City of Kelowna
Regular Council Meeting
AGENDA

Monday, June 24, 2019

1:30 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. Call to Order

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

This meeting is open to the public and all representations to Council form part of the public record. A live audio and video feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes — 4 - 9

Regular PM Meeting - June 17, 2019

3. Development Application Reports & Related Bylaws

3.1 Agassiz Rd 2025, BL11701 (Z18-0109) - Provincial Rental Housing Corp, Inc. No. BC0052129 — 10 - 10

To adopt Bylaw No. 11701 in order to rezone the subject property from the RU1 - Large Lot Housing, RM4 - Transitional Housing zone to the RM5 - Medium Density Multiple Housing zone.

3.2 Agassiz Rd 2025, DP18-0244 - Provincial Rental Housing Corp, Inc No BC0052129 — 11 - 37

To consider the form and character of a proposed 4-storey supportive housing project on the subject property.

3.3 Benvoulin Ct 2175, Z18-0091 - Jabs Construction Ltd., Inc. No. BC0060327 — 38 - 47

To rezone the subject property to facilitate the development of apartment housing.

3.4 Benvoulin Ct 2175, BL11856 (Z18-0091) - Jabs Construction Ltd., Inc. No. BC0060327 — 48 - 48

To give first reading to Bylaw No. 11856 to rezone the subject property from the A1 - Agriculture zone to the RM5 - Medium Density Multiple Housing zone.

3.5 Graham St 1180 and Ethel St 1189, DP19-0056, Inc. No. BC1084641 49 - 62

To consider issuance of a Development Permit for the form and character of a proposed carwash, gas bar and convenience store.

4. Non-Development Reports & Related Bylaws

4.1 2018 Annual Report 63 - 187

To meet legislated reporting requirements for annual financial statements, showcase City services, programs and projects, and provide contextual information for the data contained in the remuneration reports.

4.2 Rental Housing Revitalization Tax Exemption Agreements 188 - 213

To bring forward two 10-year Revitalization Tax Exemption Agreements for the two purpose-built rental housing projects identified in the report from the Planner Specialist, dated June 24, 2019 in accordance with Revitalization Tax Exemption Program Bylaw No. 9561.

4.3 Revitalization Tax Exemption Bylaw – Housekeeping Updates 214 - 215

To make minor updates to the Revitalization Tax Exemption Bylaw No. 9561 to reduce the number of minor amendments to revitalization agreements in the future.

4.4 BL11854 - Amendment No. 6 to Revitalization Tax Exemption Bylaw No. 9561 216 - 222

To give Bylaw No 11854 first, second and third readings in order to amend the Revitalization Tax Exemption Bylaw No. 9561.

4.5 2019 Transit Capital Program Reprioritization and Transit Reserve Funding Request 223 - 246

To inform Council of the rationale for the proposed reprioritization of 2019 transit capital projects and request additional funding from the Transit Reserve.

5. Bylaws for Adoption (Non-Development Related)

5.1 A portion of 190 Highway 33 East, BL11729 - Road Closure Bylaw 247 - 248

Mayor to invite anyone in the public gallery who deems themselves affected by the proposed road closure to come forward.

To adopt Bylaw No. 11729 in order to permanently close and remove the highway dedication of a portion of Highway 33.

5.2 BL11770 - Well Regulation Bylaw 249 - 254

To adopt Bylaw No. 11770 in order to establish a Well Regulation Bylaw.

5.3 **BL11848 - Amendment No. 33 to Traffic Bylaw No. 8120** 255 - 256

To adopt Bylaw No. 11848.

6. **Mayor and Councillor Items**

7. **Termination**

City of Kelowna
Regular Council Meeting
Minutes

Date:	Monday, June 17, 2019
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Charlie Hodge*, Brad Sieben*, Mohini Singh, Luke Stack* and Loyal Wooldridge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming, Divisional Director, Planning & Development Services, Ryan Smith*; Suburban and Rural Planning Manager, Dean Strachan*; Planning Manager, Laura Bentley*; Development Planning Department Manager, Terry Barton*; Planner Specialist, Adam Cseke*; Planner, Barbara Crawford*; Utility Services Manager, Kevin Van Vliet*; Active Transportation Coordinator, Matt Worona*; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:35 p.m.

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

Mayor Basran advised that the meeting is open to the public and all representations to Council form part of the public record. A live audio and video feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

R624/19/06/17 THAT the Minutes of the Regular Meetings of June 10, 2019 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Commerce Ave 1675-1677, Z19-0004 (BL11855) - Braemar Properties Ltd, Inc No BC1023360

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Donn/Seconded By Councillor Wooldridge

R625/19/06/17 THAT Rezoning Application No. Z19-0004 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 125, Osoyoos Division Yale District Plan KAP90858, except part in Plan EPP52444, located at 1675-1677 Commerce Avenue, Kelowna, BC from the C10lp/rls – Service Commercial (Liquor Primary/Retail Liquor Sales) zone to the C10lp/rls/rcs - Service Commercial (Liquor Primary/Retail Liquor Sales/Retail Cannabis Sales) zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT if the Rezoning Bylaw is adopted, Council direct Staff to send a recommendation to the British Columbia Liquor and Cannabis Regulation Branch that they support issuance of a non-medical cannabis retail store license for this legal lot with the following comments:

- The proposed location meets local government bylaw requirements and as such, no negative impact is anticipated;
- The views of the residents were captured during a public hearing process for the rezoning of the property and Council meeting minutes summarizing those views are attached; and
- Local government recommends that the application be approved because of compliance with local regulations and policies.

Carried

3.2 Commerce Ave 1675-1677, BL11855 (Z19-0004) - Braemar Properties Ltd, Inc No BC1023360

Moved By Councillor Sieben/Seconded By Councillor Donn

R626/19/06/17 THAT Bylaw No. 11855 be read a first time.

Carried

Councillors Hodge and Stack joined the meeting at 1:39 p.m.

3.3 McCurdy Rd 130, BL11460 (OCP17-0007) - Father Delestre Columbus (2009) Society Inc.

Moved By Councillor Donn/Seconded By Councillor Singh

R627/19/06/17 THAT Bylaw No. 11460 be adopted.

Carried
Councillor Sieben - Opposed

3.4 McCurdy Rd 130, BL11461 (Z17-0021) - Father Delestre Columbus (2009) Society Inc

Moved By Councillor DeHart/Seconded By Councillor Donn

R628/19/06/17 THAT Bylaw No. 11461 be adopted.

Carried

DRAFT

3.5 McCurdy 130, DP17-0052 - Culos Development (1996) Inc. No. BC1099204

Staff:
- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Wooldridge

R629/19/06/17 THAT Council authorizes the issuance of Development Permit No. DP17-0052 for Lot A, Section 26, Township 26, ODYD, Plan EPP91828, located at 130 McCurdy Rd, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;
5. A restrictive covenant registered on title limiting the dwelling units on floors two, three, and four to 'supportive housing'.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit application in order for the permit to be issued;

AND THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried
Councillor Hodge - Opposed

3.6 Pier Mac Way 2085, DP19-0067 - Gibbco Enterprises Inc., Inc. No. 1060826

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor DeHart/Seconded By Councillor Hodge

R630/19/06/17 THAT Council authorize the issuance of Development Permit No. for Lot 7, District Lot 32 and Section 14, Township 23, Osoyoos Division Yale District, Plan EPP64961, located at 2085 Pier Mac Way, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule A;
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule B;
3. Landscaping to be provided on the land to be in general accordance with Schedule C;
4. That the applicant be required to post with the City, a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper (Schedule C);
5. That the applicant be required to complete the requirements of Attachment A as attached to the Report from Development Engineering dated March 11, 2019.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permit to be issued;

AND FURTHER THAT the Development Permit be valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

3.7 Hwy 97 N 2339 2397, DP19-0079 - Dilworth Shopping Centre Ltd., Inc. No. 319846

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Given

R631/19/06/17 THAT Council authorizes the issuance of Development Permit No. DP19-0079 for Lot A, District Lots 126 and 532, ODYD, Plan 40108 located at 2339-2397 Highway 97 North, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

3.8 Glenmore Rd 445, DP19-0081 - Glenmore Ellison Irrigation District (GEID)

Staff:
- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Sieben

R632/19/06/17 THAT Council authorizes the issuance of Development Permit No. DP19-0081 for Lot C Section 32 Township 26 ODYD Plan KAP62410, located at 451 Glenmore Rd, Kelowna, BC, and for Lot A Section 32 Township 26 ODYD Plan 1731 Except Plans B4443, 5241 and KAP62410, located at 445 Glenmore Rd, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

DRAFT

4. Bylaws for Adoption (Development Related)

4.1 BL11672 (TA18-0007) - Energy Step Code Amendment - City of Kelowna

Moved By Councillor Donn/Seconded By Councillor DeHart

R633/19/06/17 THAT Bylaw No. 11672 be adopted.

Carried

4.2 Penno Rd 360, BL11751 (Z18-0086) - New North West Trading

Councillor Sieben declared a conflict of interest as the applicant is an insurance client and departed the meeting at 2:11 p.m.

Moved By Councillor Given/Seconded By Councillor Wooldridge

R634/19/06/17 THAT Bylaw No. 11751 be adopted.

Carried

Councillor Sieben rejoined the meeting at 2:12 p.m.

5. Non-Development Reports & Related Bylaws

5.1 Well Regulation Bylaw No. 11770

Staff:
- Provided reasons for enacting a Well Regulation Bylaw and a summary of the proposed regulations and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Sieben

R635/19/06/17 THAT Council receives, for information, the report from the Utility Operations Manager dated June 17, 2019, with respect to the Well Regulation Bylaw No. 11770;

AND THAT Bylaw No. 11770, being Well Regulation Bylaw be forwarded to Council for reading consideration.

Carried

5.2 BL11770 - Well Regulation Bylaw

Moved By Councillor Wooldridge/Seconded By Councillor Given

R636/19/06/17 THAT Bylaw No. 11770 be read a first, second and third time.

Carried

5.3 Kelowna On The Move Pedestrian and Bicycle Master Plan Traffic Bylaw Updates

Staff:
- Provided an overview of the proposed changes to the Traffic Bylaw and reasons for them and responded to questions from Council.

DRAFT

Moved By Councillor Given/Seconded By Councillor Donn

R637/19/06/17 THAT Council receives, for information, the report from the Transit and Programs Manager dated June 17, 2019 with respect to the Kelowna On The Move Pedestrian and Bicycle Master Plan Traffic Bylaw Updates;

AND THAT Council give reading consideration to Bylaw No. 11848 being Amendment No. 33 to the Consolidated Traffic By-Law No. 8120.

Carried
Councillor DeHart – Opposed

5.4 BL11848 - Amendment No. 33 to Traffic Bylaw No. 8120

Moved By Councillor Given/Seconded By Councillor Wooldridge

R638/19/06/17 THAT bylaw No. 11848 be read a first, second and third time.

Carried
Councillor DeHart – Opposed

6. Bylaws for Adoption (Non-Development Related)

6.1 BL11834 - Amendment No. 19 to the Subdivision, Development and Servicing Bylaw No. 7900

Moved By Councillor Wooldridge/Seconded By Councillor Given

R639/19/06/17 THAT Bylaw No. 11834 be adopted.

Carried

7. Mayor and Councillor Items

Councillor DeHart:
- Spoke to their attendance at the PGA Golf Event at Gallagher's Canyon this past week and the charitable contributions made to our community.

Councillor Wooldridge:
- The kick-off to Kelowna Pride Week this week with a parade beginning at 11:00 a.m. on Saturday, June 22nd.
- National Aboriginal Day is on Friday, June 21st.

Mayor Basran:
- Be mindful of water restrictions that are in affect and fire banned areas.

8. Termination

This meeting was declared terminated at 2:44 p.m.

Mayor Basran

City Clerk

/acm

DRAFT

CITY OF KELOWNA

BYLAW NO. 11701
Z18-0109 – 2025 Agassiz Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, District Lot 129, ODYD, Plan EPP68381, located on Agassiz Road, Kelowna, BC from the RU1 – Large Lot Housing and RM4 – Transitional Low Density Housing zones to the RM5 – Medium Density Multiple Housing zone.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 26th day of November, 2018.

Amended at first reading by the Municipal Council this 7th day of January, 2019.

Considered at a Public Hearing on this 17th day of January, 2019.

Read a second and third time by the Municipal Council this 17th day of January, 2019.

Approved under the Transportation Act this 19th day of January, 2019.

Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL

Date:	June 24, 2019		
RIM No.	0940-00		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	DP18-0244	**Owner:**	Provincial Rental Housing Corporation, Inc. No. BC0052129
Address:	2025 Agassiz Road	**Applicant:**	GTA Architecture
Subject:	Development Permit		
Existing OCP Designation:	MRM – Multiple Unit Residential (Medium Density)		
Existing Zone:	RU1 – Large Lot Housing, RM4 – Transitional Low Density Housing		
Proposed Zone:	RM5 – Medium Density Multiple Housing		

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11701 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP18-0244 for Lot 1 District Lot 129 ODYD Plan EPP68381, located at 2025 Agassiz Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"

2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";

3. Landscaping to be provided on the land be in accordance with Schedule "C";

4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permit to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider the form and character of a proposed 4-storey supportive housing project on the subject property.

3.0 Community Planning

Community Planning Staff are supportive of the Development Permit as it meets many of the objectives and supporting policies of the Official Community Plan (OCP), as well as the applicable urban design guidelines. These include:

- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of buildings that promotes a safe, enjoyable living, pedestrian and working experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Provide outdoor spaces, including rooftops, balconies, patios and courtyards; and
- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
    - Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
    - Step back upper floors to reduce visual impact;
    - Detailing that creates a rhythm and visual interest along the line of the building; and
    - Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades.

The property is located in the Midtown Urban Centre on Agassiz Road between Barlee Road and Vasile Road. The property has a Walk Score of 72 (Very Walkable- most errands can be accomplished on foot) and a Transit Score of 48 (Some Transit - a few nearby public transportation options). The proximity to the Orchard Plaza/Park shopping centres provide nearby amenities including parks, restaurants, shops and recreational opportunities in the immediate area.

4.0 Proposal

4.1 Background

The subject property at 2025 Agassiz Road was created through consolidation of two residential lots and two remnant lots along with purchased land from the property owner to the south. An application was received in 2016 to rezone the property from RU1 – Large Lot Housing and RM4 – Transitional Low-Density Housing to RM5 – Medium Density Multiple Housing for a multi-family complex. The application was supported by Community Planning Staff and Council and received third reading on March 7, 2017. The applicant did not proceed with meeting the requirements for adoption of the rezoning (Development Engineering requirements, Development Permit, etc.) and the property was subsequently purchased by BC Housing in 2018.

BC Housing applied for the same rezoning application from RU1 – Large Lot Housing and RM4 – Transitional Low-Density Housing to RM5 – Medium Density Housing to facilitate the development of a supportive housing complex. The rezoning was considered at a Public Hearing on January 17, 2019 and given third reading.

4.2 Project Description

The proposal is for a 4-storey, 52 studio unit apartment building. Surface parking is provided on the east side of the site. This location is suitable for this use based on the proximity of shopping and services, parks and transit which is supported by the OCP Policy for Compact Urban Growth.

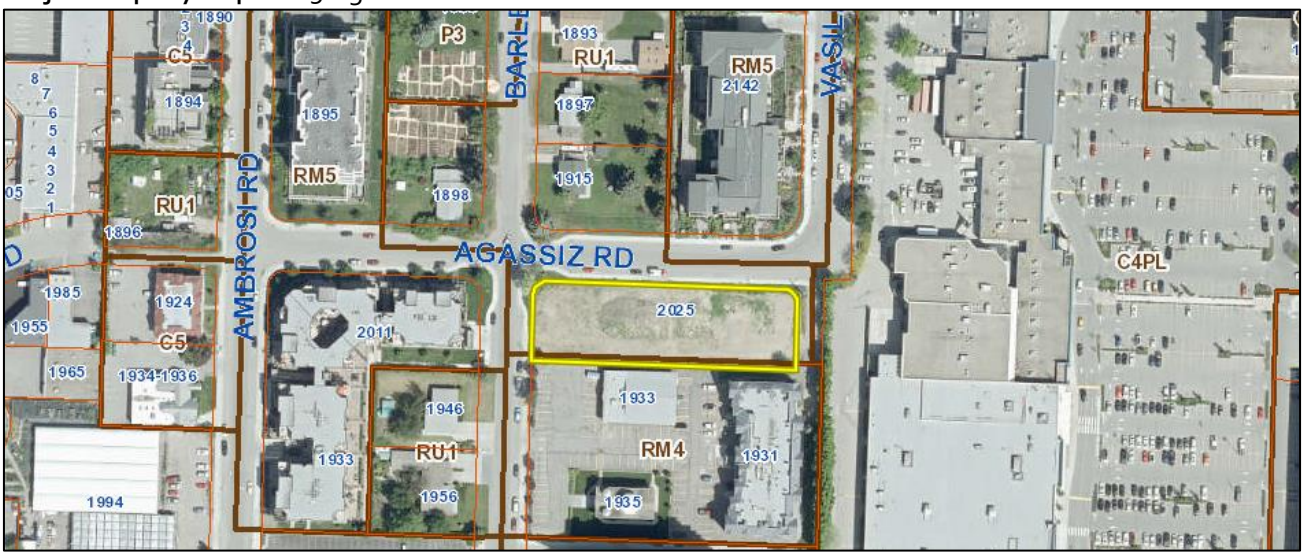
The proposed development provides a visually interesting façade along the streetscape through the articulated façade, flat-roof design and a mixture of building finish colours and textures. The building is finished with hardie-panel which includes lap siding (traditional red and beige) and vertical and horizontal panels in arctic white and slate gray. Slate coloured brick is used along the base of the building and wraps the west side of the building.

The project includes multiple outdoor spaces with extensive perimeter landscaping to enhance the public realm at the street level as well as providing privacy for the residents. This provides a more appealing streetscape and connection to the street.

4.3 Site Context

The location falls in the Midtown Urban Centre and the Permanent Growth Boundary, and is within walking distance to many amenities including a community garden, Mission Creek Park, and rapid bus transit on Highway 97. It fronts onto three streets, and is immediately adjacent to the Ukrainian Greek Orthodox Church to the south and Orchard Plaza Shopping Centre to the east. A mix of other land uses are in the area including single family, multi-family, public and institutional, and commercial uses.

Subject Property Map: 2025 Agassiz Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RM5 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Lot Area	1,400 m²	3,162 m²
Lot Width	35 m	102.4 m
Lot Depth	30 m	31 m
Site Coverage (Building)	40%	26.7%
Site Coverage (Building, driveways & parking)	65%	50.5%
Development Regulations		
Floor Area Ratio	1.1	0.59
Height	18.0 m or 4.5 storeys	15.0 m & 4 storeys
Front Yard	6.0 m	6.0 m
Side Yard (south)	4.5 m	5.6 m
Side Yard (north)	6.0 m	8.7 m
Rear Yard	9.0 m	43.0 m
Other Regulations		
Minimum Parking Requirements	18 stalls	21 stalls
Bicycle Parking	Class I - 26 Class II - 6	Class I - 27 Class II - 6
Private Open Space	397.5 m²	490 m²

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Urban Design DP Guidelines

Comprehensive Development Permit Area Objectives

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;
- Highlight the significance of community institutional and heritage buildings; and
- Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).
- Moderate urban water demand in the City so that adequate water supply is reserved for agriculture and for natural ecosystem processes.
- Reduce outdoor water use in new or renovated landscape areas in the City by a target of 30%, when compared to 2007.

Revitalization Development Permit Area Objectives

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;
- Enhance the urban centre's main street character in a manner consistent with the area's character;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;
- Encourage an appropriate mix of uses and housing types and sizes;
- Design and facilitate beautiful public open spaces that encourage year-round enjoyment;
- Create open, architecturally-pleasing and accessible building facades to the street; and
- Improve existing streets and sidewalks to promote alternative transportation.

6.0 Application Chronology

Date of Application Received: November 29, 2018
Date of Rezoning Public Hearing: January 17, 2019

Report Prepared by: Lydia Korolchuk, Planner II

Reviewed by: Laura Bentley, Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP18-0244
Attachment B: OCP Revitalization Design Guidelines

ATTACHMENT A
This forms part of application
DP18-0244
Planner Initials LK
City of Kelowna COMMUNITY PLANNING

Development Permit DP18-0244

City of Kelowna

This permit relates to land in the City of Kelowna municipally known as

2025 Agassiz Road

and legally known as

Lot 1 District Lot 129 ODYD Plan EPP68381

and permits the land to be used for the following development:

Supportive Housing

USE as per Zoning Bylaw

Apartment Housing

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision June 24, 2019

Decision By: COUNCIL

Development Permit Area: Revitalization and Comprehensive

This permit will not be valid if development has not commenced by June 24, 2021.

Existing Zone: RM5 Future Land Use Designation: MRM

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Provincial Rental Housing Corporation, Inc. No. BC0052129

Applicant: GTA Architecture

_____ _____

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

c) Landscaping to be provided on the land be in accordance with Schedule "C"; and

d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years **from the date of Council approval**, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

a) An Irrevocable Letter of Credit in the amount of **$130,190.94**

b) A certified cheque in the amount of **$130,190.94**

c) Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the Landscape Agreement or their designates.

ATTACHMENT B
This forms part of application
DP18-0244
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

DEVELOPMENT PERMIT GUIDELINES

Comprehensive Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	✓		
Are materials in keeping with the character of the region?	✓		
Are colours used common in the region's natural landscape?	✓		
Does the design provide for a transition between the indoors and outdoors?	✓		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Does interim development consider neighbouring properties designated for more intensive development?			✓
Are façade treatments facing residential areas attractive and context sensitive?	✓		
Are architectural elements aligned from one building to the next?			✓
For exterior changes, is the original character of the building respected and enhanced?			✓
Is the design unique without visually dominating neighbouring buildings?	✓		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?			✓
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	✓		
Are parkade entrances located at grade?			✓
For buildings with multiple street frontages, is equal emphasis given to each frontage?		✓	
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	✓		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	✓		
Human Scale			
Are architectural elements scaled for pedestrians?	✓		
Are façades articulated with indentations and projections?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are top, middle and bottom building elements distinguished?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are building facades designed with a balance of vertical and horizontal proportions?	✓		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	✓		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	✓		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?		✓	
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are entrances visually prominent, accessible and recognizable?	✓		
Are higher quality materials continued around building corners or edges that are visible to the public?		✓	
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	✓		
Are elements other than colour used as the dominant feature of a building?	✓		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?	✓		
Are public and private open spaces oriented to take advantage of and protect from the elements?	✓		
Is there an appropriate transition between public and private open spaces?	✓		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	✓		
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	✓		
Are alternative and active modes of transportation supported through the site design?	✓		
Are identifiable and well-lit pathways provided to front entrances?	✓		
Do paved surfaces provide visual interest?	✓		
Is parking located behind or inside buildings, or below grade?		✓	
Are large expanses of parking separated by landscaping or buildings?	✓		
Are vehicle and service accesses from lower order roads or lanes?	✓		
Do vehicle and service accesses have minimal impact on the streetscape and public views?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is visible and secure bicycle parking provided in new parking structures and parking lots?	✓		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?	✓		
Are green walls or shade trees incorporated in the design?	✓		
Does the site layout minimize stormwater runoff?	✓		
Are sustainable construction methods and materials used in the project?	✓		
Are green building strategies incorporated into the design?		✓	
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	✓		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	✓		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?	✓		
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	✓		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	✓		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	✓		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?	✓		
• Enhance the pedestrian environment and the sense of personal safety?	✓		
• Screen parking areas, mechanical functions, and garbage and recycling areas?	✓		
• Respect required sightlines from roadways and enhance public views?	✓		
• Retain existing healthy mature trees and vegetation?			✓
• Use native plants that are drought tolerant?	✓		
• Define distinct private outdoor space for all ground-level dwellings?			✓
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?			✓
Do parking lots have one shade tree per four parking stalls?	✓		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
• Meet the requirements for Landscape Water Budget calculations for the landscaped area?	✓		
• Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines?	✓		
Landscape Water Conservation Guidelines			
Are plants grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas?	✓		
Does at least 25% of the total landscaped area require no irrigation / watering?	✓		
Does at least 25% of the total landscaped area require low water use?	✓		
Does at most 50% of the total landscaped area require medium or high water use?	✓		
Is mulch cover provided for shrubs and groundcover to reduce soil evaporation?	✓		
Do water features such as pools and fountains use recirculated water systems?			✓
Do landscape installation standards meet the requirements of the BC Landscape Standard and / or the Master Municipal Construction Document?	✓		
Are the required written declarations signed by a qualified Landscape Architect?	✓		
Irrigation System Guidelines			
Is the Irrigation Plan prepared by a Qualified Professional?	✓		
Are irrigation circuits grouped into "hydro-zones" of high, medium and low or unirrigated / unwatered areas consistent with the landscaping plan?	✓		
Is drip or low volume irrigation used?	✓		
Are the required written declarations signed by a qualified Certified Irrigation Designer?	✓		
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	✓		
Are building materials vandalism resistant?	✓		
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	✓		
Are the site layout, services and amenities easy to understand and navigate?	✓		
Lakeside Development			
Are lakeside open spaces provided or enhanced?			✓
Are lake views protected?			✓

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does lakeside development act as a transition between the lake and inland development?			✓
Signs			
Do signs contribute to the overall quality and character of the development?	✓		
Is signage design consistent with the appearance and scale of the building?	✓		
Are signs located and scaled to be easily read by pedestrians?	✓		
For culturally significant buildings, is the signage inspired by historical influences?			✓
Lighting			
Does lighting enhance public safety?	✓		
Is "light trespass" onto adjacent residential areas minimized?	✓		
Does lighting consider the effect on the façade, neighbouring buildings and open spaces?	✓		
Is suitably scaled pedestrian lighting provided?	✓		
Does exterior street lighting follow the International Dark Sky Model to limit light pollution?	✓		

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DP18-0244
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City of Kelowna
COMMUNITY PLANNING

Revitalization Development Permit Area
Consideration has been given to the following guidelines as identified in Section 14.B. of the City of Kelowna Official Community Plan relating to Revitalization Development Permit Areas:

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Relationship to the Neighbourhood and Street			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	✓		
Do developments adjacent to non-revitalization areas create an appropriate transition?			✓
Are spaces for pedestrian friendly amenities, such as street furniture, included on site?	✓		
Is the ratio of streetwall height to street width less than 0.75:1?	✓		
Does the building frontage occupy the entire length of the street, without drive aisles or other dead zones?	✓		
Building Design			
Are architectural elements aligned from one building to the next?			✓
Are the effects of shadowing on public areas mitigated?	✓		
Are doors or windows incorporated into at least 75% of street frontage?	✓		
Do proposed buildings have an identifiable base, middle and top?	✓		
Are windows, entrances, balconies and other building elements oriented towards surrounding points of interest and activity?	✓		
Are architectural elements such as atriums, grand entries and large ground-level windows used to reveal active interior		✓	
Are buildings designed with individual entrances leading to streets and pathways rather than with mall style entrances and			✓
For multiple unit residential projects, is ground level access for first storey units provided?		✓	
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	✓		
Are prohibited materials such as vinyl siding, reflective or non-vision glass, plastic, unpainted or unstained wood, and concrete	✓		
Are stucco and stucco-like finishes omitted as a principal exterior wall material?	✓		
Are vents, mechanical rooms/equipment and elevator penthouses integrated with the roof or screened with finishes	✓		
View Corridors			
Are existing views preserved and enhanced?			✓
Vehicular Access and Parking			
Are at-grade and above-grade parking levels concealed with façade treatments?			✓
Are garage doors integrated into the overall building design?			✓

REVITALIZATION DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are pedestrian entrances more prominent features than garage doors and vehicle entrances?	✓		
Is surface parking located to the rear of the building or interior of the block?	✓		
Are truck loading zones and waste storage areas screened from public view?			✓
Do parking lots have one shade tree per four parking stalls?		✓	
Are pedestrian connections provided within and between parking lots?			✓
Are driving, parking, pedestrian and cycling areas distinguished through changes in colour or pattern of paving materials?			✓
Signage			
Is signage design consistent with the appearance and scale of the building?	✓		
Are corporate logos on signs complimentary to the overall building character?			✓
Is signage lighting minimized?			✓
Public Art			
Is public art incorporated into the project?		✓	

AGASSIZ ROAD RESIDENCES KELOWNA BC . FOR BC. HOUSING

2025 AGASSIZ ROAD, KELOWNA, BC

3D VIEW

PROJECT INFO:

CIVIL ADDRESS:
2025 AGASSIZ ROAD, KELOWNA, BC

LEGAL DESCRIPTION:
LOT 1, DL 129, ODYD, PLAN EPP68381

ZONING: CURRENT RU1, REZONE TO RM5

LOT AREA:	34,038 ft²	3162 m²
BUILDING AREA:	8,973 ft²	834 m²
PARKING AREA+ DRIVEWAY :	8,220 ft²	764 m²
SITE COVERAGE:		26.3%(MAX 40%)
SITE COVERAGE(W/ PARKING):		50.5%(MAX 65%)
F.A.R:		0.56(MAX 1.1)

FLOOR AREAS:

GROSS BUILDING AREA

AREA NAME	AREA
1st FLOOR GROSS AREA	768.6 m²
2nd FLOOR GROSS AREA	774.5 m²
3rd FLOOR GROSS AREA	634.7 m²
4st FLOOR GROSS AREA	634.7 m²
TOTAL GROSS AREA:	2,812.5 m²

NET FLOOR AREA

AREA NAME	AREA
1st FLOOR NET AREA	264.4 m²
2nd FLOOR NET AREA	631.2 m²
3rd FLOOR NET AREA	468.4 m²
4st FLOOR NET AREA	467.6 m²
TOTAL NET AREA:	1,831.6 m²

CITY OF KELOWNA ZONING BYLAW NO. 8000 ANALYSIS:

Section 7 – Landscaping and Screening
7.3 Refuse and Recycling Bins
7.3.2 REFUSE & RECYCLING BINS SCREENING FROM ADJACENT STREETS AND LOTS
PROPOSED: **BINS SCREENED MIN. 2.0m HIGH C/W PLANTINGS MIN. 1.5m HIGH MIN. 3.0m FROM PROPERTY**

7.6 MINIMUM LANDSCAPE BUFFERS
7.6.1
b)LEVEL 2: MIN 3.0m BUFFER
c)LEVEL 3: MIN 3.0m BUFFER OR OPAQUE BARRIER
TABLE 7.1 MIN. LANDSCAPE BUFFER TREATMENT LEVELS SCHEDULE

FRONT: **LEVEL 2**	**STREET- NO ADJACENT PROPERTY MIN. 3m**
REAR YARD: **LEVEL 3**	**STERRT- NO ADJACENT PROPERTY MIN. 3m (PARKING) VEG. BUFFER & CONTINUOUS OPAQUE BUFFER**
NORTH SIDE YARD: **LEVEL 3**	**MIN. 3m BOULEVARD (NO ADJACENT PROPERTY)**
SOUTH SIDE YARD: **LEVEL 3**	**MIN. 3m LANDSCAPE BUFFER C/W CONTINUOUS OPAQUE BUFFER**

SECTION 8 - PARKING AND LOADING

8.1 OFF-STREET VEHICLE PARKING
8.1.2. MIN NUMBER SPACES
TABLE 8.1
SUPPORTIVE HOUSING
51-53 RESIDENCES MIN 1/3 BEDS= 18 PARKING STALLS REQUIRED
TOTAL STALLS REQUIRED = 18 **PROVIDED =21**

8.1.7 PARKING SPACES FOR THE DISABLED
a) PER B.C. BUILDING CODE: 1/100 **PROP: 1**

8.1.11 SIZE AND RATIO

	FULL SIZE:	**PROP:**	**14**	**MID SIZE:**	**PROP:**	**7**
a)	MIN WIDTH: 2.5m	**PROP:**	**2.5m**	MIN WIDTH: 2.5m	**PROP:**	**2.5m**
	MIN LENGTH: 6m	**PROP:**	**6.0m**	MIN LENGTH: 6m	**PROP:**	**6.0m**
	MIN HEIGHT: 2.0m	**PROP:**	**2.0m**	MIN HEIGHT: 2.0m	**PROP:**	**2.0m**
	FULL SIZE:	**PROP:**	**62%**	**MID SIZE:** MAX: 40%	**PROP:**	**33%**
	HANDI CAP:	**PROP:**	**1(5%)**			
	SMALL SIZE: MAX: 10%	**PROP:**	**0%**			

8.4 OFF-STREET BICYCLE PARKING
8.4.1 NUMBER OF SPACES
TABLE 8.3: SUPPORTIVE HOUSING
SUPPORTIVE HOUSING
CLASS I: 0.50 PRE DEWELLING UNIT 26 SPACES REQUIRED **PROP: 27 SPACES**
CLASS II: 0.10 PER DEWELLING UNIT: 6 SPACES REQUIRED **PROP: 6**

8.4.6 DEVELOPMENT
BICYCLE PARKING MIN WIDTH: 0.6m
MIN LENGTH: 1.8m
MIN HEIGHT: 1.9m

SECTION 13.11 - RM5 - MEDIUM DENSITY MULTIPLE HOUSING

13.11.2. PRINCIPLE USES:
(C) SUPPORTIVE HOUSING

13.11.5 SUBDIVISION REGULATIONS

MINIMUM LOT AREA: 1400 m², (**EXISTING: 3162m²**)
MINIMUM LOT WIDTH: 30.0m. (**EXISTING : 31m**)
MINIMUM LOT DEPTH: 35.0m (**EXISTING: 102.4m**)

13.11.6 DEVELOPMENT REGULATIONS

SITE COVERAGE: 40%	**PROP: 26.3%**
MAX SITE COVERAGE OF BUILDINGS & DRIVWAYS 65%	**PROP: 50.5%**
MAX HEIGHT: IS THE LESSER OF 18.0m OR 4.5 STOREYS	**PROP: 4 STOREYS**(14.3m)
MAX FLOOR AREA RATIO: 1.1	**PROP: 0.56**
MIN FRONT YARD: 6.0m	**PROP: 17.7m SETBACK**
MIN SIDE YARD: 4.5m < 2.5 STOREYS	**PROP: SOUTH 5.6m SETBACK**
7.0m > 2.5 STOREYS	**PROP: SOUTH 9.1m SETBACK**
4.5m < 2.5 STOREYS	**PROP: NORTH 6.6m SETBACK**
6.0 METERS TO A FLANKING STREET	**PROP: NORTH 6.1m SETBACK**
MIN REAR YARD: 9.0m(TO STREET 7.0m)	**PROP: 43m**
MAX BUILDING FRONTAGE: 100m	**PROP: 85m**
MIN PRIVATE OPEN SPACE: 7.5m²/ COVERAGE BEDROOM	**PROP: 490M² =9.4m²/ BEDROOM**

BRITISH COLOMBIA BUILDING CODE 2012 ANALYSIS:

CONSULTANTS:

ARCHITECTURAL:

GTA ARCHITECTURE LTD.
CONTACT: GARRY TOMPOROWSKI
243 - 1889 SPRINGFIELD ROAD
KELOWNA, B.C., V1V 1S9
PHONE: (250) 979-1668, FAX: (250) 979-4366
EMAIL: garry@gtarch.ca

LANDSCAPE:

NAME: OUTLAND DESIGN LTD.
CONTACT: ALEXANDER FRASER
ADDRESS: 303-590 KLO ROAD
KELOWNA, BC, V1Y 7S2
PHONE: 250-868-9270
EMAIL: ALEXANDER@OUTLANDDESIGN.CA

SURVEYOR:

ALLTERRA LAND SURVERYING LTD.
264 WESTMINISTER AVENUE W.,
PENTICTON, BC, V2A 1J9
PHONE: 250-492-5903
WEBSITE: WWW.ALLTERRASURVEY.CA

MECHANICAL:

NAME: DELTA-T CONSULTANTS LTD.
CONTACT: ERIC SCHREDL
ADDRESS: 203-1449 ST PAUL ST
KELOWNA, BC, V1Y 2E5
PHONE: 250-860-5550
EMAIL: ERIC@DELTA-T.CA

ELECTRICAL:

NAME: ICS ENGINEERING INC.
CONTACT: GREG LYNCH
ADDRESS: #32034-2151 LOUIS DRIVE,
WESTBANK, BC, V4T 3G2
PHONE: 778-738-2172
EMAIL: GREG.LYNCH@ICSENGGROUP.COM

GEOTECHNICAL:

NAME: WSP GLOBAL INC.
CONTACT: PAUL ELL
ADDRESS: 108-3677 HWY 97N
KELOWNA, BC, V1X 5C3
PHONE: 250-469-7758
EMAIL: PAUL.ELL@WSP.COM

STRUCTURAL:

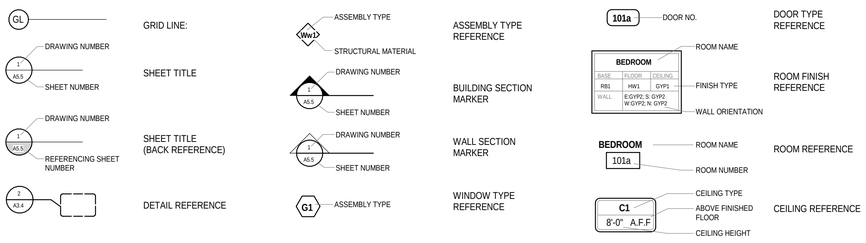
R&A ENGINEERS
CONTACT: GREG WYLIE
202-3401 33rd STREET, VERNON
BC V1Y 1J7, CANADA
PHONE: (250)-308-7911
EMAIL: GREG@RAENGINEERING.CA

LIST OF DRAWINGS:

GTA ARCHITECTURAL LIST (DP)

SHEET NUMBER	SHEET NAME
A0.00	COVER SHEET
A0.01	SITE PHOTOS
A0.02	PERSPECTIVES A
A0.03	PERSPECTIVE B
A0.04	SITE DETAILS
A1.03	SITE PLAN
A2.01	FOUNDATION PLAN
A2.02	MAIN FLOOR PLAN
A2.03	SECOND FLOOR PLAN
A2.04	THIRD FLOOR PLAN
A2.05	FOURTH FLOOR PLAN
A2.07	UPPER ROOF PLAN
A3.00	SITE ELEVATION
A4.01	BUILDING SECTIONS

SYMBOL LEGEND:



Notes:
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ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	BY	DESCRIPTION
6	2018.10.19	FF	ISSUED FOR REZONING

DESIGN CONSULTANT

SEAL

gta
GTA ARCHITECTURE LTD.
243 1889 SPRINGFIELD ROAD
Kelowna, British Columbia.
V1Y 5V5
TELEPHONE: (250)979-1668
www.gtarch.ca

DEVELOPED BY:

PROJECT
AGASSIZ ROAD RESIDENCES KELOWNA BC . FOR BC. HOUSING
2025 AGASSIZ ROAD, KELOWNA, BC

SHEET TITLE
COVER SHEET

DRAWN BY:	FF	DRAWING NO.	A0.00
DESIGNED BY:	GT/FF		
SCALE:	12" = 1'-0"		
DATE:	2018.11.20	FILE:	A18-34

SOUTHEAST CORNER

FRONT- NORTH ELEVATION

NORTHEAST CORNER

Notes:

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ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	BY	DESCRIPTION
7	2019.03.13		ISSUED FOR DEVELOPMENT PERMIT
6	2018.10.19	FF	ISSUED FOR REZONING

DESIGN CONSULTANT

SEAL

gta

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243 1889 SPRINGFIELD ROAD
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V1Y 5V5
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DEVELOPED BY:

PROJECT

AGASSIZ ROAD RESIDENCES
KELOWNA BC . FOR BC. HOUSING

2025 AGASSIZ ROAD, KELOWNA, BC

SHEET TITLE

PERSPECTIVES A

DRAWN BY:	FF	DRAWING NO.	A0.03
DESIGNED BY:	GT/FF		
SCALE:	12" = 1'-0"		
DATE:	2018.11.20	FILE:	A18-34

Project File Name and Location: *P:\2018 Architecture\A18-34 BC Housing - Agassiz Road\3.0 BIM\A18-34 DP AGASSIZ ROAD.rvt*

NORTHWEST CORNER

SOUTHWEST ELEVATION

WEST ELEVATION

Notes:

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NO.	DATE	BY	DESCRIPTION
7	2019.03.13		ISSUED FOR DEVELOPMENT PERMIT
6	2018.10.19	FF	ISSUED FOR REZONING

DESIGN CONSULTANT

SEAL

gta

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TELEPHONE: (250)979-1668
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DEVELOPED BY:

PROJECT

AGASSIZ ROAD RESIDENCES
KELOWNA BC . FOR BC. HOUSING

2025 AGASSIZ ROAD, KELOWNA, BC

SHEET TITLE

PERSPECTIVE B

DRAWN BY:	FF	DRAWING NO.	A0.04
DESIGNED BY:	GT/FF		
SCALE:	12" = 1'-0"		
DATE:	2018.11.20	FILE:	A18-34

Project File Name and Location: *P:\2018 Architecture\A18-34 BC Housing - Agassiz Road\3.0 BIM\A18-34 DP AGASSIZ ROAD.rvt*

SCHEDULE A & B
This forms part of application
DP18-0244
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

Notes:

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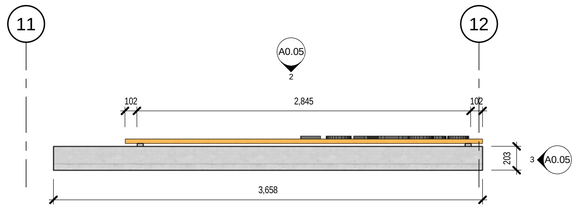
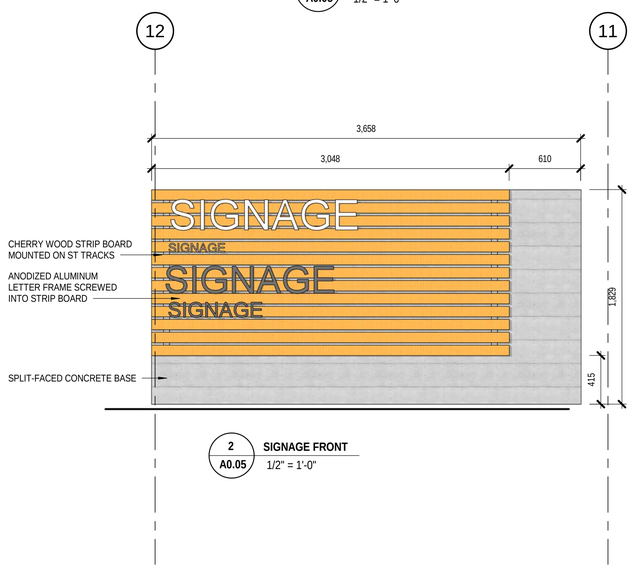
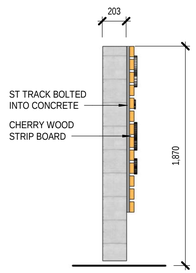
ISSUED FOR DEVELOPMENT PERMIT



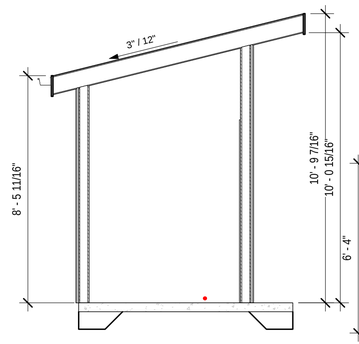
1 / A0.05 **20. SIGNAGE PLAN**
1/2" = 1'-0"



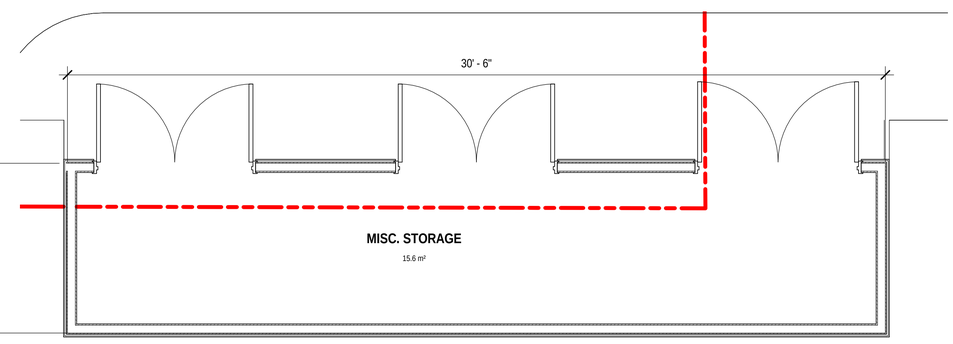
2 / A0.05 **SIGNAGE FRONT**
1/2" = 1'-0"



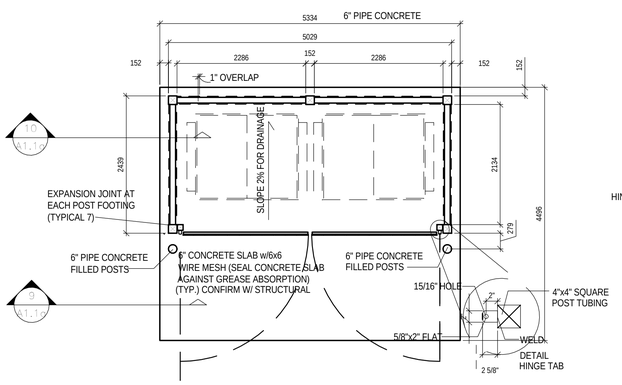
3 / A0.05 **SIGNAGE SIDE**
1/2" = 1'-0"



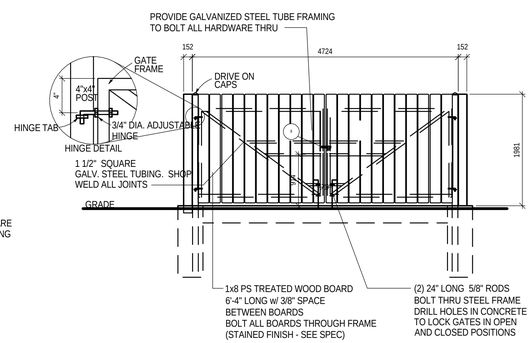
9 / A0.05 **SECTION @ STORAGE SHED**
3/8" = 1'-0"



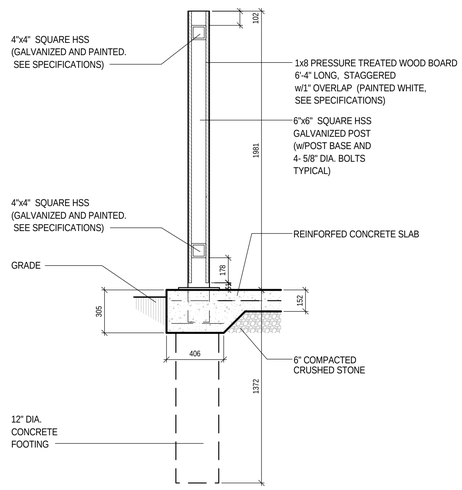
8 / A0.05 **STORAGE SHED**
3/8" = 1'-0"



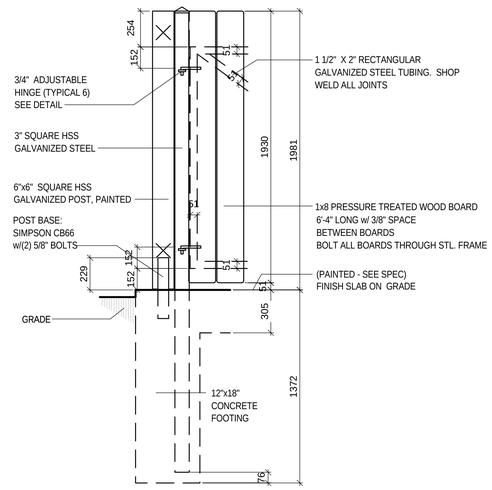
4 / A0.05 **REFUSE ENCLOSURE. PLAN DETAIL**
1 : 50



5 / A0.04 **A0.04 - REFUSE ENCLOSURE. ELEVATION**
1 : 50



6 / A0.04 **A0.04 - REFUSE ENCLOSURE SECTION DETAIL**
1 : 20



7 / A0.04 **A0.04 - REFUSE ENCLOSURE ELEVATION DETAIL**
1 : 20

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7	2019.03.13		ISSUED FOR DEVELOPMENT PERMIT
6	2018.10.19	FF	ISSUED FOR REZONING

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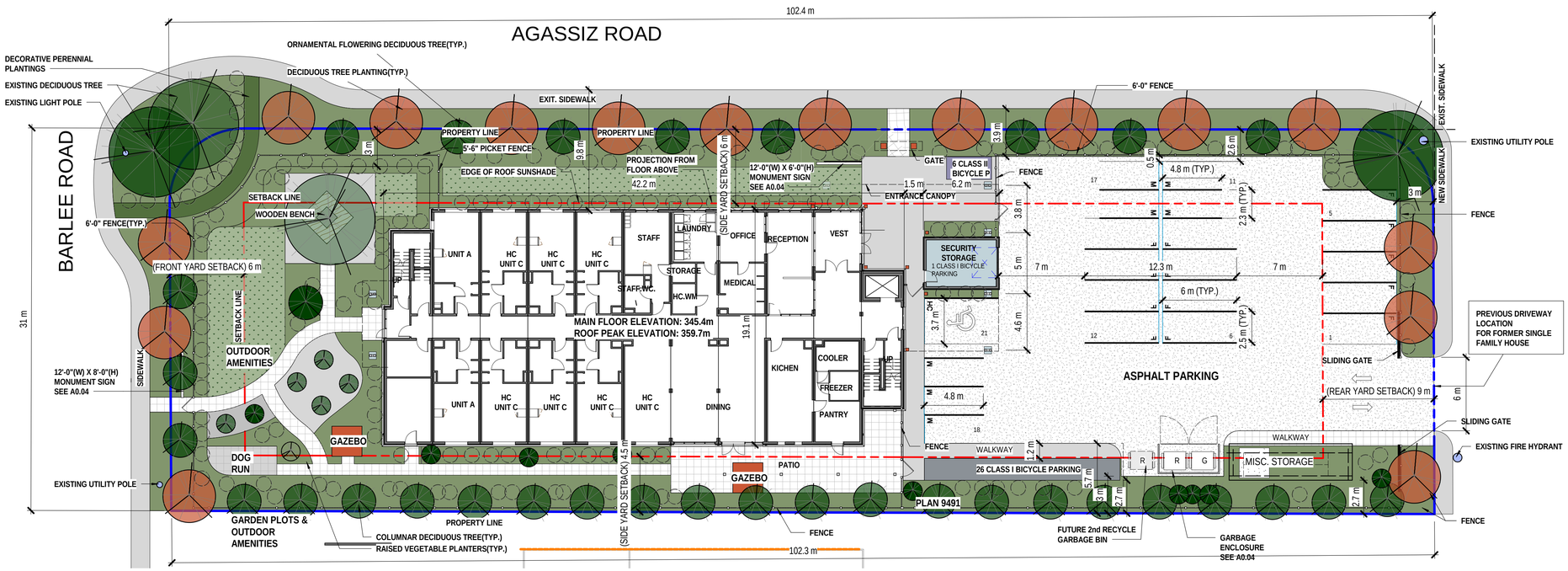
PROJECT
AGASSIZ ROAD RESIDENCES
KELOWNA BC . FOR BC. HOUSING
2025 AGASSIZ ROAD, KELOWNA, BC

SHEET TITLE
SITE DETAILS

DRAWN BY:	FF	DRAWING NO.	A0.05
DESIGNED BY:	Designer		
SCALE:	As indicated		
DATE:	11/23/18	FILE:	A18-34

Project File Name and Location: *P:\2018 Architecture\A18-34 BC Housing - Agassiz Road\3.0 BIM\A18-34 DP AGASSIZ ROAD.rvt*

SCHEDULE A
This forms part of application
DP18-0244
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING



SITE AREA:	34,038 ft^2
BUILDING AREA:	8,973 ft^2
PARKING AREA+ DRIVEWAY :	8,220 ft^2
SITE COVERAGE:	26.3%(MAX 40%)
SITE COVERAGE(W/ PARKING):	50.5%(MAX 65%)
F.A.R:	0.56(MAX 1.1)

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- S.O.D
- ASPHALT GROUND
- EXTERIOR PRIVATE OPEN SPACE

1 / A1.03 — 01.SITE PLAN
1/16" = 1'-0"

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SHEET TITLE
SITE PLAN

DRAWN BY:	FF	DRAWING NO.	A1.03
DESIGNED BY:	GT/FF		
SCALE:	As indicated		
DATE:	2018.11.20	FILE:	A18-34

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1 A2.02 **03. MAIN FLOOR PLAN**
1/8" = 1'-0"

NORTH

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SHEET TITLE
MAIN FLOOR PLAN

DRAWN BY:	FF	DRAWING NO.	A2.02
DESIGNED BY:	GT/FF		
SCALE:	1/8" = 1'-0"		
DATE:	11/23/18	FILE:	A18-34

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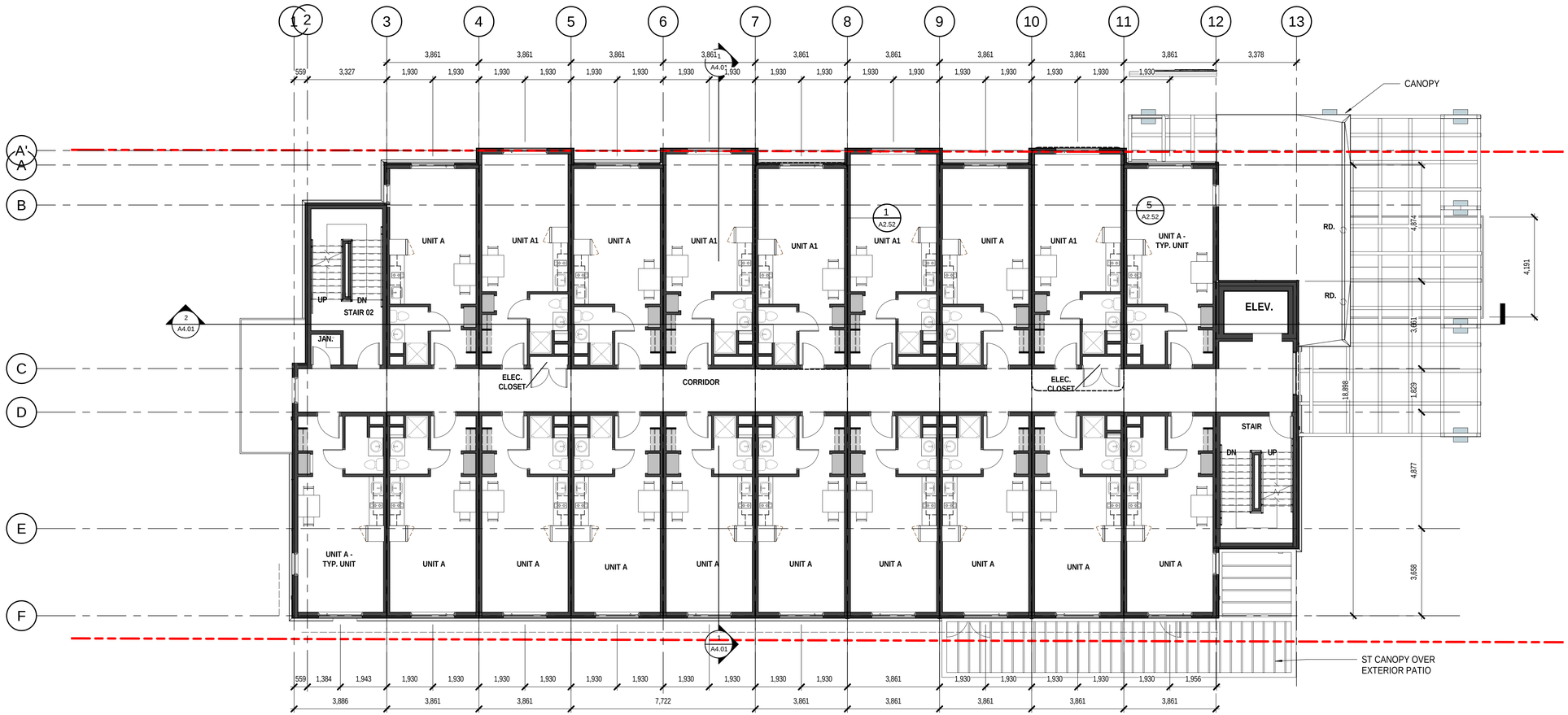

1 / A2.03 **04. SECOND FLOOR PLAN**
1/8" = 1'-0"

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SHEET TITLE
SECOND FLOOR PLAN

DRAWN BY:	Author	DRAWING NO.	A2.03
DESIGNED BY:	Designer		
SCALE:	1/8" = 1'-0"		
DATE:	12/21/18	FILE:	A18-34

SCHEDULE A
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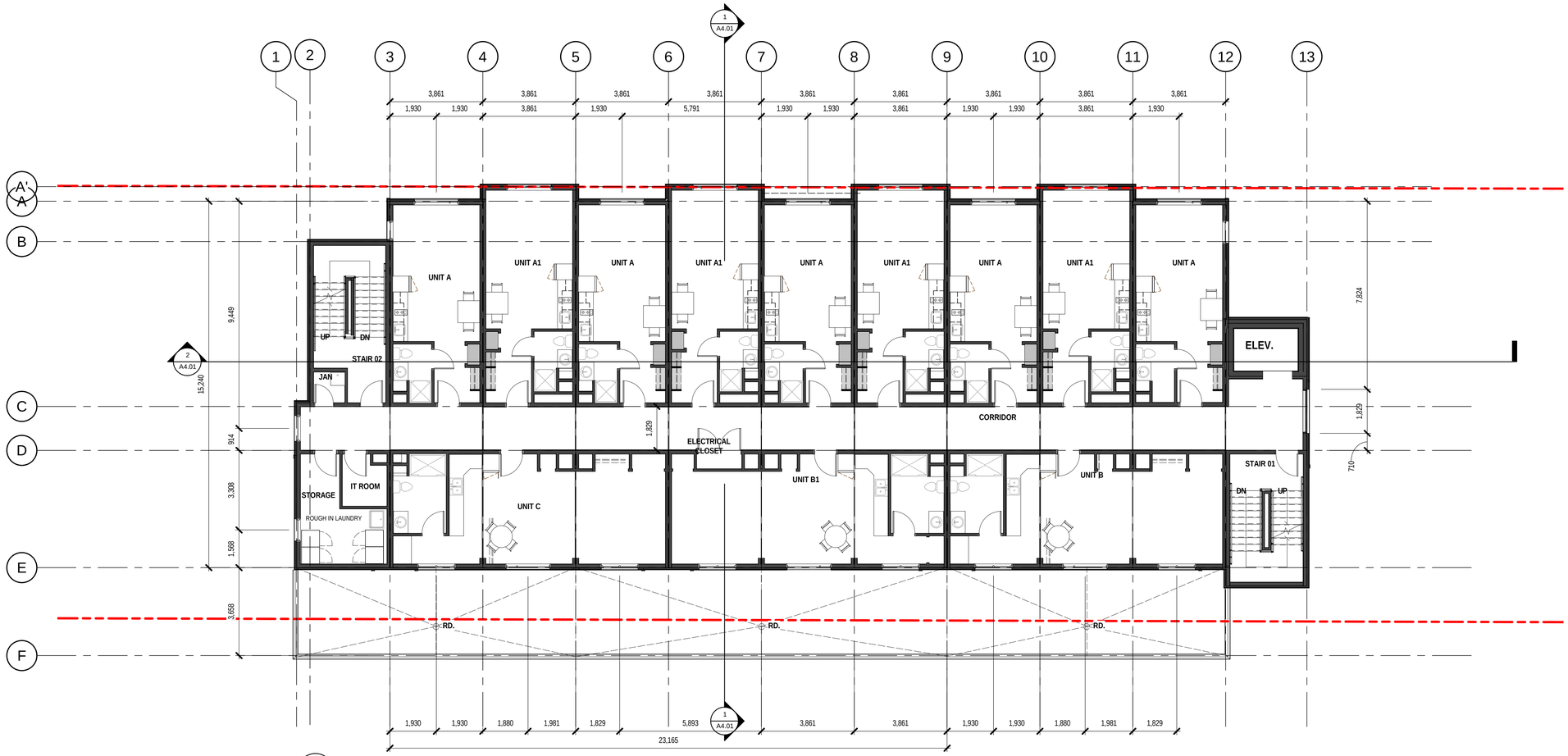

1 / A2.04 **05. THIRD FLOOR PLAN**
1/8" = 1'-0"

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SHEET TITLE
THIRD FLOOR PLAN

DRAWN BY:	Author	DRAWING NO.	A2.04
DESIGNED BY:	Designer		
SCALE:	1/8" = 1'-0"		
DATE:	12/21/18	FILE:	A18-34

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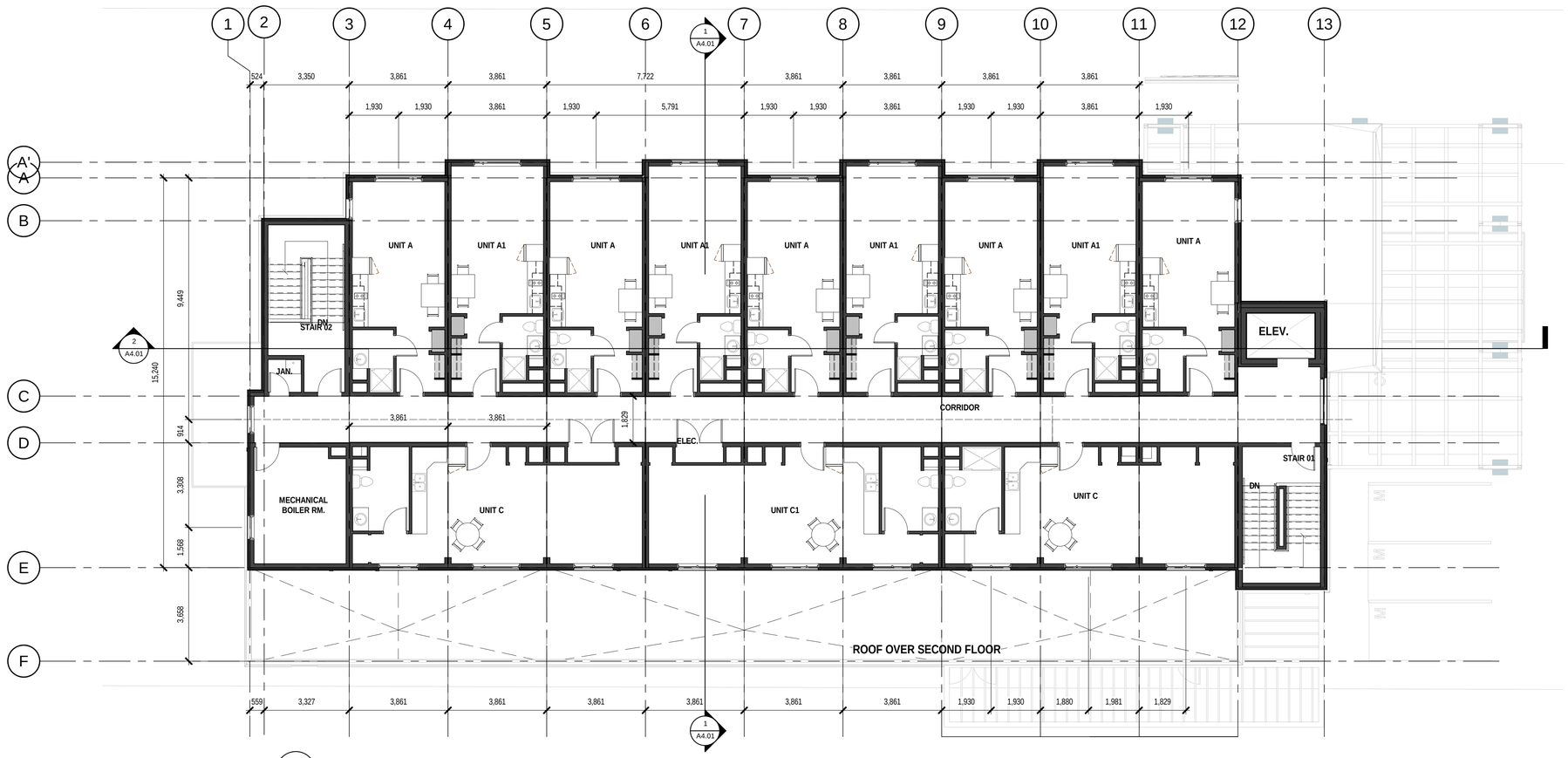
Planner Initials LK
City of Kelowna COMMUNITY PLANNING



1 / A2.05 **06. FOURTH FLOOR PLAN**
1/8" = 1'-0"

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SHEET TITLE
FOURTH FLOOR PLAN

DRAWN BY:	Author	DRAWING NO.	A2.05
DESIGNED BY:	Designer		
SCALE:	1/8" = 1'-0"		
DATE:	12/21/18	FILE:	A18-34

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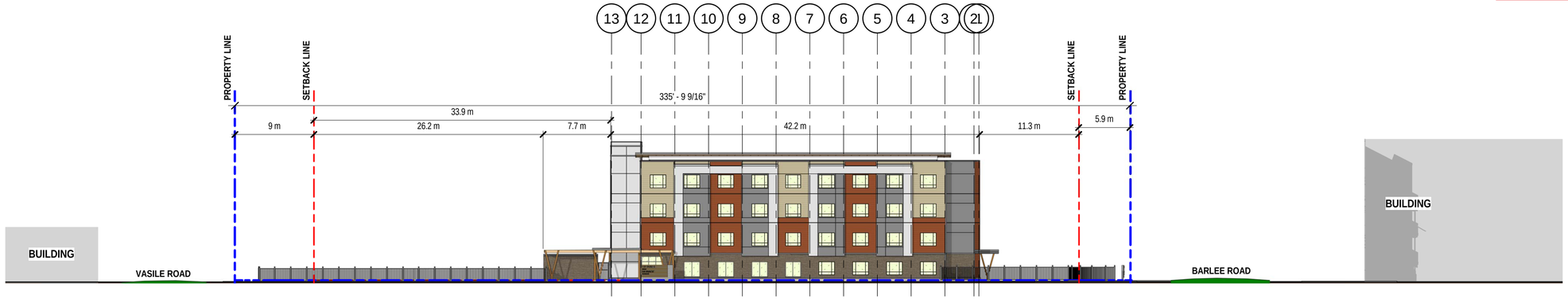
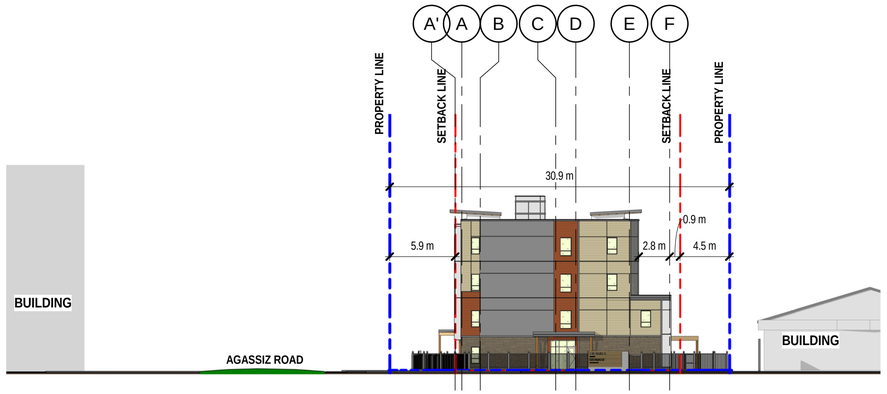
DP18-0244
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING



1 / A3.00 AGASSIZ ROAD ELEVATION
3/64" = 1'-0"



2 / A3.00 BARLEE ROAD ELEVATION
3/64" = 1'-0"

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SHEET TITLE
SITE ELEVATION

DRAWN BY:	FF	DRAWING NO.	A3.00
DESIGNED BY:	Designer		
SCALE:	3/64" = 1'-0"		
DATE:	11/26/18	FILE:	A18-34

1 A3.01 WEST ELEVATION II
1/8" = 1'-0"

2 A3.01 EAST ELEVATION
1/8" = 1'-0"

3 A3.01 NORTH ELEVATION
1/8" = 1'-0"

4 A3.01 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL SCHEDULE

MATERIAL ID	DESCRIPTION
FN1	HARDIE PLANK/TRADITIONAL RED
FN2	HARDIE PLANK/SANDSTONE BEIGE
FN3	HARDIE PANEL/ARTIC WHITE
FN4	HARDIE PANEL/GRAY SLATE
FN6	CREATIVE MINDS STONE VENEER/BISON CRAFT PEAK LEDGE
FN7	HARDIE TRIM BOARD/IRON GREY
FN8	ROUGH SAWN WOOD CANOPY/STAINED
FN9	VINYL WINDOW TRIM BOARD/WHITE
FN10	EXTERIOR FLASHING/VICWEST COLOUR REGENT GREY 56082
FN11	CONCRETE FACED INSULATION

MATERIAL LEGEND

SCHEDULE B
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Planner Initials LK
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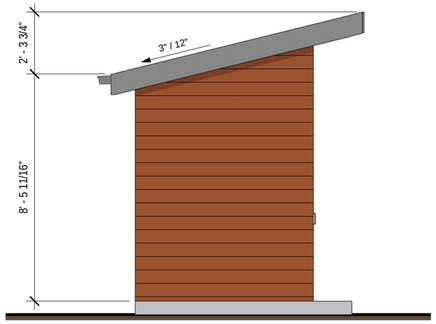
KELOWNA BC . FOR BC. HOUSING
2025 AGASSIZ ROAD, KELOWNA, BC

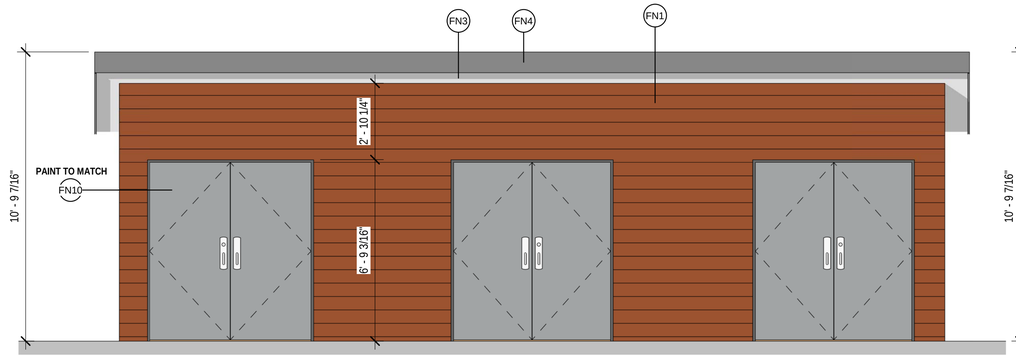
SHEET TITLE
BUILDING ELEVATIONS

DRAWN BY:	FF	DRAWING NO.	A3.01
DESIGNED BY:	GT/FF		
SCALE:	As indicated		
DATE:	2018.11.20	FILE:	A18-34

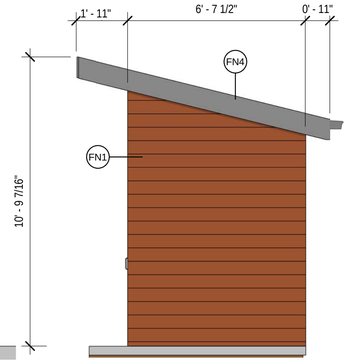
Project File Name and Location: P:\2018 Architecture\A18-34 BC Housing - Agassiz Road\3.0 BIM\A18-34 DP AGASSIZ ROAD.rvt



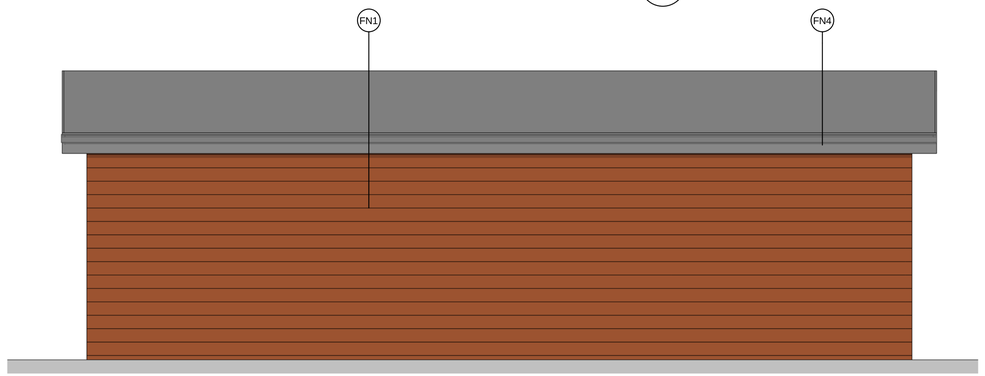
1 A3.02 MISC. STORAGE EAST ELEVATION
3/8" = 1'-0"



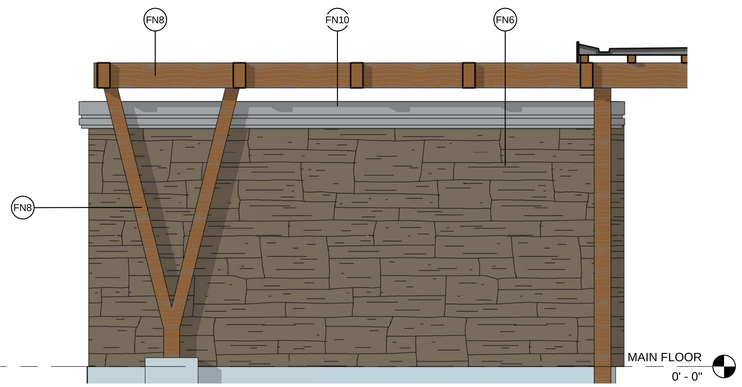
2 A3.02 MISC. STORAGE NORTH ELEVATION
3/8" = 1'-0"



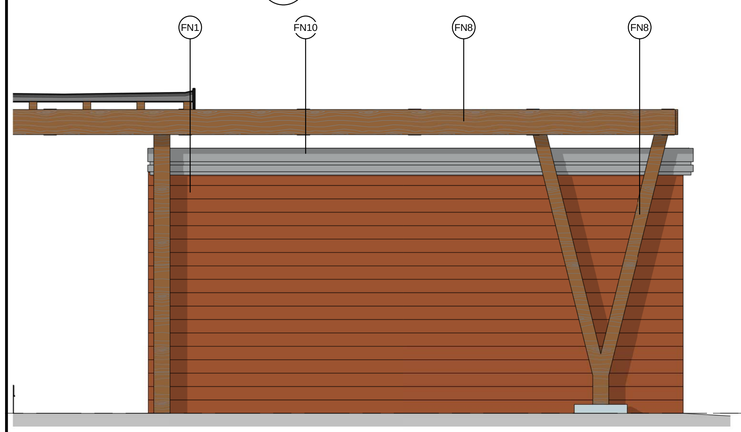
3 A3.02 MISC. STORAGE WEST ELEVATION
3/8" = 1'-0"



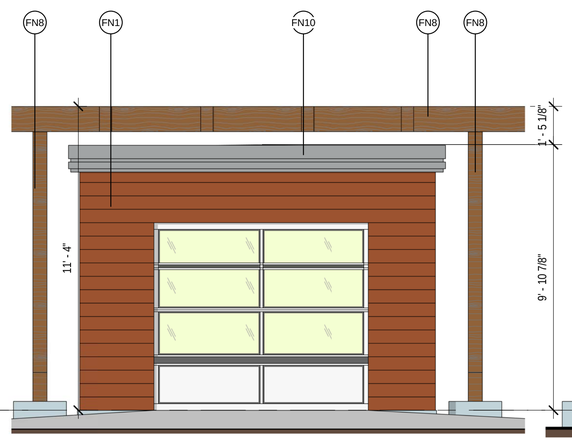
4 A3.02 MISC. STORAGE SOUTH ELEVATION
3/8" = 1'-0"



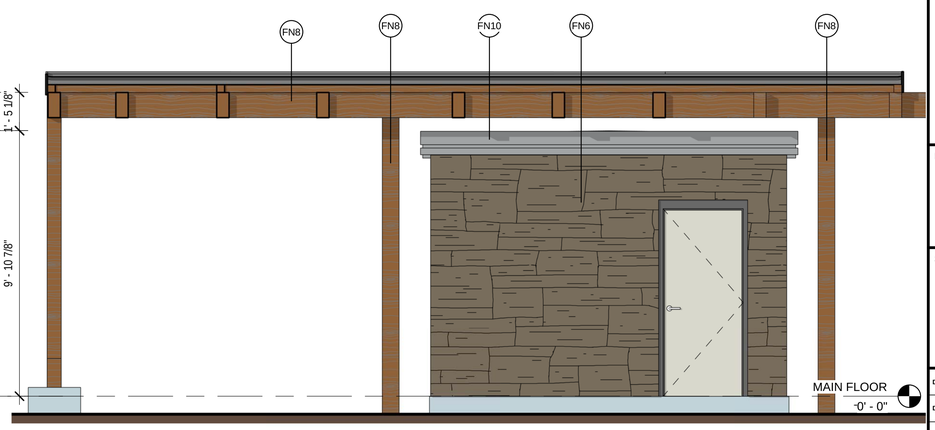
5 A3.02 SECURITY STORAGE NORTH ELEVATION
3/8" = 1'-0"



6 A3.02 SECURITY STORAGE SOUTH ELEVATION
3/8" = 1'-0"

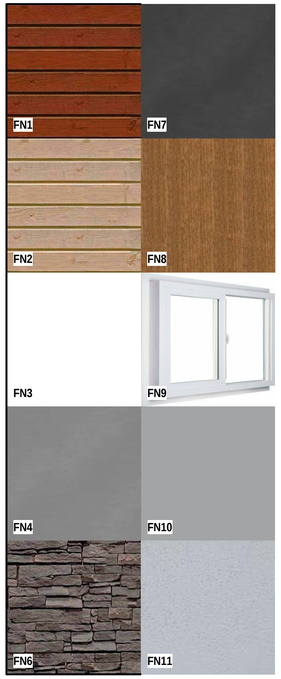


7 A3.02 SECURITY EAST SOUTH ELEVATION
3/8" = 1'-0"



8 A3.02 SECURITY STORAGE WEST
3/8" = 1'-0"

MATERIAL LEGEND



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FN2	HARDIE PLANK/SANDSTONE BEIGE
FN3	HARDIE PANEL/ARTIC WHITE
FN4	HARDIE PANEL/GRAY SLATE
FN6	CREATIVE MINDS STONE VENEER/BISON CRAFT PEAK LEDGE
FN7	HARDIE TRIM BOARD/IRON GREY
FN8	ROUGH SAWN WOOD CANOPY/STAINED
FN9	VINYL WINDOW TRIM BOARD/WHITE
FN10	EXTERIOR FLASHING/VICWEST COLOUR REGENT GREY 56082
FN11	CONCRETE FACED INSULATION

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City of Kelowna
COMMUNITY PLANNING
Planner Initials LK

NO.	DATE	BY	DESCRIPTION

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TELEPHONE: (250)979-1668
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DEVELOPED BY:

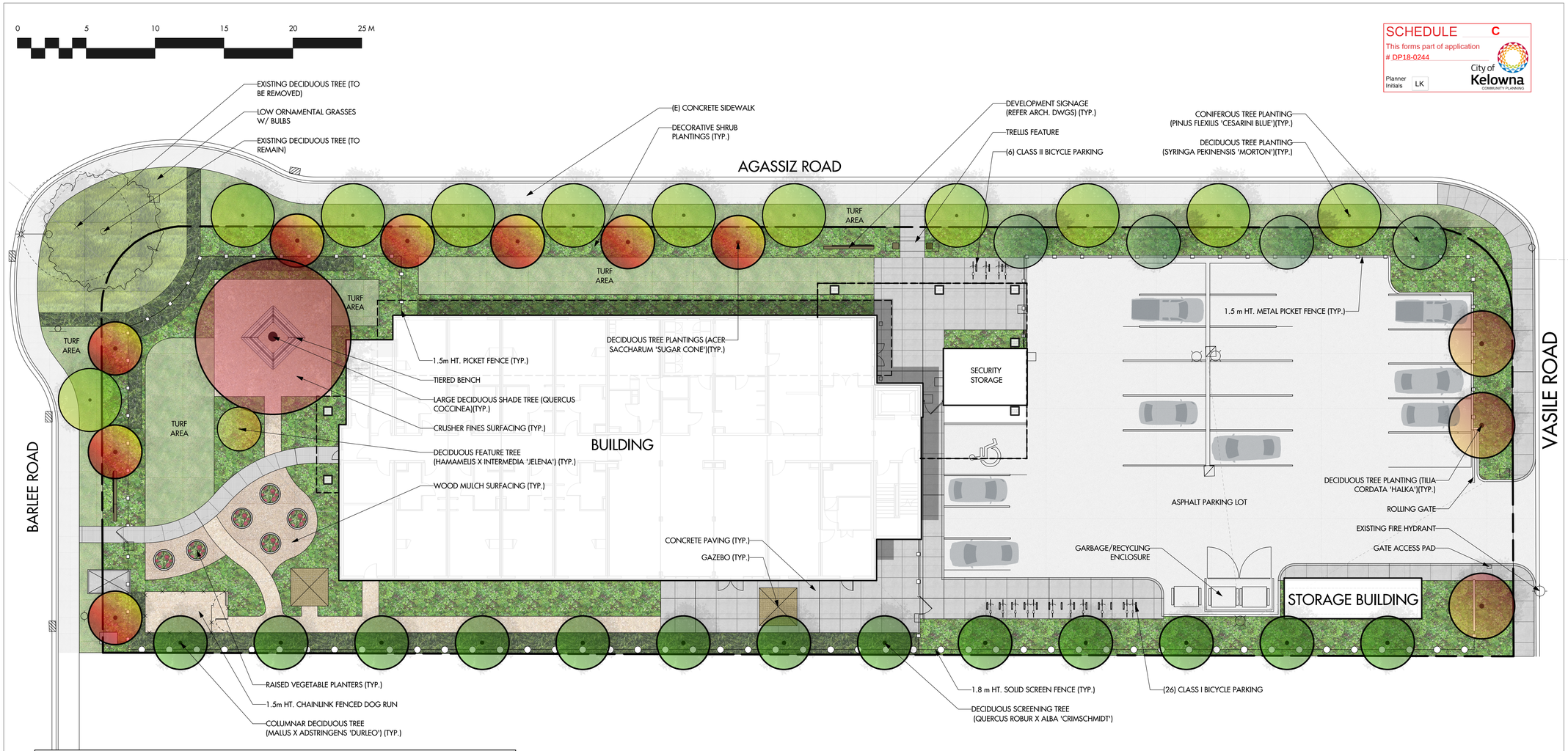
PROJECT
AGASSIZ ROAD RESIDENCES
KELOWNA BC . FOR BC. HOUSING

2025 AGASSIZ ROAD, KELOWNA, BC

SHEET TITLE
STORAGE BUILDING ELEVATIONS

DRAWN BY:	Author	DRAWING NO.	A3.02
DESIGNED BY:	Designer		
SCALE:	As indicated		
DATE:	04/11/19	FILE:	A18-34

Project File Name and Location: P:\2018 Architecture\A18-34 BC Housing - Agassiz Road\3.0 BIM\A18-34 DP AGASSIZ ROAD.rvt



SCHEDULE C
This forms part of application
DP18-0244
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE
303-590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER SACCHARUM 'SUGAR CONE'	SUGAR CONE MAPLE	8	6cm CAL.
HAMAMELIS X INTERMEDIA 'JELENA'	JELENA WITCH HAZEL	1	5cm CAL.
PINUS FLEXILIS 'CESARINI BLUE'	LIMBER PINE	4	2.0m HT.
QUERCUS COCCINEA	SCARLET OAK	1	10cm CAL.
QUERCUS ROBUR X ALBA 'CRIMSCHMIDT'	CRIMSON SPIRE OAK	13	6cm CAL.
SYRINGA PEKINENSIS 'MORTON'	CHINA SNOW TREE LILAC	11	6cm CAL.
TILIA CORDATA 'HALKA'	SUMMER SPRITE LINDEN	3	6cm CAL.
SHRUBS			
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	70	#02 CONT. /1.0M O.C. SPACING
CORNUS SANGUINEA 'WINTER BEAUTY'	BLOOD TWIG DOGWOOD	31	#02 CONT. /1.5M O.C. SPACING
HYDRANGEA MACROPHYLLA 'SWEET N' SALSA'	SWEET N' SALSA HYDRANGEA	49	#02 CONT. /1.2M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'MINDIA'	COPPERTINA NINEBARK	18	#02 CONT. /2.0M O.C. SPACING
PINUS SYLVESTRIS 'GLAUCA NANA'	DWARF BLUE SCOTCH PINE	22	#02 CONT. /1.8M O.C. SPACING
SPIREA BULMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	70	#02 CONT. /1.0M O.C. SPACING
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	31	#02 CONT. /1.5M O.C. SPACING
THUJA OCCIDENTALIS 'SKYBOUND'	SKYBOUND CEDAR	70	MIN. 2.0m HT./1.0M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ATHYRIUM FILIX-FEMINA	LADY FERN	65	#01 CONT. /0.6M O.C. SPACING
ALCHEMILLA MOLLIS	LADY'S MANTLE	65	#01 CONT. /0.6M O.C. SPACING
ALLIUM 'GLOBEMASTER'	PERSIAN ONION	94	#01 CONT. /0.5M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	65	#01 CONT. /0.6M O.C. SPACING
COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF COREOPSIS	65	#01 CONT. /0.6M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE DWARF JOE PYE	23	#01 CONT. /1.0M O.C. SPACING
HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	94	#01 CONT. /0.5M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NOTHERN EXPOSURE HOSTA	16	#01 CONT. /1.2M O.C. SPACING
IRIS SIBIRICA 'PERRY'S BLUE'	SIBERIAN IRIS	42	#01 CONT. /0.75M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDECOTE'	HIDECOTE ENGLISH LAVENDER	65	#01 CONT. /0.6M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	23	#01 CONT. /1.0M O.C. SPACING
PHALARIS ARUNDINACEA 'FREESEY'	REED CANARY GRASS	23	#01 CONT. /1.0M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	65	#01 CONT. /0.6M O.C. SPACING
SALVIA NEMOROSA 'MAYNIGHT'	MAY NIGHT SALVIA	65	#01 CONT. /0.6M O.C. SPACING
SEDUM 'FIRECRACKER'	FIRECRACKER STONECROP	65	#01 CONT. /0.6M O.C. SPACING
SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUESTEM	65	#01 CONT. /0.6M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CNLA STANDARDS.

2. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.

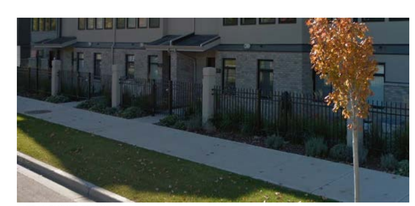
3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

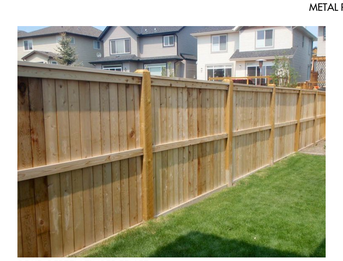
4. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm DEPTH MOUNTAIN ASH ROCK MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

5. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

6. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

7. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE, AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.


METAL PICKET FENCE


SOLID SCREEN TIMBER FENCE

GAZEBO

PROJECT TITLE

BC HOUSING AGASSIZ ROAD

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	18.09.27	Review
2	18.11.27	Development Permit
3	19.01.16	Development Permit
4	19.03.13	Development Permit
5		

PROJECT NO	18-088
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	MAR. 13, 2019
SCALE	1:150
PAGE SIZE	24"x26"

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER

L1 /2

ISSUED FOR REVIEW ONLY

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REPORT TO COUNCIL

Date:	June 24, 2019		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	Z18-0091	**Owner:**	Jabs Construction Ltd., Inc. No. BC00060327
Address:	2175 Benvoulin Court	**Applicant:**	GTA Architecture Ltd.
Subject:	Rezoning Application		
Existing OCP Designation:	MRM – Multiple Unit Residential (Medium Density)		
Existing Zone:	A1 – Agriculture 1		
Proposed Zone:	RM5 – Medium Density Multiple Housing		

1.0 Recommendation

THAT Rezoning Application No. Z18-0091 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 128 ODYD Plan KAP89861, located at 2175 Benvoulin Court, Kelowna, BC from the A1 – Agriculture 1 zone to the RM5 – Medium Density Multiple Housing zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated June 24, 2019;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

2.0 Purpose

To rezone the subject property to facilitate the development of apartment housing.

3.0 Community Planning

Community Planning Staff are supportive of the rezoning application. The applicant is seeking to rezone the subject property from A1 – Agriculture 1 to RM5 – Medium Density Multiple Housing zone in order to facilitate the development of three purpose-built rental apartment buildings on a parkade podium. The

project meets the Official Community Plan (OCP) Future Land Use designation of MRM – Multiple Unit Residential (Medium Density).

The development will trigger the requirement for the construction of Mayer Road to connect from Benvoulin Road to Benvoulin Court along the north property line. The Benvoulin Rd/Mayer Rd intersection will be a right-in/right-out intersection with the cost of the road construction shared between the subject site and the Society of Hope site to the North.

The subject property is well served by nearby amenities including parks, restaurants, shopping centres, farmers' market as well as transportation options. The property is in close proximity to the Mission Park Greenway and multiple bicycle network choices. The site has a Walk Score of 58 (Somewhat Walkable – some errands can be accomplished on foot) and a Transit Score of 48 (Some Transit- A few nearby public transportation options). The development proposal includes three proposed apartment buildings which should fit the context of the neighbourhood with several existing apartment buildings on Benvoulin Court.

Public consultation was undertaken by the applicant in accordance with Council Policy No. 367 by contacting all of the neighbours within a 50 m radius of the subject property. The applicant also hosted a public information session on Tuesday, May 14 from 5-7 pm at the Ramada Hotel and Conference Centre.

4.0 Proposal

4.1 Project Description

The applicant is proposing to construct three 5-storey apartment buildings, including a partially buried single level parkade podium. The project would be completed in three phases consisting of 169 rental units that range in size from bachelor to two-bedroom units. Variance requests to height and site coverage are expected, and will be considered by Council at a later date in conjunction with the Development Permit.

Parking requirements will be met through the provision of underground parking providing 164 stalls along with 90 at-grade parking stalls along the west side of the site. The primary site access is from Benvoulin Court for the at-grade and underground parking for two of the three buildings. The third building will have separate access from Mayer Road, which will be extended along the north property line.

The parkade podium level provides a vast amenity area for the use of the residents, including a plaza, seating, and open green space. Extensive landscaping will be provided on the podium with enhanced landscape buffers along Benvoulin Road to meet the Ministry of Agricultures edge planning guidelines for properties adjacent to the Agricultural Land Reserve (ALR).

Currently, there is an open-air irrigation channel extending across the parcel. This channel will be piped and re-aligned around the perimeter of the parcel. The alignment is still under discussion and will be further addressed upon review of the applications for the Development Permit and associated variances.

4.2 Site Context

The subject property 3.31 acres in area and is within the Midtown Urban Centre. It is on Benvoulin Court, which is accessed from Springfield Road. Cooper Road is situated to the west of the site and Benvoulin Road extends along the southeast of the site. Mayer Road will be constructed to connect between Benvoulin Court and Benvoulin Road. The properties to the east, south, and southwest are within the ALR. The parcel is within both the Permanent Growth Boundary and the Midtown Urban Centre.

Subject Property Map: 2175 Benvoulin Court

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Housing Mix.[1] Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.

Family Housing.[2] Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighbourhood characteristics (e.g.: location and amenities).

6.0 Technical Comments

6.1 Development Engineering Department

- Refer to Attachment 'A' dated September 6, 2018.

[1] City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.22.13 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: August 15, 2018
Date of Public Information Meeting: May 14, 2019

Report prepared by: Lydia Korolchuk, Planner II

Reviewed by: Laura Bentley, Urban Planning Manager

Approved for Inclusion by: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum
Schedule A: Site Plan
Schedule B: Project Rendering

ATTACHMENT A
This forms part of application
Z18-0091
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: September 6, 2018 _ *Revised June 7, 2019*

File No.: Z18-0091

To: Community Planning (LK)

From: Development Engineering Manager (JK)

Subject: 2175 Benvoulin Ct A1 to RM5

Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Aaron Sangster.

1) General

a) These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.

2) Water

a) The property is located within the City of Kelowna service area. The existing lot is serviced with a 200mm diameter water service. Only one service will be permitted to the site or per property. The applicant, at his cost, will arrange for the removal of the existing service and the installation of one new larger metered water service if required.

b) An approved backflow protection devise must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.

c) A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost.

d) Existing Benvoulin Water Users Community water channel must be relocated, bypassing the proposed building footprint.

3) Sanitary Sewer

a) This property is currently serviced with a 150mm and a 200mm sanitary services. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his

cost, will arrange for the removal and disconnection of the existing service and the installation of one new larger service.

4) Drainage

a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.

b) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.

c) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

5) Road Dedication and Subdivision Requirements

a) Access to the development should be via cul-de-sac on Benvoulin Ct.

b) Access driveway should be designed to the SS-C7 standard with a continuous sidewalk. Driveway width must conform to bylaw 7900.

6) Road Improvements

a) Benvoulin Rd fronting this development has already been upgraded, and no further upgrades are required at this time.

b) Mayer Rd extention must be built similar to WATT Consulting Group design, (modified SS-R4 urban standard) including curb and gutter, street lights, landscaped & irrigated boulevard, separated sidewalk, drainage system including catch basins, roundabout median, pavement removal and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

c) At the intersection Benvoulin Rd. and Mayer Rd extention shall be a temporary right-in/right-out.

d) The installation of the traffic lights at the intersection of Benvoulin Road and Mayer Road cost was estimated to be **$240,000.00**, inclusive of a bonding contingency. The City will accept a portion (½ of the west side costs) of the traffic lights contribution in the amount of **$60,000.00** (if not already paid) and allow an interim right in-right out access at that location until the total amount has been received from all the contributing properties.

7) Geotechnical Study.

(a) Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision. The Geotechnical reports must be submitted to the Development Services Department for distribution to the Development Engineering Branch and

Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval:

i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.

ii. Site suitability for development.

iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).

iv. Any special requirements for construction of roads, utilities and building structures.

v. Recommendations for items that should be included in a Restrictive Covenant.

vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.

vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc

8) Power and Telecommunication Services and Street Lights

a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as the subject properties are within the "City Center Urban Center".

b) Streetlights must be installed on all roads.

c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.10) Design and Construction

a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.

b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.

c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).

d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

.11) Other Engineering Comments

a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands, and for public access to Vaughan Ave via the proposed lane.

b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

.12) Servicing Agreements for Works and Services

b) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

c) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than $5,000,000 and the City is to be named on the insurance policy as an additional insured.

.13) Charges and Fees

a) Development Cost Charges (DCC's) are payable

b) Fees per the "Development Application Fees Bylaw" include:

i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
ii) Survey Monument, Replacement Fee: $1,200.00 (GST exempt) – only if disturbed.
iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

James Kay, P.Eng.
Development Engineering Manager

AS

0 5 10 15 20 25 M
SCHEDULE A
This forms part of application
Z18-0091
Planner Initials LK
City of Kelowna
COMMUNITY PLANNING
N
BENVOULIN COURT
MAYER ROAD
BUILDING
BUILDING
BUILDING
BENVOULIN ROAD
COOPER ROAD

SCHEDULE B
This forms part of application
P-215-0001

CITY OF KELOWNA

BYLAW NO. 11856
Z18-0091
2175 Benvoulin Court

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A District Lot 128 ODYD Plan KAP89861, located on Benvoulin Court, Kelowna, BC from the A1 – Agriculture 1 zone to the RM5 – Medium Density Multiple Housing zone.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL

Date:	June 24, 2019		
RIM No.	0940-00		
To:	City Manager		
From:	Community Planning Department (AF)		
Application:	DP19-0056	**Owner:**	1084641 B.C. Ltd
Address:	1180 Graham St & 1189 Ethel St	**Applicant:**	Urban Options Planning & Permits
Subject:	Development Permit Application		
Existing OCP Designation:	IND - Industrial		
Existing Zone:	I4 – Central Industrial		

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0056 for Lot 1 Section 30 Blocks 31 and 32 Township 26 Osoyoos Division Yale District Plan EPP72804, located at 1180 Graham Street, Kelowna BC & Lot 2 Section 30 Blocks 31 and 32 Township 26 Osoyoos Division Yale District Plan EPP72804, located at 1189 Ethel Street, Kelowna BC subject to the following:

1. The dimensions and siting of the buildings to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the buildings to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;
5. The lots located at 1180 Graham Street and 1189 Ethel Street shall be consolidated into one (1) legal lot.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permit to be issued.

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council's approval, with no opportunity to extend.

2.0 Purpose

To consider issuance of a Development Permit for the form and character of a proposed carwash, gas bar and convenience store.

3.0 Community Planning

Staff recommend support for the Development Permit proposing to construct a car wash, gas bar and convenience store on the subject properties. The proposed site development meets the Official Community Plan (OCP) guidelines for form and character for urban design through building design including: building materials, textures, building and roof articulation, and site landscaping.

The proposed car wash represents a modern and contemporary building form containing a range of exterior finishing materials such as large feature glass windows, red brick siding, grey coloured aluminium composite panels, light grey pre-cast panels and a number of metal architectural sunshade canopies to further protect and accentuate the building facade. The extensive use of glass creates visual interest along Clement Avenue. This building features five modern style parapets oriented to the south to further accentuate the building roofline and allow for more natural light into the self-serve car wash area.

Both the proposed convenience store and gas bar complement the car wash structure by keeping with similar exterior finishing materials used in different ways and in different proportions. The convenience store predominantly utilizes red brick siding coupled with large glass windows, cedar wood textured hardie plank above the windows and grey hardie panel along the upper portion of the building. The large glass windows are further accentuated by the use of a decorative cantilevered wood beam detail seen on all building elevations. The gas bar has a wood finished canopy with structural wood posts finished with red brick siding at the base and a glass roof feature located in the middle of the canopy roof which further accents the structure and ties in with the design aesthetic for the overall site.

These properties represent the edge of industrial uses within the north end of the City and the properties on the south side of Clement Ave are residential. The proposed landscaping along Clement Ave has a variety of colours, textures, heights and seasonal bloom times. Planted berms along the Clement frontage add visual interest, screening and enhance the interface between the public realm and the development. The landscaping surrounding the proposed convenience store is further used to buffer the building which is located in close proximity to the Ethel Street and Clement Ave intersection. The applicant has proposed both on-site and off-site landscaping along all three frontages as well as a 1.8 m high opaque fence or wall at the north property line and between the adjacent industrial property to the north.

There are no variances requested for this proposal as it is consistent with the City of Kelowna Zoning Bylaw.

4.0 Proposal

4.1 Project Description

The proposal is for a comprehensive site development involving a self-serve and automated car wash, convenience store and gas bar. The car wash will be roughly in the centre of the site and is the largest of the three structures. It will feature an enclosed self-serve area with 10 self-serve stalls, and an automated car wash bay with additional building area for office space, control room, mechanical rooms, and washrooms. Two separate queuing lines will be located on the west side of the building for the self and auto car wash components, with vehicles moving eastward across the site, existing toward Graham St. A total of 16 vehicles stalls containing self-serve vacuums are proposed to the east and external to the car wash building.

The convenience store is located on the southwest portion of the site, at the intersection of Clement Ave and Ethel St, and the gas bar is between the convenience store and the car wash buildings. Vehicular access is provided on all street frontages, with right-in right-out access only on Clement Ave.

4.2 Site Context

The subject property is zoned I4 – Central industrial, has an Official Community Plan (OCP) Future Land Use Designation of IND – Industrial, and is located in the Central City Area near the intersection of Gordon Drive and Clement Avenue. It is in close proximity to transit routes along Clement Ave and is within walking distance to the Downtown Core. There are several other I4 zoned properties situated on the north side of Clement Ave. Other surrounding zones include: I2 – General Industrial, RU6 – Two Dwelling Housing and one RM1 – Four Dwelling Housing zoned property. Clement Avenue represents the edge of industrial zoned properties to the north with predominantly residential zoned properties to the south.

Historically, both parcels were used for a range of industrial related activities such as the storage of boats, cars and antiques. Both sites currently sit completely vacant. Car washes and gas bars are a permitted use in the I4 zone.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I4 – Central Industrial	IND – Industrial
East	I4 – Central Industrial	IND – Industrial
South	RU6 – Two Dwelling Housing	MRM – Multiple Unit Residential (Medium Density)
West	I2 – General Industrial	IND – Industrial

Subject Property Map: 1189 Ethel Street & 1180 Graham Street

4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**I4 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Lot Area	1300 m²	5,612 m² (combined parcels)
Lot Width	40.0 m	30.19 m
Lot Depth	30.0 m	184.98 m (combined parcels)
Development Regulations		
Floor Area Ratio	3.0	0.269
Height	18.0 m	7.4 m
Front Yard	0.0 m	1.2 m
Side Yard (north)	0.0 m	0.0 m
Flanking Side Yard (south)	3.0 m for 1 storey building, 7.5 m for greater than 1 storey	3.0 m
Rear Yard	0.0 m	n/a
Other Regulations		
Minimum Parking Requirements	Convenience Store: 2.0 per 100 m² GFA Car Wash: 1 per employee on duty Gas Bar: 1 stall per two on-site employees	Convenience Store: 4 stalls Car Wash: 2 stalls Gas Bar: 2 stalls
Loading Space Requirements	1 stall per 1,900 m² GFA	1 stall
Bicycle Parking: Class II Stalls	2 Class II stalls	2 Class II stalls

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Comprehensive Development Permit Objectives

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character

6.0 Application Chronology

Date of Application Received: January 31, 2019

Report prepared by: Andrew Ferguson, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Draft Development Permit DP19-0056

Development Permit
DP19-0056

This permit relates to land in the City of Kelowna municipally known as

1180 Graham St & 1189 Ethel St

and legally known as

Lot 1 Section 30 Blocks 31 and 32 Township 26 ODYD Plan EPP72804 & Lot 2 Section 30 Blocks 31 and 32 Township 26 ODYD Plan EPP72804

and permits the land to be used for the following development:

I4 – Central Industrial

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Decision By: Council

Development Permit Area: Comprehensive Development Permit Area

This permit will not be valid if development has not commenced by June 24, 2021.

Existing Zone: I4 – Central Industrial Future Land Use Designation: IND - Industrial

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: 1084641 B.C. Ltd

Applicant: Urban Options Planning & Permits

_____ _____

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

c) Landscaping to be provided on the land be in accordance with Schedule "C"; and

d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years **from the date of Council approval**, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

a) An Irrevocable Letter of Credit in the amount of **$68,245.00 OR**

b) A certified cheque in the amount of $68,245.00

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

5. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the Landscape Agreement or their designates.

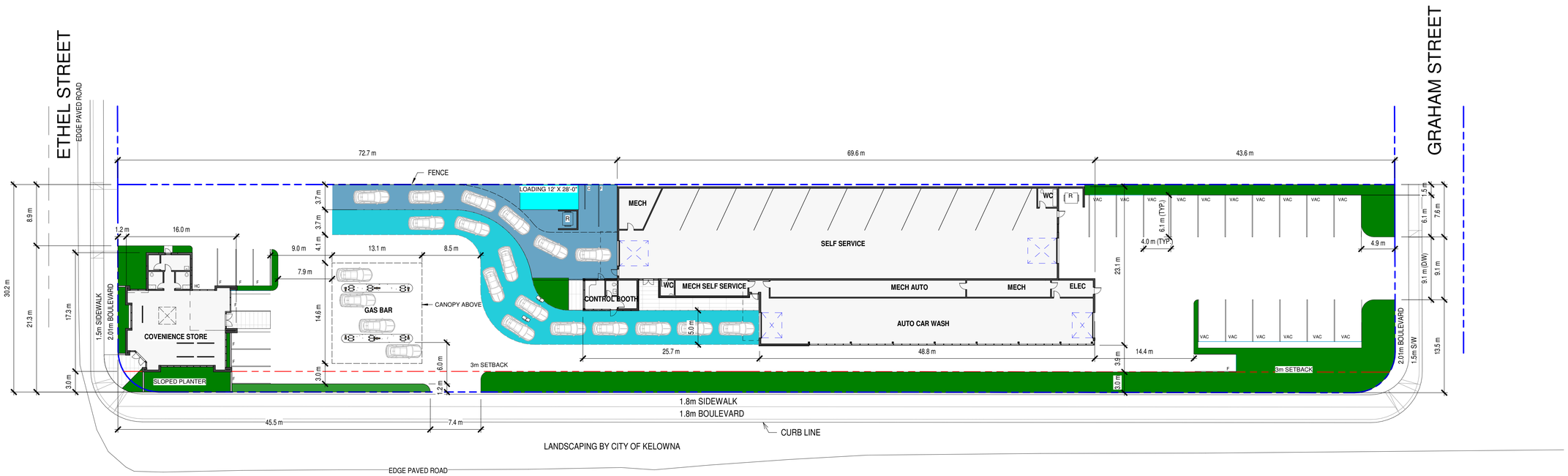
SCHEDULE A

This forms part of application

DP19-0056

Planner Initials AF

City of Kelowna COMMUNITY PLANNING



CLEMENT AVENUE

1 / A1.0 — 1. SITE PLAN

1 : 300

NORTH

NET FLOOR AREA	
ROOM NAME	AREA
CONVENIENCE STORE	155.9 m²
MECH	9.7 m²
WC	5.5 m²
WC	5.5 m²
ELEC	3.8 m²
	180.2 m²
CAR-WASH	
SELF SERVICE	799.2 m²
MECH AUTO	69.0 m²
AUTO CAR WASH	332.2 m²
MECH SELF SERVICE	23.5 m²
MECH	29.5 m²
ELEC	14.7 m²
MECH	28.6 m²
CONTROL BOOTH	15.2 m²
OFFICE	11.0 m²
WC	3.5 m²
WC	4.4 m²
WC	7.6 m²
	1,338.5 m²
TOTAL NET FLOOR AREA	1,518.8 m²

LOT AREA: 5612 m2

PARKING STALL SCHEDULE	
STALL TYPE	NO.
COMPACT STALL(6'-7" X 11'-4") 45 degree	1
FULL SIZE STALL(8'-6" X 20'-0")	7
FULL SIZE STALL(9'-2" X 19'-8") 1S/Obstruction	2
HC STALL (12'-0" X 19'-8")	1
VACUMN STALL (13'-0" X 20'-0")	16
TOTAL STALLS	27

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- S.O.D

SITE PLAN GENERAL NOTES:

1. FOR SITE GRADING, GRADE ELEVATIONS, SLOPES AND STORM WATER MANAGEMENT SEE CIVIL.
2. ALL SURFACES ARE TO HAVE MIN 2% SLOPE AWAY FROM BUILDING ON ALL SIDES.
4. FOR PLANT TYPE AND LOCATION SEE LANDSCAPE.
4. FOR SITE LIGHTING TYPES AND LAYOUT SEE ELECTRICAL.

Notes:

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ISSUED FOR REZONING AND DEVELOPMENT PERMIT

NO.	DATE	BY	DESCRIPTION
9	2019.05.21	TT/F F	ISSUED FOR DP REVISION
8	2019.01.31	TT/F F	ISSUED FOR DP REVISION
7	2019.01.09	FF	ISSUED FOR REVIEW
6	2018.09.10	TT/F F	ISSUED FOR DP
4	2018.08.22	FF	ISSUED FOR REVIEW
3	2018.08.07	FF	ISSUED FOR REVIEW
2	2018.04.24	FF	ISSUED FOR REVIEW
1	2018.04.19	FF	ISSUED FOR REVIEW

DESIGN CONSULTANT

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243 1889 SPRINGFIELD ROAD
Kelowna, British Columbia.
V1Y 5V5
TELEPHONE: (250)979-1668
www.gtarch.ca

DEVELOPED BY:

PROJECT

SKOGIES CAR WASH CLEMENT

1180 Graham Street
1189 Ethel Street

SHEET TITLE

SITE PLAN

DRAWN BY:	FF	DRAWING NO.	A1.0
DESIGNED BY:	TT		
SCALE:	As indicated		
DATE:	02/28/18	FILE:	A17-18

SCHEDULE B

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DP19-0056

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COMMUNITY PLANNING

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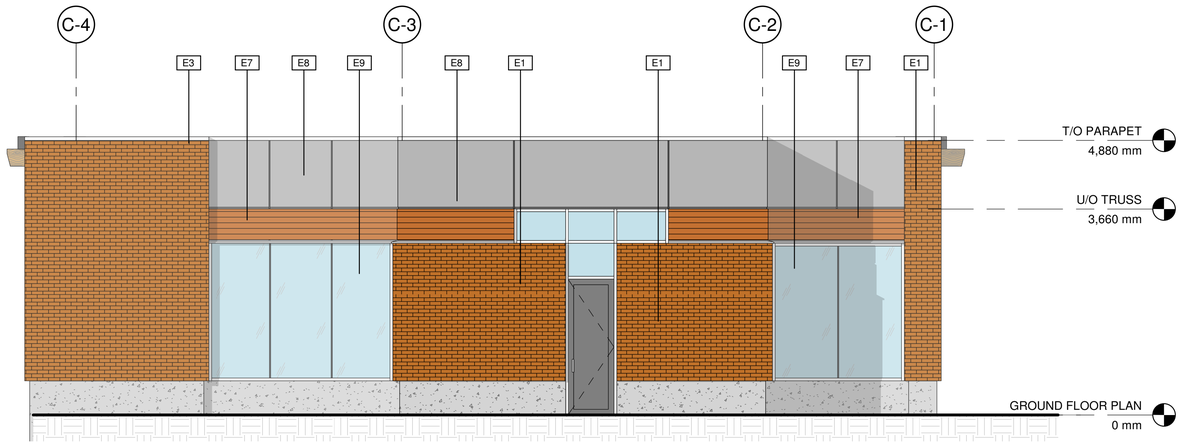
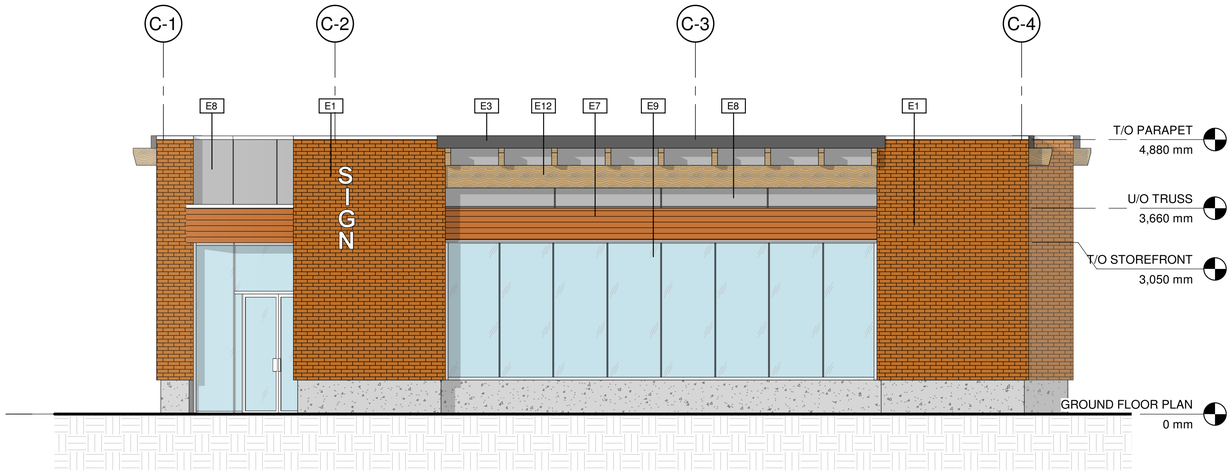


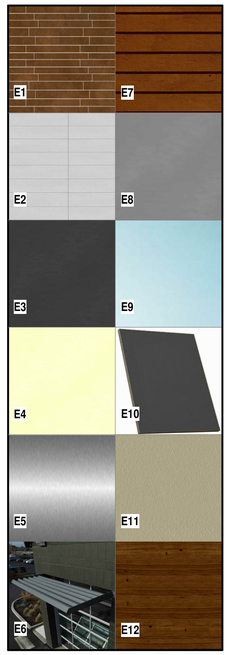
1 A3.1 C-NORTH
1 : 50



3 A3.1 C-SOUTH
1 : 50

MATERIAL LEGEND

MATERIAL ID	DESCRIPTION
E1	BRICK/BRONZE
E2	INSULATED PRECAST PANEL/LIGHT GREY
E3	ACM PANEL/IRON GREY
E4	ACM PANEL/LIGHT GREY
E6	SUNSHADE CANOPY/POWDER COATED IRON GREY
E7	HARDIE PLANK/CEDAR
E8	HARDIE REVEAL PANEL/GREY
E9	GLAZING/CLEAR COATED
E10	GLAZING/SPANDREL
E12	CANTILEVER WOOD BEAM/TRUSS-DARK OADK



COLOR BOARD

NO.	DATE	BY	DESCRIPTION
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8	2019.01.31	TT/FF	ISSUED FOR DP REVISION
6	2018.09.10	TT/FF	ISSUED FOR DP
4	2018.08.22	FF	ISSUED FOR REVIEW

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www.gtarch.ca

DEVELOPED BY:

PROJECT

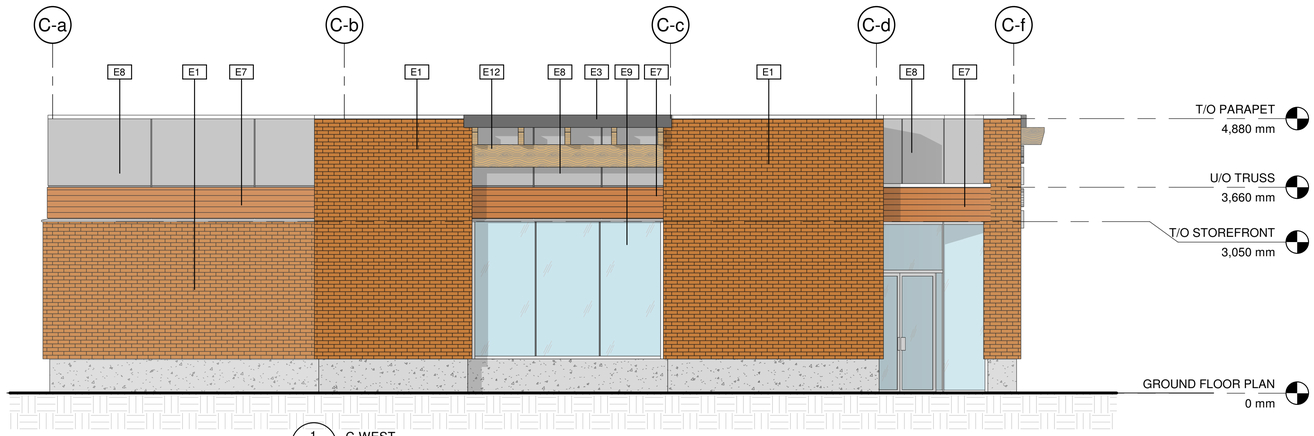
SKOGIES CAR WASH
CLEMENT

1180 Graham Street
1189 Ethel Street

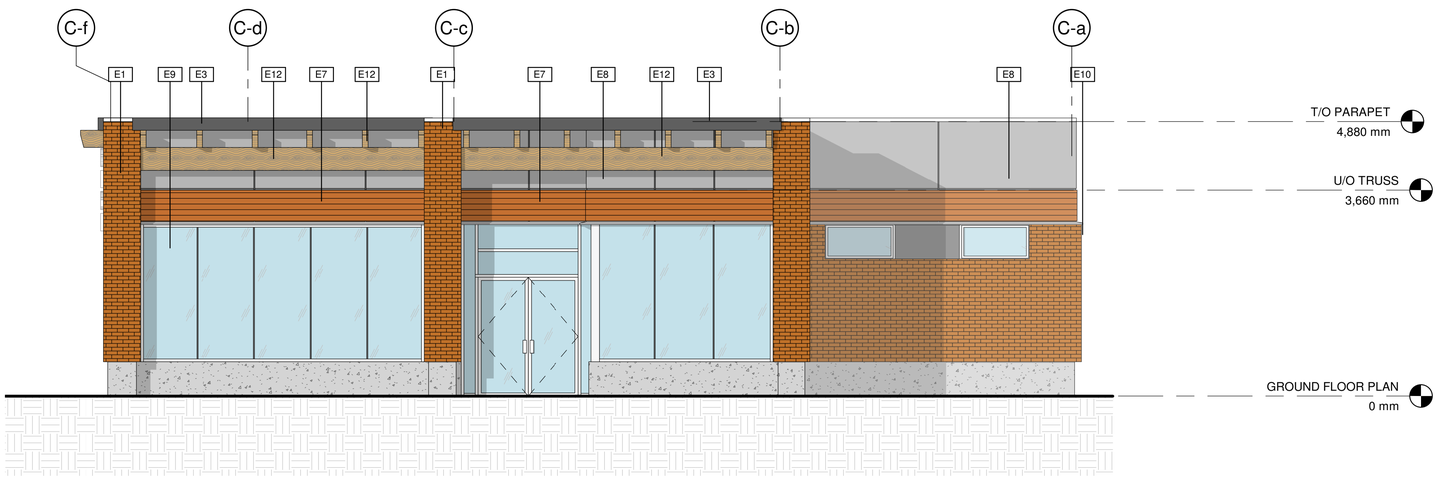
SHEET TITLE

C-STORE
ELEVATIONS A

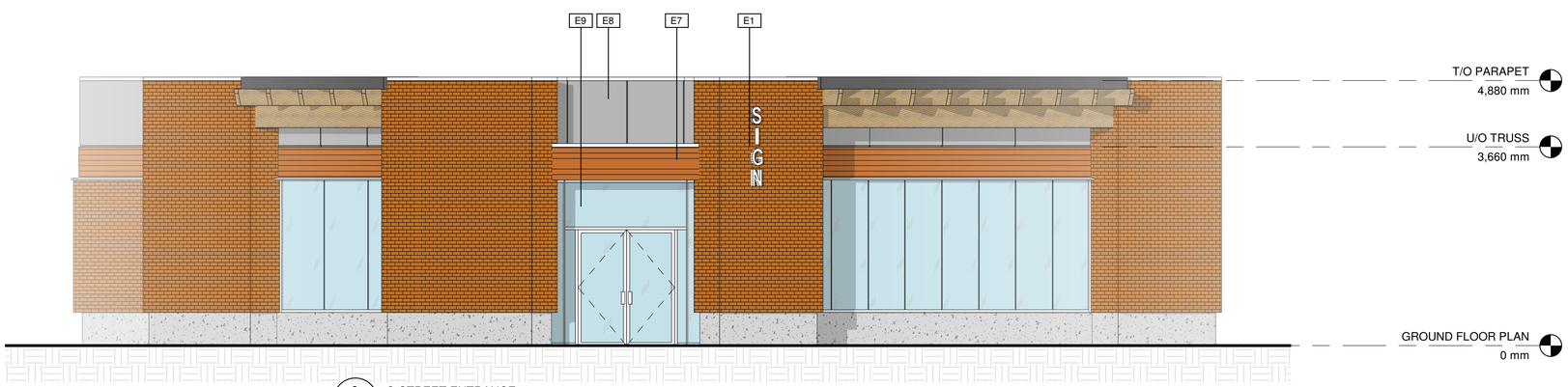
DRAWN BY:	FF	DRAWING NO.	A3.1
DESIGNED BY:	TT		
SCALE:	As indicated		
DATE:	05/15/18	FILE:	A17-18



1 A3.2 C-WEST
1 : 50



2 A3.2 C-EAST
1 : 50



3 A3.2 C-STREET ENTRANCE
1 : 50

SCHEDULE B

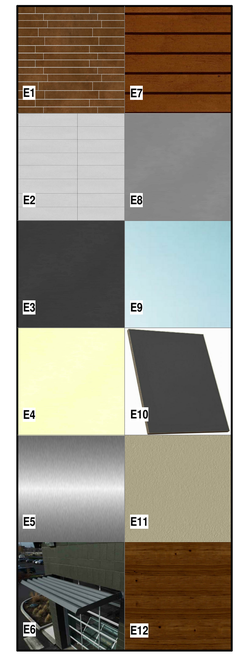
This forms part of application
DP19-0056

Planner Initials AF

City of Kelowna
COMMUNITY PLANNING

MATERIAL LEGEND

MATERIAL ID	DESCRIPTION
E1	BRICK/BRONZE
E2	INSULATED PRECAST PANEL/LIGHT GREY
E3	ACM PANEL/IRON GREY
E4	ACM PANEL/LIGHT GREY
E6	SUNSHADE CANOPY/POWDER COATED IRON GREY
E7	HARDIE PLANK/CEDAR
E8	HARDIE REVEAL PANEL/GREY
E9	GLAZING/CLEAR COATED
E10	GLAZING/SPANDREL
E12	CANTILEVER WOOD BEAM/TRUSS-DARK OADK



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8	2019.01.31	TT/F F	ISSUED FOR DP REVISION

DESIGN CONSULTANT

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DEVELOPED BY:

PROJECT
SKOGIES CAR WASH CLEMENT
1180 Graham Street
1189 Ethel Street

SHEET TITLE
C-STORE ELEVATIONS B

DRAWN BY:	FF	DRAWING NO.	A3.2
DESIGNED BY:	TT		
SCALE:	As indicated		
DATE:	10/23/18	FILE:	A17-18

Project File Name and Location: *Y:\2017 Architecture\A17-18 Skogies Car Wash - Clement Ave\3.0 Drawings\A17-18 2019.rvt*

SCHEDULE B

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DP19-0056

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City of Kelowna
COMMUNITY PLANNING

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1 / A3.3 CARWASH-EAST ELEVATION
1 : 100

MATERIAL LEGEND

MATERIAL ID	DESCRIPTION
E1	BRICK/BRONZE
E2	INSULATED PRECAST PANEL/LIGHT GREY
E3	ACM PANEL/IRON GREY
E4	ACM PANEL/LIGHT GREY
E6	SUNSHADE CANOPY/POWDER COATED IRON GREY
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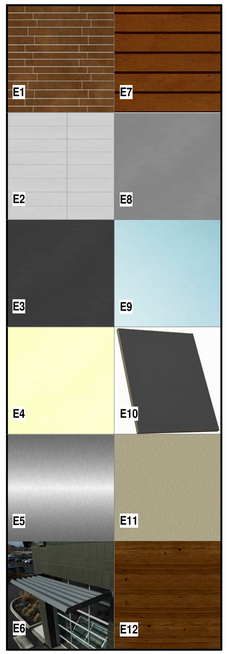
E8	HARDIE REVEAL PANEL/GREY
E9	GLAZING/CLEAR COATED
E10	GLAZING/SPANDREL
E12	CANTILEVER WOOD BEAM/TRUSS-DARK OADK

2 / A3.3 CARWASH-WEST ELEVATION
1 : 100



COLOR BOARD

NO.	DATE	BY	DESCRIPTION
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8	2019.01.31	TT/FF	ISSUED FOR DP REVISION
6	2018.09.10	TT/FF	ISSUED FOR DP
4	2018.08.22	FF	ISSUED FOR REVIEW

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V1Y 5V5
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DEVELOPED BY:

PROJECT

SKOGIES CAR WASH
CLEMENT

1180 Graham Street
1189 Ethel Street

SHEET TITLE

CARWASH
ELEVATIONS A

DRAWN BY:	FF	DRAWING NO.	A3.3
DESIGNED BY:	TT		
SCALE:	As indicated		
DATE:	08/14/18	FILE:	A17-18

Project File Name and Location: *Y:\2017 Architecture\A17-18 Skogies Car Wash - Clement Ave\3.0 Drawings\A17-18 2019.rvt*

SCHEDULE B

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DP19-0056

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City of Kelowna
COMMUNITY PLANNING

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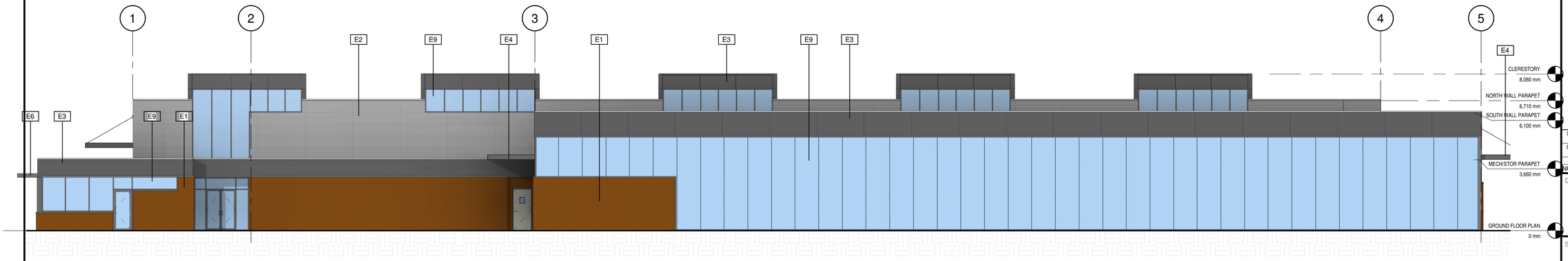
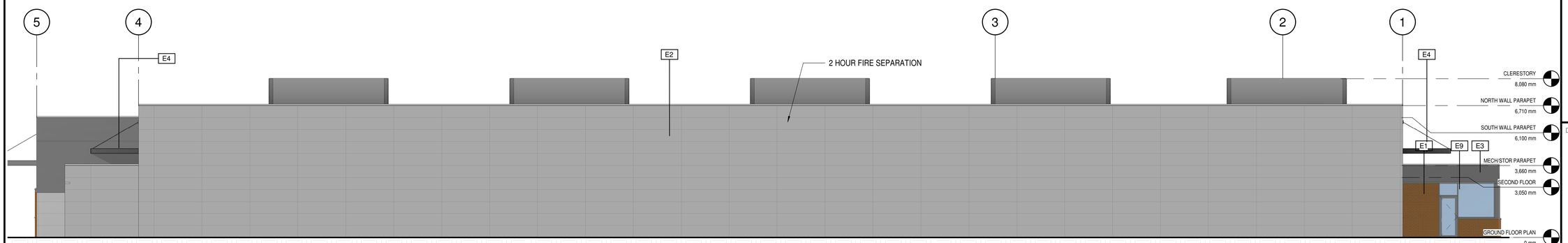


1 / A3.4 CARWASH-SOUTH ELEVATION
1 : 100



2 / A3.4 CARWASH-NORTH ELEVATION
1 : 100

NO.	DATE	BY	DESCRIPTION
9	2019.05.21	TT/F F	ISSUED FOR DP REVISION
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V1Y 5V5
TELEPHONE: (250)979-1668
www.gtarch.ca

DEVELOPED BY:

PROJECT

SKOGIES CAR WASH CLEMENT

1180 Graham Street
1189 Ethel Street

SHEET TITLE

CARWASH ELEVATIONS B

DRAWN BY:	FF	DRAWING NO.	A3.4
DESIGNED BY:	TT		
SCALE:	1 : 100		
DATE:	10/23/18	FILE:	A17-18

SCHEDULE B

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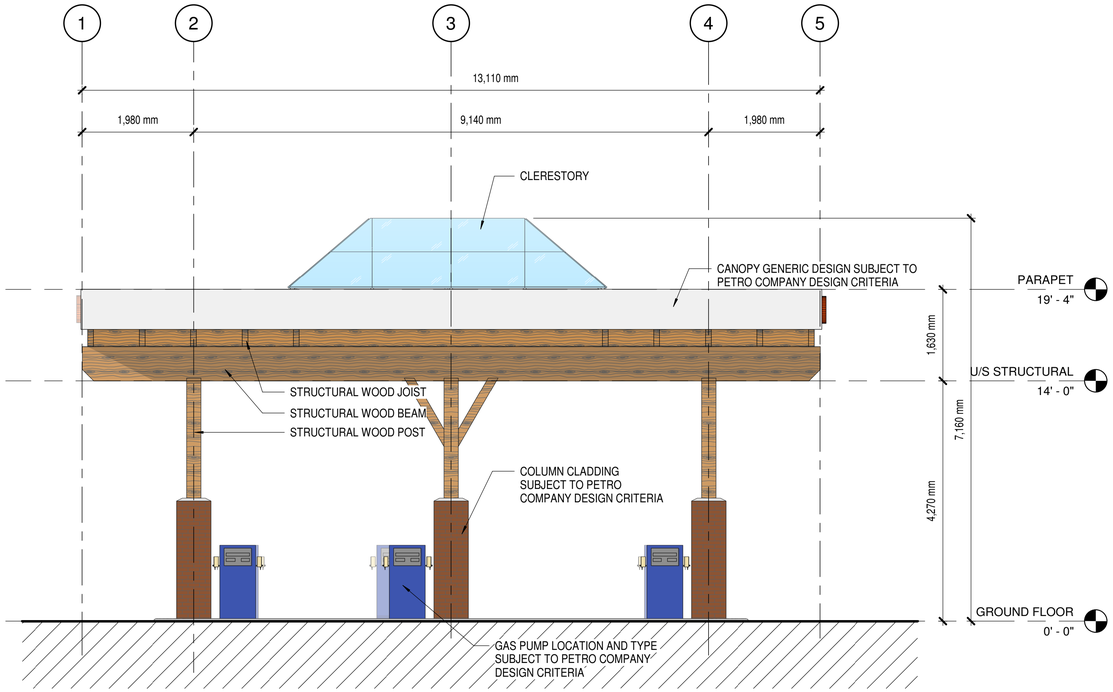
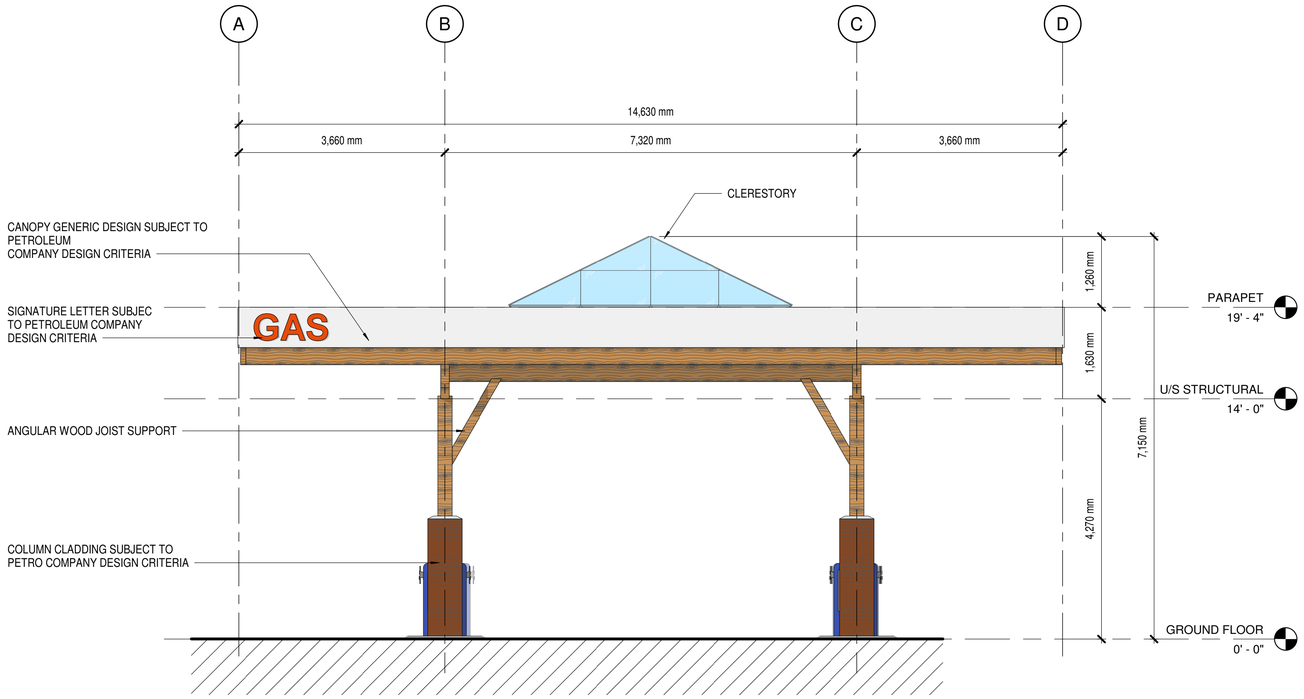
Planner Initials AF

City of Kelowna COMMUNITY PLANNING



1 / A3.5 GAS STATION SOUTH ELEVATION
1 : 50



2 / A3.5 GAS STATION WEST ELEVATION
1 : 50

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V1Y 5V5
TELEPHONE: (250)979-1668
www.gtarch.ca

DEVELOPED BY:

PROJECT

SKOGIES CAR WASH CLEMENT

1180 Graham Street
1189 Ethel Street

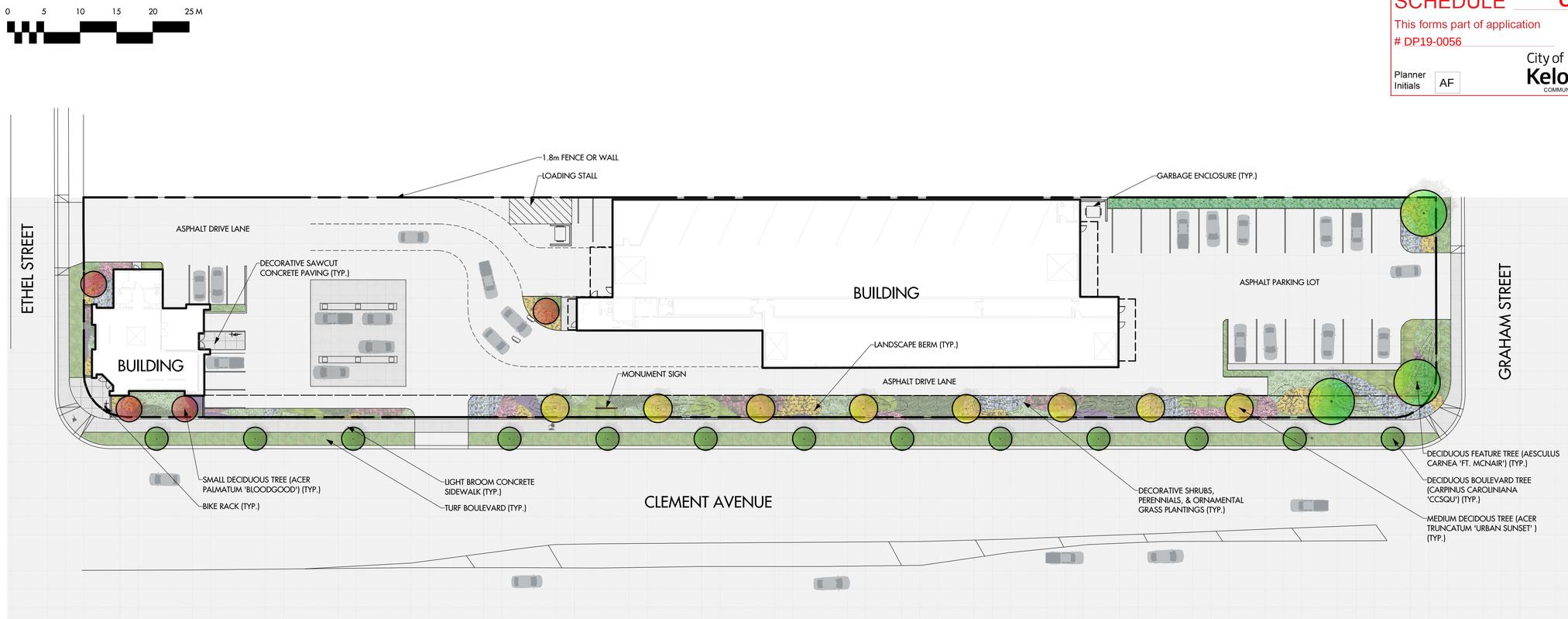
SHEET TITLE

GAS STATION ELEVATIONS

DRAWN BY:	FF	DRAWING NO.	A3.5
DESIGNED BY:	TT		
SCALE:	1 : 50		
DATE:	01/23/19	FILE:	A17-18

SCHEDULE C
This forms part of application
DP19-0056
Planner Initials AF
City of Kelowna COMMUNITY PLANNING

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE
303 - 590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca



NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.N.L.A. STANDARDS.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	4	5cm CAL.
ACER TRUNCATUM X A. PLAT. 'URBAN SUNSET'	URBAN SUNSET MAPLE	8	5cm CAL.
AESCULUS CARNEA 'FT. MCNAIR'	PINK HORSE CHESTNUT	3	8cm CAL.
CARPINUS CAROLINIANA 'CCSQU'	PALISADE AMERICAN HORNBEAM	13	5.5cm CAL.
SHRUBS			
BERBERIS THUNBERGI 'MONOMB'	CHERRY BOMB BARBERRY	49	#02 CONT. /1.0M O.C. SPACING
CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	28	#02 CONT. /1.5M O.C. SPACING
EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	20	#02 CONT. /1.8M O.C. SPACING
HYDRANGEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	28	#02 CONT. /1.5M O.C. SPACING
SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	49	#02 CONT. /1.0M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ALCHEMILLA MOLLIS	LADY'S MANTLE	88	#01 CONT. /0.75M O.C. SPACING
ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	25	#01 CONT. /0.75M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOESTER'	KARL FOERSTER FEATHER REED GRASS	60	#01 CONT. /0.9M O.C. SPACING
CAREX MORROWII 'ICE DANCE'	ICE DANCE JAPANESE SEDGE	136	#01 CONT. /0.6M O.C. SPACING
ECHINACEA PURPUREA 'PRAIRIE SPLENDOR'	PRAIRIE SPLENDOR CONEFLOWER	136	#01 CONT. /0.6M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	88	#01 CONT. /0.75M O.C. SPACING
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	28	#01 CONT. /1.5M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	49	#01 CONT. /1.0M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	44	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	88	#01 CONT. /0.75M O.C. SPACING

N

PROJECT TITLE
SKOGIES CLEMENT AVE
Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	18.09.14	Review
2	19.01.30	Development Permit
3	19.05.06	Development Permit
4	19.05.30	Development Permit
5		

PROJECT NO	18-085
DESIGN BY	KM
DRAWN BY	WC/NG
CHECKED BY	FB
DATE	MAY 30, 2019
SCALE	1:300
PAGE SIZE	24"x36"

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
FIONA BARTON
334

DRAWING NUMBER
L1/2

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SCHEDULE C
This forms part of application
DP19-0056
Planner Initials AF
City of Kelowna COMMUNITY PLANNING

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LANDSCAPE ARCHITECTURE
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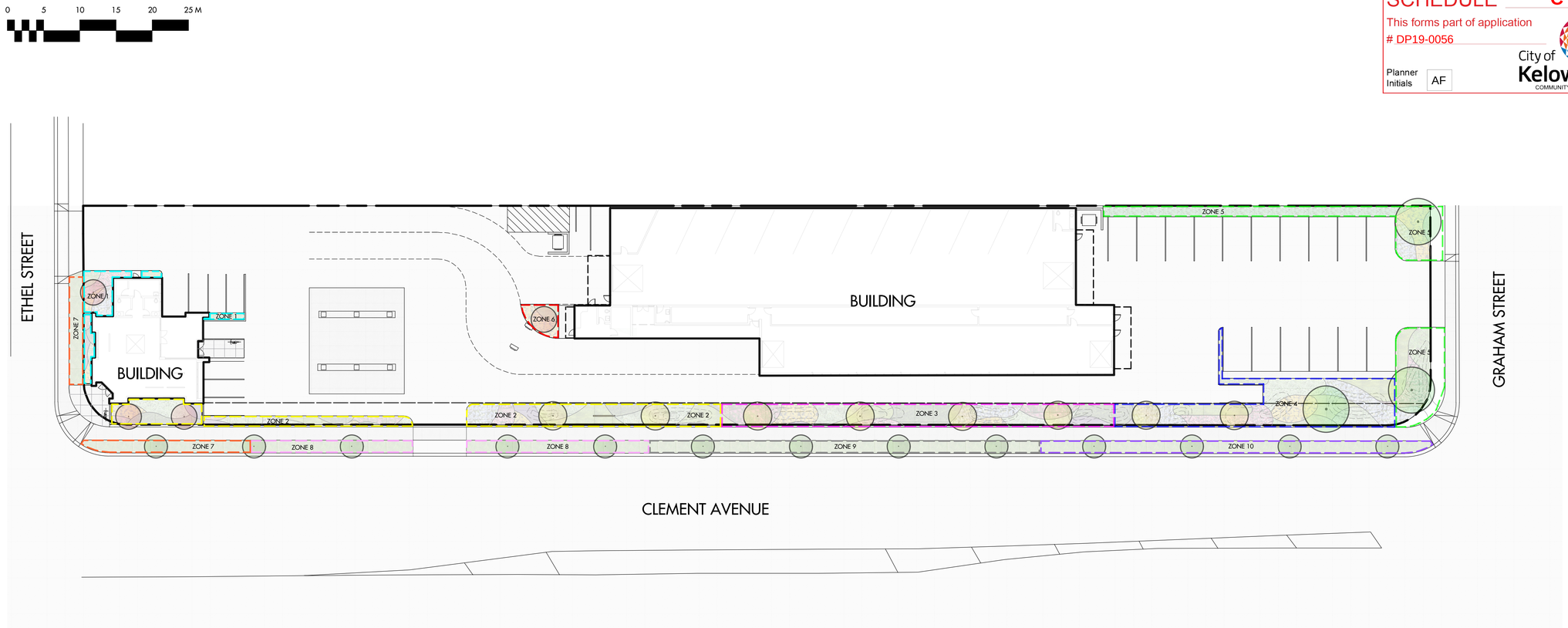

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 1,170 cu.m. / year

ESTIMATED LANDSCAPE WATER USE (WU) = 932 cu.m. / year

WATER BALANCE = 238 cu.m. / year

*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.

3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.

4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.

5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.

6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.

7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.

8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 48 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 27 cu.m.

ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 200 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 111 cu.m.

ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 178 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 99 cu.m.

ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 203 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 113 cu.m.

ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 198 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 110 cu.m.

ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 20 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 11 cu.m.

ZONE #7: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 71 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 101 cu.m.

ZONE #8: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 86 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 123 cu.m.

ZONE #9: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 97 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 139 cu.m.

ZONE #10: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 96 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 137 cu.m.

N

PROJECT TITLE
SKOGIES CLEMENT AVE

Kelowna, BC

DRAWING TITLE
WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION

1	18.09.14	Review
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Report to Council

Date: June 24, 2019

File: 0270-02

To: City Manager

From: Jackie Dueck, Controller

Subject: 2018 Annual Report

Recommendation:

THAT Council receives, for information, the 2018 Annual Report for the year ended December 31, 2018 attached to the Report of the Controller dated June 24, 2019;

AND THAT Council receives, for information, the 2018 Statement of Financial Information report that includes: Council Remuneration and Expense Report, Schedule of Remuneration and Expenses paid to or on behalf of each employee, Schedule of Payments to Suppliers for the Provision of Goods and Services and Schedule of Payments to Suppliers for Grants and Contributions attached to the Report of the Controller dated June 24, 2019.

Purpose:

To meet legislated reporting requirements for annual financial statements, showcase City services, programs and projects, and provide contextual information for the data contained in the remuneration reports.

Background:

Annual reporting of financial information is mandatory for all municipalities under the Financial Information Act. The City's annual report is available online at kelowna.ca/annualreport, with print copies available by request. Each year the City prides itself on producing a report that meets financial requirements, while presenting the information in a way that tells the story behind the numbers.

Public review

The Community Charter requires that the public is informed that the report is available for review two weeks prior to Council's consideration of the annual report. Members of the public were invited (via newspaper advertising, eSubscribe newsletter, online marketing and social media) to review the report, provide feedback and ask questions about the report prior to and at the June 24 Council meeting.

The 2018 Annual Report was published publicly on the new dedicated webpage **kelowna.ca/annualreport** on June 7, 2019. As of June 18, the webpage received 267 unique visitors, and the digital Annual Report document was opened and viewed 135 times (unique views). A promotional video capturing the highlights of 2018 has received 175 views on YouTube, and more notably nearly 4,700 views on social media (Facebook, Twitter and Instagram posts). In addition, an e-newsletter was sent to 741 subscribers, inviting them to read the report. Views and interactions will continue to increase as the report and its video are promoted over the coming months.

Inside the report

On April 30, 2019 the Audit Committee reviewed the City of Kelowna's Annual Consolidated Financial Statements for the year ended December 31, 2018; these statements were subsequently approved by Council on May 13, 2019.

In addition to the financial statements, the annual report summarizes the City's accomplishments and demonstrates how we collectively have served our residents, businesses and visitors to help Kelowna continue to be a great place to live

The 2018 report is structured to highlight and reflect the Council and Community adopted Imagine Kelowna principles. It discusses what was accomplished in the four principles of Collaboration, Smarter, Connected and Responsible. It shows the steps taken to meet the City's mission of: Leading the development of a safe, vibrant and sustainable city.

The 2018 Citizen's survey results showed that 94% of Citizens rate their quality of life as good or very good. Through the survey it was determined that the community's top concerns are: social issues, transportation and public safety. The annual report describes how Council priorities were moved forward to address these concerns with the adoption of the Journey Home strategy to address homelessness in a realistic and supportive way, launching updates to the Official Community Plan that sets the vision and strategies for 20 years of growth and to the Transportation Master plan which will create good transportation networks that are safe, cost-effective and sustainable. The Healthy Housing Strategy will provide diverse, affordable housing and the 2018 public safety report has provided recommendations to improve safety in Kelowna as has the investment of 25 new safety and first-responder positions.

These initiatives and many more are outlined in the Annual report and reflect how the City has taken steps to make Kelowna a more vibrant, diverse, inclusive and a thriving Community.

Helping generate awareness and to visually demonstrate at a glance how our community came together in 2018 to reimagine its future, a short promotional video was created and shared on social media, encouraging the public to read more in the annual report.

Tax exemptions

A report on permissive tax exemptions granted by Council is included in the annual report. The amount reported in this section includes the municipal portion of taxes exempted for the year 2018 as required under the Community Charter. A report is also included on Development Cost Charges to indicate the activity for charges received, expenditures made and any waivers or reductions for each DCC group.

Statistical review
Within the annual report, following the Audited Consolidated Financial Statements and Notes to Consolidated Statements, is the Statistical Review, in graphic format for the years 2014 through 2018.

Remuneration
The 2018 Council Remuneration and Expenses report, Employee Remuneration and Expenses report, the payment for the provision of goods and services schedule are prepared annually as part of the Financial Information Act reporting requirements.

The 2018 Employee Remuneration report shows an increase of 27 staff earning more than $75,000 over 2017 - management staff increased by eighteen, IAFF staff decreased by one and CUPE staff increased by ten. This increase is a result of a combination of: a reflection of a growing population and incremental wage increases from collective agreements; management and CUPE contract increases (steady at approximately 2 per cent over the past several years); IAFF increase of 2.5 per cent and other compensation such as Emergency Operations work, vacation payouts or travel charges.

The City provides hundreds of services that require a wide variety of degrees and specialized qualifications. It competes with the public and private sector to recruit and retain employees who are qualified to fill these positions.

The chart below provides a summary of the changes by employee group:

Remuneration Comparison 2018 – 2017

>$75,000	**2018 Numbers**	**2017 Numbers**	**Change in Numbers**
Management	133	115	18
IAFF	110	111	(1)
CUPE	164	154	10
TOTAL	**407**	**380**	**27**

The total employee remuneration for 2018 has increased by 4.4 per cent, or approximately $3.1 million to $73.9 million. This increase can be attributed as: 2% due to wage and salary increases and the balance is due to required staff increases to continue to provide the existing level of service to a growing City.

The City of Kelowna continues to support the business community through supplier payments. In the Annual Report the City talks about being Open for Business which means building a strong economy and creating an environment where business can thrive.

Supplier Payment Comparison 2018 – 2017 ($000s)

Supplier Payments	2018	2017	Change
Greater than $25K	$ 372,358	$ 311,906	$ 60,452
Less than $25K	10,307	9,788	519
Total	**$ 382,665**	**$ 321,694**	**$ 60,971**
# of Suppliers > $25K	542	491	51

In 2019 the City provided payment to suppliers in the amount of $382M and had an increase in the number of suppliers of 51.

The top 10 suppliers (excl. other Tax Authorities)

Supplier's Name	Amount ($)
Emil Anderson Construction (EAC)	24,298,365
Young Anderson "In Trust"	19,771,808
Pension Corporation	13,173,115
BC Transit	12,069,075
Fortis BC	5,239,297
Landmark Solutions Ltd.	4,232,395
Bouygues Energies and Services Canada Ltd.	3,971,071
Morneau Shepell Ltd.	3,814,669
OK Environmental Waste Systems Ltd.	3,538,484
Sierra Landscaping Ltd.	3,442,816

2018 was a year where steps were taken to create a vibrant, safe and inclusive City.

Legal/Statutory Authority:
Community Charter section 98, Annual Municipal Report - requires that the annual report be prepared by June 30 of each year and that it be available for public inspection at the meeting the Annual Report is to be considered by Council.

Community Charter section 99 - Council must give notice of the meeting at which the Annual Report is to be considered in accordance with section 94, and consider, the annual report along with any submissions and questions from the public.

Financial Information Act Regulations Schedule 1 Section 9(2) - requires that a Municipality have the Statement of Financial Information approved by its Council and by the officer assigned responsibility for financial administration under the Local Government Act.

Internal Circulation:
G. Davidson, Divisional Director Financial Services
S. Leatherdale, Divisional Director Human Resources
C. Weaden, Divisional Director Corporate Strategic Services

Considerations not applicable to this report:
Existing Policy:
Financial/Budgetary Considerations:
Personnel Implications:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation:

Submitted by:

Jackie Dueck, CPA, CMA
Controller

Approved for inclusion: G. Davidson, Divisional Director, Financial Services

Attachments:
2018 Annual Report
2018 Statement of Financial Information

City of Kelowna

Reports to Council

- 2018 Annual Report
- 2018 Statement of Financial Information

2018 Annual Report

Report to Council
June 24, 2019

Community Charter (Sections 98 & 99)

- Annual Reporting of the financial information
- Presented by June 30th of each year
- Available for public review 2 weeks prior to Council review

Public Review

- Online on June 7th at Kelowna.ca
- Public invited to comment via:
  - Newspaper advertising
  - Online Marketing (e-newsletter)
  - Social Media (Facebook, Twitter & Instagram)

Annual Report Content

- Highlights from 2018 aligned with the Imagine Kelowna vision
- Results of the 2018 Citizen Survey
- Awards and Recognition
- Corporate Framework & Strategy
- Audited Financial Statements
- Permissive Tax Exemptions
- Statistical Review

2018 Statement of Financial Information

Statement of Financial Information Content

- Audit Financial Statements
- Council Remuneration and Expense report
- Schedule of Remuneration and Expenses
- Schedule of Payments to Suppliers of Goods and Services
- Schedule of Payments to Suppliers for Grants and Contributions

Remuneration Comparison 2018-2017

# of Employees > $75,000			
Group	**2018**	**2017**	**Change**
Management	133	115	18
IAFF	110	111	(1)
CUPE	164	154	10
Total	**407**	**380**	**27**

Summary of Supplier Payments ($000s)

Supplier Payments	**2018**	**2017**	**Change**
Greater than $25K	$ 372,358	$ 311,906	$ 60,452
Less than $25K	10,307	9,788	519
Total	**$ 382,665**	**$ 321,694**	**$ 60,971**
# of Suppliers > $25K	542	491	51

Questions?

For more information, visit **kelowna.ca**.

2018

ANNUAL REPORT

Kelowna, British Columbia, Canada

For the year ended December 31, 2018

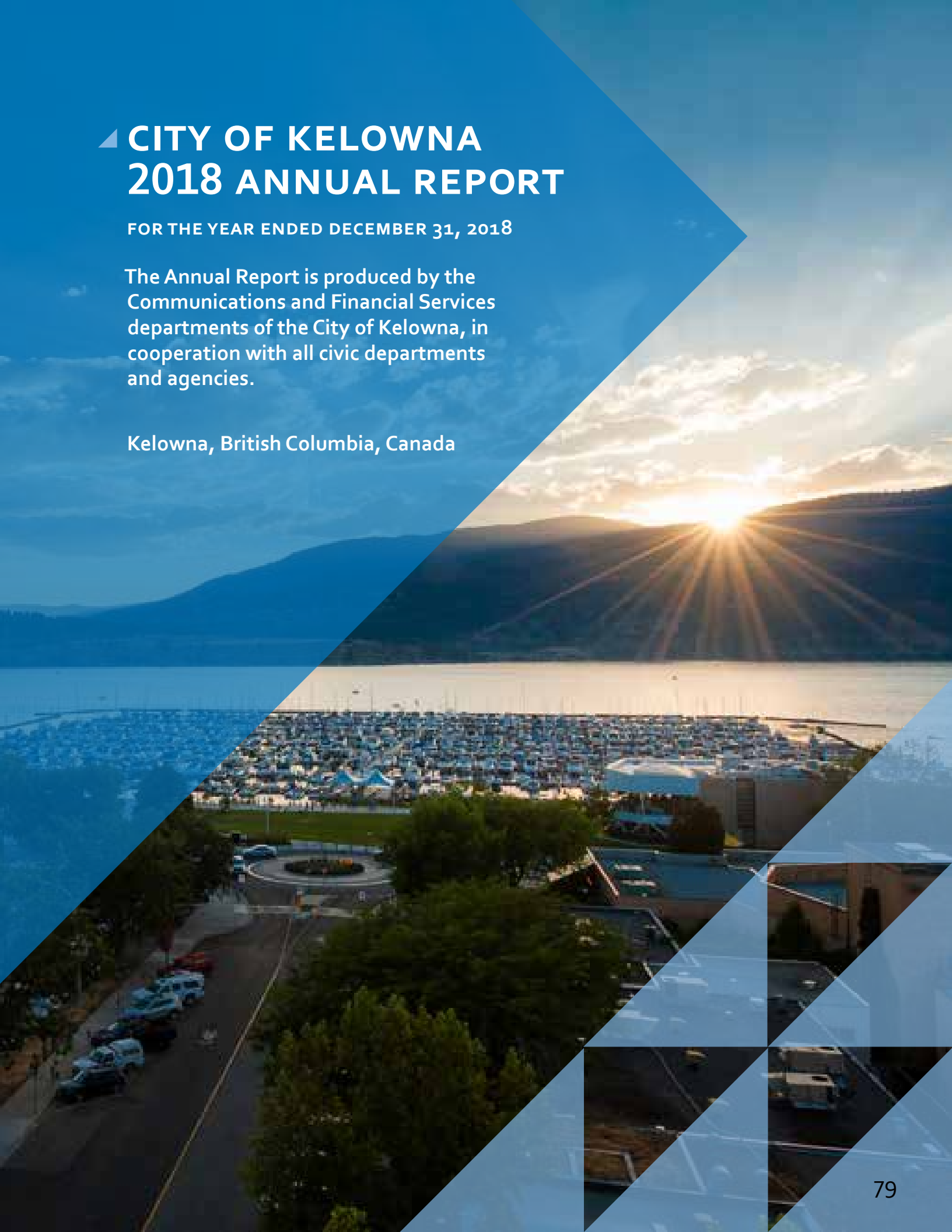
City of Kelowna

CITY OF KELOWNA 2018 ANNUAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2018

The Annual Report is produced by the Communications and Financial Services departments of the City of Kelowna, in cooperation with all civic departments and agencies.

Kelowna, British Columbia, Canada



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A MESSAGE FROM THE MAYOR

The City's Annual Report provides an opportunity to reflect on how our city has taken steps to make it an even more vibrant, diverse, inclusive and thriving community. I can say we learned a lot in the past year, both as a government body, but also personally. I've been candid about this: 2018 certainly had its trying moments, but through the year we saw great things emerge.

Council works together to best serve our residents, who in October 2018 voted to re-elect all incumbent candidates. I'm pleased to welcome our new colleague, Councillor Loyal Wooldridge, who took the seat vacated by former Councillor Tracy Gray. We all heard open and honest feedback from residents during the campaign trail and election: the issues, successes and priorities important to residents and where we can focus our leadership for the betterment of our community. The 2018 Citizen Survey also provided insight to help guide our decisions.

We are pragmatic about the practical needs in our community today, but we are also focused on the community's **Imagine Kelowna** vision, endorsed in 2018, to be smart and adapt to change and support innovation to preserve the quality of life we enjoy. That's why we invest millions every year in public amenities and facilities, while still managing to keep taxation demands competitive with other B.C. cities.

Despite being the fastest growing region in the province, out of 16 larger or similar-sized cities in B.C., Kelowna ranked seventh-lowest in property taxation in 2018 – more than $200 below the provincial average. In the 2018 Citizen Survey, we heard that 79 per cent of residents say they receive good value for their tax dollars, and 87 per cent continue to say they are satisfied with the overall quality of services provided by the City.

Strong financial planning, policies and management are imperative when you maintain more than 1,600 kilometres of roads, more than 220 parks and beaches, more than 100 municipal buildings, continually expand our leasable fibre-optic network, and deliver 16 billion cubic litres of drinking water every year to Kelowna Water Utility customers.

Council remains committed to making Kelowna a safe and inclusive city where people of all backgrounds work together to meet our collective challenges. In 2018, we prioritized investments in safety, creating 25 new safety positions in the City for new firefighters, RCMP and Bylaw officers and support staff.

"We are pragmatic about the practical needs in our community today, but we are also focused on the community's *Imagine Kelowna* vision, endorsed in 2018, to be smart and adapt to change and support innovation to preserve the quality of life we enjoy."

Like most cities, we are taking a more active role in addressing social issues. This is happening on a scale that is relatively new to municipal governments of our size, but we cannot ignore the issues, and people look to us to show leadership in finding solutions.

It has led to stronger collaboration with our partners in government and in the community, most notably through the development of the Journey Home Strategy. I'm proud of the role the City has played in facilitating the bringing together of more than 50 community partners to deliver a five-year plan to address homelessness, with a focus on ensuring everyone has a place to call home.

It takes a lot of collaboration between agencies, organizations and people to make significant change happen. I'm proud to look back at the decisions made and projects delivered in 2018 that have helped make Kelowna a great place to live and I invite you to read about these in this year's Annual Report.

– Colin Basran

A MESSAGE FROM THE CITY MANAGER

It is with a sense of accomplishment and optimism that I present the City of Kelowna's 2018 Annual Report. Looking back on 2018, it was a year marked by a view to the future of our great city. A municipal election in the fall saw the start of a new Council term and I transitioned into the role of City Manager in June. We reimagined our future through **Imagine Kelowna** and launched key foundational plans that we will build upon to ensure Kelowna continues to be a great place to live, play and conduct business.

The strong financial management reflected in this document is paramount to our operations, and it is imperative that we are accountable to residents about how their tax dollars are being invested in City services. The Annual Report provides the platform for financial transparency and it gives us an opportunity to reflect on how we delivered milestone initiatives that shape our community.

Through *Imagine Kelowna* our residents have asked for a Kelowna that is shaped by collaboration, responsible decision making, connected citizens and by adapting in smart ways to rapid growth. I can say that looking back at 2018, we are already advancing these goals.

2018 was also the beginning of a new era of partnerships. The City as a convener, will facilitate collaboration amongst our residents, partner agencies and other levels of government to address collective challenges and contribute to making Kelowna a vibrant, safe and inclusive community. A highlight of 2018 was the development and endorsement of the Journey Home Strategy that saw more than 50 community partners collaborate to address homelessness in a realistic and supportive way.

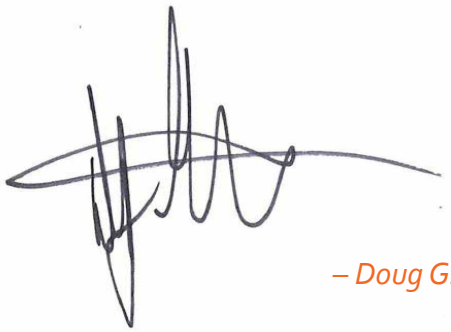
Continuing to keep residents safe is also a key priority. The 2018 Public Safety Report recommends further collaboration – working together to address complex issues. In the 2018 Citizen Survey, we heard from residents that their top concerns were addressing social issues and public safety. To respond to this issue, we invested in safety by hiring 12 new firefighters, four RCMP officers, four Bylaw Officers and five Police Services support staff.

Serving at Council's direction, our team of skilled and dedicated staff moved Council priorities forward in 2018, including: launching the Official Community Plan and Transportation Master Plan, delivering the Healthy Housing Strategy, opening the Okanagan Rail Trail with partner jurisdictions, expanding access to lakefront parks, introducing a spectacular 28 kilometre paddle trail and breaking ground on the $86 million water integration project to bring clean drinking water to Southeast Kelowna and a reliable source for agriculture in the South Mission. These are just a few examples of what made 2018 a memorable year.

"Through *Imagine Kelowna* our residents have asked for a Kelowna that is shaped by collaboration, responsible decision making, connected citizens and by adapting in smart ways to rapid growth. I can say that looking back at 2018, we are already advancing these goals."

As Kelowna's new City Manager, I also take this opportunity to look forward. I am committed to leading an organization that delivers the *Imagine Kelowna* goals and principles. We are a City that values people, exceptional service and a view to our long-term sustainable future.

I see the need for our organization to be innovative, bold and unafraid to do things differently to better serve our residents. We must continue to use strong partnerships to meet our challenges and embrace our growing community for its talent, diversity and inclusivity. 2018 has given us the foundation to get there and I'm extremely excited for the potential our future holds.



– Doug Gilchrist

OUR COMMUNITY

Kelowna is located along the beautiful shores of Okanagan Lake, in the heart of the stunning Okanagan Valley.

With a population of 131,600 Kelowna is the largest community in the Regional District of Central Okanagan. As a desirable place to live, offering an active four-season lifestyle, Kelowna remains one of Canada's fastest growing cities. By 2040 more than 50,000 new residents are expected to call Kelowna home. Dynamic tourism, cutting edge technology and deep rooted agriculture sectors remain pillars of the economy.

The lake offers opportunities for boating, swimming or fishing, while nearby mountains attract hikers, skiers and outdoor enthusiasts. Golfers tee-it-up at our 13 courses, and bustling urban centres offer restaurants with delectable food, award-winning wines, craft beers and ciders, local shopping, museums, live entertainment and cultural festivals.

131,600
RESIDENTS CALL KELOWNA HOME

97% OF CITIZENS RATE THEIR QUALITY OF LIFE AS GOOD OR VERY GOOD

214 KM² LAND
48 KM² WATER AREA

344 METRES ABOVE SEA LEVEL

15,000 STUDENTS
AT UBC OKANAGAN & OKANAGAN COLLEGE

$1.6 BILLION
REGIONAL TECH SECTOR

ARROWLEAF BALSAMROOT
OFFICIAL FLORAL EMBLEM

OUR CITY

The organization is led by our new City Manager and dedicated Mayor and Council. More than 900 employees deliver quality services to ensure our City is safe, vibrant and sustainable. A fiscally responsible municipality, the City of Kelowna provides core services, maintains existing infrastructure and builds new amenities when needed.

The public is kept informed of City projects and progress through an array of **publications** and the user-friendly and mobile responsive **kelowna.ca** website. Citizens can also provide input and be involved on key projects through the City's online engagement platform **getinvolved.kelowna.ca**. Engaged citizens help build strong neighbourhoods and create a city that is welcoming and inclusive.

VISION

TO BE THE BEST MID-SIZED CITY IN NORTH AMERICA.

MISSION

LEADING THE DEVELOPMENT OF A SAFE, VIBRANT AND SUSTAINABLE CITY.

2018 CITIZEN SURVEY

The **2018 City of Kelowna Citizen Survey** gauged public satisfaction with municipal programs and services, providing insight into citizens' service priorities.

94%
RATED THE QUALITY OF LIFE AS GOOD OR VERY GOOD

87%
SAY THEY ARE SATISFIED WITH THE OVERALL LEVEL AND QUALITY OF CITY SERVICES

79%
SAY THEY RECEIVE GOOD VALUE FOR THEIR TAXES

79%
DESCRIBE THE COMMUNITY AS BEING SAFE

TOP ISSUES

51%
SOCIAL ISSUES

43%
TRANSPORTATION

11%
CRIME & SAFETY

TOP FIVE PRIORITY INVESTMENTS

- Addressing social issues
- Traffic flow
- Drinking water
- Housing options
- Policing

MAYOR & COUNCIL

The City of Kelowna is governed by an elected Mayor and eight Councillors for a four-year term. Council provides direction and establishes the policies and budget to guide the growth, development and operations of the city. Council meets regularly and the public is welcome to attend any open meeting or provide feedback in writing via mail or email.

In the fall of 2018, Kelowna residents voted in the municipal elections to elect Council for the 2018-2022 term. In early 2019, Council will work to establish its priorities for its term in office and the direction for the next four years.

kelowna.ca/council

COLIN BASRAN
Mayor

MAXINE DEHART
Councillor

RYAN DONN
Councillor

GAIL GIVEN
Councillor

CHARLIE HODGE
Councillor

BRAD SIEBEN
Councillor

MOHINI SINGH
Councillor

LUKE STACK
Councillor

LOYAL WOOLDRIDGE
Councillor

CIVIC & COMMUNITY AWARD WINNERS

Honouring individuals and organizations for outstanding contributions and achievements in 2018 that directly benefited the community, making Kelowna a better place to live, work and play.

The following recipients were recognized at the awards gala on April 24, 2019.

THE JOURNEY HOME TASK FORCE
Anita Tozer Memorial Award – bestowed by Council

DEVIN RUBADEAU
Bob Giordano Memorial Award – Coach/Sport Administrator of the Year

KELOWNA RINGETTE U16A ELITE
Bryan Couling Memorial Award – Athletic Team of the Year

KELSEY SERWA
Female Athlete of the Year Award

FYNNIAN MCCARTHY
Male Athlete of the Year Award

LONICA MCKINNEY
Female Augie Ciancone Memorial Award – Top High School Athlete

BRANDON FRECHETTE
Male Augie Ciancone Memorial Award – Top High School Athlete

KENEISHA CHARLES
Young Female Volunteer of the Year Award

MATTHEW RICHARDSON
Young Male Volunteer of the Year Award

ANNETTE BAKALA
Teen Honour in the Arts Award

RYAN GRENIER
Honour in the Arts Award

HELPING OUT PEOPLE EXPLOITED (HOPE) OUTREACH
Central Okanagan Foundation – Volunteer Organization of the Year Award

GWEN STEELE
Champion for the Environment Award

GIUSEPPE (JOE) IAFRANCESCO (1947-2018)
Fred Macklin Memorial Award - Man of the Year

ANGIE LOHR
Sarah Donalda-Treadgold Memorial Award – Woman of the Year

SECURE-RITE MOBILE STORAGE INC.
Corporate Community of the Year Award – Small Business

RAYMOND JAMES – KELOWNA CORPORATE BRANCH
Corporate Community of the Year Award – Medium/Large Business

AWARDS & RECOGNITION

The City of Kelowna received a number of awards and recognition in 2018, including:

GOVERNMENT FINANCE OFFICERS ASSOCIATION CANADIAN AWARD FOR FINANCIAL REPORTING
2017 Annual Report
This is the 16th consecutive year that the City has received this award recognizing excellence in governmental accounting and reporting.

GOVERNMENT FINANCE OFFICERS ASSOCIATION DISTINGUISHED BUDGET PRESENTATION AWARD
2018 Financial Plan
This is the highest form of recognition for governmental budgeting and represents a significant achievement for the City over the last 17 consecutive years.

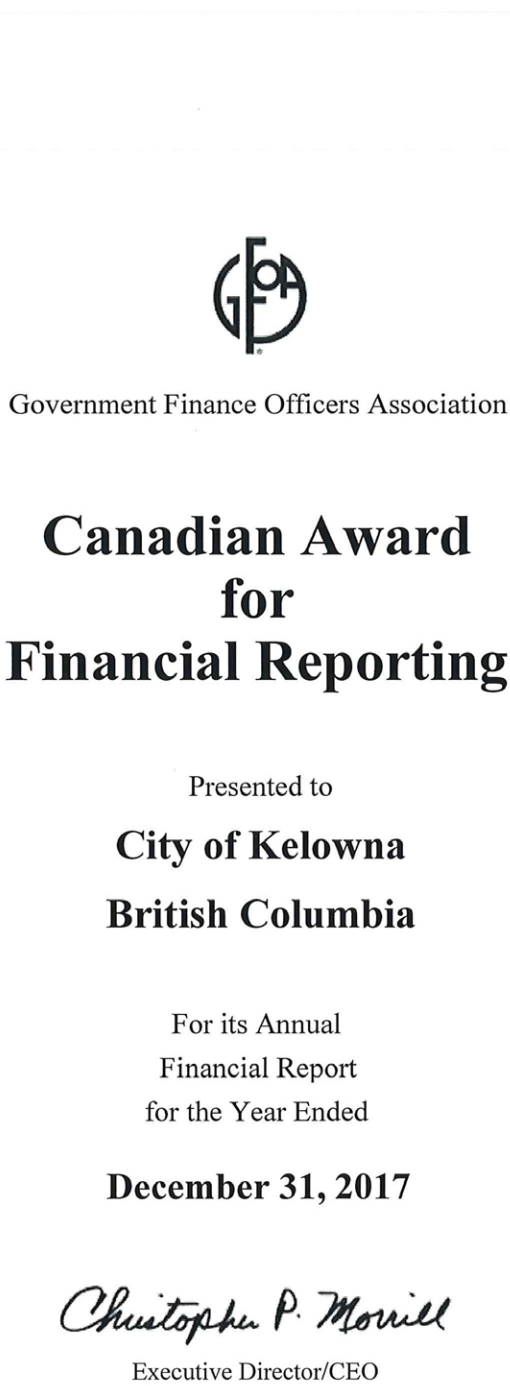
TOP PLACE IN BRITISH COLUMBIA TO OPEN A SMALL BUSINESS
Canadian Federation of Independent Business

EXCELLENCE IN SNOW & ICE CONTROL AWARD
Public Works Association of British Columbia

EXCELLENCE IN RISK MANAGEMENT AWARD
Municipal Insurance Association of British Columbia (MIABC)
Recognized for bringing independent accreditation (quality assurance) to the Development Services Department

SMART21 COMMUNITIES
Intelligent Community Forum (ICF)
Recognized as a best model of economic, social and cultural development in the digital age

WORKSAFE BC CERTIFICATE OF RECOGNITION
Resulting in $190,000 premium rebate


Government Finance Officers Association

Canadian Award for Financial Reporting

Presented to

City of Kelowna
British Columbia

For its Annual Financial Report for the Year Ended

December 31, 2017

Christopher P. Morrill
Executive Director/CEO

CORPORATE FRAMEWORK

In 2018 the City's administration delivered on programs, services and projects with the Corporate Framework guiding operational work done by City staff.

The Corporate Framework captures what the City of Kelowna does to:

- Be an active, inclusive city
- Be a safe city
- Have resilient, well-managed infrastructure
- Provide a clean, healthy environment
- Foster a strong economy

At its core is the Corporate Plan (a Well-Run City) outlined below. With a new City Manager at the helm, the senior leadership administration will be reviewing and updating the corporate strategic direction in early 2019.

CORPORATE PLAN (A WELL-RUN CITY)

STRONG FINANCIAL MANAGEMENT

Ensure the City is financially sound, accountable and transparent, and that long-term plans and policies protect the financial viability of services, programs and infrastructure.

PERFORMANCE EXCELLENCE

Ensure alignment of work to our highest priorities, focus on results, continuous improvement of services based on innovation and best practices.

PASSIONATE PUBLIC SERVICE

Build a resilient, adaptable workforce that shares a public service culture supported by career planning, learning opportunities, empowerment and employee accountability.

PIONEERING LEADERSHIP

Incubate new ideas and approaches, and seize opportunities to demonstrate leadership at any level to make significant improvements to key services.

ENGAGED COMMUNITIES

Ensure communication, outreach and engagement efforts reach all residents and stakeholders using multiple communication channels including new technologies and social media.

RESPONSIVE CUSTOMER SERVICE

Ensure services are accessible and focused on the needs of the customer.

FINANCIAL STRATEGY: STRENGTH & STABILITY

The ability to acquire and manage a portfolio of financial and physical assets that meet the current and future needs of our community. Read more about our **Financial Management Strategies** on page 31.

FINANCIAL STRATEGY

- Assets – New
- Assets – Renew
- Debt
- Development Financing
- Grants
- Operations
- Partnerships and Enterprise
- Property Taxation
- Reserves and Surplus Funds
- User Fees and Charges

FINANCIAL PRINCIPLES

- Sufficient
- Pragmatic
- Flexible
- Transparent
- Balanced

PLANS THAT INFLUENCE FINANCIAL DECISIONS

- Council Priorities
- Official Community Plan
- Imagine Kelowna vision
- 10-year Capital Plan
- 2030 Infrastructure Plan
- 20-year Servicing Plan
- Community Trends report

CITY HALL

ORGANIZATION CHART

As at December 2018

KELOWNA CITIZENS

CITY COUNCIL

CITY MANAGER
Doug Gilchrist

KELOWNA INTERNATIONAL AIRPORT
Sam Samaddar
Director

COMMUNITY PLANNING & STRATEGIC INVESTMENT
Derek Edstrom
Acting Divisional Director

INFRASTRUCTURE
Alan Newcombe
Divisional Director

ACTIVE LIVING & CULTURE
Jim Gabriel
Divisional Director

PLAN

BUILD

CIVIC OPERATIONS
Deputy City Manager
Joe Creron
Divisional Director

HUMAN RESOURCES
Stu Leatherdale
Divisional Director

CORPORATE STRATEGIC SERVICES
Carla Weaden
Divisional Director

FINANCIAL SERVICES
Genelle Davidson
Divisional Director

CITY CLERK
Stephen Fleming

OPERATE

SUPPORT

2018 WAS A YEAR OF...

Imagining our future and laying key foundational plans that will define our future Kelowna. It was also a year of collaboration and facilitating valuable community partnerships. City staff delivered on initiatives, projects and strategies aligned with Council priorities to support our growing community.

NEW LEADERSHIP

It was a year of new leadership with City Manager Doug Gilchrist hired to lead the City's administration. During the fall 2018 General Local Election, Mayor Colin Basran was re-elected to lead Council for the 2018-2022 term. The elections saw 32,151 voters cast their vote over six days of voting and 24 opportunities, including accessible voting for individuals with diverse abilities and mail ballot voting.

COMMUNITY SAFETY

Community safety was a priority focus area in 2018. Council invested in safety resources with the addition of 25 new safety first responder and support positions. Bylaw and RCMP foot patrols were increased in the downtown area and a one-number needle pick-up was established for residents to call if they found a needle in public spaces or outside private residences.

To better understand the complexities of social and safety issues, former RCMP Superintendent Bill McKinnon was hired to connect with community partners and develop a set of recommendations on how to move forward with addressing the complexities of the public safety landscape.

Investments also included the conversion of Fire Station No.8 to a career and paid-on-call fire station to improve the emergency response time to the Glenmore and Northern areas of the city. In addition, a $500,000 upgrade to the fire dispatch system was completed.

OPEN FOR BUSINESS

Building a strong economy and creating an environment where businesses can thrive contributes to making a great city.

Supporting tourism as a pillar of our economy, we ratified a lease agreement with Tourism Kelowna to allow for the development of a visitor information centre in a location that capitalizes on visitor trends in our community and reflects best practices in tourism development.

We expanded our **dark fibre** offering for entrepreneurs and organizations to plug into with the installation of an additional 23 km of fibre optic cable that connects the Airport and UBC Okanagan in the north, Okanagan College, Kelowna General Hospital, and City infrastructure in the south to the central city core.

We took steps to introduce the new federally-legalized cannabis industry into our community by amending **zoning bylaws relating to production and retail sales of non-medical cannabis** and developing application requirements, process and a scoring matrix for new cannabis businesses applicants. We received 41 rezoning application submissions in the first intake by the end of November.

STRONG FINANCIAL MANAGEMENT

As stewards of public funds, through strong financial management, City projects and services for 2018 were funded from a variety of sources, with 74 per cent coming from sources other than taxation.

In the **2018 Citizen Survey** 79 per cent of residents said they receive good value for their taxes. Citizens continue to prefer tax increases over service reductions: when given the choice, 55 per cent of citizens choose increased taxes compared to 33 per cent opting for service reduction.

Memorial Park
0.8 km
Glenmore
2.5 km
Parkinson Recreation Centre
0.2 km
RapidBus Station Parkinson
0.7 km
Rails with Trails
Parkinson Recreation Park
City of Kelowna

COLLABORATION

IMAGINE KELOWNA PRINCIPLE

A community where people of all backgrounds work together to meet collective challenges.

A vision by our community, for the community, emerged after more than two years of public engagement in the largest city conversation ever. Council endorsed the **Imagine Kelowna** community vision which positions Kelowna for a future that puts people first, values its history, encourages curiosity and creativity, and recognizes the changing roles of individuals, businesses, government and community.

2018 saw the **Journey Home Strategy** developed and endorsed by Council. It is a housing-first, five-year action plan to support an estimated 2,100 people experiencing, or at risk of, homelessness in our community by 2024. Together with a community task force, the City facilitated the collaboration of more than 50 community and government partners. The strategy will see the addition of 300 new supportive housing units, 500 program spaces and a backbone organization to ensure that everyone has a place to call home.

As part of the Inter-Jurisdictional Development Team, we helped complete the construction of the nearly 50 km pedestrian and bicycle **Okanagan Rail Trail** constructed on the discontinued CN Rail corridor. In Kelowna, residents and visitors can connect from downtown to mid-town, UBC Okanagan and the airport via this paved, separated multi-use trail.

This inter-regional project was made possible through a partnership that includes: The City of Kelowna, District of Lake Country, Regional District of North Okanagan and Okanagan Indian Band. Development was funded through a community campaign including donations from 5,089 individuals and organizations in addition to provincial and federal government grants.

We also collaborated with BC Transit to implement **Automated Vehicle Locator** real-time tracking. Riders can use mobile devices to see the location of their bus along its route and predicted arrival time.

SMARTER

IMAGINE KELOWNA PRINCIPLE

A community willing to learn, adapt and grow so we can thrive amid rapid change.

In 2018 we took steps towards planning for our future by launching the update to two significant long-range master plans which will work together to plan for a future that sees 50,000 new residents call Kelowna home by 2040.

The **Official Community Plan, Kelowna 2040: Our Kelowna as we Grow** will set the vision, strategies and objectives for 20 years of growth. The **Transportation Master Plan: Our Kelowna as we Move** will look at creating a good transportation network that is safe, cost-effective and sustainable. In addition, the Regional Transportation Master Plan: Connecting our Region was launched in 2018.

Imagine Kelowna outlines the goal of building healthy neighbourhoods that support a variety of households, income levels and life stages. In 2018, Council endorsed the **Healthy Housing Strategy:** a five-year, 19-action item plan towards diverse, affordable and attainable housing.

The development of Central Green – a residential master-planned community – will build up an urban residential centre close to downtown. The land, previously owned by the City of Kelowna, was sold to support the development of increased rental and multi-unit family housing. It adds more than 115 affordable and supportive housing units in Kelowna.

We continue to be proactive and innovative in adapting to climate change and looking at ways to be more resilient. We completed the energy efficient (and cost-saving) solution of **retrofitting 10,000 street lights to LED light bulbs** which will result in nearly $13 million in cost savings over the next 15 years.

As freshet, flooding, landslides and wildfires become a familiar reality, we continued to demonstrate strength, adaptability and resiliency in responding to these local and regional emergencies by **investing in mitigation projects** to help keep our community safe.

86

SUPPORTIVE HOUSING UNITS IN PURPOSE-BUILT BUILDINGS

HEARTHSTONE & HEATH HOUSE

RENTAL HOUSING GRANTS INCREASED BY

$420,000

302 NEW RENTAL UNITS CREATED

1,914 MULTI-UNIT BUILDING PERMITS

VS.

725 SINGLE-DETACHED PERMITS

BC HOUSING COLLABORATION

300 AFFORDABLE RENTAL HOUSING UNITS TO COME

2,574

BUILDING PERMITS

$912,817,993

CONSTRUCTION VALUE

CONNECTED

IMAGINE KELOWNA PRINCIPLE

A community where residents are connected to their neighbours, their city and the wider world.

Adding to our natural outdoor playground, we opened the spectacular 28 km Kelowna Paddle Trail on Okanagan Lake from Bertram Park to McKinley Beach as the newest **Active by Nature** route.

We increased public lakefront park access in the Mission with the acquisition of a 0.89 hectare future park property on Hobson Road and opened the interim access to the popular one hectare Bluebird Beach Park.

GREAT PUBLIC SPACES

- **Phase 1 Rowcliffe Park**
  - Large accessible playground
- **Boyce-Gyro Beach upgrades**
  - 126 permanent parking stalls
  - New volleyball courts
- **Kerry Park upgrades**
  - Pedestrian & landscape improvements

The community came together to celebrate **Park & Play's 10th anniversary** with free family fun events held in 48 City parks throughout the summer.

We also awarded nine Neighbourhood Grants (nearly $8,000) for resident-led enhancements to the areas they live in, and supported 18 neighbourbood events that saw more than 1,100 participants come together as part of the **Strong Neighbourhood program**.

As our community grows and evolves into a larger urban centre, we want to continue offering and fostering dynamic cultural options for residents and visitors to enjoy. An update to the City's **Cultural Plan** was launched in 2018 with a number of options for the public to provide input.

We also provided approximately $650,000 in community development grants to support social development, arts, culture, heritage, and sport organizations, individuals and events in the community.

Embracing diverse transportation options, Phase 2 construction to open the **Rutland Transit Exchange** for full service and the extension of Shepherd Road was completed. This improves connectivity and increases access for pedestrians, cyclists and transit users in the Rutland Town Centre.

We partnered with senior levels of government to build and open **John Hindle Drive**, providing a new route to UBC Okanagan and Kelowna International Airport. The City also built a multi-use overpass helping pedestrians and cyclists get to campus safely.

We introduced a **bikeshare pilot program** which saw 33,000 rides in the first three months.

NEW PUBLIC ART

FROM WITHIN

SCULPTURE AT THE KARIS WOMEN'S SUPPORT SOCIETY

THE VALLEY

SCULPTURE ATTACHED TO THE LIBRARY PARKADE

RESPONSIBLE

IMAGINE KELOWNA PRINCIPLE

A community where decisions are made ethically and where social and environmental concerns are prioritized.

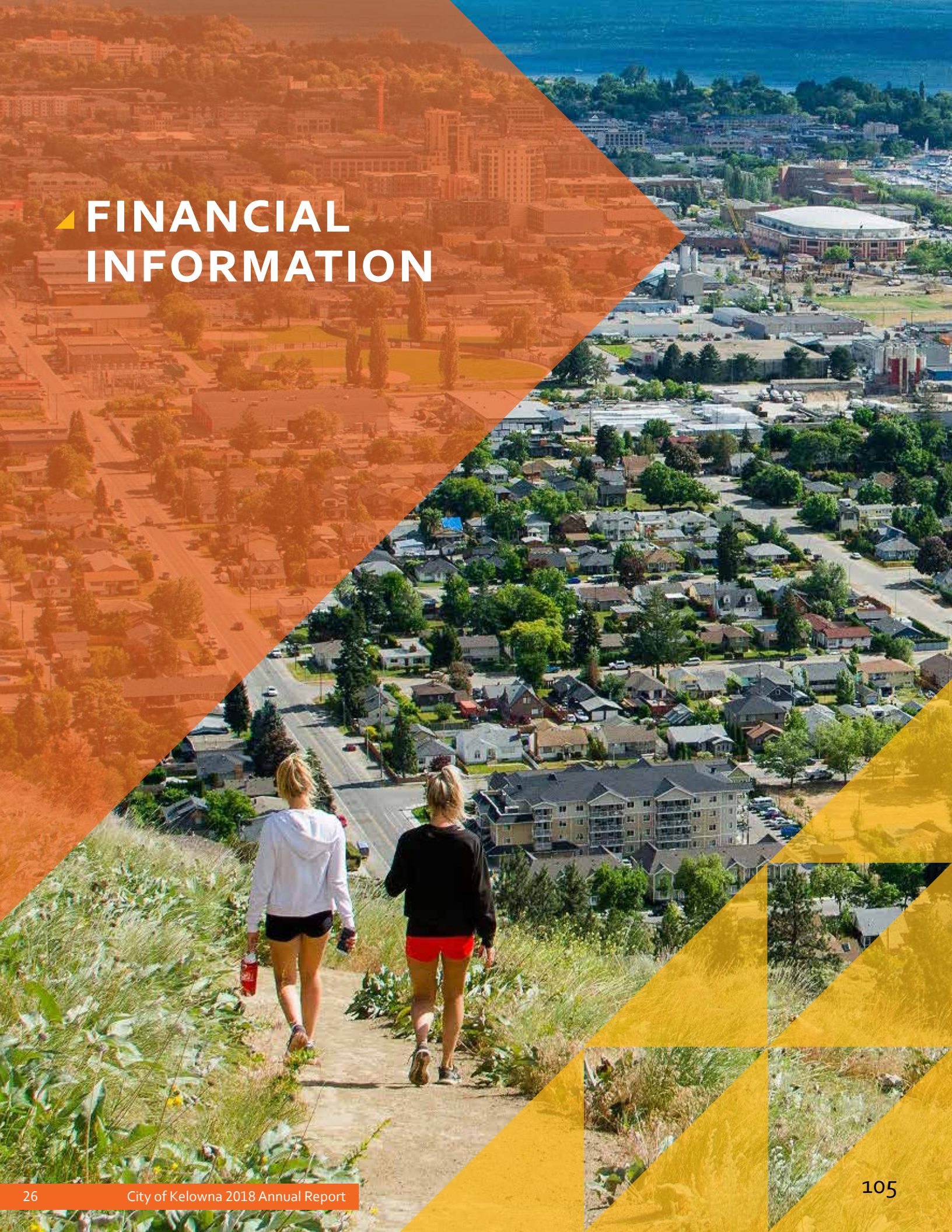
We broke ground on the $86 million **Kelowna Integrated Water Phase 1 project** to integrate the South East Kelowna Irrigation District (SEKID) and deliver agriculture water to the South Mission. Plus, we secured an additional $12 million provincial grant for Phase 2 of the Integrated Water project, building on the $43.9 million previously received in 2017 for Phase 1.

We launched a review of the newly acquired SEKID irrigation system assets to assure long term sustainability of the agricultural water system.

The Source Water Protection Plan for the City's four lake water intakes was developed and we also worked on the development of a broader separate plan with the Okanagan Basin Water Board.

We completed policy and regulation updates to implement the **Agriculture Plan** to provide clear and transparent land use direction.

FINANCIAL INFORMATION



FINANCIAL SERVICES

The City of Kelowna is committed to financial strength and stability. The City defines this as the ability to acquire and manage a portfolio of financial and physical assets that meet the current and future needs of our community. This commitment to excellence was recognized again by the Government Finance Officers Association. In 2018 and for the 16th year in a row, the City was awarded the Canadian Award for Financial Reporting and, for the 17th year the Distinguished Budget Presentation Award.

CANADIAN AWARD FOR FINANCIAL REPORTING

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Canadian Award for Financial Reporting to the City of Kelowna for its annual financial report for the fiscal year ended December 31, 2017. The Canadian Award for Financial Reporting program was established to encourage municipal governments throughout Canada to publish high quality financial reports and to provide peer recognition and technical guidance for officials preparing these reports.

In order to be awarded a Canadian Award for Financial Reporting, a government unit must publish an easily readable and efficiently organized annual financial report, whose contents conform to program standards. Such reports should go beyond the minimum requirements of generally accepted accounting principles and demonstrate an effort to clearly communicate the municipal government's financial picture, enhance an understanding of financial reporting by municipal governments, and address user needs.

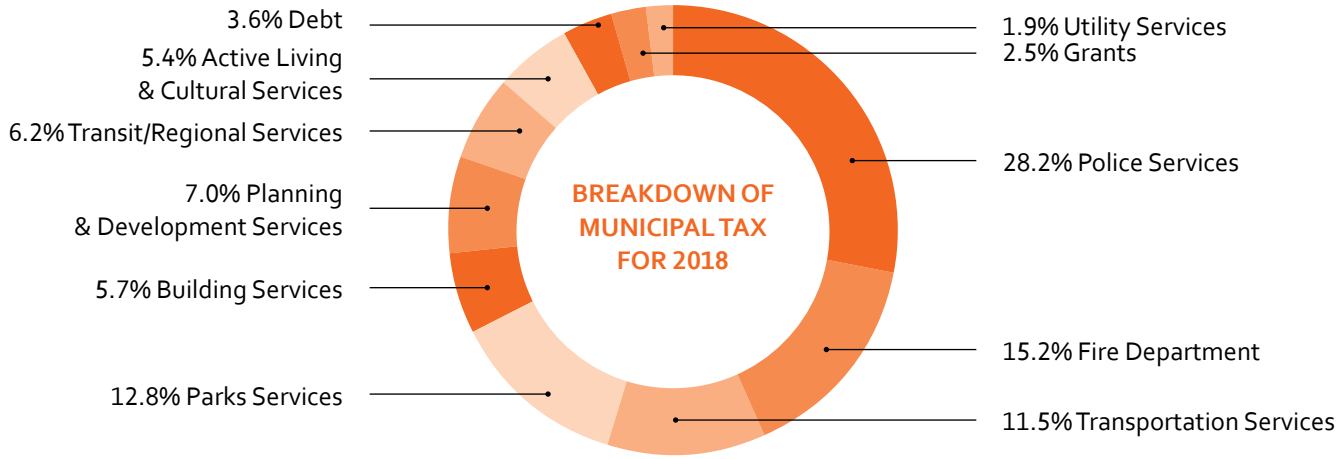
A Canadian Award for Financial Reporting is valid for a period of one year only. We believe our current report continues to conform to the Canadian Award for Financial Reporting program requirements, and we are submitting it to the GFOA.

PROVISION OF SERVICES & SUPPORT FOR GROWTH

The 2018 taxation increase averaged 2.99 per cent for all property classes. This increase reflected resources allocated to the emerging challenges of growth: increased safety resources, balanced and active transportation solutions, ongoing commitments to address homelessness and plans for a sustainable future. The use of tax revenue and development cost charges generated from new growth assist in providing a balanced approach to the expansion of services and infrastructure required to accommodate growth within the municipality.

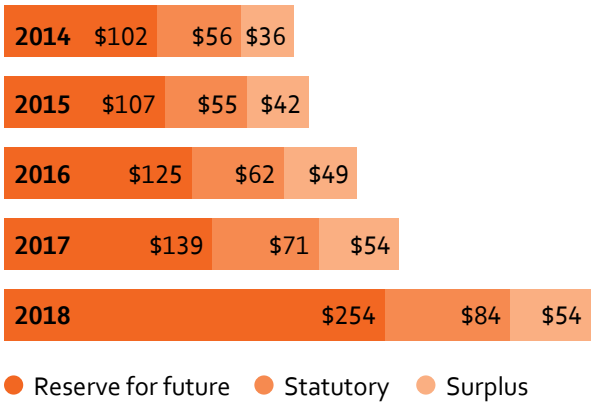
The City budgeted to collect a total of $235.5 million in taxation revenues, 57 per cent of which was retained for municipal purposes. The remaining 43 per cent is levied on behalf of other governments and agencies to provide funding for schools, the Regional District of Central Okanagan shared services, libraries, regional hospital, Kelowna business improvement areas, and for BC Assessment to cover the City's share of costs associated with providing assessment information.

The City has historically relied on pay-as-you-go rather than debt financing for major infrastructure needs wherever possible in achieving strategic servicing goals. In 2018, 5.3 cents of each municipal tax dollar collected was budgeted for tax-supported debt servicing programs. The 0.3 cent decrease from 2017 is due to interest rate resets related to borrowing for Chapman Parkade, Okanagan Gymnastics Centre, H2O Adventure + Fitness Centre and the Police Services Facility. Pay-as-you-go capital project funding represented 9.5 per cent of the 2018 taxation requirement.



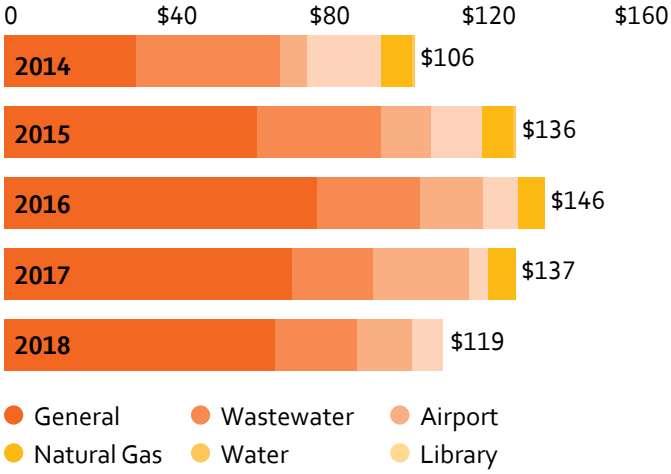
CONSOLIDATED RESERVES & SURPLUS

millions



LONG TERM DEBT

millions



CITY RESERVES

City reserves provide a financial mechanism for saving money to finance all or part of future infrastructure, equipment and other requirements. Reserve funds can also provide a degree of financial stability, by reducing reliance on indebtedness to finance capital projects and acquisitions, flexibility to leverage opportunities as they arise, or safeguards to extraordinary tax increases.

DEVELOPMENT COST CHARGES

Development cost charges (DCCs) are fees that municipalities collect from new development to help pay the cost of infrastructure services that are needed for growth. Imposed by bylaw pursuant to the *Local Government Act*, the charges are intended to facilitate development by providing a method to finance capital projects related to roads, drainage, sewer, waterworks, and parkland.

The City's DCC program supports community development and integrates with longer-term plans. Infrastructure requirements are based on the Official Community Plan that estimates a resulting population of 161,701 by the end of 2030. The 20-Year Servicing Plan and Financing Strategy provides the infrastructure requirements to 2030 along with the cost sharing for various projects. Cost sharing methodologies reflect the level of benefit to existing taxpayers and new growth. Charges are based on the demand placed on services by different residential types, commercial, industrial, and institutional growth.

The latest update to the 20-Year Servicing Plan impacted DCC rates with the changes taking effect in July 2016. The DCC rates were updated to reflect the construction and land costs of the day. This plan reflects a total program cost of $785 million. The funding for the program is 66 per cent from Development, 28 per cent from City funds, and 6 per cent from senior levels of government. Arterial Roads maintain the largest share of the program at $462 million; followed by Park Land acquisition at $136 million.

Wastewater Treatment at $86 million, Water Distribution at $60 million, and Wastewater Trunks at $41 million. In 2018, staff reviewed the current costs of development infrastructure and will be submitting rate updates in 2019 for Council approval.

Local governments are permitted to temporarily lend available money from one DCC reserve fund to another. The money, along with appropriate interest, must be returned to the original reserve fund. For 2018, a deficit in Water Sector B reserve fund was covered from Water Sector A, and a deficit in the Wastewater Treatment reserve was covered by Water Sector A and Roads Sector A reserve fund.

MUNICIPAL ASSIST FACTOR

The *Local Government Act* requires local governments to assist in the cost of new infrastructure. The municipal assist factor reflects Council and the community's support towards the financing costs of new infrastructure. The level of the assist, determined by City Council, reflects a benefit to the existing population while encouraging development and housing affordability.

City of Kelowna assist factor

Roads	**15%**
Parks	**8%**
Water	**1%**
Wastewater	**1%**

MAJOR PROJECT EXPENDITURES IN 2018

Parks
$5.5 million – Parkland Acquisition at 591 Poplar Point Drive and 4214 Hobson Road.

Roads
$3.7 million – John Hindle Drive, Steward Road DCC and debt repayment.

Water
$222k – South End Water Upgrades.

Wastewater Trunks and Treatment
$5.95 million – Airport Gravity Main Bypass, and debt repayment.

FUTURE PLANS

Total program expenditures are projected at $27.5 million.

Parks
$5.2 million – Dewdney park expansion and planned parkland acquisition.

Roads
$11 million – Stewart Road, South Perimeter Road, Hollywood Road, McCulloch Road (KLO, Hall, Spiers) Improvements, Sutherland Avenue and Ethel Street Active Transportation Corridors and Sector B Top Lift Paving.

Water
$795k – South End Water Upgrades and Skyline Pump Station Electrical Building Upgrades.

Wastewater Trunks and Treatment
$10.5 million – Guy Street Lift Station, Swordy Road Sewer Upgrades, Water Street and Gyro Force Mains and debt repayment.

Development Cost Charge Reserve Funds
(thousands of dollars)

	Opening Balance	Receipts	Interest	Transfers Out	Closing Balance	Reductions/ Waivers*
Parks	$ 10,300	$ 10,864	$ 275	$ 3,161	$ 18,278	$ 91
Roads	30,038	15,826	782	3,596	43,050	161
Water	12,094	1,268	289	222	13,429	15
Wastewater	(9,665)	7,939	(247)	5,950	(7,923)	107
Total	$ 42,767	$ 35,897	$ 1,099	$ 12,929	$ 66,834	$ 374

**Waivers are for Affordable Rental Housing and are paid for through taxation.*

The DCC program underwent a minor update in 2016 and was reviewed and approved by Council.

On April 18, 2016 Council approved the **2030 Infrastructure Plan**, which identifies all the City's infrastructure investment needs for the next 15 years (2016 – 2030).

FINANCIAL MANAGEMENT STRATEGIES

Principles and Strategies for Financial Strength and Stability have been adopted by Council establishing guidelines for how the City will acquire and manage a portfolio of financial and physical assets that meets the current and future needs of our community.

The 10 financial management strategies are:

ASSETS – NEW

Expenditures for new assets will be prioritized based on social, economic and environmental factors and life cycle cost implications. Emergent opportunities will be evaluated against existing priorities. Investment in new assets should follow the long-term capital plan. The decision-making process for new asset investment will be documented, transparent and clearly communicated to Council, staff and the community.

ASSETS – RENEW

The City will invest in existing infrastructure renewal in accordance with the long-term capital plan. Funding for asset renewal will be balanced against service levels and risk tolerance. Life cycle costs should be managed through preventative maintenance and renewal strategies.

DEBT

General Fund debt servicing costs will be maintained at or below a targeted level of annual taxation demand. The City's debt capacity will be preserved by limiting the use of debt to fund only one-time major capital projects. If possible and when beneficial, debt will be paid down earlier. Financing for less than a five-year term will be completed through internal financing. Impacts on overall City debt levels from "self-funded" cost centres and Funds will be reviewed and understood.

DEVELOPMENT FINANCING

Developers will pay their fair share for growth-related infrastructure through DCCs and other tools. Where appropriate, other funding can be used to provide additional capacity over and above the current OCP horizon. Taxation- funded DCC's through grant programs may be used to encourage economic development and community projects.

GRANTS

Grants will only be pursued for the City's priority projects. Grant funding will not increase the scope of a project without Council endorsement. Annual project funding must be sufficient without conditional grants. Long-term financial planning will rely on unconditional grant opportunities only.

OPERATIONS

All services, including new services, must be aligned with the City's priorities and reviewed regularly. The full financial cost of service and staff requirements will be understood by Council and administration. Future changes in operating costs, including personnel resourcing requirements, will be considered in long-term capital and financial planning. Ongoing operating activities will only be funded through taxes, fees and charges.

PARTNERSHIPS AND ENTERPRISE

The City will pragmatically partner with other entities to deliver community services and amenities. The City will explore access to new sources of capital and revenue streams. The City will leverage existing assets to attract private sector involvement. The City will leverage the expertise of outside partners. Services from partnerships will be reviewed regularly to ensure the needs of the City continue to be met. The City supports organizations within the community that enhance the quality of life.

PROPERTY TAXATION

Property taxes will remain as stable as possible over time. Property taxes will be comparative with similar communities. Increases to property taxes will be balanced among assessment classes. Property tax information will be transparent and easy to understand. Property taxes will reflect the infrastructure, services and service levels that the community believes are important.

RESERVES AND SURPLUS FUNDS

The purpose of each reserve will be documented and reviewed regularly. Ongoing operating requests will not be funded from reserves. Accumulated surplus will only be used as an emergency funding source.

USER FEES AND CHARGES

Everyone will pay a fair amount for the services they receive. Services will be reasonably accessible by all citizens. User fees will be transparent and easy to understand.

TOP 10 PRINCIPAL CORPORATE TAXPAYERS

2018

	Legal Name	Type of Property
1	Orchard Park Shopping Centre	Shopping Mall
2	FortisBC Inc	Electrical Utility
3	Delta Hotels No 48 Holdings Ltd	Hotel & Convention Centre
4	Inland Natural Gas Co Ltd	Gas Utility
5	McIntosh Properties Ltd	Shopping Mall
6	4231 Investments Ltd	Shopping Mall
7	Victor Projects Ltd	Shopping Mall
8	RG Properties Ltd	Shopping Mall
9	Dilworth Shopping Centre Ltd	Shopping Mall
10	Wal-Mart Canada Corp	Shopping Mall

2017

	Legal Name	Type of Property
1	Orchard Park Shopping Centre	Shopping Mall
2	FortisBC Inc	Electrical Utility
3	Delta Hotels No 48 Holdings Ltd	Hotel & Convention Centre
4	Inland Natural Gas Co Ltd	Gas Utility
5	McIntosh Properties Ltd	Shopping Mall
6	Victor Projects Ltd	Shopping Mall
7	4231 Investments Ltd	Shopping Mall
8	Dilworth Shopping Centre Ltd	Shopping Mall
9	RG Properties Ltd	Shopping Mall
10	Wal-Mart Canada Corp	Shopping Mall

PERMISSIVE TAX EXEMPTIONS

Art Gallery, Museum, Heritage, Cultural Purpose

Central Okanagan Heritage Society	$6,542
Centre Culturel Francais de l' Okanagan	$3,077
City of Kelowna Library Society	$92,162
German - Canadian Harmonie Club	$4,444
Kelowna Art Gallery	$70,572
Kelowna Canadian Italian Club	$3,596
Kelowna Community Music Society	$4,306
Kelowna Museums Society - Kelowna Centennial Museum	$34,344
Kelowna Museums Society - Okanagan Military Museum	$23,061
Kelowna Museums Society (Laurel Packing House)	$28,078
Kelowna Visual and Performing Arts Centre Society	$80,209
Okanagan Symphony Society	$12,502
Roman Catholic Bishop of Nelson Pandosy Mission	$2,055
Westbank First Nation	$6

Athletic or Service Club

Central Okanagan Land Trust	$6,755
Central Okanagan Small Boat Association	$26,797
East Kelowna Community Hall Association	$1,839
H20 Centre	$217,663
Kelowna & District Fish & Game Club	$4,455
Kelowna Badminton Club	$7,918
Kelowna Cricket Club	$451
Kelowna Curling Club	$32,308
Kelowna Lawn Bowling Club	$8,665
Kelowna Major Men's Fastball Association	$18,142
Kelowna Minor Fastball Society	$1,312
Kelowna Outrigger Racing Canoe Club Society	$20,351
Kelowna Riding Club	$4,355
Kelowna United Football Club	$328
Kelowna Yacht Club	$8,704
Nature Trust of BC	$45,983
Okanagan Gymnastic Centre	$13,506
Okanagan Mission Community Hall Association	$5,172
Rutland Park Society	$8,288
Scouts Canada	$9,939

Charitable or Philanthropic

Adult Integrated Mental Health Services Society	$1,882
BC Society for Prevention of Cruelty to Animals	$11,043
BHF Building Healthy Families Society	$1,922
Big Brothers Big Sisters of the Okanagan Society	$3,414
Bridges to New Life Society	$3,902
Canadian Mental Health Association	$6,844
Central Okanagan Community Food Bank Society	$32,277
Central Okanagan Emergency Shelter Society	$4,347
Columbus Holding Society	$3,683
Father Delestre Housing Society	$3,797
Kalano Club of Kelowna	$5,976
Kelowna & District S.H.A.R.E. Society	$9,472
Kelowna & District Safety Council Society	$2,513
Kelowna Centre for Positive Living Society	$1,965
Kelowna Child Care Society	$3,463
Kelowna Community Resources	$20,226
Kelowna Gospel Mission Society	$16,134
Kelowna Sr. Citizens' Society of BC	$6,778
Kelowna Yoga House Society	$7,274
Kelowna (#26) Royal Canadian Legion	$2,524
KGH - Rutland Auxiliary Thrift Shop	$8,348
Ki-Low-Na Friendship Society	$15,628
MADAY Society for Seniors	$3,075
National Society of Hope	$4,830
New Opportunities for Women (NOW) Canada Society	$2,750
Okanagan Boys & Girls Clubs	$73,977
Okanagan Halfway House Society Inc	$7,273
Okanagan Mental Health Services Society	$1,695
Pathways Abilities Society	$23,011
Reach Out Youth Counselling & Services Society	$3,894
Resurrection Recovery Resource Society Inc.	$7,923
Resurrection Recovery Resource Society Inc. d.b.a. Freedom's Door	$1,781
Salvation Army Community Resource Centre	$24,152
Society of St. Vincent De Paul of Central Okanagan	$3,657
Starbright Children's Development Centre Assoc.	$16,878
The Bridge Youth & Family Services Society	$10,397
The Society of Housing Opportunities and Progressive Employment	$1,795

Hospital Licensed Under Community Care Facility Act

Canadian Cancer Society	$17,151

Partnering

Capital News Centre	$69,545
Prospera Place	$208,821

Private Schools

Aberdeen Hall Preparatory School Society	$31,211
Immaculata Regional High School	$48,544
Kelowna Christian Centre School	$9,193
Kelowna Christian School	$5,200
Kelowna Society for Christian Education	$10,125
Lutheran Church - Private School	$8,371
Okanagan Montessori Elementary	$6,984
Seventh Day Adventist Church (Private School)	$31,839
St. Joseph Elementary School	$14,598
Studio9 Independent School of the Arts (Private School)	$3,753
Waldorf School	$12,151

Public Worship

Assumption Of Blessed Virgin Mary's Parish	$3,113
BC Assn of Seventh Day Adventist	$1,444
C3 Church	$2,486
Christ Evangelical Lutheran Church	$3,746
Christian Science Society of Kelowna	$3,149
Church of the Nazarene	$2,688
Evangel Tabernacle Church	$5,200
Evangelical Church	$3,199
Faith Lutheran Church	$4,020
First Baptist Church	$4,481
First Lutheran Church of Kelowna	$8,371
First Mennonite Church	$3,243
First United Church	$5,740
German Church of God Dominion of Canada	$2,555
Glenmore Congregation of Jehovah's Witnesses	$4,312
Grace Baptist Church	$7,705
Gurdwara Guru Amardas Darbar Sikh Society	$2,231
Immaculate Conception Parish	$11,474
Kelowna Bible Chapel	$4,553
Kelowna Buddhist Society	$4,737

Kelowna Christian Centre Church (School)	$9,193
Kelowna Christian Reformed Church	$5,686
Kelowna Congregation of Jehovah's Witnesses	$2,296
Kelowna Free Methodist Church	$2,224
Kelowna Full Gospel Church	$3,567
Kelowna Gospel Fellowship Church	$4,769
Kelowna Tabernacle Congregation Church	$1,071
Kelowna Trinity Baptist Church	$24,278
Mennonite Brethren Churches (Willow Park Church)	$7,421
Mission Creek Alliance Church	$13,258
New Apostolic Church	$2,135
New Life Vineyard Fellowship	$23,285
Okanagan Buddhist Culture Centre	$1,745
Okanagan Chinese Baptist Church	$2,095
Okanagan Jewish Community Association	$2,375
Okanagan Sikh Temple & Cultural Society	$5,492
Providence Baptist Church	$2,073
Rutland United Church	$4,466
Salvation Army Community Church	$8,224
Serbian Orthodox Par-Holy Proph St Ilija (Parish)	$708
Seventh Day Adventist Church	$14,871
Spring Valley Congregation of Jehovah's Witnesses	$4,901
St. Aidan's Anglican Church	$2,418
St. Andrew's Church	$5,568
St. Charles Garnier Parish	$1,741
St. David's Presbyterian Church	$5,895
St. Mary's Anglican Church	$778
St. Michaels Anglican Church	$5,402
St. Peter & Paul Ukrainian Greek Orthodox Church	$4,261
St. Pius X Parish	$5,056
St. Theresa's Parish	$3,648
The BC Muslim Association	$1,859
The Church of Jesus Christ of Latter-Day Saints	$6,226
The Congregation of Bethel Church	$3,843
The Embassy Church	$2,703
The Union of Slavic Churches of Evangelical Christians	$1,102
Truth Now Tabernacle United Pentecostal Church	$1,282
Unitarian Fellowship of Kelowna Society	$1,472
Total Municipal Portion of Permissive Tax Exemption	**$1,933,705**

REVITALIZATION TAX EXEMPTIONS

Revitalization Tax Exemptions		
Tax Incentive Area #1	269 Lawrence Ave	$20,705
Tax Incentive Area #2	596 Leon Ave	$4,728
	552 – 554 Leon Ave	$24,061
Tax Incentive Area #4	110 Highway 33 W	$38,419
Purpose-Built Rental Housing	598 Sutherland Ave	$8,745
	1155 Brookside Ave	$33,506
	1745 Chapman Pl	$18,493
	678 Richter St	$4,776
	1525 Dickson Ave	$49,118
	2127 Ethel St	$6,762
Total Revitalization Tax Exemptions		**$209,313**

HERITAGE BUILDING TAX EXEMPTIONS

Copeland House	784 Elliot Ave	$3,946
Total Heritage Building Tax Exemptions		**$3,946**
Total Value of Municipal Taxes Exempted		**$2,146,964**

REPORT FROM THE DIVISIONAL DIRECTOR, FINANCIAL SERVICES

June 7, 2019

MAYOR BASRAN AND MEMBERS OF COUNCIL,

I am pleased to present the City of Kelowna's 2018 Annual Financial Report for the year ended December 31, 2018. The purpose of this report is to publish the City of Kelowna's consolidated Financial Statements, Auditor's Report and to provide an update on City services and projects, pursuant to Sections 98 and 167 of the Community Charter.

Preparation of the Consolidated Financial Statements is the responsibility of City Council and City of Kelowna management. These statements are prepared by City staff in accordance with Canadian public sector accounting standards. Management is also responsible for implementing and maintaining a system of internal controls for the safeguarding of assets and to provide reasonable assurance that reliable information is produced.

External auditors, Grant Thornton LLP, conducted an independent examination in accordance with Canadian auditing standards to express their opinion on the Consolidated Financial Statements. The City's Audit Committee also reviewed the financial statements to ensure they are comprehensive, reliable and understandable. The City received a clear audit opinion.

The City's Council-adopted Principles & Strategies for Financial Strength & Stability continue to guide how the City will acquire and manage a portfolio of financial and physical assets that meets the current and future needs of our community. The City continues to monitor and report financial health indicators as part of the annual financial reporting to the Audit Committee and Council. The financial indicators show that the City is well positioned to meet current financial obligations and take on new opportunities without significant debt or tax increases.

The City ended the year with a $114 million increase to accumulated surplus, which now sits at $2.04 billion. Revenues increased over 2017 by $78 million, mainly due to government grants and capital contributions from the Kelowna Water Integration, John Hindle Drive and Upper Vernon Creek projects.

Fees and charges increased due to integrating the South East Kelowna Irrigation District's (SEKID) water system with ours and the increased airport passenger and landfill volumes. Expenses increased over last year by $14 million to $287 million as a result of required flood recovery expenses and ongoing Kelowna Water Integration Project that includes the addition of SEKID operations.

The General Fund ended 2018 with a $9.6 million unappropriated surplus from operations: $8.8 million was put into reserves and $0.8 million added to accumulated surplus. The accumulated surplus balance of $3.4 million adheres to financial best practices and is to be used only for extraordinary events. For the 2018 year end this balance is 2.5 per cent of the 2018 taxation requirement.

Through strong financial management the City funds the delivery of services, programs and infrastructure that make Kelowna a great place to live. Nearly all residents (94 per cent) say they have a good quality of life and 87 percent are satisfied with the overall level and quality of services provided. We achieved this while also balancing the taxation demand: in 2018 taxation represented 26 per cent of the City's revenue.

In 2018 the City continued to balance the community's interest in maintaining levels and quality of services. We continued to plan for a safe, vibrant, and sustainable community with the implementation of Imagine Kelowna, focus on community safety, Healthy Housing Strategy, Journey Home Strategy and planning for the future through updates to the Official Community Plan and Transportation Master Plan. The City invested in new and existing infrastructure with the completion of John Hindle Drive to UBCO and the UBCO Pedestrian/Cyclist Overpass. Implementation of the City's long-term integrated water supply plan got underway with the South End Water Upgrade and SEKID Integration projects.

The City of Kelowna is well positioned to continue delivering quality services to its current and future residents, businesses and visitors in support of a community that is collaborative, responsible, connected and adapting smartly to rapid growth.

Respectfully submitted,

– Genelle Davidson, CPA, CMA

Grant Thornton

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INDEPENDENT AUDITOR'S REPORT

To the members of the Council of the City of Kelowna:

Opinion
We have audited the consolidated financial statements of the City of Kelowna ("the City"), which comprise the consolidated statement of financial position as at December 31, 2018, and the consolidated statements of operations and accumulated surplus, consolidated statement of changes in net financial assets and consolidated statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the City of Kelowna as at December 31, 2018, and the results of operations, its changes in its net debt, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion
We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the consolidated financial statements* section of our report. We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the consolidated financial statements
Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing, as applicable, matters related to a going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

Auditor's Responsibilities for the Audit of the consolidated financial statements
Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Grant Thornton LLP

Chartered Professional Accountant

Kelowna, Canada
April 30, 2019

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CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at December 31, 2018
(in thousands of dollars)

	2018	2017
Financial Assets		
Cash and cash equivalents (Note 3)	$ **24,989**	$ 20,647
Accounts receivable (Note 3)	**45,414**	33,720
Accrued interest	**1,585**	1,425
Portfolio investments (Note 3)	**495,817**	417,264
Long term investments (Note 10)	**6,000**	6,000
Property held for resale	**3,455**	3,456
	577,260	482,512
Liabilities		
Accounts payable	**50,922**	43,946
Performance deposits	**21,580**	16,292
Deferred revenue (Note 3)	**50,382**	55,767
Deferred development cost charges (Note 3)	**66,834**	42,767
Long term debt (Note 3)	**119,340**	137,434
	309,058	296,206
Net Financial Assets	**268,202**	186,306
Non-Financial Assets		
Prepaid expenses	**3,328**	2,601
Inventory	**1,484**	1,218
Work in progress (Note 4)	**35,373**	23,096
Tangible capital assets (Note 4)	**1,733,595**	1,714,464
	1,773,780	1,741,379
Accumulated Surplus (Note 5)	**$ 2,041,982**	$ 1,927,685

Contingent liabilities and Commitments (Notes 8 and 9)

Genelle Davidson, CPA, CMA
Divisional Director, Financial Services

Colin Basran
Mayor, City of Kelowna

See accompanying notes to the consolidated financial statements.

CONSOLIDATED STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS

For the Year Ended December 31, 2018
(in thousands of dollars)

	Budget 2018	**Actual 2018**	Actual 2017
Revenue			
Taxation (Note 6)	$ 145,720	**$ 145,944**	$ 139,395
Fees and charges	122,147	**152,536**	125,623
Interest earned	4,111	**12,821**	10,325
DCC contributions	21,027	**12,929**	9,533
Government transfers (Note 7)	81,015	**49,019**	21,559
Other capital contributions	6,800	**23,028**	10,694
Gain on disposal of tangible capital assets	-	**4,603**	5,922
	380,820	**400,880**	323,051
Expenses			
General government	33,757	**30,373**	27,810
Protective services	61,636	**60,946**	58,909
Transportation	37,510	**63,743**	61,570
Recreation & cultural	37,250	**44,642**	42,858
Other services	22,346	**24,138**	21,905
Airport	15,385	**23,004**	20,698
Natural Gas Legacy	2,264	**2,723**	3,856
Wastewater	13,671	**22,608**	22,896
Water	7,819	**13,458**	11,212
Loss on disposal of tangible capital assets	-	**462**	336
Write down of tangible capital assets	-	**486**	440
	231,638	**286,583**	272,490
Annual Surplus	$ 149,182	**114,297**	50,561
Accumulated Surplus, beginning of year		**1,927,685**	1,877,124
Accumulated Surplus, end of year		**$ 2,041,982**	$ 1,927,685

See accompanying notes to the consolidated financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN NET FINANCIAL ASSETS

For the Year Ended December 31, 2018
(in thousands of dollars)

	Budget 2018	**Actual 2018**	Actual 2017
Annual Surplus	$ 149,182	**$ 114,297**	$ 50,561
Amortization of tangible capital assets	-	**66,989**	64,888
Proceeds from disposal of tangible capital assets	-	**39,148**	8,566
(Gain) loss on disposal of tangible capital assets	-	**(4,141)**	(5,586)
Write down of tangible capital assets	-	**486**	440
Acquisition of tangible capital assets	(197,659)	**(114,637)**	(84,395)
Contributions of tangible capital assets	-	**(19,253)**	(4,433)
Change in inventory and prepaid expenses	-	**(993)**	(439)
Increase (decrease) in Net Financial Assets	(48,477)	**81,896**	29,602
Net Financial Assets, beginning of year	186,306	**186,306**	156,704
Net Financial Assets, end of year	$ 137,829	**$ 268,202**	$ 186,306

See accompanying notes to the consolidated financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the Year Ended December 31, 2018
(in thousands of dollars)

	Actual 2018	Actual 2017
Net inflow (outflow) of cash and cash equivalents related to the following activities		
Operating		
Annual surplus	**$ 114,297**	$ 50,561
Adjustment for non-cash items		
Amortization of tangible capital assets	**66,989**	64,888
(Gain) loss on disposal of tangible capital assets	**(4,141)**	(5,586)
Write down of tangible capital assets	**486**	440
Actuarial adjustment on long term debt	**(6,545)**	(5,711)
Contributions of tangible capital assets	**(19,253)**	(4,433)
Termination of debt	**(2,132)**	-
Decrease (increase) in		
Accounts receivable	**(11,694)**	(3,441)
Inventory and prepaid expenses	**(993)**	(439)
Other assets	**(160)**	(92)
Increase (decrease) in		
Accounts payable	**6,979**	(2,633)
Deferred development cost charges	**24,067**	17,392
Other liabilities	**(98)**	21,595
	167,802	132,541
Capital		
Acquisition of tangible capital assets	**(114,637)**	(84,395)
Proceeds from disposal of tangible capital assets	**39,148**	8,566
	(75,489)	(75,829)
Investing		
Change in investments	**(78,553)**	(50,757)
Financing		
Proceeds from issuance of long term debt	**8,485**	11,000
Repayment of long term debt	**(17,903)**	(14,269)
	(9,418)	(3,269)
Net increase in cash and cash equivalents	**4,342**	2,686
Cash and cash equivalents, beginning of year	**20,647**	17,961
Cash and cash equivalents, end of year	**$ 24,989**	$ 20,647
Non-cash capital activities		
Acquisition of tangible capital assets through contributions (Note 4)	**$ 19,253**	$ 4,433

See accompanying notes to the consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

December 31, 2018
(all tabular amounts reported in 000's of dollars)

The notes to the consolidated financial statements are an integral part of the statements. They explain the significant accounting and reporting policies and principles underlying these statements. They also provide relevant supplementary information and explanations which cannot be conveniently expressed in the consolidated financial statements.

The consolidated financial statements are the responsibility of and prepared by management in accordance with Canadian public sector accounting standards (PSAS). The preparation of these consolidated financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

1. SIGNIFICANT ACCOUNTING POLICIES

Basis of presentation

The City of Kelowna's resources and operations are segregated into General, Airport, Wastewater Utility, Water Utility, Natural Gas Legacy, Development Cost Charges and Statutory Reserve Funds for accounting and financial reporting purposes. The consolidated financial statements include all the accounts of these funds. All material interfund transactions and balances have been eliminated within the consolidated financial statements.

The Natural Gas Legacy Fund was created from an agreement with FortisBC for a 35 year capital lease for the natural gas distribution system within the City's municipal boundary and a 17 year operating lease, expiring in 2018, whereby the City leased back to FortisBC the operations of the gas distribution system. The Natural Gas Legacy Fund is accounted for in its own fund. On October 31, 2018 Fortis exercised their right to terminate the Capital and Operating Lease by delivery of written notice to the City. The Termination Payment has been calculated in accordance with the Capital Lease and the Additions Lease and as a result the City releases and discharges any interest it may have in or related to the Gas Distribution Assets and Additions and has closed out the Natural Gas Legacy Fund. The City has signed an operating agreement with FortisBC Energy Inc. to receive an operating fee based on a percentage of gross revenues.

South East Kelowna Irrigation District ("SEKID"): On June 5, 2018 (the "transfer date"), the City commenced ownership and operations of the SEKID Water Operations. As of the transfer date, SEKID was dissolved by an Order of the Lieutenant Governor in Council. The Order in Council set out that all rights, property and assets of SEKID were to be transferred to and vested in the City of Kelowna. The City assumed the obligations of SEKID and any reference to SEKID in any commercial paper, lease, permit or other contract or instrument or document that is transferred is deemed to be a reference to the City of Kelowna. Financial assets in the amount of $10,539,511, liabilities in the amount of $791,465 and non- financial assets in the amount of $11,692,245 were transferred to the City on June 5, 2018 and have been integrated into the Water Fund.

Accrual accounting

The accrual method for reporting revenues and expenses has been used.

Property held for resale

Property held for sale are those expected to be sold within one year. They are valued at the lower of cost or expected net realizable value. Cost includes amounts for improvements to prepare the property for sale.

Inventory

Inventory is valued at the lower of cost, determined principally on a weighted average and specific item basis, or replacement cost.

Municipal Finance Authority cash deposits and demand notes

The City issues the majority of its debt instruments through the Municipal Finance Authority. As a condition of these borrowings, a portion of the debenture proceeds is withheld by the Municipal Finance Authority as a debt reserve fund. The City also executes demand notes in connection with each debenture whereby the City may be required to loan certain amounts to the Municipal Finance Authority. These demand notes are contingent in nature. The Debt Reserve and Demand Note balances are as follows:

	2018	2017
Cash deposits held by MFA	$ **2,401**	$ 3,566
Demand notes held by MFA	**6,731**	9,658
	$ **9,132**	$ 13,224

Municipal pension plan

The City of Kelowna's pension plan follows the guidelines of the Municipal Pension Plan which is administered by the Province of British Columbia for all British Columbia municipalities. The City and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi- employer defined benefit pension plan.

Work in progress

Work in progress represents capital projects under construction but not yet completed and are valued at cost.

Tangible capital assets

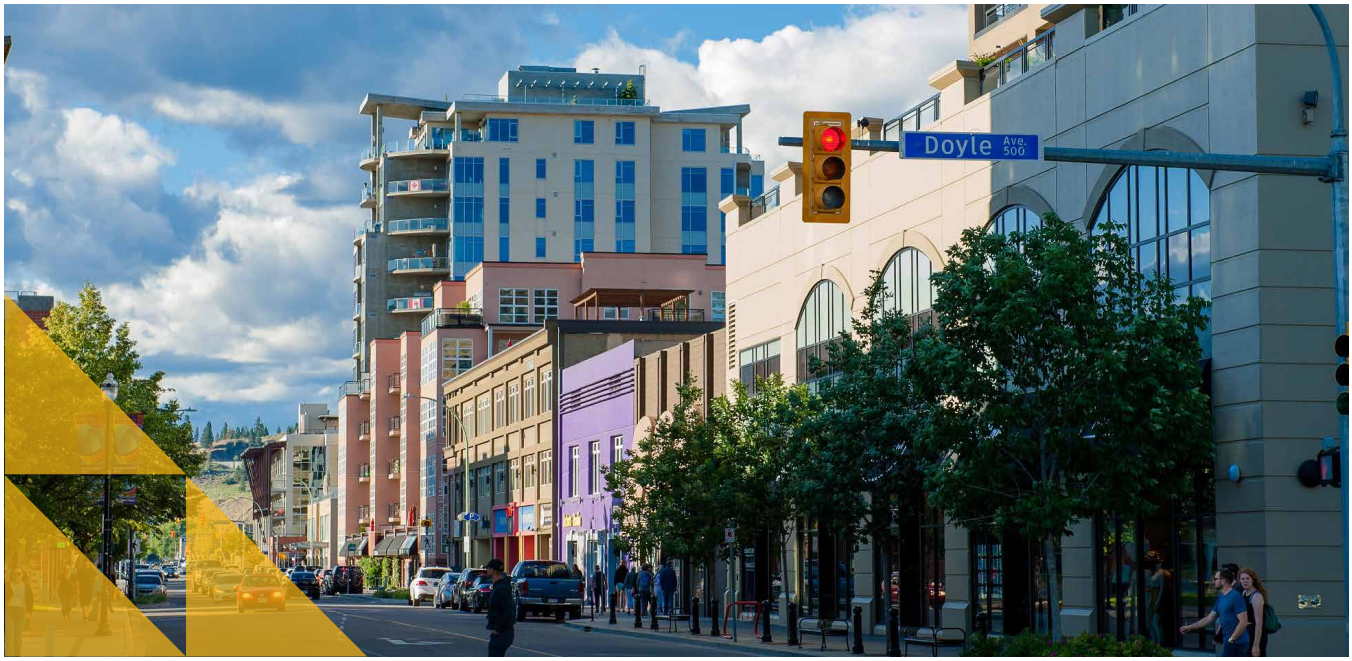
The City records tangible capital assets, including assets held as work in progress or capital lease, at cost in the period they were acquired or when the asset is put into use.

All tangible capital assets are valued at cost which includes all costs directly attributable to acquisition, construction, development or betterment of the tangible capital asset.

Assets owned by the City but not paid for by the City including contributions, dedications, gifts and donations, are valued at fair value at the date of contribution, dedication, gift or donation, where fair value is reasonably determinable.

Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair market value.



Amortization

The cost less residual value of the tangible capital assets is amortized on a straight-line basis over the useful lives of the asset as follows:

Asset Type	Useful Life (years)
Parks infrastructure	
Playground equipment	15 - 20
Artificial turf field	10 - 12
Washrooms, concessions, picnic shelters	40 - 50
Outdoor pools, spray pools	50 - 60
Building structure	40 - 75
Building improvements	
Exterior envelope	30 - 40
HVAC systems	10 - 12
Roof	15 - 20
Electrical, plumbing and fire	15 - 20
Site works - asphalt, water and sewer lines, etc	10 - 100
Machinery & equipment	
General equipment	7 - 10
Grounds equipment and machinery	10 - 15
Heavy construction equipment	5 - 10

Asset Type	Useful Life (years)
Vehicles	
Cars and light trucks	5 - 10
Fire trucks	15 - 20
IT infrastructure	
Hardware	4 - 5
Software	5 - 10
Telephone system	7 - 10
Infrastructure	
(dependent upon component and material)	
Electrical	20 - 25
Water	10 - 100
Wastewater	10 - 100
Drainage	10 - 100
Transportation	10 - 100

Land and Work in Progress are not amortized.

Intangible assets

Intangible assets include works of art and historic assets located throughout the City. They are not reflected in these consolidated financial statements.

Interest capitalization

The City of Kelowna only capitalizes interest on projects being financed internally which will require debenture borrowing upon completion. Interest is calculated on monthly expenditures at the bank prime rate less 2%.

Reserves for future expenditures

Reserves for future expenditures are non-statutory reserves which represent an appropriation of surplus for specific purposes. Transfers to reserves for future expenditures include funds to finance incomplete projects and accumulations for specific purposes.

Statutory reserve funds

The use of these funds is restricted by the Community Charter and associated Municipal Bylaws. Statutory reserve funds are funded 100% by cash and portfolio investments.

Revenue recognition

Taxation revenue

Annual levies for non-optional municipal services and general administrative services are recorded as taxes for municipal purposes. Levies imposed by other taxing authorities are not included as taxes for municipal purposes. Taxes are recognized as revenue in the year they are levied.

Through the BC Assessment appeal process taxes may be adjusted by way of supplementary roll adjustments. The effect of these adjustments on taxes are recognized at the time they are awarded.

Fees and charges revenue

Charges for transportation, environmental health, building permits, water, wastewater, natural gas and airport are included in this category. These revenues are recorded on the accrual basis and recognized as earned which is usually when services are provided or facilities are utilized.

DCC contributions

DCCs are recognized as revenue during the period in which the related costs are incurred.

Government transfers

Government transfers are recognized as revenue in the period that the transfer is authorized, eligibility criteria, if any, has been met by the City, and a reasonable estimate of the amount to be received can be made.

Investment income

The City's investments are disclosed in Note 3.

Investment income is recorded on the accrual basis and recognized when earned.

A portion of the City's investments are invested in pooled funds of the Municipal Finance Authority of British Columbia. Earnings on these funds are allocated to the members from time to time based on the market value of the pool. The City recognizes only its share of the realized earnings of the pool. This revenue is recorded as investment income and the amount is added to the cost base of the investment.

To the extent that investments have no stated rate of return, investment income is recognized as it is received.

Expenses

Expenses are recorded in the period in which the goods or services are acquired and a liability is incurred.

Liability for contaminated sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. The liability is recorded net of any expected recoveries. A liability for remediation of contaminated sites is recognized when a site is not in productive use and all of the following criteria are met:

- an environmental standard exists;
- contamination exceeds the environmental standard;
- the City is directly responsible; or accepts responsibility;
- it is expected that future economic benefits will be given up; and
- a reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

There are no liabilities to be recorded as at December 31, 2018 and 2017.

Use of estimates

Management has made estimates and assumptions that affect the amounts reported in preparing these financial statements. Actual results could differ from the estimates. Significant areas requiring the use of management estimates relate to the determination of tangible capital assets estimated useful life and related amortization, allowance for doubtful accounts, landfill post closure costs and settlement costs associated with outstanding legal actions.

2. FUTURE ACCOUNTING CHANGES

PS 3041 – Portfolio investments

This section revises and replaces the existing Section PS 3040 *Portfolio investments*. This section applies to fiscal years beginning on or after April 1, 2021, with early adoption permitted.

PS 3280 Asset retirement obligations

This section revises and replaces the existing Section PS 3270 *Solid waste landfill closure and post-closure liability*. This section applies to fiscal years beginning on or after April 1, 2021, with early adoption permitted.

PS 3400 Revenues

This section establishes standards on how to account for and report on revenue. This section applies to fiscal years beginning on or after April 1, 2022, with early adoption permitted.

PS 3450 – Financial instruments

This section establishes standards for recognizing and measuring financial assets, financial liabilities and non-financial derivatives. This section applies to fiscal years beginning on or after April 1, 2021, with early adoption permitted.

3. FINANCIAL ASSETS AND LIABILITIES

Cash and cash equivalents

Cash and cash equivalents consist of cash and short-term investments with maturities of 90 days or less from the date of acquisition.

Accounts receivable

Accounts receivable are recorded net of allowance and are comprised of the following:

Type of receivable	2018	2017
Property tax	**$ 4,279**	$ 4,257
Trade receivables	**17,169**	12,981
Due from government	**5,748**	3,016
Due from provincial government	**4,373**	3,990
Due from regional government	**64**	4
Utilities	**3,996**	3,953
Deferred development cost charges	**9,785**	5,519
	$ 45,414	$ 33,720

Portfolio investments

Portfolio investments are recorded at cost and are comprised of the following:

Type of investment	2018	2017
Municipal Finance Authority bond / Intermediate Funds	**$ 106,139**	$ 103,646
Provincial and bank issued bonds	**95,030**	98,446
Publicly traded shares	**62,748**	60,654
Guaranteed Investment Certificates and deposit notes	**231,900**	154,518
Total Portfolio investments	**$ 495,817**	$ 417,264

The quoted market value of the publicly traded shares at December 31, 2018 was $85.91 million (2017 - $85.09 million).

Operating line of credit

The City has an operating line of credit with the Royal Bank of Canada for an authorized amount of $5.0 million, bearing interest at bank prime rate. At December 31, 2018 the balance outstanding was $nil (2017 - $nil).

Deferred revenue

The City records deferred revenue for funds received in advance on services not yet rendered and is recognized into revenue during the period in which the service is provided. The City also records deferred revenue when a contract specifies how the resources are to be used and therefore funds received in advance are deferred until the period in which the requirements are met. Because these funds are restricted in nature they are shown as a liability.

Deferred Revenue by Type	2017	Receipts	Interest	Transfers Out	2018
Tax prepayments	$ 18,919	$ 19,784	$ 55	$ 18,919	**$ 19,839**
Construction	11,890	1,965	138	1,092	**12,901**
Grants	14,448	586	194	6,718	**8,510**
Other	6,366	7,735	29	9,311	**4,819**
Local Area Service	4,144	1,709	-	1,540	**4,313**
Total	$ 55,767	$ 31,779	$ 416	$ 37,580	**$ 50,382**

Deferred development cost charges (DCC)

The City collects development cost charges to pay for a proportionate share of infrastructure related to new growth. In accordance with the Local Government Act, these funds must be deposited into a separate reserve fund. Because these funds are externally restricted in nature they are shown as a liability.

	2017	Receipts	Interest	Transfers Out	2018
Parks	$ 10,300	$ 10,864	$ 275	$ 3,161	**$ 18,278**
Roads	30,038	15,826	782	3,596	**43,050**
Water	12,094	1,268	289	222	**13,429**
Wastewater	(9,665)	7,939	(247)	5,950	**(7,923)**
Total Deferred DCC	$ 42,767	$ 35,897	$ 1,099	$ 12,929	**$ 66,834**

Long term debt

Sinking fund installments and mortgage payments on net outstanding debt and loans payable over the next five years and thereafter are as follows:

	Total
2019	$ 16,677
2020	12,291
2021	10,286
2022	9,647
2023	8,403
2024 and thereafter	62,036
Total	**$ 119,340**

Total debt issued was $283.9 million and total debt payable at December 31, 2018 was $119.3 million (2017 - $137.4 million).

Schedule 3 provides a breakdown of long term debt.

4. TANGIBLE CAPITAL ASSETS (TCA) AND WORK IN PROGRESS

	2018 Work in progress	2018 Tangible capital assets (NBV)	2017 Work in progress	2017 Tangible capital assets (NBV)
Land	**$ -**	**$ 303,532**	$ -	$ 280,235
Land improvements	**327**	**37,168**	910	32,135
Buildings	**2,762**	**194,848**	2,935	197,056
Infrastructure	**31,013**	**1,121,799**	16,362	1,104,034
Machinery and equipment	**1,271**	**76,248**	2,889	71,405
Natural gas system (capital lease)	**-**	**-**	-	29,599
	$ 35,373	**$ 1,733,595**	$ 23,096	$ 1,714,464

Contributions received in 2018 include:

Type of contribution	2018	2017
Land	**$ 2,326**	$ 4,433
Land improvements	**122**	-
Buildings	**126**	-
Infrastructure	**16,420**	-
Machinery and equipment	**259**	-
Total Contributed tangible capital assets	**$ 19,253**	$ 4,433

Schedule 1 provides a break down of tangible capital assets and work in progress.

During the year, tangible capital assets with a cost of $486,223 were written off due to impairment.

5. ACCUMULATED SURPLUS

	Reserves for Future Expenditures	Equity in FortisBC Inc.	Statutory Reserves	Fund Surpluses	Investment in Tangible Capital Assets	Total 2018	Total 2017
Accumulated surplus, beginning of year	$ 139,188	$ 60,692	$ 70,978	$ 53,726	$ 1,603,101	**$ 1,927,685**	$ 1,877,124
Annual surplus (deficit)	4,887	-	2,076	119,173	(11,839)	**114,297**	50,561
Transfers	138,390	(60,692)	10,642	(88,340)	-	**-**	-
Acquisition of tangible capital assets	(28,725)	-	-	(15,530)	44,255	**-**	-
Repayment of long term debt	-	-	-	(14,861)	14,861	**-**	-
Accumulated surplus, end of year	$ 253,740	$ -	$ 83,696	$ 54,168	$ 1,650,378	**$ 2,041,982**	$ 1,927,685

Accumulated Surplus detail as follows:

Description	Balances, Beginning of Year	Transfer From	Transfer To	Annual Surplus	Balances, End of Year
Non-Statutory Reserves					
General Fund reserve	$ 80,309	$ 20,115	$ 123,522	$ 4,043	**$ 187,759**
Airport Fund reserve	27,420	23,963	21,810	466	**25,733**
Waste Water Fund reserve	13,033	7,582	6,651	52	**12,154**
Water Fund reserve	18,426	5,302	14,644	326	**28,094**
	139,188	56,962	166,627	4,887	**253,740**
Statutory Reserves					
Parking reserve	2,443	1,575	5,236	77	**6,181**
Land reserve	12,273	9,234	11,350	383	**14,772**
Capital works, machinery and equipment reserve	56,262	16,005	20,870	1,616	**62,743**
	70,978	26,814	37,456	2,076	**83,696**
Surplus by Fund					
General Fund surplus	4,651	140,621	74,256	66,172	**4,458**
Airport Fund surplus	596	23,886	5,009	19,756	**1,475**
Waste Water Fund surplus	30,522	16,748	8,916	12,458	**35,148**
Water Fund surplus	13,483	16,446	(63)	16,113	**13,087**
Natural Gas Legacy surplus	4,474	9,148	-	4,674	**-**
Accumulated Surplus	53,726	206,849	88,118	119,173	**54,168**
Equity Investment					
Equity in FortisBC Inc.	60,692	60,692	-	-	**-**
Investment in Non Financial Assets					
Investment in tangible capital assets	1,603,101	3,022	62,138	(11,839)	**1,650,378**
Accumulated Surplus	$ 1,927,685	$ 354,339	$ 354,339	$ 114,297	**$ 2,041,982**

6. TAXATION

Taxation revenue comprises the following amounts raised less transfers to other governments:

	2018	2017
Taxes collected		
Property taxes	**$ 229,253**	$ 219,875
Local improvement levies	**158**	156
Frontage tax - water	**1,483**	1,457
Specified sewer area recoveries	**1,398**	1,398
Grants in lieu of taxes	**570**	514
Levies	**7,316**	7,010
	240,178	230,410
Less transfers to other governments		
Province of BC (school taxes)	**68,641**	66,049
BC Assessment Authority	**1,981**	1,854
Regional Hospital District	**11,691**	11,507
Regional District of Central Okanagan	**11,921**	11,605
	94,234	91,015
Net taxes available for municipal purposes	**$ 145,944**	$ 139,395

7. GOVERNMENT TRANSFERS

Government transfers are the major source of transfers to the City. Government transfers received are for completed projects that meet the required criteria as set out by the Government body providing the funding. Government transfers do not include grants in lieu of taxes received from the Federal and Provincial governments. During the year $7.9 million remained as deferred revenue for future capital expenditures. In 2018 the City received and recorded as revenue the following transfers:

	2018	2017
Operating transfers		
Federal	**$ 173**	$ 148
Provincial	**19,637**	17,585
Other governments	**212**	187
	20,022	17,920
Capital transfers		
Federal	**12,328**	2,695
Provincial	**16,639**	944
Other governments	**30**	-
	28,997	3,639
Total Government transfers	**$ 49,019**	$ 21,559

8. CONTINGENT LIABILITIES

Regional District of Central Okanagan

Regional District debt is, under the provisions of the Local Government Act, a direct, joint and several liability of the District and each member municipality within the District including the City of Kelowna.

The loan agreements with the Regional District of Central Okanagan and the Municipal Finance Authority provide that if at any time the scheduled payments provided for in the agreements are not sufficient to meet the Authority's obligation with respect to such borrowing, the resulting deficiency becomes a liability of the member municipalities.

Pension liability

The employer and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2017, the plan has about 197,000 active members and approximately 95,000 retired members. Active members include approximately 39,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2015, indicated a $2,224 million funding surplus for basic pension benefits on a going concern basis. As a result of the 2015 basic account actuarial valuation surplus and pursuant to the joint trustee agreement, $1,927 million was transferred to the rate stabilization account and $297 million of the surplus ensured the required contribution rates remained unchanged.

The City of Kelowna paid $7.2 million (2017 - $6.9 million) for employer contributions while employees contributed $5.9 million (2017 - $5.5 million) to the plan in fiscal 2018.

The next valuation will be as at December 31, 2018, with results available in 2019.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

Post employment benefits

The City of Kelowna does not accrue expenses for post employment benefits such as retirement allowances or compensated absences (sick leave). City employees retiring do not receive any retirement allowance that either vests or accrues over the period of employment. Sick benefits do not accrue and are not vested. The City recognizes the expense for sick time when the event obligates the City to pay.

Legal actions

The City of Kelowna is currently engaged in certain legal actions, the outcome of which is not determinable at this time. Accordingly, no provision has been made in the accounts for these actions.

The amount of loss, if any, arising from these contingent liabilities will be recorded in the accounts in the period in which the loss is realized. The City of Kelowna has insurance policies and financial reserves to offset associated risks.

9. COMMITMENTS

Agreements, contracts and purchase orders

The City has entered into various agreements and contracts for services and construction with periods ranging from one to five years.

The City has purchase orders open as at December 31, 2018 which have not been recorded in the accounts. The balance of these open purchase orders are not determinable at this time. The funding for the majority of these obligations has been set aside in reserves for future expenditures. These amounts will be recorded in the accounts in the period the goods and services, to which they relate, are received.

Landfill closure and post closure costs

As required by PSAS and regulated by the Ministry of Water, Land and Air Protection, the City has agreed to obligations regarding the operation of the landfill site. These obligations include recognition of closure and post-closure liability. As currently engineered, and based on current waste disposal patterns, the landfill has a remaining life expectancy of 90 years. The estimated length of time needed for post-closure is 80 years.

The present value of future cash flows for the expected landfill closure and post-closure care costs is estimated to be $30.7 million based on a Design, Operations and Closure Plan (DOCP) completed in 2018.

The City's liability for these landfill closure and post-closure care cost expenditures is recognized as the landfill site's capacity is used. The reported liability of $4.0 million (2017 - $3.8 million) represents the portion of the estimated total expenditure recognized as at December 31, 2018. The remaining capacity of the landfill site is estimated at 27.7 million tonnes which is 92% of the site's total capacity.

The liability and annual expenditure is calculated based on the ratio of current usage to the total capacity of the site and the discounted estimated future cash flows associated with closure and post-closure activities using an inflation rate of 0.96% and discount rate of 2.25%.

The reported liability is based on estimates and assumptions with respect to events extending over the remaining life of the landfill. Future events may result in significant changes to the estimated remaining useful life, estimated total costs, total or used capacity and the estimated liability. These would be recognized prospectively as a change in estimate when applicable.

YMCA of Okanagan Association loan guarantee agreement

The City has, under the terms of the partnering agreement between the City of Kelowna and YMCA of Okanagan Association, guaranteed repayment in the event that the YMCA of Okanagan Association defaults on a $1.8 million, 20-year loan issued in 2001. Under the agreement the City shall resume operation of the facility and assume responsibility for the repayment of the debt incurred by the YMCA of Okanagan Association. During 2010 an amendment was made to the agreement for additional financing of $700,000 for a 20-year term. As at December 31, 2018, the outstanding loan balance was $765,079 (2017 - $879,437). The City does not expect to make any payments on the guarantee and no amounts have been accrued in the financial statements.

Multi-Purpose Facility Public/Private Partnership

The City has, under the terms of the Preferred Share Agreement between the City of Kelowna and RG Properties Ltd., purchased $6.0 million of preferred shares in RG Arenas (Kelowna) Ltd. at a cost of $1 per share. The terms and conditions of the purchase are subject to the terms of a Tripartite Agreement between the City of Kelowna, Royal Bank of Canada and RG Arenas (Kelowna) Ltd., RG Properties Ltd., Prospero Canadian Land Investment Fund Ltd. group of companies.

The City has, under the terms of the above noted Tripartite Agreement, committed to the annual purchase of community use time at the Multi-Purpose facility, commencing with substantial completion, on November 10, 1999 under the following terms:

(i) $1.3 million per annum for Years 1 to 3 comprised of a payment of $1.1 million, which for Years 2 and 3 is subject to a minimum CPI increase of 1% per annum and a maximum average CPI increase of 5% per annum, plus an annual payment of $150,000 without any adjustment for CPI;

(ii) $1.2 million per annum for Years 4 to 7, subject to a minimum CPI increase of 1% per annum and a maximum average CPI increase of 5% per annum;

(iii) $1.2 million per annum for Years 8 to 10, subject to a minimum CPI increase of 1% per annum and a maximum average CPI increase of 5% per annum, minus $150,000 per annum;

(iv) $1.0 million per annum for Years 11 to 20, subject to a minimum CPI increase of 1% per annum and a maximum average CPI increase of 5% per annum; and

(v) $0.5 million per annum for Years 21 to 30, subject to a minimum CPI increase of 1% per annum and a maximum average CPI increase of 5% per annum.

The year 2018 represented year 19 of the agreement.

Should the City not exercise, in its sole discretion, its option to renew any future term for community use time in the Multi- Purpose facility, under the above terms it shall be required to make a lump sum payment to RG Arenas (Kelowna) Ltd. on or before the 15th day of one of year 6, 11, 16, 21 or 26 commencing with the year of substantial completion in the following amounts:

2005	Year 6	$13.2 million
2010	Year 11	$11.9 million
2015	Year 16	$10.4 million
2020	Year 21	$6.7 million
2025	Year 26	$4.5 million

Upon such payment, no further amounts will be payable to RG Arenas (Kelowna) Ltd. and the City will have the right to the community use time for the period from the beginning of the year in which the payment was made until November 9, 2029 without any additional payment.

The City did exercise its option to renew the purchase of community use time under the above annual payments terms and accordingly did not make any of the lump sum payment of $13.2 or $11.9 or $10.4 million otherwise due to RG Arenas (Kelowna) Ltd. in years 6 or 11 or 16.

Royal Canadian Mounted Police Services

The Province of British Columbia and the Federal Government have an agreement with the Royal Canadian Mounted Police to provide police services for various municipalities in the Province, including the City of Kelowna. This agreement has a 20 year term expiring on March 31, 2032.

10. LONG TERM INVESTMENTS

Kelowna Developments Ltd.

The investment in Kelowna Developments Ltd., a wholly owned subsidiary, is carried at its cost of $2. The company is inactive with no assets or liabilities and is being retained for potential future use.

RG Arenas (Kelowna) Ltd.

The investment in preferred shares in RG Arenas (Kelowna) Ltd. is carried at its cost of $6.0 million. The shares were purchased under the terms of the Preferred Share Agreement between the City of Kelowna and RG Properties Ltd. and are to be retained until 2029 per the terms of that agreement described in Note 9.

11. LETTERS OF CREDIT

In addition to the performance deposits reflected in cash balances, the City is holding irrevocable Letters of Credit in the amount of $45.0 million (2017 - $36.4 million) which were received from depositors to ensure their performance of works to be undertaken within the City. These amounts are not reflected in the financial statements but are available to satisfy any liabilities arising from non-performance by the depositors. Included in the $45.0 million, the City is holding irrevocable Letters of Credit in the amount of $7.9 million (2017 - $5.7 million) which are received from developers to ensure payment of development cost charges in future years.

12. CAPITAL LEASE PAYABLE

The City had entered into an agreement with FortisBC Energy Inc. ("FortisBC") that resulted in the creation of the Natural Gas Legacy Fund. The agreement with FortisBC was for a 35 year capital lease for the natural gas distribution system within the City's municipal boundary and a 17 year operating lease, expiring in 2018, whereby the City leased back to FortisBC the operations of the gas distribution system.

On October 31, 2018 Fortis exercised their right to terminate the Capital and Operating Lease by delivery of written notice to the City. The Termination Payment has been calculated in accordance with the Capital Lease and the Additions Lease and as a result the City releases and discharges any interest it may have in or related to the Gas Distribution Assets and Additions. These interests include: the Lease In Lease Out ("LILO") Agreements and any right or interest of the City under the LILO Agreements, the unexpired Term of the LILO Agreements, and any right of the City to or related to the Gas Distribution Assets and the Additions pursuant to the LILO Agreements and City Security, with the intent that all of these rights will merge into the reversion of the LILO Agreements and be forever extinguished. As part of the termination of the Capital Lease obligation $2.2 million of debt payments set up from Oct 2018 to 2036 were removed from the City's financial records. The City has signed an operating agreement with FortisBC Energy Inc. to receive an operating fee based on a percentage of gross revenues.

13. TRUST FUNDS

In accordance with PSAS, trust funds are not included in the City's consolidated financial statements. The City administers a Cemetery Maintenance Fund for the perpetual care and maintenance of the City owned and operated cemetery. As at December 31, 2018 the Trust Fund balance is $2.9 million (2017 - $2.8 million).

14. SEGMENTED INFORMATION

The City of Kelowna is connecting communities and providing a multitude of services to the citizens of Kelowna. The City's operations and activities are organized and reported by funds and departments. The General Fund reports on operations, funded primarily by property taxes, which include services provided by the City such as general government, protective services, transportation services, recreation and cultural services, as well as public health, and environmental and development services. The City also operates its own airport and City utilities comprised of the wastewater and water systems that are self-sustaining operations. Operating results reported by the following segments are included in Schedule 2.

General government

General Government operations are primarily funded by property taxation and business tax revenues. The expenses within the department are for executive and legislative costs, general administration, and other general government areas such as community service grants and rental property operating costs within the municipality. The general revenue reported under the department includes revenues associated with taxation, business tax revenues and senior government payments in lieu of taxes. These revenues have not been apportioned to other departments supported by the General Fund.

Protective services

Protective services are comprised of police services provided by the Royal Canadian Mounted Police, fire protection services, building inspection services and bylaw enforcement.

Police services include administration, crime investigation and prevention, traffic, prisoner custody and court liaison expenses.

The fire department is responsible for effective fire protection and public safety services to the City. This includes fire suppression and rescue, prevention and investigation, specialty rescue/first medical responses and fire safety inspections.

Transportation services

Transportation services are responsible for the delivery of municipal public works services related to the planning, development and maintenance of streets and roads, bridges, drainage systems, street lights, traffic lights and signals, parking lots and on-street parking, and public transit as well as maintenance of workshops, yards and other buildings. The mandate is to provide a safe, efficient, environmentally-sensitive and cost-effective transportation network.

Recreation and cultural services

Recreation and cultural services provide services related to recreation, leisure and culture including administration and program costs as well as grounds and building maintenance. Facilities managed within this area include parks and playgrounds, arenas, swimming pools, beaches, boat launches, stadiums as well as community and seniors centers. The H2O Adventure & Fitness Centre, Parkinson Recreation Centre, Kelowna Community Theatre, Kelowna Museum, Kelowna Library, Kelowna Art Gallery and the Rotary Centre for the Arts are some of the larger facilities included.

Other services (Public Health/Environmental/Development services)

Public health services are comprised of cemetery operations and maintenance, environmental and development services including community planning and zoning as well as landfill operations.

Airport services

The Airport, owned and operated by the City of Kelowna, provides quality airport services in a safe and cost effective manner in compliance with Federal regulations. The Airport is accounted for in its own fund.

Wastewater services

Kelowna's sanitary sewer system collects, conveys, treats and disposes of domestic wastewater (derived from the home) and industrial wastewater (resulting from business use, manufacturing and processing). The system currently services approximately 70% of Kelowna's population and continues to be extended to unserviced areas. Kelowna's wastewater system has a treatment capacity of 72 million litres per day. Wastewater Utility is accounted for in its own fund.

Water services

The Water Utility is responsible for planning, designing, building, operating and maintaining the City's Water Utility and is one of four water suppliers operating within Kelowna's boundaries. During the current year, the operations and assets of SEKID were transferred to the City of Kelowna to the water fund. The Water Utility is accounted for in its own fund.

Natural Gas legacy services

Natural Gas Legacy Fund was created from an agreement with FortisBC for a 35 year capital lease for the natural gas distribution system within the City's municipal boundary and a 17 year operating lease, expiring in 2018, whereby the City leased back to FortisBC the operations of the gas distribution system. The Natural Gas Legacy Fund was accounted for in its own fund. As at October 31, 2018 Fortis terminated this agreement and the City has closed out this fund and excess reserve funds were transferred to the General Fund.

Statutory reserves

Statutory Reserves include funds for parking, land and capital works, machinery and equipment.

15. EXPENSES BY OBJECT

Total consolidated expenses by object are itemized in Schedule 2 – Segmented information.

16. BUDGET DATA

The budget figures are from the Annual Five-Year Financial Plan Bylaw adopted before May 15th of each year. Subsequent amendments have been made by Council to reflect changes in the budget as required by law. Amortization of tangible capital assets was not included in the budget. The table below shows the reconciliation between the approved budget and the budget presented in these consolidated financial statements.

	Budget Amount
Revenues:	
Operating budget	$ 297,758
Capital budget	83,062
	380,820
Expenses:	
Operating budget	231,638
Capital budget	197,659
	429,297
Annual deficit per approved budget	(48,477)
Add: tangible capital asset purchases	197,659
Annual surplus per statement of operations	$ 149,182

17. COMPARATIVE FIGURES

Certain comparative figures have been reclassified to conform to the presentation format adopted in the current year.

SCHEDULE 1 – TANGIBLE CAPITAL ASSETS

For the Year Ended December 31, 2018 (in thousands of dollars)

				MACHINERY & EQUIPMENT	
	Land	Land Improvements	Buildings	Vehicles	Machinery & Equipment
Cost					
Balance, beginning of year	$ 280,235	$ 68,311	$ 342,908	$ 31,410	$ 92,102
Add: additions during the year	29,063	744	1,576	2,301	5,421
Add: transfers to tangible capital assets	2	7,031	5,708	-	1,540
Less: capital held for resale	1	-	324	-	-
Less: disposals during the year	(5,769)	(246)	(393)	(1,344)	(560)
Balance, end of year	303,532	75,840	350,123	32,367	98,503
Accumulated Amortization					
Balance, beginning of year	-	36,175	145,852	19,267	38,507
Add: amortization	-	2,497	9,491	1,939	4,510
Less: accumulated amortization on disposals	-	-	(393)	(1,114)	(560)
Less: amortization on buildings held for resale	-	-	325	-	-
Balance, end of year	-	38,672	155,275	20,092	42,457
Net Book Value of Tangible Capital Assets	$ 303,532	$ 37,168	$ 194,848	$ 12,275	$ 56,046

	INFRASTRUCTURE				
	Plant & Facilities	Roads, Lanes, Sidewalks & Bike Paths	Bridges, Tunnels & Overpasses	Underground, Overhead & Other Networks	Airport Infrastructure
Cost					
Balance, beginning of year	$ 199,494	$ 530,065	$ 33,872	$ 1,074,183	$ 61,095
Add: additions during the year	693	6,562	244	12,656	900
Add: transfers to tangible capital assets	6,187	17,242	-	7,313	12,562
Less: capital held for resale	-	-	-	-	-
Less: disposals during the year	-	(31)	-	(139)	-
Balance, end of year	206,374	553,838	34,116	1,094,013	74,557
Accumulated Amortization					
Balance, beginning of year	75,091	292,186	8,633	390,675	28,090
Add: amortization	7,070	20,096	518	16,235	2,505
Less: accumulated amortization on disposals	-	-	-	-	-
Less: amortization on buildings held for resale	-	-	-	-	-
Balance, end of year	82,161	312,282	9,151	406,910	30,595
Net Book Value of Tangible Capital Assets	$ 124,213	$ 241,556	$ 24,965	$ 687,103	$ 43,962

Computers	Subtotal Machinery & Equipment	Natural Gas Capital Lease
$ 13,172	$ 136,684	$ 55,609
905	8,627	-
2,957	4,497	-
-	-	-
(273)	(2,177)	(55,609)
16,761	147,631	-
7,506	65,280	26,010
1,328	7,777	800
-	(1,674)	(26,810)
-	-	-
8,834	71,383	-
$ 7,927	$ 76,248	$ -

Subtotal Infrastructure	Work in Progress	Total 2018	Total 2017
$ 1,898,709	$ 23,096	**$ 2,805,552**	$ 2,721,921
21,055	72,819	**133,884**	88,750
43,304	(60,542)	**-**	-
-	-	**325**	78
(170)	-	**(64,364)**	(5,197)
1,962,898	35,373	**2,875,397**	2,805,552
794,675	-	**1,067,992**	1,004,881
46,424	-	**66,989**	64,888
-	-	**(28,877)**	(1,777)
-	-	**325**	-
841,099	-	**1,106,429**	1,067,992
$ 1,121,799	$ 35,373	**$ 1,768,968**	$ 1,737,560

SCHEDULE 2 – SEGMENTED INFORMATION

For the Year Ended December 31, 2018 (in thousands of dollars)

	General Government	Protective Services	Transportation	Recreation & Cultural	Other Services
Revenue					
Taxation	$ 142,879	$ -	$ 158	$ -	$ -
Fees and charges	15,175	10,443	16,534	5,641	25,444
Interest earned	8,461	-	-	-	-
DCC contributions	-	-	1,253	5,504	-
Government transfers	3,147	4,185	19,364	3,437	2,952
Other capital contributions	3,835	-	-	-	-
Gain on disposal of tangible capital assets	4,268	9	-	-	-
	177,765	14,637	37,309	14,582	28,396
Expenses					
Salaries and benefits	17,676	28,172	8,362	11,400	7,607
Contract and professional services	5,602	3,563	26,118	8,488	8,175
RCMP Contract	-	28,485	-	-	-
Materials and supplies	5,881	2,033	5,697	11,296	1,641
Equipment	698	633	2,656	1,645	2,888
Allocations	(4,815)	(56)	(98)	(172)	(208)
Cost recoveries	(1,303)	(4,274)	(8,817)	(361)	(1,534)
Grants and external transfers	8	142	5	1,673	3,437
Utilities	176	362	1,770	2,111	319
Loss on disposal of tangible capital assets	236	215	11	-	-
Write down of tangible capital assets	307	-	89	9	-
Amortization of tangible capital assets	3,295	1,888	28,050	8,562	1,813
Total before Debt	27,761	61,163	63,843	44,651	24,138
Debt interest and fiscal services	3,152	-	-	-	-
Total operating expenses	30,913	61,163	63,843	44,651	24,138
Annual Surplus (Deficit)	$ 146,852	$ (46,526)	$ (26,534)	$ (30,069)	$ 4,258

Airport	Wastewater	Water	Natural Gas Legacy	Library	Statutory Reserves	2018
$ -	$ 1,398	$ 1,509	$ -	$ -	$ -	**$ 145,944**
35,173	17,216	23,452	3,246	-	212	**152,536**
544	788	660	504	-	1,864	**12,821**
-	5,950	222	-	-	-	**12,929**
1,035	272	14,627	-	-	-	**49,019**
788	1,673	13,411	3,321	-	-	**23,028**
-	-	-	326	-	-	**4,603**
37,540	27,297	53,881	7,397	-	2,076	**400,880**
4,388	3,363	2,891	-	-	-	**83,859**
1,546	611	2,485	-	-	-	**56,588**
-	-	-	-	-	-	**28,485**
7,326	1,151	1,137	-	-	-	**36,162**
19	680	492	-	-	-	**9,711**
1,591	2,972	845	20	-	-	**79**
(660)	(287)	(557)	-	-	-	**(17,793)**
-	-	-	-	-	-	**5,265**
768	1,161	986	-	-	-	**7,653**
-	-	-	-	-	-	**462**
-	-	81	-	-	-	**486**
7,210	10,645	4,726	800	-	-	**66,989**
22,188	20,296	13,086	820	-	-	**277,946**
816	2,313	453	1,903	-	-	**8,637**
23,004	22,609	13,539	2,723	-	-	**286,583**
$ 14,536	$ 4,688	$ 40,342	$ 4,674	$ -	$ 2,076	**$ 114,297**

SCHEDULE 2 – SEGMENTED INFORMATION

For the Year Ended December 31, 2017 (in thousands of dollars)

	General Government	Protective Services	Transportation	Recreation & Cultural	Other Services
Revenue					
Taxation	$ 136,357	$ -	$ 156	$ -	$ -
Fees and charges	12,323	8,738	13,592	5,519	20,659
Interest earned	7,199	-	-	-	-
DCC contributions	-	-	3,497	526	-
Government transfers	1,727	4,192	9,294	284	2,520
Other capital contributions	5,697	-	-	-	-
Gain on disposal of tangible capital assets	5,922	-	-	-	-
	169,225	12,930	26,539	6,329	23,179
Expenses					
Salaries and benefits	16,980	27,135	8,214	11,037	6,973
Contract and professional services	4,226	2,293	24,269	7,726	7,467
RCMP Contract	-	28,553	-	-	-
Materials and supplies	5,587	1,984	5,077	10,818	1,398
Equipment	511	713	2,825	1,565	2,206
Allocations	(5,287)	(51)	(113)	(172)	115
Cost recoveries	(961)	(3,580)	(8,369)	(270)	(1,464)
Grants and external transfers	5	115	6	1,630	2,918
Utilities	189	297	2,257	2,062	220
Loss on disposal of tangible capital assets	336	-	-	-	-
Write down of tangible capital assets	101	-	83	20	-
Amortization of tangible capital assets	2,803	1,450	27,404	8,462	1,772
Total before Debt	24,490	58,909	61,653	42,878	21,605
Debt interest and fiscal services	3,757	-	-	-	-
Total operating expenses	28,247	58,909	61,653	42,878	21,605
Annual Surplus (Deficit)	$ 140,978	$ (45,979)	$ (35,114)	$ (36,549)	$ 1,574

Airport	Wastewater	Water	Natural Gas Legacy	Library	Statutory Reserves	2017
$ -	$ 1,398	$ 1,484	$ -	$ -	$ -	**$ 139,395**
31,905	16,291	11,772	3,990	408	426	**125,623**
303	716	446	107	-	1,554	**10,325**
-	5,477	33	-	-	-	**9,533**
2,054	246	1,242	-	-	-	**21,559**
514	1,441	483	2,559	-	-	**10,694**
-	-	-	-	-	-	**5,922**
34,776	25,569	15,460	6,656	408	1,980	**323,051**
4,406	3,312	2,432	-	16	-	**80,505**
1,155	502	812	-	143	-	**48,593**
-	-	-	-	-	-	**28,553**
6,187	1,239	990	-	19	-	**33,299**
28	619	485	-	2	-	**8,954**
1,437	3,232	897	20	-	-	**78**
(534)	(181)	(543)	-	-	-	**(15,902)**
-	-	-	-	-	-	**4,674**
670	1,211	1,062	-	46	-	**8,014**
-	-	-	-	-	-	**336**
-	227	9	-	-	-	**440**
6,081	10,639	4,605	1,600	72	-	**64,888**
19,430	20,800	10,749	1,620	298	-	**262,432**
1,268	2,323	472	2,236	2	-	**10,058**
20,698	23,123	11,221	3,856	300	-	**272,490**
$ 14,078	$ 2,446	$ 4,239	$ 2,800	$ 108	$ 1,980	**$ 50,561**

SCHEDULE 3 – LONG TERM DEBT

For the Year Ended December 31, 2018 (in thousands of dollars)

Long term debt – General Fund

Debenture Debt

Year of Maturity	Purpose	Debt Balance Dec. 31/17	Amount of Issue	Debt Balance Dec. 31/18	Sinking Fund Balance Dec. 31/18	Current Interest Rate
	Public Works					%
2019	South Pandosy Spec Area 1	$ 34	$ 234	$ 18	$ 216	2.10
2019	South Pandosy Spec Area 2	60	410	31	379	2.10
2019	Automated Curb Side Carts	1,119	4,810	570	4,240	4.13
2022	Chapman Parkade	1,414	4,071	1,158	2,913	2.10
2028	DCC Roads	1,233	10,400	-	10,400	5.15
	Local Improvements					
2019	Local Improvements	10	69	5	64	2.10
2035	Lawrence Ave LAS	309	345	296	49	3.00
	Recreational and Cultural					
2021	Kokanee Gym Facility	142	500	109	391	1.75
2027	H2O Centre	16,412	27,500	15,045	12,455	4.82
2027	Kokanee Gymnastic	478	800	438	362	4.82
2028	H2O Centre	1,289	2,000	1,194	806	5.15
2035	Police Facilities	18,561	20,000	17,803	2,197	2.75
2035	Library Parkade Ext & Memorial Parkade	13,921	15,000	13,352	1,648	2.75
2036	Police Facilities	16,399	17,000	15,777	1,223	2.60
2037	Police Facilities	3,000	3,000	2,888	112	3.15
2038	Police Facilities	-	1,360	1,360	-	3.15
Total Debt – General Fund		**$ 74,381**	**$ 107,499**	**$ 70,044**	**$ 37,455**	

SCHEDULE 3 – LONG TERM DEBT

For the Year Ended December 31, 2018 (in thousands of dollars)

Long term debt – Wastewater Fund
Debenture Debt

Year of Maturity	Purpose	Debt Balance Dec. 31/17	Amount of Issue	Debt Balance Dec. 31/18	Sinking Fund Balance Dec. 31/18	Current Interest Rate
	Specified Area Programs					%
2018	Spec. Area 18 - Caramillo	$ 10	$ 135	$ -	$ 135	4.65
2018	Spec. Area 19 - Poplar Point	6	77	-	77	4.65
2022	Spec. Area 22A - Gerstmar	14	40	11	29	1.75
2024	Spec. Area 21A - McKenzie Bench	627	1,350	550	800	2.00
2024	Spec. Area 22B - Vista Rd	37	80	32	48	2.00
2024	Spec. Area 22C - Hein Rd	124	266	109	157	2.00
2024	Spec. Area 22D - Elwyn Rd	69	149	61	88	2.00
2024	Spec. Area 22E - Dease Rd	45	96	39	57	2.00
2024	Spec. Area 22F - Mills Rd	159	342	140	202	2.00
2024	Spec. Area 29 - Campion Cambro	406	874	356	518	2.00
2024	Spec. Area 30 - Acland	169	364	148	216	2.00
2025	Spec. Area 20 - North Rutland	3,365	6,822	2,993	3,829	1.80
2025	Spec. Area 28A - Okaview	315	638	280	358	1.80
2028	Spec Area 26 - Fisher Rd	1,303	2,021	1,206	815	5.15
2028	Spec Area 34 - Country Rhodes	280	435	260	175	5.15
2028	Spec Area 36 - Clifton	172	267	159	108	5.15
	Sewer Improvement Program					
2019	Byrns Baron Main	693	3,866	355	3,511	2.00
	Sewer Treatment Plant					
2019	Waste Water Treatment Expansion	4,651	20,000	2,371	17,629	4.90
2019	Waste Water Treatment Expansion	2,325	10,000	1,186	8,814	4.13
2020	Waste Water Treatment Expansion	3,421	10,000	2,325	7,675	3.73
2031	Brandt's Creek Tradewaste Treatment	2,541	3,800	2,301	1,499	3.25
Total Debt – Wastewater Fund		**$ 20,732**	**$ 61,622**	**$ 14,882**	**$ 46,740**	

SCHEDULE 3 – LONG TERM DEBT

For the Year Ended December 31, 2018 (in thousands of dollars)

Long term debt – Water Fund

Debenture Debt

Year of Maturity	Purpose	Debt Balance Dec. 31/17	Amount of Issue	Debt Balance Dec. 31/18	Sinking Fund Balance Dec. 31/18	Current Interest Rate
	Specified Area Programs					%
2023	Spec Area 16 - Byrns	$ 16	$ 39	$ 14	$ 25	2.40
2024	Spec Area 18 - Lakeshore	11	24	9	15	2.00
2028	Spec Area 26 - Fisher Rd	192	297	177	120	5.15
2038	Local Area Service - Aspen Rd	-	48	48	-	3.20
	Water Improvement Program					
2028	Cedar Creek Pump Station	4,884	7,577	4,522	3,055	5.15
2031	Poplar Point Pump Station Upgrade	1,555	2,000	1,470	530	3.25
Total Debt – Water Fund		**$ 6,658**	**$ 9,985**	**$ 6,240**	**$ 3,745**	

Long term debt – Airport Fund

Debenture Debt

2018	Airport Expansion	$ 1,897	$ 16,000	$ -	$ 16,000	4.65
2025	Airport Expansion	6,199	7,500	5,514	1,986	2.75
2026	Airport Expansion	3,202	3,500	2,893	607	2.60
2026	Airport Expansion	2,738	3,000	2,469	531	2.10
2027	Airport Expansion	8,000	8,000	7,302	698	2.80
Total Debt – Airport Fund		**$ 22,036**	**$ 38,000**	**$ 18,178**	**$ 19,822**	

Long term debt – Natural Gas Legacy Fund

Debenture Debt

2018	Leased Capital Assets	$ 2,737	$ 29,800	$ -	$ 27,063	6.01
2018	Leased Capital Assets	1,791	19,500	-	17,709	1.15
		$ 4,528	**$ 49,300**	**$ -**	**$ 44,772**	
Capital Lease Payable		**$ 2,171**	**$ 2,500**	**$ -**		10.072
Total Debt – Natural Gas Legacy Fund		**$ 6,699**	**$ 51,800**	**$ -**		

Long term debt – Other

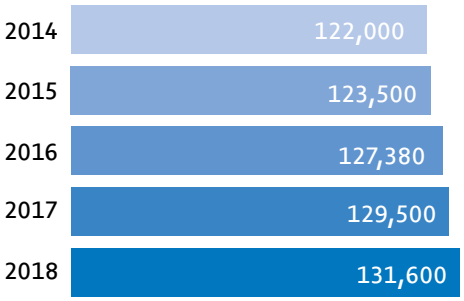
2018	General - CN Rail	$ 3,000	$ 3,000	$ -		nil
2019	Water - KLO Road for SEKID	-	177	177		nil
2020	General Land-Diamond Mountain	-	6,900	6,900		nil
2020	Wastewater - Commonage	329	439	219		nil
2021	Airport - 3770 Bulman road	3,600	4,500	2,700		
Total Debt – Other		**$ 6,929**	**$ 15,016**	**$ 9,996**		

Total City Long Term Debt	**$ 137,434**	**$ 283,922**	**$ 119,340**

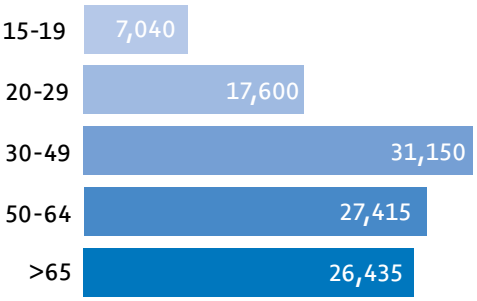
STATISTICAL REVIEW 2014 – 2018

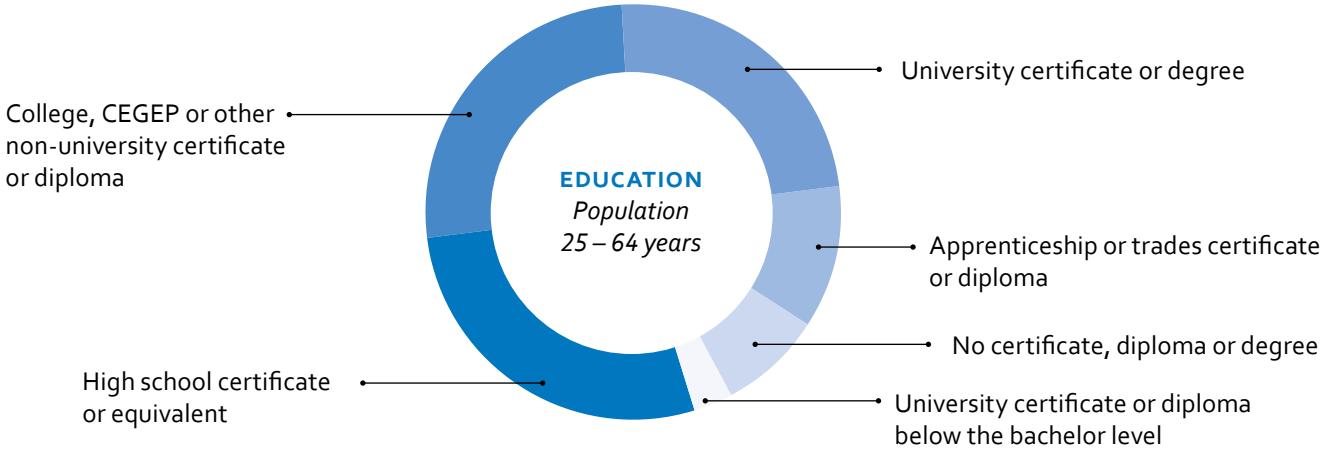
STATISTICAL REVIEW 2014 – 2018

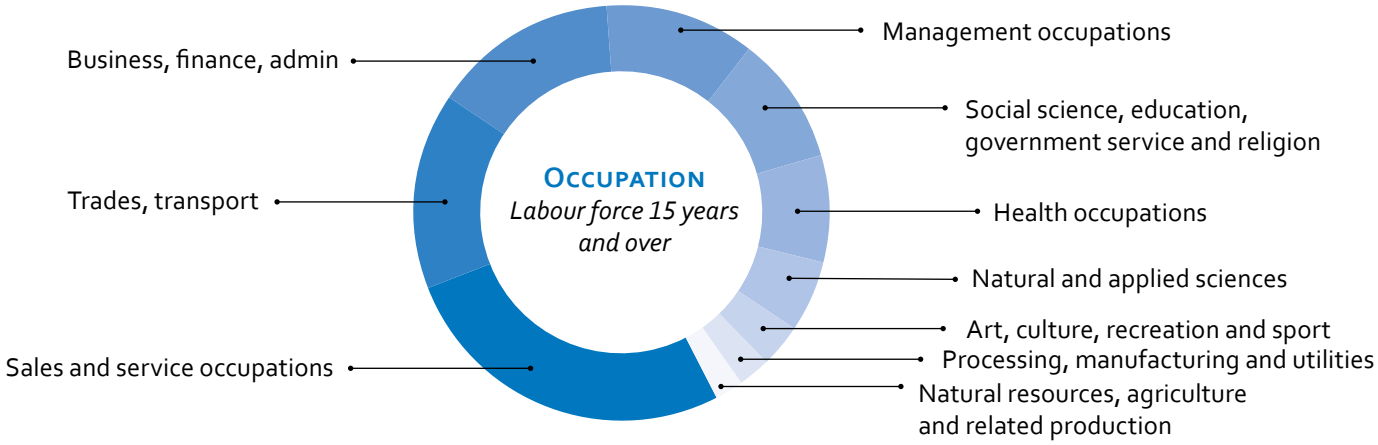
POPULATION



AGE OF POPULATION

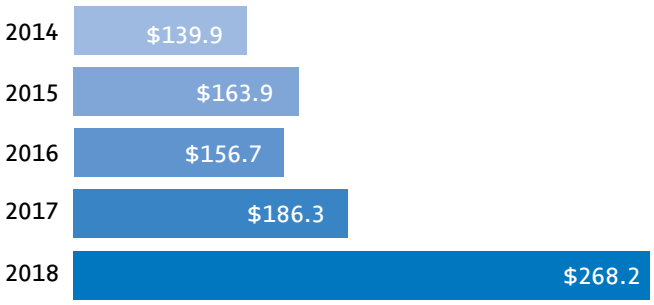




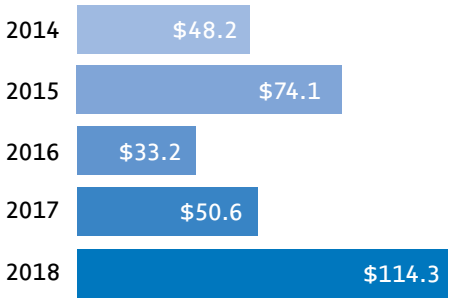


Note: Numbers and graphs on this page are updated from Census information available every 5 years. Except for the population graph which has the numbers updated each year from the figures available in kelowna.ca, "About Kelowna."

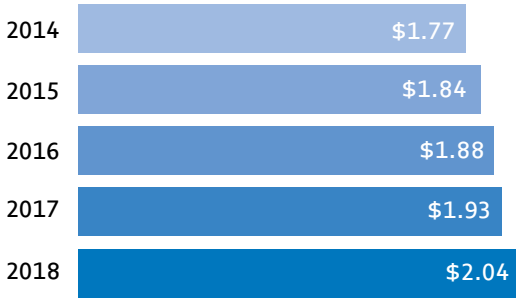
NET FINANCIAL ASSETS (LIABILITIES)
millions



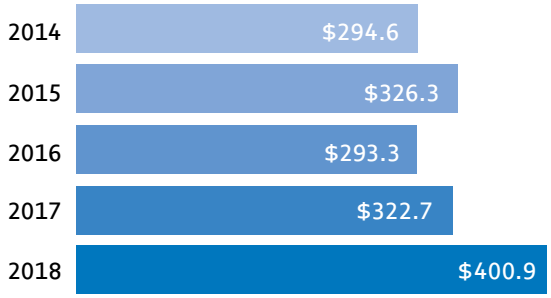
ANNUAL SURPLUS
millions



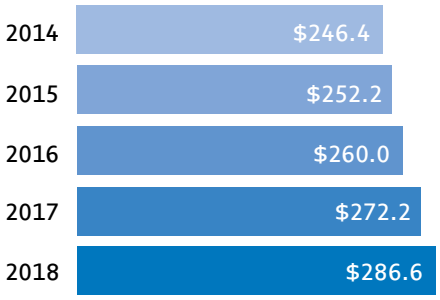
ACCUMULATED SURPLUS
billions



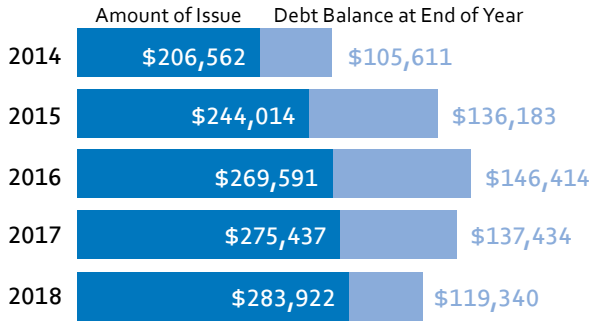
CONSOLIDATED REVENUES
millions



CONSOLIDATED EXPENSES
millions



LONG TERM DEBT
thousands



Source: City of Kelowna Financial Services Department.

CONSOLIDATED REVENUES BY TYPE

millions

	2014	2015	2016	2017	2018
Taxation	$ 119.27	$ 125.19	$ 131.79	$ 139.40	$ 145.94
Fees and Charges	107.38	113.02	118.43	125.62	152.54
Interest earned	8.44	8.98	9.85	10.33	12.82
DCC Contributions	18.00	22.58	10.48	9.53	12.93
Government transfers	22.39	22.42	15.58	21.56	49.02
Other capital contributions	14.65	34.10	6.65	10.69	23.03
Gain on disposal of tangible capital assets	4.46	-	0.50	5.59	4.60
Total	$ 294.58	$ 326.29	$ 293.28	$ 322.72	$ 400.88

CONSOLIDATED EXPENSES BY FUNCTION

millions

	2014	2015	2016	2017	2018
General government	$ 22.79	$ 22.97	$ 26.51	$ 27.20	$ 30.37
Protective services	49.81	53.70	55.73	59.72	60.95
Transportation	58.56	60.88	59.69	63.04	63.74
Recreational & cultural	42.58	41.32	41.89	42.73	44.64
Other services (Incl Natural Gas Legacy)	22.66	22.69	23.40	24.22	26.86
Airport	16.82	17.44	19.30	20.70	23.00
Wastewater	23.06	22.83	22.83	22.89	22.61
Water	10.15	10.34	10.70	11.21	13.46
Loss on disposal of tangible capital assets	-	-	-	-	0.46
Write down of tangible capital assets	-	-	-	0.44	0.49
Total	$ 246.43	$ 252.17	$ 260.04	$ 272.15	$ 286.58

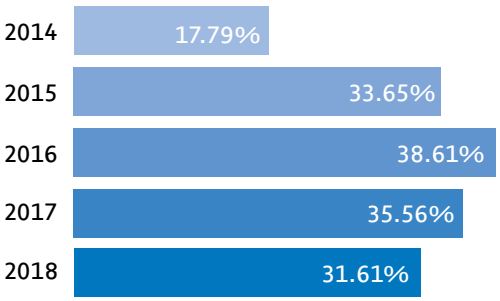
Source: City of Kelowna Financial Services Department.

CONSOLIDATED EXPENSES BY OBJECT

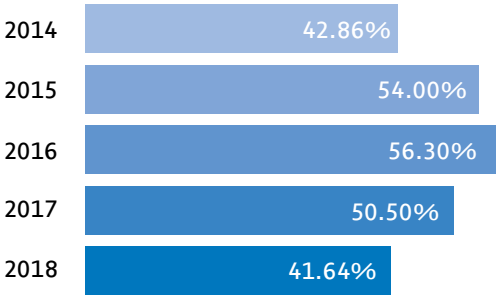
millions

	2014	2015	2016	2017	2018
Salaries and benefits	$ 70.01	$ 75.50	$ 77.32	$ 80.51	$ 83.86
Contract and professional services	46.10	45.89	46.41	48.59	56.59
RCMP Contract	23.89	24.79	26.47	28.55	28.49
Materials and supplies	29.71	29.88	30.79	33.30	36.16
Equipment	6.78	7.39	8.06	8.95	9.71
Allocations	0.02	0.05	0.06	0.08	0.08
Cost recoveries	(11.96)	(13.66)	(14.13)	(15.90)	(17.79)
Grants and external transfers	3.59	3.70	3.88	4.67	5.27
Utilities	7.13	7.24	7.62	8.01	7.65
Loss on disposal of tangible capital assets	-	0.03	-	-	0.46
Write down of tangible capital assets	-	-	-	0.44	0.49
Amortization of tangible capital assets	61.41	61.89	63.34	64.89	66.99
Debt interest and fiscal services	9.75	9.49	10.21	10.06	8.64
Total	$ 246.43	$ 252.17	$ 260.04	$ 272.15	$ 286.58

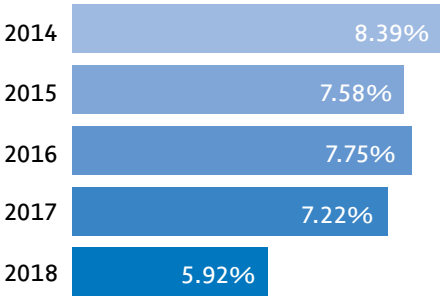
GENERAL DEBENTURE DEBT CHARGES AS A PERCENTAGE OF TOTAL GENERAL EXPENDITURES



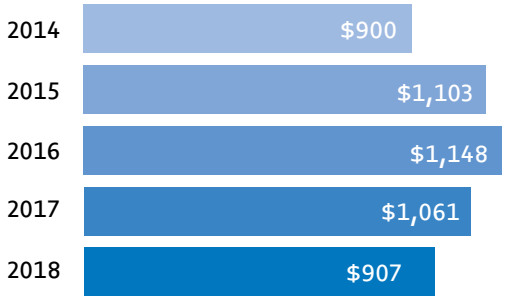
CONSOLIDATED DEBT AS A PERCENTAGE OF TOTAL GENERAL EXPENDITURES



CONSOLIDATED DEBT CHARGES AS A PERCENTAGE OF TAXATION

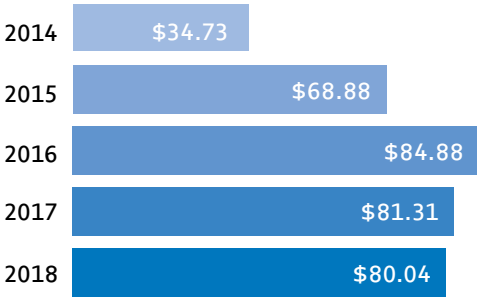


CONSOLIDATED LONG TERM DEBT PER CAPITA

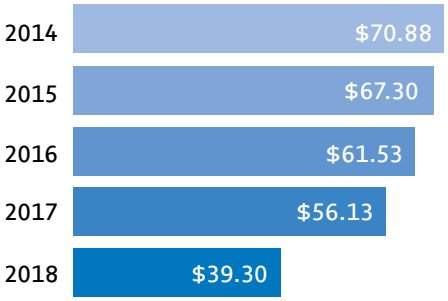


Source: City of Kelowna Financial Services Department.

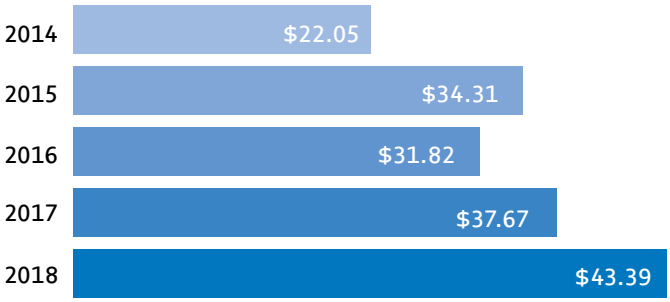
TOTAL DEBT SUPPORTED BY TAXES
millions



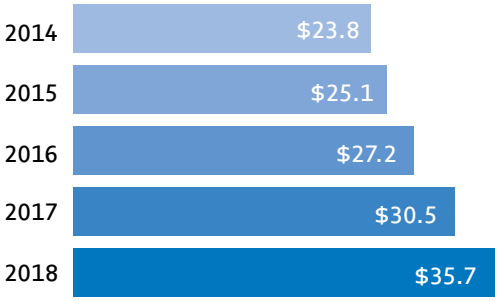
TOTAL DEBT SUPPORTED BY UTILITIES AND OTHER
millions



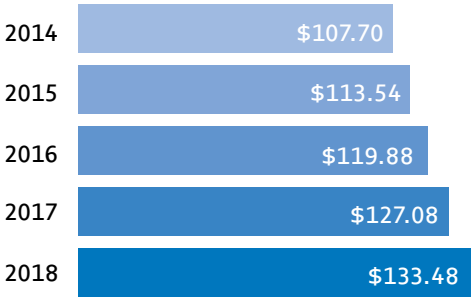
TOTAL LEGAL DEBT LIMIT
millions



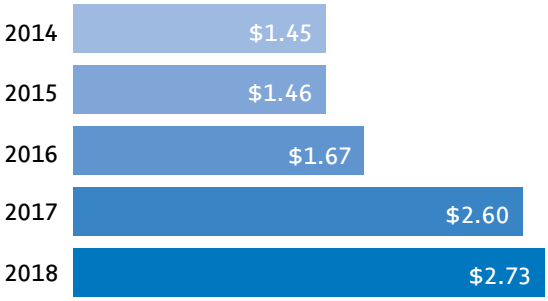
ASSESSMENT FOR GENERAL TAXATION
billions



MUNICIPAL TAX DEMAND
millions



NEW CONSTRUCTION REVENUE
millions

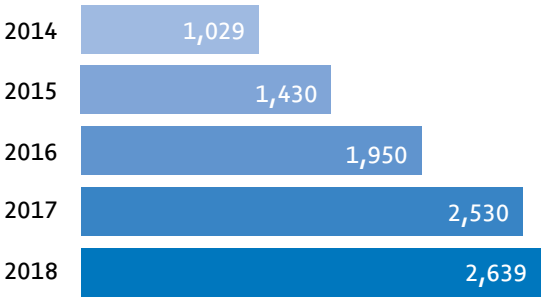


TOTAL PROPERTY TAX LEVIES
thousands

	2014	2015	2016	2017	2018
City of Kelowna	$ 113,119	$ 119,132	$ 125,622	$ 133,024	$ 139,647
School Tax	66,174	67,131	67,638	66,086	68,721
Regional Hospital	10,901	11,331	11,451	11,527	11,691
Regional District	10,685	11,153	11,383	11,329	11,922
BC Assessment	2,003	2,021	2,010	1,857	1,981
Total Property Tax Levies	$ 202,883	$ 210,768	$ 218,104	$ 223,823	$ 233,961
Total Property Taxes Collected	$ 199,059	$ 207,413	$ 214,995	$ 220,930	$ 231,270

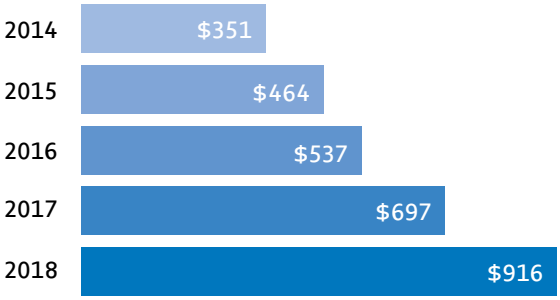
Source: City of Kelowna Financial Services Department.

HOUSING STARTS



VALUE OF NEW DEVELOPMENT

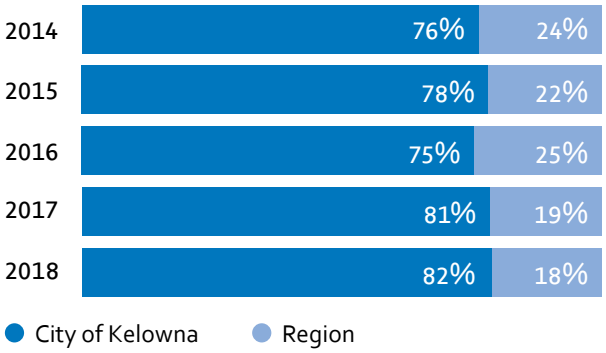
millions



NUMBER OF BUSINESS LICENSES

Source: City of Kelowna Development, Corporate Services Department

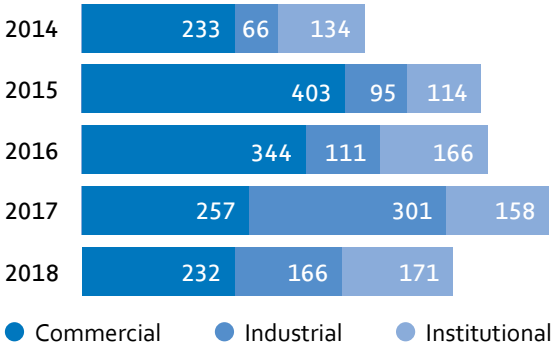
REGIONAL HOUSING STARTS



Note: the Regional District of the Central Okanagan includes City of West Kelowna, District of Peachland, District of Lake Country, and the Central Okanagan east and west electoral areas.

DEVELOPMENT FLOOR SPACE

Square footage (thousands)



Source: City of Kelowna Development Services, City of Kelowna Business Licences system, Regional District of Central Okanagan

City of Kelowna

City Hall
1435 Water Street
Kelowna, BC
V1Y 1J4

Tel 250-469-8500
kelowna.ca/annualreport

City of Kelowna

2018 Statement of Financial Information

For the year ended December 31, 2018

Including

Council Remuneration and Expense Report
Schedule of Remuneration and Expenses paid to or on behalf of each employee
Schedule of Payments to Suppliers of Goods and Services
Schedule of Payments to Suppliers for Grants and Contributions

June 2019

1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250-469-8542
financeyearend@kelowna.ca

CITY OF KELOWNA

Council Remuneration and Expense Report
for the year ended December 31, 2018

Surname	First Name	Taxable Remuneration ($)	Non-taxable Allowance ($)	Other Expenses ($)
Mayor				
Basran	Colin	63,815	31,764	12,771
Councillors				
DeHart	Maxine	22,701	11,351	3,252
Donn	Ryan	22,701	11,351	3,376
Given	Gail	22,701	11,351	2,489
Gray	Tracy A	20,256	10,128	-
Hodge	Charles	22,468	11,234	1,843
Sieben	Brad A	22,468	11,234	3,517
Singh	Mohini	22,468	11,234	-
Stack	Luke	22,468	11,234	3,038
Wooldridge	Loyal	2,568	1,284	-
Total Council		**$ 244,614**	**$ 122,165**	**$ 30,286**

CITY OF KELOWNA

Schedule of Remuneration and Expenses paid to or on behalf of each employee
for the year ended December 31, 2018

Surname	First Initial	Position	Remuneration ($)	Expenses ($)
Management				
Abrey	B	Infrastructure Systems Manager	106,295	930
Albiston	A	Project Manager	103,450	-
Albrecht	H	Airport Duty Manager	84,048	-
Angus	L	Recreation & Business Services Manager	101,881	1,288
Antunes	M	Budget Supervisor	83,839	732
Astofooroff	D	Public Works Manager	121,478	4,152
Aylard	P	Senior Project Manager	90,899	1,869
Barton	T	Urban Planning Manager	109,901	1,401
Bayat	M	Development Services Director	140,323	2,334
Beach	B	Infrastructure Delivery Dept Manager	137,035	568
Belgrove	D	Chief - Airport Operations and Fire	90,232	5,966
Bentley	L	Community Planning Supervisor	83,031	1,092
Bryans	S	Roadways Operations Supervisor	95,327	1,806
Bujara	C	Human Resources Manager - Corporate Services	104,193	6,684
Burma	L	Corporate Records & Information Coordinator	77,493	2,702
Butchart	B	Systems Development Manager	117,873	125
Butt	H	Project Manager	103,555	4,937
Cairney	B	Traffic Signals & Systems Supervisor	95,658	6,012
Campbell	L	Traffic Operations & Technical Support Supervisor	95,741	4,880
Carr	E	Project Manager	85,768	-
Castorf	H	Airport Project Manager	95,408	-
Cavezza	B	HR Programs & Systems Manager	90,755	3,485
Chan	C	Payroll & Internal Controls Manager	97,825	1,874
Coates	S	Police Services Manager	99,614	391
Cornock	C	Crime Prevention Supervisor	83,209	2,418
Crenson	P	Airport Duty Manager	85,495	-
Creron	J	Deputy City Manager	230,725	3,596
Cronquist	S	Deputy Fire Chief, Admin, Trg & Fire Prevention	142,922	5,699
Davidson	G	Divisional Director, Financial Services	164,980	877
DeGruchy	J	Senior Project Manager	105,615	127
Devitt	J	Airport Business Dev & Community Relations Manager	76,518	-
Dombowsky	J	Transit and Programs Manager	101,473	4,894
Drachenberg	N	Airport Safety & Security Mgr	110,670	10,108
Dray	D	Maintenance Development Supervisor	88,082	-
Dueck	J	Controller	108,187	3,666
Duncan	D	Parking Services Manager	92,238	6,539
Dyrdal	S	Senior Airport Finance & Corporate Services Mgr	97,844	17,150
Edstrom	D	Divisional Director, Community Planning & Strategic	134,726	2,826
Elchitz	P	Senior Airport Operations Manager	122,054	10,032

Surname	First Initial	Position	Remuneration ($)	Expenses ($)
Emery	W	Procurement Management Supervisor	77,735	9,193
Entwistle	R	Information Services Department	138,155	1,817
Fagan	S	Arenas & Stadiums Supervisor	89,169	600
Filafilo	G	Accounting Operations Manager	91,196	953
Fine	R	Director, Business and Entrepreneurial Development	140,350	1,260
Finney	W	Special Programs Coordinator	81,966	5,513
Fleming	S	City Clerk	119,545	3,204
Foster	J	Community Communications Manager	97,279	1,616
Foy	G	Transportation Engineering Manager	112,130	2,896
Gabriel	J	Divisional Director, Active Living &	173,497	122
Garcia Batres	J	Biosolids Supervisor	77,376	10,112
Gatzke	D	Cemetery Manager	86,140	4,216
Gazley	D	Bylaw Services Manager	93,446	3,575
Gibbs	A	Senior Project Manager	123,251	72
Gilchrist	D	City Manager	221,139	6,056
Gosselin	M	Wastewater Manager	105,161	3,573
Grills	K	Fleet Services Supervisor	89,417	6,684
Haddrell	C	HR Coordinator	78,856	1,590
Hall	J	Airport Operations Manager	110,263	7,659
Hoekstra	S	Solid Waste Supervisor	86,422	797
Hollier	L	Deputy Fire Chief, Operations	157,102	4,783
Hood	G	Strategic Land Development Manager	98,077	-
Hoppe	E	Water Quality & Customer Care Supervisor	84,439	8,209
Hunsberger	A	Urban Forestry Supervisor	91,239	6,983
Johansen	M	Building Services Manager	110,412	-
Josefson	S	Safety Advisor	77,362	1,417
Kaman-Newton	C	Human Resources Systems Coordinator	75,125	2,289
Kay	J	Development Engineering Manager	113,325	2,515
Kayfish	L	Risk Manager	110,785	948
King	G	Financial Planning Manager	105,453	1,719
Kochan	S	Partnership Manager	93,393	3,742
Kowal	T	Building Inspections Supervisor	98,871	415
Leatherdale	S	Divisional Director, Human Resources	167,471	880
Li	A	Civic Operations Finance & Admin Services Supervisor	77,091	1,276
Light	G	Solid Waste Supervisor	90,352	2,530
MacLean	R	Utility Planning Manager	111,890	2,960
Mattiussi	R	City Manager	150,948	441
Mayne	R	Divisional Director, Corporate & Protective Services	113,833	2,713
McGreer	M	Corporate Strategy & Performance Dept Manager	88,781	2,245
McKenzie	C	Legislative Coordinator	80,918	747
McNeely	C	Civic Operations Finance & Administration Manager	95,736	1,591
McQueenie	T	Police Information Management Supervisor	75,308	2,532
McWillis	C	Cultural Services Manager	79,137	1,930
Meldrum	C	Deputy Fire Chief, Comm & Emerg Programs	140,431	613
Monk	J	Airport Duty Manager	81,783	5,040

Surname	First Initial	Position	Remuneration ($)	Expenses ($)
Moore	J	Long Range Policy Planning Manager	97,111	2,359
Murrell	M	Wastewater Operations Supervisor	94,729	62
Nadasde	W	Utilities Construction Supervisor	97,290	722
Needham	K	Deputy City Clerk	97,717	596
Netzel	J	Senior Project Manager	112,091	918
Newcombe	A	Divisional Director, Infrastructure	185,862	1,974
Nicholas	D	Sport & Event Services Manager	91,572	-
Noble-Brandt	D	Policy & Planning Department Manager	123,303	1,697
O'Rourke	K	Community Communications Manager	82,696	1,739
Olson	M	Property Management Manager	82,104	-
Parker	S	Airport Emergency and Operational Readiness Manager	95,183	6,661
Parlane	R	Parks & Buildings Planning Manager	104,279	1,586
Patan	D	Building & Permitting Manager	120,407	415
Peters	N	Safety Advisor	92,319	2,338
Philippot	P	Compensation & Benefits Manager	98,084	317
Rideout	A	Police Client Services Supervisor	82,524	566
Samaddar	S	Airport Director	175,866	27,633
Saufferer	J	Director Strategic Investments	103,253	1,011
Schaad	F	Project Manager	97,948	2,792
Schumacher	A	Revenue Supervisor	82,537	7,755
Seemann	L	Airport Duty Manager	82,768	7,374
Shaw	J	Infrastructure Engineering Manager	128,544	4,884
Siggers	M	Community & Neighbourhood Services	85,155	5,478
Smith	R	Community Planning Department	136,730	7,627
Smith	L	Applications Systems Manager	104,710	3,201
Sophonow	T	Parks, Beaches & Sportsfields Supervisor	96,973	-
Soros	A	Fleet Services Manager	108,379	1,305
Sourisseau	P	Human Resources Manager - Community Services	110,309	1,058
Stephens	E	Senior Airport Development Manager	104,576	784
Stewart	B	Parks Services Manager	110,955	2,076
Stuart	B	Water Supply & Pumpstations Supervisor	88,004	488
Taylor	J	Sponsorship & Advertising Manager	85,541	5,860
Thiessen	A	Project Portfolio Manager	120,142	229
Thompson	D	Roadways Construction Supervisor	93,513	-
Tollefson	B	Energy Program Manager	84,248	365
Tompkins	D	Purchasing Manager	95,816	4,442
Van Vliet	K	Utility Services Manager	135,218	822
Villarreal Pacheco	R	Integrated Transportation Department Manager	123,256	-
Watt	K	Police Facility Operations Supervisor	79,245	391
Weaden	C	Divisional Director, Corporate Strategic Services	171,622	1,796
Westlake	R	Senior Engineer - Infrastructure	168,328	143
Wheeler	S	Social Development Manager	97,297	2,850
Whiting	T	Fire Chief	165,969	6,727
Williams	C	Transportation Engineer Planning & Development	85,603	1,113
Wilson	I	Infrastructure Operations Department Manager	130,474	3,676

Surname	First Initial	Position	Remuneration ($)	Expenses ($)
Wilson	T	Corporate Communications Manager	93,164	1,126
Wise	G	Business License Manager	93,727	497
Wollin	W	Transportation Engineering Specialist	97,781	2,065
Yakimchuk	J	Airport Project Manager	92,906	954
Firefighters				
Baillie	J	Firefighter	114,355	-
Barton	P	Firefighter	108,330	1,638
Baudais	S	Dispatch Centre Operator	100,284	-
Baumann	R	Firefighter	104,918	4
Beaton	D	Firefighter	83,314	4
Benson	A	Firefighter	108,509	30
Bonkowski	G	Firefighter	106,894	-
Brownlee	M	Firefighter	122,316	882
Buchanan	R	Captain	135,712	30
Chasca	D	Captain	129,640	-
Chatham	A	Captain	121,499	30
Christian	J	Firefighter	79,685	4
Clarke	S	Captain	146,411	-
Cockings	P	Firefighter	99,975	30
Corsi	R	Firefighter	110,822	310
Dais	J	Captain	126,046	1,489
Darchuk	G	Captain	126,072	-
Dermake	A	Dispatch Centre Operator	93,403	-
Enseleit	C	Firefighter	110,879	1,451
Euper	R	Fire Inspector	110,944	1,232
Fairweather	B	Firefighter	87,681	-
Fenton	L	Firefighter	103,347	1,481
Follack	S	Fire Administration Officer	133,275	809
Freh	K	Firefighter	101,941	633
Gaschnitz	C	Firefighter	108,641	30
Gibson	D	Firefighter	102,671	30
Golling	R	Captain	131,977	-
Graf	S	Firefighter	105,479	-
Green	W	Firefighter	106,280	150
Haines	M	Firefighter	103,068	4
Hall	S	Captain	130,387	-
Hanik	T	Dispatch Centre Operator	98,917	-
Harrison	O	Firefighter	77,721	4
Hawley	M	Fire Inspector	111,389	751
Hill	T	Captain	133,793	-
Hill	M	Captain	128,332	-
Hogg	D	Firefighter	104,055	-
Jacobson	K	Firefighter	104,080	30
Johnson	P	Fire Inspector	114,954	2,833

Surname	First Initial	Position	Remuneration ($)	Expenses ($)
Johnson	N	Firefighter	109,254	-
Johnston	T	Firefighter	117,734	989
Kakuno	T	Firefighter	102,316	-
Keating	L	Firefighter	109,092	1,030
Kelly	J	Platoon Captain	140,172	30
Kiehlbauch	S	Captain	135,537	1,162
Kinnear	M	Firefighter	103,590	210
Klonteig	S	Dispatch Centre Operator	111,256	59
Kolar	J	Captain	117,586	1,489
Kranabetter	M	Captain	149,838	90
Kroschinsky	B	Firefighter	105,602	-
Lang	C	Captain	125,151	2,000
Light	T	Platoon Captain	159,096	-
Lipkovits	A	Captain	125,263	1,030
Mamchur	T	Firefighter	107,948	-
McCarthy	D	Firefighter	107,699	1,631
McNairn	J	Firefighter	103,648	-
Melnyk	T	Firefighter	111,811	-
Meyer	S	Firefighter	81,783	4
Miller	D	Platoon Captain	123,028	30
Minchin	M	Dispatch Operator	75,728	-
Moffat	R	Fire Inspector	104,900	813
Moorhouse	M	Firefighter	105,013	-
Mudge	R	Firefighter	100,945	-
Muldoon	B	Firefighter	78,960	4
Nanci	E	Assistant Fire Training Officer	131,628	1,190
Ness	J	Firefighter	103,477	-
Nykilchuk	B	Firefighter	106,440	80
Orban	C	Firefighter	112,325	-
Pacholzuk	G	Fire Prevention Officer	133,187	1,491
Paley	G	Training Officer	138,520	1,720
Payer	S	Captain	113,086	1,519
Pellett	R	Firefighter	101,011	-
Pfenning	B	Firefighter	109,889	-
Picklyk	J	Firefighter	120,510	4,418
Rooks	S	Firefighter	105,108	-
Roshinsky	S	Captain	146,402	-
Rositch	B	Firefighter	81,947	-
Rossi	S	Firefighter	101,649	180
Rubuliak	C	Firefighter	106,307	-
Sanger	T	Firefighter	110,336	-
Schleppe	R	Captain	135,998	30
Schmidt	A	Firefighter	104,418	-
Schraeder	J	Firefighter	105,761	1,481
Shaw	D	Firefighter	106,676	450

Surname	First Initial	Position	Remuneration ($)	Expenses ($)
Shemley	C	Firefighter	101,646	-
Skeldon	R	Firefighter	118,264	1,162
Sparks	A	Dispatch Centre Operator	104,995	-
Spragge	T	Dispatch Centre Operator	98,379	-
Springer	J	Dispatch Centre Operator	102,326	-
Stantic	P	Firefighter	128,493	101
Stephens	K	Platoon Captain	140,189	-
Stewart	C	Firefighter	105,423	1,631
Stoodley	J	Firefighter	109,385	1,481
Szabadi	T	Firefighter	102,269	-
Twamley	J	Firefighter	103,926	30
Volk	M	Captain	131,940	1,489
Wallick	S	Platoon Captain	139,188	-
Walroth	M	Firefighter	109,106	30
Wentland	J	Firefighter	102,148	-
Weremy	K	Firefighter	113,954	-
Wiberg	K	Firefighter	114,115	1,030
Wiersma	L	Firefighter	104,361	-
Williamson	A	Dispatch Centre Operator	104,279	-
Woodworth	M	Firefighter	97,997	-
Wright	J	Firefighter	106,825	201
Wudrich	S	Firefighter	115,989	-
Young	S	Firefighter	114,526	-
Zimmermann	L	Captain	126,521	-
Zimmermann	R	Dispatch Centre Operator	99,913	-
Zol	D	Firefighter	108,232	1,661
CUPE Staff				
Agar	N	Airport Operations Specialist/Firefighter	87,621	1,986
Allan	L	Building Insp/Plan Checker	75,541	805
Anderson	C	Airport Operations Specialist/Firefighter	84,787	2,176
Angus	J	Development Technician - Engineering	85,521	45
Aulenback	D	Plumbing, HVAC & Gas Inspector	82,612	924
Backstrom	W	Foreman Roadways	90,971	2,677
Bakay	K	Senior Wastewater Treatment Operator	75,713	970
Balehowsky	B	Airport Operations Specialist/Firefighter	79,309	1,999
Benke	S	Business Systems Analyst	81,200	591
Black	K	Lic/Bylaw Enforcement Officer	79,399	450
Blair	D	Airport Operations Specialist/Firefighter	80,658	1,999
Blamire	C	Equipment Operator IV	79,365	687
Bordage	J	Maintenance Mechanic	76,892	4,867
Bosch	W	Foreman Parks	79,527	1,571
Bourgeau	D	Maintenance Mechanic	76,885	5,501
Bouwman	G	Airport Operations Specialist/Firefighter Crew Captain	84,205	2,001
Bradshaw	T	Airport Operations Specialist/Firefighter	76,912	2,027

Surname	First Initial	Position	Remuneration ($)	Expenses ($)
Bransfield	D	Equipment Operator V	92,872	567
Brennan	J	Business Systems Analyst	86,991	2,080
Browne	M	Environmental Technician II	76,160	899
Brydon	L	Lic/Bylaw Enforcement Officer	80,676	450
Bunce	B	Traffic Signals Technician	115,893	1,839
Bundschuh	J	Traffic Signals Technician	99,727	1,274
Burggraaf	H	Urban Forestry Foreman	81,240	3,393
Bushell	S	Design Technician	80,206	76
Cabrera	M	Concrete Finisher	81,996	200
Choy	C	Lic/Bylaw Enforcement Officer	76,427	350
Coney	H	Building Insp/Plan Checker	77,068	4,645
Cornfield	S	Sr Computer Technician - Police Services	76,191	-
Cseke	A	Planner Specialist	82,976	1,296
Dacre	B	Design Technician	97,276	-
Davis	M	Hydro-Excavation Operator	79,003	1,268
Demer	E	Financial Analyst	81,949	798
Dempsey	L	Design Technician	82,742	1,095
DenOuden	M	Foreman Parks	82,117	300
Dexel	D	Wastewater Treatment Operator II	75,180	497
Duncan	J	Mechanic	76,756	102
Dungate	D	Parks Foreman	76,941	-
Dunlop	D	Client Support Technician	78,042	-
Egely	S	Mechanic	93,822	22
Elliott	D	Airport Operations Specialist/Firefighter	89,056	2,003
Enevoldson	D	Environmental Technician II	92,506	1,655
Engelsmeier	D	Mechanic	76,952	22
Enns	D	Water Distribution & Sewer Collection Operator	78,553	423
Evans	S	Traffic Programmer	76,042	525
Everett	J	Airport Operations Specialist/Firefighter	89,534	2,595
Facca	M	Building Insp/Plan Checker	81,474	785
Faminoff	M	Financial Analyst	84,704	450
Filipenko	J	Development Technician - Engineering	81,092	45
Fisher	J	Foreman Utilities Construction	82,519	545
Floor	T	Business Systems Analyst	90,490	247
Francis	D	Hydrant & Valve Mtce Attendant	76,339	923
Fraser	R	Business Systems Analyst	84,434	-
Frick	J	Building Insp/Plan Checker	81,625	385
Geistlinger	M	Airport Operations Specialist/Firefighter	80,684	2,748
Glavin	D	Airport Operations Specialist/Firefighter	89,876	1,989
Gonzato	D	Plumbing, HVAC & Gas Inspector	83,735	1,292
Grills	J	Financial Analyst	75,925	2,008
Guidi	C	Concrete Finisher	79,592	125
Haley	B	Airport Operations Specialist/Firefighter	76,177	3,281
Hanson	K	Engineering Technical Support	93,553	1,462
Harborne	N	Plumbing, HVAC & Gas Inspector	82,946	785

Surname	First Initial	Position	Remuneration ($)	Expenses ($)
Henri	R	Lic/Bylaw Enforcement Officer	82,870	-
Hildred	R	Senior Wastewater Treatment Operator	75,629	28
Hogan	D	Lic/Bylaw Enforcement Officer	76,935	350
Hopkins	L	Building Systems Foreman	77,211	247
Hughes	V	Wastewater Treatment Operator II	80,172	571
Humes	D	WW Operations Foreman	83,413	3,024
Hunchak	N	Foreman Roadways	102,169	2,430
Hunchak	T	Traffic Operations Services Coordinator	77,846	-
Ingvarsson	H	Lic/Bylaw Enforcement Officer	85,065	350
Isfan	S.	Graffiti Eradication & Prevention Coordinator	75,289	3,246
Ivey	C	Parks Community Relations Coordinator	77,139	-
Jackson	R	Instrument Electrical Technician	79,818	373
Jamison	P	Equipment Operator IV	77,533	1,112
Jennejohn	R	Design Technician	89,579	366
Johnson	K	Foreman Roadways	97,946	-
Karpenko	A	Traffic Officer	79,215	-
Kawalle	J	Design Technician	81,317	366
Kehler	R	Network Systems Analyst	89,175	3,583
Kennedy	K	Financial Analyst	75,216	248
Kirkpatrick	R	Building Insp/Plan Checker	81,212	830
Kokorudz	S	Mechanic	75,809	856
Koole	P	Plumbing, HVAC & Gas Inspector	83,373	1,359
Kyle	C	Business Systems Analyst	88,883	1,782
Laidlaw	R	Equipment Operator IV	78,023	81
Lamothe	M	Design Technician	87,394	-
Lamprecht	H	Wastewater Treatment Operator II	78,853	1,226
Lange	S	Senior Wastewater Treatment Operator	80,373	399
Langstaff	K	Client Support Technician	76,224	-
Laporte	S	Traffic Technician	76,653	-
Leduc	T	Business Systems Analyst	86,913	247
Leestolz	S	Building Insp/Plan Checker	80,685	785
Lesko	T	Equipment Operator III	76,728	-
Levere	R	Equipment Operator V	75,576	665
LeVoir	D	Building Insp/Plan Checker	81,429	385
Lewis	D	Mechanic	75,124	856
Luehr	C	Airport Operations Specialist/Firefighter	78,631	1,993
MacDougall	J	Community Policing Coordinator	75,749	-
Maier	G	Asset Management Coordinator	92,672	22
Maja	D	Senior Bylaw Officer	89,120	4,938
Mandryk	R	Water Distribution & Sewer Collection Operator	75,024	478
March	G	Planner Specialist	81,173	165
Mazar	P	Airport Operations Specialist/Firefighter	99,234	3,444
Mazza	M	Equipment Operator IV	76,563	-
McAuley	B	WW Maintenance Foreman	77,061	757
McWillis	B	Lic/Bylaw Enforcement Officer	75,323	798

Surname	First Initial	Position	Remuneration ($)	Expenses ($)
Miles	L	Pipelayer	83,289	2,604
Mintram	K	Equipment Operator III	91,844	97
Misutka	D	Building Insp/Plan Checker	80,312	785
Moody	C	Cross Connection Program Coordinator	92,550	-
Mugridge	P	Business Systems Analyst	88,761	-
Mushta	L	Lic/Bylaw Enforcement Officer	79,290	625
Neetz	S	Pipefitter	93,157	1,611
Nelson	T	Plumbing, HVAC & Gas Inspector	83,396	2,181
Norman	K	Financial Analyst	85,708	-
O´Sullivan	R	Development Technician	87,027	-
Pighin	D	Instrumentation Electrical Technician	80,279	533
Pinoli	J	Mechanic Lead Hand	79,912	189
Poitras	M	Plumbing, HVAC & Gas Inspector	83,396	1,156
Pommier	K	Employee on Secondment/	83,091	-
Puche	R	Design Technician	78,031	843
Reid	T	Building Insp/Plan Checker	81,180	785
Robertson	S	Design Technician	87,394	699
Rolston	A	Parking Operations Coordinator	76,068	319
Rumpel	A	Building Technician	76,248	22
Rutley	W	Instrumentation Electrical Technician	80,650	488
Ryder	T	Business Systems Analyst	89,265	-
Salisbury	K	Foreman Utilities Maintenance	96,957	45
Saran	S	Water Supply Foreman	82,397	1,458
Sartori	S	Development Technician	81,212	100
Schellevis	R	Equipment Operator IV	81,475	75
Schwarz	D	Environmental Technician I	79,931	4,512
Scott	W	Senior Bylaw Officer	83,349	75
Seneshen	D	Foreman Utilities Construction	90,803	662
Sharpe	D	Water Distribution & Sewer Collection Operator	76,234	263
Smith	C	Airport Operations Specialist/Firefighter Crew Captain	104,433	5,066
Smith	S	Airport Operations Specialist/Firefighter Crew Captain	81,280	1,994
Soward	R	Planner Specialist	81,185	1,064
Stauble	R	Business Systems Analyst	81,664	750
Stehle	K	Business Systems Analyst	88,063	4,469
Steppuhn	M	Park and Landscape Planner	77,299	25
Stevens	M	Building Insp/Plan Checker	79,317	1,048
Stickland	M	Traffic Technician	86,943	220
Stringer	T	Aquatic and Fitness Coordinator	76,484	33
Szabadi	K	Airport Operations Specialist/Firefighter	76,805	1,987
Thind	B	Building Insp/Plan Checker	81,199	2,814
Timms	L	Network Systems Analyst	98,455	2,333
Tomlin	D	WW Elect/Instr. Upgrade Coord.	78,526	695
Torgerson	M	Foreman Utilities	104,688	234
Trotzuk	K	Business Systems Analyst	84,755	-
Turner	P	Lic/Bylaw Enforcement Officer	80,177	-

Surname	First Initial	Position	Remuneration ($)	Expenses ($)
Udala	H	Equipment Operator V	93,050	75
Vleeming	K	Acting Airport Safety & Security Mgr	84,926	4,349
Voth	D	Design Technician	87,518	2,562
Wahl	K	Engineering Technical Support	88,371	-
Walker	I	Building Insp/Plan Checker	78,905	480
Walker	S	Project Technician	76,619	94
Wang	K	Business Systems Analyst	86,270	1,228
Warrender	A	Acting Real Estate Services Manager	86,804	1,217
Yamabe	T	Sewer Equipment Operator	77,045	576
Yew	K	Business Systems Analyst	80,230	750
Zandvliet	B	Network Systems Analyst	95,692	1,302
Zsoldos	B	Welder	78,793	229
Employees less than $75,000			33,779,258	252,815
Total of all Employees*			**$ 73,918,429**	**$ 849,109**

* Prepared under the Financial Information Regulation, Schedule 1, Section 6 (2),(3),(4),(5) and (6)

STATEMENT OF SEVERANCE AGREEMENTS**

There were 3 severance agreements under which payment commenced between the City of Kelowna and its employees during the fiscal year 2018. These agreements represent between 5 and 10 months of salary and benefits.

**Prepared under the Financial Information Regulation, Schedule 1, subsection 6(7)

RECONCILIATION PER SECTION 6 (2) (d)

Total Employees (including council)	$74,163,043
Total per Schedule 2 - Segmented Information: Expenses - Salaries and benefits	$83,858,583
Variance*	$ 9,695,540

*The variance between the Schedule of Remuneration and Expenses and the Salaries and benefits expenses reported on the consolidated financial statements of the City are due to various factors including:

+ The Remuneration and Expenses schedule is based on actual cash payments made during the fiscal year (including payouts of vacation, gratuity, and overtime banks) whereas the consolidated financial statement figure is determined on an accrual basis; and,

+ The Salaries and benefits includes benefits that are recorded at full cost on the consolidated financial statements and includes items such as employer portions of federal deductions, retirement benefits and medical benefits.

CITY OF KELOWNA

Schedule of Payments to Suppliers of Goods and Services
for the year ended December 31, 2018

Supplier's Name	Amount ($)
0791082 BC Ltd. dba Action Tree	304,563
0928638 BC Ltd.	85,669
0983169 BC Ltd	49,483
0984342 BC Ltd.	26,025
1010277 B.C. Ltd.	60,291
1043718 BC Ltd.	81,989
1099291 BC Ltd.	63,056
24/7 Traffic Control	44,078
357581 B.C. Ltd.	40,429
3BP Solutions Inc.	698,786
4Refuel Canada LP.	254,878
5 Point Operations Inc.	304,388
569989 BC Ltd.	44,763
610332 BC Ltd	170,671
710 Developments Inc.	205,680
A.G. Appel Enterprises Ltd.	260,589
Aardvark Pavement Marking Services	100,071
ABC Pipe Cleaning Services Ltd.	169,809
ACI World	29,944
Acuere Consulting	31,448
Advantage Asset Tracking Inc.	154,014
Advantage Management Consulting	32,148
AECOM Canada Ltd	663,640
Agilyx Solutions Limited	43,126
All Safe Traffic Control Inc.	415,497
Allans Hose N All Inc	56,566
Alliance Traffic Group Inc	177,250
Allnorth Consultants Limited	155,966
Allroads Pavement Preservation Ltd.	25,928
Alpine Abatement Ltd	61,911
Altarose Construction Ltd	271,213
Andrew Sheret Limited	31,040
Aon Reed Stenhouse Inc.	109,719
Apex Sand & Gravel	55,051
Aplin & Martin Consultants Ltd.	163,124
Apple Canada Inc.	74,580
Aries Accounting	109,513
ARINC International of Canada, ULC	118,032
Arthon Constructors Corp.	31,920
Assa Abloy Entrance Systems	82,668
Associated Engineering B.C. Ltd.	461,289
Associated Environmental Consultants Inc.	103,945
Associated Fire Safety Equipment	120,598
Atlas Power Sweeping Ltd.	333,037

Supplier's Name	Amount ($)
Ats Traffic - British Columbia Ltd.	416,270
Avcom Technical Productions	62,303
B & L Security Patrol (1981) Ltd.	35,626
B.C. Municipal Safety Association	26,895
Ballet Kelowna	38,100
Bartlett Tree Experts	49,030
BASF Canada Inc	114,996
BC Assessment Authority	1,978,755
BC Hydro	88,602
BC Muslim Association Kelowna Branch	55,272
BC Transit	12,069,075
BCRM Services Ltd dba BC Records Management Services Ltd	82,567
Bell Media Radio Gp	53,433
Bench Site Design Inc.	86,061
Bernard LLP	79,430
Best Service Pros Ltd.	286,765
BG MacDonald Services Ltd.	175,853
Big Bend Community College	27,993
Bird Design - Build Construction Inc.	426,268
Black Mountain Irrigation District	128,132
Black Press Group Ltd.	26,222
Blenk Development Corp	173,791
Bluepoint Construction Ltd	550,090
Bonfire Interactive Ltd	32,648
Boultbee Pest Control Ltd.	29,710
Bouygues Energies and Services Canada Limited	3,971,071
Bowrio Water Technologies Inc	33,394
BPR Construction Ltd	107,111
BrandAlliance (BC)	46,668
Brenntag Canada Inc.	213,554
Brolube Ltd.	60,900
Budget Car And Truck Rental	42,070
Bylands Nurseries Ltd.	35,288
C.S.A Roofing Inc.	30,891
Cabin Forestry Services Ltd.	229,957
Callahan Property Group Ltd.	64,190
Campbell Scientific (Canada) Corp.	33,863
Canada Post	159,990
Canada Safety Equipment Ltd.	169,721
Canada Safety Systems	74,130
Canadian Dewatering Ltd.	187,681
Canadian Union of Public Employees	849,106
Cantex-Okanagan Construction Ltd	121,649
Capri Insurance	398,340
Caro Analytical Services	46,757
Castanet Media Ltd	43,229
Castlewood dba D & L Environmental Services	68,768
Castlewood Holdings Ltd.	124,271

Supplier's Name	Amount ($)
CCL Project Management	114,188
Censorio Group (Kelowna) General Partners Inc	94,725
Censorio Pacific (Kelowna) Ltd Partnership	25,434
Central Okanagan Foundation	206,700
Central Okanagan Heritage Society	55,390
Central Okanagan Public Schools	36,794
Central Okanagan Regional Hospital	11,705,214
Central Okanagan United Way	40,207
CES Engineering Ltd.	75,084
CGL Contracting Ltd	1,498,864
CH2M HILL Canada Limited	31,433
Chances Bulk Unloading Ltd	312,120
Charter Telecom Inc.	323,738
Checkmate Cabs Ltd.	132,538
Chubb	252,673
Cimco Refrigeration	311,670
Cintas Location 889	103,063
Cisco Systems Capital Canada Co.	66,387
City of West Kelowna	540,124
CivicInfo BC	26,463
CK16 Property Group Ltd.	30,080
Clariant Canada Inc.	236,893
Coast Capri Hotel	40,417
Cody Tree Service 2005 Ltd.	40,955
Colliers Project Leaders Inc.	133,491
Commerce Centre In Trust	52,937
Commissionaires BC	1,749,336
Concept Door Systems Inc	36,251
Consolidated Management Consultants Ltd	25,558
Consolidated Turf Equipment (1965) Ltd.	121,259
Copcan Civil Ltd.	3,335,658
Coral Beach Farms Ltd	424,108
Corix Utilities Inc.	268,824
Corix Water Products Lp	530,513
Corporate Express	206,826
Cowboy Forestry Ltd	328,528
CR Direct Contracting Services Inc	73,282
Crocker Equipment Co. Ltd	317,369
Cross Wise Communications Ltd	40,124
Cruiser Contracting Ltd.	34,209
CTN Construction Ltd	157,045
Curiosity Analysis and Consulting Corp	75,296
CWMM Consulting Engineers Ltd	79,181
D & E Communications	29,251
D S G Communications Ltd.	34,312
Dafco Filtration Group	26,342
Dan Forlin Enterprises	465,258
Data Group International Inc	77,921

Supplier's Name	Amount ($)
Davey Tree Expert Co.	678,545
Davies Park & Associates	86,091
Davies Wildfire Management Inc	117,852
Deleurme Enterprises (B.C)	29,400
Dell Canada Inc.	546,321
Delta Grand Okanagan Resort	131,188
Denton Canada LLP "In Trust"	100,000
Derer, Ken	49,922
Devco Construction Ltd	105,732
DHL No.48 Holdings Ltd.	88,712
Dialog BC Inc.	105,654
District of Lake Country	633,584
Diversified Rehabilitation Group Inc.	49,735
DMD Holdings	95,410
Dobson Engineering Ltd	158,346
Domcor Traffic Control International Inc.	178,549
Downtown Kelowna Association	991,142
Dreamland Holdings Ltd	31,895
Drive Products	25,676
Dulux Paints	56,210
Eaton Industries (Canada) Co.	45,422
EBB Environmental Consultants Inc	87,234
Econolite Canada Inc.	370,592
Ecoscape Environmental Consultants Ltd.	178,757
Eecol Electric Corp.	320,112
Election Systems & Software Canada, ULC	32,549
Electric Motor & Pump Service Ltd.	129,004
Electromega Ltee/ Ltd.	113,953
Elite Roofing Ltd	43,527
Emil Anderson Construction (EAC) Inc.	24,298,365
Endisys Fluid Delivery Systems	64,235
Ensign Bros. Enterprises Ltd.	170,590
Environics Analytics Group Ltd.	39,913
Esri Canada Limited	656,691
Event Approvals, Inc.	34,300
Evergreen Building Maintenance Inc.	853,061
Evoqua Water Technologies Ltd	120,025
Expresso Deutschland Gmbh	75,936
Exquisite Lawn & Landscaping Ltd	31,656
F. H. Black & Company Incorporated	39,294
FDM Software Ltd.	97,976
Festivals Kelowna Society	256,600
FHP Lawyers "In Trust"	738,000
Finning International Inc.	468,635
Fitness Experience	265,775
Focus Communications Inc	96,122
Fortis BC	5,239,297
Fortis BC Energy Inc.	275,405

Supplier's Name	Amount ($)
Fortis BC Inc.	1,804,114
FortisBC - Natural Gas	610,767
Fountain Tire Kelowna Ltd.	34,107
French, Kenneth And Noreen	165,000
Fuller, Nicolette	26,127
G.P. Rollo & Associates Ltd.	31,574
GFL Environmental Inc.	139,189
GHD Limited	157,032
Glenmore-Ellison Improvement District	143,049
Glidepath Systems Ltd.	115,371
Global Roadway Maintenance Inc.	273,220
Goddard, Mark W.	32,760
Goldcliff Electric Ltd.	119,604
Golder Associates Ltd.	221,292
Graham, Diane Joy	40,432
Granicus	28,624
Grant Thornton LLP	144,737
Graycon Group	30,994
Great Northern Engineering Consultants Inc.	51,245
Great West Equipment	1,166,375
Greenstep Solutions Inc.	40,657
Greyback Construction Ltd	55,121
Guillevin International Co	2,717,228
Habitat Systems Incorporated	34,926
Hallding, Kendra	30,511
Hanscomb Ltd.	70,691
HCMA Architecture & Design	84,526
HDR Corporation	61,994
Head to Head Irrigation	237,858
Help Desk Technology Corporation	29,211
Highmark Excavating Inc	42,425
HLK Holdings Ltd.	884,071
Holland, Jory Ann	87,500
Home Depot Holdings Inc.	85,195
Houle Electric Ltd	126,689
Hugh J. Bitz, Architect	31,133
Huska Holdings Ltd.	956,979
Idexx Laboratories Canada Corporation	78,283
IDL Projects Inc.	1,547,511
iFIDS.com Inc.	74,281
Imperial Parking Canada Corporation	1,021,326
IMS Infrastructure Management Services Canada Inc.	76,537
Info-Tech Research Group Inc	45,310
Inland Comfort Air Conditioning Ltd.	65,426
Inland Divers Underwater Service	50,400
Inspired Leadership Consulting Inc.	37,170
Instant Green Hydroseeding	28,493
Intercity Recycle Ltd.	220,537

Supplier's Name	Amount ($)
Interior Instruments a Division of Corix Control Solutions	88,263
Interior Portable Rentals Ltd.	192,914
Interprovincial Traffic Services Ltd.	251,129
Intervistas Consulting Inc.	95,542
IPL Inc	338,148
IRL International Truck Centres Ltd	225,092
Iron Mountain Canada Operations ULC	62,203
ISL Engineering And Land Services Ltd.	40,264
J.E. Electric Ltd.	823,781
James Laurence Group Inc.	26,225
Johnson, Lori dba Dragonfli Studio	73,615
Joseph Scott Cramp	129,598
Justice Institute of B.C.	43,773
K & L Holdings Ltd	27,508
Kal Tire	83,696
Karakasa Enterprises Inc	92,291
Kasian Architecture Interior Design and Planning Ltd	254,788
Katim Enterprises Ltd	173,856
KBL Logistics Ltd.	143,923
Keldon Electric Ltd	346,532
Kelowna 2019 55+ Bc Games Society	60,000
Kelowna Art Gallery	488,793
Kelowna Cabs (1981) Ltd.	197,592
Kelowna Curling Club	157,648
Kelowna Daily Courier , The	81,565
Kelowna Fruit Stand	83,937
Kelowna Museums Society	633,422
Kelowna Paddle Centre	50,323
Kelowna Professional Firefighters	314,737
Kelowna RCMP Auxiliary	27,100
Kelowna Sand & Gravel	50,724
Kelowna Visual and Performing Arts Centre Society dba Rotary Centre For the Arts	315,806
Kenaiden Contracting Ltd	150,000
Kent-Macpherson	38,205
Kerkoff Construction	262,172
Kettle Valley Holdings Ltd.	36,336
Kimco Controls Ltd.	28,162
King Luminaire Co. Inc.	54,336
Knight's Vacuum Services Ltd.	188,425
Komutel	61,138
Kon Kast Products (2005) Ltd	166,092
Kone Inc.	28,632
Ktown Kleenup Ltd.	38,653
Lafrentz Road Marking	139,717
Lahawk Enterprises	124,575
Laing Roofing Ltd	175,590
Lake Water Restoration Ltd.	356,586
Land Titles and Survey Authority	34,221

Supplier's Name	Amount ($)
Landmark Solutions Ltd.	4,232,395
Leo K. Chen Design Ltd.	51,068
Liveport	206,537
Loughran, Cavan	63,683
Lucid Mgmt Group Ltd.	144,188
Lynx Brand Fence Products (2004) Inc.	27,182
Macdonald Realty Kelowna "In Trust"	125,000
MacInnis, John And Janice	31,884
Maglin Site Furniture Inc	61,988
Majormaki Holdings LLP	37,565
Manulife Financial	85,461
Mark Reimer	55,624
Marshall Park Developments Ltd.	52,818
Mccolman & Sons Demolition Ltd.	193,044
Mcelhanney Consulting Services Ltd	97,034
Mckinley NA Ltd. Partnership	3,035,341
Mearl's Machine Works Ltd	243,569
Medteq Solutions CA Ltd	33,935
Meiklejohn Architects Inc.	54,387
Melcor Developments Ltd.	395,549
Meltwater News Canada Inc.	28,695
Metro Motors Ltd.	1,313,399
Michael Hintringer Photography	26,437
Michelin North America (Canada) Inc.	44,327
Micro Com Systems Ltd.	112,030
Microsoft Corporation	395,536
Mid-Mountain Excavating Ltd.	132,003
Midvalley Sheet Metal Ltd.	59,304
Minister of Finance	43,218,535
Minister of Finance & Corp. Relations	82,667
Ministry of Forests, Lands And Natural Resources Operations	41,160
Mission Creek Mews Ltd.	280,838
Mission Group Homes Ltd.	233,030
MK Technologies Ltd	40,816
MKS Resources Inc	89,085
MLG Consulting	28,886
Modern Paint & Floors	48,442
Moneris	279,465
Morneau Shepell Ltd.	3,814,669
Municipal Insurance Association of BC	1,225,096
NAPA Auto Parts	1,846,422
National Car & Truck Rental	61,018
National Society of Hope	29,589
NAV CANADA	43,296
Neilson-Welch Consulting Inc.	45,885
New West Gypsum Recycling (Alberta) Inc.	59,563
No. 21 Great Projects Ltd.	106,590
Norm Ryder	27,489

Supplier's Name	Amount ($)
Northern Computer	174,174
Northern Lights Land Development Corporation	125,731
Norton Rose Fulbright LLP, "In trust"	55,000
Nova Pole International Inc.	126,763
NoviClean Inc	26,062
Nutech Safety Ltd.	125,216
Nutrien Ag Solutions (Canada)	120,122
Oakcreek Golf & Turf Inc.	56,499
Ocean Marker Sport Surfaces (2014) Ltd	435,790
Odotech Inc.	43,260
Office of Mcfarlane Biggar Architects & Designers	774,846
OK Builders Supplies Ltd.	68,368
OK Environmental Waste Systems Ltd	3,538,484
OK Excavating	28,946
OK Ready Mix	242,301
Okanagan Artists Alternative Association	29,465
Okanagan Boys & Girls Club	423,111
Okanagan Metis & Aboriginal Housing Society	75,866
Okanagan Power Equipment Ltd.	80,440
Okanagan Regional Library	6,208,972
Okanagan Symphony Society	62,000
Olympic International Sales Ltd.	26,744
Omega Communications Ltd.	580,370
One Water Street Holdings Inc.	920,055
Open Storage Solutions	40,076
Opera Kelowna Society	26,000
Opus International Consultants (Canada) Ltd.	169,354
Organized Crime Agency of British Columbia	63,414
Orkin Canada Corporation	30,681
Outland Design Company Ltd	35,453
P.R. Hotels (97/33) Ltd	131,425
Pacific Rim Equipment Inc	335,830
Pacific Sport Okanagan	95,192
Pagliaro, Louis & Elda	154,288
Paladin Security Group Ltd.	948,197
Parisien Research Corporation	109,230
Parkland Refining (B.C.) Ltd.	1,949,144
Paul Mailey Investments Ltd.	87,500
PayByphone Technologies Incorporated	59,437
Paypal	25,789
PCL Constructors Westcoast Inc	3,381,837
Peak Environmental Ltd.	33,221
Penny's Contracting	30,223
Pension Corporation	13,173,115
Penticton Toyota	64,201
People-Admin, Inc.	63,080
Pier Mac Sand & Gravel	102,330
Potterton Industrial Park Ltd.	28,672

Supplier's Name	Amount ($)
Prairie Coast Equipment Inc	500,343
Precise Parklink Inc.	165,039
Premier Pacific Seeds Ltd.	64,268
Premium Truck & Trailer Inc.	259,491
Princess Auto	25,255
Process Energy Services, LLC	64,342
Prospera Place	58,640
Pulse Group Media and Communications Ltd.	35,055
Pure Technologies Ltd.	119,337
Pushor Mitchell LLP "In Trust"	2,000,000
Pyramid Excavation Corporation	513,828
Quality Chain Link Fencing Ltd.	95,004
Quanta Telecom Canada	340,363
R&L Construction Ltd.	455,429
R. Smith Contracting Ltd	152,744
R.A. Malatest & Associates Ltd.	80,987
R.G. Arenas (Kelowna) Ltd.	1,726,516
R.P.M. Tech Inc.	224,054
Rahmati, Hamid	30,757
Rambow Mechanical Ltd.	28,239
Rapt Holdings Ltd. dba Workman & Sons Ent.	79,249
Realterm Energy Corp.	61,243
Reaton Leasing Ltd.	900,000
Receiver General for Canada	49,698,438
Redline Bobcat Services Ltd.	211,118
Redpoint Media Group Inc.	76,548
Regional District of Central Okanagan	35,584,155
Regional District of North Okanagan	40,535
Reimer's Farm Service Ltd.	78,435
Remix Software Inc.	41,189
Remove My Graffiti Inc.	52,620
RFP Solutions Inc.	50,462
RG Facilities (Mission) Ltd. dba Capital News Centre	54,037
Ricoh Canada Inc	157,266
Roadways Traffic Products Ltd	107,066
Robertson's Clothing & Shoes Inc.	43,304
Rock Welding Ltd	74,359
Rocky Mountain Phoenix	118,256
Rogers Wireless Inc.	379,692
Rona Inc.	55,692
Rotary Centre for the Arts	25,230
Royal Bank Of Canada	66,964
Royal Star Enterprises Inc.	1,184,778
Royale Landscaping Ltd	1,699,385
Runnalls Denby BC Land Surveyors	113,284
Rutland Waterworks District	42,490
S.C. Restorations Ltd	416,164
S.E. Foxglove Nurseries	33,691

Supplier's Name	Amount ($)
Safeguard Business Systems Ltd.	28,549
Safeway	78,607
Saint Bernadine Mission Communications Inc.	73,009
Sawchuk Developments Co. Ltd	144,992
School District #23 (Central Okanagan)	1,065,157
Schwartz, Arnold	59,467
Scotiabank	37,753
Secure-Rite Mobile Storage Inc	134,216
Serwa Bulldozing (1982) Co. Ltd.	28,184
Shaw Business	67,956
Shaw Cable	34,097
Shaw Cablesystems	33,003
Sherine Industries Ltd.	28,592
Siemens Canada Limited	64,156
Sierra Landscaping Ltd	3,442,816
Simark Controls Ltd.	28,373
Singla Bros. Holdings Ltd.	343,853
SJ Consulting	25,410
Skyway Gourmet	282,834
SLR Consulting (Canada) Ltd.	143,908
Smallweed Holdings Ltd.	33,801
Smith Brownlee & Associates Inc.	95,140
SNC Lavalin Inc.	457,332
Softac Systems Ltd.	36,619
Softchoice Lp	128,889
Sole Developments Ltd.	28,314
SolidCAD	32,928
Source Graphics & Print Co. Ltd.	35,005
Source Office Furnishing	71,124
South East Kelowna Irrigation District	34,389
Space Centre - Storage Plus	63,206
Space Centre Self Storage (1992) Ltd	47,033
Spanmaster Structures Ltd	144,769
Spatial Technologies (2017) Inc.	175,080
Sprout Social	49,655
Stantec Consulting Ltd. (SCL)	645,189
Stewart McDannold Stuart	60,550
Summerwood Retirement Resort	159,566
Summit Valve And Controls Inc (BC)	28,880
Sun-Oka Valley Transport	531,640
Super Save Disposal Inc	78,603
Superior Propane	28,146
Supremex Inc.	28,405
Sutton Road Marking Ltd	78,218
Sylvis Environmental Services Inc.	32,970
T2 Systems Canada Inc	135,833
TCC The Cleaning Company Co Ltd	44,849
Team Eagle Ltd	60,900

Supplier's Name	Amount ($)
Technical Safety BC	43,865
Telus Communications Inc	467,353
Telus Mobility	44,053
Tempest Development Group Inc.	228,925
Terracom Systems Ltd	124,732
Tetra Tech Canada Inc.	711,851
The Commissioner - RCMP	38,325
The District of Peachland	63,106
The Home Depot	27,966
The Interior Purchasing Office Inc.	62,441
The Shore Limited Partnership	364,114
Thomas Scott Signcraft Ltd.	53,567
Tnc Excavating Ltd.	147,254
Tnt Trucking Ltd	25,137
Tolko Industries Ltd	319,083
Tomtar Roofing & Sheet Metal Ltd.	103,909
Tony Pulice Construction Ltd.	70,831
Tops Office Products Ltd.	151,313
Tourism Kelowna	3,262,296
Traine Construction & Developments	251,511
Traine Construction Ltd	66,565
Tri West Fence & Gate Ltd	41,132
Tribus Services Inc	612,111
Tricom Building Maintenance	212,217
Trinity Baptist Church	108,411
True Consulting Group	414,358
Turner Research And Strategy	119,792
Tyco Fire Protection Products	27,860
U Two Mission Group Homes Ltd	226,786
U6 - The Mission Group Homes LLP	397,530
Union of BC Municipalities	65,225
Unit4 Business Software Corporation	191,038
United Rotary Brush Corp. of Canada	38,220
Uptown Rutland Business Association	181,159
Urban Matters CCC Ltd.	78,990
Urban Systems Ltd.	508,525
Valley Curbing Ltd	126,703
Valley Land Subdivision Ltd.	178,167
Valmont West Coast Engineering	38,030
Van-Kel Irrigation	36,906
Via Architecture	32,147
Victor Projects Ltd.	429,764
Vimar Equipment Ltd.	70,000
VWR International Co	33,735
W620 Holdings Ltd	26,868
Waterhouse Environmental Services Corporation	31,248
Waterkind Consulting Services Ltd.	135,917
Waters Edge Engineering Ltd	140,286

Supplier's Name	Amount ($)
WaterTrax	28,129
Watt Consulting Group	130,286
We Consulting & Benefit Services Ltd. "In Trust"	891,211
Wesco Distribution - Canada Inc.	38,599
Westbank First Nation	176,840
Westcana Electric Inc	98,558
Western Canadian Music Alliance	102,500
Western Helical Supply Ltd.	47,218
Western Hydroblasting Inc	29,018
Western Road Distribution Inc.	131,874
WestJet	65,725
Westplay Corp.	58,220
Westport Manufacturing Co. Ltd.	46,133
Westvac Industrial Ltd.	515,808
Whitworth Holdings Ltd.	95,656
Wieners Plumbing And Irrigation Ltd	124,917
Williams Machinery LP	482,873
Winn Rentals Ltd	298,170
Wise Wildlife Control Services	34,240
Wishbone Industries Ltd.	40,553
Wolseley Canada Inc.	388,617
Wood Wyant Canada Inc.	49,770
Woodland Spirit Contracting Ltd.	83,162
WorkSafeBC	1,083,147
Worman Resources Inc	62,685
WSP Canada Group Ltd.	240,784
WSP Canada Inc.	588,203
YMCA Of Okanagan Association	816,908
Young Anderson	542,055
Young Anderson "In Trust"	19,771,808
Zone West Enterprises Ltd	57,646
ZSK Engineering Pty Ltd	65,179
Supplier Payments Less Than $25,000	10,307,246
Total Payments *	**$ 372,358,288**

* Prepared under the Financial Information Regulation, Schedule 1, Section 7 and the Financial Information Act, section 2

Supplier's Name		Amount ($)
Reconciliation (In thousands of dollars) per Section 7 (1) (c)		
Total Supplier Payments		$ 372,358
Total per Schedule 2 - Segmented Information:		
Expenses - Total operating expenses	286,583	
Less:		
Salaries and benefits	(83,859)	
Amortization of tangible capital assets	(66,989)	
Contributions of tangible capital assets	(19,253)	
Write down of tangible capital assets	(486)	
Loss on disposal of tangible capital assets	(462)	
Net accrual adjustment	(5,983)	
Miscellaneous	(279)	
Add:		
Payments made to other Taxing Authorities	94,234	
Acquisition of tangible capital assets	114,637	
Repayment of long term debt	17,903	
Performance deposit and deferred revenue refunds	10,310	
Employee portion of benefits remitted on their behalf	9,236	
GST ITCs and Rebates	8,072	
Cost Recoveries	8,694	
		$ 372,358
Variance		$ -

CITY OF KELOWNA

Schedule of Payments to Suppliers for Grants and Contributions
for the year ended December 31, 2018

Supplier's Name	Amount ($)
Downtown Ambassador Program	45,000
Downtown Kelowna Association	887,407
Festivals Kelowna	256,000
Kelowna Art Gallery	477,193
Kelowna Arts Foundation Grant	237,500
Kelowna Museum Association	636,480
Kelowna Visual & Performing Arts	305,300
Kelowna Youth & Family Centre (Commerce Centre)	51,235
Miscellaneous Community Service Grants	74,340
Okanagan Boys & Girls Club	355,661
Tourism Kelowna	344,430
YMCA-YWCA of the Central Okanagan	701,940
Total Grants or Contributions included *	**$ 4,372,486**

* Prepared under the Financial Information Regulation, Schedule 1, Section 7(2)

CITY OF KELOWNA

Statement of Financial Information Approval
for the year ended December 31, 2018

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2), approves all the statements and schedules included in this Statement of Financial Information, produced under the *Financial Information Act* .

Genelle Davidson CPA, CMA	Colin Basran
Divisional Director Financial Services	Mayor
Date	Date

* Prepared pursuant to the Financial information Regulation, Schedule 1, section 9

City of Kelowna

City Hall
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8610
FAX 250 862-3349

kelowna.ca

Report to Council

Date: June 24, 2019

File: 1220-02

To: City Manager

From: Ross Soward, Planner Specialist

Subject: Rental Housing Revitalization Tax Exemption Agreements Spring 2019

Recommendation:

THAT Council, receives, for information, the Report from the Planner Specialist dated June 24, 2019 recommending that Council adopt the following Revitalization Tax Exemption Agreements for two purpose-built rental housing project;

AND THAT Council approves the City of Kelowna entering into a Revitalization Tax Exemption Agreement with 0904419 BC Ltd., for Lot B Section 29, Township 26 ODYD, PLAN EPP54061 at 773 Glenmore Road, Kelowna, BC;

AND FURTHER THAT Council approves the City of Kelowna entering into a Revitalization Tax Exemption Agreement with Society of Housing Opportunities and Progressive Employment, for Lot B Section 4, Township 23 ODYD, Plan EPP70323 at 165 Celano Crescent, Kelowna, BC.

Purpose:

To bring forward two 10-year Revitalization Tax Exemption Agreements for the two purpose-built rental housing projects identified in the report from the Planner Specialist, dated June 24, 2019 in accordance with Revitalization Tax Exemption Program Bylaw No. 9561.

Background:

The City's Healthy Housing Strategy (HHS) identifies the need for annual construction of purpose-built rental housing to encourage a balanced long-term rental housing market in Kelowna. Through the HHS an annual target of 400 purpose-built rental units was established to achieve a healthy long-term rental market. The development of purpose-built rental housing continues to be an important priority with the City's vacancy rate continuing to be below 2 per cent as of fall 2018.

To encourage the development of purpose-built rental housing the City provides two main financial incentive programs. One of the incentives is for 10-year revitalization tax exemptions for purpose-built rental housing where the proponent meets three requirements:

1. The vacancy rate is at or below 3%

2. The subject property has a Housing Agreement (for up to 10 years)

3. Development in compliance with the OCP Future Land Use designation.

Both proposed projects meet the criteria for revitalization tax exemption applications. The affordable rental project at Celano Crescent will be a partnership with BC Housing and therefore will have a long-term operating agreement in place that satisfies the City's requirement for a housing agreement. The Glenmore Road project has a housing agreement registered on title after Council approved the agreement on March 25th, 2019. The City's rental housing vacancy rate remains below 3 per cent and both projects comply with the OCP future land use designation. The proposed exemptions will be valid for the ten years based on occupancy of each individual project. A draft copy of the Revitalization Tax Exemption Agreement for each project is attached for additional details.

Although there is a significant need and demand for long-term purpose-built rental housing, the Revitalization Tax Exemption program does come at a financial cost to the City of Kelowna. Staff estimate that $920,000 of municipal tax revenue would be exempt over the lifespan of the 10-year agreements for the 108 purpose-built rental units. A revenue impact estimate for each project is provided in the table below.

Property	Project Details	Estimated Annual Revenue Impact
773 Glenmore Road	87 rental units	$75,000
165 Celano Crescent	21 rental units	$17,000

Internal Circulation:

Supervisor, Revenue
Divisional Director, Planning & Development Services
Department Manager, Policy & Planning
Manager, Long Range Policy Planning
Department Manager, Development Planning

Legal/Statutory Authority:

Revitalization Tax Exemption Program Bylaw No. 9561, 2006
Community Charter, Division, Section 226

Legal/Statutory Procedural Requirements:

The Revitalization Tax Exemption Bylaw No. 9561 supports municipal tax incentives for purpose-built rental housing when the vacancy rate for rental housing is at three per cent or lower.

Existing Policy:

Official Community Plan Bylaw No. 10500

Revitalization Tax Exemption Program Bylaw No. 9561 Policy 5.1.3

Submitted by: R. Soward, Planner Specialist

Approved for inclusion: J. Moore, Department Manager of Policy & Planning

Attachments:

1. Attachment A - Draft RTE Agreement 773 Glenmore Road
2. Attachment B - Draft RTE Agreement 165 Celano Crescent

RTE17-0010

SCHEDULE "B"
Revitalization Tax Exemption Agreement

THIS AGREEMENT dated for reference the 28th day of February, 2019 is

BETWEEN:

0904419 BC Ltd.
2000-77 Blooor Street West
Toronto, Ontario
M5S 1M2
(the "Owner")

AND:

CITY OF KELOWNA
1435 Water Street,
Kelowna, B.C.
V1Y 1J4

(the "City")

GIVEN THAT:

A. The Owner is the registered owner in fee simple of lands in the City of Kelowna at 773 Glenmore Road legally described as Lot B Section 29 Township 26 Osoyoos Division Yale District Plan EP54061 (the "Parcel");

B. Council has established a revitalization tax exemption program and has included within the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561 the designation of areas which include the Parcel as a revitalization area; and

C. The Owner proposes to construct new improvements *[or alter existing improvements]* on the Parcel as described in Appendix "A" attached to and forming part of this agreement (the "Project") and has applied to the City to take part in the revitalization tax exemption program in respect of the Project and the City has agreed to accept the Project under the program;

THIS AGREEMENT is evidence that in consideration of the promises exchanged below, the Owner and the City covenant and agree each with the other as follows:

1. **The Project** – the Owner will use its best efforts to ensure that the Project is constructed, maintained, operated and used in a fashion that will be consistent with and will foster the objectives of the revitalization tax exemption program, as outlined in the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561. Without limiting the generality of the foregoing, the Owner covenants to use its best efforts to ensure that the Project will:

   a. Provide additional 87 rental apartment units in a 4 storey building with 2 levels below grade parking

2. **Operation and Maintenance of the Project** – throughout the term of this agreement, the Owner shall operate, repair and maintain the Project and will keep the Project in a state of good repair as a prudent owner would do.

3. **Revitalization Amount** – In this agreement, "**Revitalization Amount**" means the municipal portion of property tax calculated in relation to the increase in the assessed value of improvements on the Parcel resulting from the construction of the Project as described in section 1;

4. **Revitalization Tax Exemption** – subject to fulfilment of the conditions set out in this agreement and in "City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561", the City shall issue a revitalization tax exemption certificate (the "Tax Exemption Certificate") to the British Columbia Assessment Authority entitling the Owner to a property tax exemption in respect of the property taxes due (not including local service taxes) in relation to the Revitalization Amount on the Parcel (the "Tax Exemption") for the calendar year(s) set out in this agreement.

5. **Conditions** – the following conditions shall be fulfilled before the City will issue a Tax Exemption Certificate to the Owner in respect of the Project:

   a. The Owner must obtain a building permit from the City for the Project on or before July 1, 2017;

   b. The Owner must complete or cause to be completed construction of the Project in a good and workmanlike fashion and in strict compliance with the building permit and the plans and specifications attached hereto as Appendix "A" and the Project must be officially opened for use as *purpose-built renal housing* (the "Exempt Use") and for no other use, by no later than July 15, 2019;

   c. The Owner must submit a copy of the Occupancy Permit and Revitalization Tax Exemption Agreement to the City of Kelowna's Revenue Branch before the City will issue the Tax Exemption Certificate.

   d. The completed Project must substantially satisfy the performance criteria set out in Appendix "B" hereto, as determined by the City's Urban Planning Manager or designate, in their sole discretion, acting reasonably.

6. **Calculation of Calculation of Revitalization Tax Exemption** – the amount of the Tax Exemption shall be equal to:

   a) For Purpose-Built Rental Housing Projects throughout the City, 100% of the Revitalization Amount on the Parcel where the project is subject to a Housing Agreement (for up to 10 years) and is in compliance with the OCP Future Land Use designation as at May 30, 2011. A tax incentive for rental housing will only be considered when the vacancy rate is at or below 3%;

7. **Term of Tax Exemption** – provided the requirements of this agreement, and of the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561, are met the Tax Exemption shall be for the taxation years 2020 to 2029, inclusive.

8. **[deleted]**

9. **Compliance with Laws** – the Owner shall construct the Project and, at all times during the term of the Tax Exemption or any renewal term, use and occupy the Parcel and the Project in compliance with all statutes, laws, regulations and orders of any authority having jurisdiction and, without limiting the generality of the foregoing, all federal, provincial, or municipal laws or statutes or bylaws, including all the rules regulations policies guidelines criteria or the like made under or pursuant to any such laws.

10. **Effect of Stratification** – if the Owner stratifies the Parcel under the Strata Property Act, then the Tax Exemption shall be prorated among the strata lots in accordance with the unit entitlement of each strata lot for:

    a. the current and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office before May 1; or

    b. for the next calendar year and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office after May 1;

so long as, if the Project is the subject of an operating agreement between the Owner and the Provincial Rental Housing Corporation, the Owner is in compliance with the operating agreement. The Owner agrees to provide written confirmation to the City regarding the Owner's compliance with the said operating agreement, satisfactory to the City, upon the City's reasonable inquiry.

11. **Cancellation** – the City may in its sole discretion cancel the Tax Exemption Certificate at any time:

    a. on the written request of the Owner; or

    b. effective immediately upon delivery of a notice of cancellation to the Owner if at any time any of the conditions in the Tax Exemption Certificate are not met.

    c. If the Owner is subject to an operating agreement with the Provincial Rental Housing Corporation and is not in compliance with the operating agreement.

    If such cancellation occurs, the Owner of the Parcel for which the Tax Exemption Certificate was issued will remit to the City an amount equal to the value of any Tax Exemption received after the cancellation of the Tax Exemption Certificate.

12. **No Refund** – for greater certainty, under no circumstances will the Owner be entitled under the City's revitalization tax exemption program to any cash credit, any carry forward tax exemption credit or any refund for any property taxes paid.

13. **Notices** – any notice or other writing required or permitted to be given hereunder or for the purposes hereof to any party shall be sufficiently given if delivered by hand or posted on the Parcel, or if sent by prepaid registered mail (Express Post) or if transmitted by facsimile to such party:

    a. in the case of a notice to the City, at:

    THE CITY OF KELOWNA
    1435 Water Street,
    Kelowna, B.C.
    V1Y 1J4

    Attention: Kelowna Revenue Branch
    250-469-8452
    Fax:

    b. in the case of a notice to the Owner, at:

    0904419 BC Ltd.
    2000-77 Bloor Street West
    Toronto, ON
    M5S 1M2

    Attention: Matthew German
    Email: matthew.german@realstar.ca

    Or at such other address as the party to whom such notice or other writing is to be given shall have last notified the party giving the same.

14. **No Assignment** – the Owner shall not assign its interest in this agreement except to a subsequent owner in fee simple of the Parcel.

15. **Severance** – if any portion of this agreement is held invalid by 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 of this agreement.

16. **Interpretation** – wherever the singular or masculine is used in this agreement, the same shall be construed as meaning the plural, the feminine or body corporate where the context or the parties thereto so require.

17. **Further Assurances** – the parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this agreement.

18. **Waiver** – waiver by the City of a default by the Owner shall be in writing and shall not be deemed to be a waiver of any subsequent or other default.

19. **Powers Preserved** – this agreement does not:

    a. Affect or limit the discretion, rights or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Parcel;
    b. Affect or limit any enactment relating to the use or subdivision of the Parcel; or

    c. Relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Parcel and without limitation shall not confer directly or indirectly any exemption or right of set-off from development cost charges, connection charges, application fees, user fees or other rates, levies or charges payable under any bylaw of the City.

20. **Reference** – every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, assigns, servants, employees, agents, contractors, officers, licensees and invitees of such party, wherever the context so requires or allows.

21. **Enurement** – this agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

22. Any construction of a new improvement or alteration of an existing improvement as of this bylaw undertaken prior to the application for a Revitalization Tax Exemption will not be eligible for consideration

23. The maximum Revitalization Tax Exemption authorized under this Bylaw must not exceed the Revitalization Amount on the Property between:

    a. the calendar year before the construction or alteration began, as outlined under Section 1 of this agreement; and
    a. the calendar year in which the construction or alteration, as outlined under Section 1 of this agreement, is completed.

24. The Property's assessed value of improvements must not be reduced below the amount assessed in the calendar year prior to construction or alteration, as a result of the Revitalization Tax Exemption.

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the day and year first above written.

Executed by the CITY OF KELOWNA by
Its authorized signatories:

_____

Mayor

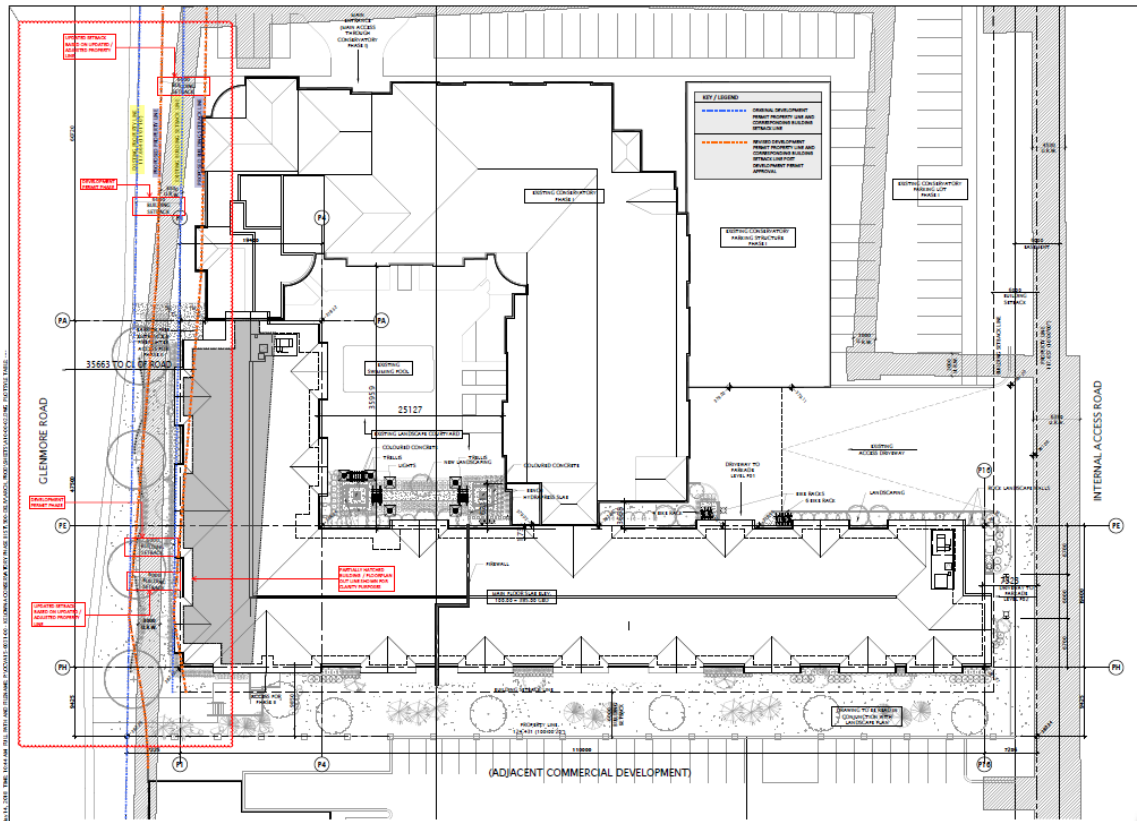
City Clerk

Executed by 0904419 BC Ltd. by its
Authorized signatories:

Name: G. Wayne Squibb

Name:
Appendix "A": Plans and Specifications
Appendix "B": Performance Criteria

Appendix "A" RTE17-0010



Appendix "B" RTE17-0010

PURPOSE-BUILT RENTAL HOUSING AGREEMENT

THIS AGREEMENT dated for reference February 28, 2019 affects:

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO THE AGREEMENT:

Lot 1 Section 29 Township 26 ODYD Plan EPP54061

("Land")

And is

BETWEEN: 0904419 B.C. Ltd.
2000 - 77 Bloor Street West
Toronto, ON
M5S 1M2

("Owner")

AND:

CITY OF KELOWNA, a local government incorporated pursuant to the *Community Charter* and having its offices at 1435 Water Street, Kelowna, B.C. V1Y 1J4

("City")

GIVEN THAT:

A. The Owner has applied to the City for rezoning of the Lands to permit the construction of a housing complex that will include purpose-built rental housing units, as defined in this Agreement, on certain lands more particularly described in this Agreement;

B. The City may, pursuant to section 483 of the *Local Government Act*, enter into an agreement with an owner of land that includes terms and conditions regarding the occupancy, tenure, and availability of the housing units on the land or construction on land;

C. The Owner and the City wish to enter into this Agreement to provide for purpose-built rental housing on the terms and conditions set out in this Agreement, and agree that this Agreement is a housing agreement under s. 483 of the *Local Government Act*; and

D. The City has, by bylaw, authorized the execution of this Agreement and the Owner has duly authorized the execution of this Agreement;

This Agreement is evidence that in consideration of $1.00 paid by the City to the Owner (the receipt of which is acknowledged by the Owner) and in consideration of the promises exchanged below, the City and Owner agree, as a housing agreement between the Owner and the City under s. 483 of the *Local Government Act*, as follows:

ARTICLE 1
INTERPRETATION

1.1 Definitions -

"Caregiver" means an individual who provides assistance with the performance of the personal functions and activities necessary for daily living that a person is unable to perform efficiently for himself or herself;

"City" means the City of Kelowna;

"Dwelling Unit" means accommodation providing sleeping rooms, washrooms, and no more than one kitchen, intended for domestic use, and used or intended to be used permanently or semi-permanently for a Household. This use does not include a room in a hotel or a motel.

"Household" means

(a) a person;

(b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities;

(c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or

(d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities.

In addition, a household may also include up to one Caregiver or nanny;

"Land" means the land described herein;

"LTO" means the Kamloops Land Title Office or its successor;

"Official Community Plan" means the City of Kelowna Official Community Plan Bylaw No. 10500, or its successor bylaw;

"Owner" means the registered owner of the Lands from time to time and any parcels into which the Lands are subdivided;

"Purpose-Built Rental Housing" means a Dwelling Unit that is intended to be used for rental housing; and

"Tenancy Agreement" means a tenancy agreement as defined in, and subject to, the *Residential Tenancy Act*.

1.2 Interpretation - In this Agreement:

(a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;

(b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

(c) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;

(d) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

(e) the word "enactment" has the meaning given in the *Interpretation Act* on the reference date of this Agreement;

(f) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

(g) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;

(h) the provisions of s. 25 of the *Interpretation Act* with respect to the calculation of time apply;

(i) time is of the essence;

(j) all provisions are to be interpreted as always speaking;

(k) reference to a "party" is a reference to a party to this Agreement and to their respective successors, assigns, trustees, administrators and receivers;

(l) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;

(m) the definitions given in the City of Kelowna Zoning Bylaw No. 8000, or its successor bylaw, and the Official Community Plan apply for the purposes of this Agreement; and

(n) any act, decision, determination, consideration, consent or exercise of discretion by a party, or other person, as provided in this Agreement will be performed, made or exercised acting reasonably.

1.3 Purpose of Agreement - The Owner and the City agree that:

(a) this Agreement is intended to serve the public interest by providing for occupancy of a certain number of Dwelling Units, of the kinds provided for in this Agreement, that are in demand in the City of Kelowna but that are not readily available;

(b) damages are not an adequate remedy to the City in respect of any breach of this Agreement by the Owner, such that the Owner agrees the City should be entitled to an order for specific performance, injunction or other specific relief respecting any breach of this Agreement by the Owner.

ARTICLE 2
HOUSING AGREEMENT AND LAND USE RESTRICTIONS

2.1 Land Use Restrictions - The Owner and the City herby covenant and agree as follows:

(a) The Land will be used only in accordance with this Agreement;

(b) The Owner will design, construct and maintain one or more buildings providing 87 Dwelling Units as Purpose-Built Rental Housing

(c) The Owner acknowledges that the City will not support applications to stratify the building(s) on the Land, thereby allowing the identified Purpose-Built Rental Housing Dwelling Units to be sold independently of each other, for a period of ten (10) years from the date of this Agreement.

ARTICLE 3
HOUSING AGREEMENT AND TRANSFER RESTRICTIONS

3.1 Purchaser Qualifications - The City and the Owner agree as follows:

(a) the Owner will not sell or transfer, or agree to sell or transfer, any interest in any building containing Purpose-Built Rental Housing Dwelling Units on the Land other than a full interest in the fee simple title to an agency or individual that will continue to ensure that the Purpose-Built Rental Housing Dwelling Units are available in accordance with this Agreement.

3.2 Use and Occupancy of Purpose-Built Rental Housing Dwelling Unit - The Owner agrees with the City as follows:

(a) the Owner will rent or lease each Purpose-Built Rental Housing Dwelling Unit on the Land in accordance with the *Residential Tenancy Act*, and in no event may the Owner itself occupy a Purpose-Built Rental Housing Dwelling Unit or use the Purpose-Built Rental Housing Dwelling Unit for short-term vacation accommodation; and

(b) the Owner will deliver a copy of the Tenancy Agreement for each Purpose-Built Rental Housing Dwelling Unit to the City upon demand.

ARTICLE 4
GENERAL

4.1 Notice of Housing Agreement - For clarity, the Owner acknowledges and agrees that:

(a) this Agreement constitutes a housing agreement entered into under s. 483 of the *Local Government Act;*

(b) the City is requiring the Owner to file a notice of housing agreement in the LTO against title to the Land;

(c) once such a notice is filed, this Agreement binds all persons who acquire an interest in the Land;

(d) in the event the parties agree to release this Agreement from the title of the Land, which may not occur before the tenth (10th) anniversary of the date of this Agreement, the Owner will repay the City for 100% of the amount of the rental grant received from the City. Such repaid funds will be directed to the City's Housing Opportunities Reserve Fund.

4.2 No Effect On Laws or Powers - This Agreement does not

(a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of land,

(b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement,

(c) affect or limit any enactment relating to the use or subdivision of land, or

(d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of land.

4.3 Management – The Owner covenants and agrees that it will furnish good and efficient management of the Dwelling Units and will permit representatives of the City to inspect the Dwelling Units at any reasonable time, subject to the notice provisions of the *Residential Tenancy Act.* The Owner further covenants and agrees that it will maintain the Dwelling Units in a satisfactory state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Land. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Dwelling Units.

4.4 Notice - Any notice which may be or is required to be given under this Agreement will be in writing and either be delivered or sent by facsimile transmission. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery. Any notice which is sent by fax transmission is to be considered to have been given on the first business day after it is sent. If a party changes its address or facsimile number, or both, it will promptly give notice of its new address or facsimile number, or both, to the other party as provided in this section.

4.5 Agreement Runs With the Land - Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted by the Owner to the City in respect of the Land and this Agreement burdens the Land and runs with it and binds the Owner's successors in title and binds every parcel into which it is consolidated or subdivided by any means, including by subdivision or by strata plan under the *Strata Property Act.*

4.6 Limitation on Owner's Obligations - The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Land.

4.7 Release – The Owner by this Agreement releases and forever discharges the City and each of its elected

officials, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors, and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of advice or direction respecting the ownership, lease, operation or management of the Land or the Dwelling Units which has been or at any time after the commencement of this Agreement may be given to the Owner by all or any of them. This clause will survive the termination of this Agreement.

4.8 **Joint Venture** – Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

4.9 **Waiver** - An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.

4.10 **Further Acts** - The Owner will do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

4.11 **Severance** - If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

4.12 **Equitable Remedies** – The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

4.13 **No Other Agreements** - This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.

4.14 **Amendment** - This Agreement may be discharged, amended or affected only by an instrument duly executed by both the Owner and the City.

4.15 **Enurement** - This Agreement binds the parties to it and their respective successors, heirs, executors and administrators. Reference in this Agreement to the "City" is a reference also to the elected and appointed officials, employees and agents of the City.

416 **Deed and Contract** - By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

IN WITNESS WHEREOF the parties hereunto have executed this Agreement on the date and year first above written.

SIGNED, SEALED & DELIVERED in the presence of:

Signature of Witness

Print Name

80 Burns Blvd, Apt. 328
Address King City, Ont. L7B 0B3

Law Clerk
Occupation

"OWNER" 0904419 B.C. Ltd.
by its authorized signatories:

Per:

Geoffrey Wayne Squibb, President
Print Name:

Print Name:

SIGNED, SEALED & DELIVERED in the presence of:

Signature of Witness

Pamela Munholland
Print Name

1435 Water St
Address Kelowna, B.C.

Legislative Services Clerk
Occupation

CITY OF KELOWNA
by its authorized signatories:

Mayor
Colin Basran, MAYOR

City Clerk
Karen Needham,
Deputy City Clerk

BL10566, BL10674 & BL11457 amended SCHEDULE "B" and BL10974 replaced SCHEDULE "B":

RTE18-0006

SCHEDULE "B"
Revitalization Tax Exemption Agreement

THIS AGREEMENT dated for reference the 30th day of October, 2018 is

BETWEEN:

THE SOCIETY OF HOUSING OPPORTUNITIES AND PROGRESSIVE EMPLOYMENT
(the "Lessee")

AND:

CITY OF KELOWNA
1435 Water Street,
Kelowna, B.C.
V1Y 1J4

(the "City")

GIVEN THAT:

A. The City is the registered owner in fee simple of lands in the City of Kelowna at (165 Celano Crescent) described as, (Lot B, Section 4, Township 23 Osoyoos Division Yale District, Plan EPP70323), (the "Parcel");

B. Council has established a revitalization tax exemption program and has included within the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561, as amended, the designation of areas which include the Parcel as a revitalization area; and

C. The Lessee proposes to construct new improvements *[or alter existing improvements]* on the Parcel as described in Appendix "A" attached to and forming part of this agreement (the "Project") and has applied to the City to take part in the revitalization tax exemption program in respect of the Project and the City has agreed to accept the Project under the program;

THIS AGREEMENT is evidence that in consideration of the promises exchanged below, the Lessee and the City covenant and agree each with the other as follows:

1. **The Project** – the Lessee will use its best efforts to ensure that the Project is constructed, maintained, operated and used in a fashion that will be consistent with and will foster the objectives of the revitalization tax exemption program, as outlined in the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561. Without limiting the generality of the foregoing, the Lessee covenants to use its best efforts to ensure that:

   a. the Project will provide 21 purpose built rental townhouses;

   b. the Lessee will permanently operate the housing development on a non-profit affordable rental basis.

2. **Operation and Maintenance of the Project** – throughout the term of this agreement, the Lessee shall operate, repair and maintain the Project and will keep the Project in a state of good repair as a prudent Lessee would do.

3. **Revitalization Amount** – In this agreement, "**Revitalization Amount**" means the municipal portion of property tax calculated in relation to the increase in the assessed value of improvements on the Parcel resulting from the construction of the Project as described in section 1;

4. **Revitalization Tax Exemption** – subject to fulfilment of the conditions set out in this agreement and in "City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561", the City shall issue a revitalization tax exemption certificate (the "Tax Exemption Certificate") to the British Columbia Assessment Authority entitling the Lessee to a property tax exemption in respect of the property taxes due (not including local service taxes) in relation to the Revitalization Amount on the Parcel (the "Tax Exemption") for the calendar year(s) set out in this agreement.

5. **Conditions** – the following conditions shall be fulfilled before the City will issue a Tax Exemption Certificate to the Lessee in respect of the Project:

   a. The Lessee must have obtained a building permit from the City for the Project on September 6, 2018;

   b. The Lessee must complete construction of the Project in a good and workmanlike fashion and in strict compliance with the building permit and the plans and specifications attached hereto as Appendix "A" and the Project must be officially opened for use as *a purpose-built non-profit affordable rental housing development* (the "Exempt Use") and for no other use, by no later than March 20, 2020;

   c. The Lessee must submit a copy of the Occupancy Permit and this Agreement to the City of Kelowna's Revenue Branch before the City will issue the Tax Exemption Certificate.

   d. The completed Project must substantially satisfy the performance criteria set out in Appendix "B" hereto, as determined by the City's Urban Planning Manager or designate, in their sole discretion, acting reasonably.

6. **Calculation of Revitalization Tax Exemption** – the amount of the Tax Exemption shall be equal to

   a) For Purpose-Built Rental Housing Projects throughout the City, 100% of the Revitalization Amount on the Parcel where the project is subject to a Housing Agreement (for up to 10 years) and is in compliance with the OCP Future Land Use designation as at May 30, 2011. A tax incentive for rental housing will only be considered when the vacancy rate is at or below 3%.

7. **Term of Tax Exemption** – provided the requirements of this agreement, and of the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561, are met the Tax Exemption shall be for the taxation years 2021 to 2030, inclusive.

8. **[deleted]**

9. **Compliance with Laws** – the Lessee shall construct the Project and, at all times during the term of the Tax Exemption or any renewal term, use and occupy the Parcel and the Project in compliance with all statutes, laws, regulations and orders of any authority having jurisdiction and, without limiting the generality of the foregoing, all federal, provincial, or municipal laws or statutes or bylaws, including all the rules regulations policies guidelines criteria or the like made under or pursuant to any such laws.

10. **Effect of Stratification** – if the Lessee stratifies the Parcel under the Strata Property Act, then the Tax Exemption shall be prorated among the strata lots in accordance with the unit entitlement of each strata lot for:

a. the current and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office before May 1; or

b. for the next calendar year and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office after May 1;

so long as, if the Project is the subject of an operating agreement between the Lessee and the Provincial Rental Housing Corporation, the Lessee is in compliance with the operating agreement. The Lessee agrees to provide written confirmation to the City regarding the Lessee's compliance with the said operating agreement, satisfactory to the City, upon the City's reasonable inquiry.

11. **Cancellation** – the City may in its sole discretion cancel the Tax Exemption Certificate at any time:

a. on the written request of the Lessee; or

b. effective immediately upon delivery of a notice of cancellation to the Lessee if at any time any of the conditions in the Tax Exemption Certificate are not met.

c. If the Lessee is subject to an operating agreement with the Provincial Rental Housing Corporation and is not in compliance with the operating agreement.

If such cancellation occurs, the Lessee of the Parcel for which the Tax Exemption Certificate was issued will remit to the City an amount equal to the value of any Tax Exemption received after the cancellation of the Tax Exemption Certificate.

12. **No Refund** – for greater certainty, under no circumstances will the Lessee be entitled under the City's revitalization tax exemption program to any cash credit, any carry forward tax exemption credit or any refund for any property taxes paid.

13. **Notices** – any notice or other writing required or permitted to be given hereunder or for the purposes hereof to any party shall be sufficiently given if delivered by hand or posted on the Parcel, or if sent by prepaid registered mail (Express Post) or if transmitted by facsimile to such party:

a. in the case of a notice to the City, at:

THE CITY OF KELOWNA
1435 Water Street,
Kelowna, B.C.
V1Y 1J4

Attention: Revenue Branch
Phone: 250-469-8757

b. in the case of a notice to the Lessee, at:

THE SOCIETY OF HOUSING OPPORTUNITIES AND PROGRESSIVE EMPLOYMENT
101-2055 Benvoulin Court
Kelowna, B.C
V1W 2C7

Attention: Mr. Ken Zeitner, C.F.O.
Contact # 778-478-7977

Or at such other address as the party to whom such notice or other writing is to be given shall have last notified the party giving the same.

14. **No Assignment** – the Lessee shall not assign its interest in this agreement except to a subsequent owner in fee simple or lessee of the Parcel.

15. **Severance** – if any portion of this agreement is held invalid by 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 of this agreement.

16. **Interpretation** – wherever the singular or masculine is used in this agreement, the same shall be construed as meaning the plural, the feminine or body corporate where the context or the parties thereto so require.

17. **Further Assurances** – the parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this agreement.

18. **Waiver** – waiver by the City of a default by the Lessee shall be in writing and shall not be deemed to be a waiver of any subsequent or other default.

19. **Powers Preserved** – this agreement does not:

    a. Affect or limit the discretion, rights or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Parcel;
    b. Affect or limit any enactment relating to the use or subdivision of the Parcel; or

    c. Relieve the Lessee from complying with any enactment, including in relation to the use or subdivision of the Parcel and without limitation shall not confer directly or indirectly any exemption or right of set-off from development cost charges, connection charges, application fees, user fees or other rates, levies or charges payable under any bylaw of the City.

20. **Reference** – every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, assigns, servants, employees, agents, contractors, officers, licensees and invitees of such party, wherever the context so requires or allows.

21. **Enurement** – this agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

22. Any construction of a new improvement or alteration of an existing improvement undertaken prior to the application for a Revitalization Tax Exemption will not be eligible for consideration

23. The maximum Revitalization Tax Exemption authorized under City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561, as amended must not exceed the Revitalization Amount on the Parcel between:

    a. the calendar year before the construction or alteration began, as outlined under Section 1 of this agreement; and
    a. the calendar year in which the construction or alteration, as outlined under Section 1 of this agreement, is completed.

24. The Parcel's assessed value of improvements must not be reduced below the amount assessed in the calendar year prior to construction or alteration, as a result of the Revitalization Tax Exemption.

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the day and year first above written.

Executed by the CITY OF KELOWNA by
Its authorized signatories:

_____
Mayor

_____
City Clerk

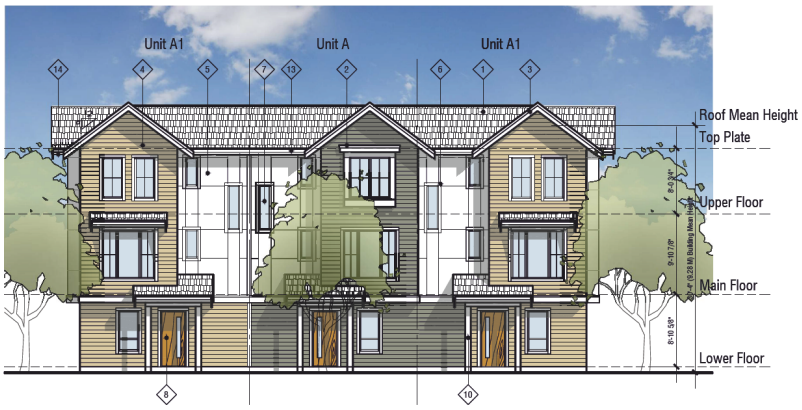
Executed by **THE SOCIETY OF HOUSING OPPORTUNITIES AND PROGRESSIVE EMPLOYMENT** by its Authorized signatories:

Joyce Brinkerhoff
Name: President

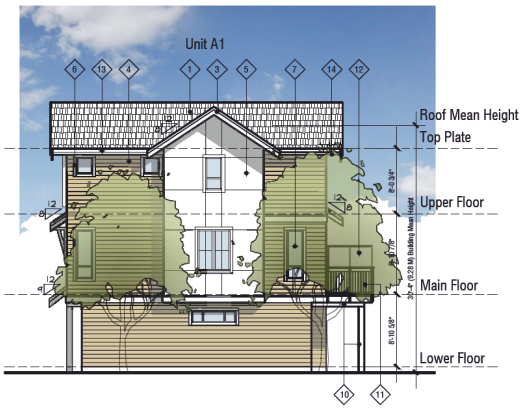
_____
Name: Ken Zeitner, Chief Financial Officer

Appendix "A": Plans and Specifications
Appendix "B": Performance Criteria

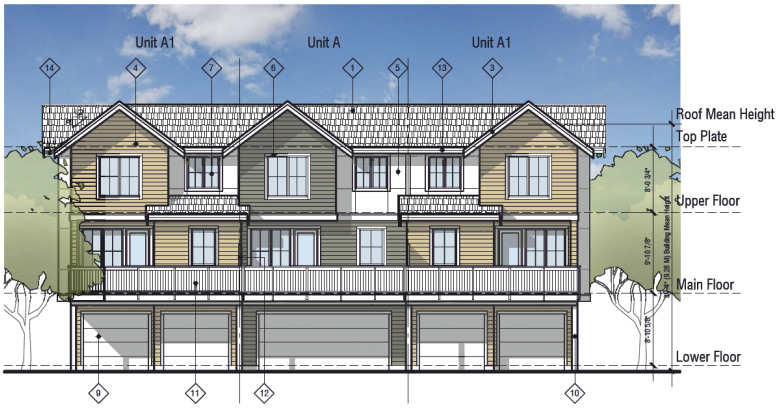
Appendix "A" RTE18-0006



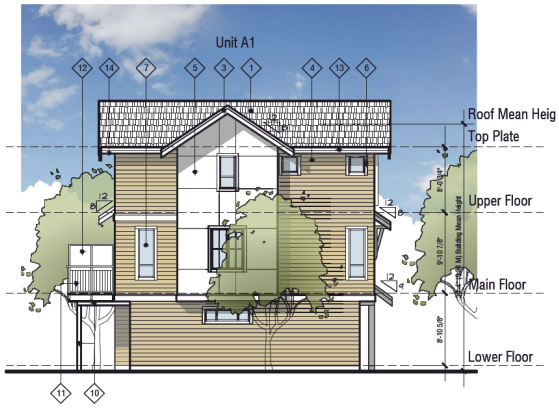
Front Elevation (Celano Crescent)



Side Elevation



Rear Elevation (Lane)



Side Elevation

Exterior Finish Legend

1 Pitch Roof	Asphalt Shingles, GAF Timberline HD Pewter Gray	5 Wall Panels	HardiePanel Smooth, c/w EasyTrim reveal joints, Painted, BM OC-57 White Heron	9 Garage Doors	Fibre Glass, painted	13 Gutter & RWL	Pre-finished aluminum, white
2 Flat Roof	SBS membrane w/ light grey cap sheet	6 Trims	HardiTrim, painted, BM OC-57 White Heron	10 Posts & Beams	HardiTrim cladded, painted	14 Soffit	HardiSoffit, Perforated
3 Fascia	HardiTrim, painted, BM OC-57 White Heron	7 Windows	Vinyl Frame Window, White	11 Guard Rail	Aluminum rails, supports & pickets, white		
4 Lap Siding	HardiePlank Lap Siding straight edge, 6" exposure, smooth Painted, as shown on elevation	8 Entry Doors	Wood veneer, fibreglass w/ glazed panel, stained	12 Privacy Screen	Aluminum Frame w/ Frosted Glazing, white		

0 4 8 12 16 20 FT

UMBRELLA AGREEMENT
CONSOLIDATED PORTFOLIO
AMENDING AGREEMENT

DATED FOR REFERENCE December 7, 2018

BCH File # 90613-02 / 3544

BETWEEN

BRITISH COLUMBIA HOUSING MANAGEMENT COMMISSION

1701 – 4555 Kingsway, Burnaby, British Columbia V5H 4V8

("BC Housing")

AND

THE SOCIETY OF HOUSING OPPORTUNITIES AND PROGRESSIVE EMPLOYMENT

101-2055 Benvoulin Court, Kelowna, British Columbia V1W 2C7

(the "Society")

BACKGROUND:

A. Pursuant to the Umbrella Agreement, dated for reference September 1, 2013, between BC Housing and the Society (the "Original Agreement"), the Parties agreed to amend certain provisions of the Operating Agreements and to administer all the Projects as one Portfolio pursuant to the Umbrella Agreement.

B. BC Housing and the Society now wish to amend the Original Agreement in order to make the specific changes outlined in this Amending Agreement.

AGREEMENT:

A. This Amending Agreement is effective upon execution.

B. With the exception of the amendments made under this Amending Agreement, all other terms and conditions in the Original Agreement remain the same.

C. Unless specified otherwise, capitalized terms in this Amending Agreement have the same meaning as in the Original Agreement.

D. The parties agree to make the following amendment to the Original Agreement:

1. ***Agreement Summary, Part 1, Clause 1* is amended by replacing 408 with 499.**

2. ***Agreement Summary, Part 1, Clause 4* is deleted in its entirety and replaced with the following:**

   The thirteen (13) housing developments listed in Schedule D (the "Projects), are operated under six (6) separate and distinct housing programs (the "Housing Programs") namely the Pre '86 Section 95 Non-Profit Housing program (the "2% Write-Down Program"), the Provincial Homelessness Initiative (the "PHI Program"), the Seniors Rental Housing Initiative (the "Seniors Rental Housing Program"), the Provincial Housing Program - HOMES BC (the "HOMES BC Program"), the Investment in Affordable Housing Program (the "IAH Program") and the Provincial Investment in Affordable Housing (the "PIAH Program").

3. ***Agreement Summary, Part 3, Clause 1.c.i* is amended by replacing 45% with 36.8%.**

4. ***Schedule A, Part G* is amended by adding the following as Clause 4:**

   4. In the event that an operator agreement for the management of PRHC-owned units in a Project is terminated, those units will be removed from the Portfolio.

5. ***Schedule D – Projects* is amended by adding the following:**

File/Project Ref #	Project Name	Address	Funding Program	# of Units	Agreement End Date
93907/7202	Pleasantvale Homes	678 Richter Street, Kelowna, British Columbia	Community Partnership Initiative	50	16/12/2074
93907/7342	Pleasantvale Homes	671, 673, 675, 677, 679, 681, 685, 687, 689 and 691 Cambridge Avenue, Kelowna, British Columbia; and 668, 670, 672, 674, 676, 678, 682, 684, 686 and 688 Central Avenue, Kelowna, British Columbia	Investment in Affordable Housing	20	21/12/2050
94266/7743	Providence Boulevard	165 Celano Crescent, Kelowna, British Columbia	Provincial Investment in Affordable Housing	11	
94266/8229	Providence Boulevard	165 Celano Crescent, Kelowna, British Columbia	Provincial Investment in Affordable Housing	10	

6. By way of this Amending Agreement, BC Housing also confirms that the Pleasantvale Homes and Providence Boulevard Projects are exempt from the 15% minimum RGI Tenant level described in *Agreement Summary, Part 3, Clause 1.c.ii.* BC Housing acknowledges the challenges the Society faces in transitioning RGI Tenants between Projects with different Operating Agreements. It is the intention of the Society to endeavor, over time, to ensure a minimum RGI Tenant level in each Project.

IN WITNESS of which the duly authorized signatories of each of the Society and BC Housing have executed this Amending Agreement effective upon execution.

THE SOCIETY OF HOUSING OPPORTUNITIES AND PROGRESSIVE EMPLOYMENT

Per its authorized signatories

Joyce Brinkerhoff — Jan. 05, 2019

Signature — Date Signed

JOYCE BRINKERHOFF president

Print Name and Title

Signature — January 5, 2019

Date Signed

Luke Stack, Executive Director

Print Name and Title

BRITISH COLUMBIA HOUSING MANAGEMENT COMMISSION

Per its authorized signatories

Signature — Date Signed

Print Name and Title

Signature — Date Signed

Print Name and Title

Report to Council

Date: June 24, 2019

File: 1200-02

To: City Manager

From: Ross Soward, Planner Specialist

Subject: Revitalization Tax Exemption Bylaw – Housekeeping Updates

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Recommendation:

THAT Council receives, for information, the report from the Planner Specialist, dated June 24, 2019 regarding the Revitalization Tax Exemption Bylaw;

AND THAT Bylaw No. 11854 being amendment No. 6 to Revitalization Tax Exemption Bylaw No. 9561 be forwarded for reading consideration.

Purpose:

To make minor updates to the Revitalization Tax Exemption Bylaw No. 9561 to reduce the number of minor amendments to revitalization agreements in the future.

Background:

The Revitalization Tax Exemption (RTE) program provides 10-year tax exemptions for projects that meet key City objectives related to rental housing and downtown revitalization. Over the last five years, the RTE program has had considerable uptake from the development community with roughly 25 applications submitted over this time.

Through the RTE application process, the proponent is required to submit a range of project information to ensure the application meets the eligibility criteria. Generally, applications are submitted after the project has an approved development permit, ensuring core project details are established, thereby reducing the likelihood that projects with approved RTE Agreements are not constructed. The RTE agreement specifies the conditions that must be met by the applicant for the tax exemption to be provided by the City. The RTE Agreement is then presented to Council for consideration before it is executed.

Over the last year, a handful of RTE projects have had minor shifts in their construction and occupancy schedule. For larger rental and mixed-use projects, shifts in the construction schedule and timelines are common. However, based on the way the City's RTE Bylaw and agreement template are currently configured, delays in project schedules often trigger changes to the RTE Agreement. To account for these changes and to ensure the projects receive the Council approved ten-year tax exemption, staff are currently required to bring forward the agreements to council for minor amendments. These amendments require additional time on the part of staff and council with limited benefit to the community, as the projects are still receiving the 10-year exemption based on the same criteria that Council originally approved.

Staff has identified several minor updates to the RTE Bylaw agreement template that will allow for greater flexibility on the term of exemption and eliminate the need for minor amendments to individual tax exemption agreements in the future. In addition, the RTE Bylaw updates address some minor issues that were identified in consultation with BC Assessment after recent shifts in the provincial policy on tax exemptions. In conclusion, the proposed bylaw updates maintain the core direction of the RTE program, while reducing low value amendments in the future.

Internal Circulation:
Deputy City Clerk
Director, Financial Services
Revenue Supervisor, Revenue
Manager, Urban Planning
Divisional Director, Community Planning & Strategic Investments
Department Manager, Policy & Planning
Manager, Long Range Policy Planning

Legal/Statutory Authority:
Community Charter, Division, Section 226

Existing Policy:
Official Community Plan Bylaw No. 10500

Objective 5.9 – support the creation of affordable and safe rental, non-market and/or special needs housing.

Policy 5.1.3 Rutland & Downtown Revitalization Tax Exemption Program. Provide a revitalization tax exemption for the municipal portion of the annual taxes on improvements for development within the City Centre and Rutland Town Centre as per Revitalization Tax Exemption Bylaw No. 9561

Approved for inclusion: J. Moore, Manager Long Range Policy & Planning

CITY OF KELOWNA

BYLAW NO. 11854

Amendment No. 6 to Revitalization Tax Exemption Program Bylaw No. 9561

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Revitalization Tax Exemption Bylaw No. 9561 be amended as follows:

1. THAT Section 5, sub-paragraph e be deleted that reads:

   "For Purpose-Built Rental Housing Projects throughout the City, 100% of the Revitalization Amount on the parcel, for projects that are subject to a Housing Agreement (for up to 10 years) and are in compliance with the OCP Future Land Use designation as at May 30, 2011. A tax incentive for rental housing will only be considered when the vacancy rate is at or below 3%;"

   And replace it with:

   "For Purpose-Built Rental Housing Projects throughout the City, 100% of the Revitalization Amount on the parcel, for projects that are subject to a Housing Agreement (for up to 10 years) and where the proposed project is in compliance with the Official Community Plan Future Land Use designation at the time of the Revitalization Tax Exemption application. A tax incentive for rental housing will only be considered when the vacancy rate is at or below 3%";

2. AND THAT Section 6., be amend by:

   a) deleting in sub-paragraph c "$300.000.00" and replacing it with "$300,000.00";

   b) deleting in sub-paragraph d and f the words "Kelowna 2030 Offical Community Plan Bylaw No. 10500" and replacing it with "Offical Community Plan";

3. AND THAT Section 11 be amended by deleting the title "Urban Planning Manager" and replace it with "Development Planning Manager";

4. AND THAT Section 16 be amended by deleting the title "Revenue Manager" and replacing it with "Director of Financial Services";

5. AND THAT **Schedule B Revitalization Tax Exemption Agreement** be deleted in its entirety and replaced with a new **Schedule B Revitalization Tax Exemption Agreement** as attached to and forming part of this bylaw;

6. AND THAT the title in that reads in Schedule C "**Tax Exemption Certificate**" be deleted and replaced with the following new title in Schedule C:

   Revitalization Tax Exemption Agreement No. _____

   Date of Issuance by Revenue Department _____

   Tax Exemption Certificate

6. This bylaw may be cited for all purposes as "Bylaw No. 11854, being Amendment No. 6 to Revitalization Tax Exemption Program Bylaw No. 9561.".

7. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

SCHEDULE "B"
Revitalization Tax Exemption Agreement

THIS AGREEMENT dated for reference the ___ day of _____, 20___ is

BETWEEN:

XXXX
(the "Owner")

AND:

CITY OF KELOWNA
1435 Water Street,
Kelowna, B.C.
V1Y 1J4

(the "City")

GIVEN THAT:

A. The Owner is the registered owner in fee simple of lands in the City of Kelowna at *[civic address]* legally described as *[legal description]* (the "Parcel");

B. Council has established a revitalization tax exemption program and has included within the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561 the designation of areas which include the Parcel as a revitalization area; and

C. The Owner proposes to construct new improvements *[or alter existing improvements]* on the Parcel as described in Appendix "A" attached to and forming part of this agreement (the "Project") and has applied to the City to take part in the revitalization tax exemption program in respect of the Project and the City has agreed to accept the Project under the program;

THIS AGREEMENT is evidence that in consideration of the promises exchanged below, the Owner and the City covenant and agree each with the other as follows:

1. **The Project** – the Owner will use its best efforts to ensure that the Project is constructed, maintained, operated and used in a fashion that will be consistent with and will foster the objectives of the revitalization tax exemption program, as outlined in the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561. Without limiting the generality of the foregoing, the Owner covenants to use its best efforts to ensure that the Project will:

   a.

   b.

   c.

2. **Operation and Maintenance of the Project** – throughout the term of this agreement, the Owner shall operate, repair and maintain the Project and will keep the Project in a state of good repair as a prudent owner would do.

3. **Revitalization Amount** – In this agreement, "**Revitalization Amount**" means the municipal portion of property tax calculated in relation to the increase in the assessed value of improvements on the Parcel resulting from the construction of the Project as described in section 1;

4. **Revitalization Tax Exemption** – subject to fulfilment of the conditions set out in this agreement and in "City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561", the City shall issue a

revitalization tax exemption certificate (the "Tax Exemption Certificate") to the British Columbia Assessment Authority entitling the Owner to a property tax exemption in respect of the property taxes due (not including local service taxes) in relation to the Revitalization Amount on the Parcel (the "Tax Exemption") for the calendar year(s) set out in the Tax Exemption Certificate .

5. **Conditions** – the following conditions shall be fulfilled before the City will issue a Tax Exemption Certificate to the Owner in respect of the Project:

   a. The Owner must complete or cause to be completed construction of the Project in a good and workmanlike fashion and in strict compliance with the building permit and the plans and specifications attached hereto as Appendix "A";

   b. The completed Project must substantially satisfy the performance criteria set out in Appendix "B" hereto, as determined by the City's Development Planning Manager or designate, in their sole discretion, acting reasonably; and

   c. The Owner must submit a copy of the Occupancy Permit and Title Certificate to the City of Kelowna's Revenue Branch within 48 months from the date the Agreement is executed by Council.

6. **Calculation of Revitalization Tax Exemption** – the amount of the Tax Exemption shall be equal to *[choose one from below and insert applicable wording]:*

   a. For "Tax Incentive Area 1", 100% of the Revitalization Amount on the Parcel;

   b. For "Tax Incentive Area 2,"

      i. 100% of the Revitalization Amount on the Parcel, for a project with a minimum floor area of 3,716 m^2 (40,000 sq. ft.);

      ii. 75% of the Revitalization Amount on the Parcel which can be attributed to a residential land use, and/or 50% of the Revitalization Amount on the Parcel which can be attributed to a commercial land use, for a project with a minimum floor area of less than 3,716 m^2 (40,000 sq. ft.);

   c. [deleted]

   d. For "Tax Incentive Area 3," 100% of the Revitalization Amount on the Parcel;

   e. For Purpose-Built Rental Housing Projects throughout the City, 100% of the Revitalization Amount on the Parcel where the project is subject to a Housing Agreement (for up to 10 years) and is in compliance with the OCP Future Land Use designation as at May 30, 2011. A tax incentive for rental housing will only be considered when the vacancy rate is at or below 3%;

7. **Term of Tax Exemption** – provided the requirements of this agreement, and of the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561, are met the Tax Exemption shall be for 10 years after the BC Assessment Authority validates the Tax Exemption Certificate issued by the City of Kelowna's Revenue Branch.,

8. **Compliance with Laws** – the Owner shall construct the Project and, at all times during the term of the Tax Exemption or any renewal term, use and occupy the Parcel and the Project in compliance with all statutes, laws, regulations and orders of any authority having jurisdiction and, without limiting the generality of the foregoing, all federal, provincial, or municipal laws or statutes or bylaws, including all the rules regulations policies guidelines criteria or the like made under or pursuant to any such laws.

9. **Effect of Stratification** – if the Owner stratifies the Parcel under the Strata Property Act, then the Tax Exemption shall be prorated among the strata lots in accordance with the unit entitlement of each strata lot for:

   a. the current and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office before May 1; or

   b. for the next calendar year and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office after May 1;

   so long as, if the Project is the subject of an operating agreement between the Owner and the Provincial Rental Housing Corporation, the Owner is in compliance with the operating agreement. The Owner agrees to provide written confirmation to the City regarding the Owner's compliance with the said operating agreement, satisfactory to the City, upon the City's reasonable inquiry.

10. **Termination of the agreement -** the revitalization tax exemption agreement will be valid for 48 months from the date the agreement is executed by Council. If the conditions for issuance of a Tax Exemption Certificate have not been met during this term, the owner may request a renewal term to this agreement or the agreement will be terminated.

11. **Cancellation** – the City may in its sole discretion cancel the Tax Exemption Certificate at any time:

   a. on the written request of the Owner; or

   b. effective immediately upon delivery of a notice of cancellation to the Owner if at any time any of the conditions in the Tax Exemption Certificate are not met.

   c. If the Owner is subject to an operating agreement with the Provincial Rental Housing Corporation and is not in compliance with the operating agreement.

   If such cancellation occurs, the Owner of the Parcel for which the Tax Exemption Certificate was issued will remit to the City an amount equal to the value of any Tax Exemption received after the cancellation of the Tax Exemption Certificate.

12. **No Refund** – for greater certainty, under no circumstances will the Owner be entitled under the City's revitalization tax exemption program to any cash credit, any carry forward tax exemption credit or any refund for any property taxes paid.

13. **Notices** – any notice or other writing required or permitted to be given hereunder or for the purposes hereof to any party shall be sufficiently given if delivered by hand or posted on the Parcel, or if sent by prepaid registered mail (Express Post) or if transmitted by facsimile to such party:

   a. in the case of a notice to the City, at:

      THE CITY OF KELOWNA
      1435 Water Street,
      Kelowna, B.C.
      V1Y 1J4

      Attention:
      Phone: Email:

b. in the case of a notice to the Owner, at:

[Insert name and address of owner]

Attention:
Phone:
Email:

Or at such other address as the party to whom such notice or other writing is to be given shall have last notified the party giving the same.

14. **No Assignment** – the Owner shall not assign its interest in this agreement except to a subsequent owner in fee simple of the Parcel.

15. **Severance** – if any portion of this agreement is held invalid by 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 of this agreement.

16. **Interpretation** – wherever the singular or masculine is used in this agreement, the same shall be construed as meaning the plural, the feminine or body corporate where the context or the parties thereto so require.

17. **Further Assurances** – the parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this agreement.

18. **Waiver** – waiver by the City of a default by the Owner shall be in writing and shall not be deemed to be a waiver of any subsequent or other default.

19. **Powers Preserved** – this agreement does not:

    a. Affect or limit the discretion, rights or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Parcel;
    b. Affect or limit any enactment relating to the use or subdivision of the Parcel; or

    c. Relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Parcel and without limitation shall not confer directly or indirectly any exemption or right of set-off from development cost charges, connection charges, application fees, user fees or other rates, levies or charges payable under any bylaw of the City.

20. **Reference** – every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, assigns, servants, employees, agents, contractors, officers, licensees and invitees of such party, wherever the context so requires or allows.

21. **Enurement** – this agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

22. Any construction of a new improvement or alteration of an existing improvement as of this bylaw undertaken prior to the application for a Revitalization Tax Exemption will not be eligible for consideration

23. The maximum Revitalization Tax Exemption authorized under this Bylaw must not exceed the Revitalization Amount on the Property between:

    a. the calendar year before the construction or alteration began, as outlined under Section 1 of this agreement; and

a. the calendar year in which the construction or alteration, as outlined under Section 1 of this agreement, is completed.

24. The Property's assessed value of improvements must not be reduced below the amount assessed in the calendar year prior to construction or alteration, as a result of the Revitalization Tax Exemption.

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the day and year first above written.

Executed by the CITY OF KELOWNA by
Its authorized signatories:

_____
Mayor

_____
City Clerk

Executed by _____ by its
Authorized signatories:

_____
Name:

_____
Name:
Appendix "A": Plans and Specifications
Appendix "B": Performance Criteria

Report to Council

Date: June 24, 2019

File: 1405-06

To: City Manager

From: Transit and Programs Manager

Subject: 2019 Transit Capital Program Reprioritization and Transit Reserve Funding Request

Recommendation:

THAT Council receive the report from the Transit and Programs Manager dated June 24, 2019 with respect to the 2019 Transit Capital Program Reprioritization and Transit Reserve Funding Request;

AND THAT the 2019 Financial Plan be amended to reflect the cancellation and re-assignment of transit capital funds, and to accommodate the request for $100,000 from the Transit Reserve.

Purpose:

To inform Council of the rationale for the proposed reprioritization of 2019 transit capital projects and request additional funding from the Transit Reserve.

Background:

In 2018, the Province of British Columbia entered into an Integrated Bilateral Agreement with the Government of Canada for Investing in Canada Infrastructure Program (ICIP) funding. The public transit stream of the program includes $2.7 billion in funding allocated between BC Transit[1] and Translink based upon ridership in each of these systems. Under the agreement, the Federal Government will fund between 40% and 50% of eligible projects with the Province contributing a minimum of 33.33%. Local government partners are required to contribute the remainder for projects under consideration within their region. A portion of ICIP funds will support important BC Transit system-wide initiatives such as modernization of the transit fare system. Several transit infrastructure projects throughout the Central Okanagan have been identified as candidates for ICIP funding over the horizon of the program. Successful application for Federal funding depends upon BC Transit and partner communities having certainty that projects can be successfully delivered within the horizon of the funding program. Projects must be substantially completed by Fall 2027. In preparation for applications for initial candidate projects in Kelowna, further analysis, design and stakeholder consultation is required. While costs associated with preliminary project scoping is not recoverable for projects not yet approved for ICIP funding, it is a necessary step to increase the likelihood of success of applications.

1 BC Transit represents all transit systems that operate outside of the Translink service area in the Lower Mainland.

Capital Funding Request

The current Transit Operations and Maintenance Centre facility at 1494 Hardy Street, has been in operation for over 25 years and is now at capacity for bus maintenance and repair, bus storage, fueling, supply and equipment storage, and administration space. The current site is constrained in terms of available land, with a large portion of bus storage temporarily located on future road right of way for the Central Okanagan Multi Modal Corridor (COMMC). A 2013 Facilities Study commissioned by BC Transit concluded, "*The facility on Hardy Street will be unable to sustain continued growth of the transit system in this region … As there is no opportunity to expand the site due to adjacent property restrictions, consideration should be made to the eventual construction of either a secondary site, or a single consolidated facility to replace the existing one.*" In 2016, $325,000 of federal gas tax funds were invested to extend the life of the facility by 5-6 years in anticipation of the upcoming PTIF (now ICIP) federal/provincial transit funding program.

The City's Real Estate Department conducted a comprehensive property search to identify potential replacement sites for the transit operations centre. Several sites, including both City-owned and privately held land assemblies were identified and analyzed for location, cost, ease of acquisition, and other site characteristics. The 2017 strategic acquisition of 4670 Hwy 97 N (the former Serwa property) has provided the most suitable option given cost, location, property size, and future expansion capability.

The site is presently within the ALR and zoned A1 for agricultural use, however the Official Community Plan (OCP) designates the future land use as Industrial. Application for ALR exclusion is planned. Upon successful application for exclusion from the ALR, subsequent planning and development applications will be required.

To secure project funding through the Investing in Canada Infrastructure Program (ICIP), a joint study (co-funded by BC Transit) for site location, cost analysis and proof of concept for construction is required. This study will also form a part of project approval processes and potential future funding opportunities and application requests. On a 50/50 basis, the City of Kelowna's contribution is set at $100,000 of the full study cost of $200,000. This study's site analysis work will include future road alignment options for Hollywood Road which will bisect the property; basic geotechnical analysis; preliminary transit operations center layout options including buildings, parking, utility locations, water and drainage, and access and egress points. This work will allow for improved accuracy in developing total buildout costs for use in the ultimate funding application. The proposed funding source for the City's portion of the initial study is the Transit Reserve.

Capital Projects Reprioritization

The 2019 Transit Capital Program includes projects categorized by New Transit Equipment and Transit Equipment Renewal totaling $325,000 in 2019. A total of $195,000 is proposed to be reallocated toward scoping four additional ICIP candidate projects. Projects proposed to be cancelled for the current year are those deemed lower priority and/or determined to be best delivered in coordination with other works in the future.

Current 2019 transit capital budget allocation
(projects in bold are proposed to be deferred)

Project	Scope	Budget
Glenmore/High bus bay	Design/construct - pull out, passenger boarding platform and amenities	**$100,000**
Rutland Rd/RSS bus stop	Construct – new stop, repurposed bus shelter	$20,000
Springfield/Richter bus stop	Design/construct – enhance stop – passenger boarding platform, bench seating	$20,000
KLO/Casorso bus stop	New transit shelter on existing platform	$25,000
Springfield/Ethel bus stop	Construct – passenger boarding platform, bench seating.	$10,000
Rutland/Gray bus stop improvement	Design/feasibility review, construct – stop enhancement – platform, shelter	**$35,000**
Highway 33/Kneller bus stop improvement	Design/construct – stop safety enhancement – new shelter back of sidewalk	$35,000
Highway 33/Oswell bus stop improvement	Design/construct – stop safety enhancement – relocate shelter back of sidewalk	$10,000
Glenmore/Bernard bus stop improvement	Design/feasibility review, construct – passenger boarding platform, bench seating	**$60,000**
Bus stop signage, general amenities	Annual transit signage program & minor improvements	$10,000

ICIP Candidate Projects
The four additional candidate projects proposed to be studied further to assess feasibility and explore preliminary design options are shown below. Each project is further detailed in the appendix 'Initial ICIP Projects in Kelowna' accompanying this report.

Project	Description	Objectives
Orchard Park Exchange & Mobility Hub	Facility renewal and mobility integration	Expand capacity, improve efficiency, safety, amenities. Explore design, placement, layout options.
Rutland Park & Ride/Mobility Hub	Dedicated Park & Ride area, mobility integration	Facilitate auto and micro-mobility access to high-order transit services at Rutland Exchange from outlying areas.
Mission Rec Exchange, Park & Ride/Mobility Hub	Facility relocation and mobility integration	Reduce annual operating costs, address current bus/vehicle conflicts & maintenance challenges, support future service expansions.
YLW Transit Stations	Improved transit infrastructure in support of future service growth	Coordination with YLW ground-side and Okanagan Gateway studies. Support future transit service expansions.

Council's approval of the 2019 budget amendment is requested.

Internal Circulation:
Real Estate Department Manager
Communications Advisor, Community Engagement
Divisional Director, Infrastructure
Financial Planning Manager
Integrated Transportation Department Manager
Infrastructure Engineering Manager
Airport Operations Manager

Financial/Budgetary Considerations:

1. A request for the 2019 Financial Plan to be amended to fund the $100,000 ICIP joint study project from the Transit Reserve;

2. Summary of Budget Amendment Request to transfer budget to fund ICIP projects.

2019 Transit Capital Projects (transferred from)	2019 Current Budget	2019 ICIP Candidate Projects (transferred to)	2019 Proposed Budget
Glenmore Rd at High Rd - Major Bus Stop	$100,000	Orchard Park Exchange & Mobility Hub	$140,000
Rutland Rd S at Gray Rd	$35,000	Rutland Park & Ride/Mobility Hub	$15,000
Glenmore Rd at Bernard Ave	$60,000	Mission Rec Exchange, Park & Ride/Mobility Hub	$25,000
		YLW Transit Stations	$15,000
Total Amount to be Transferred	$195,000		$195,000

Considerations not applicable to this report:
Alternate Recommendation
Communications Comments
Existing Policy
External Agency/Public Comments:
Legal/Statutory Authority
Legal/Statutory Procedural Requirements
Personnel Implications

Submitted by:

J. Dombowsky, Transit and Programs Manager

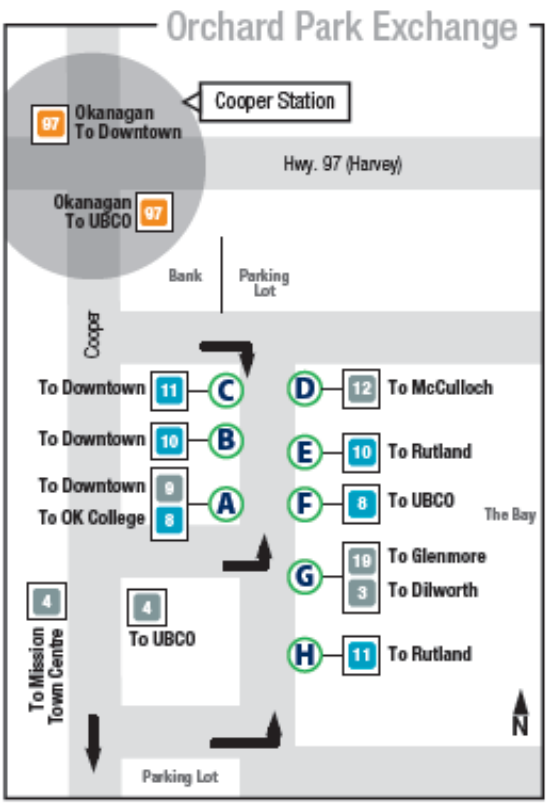
Reviewed & approved by: R. Villarreal, Department Manager, Integrated Transportation

Approved for inclusion: A. Newcombe, Divisional Director, Infrastructure

Attachment 1 – Initial ICIP Projects in Kelowna 2019-06-17
Attachment 2 – 2019 Transit Capital Program Reprioritization and Transit Reserve Funding Request Presentation

cc: Divisional Director, Corporate Strategic Services
Divisional Director, Financial Services
Divisional Director, Infrastructure
Divisional Director, Partnership and Investments
C. Fudge, Regional Transit Manager, BC Transit
M. Boyd, Planning Manager, BC Transit

Mid-Town (Orchard Park) Transit Exchange and Mobility Hub Renewal



Background & Rationale – This facility is the only major transit exchange in Kelowna that remains to be upgraded having not been included in funding rounds during the various Rapid Bus program streams. The Mid Town (Orchard Park) transit exchange is the second busiest in the region with 2/3rds of all transit trips passing through the facility. The exchange is operating at capacity today constraining service expansion. Amenities are sub-standard and operating challenges persist in the current layout which relies entirely on private property at Orchard Park Mall. The facility is not under a formal lease agreement with the land owner. Renewal of the exchange is considered the second highest infrastructure priority in the system next to replacement of the transit operating centre.

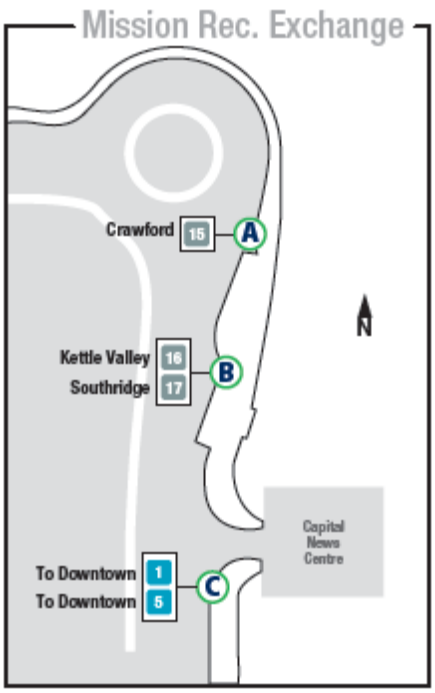
Status – Multiple concept designs have been developed dating back to 2007 with concepts for an on-street facility on Cooper Rd developed in 2016. In early 2019 City of Kelowna staff engaged Orchard Park Shopping Centre and parent company, Primaris who expressed support to explore options that retain some or all of transit operations on their site and in considering a lease to formalize use of the property. Engagement with Orchard Plaza management (McIntosh Properties) followed with their team sharing factors important to them and their site for consideration.

Study Objectives

In collaboration with external and internal (City) stakeholders:

- Identify key operational, safety, design objectives.
- Assess the broader road network impacts of various facility design options.
- Explore placement, layout and design options and ultimately identify a recommended option.
- Assess the feasibility of improved cycling and pedestrian access and shared micro-mobility integration.

Mission Rec Exchange and Park & Ride and Mobility Hub



Background and Rationale – This facility was constructed in 2008 in conjunction with the City's H20 indoor water park project. Service did not begin at the facility until early 2012. The exchange is served by 3 community bus routes and 2 major routes (1, 5) and serving the exchange requires that buses slowly navigate the internal road network of the broader site. Doing so adds significant run time and conflicts and thus operating cost each year. Conflicts with both private and service vehicles occur daily often resulting in buses unable to navigate the adjacent roundabout and bus operators experiencing tense interactions with motorists. Maintaining the facility proves challenging and costly with full surface renewal required periodically as a result of damage to the 50mm paved surface caused by buses. In addition, snow must be fully removed from the roundabout each winter to ensure it is passable by buses which are often blocked by illegally parked private vehicles.

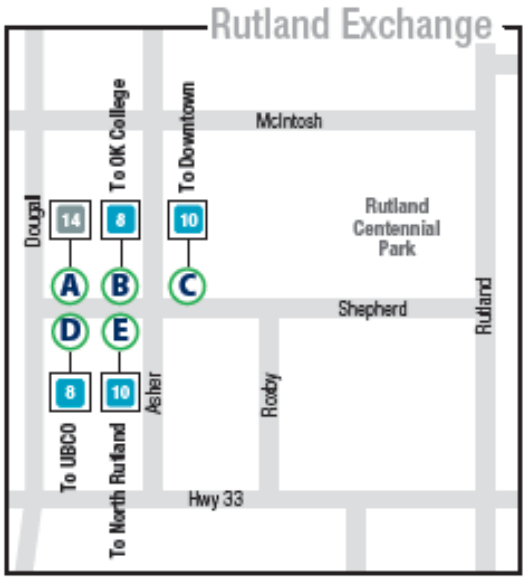
Status – All efforts have been made to improve winter maintenance practices and reduce conflict between buses, private automobiles and service vehicles however challenges persist. The cost of operating deep into the park continues to be a burden on resources. The Transit Future Action Plan proposes a network review in the South Mission that includes possible changes to route structures and service levels for routes serving the exchange. A preliminary proposal to relocate the exchange to the northeast corner of Gordon Dr at Lequime Rd within an underutilized portion of the parking lot has garnered interest internally. This proposed new facility may include new bus stops on Gordon Dr, dedicated park & ride spaces and amenities and connections to support micro-mobility connections to transit. The new facility would serve to address the challenges faced today, reduce operating costs and accommodate park & ride connections to high-order transit for residents of outer neighborhoods that are not cost effective to serve by transit.

Study Objectives

In collaboration with external and internal (City) stakeholders:

- Identify key operational, safety, design objectives.
- Assess the broader road network impacts of various facility design options.
- Explore placement, layout and design options and ultimately identify a recommended option.
- Assess the feasibility of improved cycling and pedestrian access and shared micro-mobility integration.

Rutland Exchange Park & Ride and Mobility Hub



Background and Rationale – Rutland Town Centre Exchange was completed in 2018 facilitating the restructuring of Rutland area transit routes focusing them on a single site. This central access point to high-order transit services provided on routes 8 University, 10 North Rutland and 11 South Rutland is well situated to accommodate park & ride and mirco-mobility integration. These elements would improve general access to transit with park & ride particularly benefiting residents of outlying areas that are not easily or cost-effectively served by transit or those with limited service today. The City's Roxby parking lot includes an underutilized section in its north extent which borders the transit exchange that ideal for this proposed use.

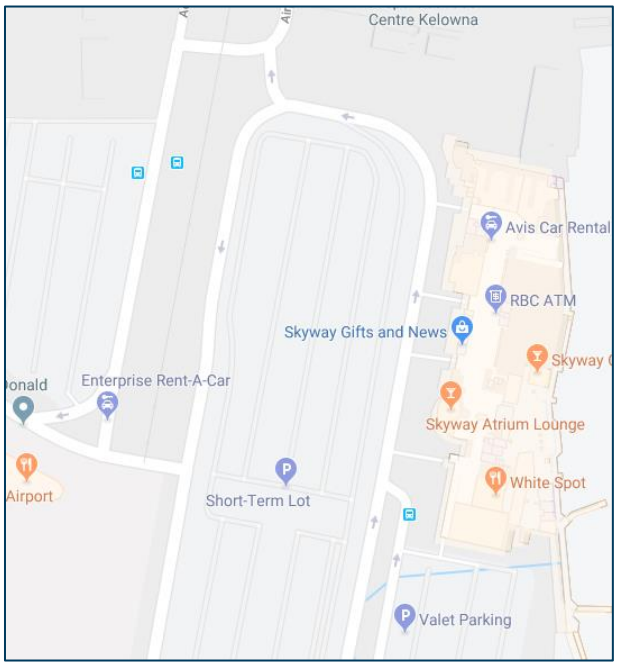
Status – Repurposing a portion of the Roxby municipal parking lot has garnered preliminary support from The City of Kelowna's Parking Management team who recognize the value of enhancing access to transit and better utilization of the site. This project presents an opportunity for expedited delivery of an ICIP project that will have an immediate benefit to users while continuing the City's vision for redevelopment of the Town Centre.

Study Objectives

In collaboration with external and internal (City) stakeholders:

- Identify key operational, safety, design objectives.
- Explore layout and design options and ultimately identify a recommended option.
- Assess the feasibility of improved cycling and pedestrian access and shared micro-mobility integration.

Kelowna International Airport Transit Station



Background and Rationale – Kelowna International Airport (YLW) was the second busiest airport in British Columbia in 2018 with over 2 million trips accommodated. The airport, together with the multitude of private businesses located on the broader campus are major regional employers with growing workforces. Today, YLW is served by route #23 Lake Country which operates along Airport Way between Highway 97 and Old Vernon Road on weekdays only from 6am to 6:30pm. Outside of these hours, the route reverts to Highway 97 between UBCO and Lake Country. The #90 North Okanagan connector interregional service linking Kelowna and Vernon services the airport on northbound routing only with 8 trips per day (4 in the summer months). Public requests and political support for expanded airport service has grown in recent years with a focus on extending the 97 Okanagan Rapid Bus line to YLW. The YLW Master Plan proposes investment in public transit infrastructure and the introduction of Rapid Bus no later than 2025, improvements that are also proposed in The Transit Future Action Plan.

Status – The YLW Ground-side study and Okanagan Gateway study are in development currently. These plans will identify the form of future transit services and infrastructure and identify the ultimate location of transit stations. Once complete YLW and City Transportation staff, in collaboration with BC Transit, will determine the most appropriate time frame to initiate a detailed design exercise or the facility.

Transit Capital Requests

June 24, 2019

Investing in Canada Infrastructure Fund

- Launched in 2016 as the Public Transit Infrastructure Fund
- $3.4 billion Canada wide
- Local projects include the SmartBus Initiative
  - Cameras on buses
  - Real time transit information (NextRide)
  - Automated passenger counting
- New transit exchange at UBCO

Investing in Canada Infrastructure Fund

- Phase II announced 2017
- $25.3 billion Canada wide over 10 years
- $2.7 billion allocated to BC
- Bilateral Agreement (Provincial/Federal) signed in 2018
  - Federal contribution 40% – 50%
  - Provincial minimum of 33.3%
  - Remainder – Local Governments (as low as 17% after partner contribution on regional projects)

Investing in Canada Infrastructure Fund

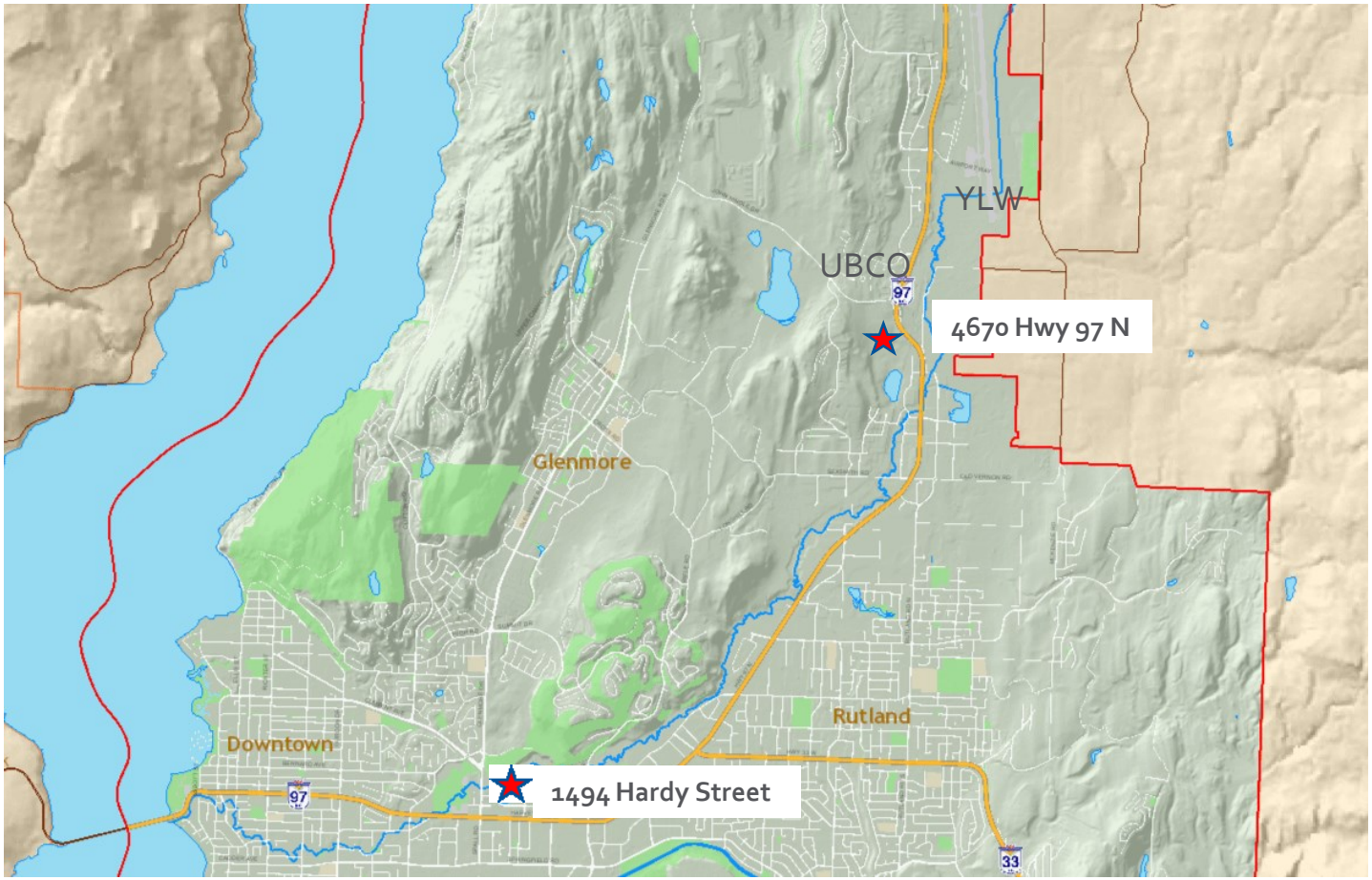
- BC priorities:
  - BC Transit modernization projects
  - Preliminary Kelowna project list submitted to BC Transit
  - Funding informally reserved for Kelowna
- Today requesting funding allocation to develop/further refine the priority project application

Investing in Canada Infrastructure Fund

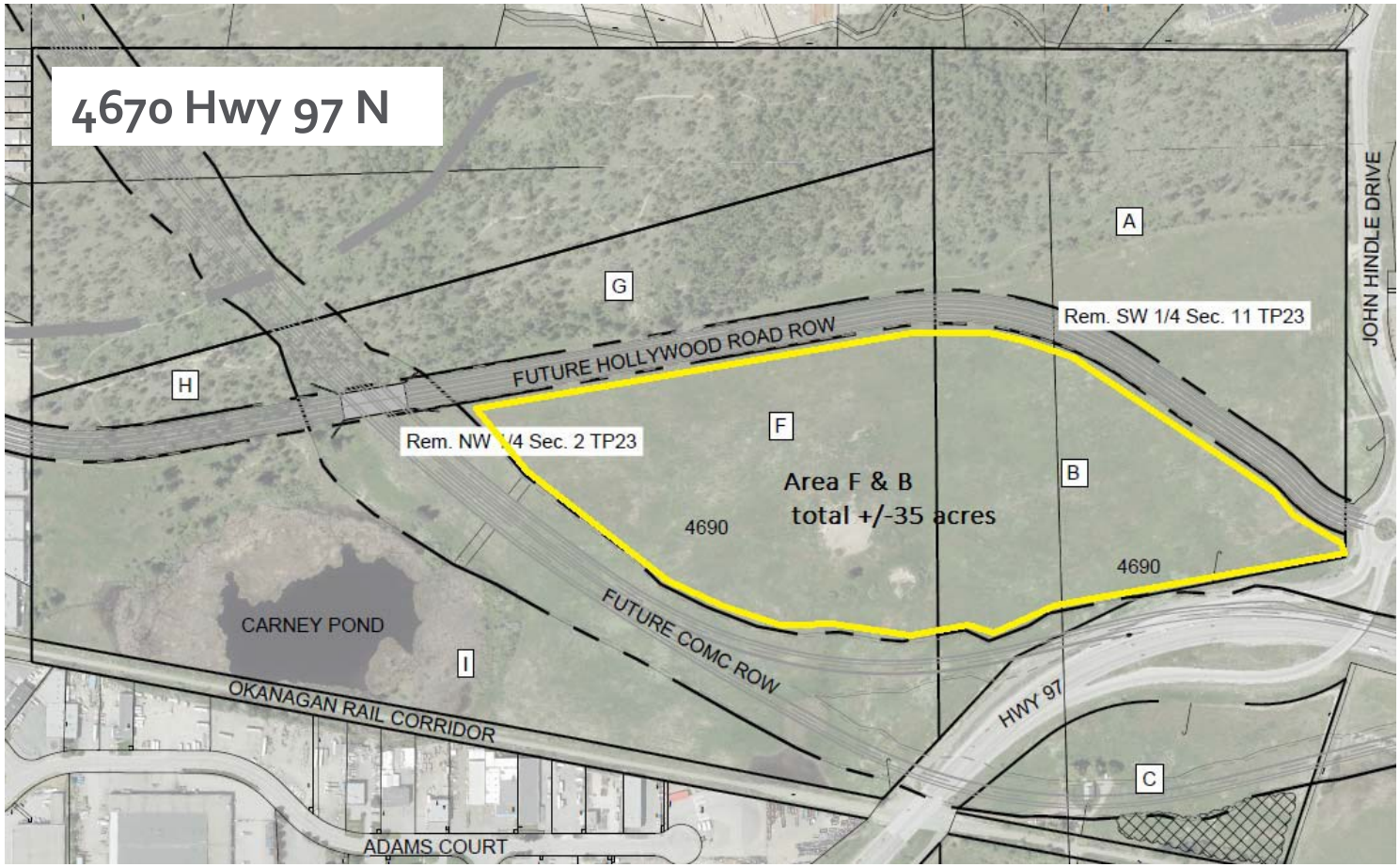
- Funding process:
  - Province enters into bilateral agreement with Federal Government
  - Province enters into agreements with Local Governments to deliver projects
  - BC Transit identifies projects and submits to Federal Government for approval
- Basis project information is required, but must include financial and start/completion information

Transit projects:

Transit projects:



Transit projects:



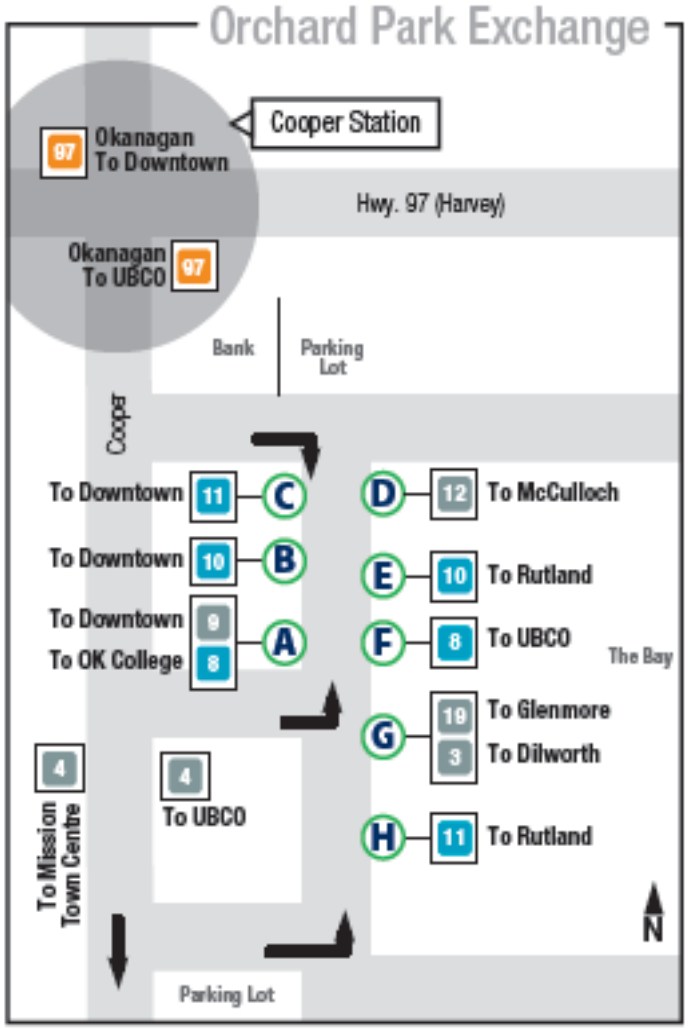
Transit projects:

- Four additional candidate projects:
  - Orchard Park Exchange & Mobility Hub
  - Mission Rec Exchange, Park & Ride/Mobility Hub
  - Kelowna Airport Transit Stations
  - Rutland Park & Ride/Mobility Hub

Transit projects:

City of Kelowna

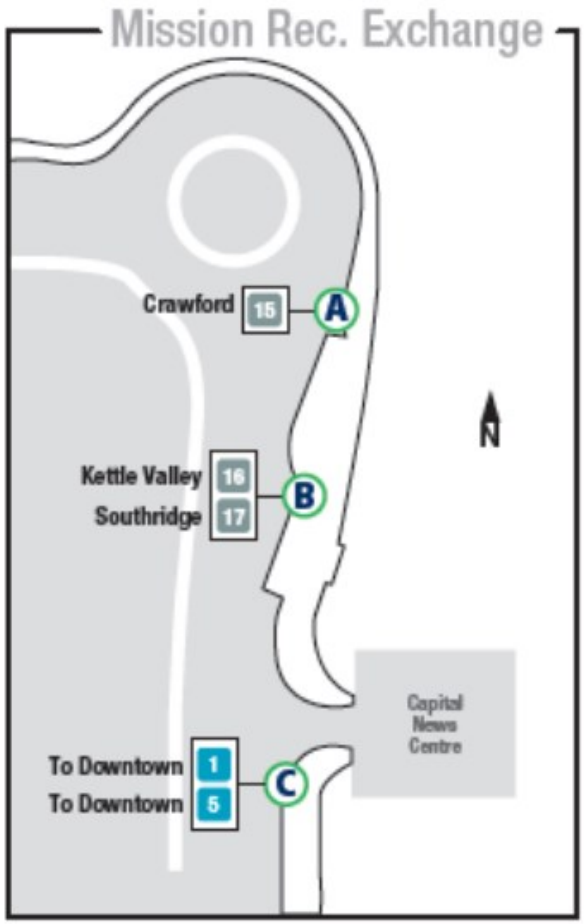
Mid-Town (Orchard Park) Transit Exchange and Mobility Hub Renewal



Transit projects:

City of Kelowna

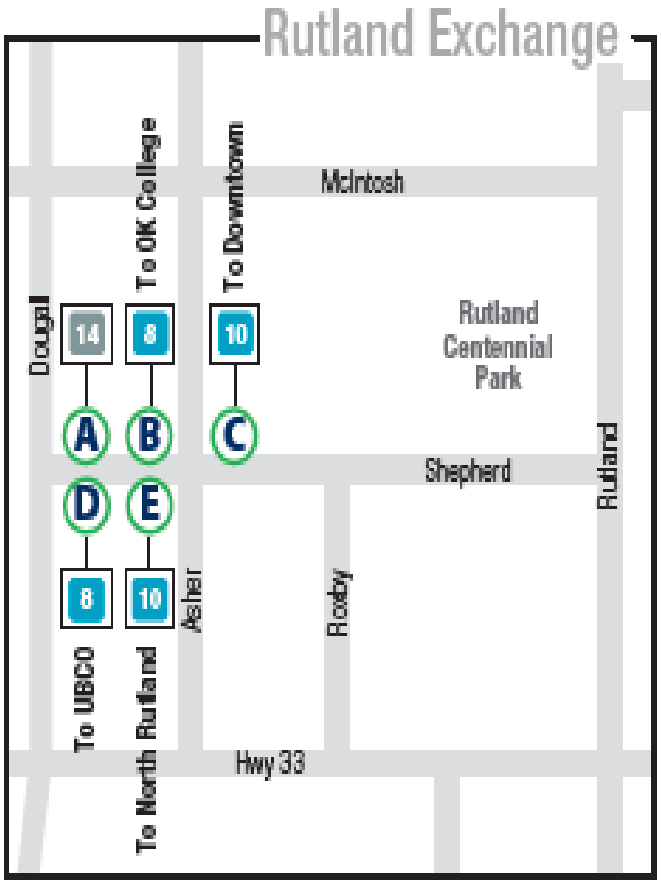
Mission Rec Exchange and Park & Ride and Mobility Hub



Transit projects:

City of Kelowna

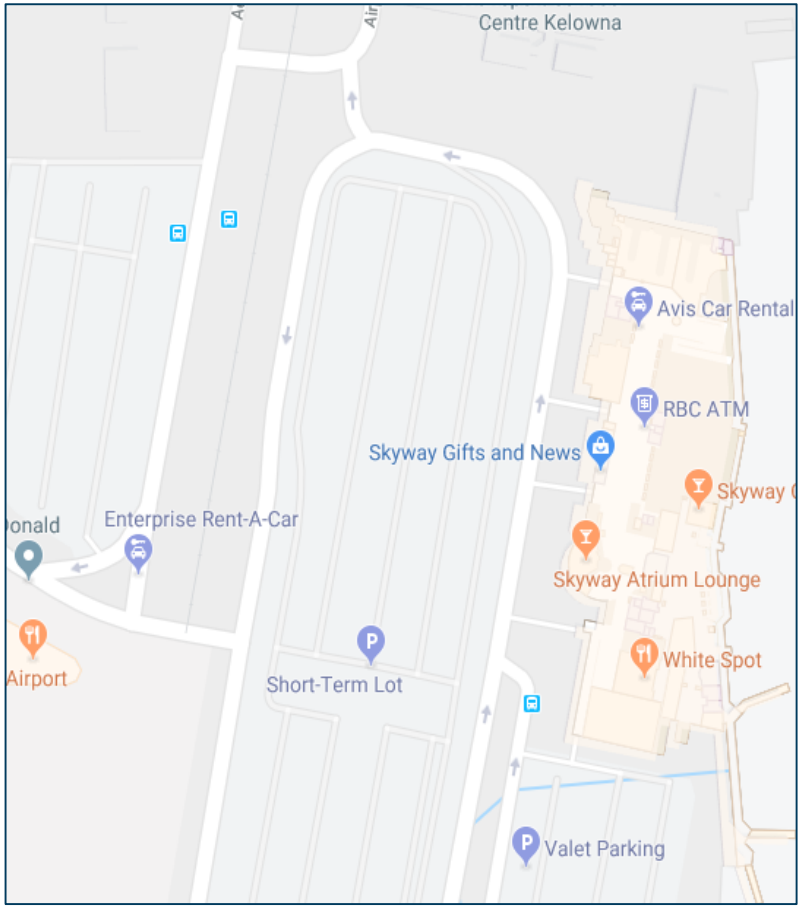
Rutland Exchange Park & Ride and Mobility Hub



Transit projects:

City of Kelowna

Kelowna International Airport Transit Station



Transit projects:

- Glenmore/High bus bay
  - Design/construct - pull out, passenger boarding platform and amenities $100,000
- Rutland/Gray bus stop improvement
  - Design/feasibility review, construct – stop enhancement – platform, shelter $35,000
- Glenmore/Bernard bus stop improvement
  - Design/feasibility review, construct –passenger boarding platform, bench seating $60,000

Recommendation

The 2019 Financial Plan be amended

1) to fund the $100,000 ICIP joint study project from the Transit Reserve and
2) to reflect the cancellation and re-assignment of transit capital funds of $195,000

CITY OF KELOWNA

BYLAW NO. 11729

Road Closure and Removal of Highway Dedication Bylaw
(Portion of Lane North of Highway 33)

A bylaw pursuant to Section 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of highway on Highway 33

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, hereby enacts as follows:

1. That portion of highway attached as Schedule "A" comprising 156.9m^2 shown in bold black as Closed Lane on the Reference Plan prepared by Ryan Delaurier, B.C.L.S., is hereby stopped up and closed to traffic and the highway dedication removed.

2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

Read a first, second and third time by the Municipal Council this 6th day of May, 2019.

Approved Pursuant to Section 41(3) of the Community Charter this 15th day of May, 2019.

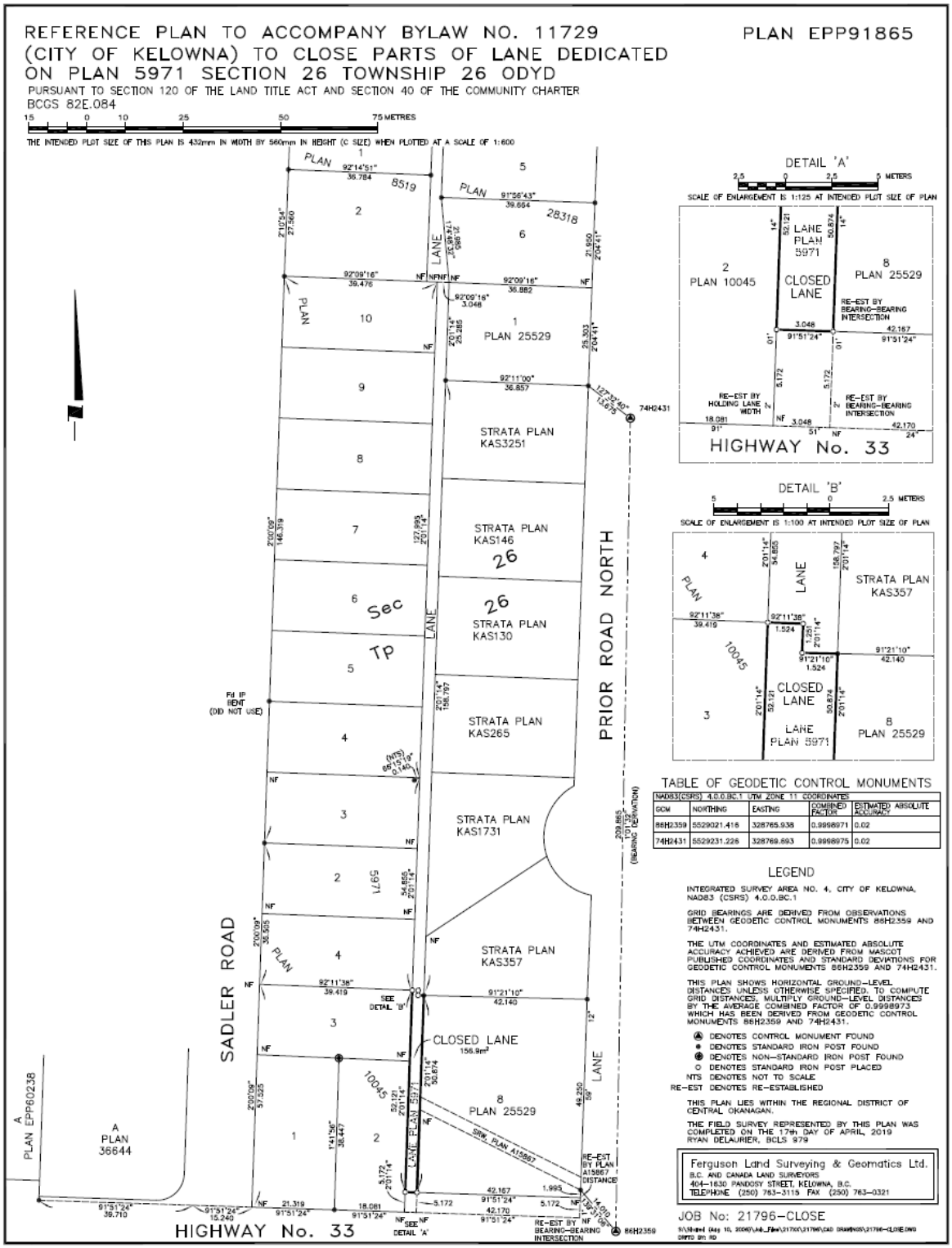
_____Blaine Garrison_____
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

_____
Mayor

_____
City Clerk

Schedule "A"


REFERENCE PLAN TO ACCOMPANY BYLAW NO. 11729
(CITY OF KELOWNA) TO CLOSE PARTS OF LANE DEDICATED
ON PLAN 5971 SECTION 26 TOWNSHIP 26 ODYD
PLAN EPP91865
PURSUANT TO SECTION 120 OF THE LAND TITLE ACT AND SECTION 40 OF THE COMMUNITY CHARTER
BCGS 82E.084
THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:600
DETAIL 'A'
SCALE OF ENLARGEMENT IS 1:125 AT INTENDED PLOT SIZE OF PLAN
HIGHWAY No. 33
DETAIL 'B'
SCALE OF ENLARGEMENT IS 1:100 AT INTENDED PLOT SIZE OF PLAN
PRIOR ROAD NORTH
SADLER ROAD
STRATA PLAN KAS3251
STRATA PLAN KAS146
STRATA PLAN KAS130
STRATA PLAN KAS265
STRATA PLAN KAS1731
STRATA PLAN KAS357
CLOSED LANE
PLAN 25529
PLAN 10045
PLAN 36644
PLAN EPP60238
Sec 26 Tp 26
TABLE OF GEODETIC CONTROL MONUMENTS
NAD83(CSRS) 4.0.0.BC.1 UTM ZONE 11 COORDINATES
GCM | NORTHING | EASTING | COMBINED FACTOR | ESTIMATED ABSOLUTE ACCURACY
86H2359 | 5529021.418 | 328765.938 | 0.9998971 | 0.02
74H2431 | 5529231.226 | 328769.693 | 0.9998975 | 0.02
LEGEND
INTEGRATED SURVEY AREA NO. 4, CITY OF KELOWNA, NAD83 (CSRS) 4.0.0.BC.1
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 86H2359 AND 74H2431.
THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 86H2359 AND 74H2431.
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9998973 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 86H2359 AND 74H2431.
DENOTES CONTROL MONUMENT FOUND
DENOTES STANDARD IRON POST FOUND
DENOTES NON-STANDARD IRON POST FOUND
DENOTES STANDARD IRON POST PLACED
NTS DENOTES NOT TO SCALE
RE-EST DENOTES RE-ESTABLISHED
THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF CENTRAL OKANAGAN.
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 17th DAY OF APRIL, 2019
RYAN DELAURIER, BCLS 979
Ferguson Land Surveying & Geomatics Ltd.
B.C. AND CANADA LAND SURVEYORS
404-1630 PANDOSY STREET, KELOWNA, B.C.
TELEPHONE (250) 763-3115 FAX (250) 763-0321
JOB No: 21796-CLOSE

CITY OF KELOWNA

BYLAW NO. 11770

Well Regulation Bylaw

A bylaw to regulate the disconnection and closure of wells on properties connected to the City Water Utility.

WHEREAS under Section 8 of the *Community Charter*, Council may by bylaw, regulate, prohibit and impose requirements in relation to municipal services;

AND WHEREAS the City of Kelowna has established by section 2.1.1 of the Water Regulation Bylaw No. 10480 the service of water supply through the City Water Utility (the "System");

AND WHEREAS the City of Kelowna deems it necessary and desirable to regulate the use and closure of wells on properties served by the system;

AND THEREFORE, the Council of the City of Kelowna, in an open meeting assembled, enacts as follows:

1. Introduction

1.1 This Bylaw may be cited for all purposes as the "City of Kelowna Well Regulation Bylaw No. 11770."

2. Applicabilty

2.1 Nothing in this Bylaw shall preclude anyone from complying with the provisions of any other local, provincial, or federal regulations or enactment.

2.2 Any enactment referred to herein is a reference to an enactment of British Columbia, and the regulations thereto, as amended, revised, consolidated or replaced from time to time, and any bylaw referred to herein is a reference to an enactment of the Council of the City of Kelowna, as amended, revised, consolidated, or replaced from time to time.

3. Definitions

3.1 In this Bylaw;

"Backflow" means flow of water, well water or other substances back into any plumbing system connected to the System.

"Bylaw" means the City of Kelowna Well Regulation Bylaw.

"City" means the City of Kelowna.

"Close" means to remove a Well from service permanently in accordance with section 9 of the Groundwater Regulation.

"Connect" or "Connection" means to connect the Private System on a parcel to the System.

"Contractor" means the person responsible for the performance in the compliance with this Bylaw of the work to Close a Well.

"Disconnect" or "Disconnected" means to disconnect a Well from the Private System on the parcel on which the Well is located, in a manner that permanently prevents water or other substances from entering the System.

"Domestic Purpose" means the use of water for "domestic purpose" as defined in the Water Sustainability Act.

"Groundwater Regulation" means the Groundwater Protection Regulation, B.C. Reg.299/2004, under the *Water Sustainability Act*.

"Irrigation System" means the separate network of pipes, pumps, water treatment facilities, valves, hydrants, service lines, water meters and all other appurtenances or facilities that made up the water supply and distribution system of the former South East Kelowna Irrigation District ("SEKID") and which, since the dissolution of SEKID, is being operated by the City of Kelowna as a water supply for non-domestic purposes within the area formerly serviced by SEKID.

"Manager" means the person with responsibility for the management and oversight of the day-to-day operation of the System.

"Non-Domestic Purpose" means for uses other than those defined for a Domestic Purpose.

"Owner" means the owner of a Well on a parcel Connected to the System, and in the case of a Well situated on land to which the *Strata Property Act*, SBC 1998, c. 43 applies, means the strata corporation.

"Permission to Use Well for Domestic Purposes" means a permission authorized by the Manager under section 6 to operate a well for a Domestic Purpose.

"Private System" means the onsite pipes and other apparatus on a parcel, connected to the System at the property line and used to convey water from the System to the plumbing fixtures in the buildings or structures on that parcel.

"Service Connection" has the same meaning as defined in the City of Kelowna Bylaw No. 10480.

"System" has the same meaning as "City Water Utility" in the City of Kelowna Bylaw No. 10480.

"Well" means a groundwater well that was used for supplying water for Domestic Purposes or Non-Domestic Purposes prior to the Connection of the parcel on which the well was located.

"Well Decommission Report" has the same meaning as a "well decommission report" in the Groundwater Regulation and which contains all of the information required under Schedule 4 of the Groundwater Regulation.

"Well Driller" means a person holding, in relation to the decommissioning of wells, the prescribed qualifications of a well driller under the Water Sustainability Act, SBC 2014, c. 15.

4. Well Disconnection and Closure Options

4.1 The Owner of a parcel on which a Well is located, upon the Connection, must promptly Disconnect or cause the Well to be Disconnected at the Owner's expense.

4.2 No later than the later of 12 months after the Connection or 12 months after the date of adoption of this bylaw, the Owner must:

(a) ensure the Well is Closed in accordance with this Bylaw and all applicable provincial enactments, and
(b) at the Owner's expense, obtain and submit a Well Decommission Report prepared by the Well Driller, to the City and Ministry of Environment.

5. Non-domestic Purpose Option

5.1 If, despite section 4.2, an Owner wishes to be or remain Connected to the System and to continue to use the Well for Non-Domestic Purposes, the Owner must submit to the Manager, not later than sixty days after the date of the adoption of this Bylaw where there is an existing Connection, or not later than sixty days after the date of Connection in the case of a parcel that does not have a Connection at the date of adoption of this Bylaw:

(a) an Application for Permission to Use a Well for Non-Domestic Water Purpose after Connection in the form prescribed for that purpose by the Manager;
(b) a map showing:
    (i) the location of the Well in relation to the buildings and structures on the parcel on which the Well is located, and
    (ii) the well identification plate number, if available.
(c) a copy of the Owner's application to the Province for a groundwater license.

5.2 An Owner who is permitted under this section to use a Well for Non-Domestic Purposes after Connection to the System must:

(a) operate and maintain the Well in good order and in accordance with the requirements of sections 58 and 59 of the *Water Sustainability Act*, S.B.C. 2014, c. 15 and Part 7 of the Groundwater Regulation;
(b) ensure that the Well is physically disconnected from the Irrigation System;
(c) ensure the Well is Closed immediately when required by the City to do so if it is not operated or maintained in good order;
(d) not reconnect the Well to an Owner's existing private domestic water distribution system or the Private System as long as the Owner's parcel is Connected; and
(e) not use the Well for Domestic Purposes.

6. Option of Well for Domestic Use

6.1 If, despite section 4.2, an Owner wishes to use the Well for a Domestic Purpose, the City will not provide water service from the System to the parcel through a Service Connection except in accordance with Section 6.2. The Owner must submit to the Manager not later than sixty days after the date of the adoption of this Bylaw where there is an existing Connection, or not later that sixty days after the date of Connection in the case of a parcel that does not have a Connection at the date of adoption of this Bylaw:

(a) an Application for Permission to Use a Well for Domestic Water Purpose after Connection in the form prescribed for that purpose by the Manager;
(b) a map showing the location of the Well in relation to the buildings and structures on the parcel on which the Well is located, and the well identification plate number, if available.

6.2 The Manager may issue a Permission to Use Private Well for Domestic Purposes to an Owner of a parcel that has a Connection where there is more than one residential dwelling on the parcel and it would be unduly expensive in the assessment of the Manager to provide a Connection to one or more of the residential dwellings.

6.3 An Owner who is permitted under this section to use a Well for Domestic Purposes after Connection to the System must:

(a) operate and maintain the Well in good order and in accordance with the requirements of sections 58 and 59 of the Water Sustainability Act, S.B.C. 2014, c. 15 and Part 7 of the Groundwater Regulation;
(b) ensure the Well is Closed immediately when required by the City to do so if it is not operated or maintained in good order;
(c) not connect the Well to the Owner's private water distribution system which provides water service for a purpose other than that authorized by the Manager under subs. 6.2 as long as the Owner's parcel is Connected;
(d) submit a Domestic Well Registration Form, in the form prescribed by the Province, to FrontCounterBC.ca and provide a copy of the submitted form to the Manager.

7. Discontinuation of Service

7.1 Where a provision of this bylaw has or is being violated which puts the System or Irrigation System at risk of contamination, or which has the potential to pose a risk of contamination to either the System or Irrigation System, the City will provide a notice to the Owner that the City will discontinue the provision of water service through either or both of the System or the Irrigation System in the event the violation is not remedied within seven (7) days.

7.2 The notice under section 7.1 may be provided by one of more of:

(a) personal delivery to the Owner;
(b) registered mail to the Owner;
(c) by leaving the written notice at the property.

7.3 The notice must inform the Owner that they have an opportunity to make representations to City Council before the provision of water service is discontinued.

7.4 In the event that the Owner requests reconsideration by Council of a proposed discontinuation of water service, the water service must not be discontinued until Council has reconsidered the matter or the Owner fails to appear for the Council reconsideration having been given notice in accordance with section 7.2 of the date and time of the reconsideration.

7.5 In the event the violation of the bylaw is not rectified within seven (7) days of giving notice under section 7.2, or in the case of a reconsideration by Council, within seven (7) days of Council affirming the discontinuation of the service, the City may discontinue the provision of water service through the System, Irrigation System, or both, as the case may be.

8. City Action in Default

8.1 In addition to discontinuing a water service under section 7, where there is a contravention of the bylaw as described in section 7.1 that the Owner has failed to rectify, the City may take action in default of the Owner and rectify the contravention, including by disconnecting the Private System from the System or Irrigation System or installing an Approved Backflow Preventer to prevent Backflow to the System or Irrigation System.

8.2 Any costs incurred by the City in taking action under section 8.1 may be recovered from the Owner as a debt in accordance with Division 14 of Part 7 of the Community Charter.

9. Prevention of Contamination

9.1 No person shall introduce, or cause to be introduced into the System, any water or other substance from a well on a parcel owned or occupied by that person or, if the person is not the owner or occupier of the parcel, from a well that the person has Disconnected, Closed, performed any other work upon or caused any of those things to be done in relation to the well.

10. Offences and Penalties

10.1 Every person who violates any provisions of this bylaw or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this bylaw or who neglects to do or refrains from doing anything required to be done by any of the provisions of this bylaw, or who does any act which constitutes an offence against the bylaw is guilty of an offence against this bylaw and liable to the penalties hereby imposed. Each day that the violation continues to exist, shall constitute a separate offence.

10.2 Every person who commits an offence against this bylaw is liable on conviction, to a fine of up to $10,000.00, or liable to a term of incarceration for a period of not more than 90 days, or both. Any penalty imposed pursuant to this bylaw shall be in addition to, and not in substitution for, any other penalty or remedy imposed pursuant to any other applicable statute, law or legislation.

11. Severance

11.1 If a section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a Court of competent jurisdiction, it shall be severed and such decision shall not affect the validity of the remaining portions of this bylaw.

Read a first, second and third time by the Municipal Council this 17th day of June, 2019.

Adopted by the Municipal Council of the City of Kelowna this

_____

Mayor

_____

City Clerk

CITY OF KELOWNA

BYLAW NO. 11848

Amendment No. 33 to Traffic Bylaw No. 8120

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Traffic Bylaw No. 8120 be amended as follows:

1. THAT **PART 9 CYCLE REGULATIONS, 9.1 Highways and Sidewalks,** be amended by:

   a) deleting in section 9.1.2 Cyclist Duties sub-paragraph (a) that reads:

   "must not ride on a **sidewalk** unless otherwise directed by a **traffic control device,** unless that person is under the age of 12 years and is operating a non-chain driven 3 or 4 wheeled **cycle** which is designed for recreational use,"

   And replacing it with:

   "must not ride on a **sidewalk** unless otherwise directed by a **traffic control device,** or unless that person is under the age of 12 years,"

   b) adding in section 9.1.2 Cyclist Duties a new sub-section (h) in its appropriate location that reads:

   "shall not ride in a marked **crosswalk,** unless it is also marked by elephants' feet markings on one or both sides of the **crosswalk,** or it is otherwise signed to permit cycling."

   c) deleting in section 9.1.7 In-Line skates, roller skates; in its entirety that reads:

   "PART 9 CYCLE REGULATIONS, 9.1.7 In-line Skates, Roller Skates.
   A person using in-line skates or roller skates on a **highway:**

   (a) shall have the same rights and duties as the operator of a **cycle;**
   (b) shall be on a bicycle lane, if there is a bicycle lane adjacent to the **roadway;**
   (c) shall, subject to paragraph (b), be as near as practicable to the right side of the **highway;**
   (d) shall not be on a **sidewalk** unless directed by a **traffic control device;**
   (e) shall not be abreast of another person or **cycle** on a **highway;**
   (f) shall only cross a **highway** at an **intersection** using the **pedestrian crosswalk** and obeying **pedestrian** crossing signals where applicable;
   (g) shall not be attached by the arm and hand of the operator or otherwise to a **vehicle** on a **highway;** and
   (h) shall not be on a **highway** between 1/ 2 hour after sunset and 1/ 2 hour before sunrise unless equipped with lights and/or reflective clothing visible from the front and rear."

   And replacing it with:

   "PART 9 CYCLE REGULATIONS, 9.1.7 In-line Skates, Roller Skates, Skateboards and Kick Scooters.
   A person using in-line skates, roller skates, a skateboard or a kick scooter on a **highway:**

   (a) shall have the same rights and duties as the operator of a **cycle;**

(b) shall be on a bicycle lane, if there is a bicycle lane adjacent to the **roadway;**
(c) shall, subject to paragraph (b), be as near as practicable to the right side of the **highway;**
(d) shall not be on a **sidewalk** unless directed by a **traffic control device;**
(e) shall not be abreast of another person or **cycle** on a **highway;**
(f) shall not be attached by the arm and hand of the operator or otherwise to a **vehicle** on a **highway;** and
(g) shall not be on a **highway** between 1/2 hour after sunset and 1/2 hour before sunrise unless equipped with lights visible from the front and rear."

2. This bylaw may be cited for all purposes as "Bylaw No.11848, being Amendment No. 33 to Traffic Bylaw No. 8120."

3. This bylaw shall come into full force and effect and be binding on all persons as of the date of adoption.

Read a first, second and third time by the Municipal Council this 17th day of June, 2019.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk