



COUNCIL REPORT

To: Mayor and Council

Date: January 28, 2025

From: Ron Bowles, Chief Administrative Officer

Subject: **Green Bay Dredging Project – Phase 2 – Local Area Service – Sufficiency Report**

Report Prepared by: Trevor Seibel, Deputy CAO/Deputy Corporate Officer

PURPOSE

To present Council with the Sufficiency Report for the Green Bay Dredging Project – Phase 2 Local Area Service.

RECOMMENDATION to Consider and Resolve:

THAT the Certificate of Sufficiency, dated January 21, 2025, from the Deputy Corporate Officer pertaining to the Owner Initiated Local Area Service for the Green Bay Dredging Project – Phase 2, be received;

AND THAT Council give first, second and third reading to Green Bay Dredging Project – Phase 2 Establishment Bylaw No. 0324, 2025;

AND FURTHER THAT Council give first, second and third reading to Green Bay Dredging Project – Phase 2 Loan Authorization Bylaw No. 0326, 2025.

STRATEGIC AREA(S) OF FOCUS

Invest in Infrastructure – We will invest in building, improving and maintaining infrastructure to meet the needs of, and to provide a high quality of life for, current and future generations.

BACKGROUND

Owners of the Green Bay community approached the City of West Kelowna about utilizing a Local Area Service (LAS) process to undertake a two (2) phase approach to improve the navigable channel for safe boat access to the neighborhood. The bay has become

too shallow for safe boat navigation during low water periods, and even during the boating shoulder seasons.

DISCUSSION

On December 10, 2024 Council was provided with a report outlining Phase 1 and Phase 2 of the project. In summary, Phase 1 was to evaluate the environmental, financial and construction probabilities of the dredging project. Phase 2 is to undertake the engineering, environmental and dredging services. The Phase 1 works were completed in 2024 which determined the approach to complete Phase 2. The Green Bay residents impacted by this work have now petitioned the City to complete Phase 2 of the dredging project.

The scope of Phase 2 of the works includes:

- Dredge up to 2,850 m³ of sandy material (with some organic components) out of the bay.
- Employ a silt curtain around the dredging area to meet the criteria set out in the environmental management plan. The curtain would contain turbidity created by dredging activities.
- Move the material to a dewatering area where the material will be spread for drying.
- The material will then be trucked to a nearby disposal area.
- Environmental and Engineering monitoring will be completed during the dredging work

An **Owner-Initiated** Local Area Service petition, pursuant to Section 212 of the *Community Charter*, was initiated on December 11, 2024. The Petition closed on January 15, 2025. The petition sought to undertake the scope of work noted above and to borrow up to \$950,000 for the cost of the works. The entire cost of the project is the responsibility of the benefiting area of the LAS and will be recovered through a local service parcel tax. Owners will have the opportunity to make a one-time payment of their proportionate share of the costs.

The Sufficiency Report for the petition is contained in Attachment 1. Council may proceed with the Green Bay Dredging Project – Phase 2 Local Area Service as a sufficient and valid petition has been received.

The next step in the process is for Council to give three readings to the Local Area Service bylaw for the Green Bay Dredging Project – Phase 2. Bylaw 0324, 2025 is attached for consideration (Attachment 2). Additionally, Council would need to give three readings to the Loan Authorization Bylaw that accompanies the establishment of the Local Area Service. The Loan Authorization Bylaw is attached as Attachment 3.

FINANCIAL IMPLICATIONS

The entire capital costs of the project will be the responsibility of the benefiting area. The estimated total cost that will be petitioned to residents for Phase 2 is \$950,000, which

includes a contingency to account for potential scope changes. These costs will be recovered through a local service tax parcel tax, outlined under Section 216 of the *Community Charter*, and will be divided equally among the affected property owners. It's important to note that two of the 40 affected properties are owned by the City.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
December 10, 2024	THAT the report titled “Green Bay Local Area Service for Safe Boat Navigation” dated December 10, 2024 from the Acting Director of Engineering & Operations, be received for information.	C305/24
June 13, 2023	Sufficiency Report for the Owner Initiated Local Area Service for Green Bay Dredge Project Phase 1	C227/23
	<p>THAT Council receives for information, the report from the CAO pertaining to the receipt of owner initiated Local Area Service (LAS) petitions for the Green Bay Dredge Project Phase 1 for the engineering, biological, and environmental work required to obtain the necessary permits required to complete Phase 2 which would dredge the mouth of the bay;</p> <p>AND THAT Council authorize the work to be conducted by Arsenault Environmental Consulting Ltd and Tetra Tech Canada Inc. to provide 4 the affected owners with a refined estimate on the work to be done for the dredging of the Green Bay Area;</p>	
	<p>AND THAT Council receives the Certificate of Sufficiency from the Corporate Officer pertaining to the owner initiated Local Area Service (LAS) petitions for the Green Bay Dredge Project Phase 1;</p>	
	<p>AND THAT Council give first, second and third reading to Bylaw No. 0309 being the Green Bay Dredging Project - Phase 1 Establishment Bylaw</p>	

REVIEWED BY

Warren Everton, Director of Finance/CFO

APPROVED FOR THE AGENDA BY

Ron Bowles, Chief Administrative Officer

Powerpoint: Yes No

Attachments:

Attachment 1 – Green Bay LAS – Phase 2 – Sufficiency Report

Attachment 2 – Bylaw 0324 – Establishment Bylaw – Green Bay Dredging Project
Phase 2

Attachment 3 – Bylaw 0326 – Loan Authorization Bylaw - Green Bay Dredging Project
Phase 2