

1.1 CONSTRUCTION INDUSTRY PROFILE

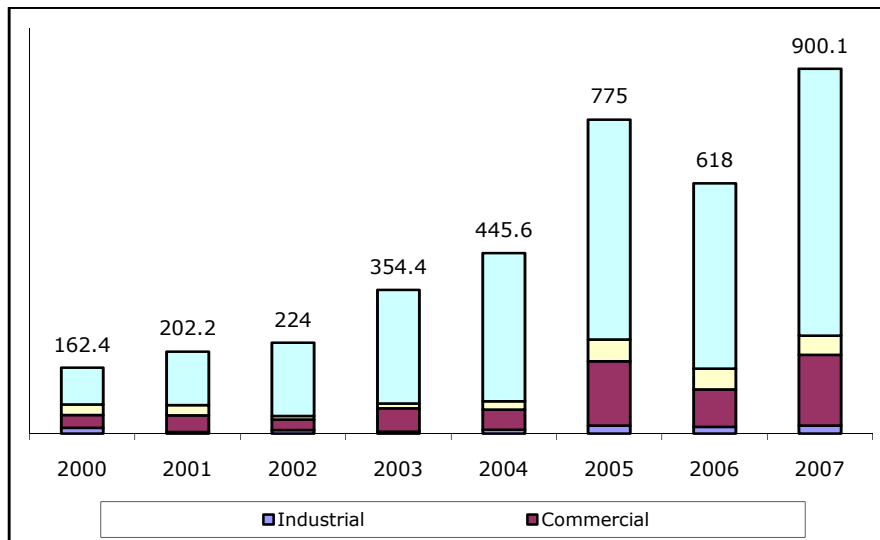
In 2006, there were people 9,970 employed in the construction industry in the Central Okanagan. This represents significant growth from 2001, where there were 5,455 people employed in the construction industry in the region.

The construction sector received a significant boost in late 2001 and 2002 with very low interest rates and an improving BC economy. In recent years, the industry has accelerated dramatically.

Central Okanagan Building Permits by Type 2000 to 2007¹

	Total Building Permits	Total Non-Residential	Industrial	Commercial	Institutional and Government	Residential	Units
2000	162.4	71.6	14.4	31.6	25.6	90.8	833
2001	202.2	70.2	4.0	40.6	25.6	132.0	1,027
2002	224.0	43.4	8.4	26.4	8.6	180.6	1,438
2003	354.4	74.1	4.5	57.8	11.8	280.3	1,918
2004	445.6	79.5	9.7	49.5	20.4	366.1	2,266
2005	775.0	232.3	19.5	158.8	54.0	542.7	3,217
2006	618.0	160.2	16.8	92.5	50.9	457.8	2,238
2007	900.1	241.8	19.9	174.2	47.7	658.3	2,951
Jan-Mar 07	200.2	59.3	4.4	54.8	0.1	140.9	742
Jan-Mar 08	213.9	23.6	4.1	19.4	0.2	190.3	967

Growth in Building Permits 2000 to 2007



¹ BC Stats, Quarterly Regional Statistics, First Quarter 2008, <http://www.bcstats.gov.bc.ca/pubs/qrs/rd35.pdf>, (Accessed May 26, 2008)

1.2 CENTRAL OKANAGAN MAJOR PROJECTS INVENTORY²

The BC Major Projects Inventory (MPI) contains summary information on major projects in the Province of British Columbia, Canada, that are over \$15 million (Cdn.) capital cost.

All capital costs are estimates, and therefore, subject to changes, especially in the early stages of a project proposal. Some capital costs are not included because estimates were not available at press time or the developer / owner requested that no capital cost be shown. The capital cost of all major projects listed as under construction in BC is estimated at \$61 billion, up from \$57.4 billion last quarter. Many major project proposals listed are in very preliminary stages and are not yet approved for construction, therefore capital cost estimates should be viewed with caution.

Summary of BC Major Projects by Status January–March 2008³

Development Region	Proposed		Started		Completed		On Hold		Total	
	#	(\$ Millions)	#	(\$ Millions)	#	(\$ Millions)	#	(\$ Millions)	#	(\$ Millions)
Vancouver										
Island/Coast	96	22,377	61	6,789	2	62	3	130	162	29,358
Mainland/Southwest	160	27,525	219	31,117	21	880	10	1,183	410	60,705
Thompson/Okanagan	74	9,294	80	15,724	2	96	6	505	162	25,619
Central Okanagan	33	4,959	33	7,012	2	96	2	265	70	12,332
Kelowna (and Area)	27	3,896	27	5,303	2	96	2	265	58	9,560
Lake Country	1	50	2	1,517	—	—	—	—	3	1,567
Westbank	5	313	4	192	—	—	—	—	9	505
Kootenay	13	2,713	19	3,286	—	—	—	—	32	5,999
Cariboo	25	3,574	7	1,945	1	15	5	663	38	6,197
North Coast	25	15,867	6	990	—	—	6	7,810	37	24,667
Nechako	12	1,027	—	—	—	—	1	150	13	1,177
Northeast	22	8,909	7	1,126	1	100	1	500	31	10,635
Total	427	91,286	399	60,977	27	1,153	32	10,941	885	164,357

² BC Stats, Major Projects Inventory, March 2008, <http://www.gov.bc.ca/ecdev/attachments/mpi0801.pdf>, (Accessed June 9, 2008)

³ IBID

1.2.1 CENTRAL OKANAGAN MAJOR PROJECTS INVENTORY

STATUS: PROPOSED

Kelowna

Chute Lake School

School District 23 Ph: (250) 491-4000

New 350-student capacity elementary school on Lark Street at Chute Lake Road. In planning stage.

Status: Proposed Start: Jun 2008
Est. Cost (\$ million): 16 Finish: Sep 2009
First Entry: Mar 2008 Last Update: Mar 2008
Project ID: 2188

Highrise Residential Development

Tri-Power Developments Inc. Ph: (250) 763-6011 (Kelowna City)

Proposed 19-storey highrise development with retail space located on Bernard Ave.

Status: Proposed Start: Summer 2009
Est. Cost (\$ million): Finish: Late 2011
First Entry: Mar 2008 Last Update: Mar 2008
Project ID: 2124

Orchard Springs Residential Development

Witmar Developments Ph: (250) 878-0000

Proposed 224 unit residential development in four 4-storey buildings located on KLO Rd. is expected to start construction on the first of four phases in Spring 2008 and finish in Apr 2009, the second phase to start in May 2009 and complete in Jul 2010, followed by phase 3 with expected completion in Sep 2011, and phase 4 completing in Nov 2012. Project awaiting building permit. Website: www.orchardsprings.ca

Status: Proposed Start: Spring 2008
Est. Cost (\$ million): 45 Finish: Nov 2012
First Entry: Mar 2008 Last Update: Mar 2008
Project ID: 2127

Tapestry Residential Development

Ledingham-McAllister Ph: (250) 763-6011 (Kelowna City)

Proposed 500-unit, 30-storey condominium development with three, four-storey residential buildings adjacent to the tower, located on Springfield Road near Orchard Park Mall. The project would include 80 subsidized rental units. Currently in rezoning.

Status: Proposed Start: ?
Est. Cost (\$ million): 235 Finish: ?
First Entry: Mar 2008 Last Update: Mar 2008
Project ID: 2123

Aqua Residential Development

Mission Group Ph: (250) 448-8810

Proposed 6.75 acre resort community development located on Okanagan Lake and Lakeshore Rd. The project is in preliminary stages and plans to include residential units and resort accommodation with water features and pedestrian amenities throughout.

Status: Proposed Start: 2009
Est. Cost (\$ million): Finish: 2020
First Entry: Dec 2007 Last Update: Mar 2008
Project ID: 2083

Northwood Retirement Resort

Regency Retirement Resorts Ph: (250) 763-6011 (Kelowna City)

Proposed 160 unit 4-storey retirement condominium to be located on Gordon Drive. Demolition on site has commenced.

Status: Proposed Start: Fall 2008
Est. Cost (\$ million): 15 Finish: Summer 2009
First Entry: Dec 2007 Last Update: Mar 2008
Project ID: 2074

Orchard Springs Condominium Development

Witmar Developments Ltd. Ph: (250) 763-9901

Proposed condominium development located on KLO Rd, with 56 units in each of four 4-storey buildings. Of the 224 units, 12 units will be designated as affordable housing. Development permit application has received final approval.

Status: Proposed Start: ?
Est. Cost (\$ million): 40 Finish: ?
First Entry: Dec 2007 Last Update: Mar 2008
Project ID: 2082

Shelter Bay Residential Neighbourhood

Concord Pacific Ph: (604) 681-8882

Proposed development for the west side of Okanagan Lake. The developer is in negotiations with the Westbank First Nations for a 125 year lease that would allow for 1,500 condominium units including highrise towers and a marina.

Status: Proposed Start: Late 2008
Est. Cost (\$ million): 1000 Finish: 2018
First Entry: Dec 2007 Last Update: Mar 2008
Project ID: 2084

Pandosy 3000 Condominium Development

Fenwick Developments Ph: (250) 763-6011 (Kelowna City)

Proposed 11-storey highrise development with 50 units on 9 floors and office and retail space on the first 2 floors. 30 lowrise townhouse units will be included in the project located on South Pandosy street. Project will be registered to meet Leadership in Energy and Environmental Design (LEED) standards.

Status: Proposed Start: Summer 2008
Est. Cost (\$ million): Finish: 2010
First Entry: Sep 2007 Last Update: Dec 2007
Project ID: 2034

Dilworth Mountain Estates

Dilworth Homes Ph: (250) 861-8969

Proposed development to comprise phase 4 of the Selkirk neighbourhood which will include 40 new homesites, 60 townhomes in Wycliffe at Selkirk and 100 townhomes in Dilworth East.

Status: Proposed Start: Summer 2008
Est. Cost (\$ million): 48 Finish: 2010
First Entry: Jun 2007 Last Update: Jun 2007
Project ID: 1981

Mixed Use Development

Ph: (250) 763-6011 (Kelowna City)

Proposed 14 storey highrise located at Hwy 33 and Rutland Road. Development will include commercial space over a 2 level underground parkade, followed by 3 levels of office space and 9 floors with 54 condominium units. Rezoning has been approved.

Status: Proposed Start: Summer 2008
Est. Cost (\$ million): 20 Finish: Early 2009
First Entry: Jun 2007 Last Update: Mar 2008
Project ID: 1979

Townhouse Development - 1967 Cross Road

Maxwell House Developments Ph: (250) 763-6011 (Kelowna City)

Proposed 88-unit townhouse development located at 1967 Cross Road. Development permit has been approved by Council.

Status: Proposed Start: Spring 2008
Est. Cost (\$ million): 17 Finish: Fall 2008
First Entry: Jun 2007 Last Update: Mar 2008
Project ID: 1978

West Harbour Condominium Development

Troika Developments Ph: (250) 869-4945

Proposed 1500-unit townhouse development in five 15 to 20 storey highrise towers and lowrise condominiums on a 45 acre site. Project will include retail and recreational amenities including a marina and amphitheatre. Rezoning application has been submitted.

Status: Proposed Start: Spring 2008
Est. Cost (\$ million): 1000 Finish: Summer 2009
First Entry: Jun 2007 Last Update: Dec 2007
Project ID: 1977

Big White Casino and Convention Centre

Chateau Blanc Development Corp. Ph: (604) 455-5000

Proposed 6,000 sq m conference centre and casino located in a newly proposed Big White village core. Project is currently in the rezoning phase. Architect: Downs, Archembault & Partners. Plans also include a Greg Norman signature golf course, developed separately, to start construction in Summer 2008 and complete in Summer 2010.

Status: Proposed Start: Fall 2008
Est. Cost (\$ million): 200 Finish: Summer 2010
First Entry: Mar 2007 Last Update: Mar 2008
Project ID: 1918

Ellison Substation

Fortis BC Inc. Ph: (250) 368-0500

A new substation to service the northern portion of Kelowna is proposed. The project has received British Columbia Utilities Commission approval.

Status: Proposed Start: Spring 2008
Est. Cost (\$ million): 15 Finish: Late 2008
First Entry: Mar 2007 Last Update: Mar 2008
Project ID: 1509

South Slopes Neighbourhood

Ph: (250) 763-6011 (Kelowna City)

Proposed neighbourhood plan for 1,200 homes in the South Slopes area has received preliminary approval. The project will include a commercial centre, a school, single and multi family dwellings. The plan to redevelop an area, that was severely fire damaged in the 2003 Okanagan fire, went to public hearing in Apr 2007. Project will undergo provincial, city and district approvals. Very preliminary.

Status: Proposed Start: ?
Est. Cost (\$ million): 200 Finish: ?
First Entry: Mar 2007 Last Update: Mar 2008
Project ID: 1920

Sundance Ridge Condominium

Renascence Development Corp. Ph: (250) 762-4777

Proposed low-rise condominium development to include 208-units in three storey and townhouse buildings. Website: www.renascencedevelopments.com

Status: Proposed Start: Summer 2008
Est. Cost (\$ million): 55 Finish: Dec 2009
First Entry: Mar 2007 Last Update: Mar 2008
Project ID: 1924

Kelowna Sewage Treatment Plant Upgrade

City of Kelowna Ph: (250) 469-8890

Proposed upgrade to the Kelowna Sewage Treatment Plant to include expansion of the major components to allow for a maximum capacity of 120 million litres per day.

Status: Proposed Start: Apr 2008
Est. Cost (\$ million): 61 Finish: 2009
First Entry: Dec 2006 Last Update: Mar 2008
Project ID: 1874

Lakeview Plaza Condominiums

City of Kelowna Ph: (250) 763-6011 (City of Kelowna)

Proposed 100 unit condominium development in four terraced buildings near Hwy 97.

Status: Proposed Start: ?
Est. Cost (\$ million): 20 Finish: ?
First Entry: Sep 2006 Last Update: Mar 2008
Project ID: 1854

Residential Tower - Springfield Road

Star Vista Developments Ph: (250) 469-8626 (City of Kelowna)

Proposed redevelopment plans on the site of the Elks Lodge includes a 12-storey tower with 72 condominium units on the 3rd through 12th floors, and retail and office space on the first two floors.

Status: Proposed Start: Spring 2008
Est. Cost (\$ million): 15 Finish: 2010
First Entry: Sep 2006 Last Update: Mar 2008
Project ID: 1813

UBC - Okanagan Library/Learning Center

University of British Columbia Ph: (604) 731-3103

Proposed expansion of the existing library to add 100,000 sq ft.

Status: Proposed Start: Summer 2008
Est. Cost (\$ million): 30 Finish: Sep 2010
First Entry: Mar 2006 Last Update: Sep 2007
Project ID: 1666

Okanagan Transmission Reinforcement

Fortis BC Inc. Ph: (866) 436-7847

Fortis has proposed a plan for electrical expansion and upgrades in the South Okanagan and Kelowna areas in a series of public meetings. The project includes upgrading of the existing line between Oliver and Penticton, and the addition of a second line from Vaseux Lake to Penticton. Requires approval from the British Columbia Utilities

Commission (BCUC). This project is part of their long-term System Development Plan (SDP). Website: www.fortisinc.com

Status: Proposed Start: Spring 2009
Est. Cost (\$ million): 70 Finish: 2010
First Entry: Dec 2005 Last Update: Mar 2008
Project ID: 1564

Ethanol Plant

Okanagan Biofuels Ph: (250) 766-9044

Proposed ethanol plant to produce 115 million litres of ethanol annually on the Hiram Walker site on Jim Bailey Rd. Funding and permits have been secured. Website: www.okanaganbiofuels.com

Status: Proposed Start: Fall 2008
Est. Cost (\$ million): 100 Finish: Fall 2009
First Entry: Mar 2005 Last Update: Mar 2008
Project ID: 1331

Vintage Landing Resort

G Group of Companies Ph: (250) 763-4444

Plans on a 351-hectare site include a 1000 residential unit resort in the form of a boutique hotel and bungalows, retail facilities, a health and wellness centre, convention space, a 16 ha vineyard and winery, 18-hole golf course, marina and beach club. The first building, a five star hotel to start construction in 2008. Agreements need to be reached with the city for off-site improvements of sewers and roads. Council granted an extension for the rezoning review.

Status: Proposed Start: Fall 2008
Est. Cost (\$ million): 477 Finish: 2017
First Entry: Mar 2004 Last Update: Mar 2008
Project ID: 1097

Kelowna General Hospital Expansion

Kelowna General Hospital Ph: (250) 979-7771

RFP for procurement for a multi-story facility issued in Sept. 2007. The 180,000 sq ft expansion will include an ambulatory care facility and accommodate the UBC medical school. Request for Qualifications (RFQ) resulted in a short list for the Request for Proposal (RFP); Infusion Health, Okanagan Health Solutions and Plenary Health.

Status: Proposed Start: Summer 2008
Est. Cost (\$ million): 142 Finish: 2010
First Entry: Sep 2000 Last Update: Mar 2008
Project ID: 685

Kelowna Area

Wood Lake Resort

Renascence Developments Ph: (250) 762-4777

Proposed resort development to be located at Seymour and Woodsdale Rds. Phased development will include 480 units in three 6-storey buildings and restoration of a lagoon. Rezoning has been approved.

Status: Proposed Start: Summer 2008
Est. Cost (\$ million): 90 Finish: Summer 2010
First Entry: Dec 2007 Last Update: Dec 2007
Project ID: 2065

Woodsdale Ranch in Lake Country

Amadon Group Ph: (604) 688-1451

Proposed multi-use development on 1100 acres in Lake Country, consisting of 750 units including tourist accommodation, multi-family and single family units, two 18-hole golf courses, vineyards and other components. Phase 1 includes a golf course and some residential units. Currently in approvals stage. Capital cost is for phase 1. Website:

www.amadongroup.com
Status: Proposed Start: Spring 2008
Est. Cost (\$ million): 700 Finish: 2013
First Entry: Mar 2006 Last Update: Mar 2008
Project ID: 1679

Lake Country

Sonata Ridge Condominiums

Medican Developments Ph: (403) 526-3477

Proposed residential development of 213 units in 3 phases and is located above the developers Sitara on the Pond project.

Status: Proposed Start: Spring 2008
Est. Cost (\$ million): 50 Finish: 2010

First Entry: Jun 2007
Project ID: 1989

Last Update: Dec 2007

Westbank

The Heritage Condominium

EM Power Financial Services/Investicare Seniors Housing
Corporation Ph: (250) 763-4918 (Central Okanagan Regional District)

Proposed development of 180 units in a 10-storey condominium tower and 160 units in a supportive living tower. Project also includes an 8-storey commercial building and is located on site of former packing plant on Brown Rd.

Status: Proposed Start: ?
Est. Cost (\$ million): 85 Finish: ?
First Entry: Dec 2007 Last Update: Mar 2008
Project ID: 2064

Westbank 138 kV System Reconfiguration

BC Transmission Corp. Ph: (604) 699-7300

Reconfiguring and reinforcing 138 kV system in the Westbank Area.

Status: Proposed Start: 2009
Est. Cost (\$ million): 33 Finish: Oct 2013
First Entry: Dec 2007 Last Update: Dec 2007
Project ID: 2103

Copper Sky Condominiums

Rempel Copper Sky Development Ltd. Ph: (604) 850-8509

Proposed lowrise condominiums with 536 units in 10 buildings. Website:
www.copperskyliving.com

Status: Proposed Start: Fall 2008
Est. Cost (\$ million): Finish: 2011
First Entry: Sep 2007 Last Update: Mar 2008
Project ID: 2043

Westbank Residential Development

Medican Developments Ph: (403) 526-3477

Proposed Westbank residential development project located on Carrington Road will include 717 units overall linked by pedestrian walkways. The Kaleido project will be developed in 4 phases. Phase 1 and 2 will include 82 and 93 units in 4-storey condominiums and an amenity centre. Phase 3 will have 122 units in a 14-storey tower and phase 4 will have 77 lowrise units. The Galleria will have 11 and 18-storey towers and The Encore will be a 10-storey tower.

Status: Proposed Start: Spring 2008
Est. Cost (\$ million): 70 Finish: 2018
First Entry: Jun 2007 Last Update: Dec 2007
Project ID: 1988

Crystal Mountain Ski Resort

Pheidias Project Management Ph: (250) 768-5189

3,800-bed ski hill development to include a hotel, townhouses, single-family dwellings and condos, 18-hole golf course, day lodge, restaurants, and conference centre. Proposal includes 11 new ski lifts. Project has all provincial approvals. Regional District of Central Okanagan review is progressing. Website: www.crystalresort.com

Status: Proposed Start: Spring 2008
Est. Cost (\$ million): 125 Finish: 2011
First Entry: Jun 1999 Last Update: Mar 2008
Project ID: 581

STATUS: ON HOLD

Marriott Fairfield and Hampton Hotel

Marriott International Inc. Ph: (250) 469-8626 (City of Kelowna)

Two hotels will be located near the intersection of Highways 97 and 33, with a total of 217 rooms. The Marriott Hotel at 2480, Hwy 97 will be 4-stories with 117 rooms. The Hampton Hotel will contain 94 rooms. The Marriot has completed construction, and the Hampton is on hold.

Status: On hold Start: Spring 2006
Est. Cost (\$ million): 15 Finish: ?
First Entry: Sep 2005 Last Update: Sep 2007
Project ID: 1518

Lawson's Landing Residential/Commercial Development

Westcorp Properties Inc. Ph: (780) 431-3300

Proposed development on a 4 acre site to include 550 residential units in five condominium towers, commercial space and a hotel located at Bernard Ave, Mill Street, and Queensway. Architect: Kasian Kennedy Architecture Inc. Revised plans were submitted in Mar 2005 and has been rejected in Mar 2007 based on environmental concerns. A new application will likely be submitted after a complete redesign of the development for the area within Harvey, Abbott, Queensway and Water streets. The plan is expected to define site as a comprehensive development zone under new provincial legislation, which allows costs and development rights to be shared by property owners.

Status: On hold Start: ?
Est. Cost (\$ million): 250 Finish: ?
First Entry: Dec 2004 Last Update: Mar 2008
Project ID: 1260

STATUS: CONSTRUCTION STARTED

Kelowna

Okanagan College Campus - Centre for Learning

Okanagan College Ph: (250) 762-5445

Proposed 5-storey, 6,360 sq m Centre for Learning expansion to the Okanagan College will include 22 new classrooms with technology, media and library facilities. The project will receive \$23 million provincial funding announced Nov 2007. Project is registered to meet LEED Gold standards for Leadership in Energy and Environmental Design.

Status: Started Start: Early 2008
Est. Cost (\$ million): 28 Finish: Jun 2009
First Entry: Dec 2007 Last Update: Mar 2008
Project ID: 2071

Yaletown Condominium Development

Troika Developments Ph: (250) 869-4945

122-unit lowrise condominium development located in North Glenmore.

Status: Started Start: Fall 2007
Est. Cost (\$ million): 24 Finish: 2009
First Entry: Dec 2007 Last Update: Dec 2007
Project ID: 2014

Centre Point at Summerfield Residential Development

The Webster Group Ph: (250) 762-7770

Low rise residential development in three phases located in the South Glenmore area. Architect: Water Street Architecture.

Website: www.centrepoinkelowna.com

Status: Started Start: Jan 2008

Est. Cost (\$ million): Finish: 2011

First Entry: Sep 2007 Last Update: Mar 2008

Project ID: 2032

Kelowna International Airport Expansion

Kelowna International Airport Ph: (250) 765-5125

Proposed expansion of Kelowna International Airport would include a new concourse, runway extension and other improvements planned for the expected increase in passengers to 1.6 million by 2015. Contract for runway extension has been awarded to EBA Engineering.

Status: Started Start: Feb 2008

Est. Cost (\$ million): 36 Finish: 2015

First Entry: Sep 2007 Last Update: Mar 2008

Project ID: 2035

UBC - Okanagan Applied Science and Management Building

University of British Columbia Ph: (604) 731-3103

Proposed 17,000 sq m building for the faculty of applied science for the school of engineering and the faculty of management. The building will include wet and dry labs, classrooms, conference rooms and offices.

Status: Started Start: Jun 2007

Est. Cost (\$ million): 50 Finish: Sep 2008

First Entry: Jun 2007 Last Update: Mar 2008

Project ID: 1980

Big White Substation

Fortis BC Inc. Ph: (866) 436-7847

Electrical substation in the Black Mountain area to include a transmission line along Highway 33 and improvements to distribution lines at Big White Village. The substation will serve the Big White, Bell Mountain and Kirshner Mountain areas.

Status: Started Start: Nov 2006
Est. Cost (\$ million): 20 Finish: Dec 2008
First Entry: Mar 2007 Last Update: Mar 2008
Project ID: 1925

Invue Condominium

John Ross Ph: (250) 763-5541

Development of a 90-unit, 14 storey condominium tower located at Springfield and Barlee Rd. Project will include some commercial and retail space. Website: www.invue.ca

Status: Started Start: Oct 2007
Est. Cost (\$ million): 20 Finish: Summer 2009
First Entry: Mar 2007 Last Update: Dec 2007
Project ID: 1973

Kelowna Road Improvements

City of Kelowna Ph: (250) 862-3381

\$30 million in multiple road improvement projects have commenced with the \$7.2 million project to link Water and Pandosy Streets, and road widening at Richter Street. The \$6.8 million project to reconstruct Swamp Road and replace Casorso Bridge across Mission Creek is expected to complete in Fall 2007. Numerous paving improvement projects will continue through 2007 and are expected to complete in 2008.

Status: Started Start: Mar 2007
Est. Cost (\$ million): 30 Finish: Late 2008
First Entry: Mar 2007 Last Update: Sep 2007
Project ID: 1919

UBC - Okanagan Arts & Science 2 Expansion

University of British Columbia Ph: (604) 731-3103

Proposed 5-storey 9,370 sq m building will include life-science and research facility. This project has applied for the Green Building Initiative (GBI) Green Globes certification. The project has not yet been approved for funding by the Province.

Status: Started Start: Fall 2007
Est. Cost (\$ million): 42 Finish: Sep 2008
First Entry: Mar 2007 Last Update: Mar 2008
Project ID: 1926

Waterscapes Neighbourhood

Ledingham McAllister Ltd. Ph: (250) 763-6011 (Kelowna City)

Proposed 776 unit, 9 building development will include the Skye, a 183 unit, 26-storey condominium tower at 1089 Sunset Dr. and the Herons, 8 lowrise townhome buildings. The project is located in Brandt's Creek Crossing (see project id #363 Kelowna Downtown North). Website: www.liveatwaterscapes.com. Construction has commenced in Nov 2007.

Status: Started Start: Late 2007
Est. Cost (\$ million): 150 Finish: Oct 2009
First Entry: Mar 2007 Last Update: Dec 2007
Project ID: 1922

Chateau Blanc Resort Hotel

Berezan Management Ltd.

Ph: (250) 368-9148 (Regional District of Kootenay Bound

Highrise hotel, destination casino and convention centre located at Big White's current Ridge parking lot. The project would include 400-plus rooms in a 17-storey tower, a casino of up to 10,000 sq ft, a 10,000 sq ft convention space, and 10,000 sq ft of commercial space.

Status: Started Start: Fall 2007
Est. Cost (\$ million): 200 Finish: Fall 2009
First Entry: Dec 2006 Last Update: Mar 2008
Project ID: 1869

Mission Meadows at Casorso Condominium Development

Mission Meadows Development Corp. Ph: (250) 860-2351

Condominium development of 252 units in four 4-storey condominiums located at Gordon Dr and Casorso Rd. Phase I (72 units) is currently under construction with Building 1 and clubhouse completed in Aug 2007 and Building 2 completing in Summer 2008. Phase two, Buildings 3 and 4 will follow. Units are being pre-sold as construction proceeds. Architect: Water Street Architecture Inc. Website: www.missionmeadows.ca

Status: Started Start: Summer 2006
Est. Cost (\$ million): 63 Finish: May 2010
First Entry: Sep 2006 Last Update: Mar 2008
Project ID: 1816

UBC - Okanagan Campus Fipke Centre for Innovative Research

University of British Columbia Ph: (604) 731-3103

68,000 sq ft research centre that would wrap two sides of the existing science building. The project will be partly funded by the province (\$26.5 million) and partly funded by donation from Charles Fipke (\$6 million), from the Canadian Foundation for Innovation and the BC Knowledge Development Fund. This project has earned five Green Globes designation from the Green Building Initiative (GBI) for sustainable design. Architect: Kasian Architecture

Status: Started Start: Early 2007
Est. Cost (\$ million): 32 Finish: Jun 2008
First Entry: Sep 2006 Last Update: Mar 2008
Project ID: 1852

Madison Residential Tower

North Ellis Street Developments Ltd.

Ph: (250) 862-3339 (Kelowna City)

15-storey, 57suite, residential tower in downtown Kelowna at Ellis Street and Doyle Ave. City approval obtained. Pre-load underway. Website: www.madisonkelowna.com

Status: Started Start: Spring 2008
Est. Cost (\$ million): 15 Finish: Fall 2009
First Entry: Mar 2006 Last Update: Mar 2008
Project ID: 1668

UBC - Okanagan Student Association Building

University of British Columbia Ph: (604) 731-3103

Approximately 75,000 sq ft student association building will include the J. Peter Meekison Student Centre, theatre, cafeteria and multi-purpose space.

Status: Started Start: Sep 2007
Est. Cost (\$ million): 33 Finish: Jan 2009
First Entry: Mar 2006 Last Update: Jun 2007
Project ID: 1665

Dr. Knox Middle School Replacement

School District 23 Ph: (250) 491-4004

The Dr. Knox School will be replaced on a new site with a 6900 sq m, two-storey building which will hold 800 students in grades 7 - 9. Included will be 4 science labs, a super-lab, shop areas for trade and industrial education, fine arts facilities and wireless technology incorporated in the design. The school is located on the corner of Drysdale Blvd. and Valley Rd. in the Glenmore Valley. Tenders closed in Dec 2006. Green initiatives included in the design are a geothermal heating/cooling system and maximizing the use of natural light.

Status: Started Start: Apr 2007
Est. Cost (\$ million): 26 Finish: Sep 2008
First Entry: Dec 2005 Last Update: Mar 2008
Project ID: 1623

Southwind At Sarsons

G Group of Companies Ph: (250) 861-5117

Three-phased development at the corner of Sarsons Rd and Lakeshore Rd in the Mission District will consist of 11 townhomes and 129 condominiums with a total of 229,000 sq ft. The project includes a ground loop and other heat recovery systems, and other amenities. Phase 1 which will consist of 32 condominiums and 11 townhouses is expected to complete construction in Fall 2007, followed by construction of Phase 2.

Status: Started Start: Spring 2006
Est. Cost (\$ million): 70 Finish: Summer 2008
First Entry: Jun 2005 Last Update: Mar 2008
Project ID: 1433

UBC - Okanagan Campus Student Residences

University of British Columbia Ph: (604) 731-3103

Seven residences for the new UBC Okanagan campus to meet commitments for added student spaces. The buildings are completing from Oct 2007 to Apr 2008.

Status: Started Start: Late 2005
Est. Cost (\$ million): 24 Finish: Apr 2008
First Entry: Jun 2005 Last Update: Sep 2007
Project ID: 1454

Black Mountain Golf Community

Melcor Developments Ltd. Ph: (780) 423-6931

Major development on 385 acres to include approx 800 units of single-family homes, condominiums, townhouses and quarter share villas to be built in eight phases. Phase 1 consists of 17 single-family lots on Henderson Dr. Phase 2 consists of 28 single-family homes, and three villa developments containing single- and semi-detached villas/duplexes. Phase 2 also includes two multi-family condominium/ townhouse developments. The Black Mountain Golf Course, an 18-hole course, has completed construction. The Tuscan Sun Resort is a hotel which will contain 100-suites, a conference room, restaurant/pub, spa, gym, pool, retail space and underground parking. The Rialto Plaza 1 and 2 will be two buildings with small retail shops, offices and services with 5 residential units above each, and underground parking. In June 2005 the developer changed to Melcor Developments Ltd. they will continue construction of the residential development. Website: www.blackmountain.ca

Status: Started Start: Summer 2004
Est. Cost (\$ million): 500 Finish: 2011
First Entry: Dec 2004 Last Update: Jun 2007
Project ID: 1280

Pinnacle Pointe

Pointe of View Developments Ph: (403) 571-8400

Residential development containing 166 condominium units in two 4-storey buildings. Additional amenities include fitness facilities and a pool. The first building completed construction in Fall 2007, and the second building to complete in Spring 2008. Architect: David Simons Architects. Website: www.pinnaclepointe.ca

Status: Started Start: Jun 2005
Est. Cost (\$ million): 20 Finish: Spring 2008
First Entry: Dec 2004 Last Update: Mar 2008
Project ID: 1242

Glenmore Highlands Development - Wilden

Glenwest Developments Inc Ph: (604) 739-7526 (Ekistics)

Development of 2,600 housing units made up of single-family homes, townhouses, row houses including some 3- to 4-storey apartment buildings, 10,000 sq ft of convenience commercial areas, an elementary school and a park between Glenmore and Clifton Roads. Total area is 720 ha. Phase 1, includes 450 single-family units and is under construction, this phase will eventually include a school and a mixed-use village centre. Phase 1A, included 45 single-family units plus a 14 unit townhouse available 2004. Phase 2, Terrace Hill includes 65 single family units. Phase 3, Still Pond included 24 single family units available Spring 2005. Phase 4, Ledge View includes 14 detached homes opened in Spring 2006. Rezoning for the balance of the property is complete. Architect: Ekistics Town Planning Inc.

Status: Started Start: Summer 2002
Est. Cost (\$ million): 2100 Finish: 2020
First Entry: Mar 1998 Last Update: Dec 2007
Project ID: 267

Kelowna Downtown North

Canada Lands Corp. Ph: (250) 712-4216

Construction of a mixed use, multi-family development on ten parcels of land to consist of approx 1,700 dwellings for 3,500 residents on a 23.5 ha site bounded by Sunset Dr, Gaston Ave and Ellis St. Project would include up to 880 homes in up to 21-storey towers and 4-storey apartment and condominium buildings, and renovation of the existing CN Station. Parcels are being sold and developed separately. Brandt's Creek Crossing is a neighborhood section of Canada Land's overall development. Two parcels are on Bay Ave. and three parcels are on Recreation Ave. A 21-storey, 94 suite tower called Lucaya at 1151 Sunset Dr is under construction. Website: www.city.kelowna.bc.ca & www.brandtscreek.com. (Also see Waterscapes, Project id #1922)

Status: Started Start: Late 2005
Est. Cost (\$ million): 220 Finish: 2012
First Entry: Mar 1998 Last Update: Mar 2008
Project ID: 363

Big White Ski Resort Expansion

Big White Ski Resort Ltd. Ph: (250) 765-3101

Long-term program of ongoing ski hill developments, including a license to build up to 22,000 bed units; presently there are approx 13,500 bed units available. Construction in the 2004/2005 season includes 250 single- and multi-family condo units (\$100 million sale value), two new chair lifts, terrain changes, and new grooming machines. Firelights development has been discontinued; The Edge condominium is currently being developed. Renovations and improvements to nine ski runs have now expanded to fourteen. The \$7-million Snow Ghost Express, six-passenger chairlift is under construction. Website: www.bigwhite.com

Status: Started Start: Jun 1992
Est. Cost (\$ million): 250 Finish: Summer 2009
First Entry: Dec 1997 Last Update: Dec 2007
Project ID: 283

Tower Ranch Golf Resort

IntraWest Developments Ltd. Ph: (604) 669-9777

Championship golf course, country club, hotel, 800 unit residential development and village centre will proceed with construction. Dilworth Homes is to build 238 single-family units, with the model homes complete Summer 2007. IntraWest plans include a village centre and 562 multi-family units. Development of the Thomas Broom designed golf course is underway and is expected to complete in Jul 2008. Website: www.mytowerranch.com

Status: Started Start: Spring 2007
Est. Cost (\$ million): 1000 Finish: 2016
First Entry: Dec 1997 Last Update: Mar 2008
Project ID: 270

William R. Bennett Bridge - Okanagan Lake

BC Ministry of Transportation Ph: (250) 356-1861

SNC Lavalin was selected in Jun 2005 for a 30 year agreement to design, build, finance and operate the new bridge to replace the existing floating Okanagan Lake bridge. Completion advanced to May 2008. Website: www.th.gov.bc.ca/WilliamRBennettBridge

Status: Started Start: Summer 2005
Est. Cost (\$ million): 185 Finish: May 2008
First Entry: Dec 1997 Last Update: Mar 2008
Project ID: 272

Conservatory Towers

Vintage Properties Ph: (250) 869-1832

Four structures on a 15 acre site at the corner of Glenmore Rd and Summit Dr. Four structures of 8-, 12-, 16- and 20-storeys and 2-storey townhouses for a total of 1.25 million sq ft will eventually house 1,200 people and include a 150-bed extended-care facility, 2 acre tropical indoor garden, 40,000 sq ft of commercial space and amenities. All permits have been issued. A 91 unit condominium is the first building under construction, completed in Spring 2007. Construction started Summer 2006 on phase 2, 135 units released in Fall 2007.

Status: Started Start: Feb 2005
Est. Cost (\$ million): 150 Finish: 2011
First Entry: Sep 1997 Last Update: Mar 2008
Project ID: 271

Lake Country

Lakestone Resort Development

Lakestone Developments Ph: (604) 639-4558

Proposed resort development with a residential component of 1,350 units. Phase 1 - 17 vineyard villas - is expected to begin construction in Spring 2008 along with a golf course. A winery, hotel and 75-slip marina will be built over a period of 10 years along with the remaining residential phases. Golf course is expected to complete in 2010. Website:

www.lakestoneresort.com

Status: Started Start: Jan 2008
Est. Cost (\$ million): 1500 Finish: 2017
First Entry: Sep 2006 Last Update: Mar 2008
Project ID: 1814

Sitara on the Pond Condominium Development

Medican Developments Ph: (403) 526-3477

A four-story condominium project developed in two phases. Phase 1, the Lakes, located at 2611 Stillwater Way with 38 units, completed in Mar 2007. Phase 2, with 82 units located at 2551 Shoreline Drive, is expected to complete in Mar 2008.

Status: Started Start: May 2006
Est. Cost (\$ million): 17 Finish: Apr 2008
First Entry: Dec 2005 Last Update: Dec 2007
Project ID: 1622

Westbank**Miravista Condominiums**

Renascence Development Corp. Ph: (250) 762-4777

Low-rise condominium development will include 224-units in two phases. Website: www.miravista.ca

Status: Started Start: Nov 2006
Est. Cost (\$ million): 52 Finish: Oct 2008
First Entry: Mar 2007 Last Update: Mar 2008
Project ID: 1923

Aria Condominiums

Van Maren Group Ph: (250) 768-4572

175 unit condominium development in three low-rise buildings located near the Vintage Hills golf course on leased land from the Westbank First Nations. Website: www.arialiving.com

Status: Started Start: Spring 2006
Est. Cost (\$ million): 40 Finish: Spring 2008
First Entry: Jun 2006 Last Update: Mar 2008
Project ID: 1744

Governor's Landing Shopping Centre

Westfair Foods Ltd. Ph: (403) 291-7700

Proposed new shopping power centre, anchored by Real Canadian Superstore, is to be located on the Old McDonald's Farm property. Phase 1 is under construction with a Staples open in Early 2008.

Status: Started Start: Summer 2007
Est. Cost (\$ million): 15 Finish: Summer 2008
First Entry: Jun 2006 Last Update: Mar 2008
Project ID: 1777

Residential and Resort Development

D.E. Pilling & Associates Ltd. (Owner's Representative)

Ph: (250) 469-6227 (Reg'l District of Central Okanagan)

Proposed multiple family residential development on the west side of the Vintage Golf Course, to include approximately 717 units in 1 to 4-storey condo/townhouse buildings and 10 to 18-storey high-rise towers.

Status: Started Start: Late 2006
Est. Cost (\$ million): 85 Finish: 2011
First Entry: Mar 2006 Last Update: Dec 2007
Project ID: 1708

STATUS: COMPLETED

Kelowna**Barona Beach Resort**

MAC Real Estate & Partners Ph: (250) 862-6819

142 unit condominium project located at 4026 Pritchard Drive. Website: www.baronabeach.com

Status: Completed Start: Mar 2006
Est. Cost (\$ million): 70 Finish: Early 2008
First Entry: Sep 2005 Last Update: Mar 2008
Project ID: 1469

Mission Creek Towers

Starline Enterprises Ph: 1-800-652-6246

Two 9-storey condominium buildings containing 59 units each, located at 1966 Durnin Rd. Project is to be built in two phases. Architect: Points West Architecture.

Status: Completed Start: Nov 2003
Est. Cost (\$ million): 26 Finish: Spring 2008
First Entry: Mar 2004 Last Update: Mar 2008
Project ID: 108