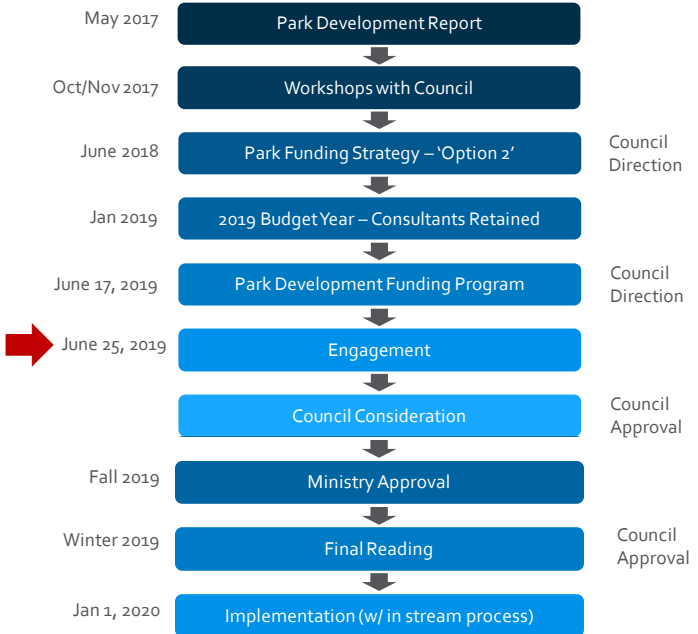


Welcome

A formal presentation will begin at 5:30 p.m.

Planning process to date



Parks Development Funding Program

Information session

June 25, 2019



Why the concern?

Our policy framework says:



Imagine Kelowna

- Create great public spaces
- Grow vibrant urban centres
- Build healthy neighbourhoods for all



2040 Official Community Plan

- Big moves :
 - Prioritizing parks and public spaces in the Core area



2019 Council Priorities

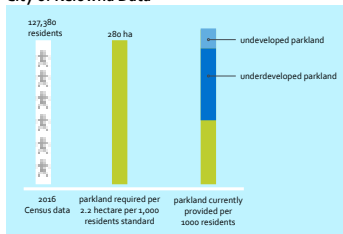
- Vibrant urban centres
- Animated parks & public spaces
- Accessible & multi-purpose amenities

The reality is:

- We are not building enough parks to keep up with growth

Undeveloped & underdeveloped parkland

City of Kelowna Data



Note: the proposed Parks Development DCC program does not attempt to make up for past parks development deficits.

The parks within the program were chosen based on their association with current and projected growth.

However, the Parks Development DCC would help free up funding to be redirected to address this shortfall.

Provision of 2.2 ha of active parkland per 1,000 residents

Parks Development Funding Program

Information session

June 25, 2019

How we compare

Parkland provision by park type

Neighbourhood Park Provision



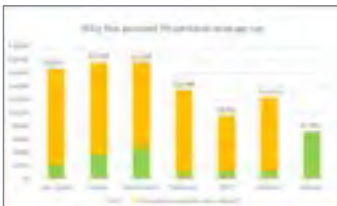
Community Park Provision



City-wide & Recreation Park Provision



What other BC municipalities are doing



Way of the future

Our growth strategy targets



Available funding strategies

5% Parkland at Subdivision

- Available through Land Title Act
- City of Kelowna removed with Park Acquisition DCCs
- Most municipalities remove Neighbourhood portion of Acquisition DCCs

Park Acquisition DCCs

- Available through Local Government Act since 1988
- Many municipalities exclude Neighbourhood but include other park types

Park Development DCCs

- Available through Local Government Act since 1995
- Many municipalities combine park DCCs and the 5% Parkland Tool
- City of Kelowna has not had a Park Development DCC

Leases, Rental Revenues & Concessions

- \$219,000 per annum

Cell Tower Leases

- Currently \$5,000 per annum
- Could increase by \$20,000 per annum

Parking Revenues

- \$214,000 per annum

Infrastructure Levy

- 1.95% Infrastructure Levy
- Assists in reducing the municipal contribution to match DCCs raised

Parks Development Funding Program

Information session

June 25, 2019

Park Acquisition Funding

Current Development Cost Charges:

- City of Kelowna requires a Parkland Acquisition DCC of \$7,142 per unit.
- This funding is applied only to acquiring ACTIVE parkland, which includes: neighbourhood parks, community, city-wide, and recreation parks.

Linear Park Acquisition DCC (proposed):

- Currently land is either dedicated at rezoning, or purchased using 100% taxation.
- A Linear Park Acquisition DCC allows for flexibility in acquiring key properties



Park Acquisition DCC for Commercial/Industrial/Institutional Properties (proposed):

- As a regional hub our parks are used by a wider variety of users than just residents. This proposed change considers the fact that many park users are not residents of Kelowna (employees traveling from nearby communities and tourists, for example).
- The Park Acquisition DCC is currently only charged on Residential properties.
- Including it for these other building types shares the financial load with hotels, restaurants, and other businesses who reap the benefits from attracting both tourists and employees to the city.

Park Development Funding

What will be delivered?



Deliver 2.2ha
Developed Parks /1000
people growth

- Neighbourhood 0.6ha
- Community 0.4ha
- Recreation 0.6ha
- City-wide 0.6ha



23,773 + People to 2030

- Neighbourhood 14.26 ha
- Community 9.51 ha
- Recreation 14.26 ha
- City-wide 14.26 ha



Parks development in
Growth Areas

- Urban Core
- Urban Centres
- Suburban Growth

*Target is to balance acquisition & growth rates

Is all park development eligible for DCC funding?

Eligible Elements

- Grading and drainage
- Planting grass
- Shrubs and Trees
- Irrigation
- Playgrounds
- Washrooms / Changerooms
- Plazas
- Pathways and Trails
- Site Furniture (e.g. benches)

Ineligible Elements

- Parking Lots
- Access Roads
- Artificial Turf
- Buildings
- Structures (e.g. Picnic Shelters, Gazebos)
- Dugouts
- Bleachers
- Field Houses
- Sport Courts
- Baseball Diamonds
- Tracks
- Lighting
- Boardwalks



- Not included in Program:
- Sport courts
 - Bike park
 - Parking
 - Park Lighting
 - Off-site work

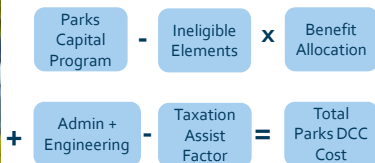
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June 25, 2019

Proposed Funding Program

Calculating the Parks Development DCC:

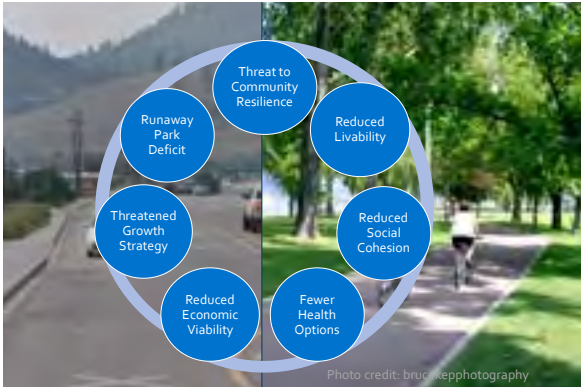


Model A - Full Implementation

	Current Parks DCC	Model A - Full implementation	Model B - With 5% parkland dedication	Model C - Staggered implementation	Model D - Staggered Plus %5 Dedication	2040 OCP DCC update (2021)
Parkland Acquisition						
Existing DCCs						
<i>Neighbourhood</i>	✓	✓	X	✓	X	
<i>Community</i>	✓	✓	✓	✓	✓	
<i>Recreation</i>	✓	✓	✓	✓	✓	
<i>City-wide</i>	✓	✓	✓	✓	✓	
New Linear Parkland Acquisition DCCs						
New Commercial/Industrial Acquisition DCCs		Yr 2 ✓	Yr 2 ✓	Yr 2 ✓	Yr 2 ✓	✓
5% Parkland dedication		X	✓	X	✓	
Reduce taxation assist to 1% + 3.4%						✓
Total Acquisition DCCs (per residential unit)	\$7,142	\$7,346	\$5,455	\$7,346	\$5,455	\$7,897
Parkland Development						
New DCCs						
<i>Neighbourhood</i>		✓	✓	Yr 1 ✓	Yr 1 ✓	
<i>Community</i>		✓	✓	Yr 1 ✓	Yr 1 ✓	
<i>Recreation</i>		✓	✓	Yr 2 ✓	Yr 2 ✓	
<i>Linear</i>		✓	✓	Yr 2 ✓	Yr 2 ✓	
<i>City-wide</i>		✓	✓	Yr 3 ✓	Yr 3 ✓	
New Commercial/Industrial Development DCCs		✓	✓	✓	✓	
Reduce taxation assist to 1% + 3.4%						✓
Total Development DCCs (per residential unit)	\$0	\$7,180	\$7,180	Yr 1 \$3,956 Yr 2 \$5,553 Yr 3 \$7,180	Yr 1 \$3,956 Yr 2 \$5,553 Yr 3 \$7,180	\$7,748
Total Existing and New Parks DCCs (per unit)	\$7,142	\$14,526	\$12,635	Yr 1 \$11,384 Yr 2 \$12,899 Yr 3 \$14,526	Yr 1 \$9,411 Yr 2 \$11,008 Yr 3 \$12,635	\$15,645

Our community

Community risks



Community benefits



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Information session

June 25, 2019

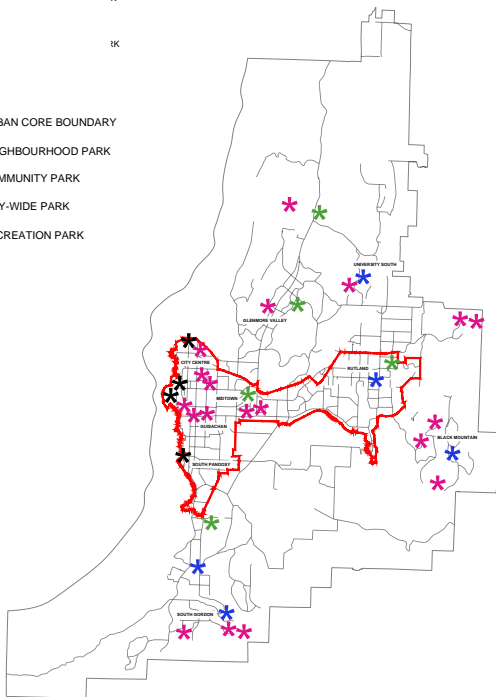
Proposed Development Program



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LEGEND

- URBAN CORE BOUNDARY
- NEIGHBOURHOOD PARK
- COMMUNITY PARK
- CITY-WIDE PARK
- RECREATION PARK



PARKS DEVELOPMENT DCC

Project

PROPOSED PARKS INCLUDED IN PROGRAM

Drawing Title

2019.05.17

Date

1:25,000

Scale

Parks Development Funding Program

Information session

June 25, 2019



Key points

• Parks development program over the next ten years is estimated at \$107 million

Example projects:

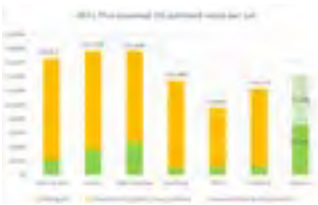
- Dehart Park
- Pandosy Waterfront Park
- 19 Neighbourhood Parks
- Completion of Recreation Parks

• Less than 1% increase on cost per Single Unit Residential

• Less than 2% increase on cost per Multiple Unit residential



Comparing Kelowna's proposed DCC



Broader DCC program

Urban example - Impact on Urban Core DCCs

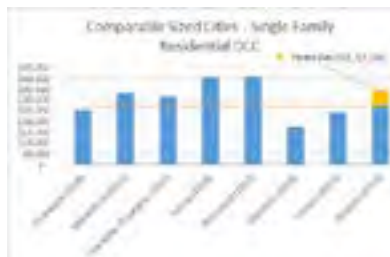
Land Use	Current DCC*	Current + Parks Dev	Parks Dev Increase
Res 2 (Single Family)	\$ 20,000	\$ 20,790	3.9%
Res 2 (Single - Multi Family)	\$ 22,070	\$ 22,704	2.9%
Res 3 (Multi Family)	\$ 17,380	\$ 21,405	23%
Res 4 (Multi - Apartment)	\$ 18,900	\$ 23,094	22%
Res 5 (Apartment)	\$ 18,600	\$ 21,768	17%

* Includes cost update average increase of 12% from 2016 rates on April 8, 2019

Suburban example - Impact on South Mission DCCs

Land Use	Current DCC*	Current + Parks Dev	Parks Dev Increase
Res 2 (Single Family)	\$ 41,525	\$ 42,900	3.3%
Res 2 (Single - Multi Family)	\$ 36,212	\$ 36,812	1.6%
Res 3 (Multi Family)	\$ 23,236	\$ 26,226	12.9%
Res 4 (Multi - Apartment)	\$ 22,784	\$ 24,994	9.7%
Res 5 (Apartment)	\$ 24,222	\$ 25,582	5.6%

Comparison with other BC Municipalities

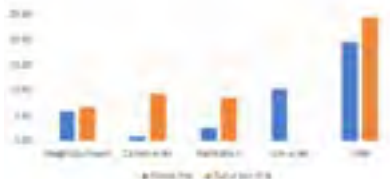


* Note that all other municipalities (except Abbotsford) also require 5% land dedication at subdivision in addition to DCCs

* The average Lower Mainland lot is 395K (5% = \$19,750 approx. value)

Park DCC program

Distribution of Proposed Parks in DCC Program



Acquisition + Development Total Parks DCC Revenues:

- \$15,657,153 per annum
- 156.5 million over ten years

Parks Development Funding Program

Information session

June 25, 2019