

**City of Kelowna**  
**Regular Council Meeting**  
**AGENDA**



Monday, August 24, 2020  
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-video feed is being broadcast and recorded on kelowna.ca and a delayed broadcast is shown on Shaw Cable.

In accordance with Order of the Provincial Health Officer on Gatherings and Events, the City is required to collect the first and last name and telephone number or email address of everyone attending a Council meeting. Thank you for your co-operation.

**2. Confirmation of Minutes**

5 - 10

PM Meeting - August 10, 2020

**3. Development Application Reports & Related Bylaws**

**3.1 DeHart Rd 664 - Z20-0050 (BL12077) - Carolyn Rae Stevenson**

11 - 29

To rezone the subject property from the RU1 – Large Lot Housing to the RU1C – Large Lot Housing with Carriage House to facilitate the development of a Carriage House on the subject property.

**3.2 DeHart Rd 664 - BL12077 (Z20-0050) - Carolyn Rae Stevenson**

30 - 30

To give Bylaw No. 12077 first reading in order to rezone the subject property from the RU1 – Large Lot Housing to the RU1C – Large Lot Housing with Carriage House.

**3.3 Grantham Rd 2368 - Z20-0049 (BL12078) - Bernard Schmidt and Beverly Schmidt**

31 - 48

To rezone the subject property from the RR1 – Rural Residential 1 zone to the A1 – Agriculture 1 zone to allow for a mobile home for immediate family.

- 3.4 Grantham Rd 2368 - BL12078 (Z20-0049) - Bernard Schmidt and Beverly Schmidt** 49 - 49
- To give Bylaw No. 12078 first reading in order to rezone the subject property from the RR1 – Rural Residential 1 zone to the A1 – Agriculture 1 zone.
- 3.5 Grantham Rd 2380 - Z20-0051 (BL12079) - Diana Lynn Nixon** 50 - 64
- To rezone the subject property from the RR1 – Rural Residential 1 zone to the A1 – Agriculture 1 zone to allow for a mobile home for immediate family.
- 3.6 Grantham Rd 2380 - BL12079 (Z20-0051) - Diana Lynn Nixon** 65 - 65
- To give Bylaw No. 12079 first reading in order to rezone the subject property from the RR1 – Rural Residential 1 zone to the A1 – Agriculture 1 zone
- 3.7 St. Paul St 1193 - Z18-0011 (BL12080) - Evergreen Lands Limited, Inc No. BC0382754** 66 - 91
- To consider an application to rezone the subject property from the I4 - Central Industrial zone to the C7 - Central Business Commercial zone to facilitate the construction of a hotel.
- 3.8 St. Paul St 1193 - BL12080 (Z18-0011) - Evergreen Lands Limited, Inc No. BC0382754** 92 - 92
- To give Bylaw No. 12080 first reading in order to rezone the subject property from the I4 - Central Industrial zone to the C7 - Central Business Commercial zone.
- 3.9 Pacific Ave 1145 - Z20-0047 (BL12081) - Okanagan Opportunity (Pacific) GP Inc., Inc. No. BC1188652** 93 - 110
- To consider a Rezoning application to rezone the subject property from the RM5 – Medium Density Multiple Housing zone to the RM5r - Medium Density Multiple Housing (Residential Rental Tenure Only) zone.
- 3.10 Pacific Ave 1145 - BL12081 (Z20-0047) - Okanagan Opportunity (Pacific) GP Inc., Inc. No. BC1188652** 111 - 111
- To give Bylaw No. 12081 first reading in order to rezone the subject property from the RM5 – Medium Density Multiple Housing zone to the RM5r - Medium Density Multiple Housing (Residential Rental Tenure Only) zone.
- 3.11 Clement Ave 599 - Z20-0046 (BL12082) - Okanagan Opportunity GP Inc** 112 - 129
- To consider a Rezoning application to rezone the subject property from the RM6 - High Rise Apartment Housing zone to the RM6r - High Rise Apartment Housing (Residential Rental Tenure Only) zone.

- 3.12 Clement Ave 599 - BL12082 (Z20-0046) - Okanagan Opportunity GP Inc** 130 - 130
- To give Bylaw No. 12082 first reading in order to rezone the subject property from the RM6 - High Rise Apartment Housing zone to the RM6r - High Rise Apartment Housing (Residential Rental Tenure Only) zone.
- 3.13 Lakeshore Road 4071 - OCP19-0013 (BL12091) Z19-0144 (BL12092) - Greencorp Ventures Inc., Inc.No. BC0987730** 131 - 156
- To consider an OCP Amendment to change the future land use designation of the subject lot from S2RES – Single / Two Unit Residential to MRM – Multiple Unit Residential (Medium Density); and to rezone the lot from the RU1 – Large Lot Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate the development of a 5 storey apartment building.
- 3.14 Lakeshore Rd 4071 - BL12091 (OCP19-0013) - Greencorp Ventures Inc., Inc. No. BC0987730** 157 - 157
- Requires a majority of all members of Council (5)**
- To give Bylaw No. 12091 first reading in order to amend the Official Community Plan to change the future land use designation for the subject property from the S2RES – Single / Two Unit Residential designation to the MRM – Multiple Unit Residential (Medium Density) designation.
- 3.15 Lakeshore Rd 4071 - BL12092 (Z19-0144) - Greencorp Ventures Inc., Inc. No. BC0987730** 158 - 158
- To give Bylaw No. 12092 first reading in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RM5 – Medium Density Multiple Housing zone.

**4. Bylaws for Adoption (Development Related)**

- 4.1 Hwy 33 E 1799 - BL12058 (LUC20-0002) - 1231306 B.C. Ltd., Inc. No. BC1231306** 159 - 159
- To adopt Bylaw No. 12058 in order to discharge Land Use Contract LUC76-1064 off the subject property.
- 4.2 Hwy 33 E 1799 - BL12059 (OCP20-0012) - 1231306 B.C. Ltd., Inc. No. BC1231306** 160 - 160
- To adopt Bylaw No.12059 in order to amend the Official Community Plan to change the future land use designation of the subject property to reflect the current land use.
- 4.3 Hwy 33 E 1799 - BL12060 (Z20-0043) - 1231306 B.C. Ltd., Inc. No. BC1231306** 161 - 161
- To adopt Bylaw No. 12060 in order to rezone the subject property from the A1 - Agriculture 1 zone to the C10 - Service Commercial zone.

- 4.4 **Highway 97 N 2339-2397 - BL12083 (Z20-0014) - Dilworth Shopping Centre Ltd., Inc. No. 319846** 162 - 163

To adopt Bylaw No. 12083 in order to rezone the subject property from the C4rcs – Urban Centre Commercial (Retail Cannabis Sales) zone to the C4rls/rcs – Urban Centre Commercial (Retail Liquor Sales/ Retail Cannabis Sales) zone.

**5. Non-Development Reports & Related Bylaws**

- 5.1 **2019 Annual Report** 164 - 287

To meet legislated reporting requirements for annual financial reporting, showcase City services, programs and projects, and provide contextual information for the data contained in the Statement of Financial Information report.

- 5.2 **Model City Infrastructure** 288 - 312

To receive information regarding the ModelCity Infrastructure analysis tool.

- 5.3 **Chemical Storage Facility Budget Amendment** 313 - 314

To request that Council amend the 2020 budget to include funding for a portable chemical storage facility at the City Public Works Yard.

- 5.4 **2020 Active Transportation Corridors Update** 315 - 336

To provide an update on the implementation of the Pedestrian Bicycle Master Plan and ongoing efforts to deliver the active transportation network faster using effective, safe and pragmatic solutions.

- 5.5 **Lakeshore Corridor – Transportation Update** 337 - 368

To provide Council with an update on transportation conditions within the Lakeshore Corridor and at Eldorado Rd / Anne McClymont Elementary in the Lower Mission.

**6. Mayor and Councillor Items**

**7. Termination**



**City of Kelowna**  
**Regular Council Meeting**  
**Minutes**

Date:	Monday, August 10, 2020
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn*, Gail Given, Brad Sieben, Mohini Singh and Loyal Wooldridge
Members Participating Remotely	Councillors Charlie Hodge and Luke Stack*
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith*; Development Planning Department Manager, Terry Barton*; Planner Specialist, Adam Cseke*; Planner, Aaron Thibeault*; Planner, Andrew Ferguson*; Planner, Kimberly Brunet*; Divisional Director, Infrastructure, Alan Newcombe*; Integrated Transportation Department Manager, Rafael Villarreal*; Strategic Transportation Planning Manager, Mariah VanZerr*; Transportation Planner, Cameron Noonan*; Utility Planning Manager, Rod MacLean*; Infrastructure Engineering Manager, Joel Shaw*; Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

**1. Call to Order**

Mayor Basran called the meeting to order at 1:33 p.m.

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-video feed is being broadcast and recorded on kelowna.ca and a delayed broadcast is shown on Shaw Cable.

**2. Confirmation of Minutes**

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

**R0518/20/08/10** THAT the Minutes of the Regular Meetings of July 27, 2020 be confirmed as circulated.

**Carried**

**3. Development Application Reports & Related Bylaws**

### 3.1 Lawson Ave 1021 - Z20-0041 (BL12065) - Susan D. Glendinning

Councillor Donn joined the meeting at 1:35 p.m.

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Given

**R0519/20/08/10** THAT Rezoning Application No. Z20-0041 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 138, ODYD, Plan 5065, located at 1021 Lawson Ave, Kelowna, BC from the RU6 – Two Dwelling Housing 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 Schedule "A" attached to the Report from the Development Planning Department dated August 10<sup>th</sup> 2020;

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

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

Carried

### 3.2 Lawson Ave 1021 - BL12065 (Z20-0041) - Susan D. Glendinning

Moved By Councillor Given/Seconded By Councillor Wooldridge

**R0520/20/08/10** THAT Bylaw No. 12065 be read a first time.

Carried

### 3.3 Park Ave. 374, Z20-0039 (BL12087) - Kevin L. Fierbach and Jacqueline A. Fierbach

Staff:

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

Moved By Councillor Hodge/Seconded By Councillor Stack

**R0521/20/08/10** THAT Rezoning Application No. Z20-0039 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4 District Lot 14 ODYD Plan 482, located at 374 Park Ave., Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling 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 Schedule "A" attached to the Report from the Development Planning Department dated August 10, 2020;

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

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

Carried

**3.4 Park Ave. 374, BL12087 (Z20-0039) - Kevin L. Fierbach and Jacqueline A. Fierbach**

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0522/20/08/10 THAT Bylaw No. 12087 be read a first time.

Carried

**3.5 Mugford Rd 595 - Z19-0143 (BL12088) - Corey Knorr Construction Ltd., Inc. No. BC0380398**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.
- Advised that the staff report recommendation should include that the application be forwarded to a Public Hearing.

Moved By Councillor Donn/Seconded By Councillor Sieben

R0523/20/08/10 THAT Rezoning Application No. Z19-0143 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 26 Township 26 ODYD, Plan 17560, located at 595 Mugford Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot 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 Schedule "A" attached to the Report from the Development Planning Department dated August 10, 2020;

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

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

Carried

**3.6 Mugford Rd 595 - BL12088 (Z19-0143) - Corey Knorr Construction Ltd., Inc. No. BC0380398**

Moved By Councillor Given/Seconded By Councillor Singh

R0524/20/08/10 THAT Bylaw No. 12088 be read a first time.

Carried

**3.7 Summit Dr 1920-1936, TA20-0018 (BL12089) - Summit Real Estate Holdings Ltd., Inc. No. BC1098449**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Sieben/Seconded By Councillor Donn

**R0525/20/08/10** THAT Zoning Bylaw Text Amendment Application No. TA20-0018 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated August 10, 2020 be considered by Council;

AND FURTHER THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration.

Carried

- 3.8 Summit Dr 1920-1936, BL12089 (TA20-0018) - Summit Real Estate Holdings Ltd., Inc. No. BC1098449**

Moved By Councillor Given/Seconded By Councillor Singh

**R0526/20/08/10** THAT Bylaw No.12089 be read a first time.

Carried

- 3.9 Supplemental Report - Barton St 4642 - Z20-0034 - Jeff and Jasmine Clark, Brian and Nancy Clark - Correspondence Received**

Moved By Councillor Wooldridge/Seconded By Councillor Given

**R0527/20/08/10** THAT Council receives, for information, the report from the Office of the City Clerk dated August 10, 2020 with respect to the summary of correspondence received for Zoning Bylaw No. 12063;

AND THAT Rezoning Bylaw No. 12063 be forwarded for further reading consideration.

Carried

- 3.10 Barton St. 4642 - BL12063 (Z20-0034) - Jeff M. Clark, Jasmine C. Bedard, Brian G. Clark and Nancy S. Clark**

Moved By Councillor Given/Seconded By Councillor Singh

**R0528/20/08/10** THAT Bylaw No. 12063 be read a second and third time and be adopted.

Carried

- 3.11 Supplemental Report - Bach Rd 185 - Z20-0019 - Ashwani K and Komal R. Lakha - Correspondence Received RTC**

Moved By Councillor Donn/Seconded By Councillor Stack

**R0529/20/08/10** THAT Council receives, for information, the report from the Office of the City Clerk dated August 10, 2020 with respect to the summary of correspondence received for Zoning Bylaw No. 12064;

AND THAT Rezoning Bylaw No. 12064 be forwarded for further reading consideration.

Carried



**3.12 Bach Road 185 - BL12064 (Z20-0019) - Ashwani K. Lakha and Komal R. Lakha**

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0530/20/08/10 THAT Bylaw No. 12064 be read a second and third time.

Carried

**4. Non-Development Reports & Related Bylaws**

**4.1 Transportation Master Plan Scenarios**

Staff:

- Displayed a PowerPoint Presentation providing an overview of three transportation scenarios for the draft 2040 Transportation Master Plan, reasons for recommending Scenario 2 and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Donn

R0531/20/08/10 THAT Council receives, for information, the report from the Integrated Transportation Department, dated August 10, 2020, regarding the Transportation Master Plan Scenarios;

AND THAT Council directs staff to continue development of the draft 2040 Transportation Master Plan based on the general direction of Scenario 2.

Carried

**4.2 20 Year Servicing Plan Update – Water, Wastewater, Stormwater**

Staff:

- Displayed a PowerPoint Presentation providing an update on the proposed Future Service Levels for water, wastewater and stormwater and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Donn

R0532/20/08/10 THAT Council receives, for information, the report from the Infrastructure Engineering Department dated August 10, 2020, with regard to the 20 Year Servicing Plan Update – Water, Wastewater, Stormwater;

AND THAT Council supports the recommended Water and Wastewater Future Levels of Service as identified in the report from the Infrastructure Engineering Department dated August 10, 2020;

AND THAT Council directs staff to report back with a recommended Stormwater Future Level of Service;

AND FURTHER THAT Council directs staff to report back with a financing strategy for the 20 Year Servicing Plan.

Carried

**5. Bylaws for Adoption (Non-Development Related)**

**5.1 Leon Ave 815 - BL12044 - Housing Agreement Authorization Bylaw - 815 Leon Developments Ltd., Inc. No. BC1053909**

Councillor Stack declared a perceived conflict of interest with items. 5.1 and 5.2 as his employer applies for and has received housing agreements previously and left the meeting at 4:04 p.m.

Moved By Councillor Sieben/Seconded By Councillor DeHart

R0533/20/08/10 THAT Bylaw No. 12044 be adopted.

Carried

5.2 **Clement Ave 740 and Richter St 1195 - BL12046 - Housing Agreement Authorization Bylaw - PC Urban Clement Holdings Ltd., Inc. No. BC1099980**

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0534/20/08/10 THAT Bylaw no. 12046 be adopted.

Carried

5.3 **BL12066 - Amendment No. 21 to the Subdivision, Development & Servicing Bylaw No. 7900**

Moved By Councillor Sieben/Seconded By Councillor DeHart

R0535/20/08/10 THAT Bylaw No. 12066 be adopted.

Carried

Councillor Stack rejoined the meeting at 4:06 p.m.

6. **Mayor and Councillor Items – Nil.**

7. **Termination**

This meeting was declared terminated at 4:06 p.m.

\_\_\_\_\_  
Mayor Basran

/acm

  
\_\_\_\_\_  
City Clerk

# REPORT TO COUNCIL



**Date:** August 24<sup>th</sup>, 2020  
**To:** Council  
**From:** City Manager  
**Department:** Development Planning  
**Application:** Z20-0050  
**Address:** 664 DeHart Road  
**Subject:** Rezoning Application  
**Owner:** Carolyn Rae Stevenson  
**Applicant:** Carolyn Rae Stevenson  
**Existing OCP Designation:** S2RES – Single/Two Unit Residential  
**Existing Zone:** RU1 – Large Lot Housing  
**Proposed Zone:** RU1c – Large Lot Housing with Carriage House

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## 1.0 Recommendation

THAT Rezoning Application No. Z20-0050 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 358 ODYD Plan KAP90312, located at 664 DeHart Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

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

## 2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing to the RU1C – Large Lot Housing with Carriage House to facilitate the development of a Carriage House on the subject property.

## 3.0 Development Planning

Development Planning Staff support the proposed rezoning application to RU1C to facilitate the development of a carriage house. The subject property is within the Permanent Growth Boundary (PGB), is serviced (i.e. sewer) and the plans align with the Official Community Plan (OCP) Future Land Use of S2RES – Single/Two Unit Residential. This application would meet policy objectives including fostering a mix of housing forms and concentrating growth within the PGB. Development Planning staff do not anticipate any neighbourhood concerns regarding the application.

**4.0 Proposal**

**4.1 Project Description**

The proposed rezoning from RU1 to RU1C is to facilitate the development of a new carriage house. The applicant has submitted conceptual drawings showing the proposed carriage in the front yard with access off DeHart Road. The proposal indicates that the carriage house can be constructed to meet all Zoning Bylaw Regulations without variances. The subject property is near parks, schools and nearby transit on Gordon Drive and Lakeshore Road, making this a suitable location for increased density.

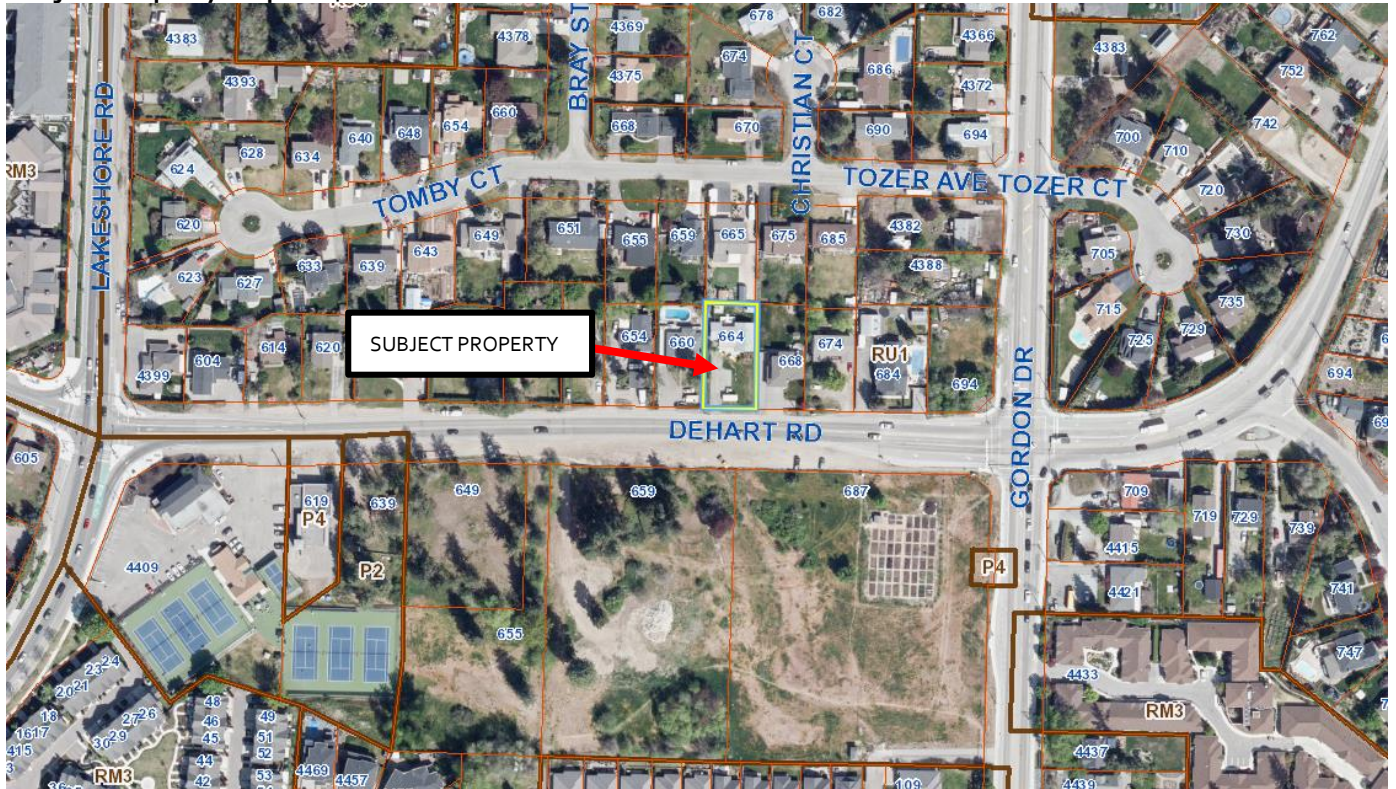
**4.2 Site Context**

The subject property is in the North Mission – Crawford OCP Sector and the surrounding area is primarily zoned RU1 – Large Lot Housing. The surrounding area has a Future Land Use Designation of S2RES – Single/Two Unit Residential and PARK – Major Park/Open Space (public).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single-Family Dwelling
East	RU1 – Large Lot Housing	Single-Family Dwelling
South	RU1 – Large Lot Housing	Vacant City-Owned Parcel
West	RU1 – Large Lot Housing	Single-Family Dwelling

**Subject Property Map: 664 DeHart Road**



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU <sub>1</sub> C ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	550m <sup>2</sup>	1018.49m <sup>2</sup>
Min. Lot Width	16.5m	22.32m
Min. Lot Depth	30m	45.4m
Development Regulations		
Max. Site Coverage (buildings)	40%	25.72%
Max. Site Coverage (buildings, parking, driveways)	50%	38.9%
Max. Height	4.8m	3.89m
Min. Front Yard	9.0m	9.0m
Min. Side Yard (east)	1.5m	1.5m
Min. Side Yard (west)	1.5m	9.3m
Min. Rear Yard	1.5m	25.7m
Other Regulations		
Min. Parking Requirements	3	3

5.0 **Current Development Policies**5.1 Kelowna Official Community Plan (OCP)Chapter 5: Development Process*Objective 5.3 Focus development to designated growth areas*

*Policy .2 Compact Urban Form.* Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 – 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1

*Objective 5.22 Ensure context sensitive housing development*

*Policy .6 Sensitive Infill.* Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

*Policy .12 Carriage Houses & Accessory Apartments.* Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 **Technical Comments**6.1 FortisBC – Gas

6.1.1 Existing gas line will have to be rerouted prior to construction of carriage house.

**7.0 Application Chronology**

Date of Application Received: June 16, 2020

Date Public Consultation Completed: June 17, 2020

**Report prepared by:** Tyler Caswell, Planner I

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

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

**Attachments:**

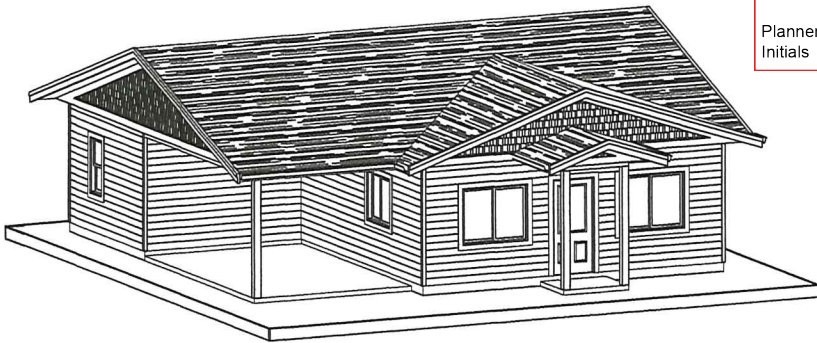
Attachment A: Conceptual Drawing Package

Attachment B: Site Plan

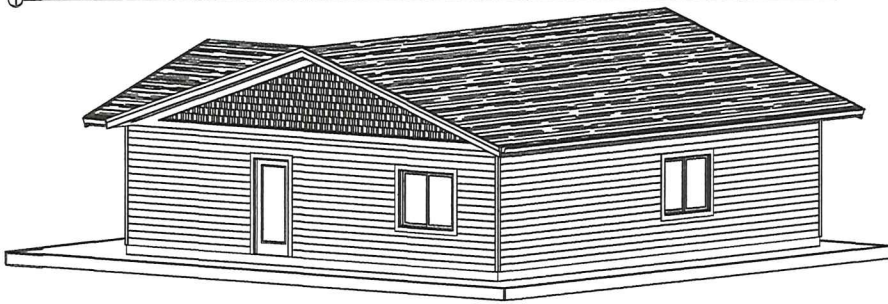
**ATTACHMENT A**

This forms part of application  
# Z20-0050

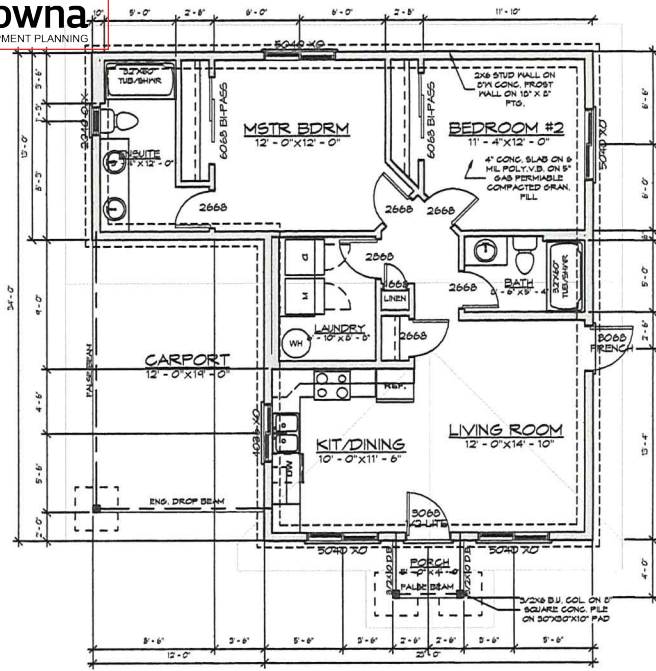
Planner Initials **TC**



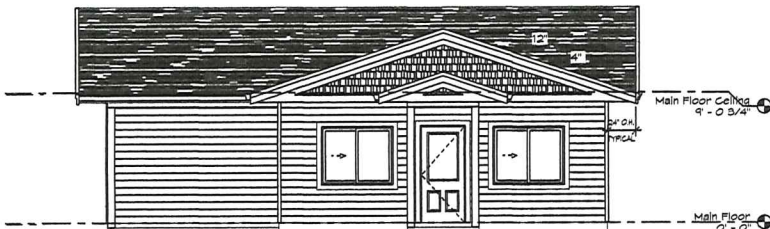
1 Front 3D



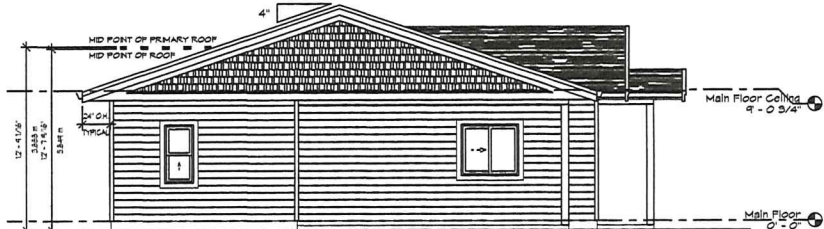
2 Rear 3D



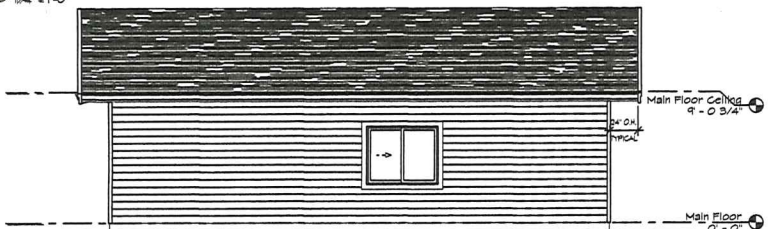
3 Main Floor  
1/4" = 1'-0"



4 Front  
1/4" = 1'-0"



5 Left  
1/4" = 1'-0"



6 Rear  
1/4" = 1'-0"



7 Right  
1/4" = 1'-0"

**PRELIMINARY ONLY**  
NOT FOR CONSTRUCTION PURPOSES



PROPOSED RESIDENCE OF:  
**Carolyn Stevenson**  
KELOWNA, B.C.  
DRAWING SCALE: 1/4" = 1'-0"  
DATE: MAY 12, 2020  
DRN. DATE:   
DRN. BY: J.A.S. **1**  
AWARD WINNING BUILDER

# ATTACHMENT B

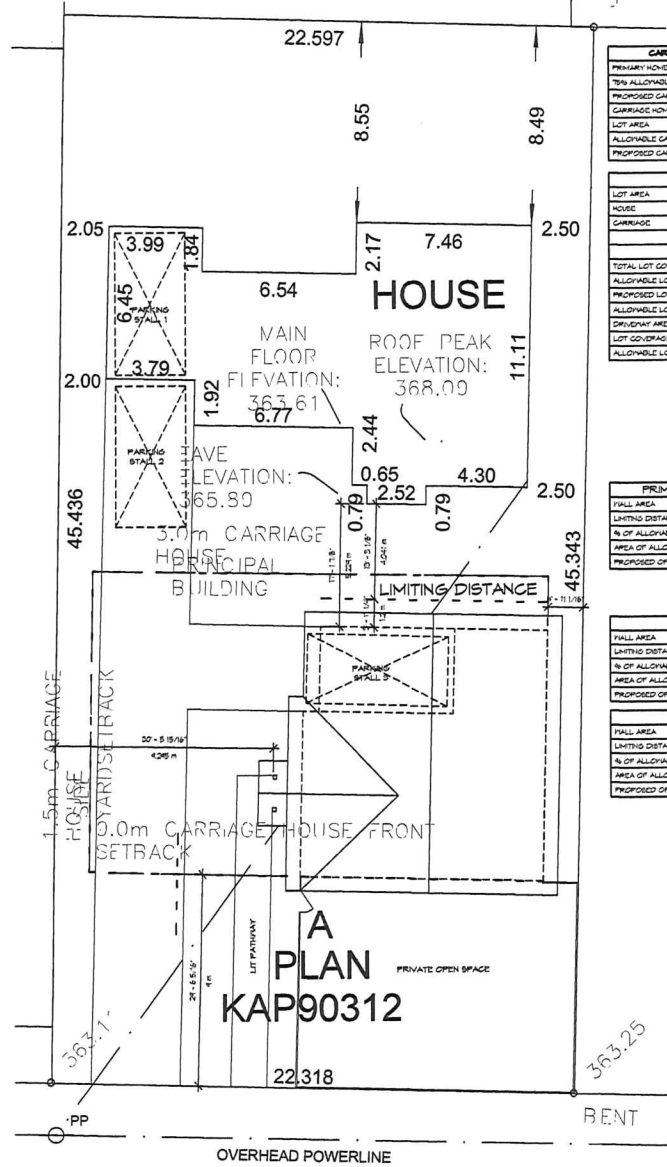
This forms part of application

# Z20-0050



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner Initials **TC**



CARRIAGE HOME LOT CALCULATIONS		
PRIMARY HOME FLOOR AREA	1036.84 SF	103.425 SH
75% ALLOWABLE AREA	1242.03 SF	118.44 SH
PROPOSED CARRIAGE AREA	459 SF	87.14 SH
CARRIAGE HOME ALLOWABLE LG	20 %	
LOT AREA	1062.42 SF	1018.484 SH
ALLOWABLE CARRIAGE LG	2142.55 SF	2073.7 SH
PROPOSED CARRIAGE LG	1183 SF	128.25 SH

LOT COVERAGE		
LOT AREA	1062.42 SF	1018.484 SH
HOUSE	1036.84 SF	103.425 SH
CARRIAGE	1183 SF	128.25 SH
	0 SF	0 SH
	0 SF	0 SH
TOTAL LOT COVERAGE	2214.68 SF	2114.141 SH
ALLOWABLE LOT COVERAGE	4385.11 SF	4073.487 SH
PROPOSED LOT COVERAGE	2814.84 SF	281.471 SH
ALLOWABLE LOT COVERAGE	43 %	
DRIVEWAY AREA	1444.24 SF	134.21 SH
LOT COVERAGE WITH DRIVEWAY	58.426	
ALLOWABLE LG WITH DRIVEWAY	80%	

PRIMARY HOME ELEVATION		
FULL AREA	0 SF	0 SH
LIMITING DISTANCE	0'	0.000 m
% OF ALLOWABLE OPENINGS	0.00%	
AREA OF ALLOWABLE OPENINGS	0.00 SF	0.00 SH
PROPOSED OPENINGS	0 SF	0 SH

LEFT ELEVATION		
FULL AREA	350.74 SF	30.70 SH
LIMITING DISTANCE	0' - 11 1/4"	1.500 m
% OF ALLOWABLE OPENINGS	7.00%	
AREA OF ALLOWABLE OPENINGS	20.10 SF	2.15 SH
PROPOSED OPENINGS	22 SF	2.04 SH

REAR ELEVATION		
FULL AREA	240.84 SF	21.67 SH
LIMITING DISTANCE	4' - 11 1/4"	1.500 m
% OF ALLOWABLE OPENINGS	8.80%	
AREA OF ALLOWABLE OPENINGS	20.10 SF	2.04 SH
PROPOSED OPENINGS	20 SF	1.88 SH

Site  
1/8" = 1'-0"

**PRELIMINARY ONLY**  
NOT FOR CONSTRUCTION PURPOSES

**HARMONY HOMES**  
PHONE: (250) 864-9191  
4201 - 557 FRING ROAD, KELOWNA, B.C.

PROPOSED RESIDENCE OF:  
Carolin Stevenson  
KELOWNA, B.C.

DRAWING SCALE: 1/8" = 1'-0"

DATE: MAY 12, 2020

REV. DATE:

DRN. BY: J.A.S.

**2**

AWARD WINNING BUILDER



# SITE PLAN OF LOCATION ON LOT A DISTRICT LOT 358 ODYD PLAN KAP90312

PID: 028-137-523  
ADDRESS: 664 DEHART ROAD

A  
PLAN  
KAP49516

PLAN 33246

2



3  
PLAN  
KAP47283

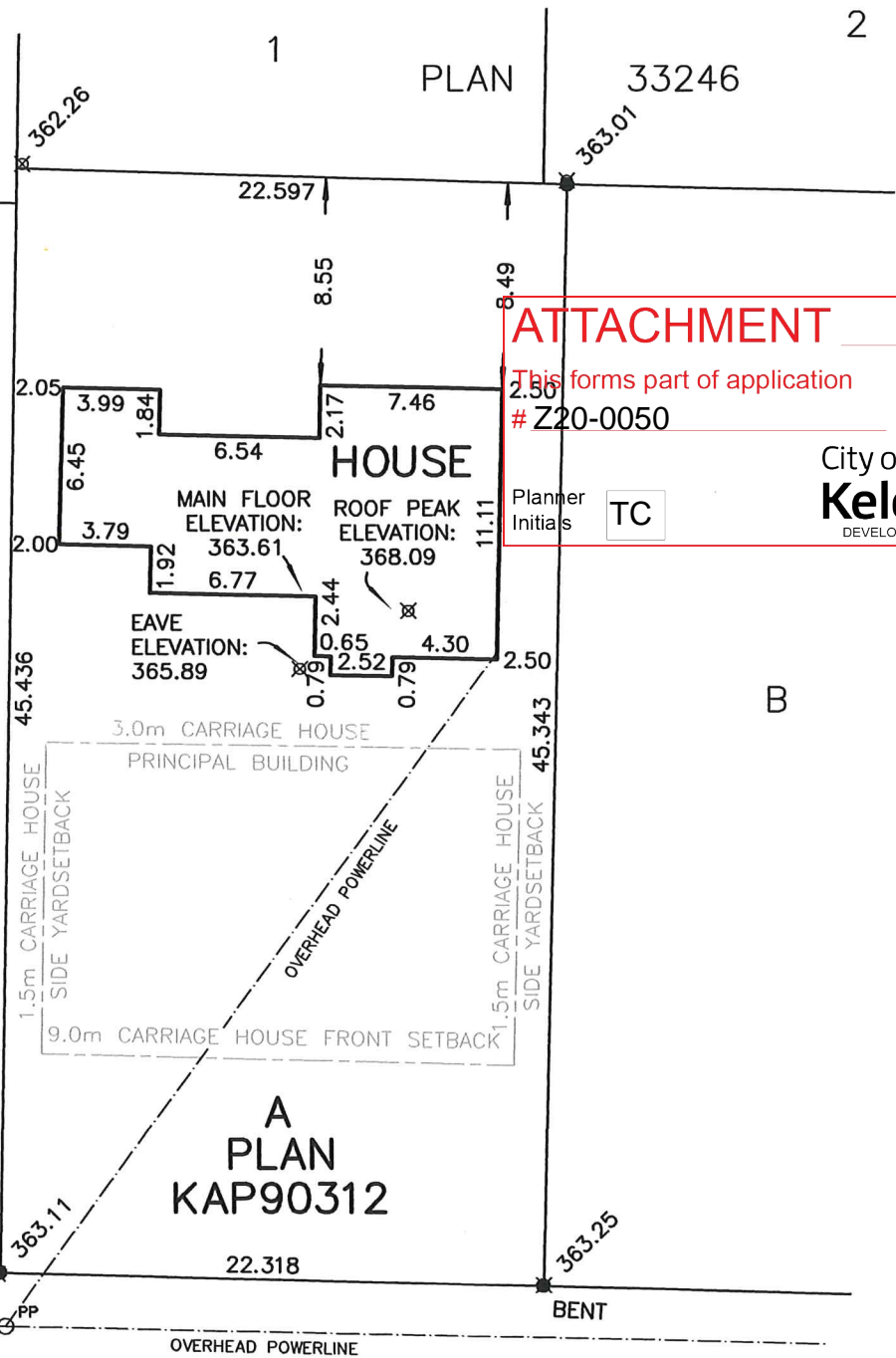
**ATTACHMENT B**

This forms part of application  
# Z20-0050



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner Initials **TC**



## LEGEND

- ⊗ SPOT HEIGHT
- IRON PIN FOUND
- <sup>PP</sup> POWER POLE

PROPERTY LINES ARE APPROXIMATE AND ARE SUBJECT TO A FULL LEGAL SURVEY  
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM RTK GPS

## DEHART ROAD

DIMENSIONS GIVEN ARE TO THE SIDING OF THE HOUSE.  
THIS PLAN SHOWS REGISTERED CHARGES ON TITLE THAT ARE DEFINED BY SURVEY PLAN OR DESCRIPTION. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

CLIENT: STEVENSON, CAROLYN	
DATE: APRIL 20, 2020	<b>T.E. Ferguson Land Surveying Ltd.</b> B.C. AND CANADA LAND SURVEYORS 404-1630 PANDOSY STREET, KELOWNA, B.C. TELEPHONE: (250) 763-3115 FAX: (250) 763-0321
SCALE: 1:300 METRES	
FILE: 22150	
© T.E. FERGUSON LAND SURVEYING LTD.	



# Z20-0050 664 DeHart Road

Rezoning Application



# Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house.

# Development Process

Jun 16<sup>th</sup>, 2020

Development Application Submitted

Staff Review & Circulation

Jun 17<sup>th</sup>, 2020

Public Notification Received

Aug 24<sup>th</sup>, 2020

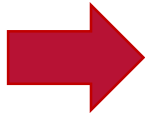
Initial Consideration

Public Hearing  
Second & Third Readings

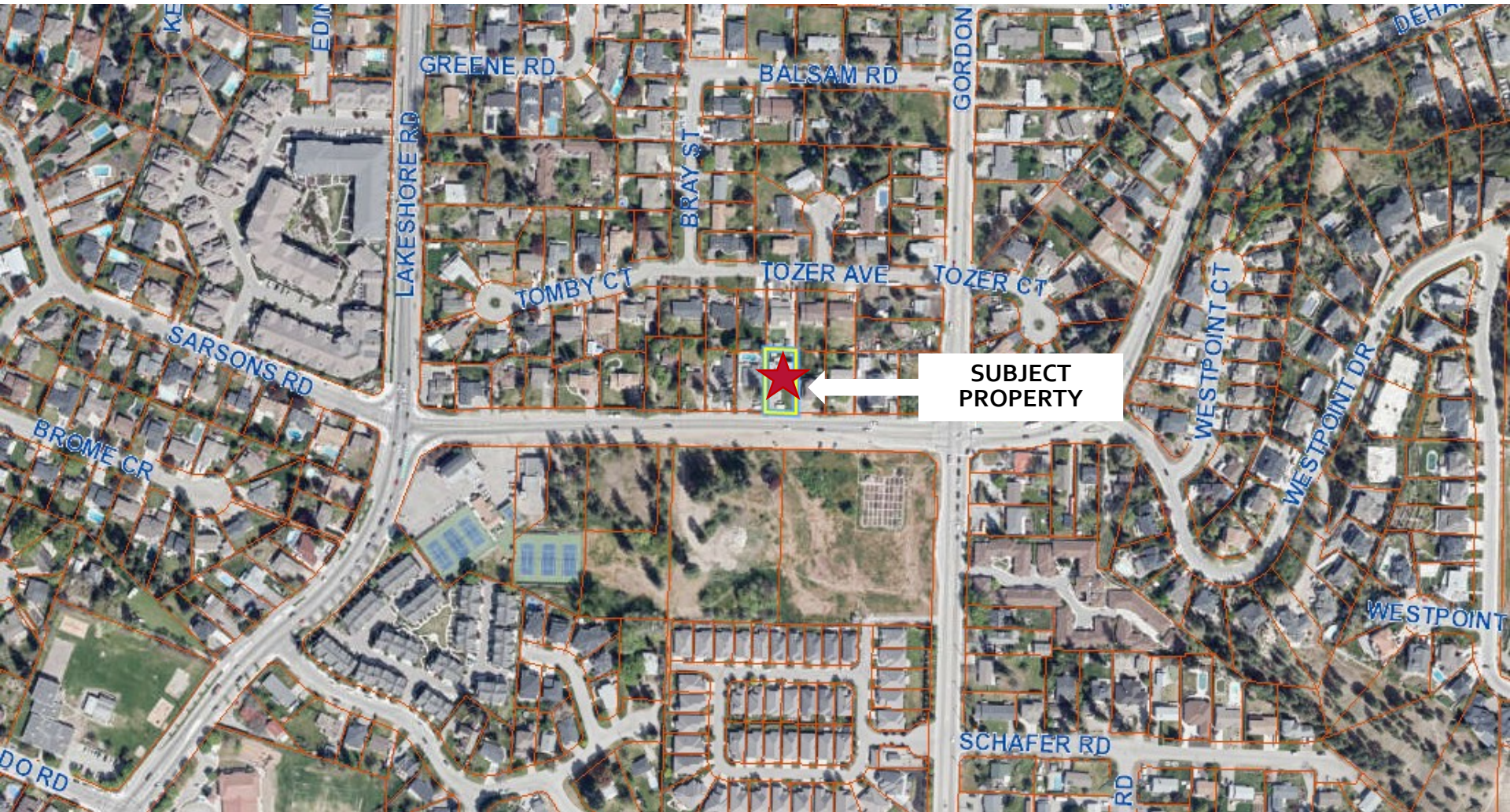
Final Reading

Building Permit

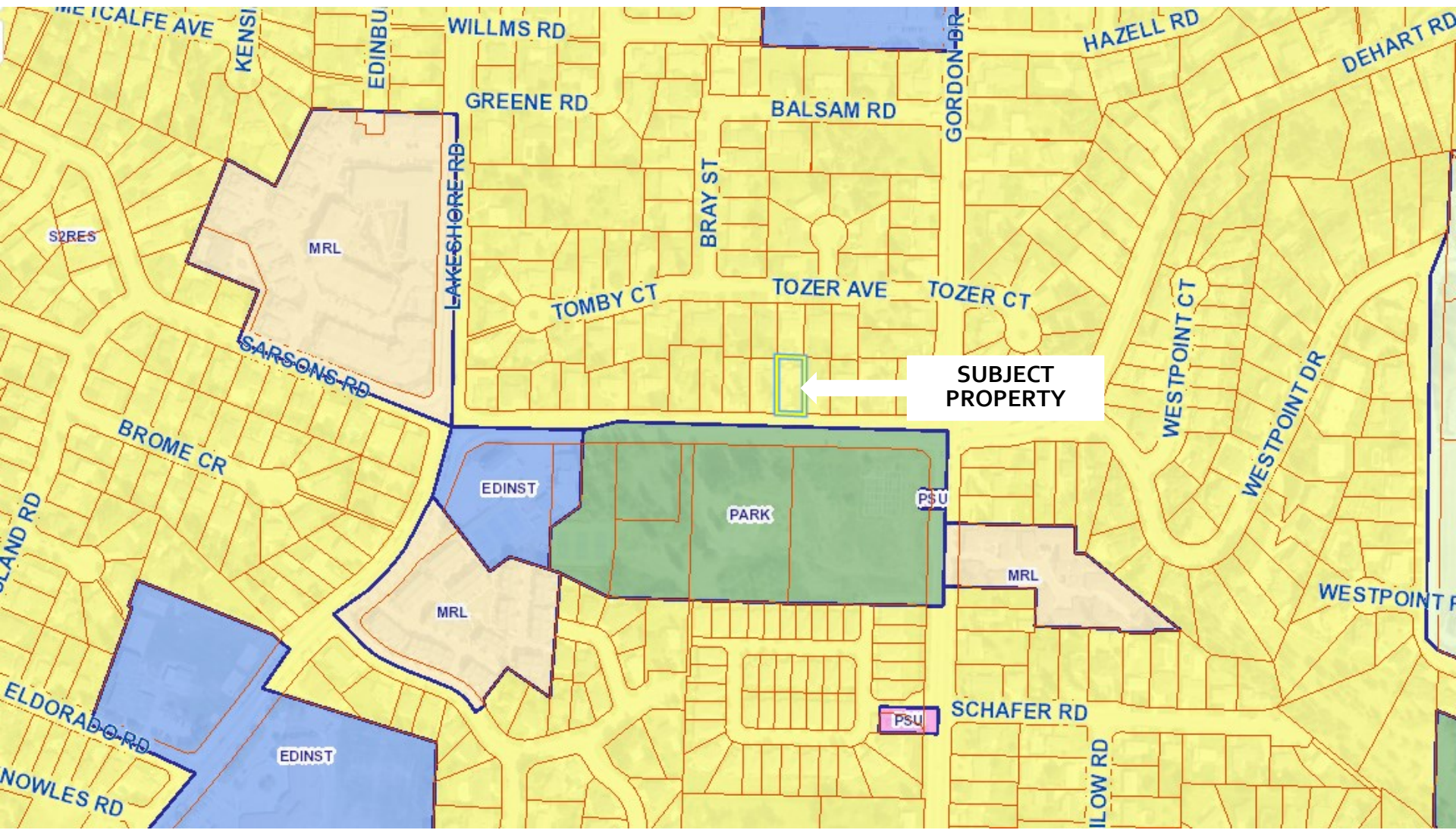
Council Approvals



# Context Map



# OCP Future Land Use / Zoning



# Subject Property Map

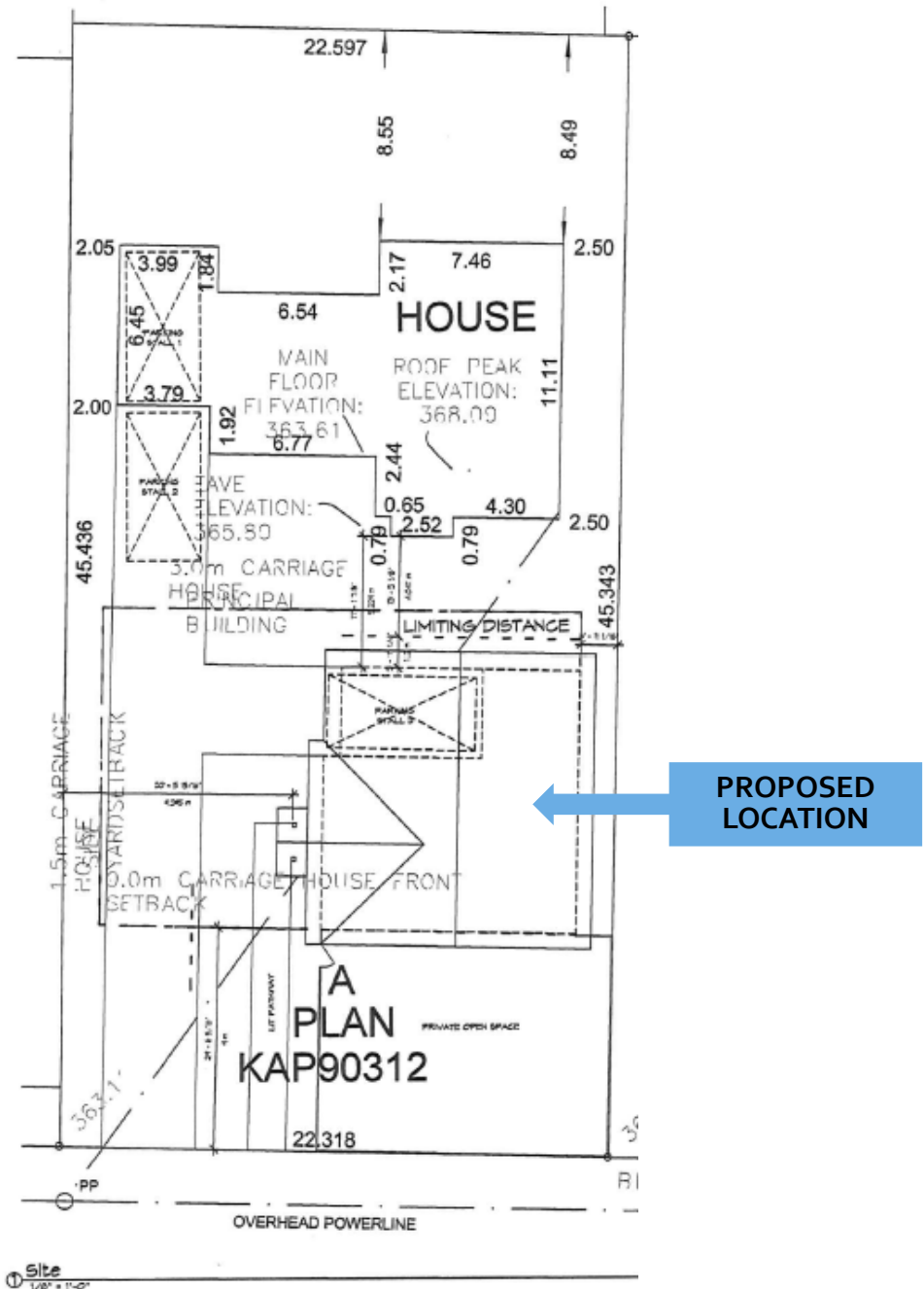


# Project/technical details

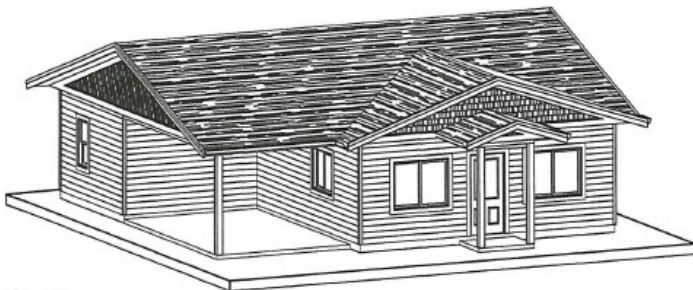
- ▶ Proposed rezoning will facilitate a carriage house.
- ▶ The proposed carriage house will be in the front yard of the existing home.
- ▶ No variances have been identified relating to the proposed rezoning.



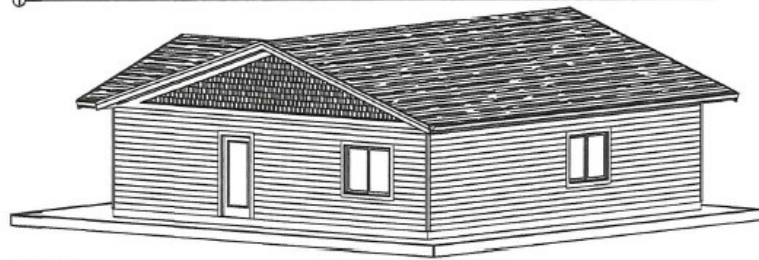
# Site Plan



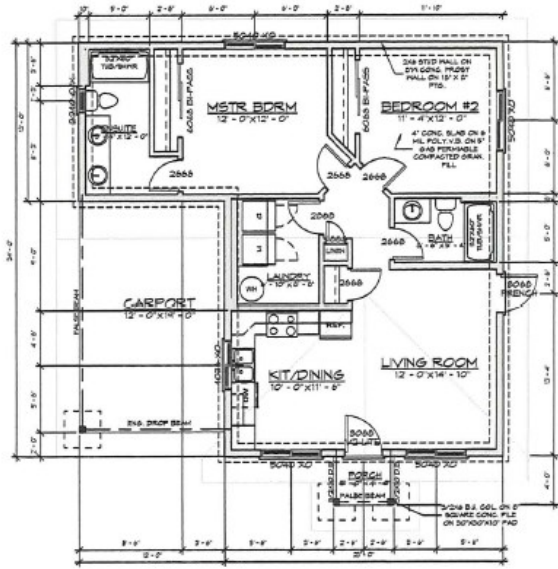
# Conceptual Drawings



Front 3D



Rear 3D



Main Floor  
1/4" = 1'-0"



Front  
1/4" = 1'-0"



Left  
1/4" = 1'-0"



Rear  
1/4" = 1'-0"



Right  
1/4" = 1'-0"

# Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
  - ▶ Within Permanent Growth Boundary
  - ▶ Complete Communities
  - ▶ Sensitive Infill
  - ▶ Carriage Houses and Accessory Apartments
- ▶ Consistent with Zoning Bylaw – no variances

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to facilitate development of a carriage house
  - ▶ Meets the intent of the Official Community Plan
    - ▶ Urban Infill Policies
    - ▶ Appropriate location for adding residential density
- ▶ Recommend the Bylaw be forwarded to Public Hearing



## *Conclusion of Staff Remarks*

**CITY OF KELOWNA**  
**BYLAW NO. 12077**  
**Z20-0050 – 664 DeHart 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 A District Lot 358, ODYD, Plan KAP90312 located at DeHart Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House 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

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

# REPORT TO COUNCIL



**Date:** August 24<sup>th</sup>, 2020

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z20-0049

**Owner:** Bernard Schmidt & Beverly Schmidt

**Address:** 2368 Grantham Road

**Applicant:** Tom Allin (LCM Homes)

**Subject:** Rezoning Application

**Existing OCP Designation:** REP – Resource Protection Area

**Existing Zone:** RR1 – Rural Residential 1

**Proposed Zone:** A1 – Agriculture 1

---

## 1.0 Recommendation

THAT Rezoning Application No. Z20-0049 to amend the City of Kelowna Zoning Bylaw no. 8000 by changing the zoning classification of Lot A Section 4 Township 26 ODYD Plan 38370, located at 2368 Grantham Road, Kelowna, BC from the RR1 – Rural Residential 1 zone to the A1 – Agriculture 1 zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for future consideration.

## 2.0 Purpose

To rezone the subject property from the RR1 – Rural Residential 1 zone to the A1 – Agriculture 1 zone to allow for a mobile home for immediate family.

## 3.0 Development Planning

Development Planning staff support the proposed rezoning application to A1 – Agriculture 1 to facilitate a mobile home for immediate family members. The property is located in the Agricultural Land Reserve (ALR). The Official Community Plan (OCP) Future Land Use Designation of the subject property is REP – Resource Protection Area, which means the designated area is to be preserved for agriculture, environmental and recreational purposes. This application will allow for this property's land to be further protected for agricultural use. Development Planning staff do not anticipate any neighbourhood impacts relating to this rezoning.

**4.0 Proposal**

**4.1 Background**

The property was previously rezoned to rural-residential in 1987 as part of a two-lot subdivision. This subdivision was supported by the Agricultural Land Commission and subdivided a 2.42 ha parcel into two parcels: the neighbouring east property to 1.29ha and this parcel to 1.13ha.

**4.2 Project Description**

The proposed rezoning from RR1 to A1 is to facilitate a mobile home for immediate family members. Mobile homes for immediate family members are a permitted secondary use for A1 properties in the ALR. The owners of the property are aging and they want to remain on the property, so they want to have an immediate family member on site to tend to the day-to-day care of the property. The applicant has submitted conceptual drawings showing the mobile home on the property, which will be within the homeplate near the existing dwelling. The proposal indicates that the mobile home can be constructed to meet all the Zoning Bylaw Regulations without any variances. If the Rezoning is approved, the Farm Residential Footprint covenant will have to be amended and placed on Title. This will restrict the area of the mobile home and will be required to be completed before a Building Permit can be issued.

**4.3 Site Context**

The subject property is in the Southeast Kelowna OCP Sector and the surrounding area is primarily zoned A1 – Agriculture 1 and RR1 – Rural Residential 1. The property to the East is the only RR1 zoned property and has an active application to also rezone from RR1 to A1. The Future Land Use Designation of the area is REP – Resource Protection Area.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Active Farm
East	RR1 – Rural Residential 1	Single-Family Acreage
South	A1 – Agriculture 1	Single-Family Acreage
West	A1 – Agriculture 1	Single-Family Acreage

**Subject Property Map: 2368 Grantham Road**





## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Chapter 5: Development Process

##### *Objective 5.2 Develop Sustainably*

*Policy .1 Integrated Land Use.* Integrate land use approaches wherever possible to improve opportunities for biodiversity, ecosystem connectivity, recreation, agriculture and local food production, while reducing conflicts.

##### *Objective 5.33 Protect and enhance local agriculture*

*Policy .1 Protect Agricultural Land.* Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

##### *Objective 5.34 Preserve Productive Agricultural Land.*

*Policy .3 Homeplating.* Locate buildings and structures, including farm help housing and farm retail sales area and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage. The goal should be to maximize use of existing infrastructure and reduce impacts on productive agricultural lands.

## 6.0 Application Chronology

Date of Application Received: June 16, 2020

Date Public Consultation Completed: June 26, 2020

**Report prepared by:** Tyler Caswell, Planner I

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

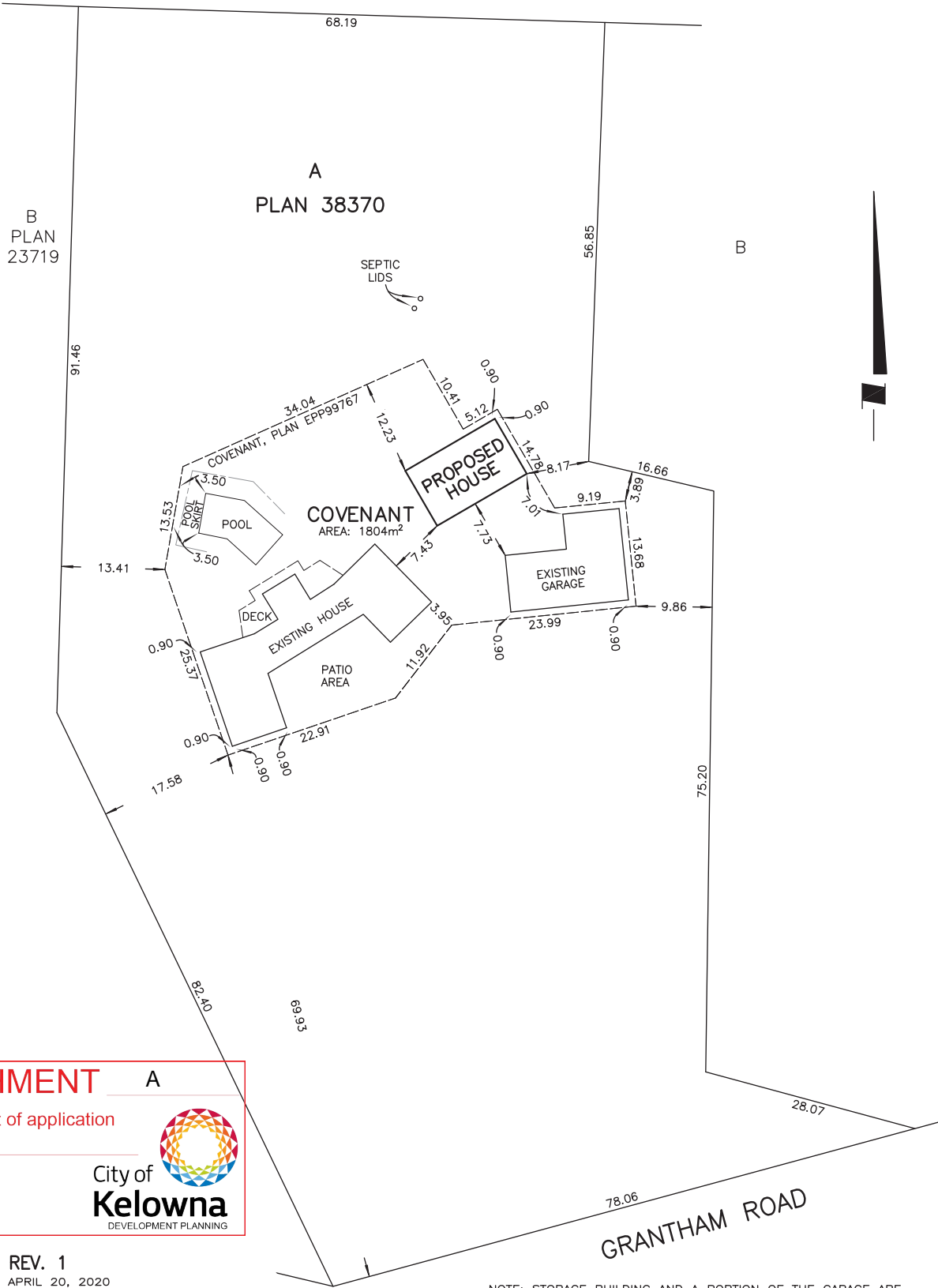
**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments**

Attachment A: Site Plan

Attachment B: Conceptual Drawing Package

# SITE PLAN TO ACCOMPANY BUILDING PERMIT APPLICATION ON LOT A SECTION 4 TOWNSHIP 26 ODYD PLAN 38370



ATTACHMENT A

This forms part of application # Z20-0049

Planner Initials **TC**

City of Kelowna

DEVELOPMENT PLANNING

**REV. 1**  
APRIL 20, 2020

THIS SKETCH SHOWS THE REGISTERED DIMENSIONS OF THE ABOVE DESCRIBED PROPERTY

CLIENT: LAKE COUNTRY MODULAR HOMES	DATE: DECEMBER 20, 2019	
SCALE: 1:500 METRES	FILE: 22061	DRAWN BY: RD

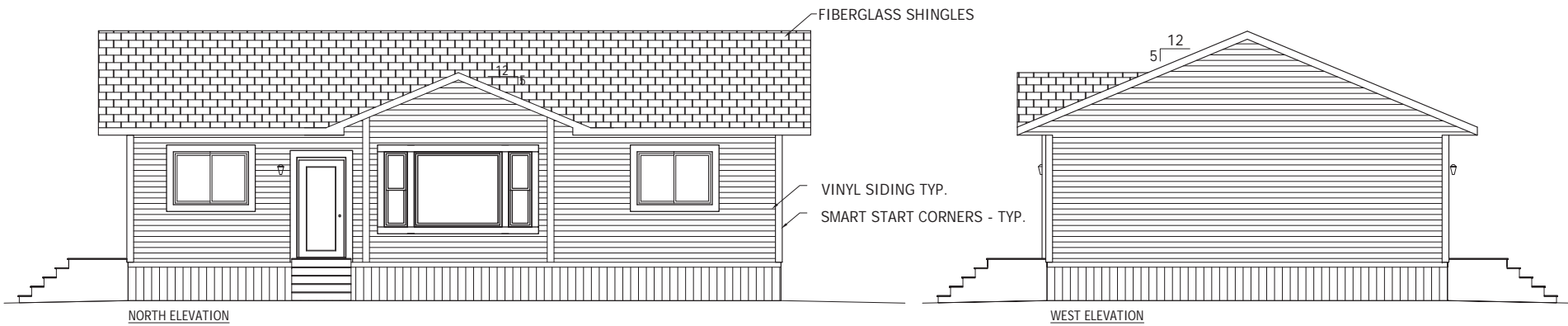
**Ferguson Land Surveying & Geomatics Ltd.**  
 BC AND CANADA LAND SURVEYORS 404-1630 PANDOSY STREET, KELOWNA, BC  
 PHONE: (250) 763-3115 FAX: (250) 763-0321  
 © Ferguson Land Surveying & Geomatics Ltd., ALL RIGHTS RESERVED.

NOTE: STORAGE BUILDING AND A PORTION OF THE GARAGE ARE INTENDED TO BE DEMOLISHED.

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR ONLY AND IS NOT BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

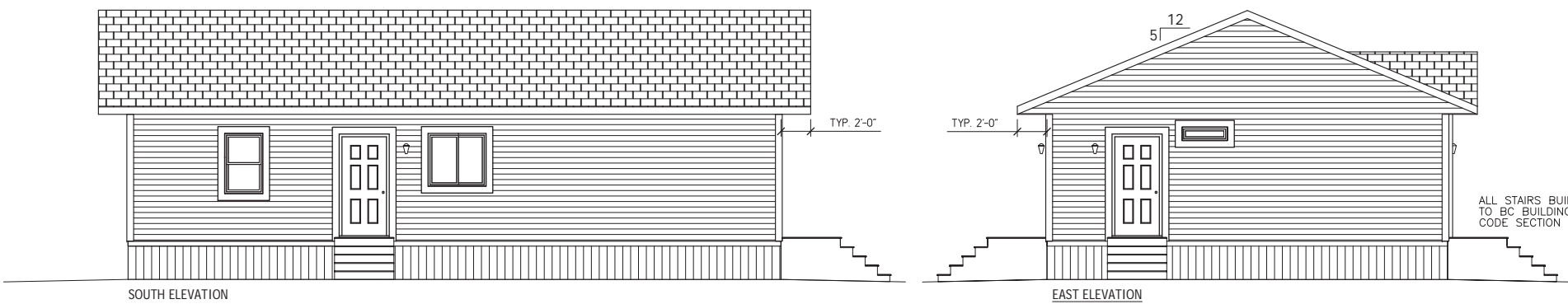
THIS PLAN SHOWS REGISTERED CHARGES ON TITLE THAT ARE DEFINED BY SURVEY PLAN OR DESCRIPTION. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

THIS PLAN IS BASED ON DESIGN DRAWING PROVIDED TO FERGUSON LAND SURVEYING & GEOMATICS LTD. COMPLIANCE WITH APPLICABLE ZONING BYLAWS IS NOT BEING GUARANTEED BY THIS PLAN.



NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION


**ATTACHMENT B**

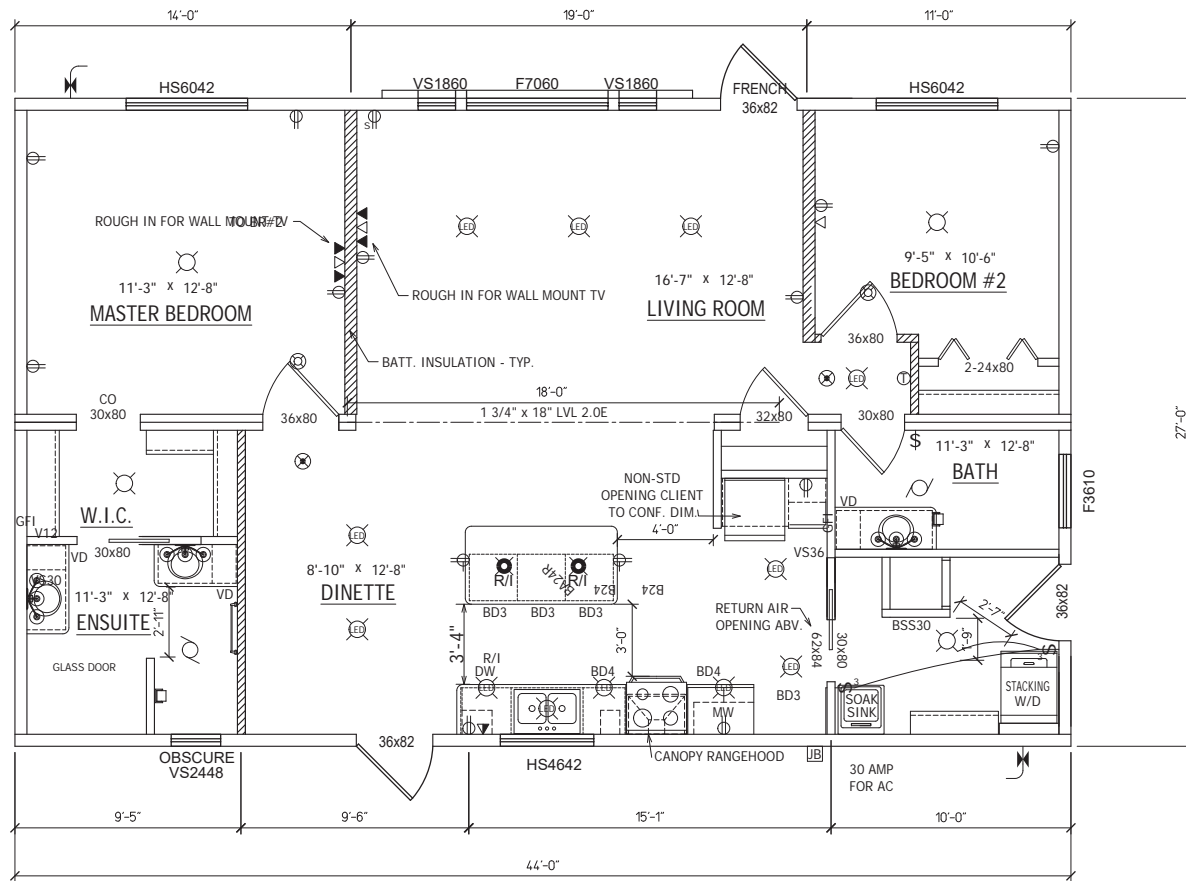
This forms part of application  
# Z20-0049

Planner Initials **TC**



REV.	DATE	DESCRIPTION	ELEVATIONS		
			CLIENT: DIAMOND	2368 GRANTHAM RD	
			SCALE: 3/16"=1'	DATE: APR 28, 2020	DRAWN: TA
			LAKE COUNTRY MODULAR HOMES		





**ATTACHMENT B**

This forms part of application  
# Z20-0049



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials **TC**

REV.	DATE	DESCRIPTION

FLOOR PLAN	
CLIENT: DIAMOND	2368 GRANTHAM RD
SCALE: 1/4"=1'	DATE: FEB 18, 2020
	DRAWN: TA
LAKE COUNTRY MODULAR HOMES	





Z20-0049

2368 Grantham Road

Rezoning Application



# Proposal

- ▶ To rezone the subject property from RR1 – Rural Residential 1 to A1 – Agriculture 1.

# Development Process

Jun 16, 2020

Development Application Submitted



Staff Review & Circulation



Jun 26, 2020

Public Notification Received



Aug 24, 2020

Initial Consideration



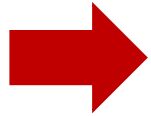
Public Hearing  
Second & Third Readings



Final Reading  
DP & Variances



Building Permit



Council  
Approvals

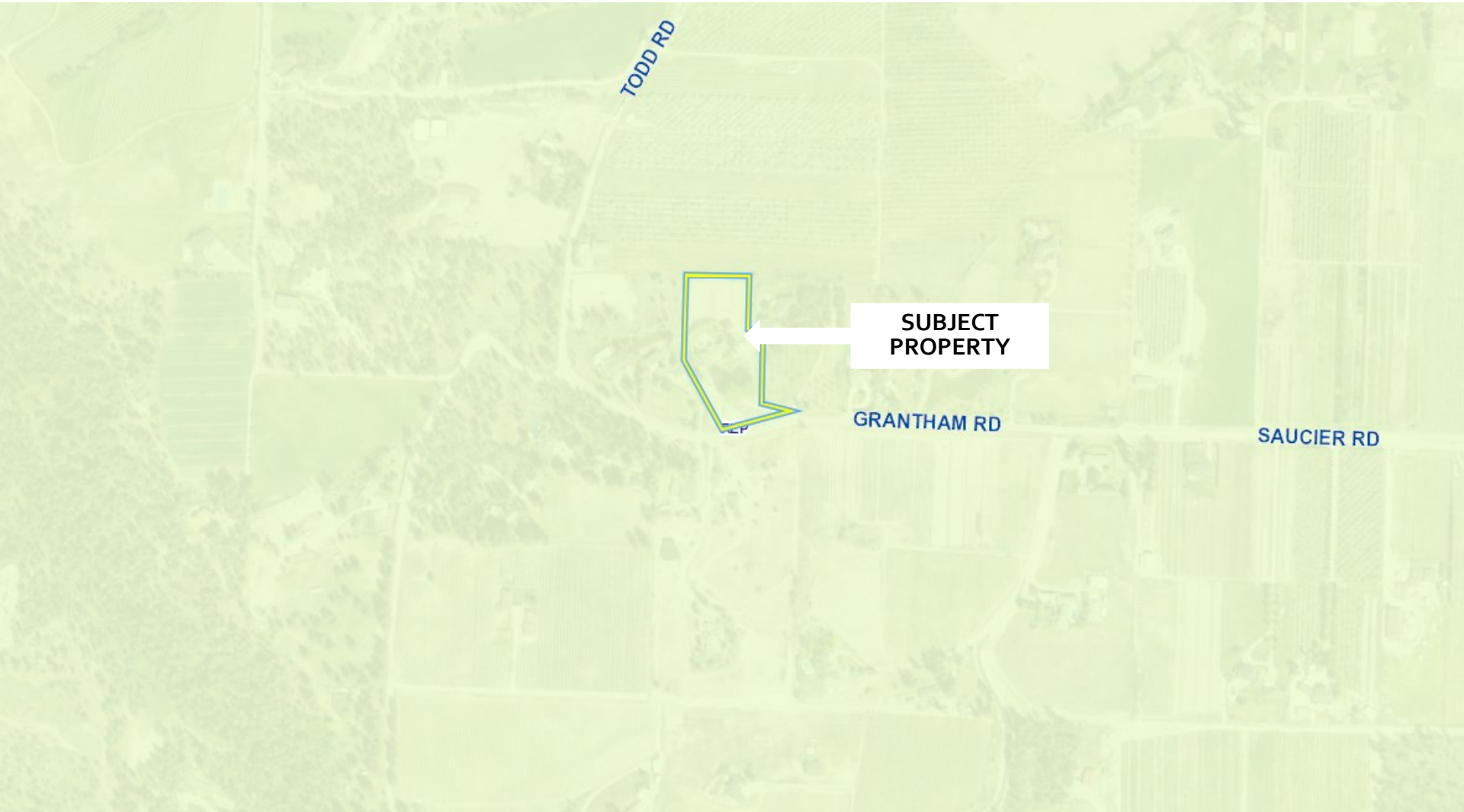
# Context Map



**SUBJECT  
PROPERTY**



# OCP Future Land Use / Zoning



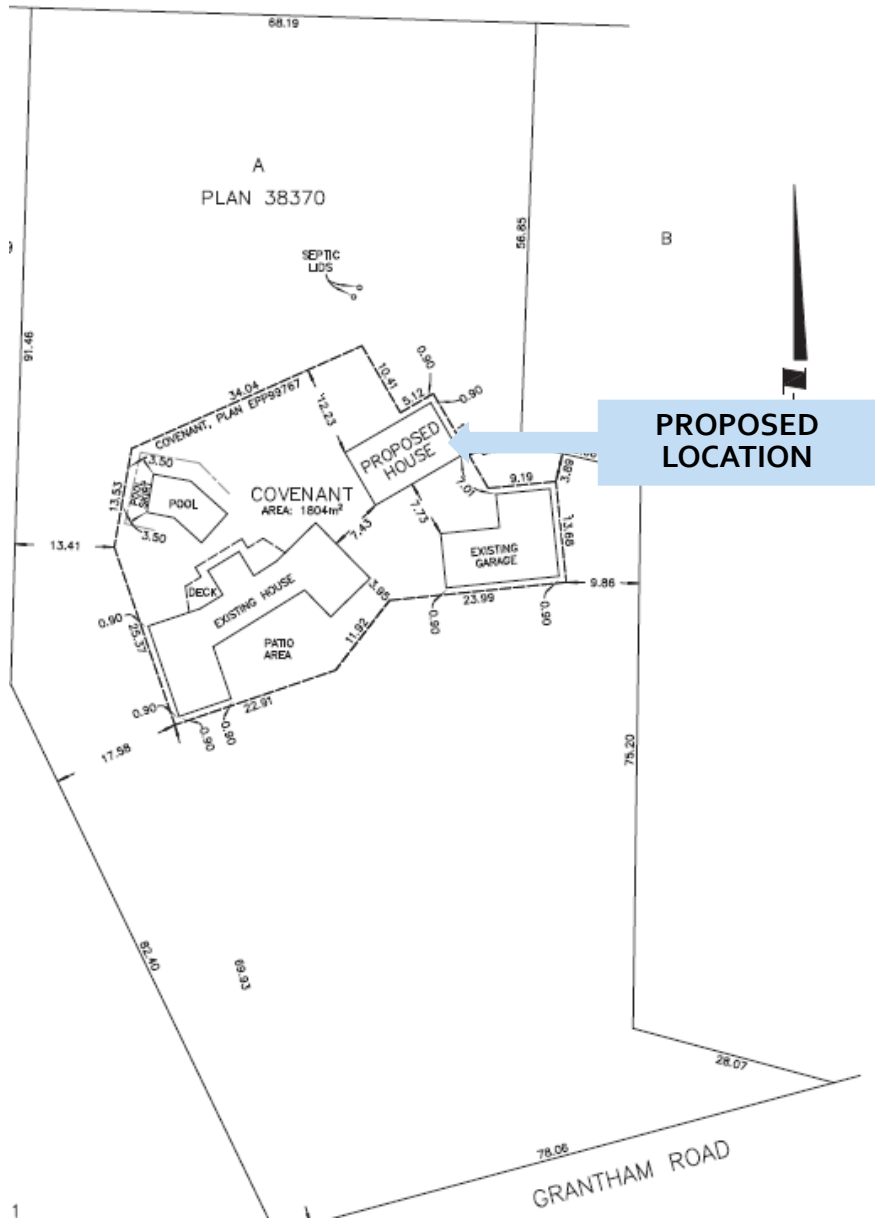
# Subject Property Map



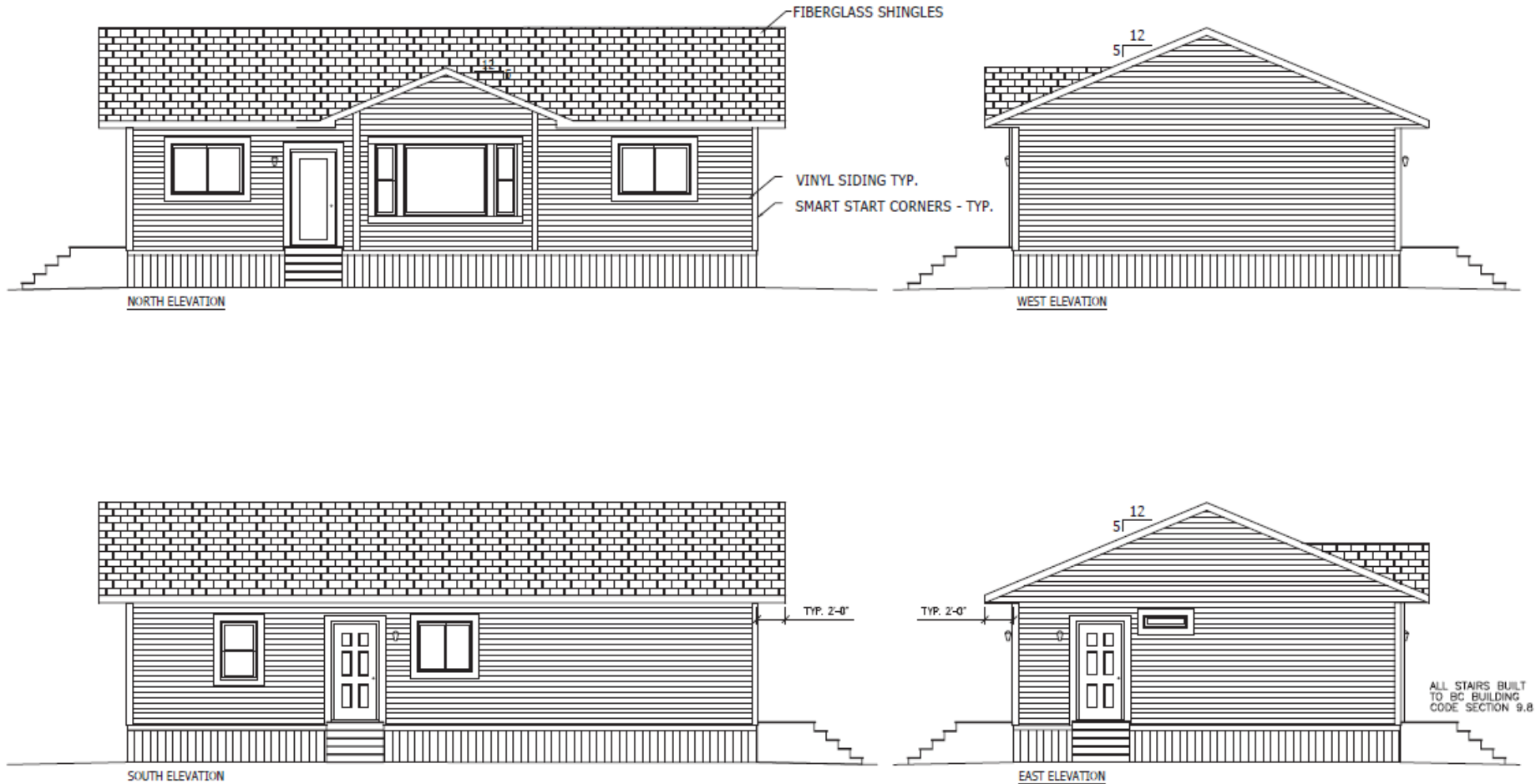
# Project/technical details

- ▶ Proposed rezoning to facilitate a mobile home for immediate family members.
- ▶ Permitted in A<sub>1</sub>/ALR properties, but not RR<sub>1</sub>/ALR.
- ▶ Mobile home will allow owners to stay on property but have immediate family members help with day-to-day duties on the property.

# Site Plan



# Conceptual Design



# Development Policy

- ▶ Official Community Plan – Chapter 5: Development Process:
  - ▶ Objective 5.2 – Policy .1 – Integrated Land Use
  - ▶ Objective 5.33 – Policy .1 – Protect and enhance local agriculture.
  - ▶ Objective 5.34 – Policy. 3 – Homeplating

# Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning:
  - ▶ The application helps protect agricultural lands.
  - ▶ The property is within the ALR, and all other properties in the surrounding area are zoned A1.



## *Conclusion of Staff Remarks*



**CITY OF KELOWNA**  
**BYLAW NO. 12078**  
**Z20-0049 – 2368 Grantham 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 A Section 4 Township 26 ODYD Plan 38370 located at Grantham Road, Kelowna, BC from the RR1 – Rural Residential 1 zone to the A1 – Agriculture 1 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

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

# REPORT TO COUNCIL



**Date:** August 24<sup>th</sup>, 2020

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z20-0051

**Owner:** Diana Lynn Nixon

**Address:** 2380 Grantham Road

**Applicant:** Shane Worman – Worman Homes

**Subject:** Rezoning Application

**Existing OCP Designation:** REP – Resource Protection Area

**Existing Zone:** RR1 – Rural Residential 1

**Proposed Zone:** A1 – Agriculture 1

---

## 1.0 Recommendation

THAT Rezoning Application No. Z20-0051 to amend the City of Kelowna Zoning Bylaw no. 8000 by changing the zoning classification of Lot B Section 4 Township 26 ODYD Plan 38370, located at 2380 Grantham Road, Kelowna, BC from the RR1 – Rural Residential 1 zone to the A1 – Agriculture 1 zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for future consideration.

## 2.0 Purpose

To rezone the subject property from the RR1 – Rural Residential 1 zone to the A1 – Agriculture 1 zone to allow for a mobile home for immediate family.

## 3.0 Development Planning

Development Planning staff support the proposed rezoning application to A1 – Agriculture 1 to facilitate a mobile home for immediate family members. The property is located in the Agricultural Land Reserve (ALR). The Official Community Plan (OCP) Future Land Use Designation of the subject property is REP – Resource Protection Area, which means the designated area is to be preserved for agriculture, environmental and recreational purposes. This application, will allow for this property's land to be further protected for agricultural use. Development Planning staff do not anticipate any neighbourhood impacts relating to this rezoning.

**4.0 Proposal**

**4.1 Background**

The property was previously rezoned to rural-residential in 1987 as part of a two-lot subdivision. This subdivision was supported by the Agricultural Land Commission and subdivided a 2.42 ha parcel into two parcels: the neighbouring west property to 1.13ha and this parcel to 1.29ha.

**4.2 Project Description**

The proposed rezoning from RR1 to A1 is to facilitate a mobile home for immediate family members. Mobile homes for immediate family members are a permitted secondary use for A1 properties in the ALR. The owners have lived on the subject property for 35 years and they want to remain on the property, so they want to have an immediate family member on site to tend to the day-to-day care of the property. The proposal indicates that the mobile home can be constructed to meet all the Zoning Bylaw Regulations without any variances. If the Rezoning is approved, a Farm Residential Footprint covenant will have to be placed on Title. This will restrict the area of the principal dwelling and mobile home and will be required to be completed before a Building Permit can be issued.

**4.3 Site Context**

The subject property is in the Southeast Kelowna OCP Sector and the surrounding area is primarily zoned A1 – Agriculture 1 and RR1 – Rural Residential 1. The property to the West is the only RR1 zoned property and has an active application to also rezone from RR1 to A1. The Future Land Use Designation of the area is REP – Resource Protection Area.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Active Farm
East	A1 – Agriculture 1	Single-Family Acreage
South	A1 – Agriculture 1	Single-Family Acreage
West	RR1 – Rural Residential 1	Single-Family Acreage

**Subject Property Map: 2380 Grantham Road**



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Chapter 5: Development Process

##### *Objective 5.2 Develop Sustainably*

*Policy .1 Integrated Land Use.* Integrate land use approaches wherever possible to improve opportunities for biodiversity, ecosystem connectivity, recreation, agriculture and local food production, while reducing conflicts.

##### *Objective 5.33 Protect and enhance local agriculture*

*Policy .1 Protect Agricultural Land.* Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

##### *Objective 5.34 Preserve Productive Agricultural Land.*

*Policy .3 Homeplating.* Locate buildings and structures, including farm help housing and farm retail sales area and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage. The goal should be to maximize use of existing infrastructure and reduce impacts on productive agricultural lands.

## 6.0 Application Chronology

Date of Application Received: June 26, 2020

Date Public Consultation Completed: July 14, 2020

**Report prepared by:** Tyler Caswell, Planner I

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

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

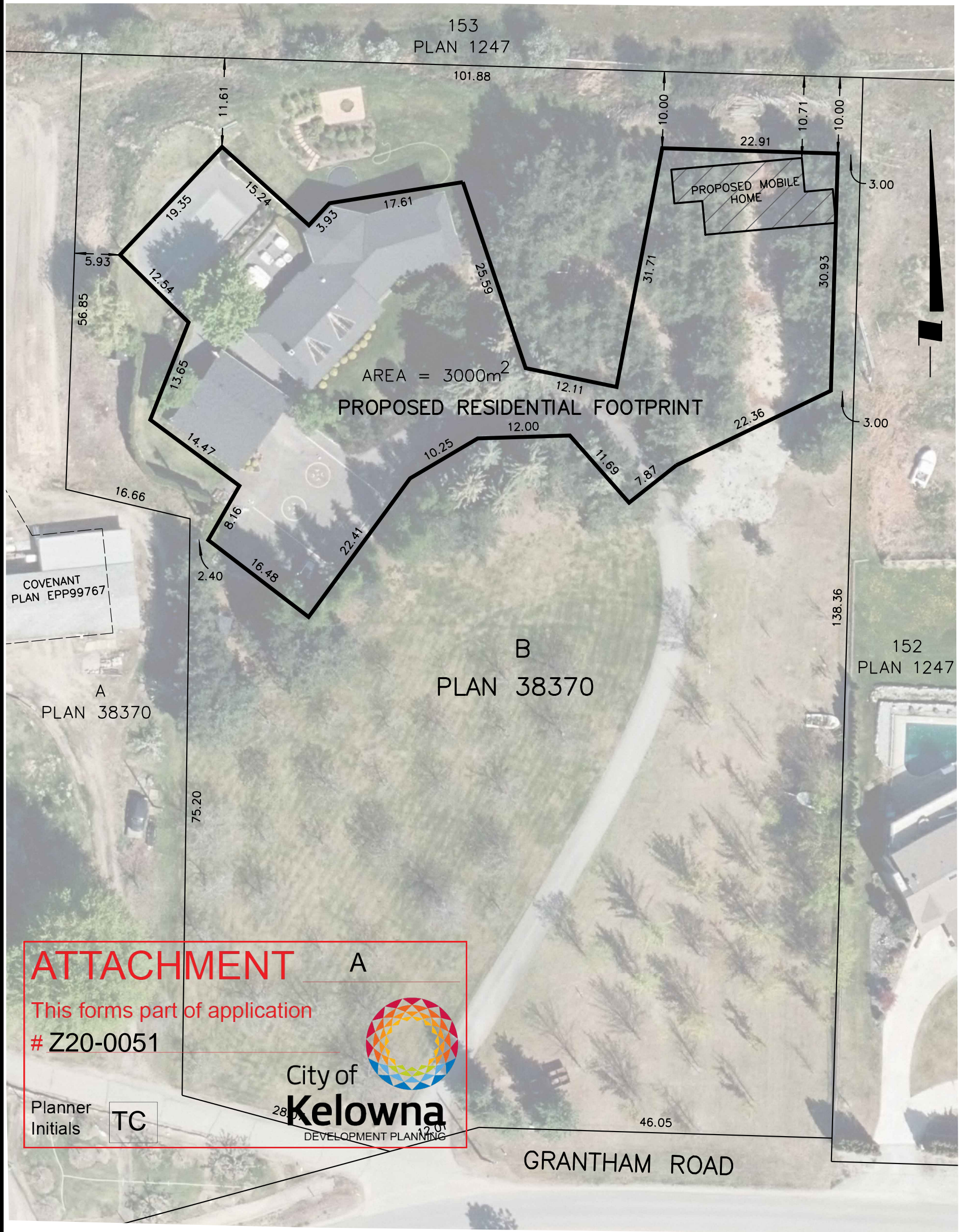
### **Attachments:**

Attachment A: Site Plan

SITE PLAN SHOWING PROPOSED RESIDENTIAL FOOTPRINT ON LOT B  
SECTION 4 TOWNSHIP 26 ODYD PLAN 38370

PID: 007-995-849

2380 GRANTHAM ROAD  
KELOWNA



\*DIMENSIONS OF THE RESIDENTIAL FOOTPRINT ARE APPROXIMATE AND ARE SUBJECT TO A SURVEY OF THE IMPROVEMENTS

THIS SKETCH SHOWS THE REGISTERED DIMENSIONS OF THE ABOVE DESCRIBED PROPERTY

CLIENT: WORMAN HOMES	DATE: JUNE 22, 2020
SCALE: 1:500 METRES	FILE: 22212
	DRAWN BY: CF

THIS PLAN IS FOR THE SOLE USE OF THE CLIENT FOR COVENANT REVIEW ONLY AND IS NOT TO BE USED FOR RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

**Ferguson Land Surveying & Geomatics Ltd.**  
BC AND CANADA LAND SURVEYORS 404-1630 PANDOSY STREET, KELOWNA, BC  
PHONE: (250) 763-3115 FAX: (250) 763-0321  
© Ferguson Land Surveying & Geomatics Ltd., ALL RIGHTS RESERVED.

THIS PLAN SHOWS REGISTERED CHARGES ON TITLE THAT ARE DEFINED BY SURVEY PLAN OR DESCRIPTION. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.



# Z20-0051

# 2380 Grantham Road

Rezoning Application



# Proposal

- ▶ To rezone the subject property from RR1 – Rural Residential 1 to A1 – Agriculture 1.

# Development Process

Jun 26, 2020

Development Application Submitted



Staff Review & Circulation



Jul 14, 2020

Public Notification Received



Aug 24, 2020

Initial Consideration



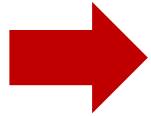
Public Hearing  
Second & Third Readings



Final Reading  
DP & Variances



Building Permit



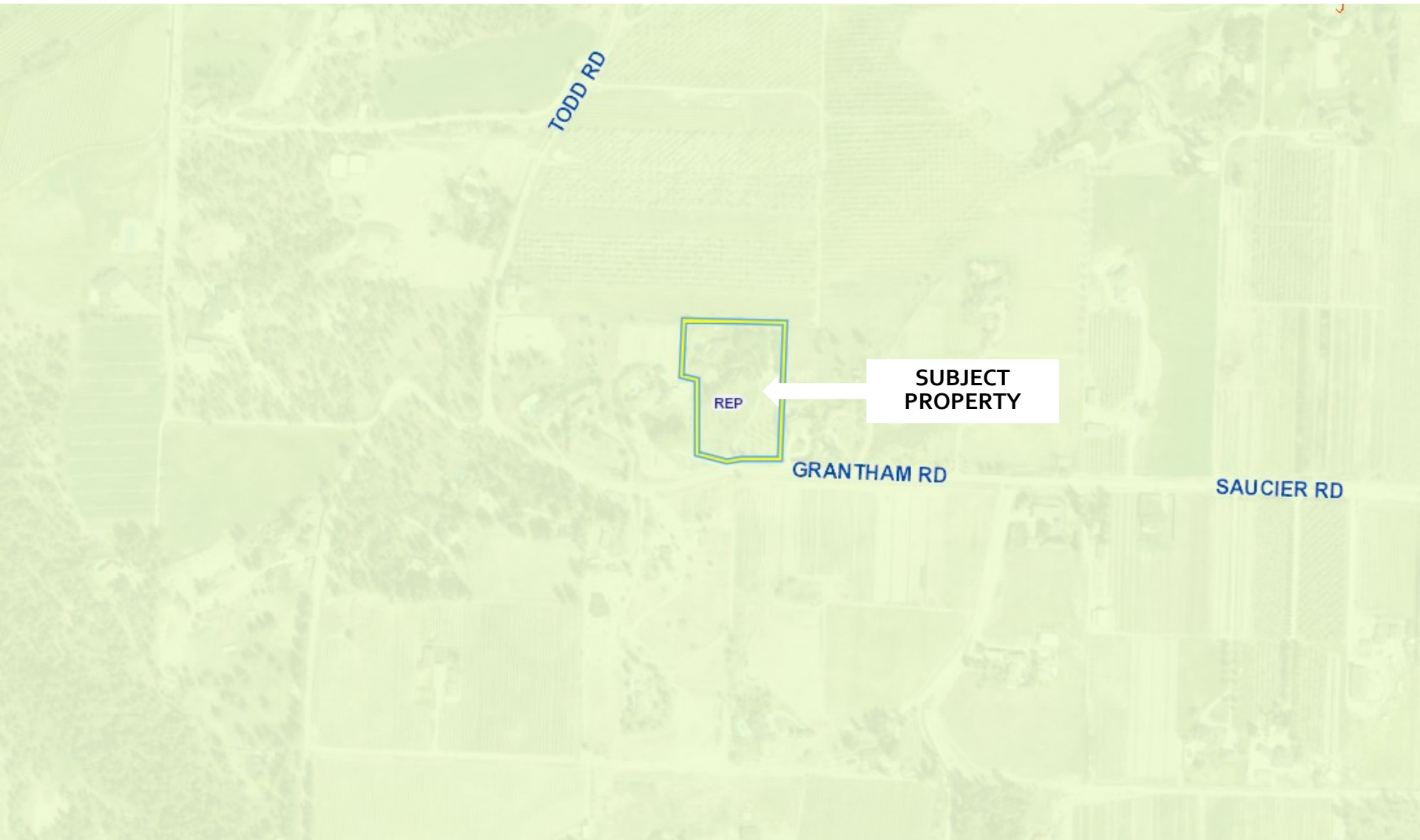
Council  
Approvals



# Context Map



# OCP Future Land Use / Zoning



# Subject Property Map



# Project/technical details

- ▶ Proposed rezoning to facilitate a mobile home for immediate family members.
- ▶ Permitted in A<sub>1</sub>/ALR properties, but not RR<sub>1</sub>/ALR.
- ▶ Mobile home will allow owners to stay on property but have immediate family members help with day-to-day duties on the property.

# Site Plan

SITE PLAN SHOWING PROPOSED RESIDENTIAL FOOTPRINT ON LOT B  
SECTION 4 TOWNSHIP 26 ODYD PLAN 38370

PID: 007-995-849

2380 GRANTHAM ROAD  
KELOWNA



**PROPOSED  
LOCATION**

# Development Policy

- ▶ Official Community Plan – Chapter 5: Development Process:
  - ▶ Objective 5.2 – Policy .1 – Integrated Land Use
  - ▶ Objective 5.33 – Policy .1 – Protect and enhance local agriculture.
  - ▶ Objective 5.34 – Policy. 3 – Homeplating

# Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning:
  - ▶ The application helps protect agricultural lands.
  - ▶ The property is within the ALR, and all other properties in the surrounding area are zoned A1.



## *Conclusion of Staff Remarks*



**CITY OF KELOWNA**  
**BYLAW NO. 12079**  
**Z20-0051 – 2380 Grantham 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 B Section 4 Township 26 ODYD Plan 38370 located at Grantham Road, Kelowna, BC from the RR1 – Rural Residential 1 zone to the A1 – Agriculture 1 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

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

# REPORT TO COUNCIL



**Date:** Aug 24<sup>th</sup> 2020  
**To:** Council  
**From:** City Manager  
**Department:** Development Planning  
**Application:** Z18-0011  
**Owner:** Evergreen Lands Ltd., Inc No. BC0382754  
**Address:** 1193 St. Paul Street  
**Applicant:** Meiklejohn Architects Inc  
**Subject:** Rezoning Application  
**Existing OCP Designation:** COMM - Commercial  
**Existing Zone:** I<sub>4</sub> – Central Industrial  
**Proposed Zone:** C<sub>7</sub> – Central Business Commercial

---

## 1.0 Recommendation

That Rezoning Application No. Z18-0011 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 139, ODYD, Plan EPP54107 located at 1193 St. Paul Street, Kelowna, BC from the I<sub>4</sub> – Central Industrial zone to the C<sub>7</sub> – Central Business Commercial 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 Development Planning Department dated Feb 5<sup>th</sup> 2018;

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

## 2.0 Purpose

To consider an application to rezone the subject property from the I<sub>4</sub> - Central Industrial zone to the C<sub>7</sub> - Central Business Commercial zone to facilitate the construction of a hotel.

## 3.0 Development Planning

The rezoning application and subsequent Development Permit application is for an 88-unit hotel. The Official Community Plan designates the property as Commercial as part of the Downtown Urban Centre. The referral comments from the abutting RCMP site was “residential uses might have some land use conflicts due to normal Police operations”. Therefore, Staff are recommending support for the proposed C7 zone due to the developer’s commitment to a Hotel project and that the sleeping units will not be stratified at the time of rezoning in order to limit the potential of converting the Hotel units into residential units. A hotel will complement the land uses and building forms of the recent developments along the Clement Avenue corridor and gateway into the Downtown.

**4.0 Proposal**

**4.1 Project Description & Background**

If Council supports the rezoning, Staff will provide a detailed recommendation on the Development Permit and Development Variance Permit. Currently, the development proposal is for 88 hotel units with 37 parking stalls, 10 bicycle parking stalls, a Floor Area Ratio of 2.04, and 18.0 metres in height with five total storeys. Staff are tracking one variance related height as the C7 zone has a maximum 16.0 metres podium height before a setback is required.

Since the application was submitted prior to the parking changes in November of 2019, the former parking rules will apply. The total parking required with the old regulations was 37 stalls as compared with the current Zoning Bylaw of 70 parking stalls.

**4.2 Site Context**

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P1 – Major Institutional	Kelowna Police Services Building (RCMP)
East	P1 – Major Institutional	Kelowna Police Services Building (RCMP)
South	C7 – Central Business Commercial	Apartment Condos
West	I4 – Central Industrial	Train Station Pub and Liquor Store

**Subject Property Map: 1193 St. Paul**



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Goals for A Sustainable Future

Contain Urban Growth.<sup>1</sup> Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

#### Development Process

Compact Urban Form.<sup>3</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Objective 5.9. Support the creation of affordable and safe rental, non-market and / or special needs housing.

Objective 5.10. Ensure opportunities are available for greater use of active transportation and transit to: to improve community health; reduce greenhouse gas emissions; and increase resilience in the face of higher energy prices.<sup>4</sup>

Objective 5.11. Support parking management programs that promote reduced vehicle ownerships, reduced vehicle trips and increased use of active modes of transportation.

Objective 5.18. Ensure efficient land use.

Objective 5.19. Ensure development is compatible with surrounding land uses.

## 7.0 Technical Comments

### 7.1 Building & Permitting Department

No comment on the rezoning application.

### 7.2 Development Engineering Department

See Attachment 'A', memorandum dated Feb 5<sup>th</sup> 2018

## 8.0 Application Chronology

Date of Application Received: Jan 23<sup>rd</sup> 2018

Date Public Consultation Completed: Feb 21<sup>st</sup> 2020

**Report Prepared by:** Adam Cseke, Planner Specialist  
**Reviewed by:** Terry Barton, Urban Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

#### Attachments:

Attachment 'A' Development Engineering Memo  
Attachment 'B' Initial Drawings of proposed Hotel

<sup>1</sup> Goal 1. (Introduction Chapter 1).

<sup>2</sup> Policy 5.2.4 (Development Process Chapter 5).

<sup>3</sup> Policy 5.3.2 (Development Process Chapter 5).

<sup>4</sup> Objective 5.10 (Development Process Chapter 5).

---

**CITY OF KELOWNA**  
**MEMORANDUM**

**Date:** February 05, 2018  
**File No.:** Z18-0011  
**To:** Community Planning (TA)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1193 St. Paul St.,

**ATTACHMENT** — A

This forms part of application  
# Z18-0011

Planner  
Initials AC

  
**City of Kelowna**  
DEVELOPMENT PLANNING

I4&P1 to C7

---

The Development Engineering Department has the following comments and requirements associated with this rezoning 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 Jason Angus

**1. Domestic Water and Fire Protection**

- a. This property is currently serviced with a 13mm-diameter water service. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.
- b. A water meter is mandatory for this development and must be installed inside the 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.
- c. The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters

**2. Sanitary Sewer**

- a. Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

**3. Storm 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 recommendations for onsite drainage containment and disposal systems.

- b. On site storm drainage systems for the site will be reviewed and approved by Engineering when a site servicing design is submitted.
- 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.

#### **4. Road Improvements**

- a. St. Paul St. fronting this development site has been urbanized. No further upgrades are needed at this time.
- b. Clement Ave fronting this development site has been urbanized. No further upgrades are needed at this time

#### **5. Road Dedication and Subdivision Requirements**

- a. Grant Statutory Rights of Way if required for utility services.
- b. If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, TELUS, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager
- c. All access to the development will be from St Paul Street.

#### **6. Electric Power and Telecommunication Services**

- a. All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost
- b. Re-locate existing utilities, where necessary

#### **7. 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

**ATTACHMENT** A

This forms part of application  
# Z18-0011

Planner Initials **AC**

City of **Kelowna**  
DEVELOPMENT PLANNING



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

## **8. Servicing Agreements for Works and Services**

- a. A Servicing Agreement is required for all offsite 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.
- b. 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.

## **9. 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

---

James Kay, P. Eng.  
Development Engineering Manager  
JA

<b>ATTACHMENT</b> <u>    </u> <b>A</b>	
This forms part of application # Z18-0011	
Planner Initials	AC
 <b>City of Kelowna</b> <small>DEVELOPMENT PLANNING</small>	

















# Z18-0011

# 1193 St. Paul

## Rezoning Application



# Proposal

- ▶ To consider an application to rezone the subject property from the I<sub>4</sub> zone to the C<sub>7</sub> zone to facilitate the construction of a potential hotel.

# Development Process

Jan 23<sup>rd</sup> 2018

Development Application Submitted

Staff Review & Circulation

Feb 21<sup>st</sup> 2020

Public Notification Received

Aug 24<sup>th</sup> 2020

Initial Consideration

Public Hearing  
Second & Third Readings

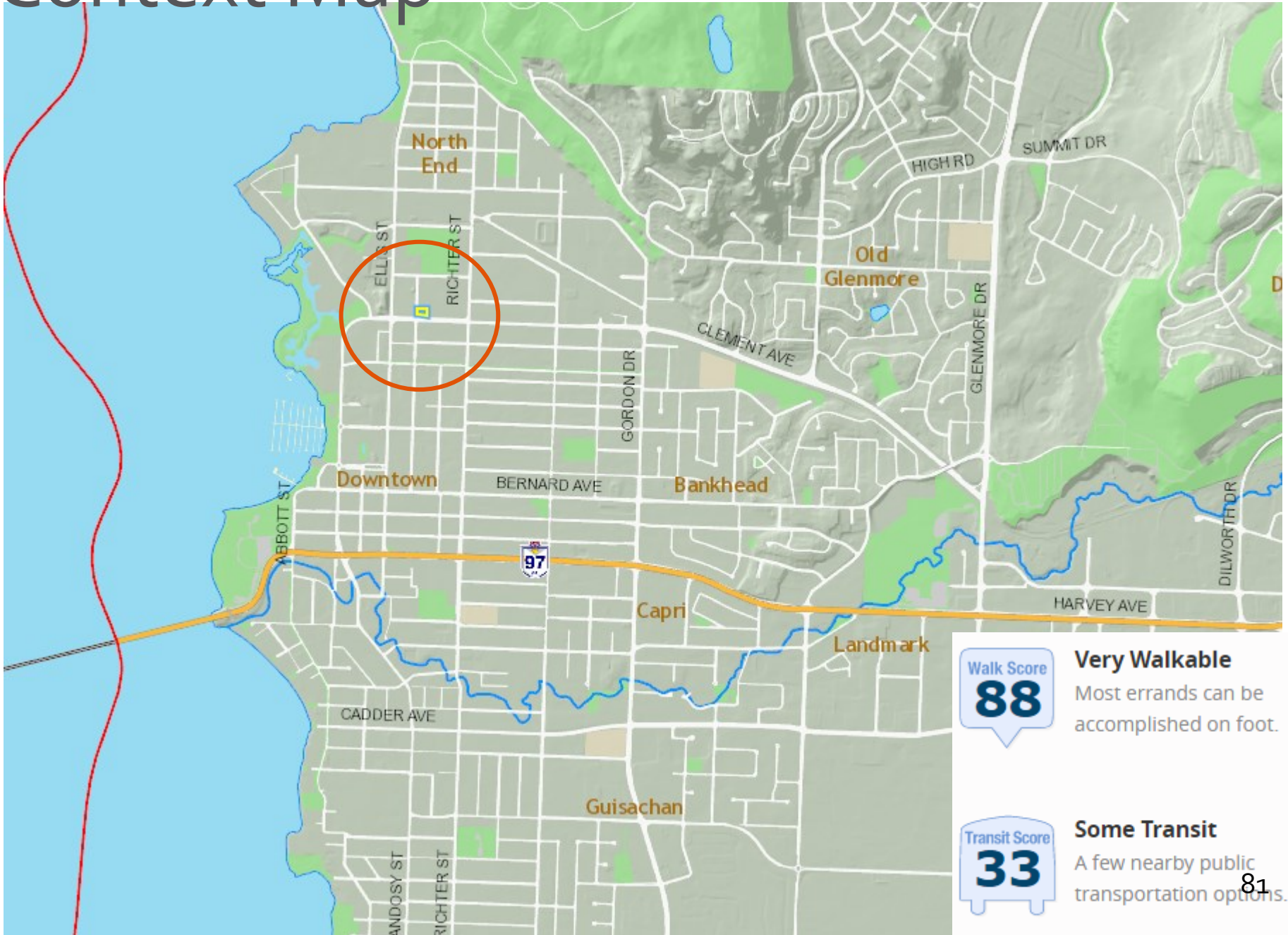
Final Reading, Development Permit, &  
Development Variance Permit

Building Permit

Council  
Approvals



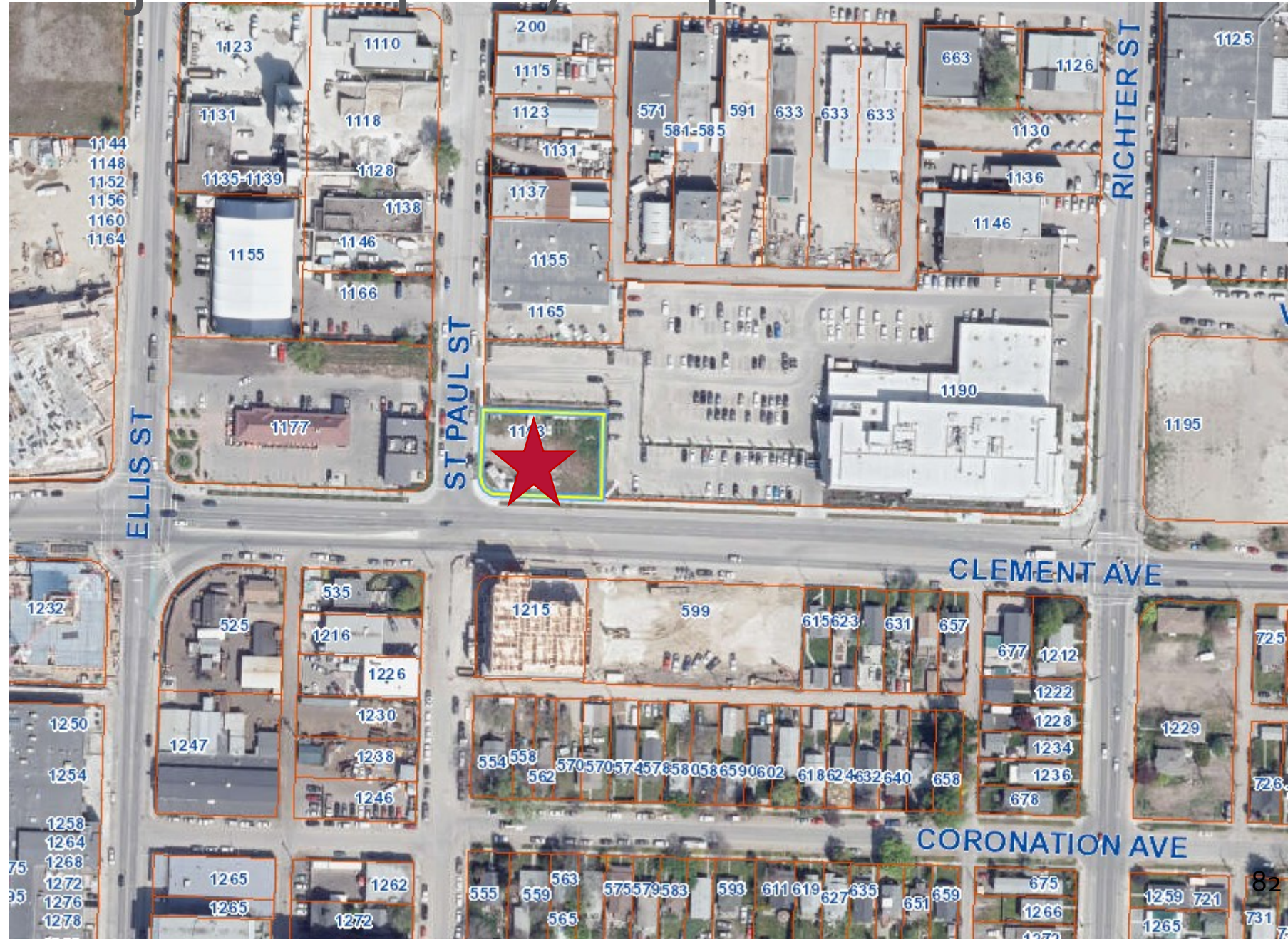
# Context Map



**Walk Score**  
**88**  
**Very Walkable**  
Most errands can be accomplished on foot.

**Transit Score**  
**33**  
**Some Transit**  
A few nearby public transportation options.

# Subject Property Map



# Renderings



# Renderings



# Renderings



# Renderings



# Renderings



# Renderings





# Potential Variances

- Tracking one variance to Podium Height from 16.0 metres to 18.0 metres

	Rate	Total Stalls Required	Total Stalls Provided
Previous Parking Regulation	1.3 stalls per 100 m <sup>2</sup>	37 stalls	37 stalls
Current Parking Regulation	0.8 stalls per Sleeping Unit	70 stalls	

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
  - ▶ Meets the intent of the Official Community Plan
    - ▶ Hotel compatible with adjacent building forms and land uses
- ▶ Recommend the Bylaw be forwarded to Public Hearing



## *Conclusion of Staff Remarks*

**CITY OF KELOWNA**  
**BYLAW NO. 12080**  
**Z18-0011 – 1193 St Paul Street**

---

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 139 ODYD Plan 54107 located on St Paul Street, Kelowna, BC from the I4 – Central Industrial zone to the C7 – Central Business Commercial 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

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

# REPORT TO COUNCIL



**Date:** Aug 24<sup>th</sup> 2020

**To:** Council

**From:** City Manager

**Department:** Development Planning Department

**Application:** Z20-0047      **Owner:** Okanagan Opportunity (Pacific) GP Inc., Inc. No. BC1188652

**Address:** 1145 Pacific Ave      **Applicant:** Roger Green (MQN Architects)

**Subject:** Rezoning Application

**Existing OCP Designation:** MRM – Multiple Unit Residential (Medium Density)

**Existing Zone:** RM5 – Medium Density Multiple Housing

**Proposed Zone:** RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only)

---

## 1.0 Recommendation

THAT Rezoning Application No. Z20-0047 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 137, ODYD, Plan EPP84914, located at 1145 Pacific Avenue, Kelowna, BC from the RM5 – Medium Density Multiple Housing zone to the RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only), be considered by Council;

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

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

## 2.0 Purpose

To consider a Rezoning application to rezone the subject property from the RM5 – Medium Density Multiple Housing zone to the RM5r - Medium Density Multiple Housing (Residential Rental Tenure Only) zone.

## 3.0 Development Planning

This rezoning application (to the rental sub-zone) is in response to concerns discussed between the developer and City regarding the Car Share agreement related to the existing Development Permit and Development Variance Permit. At the February 12<sup>th</sup> 2019 Council meeting, Council approved this 31 rental unit building with a parking variance to reduce the number of stalls by 12 stalls. The applicant had the option to pay cash-

in-lieu of parking but instead committed to two (2) car-share vehicles in which Council agreed. There is an on-going disagreement between the applicant and the car share operator on where, how, and other details relating to the provision of car-share. The proposed rental sub-zone (and associated parking discount) would bring the parking requirements in alignment with the City of Kelowna’s current revised parking regulations adopted at the end of November 2019. This would no longer require the car share as part of the project.

The project is currently under construction and the intent of this revision is to be processed while construction continues. The project is not seeking any changes from the approved Development Permit & Building Permit and the parking counts and bicycle parking revisions are entirely within the parking level of the building.

The applicant has provided a table (see attachments) to provide a summary of the parking requirements and the number of stalls required. Staff are recommending support for this application as the sub-zone would protect this property as a rental project in perpetuity. Further, this project meets the City’s new parking regulations for rental only projects.

**4.0 Proposal**

**4.1 Project Description**

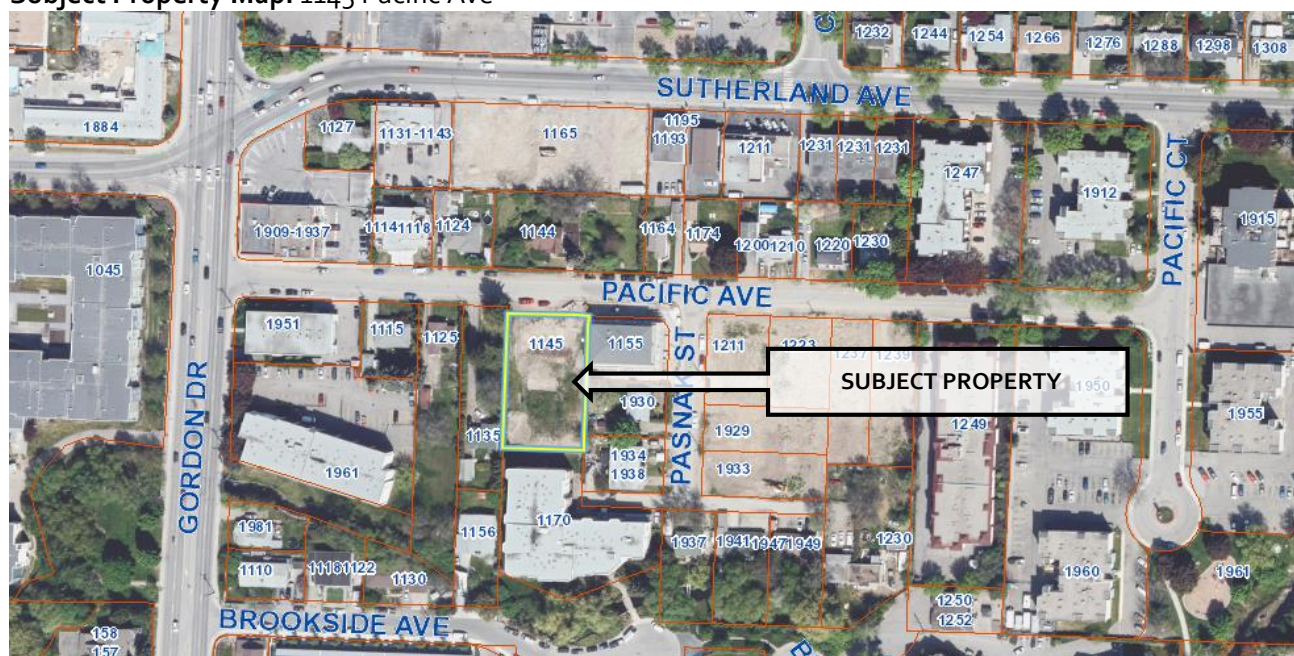
The proposing is under construction for a six-storey, 31-unit purpose built rental apartment building.

**4.2 Site Context**

The subject properties are in the Capri Landmark Urban Centre one block south of Sutherland Avenue in an area designated for an apartment form of housing. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 & C4 Rezoning application	Residential & Mixed Use Building Proposed
East	RM5 & RU6	Apartment Housing & Residential
South	RM5	Apartment Housing
West	RU6	Residential

**Subject Property Map: 1145 Pacific Ave**



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

Objective 5.9. Support the creation of affordable and safe rental, non-market and / or special needs housing.

Objective 5.10. Ensure opportunities are available for greater use of active transportation and transit to: improve community health; reduce greenhouse gas emissions; and increase resilience in the face of higher energy prices.

Objective 5.11. Support parking management programs that promote reduced vehicle ownerships, reduced vehicle trips and increased use of active modes of transportation.

**6.0 Technical Comments**

None

**7.0 Application Chronology**

Date of Application Received: June 5<sup>th</sup>, 2020

Date Public Consultation Completed: June 19<sup>th</sup>, 2020

**Report prepared by:** Adam Cseke, Planning Specialist

**Reviewed by:** Terry Barton, Development Planning Department Manager

**Approved by:** Ryan Smith, Divisional Director, Planning and Development Services

**Attachments:**

Schedule A: Development Engineering Memo

Attachment 'B': Applicant Package

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** June 12, 2020  
**File No.:** Z20-0047  
**To:** Community Planning (AC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1145 Pacific Ave. RM5 to RM5c rental Zone

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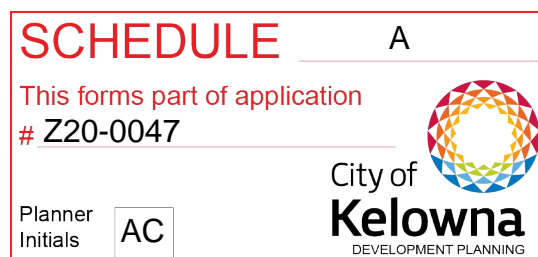
Development Engineering has the following comments and requirements associated with this application.

1. General

This application does not compromise any City of Kelowna municipal infrastructure.

  
\_\_\_\_\_  
James Kay, P. Eng.  
Development Engineering Manager

AS





2020.06.01

Pacific Avenue Rentals – Anagram Properties

Sub-Rezone Application for RM-6-r

Existing DP: DP17-0296 & DVP17-0297

Existing BP: BP 61090



MQN Architects have been engaged to complete a sub-rezone of this project to the recently created Rental suffix. The sub-rezone application is in response to concerns discussed between the client and the City of Kelowna regarding the Car Share agreement related to the existing development permit. The proposed sub-rezone would bring the parking requirements in alignment with the City of Kelowna's revised Section 08 – Parking and Loading in the Zoning Bylaw and would no longer require the car share as part of the project.

The project is currently under construction and the intent of this revision is to be processed while construction continues. The project is not seeking any changes from the approved DP & BP for form and character and the parking counts and bicycle parking revisions are entirely within the parking level of the building.

The table on the following page provides a synopsis of the parking requirements and the number of stalls required. The attached RZ-01 drawing sheet also shows the layout of the parking stalls and bicycle parking.

Regards,

Roger Green



---

**Brian F. Quiring**  
Architect AIBC, MAA, M.Arch

**Vicki A. Topping**  
Architect AIBC, M.Arch. LEED AP+

**Roger B. Green**  
Architect AIBC, MRAIC, M.Arch

---

100, 3313 - 32nd Avenue  
Vernon, British Columbia  
Canada V1T 2M7  
T. 250.542.8085  
F. 250.542.5236  
E. [info@mqn.ca](mailto:info@mqn.ca)  
[www.mqn.ca](http://www.mqn.ca)

Parking and Bicycle Parking Requirements per Section 08 of the Zoning Bylaw:

	UNITS	PARKING REQUIRED PER UNIT	PARKING STALLS	VISITOR STALLS (0.14/unit)	TOTAL PARKING REQUIRED	
<i>Bachelor</i>	-	0.9 – 1.25	-	-		
<i>1 Bedroom</i>	3	1.0 – 1.25	3 – 3.75			
<i>2 Bedroom</i>	23	1.25 – 1.6	28.75 – 36.8			
<i>3+ Bedroom</i>	5	1.5 – 2.0	7.5 – 10			
<b>TOTAL</b>	31		39.25 – 50.55	4	43	
				20% Reduction	<b>34 Stalls</b>	<b>34 Stalls Proposed</b>

Accessible Parking Required – **2 Stalls**

Van Accessible Parking Required – **1 Stall**

Bicycle Parking (Class I) Long Term – **25 Spaces**

Bicycle Parking (Class II) Short Term – **6 Spaces**

**ATTACHMENT** B

This forms part of application  
# Z20-0047

Planner  
Initials

AC



**City of  
Kelowna**  
DEVELOPMENT PLANNING

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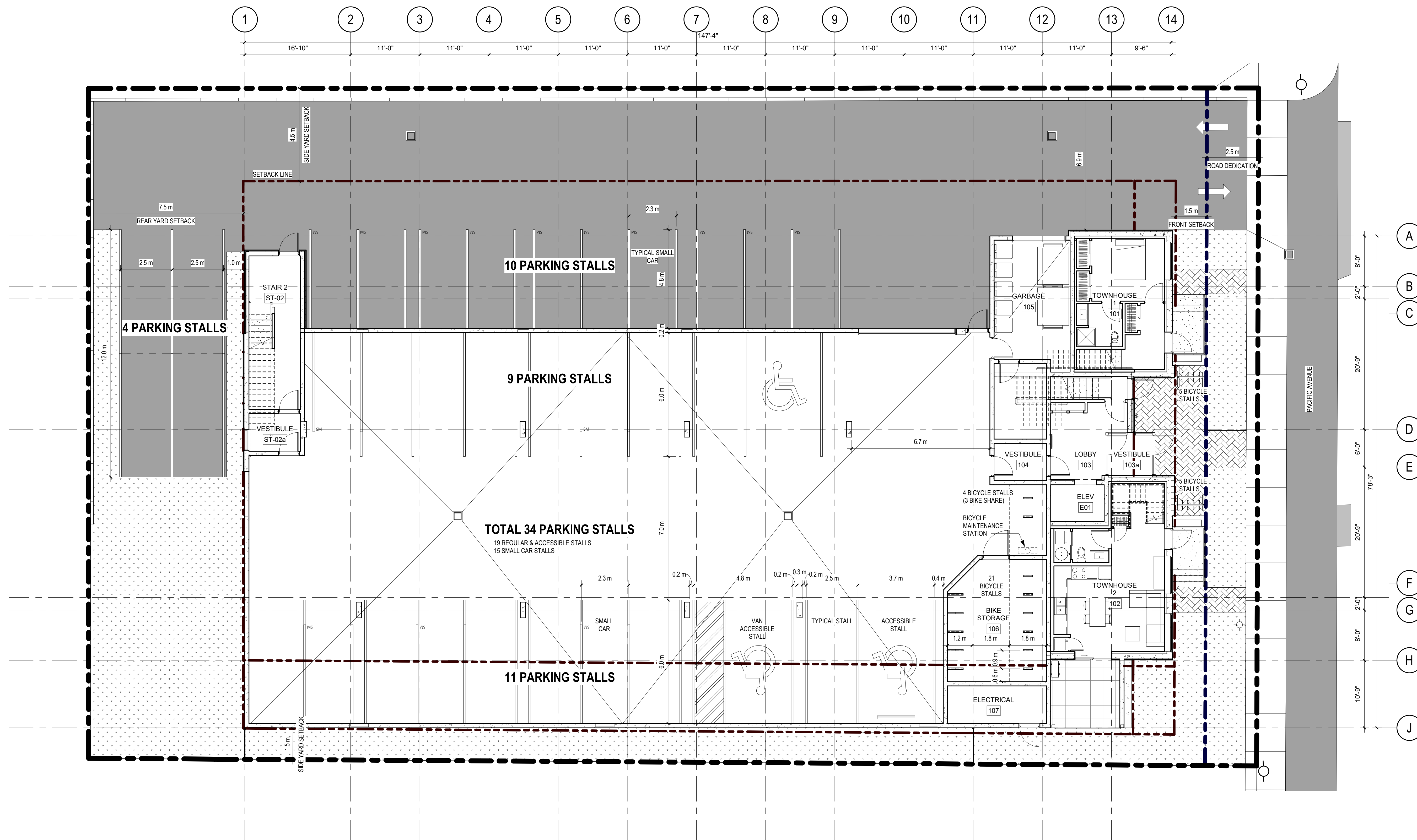
**Brian F. Quiring**  
Architect AIBC, MAA, M.Arch

**Vicki A. Topping**  
Architect AIBC, M.Arch. LEED AP+

**Roger B. Green**  
Architect AIBC, MRAIC, M.Arch

---

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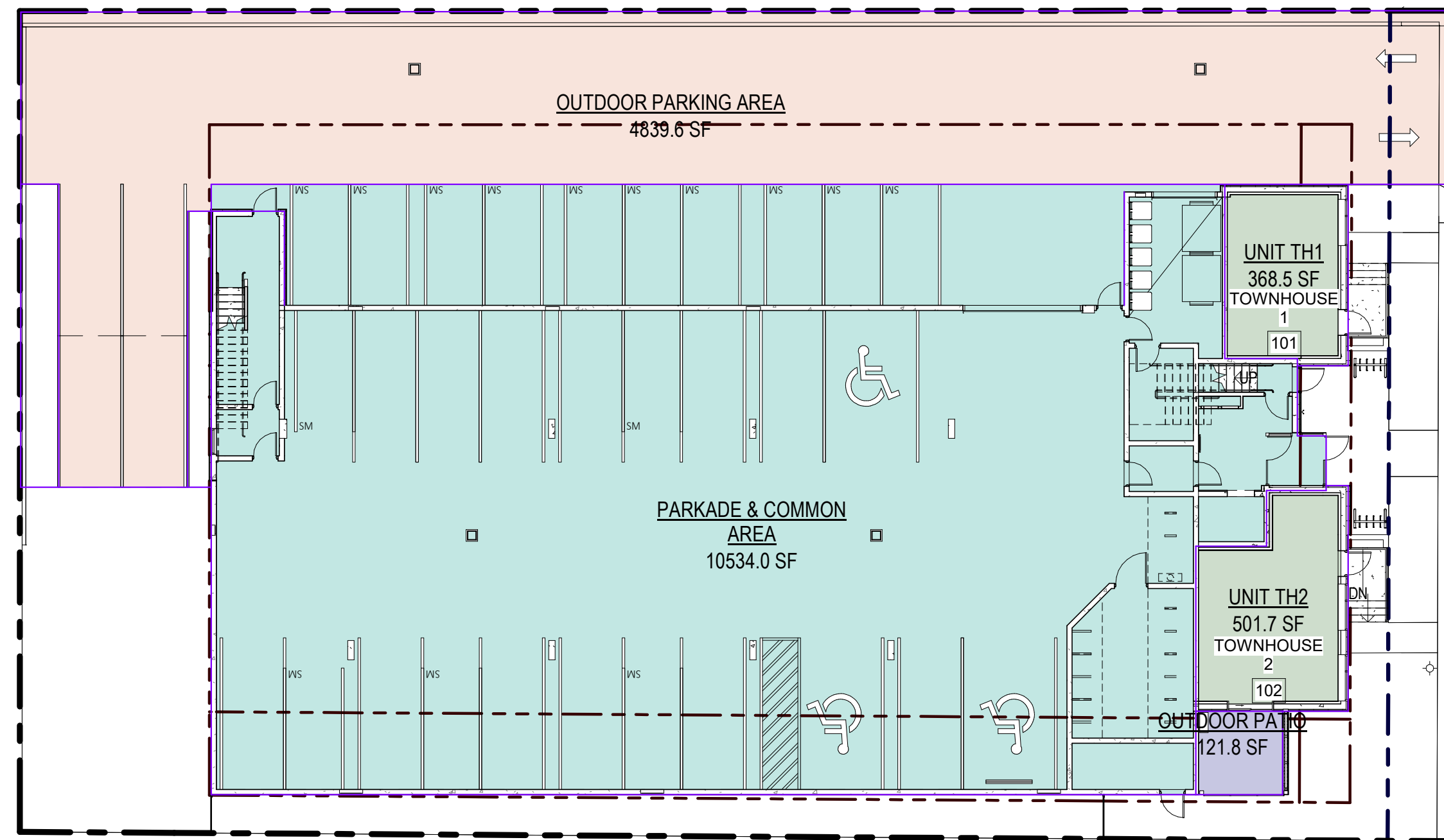
**ATTACHMENT B**  
 This forms part of application  
 # Z20-0047  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials AC



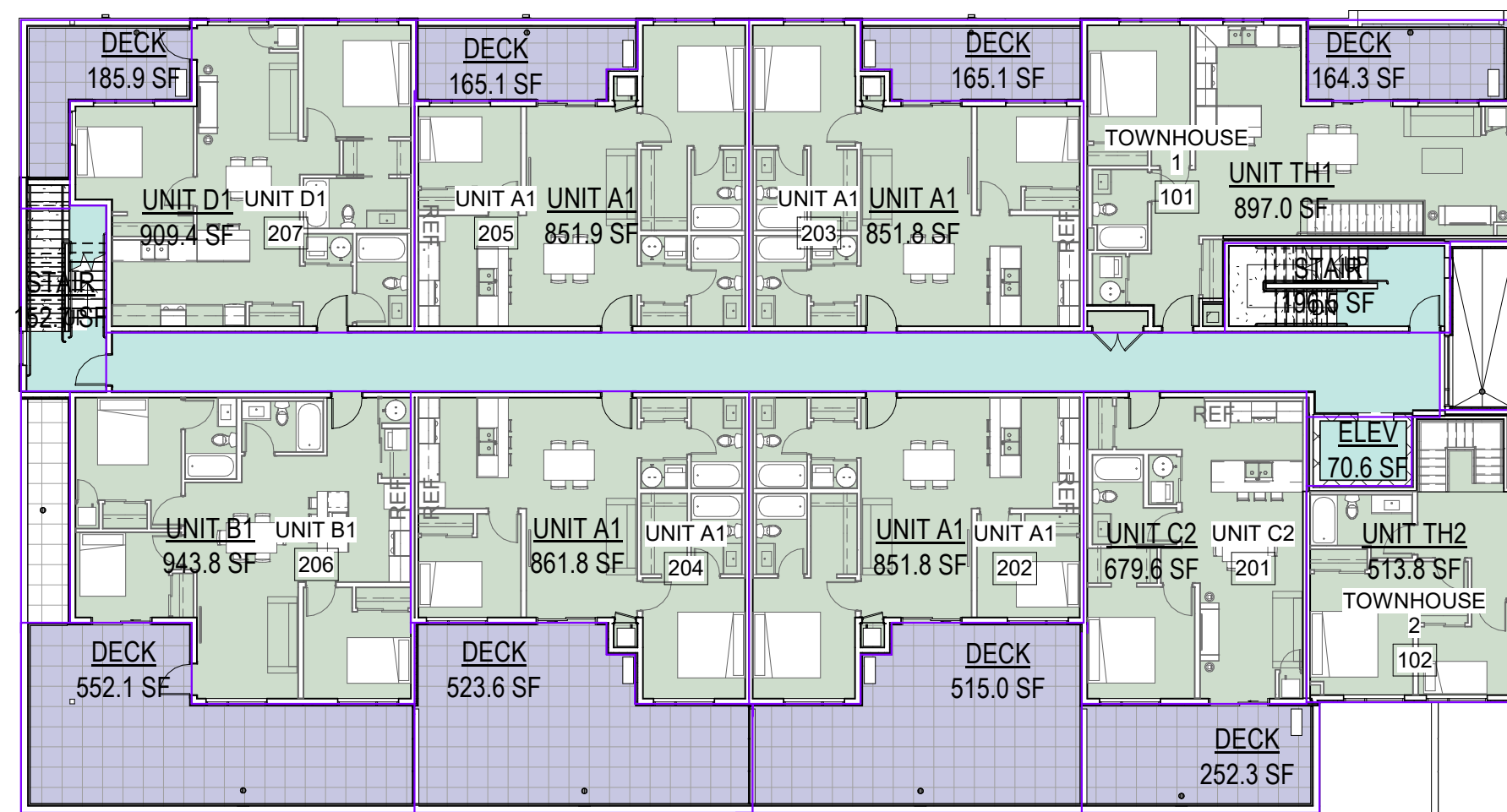
**GROUND FLOOR PLAN**  
 ANAGRAM ON PACIFIC  
 1145 PACIFIC AVE, KELOWNA BC



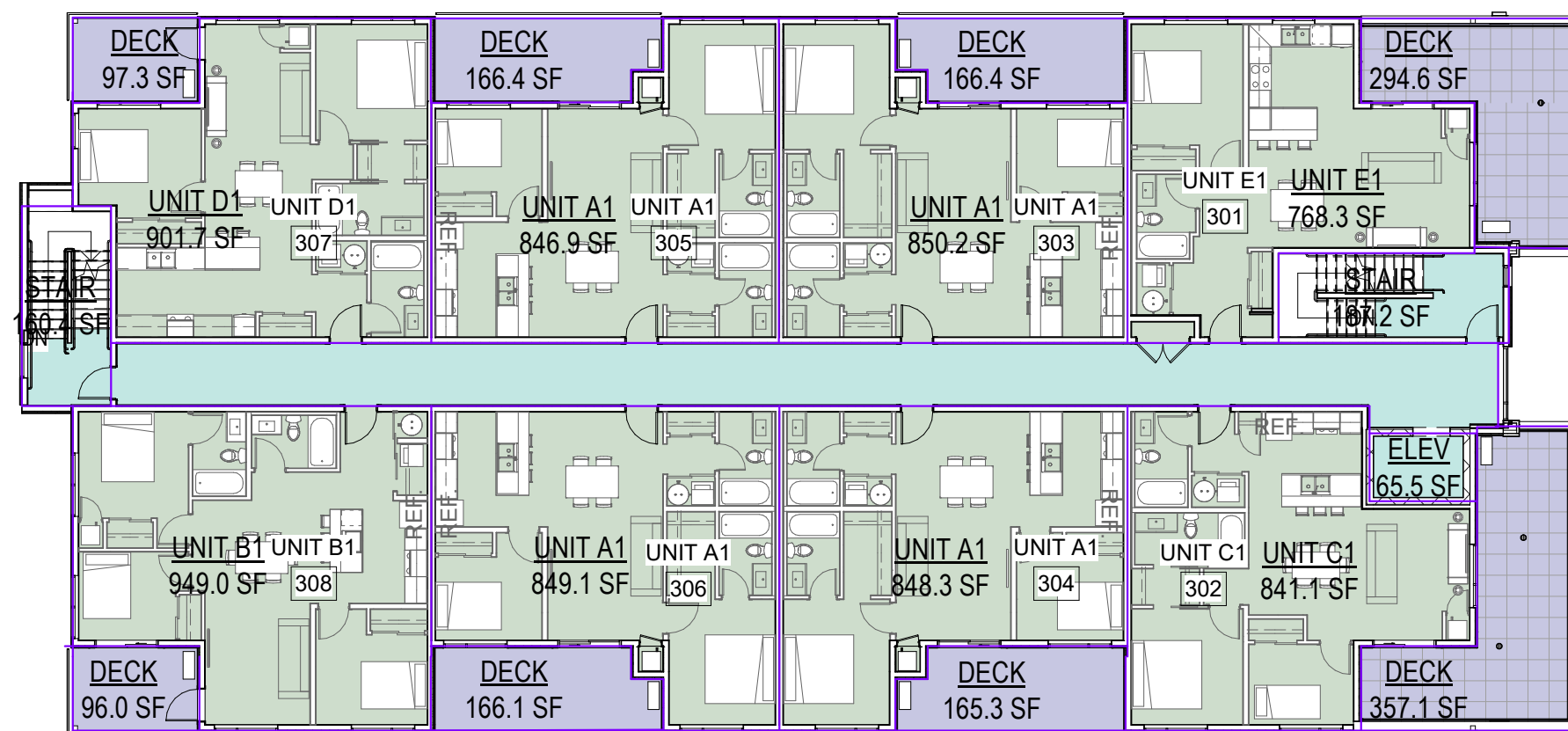
**DRAWING: RZ-01**  
**PROJECT:** 17167  
**DATE:**  
**SCALE:** 1/8" = 1'-0"



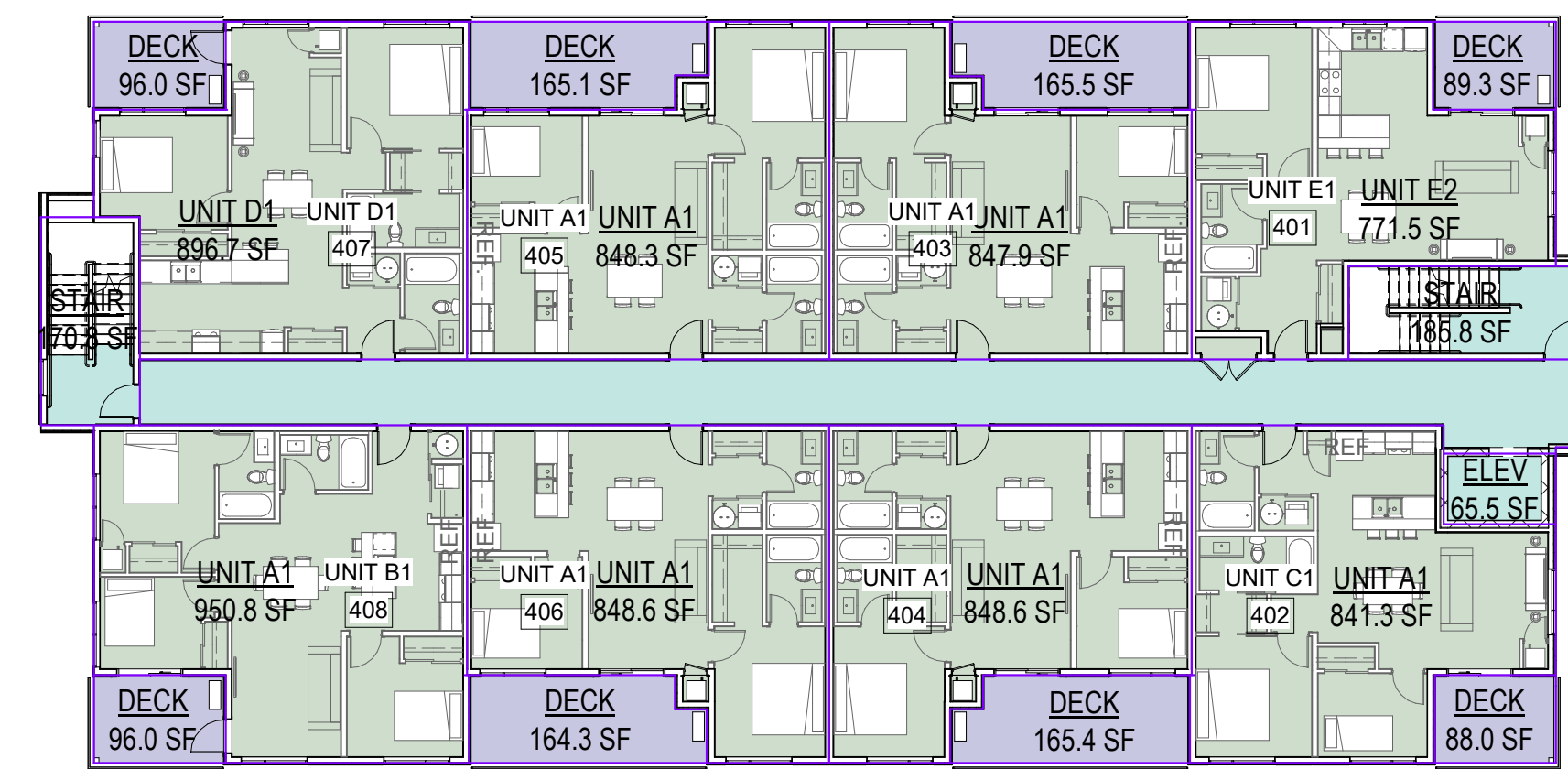
1 PARKADE  
A001 SCALE: 1/16" = 1'-0"



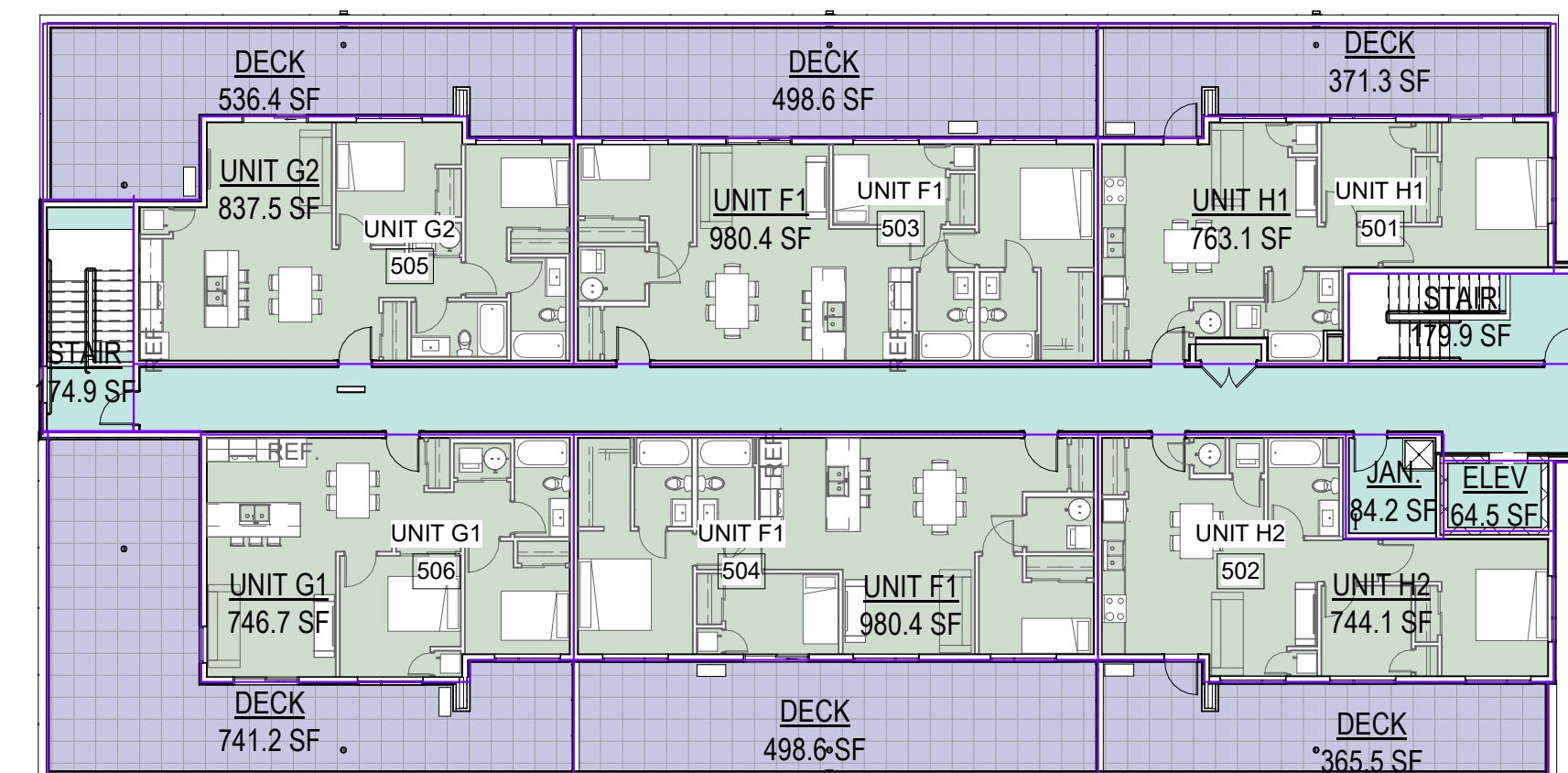
2 SECOND FLOOR  
A004 SCALE: 1/16" = 1'-0"



3 THIRD FLOOR  
A004 SCALE: 1/16" = 1'-0"



4 FOURTH FLOOR  
A004 SCALE: 1/16" = 1'-0"



5 FIFTH FLOOR  
A004 SCALE: 1/16" = 1'-0"

ATTACHMENT B  
This forms part of application # Z20-0047  
Planner Initials AC  
City of Kelowna DEVELOPMENT PLANNING

**SITE COVERAGE CALCULATION**

TOTAL SITE AREA	1851.8 m <sup>2</sup>
BUILDING AREA	1059.5 m <sup>2</sup>
PARKING AREA	449.6 m <sup>2</sup>
BUILDING AREA	0.57
PARKING AREA	0.24
<b>TOTAL SITE COVERAGE:</b>	<b>0.82</b>

**FAR CALCULATION**

TOTAL SITE AREA	1851.8 m <sup>2</sup>
EXCLUDED AREA	1450.5 m <sup>2</sup>
INCLUDED AREA	2507.6 m <sup>2</sup>
PARKING AREA	449.6 m <sup>2</sup>
PRIVATE OPEN SPACE	761.4 m <sup>2</sup>
<b>FLOOR AREA RATIO:</b>	<b>1.356</b>

**FAR AREAS**

- INCLUDED AREA
- EXCLUDED AREA
- PRIVATE OPEN SPACE
- PARKING AREA



# Z20-0047 1145 Pacific Ave

Rezoning Application



# Proposal

- ▶ To consider a Rezoning application to rezone the subject property from RM5 to RM5r zone.

# Development Process

June 5<sup>th</sup> 2020

Development Application Submitted

Staff Review & Circulation

June 19<sup>th</sup> 2020

Public Notification Received

Aug 24<sup>th</sup> 2020

Initial Consideration

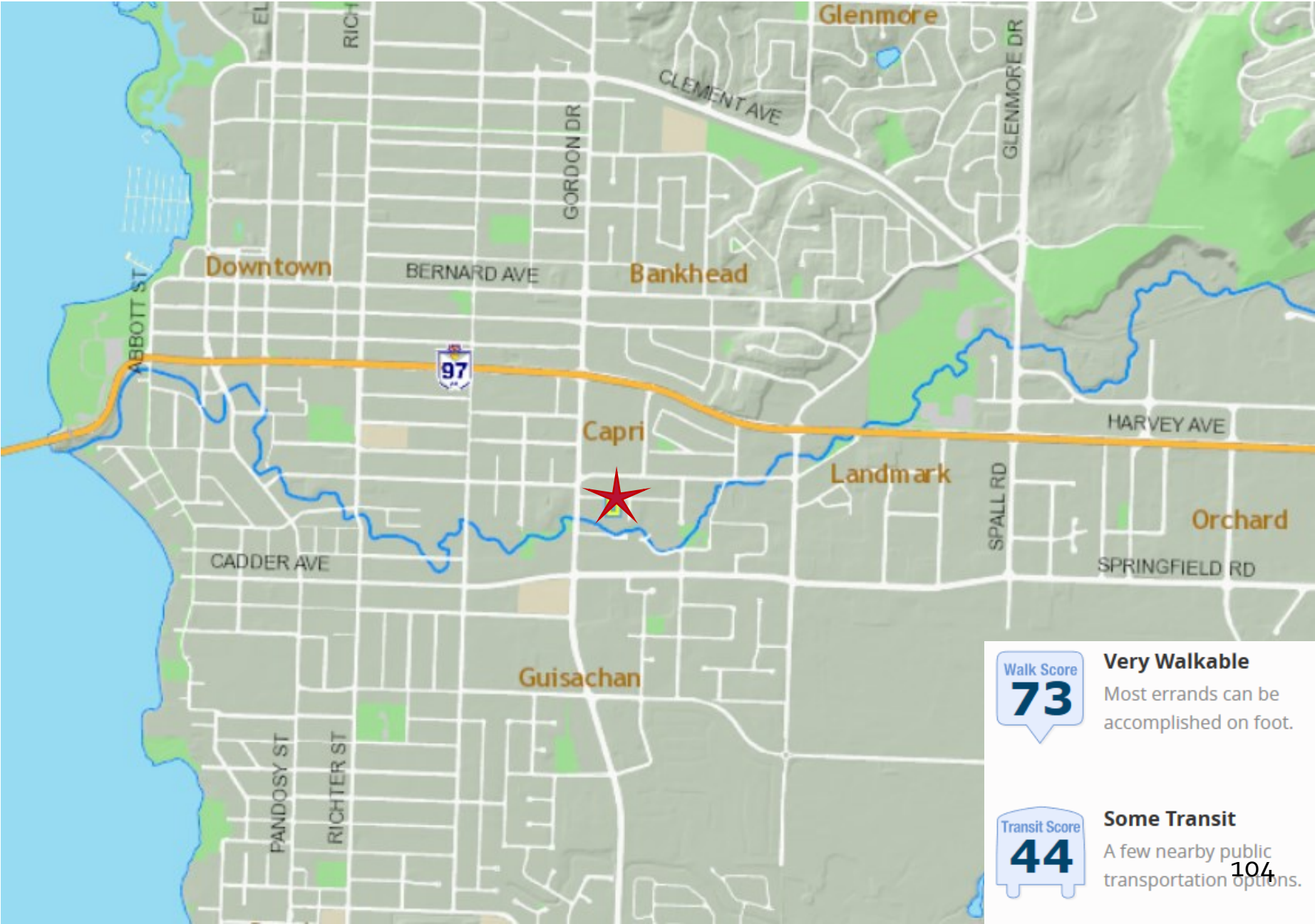
Public Hearing  
Second & Third Readings

Final Reading

Building Permit

Council Approvals

# Context Map



Walk Score  
**73**

**Very Walkable**  
Most errands can be accomplished on foot.

Transit Score  
**44**

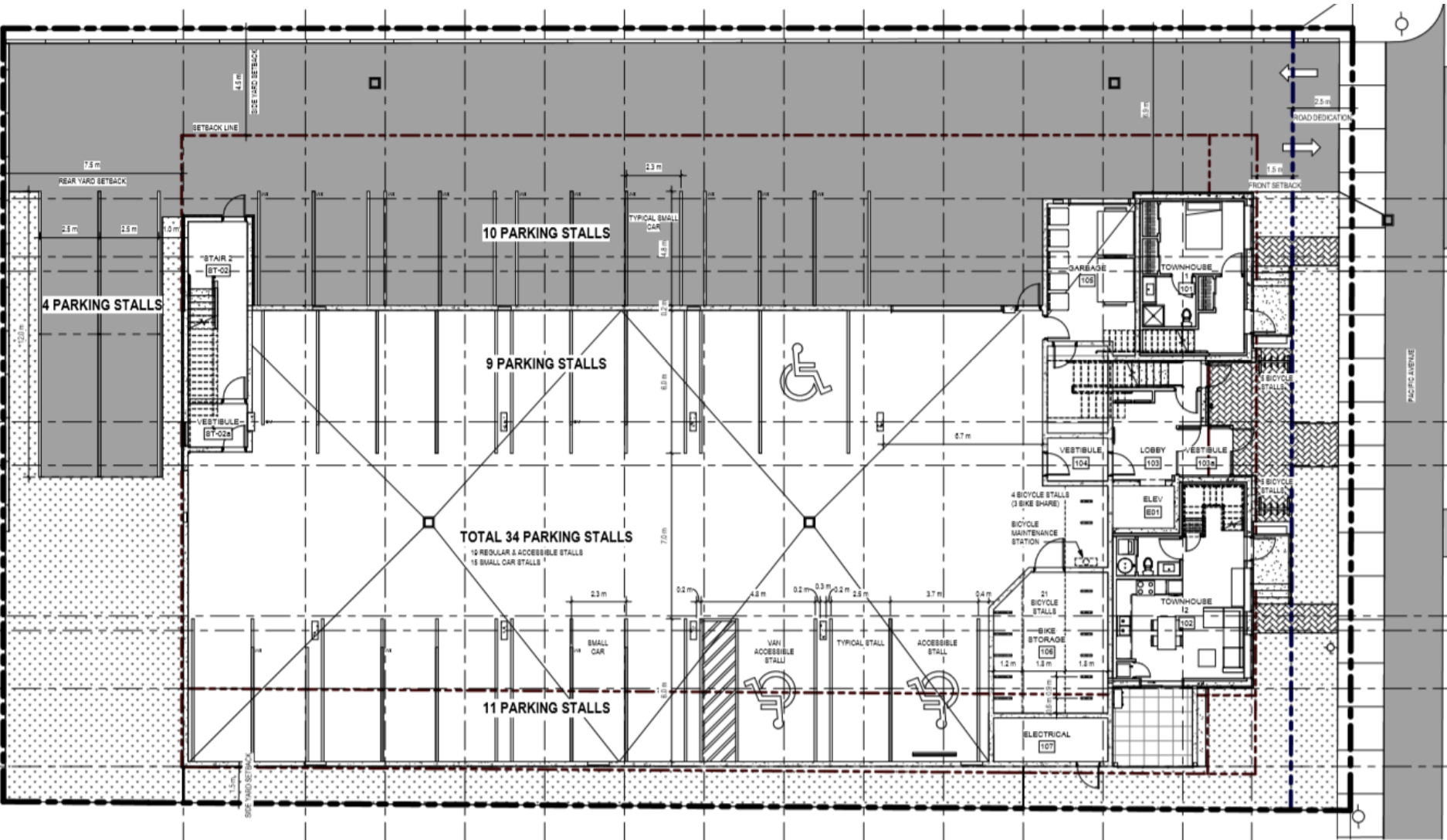
**Some Transit**  
A few nearby public transportation options.



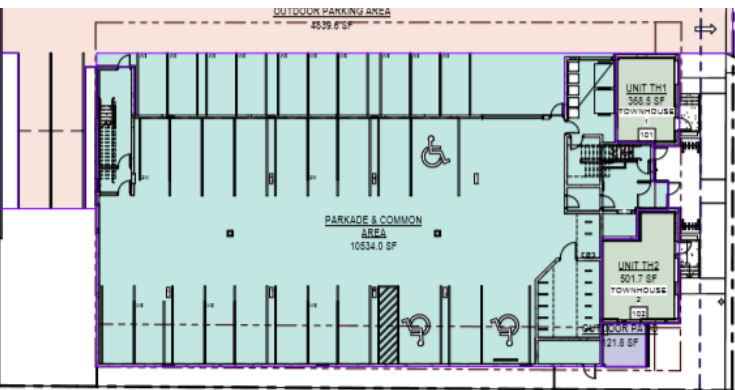
# Subject Property Map



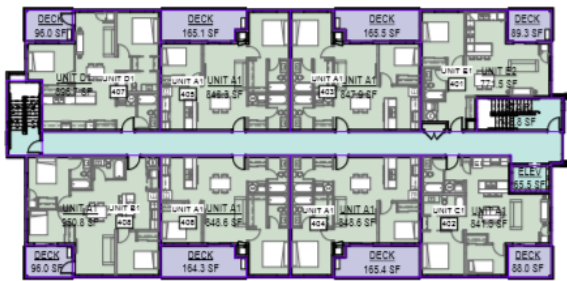
# Parking Plan



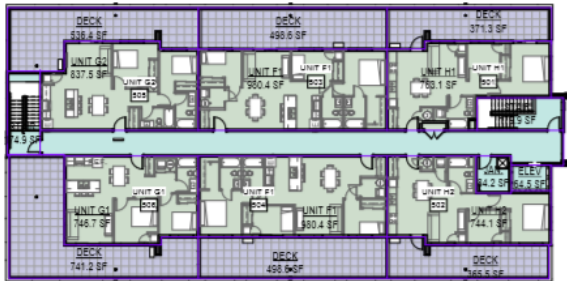
# Parking and Floor Layouts



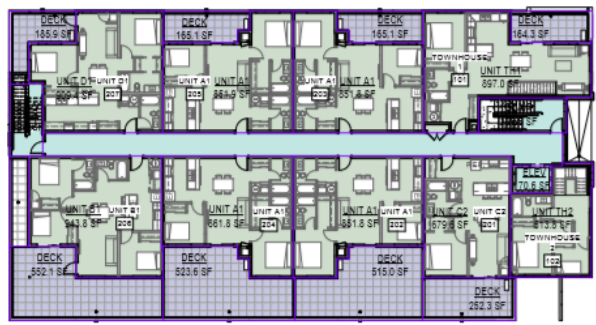
1 PARKADE  
SCALE: 1/16" = 1'-0"



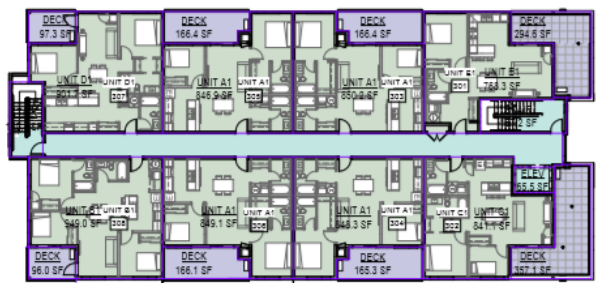
4 FOURTH FLOOR  
SCALE: 1/16" = 1'-0"



5 FIFTH FLOOR  
SCALE: 1/16" = 1'-0"



2 SECOND FLOOR  
SCALE: 1/16" = 1'-0"



**SITE COVERAGE CALCULATION**

TOTAL SITE AREA	1851.8 m <sup>2</sup>
BUILDING AREA	1059.5 m <sup>2</sup>
PARKING AREA	449.6 m <sup>2</sup>
BUILDING AREA	0.57
PARKING AREA	0.24
<b>TOTAL SITE COVERAGE:</b>	<b>0.82</b>

**FAR CALCULATION**

TOTAL SITE AREA	1851.8 m <sup>2</sup>
EXCLUDED AREA	0.0 m <sup>2</sup>
INCLUDED AREA	2507.6 m <sup>2</sup>
PARKING AREA	449.6 m <sup>2</sup>
PRIVATE OPEN SPACE	761.4 m <sup>2</sup>
<b>FLOOR AREA RATIO:</b>	<b>1.356</b>

**FAR AREAS**

- INCLUDED AREA
- EXCLUDED AREA
- PRIVATE OPEN SPACE
- PARKING AREA

# Zoning Bylaw Parking Regulations

Parking and Bicycle Parking Requirements per Section 08 of the Zoning Bylaw:

	UNITS	PARKING REQUIRED PER UNIT	PARKING STALLS	VISITOR STALLS (0.14/unit)	TOTAL PARKING REQUIRED	
<i>Bachelor</i>	-	0.9 – 1.25	-	-		
<i>1 Bedroom</i>	3	1.0 – 1.25	3 – 3.75			
<i>2 Bedroom</i>	23	1.25 – 1.6	28.75 – 36.8			
<i>3+ Bedroom</i>	5	1.5 – 2.0	7.5 – 10			
<b>TOTAL</b>	31		39.25 – 50.55	4	43	
				20% Reduction	<b>34 Stalls</b>	<b>34 Stalls Proposed</b>

Accessible Parking Required – **2 Stalls**

Van Accessible Parking Required – **1 Stall**

Bicycle Parking (Class I) Long Term – **25 Spaces**

Bicycle Parking (Class II) Short Term – **6 Spaces**

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
  - ▶ Meets the intent of the Official Community Plan
    - ▶ Consistent with newly adopted parking regulations
- ▶ Recommend the Bylaw be forwarded to Public Hearing



## *Conclusion of Staff Remarks*

**CITY OF KELOWNA**  
**BYLAW NO. 12081**  
**Z20-0047 – 1145 Pacific Avenue**

---

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 137 ODYD Plan EPP84914 located on Pacific Avenue, Kelowna, BC from the RM5 – Medium Density Multiple Housing zone to the RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) 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:** August 24<sup>th</sup>, 2020  
**To:** Council  
**From:** City Manager  
**Department:** Development Planning Department  
**Application:** Z20-0046 **Owner:** Okanagan Opportunity GP Inc.  
**Address:** 599 Clement Avenue **Applicant:** Okanagan Opportunity GP Inc.  
**Subject:** Rezoning Application  
**Existing OCP Designation:** MRH – Multiple Unit Residential (High Density)  
**Existing Zone:** RM6 – High Rise Apartment Housing  
**Proposed Zone:** RM6r – High Rise Apartment Housing (Residential Rental Tenure Only)

---

## 1.0 Recommendation

THAT Rezoning Application No. Z20-0046 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 139, ODYD, Plan EPP82176, located at 599 Clement Avenue, Kelowna, BC from the RM6 – High Rise Apartment Housing zone to the RM6r – High Rise Apartment Housing (Residential Rental Tenure Only), be considered by Council;

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

AND FURTHER THAT Council waives the requirement for a car-share program to be provided on-site as identified in Development Variance Permit DVP17-0248.

## 2.0 Purpose

To consider a Rezoning application to rezone the subject property from the RM6 - High Rise Apartment Housing zone to the RM6r - High Rise Apartment Housing (Residential Rental Tenure Only) zone.

## 3.0 Development Planning

This rezoning application is in response to failed discussions between the developer and the City of Kelowna regarding the Car Share agreement related to the existing Development Permit and Development Variance Permit. At the February 12<sup>th</sup>, 2019 Council meeting, Council approved this 58 rental unit building with a parking variance to reduce the number of stalls by 20 stalls. The applicant had the option to pay cash-in-lieu



of parking but instead committed to 4 car-share vehicles in which Council agreed. The car-share operator does not wish to provide that many vehicles. The proposed sub-zone would bring the parking requirements in alignment with the City of Kelowna's current revised parking regulations adopted at the end of November 2019. This would no longer require the car share as part of the project.

The project is currently under construction and the intent of this revision is to be processed while construction continues. The project is not seeking any changes from the approved Development Permit & Building Permit and the parking counts and bicycle parking revisions are entirely within the parking level of the building.

The applicant has provided a table (see attachments) to provide a summary of the parking requirements and the number of stalls required. The Zoning Bylaw has a reduced level of parking for rental projects due to the efficiencies gained by operating the parking lot as a shared facility for all residents rather than the ownership of stalls associated with stratified condos.

To help ensure this issue is not repeated in future developments that consider a Car-Share to reduce the levels of parking, staff will require a letter of commitment from the Car-Share operator to be included in the Development Permit application prior to final approval.

Staff are recommending support for this application as the sub-zone would protect this property as a rental project in perpetuity. Further, this project meets the City's new parking regulations for rental only projects.

#### **4.0 Proposal**

##### **4.1 Project Description**

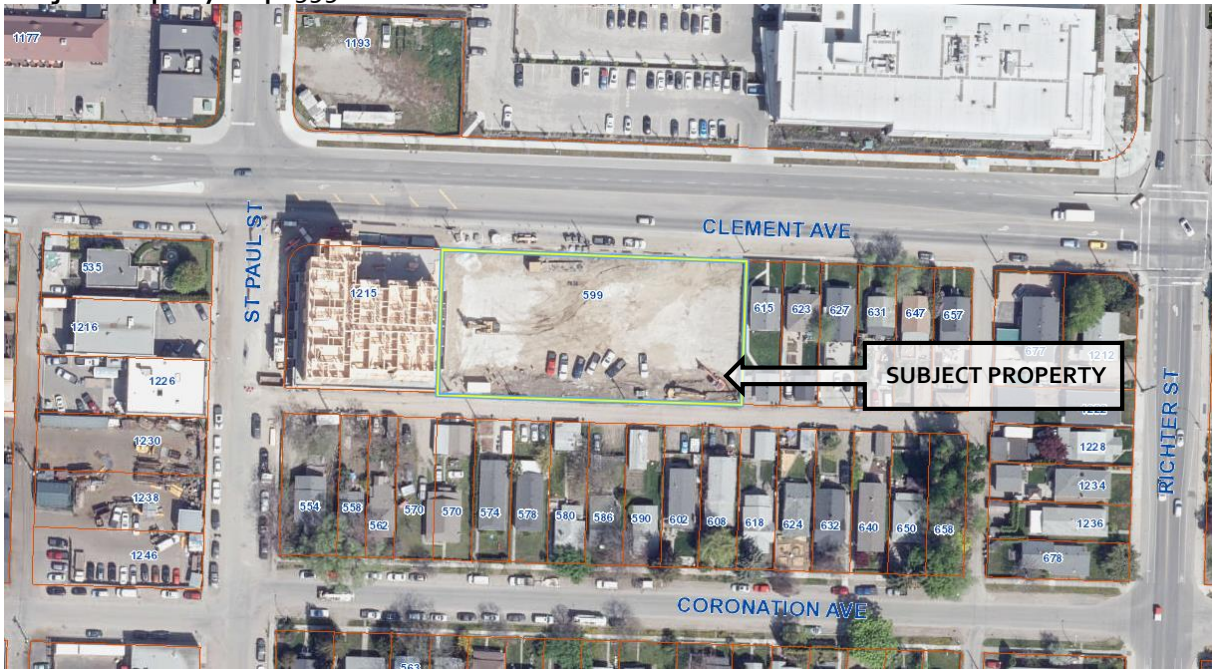
The proposing is under construction for a six-storey, 58-unit purpose built rental apartment building.

##### **4.2 Site Context**

The subject property is located in the 'City Centre' Urban Centre on the south side of Clement Ave. The lot has an area of 3,096m<sup>2</sup> and is located in a neighbourhood with a mix of residential, commercial, and institutional uses. Specifically, adjacent land uses are as follows:

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
North	P1 – Major Institutional	RCMP Building
East	RU <sub>2</sub> – Medium Lot Housing	Residential
South	RU <sub>2</sub> – Medium Lot Housing	Residential
West	C7 – Central Business Commercial	Residential

**Subject Property Map: 599 Clement Ave**



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

Objective 5.9. Support the creation of affordable and safe rental, non-market and / or special needs housing.

Objective 5.10. Ensure opportunities are available for greater use of active transportation and transit to: improve community health; reduce greenhouse gas emissions; and increase resilience in the face of higher energy prices.

Objective 5.11. Support parking management programs that promote reduced vehicle ownerships, reduced vehicle trips and increased use of active modes of transportation.

**6.0 Technical Comments**

None

**7.0 Application Chronology**

Date of Application Received: June 5<sup>th</sup>, 2020

Date Public Consultation Completed: June 19<sup>th</sup>, 2020

**Report prepared by:** Adam Cseke, Planning Specialist  
**Reviewed by:** Terry Barton, Development Planning Department Manager  
**Approved by:** Ryan Smith, Divisional Director, Planning and Development Services

**Attachments:**

Schedule A: Development Engineering Memo

Attachment 'B': Applicant Package

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**CITY OF KELOWNA**  
**MEMORANDUM**

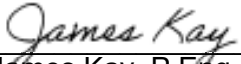
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**Date:** June 9, 2020  
**File No.:** Z20-0046  
**To:** Urban Planning (AC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 599 Clement Ave RM6 to RM6R

---

Development Engineering comments and requirements regarding this Rezoning application to the sub 'r' rental Zone to align parking provided with updated parking regulations.

1. All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under the rezoning application file number.Z17-0103 and DP17-0247

  
\_\_\_\_\_  
James Kay P.Eng.  
Development Engineering Manager  
  
RO

<b>SCHEDULE</b>	<b>A</b>
This forms part of application # Z20-0046	
Planner Initials	<b>AC</b>
 <b>City of Kelowna</b> DEVELOPMENT PLANNING	

2020.06.01

Clement Avenue Rentals – Anagram Properties

Sub-Rezone Application for RM-6-r

Existing DP: DP17-0247 & DVP17-0248

Existing BP: BP 60658



MQN Architects have been engaged to complete a sub-rezone of this project to the recently created Rental suffix. The sub-rezone application is in response to concerns discussed between the client and the City of Kelowna regarding the Car Share agreement related to the existing development permit. The proposed sub-rezone would bring the parking requirements in alignment with the City of Kelowna's revised Section 08 – Parking and Loading in the Zoning Bylaw and would no longer require the car share as part of the project.

The project is currently under construction and the intent of this revision is to be processed while construction continues. The project is not seeking any changes from the approved DP & BP for form and character and the parking counts and bicycle parking revisions are entirely within the parking level of the building.

The table on the following page provides a synopsis of the parking requirements and the number of stalls required. The attached RZ-01 drawing sheet also shows the layout of the parking stalls and bicycle parking.

Regards,

A handwritten signature in black ink, appearing to read 'Roger B. Green', written over a white background.

Roger Green

<b>ATTACHMENT</b>		<b>B</b>
This forms part of application # <b>Z20-0046</b>		
Planner Initials	<b>AC</b>	 <b>City of Kelowna</b> DEVELOPMENT PLANNING

**Brian F. Quiring**  
Architect AIBC, MAA, M.Arch

**Vicki A. Topping**  
Architect AIBC, M.Arch. LEED AP+

**Roger B. Green**  
Architect AIBC, MRAIC, M.Arch

100, 3313 - 32nd Avenue  
Vernon, British Columbia  
Canada V1T 2M7  
T. 250.542.8085  
F. 250.542.5236  
E. [info@mqn.ca](mailto:info@mqn.ca)  
[www.mqn.ca](http://www.mqn.ca)

Parking and Bicycle Parking Requirements per Section 08 of the Zoning Bylaw:

	UNITS	PARKING REQUIRED PER UNIT	PARKING STALLS	VISITOR STALLS (0.14/unit)	TOTAL PARKING REQUIRED	
<i>Bachelor</i>	-	0.9 – 1.25	-	-		
<i>1 Bedroom</i>	2	1.0 – 1.25	2 – 2.5			
<i>2 Bedroom</i>	44	1.25 – 1.6	55 – 70.4			
<i>3+ Bedroom</i>	12	1.5 – 2.0	18 – 24			
<b>TOTAL</b>	<b>58</b>		75 – 96.9	8	<b>83</b>	
				20% Reduction	<b>67 Stalls</b>	<b>68 Stalls Proposed</b>

Accessible Parking Required – **2 Stalls**

Van Accessible Parking Required – **1 Stall**

Bicycle Parking (Class I) Long Term – **40 Spaces**

Bicycle Parking (Class II) Short Term – **6 Spaces**

**ATTACHMENT** **B**

This forms part of application  
# **Z20-0046**

Planner  
Initials

**AC**



**City of  
Kelowna**  
DEVELOPMENT PLANNING

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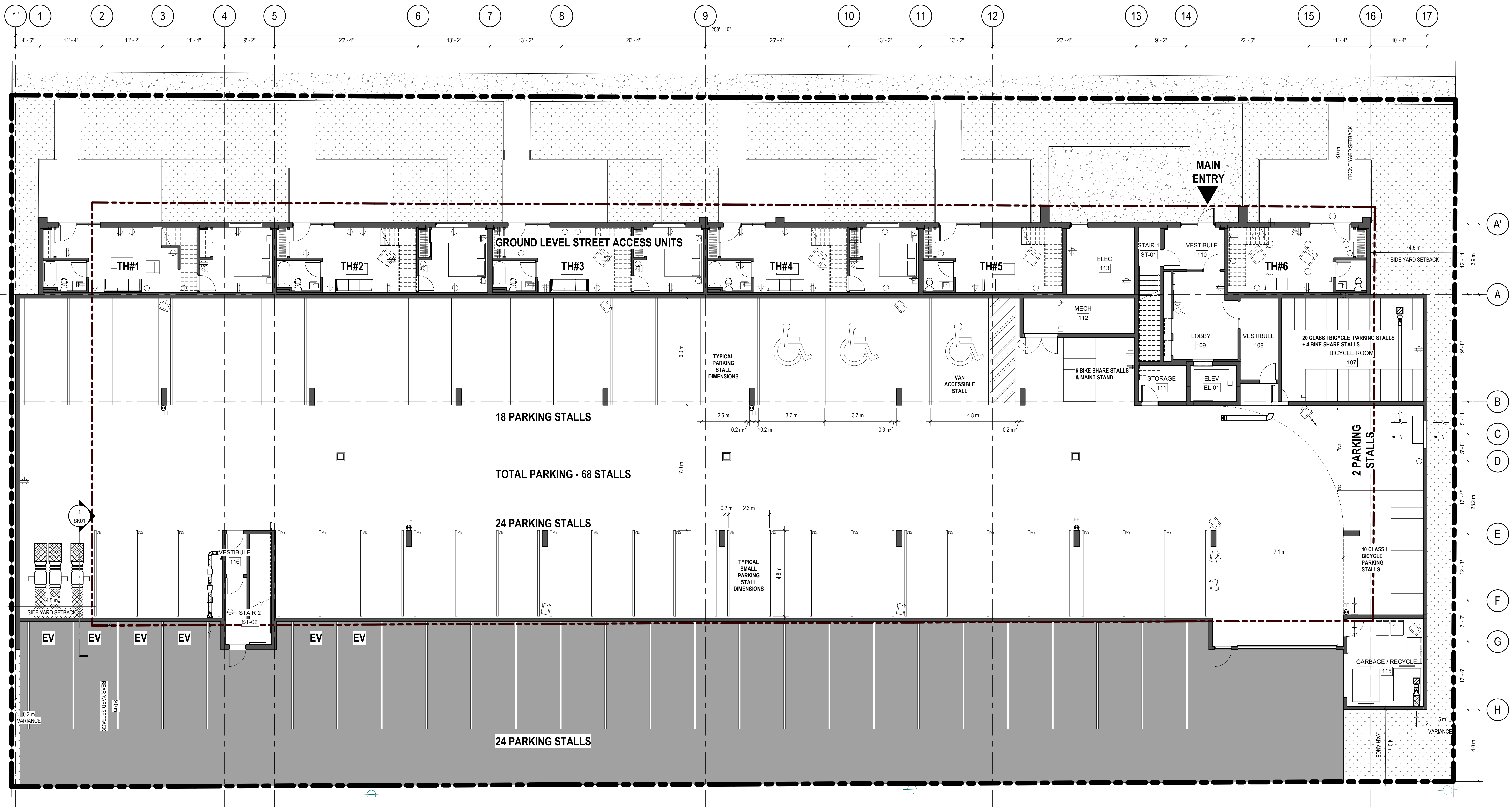
**Brian F. Quiring**  
Architect AIBC, MAA, M.Arch

**Vicki A. Topping**  
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---

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LOT A, PLAN EPP82176, DISTRICT LOT 139, OSOYOOS DIV OF YALE LAND DISTRICT

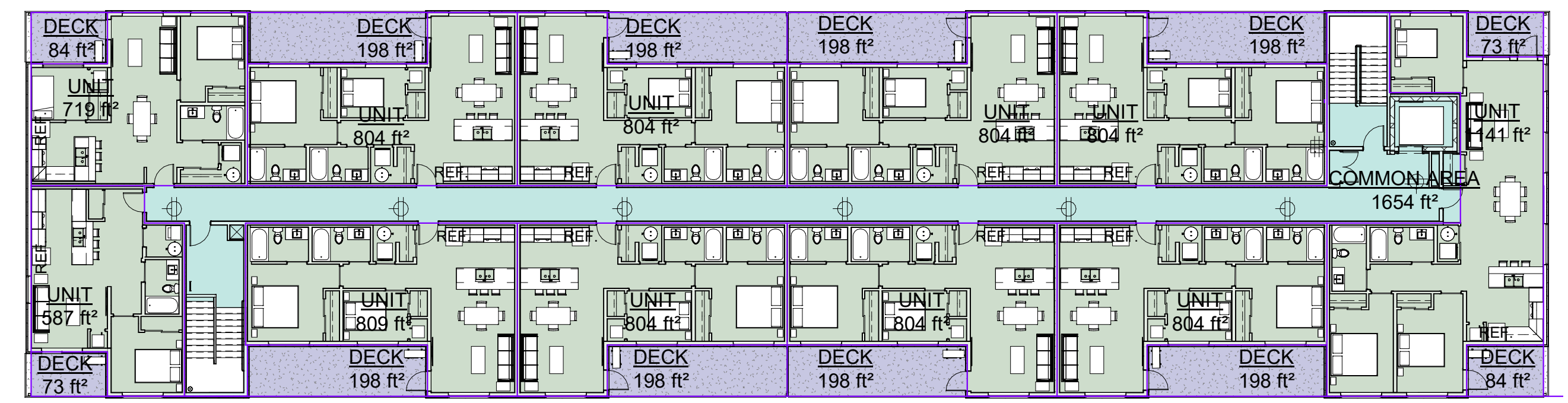
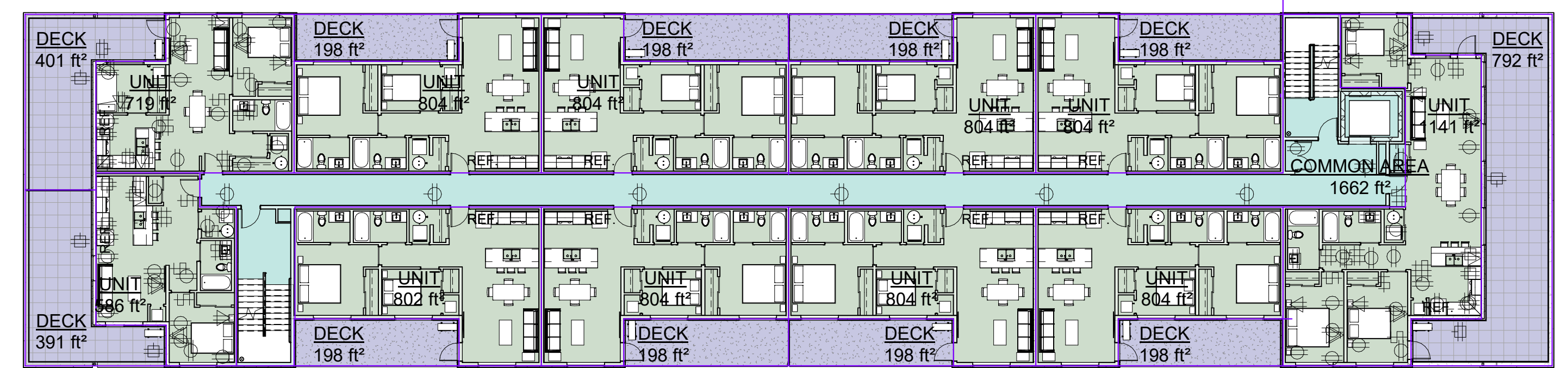
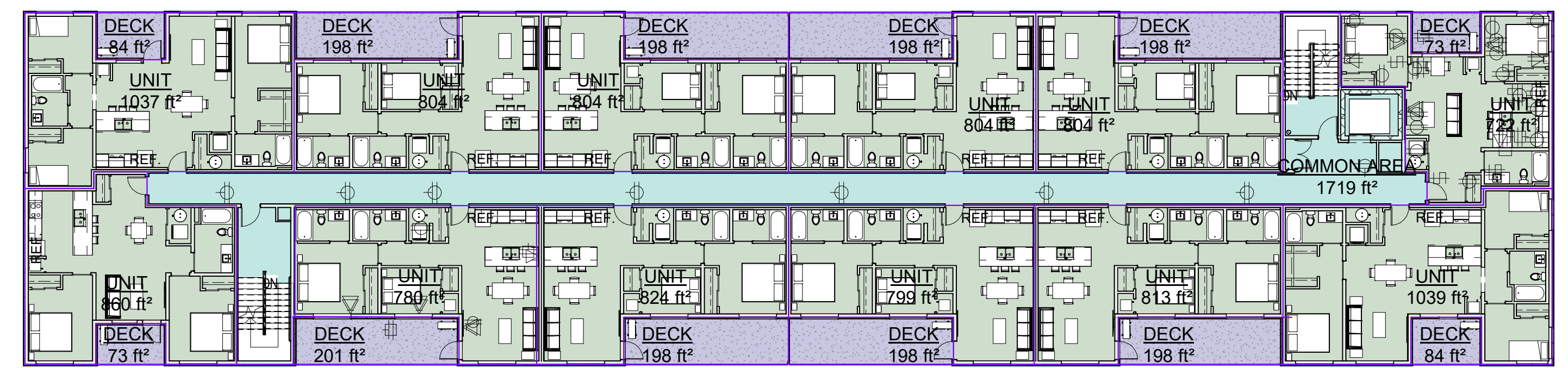
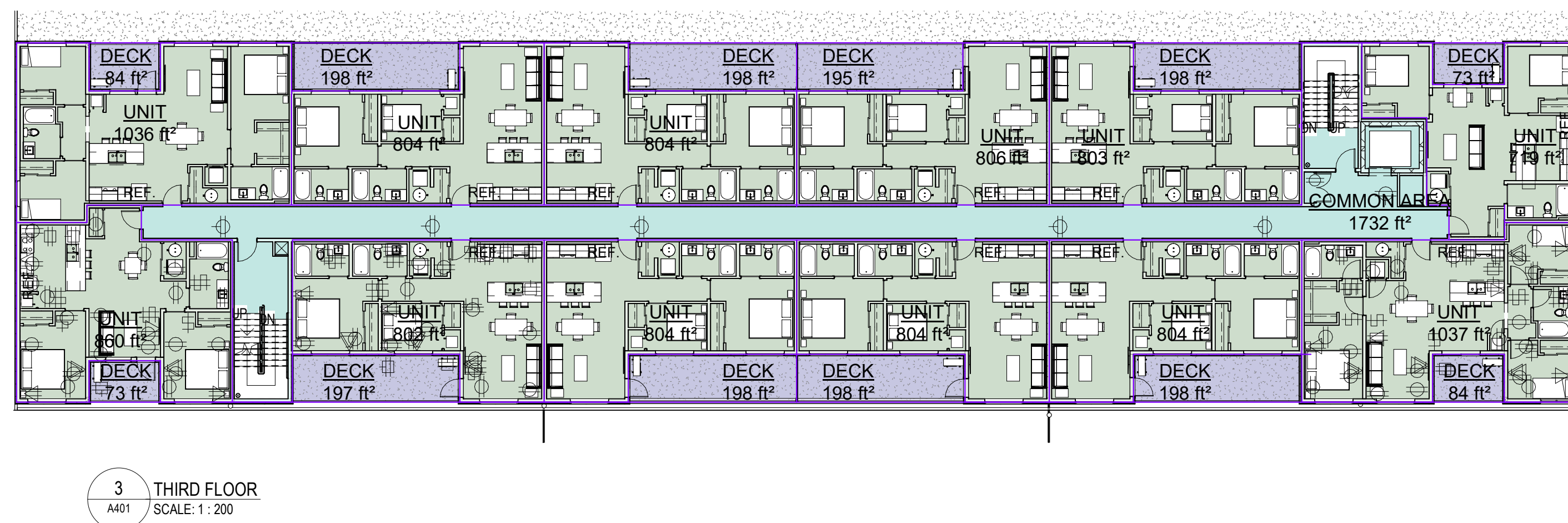
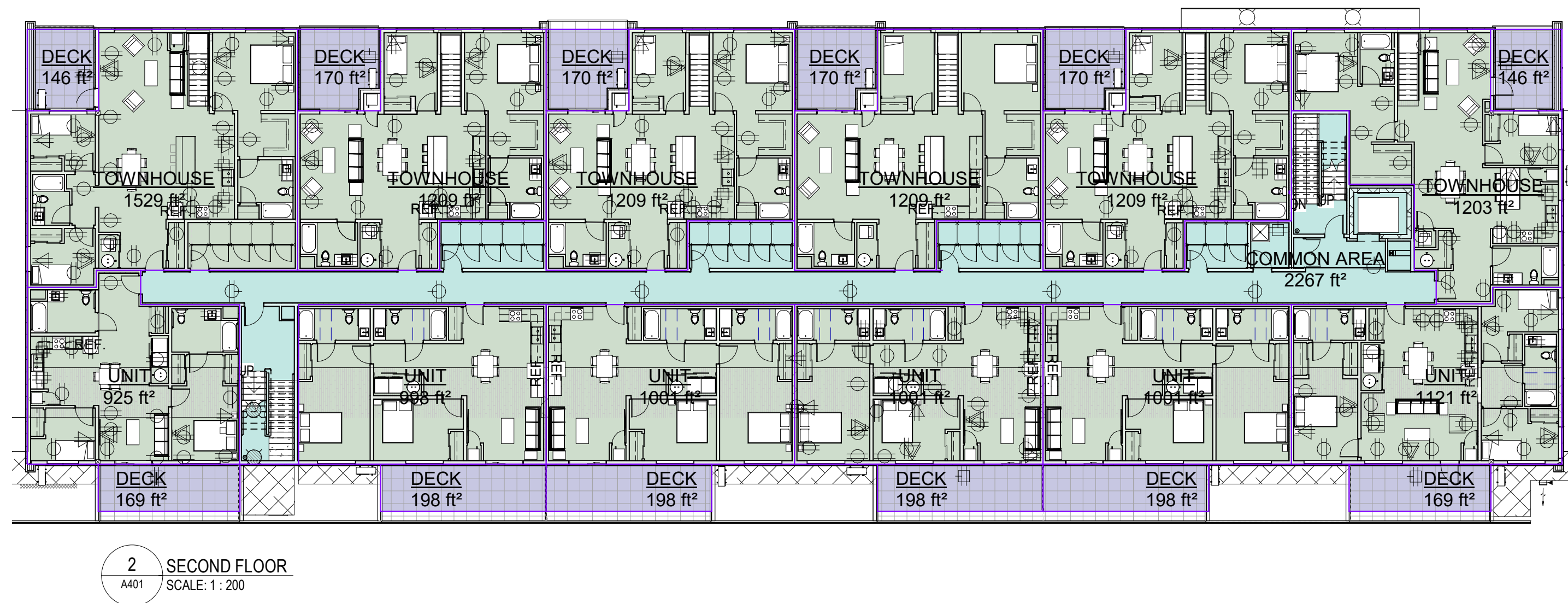
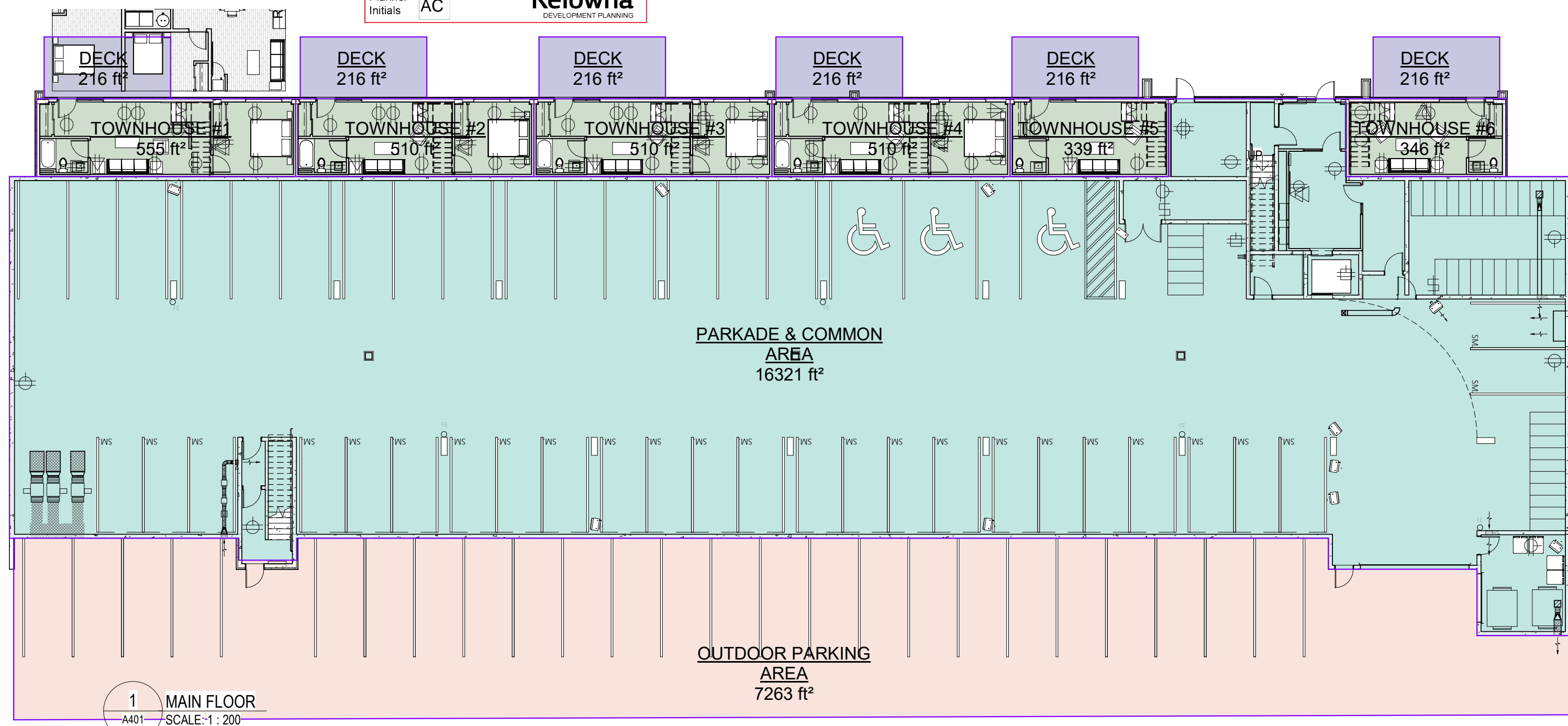


**GROUND FLOOR PLAN**

CLEMENT AVENUE RENTALS  
 599 CLEMENT AVE, KELOWNA BC



DRAWING: **RZ-01**  
 PROJECT: 17123  
 DATE: 1/8" = 1'-0"  
 SCALE:



**SITE COVERAGE CALCULATION**

TOTAL SITE AREA	3096.4 m²
BUILDING AREA	1773.7 m²
PARKING AREA	674.7 m²
BUILDING COVERAGE	0.57
PARKING COVERAGE	0.22
TOTAL SITE COVERAGE:	0.79

(BUILDINGS, DRIVEWAYS, & PARKING)

**FAR CALCULATION**

TOTAL SITE AREA	3096.4 m²
EXCLUDED AREA	2355.6 m²
INCLUDED AREA	5046.2 m²
PARKING AREA	674.7 m²
PRIVATE OPEN SPACE	1137.1 m²
FLOOR AREA RATIO:	1.63

**FAR AREAS**

- INCLUDED AREA
- EXCLUDED AREA
- PRIVATE OPEN SPACE
- PARKING AREA

LOT A, PLAN EPP82176, DISTRICT LOT 139, OSOYOOS DIV OF YALE LAND DISTRICT



# Z20-0046

# 599 Clement Ave

Rezoning Application





# Proposal

- ▶ To consider a Rezoning application to rezone the subject property from RM6 to RM6r zone.

# Development Process

June 5<sup>th</sup> 2020

Development Application Submitted

Staff Review & Circulation

June 19<sup>th</sup> 2020

Public Notification Received

Aug 24<sup>th</sup> 2020

Initial Consideration

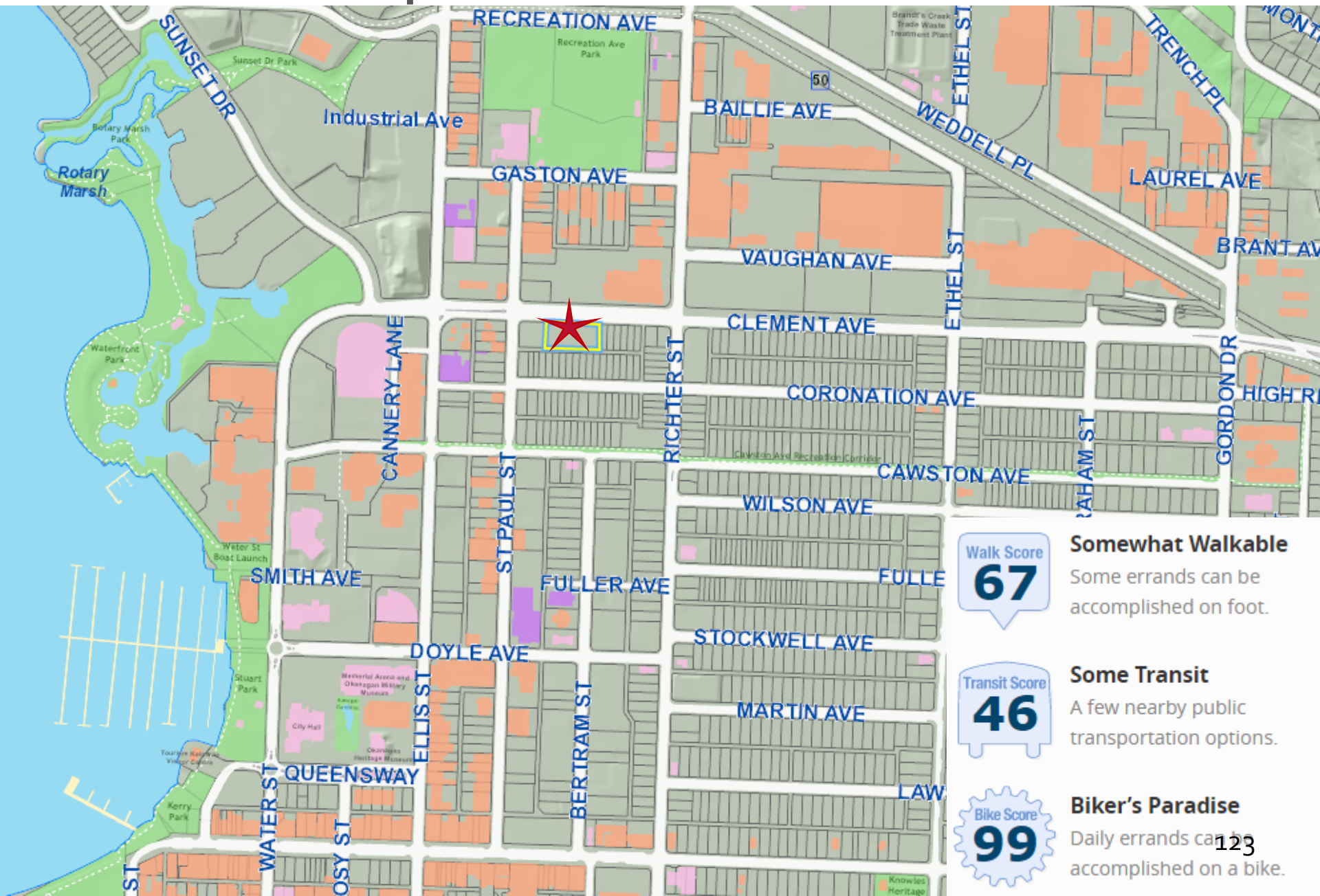
Public Hearing  
Second & Third Readings

Final Reading

Building Permit

Council Approvals

# Context Map



Walk Score  
**67**

**Somewhat Walkable**  
Some errands can be accomplished on foot.

Transit Score  
**46**

**Some Transit**  
A few nearby public transportation options.

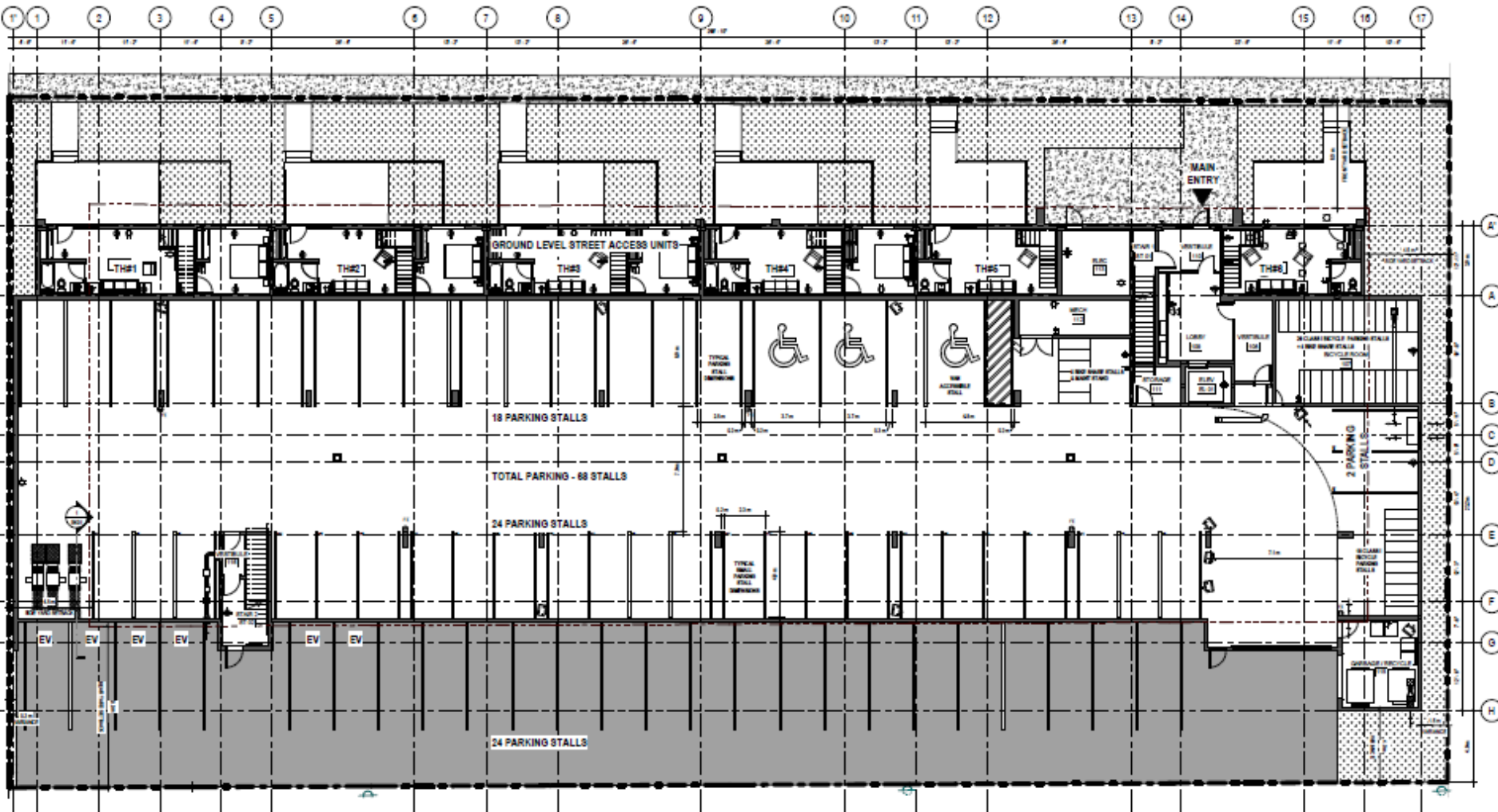
Bike Score  
**99**

**Biker's Paradise**  
Daily errands can be accomplished on a bike.

# Subject Property Map



# Parking Plan



LOT A, PLAN EPP82178, DISTRICT LOT 138, OSOY008 DIV OF YALE LAND DISTRICT



## GROUND FLOOR PLAN

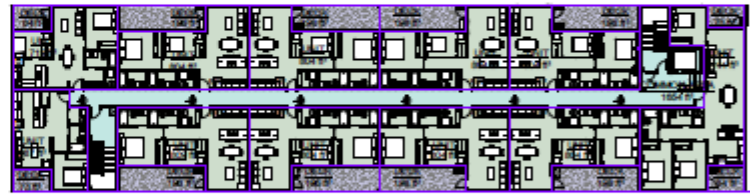
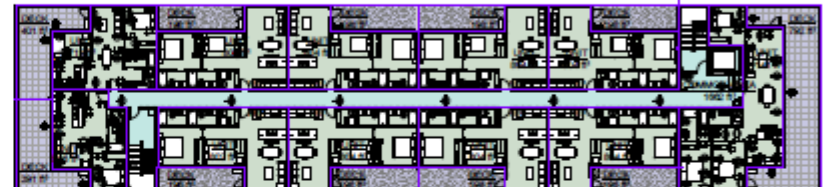
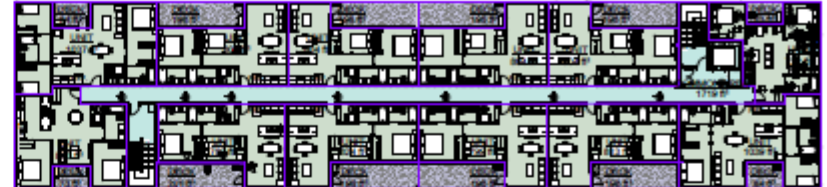
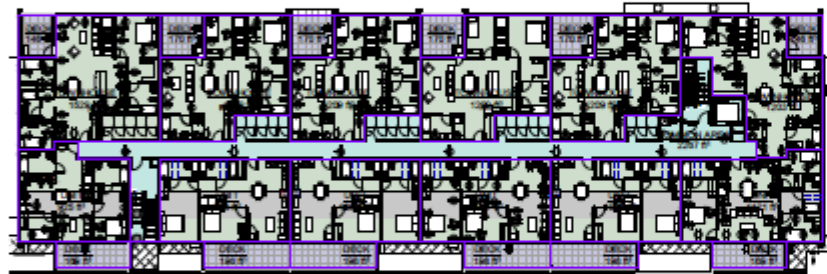
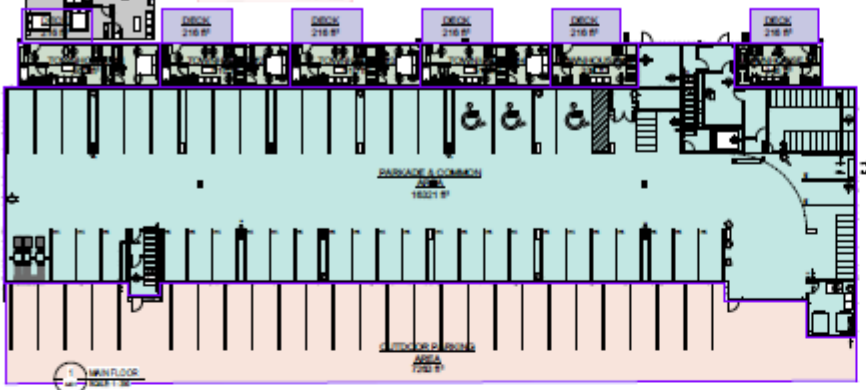
CLEMENT AVENUE RENTALS  
599 CLEMENT AVE, KELOWNA BC



DRAWING: RZ-01  
PROJECT: 17123  
DATE: 125  
SCALE: 1/4"

# Parking and Floor Layouts

ATTACHMENT  
 This is a copy of application  
 200-0048  
 City of Kelowna



SIXTH FLOOR  
1778.7 FT

**SITE COVERAGE CALCULATION**

TOTAL SITE AREA	3096.4 m <sup>2</sup>
BUILDING AREA	1778.7 m <sup>2</sup>
PARKING AREA	674.7 m <sup>2</sup>
BUILDING COVERAGE	0.57
PARKING COVERAGE	0.22
TOTAL SITE COVERAGE:	0.79

**FAR CALCULATION**

TOTAL SITE AREA	3096.4 m <sup>2</sup>
EXCLUDED AREA	2355.8 m <sup>2</sup>
INCLUDED AREA	6046.2 m <sup>2</sup>
PARKING AREA	674.7 m <sup>2</sup>
PRIVATE OPEN SPACE	1137.1 m <sup>2</sup>
FLOOR AREA RATIO:	1.88

**FAR AREAS**

- INCLUDED AREA
- EXCLUDED AREA
- PRIVATE OPEN SPACE
- PARKING AREA

LOT A, PLAN EPP82178, DISTRICT LOT 139, O80Y008 DIV OF YALE LAND DISTRICT



**FAR CALCULATION**

CLEMENT AVENUE RENTALS  
 599 CLEMENT AVE, KELOWNA BC



DRAWING: PZ-02  
 PROJECT: 17123  
 DATE: 2017/10/31  
 SCALE: 1 : 200

# Zoning Bylaw Parking Regulations

	<i>UNITS</i>	<i>PARKING REQUIRED PER UNIT</i>	<i>PARKING STALLS</i>	<i>VISITOR STALLS (0.14/unit)</i>	<i>TOTAL PARKING REQUIRED</i>	
<i>Bachelor</i>	-	0.9 – 1.25	-	-		
<i>1 Bedroom</i>	2	1.0 – 1.25	2 – 2.5			
<i>2 Bedroom</i>	44	1.25 – 1.6	55 – 70.4			
<i>3+ Bedroom</i>	12	1.5 – 2.0	18 – 24			
<b>TOTAL</b>	<b>58</b>		75 – 96.9	8	83	
				20% Reduction	<b>67 Stalls</b>	<b>68 Stalls Proposed</b>

Accessible Parking Required – **2 Stalls**

Van Accessible Parking Required – **1 Stall**

Bicycle Parking (Class I) Long Term – **40 Spaces**

Bicycle Parking (Class II) Short Term – **6 Spaces**

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
  - ▶ Meets the intent of the Official Community Plan
    - ▶ Consistent with newly adopted parking regulations
- ▶ Recommend the Bylaw be forwarded to Public Hearing





## *Conclusion of Staff Remarks*

**CITY OF KELOWNA**  
**BYLAW NO. 12082**  
**Z20-0046 – 599 Clement Avenue**

---

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 139, ODYD, Plan EPP82176 located at Clement Avenue, Kelowna, BC from the RM6 – High Rise Apartment Housing zone to the RM6r – High Rise Apartment Housing (Residential Rental Tenure Only) 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

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

# REPORT TO COUNCIL



**Date:** August 24, 2020

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** OCP19-0013 & Z19-0144      **Owner:** Greencorp Ventures Inc.,  
Inc.No. BC0987730

**Address:** 4071 Lakeshore Rd      **Applicant:** Shane Worman; Worman  
Commercial

**Subject:** OCP Amendment & Rezoning Application

**Existing OCP Designation:** S2RES – Single / Two Unit Residential

**Proposed OCP Designation:** MRM – Multiple Unit Residential (Medium Density)

**Existing Zone:** RU1 – Large Lot Housing

**Proposed Zone:** RM5 – Medium Density Multiple Housing

---

## 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP19-0013 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot A Section 6 Township 26 ODYD Plan 10613, located at 4071 Lakeshore Rd., Kelowna, BC from the S2RES – Single / Two Unit Residential designation to the MRM – Multiple Unit Residential (Medium Density) designation, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Development Planning Department dated August 24, 2020;

AND THAT Rezoning Application No. Z19-0144 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 6 Township 26 ODYD Plan 10613, located at 4071

Lakeshore Rd., Kelowna, BC from the RU<sub>1</sub> – Large Lot Housing zone to the RM<sub>5</sub> – 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 Schedule "A" attached to the Report from the Development Planning Department dated August 24, 2020;

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 consider an OCP Amendment to change the future land use designation of the subject lot from S<sub>2</sub>RES – Single / Two Unit Residential to MRM – Multiple Unit Residential (Medium Density); and to rezone the lot from the RU<sub>1</sub> – Large Lot Housing zone to the RM<sub>5</sub> – Medium Density Multiple Housing zone to facilitate the development of a 5 storey apartment building.

## **3.0 Development Planning**

Development Planning supports the OCP Amendment to change the future land use designation of the lot to MRM – Multiple Unit Residential (Medium Density), and rezone the lot to RM<sub>5</sub> – Medium Density Multiple Housing to facilitate the development of a 5 storey apartment building.

Staff recognize that that the proposed zone represents a substantial increase in density over the existing zone and future land use designation of the lot. However, due to a number of site-specific factors, Staff believe the proposed zone is appropriate in this instance.

To begin with, the lot is in close proximity to numerous amenities and destinations, including a neighbourhood commercial centre to the north at Lexington Dr.; Mission Recreation Park to the east (which includes both the H<sub>2</sub>O Adventure & Fitness Centre and Capital News Centre); Thomson Marsh Park to the southeast; Mission Creek and Greenway to the north; the newly introduced Bluebird Beach Park immediately to the northwest; and Belmont Park in the immediate surroundings. Given the number and variety of amenities and destinations in close proximity, the lot is in a suitable location to accommodate greater residential development in line with the zone proposed.

Also, the lot is directly on and accessed from the arterial Lakeshore Rd., which also acts as a major bus route and accommodates active transportation through the Lakeshore Road Recreation Corridor. Given the availability of both transit and active transportation, and given the development is away from (and does not stand to congest) local roads, once again the lot is in a suitable location to accommodate greater residential development in line with what is being proposed. To reinforce this, there are already numerous multiple dwelling developments in the surrounding area along Lakeshore Rd., including an RM<sub>6</sub> (large apartment building) development directly across the street.

Further, since the lot is buffered on all sides either by park or multiple dwelling housing, the proposed development does not stand to unduly encroach on the single family and lower-profile development nearby. Furthermore, the development offers numerous 'eyes-on-the-park' to the surrounding Belmont Park, thus increasing safety for this area of the park.

Finally, the applicant has agreed to make a significant contribution to connecting Belmont Park in the immediate area to the newly introduced Bluebird Beach Park to the northwest. Specifically, the applicant

has agreed to contributing to a connecting sidewalk along the east side of Lakeshore Rd, and a crosswalk connection north of the subject lot leading to the park. These improvements stand to benefit not only the future residents of the development, but the broader community as well by ensuring that safe pedestrian infrastructure is in place to support the proposed land use.

#### 4.0 Proposal

##### 4.1 Project Description

The applicant proposes an OCP Amendment to change the future land use designation of the subject lot to MRM – Multiple Unit Residential (Medium Density); and to rezone the lot to RM5 – Medium Density Multiple Housing to facilitate the development of a 5 storey, 8 unit apartment building.

The proposed apartment building would feature ground-oriented units along the north side, integrating with the pathway through Belmont Park. However, specific questions related to design are only to be addressed formally at Development Permit stage.

Finally, staff are tracking 3 variances related to the following: the rear yard setback on the east side of the lot; the side yard setback on the north side of the lot; and height.

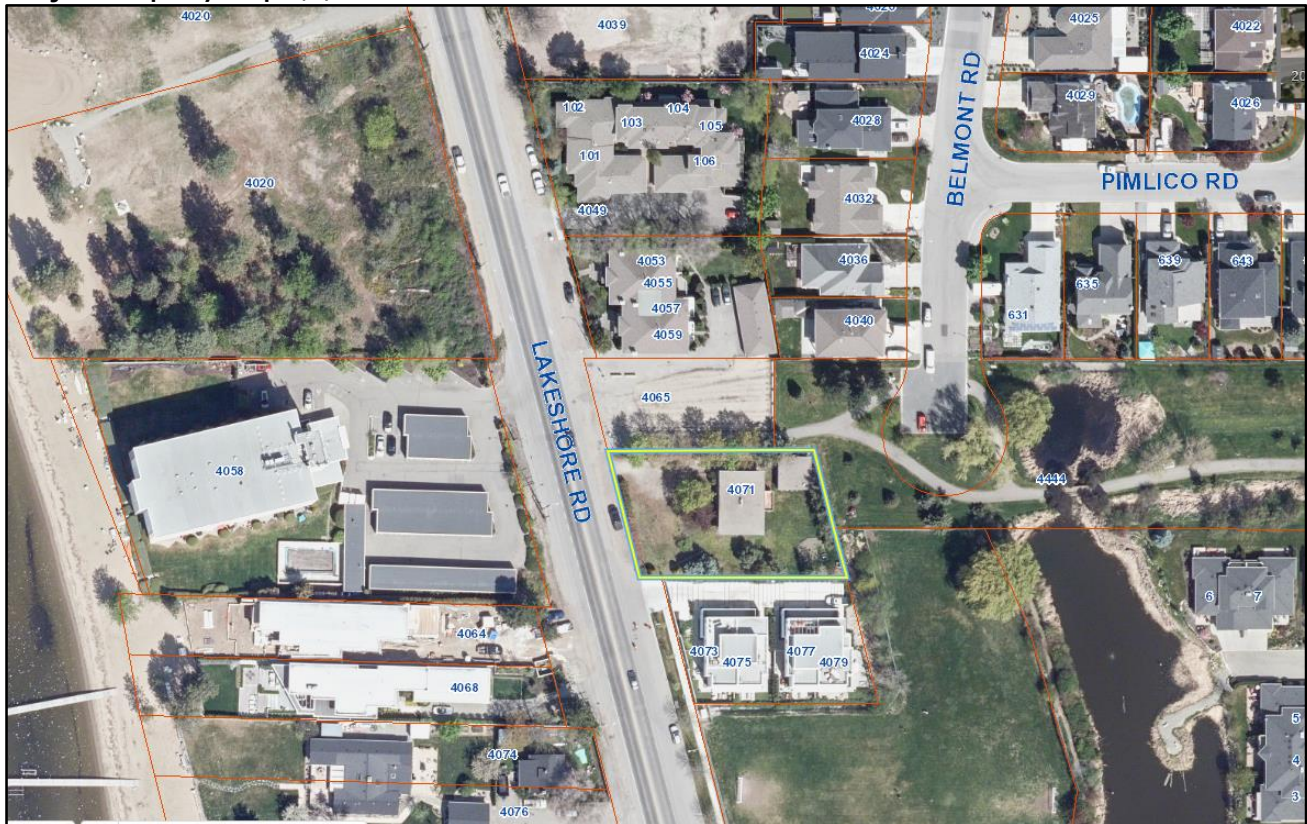
##### 4.2 Site Context

The property is located on the arterial Lakeshore Rd. in the North Okanagan Mission Sector. The lot is in close proximity to numerous amenities and destinations including a neighbourhood commercial centre to the north at Lexington Dr; Mission Recreation Park to the east (which includes both the H2o Adventure & Fitness Centre and Capital News Centre); Thomson Marsh Park to the southeast; Mission Creek and Greenway to the north; the newly introduced Bluebird Beach Park immediately to the northwest; and Belmont Park in the immediate surroundings.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 – Medium Lot Housing / P3 – Parks and Open Space	Park (Belmont Park)
East	P3 – Parks and Open Space	Park (Belmont Park)
South	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing
West	RM6 – High Rise Apartment Housing	Multiple Dwelling Housing

**Subject Property Map: 4071 Lakeshore Rd**



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

Chapter 5: Development Process

*Objective 5.3 Focus development to designated growth areas*

*Policy .2 Compact Urban Form.* Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns.

**6.0 Technical Comments**

**6.1 Development Engineering Department**

- See Schedule A

**7.0 Application Chronology**

Date of Application Received: December 20, 2019

Date Public Consultation Completed: February 24, 2020

**Report prepared by:** Aaron Thibeault, Planner II

**Reviewed by:** James Moore, Acting Development Planning Manager

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

**Attachments:**

Schedule A: Development Engineering Memo


Attachment A: Applicant Rationale

Attachment B: Conceptual Drawing Package

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**CITY OF KELOWNA**  
**MEMORANDUM**

**Date:** January 13, 2020  
**File No.:** Z19-0144  
**To:** Community Planning (AT)  
**From:** Development Engineering Manager (JK)  
**Subject:** 4071 Lakeshore Rd

<b>SCHEDULE</b>	<b>A</b>	
This forms part of application # OCP19-0013, Z19-0144		
Planner Initials	<table border="1"><tr><td>AT</td></tr></table>	AT
AT		
 City of <b>Kelowna</b> COMMUNITY PLANNING		
RU1 To RM5		

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The Development Engineering Department has the following comments and requirements associated with this proposal to rezone the subject property from RU1 to RM5 to facilitate a five-story development. The Development Engineering Technician for this project is Aaron Sangster.

**1. General**

- a. Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b. Provide easements as may be required.
- c. The Fire Department and Environment Division requirements and comments are addressed separately.

**2. Domestic Water and Fire Protection**

- a. The existing lot is serviced with 19mm diameter water service. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service (if required) at the applicant's cost.

**3. Sanitary Sewer**

- a. The existing lot is serviced with a 100mm diameter sanitary service. The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of the existing small diameter service and the installation of a new larger service (if required).

**4. Storm 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 Section 3 of Schedule 4 of the Subdivision Development & Servicing Bylaw No. 7900. The





City of

**Kelowna**  
COMMUNITY PLANNING

storm water management plan must also include provision of lot grading plan, basement elevation (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.

- b. On site storm drainage systems for the site will be reviewed and approved by the Development Engineering Branch when a site servicing design is submitted.
- c. Any possibility of a high water table or surcharging of storm drains during major storm events should be considered in the design of the onsite system.
- d. An Erosion and Sediment Control Plan is to be provided.

## 5. Road Improvements and Site Access

### a. Coordinated Offsite Works:

#### i. **Bluebird Beach Park:**

- 1. Parks (COK) will construct a trail this fall from the property line to the beach. (designed/built/paid by COK Parks).

#### ii. **4071 Lakeshore Rd:**

- 1. Developer constructs full urban standard for the frontage of 4071 Lakeshore Rd (designed/paid/built).
- 2. See 5.b for more detail

#### iii. **4065 Lakeshore Rd:**

- 1. Developer designs and builds the frontage.
- 2. COK will pay for the construction of this frontage. \*upon approved cost estimate (typical).
- 3. Parks (COK) will dedicates road frontage to match 4071 Lakeshore Rd.
- 4. See 5.c for more detail

#### iv. **4053-4059 Lakeshore Rd:**

- 1. Developer designs and builds the frontage.
- 2. COK will pay for the construction of this frontage through deferred revenue from 4053-4059 Lakeshore Rd.

#### v. **Cross-Walk @ 4053-4059 to Bluebird Beach Park:**

- 1. Developer designs (review by COK) and builds including the following (concrete bulb-outs, conduits for future ped-lights, ped lights bases, paint, signs). \*Integrated Transportation will provide a sample design and items required.
- 2. Integrated Transportation (COK) will budget for cross-walk flashers for 2021.
- 3. Developer contributes \$5,000 to cross-walk project (must include paint road marking and signage)
- 4. COK will pay for the remaining cost of constructing this item.

#### vi. **4049 Lakeshore Rd:**

- 1. Sidewalk already installed.

#### vii. **4039 Lakeshore Rd:**

- 1. Developer designs and builds the frontage.
- 2. COK will pay for the construction of this frontage through deferred revenue from 4039 Lakeshore Rd.

- viii. City of Kelowna will reimburse the developer for the inspection cost of the City portion of works, hourly basis to an upper limit of 3.5% to the value of the Cities works.



b. 4077 Lakeshore Rd must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, irrigated landscaped boulevard complete with street trees drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

c. 4065 Lakeshore Rd must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, irrigated landscaped boulevard complete with street trees drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

## **6. Site Access and Turning Movements**

a. The proposed development shall have a SS-C7 driveway access of no greater than 6.0 m wide at property line.

## **7. Road Dedication and Subdivision Requirements**

a. Dedicate ~5.16m width along the full frontage of Lakeshore Rd.

b. Grant statutory rights-of-way if required for utility services.

c. If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

## **8. Electric Power and Telecommunication Services**

a. All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

b. The City is requesting the applicant to consider the undergrounding of power and telecommunication wires and poles along frontage of the subject lots.

c. Re-locate existing utilities, where necessary.

## **9. 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.



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

## **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. Servicing Agreements for Works and Services**

- a. A Servicing Agreement is required for all offsite 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.
- b. 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.

## **12. Charges and Fees**

- a. Development Cost Charges (DCCs) 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.
- c. Engineering and Inspection Fee: 3.5% of construction value (plus GST)

---

James Kay, P. Eng.  
Development Engineering Manager

AS

<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# OCP19-0013, Z19-0144		
Planner Initials	AT	 City of <b>Kelowna</b> COMMUNITY PLANNING



**WORMAN**  
WORMAN HOMES | WORMAN COMMERCIAL

Dec. 16, 2019

Re: 4071 Lakeshore Drive  
Development and Variance Rationale Letter

**ATTACHMENT A**

This forms part of application  
# **OCP19-0013, Z19-0144**



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials **AT**

Dear City Staff and Council,

The attached application for 4071 Lakeshore Road is a 4-storey residential development. The development consists of 8 residential strata units. There are 7 three-bedroom units and 1 two-bedroom unit. Parking is provided just below grade, entered from a center drive aisle. Each unit has large private deck spaces, as well as private 2 car garages large enough to also accommodate storage. The building also has a common pool and a small amenity building at grade located in the rear yard.


The RM5 zone was chosen for this site in order to maximize the density in this infill location. The close proximity to the beach, H2O and Capital News Center, as well as to transit and neighbourhood commercial makes this an ideal site for a denser zone. The proposed layout allows for integration with the trail to the north which accesses the park and linear trail. The decision to add more density was also predicated by the City's recent purchase of the waterfront park across the road.

Our proposal meets most of the requirements under the RM5 zone with two exceptions. The first exception is for the number of storeys. Under the proposed zone we are allowed 4.5 storeys. With the location of this building so close to the lake, the water table is very high which only allows us to drop our parking down about two feet below the existing grade. This means that our parking level is now too far out of the ground to be considered a half storey, so under the strict definition of the zone, we are considered 5 storeys high. Although we are below the maximum height for an RM5 development, we require a "storeys" variance, rather than a height variance.

The second variance is for a small portion of the building which protrudes into the rear yard setback for the first storey and part of the second. This variance is required in order for the stairs to exit the building and still maintain double car garages for each of the 8 units. Within our design, the stairs are in the center of the building between the 2 units on each floor. However, in order to make the driveway work, which also runs down the center of the building, we had to take the stairs outside the building from the 2<sup>nd</sup> floor down to the main, therefore requiring a small variance.

This application maintains our design philosophy of creative solutions for density on smaller lots and we believe it will be an asset to this area. We look forward to the application's approval.

Sincerely,

  
Shane Worman  
Worman Homes/ Worman Commercial

P. 250.762.0040

F. 250.762.0550

# ATTACHMENT B

This forms part of application  
# OCP19-0013, Z19-0144



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials **AT**



**WORMAN**  
WORMAN HOMES | LOWRICES COMMERCIAL



Pepp.  
ILLUSTRATION / THE ARTS ALIVE

# 4071 Lakeshore Drive, Kelowna, BC



**PROPERTY DESCRIPTION**  
 C/M/C: 4071 Lakeshore Drive, Kelowna, BC  
 LEGAL: KID: 108136, PLAN: 10613, LOT: A  
 PLAN: K9P10613 LOT A, SECTION 6 TOWNSHIP 22

**ARCHITECTURAL & LANDSCAPE DRAWINGS:**

ARCHITECTURAL	LANDSCAPE DRAWINGS:
A-101 SITE INFORMATION	A-105 ROOF PLAN
A-102 GARAGE BEIG PLAN	A-200 ELEVATIONS
A-103 FIRST LEVEL PLAN	A-300 SECTIONS
A-104 SECOND LEVEL PLAN	A-RENDER RENDERINGS AND EXISTING CONDITION PHOTOS
A-105 THIRD LEVEL PLAN	
	L-11,2 LANDSCAPE PLAN

**ZONING CALCULATIONS:**

Current: RUI  
 Proposed: RM5

**SITE INFORMATION:**

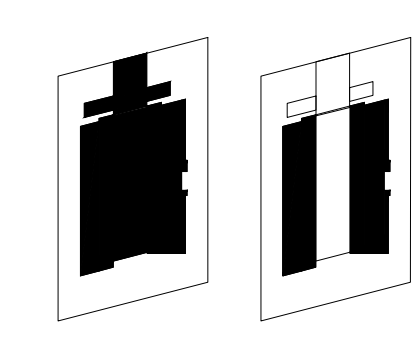
Gross Site Area=	16,303 SF (1,514.6 m <sup>2</sup> )	Allowed	Proposed
Allowable Building Site Coverage=	40% (6,521 SF)		29% (4,713 SF)
Allowable Total Site Coverage=	65% (10,597 SF)		50% (8,078 SF)
F.A.R. =	1.2 (19,544 SF)		1.0 (16,975 SF)

PRIVATE OPEN SPACE  
 269 SF (25 m<sup>2</sup>) RESIDENCE  
 323 SF RESIDENCE (20% INCREASE ABOVE ZONING ALLOWS INCREASE IN SITE COVERAGE)

Unit Area Calculations: NET FLOOR AREA  
 PARKING LEVEL:  
 200 SF  
 FIRST LEVEL:  
 UNIT 101 = 2,592 SF  
 UNIT 102 = 2,171 SF

SECOND-FOURTH FLEERS  
 UNITS 201, 301 & 401 = 5,556 SF (1,852/3)  
 UNITS 202, 302 & 402 = 6,456 SF (2,152/3)

TOTAL 16,975 SF (1,577 SM)



<b>Building height:</b>	Allowed: 18m/4.5 stories	Proposed: 17.1m/3 stories
<b>Max. height =</b>	18m/4.5 stories	17.1m/3 stories
<b>Yard setbacks:</b>	Allowed: 6.0 m/1.5m from door ground oriented	Proposed: 6.0m
<b>Front yard -</b>	4.5m up to 2-1/2 storeys/7.0m above 2-1/2 storeys/1.5 for ground oriented	4.5m 1-1/2 storeys/7.0 m above 1-1/2 storey/2.9m ground oriented housing
<b>Side yard -</b>		
<b>Rear yard -</b>	9.0 m	6.8 m (min.)

**PROPOSED VARIANCE - NO. OF STOREYS, NOT BUILDING HEIGHT**

**PROPOSED VARIANCE - EXTENT SHOWN HATCHED ON SITE PLAN**

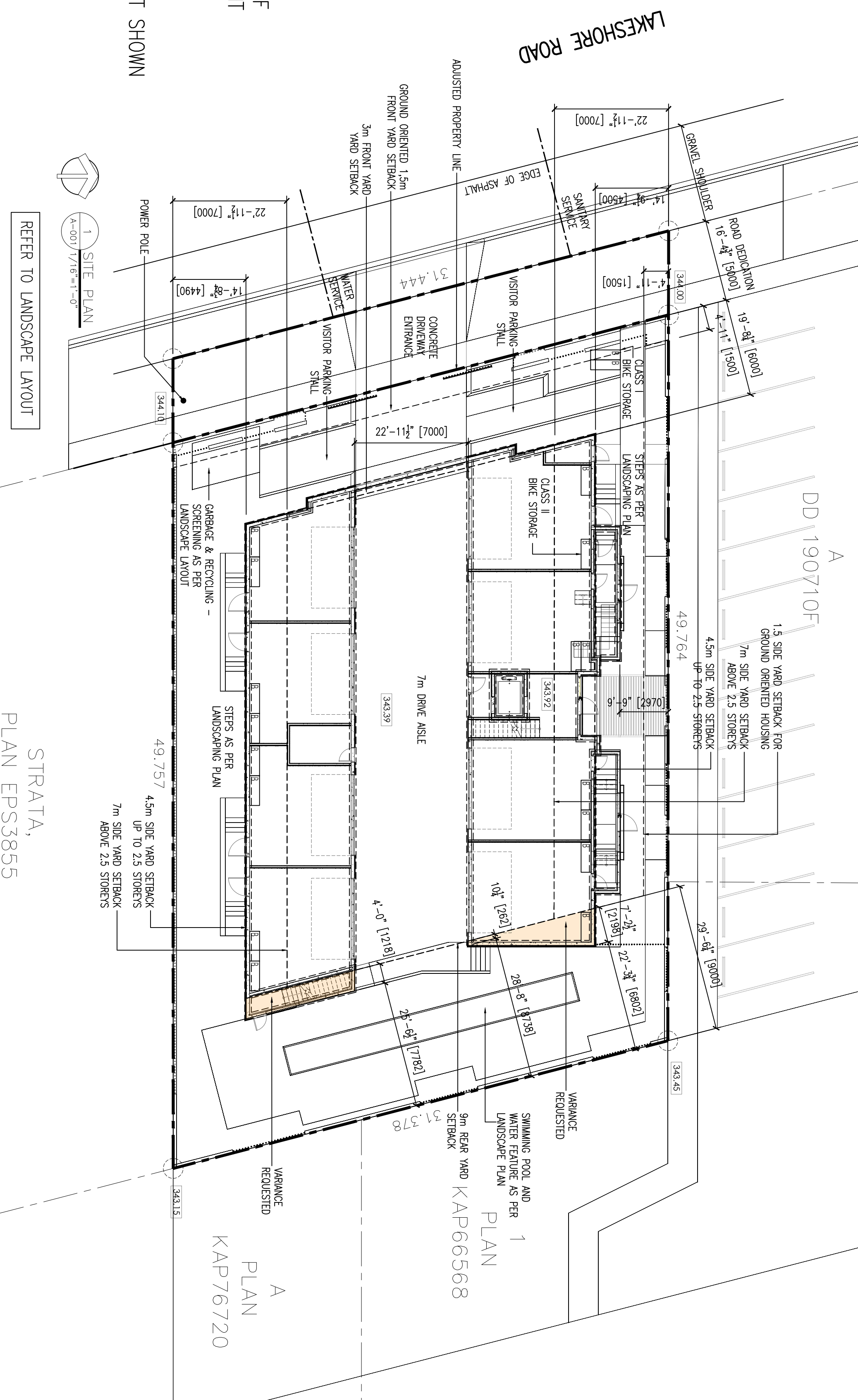
**Parking Calculations:**  
 2 per 3 bed= 16  
 Total = 16  
 Visitor= 148=2

**Required:**  
 538=4 (Required)  
 138=1 (Required)

**Proposed:**  
 16  
 16 (100% LARGE SIZE STALS)  
 2

**Required:**  
 538=4 (Required)  
 138=1 (Required)

**Proposed:**  
 16 (dedicated bike storage ex. garage)  
 2



## ATTACHMENT B

This forms part of application  
**# OCP19-0013, Z19-0144**

Planner Initials

AT

City of Kelowna  
COMMUNITY PLANNING

## REZONE/DVP ADDENDUM NO.2

RENDER STUDIES



VIEW FROM LAKESHORE LOOKING NORTHEAST



VIEW FROM NORTH OF PROPERTY LOOKING SOUTH



VIEW FROM NORTHEAST PROPERTY CORNER LOOKING SOUTHWEST

ATTACHMENT **B**

This forms part of application  
# OCP19-0013, Z19-0144



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials

AT

MATERIAL/COLOUR LEGEND:

1. ENGINEERED FIR DOORS - STAIN STS CLEAR 640325312 (LIGHT, NATURAL WOOD)
2. ACRYLIC STUCCO (MATCH BENJAMIN MOORE "DISTANT GREY")
3. ACCENT WALL AND SOFFITS (ALUCOBOND, "SILVER METALIC")
4. PRECAST CONCRETE (NATURAL CONCRETE)
5. ALUMINIUM WINDOWS (ANODIZED ALUMINIUM, MAIN AND SOUTH FEATURE)
6. VINYL WINDOWS (WHITE)
7. ALUMINIUM/GLASS RAILING SYSTEM
8. INSULATED, EXTERIOR METAL DOOR (PAINTED TO MATCH ALUCOBOND)

STREET VIEWS (subject property shown with heavy dashed line)



VIEW FROM LAKESHORE LOOKING SOUTHEAST



VIEW FROM LAKESHORE LOOKING NORTHEAST



VIEW FROM PROPERTY LOOKING WEST (ACROSS THE STREET FROM PROPERTY)

REZONE/DVP ADDENDUM NO.3



PHONE: 250-448-7801  
2505-1438 Robber Street,  
Kelowna, BC V1Y 2A3  
[www.limearchitecture.com](http://www.limearchitecture.com)



WORMAN  
4401 - 58th Street  
Kelowna, BC V2Y 2K6  
P: 250-262-0000  
www.worman.ca

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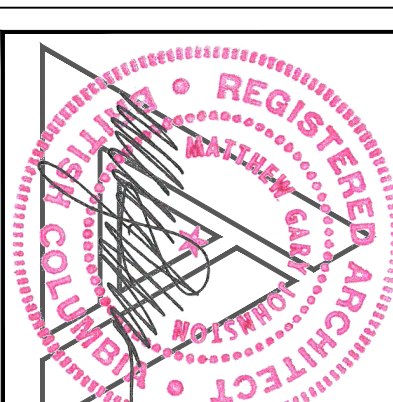
All trades are to execute his work in accordance with the applicable building bylaws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all addendum, revisions and addenda. All trades shall coordinate with the architect and provide a copy of all submittals and specifications to the architect and provide ground utilities, wire and conduit locations, including but not limited to water, sewer, gas, hydro and telephone.

Revision No., Date and Description

11-20-19 - FOR CLIENT REVIEW  
12-13-19 - FOR REZONING & DVP  
04-16-20 - Rezoning/DVP Add. No. 1  
06-19-20 - Addendum No. 2  
07-28-20 - Addendum No. 3

Plot Date	Drawing No.
28-Jul-20	A-RENDER

PROJECT	4071 LAKESHORE DRIVE
DRAWING TITLE	RENDER STUDIES







# OCP19-0013 & Z19-0144 4071 Lakeshore Rd.

OCP Amendment & Rezoning Application



# Proposal

- ▶ To consider an OCP Amendment to change the future land use designation of the subject lot from S2RES – Single / Two Unit Residential to MRM – Multiple Unit Residential (Medium Density); and to rezone the lot from the RU1 – Large Lot Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate the development of a 5 storey apartment building.

# Development Process

Dec. 20, 2019

Development Application Submitted



Staff Review & Circulation



Feb. 24, 2020

Public Notification Received



Aug. 24, 2020

Initial Consideration



Public Hearing  
Second & Third Readings



Final Reading  
DP & Variances

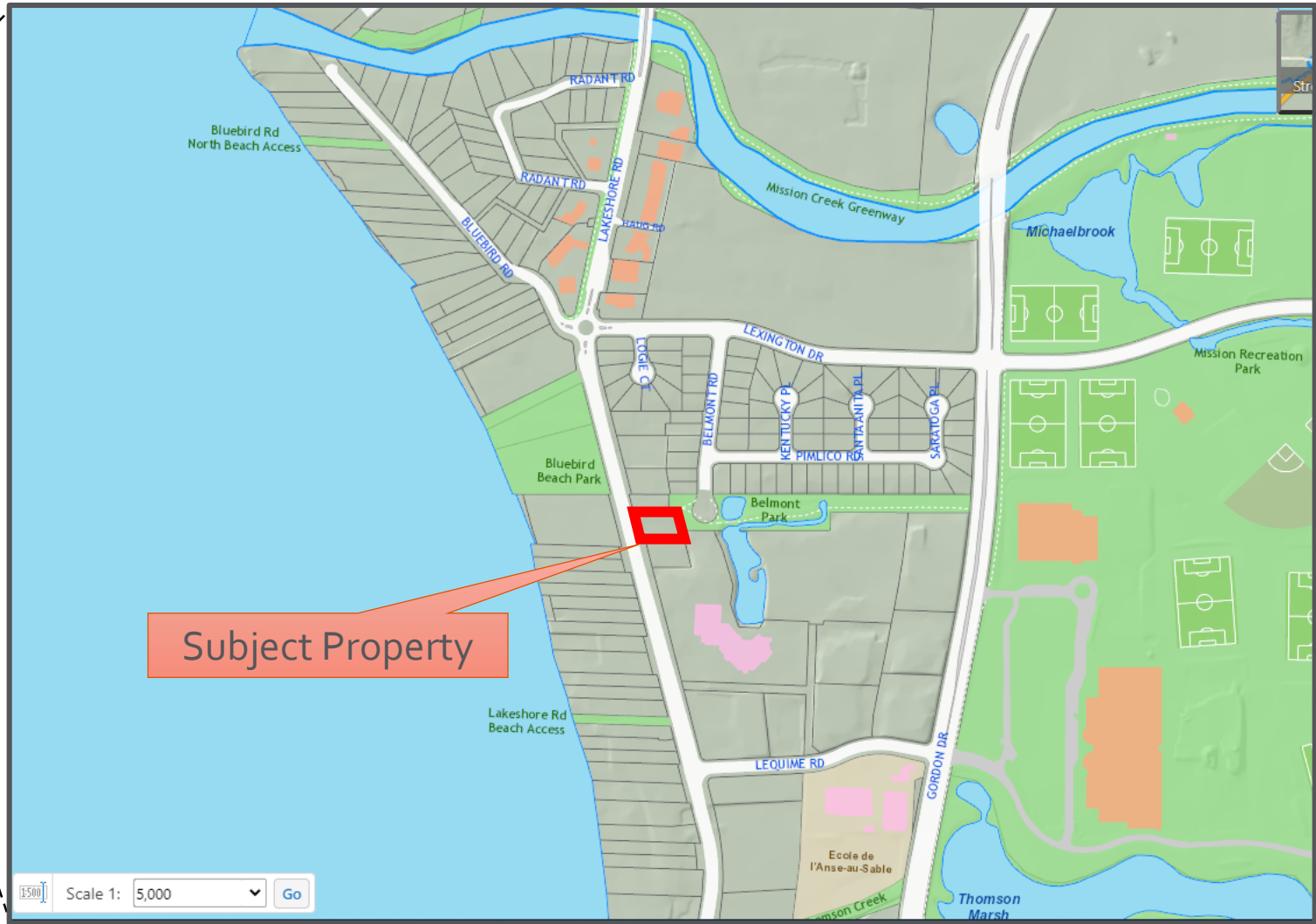
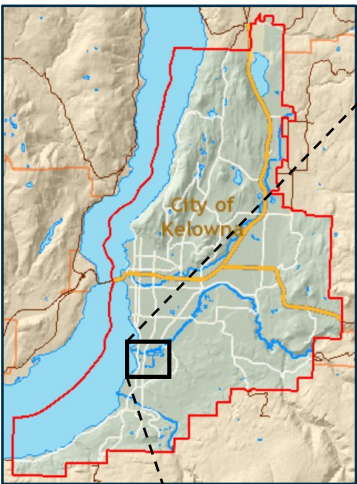


Building Permit

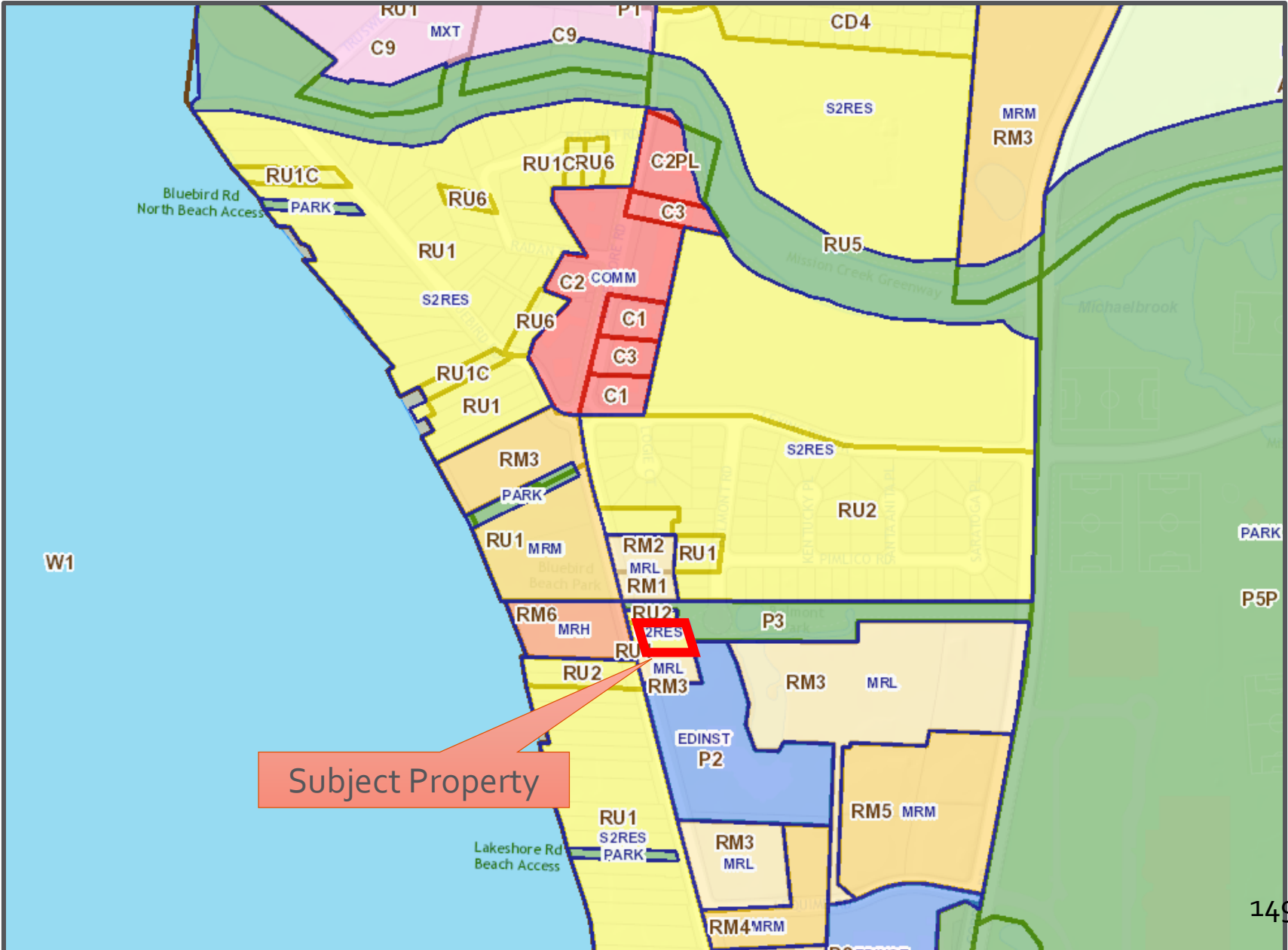


Council  
Approvals

# Context Map



# OCP Future Land Use / Zoning



# Subject Property Map



# Project/technical details

- ▶ OCP Amendment FLU: S2RES ➡ MRM
- ▶ Rezoning: RU1 ➡ RM5
- ▶ Facilitate the development of a 5 storey, 8 unit apt. bldg.
- ▶ Proposed bldg. to feature ground-oriented units at north, integrating with Belmont Park
  - ▶ Form and character will only be addressed formally at DP stage
- ▶ Staff tracking 3 variances: rear yard setback; side yard setback; height

# Conceptual Render



WORMAN  
HOUSING DESIGN | COMMERCIAL ARCHITECTURE



# Development Policy

- ▶ Proposed zone represents a substantial increase in density over existing zone and FLU designation (S2RES).
- ▶ However, site-specific factors favour the proposed zone
  - ▶ Close proximity to numerous amenities and destinations
  - ▶ On arterial road; good access to transit and active transportation
  - ▶ Numerous multi-family developments in area on Lakeshore Rd. (incl. RM6 apt. bldg. across street)
  - ▶ Buffered on all sides by park or multi-family
  - ▶ Offers numerous 'eyes-on-the-park' for Belmont Park
  - ▶ Applicant agreed to contribute to pedestrian connection b/w Belmont Park and Bluebird Beach Park.

# Development Policy

- ▶ Given the site-specific factors, the project stands to contribute to creating a compact urban form
  - ▶ OCP Policy 5.3.2: Promote a Compact Urban Form

# Staff Recommendation

- ▶ Staff support the proposed RM5 zone and accompanying OCP Amendment.
  - ▶ Site specific factors favor proposed RM5 zone
  - ▶ Proposal stands to contribute to a compact urban form



## *Conclusion of Staff Remarks*

# CITY OF KELOWNA

## BYLAW NO. 12091

### Official Community Plan Amendment No. OCP19 –0013 4071 Lakeshore Road

---

A bylaw to amend the "*Kelowna 2030* – Official Community Plan Bylaw No. 10500".

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Lot A Section 6 Township 26 ODYD Plan 10613, located on Lakeshore Road, Kelowna, B.C., from the S2RES – Single/Two Unit Residential designation to the MRM – Multiple Unit Residential (Medium Density) designation;
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

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

**CITY OF KELOWNA**

**BYLAW NO. 12092**

**Z19-0144 – 4071 Lakeshore 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 A Section 6 Township 26, ODYD, Plan 10613 located at Lakeshore Road, Kelowna, BC from the RU1 – Large Lot Housing 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 Public Hearing by the Municipal Council this

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

---

City Clerk

**CITY OF KELOWNA**

**BYLAW NO. 12058**

**Discharge of Land Use Contract  
LUC76-1064 - (N68050)  
1799 Hwy 33 East**

---

WHEREAS a land use (the "Land Use Contract") is registered at the Kamloops Land Title Office under number N68050 against lands in the City of Kelowna particularly known and described as Lots A, Section 18, Township 27, ODYD, Plan 29386 (the "Lands"), located on Hwy 33 East, Kelowna, BC;

WHEREAS Section 546 of the *Local Government Act* provides that a land use contract that is registered in a Land Title Office may be discharged in the manner specified in the Land Use Contract, by bylaw following a public hearing on the proposed bylaw;

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

1. This Bylaw may be cited for all purposes as "Land Use Contract LUC76-1064 Discharge Bylaw".
2. The Land Use Contract is hereby cancelled and of no further force and effect and the City of Kelowna is hereby authorized and empowered to apply for the discharge of the Land Use Contract from the Lands.

Read a first time by the Municipal Council this 22<sup>nd</sup> day of June, 2020.

Considered at a Public Hearing on the 14<sup>th</sup> day of July, 2020.

Read a second and third time by the Municipal Council this 14<sup>th</sup> day of July, 2020.

Approved under the Transportation Act this 11<sup>th</sup> day of August, 2020.

William Sparkes  
\_\_\_\_\_  
(Approving Officer – Ministry of Transportation)

Amended and adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

# CITY OF KELOWNA

## BYLAW NO. 12059

### Official Community Plan Amendment No. OCP20-0012 1799 Hwy 33 East

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A bylaw to amend the "*Kelowna 2030* – Official Community Plan Bylaw No. 10500".

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Lot A, Section 18, Township 23, ODYD, Plan 29386 located on Hwy 33 East, Kelowna, BC, from MRL – Multiple Unit Residential (Low Density) designation to SC – Service Commercial designation.
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 22<sup>nd</sup> day of June, 2020.

Considered at a Public Hearing on the 14<sup>th</sup> day of July, 2020.

Read a second and third time by the Municipal Council this 14<sup>th</sup> day of July, 2020.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



# CITY OF KELOWNA

## BYLAW NO. 12060

### Z20-0043 – 1799 Hwy 33 East

---

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, Section 18, Township 27, ODYD Plan 29386 located on Hwy 33 East, Kelowna, BC from the A1 – Agriculture 1 zone to the C10 – Service Commercial 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 22<sup>nd</sup> day of June, 2020.

Considered at a Public Hearing on the 14<sup>th</sup> day of July, 2020.

Read a second and third time by the Municipal Council this 14<sup>th</sup> day of July, 2020.

Approved under the Transportation Act this 39<sup>th</sup> day of July, 2020.

Blaine Garrison

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(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

**CITY OF KELOWNA**

**BYLAW NO. 12083**

**Z20-0014 - 2339-2397 Highway 97 N**

---

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 a portion of Lot A District Lots 126 and 532, ODYD, Plan 40108 located at Highway 97 N, Kelowna, BC from the C4rcs – Urban Centre Commercial (Retail Cannabis Sales) zone to the C4rls/rcs – Urban Centre Commercial (Retail Liquor Sales/ Retail Cannabis Sales) zone as shown on Map "A" attached to and forming part of this bylaw.
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 27<sup>th</sup> day of July, 2020.

Considered at Public Hearing by the Municipal Council this 11<sup>th</sup> day of August, 2020.

Read a second and third time by the Municipal Council this 11<sup>th</sup> day of August, 2020.

Approved under the Transportation Act this 13<sup>th</sup> day of August, 2020.

Audrie Henry

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(Approving Officer – Ministry of Transportation)

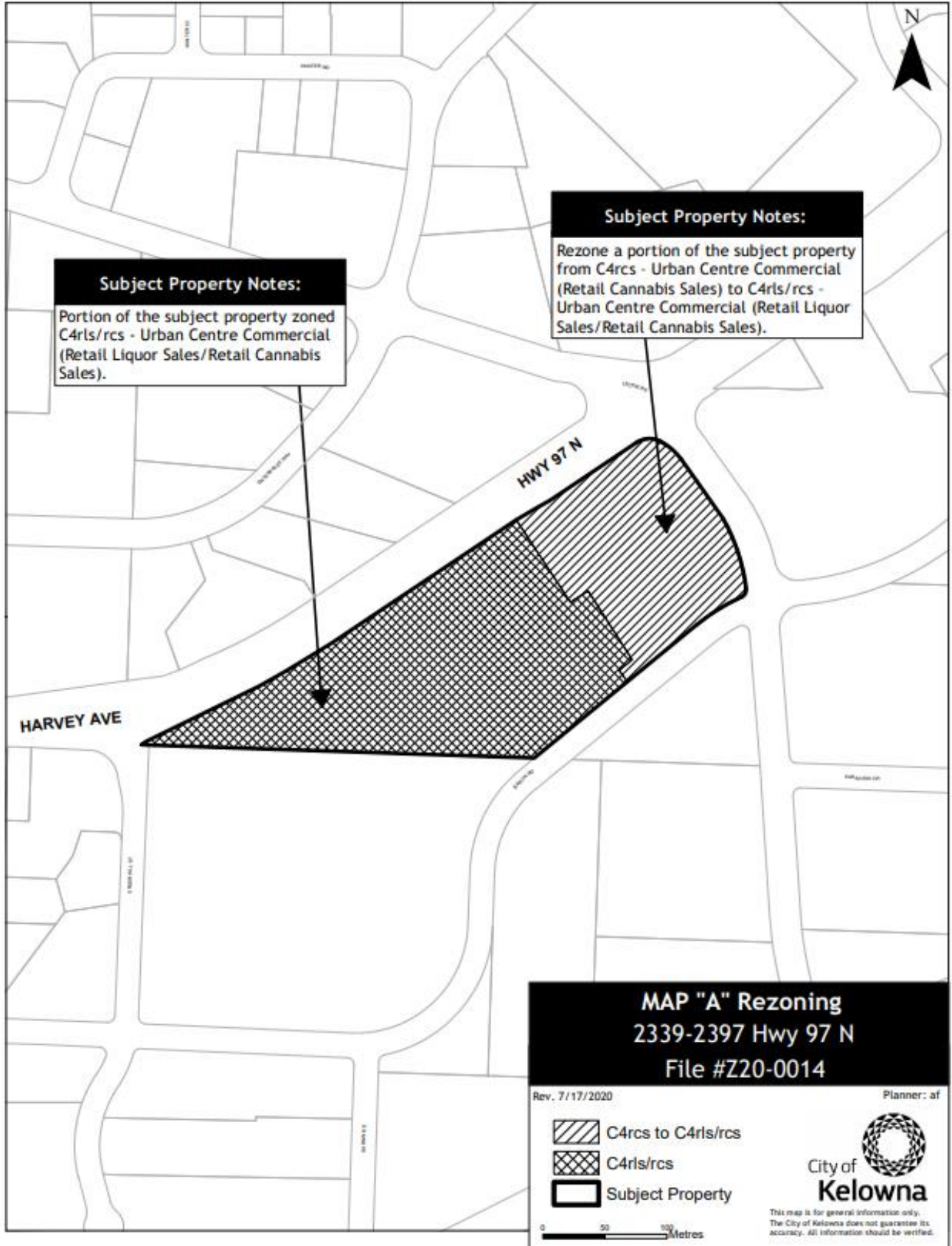
Adopted by the Municipal Council of the City of Kelowna this

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Mayor

---

City Clerk



# Report to Council



**Date:** August 24, 2020  
**To:** Council  
**From:** City Manager  
**Subject:** 2019 Annual Report  
**Department:** Financial Services

---

## **Recommendation:**

THAT Council receives, for information, the 2019 Annual Report for the year ended December 31, 2019 attached to the report of the Corporate Finance Manager dated August 24, 2020;

AND THAT Council receives, for information, the 2019 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 of Goods and Services and Schedule of Payments to Suppliers for Grants and Contributions attached to the report of the Corporate Finance Manager dated August 24, 2020.

## **Purpose:**

**To meet legislated reporting requirements for annual financial reporting, showcase City services, programs and projects, and provide contextual information for the data contained in the Statement of Financial Information report.**

## **Background:**

Annual reporting of the financial information is mandatory for all municipalities under the *Financial Information Act*. The City's annual report is available online at [kelowna.ca/annualreport](http://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.

## **Discussion:**

### 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 August 24 Council meeting.

The 2019 Annual Report was published on [kelowna.ca/annual-report](http://kelowna.ca/annual-report) on August 7, 2020. As of August 18, the webpage received 378 unique visitors, the digital Annual Report document was opened and viewed 178 times (unique views) and social media posts garnered over 26,000 views (Facebook, Twitter and LinkedIn posts). In addition, an e-newsletter was sent to 976 subscribers, inviting them to read the report.

### Annual Report

On July 14, 2020 the Audit Committee reviewed the City of Kelowna's annual Consolidated Financial Statements for the year ended December 31, 2019; these statements were subsequently approved by Council on July 27, 2020.

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, invest and do business.

The 2019 Annual Report is structured to highlight and reflect on Council Priorities 2019 – 2022 which in turn, advances the Imagine Kelowna vision, focusing the work we do to become the Kelowna that residents told us they want to see. The annual report discusses what was accomplished in each of the six Council focus areas: Community safety, Social & inclusive, Transportation & mobility, Vibrant neighbourhoods, Economic resiliency, and Environmental protection as well as the three Corporate focus areas: Financial management, Clear direction and People.

### 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 2019 as required under the *Community Charter*. A report is also included on Development Cost Charges (DCC) 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 the Consolidated Financial Statements, is the Statistical Review, in graphic format, for the years 2015 – 2019.

### Statement of Financial Information

The 2019 Council Remuneration and Expenses report, Employee Remuneration and Expenses report, and Schedules of Payments for the provision of goods & services and grants & contributions are prepared annually as part of the *Financial Information Act* reporting requirements.

The 2019 Employee Remuneration report shows an increase of 41 staff earning more than \$75,000 over 2018 – management staff decreased by 6, IAFF staff increased by 13 and CUPE staff increased by 34. The overall increase is a result of a combination of a reflection of a growing population, incremental wage increases from collective agreements, and staff hired in the latter part of 2018 reporting a full salary in 2019.

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

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

<b>Remuneration Comparison 2019 - 2018</b>			
<b>&gt;\$75,000</b>	<b>2019 Numbers</b>	<b>2018 Numbers</b>	<b>Change in Numbers</b>
Management	127	133	(6)
IAFF	124	111	13
CUPE	198	164	34
<b>TOTAL</b>	<b>449</b>	<b>407</b>	<b>41</b>

The total employee remuneration for 2019 increased by 5.4 per cent, or approximately \$4.0 million to \$77.9 million. This increase can be attributed to an average of 2 per cent in wage and salary increases with the remainder the result of increased staffing to ensure continued service levels to a growing city.

The City of Kelowna continues to support the business community through supplier payments. In 2019, the City saw an increase of \$74.1 million largely due to: property acquisitions, the lump-sum payment for community use at RG Arenas and increased capital spending (integrated water project and various airport projects).

<b>Supplier Payment Comparison 2019 – 2018 (\$000s)</b>			
<b>Supplier Payments</b>	<b>2019</b>	<b>2018</b>	<b>Change</b>
>\$25k	\$391,799	\$321,387	\$70,412
Less than \$25k	11,748	8,080	3,668
<b>TOTAL</b>	<b>\$403,547</b>	<b>\$329,467</b>	<b>\$74,080</b>
# of suppliers >\$25k	590	542	48

In 2019 the City provided payments to suppliers in the amount \$403 million and the number of suppliers increased by 48.

<b>Top 10 Suppliers (excl. Other Tax Authorities)</b>	
<b>Supplier's Name</b>	<b>Amount (\$)</b>
Emil Anderson Construction Inc	58,779,465
Young Anderson "In Trust"	19,452,520
Pension Corporation	13,657,872
BC Transit	13,441,846
Bouygues Energies & Services Canada Ltd	5,208,127
CGL Contracting Ltd	5,202,637
Fortis BC	4,398,812
Morneau Shepell Ltd	4,369,413
BC General Contracting Inc	4,211,035
OK Environmental Waste Systems Ltd	3,448,971

**Conclusion:**

The 2019 annual report reflects that the City is in a solid financial position that will allow the organization to tackle challenges and changes, in part due to the COVID-19 pandemic, that will be faced in the coming year and years. The launch of Council Priorities 2019 – 2022 will provide the focus necessary to continue to deliver on the Community’s Imagine Kelowna vision, further supported by annual progress reports, the first issued in the Spring of 2020.

**Internal Circulation:**

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

**Considerations applicable to this report:**

***Legal/Statutory Authority:***

*Community Charter* section 98, Annual Municipal Report – requires that the annual report be prepared by June 30 of each year (extended to August 31 due to the pandemic) and that it be available for public inspection at the meeting when the Annual Report is to be considered by Council.

*Community Charter* section 99, Annual Meeting on Report – 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 Regulation*, 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*.

**Considerations not applicable to this report:**

***Legal/Statutory Procedural Requirements:***

***Existing Policy:***

***Financial/Budgetary Considerations:***

***External Agency/Public Comments:***

***Communications Comments:***

Submitted by: S Little, Corporate Finance Manager

**Approved for inclusion:**



G. Davidson, Divisional Director Financial Services

cc:



# 2019 Annual Report 2019 Statement of Financial Information





# 2019 Annual Report



# Community Charter

- ▶ Division 5 – Reporting, Sections 98 & 99
- ▶ June 30<sup>th</sup> deadline extended to August 31<sup>st</sup> due to COVID-19
- ▶ Available for public review 2 weeks prior to Council review

# Public Review

- ▶ Online August 7<sup>th</sup> at [kelowna.ca/annualreport](http://kelowna.ca/annualreport)
- ▶ Invitation to comment sent via:
  - ▶ Newspaper advertising
  - ▶ Online marketing
  - ▶ Social media

# Annual Report Content

- ▶ Highlights from 2019 aligned with Council Priorities 2019 – 2022
- ▶ Awards and Recognition
- ▶ Council Priorities 2019 – 2022
- ▶ Audited Consolidated Financial Statements
- ▶ Permissive Tax Exemptions
- ▶ Statistical Review



# 2019 Statement of Financial Information



# Statement of Financial Information

- ▶ Audited 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 2019 - 2018

Group	# of Employees >75,000		
	2019	2018	Change
Management	127	133	(6)
IAFF	124	111	13
CUPE	198	164	34
<b>TOTAL</b>	<b>449</b>	<b>407</b>	<b>41</b>

# Summary of Supplier Payments (\$000)

Supplier Payments	2019	2018	Change
Greater than \$25,000	\$391,799	\$321,387	\$70,412
Less than \$25,000	11,748	8,080	3,668
<b>TOTAL</b>	<b>\$403,547</b>	<b>\$329,467</b>	<b>\$74,080</b>
# of suppliers > \$25k	590	542	48





*Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).

2019

# ANNUAL REPORT

Kelowna, British Columbia, Canada

For the year ended December 31, 2019





# CITY OF KELOWNA 2019 ANNUAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2019

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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## ▲ STATISTICAL REVIEW

Statistical Review for the Years of 2015 – 2019

## ▲ A MESSAGE FROM THE MAYOR



On behalf of Council, I am pleased to present the City of Kelowna 2019 Annual Report. While we know that the coming year, and even years, will bring new and significant change in part due to the COVID-19 global pandemic, reflecting on the work and decisions made in the last year, I see a solid foundation and plans that will lift Kelowna above current challenges and seize the opportunities ahead of us – shaping Kelowna for the future.

Kelowna is a thriving city and an incredible place to call home. To flourish in the future, we need to be agile, resilient and unafraid to do things differently. Through the Imagine Kelowna process, we heard loud and clear from the community that as we grow, we need to look out for one another and protect the stunning environment that sustains us. Our vision for an inclusive, welcoming, prosperous and sustainable future calls upon us all to be ambitious and embrace the challenges ahead.

To help get us there, we have committed to deliver on Council's Priorities 2019 - 2022. As Council, we will focus decisions and provide direction to staff for measurable results in six areas: community safety, social and inclusive, transportation and mobility, vibrant neighbourhoods, economic resiliency (which given our current crisis, is more important than ever) and environmental protection.

Kelowna is an inclusive community for all. Over the last few years as we witnessed housing challenges, the opioid crisis and socio-economic barriers at the local, national and global level, we have stepped up to support people experiencing homelessness through collaboration and by broadening our role as a municipality to address homelessness. We continue to support the community-developed Journey Home Strategy endorsed by Council in 2018. As part of our commitment to the Strategy, we've approved the addition of more than 230 housing units with supports to be developed in our community for those in need of a home. We know that homelessness is only a symptom of a larger and multifaceted issue and that prevention is key to addressing it. This is why we supported the launch of KOaST, Kelowna's Outreach and Support Table with Kelowna RCMP and numerous community partners and why we continue to collaborate with provincial and local partner agencies on this complex issue.

To build towards Kelowna's future, we rely on strong financial management and clear plans. A significant item we decided on as a Council in 2019 was the introduction of a new development cost charge (DCC) to support parks development. We recognized that the financial impact of park development should be shouldered by multiple sources and shared between development, taxes and user revenues. Like most BC municipalities, the Parks DCC will help fund new park amenities required to support growth in our community, further enhancing our wide variety of parkland for the enjoyment of our residents and visitors.

In our most recent Citizen Survey, 79 per cent of residents told us they receive good value for their tax dollars. Kelowna remains below the provincial average for municipal property taxes. Compared to 16 similar sized communities in B.C., Kelowna ranked seventh-lowest in property taxation in 2019. As a financially resourceful municipality, average taxation accounts for approximately one third of the funding needed for the City's annual budget, with the remaining two thirds coming from other sources such as grants, reserves and fees.

Even in the face of significant challenges that have surfaced as a result of the COVID-19 pandemic, I am confident that we will be able to build upon the work completed in 2019, improve upon it and take our community and organization in new and dynamic directions. Together we can ensure Kelowna continues to be a great place to live and is a municipality that embraces innovation, collaboration and community spirit.



*Mayor Colin Basran  
City of Kelowna*

## ▲ A MESSAGE FROM THE CITY MANAGER



While the Annual Report is a look back, as I write this we already know the year ahead will be one where our community, economy, residents and organization must navigate through the unprecedented challenges that continue to materialize as a result of the COVID-19 health crisis. But I firmly believe that our strong financial management practices, our ability to adapt, and our passion to innovate will see us emerge even stronger. Our strong foundation will serve us well into 2020 and beyond.

As a municipality, our role is to lead responsibly and be accountable to Council, our residents, businesses, and community partners. We are always looking for ways to improve our core services, finding more efficient means of delivering programs and ensuring Kelowna is a great place to live, invest and do business. This includes leveraging our beautiful parks, providing new recreational opportunities, and supporting our arts, technology and aviation sectors. It also includes maintaining critical basic services such as; police, fire and bylaw, road and park maintenance, recreational programming, business licensing, development permitting and delivering clean and safe water. However, developing a City of the Future is about more than basic services, it's also about forecasting the future and positioning Kelowna to take advantage of global opportunities.

At our core, strong financial management allows us to propel our community forward. Our residents and business owners place their trust in us to be responsible stewards of their tax dollars. The 2019 Annual Report demonstrates the financial transparency and accountability that is expected. Within these pages, I invite you to read more about the great work completed by our dedicated staff, and the foundations we are establishing to create a safe, inclusive and thriving city.

Looking back at 2019, one highlight for me includes the launch of Council Priorities 2019-2022. The four-year strategic direction for Kelowna outlines the results we want to achieve during Council's term and is a way for us to deliver on the community's Imagine Kelowna vision. Council and corporate priorities are strongly aligned. In spring 2020 we published the **first-ever progress** report showing actions where we are trending in the right direction or whether we still have work to do.

The infrastructure levy was introduced in 2019 to help bring in the funding necessary to develop, maintain and renew the infrastructure our citizens rely on. This funding has supported projects such as Mill Creek Flood Protection work and upgrades to roads and transportation projects in 2019. Other capital projects of note include the Sutherland active transportation corridor and continued work on the Ethel active transportation corridor. These are significant additions to our active transportation networks as we invest in connecting high-density areas, in ways comfortable for cyclists of all ages and abilities. 2019 also saw the completion and launch of the 2020-2025 Cultural Plan, which will enhance cultural vitality and community spaces around Kelowna.

The municipally-owned and operated Kelowna International Airport, one of our economic pillars, welcomed more than two million passengers in 2019. In order to keep pace with growth and to enhance the passenger experience, we introduced a number of enhancements: a new Kid's Zone, the repavement of the airfield, aprons, taxiways and runway, and 600 new long-term parking spaces.

We also conducted our first Public Safety and Crime Survey with Kelowna residents in 2019 with almost 100 per cent of residents reporting that they feel safe in their neighbourhood and in their residence. However, as a growing city, we know there is still work to be done. This is one reason we hired the City's first Community Safety Director and invested heavily in our front-line safety positions in 2019, with seven new RCMP members, three bylaw officers and five safety support staff.

Without exception, each year brings change, challenge and opportunity. As I reflect on 2019, I see where we have met change, overcome challenges and leveraged opportunity, making me confident that our ability to be collaborative, innovative and resilient will continue to serve us well for the road ahead.



*Doug Gilchrist*  
*City Manager, Kelowna*





## OUR COMMUNITY

Kelowna is located along the beautiful shores of Okanagan Lake, in the heart of the stunning Okanagan Valley. With a four-season lifestyle, the lake offers opportunities for boating, swimming or fishing, while nearby mountains attract hikers, skiers and outdoor enthusiasts. From scenic golf courses to bustling urban centres with delectable restaurants, award-winning wineries and breweries, local shopping, museums, live entertainment and cultural festivals, residents and visitors enjoy it all in Kelowna.

Nearly all citizens (94 per cent) rate the quality of life in Kelowna as good or very good thanks to active/recreational opportunities, safety, its accessible location, job opportunities, and the great weather. We are active and we are drop-dead gorgeous.

The technology sector has seen us dubbed as the silicone valley of the north and is a pillar of the regional economy. Dynamic tourism, post-secondary education, construction, real estate, healthcare and deep-rooted agriculture sectors are drivers of our economy.

As a desirable place to live, Kelowna remains one of Canada's fastest growing cities. By 2040, we expect a growth of more than 50,000 new residents who will call Kelowna home.

# 133,800

RESIDENTS CALL KELOWNA HOME

 **28% ARE 60 YEARS+**  
**40% ARE 30-59 YEARS**

  
**57,700+**  
HOUSEHOLDS

**94%**  **OF CITIZENS RATE THEIR QUALITY OF LIFE AS GOOD OR VERY GOOD**

**#1 SPORT HOST CITY**

AWARDED BY THE CANADIAN SPORT-TOURISM ALLIANCE FOR A MID-SIZED CANADIAN CITY



**20**  


WINERIES

**15**  


CRAFT BREWERIES

**14**  


GOLF COURSES

# 23,000

POST-SECONDARY STUDENTS  
UBC OKANAGAN & OKANAGAN COLLEGE CAMPUSES

**\$1.6 BILLION**  
REGIONAL TECH SECTOR

*Accelerate Okanagan & Central Okanagan Economic Development Commission, 2018*

## OUR CITY

The City of Kelowna is open to opportunities, open for business and open to new ideas from our diverse residents. The organization is led by our dedicated City Manager, Mayor and Council. More than 1,000 employees deliver quality services to ensure our City is safe, vibrant and sustainable. A fiscally responsible municipality, the City 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, social media channels** and the user friendly and mobile responsive **kelowna.ca** website which allows residents to place service requests online and stay informed. 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.

## 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**

**87%**

**DESCRIBE THE COMMUNITY AS BEING SAFE**

### TOP ISSUES

**51%**

**SOCIAL ISSUES**

**43%**

**TRANSPORTATION**

**11%**

**CRIME & SAFETY**

### TOP 5 PRIORITIES FOR INVESTMENT



# ▲ MAYOR & COUNCIL

The City of Kelowna is governed by an elected Mayor and eight Councillors for a four-year term (2018-2022). Led by Mayor Colin Basran, Kelowna City Council is committed to building on the momentum of past Councils and being open for opportunity through community engagement and partnerships. It is consistent and transparent in decisions,

creating a favourable environment for customer service, development and business in Kelowna. Council meets regularly and the public is welcome to attend any open meeting or provide feedback in writing via mail or email.

[kelowna.ca/council](http://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



## 45th Annual Civic & Community Award Recipients

Honouring individuals and organizations for outstanding contributions and achievements in 2019 that directly benefited the community, making Kelowna a great place to live, work and play.

*The following recipients were recognized at a virtual awards presentation on July 2, 2020.*

### **RANDY BENSON**

*Anita Tozer Memorial Award – bestowed by Council*

### **DARCY RYSZ**

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

### **KSS OWLS AAAA GIRLS VOLLEYBALL TEAM**

*Bryan Couling Memorial Award – Athletic Team of the Year*

### **MADELYN HETTINGA**

*Female Athlete of the Year Award*

### **TREVOR BRIGDEN**

*Male Athlete of the Year Award*

### **MADELYN HETTINGA**

*Female Augie Ciancone Memorial Award –  
Top High School Athlete*

### **ROAN MCCARTHY**

*Male Augie Ciancone Memorial Award –  
Top High School Athlete*

### **OPERATION TAKE TWO**

*Champion for the Environment Award*

### **SARAH MCINTYRE**

*Teen Honour in the Arts Award*

### **ERIN SCOTT**

*Honour in the Arts Award*

### **ABBY KIEHLBAUCH**

*Young Citizen of the Year*

### **AL HILDEBRANDT**

*Fred Macklin & Sarah Donalda-Treadgold Memorial Award –  
Citizen of the Year*

### **AVALON EVENT RENTALS**

*Corporate Community of the Year Award*

### **PROJECT LITERACY**

*Central Okanagan Foundation –  
Volunteer Organization of the Year Award*

# AWARDS & RECOGNITION

The City of Kelowna received a number of awards and recognition in 2019 including:

## GOVERNMENT FINANCE OFFICERS ASSOCIATION CANADIAN AWARD FOR FINANCIAL REPORTING

*2018 Annual Report*

This is the 17th consecutive year the City has received the award recognizing excellence in governmental accounting and reporting.

## GOVERNMENT FINANCE OFFICERS ASSOCIATION DISTINGUISHED BUDGET PRESENTATION AWARD

*2019 Financial Plan*

This is the 18th consecutive year the City has received the highest form of recognition for governmental budgeting.

## AGE-FRIENDLY BC RECOGNITION

*BC Ministry of Health*

Recognizing the *Community For All Action Plan*, and how Kelowna uniquely offers opportunities for seniors, people of all ages and abilities to stay active, enjoy good health and connect with their community.

## BC CLIMATE ACTION COMMUNITY – CLIMATE LEADER

*Union of British Columbia Municipalities (UBCM) Green Communities Committee (GCC)*

## ESRI CANADA'S AWARD OF EXCELLENCE

Recognized for developing a Model City parcel-based GIS tool that creates a digital twin of Kelowna to pool property data to advance evidence-based decisions.

## GOLD QUILL AWARD OF MERIT

*International Association of Business Communicators*

For the Pick Your Path to 2040 engagement exhibit for residents to give feedback on possible growth scenarios with results being used in the Official Community Plan and Transportation Master Plan updates.

## GOLD AWARD FOR EXCELLENCE IN PLANNING

*Planning Institute of British Columbia*

For the *Equity and Inclusion in Housing Needs Assessments*

## 2019 BC CLIENT OF THE YEAR AWARD

*Association of Consulting Engineering Companies*

## 2019 CITY OF EXCELLENCE AWARD FOR SAFETY

*BC Municipal Safety Association*

The City of Kelowna was presented with the *Education Award* in recognition of our collaborative efforts with FortisBC to promote safe excavation practices.

## 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, 2018**

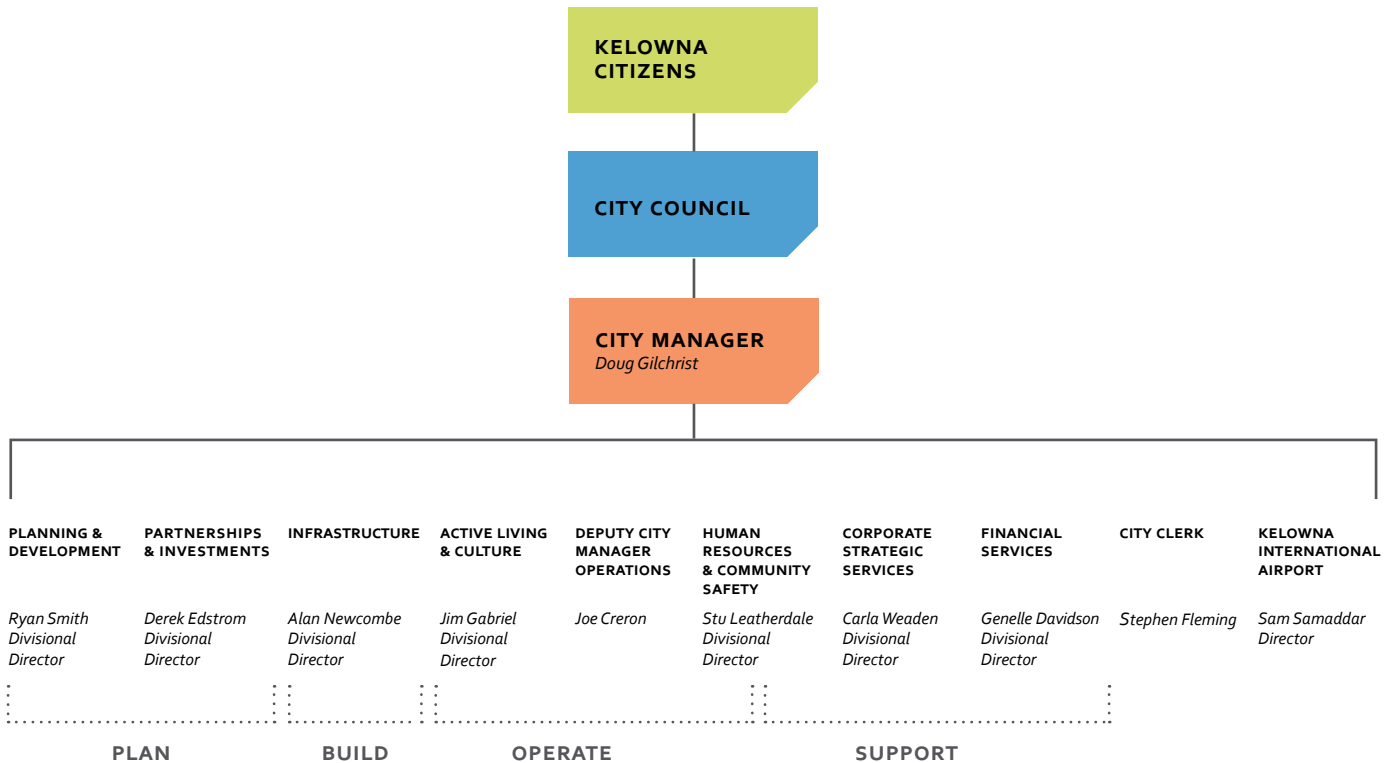
A handwritten signature in black ink that reads "Christopher P. Morill". The signature is written in a cursive style.

Executive Director/CEO



# ORGANIZATION CHART

As at December 2019







# COUNCIL PRIORITIES



# ▲ COUNCIL PRIORITIES 2019-2022

## IMAGINE KELOWNA: VISION INTO ACTION

Council Priorities 2019-2022 identifies the strategic shifts, improvements and changes that are important to Council, the community and organization. It is an open and accessible commitment to how we will advance the **Imagine Kelowna** vision within the next four years. It will focus the work we do to become the Kelowna residents told us they want to see.

Results summary: Council | corporate

		Community safety	Social & inclusive	Transportation & mobility	Vibrant neighbourhoods	Economic resiliency	Environmental protection
		Imagine Kelowna: vision into action	Council priorities	Crime rates are decreasing	Policy guides where the City invests resources	Investments are connecting high density areas More trips by transit, carpooling, cycling & walking	Number of urban centre development plans is increasing Site design & architecture is high quality, context sensitive
Residents feel safe	Homelessness is decreasing			Travel times are optimized Emerging technologies make it easier to get around	Affordable & attainable housing mix options Accessible and multi-purpose amenities	Too talent is living in Kelowna	Predictive modelling & forecasting
Data and analysis is used to understand problems & target responses	Inclusivity and diversity are increasing			More opportunities to learn about transportation People of all ages & abilities can easily get around	Animated parks & public spaces Key sites are proactively planned	Key economic sector impact is increasing	Emergency response & preparation
Imagine Kelowna: vision into action	Corporate	Financial management					
		Lower value activities are improved or stopped	Non-tax revenues are increasing		Cost to deliver services is quantified		
		Clear direction					
Imagine Kelowna: vision into action	Corporate	Common understanding of future direction	Progress on results is measured, monitored & reported	Divisional business plans are created	Divisions have and use performance measures	Innovation is encouraged & supported	Services, processes & business activities are transformed
		People					
Imagine Kelowna: vision into action	Corporate	Ability to attract, select & retain talent	Collaboration is improving problem solving		Staff engagement has increased	Organizational values prepare us for the future	

Imagine Kelowna: vision into action | Council priorities 2019-2022 | 7

# ▲ 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



## ▲ A LOOK BACK AT 2019

Through **Imagine Kelowna** residents told us we need to be agile, resilient and unafraid to do things differently based on four principles: connected, collaborative, responsible and smarter. As we look back at services delivered and our accomplishments in 2019 we invested in safety, embraced diverse transportation options, created great public spaces, took action to be resilient in the face of climate change, addressed emergent community issues including housing diversity and affordability and supported healthy neighbourhoods.

Imagine Kelowna is a vision to 2040 and in 2019 we laid the foundation through strategic long-term planning to help get us there. This included the launch of **Council Priorities 2019-2022**. It is our strategic direction with commitments by Council and the organization of the results we want to see in the next four years.

We also **introduced an infrastructure levy** to address the nearly \$500 million infrastructure deficit identified in the 10-Year Capital Plan. Strong financial management is the pillar of how we are able to best serve the community and deliver infrastructure and initiatives that will continue to make Kelowna an attractive place to live, work and invest in.

## ▲ COMMUNITY SAFETY

In 2019 we conducted a **Public Safety and Crime Survey** to gain insight into residents' perception of crime and feelings of safety in the city. What we found was that nearly all residents feel very safe or somewhat safe in their neighbourhood during the day (99%). However, we heard that the primary reason for residents in all regions rating their neighbourhood as unsafe is the presence of people without homes and open drug use. In addition, citywide, residents think the most important crime-related problems are breaking and entering/property crimes and drug use.

Overall, nearly three-in-ten residents (28%) have been a victim of a crime in Kelowna in the past year. Of those, just over half (53%) say that they reported the crime to the police. To help encourage residents to report all crimes to the RCMP we supported the launch of the Kelowna **RCMP's Online Crime Reporting Tool** pilot project for residents to report non-emergency crimes online.

Security cameras and improved lighting installed at both Chapman and Memorial Parkades have increased visibility in an effort to help residents feel safer when parking their vehicles. We also collaborated with enforcement and security partners to enhance street level and civic facility security on the Okanagan Rail Trail, Leon Avenue, City parkades and parks.



## ▲ SOCIAL & INCLUSIVE

We continue to support the **Journey Home Strategy**; addressing homelessness in collaboration with community partners and other levels of government was a key focus in 2019, particularly as the winter approached and providing emergency sheltering to support our most vulnerable residents was a necessity.

We worked diligently with community and Provincial partners to find solutions to keep everyone safe and maintain access to the services they need. As is our legal obligation, the City **designated two emergency winter sheltering sites** which included security presence (private, Bylaws and RCMP), a warming tent and provisions in December. We also supported the opening of a temporary emergency shelter on Fuller Avenue in late December which provided 40 spaces for those without shelter.

In support of a housing-first model, Council approved three housing with supports sites to be developed by BC Housing. Combined, the housing to be provided at the McCurdy Road, McIntosh Road and Agassiz Road will add more than 150 units to help those experiencing homelessness to transition into homes with support. These are in addition to the opening of Hearthstone and Heath House in late 2018 and early 2019 which, combined, provided homes to nearly 90 individuals.



**COLLABORATING WITH  
INDIGENOUS PARTNERS**



**ESTABLISHED  
OFFICIAL TERRITORIAL  
ACKNOWLEDGEMENT  
LANGUAGE & PROTOCOL**

**UNVEILED**

**THE MONUMENT OF SYILX CHIEF,  
CHARLIE SWKN'UT IN PARTNERSHIP  
WITH WESTBANK FIRST NATION**



**UPGRADED**

**THE FIRST NATIONS DISPLAY AT YLW IN  
COLLABORATION WITH WESTBANK FIRST NATION**

## ▲ TRANSPORTATION & MOBILITY

We want people of all ages and abilities to get around the city easily. In 2019, work continued on developing our **Transportation Master Plan** to 2040, which will be unveiled in 2020. It is a long-range plan that will identify strategic, prioritized investments needed over the next 20 years to create a safe, cost-effective and sustainable transportation network.

We continued to invest in expanding our active transportation corridors with the opening of the new **two-way cycle tracks on Sutherland Avenue and Ethel Street** – making it easier and safer for residents to choose biking as their option to get around.

We also launched a bikeshare permit program that includes electric bicycles, electric scooters and pedal bikes, resulting in almost four times more utilization of each mode of transportation per day, compared to last year's pedal-bike program.

Council also endorsed recommendations of the **Downtown Parking Plan**, with the intent to improve availability of short-term parking spaces, ensure the system pays for itself so that general taxation is not impacted, improve customer service and provide a balanced transportation network for residents. Recommendations will be implemented through 2019 and 2020.

Maintaining our roads and sidewalks is an essential part of what we do to serve residents. In 2019, the City spent \$4.47 million to re-surface nearly 42.2 lane kilometres along 19 different road segments in the springtime, the City also spent \$2.4 million for snow removal. We also added new sidewalk sections including on: Rutland Road near Belgo Elementary, between Venus Road and Holbrook Road West, on Gordon Drive between Clement Avenue and Trench Place, and on Hollywood Road between Highway 33 and Hollydell Road.

# VIBRANT NEIGHBOURHOODS

In 2019 we were able to complete the repairs, renovations and re-open the popular City Park Water Park which was damaged beyond use during the 2017 flooding. Construction included an entirely new water delivery and disposal system that is now flood resistant.

We continue to look at ways to expand public beach access. In addition to access improvements the Poplar Point Drive Beach Access #1, Hobson Road Beach Access, Manhattan Drive Beach Access, and Bluebird Road North Beach Access, in 2019 we purchased a 0.16-hectare property along Lakeshore Road for \$2.7 million for the future expansion of Rotary Beach Park.

As the city continues to grow, thoughtful and comprehensive urban plans to create complete and strong neighbourhoods is a priority and a result we want to see. As an example, in 2019 Council endorsed the **Capri-Landmark Area Centre Plan**, a strategy to enhance and redevelop one of Kelowna's central neighbourhoods over the next 20 years.

We adopted a new bylaw to **allow and regulate short-term rental accommodation operations**, following extensive public and stakeholder engagement that heard from more than 2,500 people. The final regulations reflect the community's diverse needs and interests, aiming to protect long-term rentals, limit impacts to neighbourhoods and ensure equity among all accommodation providers.

In support of arts and culture in the city, the **2020-2025 Cultural Plan** was launched during the annual Culture Days celebrations in the Fall of 2019. The plan was developed with internal and external advisory groups, cultural organizations, the business sector, artists and the public to create a community-based plan for culture in Kelowna over the next six years.

## ENJOY OUR PARKS!

Upgrades to parks in 2019 include:

- Rowcliffe Park
- Rutland Centennial Park
- Bankhead Park
- Glenmore Recreation Park
- Bellevue Creek Linear Park
- Mission Creek Mountain Bike Skills Park
- New pedestrian bridge at Bellevue Creek



HOSTED THE  
**55+ BC GAMES**

**SEPTEMBER 10 – 14**



**4,000** **1,500**

**PARTICIPANTS  
& SUPPORTERS**

**VOLUNTEERS**

**CELEBRATING  
SPORT & ACTIVE LIVING**



## ▲ ECONOMIC RESILIENCY

Like an aging house that needs a roof replacement or a new furnace, City infrastructure needs ongoing maintenance investments. We also need to look ahead at our future infrastructure needs and to plan for the financial costs of our growing community. In 2019 Council endorsed the **introduction of an Infrastructure Levy** to address a nearly \$500 million infrastructure deficit identified in the 10-Year Capital Plan and a new development cost charge (DCC) to support parks development.

Complementing the levy, we also updated the Development Cost Charges (DCC) Bylaw to reflect current construction and land costs to ensure DCC revenue adequately funds infrastructure projects required to service growth.

We manage over \$3.3 billion worth of public infrastructure assets. To help us continue to be fiscally responsible and manage these effectively, in 2019 we implemented Phase 1 of the Asset Management System to track the performance, maintenance and conditions of these assets.

**Kelowna International Airport (YLW)**, which welcomed more than 2 million passengers in 2019, is a key economic generator for the City. As the 10th busiest airport in Canada, YLW's total economic impact is 4,500 jobs and \$789 million to the province of British Columbia. Fully self-funded, it has no impact on taxation, yet the output it provides for the tourism industry, job-creation and for business travel is significant.

In 2019, we substantially completed design for Phase 1, Phase North and Phase 2 of the terminal expansion at YLW. Several improvements were made to enhance passenger experience including the addition of new Kid's Zone, an outdoor Xeriscape garden and an additional 600 long term parking spaces. YLW also upgraded all taxiway and apron lights to LED from incandescent lighting, resulting in decreased operating and maintenance costs and a longer lifespan.

- Completed \$9 million in upgrades at the Landfill – including a new access road, new filling area, irrigation system upgrades and a Surface Water Drainage Plan.

**237,000+**  
**LANDFILL VISITS**

**GENERATING**  
**\$16,000,000**  
**IN REVENUE**

**74** HECTARES  
ACQUIRED  
ON DIAMOND MOUNTAIN

**WILL PROVIDE A BUFFER TO**  
**THE LANDFILL'S POTENTIAL**  
**DUST, NOISE & ODOUR**

# ENVIRONMENTAL PROTECTION

We know first-hand through the flooding and wildfire events experienced in the past few years, the devastating effects natural disasters and climate change can have on the community.

2019 saw us continue to recover from past events, notably the 2017 flooding, but also saw us invest in proactive mitigation efforts through partnerships and securing grants and funding from different levels of government. This included a \$22 million funding contribution from the Government of Canada Disaster Mitigation and Adaption Fund to support the Mill Creek Flood Protection project. This eight-year program will result in added resiliency to potential flood events throughout the city.

We also completed a Kelowna Major Systems Flood Risk Assessment using a \$250K grant from the National Disaster Mitigation Program. This analysis of existing infrastructure and natural assets was conducted for potential flood events from Okanagan Lake, Mill Creek, Bellevue Creek, Brandt's Creek and Gopher Creek. We also started work on new and updated Flood Hazard Mapping to more precisely identify flood prone areas impacted by storms and climate change using a \$150K grant from Union of BC Municipalities (UBCM) and the Community Emergency Preparedness Fund (CEPF) program.

New flow monitoring stations have been installed on Mill Creek and Scotty Creek. We also replaced the Spencer Road culvert crossing of Mill Creek with an enhanced flood and debris resistant arched crossing using a \$750K grant from the UBCM Community Emergency Preparedness Fund.



**ADDED 4 ELECTRIC VEHICLE CHARGE STATIONS IN PARTNERSHIP WITH FORTISBC**

**MAINTAINED LEVEL 1 AIRPORT CARBON ACCREDITATION**





# ▲ CORPORATE PRIORITIES



## ▲ FINANCIAL MANAGEMENT

The majority of the City's budget revenue comes from sources other than taxation. Examples of other sources include fees and charges, reserves and grants. Historically, taxation is approximately one-third of the funding needed for the annual budget, with the remainder coming from those other sources.

We continue to look at innovative ways to generate revenue so we can deliver services and improvements while minimizing impact to taxes. This includes continuing to expand the **City's Dark Fibre network**. Revenues increased 30 per cent in 2019. UBC Okanagan and Okanagan College are now connected and four City facilities have been added to the service connection.

We also continue to grow our partnership and advertising program. In 2019 to promote carbon monoxide (CO) safety, the **Kelowna Fire Department partnered with FortisBC** to knock on nearly 750 doors in the Lower Mission and Rutland neighbourhoods to check homes for working CO alarms. If a home did not have one, firefighters gave and properly installed on-the-spot a combined CO and smoke alarm provided by FortisBC.

## ▲ CLEAR DIRECTION

Launching **Council Priorities 2019-2022** was the most significant step taken in 2019 to provide clear direction of where the organization is headed in the future. We are committed to tracking and reporting on performance measures annually for increased accountability and transparency of the work we are doing to serve the community.

## ▲ PEOPLE

The City has more than 1,000 employees: these are, for example, the crews that pave our roads and build sidewalks, park staff who conduct daily sweeps of our parks and beaches, bylaw officers who help keep our community safe and orderly, firefighters who answer the call, landfill operators who oversee waste management to keep our city clean, water treatment plant and utilities operators who ensure it is safe for you to turn on the tap, strong leadership to guide the organization, planners who guide developers through building permits and applications, and the cashiers and accountants who process payments and ensure City finances are managed effectively and transparently. [kelowna.ca/careers](http://kelowna.ca/careers)

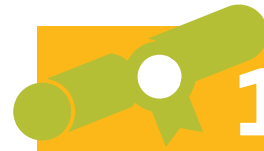
**771 EMPLOYEES RESPONDED**

IN THE TRIENNIAL EMPLOYEE ENGAGEMENT SURVEY.



**FILLED 60%**

OF FULL-TIME POSITIONS THROUGH INTERNAL PROMOTIONS & TRANSFERS



**13 EMPLOYEES RECEIVED**

EMPLOYEE DEVELOPMENT SCHOLARSHIP AWARDS SUPPORTING THEM IN PARTIAL FUNDING AS THEY PURSUE FURTHER EDUCATION FOR CAREER DEVELOPMENT

**89% SCORE**

ON THE WORKSAFEBBC CERTIFICATE OF RECOGNITION AUDIT EARNING AN ANNUAL REBATE OF

**\$190,000**

# 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 2019 and for the seventeenth year in a row, the City was awarded the Canadian Award for Financial Reporting and for the eighteenth 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, 2018. 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.

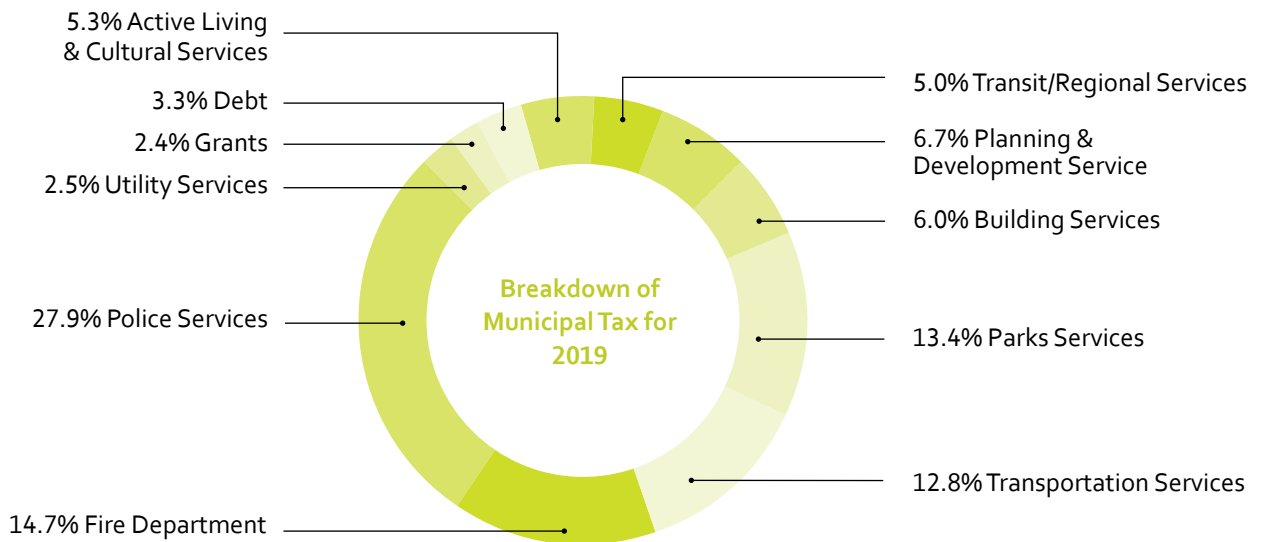
A Canadian Award for Financial Reporting is valid for a period of one year only. We believe our current report continues to meet the Canadian Award for Financial Reporting program requirements, and we are submitting it to the GFOA.

## ▲ PROVISION OF SERVICES & SUPPORT FOR GROWTH

The 2019 taxation increase averaged 4.10 per cent for all property classes. This increase reflected resources allocated to emergent issues faced by the community such as housing affordability and diversity, environmental resiliency and safety. The City was also able to continue the commitment to deliver balanced transportation options as well as renewing and expanding Kelowna parkland and waterfront access. 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.

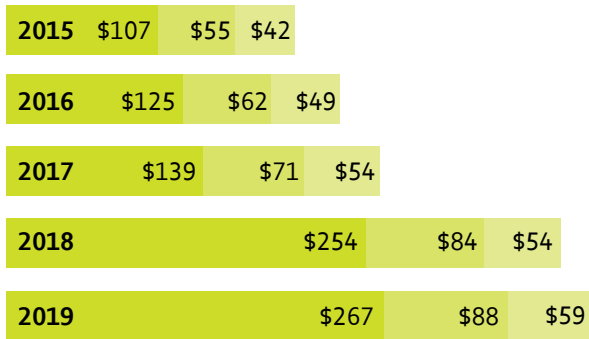
The City budgeted to collect a total of \$248.6 million in taxation revenues, 57 per cent of which was retained for municipal purposes. The remaining 43 per cent is levied on behalf of other governments and agencies to provide funding for schools, the Regional District of Central Okanagan shared services, 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 2019, 4.2 cents of each municipal tax dollar collected was budgeted for tax-supported debt servicing programs. The 1.1 cent decrease from 2018 is due to lower interest rates on borrowing for the Police Services Facility and H2O Adventure + Fitness Centre. Pay-as-you-go capital project funding represented 9.7 per cent of the 2019 taxation requirement.



### CONSOLIDATED RESERVES & SURPLUS

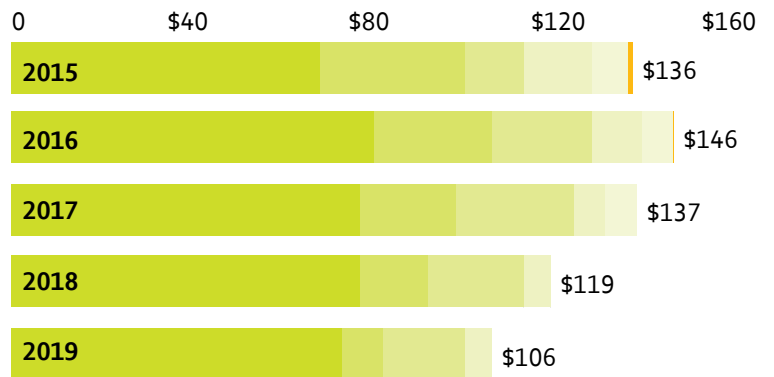
millions



● Reserve for future ● Statutory ● Surplus

### LONG TERM DEBT

millions



● General ● Wastewater ● Airport  
● Natural Gas ● Water ● Library

## 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 April 2019. The DCC rates were updated to reflect the construction and land costs of the day. This plan reflects a total program cost of \$880 million. The funding for the program is 67 per cent from Development, 28 per cent from City funds, and 5 per cent from senior levels of government. Arterial Roads maintain the largest share of the program at \$518 million; followed by Park Land acquisition at \$165 million, Wastewater Treatment at \$88 million, Water Distribution at \$64 million, and Wastewater Trunks at \$45 million. Subsequent to year-end an amendment to the DCC bylaw was adopted by Council in February 2020 to allow for the collection of DCCs to fund DCC eligible park development and linear park acquisition projects to the year 2030. This bylaw amendment will result in an additional \$113 million of park infrastructure by 2030.

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 2019, 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

<b>Roads</b>	<b>15%</b>	<b>Water</b>	<b>1%</b>
<b>Parks</b>	<b>8%</b>	<b>Wastewater</b>	<b>1%</b>

## MAJOR PROJECT EXPENDITURES IN 2019

### Parks

\$6.4 million – Parkland Acquisition at 3676 Lakeshore Road, 1325 Sutherland Avenue and 1936/2012 Lindahl Street.

### Roads

\$4.1 million – Stewart Road, Sutherland Active Transportation Corridor (ATC) and South Perimeter Road.

### Water

\$175K – South End Water Upgrades and Skyline Pump Station.

### Wastewater Trunks and Treatment

\$6.1 million – Airport Gravity Main Bypass, Guy Street Lift Station, Gyro Force Main and debt repayment.

## FUTURE PLANS

Total program expenditures are projected at \$31.1 million.

### Parks Acquisition

\$8.4 million – Dewdney park expansion and planned parkland acquisition.

### Parks Development

\$6.0 million – Pandosy Waterfront Park, Rutland Centennial Park, Ponds Community Park, Rowcliffe Park and Gopher Creek Linear Park.

### Roads

\$9.5 million – South Perimeter Road, McCulloch Road (KLO, Hall, Spiers) Improvements, Clement Avenue, Lakeshore Road (Bridge, Road and ATC), Hollywood Road and ATC, Casorso Road ATC, Dilworth ATC, Ethel ATC, Sutherland ATC, Houghton ATC and property acquisitions for road widening.

### Water

\$974K – Poplar Point to Dilworth Mountain Transmission Upgrade, Offsite & Oversize Program, South End Water Upgrades and Skyline Pump Station Electrical Building Upgrades.

### Wastewater Trunks and Treatment

\$6.2 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*
<b>Parks</b>	\$ 18,278	\$ 9,795	\$ 467	\$ 6,426	\$ 22,114	\$ 186
<b>Roads</b>	43,050	10,622	1,093	4,123	50,642	163
<b>Water</b>	13,429	822	346	175	14,422	8
<b>Wastewater</b>	(7,923)	6,215	(253)	6,117	(8,078)	79
<b>Total</b>	\$ 66,834	\$ 27,454	\$ 1,653	\$ 16,841	\$ 79,100	\$ 436

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

The DCC program underwent a minor update in 2019 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

2019

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

2018

	Legal Name	Type of Property
1	Orchard Park Shopping Centre	Shopping Mall
2	FortisBC Inc	Electrical Utility
3	DHL 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

# ▲ PERMISSIVE TAX EXEMPTIONS

## Art Gallery, Museum, Heritage, Cultural Purpose

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Central Okanagan Heritage Society	\$6,725
Centre Culturel Francais de l' Okanagan	\$3,496
German - Canadian Harmonie Club	\$4,930
Kelowna Art Gallery	\$79,946
Kelowna Canadian Italian Club	\$4,111
Kelowna Community Music Society	\$4,559
Kelowna Museums Society - Kelowna Centennial Museum	\$38,862
Kelowna Museums Society - Okanagan Military Museum	\$26,702
Kelowna Museums Society (Laurel Packing House)	\$31,375
Kelowna Visual and Performing Arts Centre Society	\$82,768
Okanagan Symphony Society	\$13,844
Roman Catholic Bishop of Nelson Pandosy Mission	\$1,909
Westbank First Nation	\$7

## Athletic or Service Club

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Central Okanagan Land Trust	\$7,539
Central Okanagan Small Boat Association	\$26,805
East Kelowna Community Hall Association	\$2,156
H2O Adventure & Fitness Centre	\$208,636
Kelowna & District Fish & Game Club	\$3,927
Kelowna Badminton Club	\$7,662
Kelowna Cricket Club	\$463
Kelowna Curling Club	\$41,922
Kelowna Lawn Bowling Club	\$9,971
Kelowna Major Men's' Fastball Association	\$17,113
Kelowna Minor Fastball Society	\$1,485
Kelowna Outrigger Racing Canoe Club Society	\$20,375
Kelowna Riding Club	\$4,299
Kelowna United Football Club	\$290
Kelowna Yacht Club	\$8,564
Nature Trust of BC	\$42,974
Okanagan Gymnastic Centre	\$14,201
Okanagan Mission Community Hall Association	\$5,344
Rutland Park Society	\$8,817
Scouts Canada	\$9,890

## Charitable or Philanthropic

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Adult Integrated Mental Health Services Society	\$2,042
BC Society for Prevention of Cruelty to Animals	\$13,730
BHF Building Healthy Families Society	\$1,968
Big Brothers Big Sisters of the Okanagan Society	\$3,382
Bridges to New Life Society	\$4,117
Canadian Mental Health Association	\$7,396
Central Okanagan Community Food Bank Society	\$18,631
Central Okanagan Emergency Shelter Society	\$4,387
Daycare Connection Childcare Society	\$600
Father DeLestre Housing Society	\$4,352
Kalano Club of Kelowna	\$6,357
Kelowna & District S.H.A.R.E. Society	\$9,399
Kelowna & District Safety Council Society	\$2,792
Kelowna Centre for Positive Living Society	\$2,128
Kelowna Child Care Society	\$3,345
Kelowna Community Resources	\$20,163
Kelowna Gospel Mission Society	\$16,555
Kelowna Sr. Citizens Society of BC	\$8,086
Kelowna Yoga House Society	\$8,306
Kelowna (#26) Royal Canadian Legion	\$6,613
KGH - Rutland Auxiliary Thrift Shop	\$8,443
Ki-Low-Na Friendship Society	\$17,958
MADAY Society for Seniors	\$2,989
Mennonite Brethren Churches (Metro Community Church)	\$14,473
National Society of Hope	\$4,773
New Opportunities for Women (NOW) Canada Society	\$2,811
Okanagan Boys & Girls Clubs	\$79,878
Okanagan Halfway House Society Inc	\$7,344
Okanagan Mental Health Services Society	\$1,700
Pathways Abilities Society	\$31,645
Reach Out Youth Counselling & Services Society	\$4,673
Resurrection Recovery Resource Society Inc d.b.a. Freedom's Door	\$10,068
Salvation Army Community Resource Centre	\$24,358
Society of St. Vincent De Paul of Central Okanagan	\$3,707
Starbright Children's Development Centre Assoc.	\$18,638
The Bridge Youth & Family Services Society	\$11,166
The Society of Housing Opportunities and Progressive Employment	\$2,002
Tourism Kelowna Society	\$18,221

## Hospital Licensed Under Community Care Facility Act

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Canadian Cancer Society	\$18,889
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## Partnering

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Capital News Centre	\$69,545
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Prospera Place	\$241,675
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## Private Schools

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Aberdeen Hall Preparatory School Society	\$37,792
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Immaculata Regional High School	\$58,782
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Kelowna Christian Centre School	\$10,984
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Kelowna Christian School	\$4,948
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Kelowna Society for Christian Education	\$9,755
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Lutheran Church - Private School	\$10,012
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Okanagan Montessori Elementary	\$8,458
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Seventh Day Adventist Church (Private School)	\$38,558
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St. Joseph Elementary School	\$5,023
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Studio9 Independent School of the Arts (Private School)	\$4,498
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Waldorf School	\$12,274
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## Public Worship

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Assumption Of Blessed Virgin Mary's Parish	\$3,522
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BC Assn of Seventh Day Adventist	\$1,402
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C3 Church	\$2,906
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Christ Evangelical Lutheran Church	\$4,240
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Church of the Nazarene	\$3,149
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Evangel Tabernacle Church	\$4,948
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Evangelical Church	\$3,742
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Faith Lutheran Church	\$4,703
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First Baptist Church	\$5,073
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First Lutheran Church of Kelowna	\$10,012
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First Mennonite Church	\$3,669
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First United Church	\$5,976
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German Church of God Dominion of Canada	\$2,989
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Glenmore Congregation of Jehovah's Witnesses	\$5,044
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Grace Baptist Church	\$8,719
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Gurdwara Guru Amardas Darbar Sikh Society	\$2,613
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Immaculate Conception Parish	\$1,579
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Kelowna Bible Chapel	\$5,159
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Kelowna Buddhist Society	\$4,655
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Kelowna Christian Centre Church (School)	\$10,984
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Kelowna Christian Reformed Church	\$6,652
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Kelowna Congregation of Jehovah's Witnesses	\$2,690
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Kelowna Free Methodist Church	\$2,514
Kelowna Full Gospel Church	\$3,621
Kelowna Gospel Fellowship Church	\$5,583
Kelowna Tabernacle Congregation Church	\$1,139
Kelowna Trinity Baptist Church	\$24,234
Mennonite Brethren Churches (Willow Park Church)	\$7,019
Mission Creek Alliance Church	\$12,988
New Apostolic Church	\$2,499
New Life Vineyard Fellowship	\$22,837
Okanagan Buddhist Culture Centre	\$870
Okanagan Chinese Baptist Church	\$2,450
Okanagan Jewish Community Association	\$2,776
Okanagan Sikh Temple & Cultural Society	\$6,425
Providence Baptist Church	\$2,422
Rutland United Church	\$5,229
Salvation Army Community Church	\$8,088
Serbian Orthodox Par-Holy Proph St Ilija (Parish)	\$821
Seventh Day Adventist Church	\$17,354
Spring Valley Congregation of Jehovah's Witnesses	\$5,730
St. Aidan's Anglican Church	\$2,830
St. Andrew's Church	\$6,515
St. Charles Garnier Parish	\$1,618
St. David's Presbyterian Church	\$6,898
St. Mary's Anglican Church	\$830
St. Michaels Anglican Church	\$6,113
St. Peter & Paul Ukrainian Greek Orthodox Church	\$3,975
St. Pius X Parish	\$5,366
St. Theresa's Parish	\$4,266
The BC Muslim Association	\$2,174
The Church of Jesus Christ of Latter-Day Saints	\$7,287
The Congregation of Bethel Church	\$4,497
The Embassy Church	\$3,162
The Union of Slavic Churches of Evangelical Christians	\$1,168
Truth Now Tabernacle United Pentecostal Church	\$1,362
Unitarian Fellowship of Kelowna Society	\$1,563
<b>Total Municipal Portion of Permissive Tax Exemption</b>	<b>\$1,980,705</b>

## ▲ REVITALIZATION TAX EXEMPTIONS

### Revitalization Tax Exemptions

Tax Incentive Area #1	269 Lawrence Ave	\$19,002
Tax Incentive Area #2	596 Leon Ave	\$4,339
	552 – 554 Leon Ave	\$22,044
Tax Incentive Area #3	110 Highway 33 W	\$42,101
	1350 St Paul St	\$4,336
	460 Doyle Ave	\$41,648
Purpose-Built Rental Housing	1155 Brookside Ave	\$29,703
	125 Dundas Rd	\$28,242
	1469 KLO Rd	\$206,637
	1525 Diskson Ave	\$43,543
	1545 Bedford Ave	\$34,157
	1745 Chapman Pl	\$17,894
	1975 Kane Rd, 420 Valley Rd	\$85,637
	2065 Benvoulin Ct	\$16,635
	2127 Ethel St	\$5,995
	305 Homer Rd	\$6,336
	598 Sutherland Ave	\$7,753
	678 Richter St	\$4,234
	720 - 724 Valley Rd	\$136,550
	755 Academy Way	\$85,302
	800 Academy Way	\$142,863
	805 Academy Way	\$52,849
	955 Leon Ave	\$25,673

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<b>Total Revitalization Tax Exemptions</b>		<b>\$1,063,473</b>
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## ▲ HERITAGE BUILDING TAX EXEMPTIONS

Copeland House	784 Elliot Ave	\$5,127
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<b>Total Heritage Building Tax Exemptions</b>		<b>\$5,127</b>
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<b>Total Value of Municipal Taxes Exempted</b>		<b>\$3,049,305</b>
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## ▲ REPORT FROM THE DIVISIONAL DIRECTOR, FINANCIAL SERVICES



August 7, 2020

### **MAYOR BASRAN AND MEMBERS OF COUNCIL,**

I am pleased to present the City of Kelowna's 2019 Annual Financial Report for the year ended December 31, 2019. 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 Consolidated Financial Statements to ensure they are comprehensive, reliable and understandable. The City received a clear audit opinion.

The launch of Council Priorities 2019-2022 guides how the City will acquire and manage a portfolio of financial and physical assets that meet 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 has resiliency to navigate through the unprecedented challenges ahead for 2020.

The City ended the year with a \$98 million increase to accumulated surplus, which now sits at \$2.14 billion. The accumulated surplus is an indicator of the City's overall financial viability and is equal to the sum of the net financial assets and non-financial assets representing resources (both financial and non-financial) that may be used to provide future services.



Revenues decreased over 2018 by \$4.8 million, mainly due to the one-time impact of integrating revenues from the South East Kelowna Irrigation District (SEKID) in 2018. Expenses increased over last year by \$11 million to \$298 million as a result of increases in protective services personnel (RCMP and Fire Prevention Officers), acquisition of land, contract increases, and the disposal and write-down related to the demolition of the former RCMP building.

The General Fund ended 2019 with an \$8.1 million unappropriated surplus from operations. \$7.6 million was put into reserves and \$0.5 million added to accumulated surplus. The accumulated surplus balance of \$4.3 million adheres to financial best practices and is to be used only for extraordinary events. For the 2019 year end this balance is 3.4 per cent of the 2019 taxation requirement.

In 2019 the City continued to plan for a safe, vibrant, and sustainable community along with balancing the community's interest in maintaining levels and quality of services. The City continued work on community safety and the Journey Home Strategy. The City invested in existing transportation and active transportation in the Sutherland Road and Ethel Street areas as well as the cycling overpass at the University. Parkland projects such as the Laurel Packinghouse courtyard, Kerry Park and Knox Mountain also saw investment in 2019. To reduce the infrastructure deficit, the City introduced an annual infrastructure levy that will be used to renew existing assets, accommodate growth and improve services that would otherwise not be funded. The City also continued work on the long-term integrated water supply implementation for South East Kelowna residents who were previously serviced by the Irrigation District. In 2019, the City continued with *Imagine Kelowna* by taking this vision into action with the Council Priorities 2019-2022 and in spring 2020, provided a progress report on its 2019 achievements.

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 resilient.

Respectfully submitted,

– Genelle Davidson, CPA, CMA



## 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, 2019, 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, 2019, 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.

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 Accountants

Kelowna, Canada  
July 14, 2020

# ▲ CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at December 31, 2019  
(in thousands of dollars)

	2019	2018
<b>Financial Assets</b>		
Cash and cash equivalents (Note 3)	\$ 18,842	\$ 24,989
Accounts receivable (Note 3)	40,138	45,414
Accrued interest	2,444	1,585
Portfolio investments (Note 3)	549,192	495,817
Long term investments (Note 10)	6,000	6,000
Assets held for resale	5,072	3,455
	<b>621,688</b>	<b>577,260</b>
<b>Liabilities</b>		
Accounts payable	63,284	50,922
Performance deposits	28,063	21,580
Deferred revenue (Note 3)	45,404	50,382
Deferred development cost charges (Note 3)	79,100	66,834
Long term debt (Note 3)	105,615	119,340
	<b>321,465</b>	<b>309,058</b>
<b>Net Financial Assets</b>	<b>300,222</b>	<b>268,202</b>
<b>Non-Financial Assets</b>		
Prepaid expenses	10,194	3,328
Inventory	1,318	1,484
Work in progress (Note 4)	61,556	35,373
Tangible capital assets (Note 4)	1,767,122	1,733,595
	<b>1,840,190</b>	<b>1,773,780</b>
<b>Accumulated Surplus (Note 5)</b>	<b>\$ 2,140,412</b>	<b>\$ 2,041,982</b>

Contingent liabilities and Commitments (Notes 8 and 9)  
Subsequent event (Note 17)



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, 2019

(in thousands of dollars)

	Budget 2019	Actual 2019	Actual 2018
<b>Revenue</b>			
Taxation (Note 6)	\$ 154,981	\$ 155,624	\$ 145,944
Fees and charges	139,137	150,516	152,536
Interest earned	4,055	14,316	12,821
DCC contributions	27,523	16,841	12,929
Government transfers (Note 7)	75,679	53,016	49,019
Other capital contributions	5,694	4,523	23,028
Gain on disposal of tangible capital assets	–	1,241	4,603
	<u>407,069</u>	<u>396,077</u>	<u>400,880</u>
<b>Expenses</b>			
General government	36,591	31,804	30,373
Protective services	65,126	65,549	60,946
Transportation	37,837	64,443	63,743
Recreation & cultural	38,375	45,460	44,642
Other services	23,439	27,711	24,138
Airport	17,497	24,502	23,004
Natural Gas Legacy	–	–	2,723
Wastewater	13,572	22,549	22,608
Water	10,439	13,380	13,458
Loss on disposal of tangible capital assets	–	1,085	462
Write down of tangible capital assets	–	1,164	486
	<u>242,876</u>	<u>297,647</u>	<u>286,583</u>
<b>Annual Surplus</b>	<u>\$ 164,193</u>	<u>98,430</u>	114,297
Accumulated Surplus, beginning of year		2,041,982	1,972,685
<b>Accumulated Surplus, end of year</b>		<u>\$ 2,140,412</u>	<u>\$ 2,041,982</u>

See accompanying notes to the consolidated financial statements.

# ▲ CONSOLIDATED STATEMENT OF CHANGES IN NET FINANCIAL ASSETS

For the Year Ended December 31, 2019

(in thousands of dollars)

	Budget 2019	Actual 2019	Actual 2018
<b>Annual Surplus</b>	\$ 164,193	\$ 98,430	\$ 114,297
Amortization of tangible capital assets	–	67,697	66,989
Proceeds from disposal of tangible capital assets	–	1,463	39,148
(Gain) loss on disposal of tangible capital assets	–	(156)	(4,141)
Write down of tangible capital assets	–	1,164	486
Acquisition of tangible capital assets	(240,079)	(129,376)	(114,637)
Contributions of tangible capital assets	–	(502)	(19,253)
Change in inventory and prepaid expenses	–	(6,700)	(993)
<b>Increase (decrease) in Net Financial Assets</b>	(75,886)	32,020	81,896
Net Financial Assets, beginning of year	268,202	268,202	186,306
<b>Net Financial Assets, end of year</b>	<b>\$ 192,316</b>	<b>\$ 300,222</b>	<b>\$ 268,202</b>

See accompanying notes to the consolidated financial statements.



# ▲ CONSOLIDATED STATEMENT OF CASH FLOWS

For the Year Ended December 31, 2019

(in thousands of dollars)

	Actual 2019	Actual 2018
<b>Net inflow (outflow) of cash and cash equivalents related to the following activities</b>		
<b>Operating</b>		
Annual surplus	\$ 98,430	\$ 114,297
Adjustment for non-cash items		
Amortization of tangible capital assets	67,697	66,989
(Gain) loss on disposal of tangible capital assets	(156)	(4,141)
Write down of tangible capital assets	1,164	486
Actuarial adjustment on long term debt	(3,266)	(6,545)
Contributions of tangible capital assets	(502)	(19,253)
Termination of debt	–	(2,132)
Decrease (increase) in		
Accounts receivable	5,276	(11,694)
Inventory and prepaid expenses	(6,700)	(993)
Other assets	(2,475)	(160)
Increase (decrease) in		
Accounts payable	12,362	6,979
Deferred development cost charges	12,266	24,067
Other liabilities	1,505	(98)
	<b>185,601</b>	<b>167,802</b>
<b>Capital</b>		
Acquisition of tangible capital assets	(129,376)	(114,637)
Proceeds from disposal of tangible capital assets	1,463	39,148
	<b>(127,913)</b>	<b>(75,489)</b>
<b>Investing</b>		
Change in investments	(53,376)	(78,553)
<b>Financing</b>		
Proceeds from issuance of long term debt	2,952	8,485
Repayment of long term debt	(13,411)	(17,903)
	<b>(10,459)</b>	<b>(9,418)</b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>(6,147)</b>	<b>4,342</b>
Cash and cash equivalents, beginning of year	24,989	20,647
<b>Cash and cash equivalents, end of year</b>	<b>\$ 18,842</b>	<b>\$ 24,989</b>
<b>Non-cash capital activities</b>		
Acquisition of tangible capital assets through contributions (Note 4)	\$ 502	\$ 19,253

See accompanying notes to the consolidated financial statements.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

December 31, 2019

(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, 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.

### Accrual accounting

The accrual method for reporting revenues and expenses has been used. Revenues are recognized in the period in which the transactions or events occur that give rise to the revenues. Expenses are recognized in the period in which the goods or services are acquired and a liability is incurred.

### Assets held for resale

Assets 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 asset 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:

	2019	2018
Cash deposits held by MFA	\$ 1,906	\$ 2,401
Demand notes held by MFA	4,655	6,731
	<u>\$ 6,561</u>	<u>\$ 9,132</u>

### **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 trusted 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 multiemployer defined benefit pension plan.

### **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.

### **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%.

### **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)	Asset Type	Useful Life (years)
<b>Parks infrastructure</b>		<b>Vehicles</b>	
Playground equipment	15 – 20	Cars and light trucks	5 – 10
Artificial turf field	10 – 12	Fire trucks	15 – 20
Washrooms, concessions, picnic shelters	40 – 50	<b>IT infrastructure</b>	
Outdoor pools, spray pools	50 – 60	Hardware	4 – 5
<b>Building structure</b>	40 – 75	Software	5 – 10
<b>Building improvements</b>		Telephone system	7 – 10
Exterior envelope	30 – 40	<b>Infrastructure</b>	
HVAC systems	10 – 12	(dependent upon component and material)	
Roof	15 – 20	Electrical	20 – 25
Electrical, plumbing and fire	15 – 20	Water	10 – 100
Site works - asphalt, water and sewer lines, etc	10 – 100	Wastewater	10 – 100
<b>Machinery &amp; equipment</b>		Drainage	10 – 100
General equipment	7 – 10	Transportation	10 – 100
Grounds equipment and machinery	10 – 15		
Heavy construction equipment	5 – 10		

Land and Work in Progress are not amortized.



## 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, 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.

### Development Cost Charges (DCC) contributions

Development Cost Charges (DCC) contributions 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.

In late 2019, the City acquired and accepted responsibility to remediate a site located on Harvey Avenue. Clean up activities are expected to take place in 2020, primarily consisting of soil delineation and groundwater monitoring. Recognition of a liability in the amount of \$130,000 is based on contractor estimates of the work expected to be undertaken.

There were no liabilities recorded as at December 31, 2018.

### 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, contaminated site liabilities, landfill post closure costs and settlement costs associated with outstanding legal actions.

## 2. FUTURE ACCOUNTING CHANGES

### 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, 2022, 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, 2023, 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, 2022, with early adoption permitted. Adoption of this standard requires corresponding adoption of PS 1201 Financial Statement Presentation, PS 2601 Foreign Currency Translation and PS 3041 Portfolio Investments in the same fiscal period.

- **PS 1201 Financial Statement Presentation**

This section revises the general reporting principles and standards for the disclosure of information in the financial statements. This section applies to fiscal years beginning on or after April 1, 2022, with early adoption permitted.

- **PS 2601 Foreign Currency Translation**

This section revises and replaces the existing Section PS 2600 Foreign Currency Translation. This section applies to fiscal years beginning on or after April 1, 2022, with early adoption permitted.

- **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, 2022, 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	2019	2018
Property tax	\$ 4,888	\$ 4,279
Trade receivables	13,732	17,169
Due from government	1,448	5,748
Due from provincial government	6,613	4,373
Due from regional government	146	64
Utilities	5,333	3,996
Deferred development cost charges	7,978	9,785
	<u>\$ 40,138</u>	<u>\$ 45,414</u>

#### Portfolio investments

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

Type of investment	2019	2018
Municipal Finance Authority bond / Intermediate Funds	\$ 108,795	\$ 106,139
Provincial and bank issued bonds	100,826	95,030
Publicly traded shares	65,232	62,748
Guaranteed Investment Certificates and deposit notes	274,339	231,900
Total Portfolio investments	<u>\$ 549,192</u>	<u>\$ 495,817</u>

The quoted market value of the publicly traded shares at December 31, 2019 was \$103.86 million (2018 – \$85.91 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 less 0.50%. At December 31, 2019 the balance outstanding was \$nil (2018 – \$nil).

## Deferred revenue

The City records deferred revenue for funds received in advance of 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	2018	Receipts	Interest	Transfers Out	2019
Tax prepayments	\$ 19,839	\$ 37,660	\$ 194	\$ 36,914	\$ 20,779
Construction	12,901	2,518	206	690	14,935
Grants	8,510	–	9	8,374	145
Other	4,819	6,499	16	6,033	5,301
Local Area Service	4,313	186	–	255	4,244
<b>Total</b>	<b>\$ 50,382</b>	<b>\$ 46,863</b>	<b>\$ 425</b>	<b>\$ 52,266</b>	<b>\$ 45,404</b>

## 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.

	2018	Receipts	Interest	Transfers Out	2019
Parks	\$ 18,278	\$ 9,795	\$ 467	\$ 6,426	\$ 22,114
Roads	43,050	10,622	1,093	4,123	50,642
Water	13,429	822	346	175	14,422
Wastewater	(7,923)	6,215	(253)	6,117	(8,078)
<b>Total Deferred DCC</b>	<b>\$ 66,834</b>	<b>\$ 27,454</b>	<b>\$ 1,653</b>	<b>\$ 16,841</b>	<b>\$ 79,100</b>

## 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
2020	\$ 13,029
2021	11,024
2022	10,385
2023	9,141
2024	8,705
2025 and thereafter	53,331
<b>Total</b>	<b>\$ 105,615</b>

Total debt issued was \$205.5 million and total debt payable at December 31, 2019 was \$105.6 million (2018 – \$119.3 million).

Schedule 3 provides a breakdown of long term debt.

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

	2019 Work in progress	2019 Tangible capital assets (NBV)	2018 Work in progress	2018 Tangible capital assets (NBV)
Land	\$ –	\$ 319,486	\$ –	\$ 303,532
Land improvements	116	36,697	327	37,168
Buildings	5,132	191,499	2,762	194,848
Infrastructure	55,335	1,140,750	31,013	1,121,799
Machinery and equipment	973	78,690	1,271	76,248
	<b>\$ 61,556</b>	<b>\$ 1,767,122</b>	<b>\$ 35,373</b>	<b>\$ 1,733,595</b>

Contributions received in 2019 include:

Type of contribution	2019	2018
Land	\$ 420	\$ 2,326
Land improvements	–	122
Buildings	–	126
Infrastructure	82	16,420
Machinery and equipment	–	259
Total Contributed tangible capital assets	<b>\$ 502</b>	<b>\$ 19,253</b>

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

During the year, tangible capital assets with a cost of \$1,164,262 (2018 – \$486,223) were written off due to impairment.



## 5. ACCUMULATED SURPLUS

	Reserves for Future Expenditures	Statutory Reserves	Fund Surpluses	Investment in Tangible Capital Assets	Total 2019	Total 2018
Accumulated surplus, beginning of year	\$ 253,740	\$ 83,696	\$ 54,168	\$ 1,650,378	\$ 2,041,982	\$ 1,927,685
Annual surplus (deficit)	5,666	2,291	110,190	(19,717)	98,430	114,297
Transfers	36,392	2,369	(38,761)	–	–	–
Acquisition of tangible capital assets	(28,920)	–	(52,977)	81,897	–	–
Repayment of long term debt	–	–	(13,411)	13,411	–	–
Accumulated surplus, end of year	\$ 266,878	\$ 88,356	\$ 59,209	\$ 1,725,969	\$ 2,140,412	\$ 2,041,982



Accumulated Surplus detail as follows:

Description	Balances, Beginning of Year	Transfer From	Transfer To	Annual Surplus	Balances, End of Year
<b>Non-Statutory Reserves</b>					
General Fund reserve	\$ 187,759	\$ 14,796	\$ 26,025	\$ 4,550	\$ 203,538
Airport Fund reserve	25,733	20,184	24,170	617	30,336
Waste Water Fund reserve	12,154	3,978	2,443	58	10,677
Water Fund reserve	28,094	12,052	5,844	441	22,327
	253,740	51,010	58,482	5,666	266,878
<b>Statutory Reserves</b>					
Parking reserve	6,181	3,979	4,106	182	6,490
Land reserve	14,772	7,465	2,868	375	10,550
Capital works, machinery and equipment reserve	62,743	21,028	27,867	1,734	71,316
	83,696	32,472	34,841	2,291	88,356
<b>Surplus by Fund</b>					
General Fund surplus	4,458	110,670	45,751	64,784	4,323
Airport Fund surplus	1,475	25,266	3,729	22,469	2,407
Waste Water Fund surplus	35,148	18,099	10,038	13,816	40,903
Water Fund surplus	13,087	10,632	–	9,121	11,576
Accumulated Surplus	54,168	164,667	59,518	110,190	59,209
<b>Investment in Non Financial Assets</b>					
Investment in tangible capital assets	1,650,378	13,411	108,719	(19,717)	1,725,969
<b>Accumulated Surplus</b>	<b>\$ 2,041,982</b>	<b>\$ 261,560</b>	<b>\$ 261,560</b>	<b>\$ 98,430</b>	<b>\$ 2,140,412</b>





## 6. TAXATION

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

	2019	2018
<b>Taxes collected</b>		
Property taxes	\$ 243,487	\$ 229,253
Local improvement levies	146	158
Frontage tax – water	1,527	1,483
Specified sewer area recoveries	1,358	1,398
Grants in lieu of taxes	583	570
Levies	7,557	7,316
	<b>254,658</b>	<b>240,178</b>
<b>Less transfers to other governments</b>		
Province of BC (school taxes)	72,384	68,641
BC Assessment Authority	2,038	1,981
Regional Hospital District	12,147	11,691
Regional District of Central Okanagan	12,465	11,921
	<b>99,034</b>	<b>94,234</b>
<b>Net taxes available for municipal purposes</b>	<b>\$ 155,624</b>	<b>\$ 145,944</b>



## 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. Due to the completion of projects in 2019 there are no deferred revenue balances related to these transfers. In 2019 the City received and recorded as revenue the following transfers:

	2019	2018
<b>Operating transfers</b>		
Federal	\$ 166	\$ 173
Provincial	20,756	19,637
Other governments	226	212
	<u>21,148</u>	<u>20,022</u>
<b>Capital transfers</b>		
Federal	16,801	12,328
Provincial	15,067	16,639
Other governments	–	30
	<u>31,868</u>	<u>28,997</u>
<b>Total Government transfers</b>	<u>\$ 53,016</u>	<u>\$ 49,019</u>



## 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 trustee 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, 2018, the plan has about 205,000 active members and approximately 101,000 retired members. Active members include approximately 40,000 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, 2018, indicated a \$2,866 million funding surplus for basic pension benefits on a going concern basis.

The City of Kelowna paid \$7.5 million (2018 - \$7.2 million) for employer contributions while employees contributed \$6.3 million (2018 - \$5.9 million) to the plan in fiscal 2019.

The next valuation will be as at December 31, 2021, with results available in 2022.

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, 2019 which have not been recorded in the accounts. The balance of these open purchase orders is 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 Environment & Climate Change Strategy, 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 89 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 \$4.1 million (2018 – \$4.0 million) represents the portion of the estimated total expenditure recognized as at December 31, 2019. The remaining capacity of the landfill site is estimated at 27.2 million tonnes which is 91% 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, 2019, the outstanding loan balance was \$660,443 (2018 – \$765,079). 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 2019 represented year 21 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:

2004	Year 6	\$13.2 million
2009	Year 11	\$11.9 million
2014	Year 16	\$10.4 million
2019	Year 21	\$6.7 million
2024	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.

For years up to and including 2018, 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 payments of \$13.2 or \$11.9 or \$10.4 million otherwise due to RG Arenas (Kelowna) Ltd. in years 6 or 11 or 16.

In 2019 (Year 21), the City chose to exercise its option to prepay for community use time rather than renew annually and made a lump sum payment of \$6.7 million. No further amounts are payable under the Tripartite Agreement.

#### **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 \$52.7 million (2018 – \$45.0 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 \$52.7 million, the City is holding irrevocable Letters of Credit in the amount of \$9.1 million (2018 - \$7.9 million) which are received from developers to ensure payment of development cost charges in future years.

## 12. 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, 2019 the Trust Fund balance is \$3.0 million (2018 – \$2.9 million).

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## 13. 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 unserved 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. 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.

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## 14. EXPENSES BY OBJECT

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

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## 15. 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.

	<b>Budget Amount</b>
<b>Revenues:</b>	
Operating budget	\$ 323,258
Capital budget	83,811
	<u>407,069</u>
<b>Expenses:</b>	
Operating budget	242,876
Capital budget	240,079
	<u>482,955</u>
Annual deficit per approved budget	(75,886)
Add: tangible capital asset purchases	240,079
Annual surplus per statement of operations	<u><u>\$ 164,193</u></u>

## 16. COMPARATIVE FIGURES

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

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## 17. SUBSEQUENT EVENT

Since December 31, 2019, the spread of COVID-19 has severely impacted many local economies around the globe. In many countries, including Canada, businesses were forced to cease operations or have voluntarily ceased or limited operations for an indefinite period of time. Measures taken to contain the spread of the virus, including travel bans, quarantines, social distancing, and closures of non-essential services have triggered significant disruptions to businesses worldwide, resulting in an economic slowdown. Global stock markets have experienced great volatility and a significant weakening. Governments and central banks have responded with monetary and fiscal interventions to stabilize economic conditions.

The City has determined that these events are non-adjusting subsequent events. Accordingly, the financial position and results of operations as of and for the year ended December 31, 2019 have not been adjusted. The duration and impact of the COVID-19 pandemic, as well as the effectiveness of government and central bank responses, remains unclear at this time. It is not possible to reliably estimate the duration and severity of these consequences, as well as their impact on the financial position and results of the City for future periods.

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# SCHEDULE 1 – TANGIBLE CAPITAL ASSETS

For the Year Ended December 31, 2019 (in thousands of dollars)

## MACHINERY & EQUIPMENT

	Land	Land Improvements	Buildings	Vehicles	Machinery & Equipment
<b>Cost</b>					
Balance, beginning of year	\$ 303,532	\$ 75,840	\$ 350,123	\$ 32,367	\$ 98,503
Add: additions during the year	16,787	858	3,662	3,513	4,171
Add: transfers to tangible capital assets	–	1,458	3,843	–	1,467
Less: assets held for resale	(616)	–	–	–	(1,054)
Less: disposals during the year	(217)	(182)	(6,044)	(1,673)	(76)
<b>Balance, end of year</b>	<b>319,486</b>	<b>77,974</b>	<b>351,584</b>	<b>34,207</b>	<b>103,011</b>
<b>Accumulated Amortization</b>					
Balance, beginning of year	–	38,672	155,275	20,092	42,457
Add: amortization	–	2,605	9,077	2,015	4,636
Less: accumulated amortization on disposals	–	–	(4,267)	(1,670)	(33)
Less: amortization on assets held for resale	–	–	–	–	(53)
<b>Balance, end of year</b>	<b>–</b>	<b>41,277</b>	<b>160,085</b>	<b>20,437</b>	<b>47,007</b>
<b>Net Book Value of Tangible Capital Assets</b>	<b>\$ 319,486</b>	<b>\$ 36,697</b>	<b>\$ 191,499</b>	<b>\$ 13,770</b>	<b>\$ 56,004</b>

## INFRASTRUCTURE

	Plant & Facilities	Roads, Lanes, Sidewalks & Bike Paths	Bridges, Tunnels & Overpasses	Underground, Overhead & Other Networks	Airport Infrastructure
<b>Cost</b>					
Balance, beginning of year	\$ 206,374	\$ 553,838	\$ 34,116	\$ 1,094,013	\$ 74,557
Add: additions during the year	1,901	6,268	177	2,906	3,157
Add: transfers to tangible capital assets	3,910	9,933	863	33,568	4,115
Less: assets held for resale	–	–	–	–	–
Less: disposals during the year	–	(31)	(4)	(26)	(188)
<b>Balance, end of year</b>	<b>212,185</b>	<b>570,008</b>	<b>35,152</b>	<b>1,130,461</b>	<b>81,641</b>
<b>Accumulated Amortization</b>					
Balance, beginning of year	82,161	312,282	9,151	406,910	30,595
Add: amortization	7,233	20,224	531	16,749	2,861
Less: accumulated amortization on disposals	–	–	–	–	–
Less: amortization on assets held for resale	–	–	–	–	–
<b>Balance, end of year</b>	<b>89,394</b>	<b>332,506</b>	<b>9,682</b>	<b>423,659</b>	<b>33,456</b>
<b>Net Book Value of Tangible Capital Assets</b>	<b>\$ 122,791</b>	<b>\$ 237,502</b>	<b>\$ 25,470</b>	<b>\$ 706,802</b>	<b>\$ 48,185</b>

	Computers	Subtotal Machinery & Equipment
\$	16,761	\$ 147,631
	1,609	9,293
	1,146	2,613
	–	(1,054)
	–	(1,749)
	19,516	156,734
	8,834	71,383
	1,766	8,417
	–	(1,703)
	–	(53)
	10,600	78,044
\$	8,916	\$ 78,690

	Subtotal Infrastructure	Work in Progress	Total 2019	Total 2018
\$	1,962,898	\$ 35,373	\$ 2,875,397	\$ 2,805,552
	14,409	86,486	131,495	133,884
	52,389	(60,303)	–	–
	–	–	(1,670)	325
	(249)	–	(8,441)	(64,364)
	2,029,447	61,556	2,996,781	2,875,397
	841,099	–	1,106,429	1,067,992
	47,598	–	67,697	66,989
	–	–	(5,970)	(28,877)
	–	–	(53)	325
	888,697	–	1,168,103	1,106,429
\$	1,140,750	\$ 61,556	\$ 1,828,678	\$ 1,768,968



# ▲ SCHEDULE 2 – SEGMENTED INFORMATION

For the Year Ended December 31, 2019 (in thousands of dollars)

	General Government	Protective Services	Transportation	Recreation & Cultural	Other Services
<b>Revenue</b>					
Taxation	\$ 152,569	\$ –	\$ 146	\$ –	\$ –
Fees and charges	17,569	10,388	16,227	5,586	27,735
Interest earned	9,463	–	–	–	–
DCC contributions	–	–	4,122	6,427	–
Government transfers	3,339	4,228	9,739	729	3,687
Other capital contributions	1,738	–	–	–	–
Gain on disposal of tangible capital assets	1,171	–	63	–	–
	185,849	14,616	30,297	12,742	31,422
<b>Expenses</b>					
Salaries and benefits	20,707	29,528	9,228	11,829	7,647
Contract and professional services	6,639	2,356	27,591	8,895	9,309
RCMP Contract	–	31,235	–	–	–
Materials and supplies	6,303	1,771	6,808	11,014	2,027
Equipment	543	324	2,994	1,895	2,376
Allocations	(7,162)	(50)	(93)	(172)	1,933
Cost recoveries	(2,133)	(1,875)	(11,519)	(318)	(1,521)
Grants and external transfers	9	117	20	1,904	3,702
Utilities	188	304	1,288	2,080	330
Loss on disposal of tangible capital assets	1	1,084	–	–	–
Write down of tangible capital assets	696	–	51	186	–
Amortization of tangible capital assets	3,969	1,838	28,128	8,333	1,908
<b>Total before Debt</b>	29,760	66,632	64,496	45,646	27,711
Debt interest and fiscal services	2,740	–	–	–	–
<b>Total operating expenses</b>	32,500	66,632	64,496	45,646	27,711
<b>Annual Surplus (Deficit)</b>	\$ 153,349	\$ (52,016)	\$ (34,199)	\$ (32,904)	\$ 3,711



Airport	Wastewater	Water	Natural Gas Legacy	Statutory Reserves	2019
\$ -	\$ 1,358	\$ 1,551	\$ -	\$ -	\$ 155,624
38,826	18,452	15,690	-	43	150,516
660	1,112	832	-	2,249	14,316
-	6,117	175	-	-	16,841
297	241	30,756	-	-	53,016
128	2,282	375	-	-	4,523
7	-	-	-	-	1,241
39,918	29,562	49,379	-	2,292	396,077
4,619	3,424	3,556	-	-	90,538
1,772	712	936	-	-	58,210
-	-	-	-	-	31,235
8,115	1,464	1,566	-	-	39,068
23	748	548	-	-	9,451
1,690	3,107	840	-	-	93
(723)	(272)	(541)	-	-	(18,902)
-	-	1	-	-	5,753
573	1,151	1,076	-	-	6,990
-	-	-	-	-	1,085
196	24	11	-	-	1,164
7,850	10,571	5,100	-	-	67,697
24,115	20,929	13,093	-	-	292,382
584	1,644	297	-	-	5,265
24,699	22,573	13,390	-	-	297,647
\$ 15,219	\$ 6,989	\$ 35,989	\$ -	\$ 2,292	\$ 98,430

# ▲ SCHEDULE 2 – SEGMENTED INFORMATION

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

	General Government	Protective Services	Transportation	Recreation & Cultural	Other Services
<b>Revenue</b>					
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
<b>Expenses</b>					
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
<b>Total before Debt</b>	27,761	61,163	63,843	44,651	24,138
Debt interest and fiscal services	3,152	–	–	–	–
<b>Total operating expenses</b>	30,913	61,163	63,843	44,651	24,138
<b>Annual Surplus (Deficit)</b>	\$ 146,852	\$ (46,526)	\$ (26,534)	\$ (30,069)	\$ 4,258



Airport	Wastewater	Water	Natural Gas Legacy	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 3 – LONG TERM DEBT

For the Year Ended December 31, 2019 (in thousands of dollars)

## Long term debt – General Fund Debenture Debt

Year of Maturity	Purpose	Debt Balance Dec. 31/18	Amount of Issue	Debt Balance Dec. 31/19	Sinking Fund Balance Dec. 31/19	Current Interest Rate
<b>Public Works</b>						<b>%</b>
2019	South Pandosy Spec Area 1	\$ 18	\$ 234	\$ –	\$ 234	2.10
2019	South Pandosy Spec Area 2	31	410	–	410	2.10
2019	Automated Curb Side Carts	570	4,810	–	4,810	4.13
2022	Chapman Parkade	1,158	4,071	890	3,181	2.25
<b>Local Improvements</b>						
2019	Local Improvements	5	69	–	69	2.10
2035	Lawrence Ave LAS	296	345	282	63	3.00
<b>Recreational and Cultural</b>						
2021	Kokanee Gym Facility	109	500	75	425	1.75
2027	H2O Centre	15,045	27,500	13,624	13,876	2.25
2027	Kokanee Gymnastic	438	800	396	404	2.25
2028	H2O Centre	1,194	2,000	1,094	906	2.90
2035	Police Facilities	17,803	20,000	17,019	2,981	2.75
2035	Library Parkade Ext & Memorial Parkade	13,352	15,000	12,764	2,236	2.75
2036	Police Facilities	15,777	17,000	15,133	1,867	2.60
2037	Police Facilities	2,888	3,000	2,773	227	3.15
2038	Police Facilities	1,360	1,360	1,310	50	3.15
<b>Total Debt – General Fund</b>		<b>\$ 70,044</b>	<b>\$ 97,099</b>	<b>\$ 65,360</b>	<b>\$ 31,739</b>	



# SCHEDULE 3 – LONG TERM DEBT

For the Year Ended December 31, 2019 (in thousands of dollars)

## Long term debt – Wastewater Fund Debenture Debt

Year of Maturity	Purpose	Debt Balance Dec. 31/18	Amount of Issue	Debt Balance Dec. 31/19	Sinking Fund Balance Dec. 31/19	Current Interest Rate
<b>Specified Area Programs</b>						<b>%</b>
2022	Spec. Area 22A – Gerstmar	\$ 11	\$ 40	\$ 9	\$ 31	1.75
2024	Spec. Area 21A – McKenzie Bench	550	1,350	469	881	2.25
2024	Spec. Area 22B – Vista Rd	32	80	28	52	2.25
2024	Spec. Area 22C – Hein Rd	109	266	92	174	2.25
2024	Spec. Area 22D – Elwyn Rd	61	149	52	97	2.25
2024	Spec. Area 22E – Dease Rd	39	96	33	63	2.25
2024	Spec. Area 22F – Mills Rd	140	342	119	223	2.25
2024	Spec. Area 29 – Campion Cambro	356	874	304	570	2.25
2024	Spec. Area 30 – Acland	148	364	127	237	2.25
2025	Spec. Area 20 – North Rutland	2,993	6,822	2,609	4,213	1.80
2025	Spec. Area 28A – Okaview	280	638	244	394	1.80
2028	Spec Area 26 – Fisher Rd	1,206	2,021	1,106	915	2.90
2028	Spec Area 34 – Country Rhodes	260	435	238	197	2.90
2028	Spec Area 36 – Clifton	159	267	146	121	2.90
<b>Sewer Improvement Program</b>						
2019	Byrns Baron Main	355	3,866	–	3,866	2.00
<b>Sewer Treatment Plant</b>						
2019	Waste Water Treatment Expansion	2,371	20,000	–	20,000	4.90
2019	Waste Water Treatment Expansion	1,186	10,000	–	10,000	4.13
2020	Waste Water Treatment Expansion	2,325	10,000	1,185	8,815	3.73
2031	Brandt’s Creek Tradewaste Treatment	2,301	3,800	2,051	1,749	3.25
<b>Total Debt – Wastewater Fund</b>		<b>\$ 14,882</b>	<b>\$ 61,410</b>	<b>\$ 8,812</b>	<b>\$ 52,598</b>	





# ▲ SCHEDULE 3 – LONG TERM DEBT

For the Year Ended December 31, 2019 (in thousands of dollars)

## Long term debt – Water Fund

### Debenture Debt

Year of Maturity	Purpose	Debt Balance Dec. 31/18	Amount of Issue	Debt Balance Dec. 31/19	Sinking Fund Balance Dec. 31/19	Current Interest Rate
<b>Specified Area Programs</b>						<b>%</b>
2023	Spec Area 16 – Byrns	\$ 14	\$ 39	\$ 11	\$ 28	2.85
2024	Spec Area 18 – Lakeshore	9	24	8	16	2.25
2028	Spec Area 26 – Fisher Rd	177	297	163	134	2.90
2038	Local Area Service – Aspen Rd	48	48	46	2	3.20
<b>Water Improvement Program</b>						
2028	Cedar Creek Pump Station	4,522	7,577	4,145	3,432	2.90
2031	Poplar Point Pump Station Upgrade	1,470	2,000	1,381	619	3.25
<b>Total Debt – Water Fund</b>		<b>\$ 6,240</b>	<b>\$ 9,985</b>	<b>\$ 5,754</b>	<b>\$ 4,231</b>	

## Long term debt – Airport Fund

### Debenture Debt

2025	Airport Expansion	\$ 5,514	\$ 7,500	\$ 4,805	\$ 2,695	2.75
2026	Airport Expansion	2,893	3,500	2,573	927	2.60
2026	Airport Expansion	2,469	3,000	2,191	809	2.10
2027	Airport Expansion	7,302	8,000	6,583	1,417	2.80
<b>Total Debt – Airport Fund</b>		<b>\$ 18,178</b>	<b>\$ 22,000</b>	<b>\$ 16,152</b>	<b>\$ 5,848</b>	

## Long term debt – Other

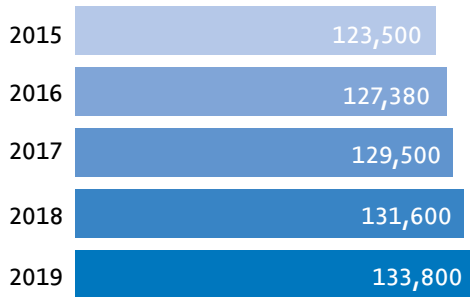
2019	Water – KLO Road for SEKID	\$ 177	\$ 177	\$ –		nil
2020	Wastewater – Commonage	219	439	110		nil
2021	Airport – 3770 Bulman Road	2,700	4,500	1,800		nil
2022	General Land – Diamond Mountain	6,900	6,900	4,675		nil
2023	General Land – Dewdney Park	–	2,952	2,952		nil
<b>Total Debt – Other</b>		<b>\$ 9,996</b>	<b>\$ 14,968</b>	<b>\$ 9,537</b>		

<b>Total City Long Term Debt</b>		<b>\$ 119,340</b>	<b>\$ 205,462</b>	<b>\$ 105,615</b>		
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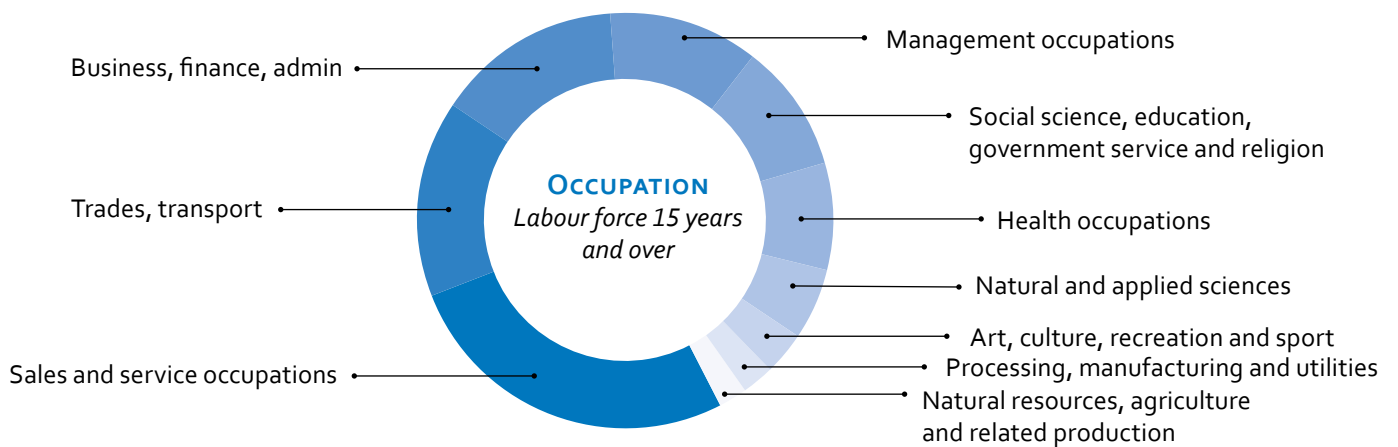
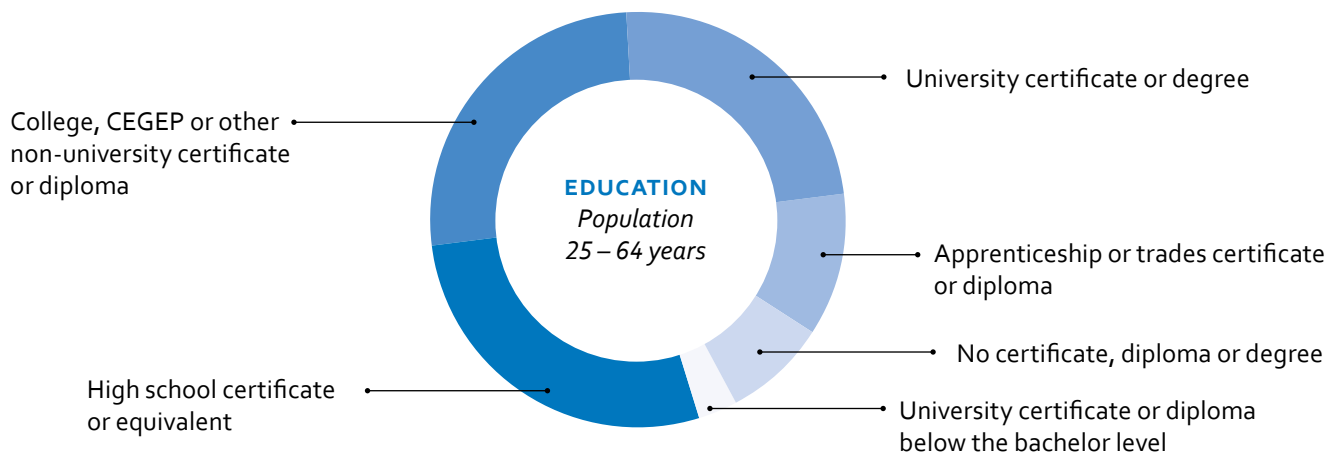
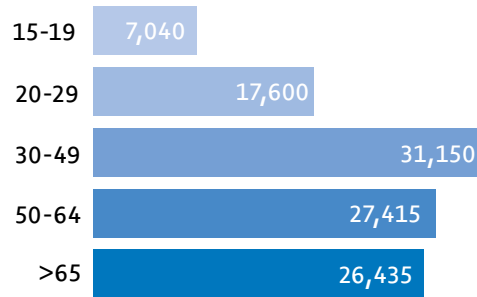
# ▲ STATISTICAL REVIEW 2015 – 2019

# STATISTICAL REVIEW 2015 – 2019

## POPULATION



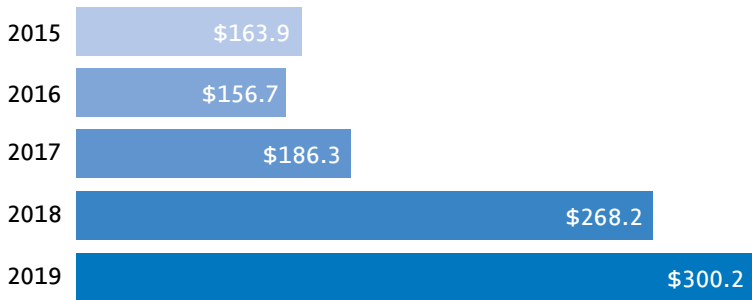
## AGE OF POPULATION



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."

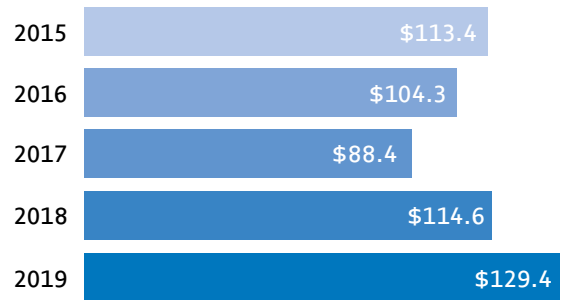
### NET FINANCIAL ASSETS (LIABILITIES)

millions



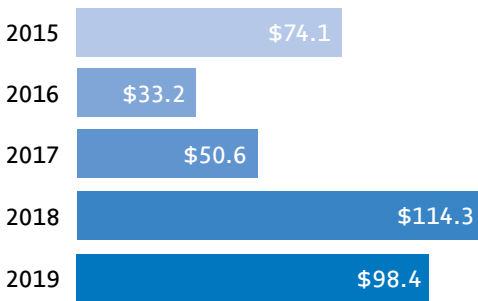
### ACQUISITION OF TANGIBLE CAPITAL ASSETS

millions



### ANNUAL SURPLUS

millions



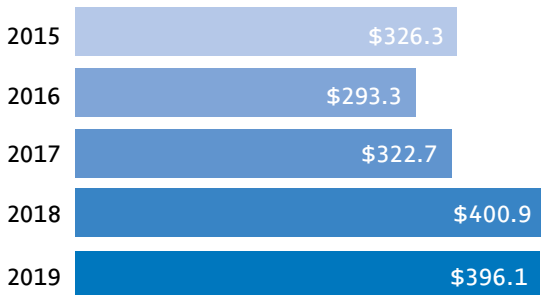
### ACCUMULATED SURPLUS

billions



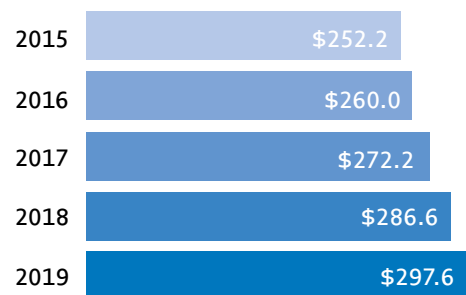
### CONSOLIDATED REVENUES

millions



### CONSOLIDATED EXPENSES

millions



Source: City of Kelowna Financial Services Department.

## CONSOLIDATED REVENUES BY TYPE

millions

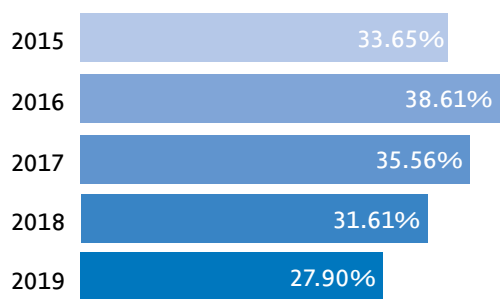
	2015	2016	2017	2018	2019
Taxation	\$ 125.19	\$ 131.79	\$ 139.40	\$ 145.94	\$ 155.62
Fees and charges	113.02	118.43	125.62	152.54	150.52
Interest earned	8.98	9.85	10.33	12.82	14.32
DCC contributions	22.58	10.48	9.53	12.93	16.84
Government transfers	22.42	15.58	21.56	49.02	53.02
Other capital contributions	34.10	6.65	10.69	23.03	4.52
Gain on disposal of tangible capital assets	–	0.50	5.59	4.60	1.24
<b>Total</b>	<b>\$ 326.29</b>	<b>\$ 293.28</b>	<b>\$ 322.72</b>	<b>\$ 400.88</b>	<b>\$ 396.08</b>

## CONSOLIDATED EXPENSES BY FUNCTION

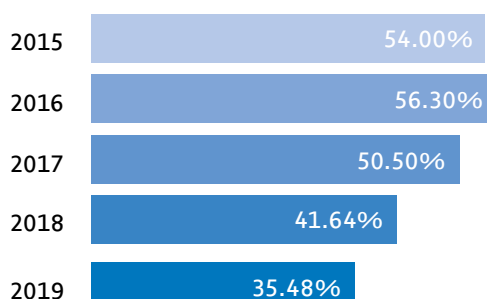
millions

	2015	2016	2017	2018	2019
General government	\$ 22.97	\$ 26.51	\$ 27.20	\$ 30.37	\$ 31.81
Protective services	53.70	55.73	59.72	60.95	65.55
Transportation	60.88	59.69	63.04	63.74	64.44
Recreational & cultural	41.32	41.89	42.73	44.64	45.46
Other services (Incl Natural Gas Legacy)	22.69	23.40	24.22	26.86	27.71
Airport	17.44	19.30	20.70	23.00	24.50
Wastewater	22.83	22.83	22.89	22.61	22.55
Water	10.34	10.70	11.21	13.46	13.38
Loss on disposal of tangible capital assets	–	–	–	0.46	1.09
Write down of tangible capital assets	–	–	0.44	0.49	1.16
<b>Total</b>	<b>\$ 252.17</b>	<b>\$ 260.04</b>	<b>\$ 272.15</b>	<b>\$ 286.58</b>	<b>\$ 297.65</b>

## GENERAL DEBENTURE DEBT CHARGES AS A PERCENTAGE OF TOTAL GENERAL EXPENDITURES



## CONSOLIDATED DEBT AS A PERCENTAGE OF TOTAL GENERAL EXPENDITURES



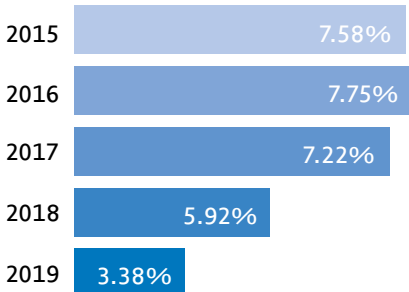
Source: City of Kelowna Financial Services Department.

## CONSOLIDATED EXPENSES BY OBJECT

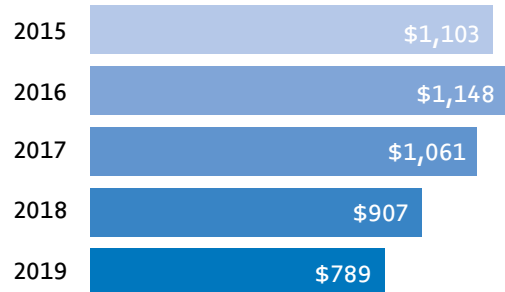
millions

	2015	2016	2017	2018	2019
Salaries and benefits	\$ 75.50	\$ 77.32	\$ 80.51	\$ 83.86	\$ 90.54
Contract and professional services	45.89	46.41	48.59	56.59	58.21
RCMP Contract	24.79	26.47	28.55	28.49	31.23
Materials and supplies	29.88	30.79	33.30	36.16	39.07
Equipment	7.39	8.06	8.95	9.71	9.45
Allocations	0.05	0.06	0.08	0.08	0.09
Cost recoveries	(13.66)	(14.13)	(15.90)	(17.79)	(18.90)
Grants and external transfers	3.70	3.88	4.67	5.27	5.75
Utilities	7.24	7.62	8.01	7.65	6.99
Loss on disposal of tangible capital assets	0.03	–	–	0.46	1.09
Write down of tangible capital assets	–	–	0.44	0.49	1.16
Amortization of tangible capital assets	61.89	63.34	64.89	66.99	67.70
Debt interest and fiscal services	9.49	10.21	10.06	8.64	5.27
<b>Total</b>	<b>\$ 252.17</b>	<b>\$ 260.04</b>	<b>\$ 272.15</b>	<b>\$ 286.58</b>	<b>\$ 297.65</b>

## CONSOLIDATED DEBT CHARGES AS A PERCENTAGE OF TAXATION

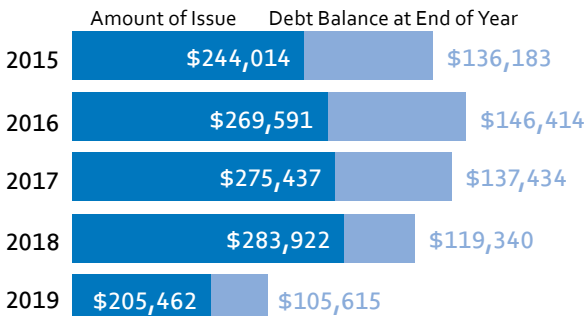


## CONSOLIDATED LONG TERM DEBT PER CAPITA



## LONG TERM DEBT

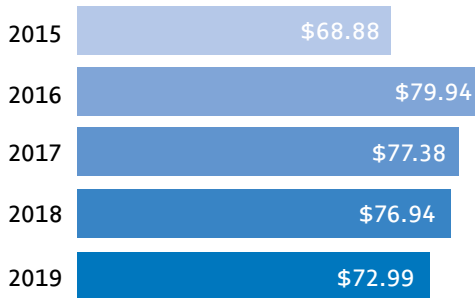
thousands



Source: City of Kelowna Financial Services Department.

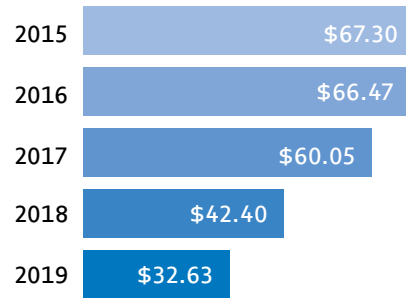
### TOTAL DEBT SUPPORTED BY TAXES

millions



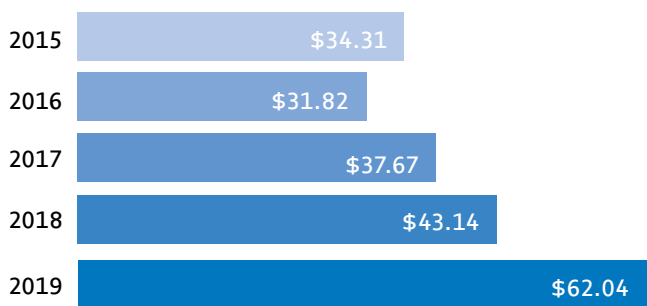
### TOTAL DEBT SUPPORTED BY UTILITIES AND OTHER

millions



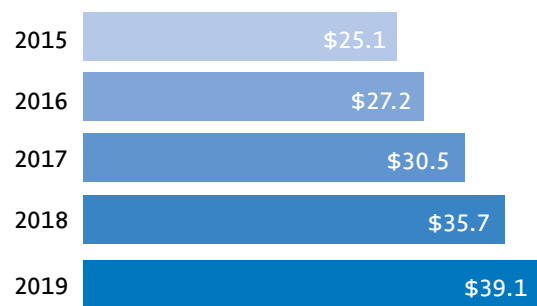
### TOTAL LEGAL DEBT LIMIT

millions



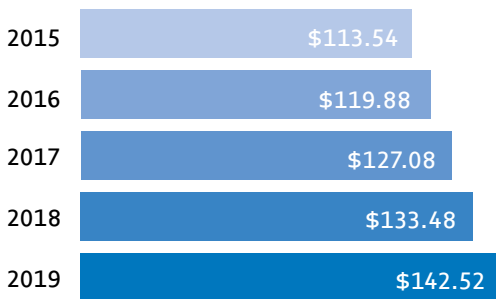
### ASSESSMENT FOR GENERAL TAXATION

billions



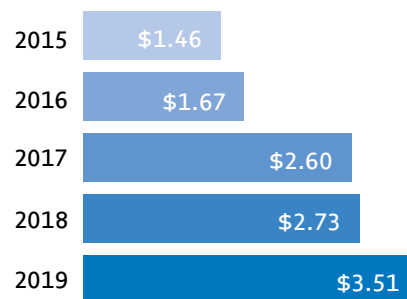
### MUNICIPAL TAX DEMAND

millions



### NEW CONSTRUCTION REVENUE

millions

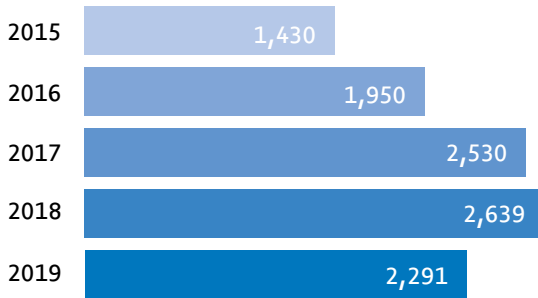


### TOTAL PROPERTY TAX LEVIES

thousands

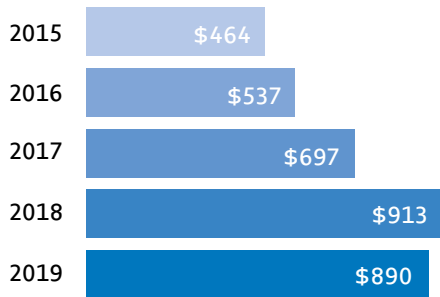
	2015	2016	2017	2018	2019
City of Kelowna	\$ 119,132	\$ 125,622	\$ 133,024	\$ 139,647	\$ 155,624
School Tax	67,131	67,638	66,086	68,721	72,384
Regional Hospital	11,331	11,451	11,527	11,691	12,147
Regional District	11,153	11,383	11,329	11,922	12,465
BC Assessment	2,021	2,010	1,857	1,981	2,038
<b>Total Property Tax Levies</b>	<b>\$ 210,768</b>	<b>\$ 218,104</b>	<b>\$ 223,823</b>	<b>\$ 233,961</b>	<b>\$ 254,658</b>
<b>Total Property Taxes Collected</b>	<b>\$ 207,413</b>	<b>\$ 214,995</b>	<b>\$ 220,930</b>	<b>\$ 231,270</b>	<b>\$ 251,622</b>

## HOUSING STARTS



## VALUE OF NEW DEVELOPMENT

millions

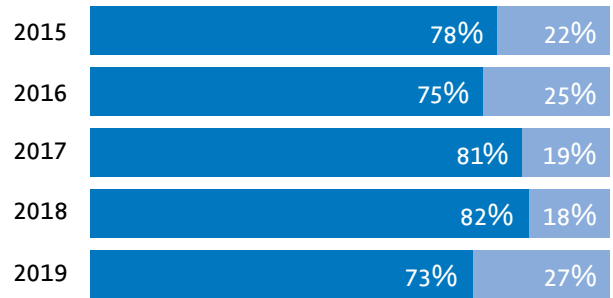


## NUMBER OF BUSINESS LICENSES



Source: City of Kelowna Development, Corporate Services Department

## REGIONAL HOUSING STARTS

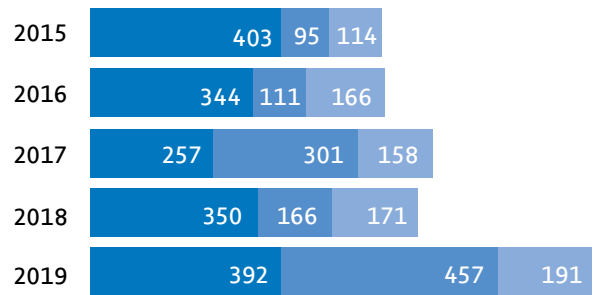


● City of Kelowna ● Region

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)



● Commercial ● Industrial ● Institutional

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](http://kelowna.ca/annualreport)

# 2019 Statement of Financial Information

For the year ended December 31, 2019

## 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

August 2020

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, 2019

Surname	First Name	Taxable Remuneration (\$)	Other Expenses (\$)
<b>Mayor</b>			
Basran	Colin	107,813	14,570
<b>Councillors</b>			
DeHart	Maxine	36,893	6,597
Donn	Ryan	36,893	5,999
Given	Gail	36,893	6,629
Hodge	Charles	37,243	4,296
Sieben	Brad	37,243	5,320
Singh	Mohini	36,893	262
Stack	Luke	37,243	3,707
Wooldridge	Loyal	37,243	7,690
<b>Total Council</b>		<b>\$ 404,359</b>	<b>\$ 55,069</b>

## CITY OF KELOWNA

### Schedule of Remuneration and Expenses paid to or on behalf of each employee for the year ended December 31, 2019

Surname	First Initial	Position	Remuneration (\$)	Expenses (\$)
<b>Management</b>				
Abrey	B	Infrastructure Systems Manager	108,871	2,910
Albiston	A	Project Manager	105,873	-
Angus	L	Administration & Business Services Manager	111,395	126
Antunes	M	Budget Supervisor	87,639	2,659
Astooroff	D	Public Works Manager	125,369	-
Aylard	P	Project Manager	97,706	1,415
Babcock	C	Event Development Supervisor	80,953	130
Barton	T	Development Planning Department Manager	118,859	2,656
Bayat	M	Development Services Director	143,847	3,700
Beach	B	Infrastructure Delivery Dept Manager	136,233	937
Belgrove	D	Chief - Airport Operations and Fire	89,778	8,842
Boehm	A	Intelligent Cities Manager	96,733	5,121
Bryans	S	Roadways Operations Supervisor	97,372	1,967
Bujara	C	Corporate HR Department Manager	110,853	1,216
Butchart	B	Systems Development Manager	118,729	250
Butt	H	Senior Project Manager - TERM	105,783	2,719
Cairney	B	Traffic Signals & Systems Supervisor	100,968	1,472
Campbell	L	Traffic Operations & Technical Support Supervisor	98,297	1,395
Carr	E	Project Manager TERM	131,350	-
Castorf	H	Airport Project Manager	101,523	-
Cavezza	B	HR Programs & Systems Manager	93,960	1,039
Chan	C	Accounting Operations Manager	101,181	1,897
Coates	S	Police Services Manager	103,861	582
Cornock	C	Crime Prevention Supervisor	85,112	1,294
Crenson	P	Airport Duty Manager	87,828	-
Creron	J	Deputy City Manager	204,185	3,938
Cronquist	S	Deputy Fire Chief	140,985	5,305
Davidson	G	Divisional Director, Financial Services	172,813	5,292
DeGruchy	J	Senior Project Manager	109,367	-
Dombowsky	J	Transit and Programs Manager	104,220	3,103
Doyle	S	Financial Services Supervisor	79,701	360
Drachenberg	N	Airport Safety & Security Mgr	106,204	8,034
Dray	T	HR Business Partner	77,399	3,804
Dueck	J	Controller	108,036	1,981
Duncan	D	Parking Services Manager	95,118	1,820
Dyrdal	S	Senior Airport Finance & Corporate Services Mgr	104,858	9,538
Edstrom	D	Divisional Director, Partnerships & Investments	162,658	3,838
Effray	S	Innovation Consultant	77,831	2,283
Elchitz	P	Senior Airport Operations Manager	127,207	18,661
Emery	W	Procurement Management Supervisor	84,667	2,440

<b>Surname</b>	<b>First Initial</b>	<b>Position</b>	<b>Remuneration (\$)</b>	<b>Expenses (\$)</b>
Entwistle	R	Information Services Director	145,358	588
Fagan	S	Arena Stadium Spvrs	92,648	-
Fine	R	Director, Business and Entrepreneurial Development	141,041	3,723
Finney	W	Special Programs Coordinator	84,309	2,563
Fleming	S	City Clerk	122,170	3,303
Foy	G	Transportation Engineering Manager	121,763	5,567
Gabriel	J	Divisional Director, Active Living & Culture	175,955	414
Garcia	B	Solid Waste Supervisor	81,252	4,265
Gatzke	D	Cemetery Manager	88,370	3,231
Gazley	D	Bylaw Services Manager	98,348	5,217
Geirsdottir	S	Performance Improvement Consultant	75,720	3,758
Gibbs	A	Senior Project Manager	125,677	862
Gilchrist	D	City Manager	264,472	8,838
Gosselin	M	Wastewater Manager	109,941	4,437
Grills	K	Fleet Services Supervisor	86,887	4,701
Hall	J	Airport Operations Manager	114,177	7,534
Hoekstra	S	Landfill & Compost Operations Manager	89,517	1,348
Hollier	L	Deputy Fire Chief	149,897	4,309
Hood	G	Strategic Land Development Mgr	82,768	1,404
Hoppe	E	Water Quality & Customer Care Supervisor	87,841	570
Hunsberger	A	Urban Forestry Supervisor	94,584	880
Hunter	K	Bylaw Services Manager	84,752	688
Isaak	K	Infrastructure Administration Manager	76,442	-
Johnson	A	Building Services Manager	84,864	49
Josefson	S	Safety Advisor	84,289	1,318
Kaman-Newton	C	HR Systems Coordinator	78,533	1,818
Kay	J	Development Engineering Manager	115,894	4,045
Kayfish	L	Risk Manager	125,138	-
King	G	Financial Planning Manager	108,624	1,689
Kochan	S	Partnership Manager	96,143	2,155
Kowal	T	Building Inspections Supervisor	101,183	2,755
Leatherdale	S	Divisional Director, Human Resources	175,276	719
Li	A	Civic Operations Finance & Admin Service Supervisor	80,441	1,934
MacLean	R	Utility Planning Manager	116,108	1,917
McFarlane	J	Asset Manager	81,611	4,877
McGreer	M	Corporate Strategy & Performance, Dept Manager	108,094	-
McKnight	D	Rural Irrigation Administration Manager	85,946	976
McNeely	C	Civic Operations Finance & Administration Manager	79,545	823
McWillis	C	Cultural Services Manager	82,890	795
Miles	R	OCP Project Planner	90,911	1,530
Monk	J	Airport Duty Manager	86,311	-
Moore	J	Urban Planning & Development Policy Manager	100,879	490
Murrell	M	Utilities Network Maintenance Supervisor	96,526	305
Nadasde	W	Utilities Construction Supervisor	100,790	383
Needham	K	Deputy City Clerk	94,864	504
Netzel	J	Senior Project Manager	111,454	3,810

<b>Surname</b>	<b>First Initial</b>	<b>Position</b>	<b>Remuneration (\$)</b>	<b>Expenses (\$)</b>
Newcombe	A	Divisional Director, Infrastructure	176,818	1,596
Nicholas	D	Sport & Event Services Manager	96,744	1,880
Noble-Brandt	D	Policy & Planning Department Manager	128,052	2,258
O'Rourke	K	Communications Manager	88,949	731
Olson	M	Real Estate Services Manager	90,346	101
Parlane	R	Parks & Buildings Planning Manager	107,824	2,355
Patan	D	Building & Permitting Manager	124,467	1,958
Peters	N	Safety Advisor	94,042	713
Reyes	P	Project Architect	93,092	763
Rideout	A	Client Services Supervisor	92,327	465
Samaddar	S	Airport Director	190,881	16,186
Saufferer	J	Real Estate Department Manager	116,021	7,332
Schaad	F	Project Manager	102,127	1,139
Schumacher	A	Revenue Supervisor	86,858	820
Seemann	L	Airport Duty Manager	84,958	4,160
Shaw	J	Infrastructure Engineering Manager	133,601	2,589
Siggers	M	Community & Neighbourhood Services Manager	89,320	394
Smith	R	Divisional Director, Planning & Development Services	158,013	4,799
Smith	L	Applications Systems Manager	108,699	139
Sophonow	T	Sportsfield & Irrigation Supervisor	99,621	-
Soros	A	Fleet Services Manager	97,146	891
Stewart	B	Parks Services Manager	114,925	5,488
Strachan	W	Community Planning & Development Manager	110,361	43
Stuart	B	Water Supply & Pumpstations Supervisor	92,395	1,390
Thiessen	A	Project Portfolio Manager	124,073	2,970
Thompson	D	Roadways Construction Supervisor	96,016	4,122
Tollefson	B	Energy Program Manager	87,917	928
Tompkins	D	Purchasing Manager	96,594	1,709
Van	V	Utility Services Manager	130,638	3,365
VanZerr	M	Strategic Transportation Planning Manager	107,011	3,338
Villarreal	P	Integrated Transportation Department Manager	128,675	3,716
Watt	K	Police Facility Operations Supervisor	82,220	90
Weaden	C	Divisional Director, Corporate Strategic Services	174,587	561
Westlake	R	Senior Engineer - Infrastructure	168,285	-
Wheeler	S	Social Development Manager	101,070	2,453
Whiting	T	Fire Chief	163,299	6,042
Williams	C	TRG OP Senior Transportation Planning Engineer	89,719	4,771
Wilson	I	Infrastructure Operations Department Manager	130,145	2,992
Wilson	T	Communications Manager	97,282	281
Wise	G	Business License Manager	95,674	111
Wollin	W	Transportation Engineering Specialist	100,035	2,749
Yakimchuk	J	Airport Project Manager	95,599	450

<b>Surname</b>	<b>First Initial</b>	<b>Position</b>	<b>Remuneration (\$)</b>	<b>Expenses (\$)</b>
<b>Firefighters</b>				
Baillie	J	Firefighter	112,876	-
Barton	P	Firefighter	111,151	-
Baudais	S	Dispatch Centre Operator	112,216	-
Baumann	R	Firefighter	104,442	1,375
Beaton	D	Firefighter	93,143	-
Benson	A	Firefighter	108,735	1,268
Bonkowski	G	Firefighter	113,946	-
Brownlee	M	Captain	127,678	309
Buchanan	R	Captain	133,256	-
Campbell	H	Firefighter	82,492	30
Chapman	J	Firefighter	79,945	-
Chartier	S	Dispatch Centre Operator	78,628	-
Chasca	D	Captain	130,121	-
Chatham	A	Captain	98,305	-
Christian	J	Firefighter	91,250	-
Clarke	S	Captain	135,004	384
Cockings	P	Firefighter	100,018	-
Corsi	R	Firefighter	120,120	877
Dais	J	Captain	135,096	384
Dion	R	Firefighter	105,466	1,697
English	R	Firefighter	82,802	-
Enns	C	Firefighter	79,989	-
Enseleit	C	Firefighter	116,466	-
Erhardt	A	Firefighter	79,426	-
Euper	R	Fire Inspector	113,276	2,973
Fairweather	B	Firefighter	102,683	30
Fenton	L	Firefighter	107,960	-
Follack	S	Deputy Fire Chief	131,813	7,008
Freh	K	Firefighter	102,788	30
Gaschnitz	C	Firefighter	110,961	-
Gaudet	S	Firefighter	82,946	30
Gibson	D	Firefighter	104,180	-
Graf	S	Firefighter	107,953	20
Green	W	Firefighter	109,400	350
Haines	M	Firefighter	111,321	-
Hall	S	Captain	129,556	-
Hanik	T	Dispatch Centre Operator	105,510	-
Harrison	O	Firefighter	87,557	-
Hawley	M	Fire Inspector	114,733	1,889
Hill	T	Captain	132,393	-
Hill	M	Captain	127,712	-
Hogg	D	Firefighter	103,839	-
Jacobson	K	Firefighter	107,842	29
Johnson	P	Fire Inspector	122,270	3,758
Johnson	N	Firefighter	105,887	-

<b>Surname</b>	<b>First Initial</b>	<b>Position</b>	<b>Remuneration (\$)</b>	<b>Expenses (\$)</b>
Johnston	T	Firefighter	120,431	1,030
Kakuno	T	Firefighter	107,297	-
Keating	L	Firefighter	113,029	180
Kelly	J	Platoon Captain	141,138	-
Kiehlbauch	S	Captain	131,721	357
Kinnear	M	Firefighter	105,638	1,268
Klonteig	S	Dispatch Centre Operator	117,508	-
Kolar	J	Captain	88,620	-
Kranabetter	M	Captain	129,434	-
Kroschinsky	B	Firefighter	105,098	180
Lang	C	Captain	130,147	-
Liebel	D	Firefighter	79,149	29
Light	T	Platoon Captain	148,545	-
Lipkovits	A	Captain	127,074	-
MacDonald	C	Firefighter	83,939	-
MacDonald	C	Firefighter	82,898	-
MacKinnon	K	Firefighter	82,250	-
Mamchur	T	Firefighter	108,265	30
Martins	J	Firefighter	80,105	135
McCarthy	D	Firefighter	116,528	-
McLaren	T	Firefighter	81,081	-
McNairn	J	Firefighter	76,808	30
Melnyk	T	Firefighter	121,356	1,772
Meyer	S	Firefighter	86,228	-
Miller	D	Platoon Captain	142,519	378
Minchin	M	Dispatch Centre Operator	82,083	-
Moffat	R	Firefighter	109,122	1,562
Moorhouse	M	Firefighter	105,835	725
Mudge	R	Firefighter	103,713	350
Muldoon	B	Firefighter	86,211	-
Murphy	S	Firefighter	80,804	30
Nanci	E	Assistant Fire Training Officer	131,814	3,062
Ness	J	Firefighter	103,388	-
Nykilchuk	B	Firefighter	107,483	1,517
Orban	C	Firefighter	116,559	480
Pacholzuk	G	Fire Prevention Officer	136,205	1,103
Paley	G	Training Officer	143,155	763
Payer	S	Captain	125,435	-
Pellett	R	Firefighter	107,690	977
Pfenning	B	Firefighter	117,916	1,452
Picklyk	J	Captain	125,899	1,172
Prowal	J	Firefighter	85,769	-
Rooks	S	Firefighter	102,742	350
Roshinsky	S	Captain	133,961	-
Rositch	B	Firefighter	81,157	515
Rossi	S	Firefighter	102,755	394



<b>Surname</b>	<b>First Initial</b>	<b>Position</b>	<b>Remuneration (\$)</b>	<b>Expenses (\$)</b>
Rubuliak	C	Firefighter	111,297	30
Sanger	T	Firefighter	106,795	-
Schleppe	R	Captain	132,181	-
Schmidt	A	Firefighter	102,844	30
Schraeder	J	Firefighter	105,252	-
Shaw	D	Firefighter	114,522	-
Skeldon	R	Captain	128,377	357
Sparks	A	Dispatch Centre Operator	121,206	1,211
Spragge	T	Dispatch Centre Operator	106,363	-
Springer	J	Dispatch Centre Operator	114,522	33
Stantic	P	Firefighter- 10th Year	120,874	3,712
Stephens	K	Platoon Captain	137,126	30
Stewart	C	Firefighter	106,844	-
Stoodley	J	Firefighter	112,287	-
Syrnyk	B	Fire Inspector	79,692	202
Szabadi	T	Firefighter	105,192	903
Taylor	N	Firefighter	83,924	-
Telford	G	Firefighter	82,647	-
Twamley	J	Fire Inspector	108,404	-
Volk	M	Captain	138,043	-
Wentland	J	Firefighter	103,382	1,337
Weremy	K	Firefighter	117,525	-
Wiberg	K	Firefighter	118,719	1,422
Wiersma	L	Firefighter	108,618	1,657
Wilkes	A	Firefighter	82,159	-
Williamson	A	Dispatch Centre Operator	133,649	2,528
Woodworth	M	Firefighter	103,632	-
Wright	J	Firefighter	108,902	200
Wudrich	S	Firefighter	125,289	1,162
Young	S	Firefighter	115,382	1,452
Zimmermann	L	Captain	127,949	-
Zimmermann	R	Dispatch Centre Operator	104,612	-
Zol	D	Firefighter	111,097	-
<b>CUPE Staff</b>				
Agar	N	Airport Operations Specialist/Firefighter	89,517	2,005
Allan	L	Building Insp/ Plan Checker III	80,024	-
Ambler	S	Client Support Technician	75,964	-
Anderson	C	Airport Operations Specialist/Firefighter	87,609	3,071
Aulenback	D	Plumbing, HVAC & Gas Inspector	84,657	2,178
Backstrom	W	Roadways Foreman	94,338	1,631
Bakay	K	Senior Wastewater Treatment Op (SA)	77,781	739
Balehowsky	B	Airport Operations Specialist/Firefighter	80,707	2,006
Barrow	S	Millwright	75,292	547
Bedell	J	Community Policing Coordinator	78,516	2,096
Beitel	C	Pipelayer	90,598	2,640

<b>Surname</b>	<b>First Initial</b>	<b>Position</b>	<b>Remuneration (\$)</b>	<b>Expenses (\$)</b>
Bell	R	Business Systems Analyst	85,137	791
Benke	S	Business Systems Analyst	82,911	-
Bentley	L	Deputy City Clerk	87,538	2,487
Bergeson	T	Urban Forestry Technician	78,202	1,708
Bevandick	G	Street Lighting Technician	76,474	1,287
Billington	J	Survey Technician	75,027	-
Black	K	Lic/Bylaw Enforcement Officer	83,061	-
Blair	D	Airport Operations Specialist/Firefighter	88,282	4,194
Blamire	C	Equipment Operator IV	85,236	364
Bosch	W	Parks Foreman	78,657	1,209
Bourgeau	D	Airport Mechanic	78,414	1,936
Bouwman	G	Airport Operations Specialist/Firefighter Crew Captain	80,104	2,008
Bransfield	D	Equipment Operator V	78,370	764
Brennan	J	Business Systems Analyst	89,136	3,292
Brooks	S	Wastewater Treatment Operator II	78,254	2,037
Brown	P	Plumbing, HVAC & Gas Inspector	79,400	332
Browne	M	Environmental Tech II 8Hr	77,665	71
Brydon	L	Lic/Bylaw Enforcement Officer	86,490	816
Bunce	B	Traffic Signals Technician	97,332	580
Bundschuh	J	Traffic Signals Technician	90,473	196
Burggraaf	H	Urban Forestry Foreman	80,523	602
Bushell	S	Design Technician	104,405	384
Cabrera	M	Concrete Finisher	81,399	-
Campbell	G	Community Recreation Coordinator	107,650	-
Clarke	J	Equipment Operator III (80 hr shift avg)	82,638	125
Connor	T	Traffic Signals Technician	106,602	3,168
Cornfield	S	Sr Computer Technician - Police Services	77,868	-
Cseke	A	Planner Specialist	84,465	516
Dacre	B	Design Technician	100,202	-
Dale	J	Plumbing, HVAC & Gas Inspector	79,123	1,848
Demer	E	Financial Analyst	83,622	3,072
Dempsey	L	Design Technician	87,000	-
DenOuden	M	Parks Foreman	78,652	141
Devitt	J	Wastewater Treatment Operator II	81,621	255
Dexel	D	Wastewater Treatment Operator II	78,527	1,392
Duncan	J	Mechanic	80,961	985
Dungate	D	Parks Foreman	78,721	267
Dunlop	D	Client Support Technician	84,044	1,580
Egely	S	Mechanic	90,573	165
Elliott	D	Airport Operations Specialist/Firefighter	89,893	2,005
Empey	C	Traffic Signals Technician	100,573	1,470
Enevoldson	D	Environmental Tech II 8Hr	84,861	1,877
Enns	D	Water Distribution & Sewer Collection Operator	84,015	2,907
Evans	S	Traffic Programmer	79,321	2,561
Everett	J	Airport Operations Specialist/Firefighter	89,420	3,687
Facca	M	Building Insp/ Plan Checker III	83,066	1,458

<b>Surname</b>	<b>First Initial</b>	<b>Position</b>	<b>Remuneration (\$)</b>	<b>Expenses (\$)</b>
Faminoff	M	Financial Analyst	83,065	-
Filipenko	J	Development Technician	83,108	45
Floor	T	Business Systems Analyst	91,353	737
Francis	D	Hydrant & Valve Mtce Attendant	86,017	130
Fraser	R	Business Systems Analyst	88,914	-
Frick	J	Building Insp/ Plan Checker III	83,489	2,567
Friesen	M	Financial Analyst	77,223	946
Geistlinger	M	Airport Operations Specialist/Firefighter	81,232	2,810
Gillmore	P	Equipment Operator IV	78,459	334
Glavin	D	Airport Operations Specialist/Firefighter Crew Captain	91,685	4,295
Gonzato	D	Plumbing, HVAC & Gas Inspector	85,080	1,149
Gramiak	P	Financial Analyst	76,908	-
Gregson	C	Financial Analyst	76,358	-
Grills	J	Financial Analyst	82,025	425
Guidi	C	Concrete Finisher	93,091	-
Hager	J	Development Technician	75,939	331
Haley	B	Airport Operations Specialist/Firefighter	89,109	6,143
Hanson	K	Engineering Technical Support Coordinator	77,130	-
Harborne	N	Plumbing, HVAC & Gas Inspector	84,681	-
Henri	R	Lic/Bylaw Enforcement Officer	79,387	-
Hewitt	J	Communications Advisor	80,840	6,822
Hildred	R	Senior Wastewater Treatment Op (SA)	77,720	1,302
Hogan	D	Lic/Bylaw Enforcement Officer	89,658	916
Hopkins	L	Security & Building Tech Lead Hand	79,703	254
Hughes	V	Wastewater Treatment Operator II	79,141	433
Humes	D	WW Treatment Foreman	87,594	304
Hunchak	N	Roadways Foreman	95,880	91
Hunchak	T	Traffic Operations Services Coordinator	79,410	1,011
Hunt	J	Financial Analyst	80,291	2,876
Hyatt	A	Groundsperson II	75,761	1,233
Ihaksi	R	Pipelayer	77,783	1,245
Ingvarsson	H	Lic/Bylaw Enforcement Officer	83,019	163
Isfan	S	Community Policing Coordinator	76,592	-
Ivey	C	Acting Exempt Rate	80,971	525
James	D	Planner Specialist	78,759	1,518
Jamison	P	Equipment Operator IV	77,565	564
Jarvo	J	Business Systems Analyst	79,135	125
Jennejohn	R	Design Technician	97,556	-
Jensen	C	Water/or WW Maintenance Foreman	78,092	366
Johnson	K	Roadways Foreman	102,380	886
Jomphe	R	Mechanic	76,269	125
Kapiniak	M	Design Technician	82,818	448
Kawalle	J	Design Technician	85,918	-
Kay	K	Communications Consultant	77,552	3,277
Kehler	R	Network Systems Analyst	89,459	-
Kirkpatrick	R	Building Insp/ Plan Checker III	82,492	567

<b>Surname</b>	<b>First Initial</b>	<b>Position</b>	<b>Remuneration (\$)</b>	<b>Expenses (\$)</b>
Kohout	H	Water/or WW Maintenance Foreman	80,443	547
Kokorudz	S	Mechanic	75,534	2,599
Kondor	A	Planner Specialist	87,118	482
Koole	P	Plumbing, HVAC & Gas Inspector	85,116	615
Korolchuk	L	Planner II	78,271	2,776
Kyle	C	Business Systems Analyst	93,266	2,807
Laidlaw	R	Equipment Operator IV	79,812	530
Lamothe	M	Design Technician	89,059	333
Lamprecht	H	Wastewater Treatment Operator II	79,624	346
Langstaff	K	Client Support Technician	79,542	-
Laporte	S	Traffic Technician	78,420	12
Lazarus	M	Financial Analyst	80,464	67
Leduc	T	Business Systems Analyst	92,844	-
Lee	M	Communications Advisor	77,066	-
Leestolz	S	Building Insp/ Plan Checker III	82,245	-
Leonard	J	Lic/Bylaw Enforcement Officer	76,086	-
LeVoir	D	Building Insp/ Plan Checker III	82,932	1,456
Lewis	D	Mechanic	76,769	125
Luehr	C	Airport Operations Specialist/Firefighter	83,752	1,813
MacDougall	J	Community Policing Coordinator	80,403	1,210
Maier	G	TRG OP - Asset Management Coordinator	82,643	6,930
Maja	D	Senior Bylaw Officer	91,526	760
March	G	Planner Specialist	82,874	2,241
Mazar	P	Airport Operations Specialist/Firefighter	105,110	9,201
McClellan	T	Lic/Bylaw Enforcement Officer	81,782	289
Miles	L	Pipelayer	78,271	764
Mintram	K	Equipment Operator III	91,047	1,240
Misutka	D	Building Insp/ Plan Checker III	82,070	1,751
Moody	C	Cross Connection Coordinator	93,994	-
Mugridge	P	Business Systems Analyst	91,157	-
Mushta	L	Lic/Bylaw Enforcement Officer	81,755	134
Neetz	S	Pipefitter	93,851	783
Nelson	T	Plumbing, HVAC & Gas Inspector	85,097	3,085
Norman	K	Financial Analyst	83,298	185
O'Sullivan	R	Development Technician	89,023	174
Paley	L	Building Insp/ Plan Checker III	77,550	533
Pears	N	Mapping Coordinator	76,443	178
Petersen	J	Utilities Foreman	93,631	901
Petillion	T	Carpenter II	75,172	305
Pinoli	J	Mechanic Lead-Hand	81,989	3,667
Pommier	K	CUPE President	89,620	-
Pressacco	K	Concrete Worker	75,328	-
Puche	R	Design Technician	84,058	-
Reid	T	Building Insp/ Plan Checker III	83,027	653
Robertson	S	Design Technician	90,126	993
Rolston	A	Parking Operations Coordinator	77,024	2,255

<b>Surname</b>	<b>First Initial</b>	<b>Position</b>	<b>Remuneration (\$)</b>	<b>Expenses (\$)</b>
Rumpel	A	Building Technician	78,903	2,981
Rutley	W	IE Technician (Current incumbent)	87,781	-
Ryder	T	Business Systems Analyst	91,980	-
Salisbury	K	Utilities Foreman	94,735	-
Sanbrooks	L	Planner II	78,032	1,721
Sangster	A	Development Technician	78,408	129
Saran	S	Water Supply Foreman	90,618	171
Sartori	S	Development Technician	82,932	-
Schellevis	R	Equipment Operator IV	86,241	275
Schubert	A	Wastewater Treatment Operator II	77,438	130
Schultz	N	Traffic Technician	76,519	-
Schwarz	D	Environmental Technician I	82,873	600
Schwerdtfeger	A	Concrete Finisher	78,928	-
Scott	W	Senior Bylaw Officer	87,847	144
Seneshen	D	Utilities Foreman	91,346	764
Sexton	J	Financial Analyst	78,823	-
Smith	S	Airport Operations Specialist/Firefighter Crew Captain	90,702	3,091
Smith	C	Airport Operations Specialist/Firefighter Crew Captain	111,847	5,100
Soward	R	Planner Specialist	82,918	693
Stauble	R	Business Systems Analyst	87,046	134
Stehle	K	Business Systems Analyst	90,797	273
Steppuhn	M	Park and Landscape Planner	80,122	3,616
Stevens	M	Building Insp/ Plan Checker III	82,932	30
Stewart	W	Airport Operations Specialist/Firefighter	76,875	659
Stickland	M	Traffic Technician	88,820	410
Stringer	T	Aquatic and Fitness Coordinator	79,122	2,469
Sullivan	J	IE Tech (Trade)	77,063	130
Swett	N	Trg Opp - Network Systems Analyst	76,115	-
Thind	B	Building Insp/ Plan Checker III	82,933	2,248
Timms	L	Network Systems Analyst	98,776	1,230
Torgerson	M	Utilities Foreman	85,602	430
Trotzuk	K	Business Systems Analyst	88,452	-
Turner	P	Lic/Bylaw Enforcement Officer	77,347	-
Udala	H	Equipment Operator V	88,027	-
Vleeming	K	Airport Duty Manager	88,238	2,017
Voth	D	Design Technician	91,425	1,749
Wahl	K	Engineering Technical Support Coordinator	92,886	49
Walker	S	Project Technician	78,263	525
Walker	B	Property Officer Specialist	75,638	2,639
Walker	I	Building Insp/ Plan Checker III	82,881	-
Wang	K	Business Systems Analyst	88,141	178
Whapshare	D	Lic/Bylaw Enforcement Officer	76,843	155
Williams	R	Concrete Finisher	77,803	216
Wong	W	Gardener II	75,003	1,537
Yamabe	T	Sewer Equipment Operator	77,174	655
Yew	G	Business Systems Analyst	85,346	660

<b>Surname</b>	<b>First Initial</b>	<b>Position</b>	<b>Remuneration (\$)</b>	<b>Expenses (\$)</b>
Zandvliet	B	Network Systems Analyst	96,707	4,821
Zsoldos	B	Mechanic	77,904	125
Employees less than \$75,000			33,796,178	272,052
<b>Total of all Employees*</b>			<b>\$ 77,905,995</b>	<b>\$ 855,161</b>

\* Prepared under the Financial Information Regulation, Schedule 1, Section 6 (2),(3),(4),(5) and (6)

#### **STATEMENT OF SEVERANCE AGREEMENTS\*\***

There were **no** severance agreements made between the City of Kelowna and its employees during the fiscal year 2019.

\*\*Prepared under the Financial Information Regulation, Schedule 1, subsection 6(8)

#### **RECONCILIATION PER SECTION 6 (2) (d)**

Total Employees (including council)	\$ 78,310,354
Total per Schedule 2 - Segmented Information: Expenses - Salaries and benefits	\$ 90,537,831
Variance*	\$ 12,227,477

\*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, 2019

<b>Supplier's Name</b>	<b>Amount (\$)</b>
0868791 B.C. Ltd. dba Pure Pressure	115,542
0983169 BC Ltd	57,896
1043718 BC Ltd.	29,013
1052192 BC Ltd.	160,143
1097016 BC Ltd	622,574
1097016 BC Ltd dba Kota Contracting Ltd	399,182
1097016 BC Ltd.	1,162,390
1120797 BC Ltd., Inc. No 1120797	411,202
1135177 BC Ltd.	47,735
1170995 BC Ltd. ( Kelsey Helm )	57,750
1200038 B.C. Ltd.	32,100
1920 Enterprise Way Mission Group Rentals Ltd	139,637
2021945 Ontario Inc. C.O.B dba Digital Boundary Group	25,858
24/7 Traffic Control	28,494
3BP Solutions Inc.	556,255
3M Canada Company	34,585
4 Refuel Canada LP	141,956
5 Point Operations Inc.	292,169
554764 BC Ltd.	117,513
A Division of Jim Pattison Broadcast Group LP	39,646
A.G. Appel Enterprises Ltd.	129,204
ABC Pipe Cleaning Services Ltd.	335,123
ACI World	29,944
Acorn Resorts GP Ltd	74,260
Acres Enterprises Ltd.	2,496,399
Acuere Consulting	91,875
Advantage Asset Tracking Inc.	144,672
Advantage Management Consulting	54,092
Aecom Canada Ltd	982,662
Air Transport Association Of Canada	26,334
Airbiz Aviation Strategies Ltd	77,841
All Safe Traffic Control Inc.	86,841
Allan's Hose n' All	67,472
Alliance Traffic Group Inc	159,483
Allnorth Consultants Limited	314,788
Alpine Abatement Ltd	69,495
Alternator Centre For Contemporary Art	26,000
Andrew Peller Ltd.	67,927
Andrew Sheret Limited	45,635
Aon Canada Inc. dba Aon Reed Stenhouse Inc.	163,055
Aplin & Martin Consultants Ltd.	61,714
Apple Canada Inc.	26,669

<b>Supplier's Name</b>	<b>Amount (\$)</b>
Arinc International Of Canada, ULC	137,523
Assa Abloy Entrance Systems	78,241
Associated Engineering B.C. Ltd.	797,238
Associated Environmental Consultants Inc.	130,916
Associated Fire Safety Equipment	115,990
Astrographic Industries Ltd	52,308
Atlas Power Sweeping Ltd.	399,701
Ats Traffic - British Columbia Ltd.	57,531
Avia Ng Inc.	117,493
B & L Security Patrol(1981) Ltd.	48,610
B.C. Municipal Safety Association	40,071
Ballet Kelowna	36,000
Barefoot Planning Ltd.	44,896
Bassett & Company	36,328
BC Assessment Authority	2,035,137
BC General Contracting Inc	4,211,035
BC Hydro	90,183
BC Transit	13,441,846
BCRM Services Ltd dba Bc Records Management Services Ltd	62,182
Bell Media Radio GP	30,461
Bench Site Design Inc.	112,171
Best Service Pros Ltd.	315,460
Big Bend Community College	28,685
Bird Design - Build Construction Inc.	46,235
Black Mountain Irrigation District	58,364
Blenk Development Corp	193,870
Bloom Design Studio	26,032
Bluepoint Construction Ltd	1,602,889
Borden Ladner Gervais "In Trust"	100,000
Boundary Fencing Ltd.	68,229
Bouygues Energies & Services Canada Ltd.	5,208,127
Brand Alliance	54,284
Brenntag Canada Inc.	307,550
Bricks And Mortar Holdings Ltd.	38,765
Bricor Mechanical Ltd	235,269
Britech Hvac Ltd	46,213
Bron & Sons Nursery Co	91,488
Budget Car And Truck Rental	61,513
Burton Marine Pile Driving Inc	239,134
C4I Training & Technology Inc.	50,579
Cabin Forestry Services Ltd.	428,886
Caherogan Enterprises	30,807
Calgon Carbon UV Technologies LLC	31,233
Callahan Construction Company Ltd.	76,098
Canada Post	154,185
Canada Safety Equipment Ltd.	194,177



<b>Supplier's Name</b>	<b>Amount (\$)</b>
Canada Safety Systems	74,130
Canadian Dewatering LP	85,126
Canadian Electric Vehicles	52,757
Canadian Union Of Public Employees	862,494
Cantex-Okanagan Construction Ltd	151,346
Capri Insurance	622,059
Carla Berrie Consulting	25,925
Caro Analytical Services	58,341
Carscadden Stokes Mcdonald Architects Inc.	29,726
Ccl Project Management	114,755
Central Okanagan Foundation	206,700
Central Okanagan Heritage Society	54,750
Central Okanagan Journey Home Society	356,680
Central Okanagan Regional Hospital	12,138,731
Central Okanagan United Way	31,992
Centrix Control Solutions LP	503,296
CGI Information Systems	33,815
CGL Contracting Ltd	5,202,637
Ch2M Hill Canada Limited	77,653
Chances Bulk Unloading Ltd	301,467
Charter Telecom Inc.	439,620
Checkmate Cabs Ltd.	156,586
Chubb	44,882
Cimco Refrigeration	53,488
Cintas Location 889	102,502
Cisco Systems Capital Canada Co.	66,387
City Of West Kelowna	587,543
Civicinfo BC	25,073
Civil X Contracting (Bc) Ltd	200,557
Ck16 Property Group Ltd.	30,259
Clariant Canada Inc.	223,489
Clartech Industries Inc.	61,647
C-Media Global Services Inc	27,038
Cody Tree Service 2005 Ltd.	29,049
Coldstream Ranch (2002) Ltd.	29,232
Colliers Project Leaders Inc.	54,335
Commercial Truck Equipment Co	285,844
Commissionaires BC	1,917,774
Consolidated Turf Equipment (1965) Ltd.	172,349
Copcan Civil Ltd.	1,231,273
Coral Beach Farms Ltd	76,149
Core6 Environmental Ltd.	25,978
Corporate Express	152,681
Corporate Express Canada Inc O/A Staples Advantage Canada	30,865
Corsan, Stevern	29,558
Cowboy Forestry Ltd	307,696

<b>Supplier's Name</b>	<b>Amount (\$)</b>
CR Direct Contracting Services Inc	67,187
Crew Marketing Partners Inc	25,238
CTN Construction Ltd	74,340
CTQ Consultants Ltd.	25,384
Cullen Diesel Power	51,354
Curiosity Analysis And Consulting Corp	122,651
Curt T. Griffiths Ltd	48,632
D & E Communications	66,582
D & L Environmental Ltd.	195,179
Dan Forlin Enterprises	328,547
Dan's Tire Service	32,377
Darkhorse Analytics Inc.	36,078
Data Group International Inc	78,187
Davey Tree Expert Co.	256,205
Dehart Holdings Ltd. Inc	81,667
Deleurme Enterprises (B.C)	29,400
Dell Canada Inc.	346,361
Delta Grand Okanagan Resort	94,983
Demand Contracting Ltd.	67,625
Dhaliwal, Juggy	191,925
Diamond T-Ranch Ltd.	1,225,000
Dig It Contracting Ltd.	235,980
Disability Management Institute Inc.	27,777
District Of Lake Country	707,374
DMD Holdings	62,245
DMJ Construction Ltd	50,669
Dobson Engineering Ltd	193,741
Domcor Traffic Control International Inc.	110,493
Down Under Pipe Inspection Ltd	85,389
Downtown Kelowna Association	1,098,764
Dulux Paints	38,738
E & H Automotive Ltd.	30,006
Eaton Industries (Canada) Co.	43,365
Ebb Environmental Consultants Inc	93,797
Ebk Construcion Ltd	171,147
Eco-Counter	28,679
Econolite Canada Inc.	196,319
Ecora Engineering & Resource Group Ltd.	192,176
Ecoscape Environmental Consultants Ltd.	97,037
Electric Motor & Pump Service Ltd.	194,916
Electromega Ltee/ Ltd.	118,933
Elite Roofing Ltd	36,996
Elkins Earthworks LLC	34,726
Emco Corporation	204,228
Emil Anderson Construction Inc	58,779,465
Engineered Air	94,864

<b>Supplier's Name</b>	<b>Amount (\$)</b>
Engineered Compost Systems	79,094
Enseicom Inc	69,003
Ensign Bros. Enterprises Ltd.	59,386
Environics Analytics Group Ltd.	30,950
Environmental 360 Solutions Ltd	2,424,324
Escribe Solutions	37,718
Esri Canada Limited	782,084
Event Approvals, Inc.	26,250
Evergreen Building Maintenance Inc.	927,830
Evoqua Water Technologies Ltd	299,297
Excel Dewatering	106,167
Excel Metal Fab. Ltd.	40,492
Express Sign Products Inc.	28,411
Falcon Engineering Ltd.	84,375
Fdm Software Ltd.	148,882
Festivals Kelowna Society	317,300
Fitness Experience	42,320
Fletcher Paine Associates Ltd	29,326
Flowrider Inc	213,194
Flowsystems Distribution Inc	50,191
Flynn Canada Ltd	51,773
Foreman Equipment Ltd.	492,688
Fortis BC Inc.	5,624,184
Fortis BC - Natural Gas	662,769
Fountain Tire Kelowna Ltd.	41,538
French, Kenneth And Noreen	165,000
Frontier Power Products Ltd.	25,458
Fuller, Nicolette	25,261
Gaspari, Gary	25,294
GBCI Canada Inc.	34,650
GE Intelligent Platforms Canada	33,679
GFL Environmental Inc.	98,800
GHD Limited	77,252
Glenmore-Ellison Improvement District	214,094
Glidepath Systems Ltd.	175,502
Global Network For Community Safety Canada Inc.	67,261
Global Roadway Maintenance Inc.	171,714
Goddard, Mark W.	32,869
Goldcliff Electric Ltd.	291,870
Golder Associates Ltd.	355,155
Gotraffic Management Inc.	587,234
Granicus	29,237
Grant Thornton LLP	84,794
Grayhawk Industries Ltd.	55,232
Great Northern Engineering Consultants Inc.	96,610
Green Square Development Ltd	118,507

<b>Supplier's Name</b>	<b>Amount (\$)</b>
Greencorp Ventures Inc.	118,219
Greenstep Solutions Inc.	29,560
Gryphon Enterprises Ltd / Jani-King Of Southern Bc	26,349
Guillevin International Co	377,014
Habitat Systems Incorporated	81,762
Hach Sales & Service Canada LP	25,152
Hallding, Kendra	27,456
Hanscomb Ltd.	102,708
HDR Corporation	277,394
Head To Head Irrigation	449,680
Heritage Office Furnishings Kelowna Ltd.	55,423
Highpointe Glen Developments Ltd.	81,520
Highstreet Mission Flats	106,015
Highstreet Mission Flats (2016) LP	29,499
Hi-Mark Rentals Ltd	79,458
Hitex North America Ltd.	26,757
Hlk Holdings Ltd	46,928
Holland, Jory Ann	88,384
Homewood Health Inc.	56,496
Host Compliance LLC	123,909
Houle Electric Ltd	369,456
Hub Fire Engines & Equipment Ltd.	995,233
Huska Holdings Ltd.	854,833
Husky Oil Marketing Co	27,111
Iconix Waterworks LP	468,972
Idexx Laboratories Canada Corporation	71,632
IDL Projects Inc.	116,567
Ifids.Com Inc.	61,761
Impact Events And Project Management Inc.	30,120
Impact Group	32,786
Imperial Parking Canada Corporation	960,983
Industrial Machine Inc.	119,717
Info-Tech Research Group Inc	31,535
Inland Comfort Air Conditioning Ltd.	57,269
Inland Technologies Canada Inc.	94,211
Intercity Recycle Ltd.	283,083
Interior Land Reclamation Ltd	251,500
Interior Portable Rentals Ltd.	199,466
Interior Testing Services Ltd.	82,869
Interprovincial Traffic Services Ltd.	178,492
Interstate All Battery	33,447
Intervistas Consulting Inc.	92,393
IPL Inc	103,378
IRC Building Sciences Group BC Inc.	64,077
Irl International Truck Centres Ltd	641,909
Iron Mountain Canada Operations Ulc	74,070

<b>Supplier's Name</b>	<b>Amount (\$)</b>
Irwin Air Ltd.	38,988
J.J. Mackay Canada Limited	852,099
James Laurence Group Inc.	25,547
Jardine, Rex	39,706
Jazel Enterprises Ltd	124,927
Johnson, Lori Dba Dragonfli Studio	107,694
Justice Institute Of B.C.	63,104
Kal Tire	179,706
Kandola, Ken (1052192 BC Ltd)	116,182
Karakasa Enterprises Inc	26,460
Kasian Architecture Interior Design And Planning Ltd	110,004
KBL Logistics Ltd.	438,732
KC (Richter Street) Ltd.	167,752
Keldon Electric Ltd	442,531
Kelowna Art Gallery	488,943
Kelowna Cabs (1981) Ltd.	164,939
Kelowna Curling Club	112,746
Kelowna Infiniti Nissan Ltd. dba Kelowna Nissan	83,436
Kelowna Museums Society	629,230
Kelowna Paddle Centre	38,580
Kelowna Professional Firefighters	326,834
Kelowna Sand & Gravel	53,618
Kelowna Steel Fabricators Ltd.	45,945
Kelowna Visual And Performing Arts Centre Society Dba Rotary Centre For The Arts	315,550
Kendrick Equipment (2003) Ltd	702,192
Kenterra Heavy Equipment Repair	28,103
Kent-Macpherson	44,151
Keystone Property Management Ltd	38,452
Kimco Controls Ltd.	69,245
King Ranch Underground & Excavating Ltd	123,787
Kon Kast Products (2005) Ltd	151,512
Kone Inc.	308,086
Krueger Electrical Ltd.	1,473,612
Kryski, Murray & Lisa	58,343
Ktown Kleenup Ltd.	380,181
Lafrentz Road Marking Dba Canadian Road Builders Inc.	258,690
Lahawk Enterprises	104,430
Laing Roofing Ltd	855,589
Lake Water Restoration Ltd.	157,395
Land Titles And Survey Authority	39,423
Landmark Solutions Ltd.	1,210,407
Larratt Aquatic Consulting Ltd	32,052
Lennox Industries (Canada) ULC	43,262
Lite Access Technologies (Canada) Inc.	268,197
Lucid Mgmt Group Ltd.	34,922
Lynx Brand Fence Products (2004) Inc.	34,968

<b>Supplier's Name</b>	<b>Amount (\$)</b>
Macdonald Realty Kelowna "In Trust"	389,000
Macdonald Realty Kelowna(1995) Ltd.	30,000
Mair Development Ltd.	28,748
Make Studio	35,700
Manulife Financial	88,862
Maple Reinders Inc.	40,710
Mark Reimer	34,781
Matthews Canada Ltd.	27,015
Mcap Service Corp	29,532
Mccolman & Sons Demolition Ltd.	444,049
McElhanney Consulting Services Ltd.	129,938
McKinley Na LP	1,316,753
Mcmillan, Stuart	123,332
Mearl'S Machine Works Ltd	174,825
Medteq Solutions Ca Ltd	32,347
Melcor Developments Ltd. dba Black Mountain Golf Course	26,250
Meltwater News Canada Inc.	29,979
Mercer Celgar Limited Partnership	39,401
Metro Community	46,326
Metro Motors Ltd.	916,662
Mettler-Toledo Inc.	58,985
Michelin North America (Canada) Inc.	58,929
Micro Com Systems Ltd.	44,445
Microsoft Corporation	367,261
Midvalley Sheet Metal Ltd.	30,425
Midwest Ventures Ltd	68,962
Minister Of Finance	40,469,401
Ministry Of Forests, Lands And Natural Resources Operations	39,894
Mission Group	522,981
MNP LLP	35,280
Modern Paint & Floors	51,914
Modo Co-Operative	38,821
Modu-Loc Fence Rentals Ltd	27,391
Moneris	321,609
Morneau Shepell Ltd.	4,369,413
Mqn Interiors Ltd.	26,809
Municipal Insurance Association Of BC	1,637,289
Napa Auto Parts	2,145,895
Nav Canada	131,017
Necessary Homes Ltd.	207,046
Neilson Strategies Inc.	40,425
New West Gypsum Recycling (Alberta) Inc.	214,143
Newcomp Analytics Inc.	44,649
Nonis Developments Ltd.	238,364
Nor-Can Ventures Ltd.	98,123
Norelco Industries Ltd	39,493

<b>Supplier's Name</b>	<b>Amount (\$)</b>
Norm Ryder	27,489
Norsteel Building Systems Ltd. Mbl#2459	54,401
Northern Computer	289,407
Nova Pole International Inc.	179,865
Noviclean Inc	84,487
Nutech Safety Ltd.	83,520
Nutrien AG Solutions (Canada)	121,971
Ocean Marker Sport Surfaces (2014) Ltd	48,421
Office Of Mcfarlane Biggar Architects & Designers	1,362,013
OK Environmental Waste Systems Ltd	3,448,972
OK Excavating	383,169
OK Ready Mix, A Division Of Lehigh Hanson Materials Limited	259,711
Okanagan Boys & Girls Club	569,211
Okanagan Power Equipment	28,791
Okanagan Regional Library	4,799,870
Okanagan Restoration Services Ltd.	50,000
Okanagan Symphony Society	64,491
Okanagan Valley Petroleum Services Ltd.	65,358
Omega Communications Ltd.	344,703
On The Mark Locates Ltd	200,455
Opus International Consultants (Canada) Ltd.	29,661
Orchard Ford Sales Ltd.	434,422
Organized Crime Agency Of British Columbia	70,590
Origin Design & Communications Ltd	34,300
Outland Design Company Ltd	56,794
P.R. Hotels (97/33) Ltd.	143,790
Pacific Rim Equipment Inc	280,410
Pacific Sport Okanagan	70,626
Paladin Security Group Ltd.	1,238,995
Pandosy Street Developments Ltd.	133,442
Parkland Refining (B.C.) Ltd.	1,891,028
Partnership For Water Sustainability In BC	31,500
Paul Mailey Investments Ltd.	88,384
Paybyphone Technologies Incorporated	88,327
PCL Constructors Westcoast Inc	126,138
Peak Environmental Ltd.	45,493
Penny'S Contracting	30,223
Pension Corporation	13,657,872
People-Admin, Inc. dba Powerschool Canada ULC	33,870
Pier Mac Sand & Gravel	198,404
Polycrete Restorations Ltd	673,611
Power Pros Electrical	59,619
Prairie Coast Equipment Inc	60,368
Precise Parklink Inc.	80,721
Premier Pacific Seeds Ltd.	63,284
Premium Truck & Trailer Inc.	32,862

<b>Supplier's Name</b>	<b>Amount (\$)</b>
PTI Transformers Inc.	113,279
Purple Springs Nursery	28,465
Pushor Mitchell LLP "In Trust"	1,124,153
Pyramid Excavation Corporation	2,104,719
Quality Chain Link Fencing Ltd.	136,928
Quanta Telecom Canada	90,022
R&L Construction Ltd.	372,562
R.A. Malatest & Associates Ltd.	53,991
R.G. Arenas (Kelowna) Ltd.	771,561
R-355 Enterprises Ltd.	686,733
Radius Industrial Works	88,755
Rambow Mechanical Ltd.	25,181
Ramtech Environmental Products	32,691
Rapt Holdings Ltd. DbA Workman & Sons Ent.	51,359
RBC	308,549
Read Jones Christoffersen Ltd	106,438
Reaton Leasing Ltd.	900,000
Receiver General	21,058,908
Receiver General for Canada	22,421,829
Rectec Industries Inc.	277,200
Redden Net Custom Nets Ltd.	54,333
Redline Bobcat Services Ltd.	221,139
Redpoint Media Group Inc.	57,906
Regional District Of Central Okanagan	28,648,696
Regional District Of North Okanagan	77,653
Reimer'S Farm Service Ltd.	39,533
Resolver Inc.	25,229
RG Facilities (Mission) Ltd. DbA Capital News Centre	28,724
Ricoh Canada Inc	80,210
Rite-Way Fencing Inc.	50,884
RJS Holdings Inc.	100,122
Roadways Traffic Products Ltd	127,780
Robertson's Clothing & Shoes Inc.	39,116
Rock Welding Ltd	51,166
Rocky Mountain Phoenix	64,001
Rogers Wireless Inc.	322,721
Rona Home & Garden #61	27,815
Rona Inc.	32,183
Royal Bank Of Canada	54,325
Royal Star Enterprises Inc.	1,340,276
Royale Landscaping Ltd	1,762,917
RSB Engineering Inc.	43,184
Rubber Trails And Surfaces Canada Ltd	25,056
Runnalls Denby Bc Land Surveyors	132,968
Rutland Waterworks District	52,372
S.C. Restorations Ltd	631,306



<b>Supplier's Name</b>	<b>Amount (\$)</b>
Safeway #4960	64,005
Saint Bernadine Mission Communications Inc.	44,477
Sawchuk Developments Co. Ltd	993,267
SBC Insurance Agencies Ltd.	34,560
SBL Contractors Ltd.	111,055
School District #23 (Central Okanagan)	1,102,013
SCV Contractors Corporation	242,553
Sea Lion Holdings Ltd	33,756
Secure Traffic Control Ltd.	43,991
Secure-Rite Mobile Storage Inc	75,698
Services Flo Inc	55,401
Sexsmith, Paul	48,696
Sgk Woodwork	37,800
Shaw Business	53,193
Shaw Cable	33,409
Sherine Industries Ltd.	44,696
Siemens Canada Limited	390,807
Sierra Landscaping Ltd	1,664,647
Singla Bros. Holdings Ltd.	46,704
Siteone Landscape Supply, LLC	122,291
Sky Line Net Installations Inc	78,551
Smallweed Holdings Ltd.	29,733
Smith Brownlee & Associates Inc.	30,075
SNC Lavalin Inc.	276,506
Softchoice LP	140,181
Sole On KLO Developments Ltd	49,085
Source Office Furnishing	70,959
Spatial Technologies (2017) Inc.	32,268
Stagedoor Technical Limited	29,047
Stanley Black & Decker Canada Corporation	49,666
Stantec Consulting Ltd. (Scl)	362,544
Struthers Technical Solutions Ltd.	73,386
Summit Trailer Ltd.	51,703
Summit Valve And Controls Inc (BC)	38,296
Sunbelt Rentals Of Canada Inc	182,700
Suncor Energy Products Partnership	288,632
Sun-Oka Valley Transport	555,505
Super Save Disposal Inc	88,679
Superior Propane	25,328
T2 Systems Canada Inc	90,368
Talentmap	44,955
TCC The Cleaning Company Co Ltd	46,386
TD Canada Trust	38,163
Team Eagle Ltd	1,059,843
Technical Safety BC	41,835
Telus Communications Inc	349,532

<b>Supplier's Name</b>	<b>Amount (\$)</b>
Telus Mobility	59,122
Tempest Development Group Inc.	865,511
Tero Consulting Ltd.	28,314
Terracom Systems Ltd	269,270
Tetra Tech Canada Inc.	664,189
The District Of Peachland	67,221
The Get Go Inc.	59,621
The Home Depot #7032	31,841
The Okanagan Newspaper Group	58,503
Thomas Scott Signcraft Ltd.	55,218
Thompson Okanagan Tourism Association	78,000
TKI Construction Ltd.	796,409
TNT Trucking Ltd	57,456
Tolko Industries Ltd	163,174
Tomko Sports Systems Inc	58,012
Tops Office Products Ltd. dba Interiors	136,684
Tourism Kelowna	3,462,644
Trane Canada	313,315
Traynor, Robert R.	50,512
Tribus Services Inc	823,022
Tricom Building Maintenance	213,531
True Consulting Group	383,808
Turn-Key Controls	107,469
Ty & Ry Enterprises dba Print Three Kelowna	26,788
U Two Mission Group Homes Ltd	25,141
U-Five Mission Group Homes LLP	167,393
Union Of Bc Municipalities	63,024
Unit4 Business Software Corporation	198,084
Univar Canada Ltd.	146,285
Uptown Rutland Business Association	197,579
Urban Matters CCC Ltd.	115,840
Urban Systems Ltd.	590,697
U-Three Mission Group Rentals Ltd	149,363
Valley Curbing Ltd	200,367
Valmont West Coast Engineering	76,283
Van-Kel Irrigation, A Division Of Emco Corporation	56,957
Vector Geomatics Land Surveying Ltd.	64,551
Via Architecture	38,012
Victor Projects Ltd	576,013
Victor Projects Ltd. (Sandpiper Developments)	49,378
VWR International Co	30,169
W62o Holdings Ltd	49,151
Waste N Watertech Ltd	93,354
Waterkind Consulting Services Ltd.	113,232
Waters Edge Engineering Ltd	62,825
Watertrax	28,659

<b>Supplier's Name</b>	<b>Amount (\$)</b>
Watt Consulting Group	49,912
We Consulting & Benefit Services Ltd. "In Trust" For Caus	932,218
Wells Fargo Equipment Finance Company	103,694
Wesco Distribution - Canada Inc.	39,168
Westbank First Nation	191,227
Western Hydroblasting Inc	38,105
Western Road Distribution Inc.	140,691
Westrek Geotechnical Services Ltd.	264,399
WHB Identification Solutions Inc. dba Seton Canada	26,303
Wieners Plumbing And Irrigation Ltd	122,031
Windmill Ventures Ltd	203,305
Winn Rentals Ltd	51,457
Wise Wildlife Control Services	37,442
Wolseley Canada Inc.	249,611
Wood Wyant Canada Inc.	54,377
Worksafe BC	1,033,457
Worman, Lois & Clifford	59,379
WSP Canada Group Ltd.	980,240
WSP Canada Inc.	357,949
Www Costco Ca	29,663
Xylem Canada Company	126,119
YMCA Of Okanagan Association	807,609
Young Anderson	1,203,609
Young Anderson "In Trust"	19,452,520
Supplier Payments Less Than \$25,000	11,752,311
<b>Total Payments *</b>	<b>\$ 402,712,731</b>

\* Prepared under the Financial Information Regulation, Schedule 1, Section 7 and the Financial Information Act, section 2

<b>Supplier's Name</b>	<b>Amount (\$)</b>
<b>Reconciliation (In thousands of dollars) per Section 7 (1) (c)</b>	
Total Supplier Payments	\$ 402,713
Total per Schedule 2 - Segmented Information:	
Expenses - Total operating expenses	297,647
<b>Less:</b>	
Salaries and benefits	(90,538)
Amortization of tangible capital assets	(67,697)
Contributions of tangible capital assets	(502)
Write down of tangible capital assets	(1,164)
Loss on disposal of tangible capital assets	(1,085)
Net accrual adjustment	(7,995)
<b>Add:</b>	
Payments made to other Taxing Authorities	99,034
Acquisition of tangible capital assets (less disposals)	123,054
Repayment of long term debt	13,411
Performance deposit and deferred revenue refunds	9,653
Employee portion of benefits remitted on their behalf	9,888
GST ITCs and Rebates	9,167
Cost Recoveries	9,035
Tax, UB and Recreation refunds	328
Miscellaneous	477
	<u>\$ 402,713</u>
Variance	<u>\$ -</u>

**CITY OF KELOWNA**  
 Schedule of Payments to Suppliers for Grants and Contributions  
 for the year ended December 31, 2019

<b>Supplier's Name</b>	<b>Amount (\$)</b>
Central Okanagan Foundation	186,991
Central Okanagan Journey Home Society	356,680
Downtown Ambassador Program	70,000
Downtown Kelowna Association	924,198
Festivals Kelowna	242,600
Kelowna Art Gallery	478,193
Kelowna Arts Foundation Grants	299,700
Kelowna Museum Association	636,480
Kelowna Visual & Performing Arts	305,300
Miscellaneous Community Service Grants	68,391
Okanagan Boys & Girls Club	493,661
Tourism Kelowna	344,430
YMCA-YWCA of the Central Okanagan	729,025
<b>Consolidated Total of Grants and Contributions Exceeding \$25,000</b>	<b>\$ 5,135,649</b>
<b>Consolidated Total of All Grants and Contributions of \$25,000 or less</b>	<b>\$ 477,684</b>
<b>Total of All Grants and Contributions*</b>	<b>\$ 5,613,333</b>

\* 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, 2019

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  
Divisional Director Financial Services

\_\_\_\_\_  
Colin Basran  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\* Prepared pursuant to the Financial information Regulation, Schedule 1, section 9



City Hall  
1435 Water Street  
Kelowna, BC V1Y 1J4  
TEL 250 469-8542

[kelowna.ca](http://kelowna.ca)

# Report to Council



**Date:** August 24, 2020  
**To:** Council  
**From:** City Manager  
**Subject:** ModelCity Infrastructure Tool  
**Department:** Development Planning Department

---

## **Recommendation:**

THAT Council receives, for information, the report from the Development Planning Department, dated August 24, 2020, regarding the ModelCity Infrastructure tool.

## **Purpose:**

To receive information regarding the ModelCity Infrastructure analysis tool.

## **Background:**

In 2018, staff presented Council with a report on the City's long-term infrastructure deficit – the net difference between the revenue and costs required fund the operation, maintenance and renewal of the City's infrastructure assets. Using this information, Council has made several important decisions that begin to tackle the deficit, including implementing new funding tools, such as the Infrastructure Levy.

While there are many important methods of addressing the infrastructure deficit *downstream* (i.e.: after the infrastructure has been inherited), tackling the issue *upstream* (i.e.: before the infrastructure is inherited) is also important. To this end, staff have been exploring the important connections between land use planning and the management of our long-term infrastructure assets.

ModelCity Infrastructure (MCI) is a new analysis tool developed to assist staff, Council and the public as they consider the long-term infrastructure implications of critical land use decisions. Essentially, the tool enables the evaluation of the long-term financial performance of Kelowna neighbourhoods by comparing how much the City spends on long-term infrastructure in different neighbourhoods with the tax revenue and utility fees collected from them.



### The Land Use – Infrastructure Link

Many of the land use decisions that Council makes on a regular basis have profound and long-lasting impacts on the community. Understandably, these decisions are often complex and involve weighing many different, and sometimes competing objectives. Traffic, parking, height, density, environmental impact, affordability and character, are just a few of the many considerations regularly examined.

While infrastructure costs are one of the most discussed and debated items for new development, historically the discussion is typically focused on the up-front capital cost – the cost of building new infrastructure. Less time is spent discussing the cost of infrastructure after it is built – the cost of operating, maintaining, and ultimately replacing infrastructure. Understanding the broader life cycle costs is vital, as it better reflects the long-term financial impacts of servicing development, impacts which are felt entirely by the local government.

This point is made even more important for local government land use for two reasons. First, land development functions on the basis that “development pays for itself”. Essentially, new development should cover the up-front cost of the infrastructure needed to support service delivery. This raises a critical risk. Inheriting new infrastructure from land development at no up-front cost can obscure the careful examination of the long-term life cycle costs (i.e.: operating, maintenance, and replacement) of that infrastructure. Secondly, once the local government inherits the infrastructure, regardless of who paid for its construction, it must maintain that infrastructure, for the most part, in perpetuity. The infrastructure cannot simply be sold or eliminated when it proves too costly.

In addition, the largest share of new infrastructure that local governments take on occurs through the land development process. But, along with the new infrastructure and the benefits of additional roads, sanitary, water, drainage and parks, comes new obligations (operations, maintenance and replacement), making it vital for local governments to understand the long-term infrastructure impacts of their land use and development decisions.

The question, then, becomes whether different forms of development and settlement patterns bring different infrastructure obligations. And, if so, whether local governments can become more financially sustainable through improved land use decision-making.

ModelCity Infrastructure (MCI) was developed to analyze this information up front to help inform land use decision making. MCI is an extension of the ModelCity initiative that was introduced to Council recently. It allows staff to use the information about the City’s assets generated through our asset management program to create the MCI tool. Equipped with that information, staff, Council and the public are able to apply it as one lens (of many) to future land use applications and long-term planning initiatives.

#### Methodology:

MCI looks at the revenues and costs associated with four primary infrastructure systems: parks, roads, sanitary and water services. The revenues considered include property taxes, utility fees and the infrastructure levy. Costs considered include operations, maintenance and renewal costs within a 10-year time horizon.

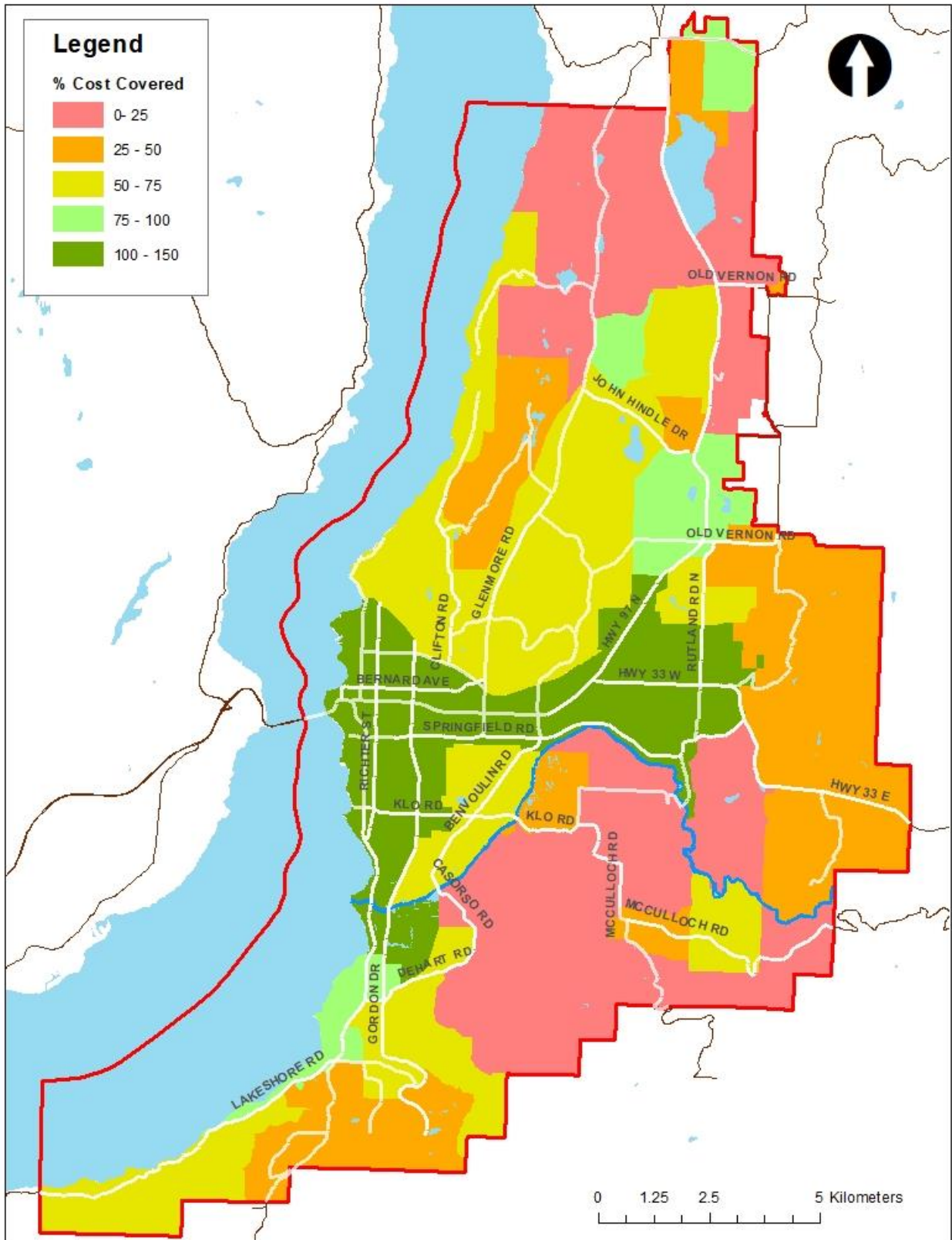
Each neighbourhood is assigned its share of infrastructure systems based on usage. In short, if you use a piece of infrastructure, you are assigned a share of its costs. For instance, local roads used for local access only are the responsibility of that neighbourhood alone; whereas, major roads that everyone relies on, such as Springfield Road, are the responsibility of all residents. The same logic applies to the other infrastructure systems.

Importantly, MCI tool does not focus on up-front capital costs of infrastructure. This is because development – regardless of type – is required to pay for its own up-front capital infrastructure impact. MCI instead focuses on the long-term financial implications of development once the City inherits in the infrastructure.

**Discussion:**

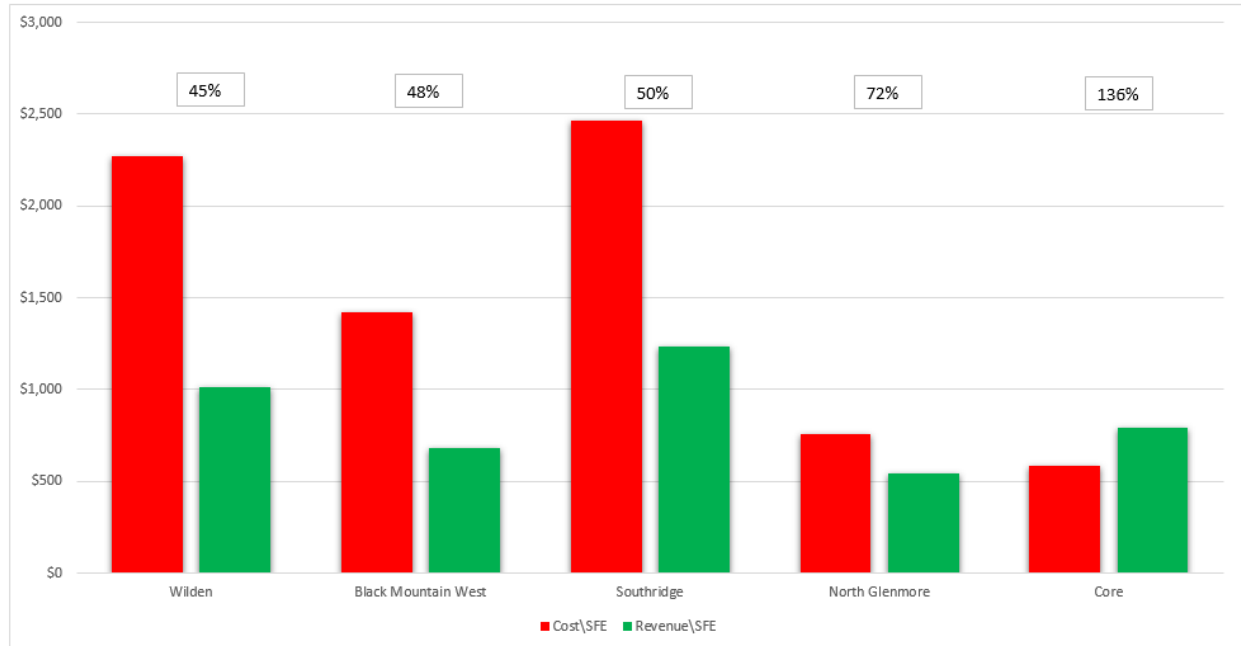
Using the MCI tool, it becomes very clear that different land use types have very different infrastructure impacts. Two factors appear to drive cost: proximity to the city's Core Area, and residential density of a neighbourhood. That is to say, the more central a development is and the more dense a development is, the better it performs from a financial sustainability perspective. *Figure 1* shows the per cent of long-term costs covered by each neighbourhood.

Figure 1: Per cent of long-term infrastructure costs covered by revenue



Costs have been expressed in relation to the share (percentage) of long-term infrastructure costs covered by the revenue generated. For example, where the map identifies a neighbourhood at 25-50%, that means that MCI tool is estimating that the revenue generated by the neighbourhood will account for approximately 25-50% of its cost burden. *Figure 2* shows a selection of Kelowna neighbourhoods with different land uses and compares their performance *per capita*<sup>1</sup>. The revenues and costs used in *Figure 2* are annualized averages over a 10-year period. Generally, the city's low-density suburbs perform the worst financially, where dense, mixed-use neighbourhoods in the Core Area perform the best.

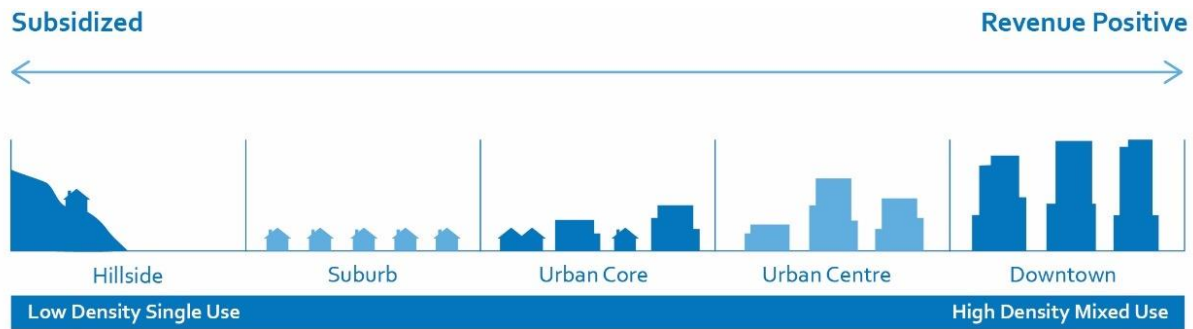
**Figure 2: Long-term infrastructure costs and revenues in selected neighbourhoods (per capita)**



Using MCI, staff have observed that there is a range of net costs of development over the long-term. For ease and clarity, staff have designed *Figure 3*, illustrating the range of land use types along a continuum of long-term cost burden. The long-term cost burden is expressed in a range from 'subsidized' where revenues fall significantly short of costs, to 'very positive' where revenues exceed costs.

<sup>1</sup> *Per capita* here refers to the use of SFE's (single family equivalents) to normalize total costs in different neighbourhoods, enabling us to compare "apples to apples" on an equivalent unit basis.

**Figure 3: Life Cycle Infrastructure Costs by Development Form**



In addition to proximity to the core and density, one of the key financial drivers is the presence of commercial and industrial development. As we consider forms of residential development, those that include commercial components are the best performers.

**Conclusion and Next Steps:**

Using the ModelCity Infrastructure tool, it has become clear that different land use decisions have very different long-term cost impacts. In short, the more low-density suburban development that is undertaken, the greater the long-term financial commitment. This conclusion supports efforts to curb suburban sprawl through broader transportation, climate change, social and environmental strategies and reflects the community's *Imagine Kelowna* goal of limiting sprawl.

Moving forward, the MCI tool will be applied with more frequency to major new development applications, such as OCP amendment applications and Area Structure Plan (ASP) applications. This additional information will allow staff, Council and the public to have a clear estimate up front about the long-term financial impacts of these major land use decisions.

Critically, the information generated by MCI is only one of many important factors that needs to be considered when evaluating major land use applications. It simply provides an important piece of information that has not been available to date. This new information should be considered alongside other important factors, such as environmental impact, social or historical impact.

**Internal Circulation:**

- Infrastructure Engineering
- Data Services & Analytics
- Policy & Planning
- Financial Services
- Development Engineering
- Communications

**Considerations applicable to this report:**

**Existing Policy:**

2030 Official Community Plan (bylaw 10500)

Chapter 7: Infrastructure

**Objective 7.1.** Apply sustainable decision-making approaches in infrastructure planning and procurement.

**Objective 7.2.** Design infrastructure to deliver maximum benefit

Chapter 5: Development Process

**Policy 5.3.2. Compact Urban Form.** Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75-100 people and/or jobs per ha located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future land Use Map 4.1.

**Considerations not applicable to this report:**

***Legal/Statutory Authority:***

***Legal/Statutory Procedural Requirements:***

***External Agency/Public Comments:***

***Financial/Budgetary Considerations:***

***Communications Comments:***

Submitted by:

J. Moore, Acting Urban Planning and Development Policy Manager

**Approved for inclusion:**



T. Barton, Development Planning Department Manager

cc:

D. Noble-Brandt, Policy & Planning Department Manager

T. Barton, Development Planning Department Manager

J. Shaw, Infrastructure Engineering Manager

L. Smith, Data Services & Analytics Manager

S. Doyle, Financial Services Supervisor

J. Kay, Development Engineering Manager

L. Corcoran, Communications Department Manager



# ModelCity Infrastructure

August, 2020

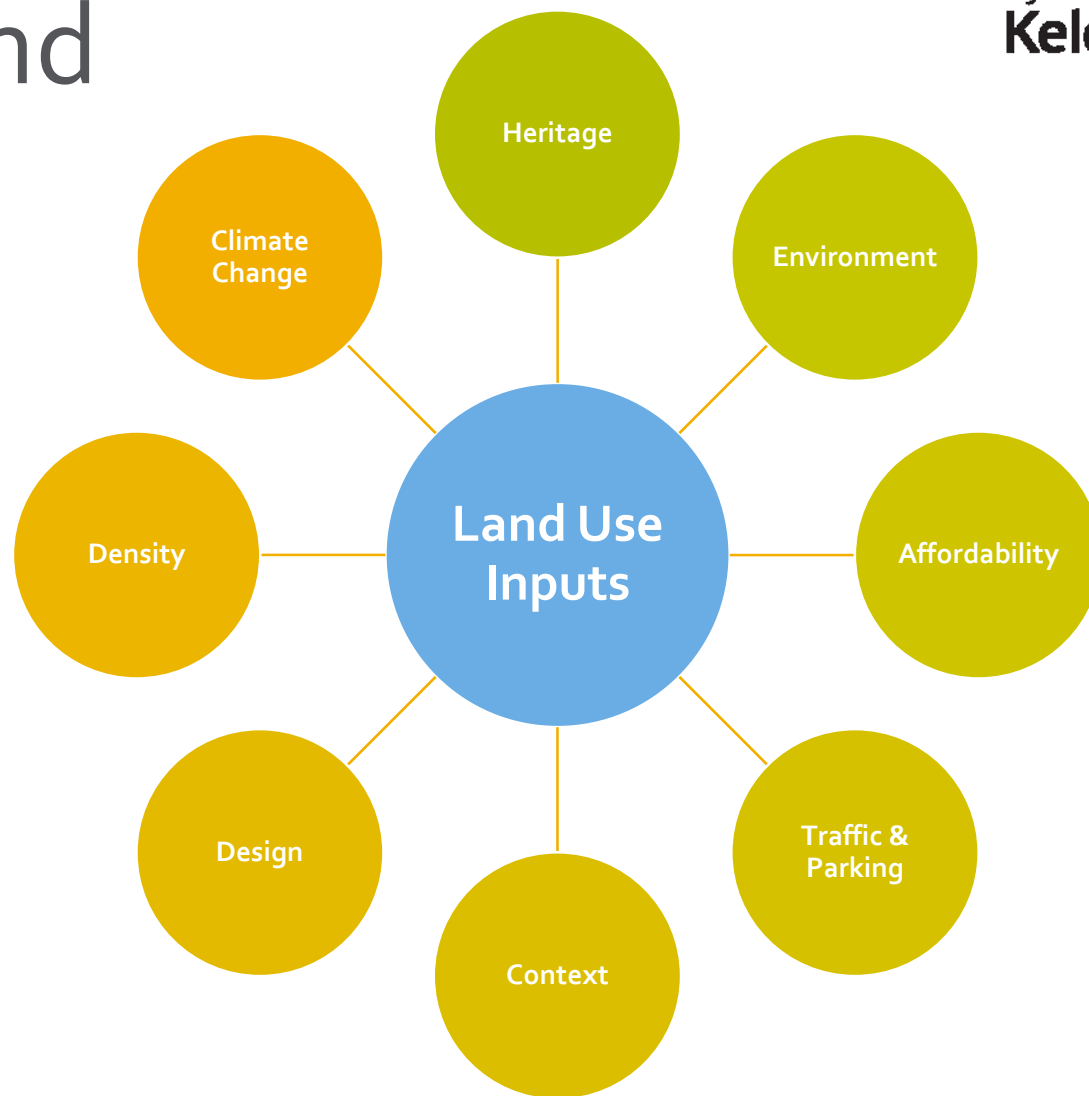


# Purpose

- ▶ To introduce the ModelCity Infrastructure (MCI) tool
  - ▶ Collaborative effort across the City
  - ▶ Uses the ModelCity platform



# Background



# Up-front costs

funded from:

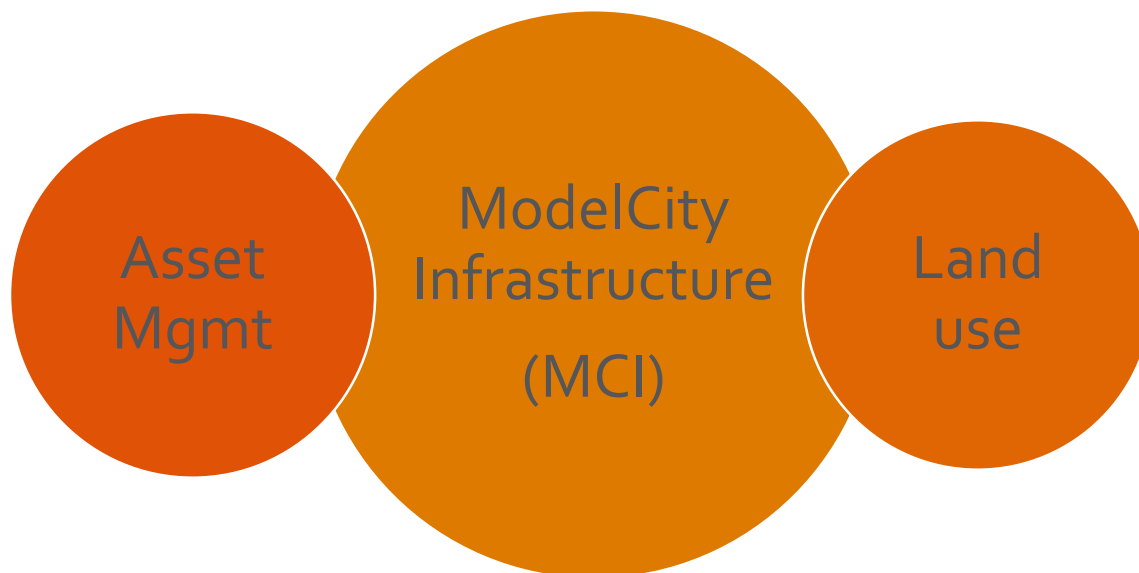
- Grants
- DCC's
- Taxes
- User fees

# Long-term costs

funded from:

- Taxes
- User fees

# Background



# Background

- ▶ Why is this important?
  - ▶ Do different land uses have different long-term infrastructure impacts?
    - ▶ Infrastructure deficit
    - ▶ Financial sustainability

# Methodology

$$\boxed{\text{Costs}} + \boxed{\text{Revenue}} / \boxed{\text{N'hood}} = \text{MCI}$$

- Roads
- Sanitary
- Water
- Storm
- Parks

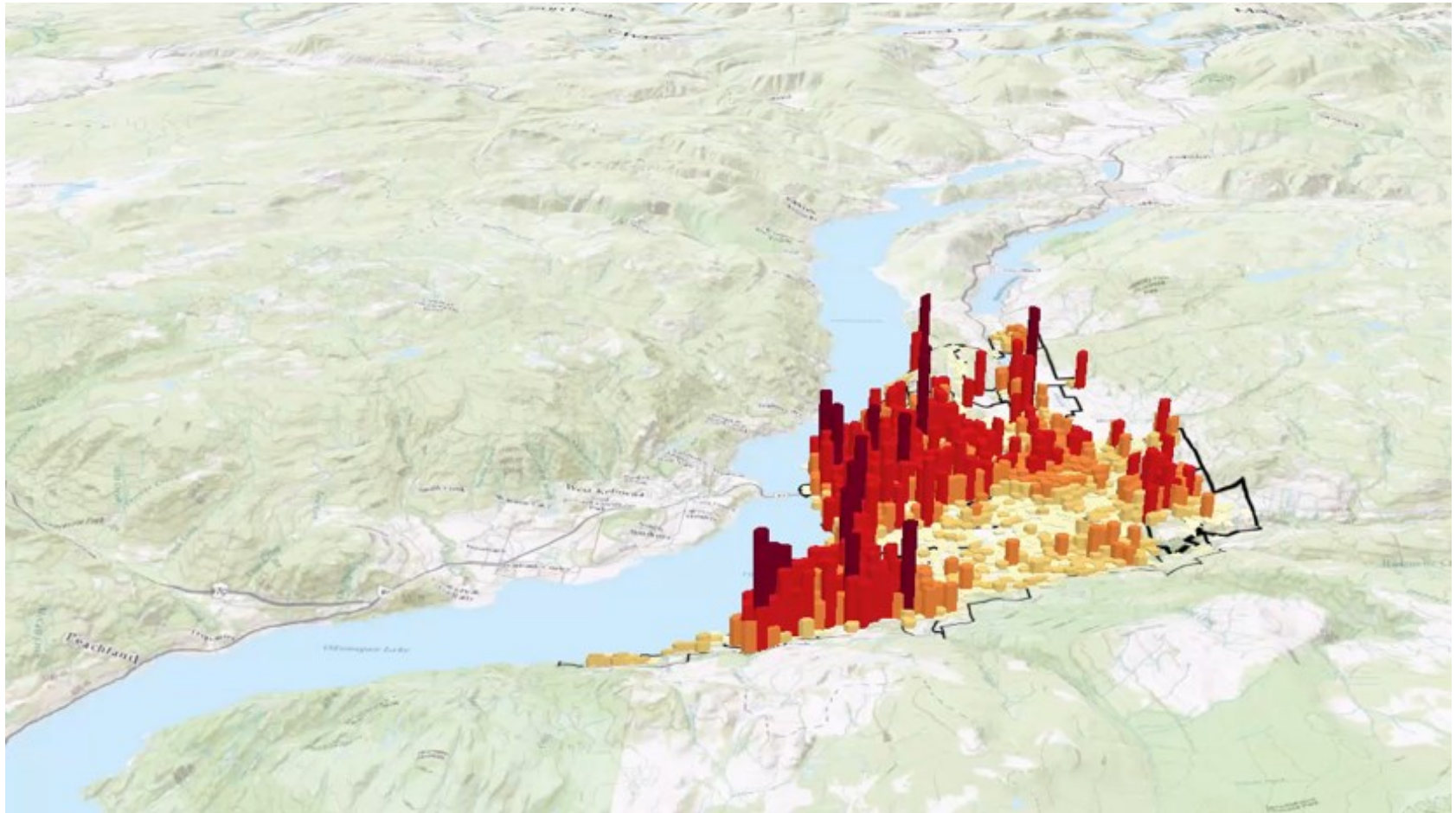
- Property taxes
- Utility fees
- Infrastructure  
Levy

# Assigning Costs

1. Neighbourhood specific Infrastructure
2. Neighbourhood shared Infrastructure
3. City Shared Infrastructure

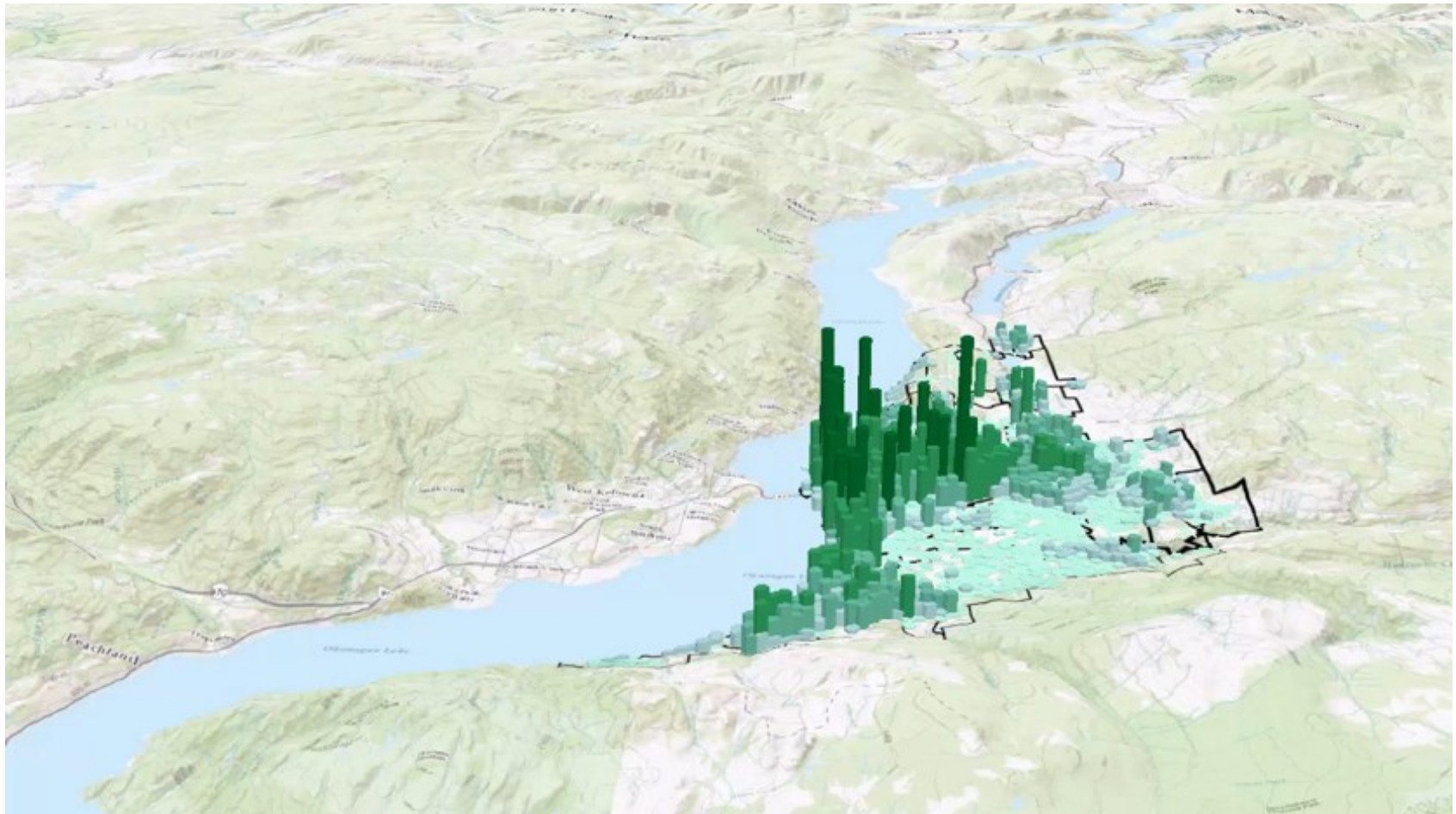
# Results

# Results

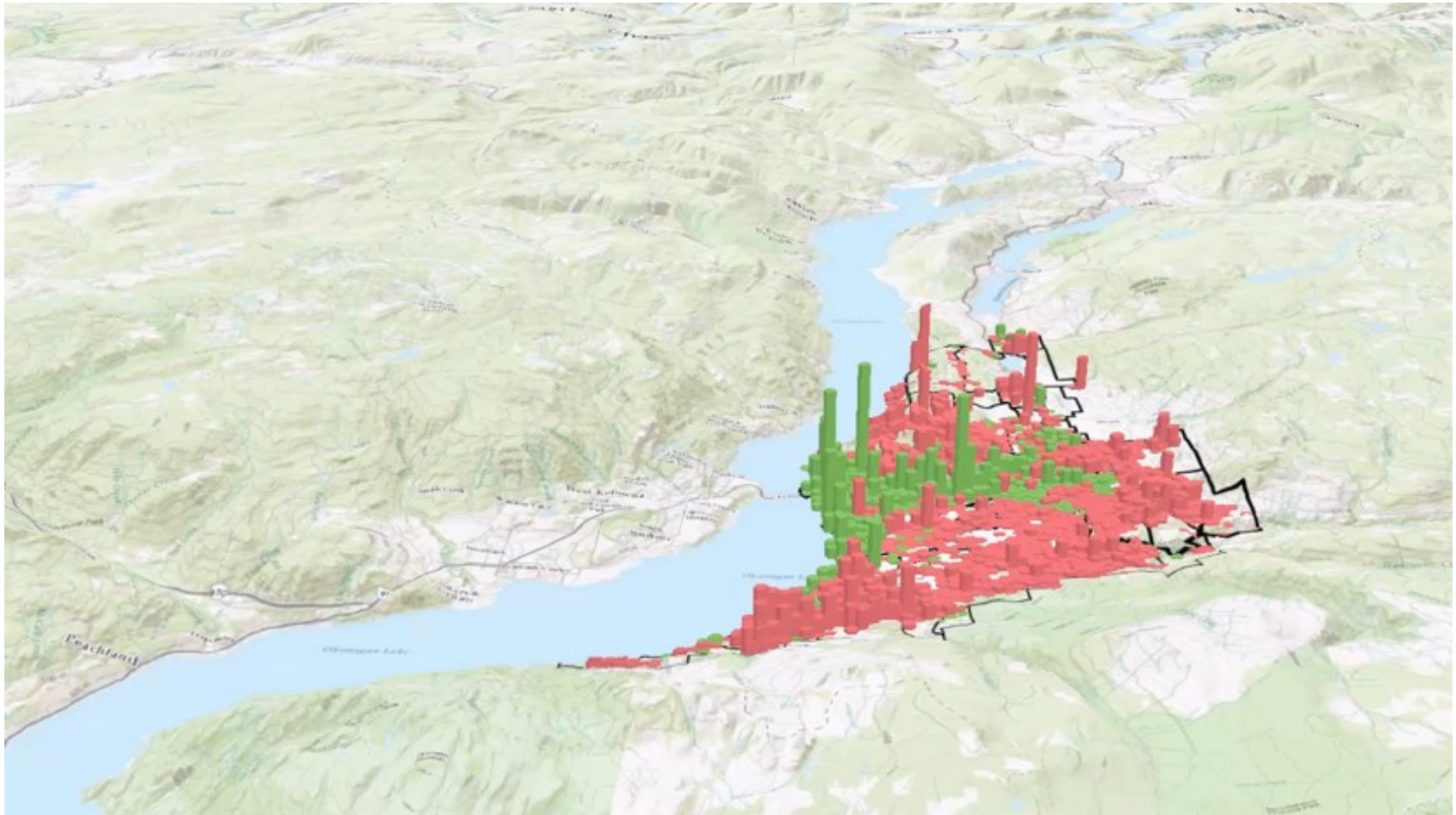




# Results

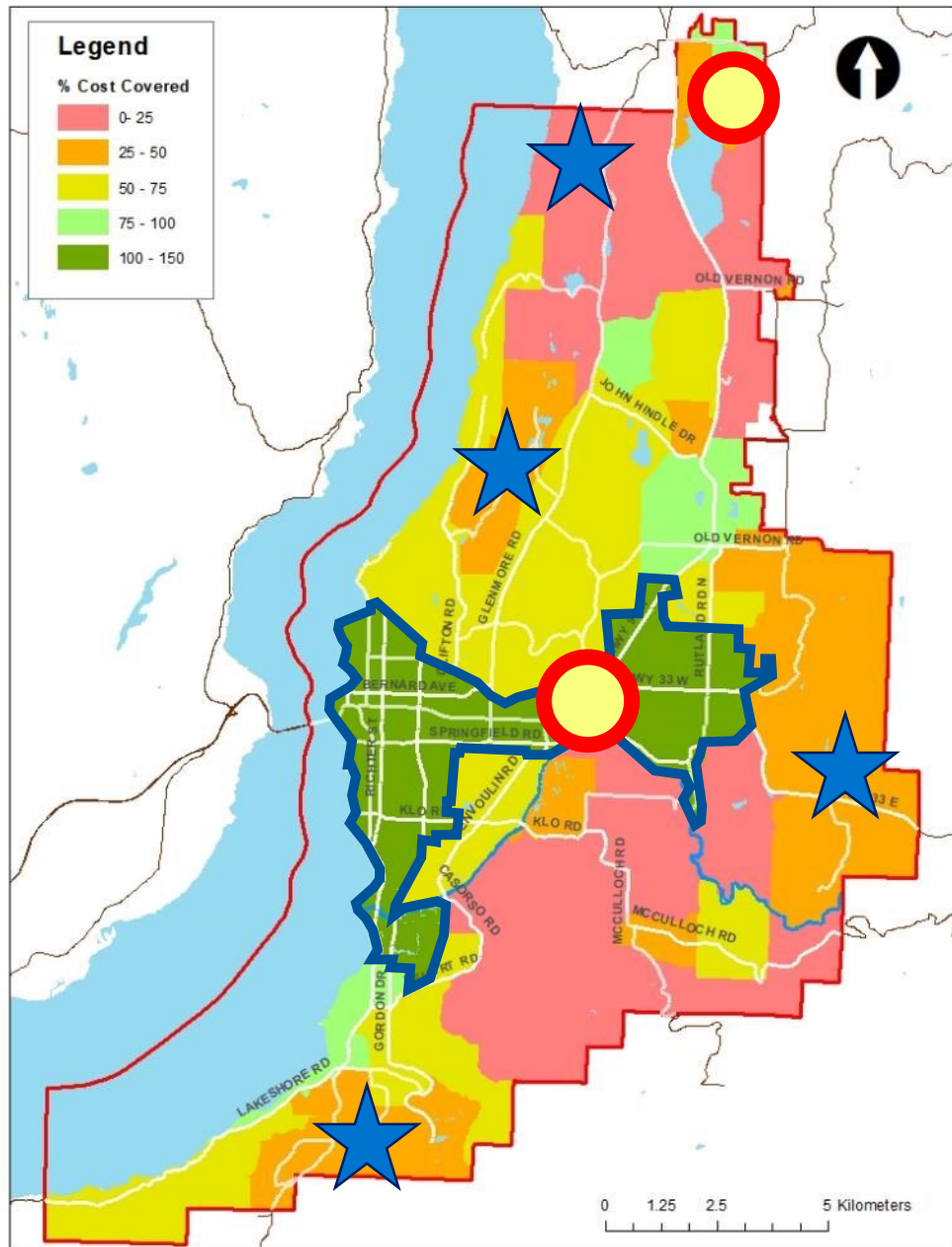


# Results



# Results

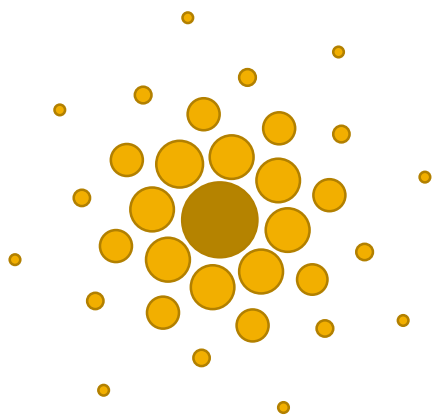
- ▶ Core vs. Suburbs
- ▶ Hillside
- ▶ Commercial & Industrial



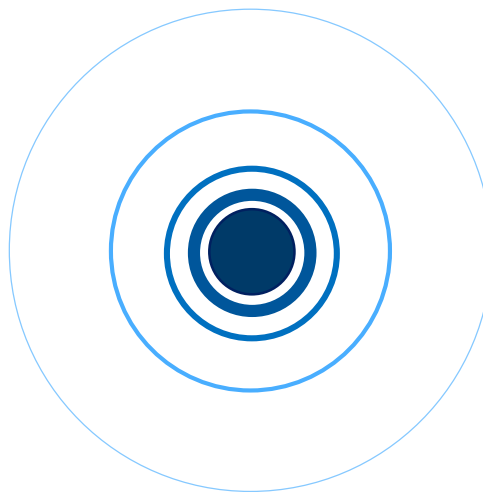
# Results

- ▶ Looking at 3 key factors:

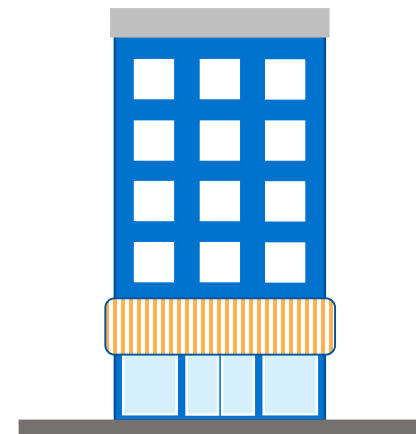
## Density



## Proximity



## Diversity



# Results

Subsidized

Revenue Positive



# Next Steps

- ▶ So what should we do with this info?
  - ▶ Make better land use decisions
  - ▶ Car analogy
  - ▶ Link between AM and LUP
  - ▶ Identify the issues up front, before we inherit the problem in perpetuity

# Next Steps

- ▶ Consistent with Imagine Kelowna, 2040 OCP
- ▶ Apply the tool to major development applications
- ▶ This is adds one tool to the toolbox
  - ▶ A good infrastructure decision does not necessarily mean a good land use decision



## *Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).



# Report to Council



**Date:** August 24, 2020  
**To:** Council  
**From:** City Manager  
**Subject:** Chemical Storage Facility – Budget Amendment  
**Department:** Infrastructure Operations, HR Health and Safety

---

**Recommendation:**

THAT Council receive for information the report from the Infrastructure Operations Department and the Corporate Human Resources Department dated August 24, 2020 regarding a new chemical storage facility at the City Public Works Yard;

AND THAT Council approve the amendment of the 2020 Financial Plan to include up to \$300,000 for the purchase and installation of a new chemical storage facility with funding from the WorkSafe Certificate of Recognition reserve.

**Purpose:**

To request that Council amend the 2020 budget to include funding for a portable chemical storage facility at the City Public Works Yard.

**Background:**

The City of Kelowna utilizes a variety of products and chemicals in day-to-day operations such as fuels, road marking paints, graffiti remover, cleaning solvents, etc. With the help of an Occupational Health and Safety consultant, the City’s chemical safety management program was reviewed.

One recommendation arising from this review was related to improving the storage of chemical products, to meet manufacturer and WorkSafe requirements such as temperature control, ventilation, and spill containment. Staff have researched a variety of options and the use of a modular/portable chemical storage facility is recommended. Given the current space constraints at the Public Works Yard, this would also allow a portable unit to be placed in the available space and easily relocated in the future if necessary.

Staff are requesting that Council approve an amendment to the 2020 Financial Plan to include up to \$300,000 from the Worksafe Certificate of Recognition (COR) Safety reserve to fund the purchase and installation of the new storage facility. This reserve is funded through annual awards from WorkSafe BC in recognition of the City’s positive safety record and therefore, no taxation is required.

**Internal Circulation:**

Building Services  
Public Works  
Parks and Buildings Planning  
Finance  
Purchasing  
Health and Safety  
Communications

**Considerations applicable to this report:**

***Financial/Budgetary Considerations:***

Staff are requesting that Council approve an amendment to the 2020 Financial Plan to include up to \$300,000 from the Worksafe Certificate of Recognitions (COR) Safety reserve.

**Considerations not applicable to this report:**

***Legal/Statutory Procedural Requirements:***

***Legal/Statutory Authority:***

***Existing Policy:***

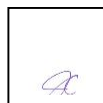
***External Agency/Public Comments:***

***Communications Comments:***

Submitted by:

Ian Wilson, Infrastructure Operations Manager  
Cornelia Bujara, Corporate HR Department Manager

**Approved for inclusion:**

A square box containing a handwritten signature in blue ink, which appears to be 'JC'.

Joe Creron, Deputy City Manager

# Report to Council



**Date:** August 24, 2020  
**To:** Council  
**From:** City Manager  
**Subject:** 2020 Active Transportation Corridors Update  
**Department:** Integrated Transportation

---

## **Recommendation:**

THAT Council receives for information, the report from Integrated Transportation dated August 24, 2020, with regard to the 2020 Active Transportation Corridors Update;

AND THAT Council receives for information, the progress and opportunities report to expand the All Ages and Abilities biking network.

## **Purpose:**

To provide an update on the implementation of the Pedestrian Bicycle Master Plan and ongoing efforts to deliver the active transportation network faster using effective, safe and pragmatic solutions.

## **Background:**

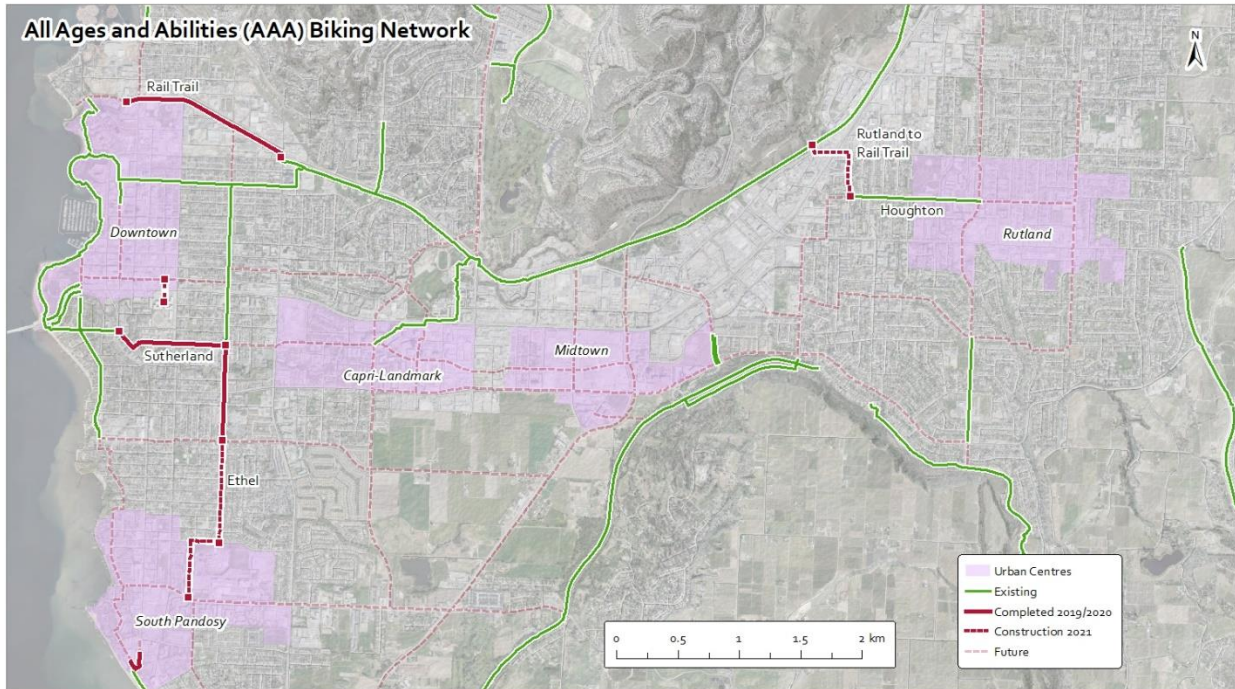
The Pedestrian Bicycle Master Plan (PBMP), adopted by Council in 2016, seeks to make walking and biking safe and convenient for people of all ages and abilities. Promoting active transportation is a cost-effective strategy that will allow Kelowna to mitigate traffic congestion and its impact on our economic competitiveness as we grow. A balanced transportation network is essential to ensure Kelowna remains an attractive place to live, work, and play.

The City has taken concrete steps to implement the PBMP through investments in infrastructure – including sidewalks, shared paths, and bike lanes – and programs such as shared micro mobility, Safe Routes to School, and Bike to Work Week. Capital investment has focused on constructing a network of All Ages and Abilities Active Transportation Corridors (ATC); facilities that create greater opportunities to change travel behaviour and are supported by the community.<sup>1</sup>

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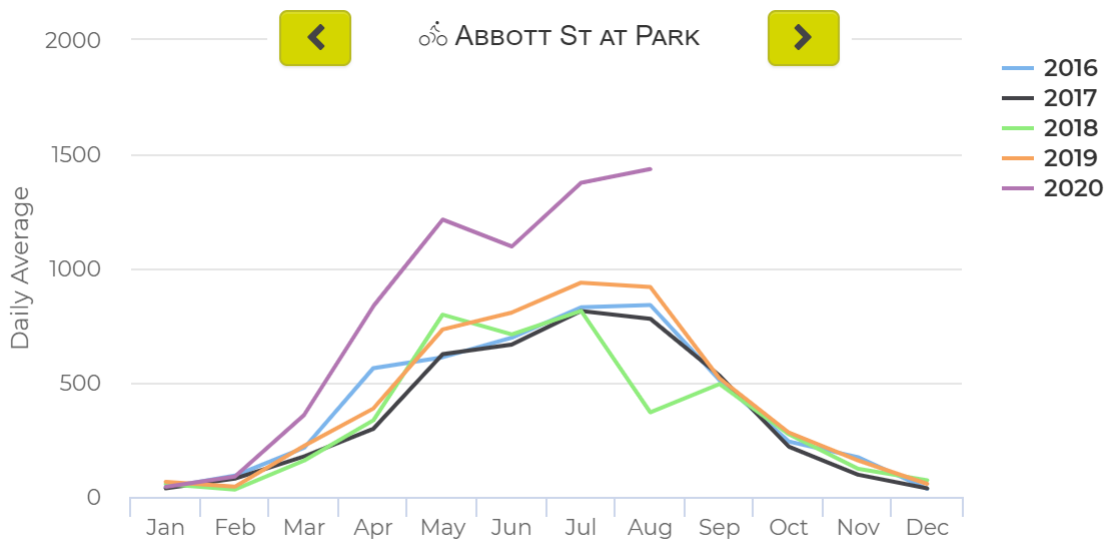
<sup>1</sup> SFU, Cities, Health & Active Transportation Research (CHATR) lab Impacts of Bicycle Infrastructure in Mid-Sized Cities. <http://www.sfu.ca/ibims.html>

Investments follow priorities set in the PBMP, which considered connectivity to key destinations such as schools and parks, gaps in the network, and prioritizing Urban Centres areas with higher densities of residents and jobs - where there is the highest potential for cycling.



### ATC Data

The use of active transportation facilities has seen unprecedented growth throughout the COVID-19 pandemic. Bicycle volumes have increased at most count stations across the cycling network.



### **Completed and Current projects**

While each project is different, and costs vary with context, the City has made efforts in recent projects to find cost-effective solutions to more quickly deliver safe and effective active transportation projects, including; constructing facilities at street-level separated by medians rather than raised cycle tracks, considering designs which do not require full street reconstruction where feasible, and coordinating work with underground utilities and road resurfacing to maximize value. Projects recently completed, under development or planned are listed below.

- Sutherland 1 – Pandosy to Ethel (Completed 2019)
- Ethel 4 – Sutherland to Springfield (Completed 2019)
- Ethel 5 – Springfield to Rose (Construction 2020)
  - o Opening 2020
- Ethel 6 – Rose to Raymer (Construction 2020/21) projected to cost
- Casorso 4 - Ethel at Raymer to KLO at Casorso (Potential 2021)
  - o Routing via the existing laneway.
- Casorso 3 ATC (Potential 2023, KLO to Barrera)
  - o Using existing roadway where feasible.
- Houghton ATC (Potential 2021, Houghton ATC to Okanagan Rail Trail)
  - o Deferred from 2020 due to COVID budget adjustments.

### **Strategies for Implementing Filling Critical Network Gaps (Pilots and Interim Infrastructure)**

Where high-value network gaps exist due to limited land, future development or funding constraints strategies to fill gaps with interim infrastructure in the short term are being considered. These interim improvements could create separated ATC facilities within existing street space using elements such as delineator posts, concrete barriers, and planters.

- Okanagan Rail Trail – East of Ellis to Waterfront Walkway (Potential 2021)
  - o Links the Okanagan Rail Trail to the Waterfront Walkway for cyclists.
  - o Sunset - utilize the existing pathway along the east side of the street.
  - o Manhattan – Reallocate parking lane to avoid disturbing landscaped berm and allow for future potential for redevelopment. Interim concrete barriers option can deliver safe and effective cycling connections in the short term.
  - o Planning and Design almost completed
- Sutherland ATC (Potential 2021 – Lequime (Gordon) to Burtch)
  - o Links Sutherland/Ethel ATCs to Landmark, the Dayton Overpass and the Okanagan Rail Trail.
  - o ATC is a requirement of the Capri Mall redevelopment – originally planned to be implemented by the developer in 2019 concurrent with the initial phase.
  - o Current development timelines are uncertain, and the ultimate ATC requires land, changes to the Capri Mall site and is impacted by utility upgrades.
  - o Interim concrete barriers with intersection improvements can deliver a safe and effective cycling connection in the short term.
  - o Planning and design - winter 2020/21.
  - o Capri Mall developer would retain their commitment to build the permanent design from Lequime to Burtch as per their servicing agreement.

- Abbott ATC (Potential 2021 Pilot – Rose to West)
  - o Extend Abbott ATC to the Pandosy Urban Centre and reduce the gap to Gyro Beach.
  - o Planned corridor with funding in the long-range financial plan. High cost due to full road reconstruction and potential property impacts.
  - o The number of people biking on Abbott has historically been high and increased by over 50 percent this year.
  - o Interim concrete barriers and street reallocation (bike lanes, parking and possible lane restrictions) will be explored in 2020 with public engagement.
  - o This pilot between Rose to West, if successful, could be extended south to connect into the existing network at Gyro Beach.

With these projects, strategies and pilots the City is continuing to work to deliver the active transportation network faster using safe and pragmatic solutions.

**Internal Circulation:**

Active Transportation Coordinator  
 Communications Consultant  
 Divisional Director, Infrastructure  
 Infrastructure Delivery Department Manager  
 Senior Project Manager  
 Transportation Planner

**Considerations not applicable to this report:**

Financial/Budgetary Considerations  
 Legal/Statutory Authority  
 Legal/Statutory Procedural Requirements  
 Existing Policy  
 Personnel Implications  
 External Agency/Public Comments  
 Communications Comments  
 Alternate Recommendation

Submitted by:

G. Foy, Transportation Engineering Manager

Approved by:

R. Villarreal, Department Manager, Integrated Transportation

**Approved for inclusion:**



A. Newcombe, Divisional Director, Infrastructure

Attachment 1 – 2020 Active Transportation Corridors Update Presentation

cc: Divisional Director, Infrastructure  
 Divisional Director, Corporate Strategic Services



2020

# Active Transportation Corridors Update

August 24, 2020

# Outline

- ▶ Context
  - ▶ Goals - From City Vision to Projects
  - ▶ Recent Trends
- ▶ Projects Update
- ▶ Strategy (interim/temporary)



# Imagine Kelowna & Transportation Master Plan

## Transportation Master Plan

*"Kelowna will be a city with vibrant urban centres where people and places are conveniently connected by diverse transportation options that help us transition from our car-centric culture"*

## Ped Bike Master Plan

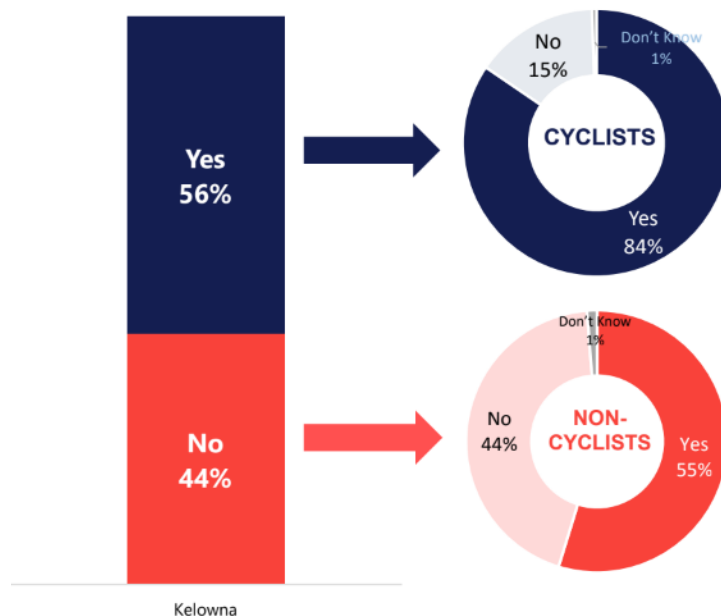
*"make walking and cycling safer, convenient, and practical modes of travel"*



# Kelowna Supports ATC

**Cycling infrastructure makes a difference for folks who cycle...and those who don't... yet.**

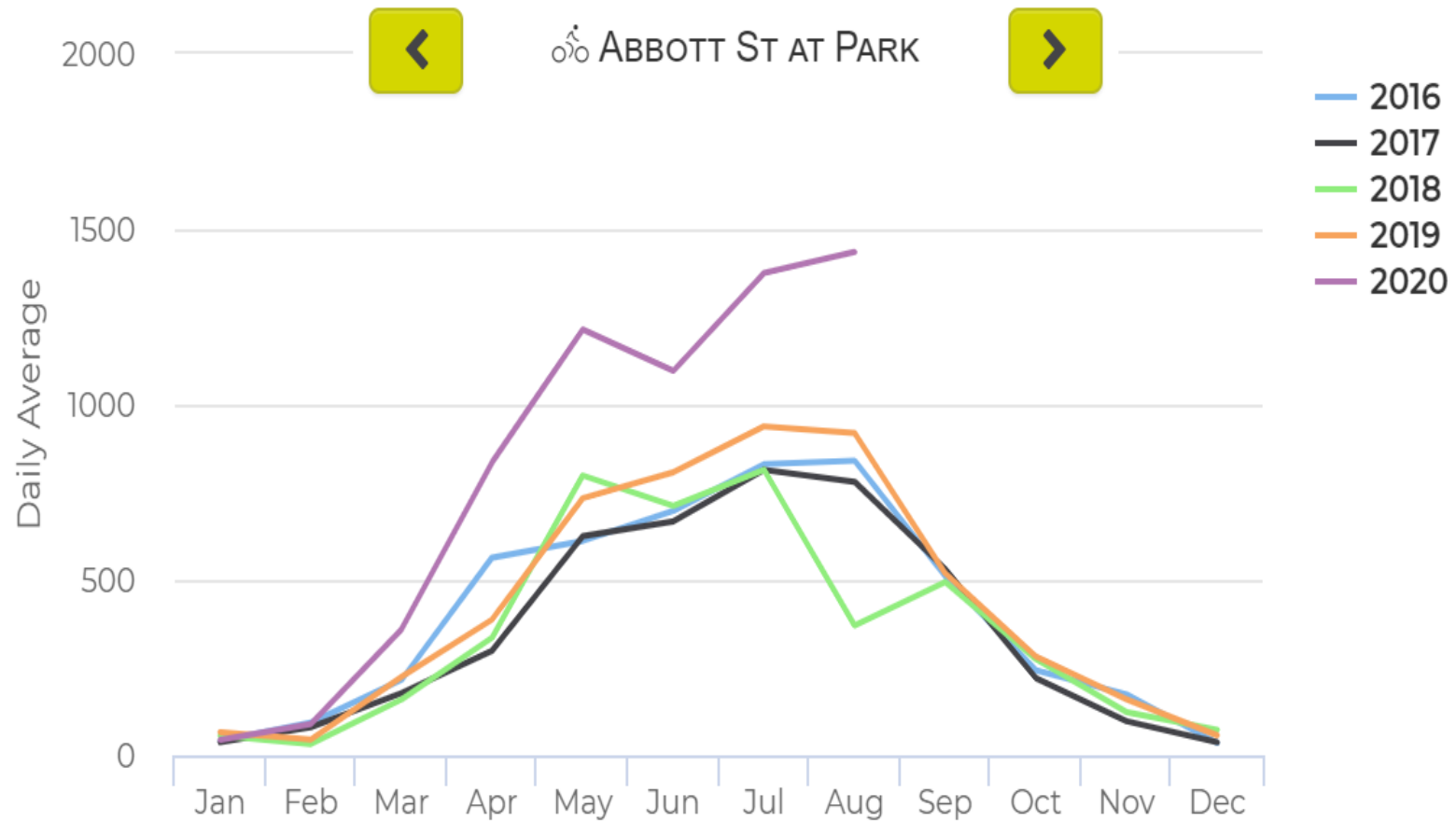
*In the previous 12 months, have you used a bicycle?*



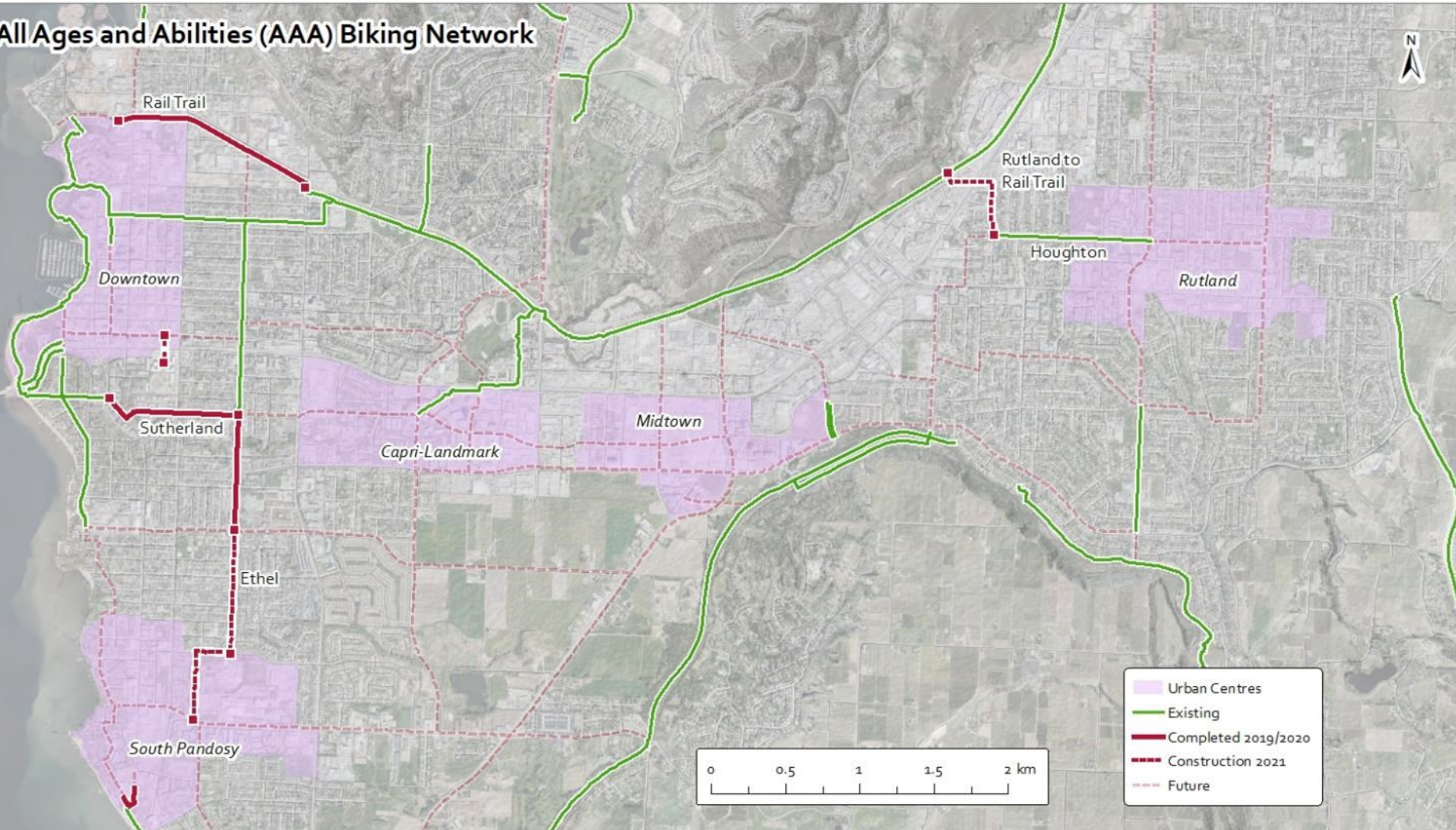
Will you be **likely to cycle more** in the future if more cycling infrastructure (e.g. separated bike lanes) is built in your city?

Will you be **more likely to cycle** in the future if more cycling infrastructure (e.g. separated bike lanes) is built in your city?

# Travel Trends



## All Ages and Abilities (AAA) Biking Network



# Current Projects

## Sutherland 1

Lake Ave to Ethel St

- Opened 2019
- ~950 m two way Protected Bike Lanes



# Current Projects

## Ethel 4

Sutherland Ave to Springfield Rd

- Opened 2019
- ~380 m of two way unidirectional protected bike lanes



# Current Projects

## Ethel 5

Springfield Rd to Rose  
Ave/Guisachan Rd

- Opening August 27, 2020
- ~380 m of two-way unidirectional protected bike lanes
- Remaining intersection works coordinated with Utility improvements



# Current Projects

## Ethel 6

Rose Ave/Guisachan Rd to Raymer Ave

- Planned to be completed early 2021
- ~820 m of two-way unidirectional protected bike lanes
- Coordination with Utility upgrades
- Uses existing infrastructure where possible



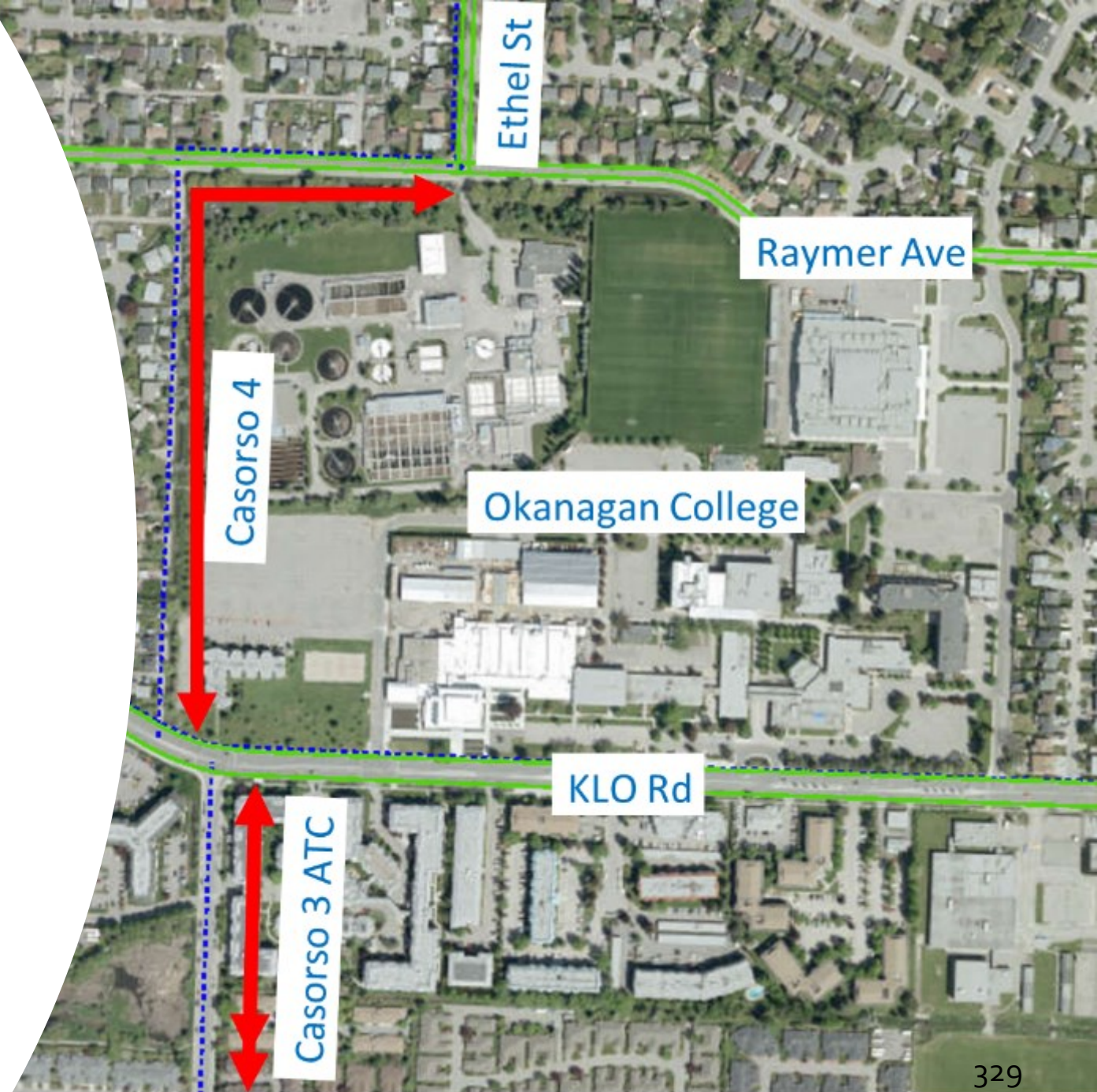


# What's Next

## Casorso 4

Ethel St to KLO Rd

- Conceptual Design complete 2020
- Planned construction in 2021
- Uses existing Lane to accommodate ATC connection



# What's Next

## Casorso 3

KLO Rd to Barrera Rd

- Planning & Design in 2020/2021
- Use existing infrastructure where possible
- Connection to the larger network and destinations to the south



# What's Next

## Houghton 1 Rutland to Okanagan Rail Trail

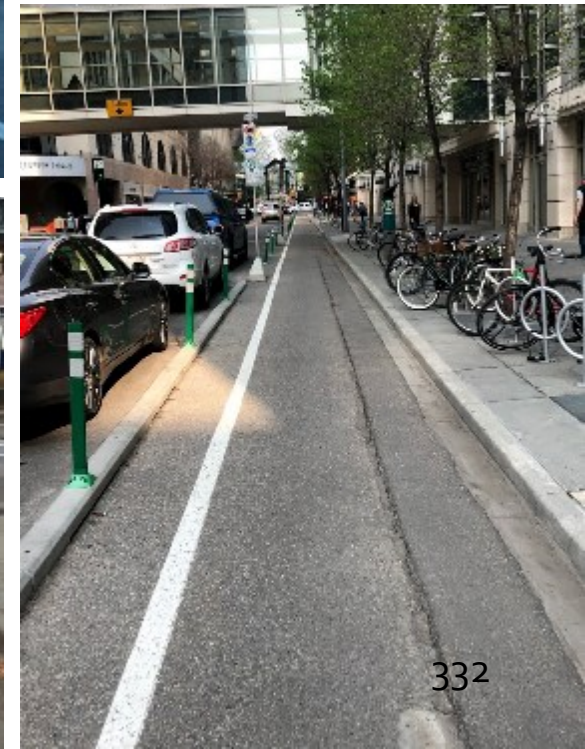
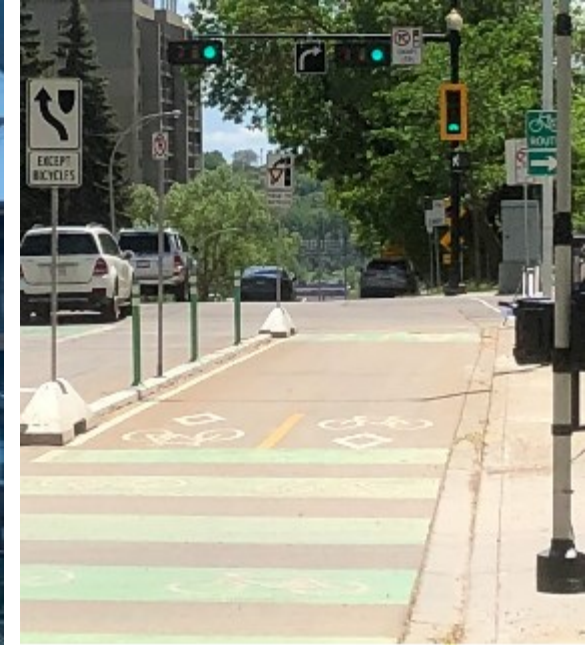
- Multi Use Pathway
- Connecting ORT to Houghton MUP
- Detailed Design Ongoing
- Proposed construction in 2021

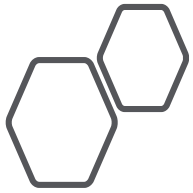


# Moving Forward

Interim and Pilot Projects

Closing Network Gaps

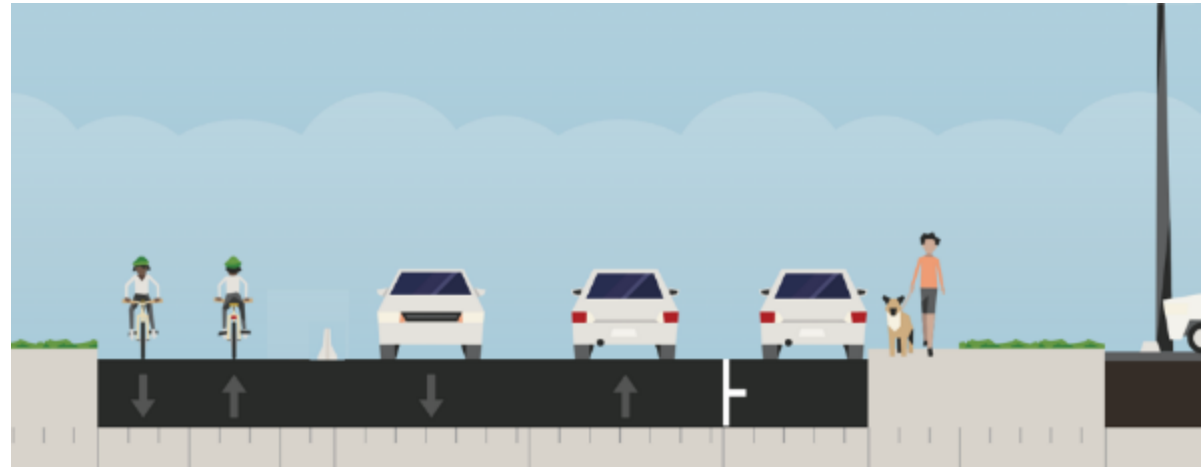


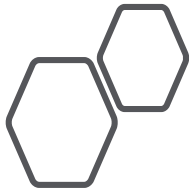


# Okanagan Rail Trail

West of Ellis to Waterfront

- Connection Okanagan Rail Trail to the waterfront
- Interim Barrier using existing infrastructure

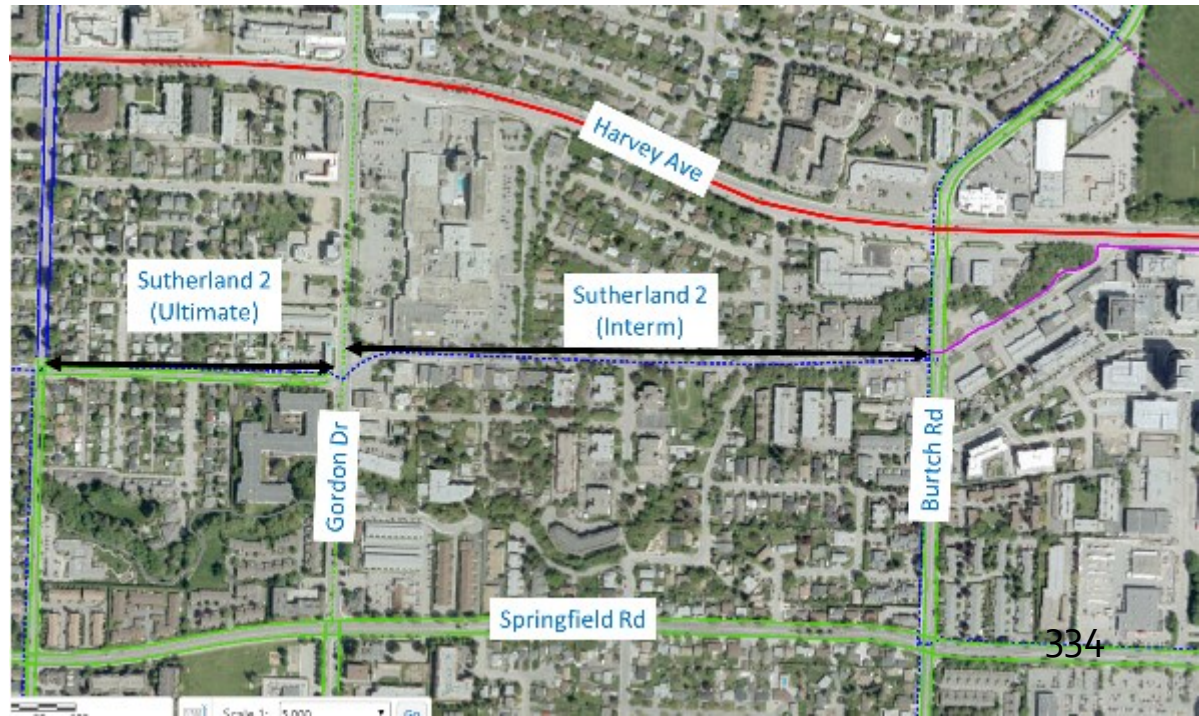
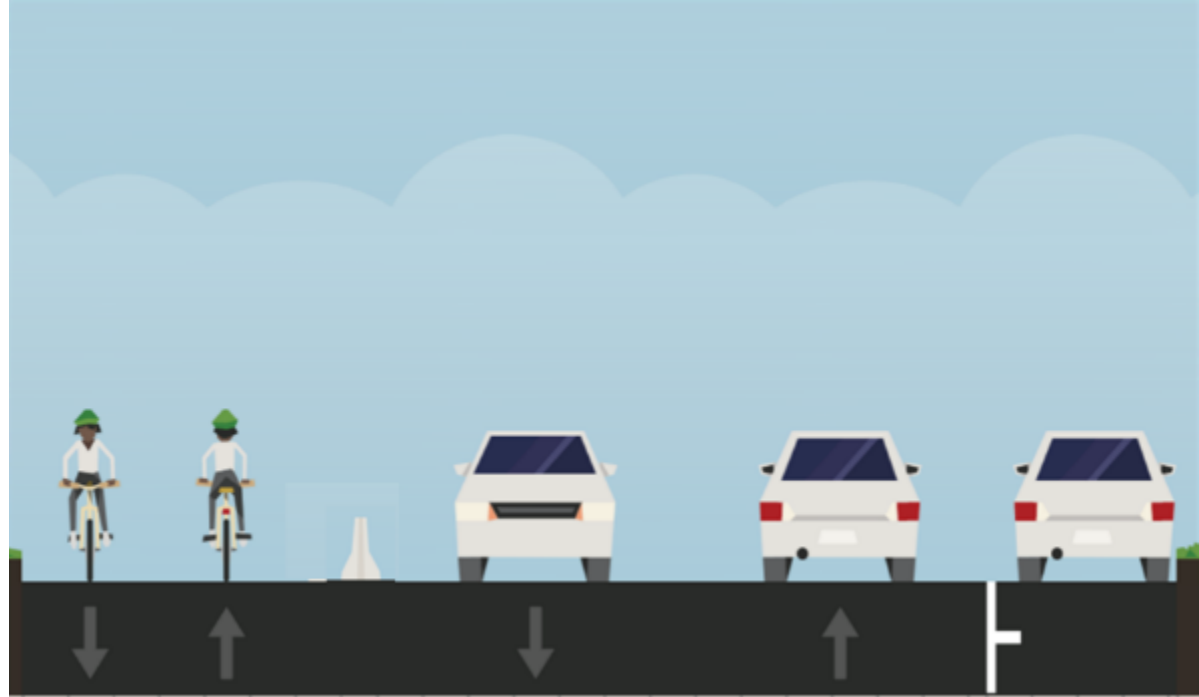


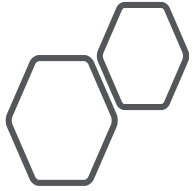


# Sutherland 2

## Ethel St to Burtch Rd

- Ultimate ATC Ethel to Lequime St
- Interim infrastructure Lequime St to Burtch Rd

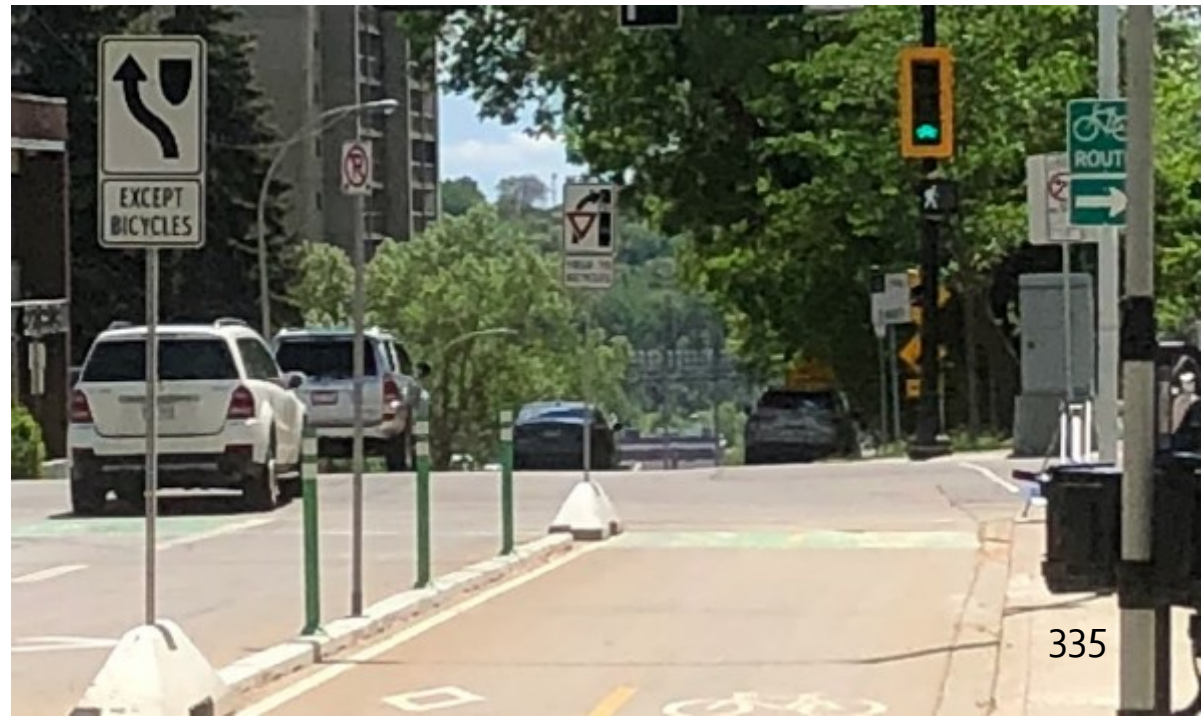




# Abbott - Pilot

## Rose to Pandosy Urban Centre

- 2020 Planning & Design
  - Look at options
  - Public engagement
- 2021 implementation
- 2021/2022 evaluation & consideration to extend





## *Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).



# Report to Council



**Date:** August 24, 2020  
**To:** Council  
**From:** City Manager  
**Subject:** Lakeshore Corridor – Transportation Update  
**Department:** Integrated Transportation

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## **Recommendation:**

THAT Council receives, for information, the report from the Integrated Transportation Department dated August 24 2020, with respect to transportation conditions along the Lakeshore Corridor and at Eldorado Rd / Anne McClymont Elementary.

## **Purpose:**

To provide Council with an update on transportation conditions within the Lakeshore Corridor and at Eldorado Rd / Anne McClymont Elementary in the Lower Mission.

## **Background:**

The Lakeshore Corridor, connecting the Upper and Lower Mission via Chute Lake and Lakeshore roads, has experienced some of the most significant traffic related delays in Kelowna. Concentrated outflows of traffic from the Upper Mission in the morning, combined with drop-off activity at Eldorado Rd / Anne McClymont Elementary lead to significant northbound queuing and delays between 8 and 9 am on school day mornings.

Staff last reported to Council on this issue on May 1<sup>st</sup>, 2017.<sup>1</sup> Since then, transportation staff and the Mayor attended a Town Hall at Chute Lake Elementary on April 2<sup>nd</sup>, 2019. Council has expressed interest in receiving an update on conditions along the corridor.

This report summarizes how conditions have changed since 2017, considers how future conditions may evolve and assesses a number of mitigation strategies.

## **Discussion:**

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<sup>1</sup> Southwest Mission Transportation Update (May 2017) - <https://kelownapublishing.escribemeetings.com/filestream.ashx?DocumentId=6946>

The Lakeshore Corridor (Figure 1), made up of Lakeshore and Chute Lake roads, services the south-west portion of the Upper Mission, including Kettle Valley, neighbourhoods adjacent to Chute Lake Rd and Lakeshore Rd along Okanagan Lake to the south.

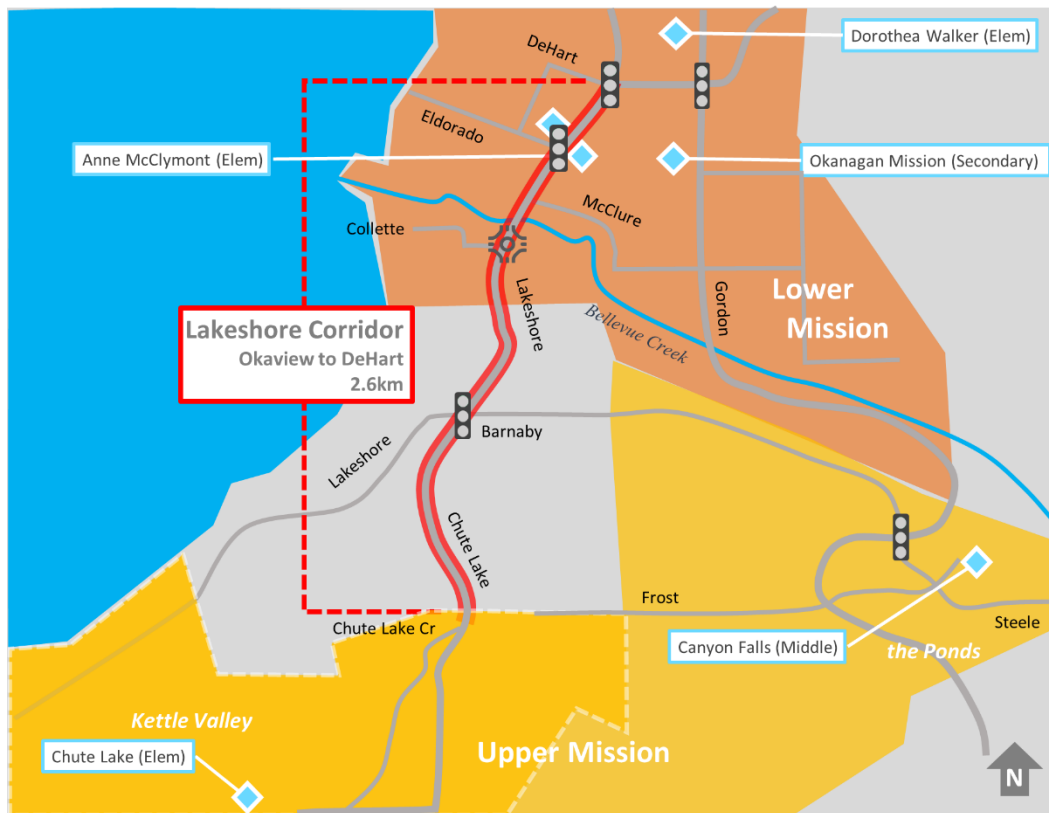


Figure 1 - Lakeshore Corridor Context

Typical of suburban residential neighbourhoods, traffic patterns are dominated by a sharp peak in outbound / northbound travel in the morning as residents travel to work and school. Traffic volumes build along the corridor from local streets within Kettle Valley, at Upper Mission Dr, Barnaby, Collett, McClure and Eldorado. At DeHart traffic divides depending on their ultimate destination, heading to Lakeshore, Gordon and Swamp roads.

The Lakeshore / Eldorado intersection, adjacent to Anne McClymont Elementary (AME), is currently the capacity constraint in the corridor. High morning rush hour volumes on Lakeshore in combination with on-site school loading activities (turning vehicles and pedestrian crossings) initiate queuing and delays. On a typical<sup>2</sup> school day morning, queuing extends southward from Eldorado through the Collett roundabout towards and beyond Barnaby. While queuing currently starts at Eldorado, adjacent intersections (Barnaby, Collett and DeHart) are also close to their capacity.

Queuing and delay are typically limited to between 8 and 9 am and within this hour conditions vary significantly, peaking around 8:30 ( Figure 2 ); little delay is observed outside this time period or on non-school days.

<sup>2</sup> Conditions before the COVID19 pandemic.

**Lakeshore Corridor  
Existing Northbound School Day Travel Times**

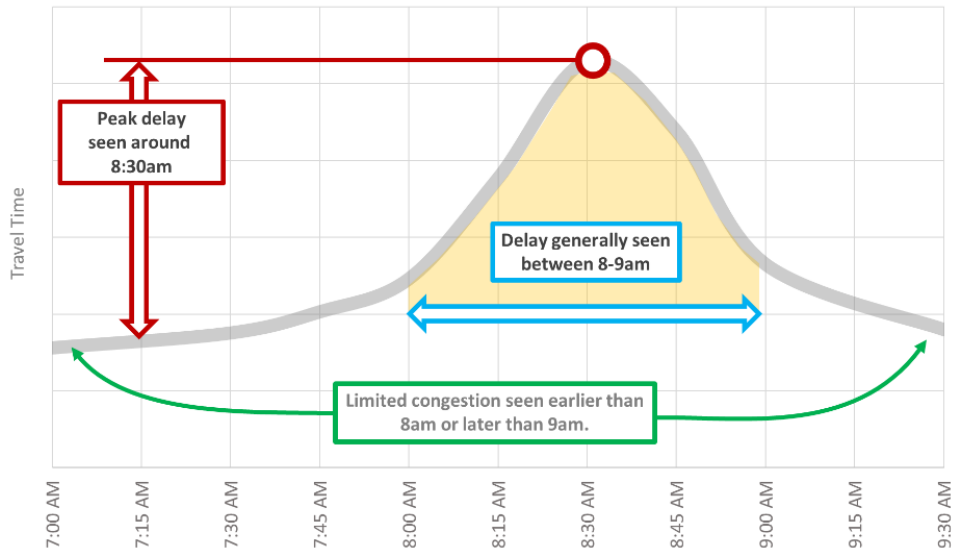
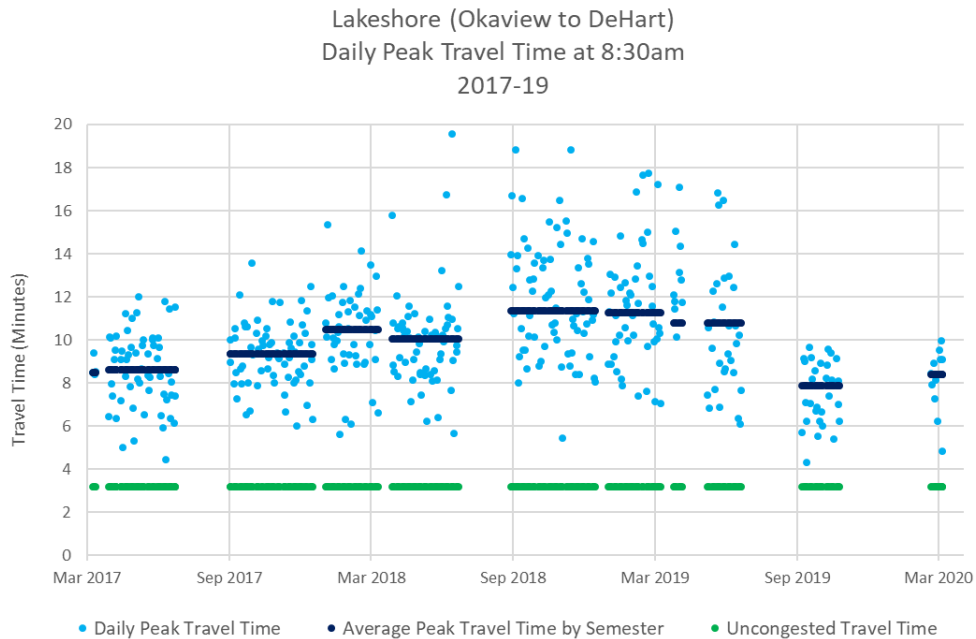


Figure 2 - Changes in Travel Times over the Peak Hour

**Changes - Spring 2017 thru Spring 2019**

Between spring 2017 and 2019, traffic volumes on Lakeshore grew by 15%, driven by continued development in the area served by Lakeshore (approximately 100 houses). To address increasing delay the traffic signal at Eldorado was adjusted several times to maximize throughput on Lakeshore. Despite these changes, peak travel times on school days (at 8:30am, shown in Figure 3 with light blue dots) both increased and became more variable. While average peak travel times (dark blue lines) increased by 30% day to day variability (the dispersion of the blue dots) grew by 60%.



*Figure 3 – School Day Travel Times @8:30am (2017-2020)*

With greater variability, residents need to add extra time to every trip to reliably arrive at their destinations on time. Queuing, increasing average delays and greater day to day variation are all indicators that Lakeshore, at 8:30am, is at capacity.

***Conditions- Spring 2019 – Winter 2020***

In the spring and fall of 2019 conditions on Lakeshore changed.

Earlier Signal Timing Adjustments

Additional traffic signal timing adjustments were made at the Lakeshore / Eldorado traffic signal in May of 2019. While signal timing changes had limited impact during school drop-off, they did increase capacity in the hour before school drop-off. As a result, trips shifted earlier, before the school peak and smaller queues started later.

As a results of timing changes, the Eldorado traffic signal now services Lakeshore 80% of the time during peak periods. During these times northbound traffic flows exceed 1000 vehicles/hr, greater than most of the City’s major roads and approaching the capacity of adjacent intersections.

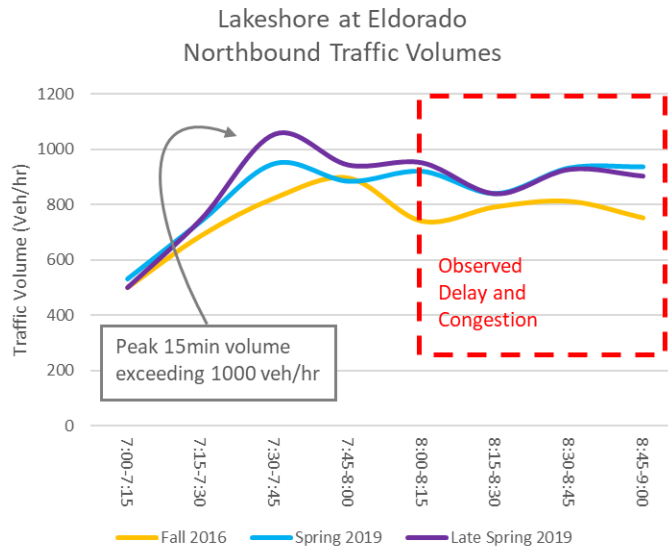


Figure 4 - Traffic Volumes - Northbound - Lakeshore @ Eldorado

**Canyon Falls**

The second change reduced student enrolment at Anne McClymont Elementary. With the opening of Canyon Falls Middle School in the fall of 2019, grade 6 was relocated from Anne McClymont, resulting in a ~20% drop in student population and less drop-off activity on Lakeshore. Enrolment may see some rebound moving forward, however levels are unlikely to return to those seen before the opening of Canyon Falls in the short-term.

As a result of these two changes, conditions on Lakeshore improved significantly by the fall of 2019 with average peak travel times and travel time variability returning to levels last seen 2017. This significant change in performance (delay/queuing) with a relatively small change in traffic volume highlights that delays grow more rapidly as roads approach their capacity.

**Congestion Mitigation Strategies**

To further mitigate queues and delays several congestion mitigation strategies were considered.

Expanded School Bus Use

The greater use of school buses could reduce both traffic volumes on Lakeshore and drop-off activity at Anne McClymont. However, there may be limited potential for greater school bus use as Anne McClymont already has one of the highest school bus use rates in the district (~50%), particularly in a non-rural context.

Public Transit Bus Use

Similar to school buses, the use of transit buses by students to travel from home to school was considered. Although transit buses can be an option for older students, it is not appropriate for most elementary students unless escorted by adult. As such, it is unlikely that many Anne McClymont students could be shifted to transit.

Further Traffic Signal Timing Adjustments

Current traffic signal timings at Lakeshore / Eldorado are maximized to move traffic on Lakeshore but result in long waiting times for students crossing Lakeshore and vehicles turning from Eldorado/Anne McClymont. With peak traffic flows now exceeding 1000 vehicles/hour, Lakeshore's capacity now outperforms most City streets and closing in on the capacity of the adjacent intersections (Collette and DeHart). Recent changes did not increase throughput in the peak hour and additional capacity increases with further signal timing changes is unlikely.

#### Pedestrian Overpass

A pedestrian overpass would remove the need for traffic on Lakeshore to stop for crossing students, however, interruptions would still be required to accommodate vehicles turning from Eldorado and Anne McClymont. A pedestrian overpass, with an estimated cost of \$2.5-5 million, does not address the capacity limitations of adjacent intersections (Collett and DeHart), limiting benefits for its cost.

#### Shifting School Start Times

Shifting school start times was considered to separate commuter peaks from school drop-off peaks. However, as traffic volumes on Lakeshore are relatively consistent from 7:30-9:00am, shifting school start times would have limited benefits.

#### **Future Trends:**

Between 2017 and 2019 an estimated 100 homes were constructed in neighbourhoods serviced by the Lakeshore corridor and traffic volumes increased by 15%.

This small change in traffic volume (+15%) triggered both larger increases average peak travel times (+30%) and made travel times less predictable (+60%). If traffic volumes increase in the future, similar or greater impacts are expected.

Under existing OCP designations 2-300 potential housing units could be approved/constructed in the future. Additional development will generate additional trips.

Over time, enrollment at Anne McClymont may rebound but will likely not return to levels seen before the opening of Canyon Falls Middle School in the short term.

With low densities, a circuitous street network and long trip lengths - providing transit in the Upper Mission is challenging and transit use for travel to work is 60-70%<sup>3</sup> lower than City averages. Current local service matches to demand and future planning will seek opportunities to increase use by residents, commuters and students. While the Transportation Master Plan anticipates strengthening transit services, particularly within the core transit area and mitigating congestion on the road network to the north, driving will remain the dominant form of travel in this area over the long term.

While large drops in travel occurred during the early phases of COVID-19 pandemic volumes over the summer have rebounded significantly. Looking forward, fall/winter conditions with school in session are uncertain and while conditions may broadly return to normal following the pandemic, the long-term behavioral impacts of COVID19 are unknown.

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<sup>3</sup> 2016 Census, Census Tract 9150001.00 vs Kelowna, City – Main mode of commuting, Public Transit

## **Conclusion:**

Between the spring of 2017 and spring of 2019, a small amount of traffic volume growth (+15%) resulted in much larger increases in morning peak travel times (+30%) and day to day travel time variation (+60%); both these effects impacted residents.

There are few opportunities to increase capacity on the Lakeshore Corridor as multiple intersections are approaching their capacity and throughput is optimized.

In the spring/fall of 2019 a combination of increased capacity through signal timing changes and decreased enrolment at Anne McClymont returned delays to levels seen in the spring of 2017.

In the spring of 2020, traffic volumes fell significantly with the COVID-19 pandemic, however, volumes rebounded in the summer and fall/winter conditions are uncertain.

Future traffic volumes will be largely influenced by future development, as well as, long-term impacts of the COVID-19 pandemic and changes to Anne McClymont's enrollment.

Before the pandemic, the Lakeshore Corridor was at capacity each school day morning. Given the relationship between traffic volumes and delay as streets approach their capacity, relatively small increases in future traffic volumes will have larger impacts on future travel times and reliability. Delays observed between 2017 and 2019 will likely return if traffic volumes during the morning peak grow by more than 10%.

Considering the transportation challenges of this area, and uncertainty of future conditions, staff will continue to monitor traffic volumes and travel times to inform future development applications and decision making.

## **Internal Circulation:**

Communications Advisor  
Divisional Director, Planning & Development Services  
Infrastructure Operations Department Manager  
Traffic Operations & Technical Support Supervisor  
Urban Planning & Development Policy Manager

## **Considerations applicable to this report:**

### ***Existing Policy:***

#### **OCP Policy 7.7.3:**

Recognize and accept that a greater level of congestion will result from an increase in suburban growth and a reduced road construction program. The construction of active transportation corridors will be one of the methods of providing alternatives to relieve this congestion.

#### **OCP Policy 7.8.6:**

Time traffic signals in a manner that gives people preference over cars. Signal lengths should be set to permit fewer mobile pedestrians to cross with ease. Wait times should be set low so as to encourage pedestrians to act within the rules. These provisions should be made even if such result in delays to motorists.

**Considerations not applicable to this report:**

Financial/Budgetary Considerations  
Legal/Statutory Authority  
Legal/Statutory Procedural Requirements  
External Agency/Public Comments  
Communications Comments

Submitted by:

G. Foy, Transportation Engineering Manager

Approved and reviewed by:

R. Villarreal, Integrated Transportation Manager

**Approved for inclusion:**



A. Newcombe, Divisional Director, Infrastructure

Attachment 1 - Lakeshore Corridor Transportation Update Presentation

cc: Deputy City Manager  
Divisional Director, Corporate Strategic Services  
Divisional Director, Infrastructure  
Divisional Director, Planning & Development Services





# Lakeshore Corridor Transportation Update

August 24<sup>th</sup> 2020



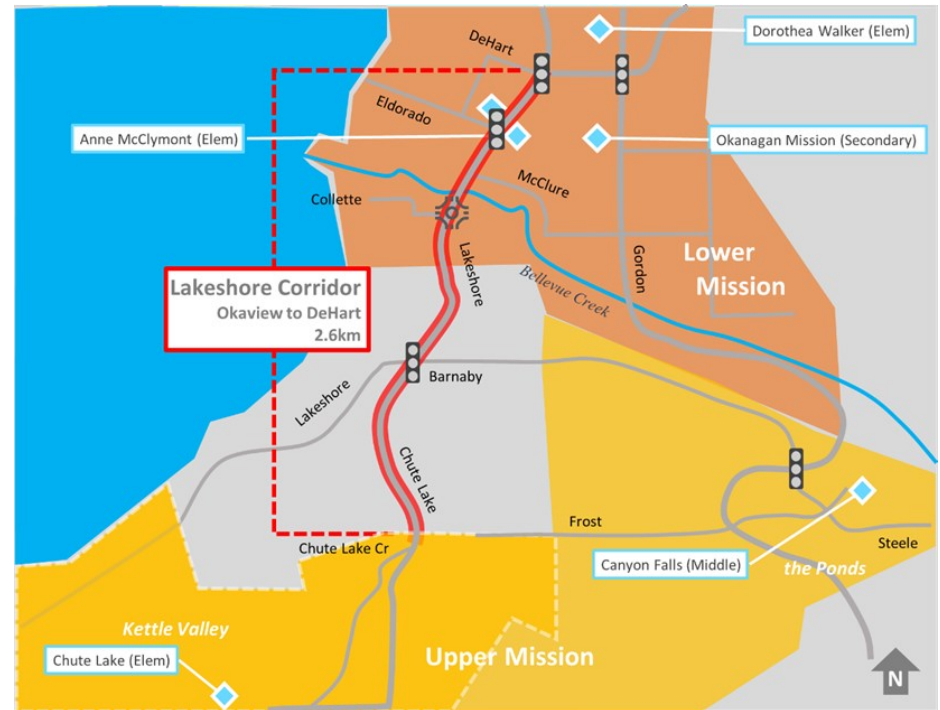
# Lakeshore Corridor Transportation Update

- ▶ Update to the May 2017 Southwest Mission Transportation Update.
- ▶ Report how conditions have changed on the Lakeshore Corridor between 2017 and 2020.



# Lakeshore Corridor

- ▶ Provides access to the western half of the Upper Mission.
- ▶ Typical of residential areas, sees strong outbound traffic flows to work / school in the morning.
- ▶ Congestion experienced on school day mornings at Eldorado / Anne McClymont Elementary School.



# Conditions – Spring 2017

## Travel Time Survey

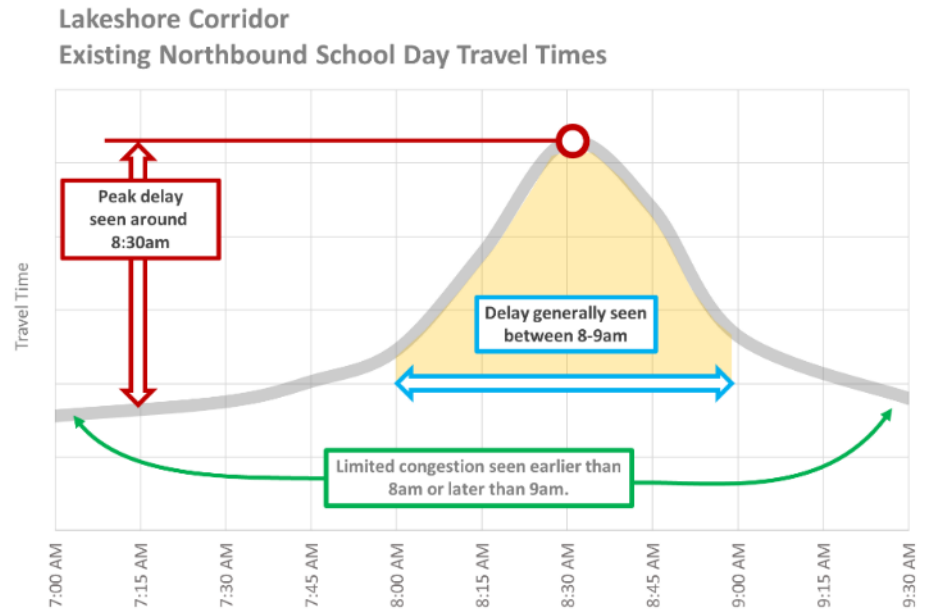
- ▶ One day manual travel time survey on Feb 28 2017.
- ▶ Queues on Lakeshore extended from Eldorado / Anne McClymont Elementary to beyond Barnaby (1.3+ km).



# Conditions – Spring 2017

## Delay Profile

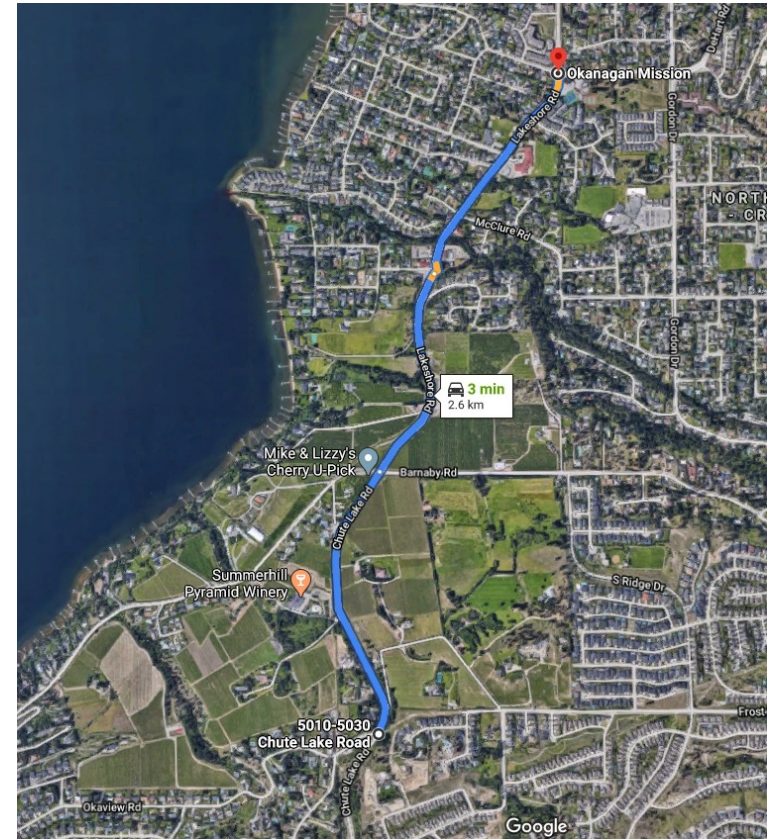
- ▶ Congestion limited to 45-60 minutes during school drop-off.
- ▶ Delay varied within peak hour.
- ▶ Delay peaked just before 8:30am bell.
- ▶ Little delay seen over the rest of the day.



# Conditions – Spring 2017

## Survey Limitations

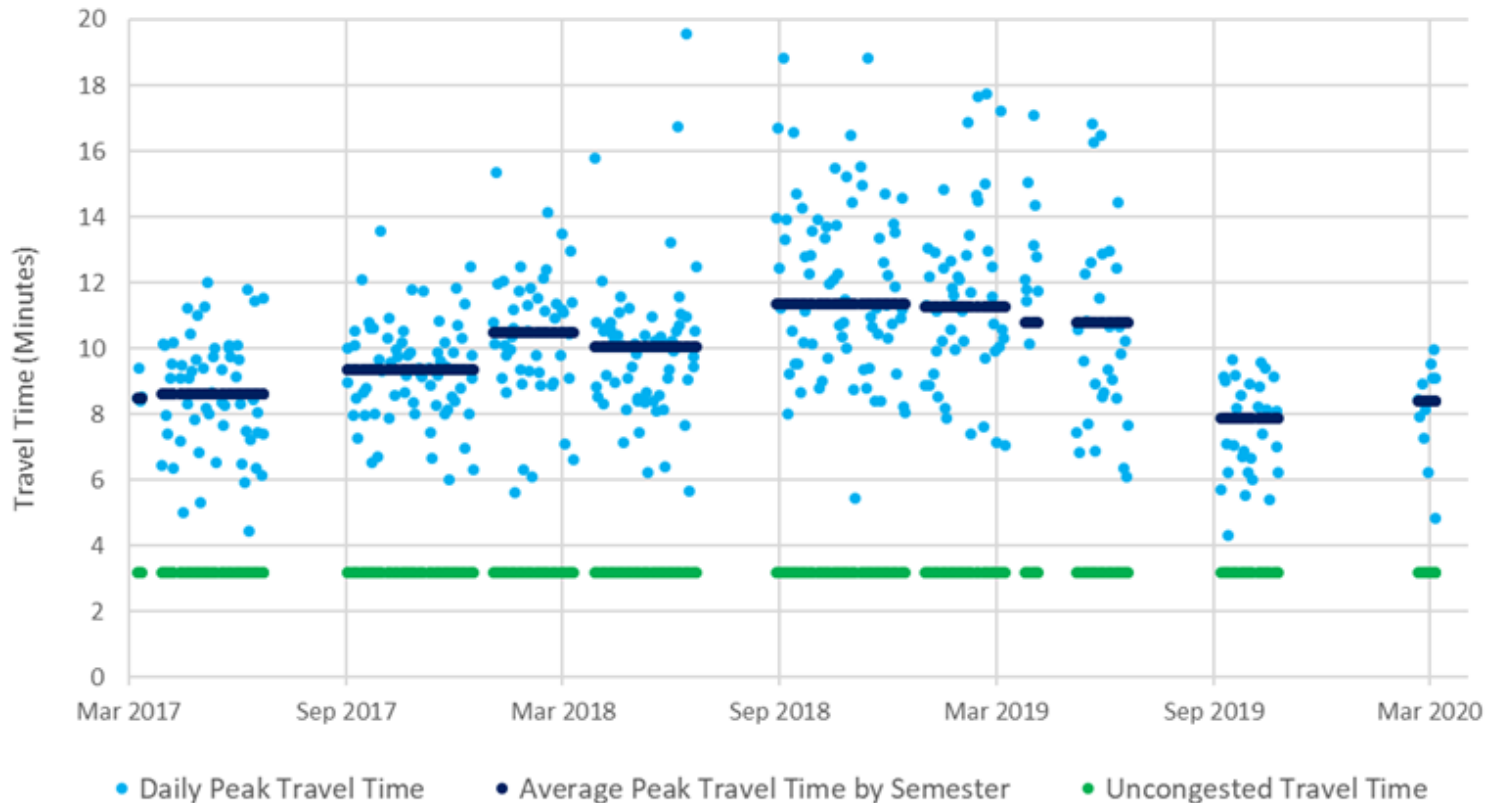
- ▶ 2017 travel time survey precisely measured conditions, but only for a single day.
- ▶ Online mapping tools have been used to monitor travel times moving forward.



# Conditions – Spring 2017-2019

## Ongoing Survey Results

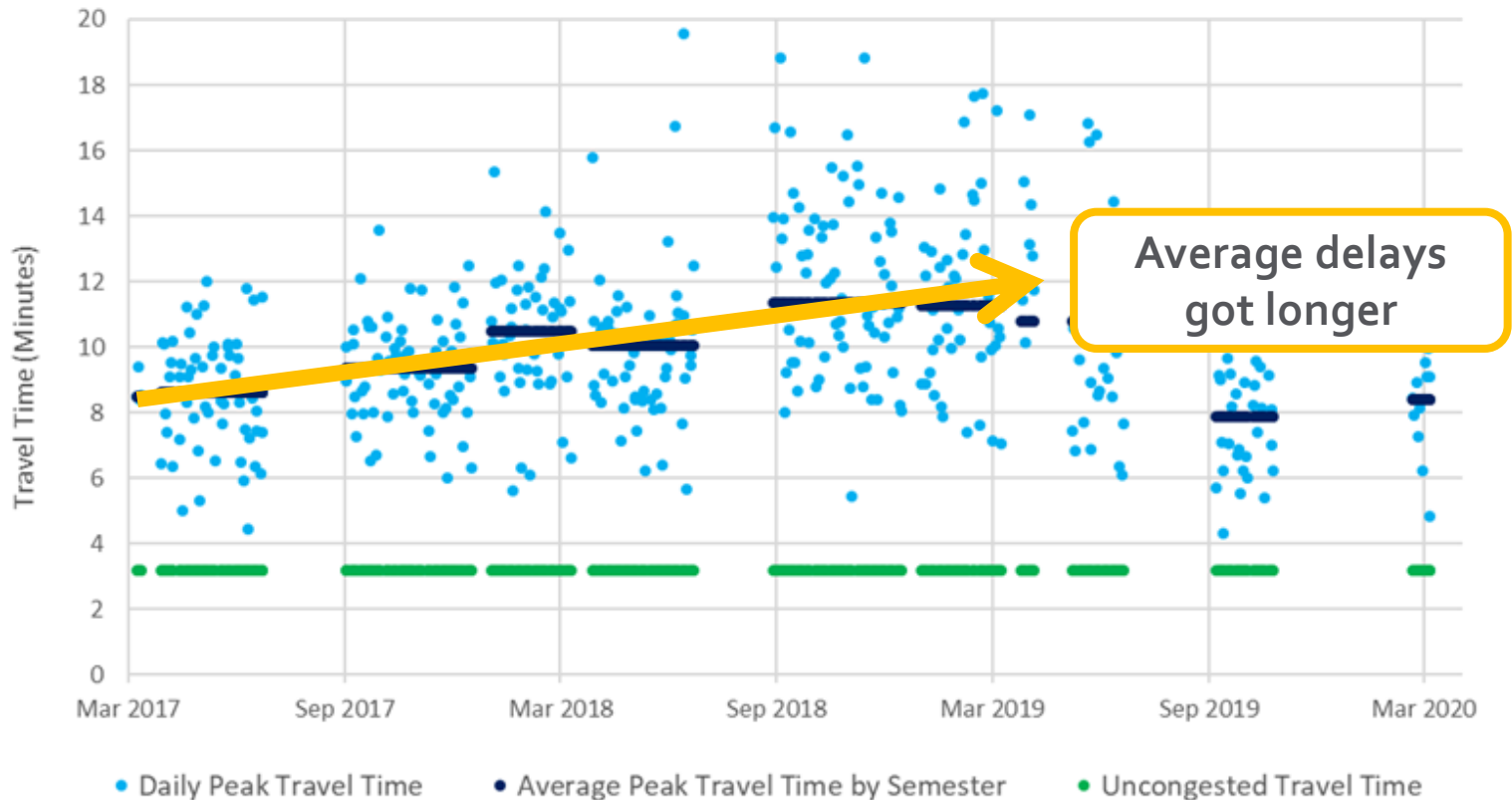
Lakeshore (Okaview to DeHart)  
Daily Peak Travel Time at 8:30am  
2017-19



# Conditions – Spring 2017-2019

## Growth of Delay

Lakeshore (Okaview to DeHart)  
Daily Peak Travel Time at 8:30am  
2017-19

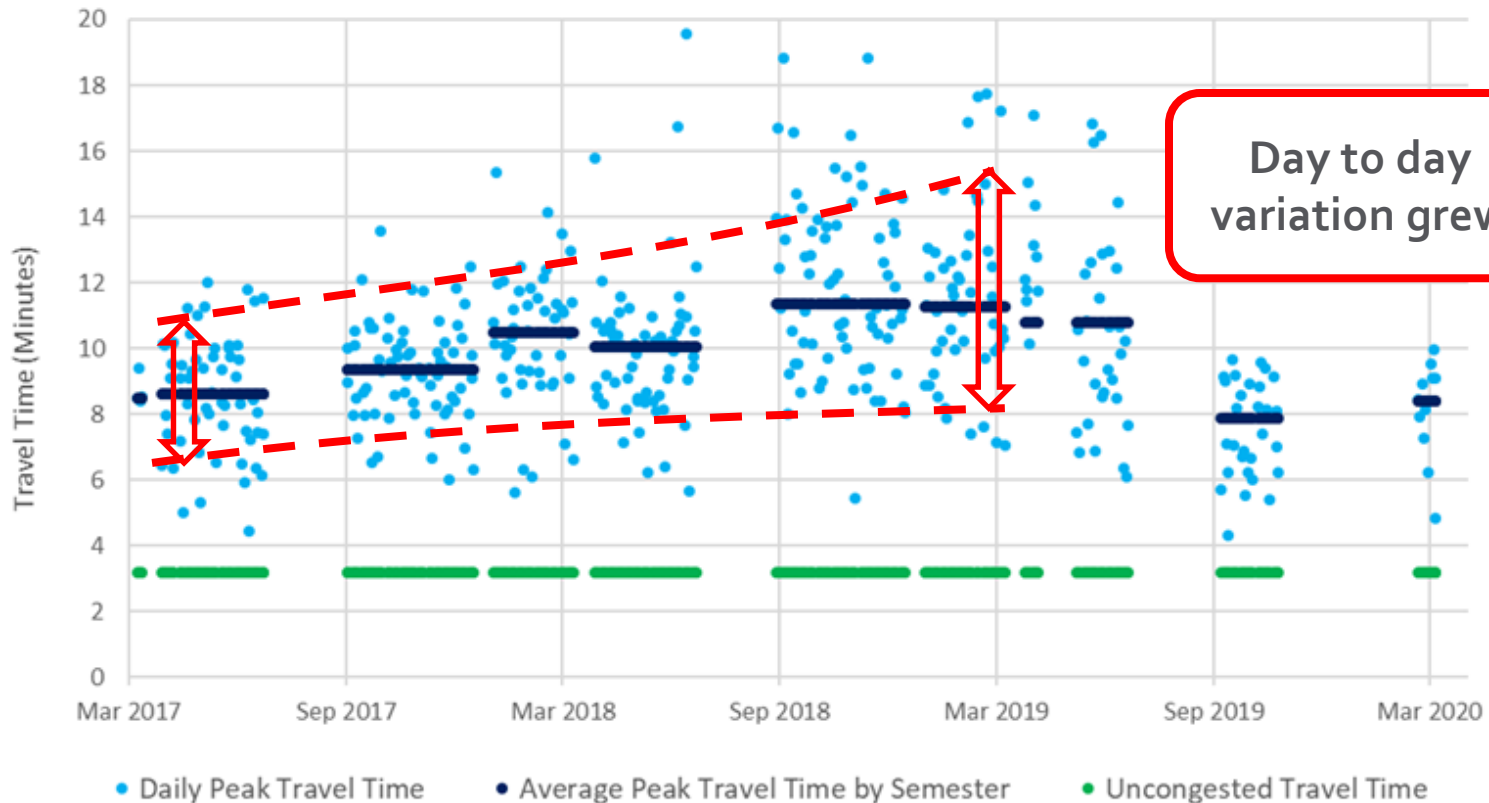




# Conditions – Spring 2017-2019

## Greater Variability

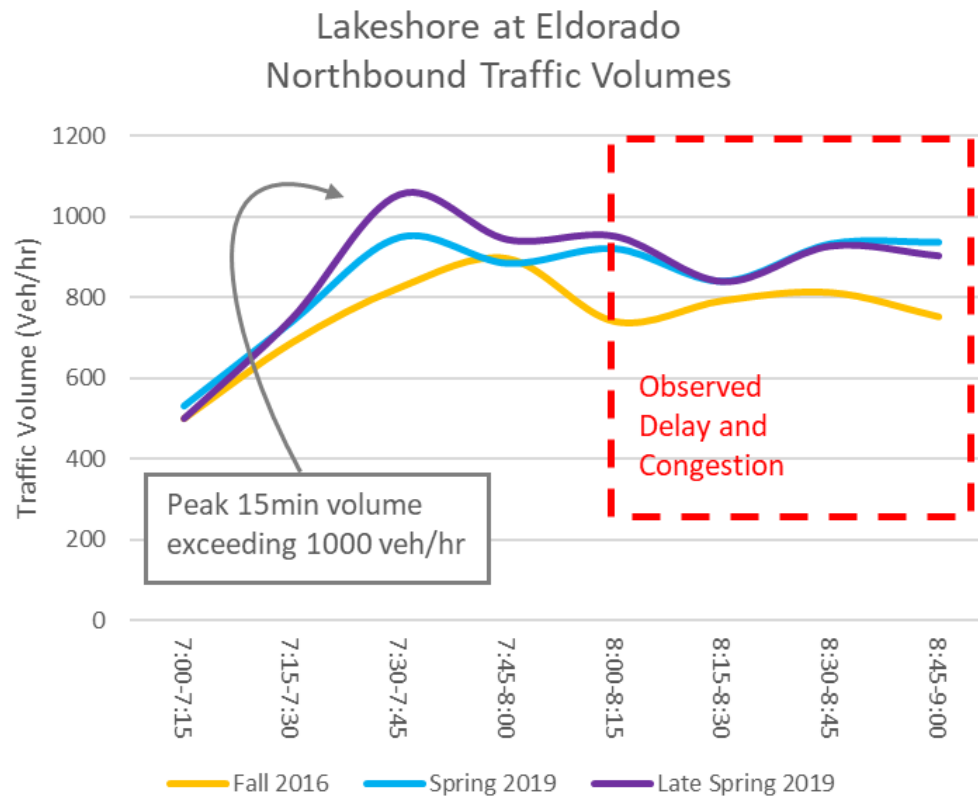
Lakeshore (Okaview to DeHart)  
Daily Peak Travel Time at 8:30am  
2017-19



# Change Spring 2017 - Spring 2019

- ▶ Between spring 2017 and 2019
  - ▶ Increasing traffic volumes (+15%) drive increasing congestion.
  - ▶ Average Delay grew faster (+30%), day to day variation increased by 60%.
  - ▶ Multiple traffic signal timing updates to increase Lakeshore capacity during school arrival.

# Conditions – Late Spring 2019 Signal Timings Updated



# Conditions – Fall 2019

## Canyon Falls Middle School Opens

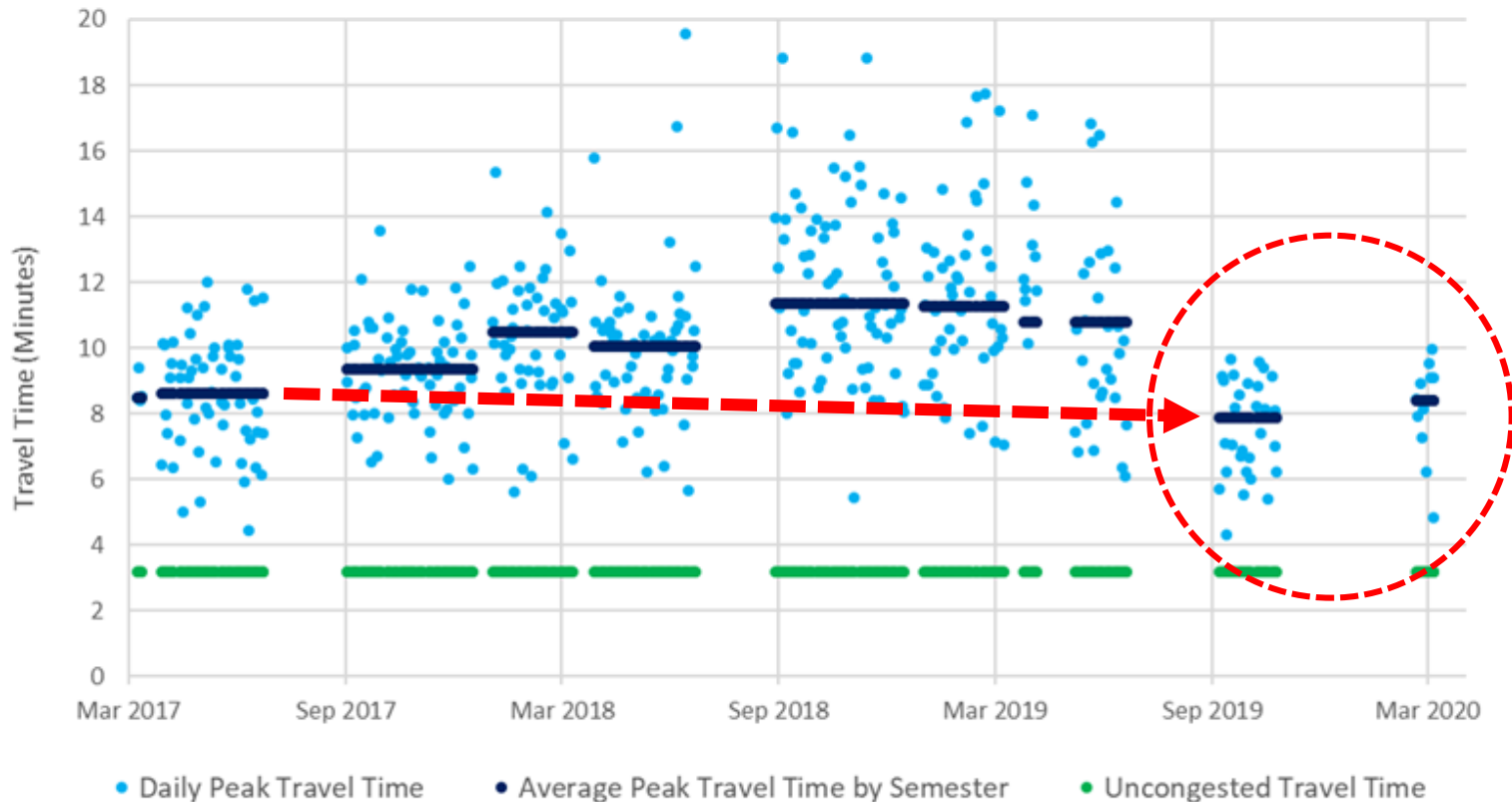
- ▶ Anne McClymont enrollment dropped with the opening of Canyon Falls Middle School.




# Conditions – Fall 2019 / Spring 2020

## Reduced Delay

Lakeshore (Okaview to DeHart)  
Daily Peak Travel Time at 8:30am  
2017-19

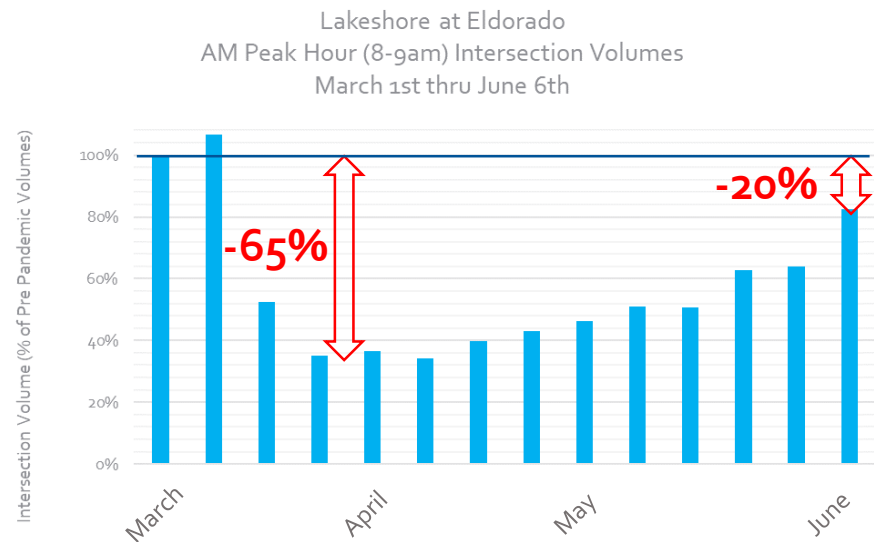


# Change Spring / Fall 2019

- 
- ▶ Between spring and fall 2019
    - ▶ Signal timings increase Lakeshore's capacity, but limited ability for further increases.
    - ▶ The opening of Canyon Falls Middle School reduces enrollment at Anne McClymont.
    - ▶ Delays on Lakeshore improve. Pre-COVID, conditions were similar to the spring of 2017.

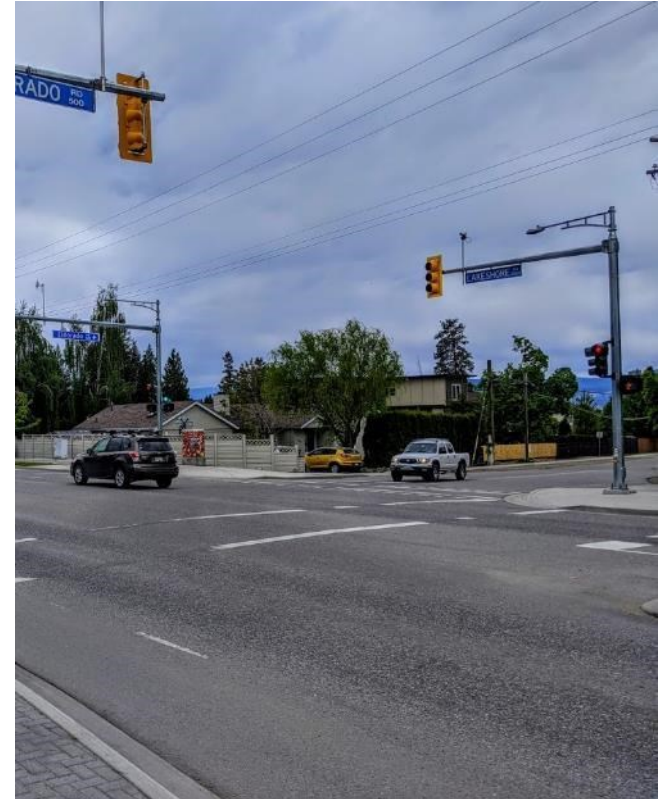
# Conditions – Spring 2020 COVID19 Pandemic

- ▶ Traffic volumes fall 65% in the morning.
- ▶ Mid March - schools close.
- ▶ Short and long-term impacts unclear.



# Congestion Mitigation Strategies

- ▶ A range of strategies were investigated to reduce congestion on Lakeshore by;
  - ▶ increasing Lakeshore's capacity or,
  - ▶ reduce the scale and impact of school drop-off activities.





# Congestion Mitigation

## Expanded School Bus Use

- ▶ Goal - Reduce traffic volumes and drop-off activity by increasing the number of students bussed.
- ▶ Anne McClymont already sees high levels of school bus (~50%) use while many remaining students live within walking distance.
- ▶ Likely limited ability to increase school bus utilization.



# Congestion Mitigation

## Expanded Transit Bus Use

- ▶ Goal - Reduce traffic volumes and drop-off activity by reducing the number of students driven to school.
- ▶ Public transit is not viable for most elementary students.
- ▶ Unlikely that many students can be shifted to transit.



# Congestion Mitigation Traffic Signal Changes

- ▶ Goal - Increase the northbound traffic capacity of Lakeshore at Eldorado.
- ▶ Current signal timings heavily prioritize Lakeshore (~80%).
- ▶ Current traffic flows are approaching the capacity of adjacent intersections.
- ▶ Unlikely that more capacity can be achieved.



# Congestion Mitigation Pedestrian Overpass

- ▶ Goal – Eliminate interruptions of Lakeshore traffic at Eldorado.
- ▶ Traffic signal would still be required for vehicles turning from Eldorado/Anne McClymont.
- ▶ Existing traffic flow is approaching the capacity of adjacent intersections.
- ▶ Costly and capacity increase would be limited.



# Congestion Mitigation Shifting School Start Time

- ▶ Goal – Shift school start time away from the commute peak.
- ▶ Traffic volumes are relatively stable with a small peak
- ▶ Shifting start time would have limited impact.

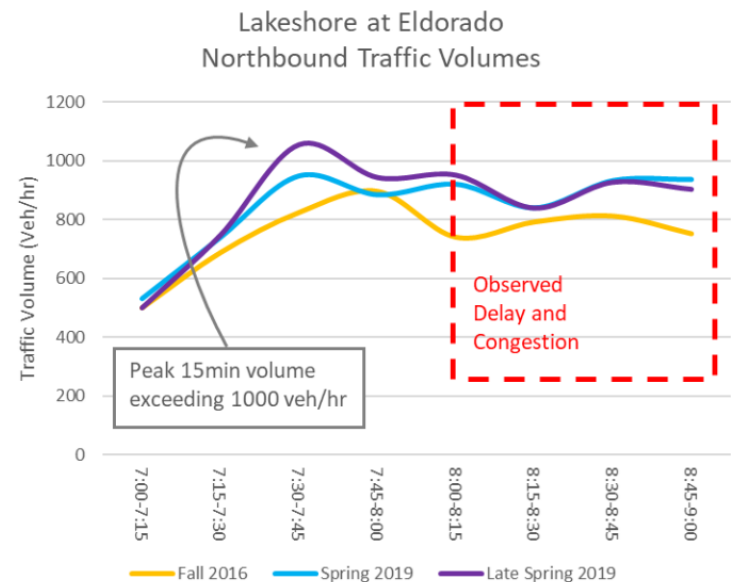



Figure 4 - Traffic Volumes - Northbound - Lakeshore @ Eldorado

# Congestion Mitigation Strategies

- ▶ Over time, the signal at Lakeshore / Eldorado has been optimized.
- ▶ Limited ability remains to further increase Lakeshore's capacity, or reduce the scale/impact of school drop-off activities.

# Future Trends

- 
- ▶ Traffic volumes will be primarily driven by future development.
    - ▶ Anne McClymont's enrollment and the long-term impacts of the COVID19 pandemic will also have impacts.
  - ▶ Delay observed will likely return if traffic volumes during the morning peak grow by more than 10%.
  - ▶ Future conditions are uncertain.
  - ▶ Staff will continue to monitor conditions.



## *Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).