension is not expected to negatively impact the community;
- All owners and occupiers of lands and businesses operating within a 60m radius of the subject property were notified of the application, and were provided the opportunity to provide comments to the City. A total of 139 property owners and occupiers, including businesses, were contacted. A Notice of Intent requesting public input was published in the September 16 and 23, 2021 editions of the Vernon Morning Star newspaper. A total of one email from the public was received by the response deadline, expressing support for the proposal;

AND FURTHER, that the Liquor and Cannabis Regulation Branch be advised that Council is in support of the subject amendment to the liquor licence application as it addresses the Liquor and Cannabis Regulation Branch criteria in the following manner:

- Noise in the area is not expected to change due to the proposed liquor primary licence amendment to extend an existing outdoor patio;
- The subject property has been in operation for over 20 years. The proposed liquor primary licence amendment for the extension of the existing outdoor patio is not expected to negatively impact the community;
- It is not anticipated that a proposed liquor primary licence amendment to include an extension to the existing outdoor patio would result in Roster Sports Club, located at 2319 53rd Avenue (Lot 26, Plan 28089, Section 10, Township 8, ODYD), being operated in a manner that is contrary to its primary purpose of a sports club.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council advise the Liquor and Cannabis Regulation Branch that Council does not support the application submitted by the Roster Sports Club to amend Licence #031380 held by the Roster Sports Club located at 2319 53rd Avenue (Lot 26, Plan 28089, Section 10, Township 8, ODYD), to extend an existing outdoor patio;

AND FURTHER, that Council's resolution of non-support addresses the following items in the Liquor and Cannabis Regulation Branch resolution criteria contained in Part 3 of the application for an amendment to the liquor primary licence to extend an existing outdoor patio:

- i. The impact to the community if the application is approved: Council reviewed the requested amendment to the liquor primary licence for extension of an existing outdoor patio, and believes the proposed licence amendment would unduly impact the surrounding community in the following manner: *(to be cited by Council)*;
- ii. Views of residents were gathered: A total of 139 property owners and occupiers, including businesses, were contacted. Advertisements requesting public input were published in the September 16 and 23, 2021 editions of the Vernon Morning Star newspaper. A total of one email from the public was received by the response deadline, expressing support for the proposal. Based on the input from the public, Council believes: *(to be cited by Council)*.

Note: This alternative is provided should Council not support the proposed application for an amendment to the liquor primary licence to extend an existing outdoor patio. Council can recommend to the Liquor and Cannabis Regulation Branch that the licence be denied based on Council's concerns. However, the final decision to approve or deny the liquor licence amendment application is made by the Liquor and Cannabis Regulation Branch.

2. THAT Council does not wish to provide comments or recommendations to the Liquor and Cannabis Regulation Branch with regard to the application submitted by Roster Sports Club to amend Licence Number 031380 held by the Roster Sports Club located at 2319 53rd Avenue (Lot 26, Plan 28089, Section 10, Township 8, ODYD).

Note: This alternative is provided should Council wish to 'opt out' of providing feedback on the proposed liquor licence amendment application. A local government that does not wish to provide input into the licence application may opt out by providing a resolution indicating that they do not wish to provide input on a particular application. The final decision to approve or deny the liquor licence amendment application is made by the Liquor and Cannabis Regulation Branch.

ANALYSIS:

A. Committee Recommendations:

N/A

B. Rationale:

1. Roster Sports Club, located at 2319 53rd Avenue (Figures 1 and 2), has applied to amend their Liquor Primary Licence #031380 in order to extend the existing outdoor patio to the west (Attachment 1).
2. As shown in Figure 3, the outdoor patio is located on the south west side of the property, adjacent to the parking area. As part of the COVID-19 provincial recovery response, Roster Sports Club has received temporary permission to extend their patio and serve and sell liquor on the new additional patio area. The applicant is requesting a permanent licence to serve and sell liquor on the portion of the extended patio.
3. The Liquor and Cannabis Regulation Branch requires that applicants requesting a change to the conditions of their licence obtain a resolution from the local government in the specific format provided by the Liquor and Cannabis Regulation Branch (the resolution format varies based upon the type of application, and is always dictated by the Liquor and Cannabis Regulation Branch). Administration's recommendation is prepared as per the required Liquor and Cannabis Regulation Branch format. A local government that does not wish to provide input into the licence application may opt out by providing a resolution to that effect.
4. The subject property is zoned C5 – Community Commercial and is located on 53rd Avenue and 24th Street, adjacent to commercial and industrial properties. There is also residential development located to the east of the property. The zoning district permits the existing sports club, pub and restaurant use. Serving and selling liquor on the extended outdoor patio is not expected to generate a negative community impact. Similarly, the proposed amendment is not expected to have an impact on zoning, traffic, parking or noise.
5. In accordance with the requirements of the Liquor and Cannabis Regulation Branch regulations and City policy, notifications regarding the application were sent to all businesses and property owners within a 60m radius of the subject property. A total of 139 property owners and occupiers, including businesses, were contacted. A total of one email from the public was received by the response deadline, expressing support for the proposal (Attachment 2).

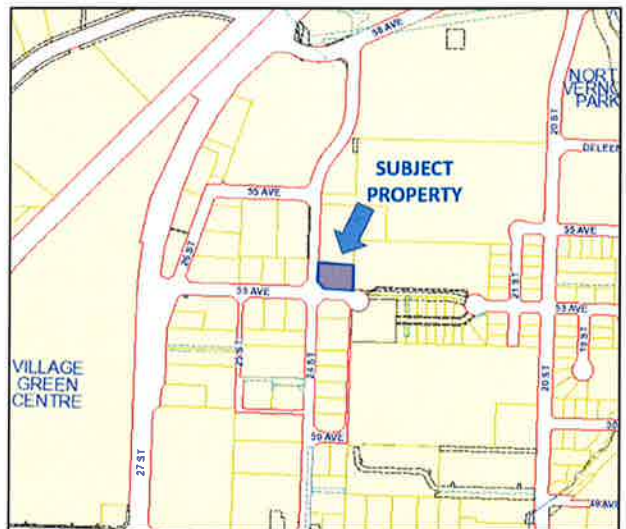


Figure 1 - Property Location map



Figure 2 - Aerial Photo of Property

In addition, the applicant was required to publish a Notice of Intent in two consecutive editions of the Vernon Morning Star; these notices were published in the September 16 and 23, 2021 editions of the Morning Star newspaper.

6. In accordance with the City's policy on Liquor Licence Applications, notification of the application was also forwarded to the local RCMP detachment and Bylaw Compliance to allow the opportunity to comment on the potential impact on local policing matters should the application be approved. Both the RCMP and Bylaw have indicated that the Roster Sports Club operation and the proposed liquor primary licence for the extension of the existing outdoor patio does not represent any particular policing concerns for the detachment.



Figure 3 – Roster Sports Club's Outdoor Patio

7. Roster Sports Club has been operating in the community for over 20 years. The business is a popular sports pub in the North Vernon Neighbourhood. The facility is well managed and has not generated nuisance bylaw complaints in the past. In the past year and a half, Roster Sports Club has had temporary permission to extend their existing outdoor patio and to serve and sell liquor on the additional patio area. During that time, no negative community impacts were observed. As such, a permanent liquor primary licence for the extended outdoor patio is not expected to cause any negative community impact.

C. Attachments:

- Attachment 1 – Application for a liquor primary new outdoor patio
- Attachment 2 – Public feedback

D. Council's Strategic Plan 2019 – 2022 Goals/Deliverables:

The subject application involves the following objectives in Council's Strategic Plan 2019 – 2022:

- Be a leader in economic development

E. Relevant Policy/Bylaws/Resolutions:

N/A

BUDGET/RESOURCE IMPLICATIONS:

N/A

Prepared by:

Approved for submission to Council:

X

Signer 1

Will Pearce, CAO

Date: 20. OCTOBER. 2021

Roy Nuriel
Economic Development Planner

X

Signer 2

Kim Flick
Director, Community Infrastructure and Development

REVIEWED WITH

- | | | |
|--|---|--|
| <input type="checkbox"/> Corporate Services | <input type="checkbox"/> Operations | <input checked="" type="checkbox"/> Current Planning |
| <input checked="" type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input type="checkbox"/> Building & Licensing |
| <input checked="" type="checkbox"/> RCMP | <input type="checkbox"/> Utilities | <input type="checkbox"/> Engineering & Development |
| <input type="checkbox"/> Fire & Rescue Services | <input type="checkbox"/> Recreation Services | <input type="checkbox"/> Infrastructure Management |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Parks | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Financial Services | | <input checked="" type="checkbox"/> Economic Development & Tourism |
| <input type="checkbox"/> COMMITTEE: | | |
| <input type="checkbox"/> OTHER: | | |



(http://www2.gov.bc.ca/)

LCRB Applications
CITY OF VERNON

Liquor and Cannabis Licensing

Provide Comment on Liquor Primary New Outdoor Patio Application

Use this form to apply for a new outdoor patio area for your Liquor Primary licensed establishment.

The application fee is \$440.

If you leave this page, the information you input will be saved. You can continue later from the dashboard.

BEFORE STARTING THE APPLICATION

The term "local government" is a defined term in our Act and may also include: municipal government, city hall, regional district, local trust, etc. governing the geographic area where your proposed establishment is located. In certain areas, the approving authority may be Indigenous Nation. For the purpose of this guide we will use the short form "LG/IN":

If an LG/IN is the applicant, the Branch will gather community input and consider the regulatory criteria; the LG/IN is not permitted to conduct public input or provide comments on their own application. This is to prevent conflicts of interest. The applicant must pay any costs incurred to obtain the views of residents.

If you have any questions about this application, call the Liquor and Cannabis Regulation Branch (LCRB) toll-free at: 1 866 209 2111.

Please review the information at <https://vernon.ca> (<https://vernon.ca>) to ensure you have met the requirements of this application with your local government.

ESTABLISHMENT DETAILS

Establishment Name

ROSTER SPORTS CLUB (031380)

LIQUOR PRIMARY LOCATION ADDRESS

The licensed establishment is currently located at the following address:

Address

2319 - 53RD AVE

City

VERNON

Province

British Columbia

Postal Code

V1T8K1

Country

Canada

Parcel Identifier (PID)

LOCAL GOVERNMENT/INDIGENOUS NATION AND POLICE JURISDICTION

Enter the local government (or Indigenous Nation) and police jurisdiction where the establishment will be located. Suggestions will be provided after you type the first three characters of the name.

Local Government/Indigenous Nation

Vernon

Selected Local Government/Indigenous Nation

Name: Vernon

Website: <https://vernon.ca> (<https://vernon.ca>)

Please review the information at <https://vernon.ca> (<https://vernon.ca>) to ensure you meet the requirements of this application with your local government. You may need to contact them prior to submitting to ensure your successful submission.

Police Jurisdiction

Vernon RCMP

Selected Police Jurisdiction

Name: Vernon RCMP

ESTABLISHMENT CONTACT DETAILS

The phone and email address used to contact your establishment:

Establishment Email

therosterteam@gmail.com

Establishment Phone

(250) 549-0444

APPLICATION DETAILS

You confirm that the patio service area(s) bounding is sufficient:

- * For you to monitor and control patron entry and exit, and
- * To visually and physically define the service area.

In opening this patio area you confirm that:

- * You will take appropriate measures to maintain care and control over the service area and conduct.

Describe the location of the patio in relationship to the interior service area. *

The patio is immediately adjacent to the bar. We would like to improve visibility/access with a wider opening directly out to the patio from the bar.

What is the status of the patio area construction? *

Ready to Operate In Progress Not Started

If construction has not yet started or is in progress, when do you expect It to be complete?

yyyy-mm-dd

The patio is currently the subject of a Temporary Expanded Service Area (TESA) Authorization

Indicate the months you expect to operate the patio (note: if approved, your patio will be licensed for the full year, within the limits of LG/IN bylaws and permits):

- January
- February
- March
- April
- May
- June
- July
- August
- September
- October
- November
- December

Describe how patrons will access the patio (ie. from interior). *

Patrons can access the patio either through an existing side door or through the new large 8 foot wide door.

Will servers have to carry liquor through any unlicensed areas to get to the patio?

Liquor will be carried through any unlicensed area to get to the patio.

If yes, please explain. Only servers are permitted to carry liquor through unlicensed areas.

Liquor will primarily be served from: *

Fixed service bar(s) on patio Portable service bar(s) on patio The interior service bar(s)

Floor Plan

Attach a high-quality copy of the proposed patio floor plan(s).

The floor plan(s) must be stamped with an occupant load for each proposed service area. The occupant load stamp must be signed and dated by the issuing authority within 1 year prior to the date of submission of this application.

Occupant load is the maximum number of persons (patrons plus staff) permitted in the service area and is generally determined by the Local Government (LG) / Indigenous nation (IN) fire and/or building authorities. If the LG/IN authority will not provide the occupant load, you must request they provide a letter confirming they do not issue occupant load and submit it with this application. The Branch will then accept your floor plan(s) with the occupant load calculation determined, and stamped/dated/signed, by a registered professional architect or engineer.

To avoid unnecessary delays in processing, do not submit this application without a current (within the last 12 months) occupant load stamp.

The applicant is responsible for complying with any local bylaws related to licensed establishment patios. Note: Patios on grass, earth or gravel require a permit from the local Health Authority. Sidewalk patios require a permit from LG/IN.

Floor plans must show all proposed patio service area(s) and have sufficient detail including:

- liquor service bars
- stairs, entrances and exits
- relation to the other FP licensed areas, other liquor licences, unlicensed areas and other businesses

[Floor Plan 1.pdf \(api/file/af89e67e-ad8c-eb11-b827-005056838fcd/download-file/application/Floor Plan 1.pdf?serverRelativeUrl=%2Fadoxio_application%2F017250_AF89E67EAD8CEB11B827005056838FCD%2FFloor%20Plan_1.pdf&documentType=FloorkbPlan\)](#) 246

SERVICE AREAS

Use the following table to list the proposed patio service areas and provide a proposed person capacity (patrons plus staff) for each area. Use names like Patio 1, or Upper Patio/Lower Patio.

Note: Proposed capacity cannot exceed occupant load issued by the local authority.

Area No.	Area/Floor Level	Indoor	Patio	Proposed Capacity
1	PATIO	<input type="checkbox"/>	<input type="checkbox"/>	22
2	LIQUOR SERVICE BAR 1	<input type="checkbox"/>	<input type="checkbox"/>	36
3	VIEWING AREA	<input type="checkbox"/>	<input type="checkbox"/>	8
4	LIQUOR SERVICE BAR 2	<input type="checkbox"/>	<input type="checkbox"/>	29
Total Requested Capacity:				95

LIQUOR PRIMARY OWNERSHIP DETAILS

Please provide the following details about your application:

- The applicant is the owner of the business in respect of which the licence is to be issued or will become the owner before the licence is issued.
- At the time of this submission, the applicant is:
 - The owner of or has an agreement to purchase the place or premises that will form the proposed establishment, or
 - The lessee or has a binding offer to lease the place or premises that will form the proposed establishment

- At the time the licence is issued, the applicant will be:
- The owner of the place or premises that forms the establishment, or
 - The lessee of the place or premises that forms the establishment (term no less than 12 months).

APPLICATION CONTACT DETAILS

Please provide contact information for the contact that the LCRB should communicate with regarding this application.

First Name *

Anya

Last Name *

Brox

Title/Position

Phone Number (main) *

Email *

By submitting the email address, you agree that the Liquor and Cannabis Regulation Branch can use it to communicate with you about this application.

therosterteam@gmail.com

DECLARATIONS

The application must only be submitted by an individual with the authority to bind the applicant. The branch relies on the applicant to ensure that the individual who submits this application is authorized to do so. Typically, an appropriate individual in a corporation will be a duly authorized signatory who will usually be an officer or, in some cases, a director

Note: A lawyer or consultant, may NOT submit this application on behalf of the applicant.

- * I understand and affirm that I am authorized to submit the application

Section 20 (1) of the Liquor Control and Licensing Act states: "The general manager may refuse to issue, renew, transfer or amend a licence if the applicant fails to disclose a material fact required by the application or makes a false or misleading statement in the application."

- * I understand and affirm that all of the information provided for this application is true and complete

LOCAL GOVERNMENT/INDIGENOUS NATION CONFIRMATION OF RECEIPT OF APPLICATION

LG/IN

Vernon

Name of Official

Craig Broderick

Title/Position

Manager Current Planning Approving Officer

Phone

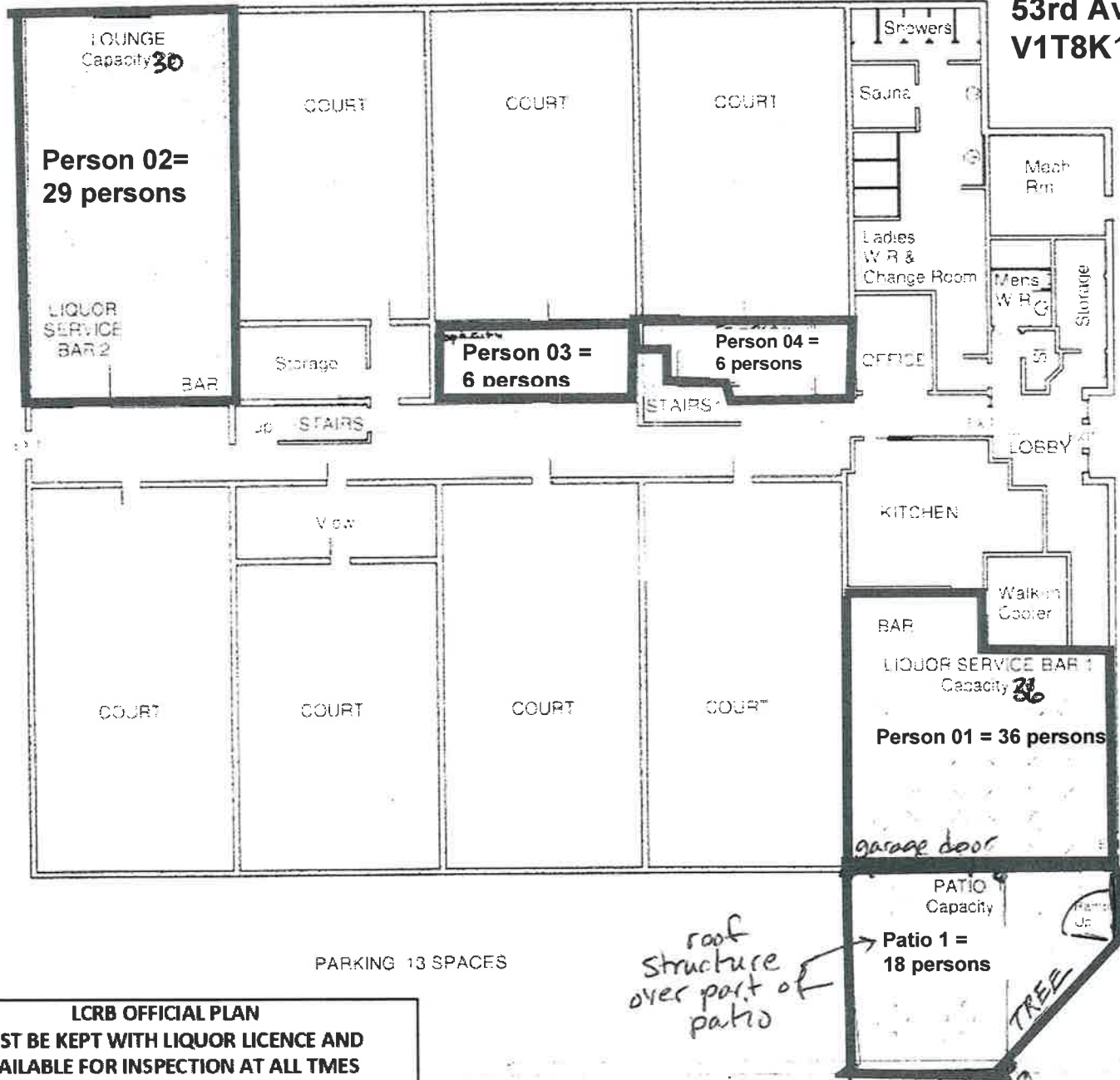
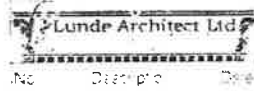
(250) 550-3516

Email

2021 - Structural Changes / New Outdoor Extension
to Patio The Rosters Sports Club

PARALLEL PARKING: 5 SPACES

LP Licence 031380 2319
53rd Ave Vernon BC
V1T8K1



PARKING 13 SPACES

ROSTERS
BUSINESS NAME: SPORTS CLUB
ADDRESS: 2319 53 AVE
OCCUPANT LOAD: 95
REVIEWED BY: [Signature]
DATE: AUG. 3/21
CITY OF VERNON

OCCUPANCY
LOAD: 95

ADDITIONAL
LICENSE
CAPACITY: 0

EXISTING
LICENSE
CAPACITY 95

Rosters Sports Club

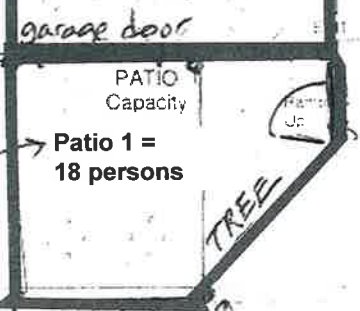
Main Floor:

Parking
On Site: 18
Livingwood Floors: 6
Voets Coffee: 12
Total: 36

Date	Feb 2020
Drawn by	[Signature]
Project No	919
Scale	AS SHOWN

LCRB OFFICIAL PLAN
MUST BE KEPT WITH LIQUOR LICENCE AND
AVAILABLE FOR INSPECTION AT ALL TIMES
Date Issued: September 20, 2021
LP Licence #031380
General Manager

current temporary
patio extension -
during Covid - applying
roof structure over part of patio



Roy Nuriel

From: Douglas Pickard
Sent: September 24, 2021 4:52 PM
To: Roy Nuriel
Subject: File: LL000100 , application Rosters Sports Club

Use Caution - External Email

I fully support the application for a Liquor Primary new outdoor patio for the Rosters Sports Club. It's in a perfect location that I am able to walk to get a meal and or a beer without the liability of driving. This day and age it is important to be able to simply get out of the house for a break.

Douglas Pickard at 2100 55ave, Vernon, BC, V1T 9Y6. Regards Doug

[Sent from Yahoo Mail for iPad](#)

City of Vernon Disclaimer: This transmission (including any attachments) may contain confidential information, privileged material (including material protected by the FOI act or other applicable privileges), or constitute non-public information. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this transmission in error, please immediately reply to the sender and delete this information from your system. Use, dissemination, distribution, or reproduction of this transmission by unintended recipients is not authorized and may be unlawful.



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Roy Nuriel
Economic Development Planner

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: October 25, 2021
REPORT DATE: October 12, 2021
FILE: 4320-20 (LL000101)

SUBJECT: VERNON TOWNE THEATRE – LIQUOR PRIMARY LICENCE APPLICATION

PURPOSE:

To review a liquor primary licence application submitted by the Okanagan Screen Arts Society for the Vernon Towne Theatre located at 2910 30th Avenue.

RECOMMENDATION:

THAT Council advise the Liquor and Cannabis Regulation Branch that Council supports the application submitted by the Okanagan Screen Arts Society for a liquor primary licence for the Vernon Towne Theatre located at 2910 30th Avenue (Lot 1, Plan KAP72404, Sec 34, Twp 9, ODYD), based on the following reasons:

- The subject property is in the C7 – Heritage Business District zoning district and is located within the downtown core at 2910 30th Avenue, adjacent to commercial, residential and institutional properties. The zoning district permits Liquor Primary Establishments as a primary use;
- The subject property is in the City Centre Neighbourhood and is surrounded primarily by commercial with some residential and institutional properties. It is designated Mixed Use – Medium and High Density Commercial and Residential in the Official Community Plan. The subject use is compatible with existing and potential surrounding uses for the area;
- The traffic in the area is not expected to be impacted by the proposed liquor licence. Similarly, noise in the area is not expected to change due to the proposed licence;
- The RCMP and Bylaw Compliance have indicated that the liquor licence for the Vernon Towne Theatre located at 2910 30th Avenue does not present any policing concerns;
- The liquor primary licence is not expected to negatively impact the community;
- All owners and occupiers of lands and businesses operating within a 60m radius of the subject property were notified of the application, and were provided the opportunity to provide comments to the City. A total of 191 property owners and occupiers, including businesses, were contacted. A Notice of Intent requesting public input was published in the September 16 and 23, 2021 editions of the Vernon Morning Star newspaper. A total of four emails from the public were received by the response deadline, all expressing support for the proposal;

AND FURTHER, that the Liquor and Cannabis Regulation Branch be advised that Council is in support of the subject liquor primary licence application as it addresses the Liquor and Cannabis Regulation Branch criteria in the following manner:

- Noise in the area is not expected to change due to the proposed liquor licence;

- The Vernon Towne Theatre venue has been in operation for almost 100 years. Adding a liquor primary licence to the facility is not expected to negatively impact the community;
- It is not anticipated that the proposed liquor primary licence at the Vernon Towne Theatre, located at 2910 30th Avenue, would result in the facility being operated in a manner that is contrary to its primary purpose as a community art venue.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council advise the Liquor and Cannabis Regulation Branch that Council does not support the application submitted by the Okanagan Screen Arts Society for a liquor primary licence for the Vernon Towne Theatre located at 2910 30th Avenue (Lot 1, Plan KAP72404, Sec 34, Twp 9, ODYD);

AND FURTHER, that Council's resolution of non-support addresses the following items in the Liquor and Cannabis Regulation Branch resolution criteria contained in Part 3 of the application for a liquor primary licence:

- i. The impact to the community if the application is approved: Council reviewed the request for a liquor primary licence, and believes the proposed licence would unduly impact the surrounding community in the following manner: *(to be cited by Council)*;
- ii. Views of residents were gathered: A total of 191 property owners and occupiers, including businesses, were contacted. A Notice of Intent requesting public input was published in September 16 and 23, 2021 editions of the Vernon Morning Star newspaper. A total of four emails from the public were received by the response deadline, expressing support for the proposal. Based on the input from the public, Council believes: *(to be cited by Council)*.

Note: This alternative is provided should Council not support the proposed liquor primary licence application. Council can recommend to the Liquor and Cannabis Regulation Branch that the licence be denied based on Council's concerns. However, the final decision to approve or deny the liquor licence application is made by Liquor and Cannabis Regulation Branch.

2. THAT Council does not wish to provide comments or recommendations to the Liquor and Cannabis Regulation Branch with regard to the application submitted by the Okanagan Screen Arts Society for a liquor primary licence for the Vernon Towne Theatre located at 2910 30th Avenue (Lot 1, Plan KAP72404, Sec 34, Twp 9, ODYD).

Note: This alternative is provided should Council wish to 'opt out' of providing feedback on the proposed liquor licence application. A local government that does not wish to provide input to the application may opt out by providing a resolution indicating that they do not wish to provide input on a particular application. The final decision to approve or deny the liquor licence application is made by Liquor and Cannabis Regulation Branch.

ANALYSIS:

A. Committee Recommendations:

N/A

B. Rationale:

1. The Vernon Towne Theatre is located in the downtown core at 2910 30th Avenue (Figures 1 and 2). The Okanagan Screen Arts Society has applied for a liquor primary licence for the lobby and auditorium area in the Vernon Towne Theatre. The applicant has provided an overview for the requested licence in their letter (Attachment 1).
2. The Liquor and Cannabis Regulation Branch requires that applicants obtain a resolution from the local government in the specific format provided by the Liquor and Cannabis Regulation Branch (the resolution format varies based upon the type of application, and is always dictated by the Liquor and Cannabis Regulation Branch). Administration's recommendation is prepared as per the required Liquor and Cannabis Regulation Branch format. A local government that does not wish to provide input into the licence application may opt out by providing a resolution to that effect.
3. The subject property is zoned C7 – Heritage Business District and is located on the main street (30th Avenue), adjacent to commercial, institutional and residential properties. The zoning district permits Liquor Primary Establishments as a primary use. Having a liquor licence for the Vernon Towne Theatre is not expected to generate negative community impact. Similarly, serving liquor at this location is not expected to have an impact on zoning, traffic, parking or noise.
4. In accordance with the requirements of the Liquor and Cannabis Regulation Branch regulations and City policy, notifications regarding the application were sent to all businesses and property owners within a 60m radius of the subject property. A total of 191 property owners and occupiers, including businesses and institutional uses, were contacted. A total of four emails from the public were received by the response deadline, all expressing support for the proposal (Attachment 2).

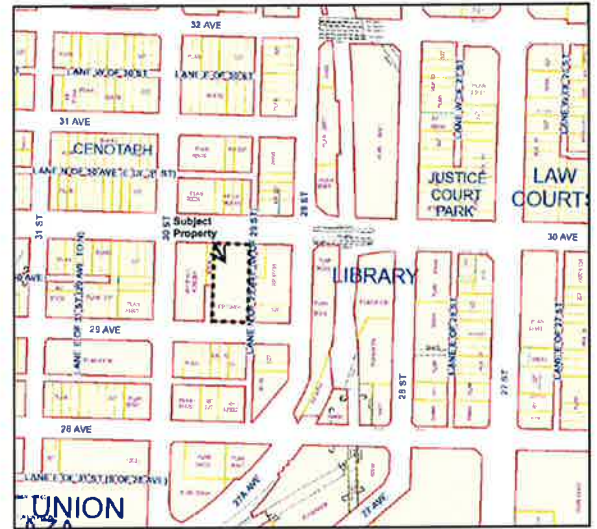


Figure 1 - Property Location Map



Figure 2 - Aerial Photo of Property

In addition, the applicant was required to publish a Notice of Intent in two consecutive editions of the Vernon Morning Star; these notices were published in the September 16 and 23, 2021 editions of the Morning Star newspaper.

5. In accordance with the City's policy on Liquor Licence Applications, notification of the application was also forwarded to the local RCMP detachment to allow the opportunity to comment on the potential impact on local policing matters should the application be approved. The RCMP have indicated that the Vernon Towne Theatre operation and the proposed liquor primary licence does not present any particular policing concerns for the detachment.
6. The Vernon Towne Theatre has been established in the City of Vernon for almost 100 years. The business is a popular community venue. The facility is well managed and has not generated any nuisance bylaw complaints in the past. The proposed liquor licence is not expected to cause any negative community impacts.

C. Attachments:

Attachment 1 – Application for a liquor primary licence
Attachment 2 – Public feedback

D. Council’s Strategic Plan 2019 – 2022 Goals/Deliverables:

The subject application involves the following objectives in Council’s Strategic Plan 2019 – 2022:

- Increase the vibrancy of Downtown, including the provision of new amenities and events
- Be a leader in economic development

E. Relevant Policy/Bylaws/Resolutions:

N/A

BUDGET/RESOURCE IMPLICATIONS:

N/A

Prepared by: _____ Approved for submission to Council: _____

Oct 14 2021 4:10 PM

X



Roy Nuriel

DocuSign

Approved for submission to Council: _____



Will Pearce, CAO

Date: 18 OCTOBER 2021

Roy Nuriel
Economic Development Planner

X



Signer 2

Kim Flick
Director, Community Infrastructure and Development

REVIEWED WITH

- | | | |
|--|---|--|
| <input type="checkbox"/> Corporate Services | <input type="checkbox"/> Operations | <input checked="" type="checkbox"/> Current Planning |
| <input checked="" type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input type="checkbox"/> Building & Licensing |
| <input checked="" type="checkbox"/> RCMP | <input type="checkbox"/> Utilities | <input type="checkbox"/> Engineering & Development |
| <input type="checkbox"/> Fire & Rescue Services | <input type="checkbox"/> Recreation Services | <input type="checkbox"/> Infrastructure Management |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Parks | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Financial Services | | <input checked="" type="checkbox"/> Economic Development & Tourism |
| <input type="checkbox"/> COMMITTEE: | | |
| <input type="checkbox"/> OTHER: | | |

RECEIVED JUL 14 2021

LIQUOR PRIMARY LICENCE APPLICATION FORM

Liquor and Cannabis Regulation Form LCRB001



Liquor and Cannabis Regulation Branch
400-645 Tyee Road, Victoria, BC V9A 6X5
Mail: PO Box 9292 Stn Provincial Govt, Victoria, BC V8W 9J8
Phone: 250-952-5787 Fax: 250-952-7066

Instructions:

Using the attached guide, complete this application form and assemble all required documents. Once complete, follow instructions for submitting your application package to local government/first nation and the Liquor Control and Licensing Branch.

Part 1: Type of Application

[] New Liquor Primary Club [X] New Liquor Primary

Office use only

Job No. _____

Identify Establishment Type: Movie Theatre / cultural Centre

Part 2: Applicant

Applicant Name: Okanagan Screen Arts Society

Business Number: 78840 4937 BC 0001

Mailing Address:

If different than location address.

Street

City

Province

Postal Code

Contact Person: Lorraine Russell

Applicant Type:

[] Sole Proprietor/Individual

[] Partnership

[] Private Corporation

[] Public Corporation

[X] Society

Other: _____

2a. Do you or any individual associated with this application have a tied house association (see page 3 of the guide) with a manufacturer or agent? [X] No [] Yes

*If yes, identify each licence number(s). Attach a separate list if needed.

Please check (X) Yes or No to each of the following:

[] No [X] Yes The applicant is the owner of the business in respect of which the licence is to be issued or will become the owner before the licence is issued.

[] No [X] Yes At the time of application, the applicant is:
• The owner of or has an agreement to purchase the place or premises that will form the proposed establishment, or
• The lessee or has a binding offer to lease the place or premises that will form the proposed establishment.

[] No [X] Yes At the time the licence is issued, the applicant will be:
• The owner of the place or premises that forms the establishment, or
• The lessee of the place or premises that forms the establishment (term no less than 12 months).

Part 3: Contact Person

Name: Lorraine Russell

Position: Society Vice President

Email: _____

Phone: _____

The applicant authorizes this contact person to be the primary contact for the duration of the application process only.

Part 4: Establishment

4a. Proposed Name: Vernon Towne Theatre

4b. Physical Address: 2910, 30th Avenue Vernon V1T 2B7

Street

City

Postal Code

Phone: 778-475-4100

Business Email: OkanaganScreenArts@gmail.com

4c. Parcel Identifier (PID): 025-584-111

4d. Local Government/First Nation: City of Vernon

4e. Local Police: RCMP-North Okanagan

4f. Is this location zoned for liquor service? No Yes

4g. If the LP licence is issued, would you like mail sent to the establishment? No Yes

4h. Will this establishment overlap a food primary licence (aka dual licence)? No Yes

4i. Is your establishment a standalone patio with no interior seating? No Yes

Part 5: Establishment Proposal

This section requires several supporting documents to be submitted with your application. Please see page 3 of this form for more information regarding letter of Intent, floor plans and site plan.

5a. Proposed Service Areas:

Complete the following based on your establishment floor plan and occupant load (see page 6 of guide):

Area No.	Floor Level (e.g. Basement, Main, 2nd)	Indoor	Outdoor	Occupant Load
1.	Lobby	✓		174
2.	Auditorium	✓		320
3.				
4.				
5.				
Total Occupant Load (of all licensed areas):				494


5b. Hours of Liquor Service:

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	2 pm	2 pm	2 pm	2 pm	2 pm	2 pm	2 pm
Close	11 pm	11 pm	11 pm	11 pm	11 pm	11 pm	11 pm

Part 6: Declaration of Signing Authority

Section 57(1)(c) of the *Liquor Control and Licensing Act* states: "A person commits an offence if the person (c) provides false or misleading information in the following circumstances: (i) when making an application referred to in section 12; (ii) when making a report or when required and as specified by the general manager under section 59".

As the applicant or authorized signatory of the applicant, I understand and affirm that all of the information provided is true and complete.

Signature: 
Authorized signatory of the applicant

Name: RUSSELL ELIZABETH LORRAINE Position: Vice President Date: 14/07/2021
(last / first / middle) (if not an individual) (Day/Month/Year)

Note: An agent, lawyer, licensee representative or third party operator may not sign the declaration on behalf of the applicant.

This form should be signed by an individual with the authority to bind the applicant. The Branch relies on the applicant to ensure that the individual who signs this form is authorized to do so. Typically, an appropriate individual will be as follows:
• If the applicant is an individual or sole proprietor, the individual himself/herself
• If the applicant is a corporation, a duly authorized signatory who will usually be an officer or, in some cases, a director
• If the applicant is a general partnership, one of the partners
• If the applicant is a limited partnership, the general partner of the partnership
• If the applicant is a society, then a director or a senior manager (as defined in the *Societies Act*)

Part 7: Checklist

Your application package must include the following documents. An incomplete application will delay the licensing process.

- Completed Liquor Primary Licence Application (this form).
- Letter of Intent (see pages 5 & 6 of the guide).
- Floor Plan (2 copies) preferably with occupant load (see page 6 & 7 of the guide).
- Site Map that shows the location of your proposed establishment, all features of the property, parking and road access. Identify any other liquor licences and businesses operating at the same site.
- Applicant documents based on applicant type (see pages 7 & 8 of the guide). Including:
 - Personal History Summary form (LCLB004).
 - Copy of Criminal Record Search completed by local RCMP/Police Detachment.
 - Corporate documents as needed based on applicant type.
- Proposed Signage (see page 9 of the guide).
- Golf Courses and Vessels: additional documents listed on pages 9 of the guide.
- Family Food Service, if applicable (see Appendix I on page 10 of the guide).
- Patio(s), if applicable (see Appendix II on page 11 of the guide).
- Any additional information (labelled per question number on application form) if there is not sufficient space to answer a question on the application form.
- Take your application form, letter of intent and floor plan to Local Government/First Nation (Part 8 below).
- After Part 8 is completed, submit your application package to the Branch (Parts 9 and 10 below).

Part 8: Local Government/First Nation (LG/FN) Confirmation of Receipt of Application

This is to be filled out by your local government/First Nation office prior to submitting this application to the branch.

Local government/First Nation (name):

Name of official: Title/Position:

Email: Phone:

Signature of Official: Date Received:

Check here if the LG/FN will not be providing comment: Yes, opting out of comment.

Note: The LG/FN cannot provide comment for their own application.

Is this establishment located on Treaty First Nation land? No Yes

Is a zoning amendment required for the proposed site? No Yes

Instructions for Local Government/First Nation (LG/FN)

This serves as notice that an application for a new liquor licence is being made within your community. The Branch requests that you consider this application (application form, letter of intent, and floor plan) and provide the Branch with a resolution within 90 days of the above received date. Alternatively, LG/FN can delegate staff with the authority to provide comment.

- The applicant will bring their completed LP application form, letter of intent and floor plan to LG/FN.
- If there are any major issues (e.g. zoning), LG/FN may hold off signing the application until the issues are resolved or they have a plan to deal with the issues.
- When LG/FN is comfortable with the application proceeding, LG/FN staff will sign Part 8 of the application form and return it to the applicant. LG/FN will keep a copy of the signed application form and supporting documents.
- The applicant will submit the signed application package (with all required documents) to the Branch.

To provide a resolution or comment:

- Gather public input for the community within the immediate vicinity of the establishment.
- Consider these factors which must be taken into account when providing resolution/comment:
 - The location of the establishment.
 - The person capacity and hours of liquor service of the establishment.

Provide a resolution/comment with comments on:

- The impact of noise on nearby residents.
- The impact on the community if the application is approved.
- The views of residents and a description of the method used to gather views.
- The LG/FN recommendations (including whether or not the application be approved) and the reasons on which they are based.

- Provide any reports that are referenced in, or used to determine, the resolution/comment.
- If more than 90 days is required, provide a written request for extension to the Branch.
- If LG/FN opts out, or is the applicant, the Branch will gather public input and contact LG/FN staff for information to assist the Branch in considering the regulatory criteria.

If you have any questions, or the establishment is located on Treaty First Nation land, please call the Branch toll-free at 1-866-209-2111 to speak to the Senior Licensing Analyst.

Part 9: Submit Application Package

Once signed by local government/First Nation, submit your complete application package to:

Liquor and Cannabis Regulation Branch
 Courier: 400-645 Tyee Road, Victoria BC V9A 6X5
 Mail: PO Box 9292 Stn Prov Govt Victoria, BC V8W 9J8
 E-mail: liquor.licensing@gov.bc.ca

If you have any questions, contact us toll-free at 866-209-2111 and ask to speak to the Senior Licensing Analyst for your geographic area. Or email us at liquor.licensing@gov.bc.ca or visit our website for more information: www.gov.bc.ca/liquorregulationandlicensing

Part 10: Application Fee \$2,200 (non-refundable)

In accordance with Payment Card Industry Standards, the branch is no longer able to accept credit card information via email.

Payment is by (check one):

- Cheque, payable to Minister of Finance (if cheque is returned as non-sufficient funds, a \$30 fee will be charged)
- Money order, payable to Minister of Finance
- Credit card: VISA MasterCard AMEX
 - I am submitting my application by email and I will call with my credit card information. I will call Victoria Head Office at 250-952-5787 or 1-866-209-2111 and understand that no action can proceed with my application until the application fee is paid in full.
 - I am submitting my application by fax or mail and have given my credit information in the space provided at the bottom of the page.

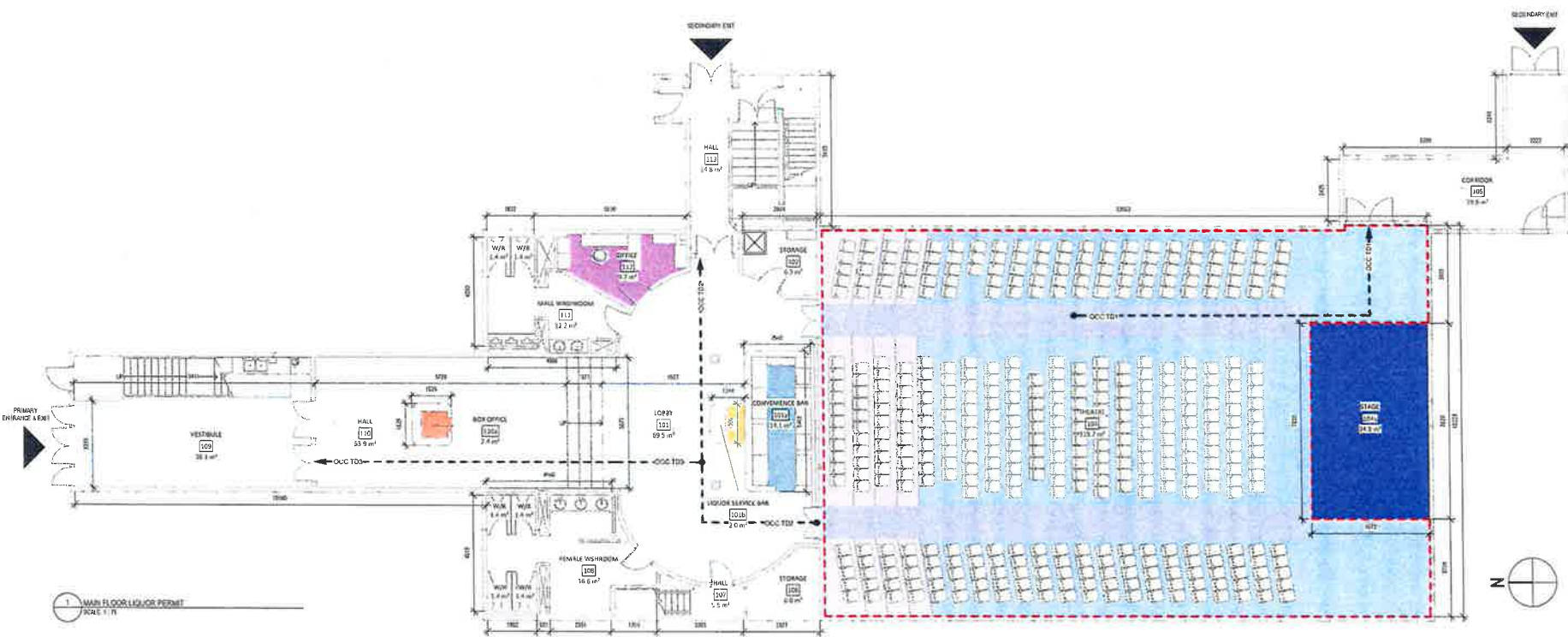
The information requested on this form is collected by the Liquor and Cannabis Regulation Branch under Section 26 (a) and (c) of the Freedom of Information and Protection of Privacy Act and will be used for the purpose of liquor licensing and compliance and enforcement matters in accordance with the Liquor Control and Licensing Act. Should you have any questions about the collection, use, or disclosure of personal information, please contact the Freedom of Information Officer at PO Box 9292 STN PROV GVT, Victoria, BC, V8W 9J8 or by phone toll free at 1-866-209-2111.

Credit Card Information (To be submitted by fax or mail only)

Name of cardholder (as it appears on card):

Credit card number: Expiry date: /
 (Month) (Year)

Signature: _____



DEPARTMENT LEGEND

- OFFICE
- STAGE
- FIXED SEATS
- STANDING SPACE
- CONVENIENCE BAR
- LIQUOR SERVICE BAR
- BOX OFFICE
- STORAGE
- TRANSIENT
- ANCILLARY

TABLE - MAXIMUM POSSIBLE LOAD AS PER BCBC 2018

ROOM NO.	ROOM NAME	OCCUPANCY TYPE	AREA	OCCUPANCY DENSITY / PERSON	OCCUPANCY LOAD
MAIN FLOOR					
101	LOBBY	STANDING SPACE	69.6 m ²	0.40 m ²	174
101a	CONVENIENCE BAR	CAFETERIA SPACE	14.1 m ²	1.20 m ²	12
101b	LIQUOR SERVICE BAR	CAFETERIA SPACE	2.0 m ²	1.20 m ²	2
102	STORAGE	STORAGE	8.3 m ²	48.00 m ²	2
104	THEATRE	FIXED SEATS (THEATRE)	316.7 m ²	1.00 m ²	320
104a	STAGE	STAGE	34.8 m ²	0.75 m ²	46
105	CORRIDOR	TRANSIENT	29.8 m ²	0.00 m ²	0
106	STORAGE	STORAGE	8.0 m ²	46.00 m ²	0
107	HALL	TRANSIENT	5.5 m ²	0.00 m ²	0
108	FEMALE WASHROOM	ANCILLARY	16.6 m ²	0.00 m ²	0
108a	W/R	ANCILLARY	1.4 m ²	0.00 m ²	0
108b	W/R	ANCILLARY	1.4 m ²	0.00 m ²	0
108c	W/R	ANCILLARY	1.4 m ²	0.00 m ²	0
108d	W/R	ANCILLARY	1.4 m ²	0.00 m ²	0
109	VESTIBULE	STANDING SPACE	36.1 m ²	0.40 m ²	95
110	HALL	STANDING SPACE	53.9 m ²	0.40 m ²	135
110a	BOX OFFICE	PERSONAL SERVICE SHOP	2.4 m ²	4.60 m ²	1
111	MALE WASHROOM	ANCILLARY	13.2 m ²	0.00 m ²	0
111a	W/R	ANCILLARY	1.4 m ²	0.00 m ²	0
111b	W/R	ANCILLARY	1.4 m ²	0.00 m ²	0
112	OFFICE	OFFICE	9.7 m ²	8.30 m ²	1
113	HALL	TRANSIENT	14.8 m ²	0.00 m ²	0
			643.9 m²		785

PRIMARY PID: 025-584-111
 ZONING: C7
 LOT: 1
 PLAN: KAP72404
 SECTION 34 TOWNSHIP 9
 OSOYOOS DIVISION YALE DISTRICT

EGRESS PATH SCHEDULE

EGRESS PATH	DISTANCE
OCC TD1	15.0 m
OCC TD2	14.8 m
OCC TD3	15.0 m

BCBC 2018:
 OCCUPANCY TYPE: GROUP A, DIVISION 1
 MAJOR OCCUPANCY

SEAT COUNT:

PATRONS:
 FIXED SEATING (THEATRE) = 417
 WHEELCHAIR SPACE = 6

STAFF:

STAFF = 4

TOTAL PATRONS & STAFF 427
TOTAL POSSIBLE OCCUPANCY 785

MGN ARCHITECTS
 1100-31032nd Avenue Vernon BC, V1E 2Z4
 250.251.1111

PROJECT: SA-
 SCALE: As Shown
 DRAWN BY: DC
 CHECKED BY: GJ
 DRAWING: A202a

TOWNE THEATRE RENOVATION

2910 30TH AVE. VERNON, BC

July 15 2021
Liquor and Cannabis Regulation Branch,
400-645 Tyee Road,
Victoria, BC, V9A 6X5

Re: Letter of intent, Liquor Primary Licence Application for 2910-30th Avenue,
Vernon, BC V1T 2B7

Dear Sir/Madam,

Introduction:

This letter is submitted in support of the application by the Okanagan Screen Arts Society for a permanent liquor licence at the Vernon Towne Theatre (2910- 30th Avenue, Vernon, BC). The proposed licensed establishment will be a community arts venue.

Located in the heart of downtown Vernon, The Okanagan Screen Arts Society will offer a venue for film, book launches, poetry readings, live music, comedy, film festivals, plus an affordable rental venue with seating for 400 patrons. The liquor primary license will be an added amenity for the business and enhance the downtown area drawing in foot traffic.

The hours of license requested are 2pm to 11pm Monday to Sunday.

On adult only evenings- alcohol will be allowed in the lobby and auditorium.

At All ages/Family friendly events- either no alcohol served or allowed only in the lobby/service area.

At present we anticipate being open for regular programming 5 days a week. During rental events the Okanagan Screen Arts Society would be in charge of the bar.

From 2017 to 2020 the Okanagan Screen Arts hosted a Monday film night at the Vernon Towne Theatre. Each Monday a special occasion liquor permit was acquired and wine was served to patrons. Alcohol was served responsibly and without any issues.

Description of primary business focus:

The proposal is a film/arts hub located at 2910-30th Ave, Vernon, BC. The primary focus will be film, live music, speakers, book launches, special events such as film festivals.

Tourism benefits:

Vernon is already a tourist destination drawing domestic and international travelers to the area for recreational opportunities. It also draws people to the area for education, work and quality of life. The proposed liquor primary for the Okanagan Screen Arts Society is within the already walkable downtown Vernon.

Benefits to the Community:

A liquor primary for The Vernon Towne Theatre would benefit the community in the following ways:

- added amenity for residents and visitors
- source of additional tax revenue for the provincial and federal government
- Employment and volunteer opportunities for Vernonites
- Further diversifying the hospitality venues available in the area
- Involvement in community sponsorships and organizations
- support local filmmakers, artists and musicians by providing an affordable performance venue

Other business focuses:

There will be no other business operating on the premises.

Description of entertainment that will be offered:

Entertainment and activities offered will be film, music, speakers, other auditorium based activities.

Description of food service the establishment will offer:

The establishment will offer a variety of hot and cold snacks and non-alcoholic beverages during all hours of liquor service.

Traffic in the Vicinity:

The proposed Arts venue will not negatively impact traffic in the area. The location is well serviced with public transit. Nearby streets have ample street parking. There are two parking lots located nearby.

Description of the composition of the neighbourhood:

The neighbourhood is primarily commercial buildings. The proposed primary liquor license would be in an area zoned for a variety of retail, restaurants, commercial as well as liquor primary establishments. There is no residential use in near proximity.

Potential for noise and other Disturbance:

The business is on one level with no exterior windows other than the doorway and is surrounded on all sides by commercial buildings. The second floor of the building is all offices. The front street is used for parking. A train track is located within one block.

Measures that will be implemented to ensure nearby residents are not disturbed by Okanagan Screen Arts acquiring a liquor primary license:

The business is located in a commercial zone that is designated for such use; the proposed hours of operation comply with the city's business license bylaw. The entirety of the activities will occur indoors.

Requests for licensing options and/or endorsements:

The Okanagan Screen Arts will not request any licensing options or endorsements

The Information that may be relevant to the application:

The society's scope is to operate an arts venue for film, music and arts based events. See attached floor plan for square footage and layout.

The proposed licensed area consists of the lobby and auditorium. As mentioned previously at all ages events and during the daytime the wine bar would be closed.

Occupancy space is one level with 3 exits.

The floor space is up to fire code with 9 fire extinguishers throughout. The 3 exits are clearly lit and marked.

Washrooms- 4 female stalls, and 2 male stalls and 2 urinals.

Beverages offered will be both alcoholic [wine, beer and cider} and non alcoholic. Alcohol will be served by trained serve-it-right people only.

If any additional information is required do not hesitate to get in touch.

Sincerely,



Lorraine Russell, Vice President

Okanagan Screen Arts Society/Vernon Towne Theatre

Business # 78840 4937 BC0001

2910-30th Avenue, Vernon BC V1T 2B7

Roy Nuriel

From: Edith Marie <[redacted]>
Sent: September 16, 2021 2:06 PM
To: Roy Nuriel
Subject: Fwd: Liquor permit for the Towne Theatre

Use Caution - External Email

As owners of the 2923-30th Ave Building, we support the liquor license for the Towne Cinema.

Regards,
Manfred +Edith Brenner

City of Vernon Disclaimer: This transmission (including any attachments) may contain confidential information, privileged material (including material protected by the FOI act or other applicable privileges), or constitute non-public information. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this transmission in error, please immediately reply to the sender and delete this information from your system. Use, dissemination, distribution, or reproduction of this transmission by unintended recipients is not authorized and may be unlawful.

Roy Nuriel

From: Bean Scene
Sent: September 16, 2021 2:30 PM
To: Roy Nuriel
Subject: Vernon Towne Theatre primary liquor license

Use Caution - External Email

Hello there,

Here at the Bean Scene we are all completely supportive of the Towne Theatre getting its liquor license. We believe that it will allow them to soar to their full potential, as well as appeal to a wider range of clientele.

If you can have a beer at a hockey game, then why not at the theatre?

Hope this helps.

-The Bean Scene Team

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Roy Nuriel

From: Don Kassa
Sent: September 17, 2021 3:08 PM
To: Roy Nuriel
Subject: Application for a liquor Primary Licence for the Vernon Towne Theatre on Lot 1, Plan KAP 72404, Sec 34, TWP 9 ODYD.. (2910 30 th Ave)

Use Caution - External Email

Roy

I have no objection and support the application by officials of the Okanagan Screen Arts Society for a Liquor Primary Licence for the above noted property.

J and S Kassa Ltd

Per Don Kassa



RE/MAX is in 100 countries and territories, with 7,459 offices and over 116,000 sales people.

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Roy Nuriel

From: Kimberly Fuller
Sent: September 20, 2021 8:52 AM
To: Roy Nuriel
Subject: Support for Liquor Primary License - Vernon Towne Theatre

Use Caution - External Email

Hi Roy,

We just received notification in the mail for the request for a liquor licence for the Vernon Towne Theatre. We are so excited and support this application! In fact, I would say they should have the licence extended later on weekends! So excited for this organization and happy that it will add live music to its roster – a much needed program in our downtown!

Kimberly Fuller, Architect AIBC | Principal
LAKEMONSTERSTUDIO
Architecture + Design
3004 29th Street Vernon BC V1T 5A7

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THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Michelle Austin
Current Planner

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: October 25, 2021
REPORT DATE: October 13, 2021
FILE: 3360-40 (LUC00024)

SUBJECT: LAND USE CONTRACT DISCHARGE APPLICATION FOR MT FOSTHALL DRIVE

PURPOSE:

To review an application to discharge a Land Use Contract from a property located at the end of Mt. Revelstoke Place in order to subdivide and develop single detached housing.

RECOMMENDATION:

THAT Council support Application LUC00024 to discharge Land Use Contract Bylaw #2613, 1977, LTO #N978 from the title of Lot B, Sec 26, Tp 9, ODYD, Plan KAP77864 (Mt Fosthall Drive) and allow the property to be governed by Zoning Bylaw #5000 and the underlying Small Lot Residential – R4 Zone, subject to the following bylaw requirements:

- a) That, prior to subdivision or land alteration, the property owner obtains a Hillside Development Permit according to the Hillside Guidelines 2008 including the provision of a slope analysis, visual impact study, geotechnical evaluation, grading plan, tree and vegetation plan, drainage management plan and an erosion control plan prepared by qualified professionals;
- b) That, prior to construction, subdivision or land alteration, the property owner obtains an Environmental Development Permit according to the Environmental Management Areas Strategy 2014 including the provision of an Environmental Impact Assessment prepared by a qualified professional;
- c) That no construction of a building, structure or swimming pool occurs on slopes 30% or greater, unless a development variance permit is approved by Council;
- d) That no new lots are created where less than 100m² of contiguous buildable area is provided, unless a development variance permit is approved by Council; and
- e) That, in accordance with Covenant #KX42816, the property not be built on, used or developed without written authorization from the City that access via a public or private roadway is acceptable and that storm, sanitary and drainage services are acceptable;

AND FURTHER that a Covenant be registered on title limiting the maximum height of primary buildings to the lesser of 8.0m or 2 storeys to reduce the visual impact of building elevations on the northwest downhill slope.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council not support Application LUC00024 to discharge Land Use Contract Bylaw #2613, 1977, LTO #N978 from the title of Lot B, Sec 26, Tp 9, ODYD, Plan KAP77864 (Mt Fosthall Drive).

Note: This alternative does not support the request to discharge the Land Use Contract (LUC), thereby prohibiting subdivision of this property at this time. If this alternative is approved, the owner could build one single detached house, one single detached house with a secondary suite or one semi-detached building (duplex). The property would continue to be governed by the LUC until it is terminated by the Local Government Act (LGA) on June 30, 2024. At that time, the underlying Small Lot Residential (R4) would apply to the property and the owner could apply for subdivision.

ANALYSIS:

A. Committee Recommendations:

N/A

B. Rationale:

1. The subject property is located in the upper northwest portion of Middleton Mountain, adjacent to Hawks Landing, an existing strata development located at 1040 Mt. Revelstoke Place, as shown in Figures 1 and 2. It is regulated by Land Use Contract Bylaw #2613, 1977, Registration #N978 (Attachment 1) as well as the Zoning Bylaw #1873, 1968 Residential Reserve (RR) Zone (Attachment 2).
2. Land Use Contracts (LUC) were widely used in B.C. from 1971 to 1977. They were registered on title of the property and function like covenants, setting out how the property was (and is) to be subdivided, developed and serviced. They also act as the principal zoning for the property and include many of the typical development regulations. The use of LUCs was discontinued by the province in 1977.
3. As per Section 547 (1) of the *Local Government Act (LGA)*, all land use contracts will be terminated on June 30, 2024. There are numerous LUCs in place within the city. Administration has been working with applicants to amend (i.e. modify, vary or discharge) LUCs as property owners come forward for redevelopment or improvements, such as the subject application.
4. Section 546 of the *LGA* outlines the process to be followed for discharging an LUC. Section 546 (2) (a) allows an LUC to be amended (which includes being discharged from the title of a property), by

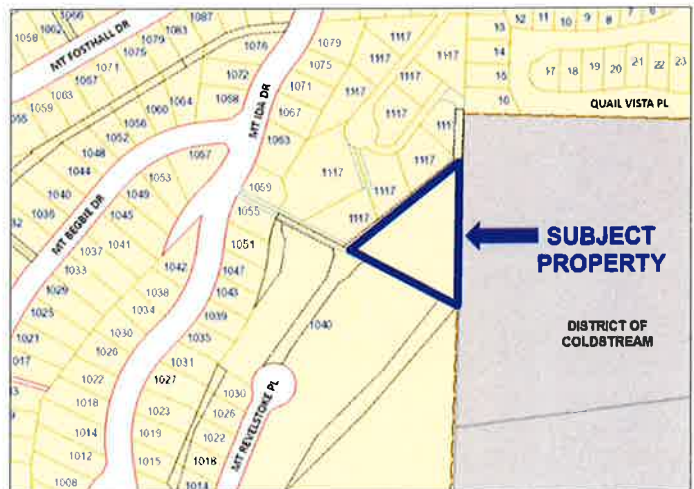


Figure 1: Property Location Map



Figure 2: Aerial Photo of Property

bylaw (Attachment 3), with agreement from the local government and the owner. If the amendment affects the use or density of the parcel, then the rules around Public Hearings apply as if it were a zoning amendment. The amendment must also be registered in the Land Title Office.

5. The intent of this application is to request that Council discharge Land Use Contract Bylaw #2613, 1977, Registration #N978 (Attachment 1) from the title of the property, allowing the underlying R4 zone (Attachment 4) to regulate its use and development. Land Use Contract Bylaw #2613, 1977, Registration #N978 consists of:
 - i. Land Use Contract Bylaw #2613, 1977, which designated the property as a “development area” and contains terms and conditions for the use and development of the land including siting, parking and loading, screening and landscaping and development fees;
 - ii. A requirement that the land be used in accordance with the permitted uses and regulations of the Residential Reserve (RR) Zone of Zoning Bylaw 1873, 1968 (Attachment 4); and
 - iii. A requirement that the land be used in accordance with the generally applied regulations of Zoning Bylaw 2458, 1976 including all Divisions except Division 4 – Zoning Districts.
6. The property is currently vacant and the owner would like to subdivide into 6 bare land strata lots with the access road as common property (Attachment 5). Under the LUC regulatory scheme, the minimum lot area for subdivision is five acres. The subject property is 0.9 acres and cannot be further subdivided. The underlying Small Lot Residential – R4 Zone (Attachment 4) would allow the owner to subdivide as proposed. The proposal meets the minimum lot width and lot area for subdivision. The proposed bareland strata plan (Attachment 5) shows the proposed building envelopes which comply with the R4 setbacks.

7. Private Roadway Easement #LB387541 (Attachment 6) is registered on title giving the property owner access to and egress from the subject property through the existing “Hawks Landing” strata development located at 1040 Mt. Revelstoke Place, as shown in Figure 3. This access would be a private road through a private road, with no direct access to and from a public road. Access by easement is not ideal because the City is not in a position to guarantee access to the subject property in perpetuity. If the owners disagree with the usage of the access road, it could be problematic.



Figure 3: Proposed Access Roadway

8. Covenant #KX42816 (Attachment 7) is registered on title prohibiting building on, using, or developing the lands until the following is provided and acceptable to the City:
 - a) Access via a public or private roadway; and

b) Utility, storm, water and drainage services.

Administration has recommended that these requirements be a condition of approval to discharge the LUC. The owner should be aware that they must demonstrate the property is serviceable in an acceptable manner before the property is subdivided and developed.

9. Figure 5 shows a 3D representation of the property elevations (in grey) overlaid with slope $\geq 30\%$ (in mustard). Zoning Bylaw #5000 regulates hillside development as follows:



Figure 5: LIDAR with $\geq 30\%$ Slopes

- No construction of a building, structure or swimming pool is permitted on slopes 30% or greater. Most of Proposed Lot 1 (Attachment 5), and its building envelope, consist of slopes $>30\%$. A Development Variance Permit (DVP) is required for construction on slopes $>30\%$.
- No subdivision of land is permitted where less than 100m^2 of contiguous buildable area for each lot is provided. This area must also meet all Zoning Bylaw regulations. Proposed Lot 1 has a contiguous buildable area of only 51m^2 (Attachment 5). Therefore, a Development Variance Permit (DVP) is required for subdivision of Proposed Lot 1.

10. The R4 Zone (Attachment 4) currently allows the height of primary buildings to be the lesser of 10.0m or 2.5 storeys which, on steep lots, can result in three stories plus any retaining walls being visible on the backside. To reduce the visual impact of building elevations on the northwest facing slope from the valley below, Administration is recommending that a covenant be registered on title limiting the maximum height of primary buildings to the lesser of 8.0m or 2 storeys.

11. Administration supports discharging the LUC for the following reasons:

- a) The LGA terminates all LUCs in the province on June 30, 2024. Zoning for the property will default to the R4 zone, which the proposal complies with.
- b) Many development-related bylaws have no force and effect on properties with LUCs registered on title. Discharging an LUC from the title restores the applicability of such bylaws to the property and its development.
- c) The R4 zone allows more density than the LUC. Allowing more households to live within the same land area helps to provide more housing and makes more efficient use of land and services.
- d) Discharging the LUC must not be interpreted as approval for subdivision and development. Before the property can be subdivided and developed in accordance with Zoning Bylaw #5000 and the Small Lot Residential (R4) Zone, other independent approvals are required including, but not limited to, adherence to or removal of a covenant, development permits, possible variances, servicing and subdivision.

C. Attachments:

- Attachment 1 – LUC Bylaw #2613, 1977, Registration #978
- Attachment 2 – Zoning Bylaw #1873, 1968, Residential Reserve (RR) Zone
- Attachment 3 – Proposed Discharge Bylaw #5875, 2021
- Attachment 4 – Zoning Bylaw #5000, Small Lot Residential (R4) Zone
- Attachment 5 – Proposed Bareland Strata Subdivision
- Attachment 6 – Private Roadway Easement #LB387541
- Attachment 7 – Covenant #KX42816

D. Council’s Strategic Plan 2019 – 2022 Goals/Action Items:

The subject application involves the following goals/action items in Council’s Strategic Plan 2019 – 2022:

- Review and streamline the residential development approval process.
- Provide more housing options.

E. Relevant Policy/Bylaws/Resolutions:

Official Community Plan (OCP) Policies:

- This property is designated Residential – Low Density (RLD).
- It is not located within the Agricultural Land Reserve (ALR), or an adopted Neighbourhood Plan Area.
- It is located within the Hillside Residential and Agricultural District Development Permit Area (DPA).
- It is located within Fire Interface Area 1 (lowest risk). Subdivision and development within Fire Interface Area 1 is exempt from the Fire Interface Development Permit (DP) requirement.
- The Environmental Management Strategy (EMS) identifies almost the entire property as having a medium conservation value – areas of moderate ecological importance based on ecosystem rarity and sensitivity and/or value to rare wildlife. A DP is required for construction, subdivision and land alterations.
- Almost the entire property has slopes $\geq 12\%$ as shown in Figure 4. A DP is required for subdivision and land alterations.



Figure 4: LIDAR with $\geq 12\%$ Slopes

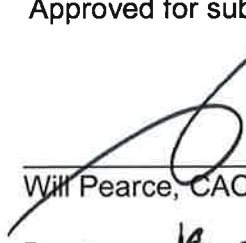
BUDGET/RESOURCE IMPLICATIONS:

N/A


Prepared by:

Approved for submission to Council:

X 
Signer 1


Will Pearce, CAO
Date: 13. OCTOBER 2021

6. Craig Broderick
Manager, Current Planning
Oct 15 2021 11:27 AM

X  
Michelle Austin
DocuSign

Michelle Austin
Current Planner

X 
Signer 3

Kim Flick
Director, Community Infrastructure and Development

REVIEWED WITH		
<input type="checkbox"/> Corporate Services	<input type="checkbox"/> Operations	<input checked="" type="checkbox"/> Current Planning
<input type="checkbox"/> Bylaw Compliance	<input type="checkbox"/> Public Works/Airport	<input type="checkbox"/> Long Range Planning & Sustainability
<input type="checkbox"/> Real Estate	<input type="checkbox"/> Facilities	<input type="checkbox"/> Building & Licensing
<input type="checkbox"/> RCMP	<input type="checkbox"/> Utilities	<input type="checkbox"/> Engineering Development Services
<input type="checkbox"/> Fire & Rescue Services	<input type="checkbox"/> Recreation Services	<input type="checkbox"/> Infrastructure Management
<input type="checkbox"/> Human Resources	<input type="checkbox"/> Parks	<input type="checkbox"/> Transportation
<input type="checkbox"/> Financial Services		<input type="checkbox"/> Economic Development & Tourism
<input type="checkbox"/> COMMITTEE:		
<input type="checkbox"/> OTHER:		

N 00978

LAND USE CONTRACT

CONSENT

KNOW ALL MEN by these presents that the BANK OF MONTREAL, of Vernon, in the Province of British Columbia, being the holder of a charge by way of Mortgage registered in the Land Registry Office at Kamloops, in the Province of British Columbia, under Number M60603 against all and singular ANDREW KOSMINO'S undivided one-third (1/3) interest in and to that certain parcel or tract of land and premises being in the City of Vernon and Vernon Irrigation District, in the Province of British Columbia, and more particularly known and described as:

Lot Two (2)
Section Twenty-six (26)
Township Nine (9)
Osoyoos Division Yale District
Plan 26580

in consideration of the sum of One (\$1.00) Dollar hereby agreed and consents to the registration of a Land Use Contract, made between the registered owners of the said lands and THE CORPORATION OF THE CITY OF VERNON dated the 8th day of September, A.D. 1977, against the aforementioned lands in priority to the said charge in the same manner and to the same effect as if it had been dated and registered prior to the said charge.

IN WITNESS WHEREOF Bank of Montreal has caused these presents to be executed by its duly authorized attorneys at Vancouver, British Columbia, this 6th day of December, A.D. 1977.

SIGNED, SEALED AND DELIVERED)
in the presence of:)
[Signature])
Witness)
PEGGI F. FORBOTH)
Address: 100 WEST 5th ST.)
NORTH VANCOUVER, B.C.)
Occupation)
UTILITY CLERK "B")
AS TO BOTH SIGNATURES)

Bank of Montreal
BANK OF MONTREAL
by its attorneys
[Signature]
ASSISTANT MANAGER CREDIT
[Signature]
MANAGER CREDIT

CERTIFIED to be a true and correct copy
of By-law Number 2613
DATED at Vernon, B.C., this 7th day of
NOVEMBER 1977.
BY-LAW NUMBER 2613
A by-law to authorize The Corporation
of the City of Vernon to enter into a
"Land Use Contract".

[Signature]
Deputy City Clerk
N 00978

WHEREAS Section 702A of the "Municipal Act" provides that a Municipality may enter into a "Land Use Contract" with an owner of land within a development area;

AND WHEREAS the Council of The Corporation of the City of Vernon has received an application from an owner of property which lies within a development area to enter into a "Land Use Contract";

AND WHEREAS the Council of The Corporation of the City of Vernon has given due consideration to the criteria of Sections 702 and 702A of the "Municipal Act";

AND WHEREAS the Council of The Corporation of the City of Vernon desires to enter into a "Land Use Contract" with the owner of the land included within the development area;

NOW THEREFORE the Council of The Corporation of the City of Vernon in open meeting assembled, enacts as follows:

1. This by-law may be cited for all purposes as the "City of Vernon Land Use Contract By-law Number 2613, 1977".
2. That The Corporation of the City of Vernon be and is hereby authorized to enter into a "Land Use Contract" with Messrs. Andrew and John Kosmino, having a mailing address of Highway 6, Vernon, British Columbia, and Max Kosmino, having a mailing address of 1090 Graham Road, Kelowna, British Columbia, in the form set out in Appendix "A" attached to and forming part of this by-law.
3. Upon adoption of this by-law the original of said "Land Use Contract" shall be deposited and registered with the Registrar at the Kamloops Land Registry Office, as a charge against the land being declared a "Development Area" and as legally described in Appendix "A" to this by-law.
4. That the Mayor and Clerk be and are hereby authorized to execute the "Land Use Contract" as set out in Appendix "A" to this by-law and to affix the Corporate Seal of The Corporation of the City of Vernon thereto.

READ A FIRST TIME this 13th day of September, 1977.
READ A SECOND TIME this 27th day of September, 1977.
READ A THIRD TIME this 27th day of September, 1977,
RECONSIDERED, FINALLY PASSED AND ADOPTED this 25th day of October, 1977.

[Signature] Mayor
[Signature] Deputy City Clerk

18 JAN 9 1978
 RECEIVED UNDER THE CONTROLLED HIGHWAYS ACT THIS 17 OCTOBER 1977
 DEPUTY MINISTER OF HIGHWAYS & PUBLIC WORKS

- 9 JAN 78

LAND USE CONTRACT

THIS AGREEMENT made the 8th day of September, A.D. 1977.

BETWEEN:

THE CORPORATION OF THE CITY OF VERNON, a body corporate duly incorporated under the laws of the Province of British Columbia, having an office at 3400 - 30th Street, in the City of Vernon, Province of British Columbia

(hereinafter called the "Municipality")

OF THE FIRST PART

AND:

JOHN KOSMINO, Businessman, of Highway 6, in the City of Vernon, and ANDREW KOSMINO, Businessman, of Highway 6, in the City of Vernon, and MAX KOSMINO, Retired, of 1090 Graham Road, in the City of Kelowna, all in the Province of British Columbia

(hereinafter called the "Developer")

OF THE SECOND PART

WHEREAS the Municipality, pursuant to Section 702A of the "Municipal Act", may, notwithstanding any By-law of the Municipality, or Section 712 or 713 of the "Municipal Act" upon the application of an owner of land within a development area designated as such by By-law of the Municipality, enter into a Land Use Contract containing such terms and conditions for the use and development of the land as may be mutually agreed upon and thereafter the use and development of that land shall be in accordance with such Land Use Contract;

AND WHEREAS the "Municipal Act" requires that the Municipal Council, in exercising the powers given by Section 702A, shall have due regard to the considerations set out in Section 702(2) and Section 702A(1) in arriving at the use and development permitted by any land development contract and the terms, conditions and considerations thereof;

SUBSTITUTE FORM "C" Registered the 11 Day of 1978 on Application Received at the time Written or Stamped On the Application.

PARTICULARS:
APPLICANTS: DAVIDSON & CO. BARRISTERS & SOLICITORS
 4th FLOOR, 2205-22nd STREET, VERNON, B.C. PHONE 543-2344

SOLICITORS FOR: Corp of the City of Vernon

REGISTRATION VALUE: 1.00

NATURE OF DOCUMENT/CHARGE: Land Use Contract
Andrew Jensen

OKD
6.1.78

- 2 -

AND WHEREAS the Developer has presented to the Municipality a scheme of use and development of the within described lands and premises and has made application to the Municipality to enter into this Land Use Contract under the terms, conditions and for the consideration hereinafter set forth;

AND WHEREAS the Council of the Municipality, having given due regard to the considerations set forth in Sections 702(2) and 702A(1) of the "Municipal Act" has agreed to the terms, conditions and consideration herein contained;

AND WHEREAS the Developer acknowledges that he is fully aware of the provisions and limitations of Sections 702A of the "Municipal Act" and the Municipality and the Developer mutually acknowledge and agree that the Council of the Municipality cannot enter into this agreement until the Council has held a public hearing thereon, in the manner prescribed by law, has duly considered the representations made and the opinions expressed at such hearing, and unless 2/3's of all of the members of the Council vote in favour of the Municipality entering into this contract.

AND WHEREAS a Land Use Contract is deemed to be a Zoning By-law for the purposes of the "Controlled Access Highways Act" and if the land is so situated that it is subject to such Act, the approval of the Minister of Highways to the use set forth in this Agreement must first be obtained before the Municipality can enter into same;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and the conditions and covenants hereinafter set forth, the Municipality and the Developer covenant and agree as follows:

1. In this Agreement unless the context otherwise requires:

"Municipal Engineer" shall be construed to mean and include the Municipal Engineer for the Municipality and his duly authorized assistants or such Consulting or other Professional Engineers as may be appointed to act for the Municipality.

"Complete" or "Completion" or any variation of these words when used with respect to the work or works referred to herein shall mean completion to the satisfaction of the Municipal Engineer of the Municipality when so certified by him in writing.

- 3 -

"Work" shall be construed to mean and include all works, services, utilities, buildings, structures and any other improvement required or permitted to be constructed and erected or installed under the provisions of this Agreement.

"The 6 Acre Parcel" shall be construed to mean that part of the land shown outlined in red and designated as the 6 Acre Parcel on Schedule "B" hereto.

2. The Developer is the registered owner of an estate in fee simple of all and singular that certain parcel or tract of land and premises, situate, lying and being in the City of Vernon and the Vernon Irrigation District, in the Province of British Columbia, and being more particularly known and described as:

Lot Two (2)
Section Twenty-six (26)
Township Nine (9)
Osoyoos Division Yale District
Plan 26580

L865^F
==

(hereinafter called the "land").

M66603-BM
==

3. The Developer has obtained the consent of all persons holding any registered interest in the land, except registered holders of utility Easements and Mortgages of such Easements, which such consents shall be attached hereto and incorporate Agreements from such persons granting priority to this Land Use Contract over such registered interests, prior to the registration of this Land Use Contract.

4. The land, including the surface of water, and any and all buildings and structures erected thereon, thereover or therein shall be used for the purposes specified in Schedule "A" hereto and for no other purpose.

5. No building or structure or improvement shall be sited upon the land except in compliance with the site plan and particulars set out in Schedule "B1" hereto.

6. The Developer shall provide and construct off street parking facilities in accordance with the plans and specifications set out in Schedule "B1" hereto.

7. The Developer shall construct and provide such off street loading facilities as may be required by the Municipal Engineer from time to time.

- 4 -

8. All buildings and structures shall be constructed strictly in compliance and according to the plans and specifications set out in Schedules "B1" and "B2" hereto, PROVIDED however, that minor alterations to such plans and specifications may be permitted and approved by the Municipal Engineer, and detailed plans and working drawings, which do not substantially alter the work may be attached to Schedules "B1" or "B2" hereto subsequent to the public hearing.

9. IT IS UNDERSTOOD AND AGREED that the Municipality shall not be required to issue to the Developer any building permits for the work prior to the registration of this Land Use Contract at the Kamloops Land Registry Office, PROVIDED however, that the Municipality may issue such building permits following the public hearing, adoption of this Land Use Contract by By-law of the Municipality and execution of this Contract by the Municipality and the Developer.

10. Forthwith after construction and installation of the foundations for any and all buildings and structures required or permitted to be constructed or erected hereunder, the Developer shall cause to be delivered to the Municipal Engineer the Certificate of a qualified British Columbia Land Surveyor showing the location of such foundations in relation to the boundaries of the land, and the Developer shall proceed no further with the construction of any such buildings or structures until such time as the Municipal Engineer is satisfied that the location of such foundations is in accordance with the provisions of this Contract.

11. Upon completion by the Developer of each stage of construction of the work listed below in chronological order, the Developer shall call for inspection of the completed stage by the Chief Building Inspector, and the Developer shall not proceed with the construction of the next following stage of construction until such inspection has been made and approval to proceed with the next following stage of construction has been given by the Chief Building Inspector:

1. Completion of Foundation
2. Completion of sub-floor
3. Completion of walls and roof prior to lock-up stage
4. Lock-up stage.



- 5 -

12. All landscaping, fences and screens shall be constructed, located and provided in accordance with the plans and specifications set out in Schedules "B1" and "C" hereto and to the satisfaction of the Municipal Engineer.
13. The Developer shall construct a berm along the northerly boundary of the 6 Acre Parcel in accordance with the plans and specifications shown on Schedule "C" hereto and trees shall be planted in such berm - the number and kind of such trees to be in accordance with the specifications satisfactory to the Municipal Engineer.
14. Prior to the adoption and execution of this Land Use Contract by the Municipality, the Developer shall obtain and register at the Kamloops Land Registry Office an Easement for the purposes of gaining ingress to and egress from the land, which such Easement shall encumber that part of adjoining lands owned by Dennis Brian Pryce shown outlined in red on the Plan of Easement being Schedule "D" hereto.
15. The Developer shall construct, install and maintain on the land a concrete bin for the storage of manure and shall not permit any manure produced as a result of the carrying out of the uses of the land permitted hereunder to remain on the land from time to time in excess of one week, but shall cause the same to be removed from the land.
16. Materials used for roof cover of any building or structure constructed, erected or placed on the land shall be of a dark earth colour.
17. All work required or permitted hereunder shall be carried out on the 6 Acre Parcel.
18. All utilities, including water, sewer, gas, telephone and electricity shall be placed, provided and constructed by the Developer in accordance with the provisions of the relevant By-laws and regulations of the Municipality, and provided further that the Developer shall construct and install storm sewer works and services in accordance with Schedule "B3" hereto.

- 6 -

19. All lanes, walkways and surface treatment other than landscaping shall be provided and constructed in accordance with the plans and specifications set out on Schedule "B1" hereto, provided however, that minor alterations to such plans and specifications which do not substantially alter the work, may be approved by the Municipal Engineer and attached to such Schedule(s) subsequent to the public hearing.

20. All work, save and except for landscaping and that work permitted to be carried out at a future date under the provisions of Schedule "A", shall be completed by the Developer in accordance with the provisions of this Contract within twelve (12) months from the date that the Municipality first issued a building permit to the Developer, and landscaping shall be completed in accordance with the provisions of this Contract within sixteen (16) months of the issuance of the said building permit.

21. The Developer shall deposit with the Municipality prior to the execution of this Agreement by the Municipality, an unconditional, irrevocable commercial letter of credit drawn on a chartered bank in Canada for the sum of FIFTEEN THOUSAND (\$15,000.00) DOLLARS and for a term of not less than Eighteen (18) months. Such letter of credit shall be drawn in a form and contain terms satisfactory to the Municipality's solicitors. In the event that the Developer shall at any time during the currency of this Agreement be in default in the proper performance of any of his covenants herein contained, and if such default shall continue for a period of Fourteen (14) days after notice of such default has been given by the Municipality to the Developer, the Municipality shall be entitled to call for and receive all moneys secured by the aforesaid letter of credit, and the Municipality shall be entitled to retain such funds as liquidated damages for breach of contract by the Developer. Receipt of such funds by the Municipality shall not prejudice any other remedy that the Municipality may have arising out of such breach of contract other than a claim of damages for the breach of contract, and the Municipality may pursue such other remedies as may be available to it under the provisions of this Agreement or of the Municipal Act, or otherwise. If the work required or permitted under the provisions



- 7 -

of this Agreement has not been completed within one month prior to the expiration of the term of the said letter of credit, the Developer shall obtain agreement in writing from the chartered bank from which such letter of credit was issued, extending the term of the letter of credit for a further six (6) months and deposit such written agreement with the Municipal Engineer. Failing deposit of the written agreement as aforesaid, the Municipality shall be entitled to call for and receive funds secured by the letter of credit. The Municipality agrees to return such funds to the said chartered bank as and when the term of the letter of credit is extended for six (6) months as aforesaid provided that the Developer is not then in default under the provisions of this Contract. The Municipality further agrees to deliver up such letter of credit for cancellation as and when all work required or permitted hereunder is completed. Provided further that if in the opinion of the Municipal Engineer, the work required or permitted to be carried out hereunder has been substantially completed, the Municipal Engineer may authorize a reduction in the amount secured by the letter of credit, the amount of such reduction to be in the absolute discretion of the Municipal Engineer. The work referred to in this Paragraph does not include the work permitted to be carried out by the Developer at a future date under the provisions of Schedule "A" (hereinafter called the "future work"). If hereafter the Developer shall elect to carry out the future work, the Developer shall, before applying to the Municipality for a Building Permit for such work, deposit with the Municipality a further letter of credit for such work in an amount acceptable to the Municipal Engineer and the provisions of this Paragraph shall apply to such letter of credit mutatis mutandis.

22. Prior to the adoption and execution of this Land Use Contract by the Municipality, the Developer shall pay to the Municipality impost fees in the sum of SIX THOUSAND NINE HUNDRED THIRTY (\$6,930.00) DOLLARS calculated at the rate of Twenty-five (\$0.25) Cents per square foot of the area of the riding arena permitted to be constructed and erected hereunder.

23. The cost of all work and landscaping required under this Contract shall be borne by the Developer and the Developer shall be responsible for the operation and maintenance of all of the work and landscaping situate on or within the land.



- 8 -

24. IT IS UNDERSTOOD AND AGREED that save as specifically provided by the provisions of this Contract, all By-laws of the Municipality and regulations made thereunder shall apply to the development, use, ownership, operation and maintenance of the land and work, including without restricting the generality of the foregoing, the provisions of the building By-law of the Municipality.
25. The Developer shall provide on the land such facilities as may be required by the Municipal Engineer from time to time for the storage of garbage pending pick-up of same.
26. Notwithstanding paragraph 4 and Schedule "A" of this Agreement, neither the land nor any other building, structure or improvement situate thereon shall be occupied by any person other than contractors and workmen engaged in the construction of any such improvement, unless and until the construction of every building, work, service or other improvement on the land has been fully completed in accordance with the provisions of this Agreement. PROVIDED HOWEVER that the provisions of this Paragraph shall not apply to the future work (See Schedule "A").
27. All Schedules attached hereto or referred to in this Contract, including without restricting the generality of the foregoing Schedules "A" to "D" inclusive are hereby incorporated into and made part of this Contract. Each of the parties hereto acknowledges and agrees that Schedules "B3", "C" and "D" referred to herein are plans which have been executed by each of the parties hereto and further that an executed copy of each of such plan is in possession of each of the parties hereto. It is further acknowledged and agreed by each of the parties hereto that the said plan Schedules are hereby incorporated into and form part of this Land Use Contract, the same as if such plan Schedules were attached hereto.
28. The Developer covenants and agrees to pay all costs including legal fees and disbursements incurred directly or indirectly as a result of the preparation and registration of this Land Use Contract and any By-law required to implement the terms hereof.



- 9 -

29. The Developer covenants and agrees to indemnify and save harmless the Municipality and its servants, agents and employees from and against all actions, proceedings, costs, damages, expenses, claims and demands whatsoever and by whomsoever brought or made against the Municipality or its servants, agents and employees, resulting directly or indirectly from the failure of the Developer to perform his covenants herein contained.

30. It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Developer other than those contained in this Contract.

31. Subject to proper and complete performance by the Developer of its covenants herein contained the Municipality hereby covenants and agrees to permit the Developer to use the land in accordance with the terms and conditions herein contained.

32. Any notice required or permitted to be given hereunder may be validly given by delivering such notice to an officer of the party to whom notice is given or by mailing such notice by prepaid registered post addressed to the party to whom notice is given at the address for such party first herein recited. Any notice mailed as aforesaid shall be deemed to have been received by the party to whom notice is given on the 2nd business day after the date of posting of the notice.

33. The Developer acknowledges and agrees with the Municipality that damages are not a sufficient remedy to the Municipality in the event of breach of this Contract or any of the provisions hereof by the Developer, and the Developer further acknowledges and agrees that in the event of any such breach, the Municipality shall be entitled to apply to and receive from a Court of competent jurisdiction a mandatory or restraining Order as such Court may see fit to grant as relief for such breach, notwithstanding that the Municipality may have called for, received and retained the moneys secured by the letter of credit referred to herein.

34. Where the plans and specifications for any work required or permitted hereunder are subject to the approval of or are to be specified by the Municipal Engineer pursuant to the provisions of this Agreement, the Developer shall not commence any such work nor apply for a Building Permit for the same until the Developer has obtained from the Municipal Engineer such plans and specifications approved in writing.

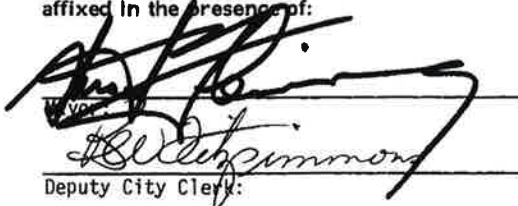
35. As and when the Developer obtains approval from the approving officer for the Municipality for the Subdivision of the land from time to time, and provided that the Developer is not then in default under the provisions of this Land Use Contract, the Municipality will grant to the Developer partial discharges of this Land Use Contract releasing the Subdivided parcels from the provisions hereof, save and except for the 6 Acre Parcel which shall continue to be encumbered hereby. AND PROVIDED FURTHER that a further subdivision of the 6 Acre Parcel into 2 or more smaller parcels shall not be permitted.

36. Wherever the singular or masculine is used herein the same shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties so require.

37. This contract shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns, and this Contract and all covenants herein contained shall be construed as running with the land.

IN WITNESS WHEREOF the parties have hereunder affixed their hands and seals, or being corporations, have hereunto affixed their corporate seals in the presence of their duly authorized officers in that behalf, at the City of Vernon, Province of British Columbia, the day and year first above written.

The Corporate Seal of THE CORPORATION OF THE CITY OF VERNON was hereunto affixed in the presence of:


 Deputy City Clerk:



- 11 -

SIGNED, SEALED AND DELIVERED
in the presence of:

[Signature] ✓
Witness

3400-30th St. Vernon, B.C.
Address

Planning Technologist
Occupation

[Signature]
JOHN KOSMINO

SIGNED, SEALED AND DELIVERED
in the presence of:

[Signature]
Witness

3400-30th St. Vernon, B.C.
Address

Planning Technologist
Occupation

[Signature]
ANDREW KOSMINO

SIGNED, SEALED AND DELIVERED
in the presence of:

[Signature] ✓
Witness

3400-30th St. Vernon B.C.
Address

Planning Technologist
Occupation

[Signature]
MAX KOSMINO
M.K.

APPROVED UNDER THE CONTROLLED
ACCESS HIGHWAYS ACT THIS 17
DAY OF OCTOBER 1977.

[Signature] ✓
APPROVING OFFICER, MINISTRY OF
HIGHWAYS & PUBLIC WORKS

LAND USE CONTRACTSCHEDULE "A"Schedule of Permitted Uses

1. The construction and installation on the 6 Acre Parcel of the work required and permitted hereunder.
2. The use of the permitted buildings and improvements on the 6 Acre Parcel, as a private club for members and guests, for the following purposes:
 - (a) Indoor Riding Arena
 - (b) Riding School
 - (c) Gymkhana Activities
 - (d) Equestrian Competitions and Performances
 - (e) A Riding Stable ✓
 - (f) 38 Stalls for the boarding of horses.

3. The remainder of the land save and except for the 6 Acre Parcel, shall continue to be used in accordance with the permitted uses and regulations applicable to the Residential Reserve (R.R.) Zone set out and described in Section 7 of the Municipality's Zoning By-law No. 1873 presently in force, and such use shall continue notwithstanding that the said Zoning By-law may hereafter be amended or repealed.

Future Work

PROVIDED FURTHER that the Developer may hereafter construct, improve and incorporate into the Riding Arena building, Lounge facilities not exceeding 2100 square feet in area and incorporating a Bar and Food Cafeteria, and may construct a Swimming Pool and Tennis Courts on the 6 Acre Parcel subject to the following conditions being met:

- (a) The construction and design of such aforesaid future work shall comply with all Federal, Provincial and Municipal Governmental legislation and regulations applicable thereto and then in force, including without restricting the generality of the foregoing, all Health and Fire Regulations, and
- (b) The Swimming Pool and Tennis Courts shall be sited on the 6 Acre Parcel at such place as the Municipal Engineer may direct and approve, and
- (c) The Developer shall, before applying for a Building Permit for the construction of any of such future work, deposit with the Municipality an irrevocable letter of credit as a Performance Bond in accordance with the provisions of this Land Use Contract.



BY-LAW NUMBER 1873

Page. 8.

- (2) Commercial:
 - 1. Commercial (C1)
 - 2. Tourist Commercial (C2)
- (3) Industrial:
 - 1. Light Industrial (M1)
 - 2. Industrial (M2)
- (4) Civic, Governmental, and Public Land (P1)
- (5) Parks and Playgrounds (P2)

5. BOUNDARIES OF ZONING DISTRICTS

The boundaries of such districts referred to above, together with explanatory legend, notation and reference, are shown on the map entitled "Zoning Map". Where shown along streets and lanes, the boundaries, unless otherwise indicated on the map, shall be interpreted to be the boundaries of the allowances of the streets and lanes; where zoning district boundaries are not shown along streets and lanes where the property has been subdivided into lots, the boundaries shall be construed to be the lot lines; in unsubdivided land the boundaries shall be determined by the scale shown on the map.

6. ZONING MAP

The zones of each classification shall be as shown on the ZONING MAP, as amended from time to time, which map is marked as "SCHEDULE A" to this By-law and bears the following certification:

"This is the ZONING MAP referred to as "SCHEDULE A" of the ZONING BY-LAW of the City of Vernon, B.C.

NUMBER 1873 1968

Mayor "W. Halina"

Clerk "J.C. Witham"

Dated 30th December 1968.

The Zoning Map herein referred to as "Schedule A" shall outline by colour and area the zones herein designated, and the existence of any given parcel of land or any building within any one of the zoning areas hereby defined shall be prima facie evidence that it is within such zone.

The Zoning Map shall be available to the public, at City Hall, during normal office hours.

7. ZONES, PERMITTED USES AND REGULATIONS7.1 Residential Zones7.1.1 Residential Reserve (RR) Zones(A) Permitted Uses

- (1) Single Family dwellings.
- (2) Home occupations.
- (3) Agricultural:

- (3) **Agricultural:**
Field crops, vegetables, dairy farming, ranching, animal and fowl keeping and raising (excluding Mink or pigs), orchards, nurseries, horticulture, and any other similar agricultural use.
- (4) **Recreational:**
Sports fields, golf courses, and other similar uses.
- (5) **Buildings, structures or uses accessory to and located on the same site with the main building or use.**

(B) Regulations

- (1) **The minimum lot area shall be five (5) acres.**
- (2) Single family dwelling shall have a minimum floor area of eight hundred (800) square feet.
- (3) **Home Occupations:**
 - (i) There must be nothing to indicate from exterior that the building is being used for any purpose other than as a residence.
 - (ii) No excessive traffic may be generated.
 - (iii) Only members of the family residing in the dwelling may be engaged in a home occupation. No other employees are permitted.
- (4) Setbacks shall be in accordance with Section 8 of this By-law.
- (5) Off-street parking shall be provided in accordance with Section 10 of this By-law.
- (6) See also, Supplementary Regulations, Section 9 of this By-law.

7.1.2 Residential, Single Family (R1) Zone.

(A) Permitted Uses

- (1) Single family dwellings.
- (2) Public schools.
- (3) **Buildings, structures or uses accessory to and located on the same site with the main building or use.**

(B) Regulations

- (1) The minimum lot area shall be six thousand (6,000) square feet.
- (2) The minimum frontage shall be sixty (60) feet, except that lots of an irregular shape shall have a minimum frontage of thirty (30) feet and an average width of not less than sixty (60) feet.
- (3) Single family dwellings shall have a minimum floor area of one thousand (1,000) square feet.

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5875

A bylaw to authorize the discharge of Land Use
Contract Bylaw Number 2613, 1977, LTO #N978

WHEREAS the owner of Lot 1, Sec. 26, TP 9, ODYD, Plan KAP77864 (Mt. Fosthall Drive) has requested that Council of The Corporation of the City of Vernon discharge “City of Vernon Land Use Contract Bylaw Number 2613, 1977” LTO #N978 and all amendments thereto;

AND WHEREAS Section 546 of the *Local Government Act* permits a municipality to discharge a Land Use Contract by bylaw, with the agreement of the local Council and the owner of any parcel that is described in the bylaw as being covered by the Land Use Contract;

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as **“Mt. Fosthall Drive Land Use Contract LTO Registration Number N978, Discharge Bylaw Number 5875, 2021”**.
2. That the Corporation of the City of Vernon be and is hereby authorized to discharge Land Use Contract Bylaw Number 2613, 1977, LTO Registration Number PN978, being registered against the following described lands in the Land Title Office, Kamloops, B.C.:

<p>Lot 1, Sec. 26, TP 9, ODYD, Plan KAP77864 (Mt. Fosthall Drive)</p>
--

as shown as outlined on the plan attached hereto as **Schedule “A”**.

BYLAW NUMBER 5875

3. That the Mayor and Corporate Officer be and are hereby authorized to execute the necessary discharge documents on behalf of The Corporation of the City of Vernon, and generally to do all things necessary to give effect to the matters set out herein.

READ A FIRST TIME this _____ day of _____, 2021.

READ A SECOND TIME this _____ day of _____, 2021.

PUBLIC HEARING held in accordance with the requirements of the *Local Government Act* this _____ day of _____, 2021.

READ A THIRD TIME this _____ day of _____, 2021.

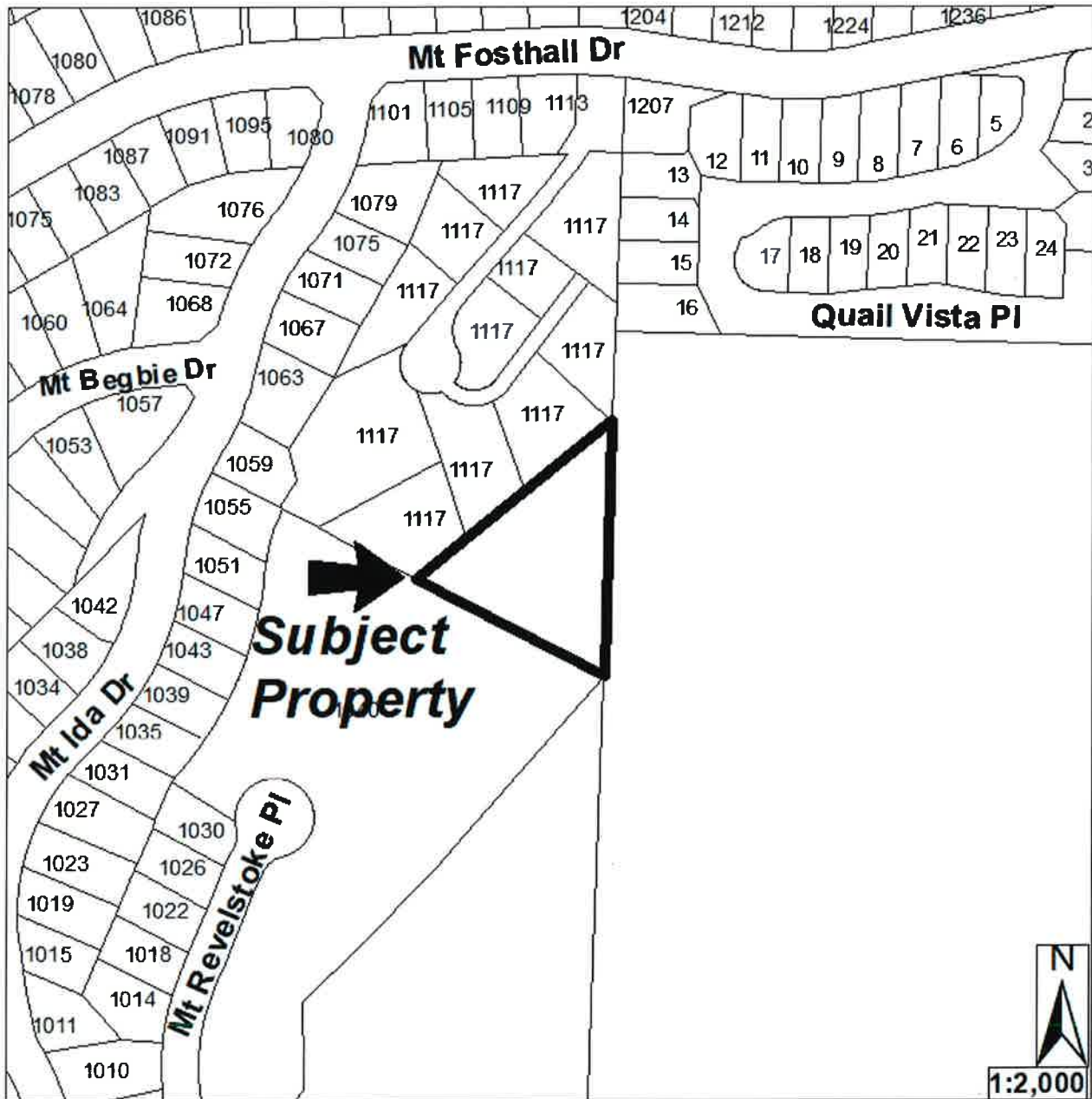
Approved pursuant to section 546(4) of the <i>Local Government Act</i> this _____ day of _____, 20____ _____ for Minister of Transportation & Infrastructure LUC00024
--

ADOPTED THIS _____ day of _____, 2021.

Mayor

Corporate Officer

Schedule 'A'
Attached to and forming part of Bylaw 5875
"Mt. Fosthall Drive Land Use Contract LTO Registration Number N978,
Discharge Bylaw Number 5875, 2021"



9.5 R4 : Small Lot Residential

9.5.1 Purpose

The purpose is to provide a **zone** for **single detached housing**, and compatible uses, on smaller urban serviced **lots**. The R4c sub-zoning district allows for **care centre, major** as an additional use. The R4h sub-zoning district allows for **home based business, major** as an additional use. (Bylaw 5467)

9.5.2 Primary Uses

- **care centre, major** (use is only permitted with the R4c sub-zoning district)
- **single detached housing**
- **semi-detached housing** (Bylaw 5715)

9.5.3 Secondary Uses

- **boarding rooms**
- **bed and breakfast homes** (in single detached housing only) (Bylaw 5498)
- **care centres, minor**
- **home based businesses, minor**
- **home based businesses, major** (use is only permitted with the R4h sub-zoning district)
- **secondary suites (in single detached housing only)**

9.5.4 Subdivision Regulations

- **Minimum lot width** is 10.0m, except it is 14.0m for a **corner lot**.
- **Minimum lot area** is 320m², or 10,000m² if not serviced by a **community sewer system**.

9.5.5 Development Regulations

- Maximum **site coverage** is 40% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 50%.
- Maximum **height** is the lesser of 10.0m or 2.5 **storeys**, except it is 4.5m for **secondary buildings and structures**.
- Minimum **front yard** is 3.5m.
- Minimum **side yard** is 1.2m for a 1 or 1.5 **storey** portion of a **building** and 1.5m for a 2 or 2.5 **storey** portion of a **building**, except it is 3.5m from a **flanking street**. Where there is no direct vehicular access to the **rear yard** or to an attached garage or **carport**, one **side yard** shall be at least 3.0m.
- For **party wall semi-detached housing one side yard**, not **flanking a street**, may be reduced to 0.0m. There shall be no windows or doors on the side of the **dwelling** without the **side yard**.
- Minimum **rear yard** is 6.0m for a 1 or 1.5 **storey** portion of a **building** and 7.5m for a 2 or 2.5 **storey** portion of a **building**, except it is 1.0m for **secondary buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5m provided that one **side yard** shall have a minimum width of 4.5m.
- The maximum **height** of any vertical wall element facing a **front, flanking or rear yard** (including **walkout basements**) is the lesser of 6.5m or 2.5 **storeys**, above which the **building** must be **set back** at least 1.2m.

9.5.6 Other Regulations

- There shall be no more than one **single detached house** or one **semi-detached unit per lot**. *(Bylaw 5715)*
- Where **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the rear **lane**.
- One **garage** or **carport**, or the location for one, shall be provided on the **lot**.
- For strata developments, common recreation buildings, facilities and amenities may be included in the strata plan. Recreational buildings shall be treated as **secondary buildings** for the purpose of determining the **height** and **setbacks** of the **building** as specified in each **zone**.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development**, **yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- As per Section 4.10.2 - All **buildings** and **structures**, **excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".
(Bylaw 5440)

PROPOSED BARELAND STRATA SUBDIVISION OF LOT B, SEC 26, TP 9, ODYD, PL

Attachment 5

SCALE 1: 500 (ALL DISTANCES IN METRES)
 CONTOUR INTERVAL = 1m



Setbacks:
 front yard: 3.5m
 side yard: 1.5m (for 2 or 2.5 storeys)
 rear yard: 7.5m (for 2 or 2.5 storeys)



© JASON R SHORTT, BCLS, 2021


russell shortt
 land SURVEYORS

2801-32nd Street, Vernon, B.C.
 Phone (250)545-0511 email: jasons@jrshortt.ca

FILE: 28408
 F.B. 1287 Pg. 31

September 17, 2021
 April 29, 2021

THIS PLAN IS PREPARED FOR THE USE OF:
 Gabelhouse


Roadway access Easement Confirmation C
 Registered on **LB387542** 25 MAY 2010 14 26 **LB387541** ESENT
 Land Title Act **Adjacent Property at 1040 Revelstoke** C
Form C - See Paragraph 8 P
 (Section 233) * See diagram on 2nd last page P
 Province of British Columbia
GENERAL INSTRUMENT - PART 1 (This area for Land Title Office use) Page 1 of 11

ABSTRACT REGISTRY

1. Application: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)
DAVIDSON LAWYERS LLP Client No. 10517
 #401-3205-32nd Street
 Vernon, BC V1T 2M4 (250)545-5344
 (File #18791123 IRH/tlw) *[Signature]*
 Signature of Agent

2. Parcel Identifier and Legal Description of Land:
 (PID) (Legal Description)
 Lot 1, Sec 26, Twp 9, ODYD, Plan KAP **90854**

3. Nature of Interest: Document Reference Reason Entitled to Interest
 (Page and paragraph) RLB 5/25/2010 2:34:27 PM 1 3
SEE SCHEDULE Charge 2 \$146.80

4. Terms: Part 2 of this instrument consists of (select one only) RLB 5/25/2010 2:34:30 PM 1 3
 (a) Filed Standard Charge Terms D.F. No. Plans 1 \$80.15
 (b) Express Charge Terms X Annexed as Part 2
 (c) Release There is no Part 2 of this instrument
 A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. Transferor(s):*
WEST PINES VILLAS LTD. (Inc. No. BC0467743) (as registered owner)
MCAP FINANCIAL CORPORATION (Inc. No. A62340) (as to priority)
ALEXANDRIA HOMES LTD. (BF CA1437380) (as to priority) *(DF LB 387541)*

6. Transferee(s): (including occupation(s), postal address(es) and postal code(s))*
JOHN KOSMINO, Businessman and EILEEN ROSE KOSMINO, His Wife, both of
1102 Mt. Fosthall Drive, Vernon, BC V1B 2N4 as Joint Tenants

7. Additional or Modified Terms: N/A

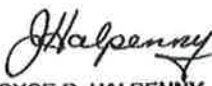


8. Execution(s):** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)	Execution Date	Party(ies) Signature(s)						
<i>[Signature]</i>	<table border="1" style="border-collapse: collapse; width: 100px;"> <tr> <td style="text-align: center;">Y</td> <td style="text-align: center;">M</td> <td style="text-align: center;">D</td> </tr> <tr> <td style="text-align: center;">2010</td> <td style="text-align: center;">03</td> <td style="text-align: center;">30</td> </tr> </table>	Y	M	D	2010	03	30	West Pines Villas Ltd., by its authorized signatory: <i>[Signature]</i> Kerry Goulard
Y	M	D						
2010	03	30						
IAN R. HAWES <i>Solicitor</i> 3205 - 32nd Street Vernon, BC V1T 2M4								

Officer Certification:
 Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.** If space insufficient, continue executions on additional page(s) in Form D.

2010 14


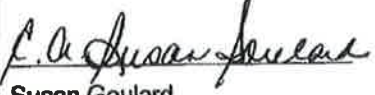
Land Title Act
Form D
EXECUTIONS CONTINUED

Officer Signature(s)	Execution Date			Transferor/Borrower/Party Signature(s)
	Y	M	D	
 JOYCE R. HALPENNY My Appointment Expires December 31, 2012 #500, 630 - 6 th Ave SW Calgary, AB T2P 0S8 403-266-5722	2010	04	06	MCAP Financial Corporation, by its authorized signatories:  Name: Robert Balfour  Name: Stephen Jones
(as to all signatures)				

Officer Certification:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996 C.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

Land Title Act
Form D
EXECUTIONS CONTINUED

Officer Signature(s)	Execution Date			Transferor/Borrower/Party Signature(s)
	Y	M	D	
 IAN R. HAWES <i>Solicitor</i> 3205 - 32nd Street Vernon, BC V1T 2M4	2010	03	30	Alexandria Homes Ltd., by its authorized signatory:  Susan Goulard

Officer Certification:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996 C.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

Land Title Act
Form D
EXECUTIONS CONTINUED

Officer Signature(s)



D. PAUL NIXON, Q. C.
BARRISTER & SOLICITOR
4th Floor, 3201 - 30th Avenue
Vernon, B.C. • V1T 2C8

(as to all signatures)

Execution Date

Y	M	D
2010	05	14

Transferor/Borrower/Party
Signature(s)


John Kosmino
Eileen Rose Kosmino

Officer Certification:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996 C.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

**LAND TITLE ACT
FORM E
SCHEDULE**

Enter the required information in the same order as the information must appear on the Freehold Transfer form, Mortgage form, or General Instrument form.

3.	Nature of Interest:	Document Reference (Page and paragraph)	Person Entitled to Interest
	Easement Part on Plan KAP <u>90857</u>	Entire Document	Registered Owner of: Parcel Identifier: 026-272-113 Lot B, Sec 26, Twp 9, ODYD, Plan KAP77864 (See Plan as to Limited Access)
	Priority Agreement	Pages 9 and 10, Paragraphs 17 and 18	Transferee

PART 2 - TERMS OF INSTRUMENT**EASEMENT**

THIS AGREEMENT made this ____ day of March, 2010.

BETWEEN:

WEST PINES VILLAS LTD.
c/o 1330 – 12th Avenue S.W.
Calgary, Alberta T3C 0P5

(the "Transferor")

AND:

JOHN KOSMINO
EILEEN ROSE KOSMINO
1102 Mt. Fosthall Drive
Vernon, British Columbia V1B 2N4

(collectively, the "Transferee")

Background

- A.** The Transferor is the registered owner of those lands and premises located at Mt. Revelstoke Place, Vernon, British Columbia and which are legally described as follows:
Parcel Identifier:
Lot 1, Section 26, Township 9, ODYD, Plan KAP 90854
(the "Servient Tenement").
- B.** The Transferee is the registered owner of those lands and premises located at 1102 Mt. Fosthall Drive, Vernon, British Columbia and which are legally described as follows:
Parcel Identifier: 026-272-113
Lot B, Section 26, Township 9, ODYD, Plan KAP77864 (See Plan as to Limited Access)
(the "Dominant Tenement").

- C. The Transferee has requested that the Transferor grant an easement to the Transferee for the purpose of providing access to and egress from the Dominant Tenement and for the purpose of the installation, maintenance, repair and replacement of utility works and services for the benefit of the Dominant Tenement, and the Transferor is prepared to grant such an easement to the Transferee, upon the terms and conditions of this Agreement.

Terms of Agreement

In consideration of the mutual covenants and agreements contained in this Agreement, the parties agree as follows:

1. In this Agreement:
 - (a) "Easement Area" means that part of the Servient Tenement shown outlined in bold on a Reference Plan of Easement over part of Lot 1, Section 26, Township 9, ODYD, Plan KAP 90857 prepared by William E. Maddox, B.C.L.S. and completed on the 12th day of February, 2010, a reduced copy of which is attached hereto; and
 - (b) "Works" means a roadway and underground utility works and services of all kinds installed within the Easement Area for the benefit of the Dominant Tenement, including electrical works and services, natural gas works and services, telecommunication works and services and water, sanitary sewer and storm drainage pipelines.
2. The Transferor does hereby grant, transfer and convey to the Transferee, as a burden on the Servient Tenement and for the benefit of the Dominant Tenement, the non-exclusive full, free and uninterrupted right, license, liberty, privilege and easement for the Transferee, their successors and assigns, and their respective licencees, agents, contractors, employees, officials, workers, invitees and permittees, at all times hereafter, by day and by night, at their will and pleasure:
 - (a) to enter, go, be, return, pass and repass upon the Easement Area, on foot or together with machinery, motor vehicles and other equipment, for the purpose of obtaining access to and egress from the Dominant Tenement;
 - (b) to permit the Works to be constructed, installed, replaced and maintained within the Easement Area;
 - (c) to enter, go, be, return, pass and repass upon the Easement Area, on foot or together with machinery, motor vehicles and other equipment, for the construction, repair, replacement and maintenance of the Works as may be from time to time be required for the exercise or enjoyment of the rights and privileges granted under this Agreement; and

(d) to do all acts necessary or incidental to the foregoing,

to have and to hold the same to the Transferee, its successors and assigns, as appurtenant to the Dominant Tenement in perpetuity.

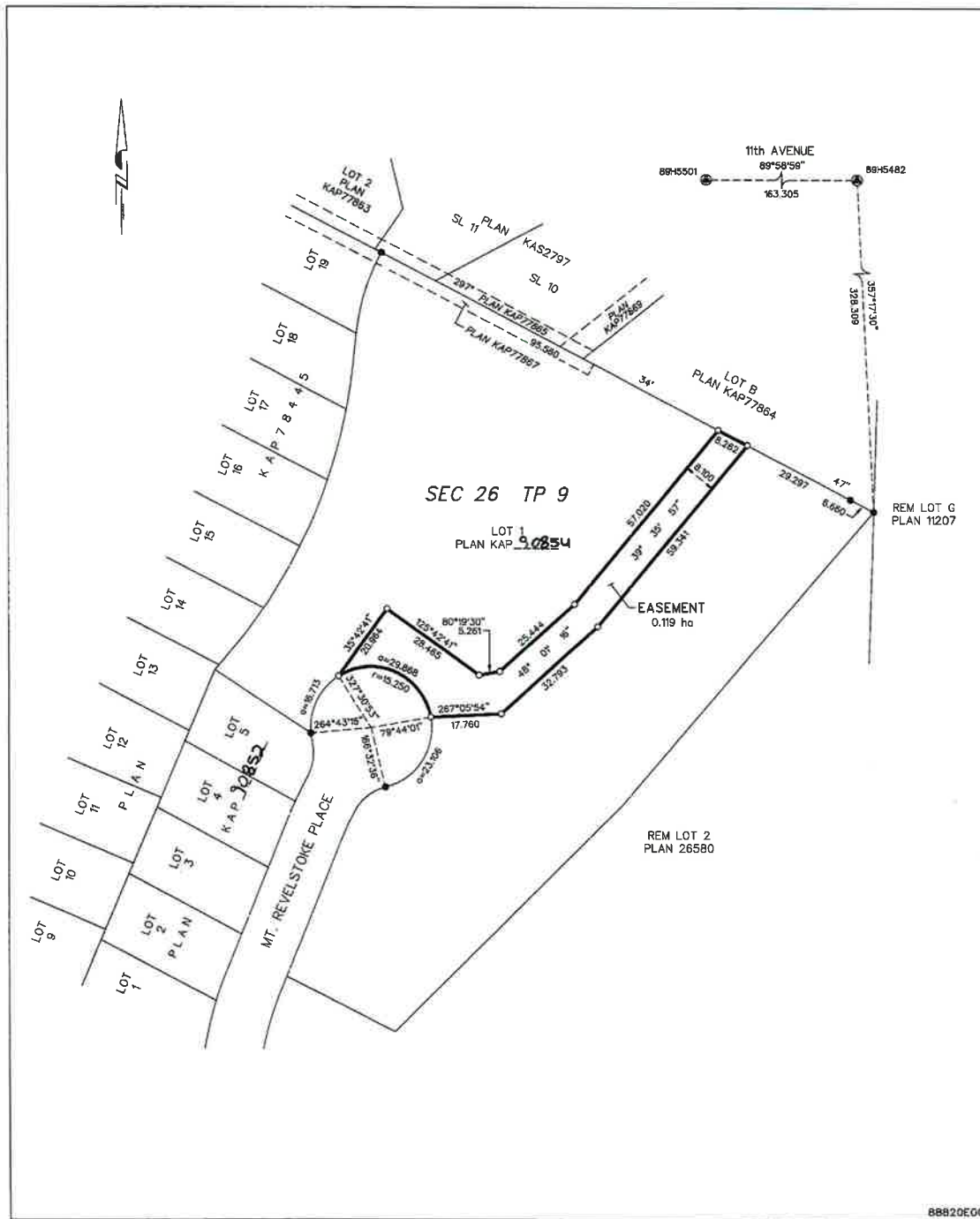
3. The Transferor hereby reserves to itself, and its agents, workmen, servants, visitors and all other persons acting for and on behalf of the Transferor, the full and free right in perpetuity to enter onto and use the Easement Area in common with the Transferee.
4. The Transferor shall not do, nor permit to be done, any act or thing which would interfere with or obstruct the use of the Easement Area for the purposes set out above. Notwithstanding the foregoing, the eaves of buildings located or constructed on the Servient Tenement from time to time may encroach upon the Easement Area so long as such eaves do not interfere with the purposes for which this Easement was granted.
5. This Easement shall be construed as a covenant running with the land, provided that no part of the fee of the soil shall be vested in the Transferee by these presents.
6. The Transferor shall at the expense of the Transferor be entitled to a discharge of this Agreement and the Easement hereby granted in respect of any strata lot created by a subdivision of the Servient Tenement which is not located whether in whole or in part within the Easement Area.
7. The Transferee shall not do, nor permit to be done, any act or thing upon the Easement Area which shall be a nuisance to the Servient Tenement or to the Transferor. Without limiting the foregoing, the Transferee shall not, nor permit anyone to, park, store, maintain or repair any vehicles or machinery on the Easement Area.
8. The parties mutually covenant and agree to maintain the Easement Area as a common roadway in a good, safe, clean and neat condition of repair and maintenance and promptly to reconstruct and repair any damage to the roadway as may be necessary in order to meet good and prudent standards of maintenance and repair. The parties agree to share on a *pro rata* basis the costs of such maintenance and repair including the costs of snow removal. For purposes of determining such *pro rata* share, the responsibility of the owners and occupants of the Dominant Tenement from time to time shall be determined on the basis that the number of residential housing units situate on the Dominant Tenement bears to the total of the number of residential housing units situate on the Dominant Tenement and on the Servient Tenement. Notwithstanding the foregoing, the Dominant Tenement shall not have any responsibility for such costs until such time as the construction of a residential unit(s) on the Dominant Tenement has commenced.

Each party shall be solely responsible for any costs associated with any damage caused by the negligent or willful act of such party or their servants, agents, tenants, contractors, licensees or invitees.

9. Performance by the Transferee of the Transferee's covenants and obligations contained in sections 7 and 8 shall be a condition precedent to the continuing right of the Transferee to use the Easement Area for the purposes set out in this Agreement.
10. The Transferee shall have quiet enjoyment of the rights hereby granted without disturbance, let or hindrance by any individual, firm or corporation being the owners or occupiers from time to time of the Servient Tenement.
11. The Transferor reserves the right to grant such other easements and statutory rights-of-way over the Easement Area as the Transferor sees fit and, to that extent, the Transferee hereby acknowledges and agrees its rights under this Agreement will be in common with the rights of the holders of such easements and statutory rights-of-way provided that nothing herein contained shall be interpreted or construed so as to diminish or prejudice the rights of the Transferee and the owners and occupants of the Dominant Tenement from time to time pursuant to this Agreement. The Transferee further acknowledges and agrees the roadway may be temporarily closed in order to effect repairs, maintenance or upgrading of the facilities constructed under those easements or statutory rights-of-way. Any repairs, maintenance or upgrading of the Works be completed as soon as is reasonably possible so as to disrupt access to the Dominant Tenement for as short a period of time as is reasonably possible and must be completed in a manner so as not to damage such facilities.
12. No individual, firm or corporation who is a Transferee shall be liable for any breach of any of the Transferee's covenants contained in this Agreement occurring after such individual, firm or corporation has ceased to be an owner in fee simple of the Dominant Tenement, or a holder of a registered right to purchase the Dominant Tenement, as the case may be.
13. No individual, firm or corporation who is a Transferor shall be liable for any breach of any of the Transferor's covenants contained in this Agreement occurring after such individual, firm or corporation has ceased to be an owner in fee simple of the Servient Tenement, or a holder of a registered right to purchase the Servient Tenement, as the case may be.
14. Wherever the singular or the masculine is used in this Agreement, the same shall be construed as meaning the plural or feminine or the body politic or corporate were the context or the parties so require, and where a party is more than one person, all covenants shall be deemed to be joint and several.

15. This Agreement shall enure to the benefit of and be binding upon the parties, and their respective heirs, executors, administrators, successors, personal representatives and assigns.
16. If any part of this Agreement is found to be illegal or unenforceable, that part will be considered separate and severable from the rest, and the remaining parts will not be affected thereby and will be enforceable to the fullest extent permitted by law.
17. **MCAP Financial Corporation**, the registered holder of a charge by way of a Mortgage LB93384 modified by LB165295 and Assignment of Rents LB93385 for and in consideration of the sum of \$1.00 now paid by the Transferee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the Transferee, its successors and assigns, that the within Easement shall be an encumbrance upon the Lands in priority to the said charge in the same manner and to the same effect as if it had been dated and registered prior to the said charge.
18. **Alexandria Homes Ltd.**, the registered holder of a charge by way of a Mortgage CA717970 for and in consideration of the sum of \$1.00 paid by the Transferee to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the Transferee, its successors and assigns, that the within Easement shall be an encumbrance upon the Lands in priority to the said charge in the same manner and to the same effect as if it had been dated and registered prior to the said charge.

IN WITNESS WHEREOF the parties have executed this agreement on one or more pages of the General Instrument.



PLAN KAP 90857

Deposited in the Land Title Office at Kamloops, B. C., This 25 day of May 20 10

A. Brace
Registrar LB 387541 LA

REFERENCE PLAN OF EASEMENT OVER PART OF LOT 1, PLAN KAP 90854, SEC 26, TP 9, ODYD

PURSUANT TO SEC. 99 LAND TITLE ACT

BCGS 82L.024

SCALE 1 : 750



The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:750
All distances are in metres except where otherwise noted

LEGEND

- Integrated Survey Area No. 19, City of Vernon, NADB3(CSRS). Grid bearings are derived from observations between Geodetic Control Monuments 89H5482 and 89H5501. This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor 0.9998488
- denotes control monument found
- denotes standard iron post found
- denotes standard iron post placed

I, W. E. Maddox, a British Columbia land surveyor, certify that I was present at and personally supervised the survey represented by this plan, and that the field survey was completed on the 11th day of January, 2010. The plan was completed and checked, and the checklist filed under #106787, on the 12th day of February, 2010.

W. Maddox

This plan lies within the Regional District of North Okanagan

WILLIAM E. MADDOX
B. C. Land Surveyor
3500 - 30th Street, Vernon, B. C. V1T 5E8

ORIGINAL
FILE: R8882-E

LAND TITLE ACT
FORM C

13 APR 2005 12 34

KX042816

6475
Cov

(Section 219.81)

Province of British Columbia

GENERAL INSTRUMENT - PART 1

(This area for Land Title Office Use)

Page 1 of 6 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent) No Building CVT - new Lot B
#10560 NIXON WENGER, Barristers & Solicitors,
4th Floor, 3201 - 30th Avenue, Vernon, B. C. V1T 2C6
(250) 542-5353
File no. 168-011

signature of applicant, applicant's solicitor or agent, Judy Fitzpatrick

PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:
(PID) (LEGAL DESCRIPTION)
SEE SCHEDULE

NATURE OF INTEREST:
DESCRIPTION

DOCUMENT REFERENCE
(page and paragraph)

PERSON ENTITLED TO INTEREST

Section 219 Covenant

Entire Document

Transferee

TERMS: Part 2 of this instrument consists of (select only one)

Filed Standard Charge Terms

D.F. No.

Express Charge Terms

Annexed as Part 2

Release

There is no Part 2 of this instrument

Selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):
JOHN KOSMINO and EILEEN ROSE KOSMINO
01 05/04/13 12:38:35 01 KL 821234
CHARGE \$64.75

6. TRANSFEREE(S): (including postal address(es) and postal code(s))
THE CORPORATION OF THE CITY OF VERNON, City Hall, 3400 - 30th Street, Vernon, B.C. V1T 5E6

7. ADDITIONAL OR MODIFIED TERMS: N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

SOLICITOR/NOTARY
PUBLIC/COMMISSIONER

(as to both signatures)

Print Name and Address:

Patti Bridal
3400 - 30th St.
Vernon, BC V1T 5E6
A Commissioner, etc.

Execution Date

Y	M	D
05	04	05

Party(ies) Signature(s)

THE CORPORATION OF THE CITY OF VERNON by its authorized signatories:

MAYOR City Administrator

CITY CLERK

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies that the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

K:/real/dpn/168-011/Lot 2 No Build Covenant

**LAND TITLE ACT
FORM D**

EXECUTIONS CONTINUED

Page 2 of 6 pages

Officer Signature(s)



SOLICITOR/NOTARY PUBLIC/COMMISSIONER
(as to both signatures)
Print Name and Address:

D. PAUL NIXON, Q. C.
BARRISTER & SOLICITOR
4th Floor, 3201 - 30th Avenue
Vernon, B.C. • V1T 2C6

Execution
Date

Y	M	D
05	03	18
05	03	18

Transferor/Borrower/Party
Signature(s)


John Kosmino
Eileen Rose Kosmino

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument

K:/real/dpn/168-011/Lot 2 No Build Covenant #2

**LAND TITLE ACT
FORM E**

SCHEDULE

Page 3 of 6 pages

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL DOCUMENT FORM.

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:

(PID)

(LEGAL DESCRIPTION)

Lot B shown on a Plan of Subdivision of Lot A, Sec. 26, Tp. 9, ODYD, Plan 77535 prepared by Jason R. Shortt, BCLS and certified complete on the 31st day of January, 2005. except Plan MP-112-3

K:/real/dpn/168-011/Lot 2 No Build Covenant #2

TERMS OF INSTRUMENT - PART 2

This Covenant granted the 16 day of March, 2005.

BETWEEN:

**JOHN KOSMINO, Businessman, and
EILEEN ROSE KOSMINO, His Wife, both of
1117 Mount Fosthall Drive, Vernon, B. C. V1B 2N4**

(collectively the "Covenantor")

AND:

**THE CORPORATION OF THE CITY OF VERNON
City Hall
3400 – 30th Street
Vernon, B.C.
V1T 5E6**

(the "City")

WHEREAS the Covenantor is the owner in fee-simple of those certain parcels or tracts of land and premises, situate, lying and being in the City of Vernon, Province of British Columbia, and more particularly known and described in Item 2 on Page 1 (the "Lands");

AND WHEREAS Section 219 of the *Land Title Act* R.S.B.C. 1996, c. 250 provides that the Covenantor may grant a covenant to the City of a negative or positive nature respecting the use of the Lands;

AND WHEREAS the Covenantor desires to grant this Covenant to restrict the use of the Lands;

NOW THEREFORE In consideration of the promises contained herein and the sum of Ten Dollars (\$10.00), now paid by the City to the Covenantor, the

K:/real/dpn/168-011/Lot 2 No Build Covenant #2

Page 5

receipt and sufficiency whereof is hereby acknowledged, the Covenantor covenants and agrees as FOLLOWS:

- 1) The Covenantor covenants and agrees with the City that the Lands shall only be used in accordance with this Covenant and that the Covenantor shall not build on, use or develop the Lands, except as expressly authorized by the City in writing, until such time as:
 - a) the Lands are accessible by a public roadway, or, alternatively by way of private roadway acceptable to the City;
 - b) the Lands are serviced by with water, hydro, telephone/telecommunications, storm/sanitary sewer and drainage acceptable to the City;
- 2) This Covenant is granted voluntarily by the Covenantor to the City pursuant to Section 219 of the *Land Title Act* of the Province of British Columbia and shall run with the Lands.
- 3) The Covenantor hereby releases, indemnifies and saves the City, its elected officials, officers, employees and agents harmless from and against any and all actions, causes of action, losses, damages, costs, claims, debts and demands whatsoever by any person, arising out of or in any way due to the granting or existence or enforcement of this Covenant.
- 4) Nothing in this Covenant affects the City's rights and powers in the exercise of its statutory functions under its statutes, bylaws, resolutions, orders and regulations, all of which may be fully exercised in relation to the Lands as if this Covenant had not been granted.
- 5) The Covenantor shall, forthwith after execution hereof by it, do or cause to be done all acts or things reasonably necessary to give proper effect to the intentions of this

K:/real/dpn/168-011/Lot 2 No Build Covenant #2

Page 6

Covenant and to ensure that this may be registered against the title to the Lands in the Land Title Office.

- 6) Notwithstanding anything contained herein, neither the Covenantor nor any future owner of the Lands shall be liable under any of the covenants or agreements contained herein where such liability arises by reason of an act or omission occurring after the Covenantor or such future owner ceases to have any further interest in the Lands.

- 7) Whenever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties so require; this Covenant runs with the Lands; every reference to each party hereto shall be deemed to include the officers, employees, elected officials, agents, servants, successors and assigns of that party; this Covenant and each and every provision hereof shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns, as the case may be, NOTWITHSTANDING any rule of law or equity to the contrary; and if any section, subsection, clause or phrase of this Covenant is for any reason held to be invalid by the decision of a Court of competent jurisdiction the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

IN WITNESS WHEREOF the parties hereby acknowledge that this agreement has been duly executed and delivered by executing the Forms C and D attached hereto.

END OF DOCUMENT

K:/real/dpn/168-011/Lot 2 No Bulld Covenant #2

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5867

A bylaw to enter into a Heritage Revitalization Agreement

WHEREAS the Council of The Corporation of the City of Vernon may by bylaw pursuant to Part 15 of the Local Government Act enter into a Heritage Revitalization Agreement with the owner of heritage property;

AND WHEREAS the Council of The Corporation of the City of Vernon considers that certain lands and premises situate within the City of Vernon described as:

Lot 5, Block 20, Section 34, Township 9, ODYD, Plan 327
(2904 26th Street, Vernon, B.C.)

(the “Lands”)

have heritage value and ought to be conserved.

AND WHEREAS the Owner of the Lands and the City of Vernon have agreed on the nature, character and extent of the heritage value of the Lands and on the nature, extent and form of conservation necessary to protect the heritage value.

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as “**2904 26th Street City of Vernon Heritage Revitalization Agreement Bylaw Number 5867, 2021**”.
2. The Council of The Corporation of the City of Vernon is hereby authorized to enter into that certain Heritage Revitalization Agreement appended to the bylaw as Schedule “A” (the “Heritage Revitalization Agreement”) in respect to the Lands.

BYLAW 5867

PAGE 2

3. The Mayor and the City Clerk are authorized on behalf of the Council of The Corporation of the City of Vernon to sign and seal the Heritage Revitalization Agreement.
4. Schedule "A" forms a part of this bylaw.

READ A FIRST TIME this 27th day of September, 2021

READ A SECOND TIME this 27th day of September, 2021

RESCIND FIRST and SECOND READINGS this day of , 2021

PUBLIC HEARING held this day of , 2021

READ A THIRD TIME this day of , 2021

ADOPTED this day of , 2021

Mayor:

Corporate Office:

SCHEDULE "A"

This Agreement made the XXX day of XXX 2021

BETWEEN:

Judy Fullerton and Bruce Waldie (Owners of Easthill Physiotherapy and Acupuncture 1232794 B.C. Ltd., Inc. No. 1232794) and residing at: 10421 Warren Rd., Coldstream, B.C., V1B 3C5

(the "Owner")

OF THE FIRST PART

AND:

THE CORPORATION OF THE CITY OF VERNON, a municipal corporation by letters patent pursuant to the *Local Government Act* and having offices at: 3400 30 St., Vernon, B.C. V1T 5E6.

(the "City")

OF THE SECOND PART

WHEREAS:

- A. The Owner is the registered owner in fee simple of the following lands and buildings situate in the City of Vernon, British Columbia and described as:
Lots 5 and 6, Block 20, Section 34, Township 9, ODYD, Plan 327
(2904 26th Street, Vernon, B.C.)
(the "Lands");
- B. The City and the Owner consider that the Lands and buildings thereon have heritage value.
- C. The Owner and the City desire to conserve the heritage of those buildings on and the heritage character of the Lands which collectively constitute such heritage value.
- D. For the purpose of conservation of the heritage value of the Lands, the Owner and the City have agreed to enter into this Agreement setting out the terms and conditions of continuing protection for the heritage value of the Lands.
- E. Whereas the Lands are currently zoned Four-Plex Housing Residential (R5) under Zoning Bylaw #5000. The R5 zone does not permit Health Services use.
- F. Whereas Part 15 of the *Local Government Act* allows a heritage revitalization agreement to vary or supplement provisions of a zoning bylaw, including permitting a change to the use or density of use that is not otherwise authorized by the applicable zoning of the property.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual premises of the parties hereto and for other good and valuable consideration (the receipt and sufficiency of whereof is hereby the parties acknowledged) the Owner and the City covenant and agree with one

another pursuant to section Part 15 of the *Local Government Act*, Division 5 – Continuing Protection: heritage revitalization agreements as follows.

Conservation Plan: Part 1

1. The “Conservation Plan” is attached to and forms part of this Agreement as Attachment 1.
 - a) To the extent that the text, drawings, illustrations, photographs, and plans constituting the Conservation Plan require interpretation, the City shall determine the matter and section 21 of this Agreement shall apply.
 - b) Part I of the Conservation Plan identifies, details and describes the character, extent and nature of the improvements on and heritage character of the Lands that have heritage value.
 - c) Part II of the Conservation Plan establishes the timing/phasing of the restorative works and provides stipulations for the correct conservation measures and techniques to be employed in the rehabilitation of the Lands that have heritage value.
 - d) Part III of the Conservation Plan sets out the restrictions, requirements and guidelines for the conservation and maintenance of all improvements and features on the Lands having heritage value.

Owner’s Obligations to Conserve and Maintain

2. The Owner covenants and agrees that:
 - a) no external improvement on the Lands identified in the Conservation Plan as having heritage value or a part of the heritage characters of the Lands shall be altered including alterations required or authorized by this Agreement, except pursuant to a heritage alteration permit issued by the City;
 - b) each action of restoration, rehabilitation, replication, repair or maintenance, required by Part II and Part III of the Conservation Plan shall be commenced and completed in accordance with the phasing, timing, standards and specifications set out in Part II and Part III of the Conservation Plan;
 - c) all external improvements identified in Part I and Part II of the Conservation Plan as having heritage value shall be maintained to the minimum standards and in accordance with the guidelines and requirements set out in Part II and Part III of the Conservation Plan;
 - d) all those undeveloped areas of the Lands on the “Site Plan” forming part of the Conservation Plan, being lands in the opinion of the City necessary for the conservation of proximate improvements, identified in the Conservation Plan as having heritage value shall continue to remain free of all development and shall be kept in their landscaped and cultivated state, as required in and in accordance with the guidelines set out in Part II of the Conservation Plan, and without limiting the generality of the foregoing, the elevation and configuration of the land and terrain shall not be altered, and no trees or landscaping shall be removed or cut, except for reasonable pruning and grooming;

- e) the Owner shall do or cause to be done all such things, and shall take or cause to be taken all such actions as are necessary to be taken all such actions as are necessary to ensure that the restrictions and requirements provided in subsections (a), (b), (c) and (d) of this section 2 are fully observed, and the Owner shall not do, cause or allow to be done anything that would be in breach of the restrictions herein.

Variation of Bylaws

3. This Agreement allows Health Services Use, as defined in Zoning Bylaw #5000, on the Lands, and within buildings thereon, from the date of this Agreement until August 31, 2027, upon which time the permitted uses will revert back to only those allowed under the applicable zoning of the property.
4. This Agreement requires a minimum of six (6) on-site parking spaces as shown on the "Site Plan", attached to and forming part of this Agreement as Attachment 2. A minimum of three (3) of these six (6) required on-site parking spaces shall be permeable to ensure the total site coverage, including buildings, structures and impermeable surfaces, does not exceed 50% in accordance with Zoning Bylaw #5000.
5. This Agreement requires a minimum of one (1) Class I bicycle parking space for employees and a minimum of two (2) Class II bicycle parking spaces for clients in accordance with Zoning Bylaw #5000 as shown on the "Site Plan", attached to and forming part of this Agreement as Attachment 2.
6. This Agreement requires a minimum Level 1 Landscape Buffer and fencing in accordance with Zoning Bylaw #5000 as shown on the "Landscape Plan", attached to and forming part of this Agreement as Attachment 3. The landscape buffers shall be 1.5-metre-wide vegetative landscape buffers along the front of the proposed parking area, along the south lot line from the rear lot line to the southwest corner of the building and along the south side lot line from the front lot line to the southeast corner of the building. Fencing shall be provided along the south side lot line from the rear lot line to the southeast corner of the building.
7. That the days and hours of operation for Health Services Use shall be restricted to Monday to Friday from 7 a.m. to 7 p.m.
8. That the Health Services use comply with the B.C. Building Code and with all relevant, current City of Vernon Bylaws including, but not limited to, the Business License Bylaw, the Building and Plumbing Bylaw, the Zoning Bylaw, the Fees and Charges Bylaw, the Sign Bylaw, the Good Neighbour Bylaw, the Landscape Maintenance Bylaw and the Traffic Bylaw.

Discretion

9. Wherever in this Agreement a heritage alteration permit is required, the discretion to approve, refuse or issue such permit is delegated by the City to the Director of Community Infrastructure and Development and the Manger of Current Planning:
 - a) such exercise of discretion relating to the issuance of the heritage alteration permit shall be made by the Director of Community Infrastructure and Development and the Manger of

Current Planning acting reasonably in accordance with sound municipal heritage and conservation practice;

- b) such exercise of discretion, including any terms and conditions imposed shall be consistent with the *Local Government Act*, and with the intent, terms, conditions and guidelines of the Conservation Plan;
- c) the Director of Community Infrastructure and Development and the Manger of Current Planning may refer to any exercise of discretion to Advisory Planning Committee for advice.

Construction and Maintenance of Works

10. Wherever in this Agreement the Owner is issued a heritage alteration permit to restore, rehabilitate, replicate, repair, replace, maintain or in any way alter improvements on, or features of the Lands identified in the Conservation Plan as having heritage value, or to construct or maintain other works to protect or conserve such improvements or features, all such work shall be done at the Owner's sole expense strictly in accordance with the Conservation Plan and with the heritage alteration permit and all plans and specifications forming part thereof and shall be diligently and continuously maintained in good repair and efficient operating condition by the Owner at the Owner's sole expense in accordance with good engineering, design, heritage and conservation practice.

No Liability to City

11. In no case shall the City be liable or responsible in any way for:

- a) Any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owner or by any other person who may be on the Lands; or
- b) Any loss or damage of any nature whatsoever, howsoever caused to the Lands or any improvements or personal property thereon belonging to the Owner or to any other person;
- c) Arising directly or indirectly from compliance with the restrictions and requirements herein, wrongful or negligent failure or omission to comply with restrictions and requirements herein, or refusal, omission or failure of the City to enforce or require compliance by the Owner with the restrictions or requirements herein or with any other term, condition or provision of this Agreement.

Reasonable Care and Risk

12. The Owner shall at all times, in complying with the restrictions or requirements herein and its obligations in respect thereof, take reasonable care not to injure any person or cause or allow damage to any property, and shall take reasonable care not to cause, suffer, permit or allow any condition to exist that might reasonably lead to, cause or result in injury to any person or property including persons and property on adjacent lands. It shall be the sole responsibility of the Owner to comply and maintain compliance with the restrictions and requirements herein in a safe manner, and without reasonably foreseeable risk to person or property as aforesaid. Subject to section 13 hereof, compliance with the restrictions and requirements in this Agreement shall be at the sole and exclusive risk of the Owner.

Modification

13. If, in fulfilling its responsibilities and obligations pursuant to this Agreement, the Owner perceives or becomes aware of any unreasonable risk of injury to persons or damage to property or other potential loss that cannot be reasonably avoided, alleviated, reduced or eliminated except by measures that would be a breach of the restrictions, requirements or its obligations herein, the Owner shall notify the City in writing of the nature and extent of the risk and of the measures proposed by the Owner to be undertaken at its sole cost to reduce, alleviate, avoid or eliminate the risk. Risk shall remain with the Owner, and if the City has not approved such measures as proposed by the Owner within 90 days of receipt of such notice, risk shall pass to the City and the Owner or the City may proceed pursuant to section 23 and in the case of the City, section 21 applies mutatis mutandis.

Indemnity

14. The Owner shall at all times indemnify and save harmless the City of and from all loss and damage, and all actions, claims, costs, demands, expenses, fines, liabilities and suits of any nature whatsoever by whomsoever brought for which the City shall or may become liable, incur or suffer by reason of existence and effect whether direct or indirect of the restrictions or requirements herein, or breach or non-performance of its obligations hereunder, or by reason of any wrongful act or omission, default or negligence of the Owner.

Alternative Remedies

15. Any performance by the City pursuant to a statutory right to perform the obligations of an Owner arising out of this Agreement, including out of any heritage alteration permit issued out of this Agreement, be exercised fully in accordance with the *Local Government Act* and shall be without prejudice to any and all remedies at law and equity available to the City, and no reference herein to, or exercise of any specific right or remedy by the City, shall preclude the City from exercising other right or remedy.

Damages

16. The Owner covenants and agrees that the measure of the damages for any breach of the restrictions or requirements of this Agreement shall include, but shall not be limited to the actual cost and expense of all administration, labour, materials, equipment, services and work required for all remedial acts necessary to fully restore, rehabilitate, replace or maintain the building, structure, improvement on or feature of the Lands having heritage value to be protected, conserved, preserved or kept in its natural state. The nature and extent of any breach of the said restrictions and requirements, and the nature and extent of any restoration, rehabilitation, replacement, maintenance or remedial work or action of any nature required to remedy such breach shall be determined by the City by reference to the Conservation Plan and sections 2 and 3 of this Agreement.

No Waiver

17. No restrictions, requirements or other provisions in this Agreement shall be deemed to have been waived by the City unless a written waiver authorized by resolution of the Council and signed by an officer of the City has first been obtained and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default nor any previously written waiver shall be taken to operate as a waiver by the City of any subsequent default or in any way to defeat or affect the rights or remedies the City.

Statutory Authority and Proprietary Rights

18. Nothing in this Agreement shall limit, impair, fetter, or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled, and no permissive bylaw enacted by the City, or permit, license or approval, granted, made or issued thereunder, or pursuant to Statute, by City shall stop, limit or impair the City from relying upon and enforcing this Agreement in its proprietary capacity as the owner of an interest in the Lands.

Compliance with Laws

19. Despite any provision of this Agreement, the Owner shall comply with all laws, including bylaws of the City and all regulations and orders of any authority having jurisdiction, and to the extent only that such laws, regulations and orders are mandatory and necessarily require the breach of any restriction or positive obligation herein to be observed or performed by the Owner, or less than strict compliance with the terms hereof, then the Owner upon sixty (60) days written notice to the City shall be excused from complying with such restrictions or performing such obligation and such restriction or obligation shall be suspended but only to the extent and for the time that such mandatory law, regulation or order is inconsistent with compliance with the said restrictions of obligations.

Notice

20. Any notice to be given hereunder shall be in writing and may be either delivered personally or sent by prepaid registered mail and if so mailed shall be deemed to have been given five (5) days following the date upon which it was mailed. The address of the parties for the purpose of notice shall be as follows:

If to the City:

Attention: Municipal Clerk, City Hall, 3400 30th Street, Vernon B.C. V1T 5E6

If to the Owner:

Attention: Judy Fullerton and Bruce Waldie, 10421 Warren Rd., Coldstream, B.C., V1B 3C5

Any party hereto may at any time give notice in writing to the other of any change of address and after the third day of giving of such notice the address therein specified shall be the address of such party for the giving of notices hereunder.

Arbitration

21. The Owner, if dissatisfied with the City's interpretation of the Conservation Plan and any determination pursuant to S. 1(a) of this Agreement may require that the matter be decided and determined by binding arbitration as follows:

- a) the Owner must within fourteen (14) days of any exercise of discretion by the City give notice to the City of its intention to dispute and in such notice shall name a member in good standing of the Architectural Institute of British Columbia who has agreed to act as an arbitrator;
- b) the City shall within seven (7) days of receipt of the aforesaid notice either accept the Owner's arbitrator, or name another with the same qualifications willing to act, and shall give notice of the same to the Owner;

- c) where each of the Owner and the City has named an arbitrator, the two arbitrators shall within fourteen (14) days of the City's notice pursuant to this section 21(b) appoint a third arbitrator having the same qualifications and the three arbitrators shall decide the dispute;
- d) where the City accepts the arbitrator first selected by the Owner, that arbitrator shall act as a single arbitrator and forthwith decide the dispute;
- e) any arbitrator's decision in respect of the exercise of a discretion by the City shall be final, conclusive and binding on all parties.
- f) Without limiting the City's power of inspection conferred by statute and in addition thereto, the City shall be entitled at all reasonable times and from time to time to enter onto the Lands for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner.

Headings

22. The headings in this Agreement are inserted for convenience only and shall not affect the construction of this Agreement or any provision hereof.

Attachments

23. All Attachments to this Agreement are incorporated into and form part of this Agreement.

Number and Gender

24. Whenever the singular or masculine or neuter is used in this Agreement, the same shall be construed to mean the plural or feminine or body corporate where the context so requires.

Interpretation

25. Terms used in this Agreement shall take their meaning from the *Local Government Act*.

Successors Bound

26. All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns. When the Owner is more than one party they shall be bound jointly and severally by the terms, covenants and agreements herein on the part of the Owner.

IN WITNESS WHEREOF the Owner and the City have executed this Agreement as of the date first above written.

(seal and signatures)

ATTACHMENT 1 – Conservation Plan, dated August 16, 2021, by Mainstreet Concept Design

ATTACHMENT 2 – Site Plan, dated August 24, 2021, by 925R Design

ATTACHMENT 3 – Landscape Plan, dated August 24, 2021, by 925R Design



THE CORPORATION OF THE CITY OF VERNON

INTERNAL MEMORANDUM

TO: W. Pearce, CAO **FILE:** 3085-20 (HRA00007)

PC: K. Flick, Director, Community Infrastructure and Development **DATE:** October 12, 2021
K. Austin, Manager, Legislative Services

FROM: M. Austin, Current Planner

**SUBJECT: 2904 26TH STREET HERITAGE REVITALIZATION AGREEMENT
BYLAW #5867, 2021**

At its Regular Meeting of September 27, 2021, Council gave First and Second Readings to 2904 26th Street City of Vernon Heritage Revitalization Agreement Bylaw #5867, 2021 – a bylaw to enter into a Heritage Revitalization Agreement (HRA) with the owner of a heritage property:

THAT Bylaw #5867, "2904 26th Street City of Vernon Heritage Revitalization Agreement Bylaw #5867, 2021" – a bylaw, pursuant to Part 15 of the Local Government Act, to enter into a Heritage Revitalization Agreement with the owner of a heritage property, be read a first and second time;

AND FURTHER, that the Public Hearing for Bylaw #5867 be scheduled for Monday, October 25, 2021, at 5:30 pm, in Council Chambers.

The applicant has notified Administration that they have decided not to expand their physiotherapy business into the building at 2904 26th Street and not to pursue entering into an HRA with the City of Vernon.

RECOMMENDATION:

THAT Council rescind First and Second Readings of 2904 26th Street City of Vernon Heritage Revitalization Agreement Bylaw #5867, 2021;

AND FURTHER, that the Public Hearing for Bylaw #5867 scheduled for October 25, 2021, at 5:30 pm, in Council Chambers be cancelled.

Respectfully submitted:

Oct 15 2021 8:43 AM


Michelle Austin
DocuSign

Michelle Austin
Planner, Current Planning

Attachment 1 – 2904 26th Street City of Vernon Heritage Revitalization Agreement
Bylaw #5867, 2021

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THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5867

A bylaw to enter into a Heritage Revitalization Agreement

WHEREAS the Council of The Corporation of the City of Vernon may by bylaw pursuant to Part 15 of the Local Government Act enter into a Heritage Revitalization Agreement with the owner of heritage property;

AND WHEREAS the Council of The Corporation of the City of Vernon considers that certain lands and premises situate within the City of Vernon described as:

Lot 5, Block 20, Section 34, Township 9, ODYD, Plan 327
(2904 26th Street, Vernon, B.C.)

(the "Lands")

have heritage value and ought to be conserved.

AND WHEREAS the Owner of the Lands and the City of Vernon have agreed on the nature, character and extent of the heritage value of the Lands and on the nature, extent and form of conservation necessary to protect the heritage value.

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as **"2904 26th Street City of Vernon Heritage Revitalization Agreement Bylaw Number 5867, 2021"**.
2. The Council of The Corporation of the City of Vernon is hereby authorized to enter into that certain Heritage Revitalization Agreement appended to the bylaw as Schedule "A" (the "Heritage Revitalization Agreement") in respect to the Lands.

BYLAW 5867

PAGE 2

3. The Mayor and the City Clerk are authorized on behalf of the Council of The Corporation of the City of Vernon to sign and seal the Heritage Revitalization Agreement.
4. Schedule "A" forms a part of this bylaw.

READ A FIRST TIME this 27th day of September, 2021

READ A SECOND TIME this 27th day of September, 2021

PUBLIC HEARING held this _____ day of _____, 2021

READ A THIRD TIME this _____ day of _____, 2021

Approved pursuant to Division 5, 610 6) A) of the <i>Local Government Act</i> this _____ day of _____, 20____ _____ for Minister of Transportation & Infrastructure HRA00007/Bylaw 5867
--

ADOPTED this day of _____, 2021

Mayor:

Corporate Office:

SCHEDULE "A"

This Agreement made the XXX day of XXX 2021

BETWEEN:

Judy Fullerton and Bruce Waldie (Owners of Easthill Physiotherapy and Acupuncture 1232794 B.C. Ltd., Inc. No. 1232794) and residing at: 10421 Warren Rd., Coldstream, B.C., V1B 3C5

(the "Owner")

OF THE FIRST PART

AND:

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WHEREAS:

- A. The Owner is the registered owner in fee simple of the following lands and buildings situate in the City of Vernon, British Columbia and described as:

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(2904 26th Street, Vernon, B.C.)

(the "Lands");
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- E. Whereas the Lands are currently zoned Four-Plex Housing Residential (R5) under Zoning Bylaw #5000. The R5 zone does not permit Health Services use.
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another pursuant to section Part 15 of the *Local Government Act*, Division 5 – Continuing Protection: heritage revitalization agreements as follows.

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 - c) all external improvements identified in Part I and Part II of the Conservation Plan as having heritage value shall be maintained to the minimum standards and in accordance with the guidelines and requirements set out in Part II and Part III of the Conservation Plan;
 - d) all those undeveloped areas of the Lands on the “Site Plan” forming part of the Conservation Plan, being lands in the opinion of the City necessary for the conservation of proximate improvements, identified in the Conservation Plan as having heritage value shall continue to remain free of all development and shall be kept in their landscaped and cultivated state, as required in and in accordance with the guidelines set out in Part II of the Conservation Plan, and without limiting the generality of the foregoing, the elevation and configuration of the land and terrain shall not be altered, and no trees or landscaping shall be removed or cut, except for reasonable pruning and grooming;

- e) the Owner shall do or cause to be done all such things, and shall take or cause to be taken all such actions as are necessary to be taken all such actions as are necessary to ensure that the restrictions and requirements provided in subsections (a), (b), (c) and (d) of this section 2 are fully observed, and the Owner shall not do, cause or allow to be done anything that would be in breach of the restrictions herein.

Variation of Bylaws

3. This Agreement allows Health Services Use, as defined in Zoning Bylaw #5000, on the Lands, and within buildings thereon, from the date of this Agreement until August 31, 2027, upon which time the permitted uses will revert back to only those allowed under the applicable zoning of the property.
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Discretion

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 - a) such exercise of discretion relating to the issuance of the heritage alteration permit shall be made by the Director of Community Infrastructure and Development and the Manger of Current Planning acting reasonably in accordance with sound municipal heritage and conservation practice;

- b) such exercise of discretion, including any terms and conditions imposed shall be consistent with the *Local Government Act*, and with the intent, terms, conditions and guidelines of the Conservation Plan;
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- a) Any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owner or by any other person who may be on the Lands; or
- b) Any loss or damage of any nature whatsoever, howsoever caused to the Lands or any improvements or personal property thereon belonging to the Owner or to any other person;
- c) Arising directly or indirectly from compliance with the restrictions and requirements herein, wrongful or negligent failure or omission to comply with restrictions and requirements herein, or refusal, omission or failure of the City to enforce or require compliance by the Owner with the restrictions or requirements herein or with any other term, condition or provision of this Agreement.

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12. The Owner shall at all times, in complying with the restrictions or requirements herein and its obligations in respect thereof, take reasonable care not to injure any person or cause or allow damage to any property, and shall take reasonable care not to cause, suffer, permit or allow any condition to exist that might reasonably lead to, cause or result in injury to any person or property including persons and property on adjacent lands. It shall be the sole responsibility of the Owner to comply and maintain compliance with the restrictions and requirements herein in a safe manner, and without reasonably foreseeable risk to person or property as aforesaid. Subject to section 13 hereof, compliance with the restrictions and requirements in this Agreement shall be at the sole and exclusive risk of the Owner.

Modification

13. If, in fulfilling its responsibilities and obligations pursuant to this Agreement, the Owner perceives or becomes aware of any unreasonable risk of injury to persons or damage to property or other potential loss that cannot be reasonably avoided, alleviated, reduced or eliminated except by measures that would be a breach of the restrictions, requirements or its obligations herein, the Owner shall notify the City in writing of the nature and extent of the risk and of the measures proposed by the Owner to be undertaken at its sole cost to reduce, alleviate, avoid or eliminate the risk. Risk shall remain with the Owner, and if the City has not approved such measures as proposed by the Owner within 90 days of receipt of such notice, risk shall pass to the City and the Owner or the City may proceed pursuant to section 23 and in the case of the City, section 21 applies mutatis mutandis.

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Alternative Remedies

15. Any performance by the City pursuant to a statutory right to perform the obligations of an Owner arising out of this Agreement, including out of any heritage alteration permit issued out of this Agreement, be exercised fully in accordance with the *Local Government Act* and shall be without prejudice to any and all remedies at law and equity available to the City, and no reference herein to, or exercise of any specific right or remedy by the City, shall preclude the City from exercising other right or remedy.

Damages

16. The Owner covenants and agrees that the measure of the damages for any breach of the restrictions or requirements of this Agreement shall include, but shall not be limited to the actual cost and expense of all administration, labour, materials, equipment, services and work required for all remedial acts necessary to fully restore, rehabilitate, replace or maintain the building, structure, improvement on or feature of the Lands having heritage value to be protected, conserved, preserved or kept in its natural state. The nature and extent of any breach of the said restrictions and requirements, and the nature and extent of any restoration, rehabilitation, replacement, maintenance or remedial work or action of any nature required to remedy such breach shall be determined by the City by reference to the Conservation Plan and sections 2 and 3 of this Agreement.

No Waiver

17. No restrictions, requirements or other provisions in this Agreement shall be deemed to have been waived by the City unless a written waiver authorized by resolution of the Council and signed by an officer of the City has first been obtained and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default nor any previously written waiver shall be taken to operate as a waiver by the City of any subsequent default or in any way to defeat or affect the rights or remedies the City.

Statutory Authority and Proprietary Rights

18. Nothing in this Agreement shall limit, impair, fetter, or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled, and no permissive bylaw enacted by the City, or permit, license or approval, granted, made or issued thereunder, or pursuant to Statute, by City shall stop, limit or impair the City from relying upon and enforcing this Agreement in its proprietary capacity as the owner of an interest in the Lands.

Compliance with Laws

19. Despite any provision of this Agreement, the Owner shall comply with all laws, including bylaws of the City and all regulations and orders of any authority having jurisdiction, and to the extent only that such laws, regulations and orders are mandatory and necessarily require the breach of any restriction or positive obligation herein to be observed or performed by the Owner, or less than strict compliance with the terms hereof, then the Owner upon sixty (60) days written notice to the City shall be excused from complying with such restrictions or performing such obligation and such restriction or obligation shall be suspended but only to the extent and for the time that such mandatory law, regulation or order is inconsistent with compliance with the said restrictions of obligations.

Notice

20. Any notice to be given hereunder shall be in writing and may be either delivered personally or sent by prepaid registered mail and if so mailed shall be deemed to have been given five (5) days following the date upon which it was mailed. The address of the parties for the purpose of notice shall be as follows:

If to the City:

Attention: Municipal Clerk, City Hall, 3400 30th Street, Vernon B.C. V1T 5E6

If to the Owner:

Attention: Judy Fullerton and Bruce Waldie, 10421 Warren Rd., Coldstream, B.C., V1B 3C5

Any party hereto may at any time give notice in writing to the other of any change of address and after the third day of giving of such notice the address therein specified shall be the address of such party for the giving of notices hereunder.

Arbitration

21. The Owner, if dissatisfied with the City's interpretation of the Conservation Plan and any determination pursuant to S. 1(a) of this Agreement may require that the matter be decided and determined by binding arbitration as follows:

- a) the Owner must within fourteen (14) days of any exercise of discretion by the City give notice to the City of its intention to dispute and in such notice shall name a member in good standing of the Architectural Institute of British Columbia who has agreed to act as an arbitrator;
- b) the City shall within seven (7) days of receipt of the aforesaid notice either accept the Owner's arbitrator, or name another with the same qualifications willing to act, and shall give notice of the same to the Owner;

- c) where each of the Owner and the City has named an arbitrator, the two arbitrators shall within fourteen (14) days of the City's notice pursuant to this section 21(b) appoint a third arbitrator having the same qualifications and the three arbitrators shall decide the dispute;
- d) where the City accepts the arbitrator first selected by the Owner, that arbitrator shall act as a single arbitrator and forthwith decide the dispute;
- e) any arbitrator's decision in respect of the exercise of a discretion by the City shall be final, conclusive and binding on all parties.
- f) Without limiting the City's power of inspection conferred by statute and in addition thereto, the City shall be entitled at all reasonable times and from time to time to enter onto the Lands for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner.

Headings

22. The headings in this Agreement are inserted for convenience only and shall not affect the construction of this Agreement or any provision hereof.

Attachments

23. All Attachments to this Agreement are incorporated into and form part of this Agreement.

Number and Gender

24. Whenever the singular or masculine or neuter is used in this Agreement, the same shall be construed to mean the plural or feminine or body corporate where the context so requires.

Interpretation

25. Terms used in this Agreement shall take their meaning from the *Local Government Act*.

Successors Bound

26. All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns. When the Owner is more than one party they shall be bound jointly and severally by the terms, covenants and agreements herein on the part of the Owner.

IN WITNESS WHEREOF the Owner and the City have executed this Agreement as of the date first above written.

(seal and signatures)

ATTACHMENT 1 – Conservation Plan, dated August 16, 2021, by Mainstreet Concept Design

ATTACHMENT 2 – Site Plan, dated August 24, 2021, by 925R Design

ATTACHMENT 3 – Landscape Plan, dated August 24, 2021, by 925R Design



ROBERT INWOOD BFA & ASSOCIATES

MAIN STREET CONCEPT DESIGN

4823 Slocan River Rd. – Winlaw, B.C. V0G 2J0 PH. (250) 226-7405 rinwood@uniserve.com

AUGUST 16, 2021

CONSERVATION PLAN: PART 1

PART 1: *Identifies, details, & describes the character, extent, & nature of the subject historic property that has heritage value.*

INTRODUCTION:

In the interest of seeking to rehabilitate an historic residential structure per an adaptive re-use plan, the property owners have employed the services of a qualified heritage professional to perform a Heritage Assessment, and make recommendation as to the proper preservation measures that might be employed to enhance the heritage qualities of the subject structure.

In performing this work, the consultant has adhered to the principles set forth in the National: *Standards & Guidelines for the Conservation of Historic Places In Canada*. Within this framework the anticipated preservation efforts would be classified as an:

REHABILITATION: Defined as: *“the action or process of making possible a continuing or compatible contemporary use of an historic place through repair, alterations, and/or additions, while protecting its heritage value. Rehabilitation can include: replacing missing historic features. The replacement may be an accurate replica of the missing feature, or it may be a new design that is compatible with the style, era, and character of the historic place.”*

In assessing and describing the qualities of the subject building the consultant has used the standardized format of the *Statement of Significance* (SOS) – while acknowledging that the *current* appearance of the building has been somewhat altered from its original historic appearance.

It is the intent of the building owners to undertake a process of exterior rehabilitation - in order to return this building to a more authentic representation of its correct historic stylistic precedent, and to, thereby, have the building considered for inclusion in the City of Vernon’s “Heritage Registry”, as an integral part of the surrounding *heritage character neighborhood*.

STATEMENT OF SIGNIFICANCE:

HISTORIC PLACE DESCRIPTION:

LOCATION: 2904 26th Street, Vernon, BC

The subject building is a traditional single-family dwelling, constructed in approx. 1926. The building is located in a 'heritage character' neighborhood setting of similar styled buildings from the early decades of the 20th Century – many of which are included on the City of Vernon Heritage Registry. The prevailing look of the architecture within this area is of the 'Arts & Crafts' (Craftsman) style, and 2904 26th St. is a classic example of the, so-called, "Craftsman Bungalow". The Craftsman style emerged out of the Late Victorian period as an artistic movement that sought to counter the 'manufactured' excesses in ornamentation that became the hallmark of the Victorian style with a 'return' to a more 'honest – hand-made (craftsman) approach" per design and building materials. The Craftsman Bungalow took much of its stylistic precedent from residences in British India, particularly the inclusion of a generous 'verandah' porch feature on the frontal elevation – usually supported by large columns. The Bungalow 'cottage' form was often a 1 ½ story structure – with a partial 2nd floor that featured dormers to expand the upstairs living space. The subject building exhibits these basic characteristics, but has been 'unfortunately' renovated by previous owners - resulting in a denigrated appearance.

HERITAGE VALUE:

While this building may not be of particularly outstanding appearance on its own architectural merits, it forms an integral part of the character of the surrounding historic neighborhood. As previously noted – renovations to the structure over-time have resulted in an in-authentic pastiche of modern materials and in-appropriate ornamental detailing that have disguised the true nature of the structure. In this regard – preliminary investigative demolition has revealed that many of the original materials are still in existence, and it is the intent of the current property owners to restore the exterior of the building to a more correct historic appearance. Such measures will allow the building to integrate more successfully within its neighborhood.

CHARACTER DEFINING ELEMENTS:

2904 26th Street retains its original form and massing – without any additions to the initial floor plan. The simple 'pitched' roof form is typical of the 'shed style' with a gable dormer on the frontal façade, extending over the porch structure, and a smaller, similar, gable dormer on the rear elevation. There is a large porch verandah on both the front & rear – but the support columns & railings, on both facades, have been altered from original. The proportions of the original door & window fenestration are intact on, at least, the principle frontal façade. The original 1" X 4" T&G wood siding is still present under the metal siding that was installed. The original chimney is still in place.

CONCLUSION:

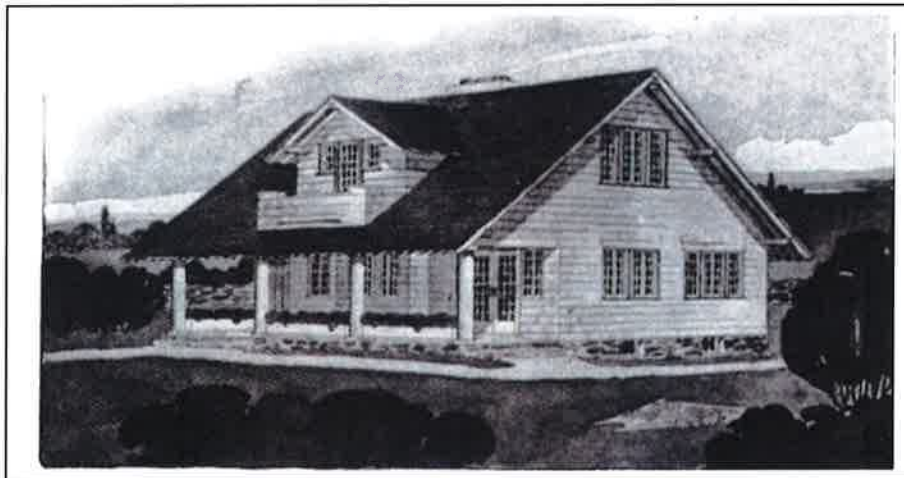
It is the considered opinion of the consultant that 2904 26th Street is a good candidate for a successful rehabilitation process to return it to its more authentic period Craftsman appearance.

It is the intent of the building owners to remove in-appropriate modern materials & details, and to restore the existing authentic historic exterior of the building, where-ever possible, and to provide stylistically appropriate re-creations of missing and/or damaged façade elements where such is required. These rehabilitation efforts will be guided by the advice from a heritage consultant, based upon archival research and the 'tone' of the architectural precedent of the surrounding neighborhood. All preservation measures will be outlined and stipulated within the context of the Heritage Revitalization Agreement (HRA) and as described in the following: Conservation Plan.

It is the request of the property owners (heritage development proponents): that the City of Vernon will support this proposal - to move forward with the implementation of the HRA and Conservation Plan for 2904 26th Street – so that it may be returned to its correct historic appearance – thereby enhancing the surrounding heritage neighborhood and gaining consideration for inclusion in the City's Heritage Registry.

Respectfully submitted,

Robert Inwood BFA
Principal – Mainstreet Concept Design



Rendering from a period 'Craftsman Plan Book' – shows similar form and detailing to 2904 26th Street building.

VISUAL SUPPORT MATERIALS:



(ABOVE) 2904 26th St. – As it appears today – some improvements to porch columns already completed by current owners. Plan to remove metal siding & restore wood.

(BELOW) Photo from appraisal document shows inappropriate alterations made by previous owners – including: metal siding, 'Grecian' columns, & iron porch railings.





(ABOVE) *From a period Plan Book – a similar Bungalow w/ a slightly different roof form.*

(BELOW) *Similar Bungalow form - from California – nicely restored.*



CONSERVATION PLAN: PART 2 (SEE ALSO: APPENDIX-A)

PART 2: *Establishes the timing/phasing of the anticipated restorative works and provides stipulations for the correct conservation measures & techniques to be employed in the rehabilitation of the subject property.*

SCOPE OF REHABILITATION WORK: (See Also - Elevation Sketch)

1: FOUNDATION: NO WORK REQUIRED

2: GROUND FLOOR:

2.1: EXTERIOR SIDING (all sides)

- Remove existing metal siding & trims
- Refurbish original 1" X 4" V Groove T&G Siding (scrape & fill as required – apply new paint finish)
- Install appropriately sized: corner boards, door & window trims - to historic precedent

2.2: FRONT PORCH DETAILING

- Install new 'solid' railings to BCBC height (42") at front edge of porch (per drawing) w/ Hardi-Shingle (external face) finish & 1"X4" V Groove T&G (internal face) finish (painted)
- Add 1"X4" corner trims to porch columns w/ Craftsman Period style base & capitol details (painted)
- Add front stair banister & handrail

2.3: REAR PORCH DETAILING

- Build-out column support size to match dimensions & detailing of Front Porch elements
- Install new (period style) porch & stair railings to BC Building Code specifications

3: SECOND FLOOR (DORMERS)

- Remove existing metal siding & replace w/ Hardi-Shingle finish
- Re-instate original proportioned window trims

4: MASONRY: NO WORK REQUIRED (maintain existing chimney)

5: ROOF: NO WORK REQUIRED (maintain existing asphalt shingles)

TIMING FOR PROPOSED REHABILITATION WORKS:

Stage 1 – Year 1 (year 1 begins once we have approval)

Estimated costs - \$75,000-\$90,000

All Interior renovations (outside of scope of Conservation Plan)

BUILDING REHABILITATION MEASURES

- Shingles on front and rear dormer(s)
- Refinish front door
- New wood railings for front stairs
- Rebuild ½ wall front porch
- Add decorative trim to front porch columns
- Refinish paint on window trim – whole house
- Fix back porch + stairs
- Shingles on lower part of house at back (to enclose space underneath porch/and to match front of house)

LANDSCAPE IMPROVEMENTS

- Landscaping front yard
- Parking stall creation/retaining wall backyard – as per architect plans
- Backyard landscaping

Stage 2 – Year 2

Estimated costs - \$20,000

- Remove metal siding from front and back of house and restore/repair/paint historic wood siding
- Install appropriate trim finish details, as required

Stage 3 – Year 3

Estimated costs - \$15,000

- Remove metal siding from the sides of house and restore/repair/paint historic wood siding
- Install appropriate trim finish details, as required

CONSERVATION PLAN: PART 3

PART 3: *Sets out – restrictions, requirements, & guidelines for the conservation & maintenance of all improvements & features on the land(s) having heritage value.*

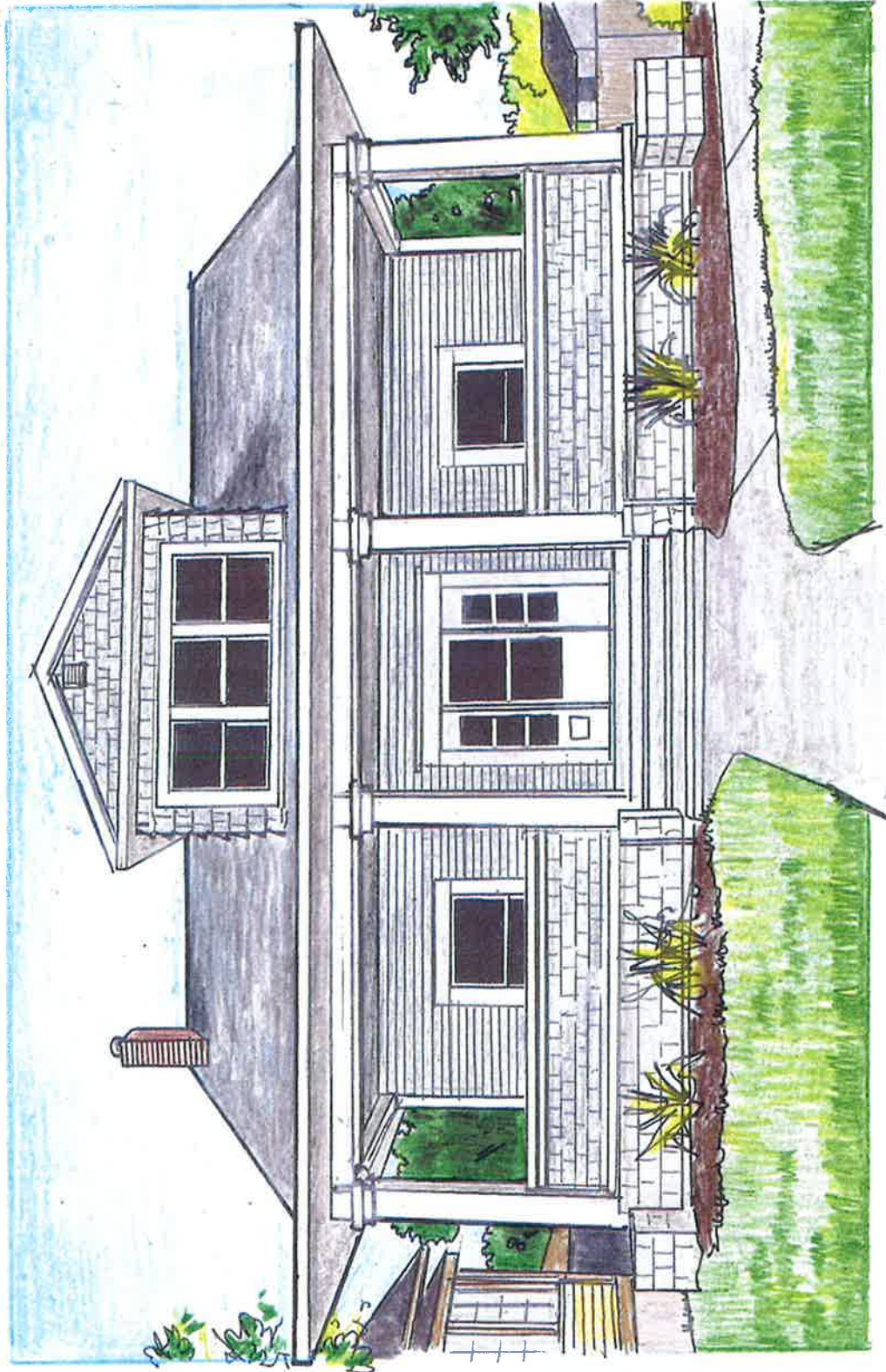
It is the understanding and intent of the subject Property Owners that the Rehabilitation works described in this document will be undertaken in a timely manner, in accordance with the guidelines and stipulations set-forth in this Conservation Plan.

It is further understood and acknowledged by the Property Owners that, in so far as they continue to own this property, they will endeavor to maintain the historic appearance of the building exterior in a manner that respects the authentic (Craftsman Bungalow) heritage character of the structure.

Periodic maintenance will be performed, as required, in order to maintain the appearance of the historic exterior facade elements.

Landscaping elements will be supported by an in-ground sprinkler system and regular landscape maintenance, as required.

APPENDIX – A FACADE ELEVATION • AFTER REHABILITATION



2904 26th Street • Vernon, BC
Exterior Rehabilitation Project

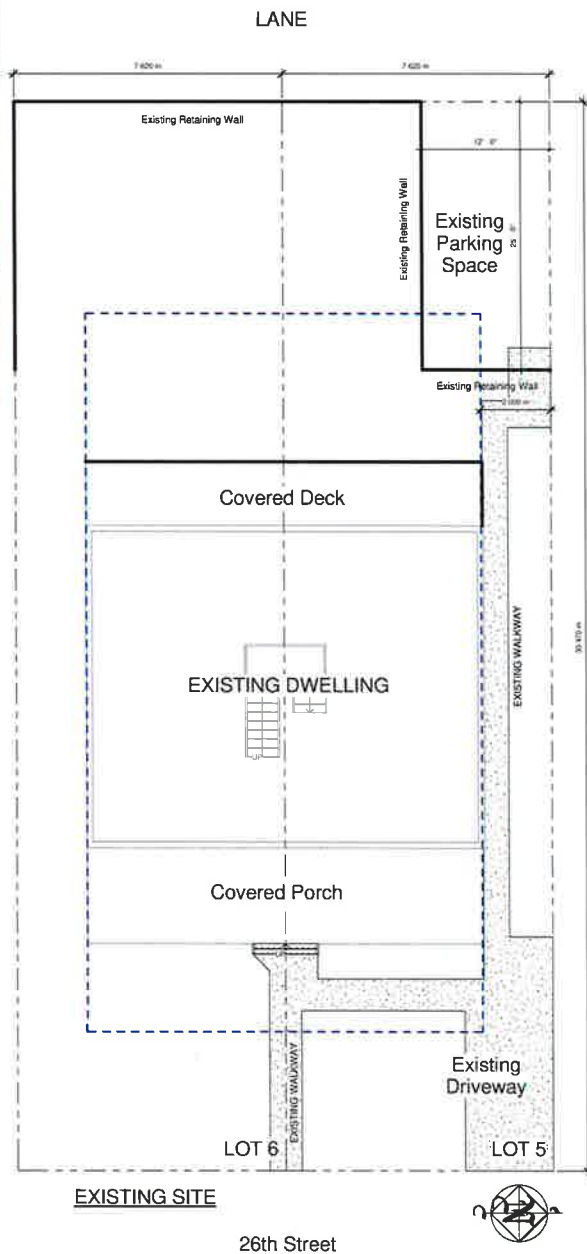
R. INWOOD • DESIGN • 2021



VICINITY MAP



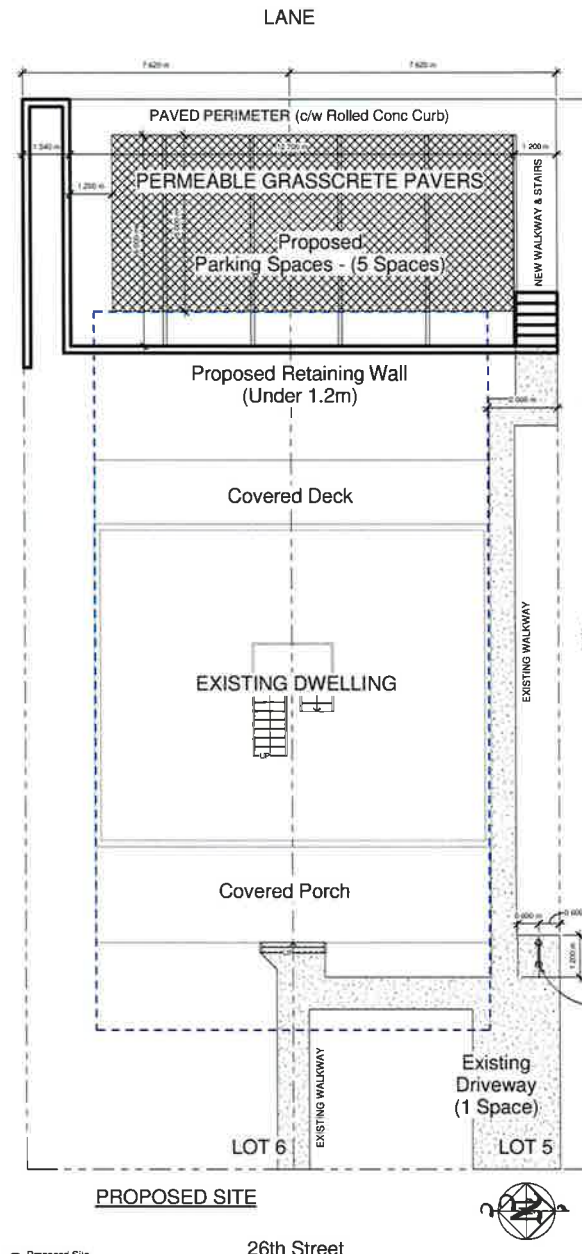
Aerial View of Site



EXISTING SITE

26th Street

① Existing Site
3/16" = 1'-0"



PROPOSED SITE

26th Street

② Proposed Site
3/16" = 1'-0"



250.307.6818 • 925RDesign.com

No. Description Date

Coverage Calculation:
 Site Area: 5000sf
 Existing Dwelling: 1110sf = 22.2% (Max 40%)
 Existing Porch & Deck: 555sf
 Existing Walkways/Parking: 291sf
 Total Existing: 846sf = 16.9%
 NEW PARKING:
 1047sf - 618sf (permeable) 429sf = 8.6%
Total Coverage: 2385sf = 47.7% (Max 50%)

PARKING REQUIREMENTS:
 Health Service = 5/100m²
 Building 103m² = 6 Spaces Required
 6 Spaces Provided
 3 Bicycle Parking Spaces
 2 Public, 1 Employee
 Occupant Load:
 4 Staff & 3 Patients

2 Bicycle Parking Spaces
 (Employee Space inside Building)

2904 26t
 Verno

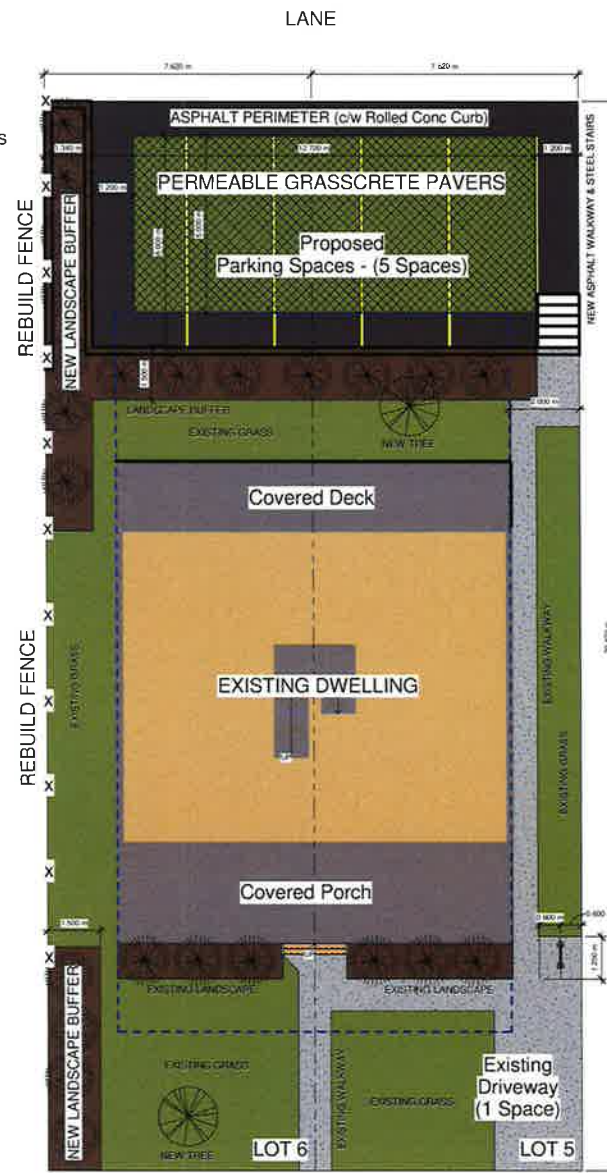
Site F

Date _____
 Drawn by _____
 Project No. _____
 Scale _____

Attachment 2

A1

****EXISTING IRRIGATION**
(Add drips to all new locations
Required)



2904 26
Vern

Landsc:

Date _____
Drawn By _____
Project No. _____
Scale _____

Attachment 3

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5754

A bylaw to amend the City of Vernon's Official
Community Plan Bylaw Number 5470

WHEREAS the Council of The Corporation of the City of Vernon has determined to amend the "Official Community Plan Bylaw Number 5470, 2013";

AND WHEREAS all persons who might be affected by this amending bylaw have, before the passage thereof, been afforded an opportunity to be heard on the matters herein before the said Council, in accordance with the provisions of Section 464 of the *Local Government Act*, and all amendments thereto;

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as **"4300 35th Avenue Official Community Plan Amendment Bylaw Number 5754, 2019"**.

2. That Schedule "A" of Official Community Plan Bylaw Number 5470 is hereby amended as follows:

That a re-alignment of the boundaries for **"Residential – Medium Density"** and **"Parks & Open Space"** occur for the following legally described land in order to accommodate an amendment to the area and location of the area to be dedicated as park and area designated as Residential – Medium Density:

Legal Description:

LOT A, PLAN KAP68832, DISTRICT LOT 70, ODYD EXCEPT PLAN KAP80911

as shown on **Schedule "A"** attached hereto and forming part of this bylaw.

3. Official Community Plan Bylaw Number 5470 is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this 27th day of May, 2019.

READ A SECOND TIME this 27th day of May, 2019.

PUBLIC HEARING held this 24th day of June, 2019.

READ A THIRD TIME this 24th day of June, 2019.

ADOPTED this day of , 2021.

Mayor

Corporate Officer



 **Proposed OCP Land Use Designation**

-  Park - Park and Open Space
-  RMD - Residential Med Density

0 55 130 Meters





THE CORPORATION OF THE CITY OF VERNON

INTERNAL MEMORANDUM

TO: W. Pearce, CAO **FILE:** 3340-20 (OCP00080)
3360-20 (ZON00326)

PC: K. Flick, Director, Community Infrastructure and Development **DATE:** October 14, 2021
K. Austin, Manager, Legislative Services

FROM: M. Faucher, Planner, Current Planning

SUBJECT: **4300 35TH AVENUE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW #5754 AND REZONING AMENDMENT BYLAW #5755 – REQUEST FOR ADOPTION**

At its Regular Meeting of May 27, 2019, Council passed the following resolution for OCP00080/ZON00326:

THAT Council support the proposed Official Community Plan amendment and concurrent rezoning of a portion of Lot A, Plan KAP68832, DL 70, ODYD Except Plan KAP80911 in order to realign the existing Official Community Plan designation of the subject property (Residential Medium Density (RMD)/Park) and to rezone the parcel from A3 – Rural Small Holdings to RM1 – Row Housing Residential and P1 – Parks and Open Space, as outlined in the report titled “Review of Official Community Plan and Zoning Amendment Applications for 4300 – 35th Avenue” dated May 15, 2019 from the Manager, Current Planning subject to a No Build, No Disturb restrictive covenant being registered on title until such time that a Development Permit and subdivision including required road dedications is ready for issuance and approval.

A Public Hearing was held for Bylaws #5754 and #5755 on June 24, 2019. Subsequently at its Regular Meeting of June 24, 2019, Council gave Third Reading to Bylaw #5754, 4300 35th Avenue Official Community Plan Amendment Bylaw #5754, 2019 – a bylaw to realign the boundaries of the subject property for Residential – Medium Density and Parks & Open Space and to Bylaw #5755, 4300 35th Avenue Rezoning Amendment Bylaw Number 5755, 2019 – a bylaw to rezone the subject property from A3 – Rural Small Holdings to RM1 – Row Housing Residential and P1 – Parks and Open Space.

The applicant has registered a No Build, No Disturb restrictive covenant on the title of the subject property (Attachment 1) fulfilling all conditions for adoption of the amending bylaws and as such, Council can consider adoption of Official Community Plan Amendment Bylaw #5754 and Zoning Amendment Bylaw #5755.

RECOMMENDATION:

THAT 4300 35th Avenue Official Community Plan Amendment Bylaw #5754, 2019 and 4300 35th Avenue Rezoning Amendment Bylaw #5755, 2019 be adopted.

ATTACHMENTS:

Attachment 1: Subject Property Map

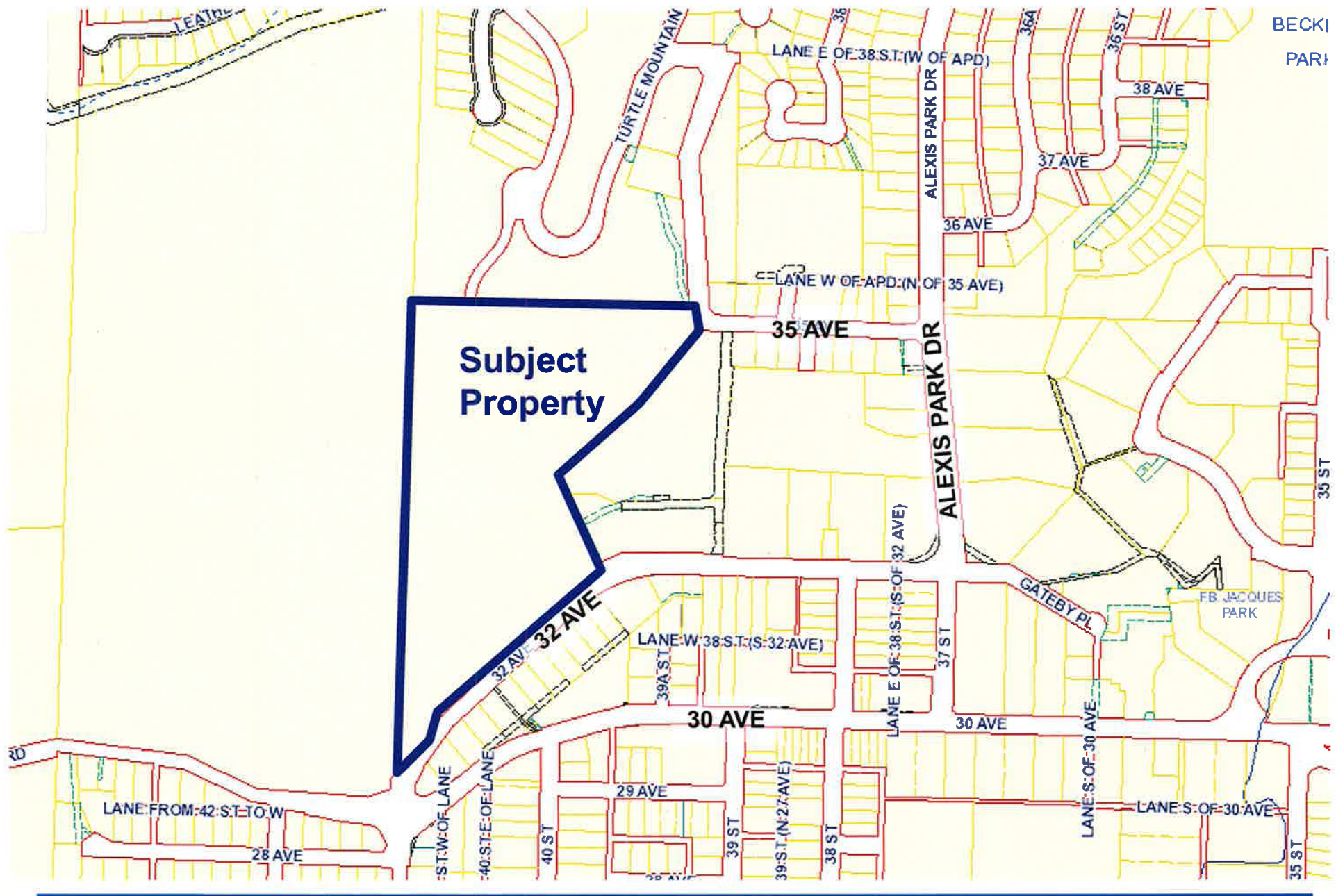
Respectfully submitted:

Oct 19 2021 9:37 AM


Matt Faucher 

Matt Faucher
Planner, Current Planning

G:\3000-3699 LAND ADMINISTRATION\3340 OFFICIAL COMMUNITY PLAN - AMENDMENTS\20 Applications\OCP00080\PROC\Rpt\211014_mf_Memo4thReadingBylawAdoption_OCP00080_ZON326.doc



BECKI
PARK

**Subject
Property**

Location Map



**Subject
Property**

Location Map - Aerial

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5755

A bylaw to amend the City of Vernon
Zoning Bylaw Number 5000

WHEREAS the Council of The Corporation of the City of Vernon has determined to amend the City of Vernon Zoning Bylaw Number 5000;

AND WHEREAS all persons who might be affected by this amendment bylaw have, before the passage thereof, been afforded an opportunity to be heard on the matters herein before the said Council, in accordance with the provisions of Section 464 of the *Local Government Act*, and all amendments thereto;

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the **"4300 35th Avenue Rezoning Amendment Bylaw Number 5755, 2019"**.
2. Pursuant to the Official Zoning Map, Schedule "A" attached to and forming part of Bylaw Number 5000, is hereby amended as follows:

That the following legally described lands be rezoned from **"A3 – Rural Small Holdings"** to **"RM1 – Row Housing Residential"** and **"P1 – Parks and Open Space"**.

Legal Description:

**LOT A, PLAN KAP68832, DISTRICT LOT 70, ODYD EXCEPT PLAN KAP80911
(4300 35th Avenue)**

and by changing the Zoning Map accordingly, all in accordance with the bolded area as shown on Schedule "A" attached to and forming part of this bylaw.

BYLAW NUMBER 5755

3. Zoning Bylaw Number 5000 is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this 27th day of May, 2019

READ A SECOND TIME this 27th day of May, 2019

PUBLIC HEARING held this 24th day of June, 2019

READ A THIRD TIME this 24th day of June, 2019

ADOPTED this day of , 2021.

Mayor:

Corporate Officer:

SCHEDULE 'A'
Attached to and Forming Part of Bylaw 5755
"4300 35th Avenue Rezoning Amendment Bylaw Number 5755, 2019"



Proposed Zoning Map

- P1 - Parks and Open Space
- RM1 - Low Rise Apt Residential

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5869

A bylaw to authorize closure and removal of the
dedication as highway located at
33 Street and 35 Avenue (adjacent to Vernon
Recreation Centre)

WHEREAS Section 40 of the *Community Charter* provides that Council may, by bylaw, close all or part of a highway and remove the dedication of a highway;

AND WHEREAS the Corporation of the City of Vernon deems it necessary to close and cancel the dedication of a portion highway for the purpose of disposal and consolidating with adjoining lands the following described road as shown and described as “Closed Road” on a reference plan to accompany this bylaw, certified by, Scott G. McPherson, B.C.L.S. 859, and completed on the 19th day of August, 2021, (hereinafter referred to as the “Plan”), a copy of which is attached hereto as Schedule “A”:

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as “**33 Street and 35 Avenue (adjacent to Vernon Recreation Centre) Road Closure Bylaw Number 5869, 2021**”.
2. That portion of the following described road:
Road Dedicated on Plan 3362, Section 3, Township 8, ODYD (792.7m²)
shown as “**Closed Road**” on the Plan is hereby stopped up and closed to traffic.
3. That the dedication as highway of the portion of the following described road:
Road Dedicated on Plan 3362, Section 3, Township 8, ODYD (792.7m²)
shown as “**Closed Road**” on the Plan be cancelled.

BYLAW NUMBER 5869

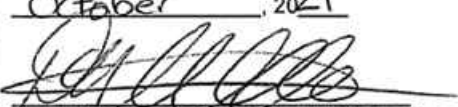
- 4. That prior to adoption of this bylaw, the Council shall cause public notice to be given by advertising once each week for two consecutive weeks in the newspaper published and circulating in the City of Vernon.
- 5. That the Mayor and Corporate Officer are hereby authorized to execute the necessary conveyance and plan on behalf of The Corporation of the City of Vernon, and generally to do all things necessary to carry out the purpose of this bylaw.
- 6. This bylaw shall take effect upon adoption thereof.

READ A FIRST TIME this 12th day of October, 2021.

READ A SECOND TIME this 12th day of October, 2021.

READ A THIRD TIME this 12th day of October, 2021.

Approved pursuant to section 41(3) of the *Community Charter* this 13 day of October, 2021



for Minister of Transportation & Infrastructure
BYLAW 5869 – 33rd St and 35th Ave/eDAS 2021-05239

ADVERTISED in the 14th and 21st days of October, 2021 issues of the Vernon Morning Star.

PUBLIC INPUT held this day of , 2021.

ADOPTED THIS day of , 2021.

Mayor

Corporate Officer

SCHEDULE 'A'

Attached hereto and forming part of Bylaw #5869

"33 Street and 35 Avenue (adjacent to Vernon Recreation Centre) Road Closure Bylaw Number 5869, 2021"

REFERENCE PLAN TO ACCOMPANY CITY OF VERNON BYLAW No. 5869 TO CLOSE AND CANCEL THE DEDICATION OF ROAD DEDICATED ON PLAN 3362, SEC 3, TP 8, ODYD

PLAN EPP114295

Pursuant to Section 120 of the Land Title Act and Section 40 of the Community Charter

BCGS 82L.024

SCALE 1 : 300



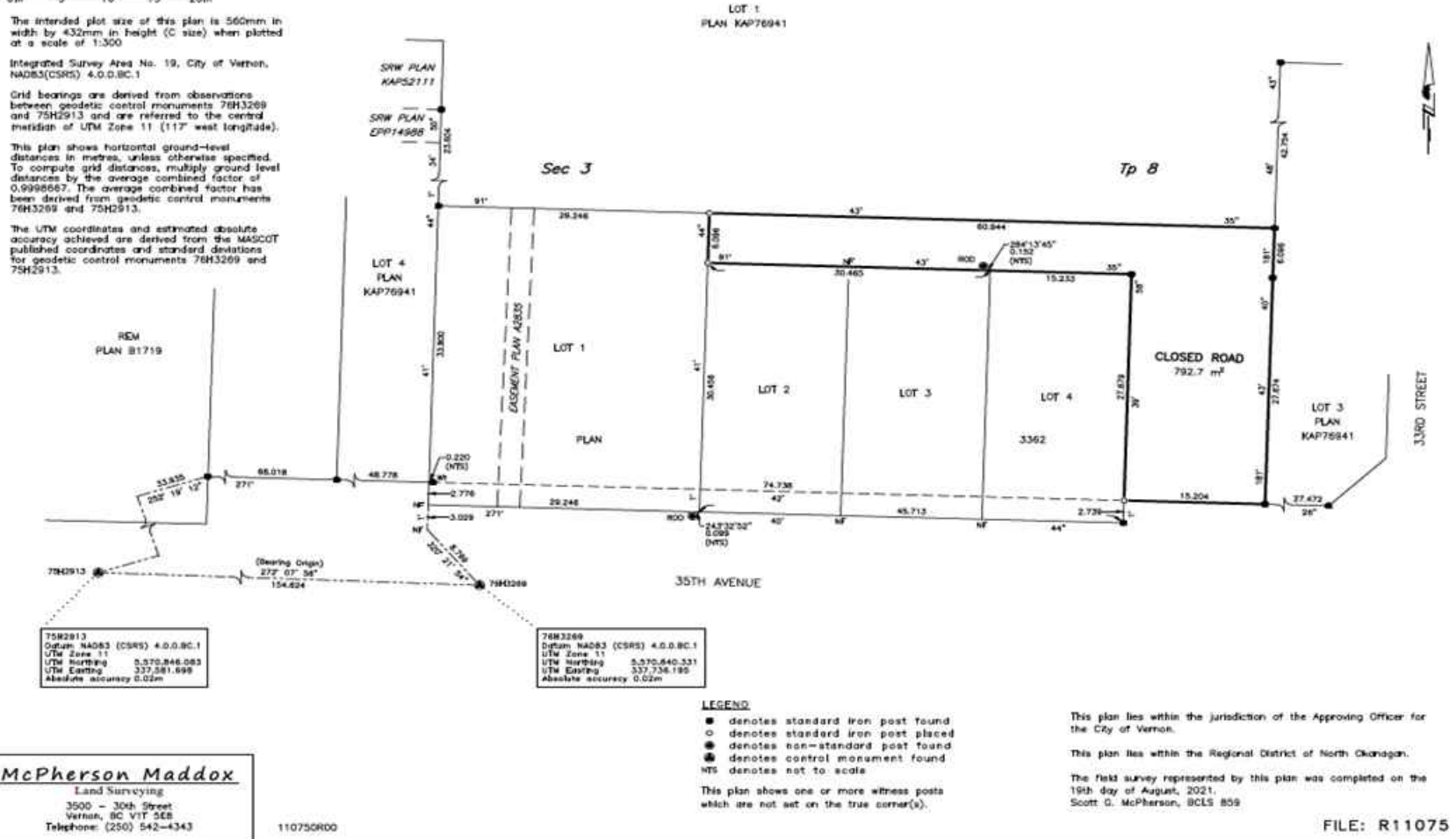
The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:300

Integrated Survey Area No. 19, City of Vernon, NAD83(CSRS) 4.0.0.BC.1

Grid bearings are derived from observations between geodetic control monuments 76H3269 and 75H2913 and are referred to the central meridian of UTM Zone 11 (117° west longitude).

This plan shows horizontal ground-level distances in metres, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9998667. The average combined factor has been derived from geodetic control monuments 76H3269 and 75H2913.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCO published coordinates and standard deviations for geodetic control monuments 76H3269 and 75H2913.



75H2913
Datum: NAD83 (CSRS) 4.0.0.BC.1
UTM Zone 11
UTM Northing: 5,370,846.083
UTM Easting: 337,581.699
Absolute accuracy 0.02m

76H3269
Datum: NAD83 (CSRS) 4.0.0.BC.1
UTM Zone 11
UTM Northing: 5,370,640.531
UTM Easting: 337,736.190
Absolute accuracy 0.02m

LEGEND
 ● denotes standard iron post found
 ○ denotes standard iron post placed
 ● denotes non-standard post found
 ● denotes control monument found
 NTS denotes not to scale
 This plan shows one or more witness posts which are not set on the true corner(s).

This plan lies within the jurisdiction of the Approving Officer for the City of Vernon.
 This plan lies within the Regional District of North Okanagan.
 The field survey represented by this plan was completed on the 19th day of August, 2021.
 Scott G. McPherson, BCLS B59

McPherson Maddox
 Land Surveying
 3500 - 30th Street
 Vernon, BC V1T 5E8
 Telephone: (250) 542-4343

11075OR00

FILE: R11075

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5870

A bylaw to amend the City of Vernon “Tax Exemption Bylaw Number 5713, 2018”

WHEREAS it is the intention of the Council of the Corporation of the City of Vernon to amend the City of Vernon Tax Exemption Bylaw Number 5713, 2018.

NOW THEREFORE the Council of the Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

This bylaw may be cited as the City of Vernon “**Tax Exemption Amendment Bylaw Number 5870, 2021**”.

1. Schedule “C” of the City of Vernon “Tax Exemption Bylaw Number 5713, 2018” is amended in the following manner:

A. **Amend** ‘Social Services Properties’ category to **Add** the following shown in **RED** on attached Schedule ‘1’:

- i. Kindale Developmental Association – B-2814 44 Avenue
- ii. Upper Room Mission – 2708 34 Street
- iii. Vernon Elks Lodge #45 – 3103 30 Street
- iv. Vernon Native Housing Society – 5545 27 Avenue
- v. Turning Points Collaborative Society – 3214 35 Street
- vi. Turning Points Collaborative Society – 3412 28 Avenue
- vii. Turning Points Collaborative Society – 3102 37 Avenue
- viii. Turning Points Collaborative Society – 2700 35 Street
- ix. Turning Points Collaborative Society – 3905 30 Avenue
- x. Turning Points Collaborative Society – 3912 30 Avenue
- xi. Habitat for Humanity Okanagan – 5-4100 25 Avenue
- xii. North Okanagan Valley Gleaners Society – 4405 29 Street
- xiii. Doris Linemayr/Vernon Book Volunteers Society – 35-100 Kalamalka Lake Road

B. **Amend** 'Social Services Properties' category to **Delete** the following shown in **RED** on attached Schedule '1':

- i. Governing Council of the Salvation Army in Canada – 3102 29 Avenue
- ii. N.O. Foundation for the Mentally Handicapped (Vernon & District Association for Community Living) – 1812 22 Street
- iii. Turning Points Collaborative Society – 2307 43 Street

C. **Amend** 'Social Services Properties' category to **Update** the following shown in **RED** on attached Schedule '1':

- i. N.O. Foundation for the Mentally Handicapped (Vernon & District Association for Community Living) – 4240 Alexis Park Drive - update from a partial exemption to full 100% exemption for the entire property.

2. Schedule "D" of the City of Vernon "Tax Exemption Bylaw Number 5713, 2018" is amended in the following manner:

A. **Amend** 'Cultural Services Properties' category to **Add** the following shown in **RED** on attached Schedule '2':

- i. Arts Council of the North Okanagan – A2704 Highway 6

3. Schedule "F" of the City of Vernon "Tax Exemption Bylaw Number 5713, 2018" is amended in the following manner:

A. **Amend** 'Mixed and Unique Properties' category to **Update** the following shown in **RED** on attached Schedule '3':

- i. City of Vernon – Recreation Complex (Boys and Girls Club – Centennial Building) – 3600 33 Street – update from 80% exemption of the entire property to 100% exemption for Class 6 assessment only.

4. Schedule "A" of the City of Vernon "Tax Exemption Bylaw Number 5713, 2018" is amended in the following manner:

A. **Amend** ‘Places of Worship Properties’ category to **Delete** the following shown in **RED** on attached Schedule ‘4’:

- i. Vernon Gospel Chapel – 4106 Pleasant Valley Road

5. Schedules “G” and “AA” of the City of Vernon “Tax Exemption Bylaw Number 5713, 2018” are **Deleted**.

6. **Amend** Schedules “A” (Places of Worship Properties), “C” (Social Services Properties), and “F” (Mixed and Unique Properties) of the City of Vernon “Tax Exemption Bylaw Number 5713, 2018” to make the following housekeeping changes shown in **RED** on attached Schedules ‘1’, ‘3’ and ‘4’:

- A. Remove references to past phased-in exemptions for properties where the exemption has reached the maximum permitted;
- B. Amend Roll Numbers as required;
- C. Change the Registered Owner from ‘Vernon Women’s Transition House Society’ to ‘Archway Society for Domestic Peace’;
- D. Change the Registered Owner from ‘Elim Tabernacle’ to ‘Alexis Park Church’.

7. “Tax Exemption Bylaw Number 5713, 2018” is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this 12th day of October, 2021.

READ A SECOND TIME this 12th day of October, 2021.

READ A THIRD TIME this 12th day of October, 2021.

ADOPTED this day of , 2021.

Mayor

City Clerk

Schedule 1
Attached to and forming part of
"Tax Exemption Amendment Bylaw Number 5870, 2021"

Schedule "C"

**TAX EXEMPT
SOCIAL SERVICES PROPERTIES
100% EXEMPTION: 2019 - 2024 TAXATION YEARS**

P.I.D. NO.	ROLL NO.	LEGAL DESCRIPTION/ CIVIC ADDRESS	REGISTERED OWNER/ LESSEE	Restrictions/Limitations
010-315-802	0F3907.004 03907.001	Lot 1, Plan 5367 3511 – 27 th Avenue	Abbeyfield Houses of Vernon Society	except the W. 85'
002-559-382	00090.000	Lot 21 Block 4 Plan 327 3305 27 Street	Canadian Mental Health Association	
002-435-225	01399.000	LT 38-39 BLK 71 PL 327 3003 28 Avenue	Canadian Mental Health Association	2018 – 33% Exemption 2019 – 67% Exemption 2020 – 100% Exemption
025-584-669	01445.000	Lot 1, Plan KAP72804 3100 – 28 th Avenue	Canadian Mental Health Association	
001-660-853	03384.000	LT 5 PL 4671 3405 Okanagan Ave	Canadian Mental Health Association	
005-313-660	03821.006	Lot B, Plan 25842 3605 – 24 th Avenue	Canadian Mental Health Association	
009-739-505	03826.001	LT AMD2 PI 9095 3610 25 Avenue	Canadian Mental Health Association	2018 – 33% Exemption 2019 – 67% Exemption 2020 – 100% Exemption
009-982-311	04230.001	LT 2 PL 7462 SEC 3 4206 Alexis Park Dr.	Canadian Mental Health Association	
018-742-122	04487.034	LT 17 PL KAP52193 SEC 11 2201 53 Ave	Canadian Mental Health Association	
002-319-209	00980.020	Lot 2 Plan KAS405 Sec 34 3107C 31 st Avenue	Community Dental Access Centre	2019 – 33% Exemption 2020 – 67% Exemption 2021 – 100% Exemption
012-413-267 012-413-305	01353.000	Lots 6 and 7, Blk 70 Plan 327 2902 – 29 th Avenue	First Nations Friendship Centre Inc.	
012-413-321 012-413-372	01355.000	Lots 8 and 9, Blk 70 Plan 327 2904 – 29 th Avenue	First Nations Friendship Centre Inc.	
026-599-881	04484.005	Lot 1 Plan KAP80438	Good Samaritan Canada - Vernon	

		4904 20 Street		
026-599-899	04484.010	Lot 2 Plan KAP80438 4900 20 Street	Good Samaritan Canada - Vernon	100% Exemption Only on 40 Assisted Living Units
028-179-200	03831.101	Lot 1 Plan KAS3786 D.L. 71 1, 4100 – 25 Avenue	Kindale Developmental Association	
028-179-218	03831.102	Lot 2 Plan KAS3786 D.L. 71 2, 4100 – 25 Avenue	Kindale Developmental Association	
028-179-251	03831.106	Lot 6 Plan KAS3786 D.L. 71 6, 4100 – 25 Avenue	Kindale Developmental Association	
025-845-462	05482.010	LT 4 PL KAP74893 902 35 Avenue	Kindale Developmental Association	
004-794-656	06133.020	Lot 9, Plan 27573 1340 Polson Drive	Kindale Developmental Association (Seaton Centre)	except Plan KAP50834
018-895-093	02357.005	Lot A, Plan KAP52943 2400 46 Avenue	North Okanagan Community Life Society	
004-621-042	02563.010	LT 1 PL 28199 SEC 2 4102 Pleasant Valley Rd	North Okanagan Community Life Society	
005-099-668	06049.004	Lot 2 Plan 26573 Sec 2 3917 13 th Street	North Okanagan Community Life Society	2019 – 33% Exemption 2020 – 67% Exemption 2021 – 100% Exemption
023-021-411	07090.036	LT 18 PL KAP54269 5813 Richfield Pl	North Okanagan Community Life Society	
012-307-556	02672.001	PL B7411 Section 2 4608 20 th Street	North Okanagan Community Life Society	2021 – 33% Exemption 2022 – 67% Exemption 2023 – 100% Exemption
008-712-867	01205.000	Lot 22, Plan 223 2802 – 34 th Street	North Okanagan Neurological Association	except Plan 38812
029-933-315	01207.002	LT A PL 8043 3405 28 th Avenue	North Okanagan Neurological Association (Club House)	2018 – 33% Exemption 2019 – 67% Exemption 2020 – 100% Exemption
012-440-221 012-440-230 012-440-264 012-440-281 012-440-299 012-440-302	00963.000	Lot 15-20 Blk 59 Plan 327 3100 - 32 nd Ave	North Okanagan Youth & Family Services Society	
011-000-147 011-000-155	01921.000 01922.000	Lots 5 & 6, Plan 2488 4107 & 4109 – 27 th Street	North Okanagan Youth & Family Services Society (Mara House)	

025-181-955	04048.018	Lot 1, Plan KAP70089 3003 Gateby Place	Okanagan Commemorative Pioneer Cultural Society (Columbus Court)	
023-572-451 023-572-477	01552.105 01552.110	Lots 1 and 2, Plan KAP57866 3400 - 3402 – 27 th Avenue	People Place Society	
010-167-919 010-167-943	01382.000	Lot 17 & 18, Blk 71 Plan 327 3102 – 29th Avenue	Governing Council of the Salvation Army in Canada (Salvation Army Thrift Store)	
026-604-531	04490.010	LT A PL KAS2975 #1 – 5400 24 St	Governing Council of the Salvation Army in Canada (24 th Street Store)	
007-063-628	02672.002	Lot A, Plan 22159 4607 23 Street	N.O. Foundation for the Mentally Handicapped (Vernon & District Association for Community Living – Day Program)	61% Exemption Only 61% of building is used. The other 39% is rented to Provincial Gov't, Ministry of Conservation.
003-820-882	03787.012	LT A PL 30993 4217 16 Avenue	N.O. Foundation for the Mentally Handicapped (Vernon & District Association for Community Living - Hawthorn House)	
012-522-562	03925.000	LT 27 PL 324 3601 27 Avenue	N.O. Foundation for the Mentally Handicapped (Vernon & District Association for Community Living - ACT)	
009-461-272	04159.021	Lot AM 3 Plan 12167 3601 36A Street	N.O. Foundation for the Mentally Handicapped (Vernon & District Association for Community Living – Centerpoint)	
011-093-510	04230.100	Section 4, Plan B6920 4240 Alexis Park Drive	N.O. Foundation for the Mentally Handicapped (Vernon & District Association for Community Living - Venture Training Centre)	One (1) acre of land and all improvements located on the whole of the lands, as shown attached to this bylaw as Schedule "AA" Entire property – 100% Exemption
006-359-191	06011.000	LT 10 PL 24894 1812-22 Street	N.O. Foundation for the Mentally Handicapped (Vernon & District Association for Community Living – Willow House)	
024-734-799	04048.040	Lot A, Plan KAP66411 3505 – 30 th Avenue	Schubert Centre Society	
025-832-689	01578.001	LT 7 PL KAS2234 3301 24 Avenue	Turning Points Collaborative	
009-941-479	01941.003	Lot 3 Plan 7721 Sec 3 2500 43rd Avenue	Turning Points Collaborative	2019 – 33% Exemption 2020 – 67% Exemption 2021 – 100% Exemption

012-612-375	03840.100	Lot 10 Plan B4761 2307 – 43rd Street	Turning Points Collaborative	
012-523-445	03859.000	PL 324 DL 71 3502 27 Ave	Vernon & District Community Land Trust Society	
005-632-978	01538.000	LT 18 BLK 80 PL 327 3405 27 Ave	Vernon Upper Room Mission Society	
023-500-174	01539.000	Lot A, Plan KAP57381 3403 – 27 th Avenue	Vernon Upper Room Mission Society	
026-823-284	03856.001	Lot A, Plan KAP82039 3506 – 27 th Avenue	Vernon & District Hospice Society	
017-472-458	00060.000	Lot A, Plan KAP45772 3307 – 26 th Street	Vernon & District Association for Community Living (Group Homes)	
009-511-512	03959.000	Lot A, Plan 39103 2803 – 39 th Street	Vernon & District Association for Community Living (Group Homes)	
027-553-230	03805.008	Lot 2 Plan KAP86913 4305 19 th Avenue	Vernon Native Housing Society	
011-340-177 012-828-505 012-828-521 012-828-530	03917.000	Plan B4090, D.L. 71 2808 – 35 th Street	Vernon Restholm Association	Except Part of Plan 24042, and Parcel B, Plan B4090
018-476-317	00570.001	Block 28, Sect 34, Plan 327 2603-26 th Street	Vernon Women's Transition House Society Archway Society for Domestic Peace	
009-550-631	02464.000	Lot 2, Plan 10573 3502 – 19 th Street	Vernon Women's Transition House Society (2 nd Stage) Archway Society for Domestic Peace	
008-648-123	02270.000	Lot 1, Plan 16425 B-2814 – 44 th Avenue	Kindale Developmental Association	Unit B Only 2022 – 33% Exemption 2023 – 67% Exemption 2024 – 100% Exemption
012-584-908	01522.000	Plan B6883 2708 – 34 th Street	Upper Room Mission	2022 – 33% Exemption 2023 – 67% Exemption 2024 – 100% Exemption
012-441-121	01016.000	Lot 15-16, Block 60, Plan 327 3103 – 30 th Street	Vernon Elks Lodge #45	2022 – 33% Exemption 2023 – 67% Exemption 2024 – 100% Exemption
010-239-481	07399.400	Lot 1, Plan 5914	Vernon Native Housing Society	2022 – 33% Exemption

		5545 – 27 th Avenue		2023 – 67% Exemption 2024 – 100% Exemption
010-756-540	00872.000	Lot 5, Plan 3695 3214 – 35 th Street	Turning Points Collaborative Society	2022 – 33% Exemption 2023 – 67% Exemption 2024 – 100% Exemption
004-042-077	01528.000	Lot 8, Block 80, Plan 327 3412 – 28 th Avenue	Turning Points Collaborative Society	2022 – 33% Exemption 2023 – 67% Exemption 2024 – 100% Exemption
003-984-176	01849.000	Lot 2, Block 42, Plan 327E 3102 – 37 th Avenue	Turning Points Collaborative Society	2022 – 33% Exemption 2023 – 67% Exemption 2024 – 100% Exemption
005-058-961	03905.001	Lot 2, Plan 12578 2700 – 35 th Street	Turning Points Collaborative Society	2022 – 33% Exemption 2023 – 67% Exemption 2024 – 100% Exemption
027-333-558	03979.007	Lot 2, Plan KAP85565 3905 – 30 th Avenue	Turning Points Collaborative Society	2022 – 33% Exemption 2023 – 67% Exemption 2024 – 100% Exemption
007-770-979	04009.000	Lot 1, Plan 20644 3912 – 30 th Avenue	Turning Points Collaborative Society	2022 – 33% Exemption 2023 – 67% Exemption 2024 – 100% Exemption
028-179-242	03831.105	Lot 5, Plan KAS3786 5-4100 – 25 th Avenue	Habitat for Humanity Okanagan	100% Exemption
005-327-415	02276.001	Lot A, Plan 25714 4405 – 29 th Street	North Okanagan Valley Gleaners Society	20% Exemption
025-396-803	06164.047	Lot 47, Plan KAS2385 35-100 – Kalamalka Lake Road	Doris Linemayr Vernon Book Volunteers Society	100% Exemption

Schedule 2

Attached to and forming part of
"Tax Exemption Amendment Bylaw Number 5870, 2021"

Schedule "D"

**TAX EXEMPT
CULTURAL SERVICES PROPERTIES
75% EXEMPTION: 2019 - 2024 TAXATION YEARS**

P.I.D. NO.	ROLL NO.	LEGAL DESCRIPTION/ CIVIC ADDRESS	REGISTERED OWNER/ LESSEE	Restrictions/Limitations
016-367-804	01826.010	Lot A, Plan 43645 2901 – 35 th Avenue	Powerhouse Theatrical Society	
001-796-518 001-795-660	02868.000 02869.000	Lot 10 Block 3 Plan 384 Lot 1 Plan 35603 1705 – 32 nd Avenue	Vernon Community Music School Association	
	00635.002	Plan KAP372C A-2704 Highway 6	Arts Council of the North Okanagan	

Schedule 3

Attached to and forming part of
 "Tax Exemption Amendment Bylaw Number 5870, 2021"

Schedule "F"

**TAX EXEMPT
 MIXED AND UNIQUE PROPERTIES: 2019 - 2024 TAXATION YEARS**

P.I.D. NO.	ROLL NO.	LEGAL DESCRIPTION/ CIVIC ADDRESS	REGISTERED OWNER/ LESSEE	Restrictions/Limitations
009-618-121	02366.003	LT 4 PL 10156 SEC 3 2500 46 Avenue	Army Navy & Air Force Veterans	100% Exemption Class 08 Only
026-127-598	04135.010 04135.015	Lot 1, Plan KAP76941 3400 – 39 th Avenue	City of Vernon - Recreation Complex (Vernon Curling and Athletic Club)	100% Exemption
026-127-598	04135.010 04135.013	Lot 1, Plan KAP76941 3310 – 37 th Avenue	City of Vernon – Recreation Complex (Vernon Senior Citizens' Society - Halina Seniors Centre)	100% Exemption
026-127-598	04135.010	Lot 1, Plan KAP76941 3600 – 33 rd Street	City of Vernon – Recreation Complex (Boys and Girls Club - Centennial Building)	2019 – 93% Exemption 2020 – 87% Exemption 2021 – 80% Exemption 100% Exemption on Class 6 Only
005-511-925	04486.000	LT 2 PL 939 5104 20 St	Rita Bos (Heronry Protection Covenant KF114463)	100% Exemption on 40% Taxes
025-796-071	01850.002	LT A PL KAP74360 3104 37 Avenue	Okanagan Boys and Girls Clubs (Teen Junction)	2018 – 33% Exemption 2019 – 67% Exemption 2020 – 100% Exemption
011-179-520	07815.000	Plan B7940, D.L. 6 7811 & 7813 Okanagan Landing Road	Okanagan Landing & District Community Association	Encompassing the Community Hall, Heritage House, and the North Okanagan Sailing Association facilities and fencing shown outlined in black on Schedule "AB" attached.
N/A	07871.000	DL 2167 7815 Okanagan Landing Road	Okanagan Landing & District Community Association	Foreshore - Water Lease No. 334796 100% Exemption
025-863-851 025-863-860 025-863-878	04487.047 04487.048 04487.049	Lot 7 - 9, Plan KAS2607 107, 108, 109 - 2200 53 rd Avenue	Southland Development Corp & Urban Pacific Real Estate Corp. (Heronry - 53 Ave)	100% Exemption
008-256-993	02676.002	That part of Lot 2, Plan 18333 1905 – 47 th Avenue	St. John Ambulance	75% Exemption

009-432-663	02255.007	LT 1 PL 12430 4306 25 Street	Sunnyvale Resthome Society	33% Exemption
009-432-671	02255.009	LT 2 PL 12430 4308 25 Street	Sunnyvale Resthome Society	33% Exemption
004-701-071	02255.015	Lot A, Plan 27754 4304 – 25 th Street	Sunnyvale Resthome Society	33% Exemption
012-443-441	01067.000	Lot 17 Block 62 Plan 327 3102 – 31 st Avenue	Vernon & Area Pro Life Society	92.5% Exemption
004-741-048	01196.001	Lot 1, Plan 27701 3400 Coldstream Avenue	Vernon Pensioners Accommodation Society (McCulloch Court)	33% Exemption

Schedule 4

Attached to and forming part of
 “Tax Exemption Amendment Bylaw Number 5870, 2021”

Schedule “A”

**TAX EXEMPT
 PLACES OF WORSHIP PROPERTIES
 100% EXEMPTION: 2019 - 2024 TAXATION YEARS**

P.I.D. NO.	ROLL NO.	LEGAL DESCRIPTION/ CIVIC ADDRESS	REGISTERED OWNER/ LESSEE	Restrictions/Limitations
006-380-808 006-380-816 006-380-824 006-380-832 006-380-859	05560.000	Lots 8 to 12, Plan 23514 3906 – 35 th A Street	Elim Tabernacle (Alexis Park Church) Alexis Park Church	
024-132-225	00093.000	Lot 1, Plan KAP61697 3201, 3205 & 3301 – 27 TH Street	Synod Diocese of Kootenay (All Saints Anglican Church)	
026-133-199	05480.000	Lot 1, Plan KAP76994 3605 – 12 th Street	Christian Reformed Church of Vernon	That Part of Lot 1, Plan 17780 further described by a metes and bounds description on Schedule "I" attached hereto and forming part of this bylaw
006-671-489	06464.000	Lot B, Plan 22949 4300 Bella Vista Road	Church of God of Prophecy of Canada (Bella Vista Church of God)	That Part of Lot B, Plan 22949 commencing at the north easterly corner of Lot B, thence ± 62.79 ^m south along the easterly boundary of said Lot, thence ± 30.05 ^m in a south westerly direction parallel to the north westerly boundary of said Lot; thence north ± 62.79 ^m in a direction parallel to the easterly boundary; thence easterly ± 30.05 along the north westerly boundary of said Lot, to the point of commencement, as shown attached to this bylaw as Schedule “J”
004-408-951	05287.003	Lot B, Plan 29117 3412 – 15 th Avenue	Emmanuel Fellowship Baptist Church	
008-257-442	01975.000	Lot 1, Plan 18324 3910 – 27A Street	Faith Baptist Church Trustees	
012-469-084	02007.000	LT 5 BLK 3 PL 383MV 3909 28 St	Faith Baptist Church of Vernon	Lot 5, Block 3, Plan 363MV, registered in the name of Faith Baptist Church of Vernon, having and address of 3909 28 St, Vernon, British Columbia as shown attached to this bylaw as Schedule “K”

012-570-141	02997.000	Lot 8, Plan B1693 1406 – 32 nd Avenue	First Baptist Church	That Part of Lot 8, Plan B1693, except Parcels B5755, 15648 and 23894, described as commencing at the north east corner of said Lot; thence south \pm 61.47 ^m along the easterly boundary of said Lot; thence \pm 14.02 ^m west along the south boundary of said Lot; thence north \pm 61.47 ^m in a direction parallel to the east boundary of said Lot; thence east along the north boundary for a distance of \pm 14.02 ^m to the point of commencement, as shown attached to this bylaw as Schedule “L”
026-360-993	02264.007	Lot A, Plan KAP78630 4312 – 25 th Street	Canadian Mission Board of the German Church of God of Thedominion (German Church of God)	
009-453-822	03709.001	Lot 1, Plan 11847 1506 – 35 th Street	The Church of Jesus Christ of Latter-day Saints in Canada	That Part of Lot 1, Plan 11847 described by a metes and bounds description as shown on Schedule "M" attached hereto and forming part of this bylaw
011-342-471	00866.000	Plan B661, District Lot 72 3701 – 32 nd Avenue	Knox Presbyterian Church (Vernon) Trustees (Knox Presbyterian Church)	
009-640-479	07357.550	Lot 3, Plan 9738 6525 Okanagan Landing Road	Living Word Lutheran Church	Lot 3, Plan 9738, except for that part commencing at the northeast corner of said Lot; thence south easterly along the easterly boundary for a distance of \pm 48.164m; thence south westerly in a direction perpendicular to the easterly boundary of said Lot for a distance of \pm 42.930m to the westerly boundary; thence north westerly along the westerly boundary for a distance of \pm 74.714m to Vernon Creek; thence north easterly for a distance of \pm 3.499m; thence south easterly for a distance of \pm 49.679m to the point of commencement, as shown attached to this bylaw as Schedule “N”
003-604-381	02565.020	Lot 4, Plan 31801 4203 Pleasant Valley Road	New Apostolic Church of Canada	That Part of Lot 4, Plan 31801 commencing at the north west corner of said Lot 4, \pm 31.05 ^m in an easterly direction along the northerly boundary of said Lot; thence \pm 14.79 ^m in a south westerly direction along the easterly boundary of said Lot; thence \pm 30.87 ^m in a direction parallel to the northerly direction of said Lot; thence \pm 14.79 ^m in a northerly direction along the west boundary of

				said Lot to the point of commencement, as shown attached to this bylaw as Schedule "O"
018-376-347	03714.025	Lot 1, Plan KAP50463 3800 Commonage Crescent	North Okanagan Sikh Cultural Society of Vernon	Except that part shown attached to this bylaw as Schedule "P"
004-408-942	05287.002	Lot A, Plan 29117 1424 Mission Road	Jehovah's Witnesses Church OK Assembly	That Part of Lot A, Plan 29117 except for that part deemed for residential use and described by a metes and bounds description as shown on Schedule "Q" attached hereto and forming part of this bylaw
004-003-861 004-003-845	04092.000	Lots 35 and 36, Plan 459 3016 – 37 th Street	Priestly Society of St. Pius X (Our Lady of Peace)	
008-211-795	06029.001	Lot 2, Plan 18765 1204 – 30 th Avenue	Peace Lutheran Church	That Part of Rem. of Lot 2, Plan 18765 further described by a metes and bounds description on Schedule "R" attached hereto and forming part of this bylaw
023-443-308	00844.005	Lot A, Plan KAP57034 3303 – 32 nd Avenue	Governing Council of the Salvation Army Can West (Salvation Army Community Church)	
003-002-446	01913.110	Lot 8, Plan 34125 2306 – 40 th Avenue	Slavic Christians of Evangelical Faith	That Part of Lot 8, Plan 34125, commencing at the north easterly corner of Lot 8, Plan 34125 thence south along the easterly boundary of said Lot, for a distance of $\pm 99.0^m$; thence west along the southerly boundary of said Lot, for a distance of $\pm 27.17^m$; thence north in a direction parallel to the easterly boundary of said Lot for a distance of $\pm 92.84^m$; thence $\pm 28.3^m$ in an easterly direction along the arc as part of the north boundary of said Lot adjacent to 40 Avenue, to the point of commencement, as shown attached to this bylaw as Schedule "S"
024-795-097	00517.000	Lot A, Plan KAP66933 2607 – 27 th Street	Roman Catholic Bishop of Kamloops (St. James Roman Catholic Church)	
011-025-433	02546.000	Lot 2, Plan 2425 2210 – 40 th Avenue	Ukrainian Catholic Church	That Part of Lot 2, Plan 2425, except Plans 13402 and 34125, except that part described as commencing at the south west corner of Remainder of Lot 2, Plan 2425 thence $\pm 65.23^m$ north along the westerly boundary of said Lot; thence $\pm 59.19^m$ east in a direction parallel to the southerly boundary to a point on the east boundary of said Lot; thence south $\pm 65.23^m$ along the easterly boundary of said Lot; thence

				west for a distance of $\pm 59.19^m$ along the southerly boundary of said Lot to the point of commencement, as shown attached to this bylaw as Schedule "T"
003-197-361	04158.100	Lot 1, Plan 33437 3300 Alexis Park Drive	The Trustees of the Congregation of Trinity United Church	Lot 1, Plan 33437, registered in the name of the Trustees of the Congregation of Trinity United Church, having an address at 3300 Alexis Park Drive, Vernon, British Columbia (PID: 003-197-361), as shown attached to this bylaw as Schedule "U". (Bylaw 5519)
016-334-345	01920.010	Lot 1, Plan 43588 4105 – 27 th Street	Ukrainian Greek Orthodox Church	Commencing at the southwest corner of said Lot 1, Plan 43588; thence north along the westerly boundary (which is also the easterly boundary of 27 th Street), for a distance of $+ 24.750m$; thence east for a distance of $\pm 66.970m$ in a direction parallel to the south boundary of said Lot; thence south for a distance of $\pm 24.750m$ in a direction parallel to the west boundary of said Lot (which is also the west boundary of 26 th Street); thence west for a distance of $\pm 66.932m$ to the point of commencement (which is also the north boundary of 41 st Avenue), as shown attached to this bylaw as Schedule "V"
023-051-019	02245.005	Lot 1 Plan KAP54577 4301 27 Street	Christian and Missionary Alliance (Vernon Alliance Church)	
002-635-569	02249.000	Plan B1146 Section 3 4305 27 Street	Christian and Missionary Alliance (Vernon Alliance Church)	
024-367-648	02253.000	Lot 1, Plan KAP63560 2601 – 43 rd Avenue	Christian and Missionary Alliance (Vernon Alliance Church)	
002-697-556	06099.020	Strata Lot 19, Plan KAS 112 #19 – 2200 – 40 th Street	Trustees Vernon Christadelphian	
010-946-837	02402.000	Lot 8 Plan 3020 4507 – 29 th Street	Vernon Christian Fellowship	
005-079-985	04451.002	Lot 1, Plan 26611 4506 – 29 th Street	Vernon Christian Fellowship	
003-931-374	02534.007	Lot 4, Plan 27846 4107 Pleasant Valley Road	Vernon Church of Christ	That Part of Lot 4, Plan 27846 commencing at the north west corner of Lot 4, Plan 27846; thence $\pm 19.95^m$ in a north east direction along the westerly boundary of said Lot adjacent to Pleasant Valley Road; thence in a south east direction parallel to the north easterly boundary of said Lot for a

				distance of $\pm 48.77^m$; thence in a north easterly direction parallel to the westerly boundary for a distance of $\pm 24.04^m$; thence southerly along the easterly boundary of said Lot for a distance of $\pm 49.06^m$; thence in a westerly direction $\pm 31.61^m$; thence north westerly for a distance of $\pm 51.97^m$ to the point of commencement, as shown attached to this bylaw as Schedule "W"
023-068-175	03820.005	Lot 1, Plan KAP54724 3508 – 25 th Avenue	Pentecostal Assemblies of Canada (Vernon Family Church)	
008-939-594	07401.340	Lot 1, Plan 14491 5871 Okanagan Landing Road	Vernon Full Gospel Tabernacle Inc.	Lot 1, Plan 14491 to the extent of 7,581 square meters, representing seven times the footprint of the building with regard to land plus the improvements, as shown attached to this bylaw as Schedule "X"
004-621-077	02563.015	Lot 2, Plan 28199 4106 Pleasant Valley Road	Vernon Gospel Chapel	
011-379-111	07433.200	Plan 1689, DL 69 4895 Bella Vista Road	Vernon Japanese Cultural Society	
010-705-457	03725.000	LT 6 PL 3850 3414 17 Ave	Vernon Muslim Association	Lot 6, Plan 3850 District Lot 73 ODYD Except Plan KAP81240, being registered in the name of the Vernon Muslim Association, having an address at 3414 17 Ave, Vernon, British Columbia, as shown attached to this bylaw as Schedule "Y"



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF

THE TRANSPORTATION ADVISORY COMMITTEE MEETING

HELD THURSDAY, OCTOBER 17, 2019

OKANAGAN LAKE ROOM

PRESENT: VOTING

Terry Dyck, Sustainable Environment Network Society
David Frost, Community at Large (background in disability/mobility impaired)
Susan Novecoski, Senior's Representative
Susan Lehman, Executive Director, Downtown Vernon Association
David Jenkins, Cycling Community
Faith Kwan, Interior Health
Kimberly Fuller, Community at Large
Councillor Dalvir Nahal

ABSENT: Dione Chambers, Greater Vernon Chamber of Commerce
Chris Fudge, BC Transit
Kyla Kongsdorf, Independent Living Vernon

STAFF: Amanda Watson, Manager, Transportation
Janice Nicol, Legislative Committee Clerk

ORDER

The meeting was called to order at 4:00 p.m.

**ADOPTION OF
AGENDA**

Moved by Dave Jenkins, seconded by Terry Dyck:

THAT the agenda for the Thursday, October 17, 2019
Transportation Advisory Committee meeting be adopted.

CARRIED.

**ADOPTION OF THE
MINUTES**

Moved by Susan Lehman, seconded by Terry Dyck:

THAT the minutes for the May 16, 2019 Transportation Advisory
Committee meeting be adopted.

CARRIED.

NEW BUSINESS:

**AMENDMENT TO
ZONING BYLAW #5000
– ACCESSIBLE
PARKING**

The Manager, Transportation reviewed the staff report on the changes that brought about the required amendments to Zoning Bylaw #5000 for accessible parking. The Committee had the following feedback:

- Concern that it is not including an update to all other parking requirements. It was noted that a holistic overhaul of the Zoning Bylaw #5000 is planned for next year and this should be captured.
- Definitions - missing word – under ‘Accessible Path of Travel’
- Rationale - note that seems incomplete
- Not all vehicles have the same side accessible, need to ensure that backing in is permitted.
- Would like existing buildings to increase the number of accessible spots. Existing building had regulations according to the BC Building Code. Would be nice for the City to provide additional dedicated spots for accessible parking.
- The current accessible parking pass applies to all meters and also gives an extra hour of parking time.
- If a business owner redevelops and cannot provide the required parking spots and uses the ‘cash in lieu’ program, concern that might negatively impact that program
- In recommendation, would like to know whose ‘best practice’ is being followed.

Moved by Susan Lehman, seconded by David :

THAT the Transportation Advisory Committee recommends that Council endorse amendments to Zoning Bylaw #5000, as shown in red in Attachment 2 in the report titled “Refined Zoning Bylaw #5000 Accessible Parking Amendments” dated October 8, 2019 by the Transportation Planner, that would revise accessible off-street parking requirements to follow current best practice **conditional** that:

1. the definition of Accessible Path of Travel is corrected (word ‘Code’ missing)
2. whose ‘best practice’ is specified in the report to Council.

CARRIED.

INFORMATION ITEMS:

Susan Lehman informed that the demolition of the Legion building is pending approval from the Province and further permits and approvals from the City of Vernon.

Sustainable Environment Network Society has noted that other municipalities have lowered their speed limits, suggestion that the City of Vernon consider this as well.

Province of BC has announced that they will be switching out fossil fuel buses to electric buses, starting with Vancouver and Victoria. Suggestion to have Vernon moved up on the priority list.

DATE AND TIME OF NEXT MEETING

The next regular meeting of the Transportation Advisory Committee is to be announced pending agenda items.

ADJOURNMENT

The Transportation Advisory Committee meeting adjourned at 4:34 pm p.m.

CERTIFIED CORRECT:

Chair



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF

THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

HELD THURSDAY, OCTOBER 29, 2020

OKANAGAN LAKE ROOM

PRESENT: **VOTING:**

Mayor Victor Cumming, Chair
Leigha Horsfield, Community Futures (via Zoom)
Annette Sharkey, Social Planning of North Okanagan
Jenna Stasuk, Accelerate Okanagan (via Zoom)
Richard Toperczer, Province of B.C. – Regional Ec. Dev. (via Zoom)
Richard Rolke, Greater Vernon Chamber of Commerce
Bud Mortenson, UBCO (via Zoom)
Jane Lister, Okanagan College (via Zoom)
Susan Lehman, Downtown Vernon Association

GUESTS: Colin Wilson, Director, Business Development, UBC Okanagan School of Engineering
Brad Pelletier, Senior Vice-President/Wesbild Okanagan

ABSENT: Councilor Brian Quiring
Tannis Nelson, Regional District of North Okanagan Rep

STAFF: Kevin Poole, Manager, Economic Development & Tourism
Roy Nuriel, Economic Development Planner
Natasha Kositsin, Legislative Secretary

ORDER

The Chair called the meeting to order at 9:08 a.m.

**ADOPTION OF
AGENDA**

Moved by Richard Rollke, seconded by Susan Lehman:

THAT the agenda for the Thursday, October 29, 2020 meeting of the Economic Development Advisory Committee be adopted.

CARRIED.

**ADOPTION OF
MINUTES**

Moved by Richard Rolke, seconded by Leigha Horsfield:

THAT the minutes for the July 16, 2020 meeting of the Economic Development Advisory be adopted.

CARRIED.

PRESENTATIONS:**UNIVERSITY OF
BRITISH COLUMBIA
OKANAGAN –
PARTNERSHIPS AND
OPPORTUNITIES**

Colin Wilson, Director of Business Development and Bud Mortenson, Director, University Relations provided a presentation on UBCO partnerships and opportunities. The following points were provided:

- UBCO has experienced an increase in domestic and international students
- 40 acres purchased beside the University to put in a hub for a manufacturing program (Innovation Precinct), completion anticipated for summer of 2021
- Shared statistics from the UBCO Engineering Department. The annual report can be found here: https://engineering.cms.ok.ubc.ca/wp-content/uploads/sites/91/2020/07/SOE-AR-2020_FINAL-web.pdf
- Shared the work they are doing in the region with partners such as the City of Vernon, Regional District of the North Okanagan, Kohler, Tolko and Kal Tire
- Students want a good education and the UBC brand is recognized all over the world
- Recruiting professors has not proven difficult due to the desirable Okanagan lifestyle and affordability of the region compared to the lower mainland

Annette Sharkey arrived at 9:48am

**PREDATOR RIDGE –
UPDATE AND
OVERVIEW**

Brad Pelletier, provided a presentation on an update and overview on Predator Ridge. The following points were provided:

- Community partner for the City of Vernon (Tourism and Economic Development)
- Predator Ridge has approximately 170 full time, year round employees
- Has multiple business models including construction, real estate, accommodation, recreation and food and beverage
- Shared a video of kindness and cleaning measures at Predator during COVID
- The outbreak started in March when main season was beginning – had to work quickly with adjustments so our businesses could remain opened
- Launched a major marketing strategy through the Okanagan Bucketlist which helped drive traffics as BC reopened

- Implemented a strong strategy and with having 1200 acres it was easier to social distance
- Kept residents engaged as to what we were doing to help them feel safe and that guidelines were in place for all of the businesses
- The restaurants had to reduce dine in capacity and kitchen staff, homeowners continued to support restaurant operations through take out and delivery
- When the Province entered into Phase 3 of the pandemic, the resorts accommodation were at near capacity
- Record accommodation in July, August, September and October
- Significant increase in golf
- Pickleball increased
- The Real Estate market is seeing substantial growth despite some delays in construction and the closure of the sales office for two months
- Second quarter is at 70% ahead of last year for the same period
- Snowbirds who are unable to head south for the winter will increase the demand for rental accommodation and a positive economy impact to other businesses
- Experiencing enquiries from Canadians living in the United States that are looking to move back to Canada
- Added a skating rink, golf simulators for the winter
- Partners need to work together to navigate through this as our success is the City of Vernon's success
- A thank you to the City of Vernon for support on Commonage Road widening
- RDNO has been working quickly on upgrading the underground highway access. The biggest challenge has been the cost for this project
- The potential for tourism because of the connection to the Rail Trail will be remarkable
- Two biggest challenges were identified as: 1) Labour shortage and 2) Housing inventory to meet demands

Brad Pelletier left at 10:21am

UNFINISHED BUSINESS:

SOUTHERN INTERIOR DEVELOPMENT INITIATIVE TRUST

The Manager, Economic Development and Tourism provided an update on Southern Interior Development Initiative Trust. The following points were noted:

- SIDIT hired a new CEO named Laurel Douglas

- 2021-2023 Strategic Plan represents an amended version of the 2007 Strategic Plan as they move to their 13th year of operations
- Listening to the community and how they can partner with economic development
- Applying for funds from SIDIT has been challenging in the past
- Should start hearing more of strategic direction in the next six weeks

INFORMATION ITEMS:

The Chair asked each member for any updates they wanted to share and the following notes were provided;

- The Chair thanked the Chamber of Commerce for the Business Awards online zoom event –enjoyed being in the recording room and announcing the awards.
- Jenna Stasuk, Accelerate Okanagan Rep is hosting the first North Okanagan Talent Hackathon on Thursday October 29, 2020
- Richard Toperczer, Province of BC - Regional Economic Development Branch Representative reminded the Committee that the Community Economic Recovery Infrastructure Grant Project closes tonight at midnight. Will have more information to share at the next meeting.
- Jane Lister, Okanagan College Representative updated the Committee on the Vernon campus new employment services and will connect with Brad Pelletier regarding referring co-op students for employment opportunities

DATE OF NEXT MEETING

The next meeting is scheduled for November 26, 2020.

ADJOURNMENT

The meeting of the Economic Development Advisory Committee adjourned at: 10:31 a.m.

CERTIFIED CORRECT:



A handwritten signature in blue ink, reading "Victor L. Cummings", is written over a horizontal line.



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF THE ADVISORY PLANNING COMMITTEE MEETING HELD ON TUESDAY, AUGUST 17, 2021 VIA ZOOM and IN-PERSON

AURORA ROOM and BRIDGE ROOM

(Located at Community Services Building - CSB)

PRESENT: VOTING

Mark Longworth, Chair
Jamie Paterson
Don Schuster
Phyllis Kereliuk
Monique Hubbs-Michiel
Lisa Briggs
Harpreet Nahal
Joshua Lunn

NON-VOTING

Mayor Cumming (Appointed Member)

ABSENT: Doug Neden
Bill Tarr
Larry Lundgren

STAFF: Craig Broderick, Manager, Current Planning
Matt Faucher, Current Planner
Michelle Austin, Current Planner
Ally Campbell, Planning Assistant/Minute Taker
Roy Nuriel, Economic Development Planner
Shane Wright, Recreation

ORDER The Chair called the meeting to order at 4:03 p.m.

**LAND
ACKNOWLEDGMENT** *As Chair of the City of Vernon's Advisory Planning Committee, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan Nation.*

**ADOPTION OF
AGENDA** Moved by Jamie Paterson, seconded by Phyllis Kereliuk :

Mayor Cummins Arrived At 4:06 pm

THAT the Advisory Planning Committee agenda of August 17, 2021 be adopted.

CARRIED.

ADOPTION OF MINUTES

Moved by Monique Hubbs-Michiel, seconded by Lisa Briggs:

THAT the minutes for the Advisory Planning Committee meeting of July 20, 2021 be adopted.

CARRIED.

NEW BUSINESS:

DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 5400 OKANAGAN AVENUE (DVP00476)

Craig Broderick, Manager of Current Planning and Matt Faucher, Current Planner, reviewed the Development Variance Permit Application for 5400 Okanagan Avenue. The Committee noted the following:

Harpreet Nahal, recused himself from the meeting due to conflict of interest with the Application at 4:10pm

- Concerned about the amount of Site Coverage and if it meets the bylaw, as well as the impermeability looks to be well over what is allowed, staff to verify
- Concerned about the Accessible parking requirements. Staff confirmed based on the Townhouse Use they would not require Accessible Parking
- APC Member concerned as to why we approved a possible DVP in the past with slopes greater than 30% and why we are not now? Staff advised based on the site design as proposed staff are not in support of the proposed variance to 30% slopes. Staff may support a different design if it was in general accordance with the Hillside Guidelines.

Moved by Monique Hubbs-Michiel, seconded by Joshua Lunn:

THAT Council deny Development Variance Permit Application (DVP00476) to vary the following section of Zoning Bylaw #5000 in order to construct a 36-unit townhouse development on Part 3.0 Acres More or Less of the Northwest ¼ of Sec. 28 shown on Plan B3911, TWN. 9 ODYD exc. Plans KAP50675 and KAP58681 (5400 Okanagan Avenue):

- a) to vary Section 9.11.6 building height from 2.5 storeys to 3 storeys to accommodate required visitor parking stalls between buildings 1, 2, 9, 10 and 11;

- b) to vary Section 6.6.3 to reduce the minimum requirement of the number of trees per lineal metre of required landscape buffer from 1 tree per 10.0 lineal metre to 1 tree per 13.75 lineal metre; and
- c) to vary Section 4.16.1 to allow construction of a building, structure and swimming pool on slopes of 30% or greater;

AND FURTHER, that Council confirm its previous approval of Development Variance Permit Application DVP00382 to vary Zoning Bylaw #5000 Section 9.11.6 to reduce the minimum dwelling unit width from 6.5 m to 4.8 m and to vary the off-site works requirements of Subdivision and Development Servicing Bylaw No. 3843 (Schedule A – Level of Service) standards to Integrated Transportation Framework (ITF – Section 2-1) standards;

AND FURTHER, that Council confirm its previous approval of a portion of Development Variance Permit Application DVP00435 to vary Zoning Bylaw #5000 Section 6.5.11 to increase the maximum height of a retaining wall from 1.2 m to 3.6 m;

AND FURTHER, that Council's confirmation of its previous approval of DVP00435 is subject to the following:

- a) The applicant is to provide a geotechnical report, site plan and design drawings clearly demonstrating to the satisfaction of Administration that the proposed retaining structures can be established on the land in a manner that is safe, as well as that the construction and maintenance of the retaining structures do not impact or encroach into adjacent properties; and
- b) That a no build, no disturb covenant be registered on title to protect the proposed manufactured slope and any supporting infrastructure (e.g., geogrid) required to establish the global stability of the retaining structures, as well as any other areas identified by the engineer responsible for the design, construction and inspection of the structures;

AND FURTHER, that Council's support of DVP00476 is subject to the following:

That the design drawings, intended to illustrate the general form, character and massing of the proposed development, and noted as Attachment 1 in the report titled "Development

Variance Permit Application for 5400 Okanagan Avenue” and dated August 12, 2021 by the Current Planner and the Manager, Current Planning be attached to and form part of DVP00476 as Schedule ‘A’.

CARRIED.

Harpreet Nahal, Invited back to meeting at 4:32pm

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
5577 27th AVENUE
(DVP00519)**

Roy Nuriel, Economic Development Planner, reviewed Development Variance Permit Application for 5577 27th Avenue. The Committee noted the following:

- Concerns about the amount of parking being relaxed, wanted to be sure that the other phases will accommodate the parking relaxation requested in this variance. Staff confirmed it should be based on the Traffic Management Plan submitted which supported the relaxation
- Staff additionally added that the area was close to Transit. The Project is intended for low income housing and non-profit, so parking may not be needed due to fewer occupants having vehicles, or not being able to drive due to a disability
- APC member acknowledge the public benefit of this building would be beneficial to the neighbourhood
- Landscape needs to be increased, there is a lack of trees within the parking area

Moved by Jamie Paterson, seconded by Phyllis Kereliuk:

THAT Council support Development Variance Permit Application #DVP00519 to vary the following sections of Zoning Bylaw #5000 to allow for a five storey, 35-unit, non-profit rental apartment building for Vernon Native Housing Society to be constructed on Lot Pt 10, Plan B1827, DL 66, ODYD (5577 27th Avenue):

- a) to vary the minimum side yard setback on the north side of the property from 4.5m to 3.2m (Section 9.12.5);
- b) to vary the maximum side yard projections of decks on the north side of the property from 0.8m to 1.6m (Section 4.4.2);
- c) to vary the maximum building height from the lesser of 16.5m or 4.5 storeys to 16.6m and 5.0 storeys (Section 9.12.5);
- d) to vary the minimum number of required off-street parking spaces from 63 spaces to 22 spaces (Section 7.1.2, Table 7.1); and

- e) to vary the maximum number of small car parking spaces from 40% to 50% (Section 7.1.11).

AND FURTHER, that Council support of DVP00519 is subject to the following:

- a) That the site, floor, elevations, landscaping plans and traffic impact assessment generally noted as Attachments 2-6 contained in the report titled “Development Variance Permit and Rezoning Amendment Bylaw #5790 for 5577 27th Avenue and Housing Agreement for 5545 and 5577 27th Avenue” dated August 11, 2021 and respectfully submitted by the Economic Development Planner be attached to and form part of DVP00519 as Schedule ‘A’.

AND FURTHER, that Council receive the reciprocal access agreement for parking, drive aisles, snow storage, common property and amenities across the site and between 5577 and 5545 27th Avenue;

AND FURTHER, that Council adopt “5577 27th Avenue Rezoning Amendment Bylaw Number 5790, 2019”;

AND FURTHER, that Council support entering into a housing agreement pursuant to Section 4.9 of Zoning Bylaw #5000 with the Vernon Native Housing Society for two non-profit rental apartment buildings on Lot 1, Plan 5914, DL 66, ODYD (5545 27th Avenue) and Lot Pt 10, Plan B1827, DL 66, ODYD (5577 27th Avenue), subject to the following condition:

- a) That the terms and conditions of the housing agreement are those outlined in Attachment 9 contained in the report titled “Development Variance Permit and Rezoning Amendment Bylaw #5790 for 5577 27th Avenue and Housing Agreement for 5545 And 5577 27th Avenue” dated August 11, 2021 and respectfully submitted by the Economic Development Planner.

CARRIED.

Joshua Lunn – recused himself from the meeting due to conflict of interest with next application at 5:02pm

Harpreet Nahal left the meeting at 5:05pm

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
3004A 22nd STREET
(DVP00528)**

Matt Faucher, Current Planner, reviewed Development Variance Permit Application for 3004A 20th Street. The Committee noted the following:

- No Comments from members

Moved by Monique Hubbs-Michiel, seconded by Lisa Briggs:

THAT Council support Development Variance Permit Application (DVP00528) to vary the following sections of Zoning Bylaw #5000 to permit the construction of an addition to a single detached dwelling on LT 1 SEC 35 TWN 9 ODYD Plan 41608 (3004A 22nd Street):

- a) Section 9.3.5 minimum rear yard setback requirement from 7.5m to 5m;

AND FURTHER, that Council’s support of DVP00528 is subject to the following:

- a) the site plan illustrating the general siting, form and character of the proposed addition be attached to and form part of DVP00528.

CARRIED.

Joshua Lunn Returned at 5:08pm

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
9750 DELCLIFFE
ROAD (DVP00530)**

Matt Faucher, Current Planner, reviewed the Development Variance Permit Application 9750 Delcliffe Road. The Committee noted the following:

- Concerned why staff are in support of this 30% sloped project and not on others. Staff advised that each application is considered based on site specific considerations and how the proposed design is in general accordance with the Hillside Guidelines.
- Concern of size of the footprint of the overall garage area

Moved by Phyllis Kereliuk, seconded by Jamie Paterson:

THAT Council support Development Variance Permit Application (DVP00530) to vary the following section of Zoning Bylaw #5000 to permit the construction of an attached garage on SL 19 SEC 4 TWN 13 ODYD STRATA PLAN KAS143 (14-9750 Delcliffe Road):

- a) Section 4.16.1 no construction of a building, structure or swimming pool is permitted on slopes 30% or greater;

AND FURTHER, that Council's support of DVP00530 is subject to the following:

- a) the site plan illustrating the general siting of the proposed garage be attached to and form part of DVP00530; and
- b) if any tree removal is required to construct the attached garage that the applicant obtain a valid Tree Cutting Permit.

CARRIED.

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION FOR
3311,3309,3307 & 3305
35th Avenue
(DVP00538)**

Michelle Austin, Current Planner, reviewed the Development Variance Permit Application 3311,3309,3307 & 3305 35th Avenue. The Committee noted the following:

- APC Member asked if a parking study was completed to consider the entire recreation site and all existing and proposed uses. Staff confirmed that the City Transportation Department did a Recreation Complex parking assessment and, based on timing of events the sharing of parking lot spaces, it was determined to work.
- APC Member asked if a proper fence would enclose the play area for the childcare facility. Staff confirmed that a 4'0" fence would surround the play area.
- APC Member asked if a cross walk is proposed across 35th Avenue to assist with drop off-pick up to the proposed childcare facility. Staff confirmed that a cross walk does not exist over 35th Avenue near the project site. A recommendation to add a crosswalk at 35th Avenue near the project site can be put forward to transportation.
- Concerns were raised about removing vehicular access from 35th Avenue and maintaining only one vehicular access (i.e. from 33rd Street). The recreation site can get congested as is and will become very congested with the addition of the childcare facility, particularly during drop off-pick up times.
- Desire not to close vehicular access to 35th Avenue and to maintain both accesses for vehicles.

Moved by Don Schuster, seconded by Lisa Briggs:

THAT Council approve Development Variance Permit Application #DVP00538 on LT 1, 2, 3 & 4, PL 3362, SEC 3, TWP 8, ODYD (3311, 3309, 3307 & 3305 35th Avenue) to allow the construction of a childcare facility by varying Zoning Bylaw #5000, Parks and Open Space (P1) Zone:

- a) Section 12.1.5 minimum front yard setback from 6.0 m to 3.82 m from the existing property and 1.0m from the future property line pending road dedication;

AND FURTHER that Council’s approval of Development Variance Permit Application #DVP00538 is subject to the following:

- a) the Site Plan, Revision 3, Drawing No. A100, by Stantec Architecture Ltd. illustrating the general siting of the proposed childcare facility be attached to and form part of DVP00538.

AND FURTHER the Advisory Planning Committee recommends to Council that the applicant be required to maintain vehicular access from the project site to 35th Avenue.

CARRIED.

INFORMATION ITEMS

Housekeeping item:

- **Lisa Briggs – Requested to speak about the new EScooter that was recently launched in the City**
- **While praise was provided for the implementation of the EScooter program, issues were noted in regards to the EScooters being parked in areas that impede accessibility routes, such as in the middle of the sidewalks and pathways. Additionally, noted concerns over the lack of riders wearing helmets and suggested implementing a different cleaning protocol to encourage helmet usage**

NEXT MEETING

The next meeting of the Advisory Planning Committee is tentatively scheduled for Wednesday, September 8, 2021.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at 5:47p.m.

CERTIFIED CORRECT:



Chairperson





October 14, 2021

Dear UBCM member local governments,

On behalf of Victoria City Council, I am writing today to share the City of Victoria's resolution entitled *Paid Sick Leave For Workers*.

The City of Victoria endorsed and submitted a motion for debate at the 2021 UBCM convention which called for 10 days of universally accessible, permanent paid sick leave for workers. Unfortunately, the City of Victoria's paid sick leave resolution was not considered at UBCM as time did not allow, meaning the resolution will be forwarded to the UBCM executive for consideration. The resolution reads as follows:

Resolution: Paid Sick Leave For Workers

Whereas one year into a global pandemic that has killed thousands of British Columbians and millions of people worldwide, there is no legislation ensuring adequate, employer-paid sick days with the Canada Recovery Sickness Benefit being temporary, sometimes inaccessible, and not of use for the crucial first few days of an illness;

And whereas if paid sick day legislation had been in place before the global pandemic, lives would have been saved because infection rates would have been reduced; And whereas the lack of legislated paid sick days has especially hurt Black, Indigenous, workers of colour and women workers who are over-represented in frontline jobs, with low pay, few benefits, and without the ability to work from home:

Therefore be it resolved that UBCM ask the Province of British Columbia to legislate a minimum of ten (10) accessible, universal, and permanent, paid sick days for all workers and additional days during public health outbreaks.

Since the time that the City of Victoria's paid sick leave resolution was first submitted, the BC Provincial Government has committed to bringing paid sick leave legislation by the beginning of 2022. On September 22, 2021, the Provincial government released three options for paid sick leave approaches and consultation is being conducted until October 25, 2021.

The City of Victoria recognizes the Songhees and Esquimalt Nations in whose traditional territories we live and work "Hay swx qa"

Therefore, we are requesting favourable consideration and motions of support from all UBCM member local governments, noting the above deadline for consultation from the BC Ministry of Labour.

Thank you in advance for your consideration. Please feel free to reach out should you have any questions relating to this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Helps".

Lisa Helps
Victoria Mayor